

**The Enclave at Sky Creek  
Planned Development  
Z-17-0009**

Updated: 7/25/2017 at 3:38 PM



## **Michele Berry**

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**From:** Michele Berry  
**Sent:** Monday, July 10, 2017 5:30 PM  
**To:** Michele Berry  
**Subject:** FW: Case No. Z-17-0009 Zoning Change Request

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**From:** Cheryl Burns  
**Sent:** Sunday, July 09, 2017 8:48 PM  
**To:** Community Development; David Hawkins  
**Subject:** Case No. Z-17-0009 Zoning Change Request

Dear Keller Planning and Zoning Committee and David Hawkins:

I am a Keller resident and own the property at 336 South Pearson Lane. Following is how my property is listed on tax records:

BURNS CHERYL M  
336 S PEARSON LN  
KELLER TX 76248

I am writing this note to voice my opposition to the proposed zoning change for the property in Case No. Z-17-0009 on Union Church Road. I would like to request that the committee deny this request and keep the zoning the same as it currently is for the property. Pearson Lane/Union Church Road coming into and out of this proposed neighborhood are already extremely busy and we do not need to increase it more than the current zoning (Single Family Residence 36,000 SF - no home shall be on less than .8 of an acre).

Thank you for considering my opinion in this matter.

**Cheryl Burns**  
Call or Text: 817.455.2016

## **Michele Berry**

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**From:** Michele Berry  
**Sent:** Monday, July 10, 2017 8:31 AM  
**To:** Michele Berry  
**Subject:** FW: Case #Z-17-0009

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I would like the City of Keller City Council to know that Alan Baker and Bonnie Baker disagree with the proposed zoning change for the property on Union Church, proposed zoning change - case # Z-17-0009. We believe that the zoning should stay as it is zoned now - SF-36, which is what all the homes on S. Pearson Lane and a few homes on Union Church are zoned as. The land should conform with what all the other homes are now. We live within 200' of the subject property.

Neta Roark feels the same way. She does not have access to email - I will get a protest letter from her and send it from my email before Monday.

Thank you very much for your consideration in this matter.

Alan Baker  
Bonnie Baker

Information About Brokerage Services

Bonnie Baker, Realtor ®  
Realty Professionals of Texas  
817-366-2198 - Cell  
817-727-4316 - Office Fax  
469-675-6529 - Fax  
[www.bonniebakersellshomes.com](http://www.bonniebakersellshomes.com)

OPPOSITION TO ZONING CHANGE

July 9, 2017

Case #Z-17-0009

To The City Council of Keller Texas

I am opposed to the proposed zoning change for the property on Union Church. I believe that all the adjoining properties need to be uniform and stay at the 36,000 SF or .8 of an acre amount. I live within 300' of the Union Church property.

Thank you very much for considering my opinion.

*Neta M. Roark*  
*416 South Pearson Lane*

Neta M. Roark

Steven J and Tonya Fuqua  
2034 Union Church Road  
Keller, Tx 76248

July 10, 2017

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

Re: The Enclave at Sky Creek  
Case No: Z-17-0009

Dear Members of the Planning and Zoning Commission and City Council:

This letter is to formally express our **direct opposition** to the proposed "The Enclave at Sky Creek" to the South of Union Church Rd and Pearson Lane Intersection, addressed as 2012, 2022 and 2030 Union Church Rd (Z-17-0009). Our family lives adjacent to the east side of the proposed development in a single family, low-density home at 2034 Union Church Rd for the past 14 years.

Let us start by saying, that we do not discourage any development on the properties in question. However, we do feel that whatever does get built needs to be complementary and appropriate for the community, rather than for this specific project – which intentionally does not conform to a Low Density minimal 36,000 square foot lot size development.

Our primary opposition stems from the fact that the proposed **developer has not abided to the low density 36,000 square foot minimum for lot sizes**. We have addressed this stipulation with the Keller City Council in a previous attempt to develop the property in question where the 36,000 square foot lot size was reinforced. Please encourage the developer to resubmit a different proposal that abides with the 36,000 square foot lot size to discuss.

This development is NOT consistent with the existing uses, housing or current zoning and will burden the immediate neighbors and area unfairly. The additional basic issues are listed below:

1. Negative Effect on the Neighborhood
  - a. The proposed high-density development is not in character with the community or with the current zoning for the immediate adjacent area
2. The project will diminish and impair value of neighboring properties.
3. Loss of Privacy
  - a. The developer proposes that each homeowner would be responsible for maintaining the fencing between our property and the adjacent development. The proposed wooden fencing will diminish the look and quality which will lead to extensive maintenance for years to come. I would expect a new development for this property to have a sturdy masonry wall between our properties.

- b. We would experience a significant increase in traffic noise since our master bedroom is approximate to this area.

4. Road Safety


- a. Union Church Rd and Pearson intersect at a 90 degree curve. As recent as last week, we have witnessed too many accidents and near misses in this area, which has resulted in us calling 911 and assisting accident victims.
- b. The proposal of a high density development and decrease of square foot lot minimum, will cause a huge increase in traffic flow, resulting in many more cars coming in and out at that dangerous 90 degree curve.
- c. This is a highly used bike route, which would lead to a whole other safety concern.
- d. There is also a thriving business on that same corner that has cars entering and exiting. The increase of cars traveling in and out of the proposed high-density development would magnify the safety issues.


We bought our property back in 2002. We began the process of building our dream home on the site many years ago. We followed and abided by all current laws and regulations set forth by the great City of Keller. For example:

1. We were required to connect to city sewer due to the current regulations for new construction, when we decided to build our home. The problem was that the closest access to city sewer was over 250 feet away and two houses down from us. At a great deal of expense to us, we had to pay for the sewer line to be installed. We accepted this hurdle in order to build our dream home.
2. We re-platted our land in order to abide by the City of Keller single-family low-density development requirements.
3. We abided by the current single family-low density 36,000 square foot lot minimum and with the proper requirements of square footage for home size.
4. We followed the rules and regulations for appropriate masonry, shape and size on the outside of our barn to match the integrity of our house.

The small town, country feel of Keller is why we chose to call this area home. The proposed development would totally change the look and feel of our property and home. Our children attend Keller schools and we are very involved in our community. We expect that the spirit in which we established our home and future for our children would stay the same. Please take our concerns and livelihood into serious considerations and vote to keep the beautification of this area/community intact.

Respectfully,

  
Steven J. Fuqua

  
Tonya Fuqua

Richard & Kimberly M. Ramos  
1107 Brazos Drive  
Southlake, Texas, 76092  
July 10, 2017

David Hawkins, AICP  
Community Development Department  
City of Keller  
1100 Bear Creek Parkway  
Keller, Texas, 76244

RE: Z-17-0009 2012 Union Church Road

Dear Mr. Hawkins:

My property is 450 South Pearson Road, Keller, Texas which is within 200 feet of the subject property and borders the property to the north.

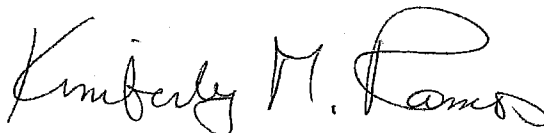
I would like to thank the developers of this property for the changes that were made from previous plans requesting a high density zoning and for their effort to accommodate the request of the current neighbors for maintaining a lower or medium density zoning. Although I would prefer that all the lots on the property remain zoned as low density SF-36, I believe that what has been proposed is an acceptable compromise. It is my hope that the commissioners will ensure that the developers honor all the quality elements in their proposal to ensure it meets the expectations of the neighbors.

I am in favor of the zoning changes to the property on 2012 Union Church Road.

Sincerely,



Richard Ramos



Kimberly M. Ramos

Tom OWENS  
1251 JOHNSON  
KELLER, TX 76248

July 25, 2017

Mr. David Hawkins,  
AICP Planning Manager Community Development Department City of Keller  
P. O. Box 770 Keller, TX 76244

Re: Enclave at Sky Creek (Z-17-0009)

Dear Mr. Hawkins: We are writing this to communicate to you and City Council members our support for the planned development zoning change for the Enclave at Sky Creek. We support the proposed residential subdivision and feel the planned development will feature homes and lot sizes that blend ideally with the surrounding developments. This is a beautiful piece of property and the proposed subdivision would be an asset to the City of Keller. Thank you for your consideration of this support.

Sincerely,

*Tom J Owens*

RECEIVED  
JUL 28 2017

BY: .....



Jimmy Brown  
1243 Johnson Rd  
Keller, TEXAS  
76248

July 25, 2017

Mr. David Hawkins,

AICP Planning Manager Community Development Department City of Keller

P. O. Box 770 Keller, TX 76244

Re: Enclave at Sky Creek (Z-17-0009)

Dear Mr. Hawkins: We are writing this to communicate to you and City Council members our support for the planned development zoning change for the Enclave at Sky Creek. We support the proposed residential subdivision and feel the planned development will feature homes and lot sizes that blend ideally with the surrounding developments. This is a beautiful piece of property and the proposed subdivision would be an asset to the City of Keller. Thank you for your consideration of this support.

Sincerely,



RECEIVED  
JUL 28 2017

BY: .....

**Larry & Gwen Pipes  
2022 Union Church  
Keller, TX 76248**

July 27, 2017

Mr. David Hawkins, AICP  
Planning Manager  
Community Development Department  
City of Keller  
P. O. Box 770  
Keller, TX 76244

Re: Enclave at Sky Creek (Z-17-0009)

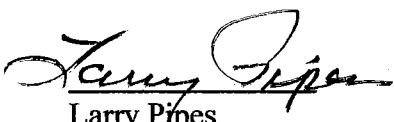
Dear Mr. Hawkins:

We are writing this to let to you and City Council members know we support the planned development zoning change for the Enclave at Sky Creek.

This property has been in our family for decades and we feel the proposed planned development is an excellent use of this land. The high quality development with large lots would be an asset to the City as well as something our family can be proud of.

Thank you for your consideration of our support.

Sincerely,

  
Larry Pipes

  
Gwen Pipes

**RECEIVED**  
JUL 28 2017

**BY: .....**

**Lori Payne  
1100 Driftwood Court  
Keller, TX 76248**

July 27, 2017

Mr. David Hawkins, AICP  
Planning Manager  
Community Development Department  
City of Keller  
1100 Bear Creek Parkway  
Keller, TX 76248

Re: Enclave at Sky Creek (Z-17-0009)

Dear Mr. Hawkins:

I am writing this letter to you to communicate my support for the planned development zoning change for the Enclave at Sky Creek.

I support this proposed residential subdivision and believe this development will feature homes and lot sizes that flawlessly blend in with the surrounding developments. This piece of property is gorgeous and the proposed subdivision will be a valuable asset to the City of Keller.

Thank you for your consideration of this support.

Sincerely,

  
Lori Payne

**RECEIVED**  
JUL 28 2017

**BY: .....**

Layne Mitchell  
1319 Asher Drive  
Keller, TX 76248

July 27, 2017

Mr. David Hawkins, AICP  
Planning Manager  
Community Development Department  
City of Keller  
1100 Bear Creek Parkway  
Keller, TX 76248

Re: Enclave at Sky Creek (Z-17-0009)

Dear Mr. Hawkins:

I am writing this to communicate to you, the mayor and the City Council members my support for the planned development zoning change for the Enclave at Sky Creek.

I support the proposed residential subdivision and feel the planned development will feature homes and lot sizes that blend ideally with the surrounding developments. This is a beautiful piece of property and the proposed subdivision would be an asset to the City of Keller.

Thank you for your consideration of this support.

Sincerely,



Layne Mitchell

RECEIVED  
JUL 28 2017

BY: .....

**Mike Van Dyke  
2020 Old York Drive  
Keller, TX 76248**

July 30, 2017

Mr. David Hawkins, AICP  
Planning Manager  
Community Development Department  
City of Keller  
1100 Bear Creek Parkway  
Keller, TX 76248

Re: Enclave at Sky Creek (Z-17-0009)

Dear Mr. Hawkins:

I am writing this to communicate to you, the mayor and the City Council members my support for the planned development zoning change for the Enclave at Sky Creek.

I support the proposed residential subdivision and I believe this development will feature homes and lot sizes that blend in ideally with the surrounding developments. This is a beautiful piece of property and the proposed subdivision would be a valuable asset to the City of Keller.

Thank you for your consideration of my support.

Sincerely,

  
Mike Van Dyke

**RECEIVED**  
JUL 31 2017

**BY: .....**

Kathy and Craig Cruzen

1900 Wellington Ct.

Keller, Texas 76248

July 25, 2017

Mr. David Hawkins,  
AICP Planning Manager Community Development Department City of Keller  
P. O. Box 770 Keller, TX 76244

Re: Enclave at Sky Creek (Z-17-0009)

Dear Mr. Hawkins: We are writing this to communicate to you and City Council members our support for the planned development zoning change for the Enclave at Sky Creek. We support the proposed residential subdivision and feel the planned development will feature homes and lot sizes that blend ideally with the surrounding developments. This is a beautiful piece of property and the proposed subdivision would be an asset to the City of Keller. Thank you for your consideration of this support.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kathy Cruzen', with a stylized flourish at the end.

Kathy Cruzen

kCruzen@gmail.com

mayorandcouncil@cityofkeller.com

July 26, 2017

Mr. David Hawkins,

AICP Planning Manager Community Development Department City of Keller

P. O. Box 770 Keller, TX 76244

Re: Enclave at Sky Creek (Z-17-0009)

Dear Mr. Hawkins: We are writing this to communicate to you and City Council members our support for the planned development zoning change for the Enclave at Sky Creek. We support the proposed residential subdivision and feel the planned development will feature homes and lot sizes that blend ideally with the surrounding developments. This is a beautiful piece of property and the proposed subdivision would be an asset to the City of Keller. Thank you for your consideration of this support.

Sincerely,

*Randall B. Snow*  
404 S. Pearson Lane  
Keller, TX 76248

[mayorandcouncil@cityofkeller.com](mailto:mayorandcouncil@cityofkeller.com)

*Debora K. Snow*

7/30/17

Joe Pipes  
4901 Dory Ct  
North Richland Hills, TX 76180

Property owner: 901 S Pearson In Keller TX 76248. Located across the road, in Southlake within the 200-300 feet range.

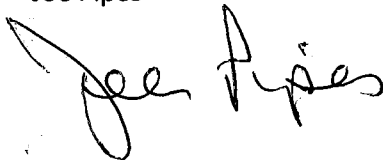
Mr. David Hawkins,  
AICP Planning Manager Community Development Department City of Keller  
P. O. Box 770 Keller, TX 76244

Re: Enclave at Sky Creek (Z-17-0009)

Mr. Hawkins,  
I would like to voice my support for this project. As it is planned it will be a great addition to this part of the city and the perfect finish for the last remaining frontage along the golf course. The quality of homes being planned will add to the quality of Keller that is already here.

Thank you for considering my opinion.

Regards  
Joe Pipes

A handwritten signature in black ink that reads "Joe Pipes". The signature is written in a cursive style with a large, sweeping initial "J" and a distinct "P".



July 25, 2017

Mr. David Hawkins,

AICP Planning Manager Community Development Department City of Keller

P. O. Box 770 Keller, TX 76244

Re: Enclave at Sky Creek (Z-17-0009)

Dear Mr. Hawkins: We are writing this to communicate to you and City Council members our support for the planned development zoning change for the Enclave at Sky Creek. We support the proposed residential subdivision and feel the planned development will feature homes and lot sizes that blend ideally with the surrounding developments. This is a beautiful piece of property and the proposed subdivision would be an asset to the City of Keller. Thank you for your consideration of this support.

Sincerely,

*Janette Pipes*  
Land owner  
4900 Dory Court  
NRH, TX 76180  
817-770-4105

July 25, 2017

Mr. David Hawkins,

AICP Planning Manager Community Development Department City of Keller

P. O. Box 770 Keller, TX 76244

Re: Enclave at Sky Creek (Z-17-0009)

Dear Mr. Hawkins: We are writing this to communicate to you and City Council members our support for the planned development zoning change for the Enclave at Sky Creek. We support the proposed residential subdivision and feel the planned development will feature homes and lot sizes that blend ideally with the surrounding developments. This is a beautiful piece of property and the proposed subdivision would be an asset to the City of Keller. Thank you for your consideration of this support.

Sincerely,

*Ronny Rojas*

*Land owner*

*4900 Dory Ct.*

*WCH, TX 76180*

July 25, 2017

Mr. David Hawkins,

AICP Planning Manager Community Development Department City of Keller

P. O. Box 770 Keller, TX 76244

Re: Enclave at Sky Creek (Z-17-0009)

Dear Mr. Hawkins: We are writing this to communicate to you and City Council members our support for the planned development zoning change for the Enclave at Sky Creek. We support the proposed residential subdivision and feel the planned development will feature homes and lot sizes that blend ideally with the surrounding developments. This is a beautiful piece of property and the proposed subdivision would be an asset to the City of Keller. Thank you for your consideration of this support.

Sincerely,

*Mitchell Baxter D.D.S.*

*Norma L. Baxter*

*749 Silver Lake Drive  
Keller, Texas 76248*