



January 9, 2019

JP Duca  
City of Keller  
P.O. Box 770  
Keller, Texas 76244

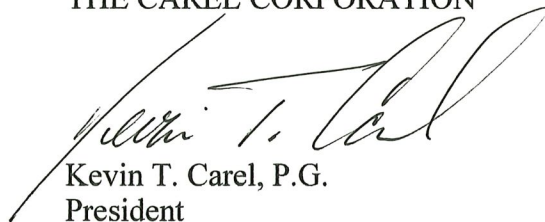
**Re: Public Hearing Case No. SUP 18-0040, Trinity Preparatory Academy**

Dear Mr. Duca:

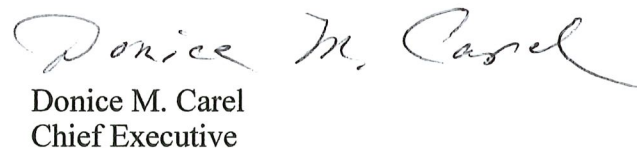
This letter is written in response to your January 3, 2019 letter concerning a Special Use Permit (SUP) to allow the use of a private school by Trinity Preparatory Academy. We own the property located at 136 Pecan Street across the street from the Trinity Preparatory Academy. We are opposed to the issuance of a SUP to Trinity Preparatory Academy on the basis of insufficient parking and excessive traffic.

We appreciate the opportunity to provide you with these comments. Please call if you have any questions.

Sincerely,  
THE CAREL CORPORATION



Kevin T. Carel, P.G.  
President



Donice M. Carel  
Chief Executive



January 9, 2019

JP Ducay  
City of Keller  
P.O. Box 770  
Keller, Texas 76244

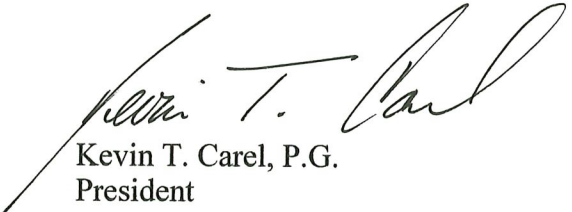
**Re: Public Hearing Case No. SUP 18-0040, Trinity Preparatory Academy**

Dear Mr. Ducay:

This letter is written in response to your January 3, 2019 letter concerning a Special Use Permit (SUP) to allow the use of a private school by Trinity Preparatory Academy. We own the property located at 132 Pecan Street across the street from the Trinity Preparatory Academy. We are opposed to the issuance of a SUP to Trinity Preparatory Academy on the basis of insufficient parking and excessive traffic.

We appreciate the opportunity to provide you with these comments. Please call if you have any questions.

Sincerely,  
THE CAREL CORPORATION



Kevin T. Carel, P.G.  
President



Donice M. Carel  
Chief Executive

Groff Realty, LLC  
140 Olive Street  
Keller, TX 76248

January 14, 2019

JP Duway  
Planning and Zoning Commission  
City Of Keller  
PO Box 770  
Keller, TX 76244

Dear JP,

In regard to case no . SUP-18-0040, we could not attend the meeting today at Keller Town Hall. The property owners of 140 Olive St in Keller, TX, Groff Realty, LLC. oppose the specific use permit of the private school located in multiple buildings on the north side of Pecan St. Please contact us if you should have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gregory Groff', with a stylized, cursive script.

Gregory Groff  
Managing Member, Groff Realty, LLC.

A handwritten signature in black ink, appearing to read 'Leslie Groff', with a stylized, cursive script.

Leslie Groff

Mr. Mayor and City Council Members of Keller;

Thank you all for your service, dedication and hard work to lead and guide our city. May you and your families be safe and blessed.

I am writing to convey our position over the **SUP application by Trinity Preparatory Academy (SUP-18-0040)**.

Our building is located at 132 Olive Street, which is adjacent to the area in question.

We have concerns regarding the safety of the children attending the school as it relates to vehicle traffic in the area, especially considering the growth expected according to the proposed SUP.

A private school of such characteristics is not harmonious and compatible with surrounding existing businesses.

**As one of the buildings located within 200 ft, we respectfully oppose the application.**

We are hopeful that soon Trinity Preparatory Academy will find an area that suits their needs and is congruent with the community's objectives and vision.

We all know that parking is an issue in Old Town Keller, and would like to say that the event venue located in our building has almost always hosted events during weekends and during hours that do not coincide with the usual business hours of the neighboring stores.

Best regards,



Gustavo Nowokolski  
Olive Keller LLC, Manager



Main Street Depot  
PO Box 1357  
Keller Tx 76248

Subject: SUP 18-0040

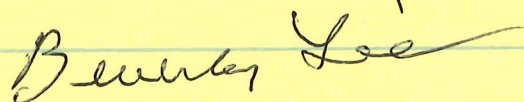
1/09/19

Keller  
City Council  
Planning and Zoning

I do not support the  
SUP 18-0040 (129-133 Pecan)

It does not fit in Old Town  
Keller. I own property with in  
the zoo area

Sincerely



Beverly Lee  
owner Main Street Depot  
owner 136-138 Pecan

P.S. Beverly Elaine McDonald is  
my assigned agent.



Main Street Depot

P. O. Box 1357

Keller, Tx 76248

Subject: SUP 18-0040

2/1/19

Keller City Council

Sorry for the clerical error  
on my letter dated 1/9/19.

I own 136 and 138 E. Olive.

Sincerely

Beverly Lee  
Beverly Lee

owner Main Street Depot

owner 136-138<sup>E</sup> Olive



Ronald & Phyllis Lee  
1600 Blevins / 140 Pecan property  
Keller, Tx 76248

Subject: SUP 18-0040

1/09/19

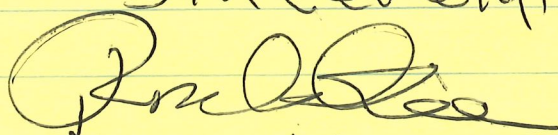
Keller  
City Council  
Planning and Zoning

We do not support the  
SUP 18-0040 to pass.

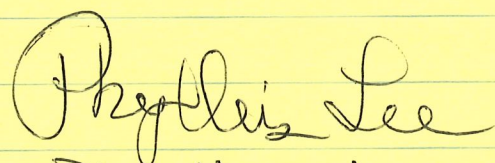
It should not be there in  
the first place nor in  
the future. It does not  
fit and creates heavy  
congestion and dysfunction.

We own property within the  
200' area

Sincerely,



Ronald Lee



Phyllis Lee



January 8, 2019

City of Keller Texas  
Planning and Zoning Commission

Proposal for Case No. SUP-18-0040

To whom it may concern,

It has been brought to our attention, that the Trinity Preparatory Academy has submitted an application for a Special Use Permit to operate a Private School on the Property at 133 and 129 Pecan Street in Old Town Keller. As a tenant located directly behind this facility, I would like to voice our opposition for such a use of that property and ask that the Planning and Zoning Commission recommend it not be approved. The inflow and exit of Students, Parents and Employees of Trinity Preparatory Academy has created Traffic havoc and safety concerns for a couple of years on both Pecan and Olive Streets. As a business owner, we have continuous parking issues already for our customers, employees, and suppliers that visit our business now on Olive Street. I am certain that other business on Olive St. and Pecan St. have the same issues. Daily traffic on Pecan and Olive Street includes Delivery Trucks from UPS/Fedex, Large 18 Wheelers delivering Food, Supplies, and Products for the businesses requirements. Currently, as you can imagine, students trying to get to their parents cars daily sometimes darting into the street without proper supervision. There are no School Zone postings, and never have been. I would assume The Liability for protection of these students is enormous! Expanding the continued congestion on these 2 streets does not make sense.

This situation will continue to get worse, if the application is approved and the Academy is allowed to purchase the property and expand its enrollment. Promises from them to re-route the traffic to Pecan Street will become nightmarish with cars backing up to 377 and Elm Street in order to enter from one side. Frustrated Parents will likely, instruct their children to exit to the back of the property and onto Pecan St. for pickup or drop-off to avoid the congestion.

Finally, I think its important for the integrity of "Old Town Keller", that business that are approved in OTK be consistent with the city concepts that the area a become a Entertainment, Shopping and Dining experience.

Respectfully,

JD McDonald  
JD McDonald  
Guitar Maverick



January 9, 2019

To whom it may concern,

It is our understanding that the Trinity Preparatory Academy is looking to buy the property on Pecan Street from Zadok International Ministries Church, Inc. Please refer to case no. SUP-18-0040. It is also our understanding that in purchasing the Pecan Street property they intend to expand the school facilities. This is of great concern to us as business owners on Olive Street where we are backed up to the school and already contend with parents and their children coming and going from the school through our property lines during the rush of drop-off and pick-up of the children, in which the parents park in front of our stores in order to avoid the back-up of traffic on Pecan Street. This also includes children loitering around the business properties and, in many cases, waiting for great lengths of time for their parents to pick them up in front of our businesses. Although supervision is present, we have noticed, that in many cases, the supervisors are oblivious to these children while they visit with others in their cars, etc. which has resulted in the children hanging on rails, jumping up and down stairs and in one case breaking a railing. This in itself is minor compared to the present dangers of traffic coming up and down the street during this time, since it's not a school zone.

Other concerns would be during recess when the children are out playing behind our businesses. It should be noted that these are in some cases, older homes which have been converted into businesses, but still have much of the same glass from when the homes were built. We have in many cases experienced the banging of balls against the side of the "home" and fear that at some point we'll have a ball come crashing through one of the windows. This concern is just not for our property and inventory, but for the safety of our customers and employees who could be harmed.

With all of the Expansions proposed for the East side of Old Town Keller we just do not feel that having a school with 250+ children and daily pick-up and drop-off times make sense for Old Town Keller and would ask that the Academy find another, more suitable location for their growth.

Regards,

The block contains two handwritten signatures. The top signature is in dark ink and appears to read "Michael Harbert". The bottom signature is in a lighter ink and appears to read "Sue Harbert".

Sue and Michael Harbert

The Polkadot Giraffe

Date: January 11, 2019

To: City of Keller, Community Development

From: Texas Harvest Pie Company

Re: Case # SUP-18-0040

Dear City of Keller, Community Development and Planning and Zoning Commission,


My name is Lea Ann Bray-Salinas, owner of Texas Harvest Pie Company located at 138 Olive Street, Keller, TX 76248. I am writing to you in reference to the application for an SUP from Trinity Preparatory Academy for the property located on Pecan Street which is currently owned by Zadok International Ministries church. I am opposed to this proposed use for the following reasons:

Safety of the children attending this school. Trinity Preparatory Academy is essentially using Pecan St. and Olive St. on the east side of Hwy #377 as a school zone for drop off and pick up of the students attending this school. There are currently close to 20 retail businesses including, boutiques, hair salons, antique malls, restaurants and offices (to name a few) located on these two streets with a high traffic volume. With the large number of students attending this Academy (currently over 200), there is simply not a safe area for these children to be dropped off and picked up close to the school. With no designated school zone or cross walks, this puts these children at great risk with drivers on these public streets being unaware that over 200 children are being let out of cars or out of school in the vicinity. Keller ISD would never consider having student drop off and pick up on busy streets filled with businesses at any of their campuses due to the high risk of injury to the children and adults in the area. This also creates a very large traffic jam on both streets which discourages patrons from visiting the other businesses located there.

Lack of adequate infrastructure such as parking: There is not adequate parking to support this size school at this location. While I am sure this is a great private academy, it is simply in the wrong location especially with the plans for the school to expand its size and enrollment. All of the businesses located in this area depend on customers to walk into their businesses in order to be successful. Therefore, if there is no parking in front of these businesses, customers will go elsewhere to shop. This is a challenge for all the businesses in this area already as we all drive cars and some of us have employees with cars. Most of the businesses in the area are respectful of this issue and try not to park directly in front of the neighboring stores as we all want to support each others success. However, with added staff, administration and student drivers of a large private school needing to use the small amount of customer parking spaces on both streets basically as a parking lot, is detrimental to the success of these businesses.

In closing, I am sure the City of Keller with future plans to beautify and enhance the east side of Old Town Keller, would be willing to support the businesses who have chosen this unique and special area to have their shops, restaurants, offices, etc. But with inadequate parking, the lack of a safe area for the children of this school for transportation purposes and large traffic jams all caused by the existence of this large school, I feel this is not a good fit in this location of the city for this school.

Sincerely,



Lea Ann Bray-Salinas



Leonel Salinas

Owners of Texas Harvest Pie Company