

September 2, 2020

We the undersigned own properties that neighbor 833 Rufe Snow Dr and understand the following items are proposed for a Special Use Permit (SUP) application from the current owners Jeffrey and Loren Abate:

- 1) Build a 1500 sq ft barn with 10x50 lean to at the back of the property
- 2) Steel sided exterior

We have no objection to the proposed changes listed.

Name	Address	Signature
Jeffrey Abate	1001 Simmons Dr.	Jeffrey Abate
Michael D. Schoen	1005 Simmons Dr.	Michael D. Schoen
TROY SCHANK	917 Simmons Dr.	Troy Schank
Chris Anderson	837 Rufe Snow	Chris Anderson
Stacy Hall	721 Keystone	Stacy Hall
KATHY APRIL	926 Cobblestone Pks	Kathy April
Todd Hopkins	922 Cobblestone Pks	Todd Hopkins
Eric Hill	918 Cobblestone Pks	Eric Hill
Rich Henry	914 Cobblestone Pks	Rich Henry
Glen Holman	909 Simmons Dr.	Glen Holman
Rita Rich	794 Windemere Way	Rita Rich
Ty White	788 Windemere Way	Ty White
H.D. Washington	786 Windemere Way	H.D. Washington
Sony Springer	748 Richmond Ln.	Sony Springer
John Hafele	744 Richmond Ln.	John Hafele
Jane E Lurette	906 Cobblestone Parks Dr.	Jane E Lurette
Virginia Williams	913 Simmons Dr.	Virginia Williams

Matthew Cyr, Planner 1
City of Keller, Planning Department
1100 Bear Creek Parkway
Keller, TX 76248

October 19, 2020

RE: CASE NO SUP-20-0019

Dear Mr. Cyr:

On behalf of the Cobblestone Parks Homeowners Association, Inc. ("Cobblestone Parks") please record support for SUP-20-0019. Eight (8) of the lots and/or homes in Cobblestone Parks share a boundary with 833 Rufe Snow Drive ("the Property") to the north owned by Jeffrey and Loren Abate ("the Abates"). The Abates also own a house in Cobblestone Parks (910 Cobblestone Parks Drive). The Abates' are in the process of installing a 2,000 square foot barn structure on the Property.

Given the Abates' agricultural use for the Property at 833 Rufe Snow Drive, installing a structure of this size and scope is reasonable and necessary. Notably, there are several visible structures of a similar nature to the south of the Property along Simmons Drive. Given these facts, it would be unreasonable and an inequitable application of standards for the City of Keller to require the Abates to remove the structure in question.

The Abates have worked collaboratively with neighbors when cleanup along the boundary with Cobblestone Parks was necessary and requested. The Abates have made numerous aesthetic and physical improvements to the Property that has enhanced the view for the lots in Cobblestone Parks and other surrounding neighbors. Improvements made by the Abates include but are not limited to: brush removal and cleanup, removal of garbage and debris left from the previous owner, installation of cross-fencing and installation of barrier gates. The Abates have also spent considerable personal resources improving the single-family home on the Property. The Abates are also neighbors in good standing with Cobblestone Parks and contribute positively to the greater Keller community.

In summary, Cobblestone Parks supports SUP-20-0019 and greatly appreciate the Abates' investment and enhancement to the Property at 833 Rufe Snow Drive.

Sincerely,

J. Justin Spooner

Justin Spooner - President
Cobblestone Parks Homeowners Association, Inc.
P.O. Box 80023
Keller, Texas 76244
512.673.3169justinspooner@gmail.com

Matthew Cyr, Planner 1
City of Keller, Planning Department
1100 Bear Creek Parkway
Keller, TX 76248

October 25, 2020

RE: CASE NO SUP-20-0019

Dear Mr. Cyr,

On behalf of my family residing at 721 Keystone Way, Keller, TX 76248, I am writing to convey our support for the Abate's (Jeffrey and Loren) Specific Use Permit - SUP-20-0019. Our property sits within the 200' of the Abate's property and is situated directly behind Abate's home. Our house has direct vision of the Abate's home and property structures.

As a close neighbor of the Abates, it has been a pleasure to see this property come to life over the past 6.5 years. My family has taken joy in getting to know their horses, goats and other animals that reside on this property. We have also enjoyed watching their children grow and support dad with the daily chores of running a property with animals. In addition, the effort to clean-up this property and improve its overall condition is welcoming and much needed. It goes without saying, the previous owners allowed this property to go in disrepair. Jeffrey and Lauren are working very hard to revitalize this beautiful piece of land and we support their hard work and efforts.

It only makes sense that owning a property of this size requires a "Barn" to store farm equipment, feed & seed and other important tools required to maintain this beautiful land. We ask that the Planning and Zoning Commission convey their support to the City Council and recommend approval of SUP-20-2019!

Very Respectfully,

Michael Hall

Michael & Stacy Hall
721 Keystone Way
Keller, TX 76248
682-433-7016
Hallma62@yahoo.com

Matthew Cyr, Planner 1
City of Keller, Planning Department
1100 Bear Creek Parkway
Keller, TX 76248

RE: CASE NO SUP-20-0019

RE: CASE NO SUP-20-0019

Dear Mr. Cyr:

Please record our SUPPORT for SUP-20-0019. Our property abuts the Abates' property to the southeast. Our property along with Mr. Abate's is a great representation of the few, heavily forested, remaining agricultural lots in Keller. The Abates' request to build a 2000 sf barn is perfectly in keeping with the needs of maintaining equipment and storage for a lot of this size. The barn does not represent a visual, physical, nor drainage impairment to our property. There are at least seven barns on Simmons Drive that if they were built today would require this SUP, so the request is in keeping with the existing surrounding properties. Maintaining these large lots and the auxiliary structures necessary to support the continued viability of agricultural uses is vastly preferred over reducing these properties into small high-density residential lots, which are not consistent with the character of this neighborhood to the south. There are not many of this size lots left in Keller, we encourage P&Z and Council to preserve these uses and keep these lots functional and viable for their owners. We appreciate the Abates' willingness to improve their property and preserve its unique use.

Sincerely,



Trent and Mary Petty
1021 Simmons Drive
Keller, TX 76248

10/19/2020

914 Cobblestone Parks Drive,
Keller TX 76248,
October 23, 2020

Mr. Matthew Cyr, Planner I
City of Keller
1100 Bear Creek Parkway
Keller, TX 76248

Dear Mr. Cyr:

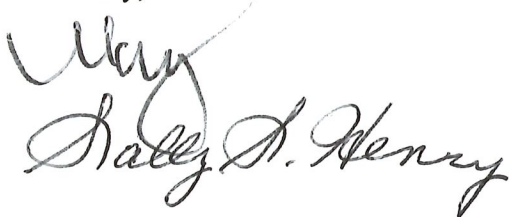
We live at 914 Cobblestone Parks Drive, which is next-door to Jeff and Loren Abate. We have been neighbors with Jeff and Loren since they built their home in 2012. Our property also adjoins the property they own that is the subject of your case number SUP-20-0019. Jeff maintains some Long Horn cattle, horses and a donkey on the property in question, some of which may have been rescue animals. He needs an accessory building to aid in the support and care for those animals. We support his effort to properly care for and support those animals and therefore support his request for the Specific Use Permit.

We prefer the current use of the property as opposed to a sub-division that would create homes backing up to our property. Jeff and I have discussed this several times and he has stated he has no intention of sub-dividing the property and will continue to graze his animals.

From our perspective the current situation is the best use for the property as opposed to a housing development, which economically would require small lots resulting in a higher density neighborhood. The current use of the property also is in keeping with Texas traditions, which is admirable.

We appreciate the opportunity to comment on the proposal.

Sincerely,

A handwritten signature in cursive script, reading "Sally D. Henry". The signature is written in dark ink and is positioned below the word "Sincerely,".

SUP SUPPORT LETTER
833 RUFÉ SNOW DRIVE

We the undersigned own properties that neighbor 833 Rufe Snow Dr and understand the following items are proposed for a Special Use Permit (SUP) application from the current owners Jeffrey and Loren Abate.

- 1) build a 1500 sq ft barn with a 10x50 lean to at the back of the property
- 2) steel sided exterior

We support the SUP application.

Trent and Mary Petty
1021 Simmons Drive
Keller, Tx
817 992 7882

A handwritten signature in black ink, appearing to read "Jeff", with a stylized flourish at the end.A handwritten signature in blue ink, appearing to read "Mary", with a large, circular flourish at the beginning.