

May 11,2017

To Whom it May Concern,

I am writing you regarding my very strong opposition for the request of any re-zoning at 1801 Rufe Snow Dr. Keller, TX 76248. I believe all rules and city codes that have been in place regarding this property need to remain as they always have, in order to keep our city looking nice and clean. The key items such as the size of the building and the cheap fence he wants to put up instead of the brick wall would make that corner look very trashy, therefore lowering my property value. This does not make for a happy citizen that pays very high taxes to support this city.

We have lived here for 12 years now and moved to this city for many reasons. We have always been told that there were regulations whenever someone decided to build on that lot. I can only hope that the City of Keller will stand behind the citizens and the owners of this neighborhood when we ask that you DO NOT let the owner do anything out of what the original plan was for this lot. We need to hold up our standards and continue to make this city a desirable city and not turn it into areas that look like Haltom City. There is a reason people move to Keller.

Lastly, the city has put some new rules in place within the last year for anyone wanting to build a pool. I had to follow those rules and could not go over by even an inch of what you (THE CITY) said was allowed. That rule was not in place 12 years ago when I bought my property but guess what, we had to abide by it because it is a rule the CITY set in place. If I have to follow the regulations and codes then so should the owner of that property! I hope that you take this letter into strong consideration when acting on his re-zoning request. I am happy to go into further detail and can be reached at any time.

Thank you,

Shauna Gore

702 Waters Edge

Keller, TX 76248

817.939.5448



**RECEIVED**  
MAY 16 2017  
BY: .....

May 11, 2017

To: Keller City Council

Keller, TX.

Regarding Case NO. Z-17-0004

To whom it may concern,

My name is James Gore and I live at 702 Waters Edge, Keller, TX. I am writing to express my opposition to the proposed zoning change for 1801 Rufe Snow Drive. I attended the public hearing on May 9<sup>th</sup>, but unfortunately had to leave before the case was brought to order. The requests being made are way beyond reasonable in comparison to what the city of Keller has deemed appropriate for that lot and what surrounding home owners were promised. When we purchased our homes here on Waters Edge we were told that in the event someone did build on that property that they would be responsible for providing a brick wall along the fence line and that the trees would all stay in place. I don't believe a dwelling could exceed far beyond the approximately 6500 square feet that is approved for that location without removing the trees. The fact that the owner is requesting to just get by with a wooden fence, a 40 foot buffer and another wooden fence is not only an attempt to get around what is required, but I fear it would easily become a neglected area when it comes to up-keep.

I feel strongly that the guidelines established for the property by the city are more than fair. Anything beyond that would result in decreased valuation of the surrounding housing. Please consider this as you are considering any changes to be made to the zoning of this lot.

Thanks Very Much,



James Gore

817-247-5177

**RECEIVED**  
MAY 16 2017

**BY: .....**

May 17, 2017

To: Planning and Zoning Commission of the city of Keller

Subject: Zoning Case # Z-17-0004 Property at 1801 Rufe Snow Dr.

My name is Eric Butcher and I own the property at 700 Waters Edge adjacent to the Property at 1801 Rufe Snow Dr.

I am writing to state our opposition to allow a 11,900 sq. ft. building to be placed on the property at 1801 Rufe Snow Dr.

This property is Zoned PD-NS and for only a maximum of a 6000 sq. ft. building. We would like the zoning to remain the same as it is now. With no variances to the original planned development that is in place now. Any change to a bigger building would greatly affect our property values due to loss of privacy and more traffic in and out of the parking lot and create more noise issues for all the adjacent residential owners. Please deny Mr. Roszell's request to put in a larger building on this site.

The planned development calls for a brick screening wall to be placed between the adjacent residential property and commercial property. Mr. Roszell claims this can't be done. I believe more investigation needs to be done. We definitely need some type of screening wall to be placed. Please see attached pictures.

Also please do not allow any of the variances Mr. Roszell requested. The dumpster definitely needs to be screened in on all sides. Do not allow a separate structure (garage) to be built on this property. All the original setbacks should be adhered to. All existing big trees should be saved.

Please do not let Mr. Roszell run roughshod over the city and residents of the adjacent properties. A bigger building would be a great detriment to the city and its residents. The Planned Development plans are in place to protect the city and its residents from developers out to make a buck at our expense.

Please make sure this letter is put in the record showing our opposition to all that Mr. Roszell is trying to do to this property.

I will be unable to attend the next zoning meeting. Mr. James Whitt will represent me at the meeting.

Sincerely

Eric and Wanda Butcher

*Eric Butcher, Wanda Butcher*  
700 Waters Edge

Keller Texas 76248

817-788-5966

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MAY 22 2017

BY: .....

WARNING  
GAS  
PIPELINE  
ATMOS  
energy  
IN EMERGENCY PLEASE CALL  
1-866-322-8667

WARNING  
GAS  
PIPELINE  
BEFORE DIGGING PLEASE CALL  
LINE LOCATIONS  
1-800-344-8377  
ATMOS  
energy  
IN EMERGENCY PLEASE CALL  
1-800-37-8090

NOTE  
← Break  
sewer  
water

17 TABERNT & Ruffin St

Be Hard / Kille

David Gas

Tabernt



WEST SIDE OF Rte Snow  
x WATERS Edge  
Same GAS EASEMENT UNDER STREET  
SIDEWALKS parallel LOTS & BRICK SCREENING  
WALL??