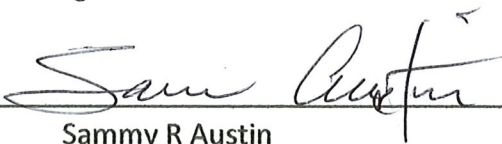
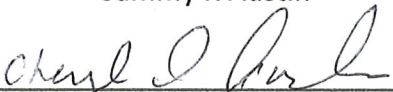


We, the people whose signatures are shown below, adamantly oppose SUP-23-0018 as of August 18, 2023. The operation of a school out of Mount Gilead Baptist Church will cause tremendous hardship on the surrounding neighbors. Traffic is already a huge problem in the area and this will just exacerbate it. We have many other concerns that will be addressed at the meeting.

Sammy R Austin
Cheryl D Austin
1315 Oakhill Rd
Keller, TX 76248

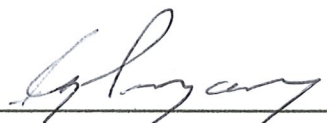


Sammy R Austin




Cheryl D Austin


Irizarry Family Living Trust
Ray Irizarry
Donna Irizarry
1305 Oakhill Rd
Keller, TX 76248



Ray Irizarry



Donna Irizarry



Ken Pearson, executor

Estate of Wayne Pearson
1310 Oakhill Rd
Keller, TX 76248

Michael R Thompson

Michael R Thompson
Joy J Thompson
1320 Oakhill Rd
Keller, TX 76248

Joy J Thompson

Manuel D Funes
Lesli W Funes
1330 Oakhill Rd
Keller, TX 76248

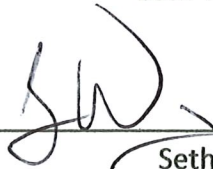


Manuel D Funes



Lesli W Funes

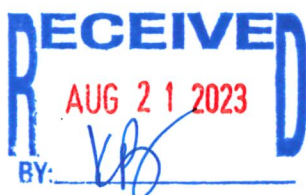
Seth Wages
Kaitlyn Wages
822 Keller Smithfield Rd
Keller, TX 76248



Seth Wages



Kaitlyn Wages



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David S Windle
Sherry J Windle
1245 Bancroft Rd
Keller, TX 76248

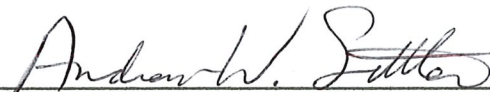
David S Windle

Sherry J Windle

Casey L William
1305 Bancroft Rd
Keller, TX 76248

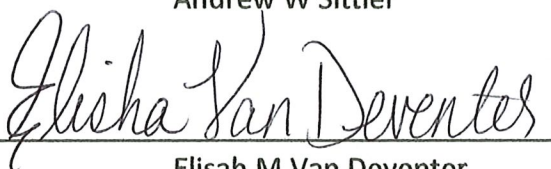
Casey L William

Andrew W Sittler
1313 Bancroft Rd
Keller, TX 76248

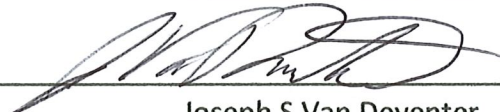


Andrew W Sittler

Elisah M Van Deventer
Joseph S Van Deventer
1325 Bancroft Rd
Keller, TX 76248



Elisah M Van Deventer



Joseph S Van Deventer

Nash W Paradise
Jennifer L Paradise
1248 Bancroft Rd
Keller, TX 76248

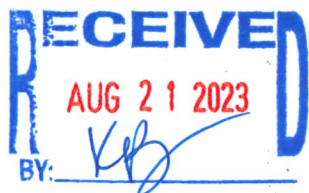
Nash W Paradise

Jennifer L Paradise

Thomas J Lambrecht
Jamie Lambrecht
1228 Bancroft Rd
Keller, TX 76248

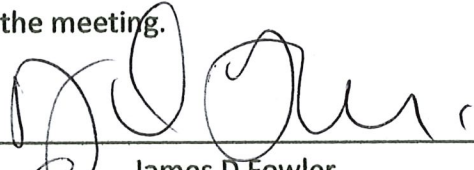
Thomas J Lambrecht

Jamie Lambrecht

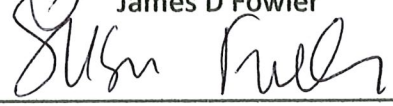


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James D Fowler
Susan C Fowler
1088 Manor Way
Keller, TX 76248

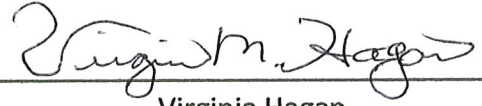


James D Fowler



Susan C Fowler

Virginia Hagan
1092 Manor Way
Keller, TX 76248

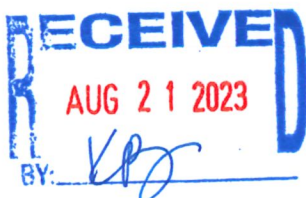


Virginia Hagan

Tim Copeland
Dilena Copeland
805 Keller Smithfield Rd
Keller, TX 76248

Tim Copeland

Dilena Copeland



Saturday, August 19, 2023

Ray and Donna Irizarry (Trustees of the Irizarry Family Living Trust)
1305 Oak Hill Road
Keller, TX 76248

To our respected members of our city government,

Please find our opposition to the proposed case # SUP-23-0018 for the following reasons. The SUP application states that the SUP applicant should supply:

A letter justifying the request and addressing the decision criteria on with the Planning and Zoning commission and City Council will base their decision.

- (1) The use is harmonious and compatible with surrounding existing uses or proposed uses;
- (2) The activities requested by the applicant are normally associated with permitted uses in the base district;
- (3) The nature of the use is reasonable and appropriate in the immediate area;
- (4) Any negative impact on the surrounding area has been mitigated; and
- (5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.

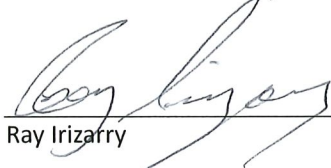
In our opinion, the SUP has not satisfied these conditions and will present an additional burden to the residential area of Oakhill Road as this road is the only ingress and egress for approximately 13 homes. This interferes with the peaceful enjoyment of our homes. Many of the residents are working at home or retired and may need Oakhill to Keller Smithfield access at any time during the day. As an unfortunate recipient of an impatient and non-attentive driver on Keller Smithfield whereas I was rearended while attempting to make a left turn onto Oakhill from Keller Smithfield, I cannot help but think additional young drivers will increase this likelihood.

We don't believe the traffic study truly reflects actual anticipated traffic. For example, the trip generation memo deals with peak but does not represent a normal day. If I use common sense, there are already 100 students in their current enrollment and an unknown number of teachers and staff members to support the students. Additionally, there is an unknown number of staff members that are there daily to conduct church business. Then you will need to anticipate any in and out business and that a daily traffic would have at least one ingress and one egress.

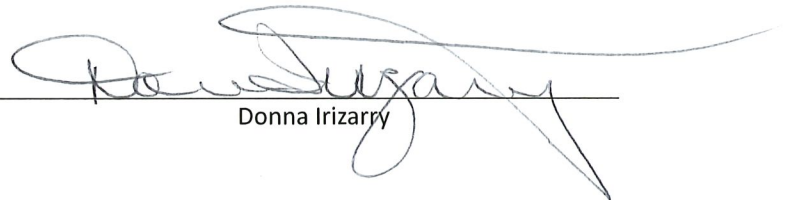
If you add to the above paragraph an anticipated 60 students that is at least 60 more ingress plus egress activities of the students plus any new anticipated teachers and staff to support the extra 60 students. It also does not anticipate special events such as parent teacher conferences, pre enrollment visits, etc.

As an extra concern, although the SUP states up to 60 students, it does not state how that will be enforced. Sixty can turn into a hundred without enforcement.

For these reasons above, we are in opposition to the SUP.



Ray Irizarry



Donna Irizarry

CC: City of Keller Mayor and City Council
City of Keller Planning and Zoning

REC'D AUG 21 2023

9:40 am
Vicki Chavez

Alexis Russell

To: Sarah Hensley; Amber Washington
Cc: Iván Gonzalez; Chad Barte; Alonzo Liñán
Subject: RE: SUP Application - Mount Christian Academy

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

From: Ken Pearson [REDACTED]
Sent: Monday, August 21, 2023 11:50 AM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: SUP Application - Mount Christian Academy

Ladies and Gentlemen, my name is Ken Pearson and I live at 1310 Oakhill Road and I am writing to oppose the Special Use Permit application for The Mount Christian Academy filed by Mt. Gilead Baptist Church (The Mount).

This proposed use is not consistent with the character of the neighborhood, will generate substantial additional traffic and congestion, and not consistent with the permitted uses in this low-density residential neighborhood.

Also it is inconsistent with the FLUP, specifically:

- Ensure standards for residential adjacency help mitigate the impacts of nonresidential uses on adjacent residential land uses. P21

- Traffic within and near neighborhoods is of paramount concern because of the heightened use of sidewalks and trails by families and children. Consequently, reducing traffic and ensuring required traffic operates in a safe manner are primary concerns of residents. Recognizing that new development means more traffic, it is important to minimize the impact of that increased traffic on local streets. P28

Thank you for your consideration. Ken. Pearson

Alexis Russell

From: [REDACTED]
Sent: Monday, August 21, 2023 10:09 AM
To: Community Development
Subject: Copy forwarded for you on Proposed School at The Mount Church

Dear Honorable Mayor and City Council:

I received the written notice for Tuesday's public hearing and write today to express my concern for a proposed K-12 school at this property.

I am the product of religious private schools and understand their importance. My issue is the safety of the children and anyone traveling near the property as a result of increased traffic flow from a new school. As you probably know, the road is already busy with all sorts of traffic and often bicyclists.

There is a challenging curve across from the school which has resulted in motor vehicles winding up in a ditch. We are not far from Keller High School and the construction of the traffic circle at Keller Smithfield and Johnson Road may actually increase traffic flow.

I live close to the church and its preschool and enjoy listening to the sound of the children at certain times of day. My only concern here is a safety one for all of us. Thank you for listening.

Sincerely,

Virginia Hagan
1092 Manor Way
Keller, Texas

[Sent from the all new AOL app for iOS](#)

Alexis Russell

From: Jodi Majewski [REDACTED]
Sent: Monday, August 21, 2023 12:12 PM
To: Alexis Russell
Subject: The Mount private school

Follow Up Flag: Follow up
Flag Status: Flagged

1240 Oakhill

We built on property we own and just moved in a few weeks ago. You should be able to pull it up on a map since we had the new address added quite some time ago. Let me know if you have any other questions.

Jodi Majewski
JM Interiors
Design & Renovation
[REDACTED]
210.413.1709

> On Aug 21, 2023, at 11:09 AM, Alexis Russell <arussell@cityofkeller.com> wrote:

>

> Good morning Jodi,

>

> Thank you for your letter. You mentioned you live on Oakhill Rd, but I'm having some difficulty determining your address. Could you please specify the street number?

>

>

> Thank you,

>

> Alexis Russell | Planning Technician

> P: 817-743-4130

> City of Keller, Texas

> www.cityofkeller.com

>

>

>

>

> -----Original Message-----

> From: Jodi Majewski [REDACTED]

> Sent: Friday, August 18, 2023 8:47 AM

> To: MayorandCouncil <CityCouncil@cityofkeller.com>

> Subject: The Mount private school

>

> Mr. Mayor and Council members, I am Jodi Majewski. My husband and I recently moved into our new family home on Oak Hill Road. One of our sons went to preschool at The Mount and I have nothing but great things to say about the staff there. The proposed addition of a K-12 private school is a concern, however. Oak Hill Road is already a narrow road as well as a dead end road. Our neighborhood loves the privacy this affords.

>

> The added traffic—which cannot help but be a reality when many more people are going to need to enter and exit at the same time twice a day—is in no way a benefit to anyone currently living in that area. At a minimum there will be cars parked and waiting in lines at dismissal. There is not a viable infrastructure in that area to support that. We will be blocked from getting out and back to our homes every single school day. It isn't possible for traffic to even be led to the side of the street and there is no room to move around it since it will block the road. Please don't allow this to happen. Having a religious private school is a terrific idea but I don't believe our area can support it.

>

> Thank you,

>

> Jodi Majewski

> JM Interiors

> Design & Renovation

>

> 210.413.1709

Alexis Russell

To: Sarah Hensley; Amber Washington
Cc: Chad Bartee; Alonzo Liñán; Iván Gonzalez
Subject: RE: The Mount Church - School Proposal

From: Christine Schoellhorn [REDACTED]
Sent: Thursday, August 17, 2023 6:54 PM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: The Mount Church - School Proposal

Dear Members of Planning and Zoning,

I hope this letter finds you well. I am writing to express my concerns regarding the proposed establishment of a K-12 school at The Mount Church. As the owner of 1241 Oakhill, I feel it is my responsibility to voice my opinions and share my perspective on this matter.

First and foremost, I would like to stress that I fully support the growth and development of our education system. Schools play an integral role in shaping our children's future, and I appreciate the importance of providing them with quality education. However, I believe that careful consideration must be given to the location of such facilities to ensure they align with the best interests of the community as a whole.

My primary concern with placing a school at the end of our street is the potential increase in traffic congestion and safety hazards it may bring. Schools tend to attract a significant number of vehicles during drop-off and pick-up times, which could lead to traffic congestion on our already busy street. This congestion not only affects the residents but also compromises the safety of pedestrians, especially children who walk or bike to nearby destinations.

Additionally, the noise levels associated with a school can be disruptive to the peaceful ambiance we currently enjoy in our neighborhood. Extracurricular activities, recess, and other school-related functions may generate excessive noise that could disturb the residents' tranquility and quality of life. This issue becomes particularly important during evenings and weekends when residents try to relax and spend time with their families.

Moreover, the potential impact on property values should also be taken into account. While I understand that a school can bring benefits to a community, including educational opportunities and employment, the presence of such an institution near residential properties may deter potential homebuyers. This could result in a decline in property values, which would negatively affect the residents who have invested their time, effort, and finances into creating their homes.

Considering these concerns, I kindly request that the Zoning Commission does not allow the proposed school. I believe there are alternative sites that could better accommodate the needs of the school while minimizing the potential negative impact on our neighborhood. By exploring other options, we can find a solution that benefits both the educational system and the residents of our community.

Thank you for your time and consideration. I trust that you will carefully weigh the various perspectives and make a decision that serves the best interests of all parties involved. If you require any further information or would like to discuss this matter in more detail, please do not hesitate to contact me.

Wishing you all the best in your deliberations.

Sincerely,

Christine Schoellhorn

CHRISTINE L. SCHOELLHORN | 949.276.1770
1241 Oakhill Road, Keller

Best,
Christine

CHRISTINE L. SCHOELLHORN | 949.276.1770

Alexis Russell

From: [REDACTED]
Sent: Tuesday, August 22, 2023 2:57 PM
To: Community Development
Cc: Sarah Hensley
Subject: Opposed - Mount Christian Academy SUP

Good afternoon,

Sorry for the last minute email, but I would like to register my opposition to the SUP for the proposed Mount Christian Academy.

The intersection of Keller-Smithfield, Ottinger, Oakhill, and Bancroft Roads is a pending disaster on a good day. It is not uncommon for a vehicle traveling north on Keller-Smithfield to miss the curve onto westbound Bancroft and end up in the ditch or the cemetery fence. A vehicle at the Ottinger stop sign has poor visibility of eastbound Bancroft traffic rounding the curve onto southbound Keller-Smithfield. I narrowly avoided getting hit by a vehicle that was attempting to directly enter The Mount's parking lot by crossing Keller-Smithfield on a slight diagonal from the Ottinger stop line. The danger of this stretch of road is compounded by drivers that regularly exceed the 30 m.p.h. limit by 5-10 m.p.h. or more. Besides the increased volume of traffic exacerbating this area's danger, the nature of the traffic – slowing, turning, entering, exiting – will make the situation even worse.

I think adding a school, or adding or expanding any activities, at this location is a very bad idea.

Thank you,
Debbie Wolfe
1285 Mount Gilead Rd
Keller, TX 76262
650-888-6711