

Matthew Cyr

From: Jonathan Kempfer <jonathan.kempfer@icloud.com>
Sent: Saturday, January 18, 2020 9:50 AM
To: Community Development
Subject: Center Stage Apartments along 377

The Center Stage development proposal was brought to P&Z last Tuesday by the developers. P&Z voted 6-1 to forward it to the Council for consideration next Tuesday the 21st. P&Z recommended it be approved. The room was PACKED with people and many, many of them spoke out against approval! Only a few supported it. How is this happening against the overwhelming will of the citizens of Keller? It appears to be yet another example of government bureaucrats believing they are intellectually and morally superior to those they represent.

The whole area is 38 acres. Only 7% of the project is commercial, and the developers have ZERO commitments from any business or restaurants going in there. The lack of commitments is unusual in itself. There are many other mixed use developments in the metroplex that have had trouble keeping commercial tenants, **our own**

Keller Town Center included. They are proposing 550 "luxury lofts" and 70 patio homes. The patio homes are ALL on 5.88 acres!!! They will have one car garages AND carports. The developers are already asking for a variance to provide FEWER parking spaces than required, further increasing the likelihood of frustrated tenants that will soon seek residency elsewhere. Noise from railroad track will already be a major deterrent. People are not going to pay high dollar prices to rent "luxury lofts", or even patio homes, across 377 from the tracks!!

128 emails went to P&Z against the proposal and only 13 in favor!! Aside from two commissioners, they appeared to not listen to a word we said. Please remember that our objections during the attempted FLUP revision ended with the mayor assuring us that there would be NO MORE APARTMENTS IN KELLER!!

If the overwhelming voice of the Keller citizens and landowners in opposition to this zoning change and development are ignored, rest assured that every effort will be taken to replace all those responsible in the next elections. Do not cram this down our throats!!

Matthew Cyr

From: garygrayjr@yahoo.com
Sent: Saturday, January 18, 2020 3:11 PM
To: Community Development
Subject: Case #Z-19-0002

Dear Honorable Mayor and City Council:

I strongly oppose the mixed-use development, Case #Z-19-0002, that is being proposed by Realty Capital that includes 550 apartments and 70 zero lot-line homes. This is not compatible with the area and will detrimentally affect Keller. We do NOT need more multi-family housing in Keller. I also oppose Case #Z-19-0003. There is no good reason to lower the size of the lots on Keller Smithfield. Please do not approve either of these proposals. They are solely based on financial gain, which, by law, the city council is not allowed to consider when voting.

Thank you in advance for listening to your constituents.

Gary Gray
1514 Treehouse Ln S
Keller, 76262

Matthew Cyr

From: Amanda Miller <acarlton08@gmail.com>
Sent: Saturday, January 18, 2020 4:31 PM
To: Community Development
Subject: Fwd: Oppose Z-19-002, Z-19-003

In opposition of planning development

From: Amanda Miller <acarlton08@gmail.com>

Date: January 18, 2020 at 4:29:08 PM CST
To: mayorandcouncil@cityofkeller.com
Subject: **Oppose Z-19-002, Z-19-003**

Dear Honorable Mayor and City Council:

I strongly oppose the mixed-use development, Case #Z-19-0002, that is being proposed by Realty Capital that includes 550 apartments and 70 zero lot-line homes. This is not compatible with the area and will detrimentally affect Keller. We do NOT need more multi-family housing in Keller. I also oppose Case #Z-19-0003. There is no good reason to lower the size of the lots on Keller Smithfield. Please do not approve either of these proposals. They are solely based on financial gain, which, by law, the city council is not allowed to consider when voting.

Thank you in advance for listening to your constituents.

Amanda Miller
1525 N Shropshire Ct
Keller, TX 76248

Matthew Cyr

From: Rivard Family <rivardrj@yahoo.com>
Sent: Saturday, January 18, 2020 6:58 PM
To: Community Development
Subject: Apartments

Dear Honorable Mayor and City Council:

I strongly oppose the mixed-use development, Case #Z-19-0002, that is being proposed by Realty Capital that includes 550 apartments and 70 zero lot-line homes. This is not compatible with the area and will detrimentally affect Keller. We do NOT need more multi-family housing in Keller. I also oppose Case #Z-19-0003. There is no good reason to lower the size of the lots on Keller Smithfield. Please do not approve either of these proposals. They are solely based on financial gain, which, by law, the city council is not allowed to consider when voting.

Thank you in advance for listening to your constituents.

Thank you
Russ and Jacquetta Rivard
1116 Manor Way

Sent from Yahoo Mail for iPhone

Matthew Cyr

From: Chris McConnell <130driver@gmail.com>
Sent: Sunday, January 19, 2020 8:54 AM
To: Community Development
Subject: Zoning Changes

I strongly oppose the mixed-use development, Case #Z-19-0002, that is being proposed by Realty Capital that includes 550 apartments and 70 zero lot-line homes. This is not compatible with the area and will detrimentally affect Keller. We do NOT need more multi-family housing in Keller. I also oppose Case #Z-19-0003. There is no good reason to lower the size of the lots on Keller Smithfield.

Stewart McConnell
809 Talbot St.
Keller

Matthew Cyr

From: Todd Elwood <todd@elwoodwinesusa.com>
Sent: Sunday, January 19, 2020 2:18 PM
To: Community Development
Subject: 550 apartments at 377 & Marshall Ridge entrance

I strongly oppose the mixed-use development, Case #Z-19-0002, that is being proposed by Realty Capital that includes 550 apartments and 70 zero lot-line homes. This is not compatible with the area and will detrimentally affect Keller. We do NOT need more multi-family housing in Keller. I also oppose Case #Z-19-0003. There is no good reason to lower the size of the lots on Keller Smithfield. Please do not approve either of these proposals. They are solely based on financial gain, which, by law, the city council is not allowed to consider when voting. As a 18 year resident of Keller it is sad to see the abomination of deaf ears and nonsensical decision making by the City Council. This is gone on long enough and needs to stop. It is a detriment to our property values especially those directly in Marshall Ridge, it is an added burden to the already poor traffic flow through the 377 corridor. It is clearly opposed by the large majority of citizens in Keller and particularly those immediately impacted. The definition of the proposed apartments is misleading and provides no "luxury" benefits to our community. Just overcrowds and sucks resources away from the taxpayer base. There is a reason why Southlake is constantly thriving and actually reducing taxes. Follow a solid example, NO NO NO!!!

Thank you in advance for listening to your constituents.

Todd Elwood
Keller Resident - Marshall Ridge

Matthew Cyr

From: Maureen Beck <maureenbeck@yahoo.com>
Sent: Sunday, January 19, 2020 6:21 PM
To: Community Development
Subject: No More Apartments

I strongly oppose the mixed-use development, Case #Z-19-0002, that is being proposed by Realty Capital that includes 550 apartments and 70 zero lot-line homes. This is not compatible with the area and will detrimentally affect Keller. We do NOT need more multi-family housing in Keller. I also oppose Case #Z-19-0003. There is no good reason to lower the size of the lots on Keller Smithfield. Please do not approve either of these proposals. They are solely based on financial gain, which, by law, the city council is not allowed to consider when voting.

Also wanted to note that flooding happens all the time at Denton Highway and Marshall Ridge area. This would add more flooding to this area.

Thank you in advance for listening to your constituents.

Maureen Beck
1234 Valley Ridge Drive

Matthew Cyr

From: Connie Westfall <c.westfall@me.com>
Sent: Monday, January 20, 2020 6:16 PM
To: Community Development
Subject: Case Z-19-0002

Dear Honorable Mayor and City Council:

I strongly oppose the mixed-use development, Case #Z-19-0002, that is being proposed by Realty Capital that includes 550 apartments and 70 zero lot-line homes. This is not compatible with the area and will detrimentally affect Keller. We do NOT need more multi-family housing in Keller. I also oppose Case #Z-19-0003. There is no good reason to lower the size of the lots on Keller Smithfield. Please do not approve either of these proposals. They are solely based on financial gain, which, by law, the city council is not allowed to consider when voting.

Thank you in advance for listening to your constituents.

Name Constance Westfall
Address 737 Fostery King Place Keller, TX 76248