

Dear Mayor and Council

By way of introduction, I am the property manager and the listing Broker for the vacant space 8849 Davis Blvd., Suite 200, next to Acquario Restaurant.

We have received, and approved, an application for lease of the space for Stay Social by Stay N Play.

First, let me say that we are regular customers of Acquario Restaurant and have been since the day they opened. We love the food and the atmosphere and are there almost every week. I consider the owners as friends and respect them and their business a great deal.

The Property

Suite 200 has been vacant for 2 years and we have been very focused on what kind of tenant would be appropriate there.

To date, over 20 applicants have voiced interest, and we have yet to find a suitable tenant that would fit in the space, be compatible with the businesses around it and would be a good Keller citizen.

The landlord's first and foremost concern in leasing to any tenant, was to be sure that whatever went in the space would be compatible, and even complimentary to Acquario Restaurant.

The landlord is also a small business owner in Keller and they are committed to protecting all of the tenants, while protecting their own investment in Keller as well. They have put the needs of the tenants above their own over these last two years as they vetted prospective tenants.

We have turned down the following:

- A dance school for children with classes every night, for 15-20 kids until 10:00pm. The 8:00pm class was Hip Hop and it would have very loud music and kid's noise. We felt the noise, and the drop off/pick up would not be a good fit.
- A call center with hours of 8am to 8pm, housing upwards of 30 people on the phone all day soliciting advertising. The hours and the in and out of employees day and evening were not a good fit. There would be some level of noise from the constant talking and phones ringing.
- A fitness center that would accommodate up to 30 people and would have strength training, a sauna and cold plunge tubs. Hours were 10:00am to 10pm. There may be some construction noise for a couple of months, but also constant noise from music and talk.
- A Farm To Table restaurant with like hours of Acquario.
- A Vietnamese Restaurant, with like hours of Acquario.
- A Vietnamese Store with clothing and food sales.

- A children's music school with instruments that would create extreme noise in the space. Pick up and drop off would be problematic as well.
- A trade school that would teach adults electrical skills. Hours would be until 10:00pm and would accommodate up to 30-45 students at a time. Most likely, they would all have vehicles.
- A church worship center with Wednesday, Saturday and Sunday services until 9pm.

According to the UDC, there are several types of businesses that can occupy the space, and some of these would definitely impact not only Acquario's business, but the complex as a whole.

The owner of the building respects Acquario a great deal and just did not want to infringe on their business in any way, so they looked hard at the ones who wanted to lease the space. They want Acquario and all the other tenants to be wildly successful and would never entertain anything that would harm any of them.

Acquario Concerns

It first came to our attention, on Tuesday, November 4, 2025 that the restaurant owners had concerns about noise from the Stay N Play and possible parking issues. We had not been advised of any issue up to that point.

Noise Issue

Acquario has received complaints about noise over the last two years, however, the noise that Acquario is experiencing is generated inside their own space, not the space next to it. It is self-contained noise.

In our research, we found the following:

The demising wall plans show that there is: New drywall partition to structure: 2x6 wood stud wall framing with 2 layers of gypsum BD, each side. 5" sound insulation".

The details are attached.

If there was an issue with noise from a Stay N Play, it would stand to reason that the extreme noise that Acquario customers generated would disturb the tenant in suite 200 as well

I am attaching a decibel rating chart for your review.

On Friday, November 6, 2025, at 6:30, I used a decibel meter and found that there was a rating of 37.5 in Suite 200. Personally, I could hear no noise coming from the Acquario space.

I counted 27 cars in the parking lot, which would be approximately 50-60 people in the restaurant.

On Saturday, November 7, the decibel rating was 38.6. I could not hear any noise coming from the Acquario space.

There were 38 cars in the parking lot on Saturday.

If there is no noise coming from Acquario into Suite 200, it makes sense that no noise would go into Acquario.

On Wednesday, November 12, 2025, I measured the decibel levels inside the Acquario space at about 6:30pm. The highest reading was 90 DB. It was a lighter evening, with about 35 people inside the restaurant and about 17 cars in the parking lot. Again, it was internal noise that was being registered.

In Suite 200, it was about 37 DB.

The applicant used a decibel meter in her current space in Flower Mount when they were at capacity of 15 children on Saturday, November 8, 2025. Her rating was an average of 72 DBs. The wall in her current space has less insulation than Suite 200, 3 inches, instead of 5 inches. She has received no complaints from her adjoining neighbor.

Based on the data available from Suite 200 plans, the insulated wall would reduce the sound transferred by 55 DBs. Even if we assume Stay N Play is at 85 DBs, then the adjoining space would hear 35 DBs of sound.

Parking

I am attaching the plat as well showing how many parking spaces there are. There are approximately 60 parking spaces, however there are many more for the buildings to the east and to the south of this site. All of this is shared and open parking and there can be no “reserved” parking for any tenant.

There have been nights where Acquario has more cars in the parking lot than November 6, 7 and 12, but there is adequate overflow parking around the buildings. All other businesses in our area are closed at 5:00 and more parking is available.

Stay N Play Overview

For the Stay N Play, the space is being leased “as is”, with no Tenant Improvements. There would be no construction noise nor vehicles impeding parking.

As you saw in the applicant’s proposal, this is an upscale, high-end company that provides a healthy environment for children *under 6 years of age* to play with kids their own age. It has low impact on the space as well as the parking, etc.

Moms/Dads/Guardians must accompany the children; there is NO drop off. This is not a day care and here are no unattended children at any time, in the parking lot, or inside the facility.

The applicant has a 15 child cap on attendance, there are no high volumes of children, at most, there would be 15-20 cars that would only take up 15-20 parking places of a 60 parking space area. There are two handicapped spaces in front of Suite 200.

There is free play during the week and organized parties, events, etc. on Saturday and Sunday.

Stay N Play closes at 7:00 pm, and their operation only overlaps Acquario for a couple of hours and should not present a conflict or nuisance to any surrounding business.

As for safety, the children are not allowed to run in the parking lot, they must be accompanied by a parent. A hard and fast rule is that while a parent is buckling in a younger child, any older children are to be always touching the parent's automobile, until the parent puts them in the car for buckling.

The applicant will work diligently to ensure that signage and appearance would have synergy with the building and with Acquario.

Patio

The patio that Acquario has discussed previously, has not been presented to the Landlord for approval and has not been approved at this point.

If approved by the owner, it would be on the east side of the building, not on the front. The front would not be the appropriate place for the patio, due to its size. The children would be quite away from the patio.

The patio would be adjacent to cars pulling in and out as restaurant patrons arrived and departed. Far more disruption would be from that activity than children being guided to their parents' cars from the front of Suite 200.

Hopefully this has given you a snapshot of what the owners of 8849 Davis have done to protect Acquario, and the other tenants, from something that did not fit the space and the area.

The Stay N Play is a great fit and will not impact Acquario's business, except in a positive way. The parents are the perfect customer for Acquario, as they are young, affluent and looking for a great experience.

We believe it is a synergistic fit and ask for your approval on this project.

Best Regards,

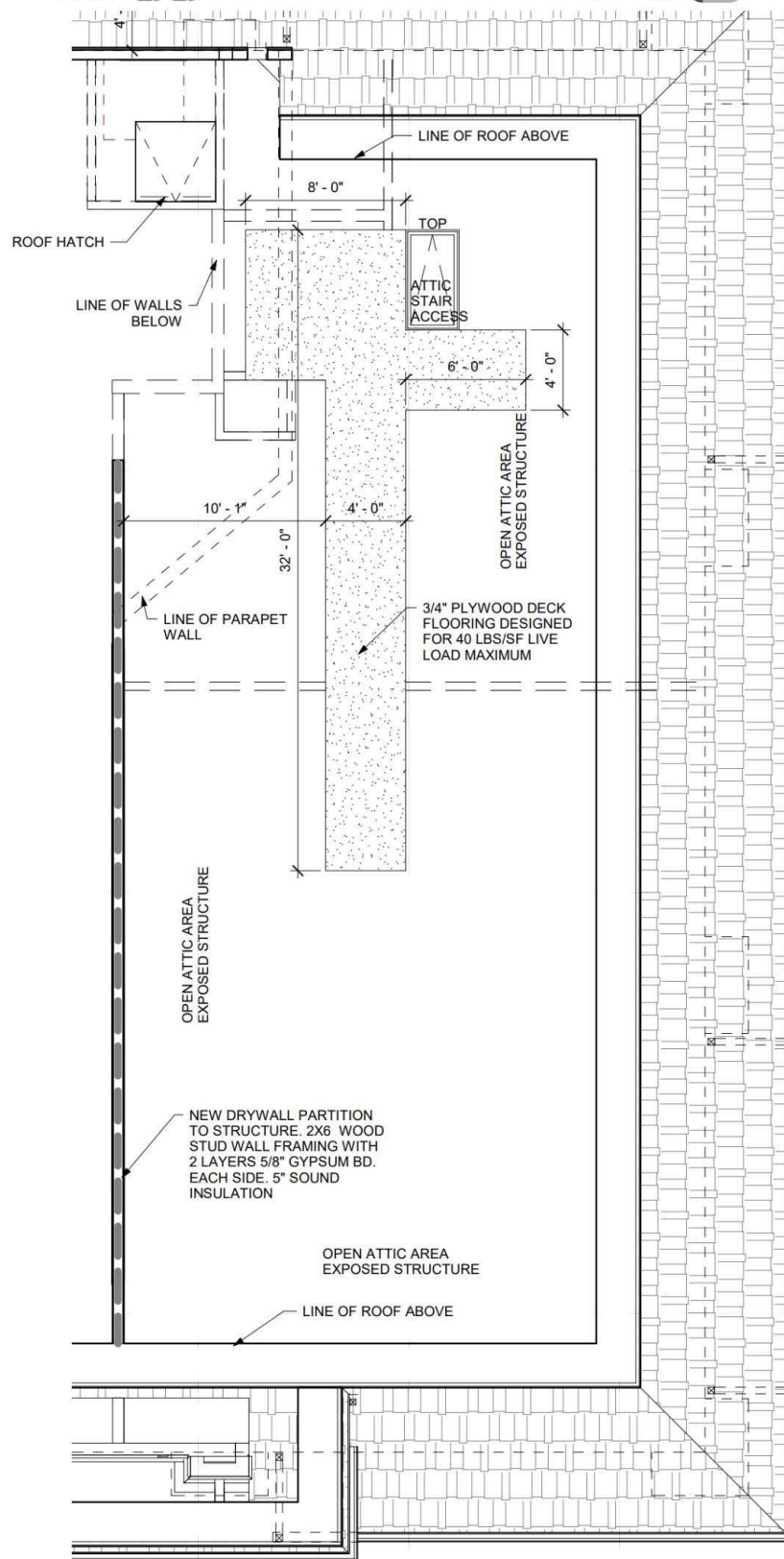
A handwritten signature in cursive script that reads "Jackie Black".

Jackie Black

Owner/Broker

Texas Best Properties

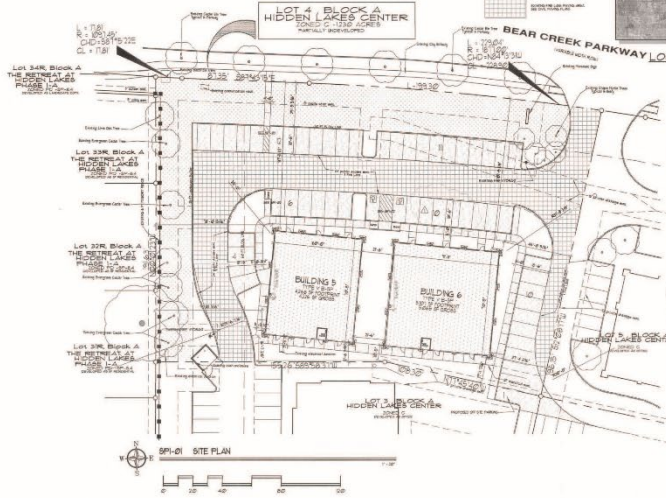
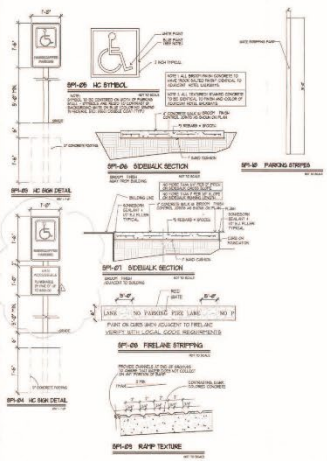
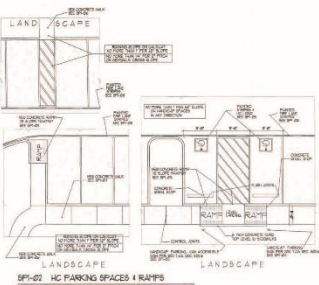
Listing Agent and Property Manager for 8849 Davis Blvd, Suite 200



dBA	Examples	DECIBEL LEVELS MEANING	Decibel Effect
0	Healthy hearing threshold	0-30 dB, Very Faint.	Barely audible
10	A pin dropping		
20	Rustling leaves		One-sixteenth as loud as 70 dB. Very Quiet
30	Whisper, Soft music	31-50 dB, Faint	
40	A babbling brook, Computer		One-eighth as loud as 70 dB.
50	Light traffic, Refrigerator		One-fourth as loud as 70 dB.
60	Conversational speech, Air conditioner	46-70 dB, Average.	Half as loud as 70 dB. Fairly quiet
70	Shower, Dishwasher		The arbitrary base of comparison. The Upper 70s are annoyingly loud to some people.
75	Toilet flushing, Vacuum cleaner		
80	Alarm clock, Garbage disposal	70-85 dB, Moderate.	2 times as loud as 70 dB. Possible damage in 8 h exposure.
85	Passing diesel truck, Snowblower.	91-100 dB, Very Loud.	4 times as loud as 70 dB. Likely damage 8 hr exp
90	Squeeze toy, Lawnmower, Arc welder.		
95	Inside subway car, Food processor, Belt sander		8 times as loud as 70 dB. Serious

100	Motorcycle (riding), Handheld drill		damage possible in 8 hr exposure
105	Sporting event, Table saw	101-125 dB Extremely Loud.	Average human pain threshold. 16 times as loud as 70 dB.
110	Rock band, Jackhammer		
115	Emergency vehicle siren, Riveter		Painful. 32 times as loud as 70 dB.
120	Thunderclap, Oxygen torch		
125	Balloon popping		
130	Peak stadium crowd noise		
135	Air raid siren		
140	Jet engine at takeoff	140+ dB, Painful & Dangerous	Eardrum rupture
145	Firecracker		
150	Fighter jet launch		
155	Cap gun		
160	Shotgun		
165	.357 magnum revolver		
170	Safety airbag		
175	Howitzer cannon		
180	Rocket launch		
...			
194	Sound waves become shock waves		

Note: dBA = Decibels, A weighted



APPROVED BY
COMMUNITY DEVELOPMENT
APPROVED: *[Signature]*
DATE: 11/11/11

DATE: 11/11/11
TIME: 11:00 AM
BY: [Signature]

REVISIONS:

NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMIT

NOTES:

1. REFER TO CIVIL ENGINEERING PLANS PREPARED BY TERRY R. CUNNINGHAM ARCHITECTS FOR ALL UTILITY WORK.
2. REFER TO THE "SITE PLAN" FOR ALL UTILITY WORK.
3. REFER TO THE "SITE PLAN" FOR ALL UTILITY WORK.

TERRY R. CUNNINGHAM
ARCHITECTS
5000 N. CENTRAL EXPRESSWAY
SUITE 100, DALLAS, TEXAS 75206
TEL: 214.760.1000 FAX: 214.760.1001

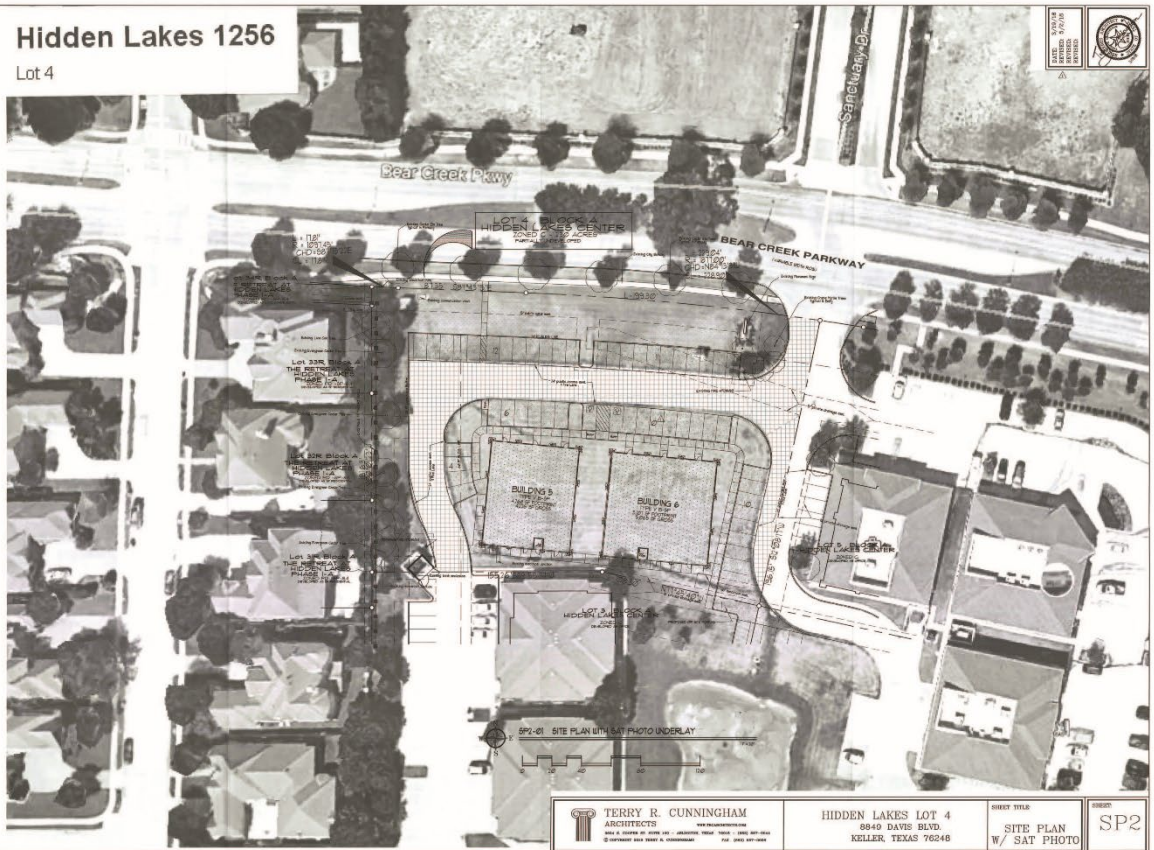
HIDDEN LAKES LOT 4
8640 DAVIS BLVD
KELLER, TEXAS 76248

SHEET TITLE:
SITE PLAN
& TABLES

SHEET:
SP1

Hidden Lakes 1256

Lot 4



TERRY R. CUNNINGHAM
ARCHITECTS
1000 N. DAVIS BLVD. SUITE 100
KELLER, TEXAS 76240
TEL: 817.321.1111 FAX: 817.321.1112

HIDDEN LAKES LOT 4
8840 DAVIS BLVD.
KELLER, TEXAS 76240

SHEET TITLE
SITE PLAN
W/ SAT PHOTO

SHEET
SP2