

REC'D JUL 02 2025

To:

Keller City Council

Keller Planning and Zoning Commission

From: Daniel McNair and Carolyn Kosewski

552 Big Bend Drive

Keller, TX 76248

We are writing to respectfully voice our concerns regarding the proposed Special Use Permit (SUP) for Hillside Assisted Living, which would allow the facility to expand by two additional residents.

We live directly adjacent to the facility and have already noticed a high volume of vehicle traffic related to the home. Many visitors and employees park on the street rather than in the driveway, which is often full. In our opinion, the facility does not currently have sufficient driveway space for the level of activity taking place, and expanding the capacity would only increase this strain.

This issue is especially concerning to us as parents of small children. The added street congestion creates safety risks, especially given the facility's location on a bend in the road. This bend reduces visibility and makes the street ill-suited for increased parking and vehicle activity.

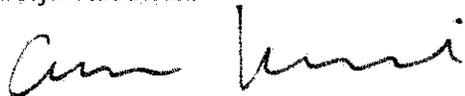
While we understand the need for these types of facilities in the community, we do not believe this specific location can safely or appropriately accommodate additional residents. We respectfully urge the City Council and Planning and Zoning Commission to vote against the proposed expansion of Hillside Assisted Living.

Thank you for your consideration.

Daniel McNair



Carolyn Kosewski



REC'D JUL 08 2025

July 1, 2025

To: Keller City Council

Keller Planning and Zoning Commission

From: Michael and Melissa St. Pierre, 550 Big Bend Drive, Keller, TX 76248

This note is sent to go on record as OPPOSING the proposed SUP for Hillside Assisted Living to expand their operating unit with two additional residents.

The current facility is a neighborhood inconvenience (rank and overflowing trash, street parking) but the proposed expansion will make traffic and parking congestion dangerous to neighborhood residents.

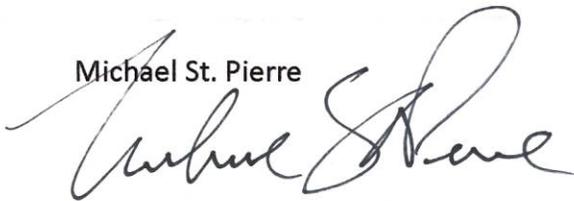
Despite the current nuisance posed by the facility, we recognize the value that residents of the assisted facility gain from being housed in a neighborhood environment. We empathize with the residents for their desire to experience a "normal" residential environment as they transition. So while we were uninformed about the existence of the facility when we purchased our house (not sure how that happens) we now accept its presence in its current configuration.

However, the street parking of employees and visitors to the facility is already problematic – expanding the capacity by 33% will make it dangerous and a chokepoint for traffic.

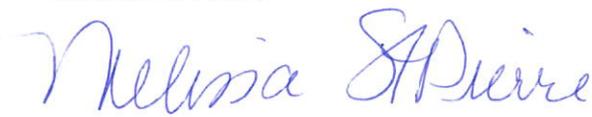
We join our neighbors in voicing our opposition to this expansion and urge the City Council members to vote against the SUP for Hillside Assisted Living.

Thank you.

Michael St. Pierre



Melissa St. Pierre



Chris and Brandy Kidwell

217 Canyon Dr.

Keller, TX. 76248

July 3, 2025

To the Members of the Planning and Zoning Commission,

We are writing as residents of the neighborhood surrounding 553 Big Bend Drive to formally oppose the request for a Specific Use Permit that would allow Hillside Assisted Living to increase its resident capacity by two additional residents to a total of eight.

While we understand and support the need for compassionate elder care, the continued expansion of a commercial facility in the heart of a quiet, R-1 single-family residential neighborhood raises significant concerns regarding safety, infrastructure strain, and the long-term character of our community.

1. Parking and Traffic Congestion

Even at its current capacity, the Hillside Assisted Living facility has created noticeable parking challenges. Staff vehicles, medical professionals, visitors, and service providers often park along both sides of the narrow street, limiting visibility and maneuverability for other drivers and at times partially blocking residential driveways. Increasing the resident count will necessitate additional staffing and service visits, further exacerbating parking shortages and traffic flow in an area not designed to accommodate this volume of use.

2. Safety Risks for Children and Pedestrians

Our neighborhood is home to many families with young children who once safely played and rode bicycles along our streets. Since the facility began operations, increased traffic has made this unsafe. The introduction of more vehicles, including delivery trucks and emergency services, poses heightened risks for pedestrians and reduces the walkability and safety that originally defined this neighborhood. This change has already impacted how families use the public spaces around their homes. We have restricted our children severely when walking or playing near Big Bend Drive.

3. Noise and Quality of Life Disruptions

With additional residents come more deliveries, more frequent emergency responses, and general operational noise that is inconsistent with the peaceful, low-density character of our area.

Families have reported disturbances at night due to sirens and lights from emergency vehicles responding to the facility. Our children no longer sleep in their rooms which face Big Bend due to the frequent arrival of emergency vehicles – often late at night – bringing flashing lights and sirens that disrupt their rest and contribute to a sense of unease. Increasing the number of residents is likely to increase the frequency of such calls and associated disruptions.

4. Encroachment on Residential Zoning Intent

The presence of an assisted living facility within a single-family residential zone was made possible only through a specific use permit — a zoning exception, not the norm. Expanding the facility’s capacity begins to shift the nature of its use from residential-scale care to something more intensive and institutional. This not only undermines the intent of R-1 zoning but sets a precedent that could open the door for further expansions or similar developments in other quiet residential neighborhoods.

5. Infrastructure Strain

Our local infrastructure — including roads, utility lines, trash collection services, and emergency response systems — was not designed to support the operational demands of a higher-capacity care facility. Incremental expansions strain these systems, particularly when done without corresponding infrastructure investments or long-term planning for their impacts.

6. Waste Management and Property Maintenance

More residents will naturally generate more waste, raising legitimate concerns about garbage storage, odor, potential vermin, and overall cleanliness. Such deterioration can severely impact the appearance and upkeep of our surrounding areas.

In conclusion, while we have great respect for the mission of senior care and the value such services bring to the broader community, they must be located and managed in a way that is compatible with their surroundings. The proposed increase in occupancy at Hillside Assisted Living does not meet that standard. It threatens to erode the safety, tranquility, and integrity of our single-family neighborhood, setting a precedent that we believe is inconsistent with thoughtful, community-centered planning.

We urge the Commission to deny this request for a Specific Use Permit and uphold the residential protections intended by current zoning regulations.

Thank you for your time and consideration.

Chris Kidwell



Brandy Kidwell

