

November 6, 2022

REC'D NOV 07 2022

City of Keller Community Development
P.O. Box 770
Keller, TX 76244

RE: Case NO. SUP-22-0032

City of Keller Planning Commissioners, Mayor, and Council Members,

I am writing to express our concern and opposition regarding Case No. SUP-22-0032 for three Special Use Permits (SUP's) for Landscape Systems and B&M Tree Service, for Light Manufacturing, Greenhouses and Nurseries, and outside storage for plant material and vehicles.

We currently reside at 1904 Pearson Crossing, Keller TX 76248 adjacent to Landscape Systems. Unfortunately, we did not realize the burden it would become. We were initially approached by the current owner to buy our small piece of land interfering with their plans to build. Fortunately, we did not sell because that little piece of land is the only thing between us and Landscape Systems' construction/work site. However, our small piece of land is not enough to eliminate the noise we hear. In a previous email (Re: rezoning their property to commercial/retail) I had included audio/video which demonstrates the loud noise we experience. The noise includes their loud truck motors, constant beeping from their tractor trailers hauling materials, grinding, sawing, etc. Our concern is that it will never stop or get worse if granted the Special Purpose Permits.

I feel that there was not proper notification, nor time for each homeowner to assess the implications this business would bring. Please keep in mind our neighborhood residents, especially the ones directly next to them would be greatly affected by granting SUP's for their plans to build behind our backyards.

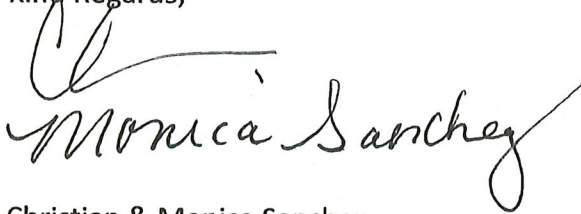
It was brought to our attention that Landscape Systems was using their land as commercial previously even though it had not been officially rezoned to "commercial/retail". I have spoken to a few of my neighbors with the same concerns that follow:

- Parking lots and spaces will significantly increase traffic, both vehicle and pedestrian
- Disruptive commercial lighting for the proposed buildings and commercial spaces

- Significant increase in noise level with machinery and vehicles
- Reduction of greenspace and increase of structures will cause drainage issues for the nearby residences near an already established floodplain with pre-existing city drainage issues
- Increased chemical use and proximity to the creek poses a danger to the city's water sources and wildlife
- Substantial wildlife displacement in the 16.62 acres in question
- Property devaluation in the surrounding established and highly desired neighborhoods

I would appreciate your consideration and request to keep this a single family zoning area and reconsider granting Special Purpose Permits to these neighboring businesses.

Kind Regards,

A handwritten signature in cursive script that reads "Monica Sanchez". The signature is written in black ink and is positioned below the text "Kind Regards,".

Christian & Monica Sanchez

1904 Pearson Crossing
Keller, TX 76248
Cell: 682-402-9660

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City of Keller Community Development
P.O. Box 770
Keller, TX 76248

RE: SUP-22-0032

City of Keller Planning Commissioners, Mayor, and City Council,

Thank you for continuing to hear our concerns regarding SUP-22-0032 and the proposed Site Use Plans of Landscape Systems. My sentiments from our previous communications are all still valid, but for time's sake I will simply attach my previous letter of opposition.

We purchased our forever home at 1838 Pearson Crossing in 2020. In the middle of an uncertain year and situation, we knew we wanted to plant our family roots in Keller. Our 1990's home needed lots of love and attention but finding a home in Keller was of upmost importance to us. The location was tucked away and only to be neighbored by quiet, single-family homes on decent sized lots much like our own.

Since landscape systems began grading floodplain and preparing to move their business closer to our backyards, we have had significant increase in noxious noise in the morning hours. First thing in the morning, we hear woodchippers and trucks backing up and dumping nursery materials. Please reference the noise clips I sent to each of your emails on July 15, 2022. I am fearful of the continued increase in activity and noise if these activities were to move even closer to our property -- not to mention when the foliage falls in the winter, there would be no sound barrier to already noxious early morning sounds.

Perhaps the most poignant point I can make is that we bought our home with the *confidence* that our neighboring property was zoned for single family homes. We cannot stand idly by while a retail business attempts to further disrupt our home and family by expanding a business into land zoned for single family homes. We feel as if we are being punished for Landscape

Systems poor investment in purchasing land that was not zoned for their intended use. As families, we did our due diligence to ensure the land neighboring ours in Pearson Crossing was zoned residential so that it would not negatively affect our property and growing family.

Thank you for your time and consideration. Please help us keep our peace in our homes and keep Keller family friendly.



Brittney Orren
Kenneth and Brittney Orren

REC'D NOV 07 2022

Letter of Opposition for SUP-22-0032

11/6/2022

To Whom it may Concern,

The Lasiter Family living at 1837 Pearson Crossing (within the footage boundary) are opposed to the SUP-22-0032 regarding Landscape Systems and are also opposed to the FLUP Landscape Systems.

We are residents protecting our investments in Keller.

We happily built our home knowing the land adjacent to us was zoned for 36SFR, not retail or commercial of any kind.

Sincerely,

A handwritten signature in black ink, appearing to read "Marci Lasiter". The signature is written in a cursive style with a large, sweeping initial "M".

Matthew and Marci Lasiter

Jeff and Tonda Agold
1916 Pearson Xing
Keller, TX 76248

November 5, 2022

City of Keller
PO Box 770
Keller, TX 76244

RE: CASE NO SUP-22-0032 Landscape Systems and B&M Tree Service

Dear City of Keller Community Development Department;

Our property at 1916 Pearson Crossing is within 200 feet of the property described in SUP 22-0032. We would like to express our opposition to the proposed land use amendment. It does not seem wise for retail zoning to push that far north, in-between the Blevins and Pearson Crossing residential neighborhoods. If rezoning is approved and Landscape Systems sells their property at any point in the future, that land could be used for a plethora of retail trade, business, and service uses and the city would have very little say.

Sincerely,



Jeff and Tonda Agold

REC'D NOV 07 2022

TOD & BETH CORRIN
1850 PEARSON CROSSING
KELLER, TX 76248
Cell (562) 755-4361
E-Mail [REDACTED]

November 4, 2022

City of Keller
Planning Commissioners
City Council

Re: Landscape System's Project

Dear Planning Commission and City Council,

In addition to June 25, 2022 letter opposing the zoning change and FLUP amendment, this letter is being hand delivered to oppose the SUP's submitted by Landscape Systems. Specifically, we oppose the establishment of a large metal building for MANUFACTURING and maintenance. This building is proposed to be larger than my house and will generate noise and dust in the manufacturing of wood furniture. Also proposed is a large metal carport for storage and greenhouses.

Also it has been stated, by staff, that this expansion was included in the FLUP. This is not correct for much of the parcel behind my property and north of my property. This part is and continues to be in the FLUP as Single Family 36,000 sq ft.

The manufacturing building and carport will be directly behind my property. This will create more noise, dust, and disruption to our quiet Keller lifestyle. Please do not approve this expansion. Thank you for your consideration.

Very Sincerely,



Tod and Beth Corrin

REC'D NOV 07 2022

Letter of Opposition for SUP -22-0032

To whom it may Concern,

11/5/2022

The May Family at 1846 Pearson Crossing (within the 200ft boundary) are opposed to the SUP-22-0032 regarding Landscape Systems and are also opposed to the FLUP for Landscape Systems.

We are residents protecting our investment in Keller.

We happily bought our homes knowing the land behind us was zoned for 36k SFR, not retail.

V/R



Kathleen May


REC'D NOV 07 2022

My family and I live at 1912 Pearson Crossing. We strongly recommend that this proposal is rejected by the Planning and Zoning commission. The applicant continues to operate his business without paying any attention to city zoning (operating a commercial enterprise on land zoned residential) and continues to not put in to place the proper fencing between my residential property and his commercial property. We're not sure why he continues to pursue rezoning with the city while operating out of compliance. In addition, we believe that proper enforcement of zoning should be put in place so that the applicant abides by city ordinances.

Thank you,

 11/4/2022

Eric Letz

 11/4/22
ERIN LETZ

REC'D NOV 07 2022

Landscape Systems Rebuttals:

We remain strongly opposed to the proposed special use permit requested by Landscape Systems.

The proposed building in a retail area presently residential zoned area is wrong. It is against the present city zone intentions. I have discussed this Landscape Systems move with neighbors. It is inappropriate building for us and many of my neighbors. Those neighbors live outside of the zone of residents that are notified to comment. This encroachment in my opinion unwanted by most all.

As I read the Master Plan of our Keller City Zoning regulations, I find a reoccurring theme. That theme repeats itself. Our City intends to follow the notion that property value should not be diminished by authorizing building that the present city occupants don't want.

The special use permit for a commercial building in a residential area is uncalled for. Should the area be rezoned, it is still uncalled for as it will be unsightly for all of the residents of Pearson's Crossing.

What the present residents don't want is additional noise. This proposal, if approved, would bring noise and an unsightly building. This proposal could also possibly change the drainage of the present terrain; not to mention, that the property in question is on the cut bank side of the rivulet that presently exists.

I suggest the City Authorities read the existing sections of the ordinances and perhaps they can see the intentions of the preceding city management. Specifically:

Section 1.03, which has language about the Master Plan to facilitate drainage issues with the creek. Section 1.04, (E) again, drainage plan considering the topography and (F) flood plain regulations.

Section 1.05, (F) Harmony requirements for special use permits

Section 201, (D) efficient drainage considerations, (H) ensure beauty to the community, retain the value of the land and to prevent water pollution, (J) preserve natural resources that contribute to noise reductions, and (I) pertaining to natural resources.

Section 206, (I) infers in item C.1. That the change, if any, should be consistent with the intent and the purpose of this Development Code.

Section 6.01 (I) pertains to drainage provisions which should be included in any inspection of the permit.

Section 8.07 #1 discusses parking and loading requirements. Intent here is to preserve or conserve the value of buildings by encouraging the appropriate use of the land. NOTE HERE: THE PROPOSED SITE FOR THIS BUILDING IS ON THE CUT BANK SIDE OF THE DRAINAGE CREEK.

Landscape Systems has already started moving dirt on the property in anticipation of the change of zoning from Residential to Retail. Not moving dirt to build houses as was the original intent of the city when we purchased our country house; but moving dirt to build a parking lot

and commercial structures in support of a planned tree farm. The fact that they are already violating zoning rules in this way begs the question of what leeway they would take in the future if granted more rights to industrialize this area. They have also violated noise restrictions by starting commercial work at 4-5AM.

I have no problem with trees, but you will really change the flavor of my neighborhood if a parking lot and associated commercial buildings plus the noise of the Retail Zone are allowed in my residential area. Perhaps a tree farm would be better located out by the railroad track where the noise and the dust won't bother the homeowners. Ask yourself if you would want this in your backyard.

We, as a residential area should merit, in addition to retaining our property value, is the peace and quiet we now enjoy. Changing the zoning rules here and allowing a SUP, in my opinion will change that. Chandler and Blevins area we feel is unique. Presently, we are a no-outlet street and hope our council will respect that but understand that the future could connect us to Pearson's Crossing. Further, this business wants to start making noise at 7AM. Please know that I am still in bed sleeping at 7AM. NOW they say 7am...why did they start at 4-5am in the beginning? Because they have no respect for homeowners. As I said, we were here first. We bought in Keller and on this street for the above stated reasons. I ask you respect our neighborhood and its present flavor.

Please know we support our city and we have, in most cases, supported you on our City Council. Please support us and keep that fence line which presently divides the 1709 business from the Blevins and Pearson Crossing houses. Don't allow the SUP nor the REZONE REQUEST.

Thank you for your consideration,

Michael and Karen Bushnell
1708 Blevins