

December 1, 2019

Community Development

City of Keller

P. O. Box 70

Keller, TX 76244

Attn: JP Ducay, Planner I

Re: Notice of Public Hearing Case No. Z-19-0003 – Hearing Dec. 10, 2019

Property address: 1085 Keller Smithfield Road & 1109 Village Trail

Please record that I am in **OPPOSITION** to the above referenced case requesting down zoning from Single Family Residential - 36,000 square-foot minimum (SF-36) to Single Family Residential – 25,000 square-foot minimum (SF-25).

This is not compatible with the nearby properties along Keller Smithfield Rd. South. We have deep setbacks and multi-acreage lots with agricultural use. The current -SF-36 will at least limit the number of houses that can be built on this parcel. Any entrance/exit to this property with multi-housing will create additional traffic issues with school times (Shady Grove Elementary) and rush hour traffic (Keller-Smithfield through to North Tarrant Pkwy.)

This property owner (a builder/developer of patio homes) does not live in Keller and is only vested financially in this project. We neighbors will feel the impact daily to our quality of life – trees, green space, wildlife, evening peacefulness – all the reasons we LIVE HERE.

Please recommend DENIAL and keep the zoning at SF-36.

Sincerely,

Pamela Kay Turner, owner

1116 Keller Smithfield Rd. S.

Keller, TX 76248

817.337.4911

CC: Mayor Pat McGrail & City Council

December 1, 2019

Community Development

City of Keller

P. O. Box 70

Keller, TX 76244

Attn: JP Ducay, Planner I

Re: Notice of Public Hearing Case No. Z-19-0003

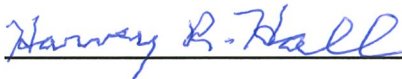
Pubic Hearing December 10, 2019 – Tues. 7 PM

Regarding this property addressed as 1085 Keller Smithfield Road & 1109 Village Trail:

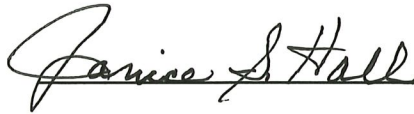
Please record that we are in **OPPOSITION** to the above referenced case requesting down zoning from Single Family Residential - 36,000 square- foot minimum (SF-36) to Single Family Residential – 25,000 square-foot minimum (SF 25).

Please recommend DENIAL and keep the zoning at SF-36.

Sincerely,



Harvey R. Hall



Janice S. Hall

1029 Keller Smithfield Rd. S.

Keller, TX 76248

Cc: Mayor Pat McGrail & City Council

Michael & Lynette Cardamone
1108 Sendero Dr
Keller TX 76248

November 30, 2019

City of Keller
Community Development
PO Box 770
Keller TX 76244

Dear City of Keller

Letter regarding matter of - Notice of Public Hearing, Case No. Z-19-0003

Being owners of the property of 1108 Sendero Dr, KellerTX we are opposed to the proposed rezoning application (1085 Keller Smithfield Road South and 1109 Village Trail).

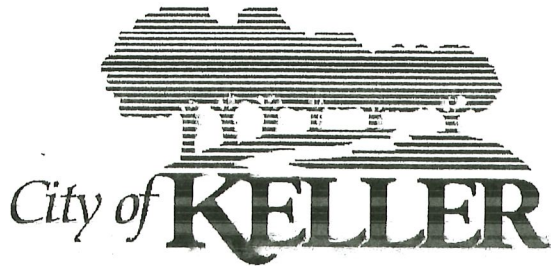
We therefore formally lodge our objection to this proposal.

Thank you

A handwritten signature in blue ink, appearing to be 'Michael Cardamone', with a long horizontal flourish extending to the right.

L. Cardamone

Michael Cardamone & Lynette Cardamone



**COMMUNITY DEVELOPMENT
NOTICE OF PUBLIC HEARING
CASE NO. Z-19-0003**

November 27, 2019

Dear Property Owner:

The Planning and Zoning Commission of the City of Keller will hold a public hearing at 7:00 P.M., on Tuesday, December 10, 2019, at Keller Town Hall, 1100 Bear Creek Parkway, to consider a request to rezone from Single Family Residential - 36,000 square-foot minimum (SF-36) to Single Family Residential - 25,000 square-foot minimum (SF-25), on a 5.173-acre tract of land, being Tract 1B01, Abstract 1651 of Weatherford, Hardin Survey, and Block 1, Lot 1, of the Gary Addition-Keller, located on the east side of Keller Smithfield Road South, situated at the intersection of Village Trail and Keller Smithfield Road, addressed as 1085 Keller Smithfield Road and 1109 Village Trail. Brian and April Adams, Owner. Sage Group, Inc. for Burk Collins Company, Applicant/Developer. A copy of the location map is attached for your information.

You are receiving this written notice of the public hearing because, according to the most recent approved tax roll, your property is within three hundred feet (300') of the above-described property. If you are unable to attend the public hearing, you may express your opinion by mail to the address below. Letters may be in support or in opposition to the proposed zoning change.

By state law, if the owners of twenty percent (20%) of the area of the property within two hundred feet (200') of the subject property are opposed to the zoning change application, then an affirmative vote of three-fourths of the City Council is required to approve the zoning change application. For your opposition to count, it must be written and must be signed. Emails do not count as written opposition. Signatures must be in accordance with the official tax roll (tax roll data was pulled on November 27, 2019 from the March 2019 tax rolls) for the City of Keller. For example, because Texas is a community property state, the tax roll typically lists both husband and wife as the owners of a residence. Therefore, individual original signatures from both the husband and wife must be on the written opposition for the opposition to be valid. ***Please note that written opposition towards initiating the super-majority (three-fourths) vote shall only be applicable to property owners receiving notice within the two hundred-foot (200') distance in accordance with State law.*** The attached location map will indicate the subject property and two hundred-foot (200') and three hundred-foot (300') notification buffers.

The Planning and Zoning Commission is charged with making recommendations to City Council for a zoning change requests. The final determination is made by a Public Hearing at City Council on January 21, 2020.

If you have further questions concerning this public hearing, you may contact me at our office at 817.743.4130 or send an email.

Sincerely,

JP Ducay
jducay@cityofkeller.com
Planner I

Dean Dalquist
1104 Sendero Drive
Keller, TX 76248

November 30, 2019

JP Ducay
Keller City Council
P.O. Box 770
Keller, TX 76244

JP Ducay and Keller City Council:

I am writing in response to your letter to me on November 27, 2019, regarding a possible re-zoning of the property located immediately behind my property (1104 Sendero Drive, Keller, TX 76248) known as a 5.173 acre track of land, being Tract 1B01, Abstract 1651 of Weatherford, Hardin Survey, at the intersection of Village Trail and Keller Smithfield Road, addressed as 1085 Keller Smithfield Road and 1109 Village Trail.

I live within 200 feet of this property and am vehemently OPPOSED to this re-zoning effort. If approved, my neighbors and I will suffer serious market value loss, as one of the most appealing aspects of our properties is the privacy afforded to us by the vacant 5 acres behind each of our properties. The possibility of many homes being built within our sight seriously diminishes one of the main reasons we love to live in Keller.

Since moving here in 2008, I have paid close to \$200,000 in property taxes to the City of Keller and Tarrant County. One thing that made this exorbitant tax payment palatable is the location I live and the rural privacy I enjoy.

I respectfully request you vote AGAINST this re-zoning effort.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dean M. Dalquist', written in a cursive style.

Dean M. Dalquist
Owner 1104 Sendero Drive
Keller, TX. 76248

Jerald Ducay
City of Keller
Community Development Department.

Dear Jerald,

Thank you for the fast reply.

We oppose Brian Adams efforts to rezone his property (corner of Keller Smithfield South and Village Trail) so he can put a number of houses on it. We plan to attend the December 10th hearing to oppose this rezoning effort.

Regards,



Craig Corato


Janalee Corato

945 Keller Smithfield Road South
Keller TX 76240
Phone : 817-366-4945