

The CAO Family

1721 Blevins Ln. Keller, Texas 76248 * Tel: (817) 542-5185


Keller July 6 2022

To: City of Keller
Community Development Department

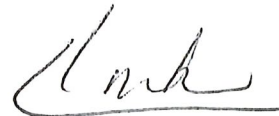
From: Chung V. Cao & Linh M. Truong

Subject: Zone change opposition

We undersigned, Chung V. Cao and Linh M. Truong, the owners of the property at 1721 Blevins Dr. Keller TX 76248, would like to oppose the zone changing request to commercial of Tract 1D01B of the John Martin Survey, Abstract 1153 (account # 42818999) and a portion of Lot 7, Block 1, Pearson Crossing, and addressed as 1816 Johnson Road and 1908 Pearson Crossing. Ed Ruibal, Landscape Systems, Don Dinger, Owner. (LUP-22-0001).



Chung V. Cao



Linh M. Truong

From: Erin Letz
Subject: Zoning Landscape Systems for Retail
Date: Jul 18, 2022 at 10:32:55 AM

zoning only
~~Address ???~~
1912 Pearson Crossing

City Council, Keller Texas
1100 Bear Creek Parkway
Keller, TX 76248

To Whom It May Concern:

We are writing to City Council to oppose the change in zoning for Landscape Systems to retail.

While we think this a great business and want to see them do well, at this time there are simply too many unknown elements of the plan for us to agree to develop this property into retail.

For instance, there is a metals shop specified on the plan. As a family who works in the metals industry on the north side of Fort Worth, we know how much noise this type of machinery and work generates, and would argue that this aspect of the plan is more an industrial zoning change as opposed to simply retail.

Additionally, having lived behind Landscape Systems for 5+ years, our personal experience has been that Ed will push boundaries and has more of an "ask forgiveness not permission" approach to his neighbors surrounding his business. This is a concern, and we need a detailed plan with expectations in writing before we can get behind this zoning change.

Again, we appreciate the business and wish Ed success, but we need more information to agree to zoning for retail, and for details and expectations to be clearly outlined.

Thank you,

Eric & Erin Letz



Dear City of Keller,

7/18/2022

As a resident of 1708 BLEVINS, KELLER, I am opposed to The FLUP
LUP-22-0001.

Changing the zoning from residential to retail will directly affect our Privacy and peace as homeowners.

We have already been dealing with loud machinery noises at 530am, big amounts of dust and clear cutting of the land.

Right now, the trees are full, but during the winter they will fall and all we will see is new buildings, bright street lights and machinery from our yards. We will also hear the machinery and trucks more when the leaves fall.

Another concern is having parking lots so far away from the main road of 1709. Areas like this will be a haven for crime that will be done in the dark of the night, while off of the main road of 1709 for KPD.

What if Landscape systems decides to sell the land zoned for retail one day? Us residents could have a strip mall behind our houses?

Please reconsider approving this FLUP, I think us residents and Landscape Systems can work together to keep this area of Keller beautiful and not a parking lot with structures.

Sincerely, MICHAEL AND KAREN BUSHNELL

Michael Bushnell
Karen Bushnell

Michael ^{300'} Bushnell
1708 Blevins

working @ 4AM
& making noise
came in on 11/3
w/ addl concerns

Dear City of Keller,

7/18/2022

As a resident of 1846 Pearson Crossing ⁷⁶²⁴⁸ I am opposed to The FLUP
LUP-22-0001.

Changing the zoning from residential to retail will directly affect our Privacy and peace as homeowners.

We have already been dealing with loud machinery noises at 530am, big amounts of dust and clear cutting of the land.

Right now, the trees are full, but during the winter they will fall and all we will see is new buildings, bright street lights and machinery from our yards. We will also hear the machinery and trucks more when the leaves fall.

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What if Landscape systems decides to sell the land zoned for retail one day? Us residents could have a strip mall behind our houses?

Please reconsider approving this FLUP, I think us residents and Landscape Systems can work together to keep this area of Keller beautiful and not a parking lot with structures.

Sincerely,

Kathleen M. May
Christoph T. May

2001

1846 Pearson Crossing
no issues

From:

To: communitydevelopment@cityofkeller.com, amizani@cityofkeller.com, sdubberly@cityofkeller.com, shicks@cityofkeller.com, jjuarez@cityofkeller.com, tgreen@cityofkeller.com, cwhatley@cityofkeller.com, rmcnullin@cityofkeller.com,

Cc:

Subject: Re: Opposition of Proposed Land Re-zoning of Property Adjacent to Pearson Crossing

Date: Sat, Jun 25, 2022 1:46 pm

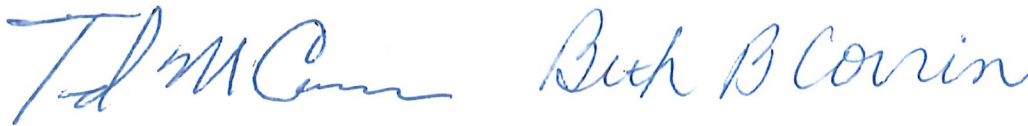
City of Keller Community Development,
RE: Cases A-22-0001 and LPU-22-0001

Dear Mayor, Council Members and Planning Commissioners,

Below is a letter written last night by KC Orren, my neighbor, regarding the two letters we received about the rezoning of the property behind our house. We agree with all the issues stated by Mr. Orren. So this letter is to express our opposition to both of these rezoning requests from Single Family to Retail/Commercial. We moved to Keller and specifically Pearson Crossing as we were impressed with the quality of life and the wonderful area. Our property at 1850 Pearson Crossing is very nice and a beautiful place to reside. Please help us keep it that way by not destroying the single family environment.

Thank you for your consideration.

Sincerely,



Tod and Beth Corrin
1850 Pearson Crossing.

PS: Good to know that we voted for some of you, and now need your assistance.

-----Original Message-----

Sent: Fri, Jun 24, 2022 8:13 pm

Subject: Opposition of Proposed Land Re-zoning of Property Adjacent to Pearson Crossing

City of Keller Community Development

P.O. Box 770
Keller, TX 76244

RE: Cases Z-22-0001 and LUP-22-0001

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

Thank you for your dedication to keeping Keller a community we are proud of and where we love to live. I am writing to express our concern and opposition regarding the two above-mentioned cases proposing to rezone this land from single family to commercial/retail. First and foremost, in discussion with multiple homeowners on Pearson Crossing, it is evident that not all, and certainly not even the majority of homeowners within 300' of the land with proposed zoning changes, were made aware of the proposed cases (Z-22-0001 and LUP-22-0001). I appear to be one of the only homeowners on Pearson Crossing who received the documents regarding the proposed changes. If this many of my adjacent neighbors were not notified, I question if there may also have been issues notifying other Keller homeowners on Blevins Ln., Keller Parkway, and Bloomfield. These letters were delivered with regular postage without a signed receipt showing delivery to the appropriate parties, and with less than 10-day notice prior to the scheduled hearing. Therefore, there has not been proper notification, nor time for each homeowner to assess the implications for their property. I am copying some of my neighbors who were unaware of the proposed changes and did not receive any notification. Please also consider there may be many residents in our Pearson Crossing community and beyond who would also be affected by placing commercial property right in our own backyards. I would urge that, at a minimum, this hearing be rescheduled for when all affected parties have been properly notified by the city.

Additionally, based on the increased activity, storage, and use of this land in the months prior to this notice, it is now apparent that this land has been utilized for commercial purposes without adjacent properties being aware of these potential changes. Since this property is currently zoned for single family residences, we were unaware that the current utilization of this land was by Landscape Systems rather than in preparation for utilizing the land as currently zoned.

The proposed Future Land Use Plan (FLUP) indicates that Landscape Systems intends to add buildings, customer and large equipment parking, and an equipment maintenance facility. In addition to my above-mentioned concerns, I am also concerned about the following:

- 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

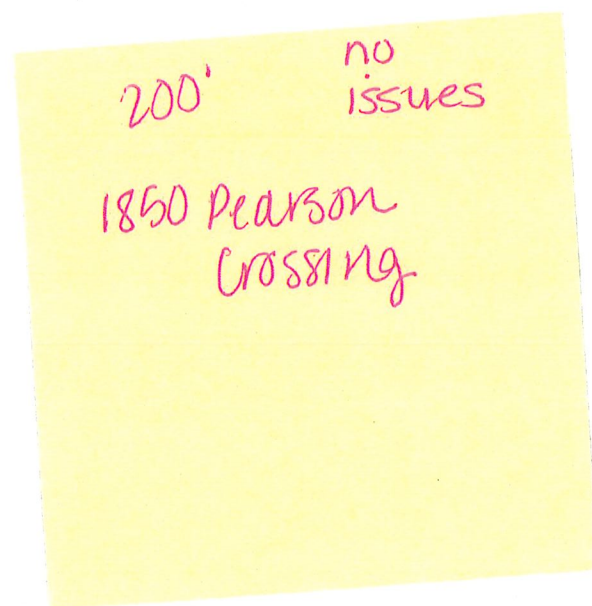
drainage issues

- 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

Furthermore, should this property be rezoned for commercial use despite the numerous-above mentioned concerns, should the business sell, there will be no regulation on the many other types of businesses moving into our backyards. With the exception of the businesses directly facing 1709, this area is entirely residential. The proposed changes, of which I am vehemently opposed to, would be a large deviation from their current zoning.

Finally, the FLUP narrative statement published on the City of Keller's website states that all adjacent and affected properties are adjacent to retail land already which is an entirely false statement in regards to my property at 1838 Pearson Crossing. No portion of my property is adjacent to land that is currently zoned as retail or commercial property. I am thankful in advance for the consideration of the commissioners and council members to keep it that way.

Sincerely,
Kenneth and Brittney Orren



Begin forwarded message:

From: Tod Corrin <>

Date: June 25, 2022 at 1:46:06 PM CDT

To: communitydevelopment@cityofkeller.com,
amizani@cityofkeller.com, sdubberly@cityofkeller.com,
shicks@cityofkeller.com, jjuarez@cityofkeller.com,
tgreen@cityofkeller.com, cwhatley@cityofkeller.com,
rmcmullin@cityofkeller.com

**Subject: Re: Opposition of Proposed Land Re-zoning of
Property Adjacent to Pearson Crossing**

Reply-To: Tod Corrin

City of Keller Community Development,
RE: Cases A-22-0001 and LPU-22-0001

Dear Mayor, Council Members and Planning Commissioners,

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Thank you for your consideration.
Sincerely,

Tod and Beth Corrin
1850 Pearson Crossing.

PS: Good to know that we voted for some of you, and now need your assistance.

-----Original Message-----

From: KC Orren

To: communitydevelopment@cityofkeller.com; amizani@cityofkeller.com; sdubberly@cityofkeller.com; shicks@cityofkeller.com; jjuarez@cityofkeller.com; tgreen@cityofkeller.com; cwhatley@cityofkeller.com; rmcmullin@cityofkeller.com

Sent: Fri, Jun 24, 2022 8:13 pm

Subject: Opposition of Proposed Land Re-zoning of Property Adjacent to Pearson Crossing

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

RE: Cases Z-22-0001 and LUP-22-0001

City of Keller Planning Commissioners, Mayor, and Council Members,
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and opposition regarding the two above-mentioned cases proposing to rezone this land from single family to commercial/retail.

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Additionally, based on the increased activity, storage, and use of this land

in the months prior to this notice, it is now apparent that this land has been utilized for commercial purposes without adjacent properties being aware of these potential changes. Since this property is currently zoned for single family residences, we were unaware that the current utilization of this land was by Landscape Systems rather than in preparation for utilizing the land as currently zoned.

The proposed Future Land Use Plan (FLUP) indicates that Landscape Systems intends to add buildings, customer and large equipment parking, and an equipment maintenance facility. In addition to my above-mentioned concerns, I am also concerned about the following:

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

Furthermore, should this property be rezoned for commercial use despite the numerous-above mentioned concerns, should the business sell, there will be no regulation on the many other types of businesses moving into our backyards. With the exception of the businesses directly facing 1709, this area is entirely residential. The proposed changes, of which I am vehemently opposed to, would be a large deviation from their current zoning.

Finally, the FLUP narrative statement published on the City of Keller's website states that all adjacent and affected properties are adjacent to retail land already which is an entirely false statement in regards to my property at 1838 Pearson Crossing. No portion of my property is adjacent to land that is currently zoned as retail or commercial property. I am thankful in advance for the consideration of the commissioners and council members to keep it that way.

Sincerely,
Kenneth and Brittney Orren

Dear City of Keller,

7/18/2022

As a resident of 1837 Pearson Xing, I am opposed to The FLUP
LUP-22-0001.

Changing the zoning from residential to retail will directly affect our Privacy and peace as homeowners:

We have already been dealing with loud machinery noises at 530am, big amounts of dust and clear cutting of the land.

Right now, the trees are full, but during the winter they will fall and all we will see is new buildings, bright street lights and machinery from our yards. We will also hear the machinery and trucks more when the leaves fall.

Another concern is having parking lots so far away from the main road of 1709. Areas like this will be a haven for crime that will be done in the dark of the night, while off of the main road of 1709 for KPD.

What if Landscape systems decides to sell the land zoned for retail one day? Us residents could have a strip mall behind our houses?

Please reconsider approving this FLUP, I think us residents and Landscape Systems can work together to keep this area of Keller beautiful and not a parking lot with structures.

Sincerely,

Matthew & Marci Lasiter
Matthew & Marci Lasiter

300' (outside 200')

1837 Pearson Xing
& signatures ✓

June 30, 2022

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

RE: Cases Z-22-0001 and LUP-22-0001

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

I am writing to express our concern and opposition regarding Cases Z-22-0001 and LUP-22-0001 to rezone this land from single family to commercial/retail.

Please review attachment to its entirety.

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 System's construction/work site...However, our small piece of land is not enough to drown out the loud noise that goes on everyday throughout the day. I have attached a video that demonstrates the noise we experience every morning and into evening. 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 with the rezoning to commercial/retail.

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 also be affected by placing commercial property behind our backyards. I request, this hearing be rescheduled for when all affected parties have been properly notified by the city.

It has also come to my attention that the property bought behind us is already being used as commercial even though it has not been officially rezoned to "commercial/retail". I have spoken to a few of my neighbors and agree on 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

We are also aware the FLUP narrative statement published on the City of Keller's website states that all adjacent and affected properties are adjacent to retail land already... we were not made aware that the land directly behind our property had become commercial/retail at any point. I would appreciate your consideration and request to keep this a single family zoning area.

Kind Regards,


Christian and Monica Sanchez

City of Keller Community Development,

I am writing this letter to attach to my wife's email in regards to the opposition of cases Z-22-0001 and LUP-22-0001 which includes the rezoning of land from single family to commercial/retail.

1838 Pearson Crossing Homeowner
Kenneth (K.C.) Offen



200'

~~May need to call
& get 2nd signature~~

1838 Pearson Crossing

314 Crossing Ct
Outside 300'

July 18, 2022

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

Good afternoon,

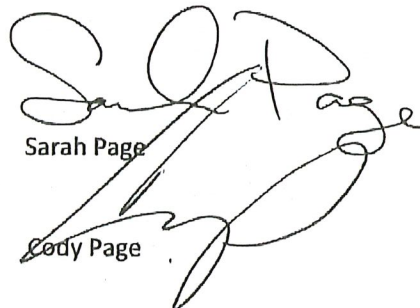
Thank you for those who read and responded to my previous email regarding Case PSE-22-0003. It's encouraging to know that you value our voice and responded so quickly!

In regards to cases Z-22-0001 and LUP-22-0001, my husband and I would like to reiterate the concerns and opposition our Pearson Crossing neighbors have already voiced regarding these proposed changes. As Keller grows and changes, we know that not everything will remain the same. But we do know that there are ethical ways to maintain the unique beauty and family-oriented nature of its existing neighborhoods. Each of these zoning decisions affects the way in which Keller grows and we hope that you are able to guide the growth in a way which preserves the safe, quiet, and nature-laden neighborhoods. This proposed zoning change would do the exact opposite and significantly negatively affect our home and our neighborhood as well as the many neighborhoods in the immediate vicinity. With the exception of businesses facing 1709 all of this area is residential. A deviation from this sets a dangerous precedent surrounding these established neighborhoods and a threat to the beautiful nature and coveted safety we moved to Keller to secure for our family. We have listed below the main reasons we are opposed to the proposed zoning changes.

1. Parking lots and spaces will significantly increase traffic, both vehicle and pedestrian
2. Disruptive commercial lighting for the proposed buildings and commercial spaces
3. Significant increase in noise level with machinery and vehicles
4. 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
5. Increased chemical use and proximity to the creek poses a danger to the city's water sources and wildlife
6. Substantial wildlife displacement in the 16.62 acres in question
7. Property devaluation in the surrounding established and highly desired neighborhoods

Please reach out if you have any questions. We are happy to discuss this further and hope that you will view these proposed neighborhood changes as if they were affecting your own neighborhood. Thank you so much for your time.

Sarah and Cody Page



Sarah Page
Cody Page

outside 300'

309 Stansbury Dr

rd
ion of Proposed Land Re-zoning of
l adjacent to Pearson Crossing
at 3:39:09 PM
development@cityofkeller.com,
tyofkeller.com,
cityofkeller.com,
yofkeller.com,
yofkeller.com,
tgreen@cityofkeller.com,
cwhatley@cityofkeller.com,
rmcmullin@cityofkeller.com

Cc:

Good afternoon,

We are following up on emails written by our neighbors regarding the opposition of the proposed land re-zoning of property adjacent to Pearson Crossing.

We agree with all of the statements that The Orren's and The Corrin's stated in their emails below and oppose this re-zoning for the same concerns:

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

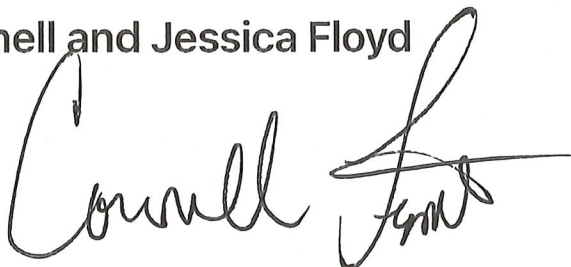
Although our property at 309 Stansbury Drive is not adjacent to this land, our whole Pearson Crossing Community will be effected by this change.

We moved to this neighborhood two years ago for it's tranquility and "off the beaten path" community. We are truly concerned about this re-zoning and the future it holds for our neighborhood.

We will also be mailing a signed copy of this letter.

Thank you for your time and consideration.

Cornell and Jessica Floyd

A handwritten signature in cursive script, appearing to read "Cornell Floyd". The signature is written in black ink and is positioned above the second signature.A handwritten signature in cursive script, appearing to read "Jessica Floyd". The signature is written in black ink and is positioned below the first signature.

Katasha Smithers

From: H. Arafat
Sent: Tuesday, November 22, 2022 5:21 PM
To: Katasha Smithers
Cc: Husam & Margaret Arafat
Subject: Landscape systems and B & M

Ms. Katasha Smithers
City of Keller

This note is to inform you that we are removing our objection, submitted to the Keller Planning and Zoning Commission on June 28, 2022, regarding the zoning change requested by Landscape Systems. The removal of the objection is based on the revised plan by Landscape Systems submitted and approved by the Commission on November 8, 2022. However, we are requesting that the City of Keller maintain a keen eye on the progress whereby Landscape Systems fulfills their obligations and adheres to their promises.

From our experience, Mr. Ruibal, Landscape System Owner, and his employees, have ignored the order from the P&Z Commission of June 28, 2022, to cease retail business on the portion of the property still listed as residential. We have reminded them several times to cease conducting business activities as long as the zoning change has not been approved. Upon each reminder, they cease one operation and begin another within a short time. In fact, since the November 8th meeting at which we verbally removed our objections and expressed our concerns about continued non-compliance with the Commission's cease order, business activities have continued.

We have a long border adjacent to the west side of the property currently under rezoning consideration. Any deviation to, change from or failure to honor the agreed upon plan without our knowledge and approval will continue to have a negative impact on us and our property. At this point, our primary concern is whether Mr. Ruibal and Landscape Systems fulfill the promises that have been made. We trust that the City of Keller will ensure that they are fulfilled within a reasonable timeframe.

Regards,

Husam and Margaret Arafat

1738 Blevins Dr.
Keller, Texas