

Jerald Ducay

From: Katasha Smithers
Sent: Thursday, August 23, 2018 8:19 AM
To: Jerald Ducay
Subject: FW: SUP-18-0200

Opposition below

From: JARRETT ARMSTRONG [mailto:kaccdoc64@msn.com]
Sent: Wednesday, August 22, 2018 2:27 PM
To: Community Development <communitydevelopment@cityofkeller.com>
Cc: jason@caetpmc.com; Jim Greer <jamesalangreer@gmail.com>; Joe Rice <joeice71@hotmail.com>; Pat Stuhr <stuhrrpat@hotmail.com>; David Braack <dbraack@peachtreecon.com>
Subject: SUP-18-0200

As a representative for the Keller Lions Club property to the east of this proposed business I have concerns regarding parking. The Council approved this building with the "basic" of parking required. The business that is proposed will have approximately 3-7 employees at any given time. Each employee will drive their own vehicle to work. Each employee will have a client every 30-60 minutes with another waiting. There is a strong possibility that 9-27 spaces will be used for this facility alone all day long and that occupation of parking is for a business that only takes up 1/8 of the total space of the building that has only 50 total places to park. The Lions entered into an agreement within the first year of this building being built to offer the easement parking access along the west side of the Lions property fronting Cindy Street; that agreement remains in affect today. Parking ON the Lions club property east of the agreement is not permitted unless preapproved by Lions officers. We have several event opportunities throughout the year and the use of our space is considered a premium for our civic fundraising in this great community.

This business will most likely be a great addition of services offered in Keller but the location doesn't afford adequate parking in it's current make-up which includes a very good and busy restaurant, a very busy PT and rehab facility and several other businesses. There will be a parking burden placed on all of these businesses and I don't want the Lions to take the heat for employees and customers for the parking dilemma when we have persons towed off of Lions private property. A careful consideration by the prospective tenant for inadequate parking should be contemplated.

Should you have any questions please call me.

Jarrett Armstrong, DC
Keller Lions, Secretary
(business owner in Keller)