

August 13, 2018

*To Whom It May Concern,*

This is to introduce myself, Frances Landes, the owner of rental property at 305 and 309 E. Taylor St., Keller, Texas, a two-family duplex dwelling. I purchased this property in 1984 and have lived in Keller since 1973.

The reason for writing this letter is to express my concern about the new doctor's office presently under construction on the corner of Keller Parkway and Page St., which adjoins my rental property on both my north and my east sides. My concern is the doctor's request for a use permit change from a doctor's office with "scheduled appointments" to a "walk-in" urgent care/minor medical clinic facility. I realize the facility has met the city requirement for eighteen (18) parking spaces for the building's square footage size; however, after allowing for employee and disability parking, it concerns me that patient parking will be limited for a "walk-in" facility at this particular location. If patient parking becomes an issue, please be aware there are **no other** parking spaces available except in the streets of Page and E. Taylor, unless the doctor has been granted special parking privileges from elsewhere.

Page Street is a very busy street that carries not only daily city/residential traffic, it carries the daily 5-days a week traffic coming and going for the KISD Teacher/Adm./Training Building. The west side of the KISD building parking lot empties onto E. Taylor St. (in front of my duplex) to the north and south bound traffic on Page St. Having viewed this traffic for many years, I would say that eighty-percent (80%) of the KISD traffic comes from and goes to Keller Parkway off or onto Page St., making this a very busy intersection. An auto repair is also on the corner of Keller Parkway and Page St., with an entry coming and going onto Page St. Any overflow parking from the *walk-in* urgent care facility, would create a **hazard** for all traffic traveling in this area. Also, keeping in mind the daily hours and 7-day a week availability and the request for longer hours during the flu season of November through February for their patients, will increase the concern of parking overflow onto the streets for a *walk-in* facility.

The post office asked me many years ago if I would move my duplex mail boxes from Taylor St. to Page St. for the purpose of giving the mail carrier additional space for pickup and delivery due to the KISD traffic. My mail boxes are now on Page St. on my west-side lot. If any overflow parking comes onto Page St., I will need a "no parking" sign granted to me for the protection of my mail boxes.

Thank you for taking the time to read this letter regarding my concern. I sincerely appreciate your time. It is not my desire to cause hardship for others; however, my duplex is a business that I must manage and care for to the best of my ability.

Yours truly,

*Frances Landes*

Frances Landes  
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