

June 21, 2023

Ref: The Penguin Patch, SUP Amendment
Project # 225013.00

City of Keller
1100 Bear Creek Pkwy.
Keller, TX 76248

To whom it may concern:

Please accept this letter of justification as a formal request for a SUP extension for the proposed project, The Penguin Patch, located at 721 Chisolm Trail, Keller, Texas 76248. Due to the multiple approvals needed prior to our August 2, 2023 submittal requirement, we anticipate a 6-month extension will be needed. Our architectural and engineering teams have incurred significant unforeseen design obstacles for the proposed site which has impacted the design schedule, as outlined below:

1. The existing site does not have three-phase power available. Three-phase and a main extension will be needed for this building. Coordination and documentation are needed to run an easement across three properties from the substation south of the site on Chisholm Trail. Because of possible future roadway expansion, Tri County does not want their facilities within the existing ROW and require a new easement on the private side of the property. Because of this, easements from the affected property owners to the south to the site will be needed.
2. The fire hydrant at Chisolm and Bear Creek is currently out of service and untestable. As an alternative, our testing agency needed access to the closest fire hydrant at 821 Chisolm Trail to perform a flow test. This process of coordinating with the City of Keller and the testing agency delayed our Fire suppression design team, as they require the flow test results for their calculations.
3. Due to the proximity of a nearby fire hydrant, our engineering team has collaborated with the City of Keller Fire Department to design a proposed fire main and a fire hydrant on the site to allow adequate flow for the FDC room and fire suppression system. This will require an additional on-site easement.

Sincerely,



Mylea Beam
Principal, MB STUDIO

