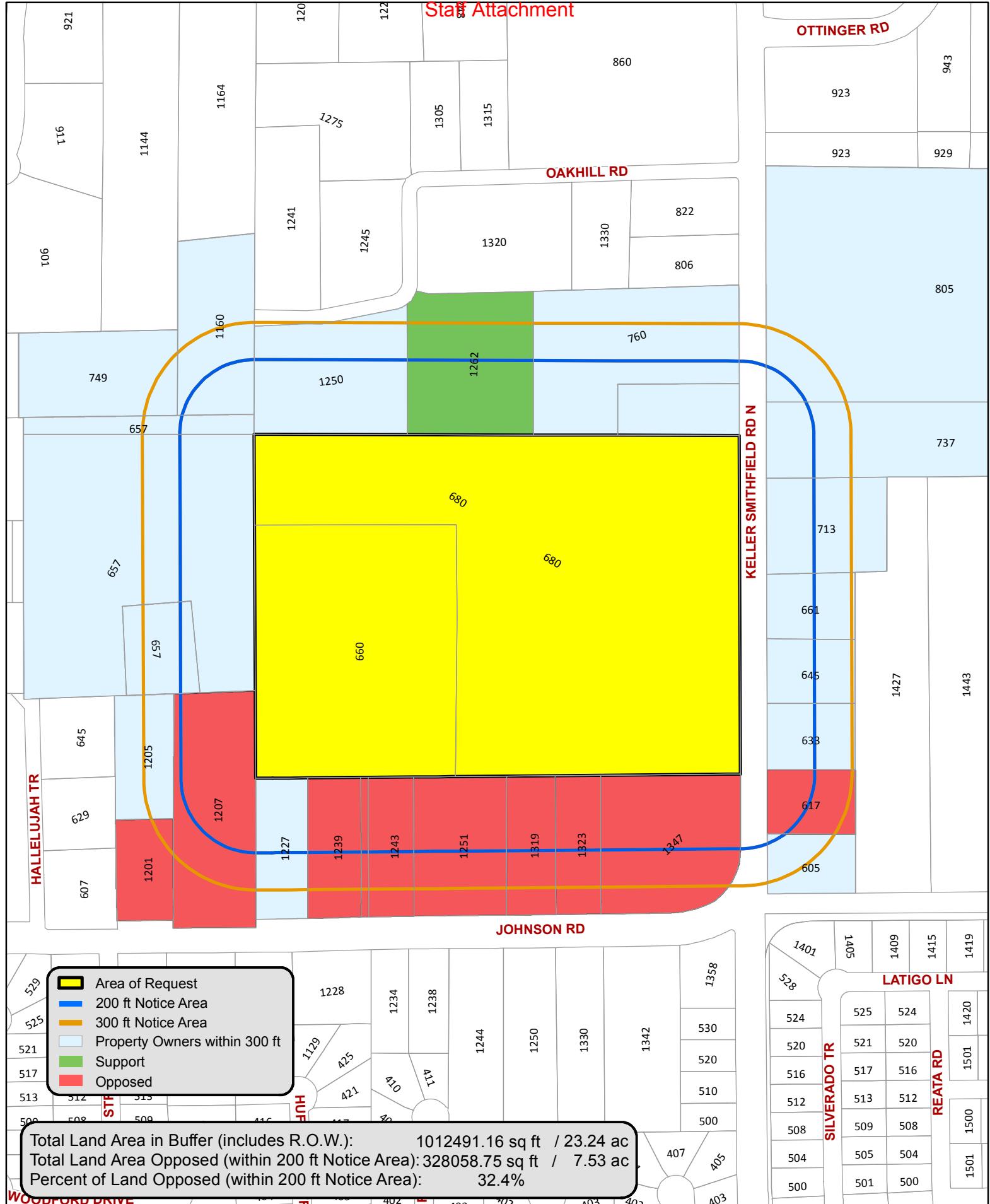


## Staff Attachment



**Brian J. Campbell**

1201 Johnson Rd  
Keller, Texas 76248

February 27, 2017

Re: Case No. Z-17-0001

Dear Sir,

With regards to the Birch Tennis Club Amendment request you are considering on 02/27/2017, I wish to register my objection to petitioner's request for Variances to Ordinance No. 1822 and additional variance requests;

1. I object to the request to Change the Operating Hours to 6:00 am – 12 am. Condition #3 of Ordinance No. 1822 Stipulates Operating Hours of 7:00 am – 12:00 am. This variance was passed considering the objections of homeowners in the adjacent lots and the increased traffic on Johnson Rd and Keller Smithfield during commuting hours.
2. I object to the request to Change the structure setbacks to be 30 feet on the East property line. Condition #14 of Ordinance No. 1822 Stipulates the accessory buildings are to be 60 feet setbacks from all property lines.
3. I object to the request for a variance to approve the use of "Bubble Enclosures". Petitioner want to call these structures Accessory Building however they do not meet the criteria of Accessory Buildings nor are they Architecturally appropriate for this location. This is in the middle of a residential housing community, not a commercially zoned area. (See Exhibit A). Approval as an Accessory Building well exceeds the 7950 sf limits established by Condition #13 of Ordinance No. 1822.
4. I object to the request for a variance to approve building materials Court Coverings which are different than those already approved by Condition 7, 10, 11, 15 & 16 of Ordinance No 1822.
5. I object to the variance request to allow above ground power line to remain and not comply with requirements for underground utilities per City Ordinance for Planned Developments.

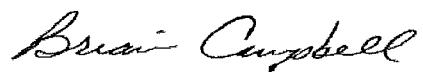
● Page 2

February 27, 2017

6. I object to the variance request for the removal of the operating hours of courts within 150 ft. of residential property lines.

At the time of the original hearing, Petitioner should have presented their plan for the proposed coverings for the tennis courts. If they wanted an in-door tennis facility, they should have included a proposed building for such purpose at the time of original planning review and public hearings. It is disingenuous to get initial approval, move forward with construction plans only to return to request additional change to the originally accepted terms.

Sincerely,



Brian Campbell

**Exhibit A**

**What is considered an Accessory Building?**

An accessory building is a subordinate or incidental building attached to or detached from the main building, not used for commercial purposes. Carports are also considered as accessory buildings.

**Q. What are the requirements for an accessory building?**

An accessory building 120 square feet or below does not require a building permit, however, the structure must be a minimum of 5 feet from side and rear property lines (and out of any easements) and cannot exceed 10 feet in height.

Accessory buildings over 120 square feet require a building permit and the information to consider for the project and application process includes:

- Size: the combined area of all accessory buildings (no more than 2 are allowed) on a lot must be less than 50% of the size of the house and cannot exceed 15 feet in height.
- Masonry: accessory buildings over 120 square feet up to 200 square feet may be constructed with lightweight masonry siding and/or soffit boards or manufactured pre-finished wood siding; all other accessory buildings over 200 square feet are required to be brick, stone or the same material as the main structure. Accessory buildings 120 square feet or less are exempt from exterior finish standards. Foundations: buildings over 400 square feet or over 10 feet in height are required to have a permanent foundation. The foundation must be designed by a professional engineer or the City of Keller's foundation detail may be used.
- Framing: a framing plan must be submitted showing the size, location and spacing of all framing members including rafter, ceiling joists, floor joists (if applicable), studs and any engineered beams.
- Setbacks: all accessory buildings must meet the same yard setbacks as required for the house.

# Staff Attachment

bing maps

## lifetime fitness tennis

### ① Lifetime Fitness Tennis Courts

**Address:** 7100 Preston Rd, Plano, TX 75024  
**Phone:** (972) 202-8183  
**Website:** <http://www.lifetimefitness.com/>

### ② Lifetime Athletic Indoor Tennis

**Address:** 7090 Preston Rd, Plano, TX 75024  
**Phone:** (469) 353-6000  
**Website:** <http://www.lifetimefitness.com/>

### ③ Life Time Fitness

**Address:** 7100 Preston Rd, Plano, TX 75024  
**Phone:** (214) 227-0700  
**Website:** <https://www.lifetimefitness.com/en/clubs/plano-xt-your-lt.html#5NDLz0>



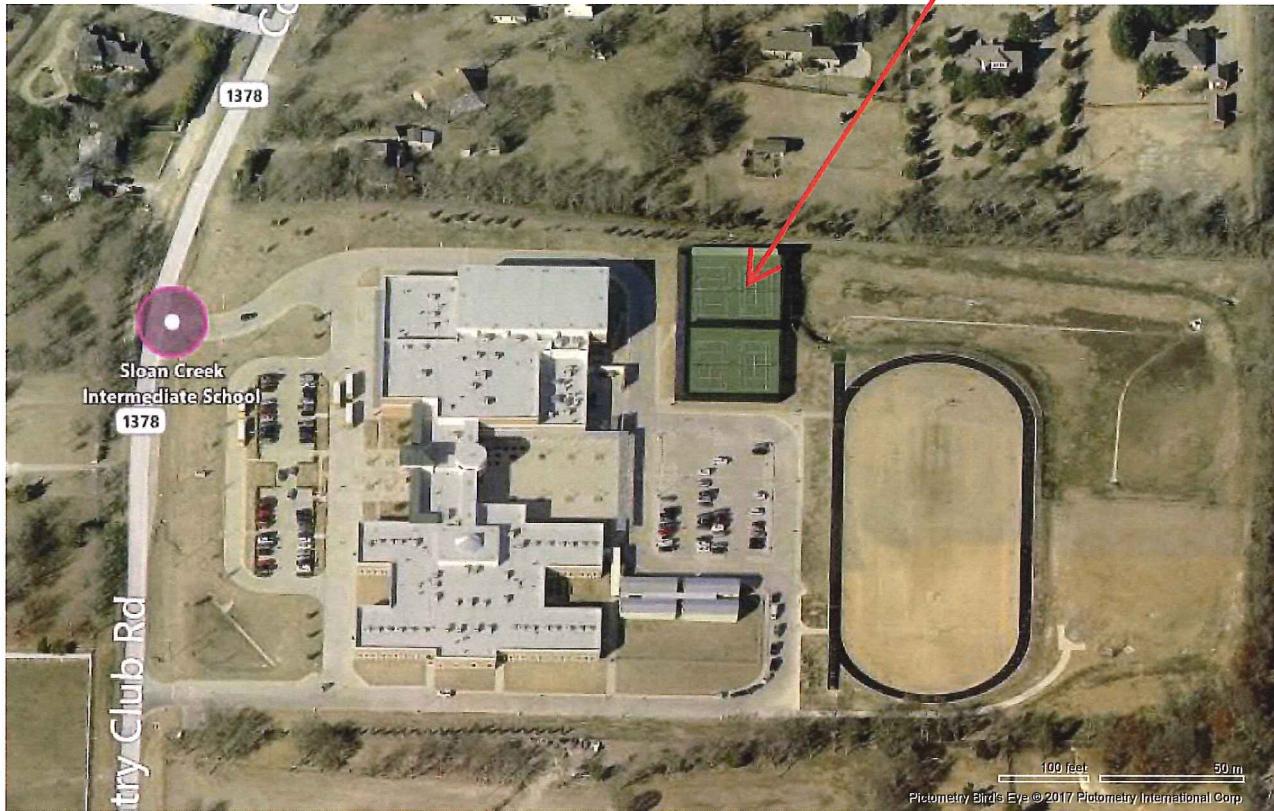
bing maps

**Sloan Creek Intermediate School**

Address:

440 Country Club Road, Fairview, TX 75069

Lovejoy Aquatics Facility is now located where the tennis courts are pictured. Under a large permanent dome.



Data from: Greatschools

## Staff Attachment

 bing maps

### Bon Secours Washington Redskins Training Center

#### Address:

2401 W Leigh St, Richmond, VA 23220

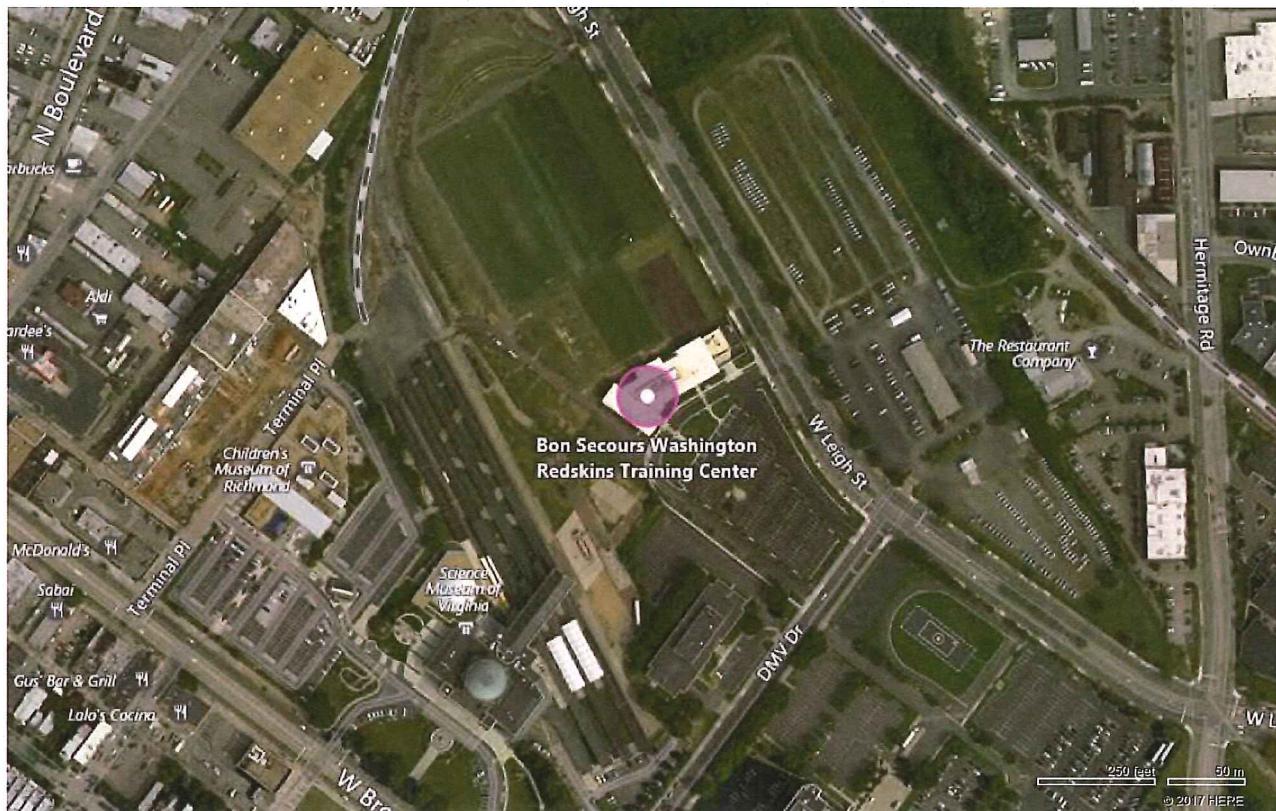
#### Phone:

(804) 325-8801

#### Website:

<https://redskinsva.bonsecours.com/>

**Located in a Sports Complex not a residential neighborhood**



Data from: Yelp

bing maps

**Blue Hills Country Club**

**Address:**

777 W Burning Tree Dr, Kansas City, MO 64145

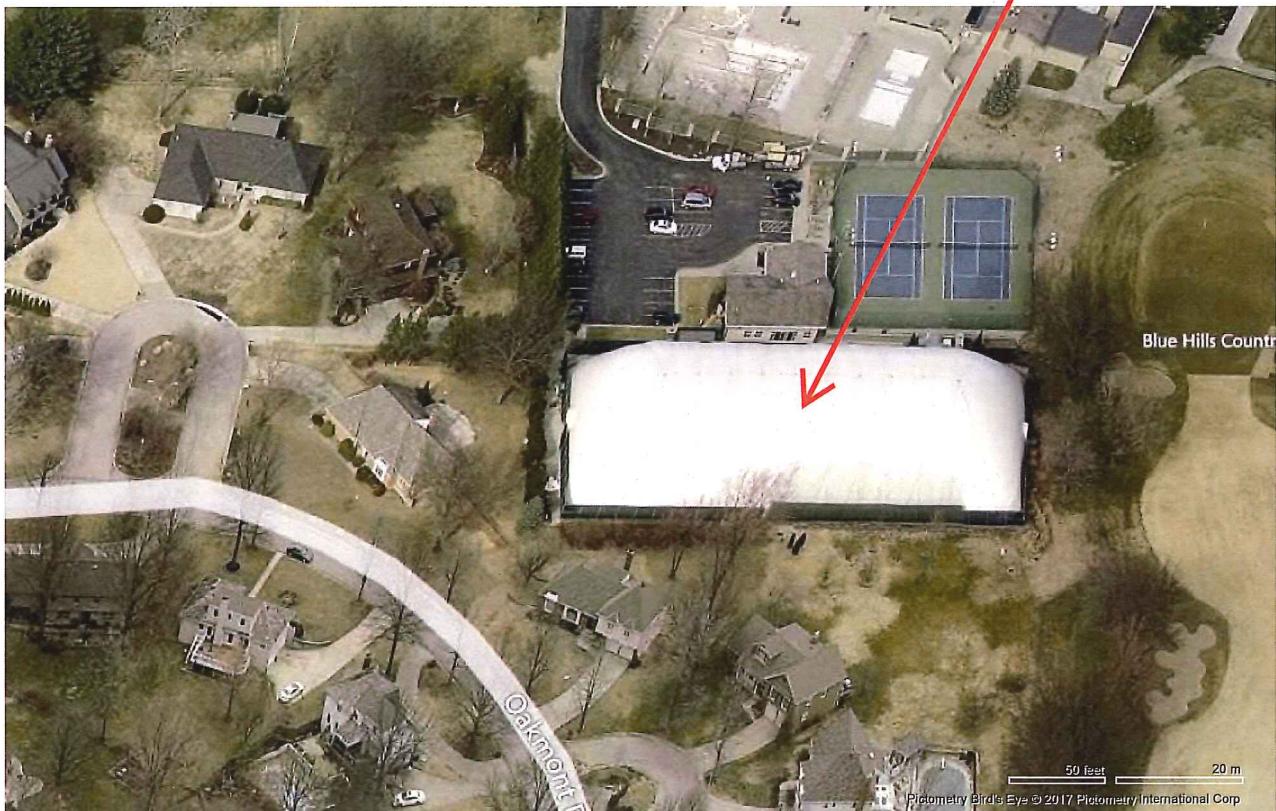
**Phone:**

(816) 942-3292

**Website:**

<http://www.bluehillscc.com/>

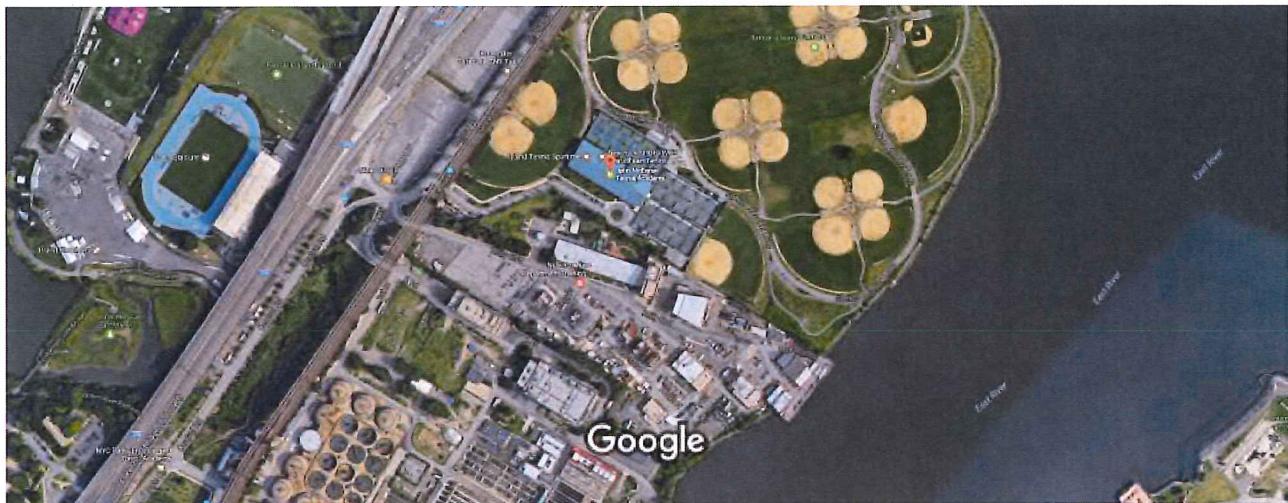
**I do not want this in my backyard**



Data from: Yelp

Located in a Sports Complex not a residential neighborhood

Google Maps John McEnroe Tennis Academy



Imagery ©2017 Google, Map data ©2017 Google 200 ft



## John McEnroe Tennis Academy

4.7 ★★★★☆ 7 reviews

Tennis Club

1 Randall's Island, New York, NY 10035

jmta.com

(212) 427-6150

Open now: 6:30AM–10:30PM

February 27, 2017

Re: The Birch Tennis Club Planned Development Amendment Zoning Changw

Mr. Dent sent a letter to neighbors stating, "Use of this type of structure was approved in our PD back in November.

I emailed staff to show me where there was approval for two 43 ft. tall domes totalling 75,000 sq. ft.

I was told, "It doesn't allow for that in the currently approved document. That is why a Zoning Amendment is being pursued."

The current PD in section 2. b. restricts the combined square footage of all enclosed buildings to 48,000 square feet. These two cloth domes would increase the enclosed square footage by 156%, more than doubling the current enclosed square footage.

The following sections would radically change.

Section 2 regarding density and setbacks. The dominant structures would be 75,000 sq. ft. of industrial sized gray bubbles 30' from a main Keller thoroughfare.

Section 3 regarding Architectural Standards would radically change as 61% of buildings would no longer be "Rustic but Refined", but would be featureless gray cloth.

Section 8 would change the lighting from all Dark Sky lighting to allow 43' tall gigantic domes that glowed until midnight. As well, domed courts would be open till midnight.

This is a major reconfiguring of the PD.

For an idea on how large these dome would be, Keller City Hall is 53,544 sq. ft. Two domes totaling 75,000 sq. ft. would be ~~40% larger than~~ <sup>double</sup> KellerTown Hall. But they would have none of the award winning architecture or the sense of place that Town Hall has. They would be giant, featureless gray bubbles.

Please see photoshop mock up of two domes totaling 75,000 sq. Ft. on top of Keller Town Hall for size reference.

As a point of reference regarding air supported bubble domes in general for indoor sports facilities, Texas has more indoor school sports facilities than any state in the union. Half are in the Metroplex. I counted 68 on Google. Not one school district in the Metroplex uses air supported bubble domes.

Considering that these school facilities are paid for with tax dollars, and that bubble domes are 50% to 70% cheaper than conventional structures, Keller should ask why not one athletic department in the entire Metroplex has chosen an air supported bubble dome.

These industrial sized domes are too big for a low density neighborhood and too ugly to be anywhere in Keller. Please vote to deny this amendment.

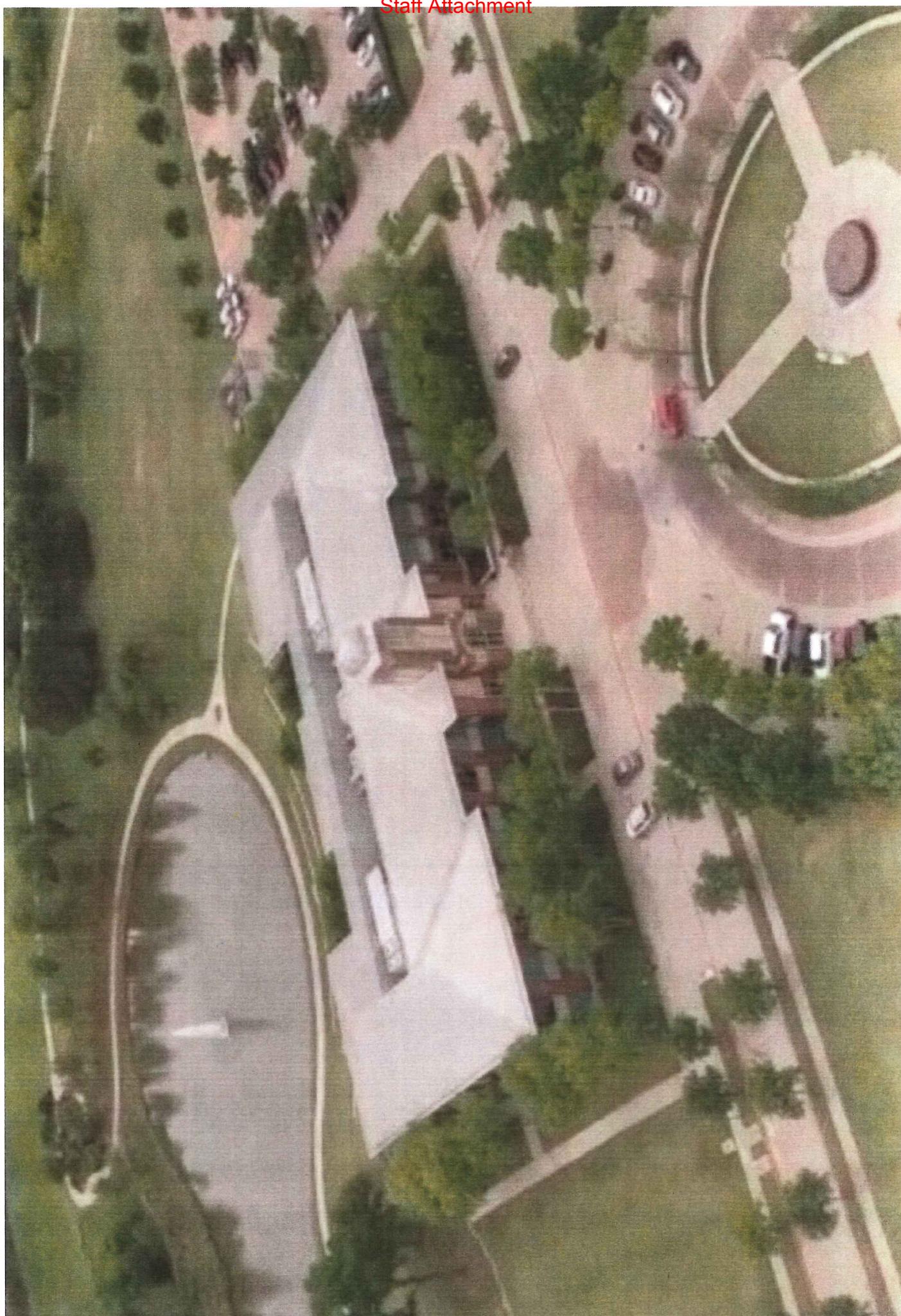
\* this is actually ~~total~~ square footage. Foot print of town hall is about 32,000 sq. feet. So 1 dome would swallow this entire building

Brenda Soltan



One done would swallow all of  
Tidwell

Staff Attachment





I done wondrucklow this entro  
building.

**Statement of Opposition**

**City of Keller - Case Number Z-17-0001**

In the matter of Case Number Z-17-0001, please accept this signed document to represent my opposition to the requested zoning change.

JOHN BRIDGES, land owner of property at 1347 JOHNSON RD, Tarrant Appraisal District Account number 42044934 which is directly affected by the requested zoning change described in Case No. Z-17-0001.

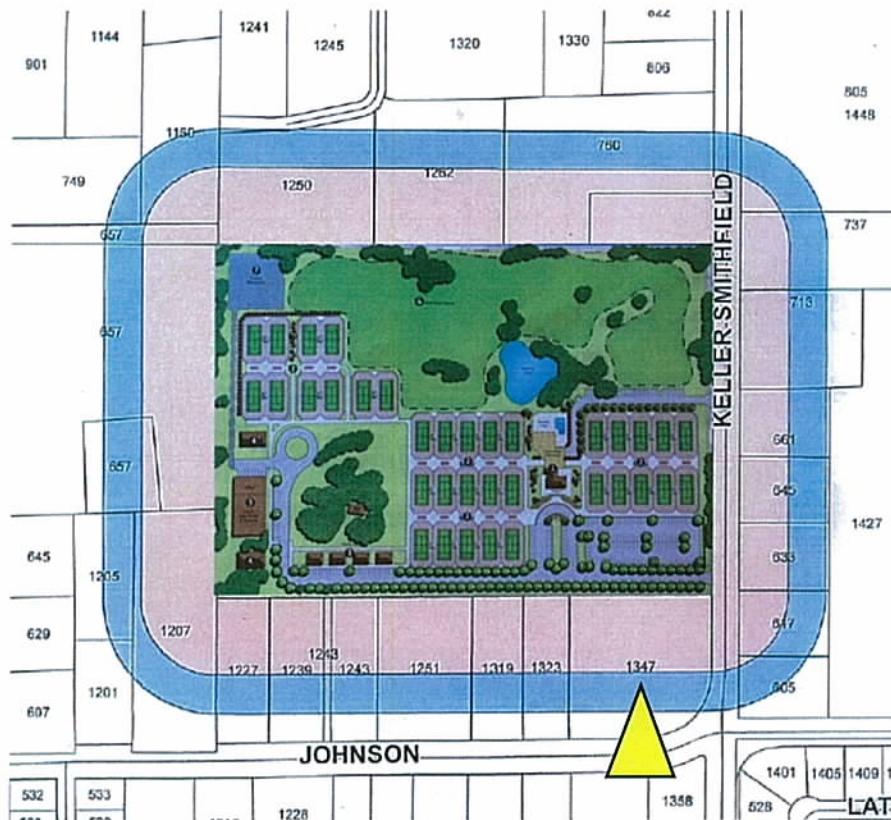
Signed



JOHN BRIDGES

Date

3-3-17



**Statement of Opposition**

**City of Keller - Case Number Z-17-0001**

In the matter of Case Number Z-17-0001, please accept this signed document to represent my opposition to the requested zoning change.

BRENDA SEXTON, land owner of property at 1347 JOHNSON RD, Tarrant Appraisal District Account number 03755487 which is directly affected by the requested zoning change described in Case No. Z-17-0001.

Signed

Brenda Sexton

BRENDA SEXTON

Date

3/21/17



**Statement of Opposition**

**City of Keller - Case Number Z-17-0001**

In the matter of Case Number Z-17-0001, please accept this signed document to represent my opposition to the requested zoning change.

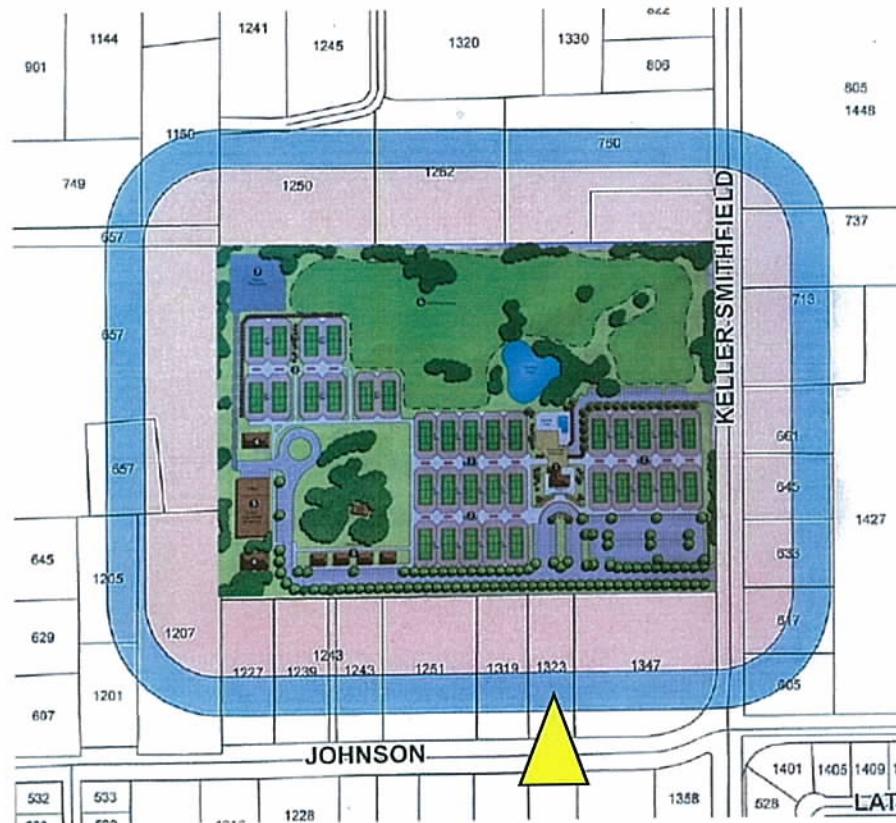
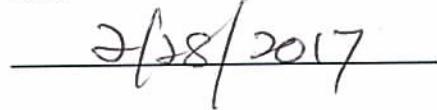
MATTHEW R. SHALTRY, land owner of property at 1323 JOHNSON RD, Tarrant Appraisal District Account number 03755509 which is directly affected by the requested zoning change described in Case No. Z-17-0001.

Signed



MATTHEW R. SHALTRY

Date



**Statement of Opposition**

**City of Keller - Case Number Z-17-0001**

In the matter of Case Number Z-17-0001, please accept this signed document to represent my opposition to the requested zoning change.

SHELLY SHALTRY, land owner of property at 1323 JOHNSON RD, Tarrant Appraisal District Account number 03755509 which is directly affected by the requested zoning change described in Case No. Z-17-0001.

Signed



SHELLY SHALTRY

Date

2-28-2017

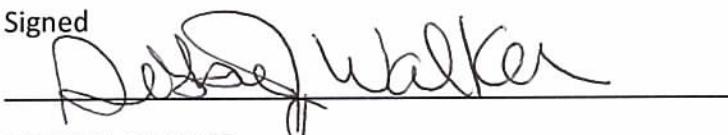
**Statement of Opposition**

**City of Keller - Case Number Z-17-0001**

In the matter of Case Number Z-17-0001, please accept this signed document to represent my opposition to the requested zoning change.

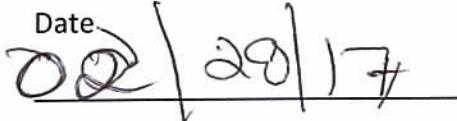
DEBBIE J. WALKER, land owner of property at 1319 JOHNSON RD, KELLER, 76248, Tarrant Appraisal District Account number 03755495 which is directly affected by the requested zoning change described in Case No. Z-17-0001.

Signed



DEBBIE J. WALKER

Date



**Statement of Opposition**

**City of Keller - Case Number Z-17-0001**

In the matter of Case Number Z-17-0001, please accept this signed document to represent my opposition to the requested zoning change.

TOM T. OWENS, land owner of property at 1251 JOHNSON RD, Tarrant Appraisal District Account number 03755517 which is directly affected by the requested zoning change described in Case No. Z-17-0001.

Signed

Tom T. Owens

TOM T. OWENS

Date

3-1-17



**Statement of Opposition**

**City of Keller - Case Number Z-17-0001**

In the matter of Case Number Z-17-0001, please accept this signed document to represent my opposition to the requested zoning change.

EVELYN D. OWENS, land owner of property at 1251 JOHNSON RD, Tarrant Appraisal District Account number 03755517 which is directly affected by the requested zoning change described in Case No. Z-17-0001.

Signed

Evelyn D. Owens

EVELYN D. OWENS

Date

3-1-17



**Statement of Opposition**

**City of Keller - Case Number Z-17-0001**

In the matter of Case Number Z-17-0001, please accept this signed document to represent my opposition to the requested zoning change.

PRISCILLA A. BROWN, land owner of property at 1239 JOHNSON RD, Tarrant Appraisal District Account number 03755479 which is directly affected by the requested zoning change described in Case No. Z-17-0001.

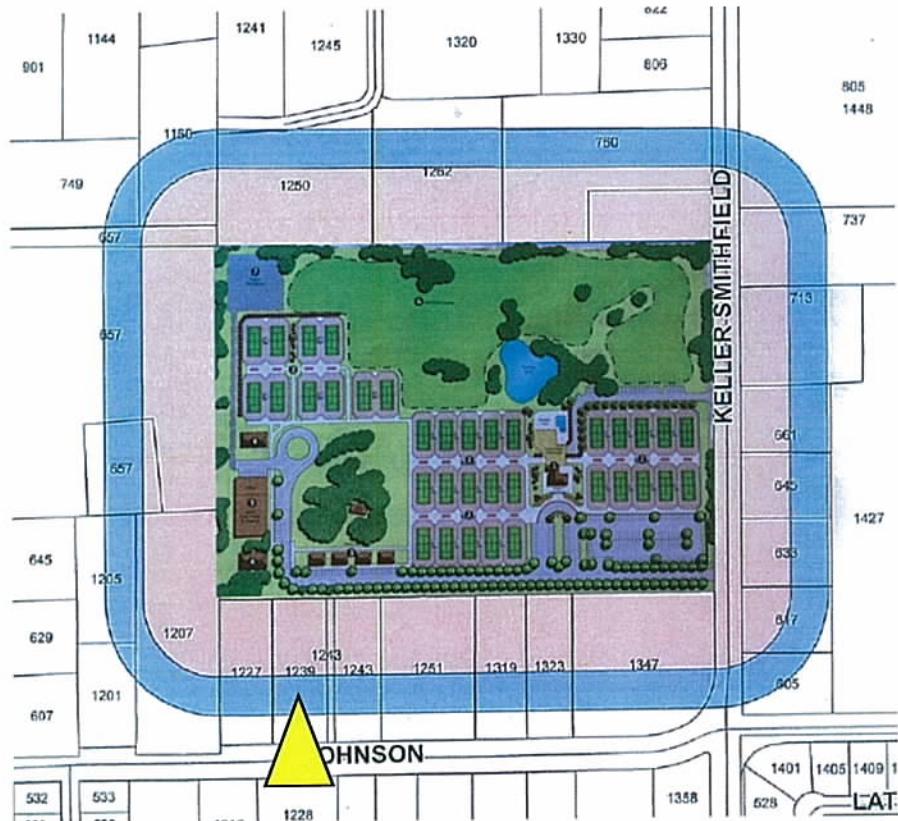
Signed

Priscilla A. Brown

PRISCILLA A. BROWN

Date

2/28/17



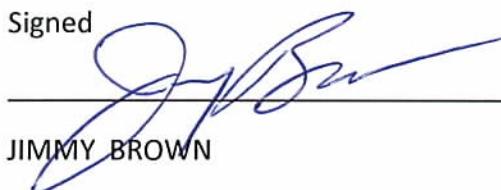
**Statement of Opposition**

**City of Keller - Case Number Z-17-0001**

In the matter of Case Number Z-17-0001, please accept this signed document to represent my opposition to the requested zoning change.

JIMMY BROWN, land owner of property at 1239 JOHNSON RD, Tarrant Appraisal District Account number 03755479 which is directly affected by the requested zoning change described in Case No. Z-17-0001.

Signed

  
\_\_\_\_\_  
JIMMY BROWN

Date

2/28/17



**Statement of Opposition**

**City of Keller - Case Number Z-17-0001**

In the matter of Case Number Z-17-0001, please accept this signed document to represent my opposition to the requested zoning change.

JIMMY LEE BROWN, land owner of property at 1243 JOHNSON RD, Tarrant Appraisal District Account number 02108445 which is directly affected by the requested zoning change described in Case No. Z-17-0001.

Signed



JIMMY LEE BROWN

Date

2/28/17



**Statement of Opposition**

**City of Keller - Case Number Z-17-0001**

In the matter of Case Number Z-17-0001, please accept this signed document to represent my opposition to the requested zoning change.

JIMMY L. BROWN, land owner of property at 1243 JOHNSON RD, Tarrant Appraisal District Account number 05943744 which is directly affected by the requested zoning change described in Case No. Z-17-0001.

Signed



JIMMY L. BROWN

Date



**Statement of Opposition**

**City of Keller - Case Number Z-17-0001**

In the matter of Case Number Z-17-0001, please accept this signed document to represent my opposition to the requested zoning change.

PRISCILLA BROWN, land owner of property at 1243 JOHNSON RD, Tarrant Appraisal District Account number 05943744 which is directly affected by the requested zoning change described in Case No. Z-17-0001.

Signed

*Priscilla Brown*

PRISCILLA BROWN

Date

*2/28/17*



**Statement of Opposition**

**City of Keller - Case Number Z-17-0001**

In the matter of Case Number Z-17-0001, please accept this signed document to represent my opposition to the requested zoning change.

JEFFREY DAVIS, land owner of property at 1207 JOHNSON RD, Tarrant Appraisal District Account number 07254369 which is directly affected by the requested zoning change described in Case No. Z-17-0001.

Signed



JEFFREY DAVIS

Date

2/28/17



**Statement of Opposition**

**City of Keller - Case Number Z-17-0001**

In the matter of Case Number Z-17-0001, please accept this signed document to represent my opposition to the requested zoning change.

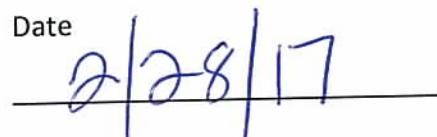
CELESTE Z. DAVIS, land owner of property at 1207 JOHNSON RD, Tarrant Appraisal District Account number 07254369 which is directly affected by the requested zoning change described in Case No. Z-17-0001.

Signed



CELESTE Z. DAVIS

Date



**Statement of Opposition**

**City of Keller - Case Number Z-17-0001**

In the matter of Case Number Z-17-0001, please accept this signed document to represent my opposition to the requested zoning change.

TODD J. RECKER, land owner of property at 617 KELLER SMITHFIELD RD, Tarrant Appraisal District Account number 04988310 which is directly affected by the requested zoning change described in Case No. Z-17-0001.

Signed

Todd J. Recker

TODD J. RECKER

Date

2-28-2017



## **Michele Berry**

---

**From:** Michele Berry  
**Sent:** Tuesday, February 28, 2017 1:05 PM  
**To:** Michele Berry  
**Subject:** FW: Dent Tennis Facility

---

**From:** Dottie Hyatt  
**Sent:** Monday, February 27, 2017 3:55 PM  
**To:** Community Development  
**Cc:** John Hyatt  
**Subject:** Dent Tennis Facility

We were just notified that the Dent Tennis Academy plans on building 2 x 43 ft domes spanning 5 tennis courts. We do not believe this would be fair to the surrounding residences as it appears it would be rather unsightly to view and it was not in the original plan as presented months ago.

*Dottie*

Dottie Hyatt  
Vice President  
Bat World Sanctuary  
[www.batworld.org](http://www.batworld.org)  
817-431-4866

*"The lure of bats is that they always promise the discovery of something new." M. Brock Fenton*

## Michele Berry

---

**From:** Michele Berry  
**Sent:** Tuesday, February 28, 2017 1:06 PM  
**To:** Michele Berry  
**Subject:** FW: Dent Tennis Facility

---

**From:** Dottie Hyatt  
**Sent:** Monday, February 27, 2017 5:05 PM  
**To:** Community Development  
**Cc:** John Hyatt  
**Subject:** Dent Tennis Facility

The more I investigated what is now being planned, or proposed, for this area the more I am appalled. There is nothing residential in appearance about the facility as originally stated that it would "blend in" and be "unobtrusive". It appears it will stand out like a hot air balloon in a field of wheat. We are opposed to the dual domes being built and perhaps the entire project needs to be scrapped. It appears that once they get their foot in the door they will do what they want and not give any consideration to the residential feel of the area. This is very unfair. Very, very unfair.

Additionally, the facility now wants to change its hours. When you consider the work and school traffic in the early morning and afternoon at the junction of Keller Smithfield and Johnson, it would appear this facility is going to cause even more problems. It is upsetting that they are already making changes to the look and feel of the development as well as the traffic they will cause when they gave assurances before that it would "blend in" and they wanted to be a "good neighbor".

Thank you for your consideration of our remarks-

Dottie Hyatt  
1324 Robin Ct.  
Keller

*Dottie*

Dottie Hyatt  
Vice President  
Bat World Sanctuary  
[www.batworld.org](http://www.batworld.org)  
817-431-4866

*"The lure of bats is that they always promise the discovery of something new." M. Brock Fenton*

## **Michele Berry**

---

**From:** Michele Berry  
**Sent:** Tuesday, February 28, 2017 1:07 PM  
**To:** Michele Berry  
**Subject:** FW: Dent Tennis Center proposals

From: kelly venezia  
Sent: Monday, February 27, 2017 8:32 PM  
To: Community Development  
Subject: Dent Tennis Center proposals

The Mock up of the size and shape of these Bubble domes are horrendous. Are they trying to mimic the Doplar Radar ball on Keller Smithfield already? The street will be the "BIG WHITE UGLY DOME/BALL STREET" Pure ugly.

More to come later just to upset to continue on.

Kelly Venezia  
1124 Trail Ridge Dr.  
Keller, Tx 76248

## **Michele Berry**

---

**From:** Michele Berry  
**Sent:** Tuesday, February 28, 2017 1:21 PM  
**To:** Michele Berry  
**Subject:** FW: Dent Tennis Facility

---

**From:** Sarah Boggus  
**Sent:** Tuesday, February 28, 2017 11:57 AM  
**To:** Community Development  
**Subject:** Dent Tennis Facility

I was appalled at the requests for variances made at the P&Z last night. I am glad that it was unanimously denied. Since that has no impact and is still going to city council as far as I know next week, I want to make my voice be heard that I do not support these changes. What was proposed sounded like a nice facility that could work in the middle of the surrounding neighborhood, but not any longer. The permanent domes do not belong in this area 30 feet off of Keller Smithfield. Operating from 6am to midnight, huge domes 30 feet off of the road, not wanting to bury the overhead lines.....this seems like the project has taken off in a whole new direction. I am thankful that I do not live near it, and sad that this could be a part of the landscape along Keller Smithfield. Feels a little bit like a bait and switch approach for approval.

*Thanks!*

*Sarah Boggus  
923 Talbot St  
Keller  
(817)891-0198*

## **Michele Berry**

---

**From:** Michele Berry  
**Sent:** Tuesday, February 28, 2017 1:22 PM  
**To:** Michele Berry  
**Subject:** FW: Tennis court domes

-----Original Message-----

From: Lisa Gillespie  
Sent: Tuesday, February 28, 2017 12:05 PM  
To: Community Development  
Subject: Tennis court domes

We just moved here last June to Keller, Texas. We live in Newton Ranch and did not know that there were plans for 43' domes to be permanently on the corner of our neighborhood. We are very upset that the city of Keller would consider putting those circus tents next to a residential area.

Do not allow the tennis domes!!!!

Thank you,  
Eric and Lisa Gillespie  
419 Silverado Trail  
Keller, TX

Sent from my iPhone

## **Michele Berry**

---

**From:** Michele Berry  
**Sent:** Friday, March 03, 2017 12:02 PM  
**To:** Michele Berry  
**Subject:** FW: No domes!

-----Original Message-----

From: Lisa Gillespie  
Sent: Friday, March 03, 2017 7:16 AM  
To: Community Development  
Subject: No domes!

We just moved here from out of state to Keller, Texas. We moved here because of the beautiful community and the great schools. Now they're thinking about putting domes by our subdivision that will sound like two lawnmowers going 24/7. If we had known or seen these domes when looking at homes in this neighborhood we would have never bought here. There's a place for these domes but not in our neighborhood!

Eric and Lisa Gillespie  
419 Silverado Trail  
Keller, TX  
678-463-5779

Sent from my iPhone

## **Michele Berry**

---

**From:** Michele Berry  
**Sent:** Thursday, March 02, 2017 9:12 AM  
**To:** Michele Berry  
**Subject:** FW: Dent Tennis Facility

---

**From:** Joyce Jones  
**Sent:** Wednesday, March 01, 2017 11:33 AM  
**To:** Community Development  
**Subject:** Dent Tennis Facility

I am a 35-year resident of Keller who lives near Rocky Top. I understand that change is inevitably, but to allow air-supported domes over the proposed tennis courts would be a travesty to those who live nearby and will have to drive by the proposed facility on a regular basis.

The argument was made that the Dent's "don't want" to build a permanent structure that could fit in with the surrounding neighborhood. Well, the many families who call this area "home" "don't want" a monstrosity staring us in the face every time we look out our windows either.

I welcome the tennis center as long as it is held to the same standards as the neighborhood it will be joining (and I'm pretty confident that I would not be allowed to cover my house with that same air dome if I wanted to protect my belongings.)

Joyce Jones

**Michele Berry**

---

**From:** Michele Berry  
**Sent:** Thursday, March 02, 2017 9:12 AM  
**To:** Michele Berry  
**Subject:** FW: New proposed tennis courts at Rocky Top Ranch

From: Tammy Deras  
Sent: Wednesday, March 01, 2017 10:36 AM  
To: Community Development  
Subject: New proposed tennis courts at Rocky Top Ranch

To whom it may concern:

My name is Tammy Deras. I live at 1405 Woodborough Lane in the Overton Ridge subdivision. I would like to express my objection to the air dome tennis courts being proposed along Keller-Smithfield road on the former Rocky Top Ranch property. I believe these domes will be an eyesore to pass by each day as I drive home. We moved to north Keller because we have always liked the country feel and enjoyed the beautiful surroundings. I urge you to vote against these and to preserve the beauty of our local community.

Sincerely,  
Tammy Deras

Sent from my iPhone

**Michele Berry**

---

**From:** Michele Berry  
**Sent:** Friday, March 03, 2017 12:03 PM  
**To:** Michele Berry  
**Subject:** FW: No Domes

-----Original Message-----

From: Laura Richey  
Sent: Friday, March 03, 2017 8:58 AM  
To: Community Development  
Subject: No Domes

Hello,

I live on Keller Smithfield Rd very close to Rocky Top Ranch. Please do not allow these domes. They will ruin our view and is something not good for Keller.

Please do not let this happen.

Thank you  
Laura Richey

Sent from my iPhone

Sent from my iPhone

**Michele Berry**

---

**From:** Michele Berry  
**Sent:** Friday, March 03, 2017 12:04 PM  
**To:** Michele Berry  
**Subject:** FW: Domes

-----Original Message-----

From: Sherry Bowman  
Sent: Friday, March 03, 2017 10:10 AM  
To: Community Development  
Subject: Domes

I am opposed to air filled domes at the Birch tennis facility.

Sherry Bowman  
2052 Bantry Dr.  
Keller TX

Sent from my iPhone

## **Michele Berry**

---

**From:** Michele Berry  
**Sent:** Friday, March 03, 2017 12:02 PM  
**To:** Michele Berry  
**Subject:** FW: Opposition to Domes at Birch Tennis Center

---

**From:** Tony Koschel  
**Sent:** Friday, March 03, 2017 8:05 AM  
**To:** Community Development; Keller Mayor and Council  
**Cc:** Tony Koschel  
**Subject:** Opposition to Domes at Birch Tennis Center

Good morning –

It has come to my attention that the Birch Tennis Center has now proposed the installation of inflatable domes to accommodate their indoor tennis needs and that these structures were not in the original proposal. ***I am writing this email to formally state my DISAPPROVAL of these inflatable domes.*** The domes are oversized, placed in a residential area and quite frankly an eyesore. I fully support a top notch, sports facility in the community but not at the expense of fellow neighbors in North Keller by approving variances to the original plan. This feels an awful lot like a bait and switch by the developer.

I've lived in Keller for the past 10 years and have continuously watched surrounding communities like Westlake, Southlake and even Trophy Club improve their images and amenities to residents with quality construction projects. Keller needs to step up their game to keep pace instead of just adding banks, gas stations and fast food restaurants on every corner.

Information for the record:

Anthony Koschel  
1457 Highland Ct.  
Keller, TX 76262  
817-337-0057

Regards,

**Tony Koschel**  
Vice President, Human Resources  
Loading Dock Products

**Entrematic**  
1612 Hutton Drive, Suite 140  
Carrollton, Texas, 75006 USA

Direct: +1 972 323 2691  
Switchboard: +1 972 466 0707  
Fax: +1 972 389 4777  
Mobile/SMS: +1 214 924 8556

[www.entrematic.us](http://www.entrematic.us)  
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## Staff Attachment

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## **Michele Berry**

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**From:** Michele Berry  
**Sent:** Friday, March 03, 2017 12:01 PM  
**To:** Michele Berry  
**Subject:** FW: Tennis Club domes proposal opposition

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**From:** Tim Kincaid  
**Sent:** Friday, March 03, 2017 6:54 AM  
**To:** Community Development; Keller Mayor and Council  
**Subject:** Tennis Club domes proposal opposition

Greetings. Two voters in Keller, voicing opposition to the proposed domes at the tennis club development. These proposed structures are not consistent with the neighborhood, and would be eyesores. We support the original tennis club plan; these additions are not acceptable and we urge you to not approve.

Thanks,

Timothy Kincaid  
Larry Pettit  
1109 Oakwood Circle  
Keller, 76248

## **Michele Berry**

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**From:** Michele Berry  
**Sent:** Friday, March 03, 2017 12:02 PM  
**To:** Michele Berry  
**Subject:** FW: opposition to white fabric tennis domes

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**From:** Scott Birdsong  
**Sent:** Friday, March 03, 2017 7:08 AM  
**To:** Community Development  
**Subject:** opposition to white fabric tennis domes

Dear Sir/ Ma'am,

As a North Keller resident and homeowner in Tuscany off Roanoke Road, I'm writing to express my concern and opposition to the use of large white fabric tennis domes in this or any similarly situated Keller residential neighborhood. While I would welcome a private tennis center to the city, the proposed aesthetic is a significant detraction to the character and charm of North Keller, and the need for commercial HVAC and fans running 24/7 to pressurize these balloon-like chambers will constitute an ongoing nuisance to residents and potential future homeowners in the area.

The prosperity and well-being of the area's homeowners must come first if we are to continue to attract high-end residential growth which drives the tax base. Please vote AGAINST the giant white fabric tennis domes in the proposed tennis center at Rocky Top.

Sincerely,

Deena & Scott Birdsong  
1100 Tuscany Terrace  
Keller, TX 76262  
(972) 333-1287  
*Sent from my iPhone*

## **Michele Berry**

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**From:** Michele Berry  
**Sent:** Friday, March 03, 2017 12:03 PM  
**To:** Michele Berry  
**Subject:** FW: Domes at the Birch Tennis Club

-----Original Message-----

From: Caryn Pierce  
Sent: Friday, March 03, 2017 9:23 AM  
To: Community Development  
Subject: Domes at the Birch Tennis Club

No domes in our neighborhood and city please.

Caryn And Lance Pierce  
608 Medina Drive  
Keller

Caryn Pierce  
Rodan + Fields Dermatologists  
Independent Executive Consultant  
817-308-8906

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## **Michele Berry**

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**From:** Michele Berry  
**Sent:** Friday, March 03, 2017 12:01 PM  
**To:** Michele Berry  
**Subject:** FW: Birch Tennis Club Proposed Changes

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**From:** Michael Jenkins  
**Sent:** Thursday, March 02, 2017 5:51 PM  
**To:** Community Development  
**Subject:** Birch Tennis Club Proposed Changes

Planning Commission Members,

It has been brought to my attention that the plans for the Birch Tennis Club development on Keller Smithfield Rd have been proposed to be substantially changed. I am very concerned that the changes, especially the proposed inflatable domes, are going to have a very negative impact on the quality of life and the property values for the many residential areas around the Johnson Rd and Ottinger/Keller Smithfield intersections. Residents in both the Newton Ranch and Saddlebrook Estates neighborhoods will be negatively impacted as well as all of the residents along Johnson Rd, Ottinger Rd, and Hallelujah Trail.

Negative impact will be felt in the increased traffic caused by an expansion of the hours of operation to 18 hours a day. The resulting increase in early morning and late night traffic will have a highly negative impact on the entire area.

The sight of 43 foot tall domes situated so close (30 feet???) to Ottinger Rd and Johnson Rd will have a lasting negative impact on local property values.

I am also very concerned about the environmental impact of the domes themselves in that they will require constantly running fans. These fans pose a potential danger to the environmental balance in the area. We currently enjoy a wide variety of flora and fauna in the northern portion of Keller. What effect will these fans which emit a constant noise at 72 decibels 24 hours a day, 365 days a year have on the wildlife in the area? And what about the impact of this noise to the sleep of the local residents?

I strongly urge Members Reed, Ponder, Stansell, Page, Sagar, Bigbee, DePuma, and McCrea to vote against any change from the original plan.

Regards,  
Michael Jenkins  
509 Silverado Trl  
Keller TX 76248

## **Michele Berry**

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**From:** Michele Berry  
**Sent:** Friday, March 03, 2017 12:01 PM  
**To:** Michele Berry  
**Subject:** FW: Birch Tennis Club

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**From:** Paul Hafey  
**Sent:** Thursday, March 02, 2017 4:58 PM  
**To:** Community Development  
**Subject:** Birch Tennis Club

To the City Council,

I am Paul Hafey, a resident at Newton Ranch and President of the Newton Ranch HOA. I adamantly reject the plan for a domed tennis court or changes to any zoning for such tennis courts. It is my understanding that the city council was previously duped into approving a plan that is now being switched in a grand bait and switch scheme by the company/developer. At this point I do not see why the council can't revoke any approval when it is obvious this was the plan all along. I do not want this noise nor does anyone in our neighborhood. It is an outrage that there would be any consideration to putting a constant noising generating anything in a residential area. The domes will create noise equivalent to 2 lawn mowers running 24/7 365 days a week. UNACCEPTABLE!!!! It is your duty as city council to uphold the zoning not constantly granting exceptions. If there is an approval of this not only will there be law suits to stop this and tie them up in courts for years we will be looking at suing the council for dereliction of duty and we will go after every individual involved including the Mayor and City Manager.

Paul Hafey  
416 Silverado Trail  
President Newton Ranch HOA

Paul Hafey  
President and CEO  
Sovereign Pharmaceuticals, LLC.  
7590 Sand Street  
Fort Worth, TX 76118  
Direct Phone 817-590-1608  
Cell 817-874-8500  
Fax 817-616-0804  
[www.sovpharm.com](http://www.sovpharm.com)



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## **Michele Berry**

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**From:** Michele Berry  
**Sent:** Friday, March 03, 2017 3:16 PM  
**To:** Michele Berry  
**Subject:** FW: NO!! to domes for Birch Tennis

From: Kelly Lundberg  
Sent: Friday, March 03, 2017 2:30 PM  
To: Community Development; Keller Mayor and Council  
Cc: Kelly Lundberg  
Subject: NO!! to domes for Birch Tennis

Greetings,

I would like to express my displeasure reading about the proposal of giant domes for the Birch Tennis Club. I live in a neighborhood on the corner of Johnson Rd. and Keller-Smithfield Rd. I travel down that section of Keller-Smithfield several days a week due to my son attending preschool as well as my family attending church at The Mount (corner of Keller-Smithfield Rd & Bancroft Rd). Not only do these huge air-filled monstrosities not fit the visual landscape of the area, but as a nearby resident, I am absolutely **OPPOSED** to the constant noise annoyance associated with keeping these domes inflated. Sound waves travel differently at night, making everything louder & travel further than during daytime hours. I have absolutely no interest in being subject to the 24/7/365 noise pollution that these air-filled domes will create. I urge the City Council to vote NO!! Please, for the sake of the residents that surround this property, please **DENY** the domes.

Kelly Lundberg

## **Michele Berry**

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**From:** Michele Berry  
**Sent:** Friday, March 03, 2017 3:16 PM  
**To:** Michele Berry  
**Subject:** FW: Birch Tennis Club Plans For Inflatable Domed Courts

**From:** Robert Burns  
**Sent:** Friday, March 03, 2017 1:29 PM  
**To:** Community Development  
**Subject:** Birch Tennis Club Plans For Inflatable Domed Courts

Dear Keller City Council Members,

We were informed today by the Newton Ranch HOA, where we live, that the Birch Tennis Club is making changes to their original building plans and requesting permission from you for domed courts at their upcoming facility near our housing development. We already have the eye-sore of a domed antenna to deal with and in no way do we want these inflatable domes, as well. It is our belief that giving permission for these would significantly damage property values in any area where they are visible. We also don't want the 72 decibels of noise that each fan would produce to keep these domes inflated.

We moved to Keller four years ago and we have to tell you that we have been less than impressed with the direction our city is headed. For example, permitting storage buildings that front Keller Blvd., along with all the fast food restaurants and very few nice "dine in" restaurants, seems to perpetuate the philosophy of wanting Keller to be a lower-end, industrial community, rather than a place for its citizens to have pride in and enjoy. We go out to lunch most every day, but are forced to drive to Southlake for good, decent restaurants. That's a shame, in our book. It will be even more difficult for the city to attract good restaurants and stores if you continue to let storage buildings and inflatable domes to decimate the natural beauty of our city.

Thank you for listening to our point of view and we certainly hope that you will decline Birch's request for this change. We will not be able to attend the meeting on March 7<sup>th</sup>, but wanted to make our views known to you before you make a decision. We would be happy to discuss these matters further if you desire to do so.

Robert & Linda Burns  
505 Silverado Trail  
Keller, TX 76248  
(682) 502-4703

## **Michele Berry**

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**From:** Michele Berry  
**Sent:** Tuesday, February 28, 2017 1:21 PM  
**To:** Michele Berry  
**Subject:** FW: Dent Tennis facility on Keller Smithfield Road

From: Joe Schneider  
Sent: Tuesday, February 28, 2017 11:50 AM  
To: Community Development  
Subject: Dent Tennis facility on Keller Smithfield Road

Mayor and Council:

I am fully in support of the proposed Dent Tennis Facility together with all of the variances requested at the P & Z meeting (where it was recommended to council for denial). The location, although a little north of Keller Parkway, is located on a major roadway and in such a way as to minimize impact to the surrounding area. This will be an outstanding facility and will provide for some much needed recreational opportunities not found in Keller today. Additionally, it will be an economic magnet for bringing tournaments and other gatherings to Keller. This will help to support our local economy, including the soon to be built hotel in town center.

Thank you for your consideration.

Joe Schneider  
1401 Woodborough Lane  
Keller, TX 76248

**Michele Berry**

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**From:** Michele Berry  
**Sent:** Monday, February 27, 2017 8:32 AM  
**To:** Michele Berry  
**Subject:** FW: Next P&Z meeting

**From:** Joan Boyle  
**Date:** February 25, 2017 at 5:28:12 PM CST  
**To:** <[dhawkins@cityofkeller.com](mailto:dhawkins@cityofkeller.com)>  
**Subject:** Next P&Z meeting

David- please share with the P&Z members my continuing support for the Dent tennis facility. I am really pleased to learn that they are now in a position to make the dome a part of their phase one plans. With 5 covered courts, that can therefore be used year round, it will allow for increased usage and membership will build more quickly than had they had to wait until phase 2. I think the dome will help cement the success of this wonderful new addition to our fine city . I live within 200 feet of this planned development.

Joan Boyle  
1262 Oak Hill Rd  
Keller, Tx 76248

Sent from my iPhone