

Updated: 1/15/2020



1440 N Main St
Z-19-0002

Matthew Cyr

From: Susan Blair <susanblair62@gmail.com>
Sent: Tuesday, January 14, 2020 10:11 PM
To: Community Development
Subject: Center Stage Project/ Realty Capital

Follow Up Flag: Follow up
Flag Status: Flagged

For you reference please see below sent to the mayor and council.

Please accept this as my recommendation in favor of this project. I have significant concerns that Keller has a reputation of being difficult with regard to growth. Keller is not the town of 20 plus years ago some residents would like it to be. We cannot continue to have this reputation and expect our city to be attractive in the future. If Keller wants to continue to grow and attract revenue in addition to residents who desire communities like Roanoke, Southlake etc we must be open to projects such as this.

The time is now to move into a more progressive type of city that would be attractive to our younger generations. In addition, by voting against this project you would be opening that area to totally undesirable businesses like a warehouse or storage facility that is sure to drive residents away.

Thank you in advance for being responsible council members and considering the future of this city and what could make it attractive to the generations who will be making housing decisions in the next 5 to 10 years.

Regards,
Susan Eiland

Matthew Cyr

From: Chip Roop <chiproop@me.com>
Sent: Monday, January 13, 2020 6:24 PM
To: Keller Mayor and Council
Cc: Community Development
Subject: 377 Mixed Use Planning/Development

Dear Members of Keller City Council and the Planning and Zoning Committee,

When moving my family to Texas from south Florida in 2015, we considered many areas in this region and ultimately decided to move to Keller because of the beautiful open land, great property values and tremendous reviews of the educational system to raise our children in.

It has recently been brought to my attention what seems to be a struggle that has been going on for many years about the development of the land on 377 in front of the Marshall Ridge community that we are now residents in. A struggle that we were not informed of when moving here.

Our family understands that we can't hold on to the open land forever, so with the information that we've been provided, our stance on the issues is as follows:

1. We are 100% behind the proposal from Realty Capital to develop the land in front of Milestone Church into a multi-purpose area. We'd like to see some compromises in the proposal, but ultimately we are for it.
2. We are 100% against developing any of the land on either side of our community into warehouses.

I believe that in the process of potential development, the residents of our neighborhood have been provided misinformation that has been confusing to the residents of the Marshall Ridge and Marshall Point communities. This confusion has brought out many passionate opinions from both sides of the spectrum and ultimately has put our community in a stressful place.

As a resident of the city of Keller and Marshall Ridge, I would appreciate it if the city of Keller would allow us to host a meeting for a representative of the Keller city council to come and provide our residents with clear information on what is being currently planned and proposed. This meeting can also be streamed live online and recorded for those who can't make it.

I believe that we could see more progress and less strain on our community while working to develop the land if the community had some clarity on what is happening and what could be happening.

Finally, if the city of Keller decides to allow warehouses be built in front of our community, our family will have to consider moving to another city that we feel has a better reputation for appreciation for its citizens.

Regards,
Chip Roop

Matthew Cyr

From: Laury Royse <singinglaury@gmail.com>
Sent: Monday, January 13, 2020 9:19 AM
To: Matthew Cyr
Subject: 377 mixed use

Keller Letter Two

Dear Keller City Council and Planning and Zoning Committee,

I have written you before about my stance on the plant mixed use development off of 377 in front of Milestone Church. However, after finally obtaining extra, real information, my opinion has changed.

I am IN FAVOR of this mixed-use development. I would like to see the City work with Realty Capital in constructing a nice community area which would be accessible for myself and my family as Marshall Ridge Residents. We would love to see a new dessert place and fun restaurants in this development that would be close and convenient to our home. We can live with higher priced luxury multi family housing. We would expect for this development to be a nice and desirable welcome for those traveling on 377 into the City of Keller.

That said, there is and has been a lot of misinformation about this and other potential developments along 377 in front of Marshall Ridge. The residents here really don't know what is going on. We have lived here for five years and hear conflicting information, especially on our neighborhood Facebook page, every day. I think it would be greatly appreciated and beneficial for all residents and the City if we could get someone from the City to come and speak at our Amenity Center so we know what exact plans there are for the rest of the land in front of our neighborhood between our two entrances that will eventually face the back of some homes in our HOA and the Lakes at Marshall Ridge. I am staunchly against ugly warehouses and would love to have a grocery store close by so I don't have to drive ten minutes or more each way just to buy milk! I would also like to paint our City as a desirable place to live and do business, and I don't think warehouses next to a nice housing development would be a good way to do that. We would consider moving out of Keller if this were allowed to happen.

Thank you. To summarize:

- 1.) We are overall IN FAVOR of the Realty Capital project on 377,
- 2.) Our family is AGAINST warehouses and would consider moving if they are allowed on 377,
- 3.) Marshall Ridge and surrounding communities need more clear information directly from the City about current and potential projects that impact residents.

Regards,
Laury Royse Roop
Marshall Ridge Resident

Sent from my iPhone

1/13/20

City of Keller Mayor and Council
RE: Case No. Z-19-0002

To Whom It May Concern,

We are opposed to the above FLUP change.

Sittig Preston & Sittig Judy
132 Mount Gilead Rd
Keller, TX 76248-3915

Thank you,

Sittig, Preston
Sittig, Judy

Preston Sittig 817-714-4546

Judy Sittig 682-365-3428

Please make note of this for
the January 14th meeting.

RECEIVED
JAN 14 2020

BY: *Matt C.*

Jan. 10, 2020

City of Keller Mayor & Council
Re: Case no. # Z-19-0002

To Whom It May Concern:

We are opposed to the above FLUP
Change. Please make note of this
for the January 14th meeting.

Will Martin
Patricia Martin
148 Mt. Gilead Rd.
Keller, TX 76248

RECEIVED
JAN 10 2020
BY: Matt C.

City of Keller

Re: Case No. Z-19-0002

To Whom It May Concern:

We live at 144 Mount Gilead Rd. Our property borders the proposed development identified in Case No. Z-19-0002. We strongly OPPOSE this FLUP change and will do everything we can to stop it.

We have lived in Keller for 21 years. We paid a premium for our property because we wanted to live on acreage with trees with like-minded people. We cannot believe that the City Council of Keller is continuing to ignore the citizens of North Keller to cater to outside developers who only want to make a quick profit at the expense of the citizens.

Our neighbors have sent in numerous emails, letters, and petitions asking you to deny changes to the FLUP that include apartments and patio homes; yet you persist in trying to push this agenda forward. I keep asking myself "why?" It seems highly unethical to push forward something that is not only unwanted by the Citizens of Keller but will ultimately have adverse impacts to the city of Keller and the quality of life enjoyed by so many. We cannot fathom why the mayor and council continue to ignore the overwhelming requests of their constituents for no rezoning changes in this. Motives for passing a FLUP that is so clearly unwanted by the citizens and recommended for denial by P&Z in previous attempts will definitely require an investigation into who will profit from this change as well as a clear indictment of the current sitting council members, if they should approve this FLUP.

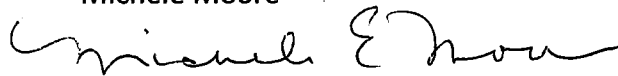
To reiterate, we strongly oppose this change in the FLUP and will do our best to hold the city government accountable for making reckless and damaging changes to an already agreed upon zoning plan, as well as ensure that none of the current council or mayor are re-elected.

If you want to understand better what apartments will do to Keller and those who live and invest in North Keller, you don't have to look far to see what it has done to other

communities like North Richland Hills, Arlington, and other communities. There is no value in building more apartments, which will ultimately result in more transient citizenship, less investment in our community, greater traffic, pollution, school overcrowding and increase in crime.

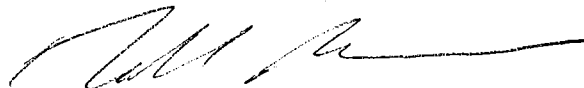
Please put it on the record that we OPPOSE any changes to the current FLUP to include patio homes and apartments (Mixed-Use). This property is zoned for commercial use and should remain so.

Michele Moore



1-8-2020

Randall R. Moore



1-8-2020

January 14, 2020

164 Mount Gilead Road

Keller, TX 76248

Dear City of Keller,

As a homeowner at 164 mount Gilead road which is within the 200ft and 300ft respectively of proposed planned development for mixed commercial and residential use, we strongly oppose case no Z-19-0002.

We recently moved to this house for the small town country feel and building apartments across our street would severely alter that.

This proposal would also bring a drastic increase in traffic. Our front and side yard borders mount Gilead road. In fact, our property line extends through Mount Gilead. Safety for our 8 and 1 yr olds becomes a major concern as your director of planning recently rejected our request to build a fence.

As concerned voters, we plead to you, please do not let this pass.

Sincerely,

Mauro and Marjorie Molina

A stylized, handwritten signature in black ink, appearing to read 'Mauro Molina'.A handwritten signature in black ink, appearing to read 'Marjorie Molina'.

Matthew Cyr

From: Julie Smith
Sent: Monday, January 13, 2020 9:15 AM
To: Matthew Cyr
Subject: FW: Please, no more apartments in Keller!

Follow Up Flag: Follow up
Flag Status: Flagged

From: jackybleu@verizon.net <jackybleu@verizon.net>
Sent: Sunday, January 12, 2020 1:09 PM
To: Julie Smith <jsmith@cityofkeller.com>; Keller Mayor and Council <MayorandCouncil@cityofkeller.com>
Subject: Please, no more apartments in Keller!

Good afternoon,

I would like to express my opinion on allowing more apartments to be built in Keller.

We already have a healthy amount of apartments and do not need more. More apartments will affect all of us and only bring more stress to our already strained infrastructure. Also, it is my understanding that more apartments are not part of the city's plan so wonder why it is being considered? Who really stands to gain on the zoning change and bring more apartments to Keller? I do not believe it is the average Keller citizen.

I, like many others, moved here for the small-town charm, which is part of our city's tag line. Shouldn't we be trying to cultivate this instead of destroying it with more apartments? I am already distressed at all the high density housing developments bring more people into the area and fear that my children's education will suffer even more. If this zoning change passes, it will be a sure sign that Keller is becoming just another overpopulated city in the Metroplex where trees are replaced with concrete. What a shame.

Please do not destroy our beautiful city. Reconsider building more apartments in Keller.

Regards,
Renee Carlson
901 Ledara Ln

Matthew Cyr

From: Carol Woodworth <cwloveroses@aol.com>
Sent: Monday, January 13, 2020 9:50 AM
To: Keller Mayor and Council; Community Development
Subject: Realty Capital Proposed development on Hwy 377

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor, City Council members and Planning Commission members;

I am writing to express my concerns regarding the Realty Capital mixed use project that will be considered at the January 14 Planning Commission meeting.

I DO NOT SUPPORT THIS MIXED USE PROJECT.

There is no good reason to build high density residential along Keller's commercial corridors. I have no objections to building shopping, restaurants or other commercial developments. However, Keller residents do not need or want this mixed use development especially across the highway from an active railway.

PLEASE DO NOT APPROVE THIS PROJECT.

Sincerely,
Carol Woodworth
Windsor Forest Estates
1622 Westminster Trail

Matthew Cyr

From: coby brown <brown.coby@gmail.com>
Sent: Monday, January 13, 2020 9:18 AM
To: Keller Mayor and Council; Community Development
Subject: Multifamily Housing @ 377 - OPPOSED

Good Morning,

My name is Coby Brown I live at 1008 Oakwood Drive in Keller, We have been in Keller for 8 years now. We have seen a lot of change with property in Keller and I for one am not one to support blocking or opposing property to sell. The Gene Estates was a hard one to see happen but I am glad it was zoned the way it was and the homes are being built of nice materials and will continue to positive improvement for Keller and its Citizens. I did not oppose the Rocky Top / Birch Tennis area. Keller needs these types of things for the future of Keller and I understand it is hard for residents who have lived here for 20-30 years. I am NOT in support of multifamily / Apartment housing. I've lived in many cities and work in Construction and Development in the DFW area along side many municipalities and apartments become city Plagues and Burdens (Irving, North Richland Hills, Hurst, Watauga, Fort Worth) There are more than enough in the dfw area and there is more than enough in the Keller surrounding areas. The consultants that produce these reports estimating the need for apartments are working under the thumb of developers only. I've never worked with a city that did not complain of the stress of apartments and all that comes along. This may not be today, this may not be in 10 years but it will happen, when those properties turn ownership year after year they will decline and become eyesores and burdens to schools, first responders, property values/taxes and ultimately the occupants are not dedicated committed citizens of Keller we all hope to retain. If we are building Keller for the future - Apartments are not the way, they are low hanging fruit for developers and cities to see revenue for a short run.

Thank you,

Coby Brown
817.229.7658 C

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Matthew Cyr

From: Sue Baldaccini <sebaldaccini@gmail.com>
Sent: Monday, January 13, 2020 11:33 AM
To: Community Development
Subject: Opposition to Case No. Z-19-0002

January 13, 2020

Dear Mayor and Keller City Council:

As a homeowner and resident in the City of Keller, I would like to express my extreme anger at the proposal to develop Center Stage, a mixed use development at the intersection of 377 and Mt. Gilead in Northern Keller.

I oppose Case No. Z-19-0002. Specifically, the proposed 550 apartments.

These are just a few of the deleterious effects of allowing this development to go forward:

1. High taxes for more enhanced infrastructure including but not limited to the following:

- Roads
- Electricity
- Gas Lines
- Water
- Fiber Optics
- Maintenance

(Keller's tax rate is currently at .399 and I would like to keep it there.)

2. Over-crowded schools –

- KISD is currently at capacity with no land for additional campuses
- Overcrowding would result in lower school test scores due to staff constraints

3. Increased traffic congestion

4. Additional burden on Police and Fire Departments

5. Increased crime rates

These developers and any council member approving the changes to the FLUP in Case No. Z-19-0002 do not have Keller's best interest in mind. This project will deteriorate our community. Any member who approves this project should not be on our city council. Thank you for taking the time to read this and for voting against the proposed mixed use development, Case Z-19-0002.

Sincerely,

Susan E. Baldaccini
1235 Trail Ridge Drive

Keller, Texas 76248

--

Sue Baldaccini

sebaldaccini@gmail.com

817-271-1124

Matthew Cyr

From: TBT Enterprises <tbjenterprises@gmail.com>
Sent: Monday, January 13, 2020 11:37 AM
To: Community Development; Keller Mayor and Council
Subject: Opposition to Case No. Z-19-0002

January 13, 2020

Dear Mayor and Keller City Council:

As a homeowner and resident in the City of Keller, I would like to express my extreme anger at the proposal to develop Center Stage, a mixed use development at the intersection of 377 and Mt. Gilead in Northern Keller.

I oppose Case No. Z-19-0002. Specifically, the proposed 550 apartments.

These are just a few of the deleterious effects of allowing this development to go forward:

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 - KISD is currently at capacity with no land for additional campuses
 - Overcrowding would result in lower school test scores due to staff constraints
3. Increased traffic congestion
4. Additional burden on Police and Fire Departments
5. Increased crime rates

These developers and any council member approving the changes to the FLUP in Case No. Z-19-0002 do not have Keller's best interest in mind. This project will deteriorate our community. Any member who approves this project should not be on our city council. Thank you for taking the time to read this and for voting against the proposed mixed use development, Case Z-19-0002.

Sincerely,

Harry K. Baldaccini
 1235 Trail Ridge Drive
 Keller, Texas 76248

Matthew Cyr

From: Tim Kincaid <Larry.Tim@verizon.net>
Sent: Monday, January 13, 2020 12:41 PM
To: Community Development; Keller Mayor and Council
Subject: Against approval of plan for more apartments in Keller

We would like to voice concerns and opposition to building additional apartments in Keller.

Thank you,

Tim Kincaid & Larry Pettit

Matthew Cyr

From: Julie Smith
Sent: Monday, January 13, 2020 3:34 PM
To: Matthew Cyr
Subject: FW: Apartments

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

From: ANDREA STOLLER <akstoller@gmail.com>
Sent: Monday, January 13, 2020 3:34 PM
To: mayorandcouncil@cityofkeller.com; Julie Smith <jsmith@cityofkeller.com>
Subject: Apartments

Dear Mayor, Council, and Mr. Smith, I would write to each of you individually but I am in New Orleans. I am urging you to not allow any apartments, luxurious or otherwise, to be built in the city of Keller! I don't think I need to enumerate reasons as I'm sure you've heard them all. I support the people who are against any more apartments!

Andrea

Sent from my iPhone.
Andrea
Andrea K. Stoller, P.C.
605 Keller Smithfield Road
Keller, TX. 76248
214-356-7165
214-261-2228, fax
www.andreastoller.com

Matthew Cyr

From: Julie Smith
Sent: Monday, January 13, 2020 1:57 PM
To: Matthew Cyr
Subject: FW: Opposing high-density residential in north 377 corridor

Follow Up Flag: Follow up
Flag Status: Flagged

From: Amy Cook <aalvarey@gmail.com>
Sent: Monday, January 13, 2020 12:38 PM
To: Julie Smith <jsmith@cityofkeller.com>
Subject: Fwd: Opposing high-density residential in north 377 corridor

Dear Honorable Mayor and City Council Members:

I am writing to implore you to reject the request by developers to allow for mixed-use for the property in front of Marshall Ridge and Marshall Point in the north 377 corridor. I am a Keller citizen and a resident of Overton Ridge. Not only will I be directly and significantly impacted by a variance to allow for mixed-use, but all of Keller will suffer should this request be approved. For the reasons herein, I am wholeheartedly opposed to this and any future requests to rezone commercial property along the north 377 corridor.

1. **Keller's Integrity is at stake** – Keller is a wonderful locale and one of the best places to live in the U.S., in large part because of the low crime rates, excellent schools, and single family homes and sprawling farms. It is a beautiful town, one of which residents are proud to call home. Should the city council approve the rezoning request to allow for the construction of a 550-apartment complex, now or in the future, the integrity of Keller will be downgraded to that of just another major metroplex (like Fort Worth) and all of the negatives that come with it. Less charm. Higher crime. More traffic. Need for more infrastructure. Degrading of schools. Our property values will undoubtedly decrease because Keller will lose its charm and integrity.
2. **Increase in traffic** – In the event that Keller approves a rezoning to allow for high-density residential (luxury or not), there will be an unreasonable increase in traffic for those close to the proposed development (Marshall Ridge, Overton Ridge, anyone off Mt Gilead, etc.), but also in the outlying roadways. This is making a bad situation all the worse, particularly given the fact that Fort Worth is doing exactly what Keller should be avoiding (by building out too much, too quickly).
3. **Increase in crime** – There has already been an increase in property crimes recently in Keller, based on a perceived uptick in car/ home break-ins, and car thefts. Naturally, the more population increases, the higher the crime rates. This will ultimately require a larger police force, thus more city expenditures. One of the attributes that attracted me to Keller initially was the low crime rate. Keller citizens would be negatively impacted should the crime rate continue to increase because of poor city planning and the allowance of significant population growths.

4. **Degradation of schools** – The schools cannot accommodate the number of folks that would move into a 550-apartment complex without building more schools. Until that happens, where would all of the new students go to learn? My kids attend Ridgeview E.S. and their classes are already maxed out. How will that work? KISD has an excellent reputation, and Keller has a vested interest in maintaining it.

For the reasons stated herein, I am fully opposed to the variance request and any future rezoning requests to allow for mixed-use property (i.e. apartment complexes) along north 377 corridor.

Best regards,

Amy Cook

1304 Camberley Ct.

Keller, TX 76248

Matthew Cyr

From: Julie Smith
Sent: Monday, January 13, 2020 9:15 AM
To: Matthew Cyr
Subject: FW: No to Center Stage, No to Apartments, No to Condos, No to High Density

Follow Up Flag: Follow up
Flag Status: Flagged

From: Pat Kahlig <pat76248@gmail.com>
Sent: Sunday, January 12, 2020 11:25 PM
To: Julie Smith <jsmith@cityofkeller.com>
Subject: No to Center Stage, No to Apartments, No to Condos, No to High Density

Julie Smith, Director of Community Development

I am opposed to the proposed "Center Stage" development for these reasons:

We do not "need" apartments to be added to our city. We do not need condos or high density apartments in our city. There are an abundance of apartments to the west on Golden Triangle Blvd to choose from.

There is no way these apartments would stay luxury, "high end" being located across the highway from an active railroad.

There is no covered parking for these units, therefore the high end autos will be not be high end for long.

Keller does not need to add to the already maxed out schools in KISD.

- We don't need more cars traveling on Mt. Gilead, on Bourland, on Bancroft Road and Johnson Road. These streets have seen an increase in traffic due to avoiding 377. 377 certainly will be carrying the majority of the "Center Stage" traffic with over flow to the residential back roads of Marshall Ridge.

According to the plan, there is an entertainment area. Where is the parking for this entertainment intended to be? In the streets, next door parking lot of the church?

This is not a good plan for this area for so many reasons that I am sure you have been made aware of. Some developer will come in with a good plan that is good for the city. This one has not anything to offer as far as commercial value.

Don't send Keller down the road that so many of us are trying to tell you to not go. Don't develop with a mass of apartments, condos, brownstones, lofts and whatever other fancy names the developer chooses to blind us with.

Say No to the zone change request for Center Stage Mixed Use Planned Development from C (Commercial) to PD-Mixed Use (Planned Development – Mixed-Use – Commercial/Residential).

Stand up for Keller and stand up to the developers who are trying their best to get around the citizens of Keller, because the developers know how we feel.

Sincerely,
from a 37 year citizen,

Pat Kahlig
608 Bancroft Rd

Matthew Cyr

From: Julie Smith
Sent: Monday, January 13, 2020 7:26 PM
To: Matthew Cyr
Subject: FW: Center Stage PD

From: Linda Taylor <lct5200@verizon.net>
Sent: Monday, January 13, 2020 7:00 PM
To: Pat McGrail <pmcgrail@cityofkeller.com>; Christopher Whatley <cwhatley@cityofkeller.com>; Tag Green <tgreen@cityofkeller.com>; Sean Hicks <shicks@cityofkeller.com>; Mitch Holmes <mholmes@cityofkeller.com>; Sheri Almond <salmond@cityofkeller.com>; Beckie Paquin <bpaquin@cityofkeller.com>; Community Development <communitydevelopment@cityofkeller.com>; Julie Smith <jsmith@cityofkeller.com>; Keller Mayor and Council <MayorandCouncil@cityofkeller.com>
Subject: Center Stage PD

To: Planning and Zoning Commissioners, Mayor and Council:

I have spoken and emailed numerous times in the last two years as being against the mixed use proposed in the FLUP Update and have opposed any kind of high density residential, especially vertical apartments, condos, duplexes, townhomes, brownstones, and two family or multi-family residences.

As you are aware, a majority of residents who spoke at public hearings, emailed and responded to surveys stated they do not want additional high density residential development. Even the hired consultant involved in the FLUP Update stated a majority of citizen responses in the surveys and hearings did not want any more high density residential development.

Mayor McGrail informed citizens at the January 15, 2019 meeting that the council has heard the citizens "loud and clear" and they agreed there would be no more apartments. The ENTIRE council should abide by this commitment previously made to the public.

The 37 acres in Keller where Realty Capital supposedly wants to do a mixed use development will be nothing remotely similar to their Lakeside development in Flower Mound.

There are numerous apartment complexes already built or under construction immediately adjacent to Keller on Golden Triangle Blvd, in North Ft. Worth around the Keller Haslet area and in Roanoke and thus I do not see the need or demand for any kind of additional multi-family or high density residential development in Keller. Keller already has numerous multi-family housing developments.

With the downtown area of Roanoke having high end dining approximately 2 miles or less from this 37 acres, it is very doubtful any high end dining will be acquired along 377 in Keller. More high density residential development will negatively impact infrastructure, schools, traffic and the quality of life of the residents of Keller.

About 90% + of this proposed development is residential and it has very little commercial/retail/dining. This is completely opposite of what most mixed use developments are comprised of in most cities.

It is my understanding that the proposed development did not submit a proper traffic study. Has this been revised and re-submitted by the developer?

Further, Sean Hick's Facebook posts stated that if this development is not approved, then metal warehouses will go in that area. This is a scare tactic by Mr. Hicks, is misleading and is an abuse of power. Even the storage facility on 1709 (which most residents opposed) is NOT constructed of metal on the exterior. If warehouses end up going into the area on 377, I highly doubt Keller will allow metal buildings.

The special interest groups comprising of realtors, developers and builders continue to be alive and well in Keller and seem to have the ear of many on this Council instead of the residents this Council was elected to represent.

I respectfully request that the P & Z Commission and City Council deny this proposed Planned Development.

Regards,

Linda Taylor
1201 Bourland Rd.
Keller, TX 76248

11
Matthew Cyr

From: Julie Smith
Sent: Monday, January 13, 2020 7:26 PM
To: Matthew Cyr
Subject: FW: Apartments

And this one, too, maybe?

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

From: ANDREA STOLLER <akstoller@gmail.com>
Sent: Monday, January 13, 2020 5:52 PM
To: Keller Mayor and Council <MayorandCouncil@cityofkeller.com>; Julie Smith <jsmith@cityofkeller.com>
Subject: Apartments

Dear Mayor, Council, I would write to each of you individually but I am in New Orleans. I am urging you to not allow any apartments, luxurious or otherwise, to be built in the city of Keller! I don't think I need to enumerate reasons as I'm sure you've heard them all. I support the people who are against any more apartments!

Andrea

Sent from my iPhone.

Andrea

Andrea K. Stoller, P.C.

605 Keller Smithfield Road

Keller, TX. 76248

214-356-7165

214-261-2228, fax

www.andreastoller.com

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Matthew Cyr

From: Barbara Harper <poppyandb@gmail.com>
Sent: Sunday, January 12, 2020 9:26 AM
To: Community Development
Subject: 550 apartments in Keller

As a tax payer I am against allowing any more apartments to be included in our city. It would increase the property taxes and cause a strain on our schools and infrastructure. Help us keep our city to have a small town feel.

Barbara Harper

Matthew Cyr

From: Pam Gray <pam.gray@hotmail.com>
Sent: Sunday, January 12, 2020 10:45 AM
To: Keller Mayor and Council; Community Development
Subject: Realty Capital Project

I believe much more appropriate use could be made of this land. Small retail would seem to be the most logical choice. An apartment project of this size would create traffic nightmares and be a huge burden on our Keller schools. Please consider this when discussing this project and voting on it.

Thank you,
Pam Gray
Keller resident
pam.gray@hotmail.com

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Matthew Cyr

From: Joel Alvarey <jalvarey@gmail.com>
Sent: Sunday, January 12, 2020 1:53 PM
To: Community Development; Keller Mayor and Council
Subject: Re: Apartment Complex at 377 and Mt Gideon

Greetings;

I am opposed to the proposed 550-apartment complex to be located on 377 and Mt Gideon.

Keller is a wonderful locale, in major part, because it has few multi-family residents such as the proposed one. If this were built, it would be contrary to the history, integrity and culture of this community.

This complex would severely degrade our quality of life due to additional traffic congestion.

It would require more infrastructure support such as building additional schools that would result in an increase in already hefty property taxes, and road construction to accommodate the increased traffic.

Joel Alvarey
708 Northern Trace
Keller, TX 76248

Sent from Mail for Windows 10

15

Matthew Cyr

From: sally <sat101@aol.com>
Sent: Sunday, January 12, 2020 4:13 PM
To: Community Development
Subject: Center Stage Proposed Development

Community Development:

As a homeowner in Marshall Point Estates I wish to express my overwhelming opposition to the proposed development of Center Stage with apartments.

I am in total opposition of any multifamily residential being built in the city.

This development will create additional traffic to our already congested streets a strain on our fire, police, schools and reduce our property values.

Our Mayor stated at the 1/15/19 council meeting "Council has got the message, #1 we all understand and are in agreement there will be no apartments in Keller."

Planning and Zoning should abide by the mayor's words to the citizens of Keller and disapprove the Center Stage project.

Respectfully,

Sally Tashman
1705 Everest Road

16

Matthew Cyr

From: mumsrock mumsrock <mumsrock@frontier.com>
Sent: Sunday, January 12, 2020 5:33 PM
To: Community Development
Subject: Proposed Multi Residential Development off Hwy. 377 and Mt. Gilead

Please reconsider! You will be breaking the current zoning laws, bringing down our property value, affecting our quality of life, causing more traffic, etc.

Please do not allow this developer to build multi residential apts. in this area. There are plenty of huge apt complexes with more room and wider streets in North East Fort Worth, by Alliance.

Roger and Gina Ross

Matthew Cyr

From: David Tashman <dtashman101@outlook.com>
Sent: Sunday, January 12, 2020 6:44 PM
To: Community Development; Julie Smith
Subject: FW: Center Stage Proposed development

Dear Community Development:

I am homeowner in Keller and a resident of the Marshall Point Estates, I reside at 1705 Everest Rd. I wish to express my overwhelming opposition to the proposed development of Center Stage with apartments, AKA Luxury Apartments, Luxury Lofts or Urban Living

I am in total opposition of any multifamily residential being built in the city.

This development will create additional traffic to our already congested streets. As well as, a strain on our fire, police, schools and reduce our property values.

As stated at the 1/15/19 council meeting "Council has got the message, #1 we all understand and are in agreement there will be no apartments in Keller."

Present at this meeting and in full agreement :

Mayor

- McGrail

Mayor Pro Tem

- Speakman (May he rest in peace)

Councilmen's

- Holmes
- Hicks
- Schmidt
- Green

The city beginning with Planning and Zoning and ending with the council on January 21st should abide by the mayor's and councils promise to the citizens of Keller and disapprove the Center Stage project as long as apartments AKA Luxury Apartments, Luxury Lofts or Urban Living or any form of multifamily living is contained within the proposed request.

Thank you for your consideration.

Sincerely,

David A Tashman

David Tashman
 1705 Everest Rd
 Keller TX 76248
 623-687-6701

Matthew Cyr

From: Jeff Mowdy <mudros@charter.net>
Sent: Friday, January 10, 2020 5:18 PM
To: Community Development
Subject: Apartments

I do not wish to have more apartments in Keller. It allows people to come in without paying taxes.
Sent from my iPhone

Matthew Cyr

From: Patti Lewis <patti_k82@icloud.com>
Sent: Friday, January 10, 2020 6:03 PM
To: Keller Mayor and Council; Community Development
Subject: Case No. Z-19-0002

How many times do we need to voice our views that we do NOT want development of many sort that results in a higher density than than the surrounding area. We moved to north Keller because of the openness. Keep it that way please.

Patti Lewis
1004 North Ridge Court

Sent from my iPhone

20

Matthew Cyr

From: Richard Gonzalez <gonzalezrd3@verizon.net>
Sent: Saturday, January 11, 2020 12:07 PM
To: Community Development
Subject: Apartments in Keller

I have been in Keller since 1995. I DO NOT WANT ANY MORE APARTMENTS in Keller. My city taxes are too high already. More apartments always lead to higher taxes to support the increase in growth (traffic, school overcrowding, police and fires services, etc.). I will be watching this issue very closely and will vote accordingly.

Richard "Rick" Gonzalez
gonzalezrd3@verizon.net

Matthew Cyr

21

From: +18176881384@mymetropcs.com
Sent: Saturday, January 11, 2020 12:18 PM
To: Community Development
Attachments: text_1578766260845.txt

To Whom It May Concern: My name is Teresa Green and I am emailing about the apartment buildings people are trying to build in Keller. My family and I moved to Keller for its special country feel charm. I am writing this email to join my fellow neighbors on voting against any more apartment buildings being constructed in Keller. We are a small charming town. Please don't ruin that for any of us. Thank you so much for your time in this matter. Sincerely, Teresa Green

22
Matthew Cyr

From: Dianne Sparlin <bub9755@gmail.com>
Sent: Saturday, January 11, 2020 6:18 PM
To: Community Development

we are 100 percent opposed to apartments of any size or name you wish to call them. haven't you screwed up enough with the beast on keller smithfield road. NO APARTMENTS. PERIOD

Matthew Cyr

From: Barbara Nieri <nananieri@gmail.com>
Sent: Friday, January 10, 2020 2:15 PM
To: Community Development
Subject: Apartment Project Zoning Issue

I am very much opposed to allowing any large apartment complex(es) to be built in Keller. It would increase traffic and traffic problems, put additional strain on the infrastructure, put additional strain on the schools, increase property taxes, and eventually decrease property values in Keller as well as spoil the small town charm of the city.

24

Matthew Cyr

From: bl1033 <bl1033@verizon.net>
Sent: Friday, January 10, 2020 10:21 AM
To: Community Development
Subject: Mtg Jan 14th resident response

Follow Up Flag: Follow up
Flag Status: Flagged

This proposed development will have a serious impact on the conditions of the street traffic, city water and sewer demands and a negative image on our bedroom community.

Based on the last future usage land plan, I can not understand the approval of this development. If the city spends the money to hire a research company, has public meetings, then decides to forgo the recommendations, the taxpayers time and money has been wasted and the council is not being good stewards of the city's resources provided by the interested residents.

Some residents have been here over 35 years and still no plan from the council for city sewer even if you live in the city limits.

Let's not approve this development!!

Toni Bliss
1033 Valle Vista Ln, Keller, 76248
BI1033@verizon.net

Sent from my Verizon, Samsung Galaxy smartphone

Matthew Cyr

From: Karen Lurkowski Weber <karen936@verizon.net>
Sent: Friday, January 10, 2020 10:07 AM
To: Keller Mayor and Council; Community Development
Subject: Realty Capital - 550 Apartment complex proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor, Council and Planning Commission:

I am writing to express my concern about the proposal currently before the P&Z Commission for the development along Highway 377 that will include 550 apartments. Our city abuts some of the most prestigious communities in north Texas. Why not bring development to the city that compliments the surrounding neighborhoods, rather than detract? Keller already has a hard time competing with Southlake and Westlake in schools (as the developer of Cielo, it was the biggest challenge we faced with trying to sell the lots). Overcrowding our schools will certainly not help the perception people already have (whether justified or not). Bringing in new retail development that will draw people to the city to spend their money is great, but please do not allow a mass apartment complex to be built that will in short order become a detraction for the city. I'm sure that all citizens of the city would love to spend their money in Keller, but you need to bring the development that will allow us to do that.

Respectfully,

Karen Lurkowski Weber
1619 Lismore Ct., Keller
karen936@verizon.net
214-789-4685

26

Matthew Cyr

From: Melissa Z <zmerz@swbell.net>
Sent: Friday, January 10, 2020 9:04 AM
To: Community Development
Subject: Please vote AGAINST apartments

Follow Up Flag: Follow up
Flag Status: Flagged

Hello P&Z,

Please, please, please, vote against the proposed 550 apartments on 377. With the massive complex on Golden Triangle, there isn't a need for more apartments anywhere in Keller - ever!

Thanks,

Melissa

27

Matthew Cyr

From: CHRISTIE MATHEWS <christie.mathews@verizon.net>
Sent: Thursday, January 9, 2020 7:07 PM
To: Keller Mayor and Council; Community Development
Subject: Keller Apartments

Hi, my name is Christie Mathews and I am a 15 year resident of Keller. I am unable to attend the meeting Tuesday night, as my daughter plays basketball for Keller High School and has a game that night. However, I would like for my opinion to be heard and I am opposed to any additional apartments in Keller.

Thank you.

Christie Mathews
2013 Bantry Dr.
Keller 76262

Matthew Cyr

From: dsjogrensmith@yahoo.com
Sent: Thursday, January 9, 2020 8:55 PM
To: Community Development
Subject: NO more apartments in Keller!!!

My family and I moved to Keller 13 years ago. So much has changed...for the worse. Please please do NOT build any more apartments in Keller!!!! All the additional people are taking away from the charm of the town. It is too crowded already!

Please NO!

DeAnna and Roger Smith
801 Estes Park Court

Sent from myMail for iOS

29

Matthew Cyr

From: Genni Pereira <genni.pereira@gmail.com>
Sent: Thursday, January 9, 2020 8:28 AM
To: Community Development
Subject: No Apartments in Keller!

As North Keller homeowners, my husband and I oppose the development of apartments that is being discussed on 377 and Mt. Gilead. Our thoroughfares and schools are crowded enough.

Thank you!
Ron & Genni Pereira
1209 Hillview Dr.

Matthew Cyr

From: Kristie Johnson <kjtjohnson@gmail.com>
Sent: Thursday, January 9, 2020 8:57 AM
To: Keller Mayor and Council; Community Development
Subject: No new apartments in Keller!

Good morning,

I am writing to express my concerns regarding the proposed addition of apartments in Keller along Hwy 377. I have been a resident in the area for 20 years and specifically of Keller for the past 5. I have seen lots of growth occur over the years. Many additions have been great but I strongly feel apartments would not be one of them. As it stands, traffic has already steadily over the years to a point where its almost become unbearable. Adding apartments will only increase the amount of traffic on our roads. Our schools will experience over crowding. There will be more burden on our police and fire department. Plus, it will most likely bring down property values and increase tax rates. Please do not support the zoning change that would bring in more apartments. It just simply isn't the right path for Keller and not the desire of its residents.

Sincerely,
Kristie Johnson
1303 Kelly Green Ct, Keller

Matthew Cyr

31

From: Ed Skornik <eskornik@outlook.com>
Sent: Thursday, January 9, 2020 9:41 AM
To: Community Development
Subject: Highway 377 Apartments

Greetings all from North Keller -

NO 550 APARTMENTS.

Single family homes, retail, business, and upscale brownstones perfect.

550 Apartments! Traffic nightmare for Bourland, 377, Mount Gilead, and Roanoke Roads. This will be the next Texas Motor Speedway.

Thanks in advance,

Ed and Faye Skornik
1214 Trail Ridge Drive
817.437.1218

Matthew Cyr

From: Tracy Hazleton <thazleton19@outlook.com>
Sent: Thursday, January 9, 2020 9:51 AM
To: Community Development; Keller Mayor and Council
Subject: No apartments on 377

Make good long term decisions for this city please.....let's start acting like the smart city!!

Tracy Hazleton
20 + years here

Matthew Cyr

From: leslie.curtiss@verizon.net
Sent: Thursday, January 9, 2020 10:44 AM
To: Community Development
Subject: No New Apartments in Keller

Please don't add any new apartments in Keller, we moved here for the country feel!

Leslie Curtiss
(817) 657-5724

Matthew Cyr

From: Gary Guy <smother16@aol.com>
Sent: Thursday, January 9, 2020 10:44 AM
To: Keller Mayor and Council; Community Development
Subject: NO to apartments and increased density in Keller

Mayor and Council Members,

As a Keller resident, please vote NO to Realty Capital's apartment proposal along 377.

Also, please continue to vote NO to any increase in density, additional apartments or condominiums in Keller.

Mr Hicks has previously expressed his preference for bringing high-density housing to Keller, so it seemed reasonable to inquire with him how such changes might add value. Mr. Hicks' sole contention to me and other residents of Keller thus far has been that he intends to vote for high density because it has its "place" in Keller so long as it passes his "quality" assessment for construction.

Despite multiple requests, Mr Hicks has been unable to articulate the value to Keller, and he has been unable to provide any data, evidence, or studies (whether city or developer generated) indicative that such zoning changes for high-density would add sufficient value to Keller to warrant a favorable vote.

As I expressed to Mr Hicks, the "quality" of construction remains a very superficial and ill-defined rationale for changing Keller's zoning, so I trust all other council members will continue to reject Mr Hicks' arguments for the use of such a vague metric.

Again, please vote NO to any increase in density.

Thank you,
Gary Guy
908 Talobt St

35

Matthew Cyr

From: Mailea Stewart <av8rwife@gmail.com>
Sent: Thursday, January 9, 2020 11:17 AM
To: Community Development
Subject: Please No More Apartments...

I regret I can not make The meeting but would like to interject my Strong Opposition to allowing Apartments to overcrowd our small town feel!!!
Regarding 377 corridor East side.

Sincerely,
Keller Citizen & family
Mailea Stewart
Keller Resident since 2005

Sent from my iPhone

36

Matthew Cyr

From: Tom Fulbright <tomfulbright81@gmail.com>
Sent: Thursday, January 9, 2020 12:25 PM
To: Keller Mayor and Council; Community Development
Subject: Please vote NO to 550 apartments along 377

Mayor and Council members,

I am opposed to allowing the construction of approximately 550 apartments along 377 as part of the Realty Capital project. I live near 377 and the traffic is already seriously congested, especially at peak times. In my opinion, this addition would make an already serious problem even worse.

Please vote NO to this proposal.

Thank you.

Tom & Suzie Fulbright
624 Valle Vista Ct.
Keller, Texas

37

Matthew Cyr

From: Dale Peterson <dgpetes1@gmail.com>
Sent: Thursday, January 9, 2020 1:42 PM
To: Community Development
Subject: Zoning Change

I am absolutely opposed to the zoning change that would allow 550 apartments in Keller. Please don't let this happen!

Dale Peterson
Keller

38

Matthew Cyr

From: Beck Jr., Tommy <Tommy.BeckJr@bep.gov>
Sent: Thursday, January 9, 2020 2:18 PM
To: Community Development
Subject: Apartment's

NO more Apartment's in Keller!

Tommy Beck homeowner 1234 Valley Ridge Dr.
Keller, TX 76248
Since 1996

Matthew Cyr

From: Rich Stoller <rich.stoller@gmail.com>
Sent: Thursday, January 9, 2020 3:24 PM
To: Community Development
Subject: Apartments in Keller

I would like to object to the granting of any permits to allow additional apartments to be built in Keller. If a project can not service their debt without tagging a bunch of apartments onto the project then we do not need that development. Apartments do not strengthen our community and I would ask you to not vote for any development project that includes apartments in the plan.

Thanks,

Rich Stoller
605 Keller Smithfield Rd
Keller, TX 76248

Matthew Cyr

From: Steve O'Fallon <sofallon@hotmail.com>
Sent: Thursday, January 9, 2020 4:33 PM
To: Keller Mayor and Council; Community Development
Subject: Disapproval of Proposed Center Stage Development in Keller

Mayor, City Council and P&Z Members,

We respectfully request your disapproval of the proposed Center Stage Development by Realty Capital in the area of Northwest Keller. One of the primary reasons my wife and I decided to purchase a home in Keller nearly six years ago was its reputation for having a small town feel, multiple rural areas and considerable low density housing compared with other surrounding cities. I know that we were not then nor are we today alone in this line of thinking. It would be tragic for many Keller residents like us for the city to lose this reputation because of this proposed new development in one of the larger open land areas still remaining the city. My wife and I reside in Keller Marshall Point and are not pleased whatsoever at the idea of adding so much high density housing (zero lot line single family homes and so-called luxury apartments) this close to one of the main entrances to access our community. As you know the City of Keller has requested survey inputs from its residents on the Future Land Use Plan in the past, multiple city council meetings have been held and considerable public discussion has occurred on this subject related to other proposed projects in this area of the city. In each case the overwhelming response from Keller residents has been to reject any proposals for high density housing and particularly apartment homes. The mayor himself assured those in attendance at a packed council meeting early last year that there would be "no more apartments in Keller." We really hope that the mayor will remain true to his word and that all other city council members will agree with this position and support the wishes of Keller residents.

Please vote no on the proposed Center Stage Development by Realty Capital. Your support of this request will be greatly appreciated...

Sincerely,
Steve & Kathy O'Fallon
716 Crater Lake Circle
Keller, TX 76248

Matthew Cyr

From: Bonnie Baker <bonniebaker_realtor@yahoo.com>
Sent: Thursday, January 9, 2020 6:50 AM
To: Community Development
Subject: NO APARTMENTS IN KELLER

Follow Up Flag: Follow up
Flag Status: Flagged

I completely am opposed to any apartments in Keller. Please do not let this happen - **VOTE NO TO ANY APARTMENTS IN KELLER.**

Thank you - Bonnie Baker

Texas Real Estate Commission Consumer Protection

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers & landlords:

Information About Brokerage Services

Bonnie Baker, Realtor ®
Realty Professionals of Texas
817-366-2198 - Cell
817-727-4316 - Office Fax
469-675-6529 - Fax
bonniebaker_realtor@yahoo.com
www.bonniebakersellshomes.com

42

Matthew Cyr

From: Rivard Family <rivardrj@yahoo.com>
Sent: Thursday, January 9, 2020 7:26 AM
To: Community Development
Subject: Apartments on 377

Follow Up Flag: Follow up
Flag Status: Flagged

We do not want any more apartments in Keller! Please vote no to the 377 apartments.
Thank you
Jacquetta

Sent from Yahoo Mail for iPhone

43

Matthew Cyr

From: TIMOTHY FLETCHER <tj2fletch@gmail.com>
Sent: Thursday, January 9, 2020 7:49 AM
To: Community Development

Follow Up Flag: Follow up
Flag Status: Flagged

No more apartment's. Thank you

44

Matthew Cyr

From: Tricia McMahan <tricia_mc02@sbcglobal.net>
Sent: Thursday, January 9, 2020 7:57 AM
To: Community Development
Subject: Apartments

We have said over and over and over WE DO NOT WANT APARTMENTS. We have been told over and over and over, These changes to the Future Land use Plan, These development plans...do not include apartments...

I realize this is not the proper form of request to the council, but I am sick and tired of having to address the same issue - 7 years I've been doing it now. How many ways can we say NO HIGH DENSITY!!!

Tricia McMahan

Please excuse typos
Sent from my iPhone

Please excuse typos
Sent from my iPhone

45

Matthew Cyr

From: Vicki Bird <vicbirdtx@aol.com>
Sent: Wednesday, January 8, 2020 5:44 PM
To: Community Development
Subject: Your Planning

I have been a part of this community for over 30 years.
My children and Grandchildren are part of this area.
Please do not allow these 550 people apartments be built in Keller along 377.

I beg you to be better to our community.
We are not west Fort Worth so overcrowded and dangerous.
Please do not put in these overcrowded locations.

Victoria Bird
Keller resident

46

Matthew Cyr

From: Karen Floyd <klfloyd29@gmail.com>
Sent: Wednesday, January 8, 2020 5:56 PM
To: Community Development
Subject: NO MORE APARTMENTS IN KELLER

I will not be able to attend the meeting concerning the building of the apartments due to teaching a class, but would like to have my voice heard. We do not need anymore apartments in Keller. They will overcrowd our schools and streets and will become an eyesore as the ones who are already built have become. Please protect our city from this.

Karen Floyd
1120 Manor Way
Keller, 76262

47

Matthew Cyr

From: Michael Hunt <MHunt@pedieyes.com>
Sent: Wednesday, January 8, 2020 7:31 PM
To: Community Development
Subject: Zoning change for apartments in 377

I am writing to strongly oppose the zoning change that would allow for an apartment development (550 apartments) along 377. I don't feel this high density development is beneficial for the city or its residents. Please deny this zoning change.

Regards,
Michael Hunt
1327 Mt. Gilead Rd
Sent from my iPhone

48

Matthew Cyr

From: Barbara Coker <barbaraanncoker@yahoo.com>
Sent: Wednesday, January 8, 2020 9:58 PM
To: Community Development
Subject: Apartments

NO to apartments! I moved to Keller because of the country feel and the bigger property homes. Apartments lower our property values, increased crime, too many people resulting in overcrowding and it changes the feel of the city. Please vote no to apartments for our great city.

Barbara Coker
817-739-6333
Coker Engineering LLC
Sent from my iPhone

Barbara Coker
817-739-6333
Coker Engineering LLC
Sent from my iPhone

49

Matthew Cyr

From: Maureen Beck <maureenbeck@yahoo.com>
Sent: Wednesday, January 8, 2020 3:44 PM
To: Community Development
Subject: No More Apartments

Follow Up Flag: Follow up
Flag Status: Flagged

I understand they are planning to try to put more apartments in Keller. I don't know how many times we have to keep telling you NO MORE APARTMENTS in Keller!!!!!!!!!!!!!!!!!!!!!!

I once again want to voice my objection to ANY more apartments in Keller.

Maureen Beck

50

Matthew Cyr

From: maria embrey <mariaembrey1@sbcglobal.net>
Sent: Tuesday, January 7, 2020 6:39 PM
To: Community Development
Subject: Please, no more apartments in Keller.

Follow Up Flag: Follow up
Flag Status: Flagged

Please, no more apartments in Keller.
Maria Embrey

51

Matthew Cyr

From: Julie Smith
Sent: Wednesday, January 8, 2020 3:05 PM
To: Matthew Cyr
Subject: FW: Zoning Change Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

From: Chuck Vallentiny <cvallent50@gmail.com>
Sent: Tuesday, January 7, 2020 4:03 PM
To: Julie Smith <jsmith@cityofkeller.com>
Subject: Zoning Change Proposal

I have been made aware of the zoning change being proposed that would allow up to 550 apartment units to be built in Keller. I am strongly opposed to this proposal and want to register my opposition with you.

Thanks.



Chuck Vallentiny
Photographer Vallentiny Photography

p: 817-233-4812

e: <mailto:cvallent50@gmail.com>

w: <http://www.vallentinyphotography.com/>

51

Matthew Cyr

From: Brenda Lackey <brelackey@gmail.com>
Sent: Tuesday, January 7, 2020 7:47 PM
To: Community Development
Subject: New Apartments in Keller

Follow Up Flag: Follow up
Flag Status: Flagged

Rumor has it that there possibly may be new apartments built in Keller. As a longtime resident (40 years) I am opposed to these being built.

We are losing the small town charm that brought most of us to Keller. Progress is inevitable and I realize it has to happen, but we need to be selective on future opportunities.

All the fast food places that line Keller Parkway are despicable. Why can't we have quality restaurants in our city? Not to mention the funeral home & storage facility.

Our schools will suffer as well as our property values if we continue along this path of growth.

Hopefully, this email will not fall on deaf ears.

Thank you for your consideration.

Brenda Lackey

52

Matthew Cyr

From: Janelle <jmpetzold@yahoo.com>
Sent: Tuesday, January 7, 2020 10:47 PM
To: Community Development
Subject: No more apartments

Follow Up Flag: Follow up
Flag Status: Flagged

Keller is a beautiful city with a lot of opportunities for growing families. The residents of Keller do not want any more apartment buildings. We pay soooooo much in taxes and do not wish to support high density communities.
Thank you, J.Petzold
Sent from my iPhone

53

Matthew Cyr

From: klrclark@compuvalinc.com
Sent: Wednesday, January 8, 2020 8:25 AM
To: Community Development
Subject: Purposed Apartment Complex in Keller

Follow Up Flag: Follow up
Flag Status: Flagged

I have lived in Keller for the last 15 years and each year more and more is built around us. Just recently we were asked to vote for a bond that would rebuild or add to existing schools in the Keller District. Adding apartments will only increase the burden on the school system. I vote no for more apartments especially in light of the huge complex that is being built off of Golden Triangle. Does Keller really have that many people that want to live in the area? NO MORE APARTMENTS!!

Karen Clark

54

Matthew Cyr

From: Dottie Hyatt <dhyatt@batworld.org>
Sent: Wednesday, January 8, 2020 11:37 AM
To: Community Development
Subject: Center Stage Proposed Development

Follow Up Flag: Follow up
Flag Status: Flagged

Community Development:

We are writing to you to ask that you support the citizens of Keller who OPPOSE the development of the Center Stage project; those most affected by it. The traffic from 550 apartments and a "venue" will wreak havoc on our already over-burdened road system and devour our country roads, particularly Mt. Gilead, Bourland, Roanoke Road and Johnson Road. Developers can dress it up with any name they want but 550 "luxury lofts" are still apartments by another name. A night dwelling, lover of moist areas is still a disease ridden roach.

It is despicable that the developer has started his own letter writing campaign where he has contacted residents to gain support for the project. Most objectionable is the fact that he flat out is not telling the truth by coloring his project in rosy shades knowing full well the traffic from his apartments and venue will devastate our area and require new, very expensive infrastructure. The fact that it is being compared to the residences at Southlake Town Center is ridiculous. You cannot compare multi-level apartment buildings across from a busy railroad track with a 7 lane highway as their front door, to million dollar brownstones in the center of one of the most extraordinary shopping meccas in existence.

This strip of property should be offered for medical offices and other small commercial businesses. The property should be beneficial to the existing citizens of Keller and the surrounding area.

Please, we implore you, do NOT support this project. It will ruin north Keller as we know it. We are vehemently opposed to the project named, Center Stage.

Thank you.

Dottie

Dottie and John Hyatt
817-431-4866
dhyatt@batworld.org

55

Matthew Cyr

From: Rosa Petrovich <rosa.petrovich@gmail.com>
Sent: Wednesday, January 8, 2020 12:02 PM
To: Community Development
Subject: Proposed re zoning

Follow Up Flag: Follow up
Flag Status: Flagged

I am a Keller resident and I am writing to let you know that I am opposed to a proposed zoning change to allow over 500 new apartments to be built in our City. I will be at the meeting this coming Tuesday to show my disapproval.

56

Matthew Cyr

From: Denise Gracey <deniseoverton@1scom.net>
Sent: Monday, January 13, 2020 5:04 PM
To: Community Development
Subject: Realty Capital Project on 377

Follow Up Flag: Follow up
Flag Status: Flagged

I STRONGLY oppose 550 apartments on 377. No new apartments in Keller!!!

57

Matthew Cyr

From: Gloria Peterson <petersongloria3@gmail.com>
Sent: Monday, January 13, 2020 8:21 PM
To: Community Development
Subject: Apartments

Follow Up Flag: Follow up
Flag Status: Flagged

Planning and Zoning

I am writing to let you know that as a Keller resident and taxpayer I am opposed to the proposed apartments along Highway 377. While I can understand the apartments lining the developer's pockets, I see no positives in it for Keller residents. Increased traffic, possible increased crime rates, school overcrowding, potentially lowering property values along with a higher demand for police and emergency services are all negatives to the proposed apartment idea. If Realty Capital needs apartments, as part of their development plan, to pay for the plan, I ask that you deny permission for this development. Keller does not need to pay for their development plan by allowing these apartments and the negatives that go along with them.

Gloria Peterson

58

Matthew Cyr

From: Ashley Snow <snowsjna@gmail.com>
Sent: Tuesday, January 14, 2020 10:00 AM
To: Keller Mayor and Council; Community Development
Subject: Opposing Proposed Apartments on 377

Follow Up Flag: Follow up
Flag Status: Flagged

As 30 plus year residents of Keller, we strongly oppose building ANY apartments in ANY part of Keller!

We have suffered through the development of what used to be our small town into an already overcrowded, densely populated city. Please do us a favor and deny the proposal.

Thank you,
Jason and Ashley Snow
1313 Shady Ln S
Keller, TX 76248

59

Matthew Cyr

From: Ronald Coker <ronald-c@sbcglobal.net>
Sent: Tuesday, January 14, 2020 10:03 AM
To: Keller Mayor and Council; Community Development
Subject: New Apartments in Keller

Follow Up Flag: Follow up
Flag Status: Flagged

Please vote no for the proposed new apartments in Keller

Ronald Coker
1509 Huxley St
817-739-8333 cell

60

Matthew Cyr

From: Terry & Eva Stack <te1240@verizon.net>
Sent: Tuesday, January 14, 2020 4:52 PM
To: Community Development
Subject: apartments

Follow Up Flag: Follow up
Flag Status: Flagged

Keller does NOT need more apartments. Eva Stack 1240 Melody Lane Keller 76262

61

Matthew Cyr

From: kevinmpierce@verizon.net
Sent: Tuesday, January 14, 2020 1:59 PM
To: Community Development
Subject: No More Apartments!

Follow Up Flag: Follow up
Flag Status: Flagged

As a resident of Keller over 27 years, I ask that you do not approve any more apartments in Keller.

Thank you.

62

Matthew Cyr

From: Beverly Pironti <beverly@beverlypironti.com>
Sent: Tuesday, January 14, 2020 12:46 PM
To: Keller Mayor and Council; Community Development
Subject: Say no to more apartments

Follow Up Flag: Follow up
Flag Status: Flagged

I do not want to see more apartments added to Keller. Please help us maintain the lifestyle quality of our city. No apartments!

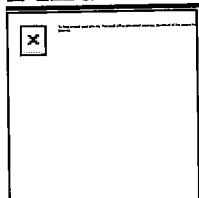
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May you be blessed!

Beverly Pironti
817-307-1448

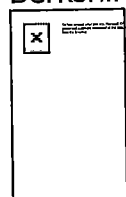
www.BeverlyPironti.com Visit my website!

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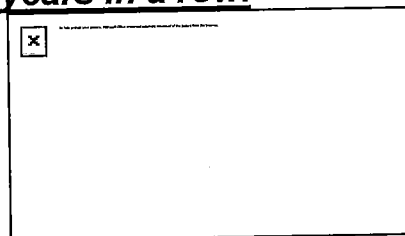


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Berkshire Hathaway HomeServices
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Southlake, TX 76092

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Matthew Cyr

From: Jenny Williams <jenny.schoellhorn@icloud.com>
Sent: Tuesday, January 14, 2020 12:34 PM
To: Community Development
Subject: Looking for Information/Point of Contact

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I hope your week is off to a great start!

My family and I are interested in possibly buying some land and building a venue somewhere in Keller and are looking for some information on how we might go about this and what all would have to be done. We are in the very early stages of dreaming, but would love to connect with someone from the city who might be willing to answer some questions and help guide us through the process.

Is this something anyone in your office can assist with? I'd love to try to get in contact with someone who would be willing to help.

Thank you SO much in advance for any assistance you can offer!

Jenny Schoellhorn
972.273.0863

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Matthew Cyr

From: Ernie T. <et3800@verizon.net>
Sent: Tuesday, January 14, 2020 12:22 PM
To: Keller Mayor and Council; Julie Smith; Community Development; Pat McGrail; Sean Hicks; Tag Green; Christopher Whatley; Sheri Almond; Beckie Paquin; Mitch Holmes
Subject: Center Stage PD

Follow Up Flag: Follow up
Flag Status: Flagged

To Keller P & Z Commissioners, Mayor and City Council Members,

I am opposed to the Center Stage Planned Development and request that it be denied.

Ernest Taylor
1201 Bourland Road
Keller, TX 76248

Matthew Cyr

From: Ernie T. <et3800@verizon.net>
Sent: Wednesday, January 15, 2020 9:51 AM
To: Keller Mayor and Council; Julie Smith; Community Development; Pat McGrail; Sean Hicks; Tag Green; Christopher Whatley; Sheri Almond; Beckie Paquin; Mitch Holmes; Trina Zais
Subject: What a Novel Idea . . .

Follow Up Flag: Follow up
Flag Status: Flagged

TO THE P & Z COMMISSION, COMMUNITY DEVELOPMENT STAFF, MAYOR AND CITY COUNCIL:

What a novel idea – a City that actually listens to its residents . . .

It's sad that 6 of 7 P & Z Commissioners plus Alternates were dazzled by the supposed "glitz and glamour" of the Center Stage Development rather than the practical and negative implications of such a proposal. See article below.

Ernest Taylor
1201 Bourland Road
Keller, TX 76248

Per the Fort Worth Star-Telegram, January 15, 2020

FORT WORTH

With mounting concern about how the city has handled its flourishing growth, the Fort Worth City Council on Tuesday night denied a developer's request to build more homes north of Loop 820, siding with a vocal group of residents who say traffic has become unmanageable in the city's northern suburbs.

The developer, Hanover Property Company, wanted to change the zoning to allow more homes on smaller lots along with an apartment complex on roughly 325 acres at Bonds Ranch and Willow Springs roads. The change would eliminate possible commercial development and calls for dozens of single family homes.

Though the zoning commission quickly approved the measure in December, the council unanimously denied the change to a thunderous round of applause and a standing ovation from a nearly standing room-only crowd

Dense housing is too much for narrow Bonds Ranch and Willow Springs roads, said Sherry Huckaby, who pleaded with the city council Tuesday to deny the rezoning and slow development in far north Fort Worth. As she spoke she showed several pictures of bumper-to-bumper traffic on Bonds Ranch Road and U.S. 287 during various times of day.

"You have trapped us in our own neighborhood," she said, criticizing the city's slow response to worsening congestion north of Loop 820.

A spokesman for Hanover Property Company said neighbors should not be concerned about congestion because a Hanover-sponsored traffic study showed significantly less traffic compared to the current zoning.

The Star-Telegram last week highlighted concerns like Huckaby's that Fort Worth's streets north of Loop 820 are increasingly trailing behind development.

Councilman Dennis Shingleton, who represents the area, said those concerns would not fall on deaf ears. He has said growth north of the loop is the biggest challenge his district faces, calling it "a pain in the ass." While Hanover and other developers had often been good partners in growing the city and there is a need for new housing, Shingleton said it was time to pause unchecked growth.

"We're throwing too darn many cars on the street," Shingleton said. "You deserve better than that."

Fort Worth has 24 street projects either under construction or in planning that are designed to improve commutes north of the loop. They total more than \$186 million and will run through September 2023, according to city data. Most are funded through the 2018 bond election, and more projects may be coming if voters approve another bond package in 2022, city staff has said.

One of those projects will widen roads just north of the Hanover development.

Slated to finish this summer, the city will build a four-lane boulevard on Blue Mound Road to Willow Springs Road and one on Willow Springs Road to Eagle Boulevard with a roundabout at the intersection of Blue Mound and Willow Springs.

Rusty Fuller, president of the North Fort Worth Alliance, told the Star-Telegram before the meeting that he believed it was time for the city, particularly the zoning commission, to rethink developers' requests for zoning changes. The commission seems to rubber stamp changes without much thought, he said, adding that what applies in other parts of the city may not fit in booming far north Fort Worth.

"They can't shrug this off with the old 'roads come before roads,'" he said. "That's OK until the roads never come."

Ben Luedtke, a Hanover representative, cited a traffic study the developer conducted that showed the denser housing produced about 75% as many vehicle trips as the current mixed zoning would. Residential trips are usually limited to the morning and evening, he previously told the zoning commission, where as storefronts would lure more drivers into the neighborhood throughout the day than an apartment or home.

The area likely couldn't be developed commercially, Luedtke told the council, because that portion of the lot is encumbered by large power lines and other utilities

The vacant area in question offers one of the only areas for small, neighborhood commercial development west of U.S. 287 in that area. Speakers said they envision the area becoming a CVS or similar store with possibly a small cafe. They argued utilities could be moved.

"You're taking away the only chance to have a walkable, bikeable neighborhood there," Fuller said.