

Wayne Barnes
Ann Barnes
1318 Austin Thomas Dr.
Keller, Tx 76248

September 20, 2021

Subject: zoning change for property on the east side of Rufe Snow between Rapp Rd and Shady Grove Rd (Case # Z-21-0009)

To whom it may concern:

We are writing to **OBJECT** to a proposed high density development on the land behind our house which is in Oak Run Estates

*That area is far too small to accommodate 34 houses.

* A development of that size on very small lots is not compatible with the existing neighborhoods of Estates of Oak Run, Highland Oaks and Canterbury.

*The destruction of mature trees and undergrowth, in order to clear the land for building, will negatively impact numerous and diverse wildlife that live in that area.

* The increased noise of the building project and subsequent neighborhood will negatively impact our home and the enjoyment of our own yard.

*The impact from the additional traffic generated by the many households on that property will be sizable on an already heavily traveled street.

We appreciate your consideration of our objection.

Sincerely,

Wayne Barnes



Ann Barnes



1318 Austin Thomas Dr.. Keller, Tx. 76248
817-235-6934 or 817-487-6625
wabarnes@gmail.com

REC'D SEP 20 2021

Laura Cerruti
Brett Lawrence
1322 Austin Thomas Dr
Keller, TX 76248
817-337-3010

City Council
c/o City of Keller
100 Bear Creek Parkway
Keller, TX 76244

Date: 17-SEP-2021
Re: File Number: 21-600 aka Beverly Grove

Dear Mayor and Council,

Our property on Austin Thomas Dr. is adjacent to the property being considered for rezoning for the Beverly Grove subdivision.

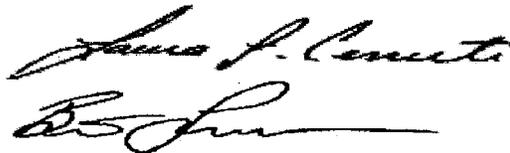
We are Opposed to the Proposed Zoning Change. The following are some of the reasons for our opposition;

1. Among the most important decision factors that led to our choosing this property was Privacy. Having high density homes directly behind our house will result in a loss of the privacy that we value greatly.
2. Specifically, proposed lot numbers 10 and 11 would place new building structures only 20 feet from the property lines of existing homes. There are 6 homes out of 10 on Austin Thomas Drive that would have their privacy taken away. The homes on Austin Thomas would be forced to trade the current private wooded view for an eyesore of a building that would be nearly impossible to screen from view.
3. When we presented our objections at the P&Z meeting, the board created some on-the-fly changes to the proposed plan. Affected citizens had ZERO opportunity to comment on those board proposals before the board approved them. How is this fair and reasonable?

We would consider rescinding this objection if lots 10 and 11 (the NE and SE corner lots) were removed from the plan.

We ask you to decline this rezoning request as it exists today.

Sincerely,



Laura Cerruti & Brett Lawrence
1322 Austin Thomas Dr. Keller

REC'D SEP 20 2021

September 17, 2021

City of Keller
Community Development
P.O. Box 770
Keller, TX 76244

Re: Notice of Public Hearing
Case No. Z-21-0009
Planned Development SF-8.4 for Beverly Grove

Dear Katasha Smithers:

We are formally writing to you to inform you of our **adamant opposition** to the **Planned Development SF-8.4 for Beverly Grove consisting of 33 residential lots and four open space lots on approximately 11.38-acres, being legal described as Tract 3E, Abstract 457 out of the John Edmonds Survey, located at the intersections of Rapp Road, Shady Grove Road, and Rufe Snow Drive, and addressed as 1301 Rufe Snow Drive (Account #: 05693802).** We are homeowners with close proximity (within 200' of the above-described property), residing at address 1330 Austin Thomas Dr., Keller, TX 76248.

We have been residents of Estates of Oak Run for over ten years and have backed up to the above-described property for our entire period of residence. We chose this home for the peacefulness that surrounds it, the trees, the wildlife and the buffer to Rufe Snow. The Beverly Grove proposal and the re-zoning measure to facilitate it do not protect our peaceful environment. The proposed small lots and 33 houses is in stark contrast to the small town feel and community of the City of Keller. There are very few places that remain in Keller, that habitat wildlife and provide some necessary tranquility from the busyness of the Rufe Snow activity.

The trees that live and grow on the described property, provide more than just shade from the sun, they provide life to other creatures and support our general oxygen supply. We simply must fight for these parcels of land to be more than concrete and bricks. We need to find ways to enhance our community by leaving some of the areas such as these intact.

We also feel that the Beverly Grove proposal will decrease the value of the homes within Estates of Oak Run. Due to the size of the lots and therefore the closeness of the houses, the Beverly Grove proposed community does not match with the other neighborhoods in this vicinity. The prior proposal for this piece of land was for 31 houses and it was denied.

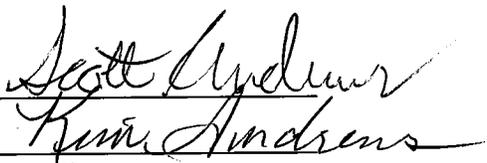
As homeowners, and taxpayers in the City of Keller, located in close proximity to the proposed Planned Development for Beverly Grove, we would like to express our **adamant opposition** to this proposal. We respectfully request that the Community Development Committee and City Council consider our opposition in their decision.

If you should need any further information on this matter, please feel free to contact us: **Scott Andrews 817.975.8849 or Kim Andrews 817.975.4353, 1330 Austin Thomas Dr., Keller, TX 76248**

Sincerely,

Scott Andrews

Kim Andrews



SEP 17 2021

August 16, 2021

Community Development
c/o City of Keller
PO Box 770
Keller, TX 76244

AUG 16 2021

Dear Community Development,

We are writing this letter in opposition to case number Z-21-0009.

We are the homeowners at 960 Roxbury Way, Keller, TX, 76248. Our property is within the 200-foot buffer zone and our opposition should be registered in accordance state law with the requirement that if 20% of owners in this zone are opposed a vote of three-fourths of the City Council is required to approve the zoning change.

While we would much prefer that this area remain undeveloped, if the area is rezoned to residential the residential district must match that of the surrounding residential districts. This means that the residential district must be either SF-15 or SF-12, not SF-8.4.

Sincerely,

Handwritten signatures of Matthew Ricketts and Mandy Ricketts in black ink. The signatures are cursive and overlapping.

Matthew Ricketts and Mandy Ricketts

Homeowners
960 Roxbury Way
Keller, TX 76248

Aug 11, 2021

Barry Johnson
Mary Walker

1004 ATLEE DR, KELLER

Dear City of Keller Planning,

We live at 1004 Atlee Dr. in Keller and are opposed to the recommendation for a zoning change application from Retail (R) to Planned Development SF-8.4 (PD-SF-8.4) for Beverly Grove with 33 residential lots.

This land should remain commercially zoned as it was since that's what we were told when we bought our home in April 2015. Instead developers keep trying to shove as many homes as possible into these zoning change requests that they keep trying to get passed.

This is our written opposition as requested by the city of Keller.

Sincerely,

Mary Walker



1004 Atlee Dr.
Keller, TX 76248

AUG 17 2021

Todd and Barbara Mury
1310 Austin Thomas Drive
Keller TX 76248

August 23, 2021

To Whom It May Concern:
RE: Case # Z-21-009

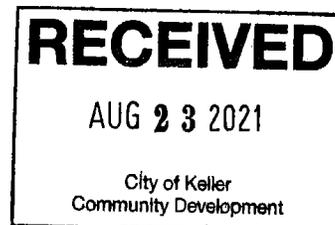
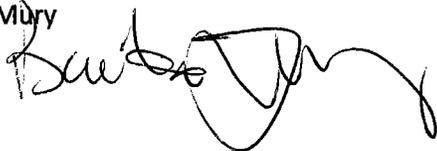
My wife Barbara and I received a letter regarding the above referenced P&Z proposal. Our response is that we both would oppose the upcoming Beverly Grove project as currently presented.

Regards,

Todd Mury



Barbara Mury





From:

Martin Holland & Katie Holland
1001 Atlee Drive
Keller
Texas
76248

Attn: Community Development Department / City of Keller Council / Katasha Smithers

Ref: Case No. Z-21-0009

Dear Sir / Madam,

We would like to state our opposition to the planned development zoning change (Z-21-0009) from Retail to Planned Development SF-8.4 (PD-SF-8.4) for the Beverly Grove subdivision which is proposed to consist of 33 residential lots and 4 open space lots on approximately 11.38 acres legally known as Tract 3E, Abstract 457.

Rationale: My wife and I purchased our home in the Estates of Oak Run with the knowledge that the undeveloped piece of land at the corner of Rufe Snow and Rapp Road was zoned as Retail and that the Future Land Use Plan showed a planned Medium Density Single Family (MD-SF) designation. With this knowledge we then researched the City of Keller Unified Development Code (UDC) and felt comfortable with the limitations on the ability of a developer to clear cut wooded areas or develop land adjoining existing neighborhoods if the proposed plans were inconsistent with existing surrounding neighborhoods. If the undeveloped land had been zoned differently, we likely would not have purchased the home.

After reviewing the proposed development plans and comparing the lot sizes to the requirements in the City of Keller Unified Development Code it appears that several of the lots do not meet the required minimum lot width of 60 feet as required for an SF-8.4 high density development.

In addition after reviewing the proposed development there are two planned lots (Lot 10 and Lot 11) which would place homes just 22 ft from our neighborhood fence line severely altering the privacy of our properties.

It is our position that the proposed change from Retail to Residential and the proposed high density SF-8.4 development are unacceptable and incompatible with our original reasons for buying the property which we live in.

Thanks & regards,

Martin Holland

08/23/21

Katie Holland

8/23/2021

23 August 2021

Planning & Zoning Commission
Community Development
C/O City of Keller
100 Bear Creek Parkway
Keller, TX 76244

Subject: Beverly Grove Application Case Number: Z-21-0009

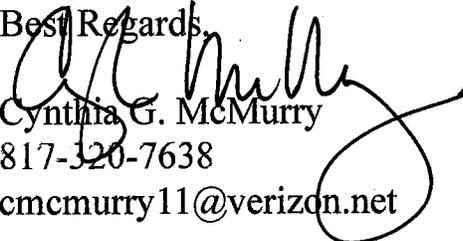
Hello,

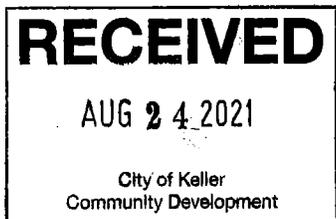
This letter is addressed to the attention of the City of Keller, Planning & Zoning Commission regarding the upcoming subject Public Hearing for the proposed development application submitted by the developers for the Beverly Grove subdivision. Please accept this written notification of my definitive opposition to the development application cited above in its entirety. My name and residence are as follows:

Cynthia G. McMurry
1334 Austin Thomas Drive
Keller, TX 76248

Should additional information be required, please contact me using the information below.

Best Regards,


Cynthia G. McMurry
817-320-7638
cmcmurry11@verizon.net



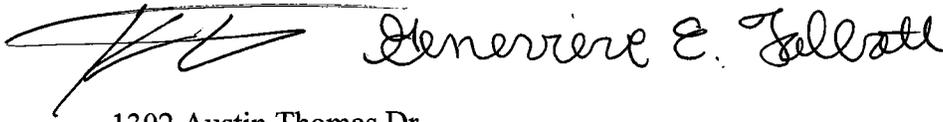
August 24, 2021

Planning & Zoning Commission
Community Development
C/O City of Keller
100 Bear Creek Parkway
Keller, TX 76244

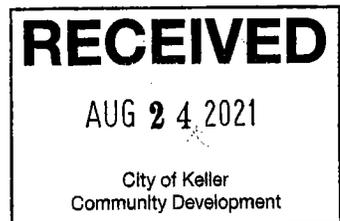
Subject: Beverly Grove Application Case Number: Z-21-0009

This letter is for The Planning & Zoning Commission of the city of Keller regarding a zoning change application from Retail (R) to Planned Development SF-8.4 (PD-SF-8.4) for Beverly Grove, legally described as Tract 3E, Abstract 457 out of the John Edmonds Survey, located at the intersections of Rapp Road, Shady Grove Road, and Rufe Snow Drive, and addressed as 1301 Rufe Snow Drive (Account # 05693802). Please accept this written notification as our opposition to the development application listed above in it's entirety.

Richard Talbott & Genevieve E. Talbott

A handwritten signature in black ink, appearing to read "Genevieve E. Talbott". The signature is written in a cursive style and is positioned to the right of a horizontal line that extends from the left margin.

1302 Austin Thomas Dr.
Keller, TX, 76248
817-300-3815
talbottkw@gmail.com



Stephen & Heather Zisler
1314 Austin Thomas Drive
Keller TX 76248

August 5, 2021

To Whom it May Concern,

My name is Steve Zisler and I have lived in Keller for 15 years. I am writing this letter in regard to Case Number: Z-21-009. We live at 1314 Austin Thomas Dr in the Estates of Oak Run. Our back fence will directly back up to the proposed Beverly Grove.

My wife Heather and I are opposed to the proposed zoning changes as well as the plan to build high density houses in the proposed location. Our reason for opposition is outlined below.

1. Track homes with front car garage and high-density housing does not fit the area of Keller where these houses are going to be built. We believe this is off brand and does not fit the aesthetic of the houses that are east of Rufe Snow. All houses in this area have significantly larger lot sizes with existing native trees and putting a track home neighborhood with tiny lots does not make sense to me.
2. Traffic is already significant pulling out of my neighborhood on both Rapp Road and Shady Grove. The addition of 33 new homes and likely 66 more cars traveling these streets daily creates a major concern. The exits/entrances to the neighborhood on not properly thought out and clearly developed by someone who does not travel the streets daily. During busy times traffic will present an issue and ultimately lead to accidents.
3. They plan to clear cut the land and only leave 15 ft of trees as a buffer. This buffer still does not create the desired privacy necessary as well as the thought of clear cutting one of the few remaining green belt areas is sad. Birds, Termites, coyotes, foxes, bob cats, and the many other vast wildlife will be displaced. The proposed plan is better than the prior submission with Wilbow but still presents privacy and noise concerns.
4. The desired plan for development can last up to 3-5 years. This means consistent noise and traffic of construction vehicles and crews working. The peaceful forest behind my house will be replaced by 3 years of nail guns and crews working on building houses. In the current economy I fear the land will be clear cut and then sit for years as they try to sell the lots. I would prefer a retail establishment to be built one-time vs years of development.

For the reasons outlined above, Heather and I are opposed to these plans. We moved to Keller for the trees and neighborhoods. My hope is that Keller will resist the temptation to garner additional tax revenue by cramming as many small lot homes into an area as possible. It runs counter to the city of Keller's brand and believe it long term will not add value to the city.

Respectfully,

Stephen B Zisler Jr.



Heather R. Zisler



REC'D AUG 09 2021