

May 3, 2023

To Whom It May Concern,

My backyard is next to the alley where the building is being proposed. I am an 82 year old woman who enjoys my time in my backyard and I do not want to hear any noise that would come from the building. I also think it would not look nice in our neighborhood because it would be exposed. I live in a very nice neighborhood and I think this oversized building would be an eyesore.

I am against the proposal and the override council vote.

Thank you,



Barbara Parsons

401 Shumard

REC'D MAY 04 2023

May 9, 2023

City of Keller  
Keller Town Hall  
1100 Bear Creek Parkway  
Keller, TX 76248

Subject: Public Hearing Case # SUP-23-0014

Attention: Planning and Zoning Commission and  
Keller City Council Members

We are submitting our Letter of Concern regarding the Specific Use Permit requested for a 3,000 square-foot accessory structure with an average height of 19 feet on .83 acre at address 1517 Willis Lane. The property listed is nestled between the Chase Oaks and Willis Coves subdivisions and approximately three hundred feet (300') from Willis Lane Elementary School.

We have several questions regarding the proposed structure:

- \* How will this structure be used?
- \* Will there be noise and odors associated with the use of this structure?
- \* What is the neighborhood impact from the energy consumption required by this structure?
- \* How will potential groundwater/flooding issues be addressed to retain the structural integrity of the building (and avoid affecting surrounding properties)?
- \* Did civil engineers properly assess the ground water and drainage issues?
- \* If approved, how will the construction crew access the area without disrupting residents in either subdivision while the structure is being built?
- \* Once built, how will the property owner access this structure, especially if used for large vehicle(s) storage?
- \* How will student/pedestrian safety be addressed during construction and upon completion (moving equipment/vehicles to/from the structure)?
- \* Why does this structure have to be nineteen feet (19') tall?
- \* What prevents this structure from being used for Business purposes? If this property is ever sold, what prevents the structure from being used for Business purposes by the new Owners?

For a bit of history, we are an original 1998 owner in Chase Oaks subdivision when the Willis Cove neighborhood was a horse pasture. There was a large pond located where 1517 Willis Lane exists. The pond was deep with a variety of fish and was accessible by rowboat. Our hearts broke when construction began on the Willis Cove subdivision and the developers drained the pond. All of the pond life flooded down our alley into the creek behind by the Activity Node. Fish, crawfish, turtles, frogs, etc., caked in mud were in our alley for days, as the draining


was accomplished by simply ripping open one side of the pond and letting the water and wildlife drain away.

That being said, we are assuming that civil engineers and construction crew brought the affected lots up to code, but we suspect that groundwater still exists because the backside of the 1517 lot often pools after heavy rains. Plus, prior to the construction of Chase Oaks, a creek passed by the old pond and flowed through the subdivision into the current creek by the Node. Many homes within the Chase Oaks subdivision have experienced foundation issues because of the downward flow from Mountain Laurel to Chase Oaks Drive when it rains.

Until our concerns can be satisfactorily addressed, we are opposed to the approval of the Special Use Permit for a potential commercial usage structure within a residential area. There are so many factors related to noise, aesthetics, traffic, and safety to be considered first.

We appreciate the Planning and Zoning Commission as well as City Council being aware of the questions presented to this Public Hearing and upcoming Council Meeting.

Sincerely,



Juri Marsh Roberts  
405 Shumard Oak Trail



Daniel Roberts  
405 Shumard Oak Trail

REC'D MAY 09 2023

May 3, 2023

RE: SUP-23-0014

Dear City of Keller Community Development Department,

As homeowners within 200' of the subject property identified in SUP-23-0014 we are opposed to the request and to the initiation of a super-majority vote to approve the request.

We believe the size and height of the structure exceeds the maximum allowable square footage and height by too large of margins. A structure of this size would be disruptive to the sight lines from the neighborhood street Chase Oaks Drive, our backyard, and our home. While the request is not affected by the Willis Coves or Chase Oaks HOAs it is not compliant with either and creates a structure that by its size and proximity to our property can affect our property value and ability to sale in the future. There are also concerns with water runoff from Willis Lane and 1517 Willis Lane being redirected by the structure and resulting in flooding issues or others related to water runoff to our property. We have concerns about the use of a structure of the proposed size by the current owners or future owners if they were to move. The proposed size could house a business or large machinery that would cause noise, emissions, or other traffic through the adjoining alleyway which is used weekdays by children and parents who attend Willis Lane Elementary school.

Sincerely,



Eric Kostohryz

REC'D MAY 04 2023



LeAnn Kostohryz

Property Owners 1418 Chase Oaks Drive



# ***Willis Coves***

## **Homeowners Association, Inc.**

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May 5, 2023

Dear City of Keller:

The Willis Cove HOA opposes the structure. We feel this will be a major eyesore to the community. A structure of 19ft tall is very large and can be clearly seen over the community's 8ft fences. We thank you for your consideration.

Sincerely,  
Willis Coves Homeowner Association, Inc.

*Narah Offutt*  
*on behalf of the HOA Board members*

**REC'D MAY 09 2023**

May 8, 2023

City of Keller Planning and Zoning Commission  
Re: Notice of objection to SUP-23-0014

Dear Keller Planning and Zoning Commission,

The Chase Oaks Board of Directors would like to voice our objection to SUP-23-0014. This SUP is for a proposed accessory structure in the rear lot of 1517 Willis Lane Dr. The Chase Oaks Homeowners Association was not approached by the applicant so we were not aware of this SUP until a resident posted about it on social media and a board member noticed it on the agenda.

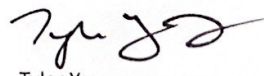
While the subject property is not within our HOA boundaries, the proposed structure will negatively impact our residents and neighborhood in various ways. Our concerns are as follows:

- Access to Structure – The applicant’s proposed access to the structure is directly routed through our association. We understand the streets and alleyway are public roads, but this will cause added noise and traffic for our HOA residents, which was not originally intended when the homes and streets were constructed. We are concerned about how often the applicant will have cars in and out of the site and ingress/egress issues for our homeowners who utilize that alleyway to access their garages. Also, the alley entrance to the proposed structure is along the same alley and sidewalk countless parents and children walk to get to Willis Lane Elementary adding to the concern about additional traffic in the alley. The sightline for a vehicle exiting the site would make it difficult to see pedestrians, especially children.
- Drainage Concerns – Many residents located near the site have voiced concerns about historical drainage issues on this property and how the addition of this structure could create new problems. Changing the landscape by placing this very large structure on this site will cause additional runoff towards our HOA and those residents bordering the property.
- Unsightly – With the large size of the building, especially the height, and this being a metal building such as what you find in more rural areas, this will be an eyesore for our residents. Not only for the HOA residents living directly next to the property, but also those residents who walk and utilize the Willis Lane Elementary cut through.
- Property Values – Coinciding with the above, the HOA board feels this would negatively impact the property values of our HOA residents.
- Noise – The applicant states this will be utilized as a garage to store vehicles, tools and miscellaneous items. The HOA is concerned about the applicant’s usage of the garage and associated noise. Older, collectible type vehicles tend to be louder than modern day vehicles, with the possibility of modified engines and exhaust. Also, we would be concerned if the applicant plans to do mechanical work and the noise from various tools and compressors that are typically in automotive shops.
- Future Use – If the applicant were allowed to build the structure, and at some point in the future they decide to move, what uses would the building be restricted to for a subsequent homeowner?

In closing, we would like to thank the Planning and Zoning Commission for considering the HOA’s concerns. This type of structure just does not fit the area and would negatively impact the surrounding residents. For the reasons above, it is our hope this SUP will be denied.

Sincerely,

  
Diane Newbury  
President  
Chase Oaks Homeowner’s Association

  
Tyler Young  
Treasurer  
Chase Oaks Homeowner’s Association