GW Boutique
GW Boutique

Aerial Dated: February, 2009
Following is a public comment regarding the Goodwill Store.

Webmaster
City of Keller, TX
817-743-4000
www.cityofkeller.com

I went to the Keller town hall meeting, on Tuesday, I sat for about an hour, trying to see what basically the city does, in being Keller. GW conferernace, really my opinion on that matter, is what it will do, it may "bring" down the value of the land, if it was placed at the position it was going to, yet if it was placed there it would help people right now in need (yet "fashion" would attract people and some value, it's not Dolce and Gabana (it's not going to turn, that sector into a high looking place to shop). That's all I wanted to imply. Another thing, it's abuse that is going on, yet it's invisible to eye. It's control to hold down, from succeeding. My mother.

Thank you, I'm changing for the better. Humility/rejection is the worst but, it brings a stronger character, inside. I'm getting there.
Subject: Future Goodwill Building Proposition

From: mrdegraauw@verizon.net [mailto:mrdegraauw@verizon.net]
Sent: Sunday, August 09, 2009 10:06 PM
To: City Secretary
Subject: Future Goodwill Building Proposition

Dear Mayor and City of Keller Council,

Please accept this email as our response to the pending proposition for consideration before the council, regarding the building of a Goodwill Store approximately located at the corner of Wall Price and Whitley Road in Keller, TX. We are residents and members of the Flanagin Hills subdivision/HOA. The above matter was brought to our attention by the concerns of existing homeowners and our HOA board and we as well, are not in support of the Goodwill Store being built so close to our neighborhood. We understand that the City is trying to generate and attract new business to this City. We don’t believe that this upscale Good Will Store will be the answer, let alone, be good for the area. With the recent economic problems over the past year, the decrease in home values and people still trying to hang onto their jobs, the building of this establishment will only contribute to an additional decrease in our home values. When one makes a purchase such as a home, one would hope that over time, the value will appreciate and not depreciate.

We thank you for your time and attention to this email and will keep the Council in our prayers for a more suitable resolution.

Roland and Monique DeGraauw
224 Foxford Drive
Keller, TX 76248
Oppose the Goodwill store be opened in Keller, TX.
Wanda Fuentes
919 Tulla CT
Keller, TX

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-----Original Message-----
From: Randy Morris
Sent: Monday, August 10, 2009 9:54 AM
To: City Secretary
Subject: Proposed Goodwill store in Keller

I am writing this Email to express my concern about the proposed Goodwill store being considered in the City of Keller. As a new resident to Keller I am concerned about the City’s direction regarding the future development of businesses in our community. I moved to Keller because of the quality of life and relative quality of the community as compared to other City's in the Metroplex. I do not want to see my property values decline as a result of this and I trust that the City will consider my input in this matter.

Regards,

Randy Morris
212 Carlow Ct.
Keller, TX. 76248

Flanigan Hill subdivision homeowner
Recently, the City Council voted to allow Goodwill Industries to apply to put a donation/resale center within the city limits. However, The Community Storehouse mission is to help children in need who live in our community. Barbara Board, Executive Director of the Community Storehouse states that, "donations from Keller and the surrounding areas provide a tremendous amount of funding to insure that we can work to minimize any effects on the children of a family in crisis. Our number one goal is to keep a child healthy and in school." Our ability to provide for these children is directly dependent on your donations to the Community Storehouse! Over 60% of the funds come from donations from our community.

My concern is twofold, we have the Community Storehouse and we have Christ' Haven resale shop. Both provide much needed funds to help children and families in our community. While Goodwill is a worthy organization, I think it would be a serious mistake to allow this center in our community to dilute the donations that are sorely needed.

Sincerely,

Mrs. Janine Stevens

Janine Stevens
Enterprise Data Architect
CTO
Sabre-Holdings
682-605-1647

"A human being should be able to change a diaper, plan an invasion, butcher a hog, conn a ship, design a building, write a sonnet, balance accounts, build a wall, set a bone, comfort the dying, take orders, give
orders, cooperate, act alone, solve equations, analyze a new problem, pitch manure, program a computer, cook a tasty meal, fight efficiently, die gallantly. Specialization is for insects."

-Robert A. Heinlein
First and foremost, let me apologize to the entire Planning and Zoning Commission and to the Keller City Council for not being more involved in the meetings and discussions regarding our City. Current examples of my lack of involvement include the changing of a city ordinance to allow SUP’s applications regarding the opening of Donation Centers in the city of Keller. As a Keller city resident and an advocate/spokesperson for the children who need crisis assistance in our area, I have not played the active role I should. I was not aware of Commission meetings regarding the possibility of this ordinance change until July 7, 2009. That is in no way an excuse but may help everyone understand why I have not come before you sooner.

The Community Storehouse Board of Director's and I completely support the change in the ordinance giving "upscale, high quality resale boutiques" the opportunity to open in Keller. The opening of resale boutiques, in our opinion, will help other existing resale stores in the area. I say this because "resale shoppers" tend to travel from one resale store to the next.

The chance of a donation centers opening within the city limits of Keller is quiet another topic. We do not believe that it is in the best interest of growth in Keller to open any donation centers within the city limits. At minimum, opening a donation collection site on main street, Keller Parkway, or any other main thoroughfare in Keller will stagnate the type of goals in growth and vision both the city leadership and residents have discussed. We believe allowing donation/collection sites in retail shopping centers in Keller is not the best use of the spaces. This is not conducive with the residents vision of growing Keller, both in retail stores and restaurants.

During the Keller City Council meeting on July 7, 2009 Goodwill representatives stated the following. Please refer back to the video of that meeting to confirm.

* We will run a truck 24/7 between Roanoke, Colleyville, and Keller to insure no items dropped off after hours will remain out front."

* We will have someone at the Keller donation center location from 9 pm-midnight for anyone dumping.

* Projected sales of $500,000 in the GW Boutique will generate $45,000 to the City
of Keller."

* "I guarantee no negative impact to any other charities."

* It is our Mission to "work with other nonprofits."

* "We will subsidize any loss in income to the Community Storehouse, in fact, we will take them to a higher level.

* "We help 18,000 people find jobs." How many are Keller residents?

* "Trucks will load all donations collected in Keller and take them to our Rufe Snow location."

* "I will put all of this in writing."

* "Give us one year to prove ourselves. If we don't do what we have stated, we will leave Keller.

Goodwill also states the Portland boutique accepts donations. Please give them a call or check their website. You have been given incorrect information regarding GW Boutiques that accept donations. If as Mr. Bostic states, Goodwill is truly interested in serving our residents, both with affordable upscale used/new clothing and jobs, the boutique will accomplish this. In regard to a year to prove themselves; have any of the City officials received these things in writing as promised from Goodwill? Who will police the donation area to insure these promises are followed through? Once you have received these items in writing, we are eager to understand how Goodwill plans to take the Community Storehouse to a "higher level." The projection of $500,000 in sales to the GW Boutique, $45,000 to the city of Keller, will not be jeopardized without a donation center.

It is my goal that the Commission and the Council have all the correct information before any final decisions are made. I feel it is in the best interest of the P & Z Commission and the Keller City Council members to verify the information you have been given prior to making any decisions. This is in the best interest of the Keller residents.

The Community Storehouse has been planning to expand with another donation center location for the past two years. We were in the process of firming this up when the news of the ordinance change came to my attention. I never intended, nor is it my personal desire, to open a Community Storehouse donation location in Keller. I am negotiating towards opening a location at 377 and Kroger drive for the reasons stated in this email.

The Community Storehouse Board of Director's and I may be forced to apply for a SUP to open a donation center in the city of Keller if others come in. We can not afford to lose any donations for Keller residents nor the income the items bring us towards our children's programs. We do not want to be forced to open a donation center in Keller to sustain our programs.

I will be dropping off a package of information to you by 11:00 am this morning, the electronic version is attached. Please forward this email, the email attachments, and the information packets to all P & Z Commission members prior to any meetings this evening. I will also leave packets for the Keller City Council
members to reviie.

Again, please accept my sincere apology for not coming to you sooner. To insure the topic of donation centers opening in Keller does not come up again, I encourage the Planning and Zoning Commission to recommend to the Council that the current ordinance change back to, not allowing donations centers to open and operate in the city of Keller.

Sincerely,

Thank you!
Barbara Board
www.communitystorehouse.org

"Dedicated to the well being and education of children in our community."

Thank you!
Barbara Board
www.communitystorehouse.org
July 27, 2009

Summer Greetings,

The Community Storehouse is excited to report that we have been extremely busy helping and serving the children in our community! Due to the economic downturn, we have experienced over 150 percent growth in families needing our summer lunch support. As many of you know, this program provides kid friendly food to children in need who would regularly receive free lunch at their local KISD School. In addition, we have incurred a 35 percent increase in funding to our clients over last year. Our comprehensive case management services provide children in the Keller area with basic shelter assistance, which is a common need encountered by our caseworkers.

With all of the above mentioned demands this year, the Community Storehouse is happy to report that we have continued to grow and expand our support services! This summer, we piloted a reading camp for students named “Camp Community Storehouse”. Our summer camp has assisted Kindergarten and First Grade students in Keller Independent School District that are struggling in reading. We are excited to report that we registered over 80 students prior to school releasing and at this time, we have seen tremendous growth and potential for these children. Knowing that children come first at the Community Storehouse, once the need for summer educational help was apparent, the organization went to work researching, designing and implementing a summer camp for children. Furthermore, in the fall, we plan to once again use our data driven approach and expand our services to include a job training program. Indeed, exciting things for families are taking place at the Community Storehouse!
As you can see, the Community Storehouse has not only been busy this summer but also uses data to drive all of our decisions. This approach allows us to directly support the families and children within the Keller city limits. Given that information, we are concerned about the recent approval granted to Goodwill Industries allowing them to apply for a permit to open a donation/resale center. While collecting data on this swift decision made by the city, we found the following key points that should be considered prior to further action being taken on this issue. Those include:

- There are 4 donation sites (2 of which are Goodwill Superstores) within a 12 mile radius of the intended Main Street location. Why does the City of Keller feel a loyal Goodwill donor needs a closer location? (See attached document)

- If a loyal Goodwill donor desires to donate specifically in Keller, there are 3 additional Goodwill clothing only drop boxes within the City of Keller. We question how many donation centers are needed for one organization. Currently, the Community Storehouse only has one, and deals with the unwanted trash drop-offs on an hourly basis. (See attached document)

- While using data to drive decisions, the Community Storehouse began collecting information relative to similar sites in the United States. When calling other Goodwill upscale boutiques across the country (New York, Portland, San Francisco, Palm Beach and Milwaukee) one found that these upscale Goodwill stores accept only clothing and jewelry. They do not have a "backdoor donation site" as proposed on the current, City of Keller, Goodwill business plan. Specifically, at the most recent council meeting, Mr. Cox from Goodwill Industries stated, "they will model the boutique in Keller after the one in Portland, which also has a donation center." Interestingly enough when we contacted that boutique, they stated, "we do not accept donations here, not even clothing, please drop off all donations at another location." Therefore, the Community Storehouse questions the intent of the boutique. We clearly do not support donations being collected in their Keller location because of the impact it may have on our ability to fund children services locally. However, we sincerely question the business plan by the Goodwill organization. It seems to lack the key answers related to reliability and validity on a most important topic, our children.
If Goodwill is approved as planned, our Board of Directors is concerned for the financial stability of the services we provide for local families. In order for the Community Storehouse to remain at the current level of service to our clients, we will be forced to apply for a permit to open up an additional donation center within the City of Keller.

At the Community Storehouse all of the community donations are dropped off at our single donation center on Keller Hicks road. The donations are then returned to the families and children in our community. First, these items go to eligible clients via a voucher system and then what is left is sold in the Keller Hicks store and the newly opened Watauga store. The revenue made from these two resale centers fund the above mentioned programs for children in our community.

The Community Storehouse applies money directly into our local community, but the same cannot be said when looking at the Goodwill business plan. Specifically, the proposed Goodwill business plan states, donations received at the potential drop-off center in Keller will return to their distribution center on Rufe Snow and be distributed accordingly. Thus, we as an organization question the City of Keller would take such a bold step and allow additional drop off sites in our community, which are ultimately going to send the proceeds from those donations away from Keller?

Resale Shoppes are a valuable source of income for community based initiatives. The Community Storehouse resale shop helps to provide children in Keller with medical, dental, vision care, food, comprehensive case management for the family, clothing, job training and educational support. Given the Community Storehouse returns 100% of its monies directly to the community, why would the city of which we live, not focus every decision made within our elected body for the good of the children?

On behalf of the Board of Directors, I thank you for all of your past support and dedication to the Community Storehouse. Without the support from the community we clearly can not function as an organization. Personally, we ask you to reflect on the children we serve daily, they are our future and need your support as a community! We ask that everyone involved in the decision of allowing Goodwill to expand further into the City of Keller reflect on what matters most, our children-neighbors-friends-and families that are living within our great city.

Yours in Continued Service and Commitment,

Barbara Board, Executive Director
Community Storehouse Information And Facts Related to the Pending Goodwill Decision
FACTS ABOUT THE COMMUNITY STOREHOUSE

- Founded in 1982, the organization has demonstrated ongoing capacity for 27 years
- The Community Storehouse has demonstrated over 100% increase in services for our clients in the past year
- The Community Storehouse provides children with emergency medical & dental, food, clothing and shelter along with comprehensive case management for our families in need
- All of the income raised from the Community Storehouse goes directly to local children and families
FACTS ABOUT THE COMMUNITY STOREHOUSE

- Currently we have two resale locations with one donation center. The monies raised from these donation centers goes directly into helping the children within the City of Keller.

- Along with the many services the Community Storehouse offers, we are proud to announce we opened a summer reading camp for Kindergarten and First grade students this year and plan to start a job training program for our clients in the fall.

- Clients can attend daily classes at the Community Storehouse which range from job preparation, resume writing, parenting classes and substance abuse counseling.

- If approved, Goodwill will dramatically decrease the donation capacity of the Community Storehouse which will directly impact the children serviced in the City of Keller.
The Community Storehouse Position On Approving A Goodwill Resale/Donation Center On Main Street In Keller, Texas

- Approval of the donation permit submitted by Goodwill Industries will dramatically affect revenues for the children's programs at the Community Storehouse, which is a local charity.
- We are about taking care of local children and providing long term stability and assistance for their futures.
- Children must come first in this world and we are striving to protect programs for them in their own local community.
- Question: Is this the best use of retail space for the city's growth?
- Question: Other than employment of a few individuals, how does Goodwill plan to help keep the City of Keller rated as one of the top 7 cities to live in?
- There are currently 7 Goodwill Donation/Resale centers within a 12 mile radius of the proposed site on Main Street.
NEAREST GOODWILL SUPERSTORES/DONATION CENTERS IN RELATION TO THE CITY OF KELLER

Mileage of Stores for Proposed Goodwill Donation/Drop-Off Center For Keller

- Goodwill Drop-Off Location
- Goodwill Drop-Off Location
- Goodwill Superstore
- Goodwill Store
- Goodwill Donation Station
- Goodwill Superstore
Addresses of Local Goodwill Centers in Reference To the Permit Submitted: Their Main Street Location

There are 4 donation sites (2 of which are Goodwill Superstores) within a 12 mile radius of the Proposed Main St. location:

Goodwill Superstore
7201 Rufe Snow Dr.
Watauga
(distance: 5.95 mi.)

Goodwill Donation Station
611 Dallas Drive Ste. 116
Roanoke
(distance: 4.69 mi.)

Goodwill
5117-B Colleyville Blvd.
Colleyville
(distance: 10.05 mi.)

Goodwill Superstore
825 W. Pipeline
Hurst
(distance: 12.50 mi.)

Donation Box Pick Up Areas:

Albertson's
10800 N. Beach (@Golden Triangle)
(distance: 3.21 mi.)

Albertson's
4400 Western Ctr. (@Beach)
(distance: 7.54 mi.)

Home Depot
7100 N. Freeway (I-35 @ Basswood)
(distance: 9.36 mi.)
I just got an email asking me to step up to the plate and weigh in on the side of the Community Storehouse against the opening of a Goodwill store in Keller. Please let me say I have supported both organizations with my money and my donations and I have volunteered for, worked for and sat on the board of the Community Storehouse in the past. However, I must tell you I am completely outraged at the suggestion that the City of Keller deny a request from Goodwill to open a store in Keller.

The idea that Goodwill will somehow rob the Storehouse of donations has absolutely no basis in fact. Also, the fact that Goodwill Industries is a national organization vs. the Storehouse being local should have no bearing on the situation. Goodwill still employs local people and has local people volunteering for them. I might add that many of these local people working for Goodwill are people that can't find jobs in a regular work enviroment because of their handicaps.

I must say just the idea that the Community Storehouse is trying to keep Goodwill out of Keller is almost laughable considering the Storehouse has just opened their new store, "Hope's, Chest", a block from the Goodwill store in Watauga. It would appear the Storehouse is trying to rob Goodwill of some of their business. Does anyone see an issue here??

I sincerely hope the Council of Keller will not allow such a blatant attempt to deny an organization that does good for the community the opportunity to locate and thrive in our city. I find the Storehouse suggestion appalling and the the behavior those at the Storehouse pushing this absolutly offensive.

Respectfully,

Vicki Maloney
817-475-1772

Thank you!
Barbara Board
www.communitystorehouse.org

"Dedicated to the well being and education of children in our community."
Vicki,

I understand you have some incorrect information regarding the position of the Community Storehouse in regard to a Goodwill Superstore, 3,000 sq. ft. of resale store and an additional 3,000 sq. ft. of a donation center, requesting to open in the City of Keller. Please take a minute to understand our position more clearly.

The Board of Director's and I are very much in agreement with Goodwill opening a Resale Boutique in Keller but, we are not in agreement with Goodwill opening a donation collection in Keller.

Some, but not all, of our reasons for our position are the following:

1.) The majority of our income that supports the programs for children in Keller and the KISD area come from donations brought to our Keller Hicks location. These items first go to clients via a voucher system and then are being sold in the Keller Hicks store and now the Watauga store.

2.) Goodwill has many donation areas around Keller, be it a large facility or drop box. The closest being within 3 miles of the City of Keller. Please see the attached list.

3.) I personally do not believe that the City of Keller should allow any donation centers within the City limits. We are preparing to relocate our donation center outside of Keller for this very reason. We have been working on opening the new Watauga store and then a donation center on down 377 outside of the City limits. This is being done because we are loosing our lease on Keller Hicks in August 2010.

I am an advocate and spokes person for the children we serve. This will not change my life but, could change a child's life, if we can't raise the money to help those living in our area who are going through a struggle.

The Watauga Store was opened in that location for the very reason I speak of...The more resale stores in one area the better, as it brings in more shoppers who frequent resale stores. The
Watauga store does not accept nor promote donations being dropped there and it does not try to compete with Goodwill nor Second Glance in hours or donations. We put the store there for the resale shopper traffic and I encourage and support Goodwill putting in a resale store in Keller.

Children in our area who need medical, dental, vision care, and the 60 children we are working with in our Camp Community Storehouse reading program this week deserve to have our Community support and help them.

I am available to talk to you anytime.

Sincerely,
Barbara
Goodwill locations

There are 4 donation sites (2 of which are Goodwill Superstores) within a 12 mile radius of the Main St. location:

*Goodwill Superstore
7201 Rufe Snow Dr.
Watauga
(distance: 5.95 mi.)

*Goodwill Donation Station
611 Dallas Drive Ste. 116
Roanoke
(distance: 4.69 mi.)

*Goodwill
5117-B Colleyville Blvd.
Colleyville
(distance: 10.05 mi.)

*Goodwill Superstore
825 W. Pipeline
Hurst
(distance: 12.50 mi.)

I have included these locations as they are primary pick up areas for the Storehouse as well as areas with children attending the KISD. In addition, they have 3 clothing only drop boxes:

*Albertson's
10800 N. Beach (@Golden Triangle)
(distance: 3.21 mi.)

*Albertson's
4400 Western Ctr. (@Beach)
(distance: 7.54 mi.)

*Home Depot

7100 N. Freeway (I-35 @ Basswood)

(distance: 9.36 mi.)
Dear Keller City Council-

I am the owner/manager of Texas Family Thrift in Haltom City and a resident of Keller. I operate a donation center in Haltom City. No matter how hard I try; the donation center is impossible to keep clean. I employee 2 full time men to unload donations and tidy the area; however, local residents treat the donation center as a convenient dump. Old sofas, stained mattresses, rusted large appliance, old tires; etc. A donation center would not benefit Keller!

I sent this e-mail below to Tom. I then realized I should send to the entire City Council.

Regards,

Scott Roberts
Texas Family Thrift

Tom-

I met with Barbara today. I now have a better understanding about Goodwill and their plans for the Keller area.

Goodwill is the "Wal-mart" of the Thrift/Re-sale industry. A large drop-off donation center would definitely hurt the Community Storehouses' donations, retail business and mission of helping local families. Community Storehouse provides support to LOCAL residents in need. Goodwill does not give back to the local community. Goodwill might claim they do, but they don't. Can Goodwill offer financials on how they have helped Watauga? How much aid/assistance do the residents of Watauga receive an annual basis from Goodwill?

Goodwill is a deep-pocket monster. I have been in this industry for many years and have seen their money corrupt local communities. Area communities such as Grapevine, Southlake, and Colleyville have turned GW down. They are now coming to Keller as a last resort to allow them access to more donations to transport to their Ft. Worth hub. GW has invited Council members to tour the Rufe Snow and FT. Worth locations. The topic being voted on is not how organized their other locations are, it is whether or not you will approve a donation center on main street in Keller. When first entering the City of Keller, do you want to see a Goodwill donation center? Do
you, as a Council, want to encourage high end retail stores and restaurants; or, tattoo parlors, pawn shops and other low end businesses?

I wish I could have gone to some of the past community board meetings to voice my concern. I had no idea this was going on at this level. Barbara was able to fill me in on some of the ideas Goodwill proposed. She mentioned a 1-year trial basis. This is crazy....even if the building owner allowed a 1-year lease (which I have never heard of), there is no way the city would be able to remove Goodwill at the end of their trial year. I don't think the city would want pay thousands in legal fees, not to mention the negative publicity the city would receive for kicking out Goodwill. Do not let them get a foot in the door. Once in, they will never leave. Goodwill has the revenue to fight and they would become a permanent resident of Keller.

Why does Goodwill want Keller so bad? Thy have a large store in Watauga (just 3 miles from the new proposed location). They also have a store in Roanoke. They surround Keller to the north and south. Again I ask, why did they go to Grapevine, Colleyville, and Southlake prior to coming to Keller? A store in Keller is not needed!

As a Keller resident, I do not wish for a Goodwill in my community. Our property values would suffer. If I want to shop at Goodwill, I will drive 3 miles to the south (Watauga) or 3 miles to the north (Roanoke). When Goodwill attempted to put a store in Grapevine, Colleyville and Southlake, the Council said "No". The respective city councils were strong and denied Goodwill. Can the City Council of Keller be strong too?

One question to the City Council...does Keller want to look like Southlake or Watauga?

I would love to discuss further with you.

Thanks Tom!

Scott
Dear Mayor and City Councilmen of Keller, Texas,

I am writing this letter to express my strong opposition to having a Goodwill facility in our neighborhood. Please do not allow this facility to move in. My family and I live in Flanigan Hills and this facility would be within a few blocks of our neighborhood. I don't feel there is a market for such a facility and I am also very concerned that by allowing it to be in Keller, our property value will suffer tremendously.

Thank you for your time and attention,

Debora H. Machold
208 Kilkenny Ct.
Keller, TX 76248
City of Keller,

I will be unable to make the Aug 18th City Council meeting, but I would like to express my opposition to the approved Goodwill facility. I live in the neighborhood of Flanigan Hill and I believe the Goodwill facility, however "upscale" it’s supposed to be, will lower the value of all nearby property. If Keller continues to put businesses opportunities ahead of residents’ desires, this city will not be the desirable place to live that it is now. Please reconsider allowing this business plan to lower Keller’s hometown feel.

Sincerely,
Kevin Thompson
1205 Templemore Dr.
Mr. McGrail, We have been informed by our home owners association that the city of Keller is considering granting a specific Use Permit to Goodwill Industries for a store to be located at 750 South Main - Lot 5 Block - Bear Creek Plaza. I will not be able to attend the meeting tomorrow, but I want my opinion know and considered by the planning and zoning committee. Please reconsider that decision as we do not want that type of facility so close to our properties. It is our opinion that a facility of that nature would further depress the value of our homes. It would increase traffic congestion in our neighborhood and cause an eye sore with all the unattended donations left scattered about. I have knowledge of how dreadful this type of facility is, based on the store located only 3 miles away on Rufe Snow.

Thanks you for your consideration

Laura & Amy Phillips
Flanigan Hills
As citizens and taxpayers of the City of Keller we OPPOSE the proposed plan to build a Goodwill store in Keller. Thank you

Shane & Deirdre Malkowski
To Keller Officials:

I am writing this letter to express my opposition towards the Goodwill Facility on 377 (Denton Hwy) that has been proposed by the City of Keller. I moved to Keller three years ago due to the many attractions such as culture, school system, and quality of life. I have been very pleased with my decision and have no regrets. I am a resident in the Flanigan Hill subdivision which is located behind the proposed location of the Goodwill Facility. This is a bad decision and this would be a major contributor to decreasing property values which will eventually decrease Keller's overall tax returns. My decision to move to Keller was an investment overall and with this recent proposal I see nothing but losses for me and my residences. Please reconsider this decision Immediately! Once again this is bad decision and it will surely hurt my community and Keller as a whole.

Sincerely,

Nathaniel Hampton Jr.
229 Dunmore Court
Keller, TX 76248
817-753-6411 Hm
248-408-2419 Cell
-----Original Message-----
From: Andrew Kohan [mailto:andrewjkohan4@yahoo.com]
Sent: Tuesday, August 18, 2009 1:58 PM
To: City Secretary
Subject: Goodwill

I strongly oppose the Goodwill facility planned for highway 377. Thank you,
Andrew Kohan
205 Carlow Court

Sent from my iPhone
-----Original Message-----
From: Terri Nembhard [mailto:acustom2@gmail.com]
Sent: Tuesday, August 18, 2009 10:21 AM
To: City Secretary; Pat McGrail
Subject: Goodwill Opposition Letter

Good morning,

Please see the attached letter from a VERY concern Keller resident regarding the new rezoning which my allow for a Goodwill store to be placed in front of our Flanigan Hill neighborhood.

Thank you,

Ruben & Terri Nembhard
Dear Pat McGrail:

We, our homeowners in the Flanigan Hill subdivision, located in Keller at Whitley Rd. and Wall Price Rd. intersection. We recently discovered that the city of Keller has provided rezoning allowances in an area adjacent to our subdivision, namely the intersection of Wall Price Rd. and Denton Hwy (377). We understand that this area was rezoned to ‘resale retail’ in order to accommodate the introduction of a Goodwill redemption and donation center, which is officially being referred to as a “boutique”. This letter is being sent to you in order to express our displeasure with this decision and to ask the city to STRONGLY reconsider the rezoning change.

As a homeowner located near the proposed facility, we have deep concerns about the direction that the city is taking with this action. We feel that the city is taking a step in the WRONG direction. We wish for Keller to represent a higher standard of living community and for the city to be attracting and establishing businesses that represent that vision. Although we don’t have anything against Goodwill, we feel it is not representative of the direction and image that we wish for the city to be taking. In addition, there is already a Goodwill located just a few miles away on Rufe Snow Rd. for those who wish to support their business. As a homeowner and a resident of Keller, we feel that this type of business is inconsistent with the type of growth we expect or want from our city management. We are concerned with the risk of decreased property values, and would prefer that more effort be made toward attracting a more upscale business that would bring greater revenue to our city. We moved to the Keller neighborhood due to the high standard of living which we felt Keller represented along with the excellent school district which Keller offers. There are many other businesses which would love to be a part of the Keller community and would attract the type of attention and growth which we know the City of Keller would like and benefit from.

We as well as many other residents in Flanigan Hill and surrounding neighborhoods are prepared to continue to fight this issue as we are directly affected by this rezoning and we ask that you take our concerns into consideration and imagine if this was happening in your neighborhood. The Goodwill is not something that is needed to better the community so why would you allow something to only cause a decrease in value to a community as opposed to bringing something that would generate revenue for Keller and uphold the high standards of the surrounding communities.

In conclusion, we would ask the city management to reconsider the decision of rezoning and heed the wishes of the residents who would be most impacted by the rezoning. We will petition the city council and the mayor to reverse this direction and work harder to attract businesses that appeal to the majority of Keller residents.

Thank you,
Ruben & Terri Nembhard
-----Original Message-----
From: Jennifer [jennkohan@yahoo.com]
Sent: Tuesday, August 18, 2009 9:59 AM
To: City Secretary
Subject: Goodwill

I oppose the Goodwill facility planned for 377.
Thank you!
Jennifer Kohan
205 Carlow Court

Sent from my iPhone
Thank you for conscientiously considering not granting Goodwill Industries the shopping strip location at Highway 377 for their business.

When I first heard the report it was stated that Goodwill Industries selected Keller because it was a "relatively affluent" area and the citizens still (relating to the recession) had purchasing power. Relatively affluent consumers traditionally do not regularly shop at Upscale Resale Boutiques.

That demographic does donate and our area is already very adequately supplied with donation outlets such as the following:

Community Storehouse Upscale Resale
Hope's Closet
Bearly Used
Goodwill Super Store

Our area also has several regular opportunities to receive curbside pick-up of donations from additional charitable non-profits.

I understand and like the concept of a Goodwill Upscale Resale Boutique. It would be an asset to a shopping area near; for instance, the student demographic of a large state university. It would not be appropriate for the shopping strip on Highway 377.

Thank you for allowing me the opportunity to have a voice in my government and thank you, the City Council, for accepting the challenge of creating a great city.

Respectfully submitted,
Dee Ann Knight
To Mayor McGrail, the Keller City Council, and All Concerned Citizens:

Unfortunately, another commitment keeps me from attending this week's City Council meeting. However, I trust you will accept this email as my input as a concerned citizen.

My family is a recent arrival to Keller, having located here just last year in the Flanigan Hill subdivision. We chose this area in part for it's standard of living and increasingly "upscale" appearance. We like the "high end" appearance of newer developments such as Keller Town Center, and the stores and offices of Bear Creek Plaza. This is the direction Keller seemed to be moving in, and is the direction we wanted to be moving in also.

I was dismayed to learn of plans to bring an "upscale" Goodwill store and donation center to our neighborhood. It is clearly out of character when contrasted with recent trends and developments in the area. While I understand the proposed store is a "boutique" version, catering to an upscale clientele, without casting aspersions, whatever brand you attach, it is still a resale shop and donation center, which I don't feel is appropriate for our neighborhood. Development should reflect the attitudes and desires of the community, and this proposed facility does not. Before allowing this development, I would ask for demonstrable proof that this will enhance property values, and contribute to a safe, attractive and upscale atmosphere. As that proof is lacking, I must join with my neighbors in asking the council to decline Goodwill Industries' SUP application for a GW Boutique.

Thank you sincerely for your time and consideration.

Robert Gerhard & Family
220 Carlow Court
Keller, TX 76248
To whom it may concern:

My wife and I are residents of the Flanigan Hill subdivision, located in Keller at Whitley Rd. and Wall Price Rd. intersection. We recently discovered that the city of Keller has provided rezoning allowances in an area adjacent to our subdivision, namely the intersection of Wall Price Rd. and Denton Hwy (377). We understand that this area was rezoned to ‘resale retail’ in order to accommodate the introduction of a Goodwill redemption and donation center, which is officially being referred to as a “boutique”. This letter is being sent to you in order to express our displeasure with this decision and to ask the city to reconsider the rezoning change.

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We intend to contact other homeowner associations in our area to see if they have similar concerns. Like our community, it is likely that several of our neighboring subdivisions are not even aware of this rezoning and the businesses that are planned to be housed there. We expect that once this information is shared, there will be a similar apprehension to the city’s actions and we expect the number of concerned residents to increase. In addition, it is our intention to notify Keller residents of the rezoning via the local newspaper(s). Again, once the information is learned by Keller residents, we would expect resistance to increase.

In conclusion, we would ask the city management to reconsider the decision of rezoning and heed the wishes of the residents who would be most impacted by the rezoning. We will petition the city council and the mayor to reverse this direction and work harder to attract businesses that appeal to the majority of Keller residents.
Sincerely,

Jon & Lisa Soucy

Flanigan Hill Resident
To whom it may concern:

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Sincerely,

Jon & Lisa Soucy

Flanigan Hill Resident
City councilmen and Mayor McGrail

As a new resident of the Flanigan Hill neighborhood I want to join with my neighbors and register my objection to permitting locating a Goodwill Store near our neighborhood just off of Hwy 377. Unfortunately, because of prior commitments, I cannot attend the meeting addressing this issue tomorrow night.

Indeed, had I been aware that such action was being considered, I would never have had a home constructed in Flanigan Hill. We just moved in last November. The idea was to build a very nice home for my wife and I which we could sell in a few years and jump start our retirement. We then plan to relocate to a smaller residence in the Keller area. Locating a Goodwill store just down the street from my house will almost certainly mean a dramatic decrease in the resale value of our property.

I urge you to reconsider. There are a number of other locations available in Keller that would accomodate this facility without drastically affected the value of nearby homes.

Thank you

Marles L. "Mac" McCurdy
221 Flanigan Hill Dr.
Keller

Get back to school stuff for them and cashback for you. Try BingT now.
Mr. McGrail, We have been informed by our home owners association that the city of Keller is considering granting a specific Use Permit to Goodwill Industries for a store to be located at 750 South Main - Lot 5 Block - Bear Creek Plaza. I will not be able to attend the meeting tomorrow, but I want my opinion know and considered by the planning and zoning committee. Please reconsider that decision as we do not want that type of facility so close to our properties. It is our opinion that a facility of that nature would further depress the value of our homes. It would increase traffic congestion in our neighborhood and cause an eye sore with all the unattended donations left scattered about. I have knowledge of how dreadful this type of facility is, based on the store located only 3 miles away on Rufe Snow.

Thanks you for your consideration

Laura & Amy Phillips
Flanigan Hills
To whom it may concern,

I currently reside in the Flanigan Hill Subdivision. Recently it has been brought to my attention that there are plans to put a Goodwill Store on US 377. I fully oppose this idea and would like to make that clear. Although I believe in what the Goodwill does, as I donate to the one on Rufe Snow frequently, I have concerns that this will diminish the image of Keller and also have ill effects on my property value as well bring unwanted things to Keller that the City of Keller does not want. Thank you for your time.

Steve and Yvonne Robedeau
Flanigan Hill