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To: "mayorandcouncil@cityofkeller.com" <mayorandcouncil@cityofkeller.com>
Sent: Thursday, September 5, 2013 4:31 PM
Subject: "Special Use Permit" Resident Concerns - Ridge Point Dr and TX 377

Mayor and Council Members of Keller,

I am a relatively new (less than 1 year) resident of a new-build home in the Marshall Point subdivision in North Keller. My wife and I spent most of the 2012 calendar year house-searching throughout the metroplex in search of a clean, safe, and family friendly community in which to build our home and raise a family. After having researched and visited numerous neighborhoods and towns throughout Tarrant and Dallas counties, we settled on Marshall Point and Keller based upon its location, proximity to amenities, and overall ambiance relative to some of the other locations. Specifically, the north Keller region along route 377 seemed relatively undeveloped at the time and seemed a perfect canvas for the creation of an upscale community in which we were hoping to be a part of.

It has recently come to my attention based upon signage at the entrance of Marshall Ridge that a special usage permit is under consideration for a Valero gas station on the frontage area immediately west of the Marshall Ridge and Marshall Point subdivisions.

You can imagine our concern that this type of development is being considered for our area. During our home search, we carefully reviewed the published community plans for the areas we were considering that had not been fully developed. In particular, I recall a very detailed plan for the north 377 corridor authored by Freeze Nichols from ca 2009. This plan clearly laid out specific décor, pedestrian-oriented amenities with tie-ins to Keller trail, and an overall ideal suburban-chic retail assortment.

From my understanding this plan was adopted by the city of Keller as the path forward for the area, and this vision **significantly** influenced our decision to move to the area. **I cannot stress this enough.** The current paradigm for new developments across the metroplex seems to encompass the prototypical "strip mall" mentality (with associated low end shopping, gas stations, parking lots etc), which we were very specifically hoping to avoid by moving to North Keller. The published and seemingly approved development plan from 5 years ago gave us a sense of relief that we would be insulated from this effect.

The application of a permit for a gas station in this area signals otherwise, and I encourage the council to carefully consider the "domino effect" of the initial development of a gas station for this plot. We hoped that over time north Keller would evolve into the mold of nearby Southlake or the pedestrian friendly newer areas of Colleyville.

In summary, I would like to express my extreme concern regarding the proposed development, which is echoed by nearly all of our neighbors. I sincerely believe this is a make-or-break moment for the north 377 corridor with regards to the quality of future development, and encourage the council to understand the impact of a gas station (as well as the deep-seated resistance to this type of development by residents of the vicinity) and act to prevent its progression.

Best Regards,

Christopher Foskey