



May 3, 2017

Mr. Alonzo Linan, PE
Director of Public Works
City of Keller
P.O. Box 770
Keller, TX 76244

Re: Lot 1, Block 1, Flower Addition
PD Amendment
Keller, Texas

Dear Mr. Linan:

We have been commissioned by the owner of Lot 1, Block 1, Flower Addition (formerly Century 21 Office Building) to amend their existing PD to allow for the creation of a separate pad site. The Owner of the Century 21 office building (now the BHHS Worldwide, Realtors) and the property has been approached to sell the undeveloped land in Lot 1, Block 1. The new development if approved would be a stand-alone office building not to exceed 2,000 square feet.

PD 913 (Planned Development – Flower Addition) was amended with Ordinance No. 1095 in February 2002 to allow for the Century 21 Office Building (8,655 square feet) to be constructed in lieu of a restaurant. In this amendment, there was to be an additional office building expansion to the north of the Century 21 building (additional 6,877 square feet). The project proceeded and the Century 21 office building was constructed.

Utilizing the trip generation chart by the ITE, general office generates about 1.5 trips/1,000 square feet of office during the PM peak hour. This would have a PM peak hour traffic count of 13 trips for the existing office. The authorized expansion would generate an additional 11 trips or a total of 24 trips in the PM peak hour.

The proposed amendment to the PD-1095 would still have a PM peak hour traffic count of 13 trips for the existing office while the proposed new office would generate an additional 3 trips or a total of 16 trips in the PM peak hour. This would be a reduction in the PM peak hour by approximately 33% from what is authorized in the current PD.

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T.B.P.E. Firm Registration No. 006009

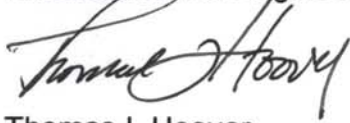
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We have attached a spread sheet with the estimated trips generated for the existing, future authorized, and proposed office for your files. We propose to use this chart in lieu of the trip generation form.

If you have any questions or require additional information on the above, please contact this office. We appreciate the City's consideration for the amendment to the PD-1095 associated with the development of Lot 1R2, Block 1, Flower Addition.

Respectfully submitted,

Thomas Hoover Engineering, LLC



Thomas L Hoover



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Using ITE Trip Generation Report, 8th Edition
 #710, General Office Building
 Trip Generation based on Gross Floor Area

Existing Approved PD (Ord 1095, February, 2002)					
Description	Area	Trip Generation Rates			
		Weekday	AM Peak	PM Peak	
Century 21	8,655	11.01	1.55	1.49	
Future	6,877	11.01	1.55	1.49	
Description	Area	Estimated Trips			
		Weekday	AM Peak	PM Peak	
Century 21	8,655	95	13	13	
Future	6,877	76	11	10	
		171	24	23	

Currently Proposed Development					
Description	Area	Trip Generation Rates			
		Weekday	AM Peak	PM Peak	
Century 21	8,655	11.01	1.55	1.49	
Proposed	2,000	11.01	1.55	1.49	
Description	Area	Estimated Trips			
		Weekday	AM Peak	PM Peak	
Century 21	8,655	95	13	13	
Future	2,000	22	3	3	
		117	17	16	

Difference Between Existing Approved and Current Proposal					
Description	Area	Estimated Trips			
		Weekday	AM Peak	PM Peak	
Century 21	8,655	-	-	-	
Future	2,000	(54)	(8)	(7)	
		(54)	(8)	(7)	