

Attention: City of Keller, Community Development

RE: SUP-17-0001

To Whom It May Concern:

As indicated in the letter dated February 3, 2017 regarding this particular Special Use Permit, we would like to share our opposition to this proposal.

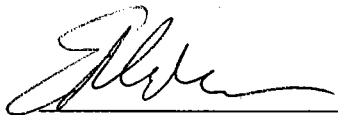
We don't consider that adding another fast food restaurant to our community will add any value, especially when we already have so many fast food drive-thru places very close to the proposed location of this building.

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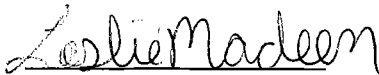
Finally, our property value and privacy will be impacted by this building being directly behind us based on the amount of traffic from the drive-thru and smell that the restaurant will produce.

Please take into consideration the impact it will have on our homes and lifestyle.

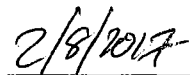
Sincerely,



Erik Madeen



Leslie Madeen



Date

REC'D FEB 10 2017

1130 Mossy Rock Dr, Keller TX 76248

Attention: City of Keller, Community Development

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Sincerely,



Rodrigo Celis



Carolina Cuevas

2/7/17
Date

REC'D FEB 10 2017

1208 Clark Springs Dr, Keller TX 76248

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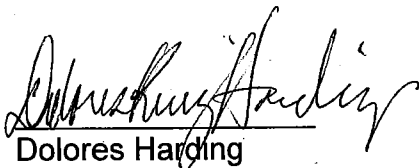
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Sincerely,



Rod Harding



Dolores Harding

Feb. 7, 2017
Date

REC'D FEB 10 2017

1214 Clark Springs Dr, Keller TX 76248

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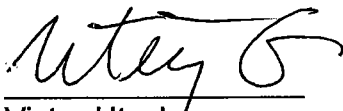
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Sincerely,


Victor Uteshev

02-07-2017
Date

1216 Clark Springs Dr, Keller TX 76248

REC'D FEB 10 2017

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Sincerely,


Ignacio Didiego
Magdalena Zalazar

02/07/2017
Date

REC'D FEB 10 2017

1210 Clark Springs Dr, Keller TX 76248

Attention: City of Keller, Community Development

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Sincerely,


Nader Famili


Rofia Famili

2/7/2017
Date

REC'D FEB 10 2017

1206 Clark Springs Dr, Keller TX 76248

Attention: City of Keller, Community Development

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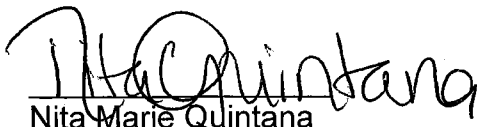
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Sincerely,



Robert Quintana



Nita Marie Quintana

2-8-17

Date

REC'D FEB 10 2017

1212 Clark Springs Dr, Keller TX 76248

Wade + Kim Vastine

1403 Limestone Creek Drive (Saddlebrook Estates)
Keller, TX 76248

February 10, 2017

Attn: Planning & Zoning Commission & City Council
Members

Subject: Braum's SUP: Consider a Specific Use Permit for Braum's, a proposed 5,990 square-foot restaurant with drive-thru, on an approximately 1.45-acre tract of land, located at 1221 Keller Parkway.

It is unfortunate that we are out of town and unable to attend the Public Hearing on 2/13/17 regarding the subject hearing. As a result, we are submitting this letter for your attention.

We wish to state our sincere concern and opposition to another drive-through, fast food restaurant being proposed for the subject location or any other location east of Rufe Snow and Keller Parkway. We ask our city leaders to carefully consider more aesthetically appealing establishments that benefit the quality of life for our residents in this area of Keller. It is becoming more and more obvious the distinction when you cross the city line into Southlake where more green space, water/pond features, attractive architecture and establishments benefit the local tax base. We already have TOO many noisy, high-traffic, fast food drive-thru restaurants (hamburger, tacos, chicken, chicken, chicken) on Keller Parkway. Let's aim higher for our community.

Again, we are strongly opposed to a Braum's in this area and ask you all to represent us well when you consider other establishments to serve our community.

Sincerely,

Wade & Kim Vastine

Michele Berry

From: Michele Berry
Sent: Monday, February 13, 2017 3:28 PM
To: Michele Berry
Subject: FW: Braum's SUP

From: Linda Taylor
Sent: Monday, February 13, 2017 3:19 PM
To: Community Development; Michele Berry; David Hawkins
Subject: Braum's SUP

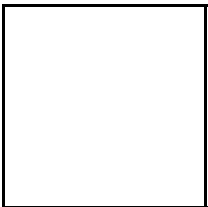
To P & Z Commissioners and City Council Members,

We are opposed to the Braum's SUP and in particular, the drive-thru they are seeking. Keller has more than enough fast food burger joints (and chicken shacks) each with a drive-thru. It would be nice for the City to solicit and approve more higher quality, upscale (sit down and be served) restaurants.

We respectfully request that both the P & Z Commission and the City Council deny this SUP.

Thank you,

Ernest & Linda Taylor
1201 Bourland Rd.
Keller, TX 76248



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Michele Berry

From: Michele Berry
Sent: Monday, February 13, 2017 2:49 PM
To: Michele Berry
Subject: FW: Braum's Proposed SUP

From: Linda Brainerd <
Date: February 9, 2017 at 11:33:05 AM CST
To: <
Subject: Braum's Proposed SUP

This email is to advise the P&Z Commission of my response to a proposed Braum's drive thru on Keller Parkway adjacent to Saddlebrook Estates.

Please consider this my vote to decline the SUP. If they want a walk in and sit down (or take out) fine, but I am against any more drive thru places on 1709 specifically since it's already the Drive Thru Capital of North Tarrant County.

I was under the impression that City Council said no more drive thru restaurants (with the possible exception of a drive thru that leaves an existing drive thru and a new business reopens with the existing drive thru (i.e.. Starbucks replaced Taco Bell).

I have counted 16 drive thru restaurants in 3.4 miles from Keller Smithfield to Main Street at Golden Triangle and 15 dine in's.

Drive Thru: McDonald's, Chik-fil-a, Taco Bueno, Freddy's Frozen Custard, Scooters, Taco Casa, Whataburger, Raising Cane, Zaxby's, Sonic, Chicken Express, Smoothie King, Dairy Queen, Gold In, Burger King, Dickie's

Dine In: Water Hole, Golden Thai, Yokohama Asian, Sea Siam, Jersey Mike's, Pie 5, Roy's, Chapps, Pizza Hut, Joe's Pizza & Pasta, Kassandra's, Taco USA, Baja Grill, Funky Baja, Palio Pizza

Again, please reject this proposed restaurant (even though I love Braum's ice cream!)

--

Linda

Life doesn't require that we be the best, only that we try our best

(Son of property owners at 1215 Clark Springs Drive)

To: Planning and Zoning commission, keller city council members

Topic: Proposed Braum's, specific use permit on 1221 FM 1709

Sadly, I was unable to attend the planning and zoning commission meeting where I would be able to express my opinion about the Braums, therefore I will express my opinion below.

- Planning and zoning commission and keller city council, I would like to inform you that I am **in favor** of the development that will go on this tract of land and the three reasons why are below.
- 1. **Youth Opportunities**. Places like Braum's, DQ, and Canes provide high schoolers, like me, with jobs that help us jump on the first ring of the economic ladder. Yet of course Keller has lots of youth, that will not only be a population that can supply a workforce for these companies, but youth also like fast food, which I think is the main reason why we have so many fast food restaurants. I beg that the city council understands this and that these places provide entry level jobs to the city's youth.
- 2. **The Market**. Keller needs to stop comparing itself to other cities. I am sick of the council thinking that we can be the next Southlake or Roanoke, when we obviously can not. We have to realize that Keller is wedged between 3 main shopping clusters(alliance, Roanoke, Southlake), and that we do not have a freeway that runs through our city. So, the market here is mainly based off of fast food and small retail or small businesses and truly that's what makes Keller special. The land where the proposed Braum's is going to be has been vacant since I was born, mainly because the vague "town center" zoning dentures restaurants from building. So please zoning commission and

(Son of property owners at 1215 Clark Springs Drive)

city council, just let the market work, don't force the whole mixed use zoning that dentures business. And if the market wants more fast food, so be it, there must be a high demand.

3. **Complaints Debunked**. The two big things that worry my neighbors is noise and smell. First, the smell is no worry, in fact sometimes I smell Roy's from Limestone and near the life church, yet nobody complains about that. Also, that whole smell rhetoric was used when the Freddys was going in, and yet I barely smell anything at all, and when I do smell it, it is no worry, not to mention when Pie Five and Jersey Mikes was coming, nobody complained that it would smell. Second, noise. Doesn't everything produce noise? I hear whizzing cars, motorcycles on 1709, and yes sometimes car crashes, oh, and don't forget the very loud fire trucks that go down 1709 at least 5 times a week. To be honest how is a low speed drive-thru and parking area going to produce THAT much noise...I really think that noise and smell will not be a big problem, and I think we need to stop being scared about these issues.

In conclusion, Braum's will be great for the community and the neighborhood overall, and i'm tired of the complaints that the city council and my neighbors keep putting out there that dentures business from the area.

-And, the rest of the family is in favor of the development.

Sincerely, Tyler Powers

Michele Berry

From: Michele Berry
Sent: Monday, February 13, 2017 2:49 PM
To: Michele Berry
Subject: FW: Braum's

From: BRAD AND LISA <**Date:** February 8, 2017 at 12:22:19 PM CST
To:
Subject: Braum's

I just saw the information on the upcoming P&Z Commission. I saw that Braum's is looking to put a restaurant, with a drive through, on Keller Parkway.

I am in complete favor of this restaurant coming to Keller. I have been writing to them for years asking them to come to our town. I think it would be a great addition to our home town feel. I know some people may complain about it being another fast food restaurant but it is so much more than that. It is a great place for families to go for an afternoon treat or to pick up a gallon of milk or extra ingredients needed for dinner time.

I ask you to please approve this project.

Sincerely,

Lisa Johnson

Michele Berry

From: Michele Berry
Sent: Monday, February 13, 2017 2:50 PM
To: Michele Berry
Subject: FW: Specific Use Permit Braum's

From: Veronica Estes
Date: February 10, 2017 at 10:57:52 AM CST
To:
Subject: Specific Use Permit Braum's

P&Z members,

I have learned you will soon be considering a permit for Braum's. It is my hope you will approve this request. Currently, my family and I drive over to Grapevine Highway when we want to go to Braum's. I believe Braum's would be an asset to the Keller community.

Thank you,

Jody Estes

Sent from my iPhone

March 2, 2017

Keller City Council

Community Development Department

When we moved to Keller almost 8 years ago, the one thing we missed the most—no Braums.

We are so excited and happy to learn there will be a Braums in our lovely town, if the City Council approves the permit this month.

We have missed the milk (best of all brands), the delicious ice cream(peppermint is our favorite and had been a Christmas and birthday tradition in our family), and many of their frozen and fresh products.

We know this company would be a great addition to our business community.

We urge our council to vote yes.

Ready for a Braums,

Jake and Jerry Cook

Jake Cook & Jerry Cook
2420 Watercrest Dr.
76248