

Matthew Cyr

Sent: Sunday, January 19, 2020 5:01 PM

To: Leslie Sagar <lsagar@lesliesagar.com>; Gary Ponder <gponder@cityofkeller.com>; Julie Smith <jsmith@cityofkeller.com>

Subject: PD by Capital Development

This Planned Development (PD) application incorporates several of the flaws that led to the denial of another application in the Past: 1) Residential first, 2) Alleyway design of the tiny lot single family component, 3) failure to consider topography (as required by the UDC), and 4) failure to be consistent with either current zoning or the existing Future Land Use Plan (FLUP, circa 1998 as randomly modified). Specifically: 1) The plan calls for initial development of the high density/multi family component before any commercial development. Of course, it does. The apartment component is the quick, easy, and lucrative part of the development. Carillon in Southlake is a perfect example of why this is a bad plan: residential comes but commercial either never does not come or is substantially delayed. This plan is contrary to the sales pitch for Marshall Ridge in which the developers showed commercial amenities on the northern segment of this very property. They even had a scale model to show those buying lots in Marshall Ridge. To date, they have a 7-11. 2) Alleyway development of high density residential increases crime. This fact is no longer debatable. Gating the alleyways has been successful in reducing crime in an urban development, but I can find nothing which suggests it is a solution in suburban development. When combined with the narrow streets that barely meet fire code compliance, the design would effectively prohibit having visitors: street parking would block the narrow roadway as would parking in the alley. 3) Topography: Consideration of topography is required by the UDC. The southern component of this PD borders Mt. Gilead. At that point, the land incorporated in the PD is essentially a heavily wooded big hill or small mountain. This location is exactly where the PD shows the tiny lot single family (SF) component of the PD. Essentially, the applicants have hidden this fact from P&Z in their conceptual plan by not providing a topographic map (as required by the

UDC for a conceptual initial plan). Thus, the tiny SF component would not be done in the initial phase (only the apartments). 4) Zoning: The area is currently zoned as commercial/retail/office. According to the FLUP it is commercial/retail/office/light industrial. The PD reflects neither the existing zoning nor the current FLUP. Mixed use (MU) is not mentioned.....But if it were, in most MU zoning paradigms, MU is generally commercial/retail/office with some residential (usually the second floor of a retail/office establishment). In addition to these critical components of the PD there are other substantial problems: the flawed traffic impact study (Mt. Gilead closed during part of it), median breaks on 377 (no concurrence from TxDOT who owns 377), debatable connectivity with the Milestone Church Development (traffic flow). Most importantly, the P&Z commission did not listen to the citizens who spoke in objective, non-emotional objection to the project. Their objections were consistent with the recently ignored positions of the citizenry in the recently denied FLUP.

Carey P. Page, M.D.
1467 Highland Court
Keller, TX 76262-9061

Matthew Cyr

From: Julie Smith
Sent: Thursday, January 16, 2020 3:43 PM
To: Matthew Cyr
Cc: Jerald Ducay
Subject: FW: No more apartments in Keller say no Jan 21st

Follow Up Flag: Follow up
Flag Status: Flagged

Even though my name is not Jessica ;), he was kind and gave me his address. Opposition is in the original email, below. Please add to the pile for dissemination on Tuesday. Thanks!

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

From: Alexander Popescu <Alexander.Popescu@outlook.com>
Sent: Thursday, January 16, 2020 2:16 PM
To: Julie Smith <jsmith@cityofkeller.com>
Subject: Re: No more apartments in Keller say no Jan 21st

Hi Jessica,

Nice to meet you, just wanted to bring my opinion to your attention. Sure, I can provide my address for the sole purpose of verifying my residency in Keller.

508 Hidden Meadow Dr
Keller, TX 76248.

Regards,
Alex Popescu
Sent from my I-phone. Please forgive any typos.

> On Jan 16, 2020, at 2:07 PM, Julie Smith <jsmith@cityofkeller.com> wrote:

>
> Mr. Popescu
>
> Would you kindly provide your address?

>
> Thanks so much!
> Julie

>
> Julie Smith
> Community Development Director
> 817-743-4127
> jsmith@cityofkeller.com

>
>
>

>
>
> -----Original Message-----
> From: Alexander Popescu <Alexander.Popescu@outlook.com>
> Sent: Thursday, January 16, 2020 1:19 PM
> To: Julie Smith <jsmith@cityofkeller.com>
> Subject: No more apartments in Keller say no Jan 21st

>
> Good morning,

>
> This is to inform you that my position, as a Keller resident, is that we don't need more apartments to overpopulate this city. There is no plan for the infrastructure to support additional traffic in the area and it's just irresponsible to approve such a project.

>
> This is a neighborhood for single family residences, let's keep it that way.

>
> Regards,
> Alexander Popescu, Esq.
> Sent from my I-phone. Please forgive any typos.

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

Matthew Cyr

From: Norma Stanley <norma4.stanley@gmail.com>
Sent: Monday, January 20, 2020 5:29 PM
To: Community Development
Subject: Fwd: Proposed Zoning Changes

----- Forwarded message -----

From: **Norma Stanley** <norma4.stanley@gmail.com>
Date: Mon, Jan 20, 2020 at 5:22 PM
Subject: Proposed Zoning Changes
To: <mayorandcouncil@cityofkeller.com>

I oppose the mixed use development proposed by Realty Capital that includes 550 apartments. I also oppose the requested rezoning on Keller Smithfield Road to reduce the lot size from that currently zoned.

Please tell these developers to relocate their proposals for apartments and small lot sizes to our Sister cities of Southlake, Colleyville, and Westlake. I believe that each of these named cities with which we share schools, fire, police, and other services HAVE NO APARTMENTS. Why is that?

Listen to the citizens of Keller, the electorate, and deny these requests to remake our city.

Regards,
Norma Stanley
1613 Treehouse Ln N
Keller, TX 76262

P.S. I trust that the City employee who receives this email will forward it to the mayor and each member of the city council.

new

Matthew Cyr

From: Tammy Deras <tammyderas@hotmail.com>
Sent: Wednesday, January 15, 2020 1:34 PM
To: Community Development
Subject: Fw: File 20-055/ proposed apartments on 377/Mt. Gilead

Follow Up Flag: Follow up
Flag Status: Flagged

Tammy

From: Tammy Deras
Sent: Wednesday, January 15, 2020 1:31 PM
To: mayorandcouncil@cityofkeller.com <mayorandcouncil@cityofkeller.com>; communitydevelopmet@cityofkeller.com <communitydevelopmet@cityofkeller.com>; pmcgrail@cityofkeller.com <pmcgrail@cityofkeller.com>; mholmes@cityofkeller.com <mholmes@cityofkeller.com>; shicks@cityofkeller.com <shicks@cityofkeller.com>; salmond@cityofkeller.com <salmond@cityofkeller.com>; bpacquin@cityofkeller.com <bpacquin@cityofkeller.com>; cwhatley@cityofkeller.com <cwhatley@cityofkeller.com>; tgreen@cityofkeller.com <tgreen@cityofkeller.com>
Cc: Franco Deras <francoderas@hotmail.com>
Subject: File 20-055/ proposed apartments on 377/Mt. Gilead

To whom it may concern:

I am a resident of Overton Ridge in north Keller. I am writing you to let you know that I am adamantly opposed to more apartments being built in Keller. Apartments built in this area would be served by Ridgeview Elementary, which is already at capacity. Not to mention, BCI, KMS, and KHS. We do not need more apartments in the area. As it is, there are plenty of nearby complexes that are served by Keller ISD. This is a bad idea, and I am extremely disappointed to see the majority of the council supporting this proposition. We moved from the non-Keller(west of 377) side of town to get away from all the apartments going up. North Keller has always had a country appeal with its large lots, trees, and ranches, and it would be nice if the city allowed it to stay that way. We don't need to turn Keller into North Fort Worth!!!! Please reconsider this. Say NO to adding more apartments to this area.

Thank you,
Tammy Deras
Concerned citizen/Overton Ridge Homeowner

Matthew Cyr

New

From: Matt <texanforever@gmail.com>
Sent: Wednesday, January 15, 2020 6:27 PM
To: Community Development
Subject: 550 Apartment proposal

Follow Up Flag: Follow up
Flag Status: Flagged

I would like to say no to the 550 apartment complex proposal.

Matthew Cyr

new

From: Kent Burleson <kentburleson@gmail.com>
Sent: Wednesday, January 15, 2020 3:24 PM
To: Community Development
Subject: Realty Capital Rezoning MT Gilead Rd Question

Follow Up Flag: Follow up
Flag Status: Flagged

Who is responsible for approving addition ingress and egress to MT Gilead? The PD request she's several new points of access to this road close to 377.

Kent Burleson
1421 Lizzy Court
Keller

Sent from my iPhone

Matthew Cyr

From: Julie Smith
Sent: Monday, January 20, 2020 6:28 PM
To: Matthew Cyr
Subject: FW: Realty Capital PD
Attachments: Keller Planned Development Exhibit TOPO.pdf

Include the string for his. Thanks!

From: Julie Smith
Sent: Monday, January 20, 2020 6:24 PM
To: 'Kent Burleson' <kentburleson@gmail.com>
Cc: Jerald Ducay <jducay@cityofkeller.com>; Matthew Cyr <mcyr@cityofkeller.com>
Subject: RE: Realty Capital PD

Mr. Burleson:

Thank you for the thoughtful reply. I will be happy to forward your email as part of those collected for Council.

In an attempt to answer some of your questions:

- Should the Council approve the zoning change request, you are correct that the zoning amendment and approval of the Concept Plan and PD would establish the density.
- I am not sure what you mean regarding multi-family standards. The number of proposed lofts is called out as are the related architectural standards for the MF structures.
- The applicant submitted a Concept Plan that did call out a topographic map in the Table of Contents as part of the Appendix, but the Appendix was not attached. We have now added it, and it may be downloaded from the website. (I have attached it here for your convenience.) Because grading plans would not be required until the Final Plat approval (and that would not occur unless both the Concept Plan and the Detail Plan were approved), the topographic map is for primarily informational purposes. The Concept Plan does call out the 1.1-acre open space along Mt. Gilead.

Thanks again for your feedback. We appreciate the interest!

Julie

Julie Smith
Community Development Director
817-743-4127
jsmith@cityofkeller.com



From: Kent Burleson <kentburleson@gmail.com>
Sent: Monday, January 20, 2020 12:04 PM
To: Julie Smith <jsmith@cityofkeller.com>
Subject: Re: Realty Capital PD

The following is the exact wording from councilman Hicks.

The submission has been cleared by staff and meets the regulations. Council wouldn't be considering it had it not.

Sean

On Jan 20, 2020, at 11:32 AM, Kent Burleson <kentburleson@gmail.com> wrote:

Once the PD is in place, the density and use is established. There is no way to go back and change that at the detailed plan stage. My point is the submittal does not even reference multi family standards. In my reading of the UDC this is required. It is also my understanding that a topographical survey is required by the UDC for a concept plan. The southern part of the property has a very steep rise. Significant soil and tree removal will be required to build the patio homes. This needs to be highlighted to the council.

I received an email from councilman Hicks that the staff reviewed the submittal and approved it so therefore the submittal is correct.

Also why is there no simultaneous request to change the future land use designation for this parcel. Multi family and single family is not permitted in the current FLU designation for this property.

The density of multi family is three to four times more dense than what is allowed in current zoning standards. This should be noted in the presentation to Council.

I am very concerned by the comments that this is just a concept plan and the P&Z and Council will have another look at it during the Detail Plan submittal. The zoning with the associated density will already be in place. The only debate in the future will be over details.

On Jan 20, 2020, at 10:09 AM, Julie Smith <jsmith@cityofkeller.com> wrote:

Mr. Burleson:

Thank you for the inquiry. Staff does not provide opinions; rather we cite the appropriate code sections that apply to any particular request and provide those to the recommending body (the Planning and Zoning Commission) and the decision-making body (the City Council) for their consideration.

The quote you mentioned in your email, below, is from Section 8.04(A) of the UDC. As I am sure you noticed when you read the Code, the PD section is several pages long and deals with multiple contingencies related to how a PD is proposed, submitted, and considered. The opening paragraph, just above the one you quoted, includes the following language:

Planned Development Districts shall be used in conjunction with base zoning district, unless changed by zoning amendment. New base districts or changes in existing base districts may be requested at the same time planned development districts are requested. [Emphases added.]

Tomorrow night, the City Council will consider whether they want to change the zoning to permit the proposed PD that includes the Multi-Family components. Should the City Council approve the request to change the zoning and approve the PD Concept Plan, Realty Capital would then have to develop a Detail Plan to implement the PD for Council consideration before the project could move forward.

If you would like to submit an email in either opposition or support, we can forward it to the City Council.

Thanks again for the inquiry, and please do let me know if you have any other questions.

Julie

Julie Smith

Community Development Director

817-743-4127

jsmith@cityofkeller.com

<image001.png>

Julie Smith

Community Development Director

817-743-4127

jsmith@cityofkeller.com

<image001.png>

Matthew Cyr

From: kentburleson@gmail.com
Sent: Monday, January 20, 2020 8:44 PM
To: Keller Mayor and Council; Sean Hicks; Pat McGrail
Cc: Community Development
Subject: Realty Capital Rezone Request for Engler Property - Parking and Traffic - Reasons to Deny

Parking:

Please look closely at the proposed parking plan. A significant number of spaces are achieved through "on street parking" - 844 spaces. Many of the spaces are on Street C. These spaces are not convenient to the apartment tenants. The Keller UDC for Multi Family requires 50% attached or detached garages. This proposal includes 21% garages. The way the parking is laid out does not appear to have any other covered parking.

All "luxury" or "upscale" apartments have a significant amount of covered parking. This is accomplished through attached garages or for more dense complexes a parking garage. Look at Two 99 Monroe in Roanoke. That development has a parking garage along with other garages and covered parking. If this proposed complex is built as it is shown on the drawings, I believe it is one of the worst parking plans I have seen for a modern apartment complex. This will not be seen as a luxury apartment complex with parking like this.

Traffic:

The included traffic study rates the intersection of Mount Gilead and 377 as Level Of Service E = unstable flow, operating at design capacity. The only worse category is LOS F - Operating over design capacity. This is based on current state. The situation will change significantly when Timberland connects at the traffic light to Mount Gilead. That significant change should be considered before this project is approved. I believe the plan to also be flawed in the number of ingress egress points onto Mount Gilead.

They are asking for four connections in a short distance with one being very close to the intersection. Also observe that street C connects to street F.

This allows all traffic from the site to access Mount Gilead if they wish.

That means retail and multi family tenants driving through the patio home neighborhood.

Kent Burleson

Matthew Cyr

From: Brenda Sexton <brenda.sexton@icloud.com>
Sent: Monday, January 20, 2020 11:08 AM
To: Community Development
Subject: Apartments

Community Development, please record as part of opposition.

Mayor and Council,

One more citizen opposition to the apartments on 377. All of you pledged to represent citizens. To listen. Please honor your promise and vote "No" as majority of citizens wish.

Extensive (and expensive) outreach done all over Keller by FLUP consultants showed citizens do not want any more apartments.

Public attendance at FLUP public hearings spoke clearly, "No more apartments".

Planning & Zoning emails and speakers 10 - 1 against apartments.

There is a clear majority of Keller citizens who do not want 17.5 living units per acre density.

Thank you for your service,

Brenda Sexton
770-928-0987

Brenda Sexton
770-928-0987

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: Heather Atendido <hatendido@me.com>
Sent: Sunday, January 19, 2020 5:43 PM
To: mayorandcouncil@cityofkellercom; Community Development; Pat McGrail; Mitch Holmes; Sean Hicks; Sheri Almond; Beckie Paquin; Christopher Whatley; Tag Green
Subject: Opposition to apartments on 377 and Mt. Gilead

To whom it may concern,

I strongly oppose the mixed-use development, that is being proposed by Realty Capital that includes 550 apartments and 70 zero lot-line homes. With these apartment and homes that are being proposed will only lead to overcrowding of the schools in Keller: Ridgeview Elementary, Bear Creek Intermediate, Keller Middle and Keller High School. I live in Overton Ridge and will be effected by the population growth in this feeder pattern.

From my understanding this is zoned for commercial use and I am hoping the city council will keep it zoned this way. Bringing in retail and restaurants that could enhance the quality of life for the citizens of Keller.

Apartments will only increase the population density without a corresponding increase in property tax for the city of Keller and our schools.

Sincerely,

Heather Atendido

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: Barbara Johnston <bajohnston@mac.com>
Sent: Sunday, January 19, 2020 12:24 PM
To: Community Development
Subject: I am against any more apartments in Keller

Sent from my iPad

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: 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: Michelle Johnson <michelle.jacobsen@gmail.com>
Sent: Saturday, January 18, 2020 5:25 PM
To: Keller Mayor and Council; Pat McGrail; Community Development
Subject: Apartments Mt. Gilead

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. Please do not approve this proposals. They will severely impact the traffic as well as increase the amount of students at the schools. We believe 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.

Ben and Michelle Johnson
1317 Shropshire Ct.
Keller, TX, 76248

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: 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: 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 then 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: William Dedic <wededic@yahoo.com>
Sent: Wednesday, January 15, 2020 7:22 AM
To: Keller Mayor and Council; Community Development
Subject: 6-1

Follow Up Flag: Follow up
Flag Status: Flagged

Apartments bring 0 value.

By voting 6-1, you guys have absolutely let us down.

These apartments will feed into Ridgeview, Bear Creek, Keller Middle School and KHS. We already have ample apartments close by that feed into these schools!

By moving to the next step and not stopping it right now is a disappointment! I pay \$15,000 a year in taxes and now they will be subsidizing renters! And you are making a developer more rich while they use Keller like a one night stand!

A response would be greatly appreciated.

Sincerely,

Bill Dedic

Matthew Cyr

From: midland1515@sbcglobal.net
Sent: Thursday, January 16, 2020 8:16 PM
To: Community Development
Subject: Apartments in Keller

Follow Up Flag: Follow up
Flag Status: Flagged

I am not in favor of ANY additional apartments in Keller.

Thank You for you time,

Peter Carhart
1515 Rockwood Dr
Keller TX 76248

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: Completed

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