

**Alexis Russell**

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**From:** Sarah Hensley  
**Sent:** Tuesday, April 8, 2025 6:10 PM  
**To:** Sarah Hensley  
**Cc:** Alexis Russell; Community Development  
**Subject:** FW: Rosebury Project

Commissioners,

Please see below for comments that came in late this afternoon regarding agenda items G-1 and G-2.

**Sarah Hensley | Director of Community Development**

P: 817-743-4127

City of Keller, Texas

[www.cityofkeller.com](http://www.cityofkeller.com)

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**From:** JARRETT ARMSTRONG <[REDACTED]>  
**Sent:** Tuesday, April 8, 2025 6:09 PM  
**To:** Sarah Hensley <shensley@cityofkeller.com>  
**Subject:** Fw: Rosebury Project

Please forward

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**From:** JARRETT ARMSTRONG <[REDACTED]>  
**Sent:** Tuesday, April 8, 2025 6:05 PM  
**To:** [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>  
**Cc:** Armin Mizani <[amizani@cityofkeller.com](mailto:amizani@cityofkeller.com)>  
**Subject:** Rosebury Project

To Whom It Concerns:

I own 121 and 125 Johnson Road, Keller Texas 76248. I support the proposed plan after many discussions with the developer and agreed upon scope of consideration for the project as presented with some minor agreed upon changes regarding fences with Mr. Washington.

Since I may be the sole homeowner that would express a concern it should carry some weight against anyone that wishes to voice opposition that doesn't own property adjoining it.

Should you have any questions please contact me.

Sincerely,  
Proud Keller Resident  
Jarrett Armstrong, DC

**From:** Sarah Hensley  
**Sent:** Tuesday, April 8, 2025 4:14 PM  
**To:** Alexis Russell; Community Development  
**Subject:** FW: Keel Addition Development

**From:** [REDACTED]  
**Sent:** Tuesday, April 8, 2025 4:00 PM  
**To:** Sarah Hensley <[shensley@cityofkeller.com](mailto:shensley@cityofkeller.com)>  
**Subject:** Keel Addition Development

Sarah,

I am writing as a resident of Keller to support the proposed development on the Keel property at 600 N Main. I feel this add value to Keller the homes in the area.

[Texas law requires all license holders to provide the Information About Brokerage Services form to prospective clients.](#)

**Matt Matthews, CCIM, MBA** | Managing Director

SVN | Trinity Advisors  
3000 Race Street | Fort Worth, TX 76111  
Mobile 972-765-0886 | Office 817-562-1400  
[REDACTED]

[LinkedIn](#)



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FW: Keel Addition Development

**From:** Sarah Hensley  
**Sent:** Monday, May 5, 2025 4:27 PM  
**To:** Community Development  
**Cc:** Alexis Russell  
**Subject:** FW: Rosebury

**From:** Sue Norris <[REDACTED]>  
**Sent:** Monday, May 5, 2025 4:24 PM  
**To:** Sarah Hensley <[shensley@cityofkeller.com](mailto:shensley@cityofkeller.com)>  
**Subject:** Rosebury

I am in favor of the Rosebury development. Thank you.

Sue Norris

**From:** Moore Matthews  
**Sent:** Monday, May 5, 2025 3:46 PM  
**To:** Sarah Hensley  
**CC:** Alexis Russell  
**Subject:** Rosebury

City Council, please approve the Rosebury development plan to be located at N Main and Johnson Rd. Our City is growing and needs these kinds of projects for mid range buyers who wish to live in N Keller. I understand the project has been approved by P&Z and satisfies our FLU map. Please do not allow anti-development interests to stop great projects like this from enhancing our City. Thank you,

Sent from my iPhone  
972-567-4995

**From:** Joe Funari  
**Sent:** Monday, May 5, 2025 3:51 PM  
**To:** Sarah Hensley; Alexis Russell  
**Subject:** Support for planed Rosebury development in North Keller

**Importance:** High

To whom it may concern,

I a resident of Keller, 1093 Manor Way, Keller, TX 76262. I am in support of the PD of Rosebury between DW Commercial LLC and Drees Custom Homes. If you have any questions please let me know.

Best Regards,

By the way, Texas law requires all license holders to provide the Information About Brokerage Services form to prospective clients. [Please review the document at this link.](#)



**Joe Funari**

REALTOR® | CENTURY 21 Mike Bowman, Inc.

Military Relocation Professional

**p:** (817)805-4349

**e:** [REDACTED]

4101 William D Tate Ave Suite 100  
Grapevine, TX 76051

[www.c21bowman.com/JoeFunari](http://www.c21bowman.com/JoeFunari)

**From:** Jeremy Roberts  
**Sent:** Monday, May 5, 2025 4:05 PM  
**To:** Sarah Hensley  
**CC:** Alexis Russell  
**Subject:** FW: Proposed Rosebury Development  
**Attachments:** Rosebury Site Plan.pdf

As a Keller resident and an owner of a Keller commercial building, I support this rezoning and the development of this area.

Let's continue to develop and beautify the many vacant or run-down areas in Keller! Pushing for huge lots with few homes will only drive developers away that would otherwise build beautiful neighborhoods in the many open areas in Keller.

With gratitude,



**Jeremy Roberts**

*Principal Agent*

(817) 745-4711 Office

Need to meet? Would you like to chat?

To schedule time with me, [Click here](#)

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**From:** david.dwcommercial.com [REDACTED]  
**Sent:** Monday, May 5, 2025 3:19 PM  
**Subject:** Proposed Rosebury Development

Friends: I am working on bringing a new residential development to the City of Keller named Rosebury which will be on the City Council agenda tomorrow evening, May 6th.

Rosebury consists of approximately 9.2 acres surrounding (but not including) McDonnell Building Supply on the corner of N. Main Street (Hwy. 377) and Johnson Road. The current zoning of the property is predominately "C" Commercial and an area of SF-36 in the northeast corner where an existing home is located. Keller's Future Land Use Plan for the property recommends Commercial zoning along N. Main Street and Patio/Garden/Townhome (P/G/T) zoning along Johnson Road and the east half of the property adjacent to Keller-Harvel Elementary. The Future Land Use Plan defines Patio/Garden/Townhome lots in the size range of less than 5,000 sf up to 7,999 sf.

We are proposing a "PD" or planned development zoning for Rosebury which consists of 21 residential lots along with 1.33 acres of open space. The development plan also includes two commercial sites on N. Main Street. The proposed PD zoning will be based on the SF 8.4 zoning

FW\_ Proposed Rosebury Dev.msg

district standards which allows a minimum of 8,400 sf lots, however the average lot size in the Rosebury development will be 9,874 sf which is significantly larger than recommended by the Future Land Use Plan.

The home builder for the project is Drees Custom Homes who has a long history of building in Keller in such developments as Hidden Lakes, Overton Ridge, Forest Lakes, Harmonson Farms, Marshall Point, Villas of Volterra, Cobblestone Parks, Providence Grove and Woodford. Drees estimates that homes in Rosebury will average 3,500 sf and have an average sales price of \$850,000 which will add almost \$18,000,000 to the City of Keller and Keller ISD tax base.

City of Keller staff has started to receive opposition emails to our rezoning request due to the lot sizes in the development. We feel like the lot sizes in Rosebury are appropriate considering they will back up to commercial development along N. Main Street and will provide an excellent buffer to protect Keller-Harvel Elementary from commercial development next door which is currently allowed by right due to the existing commercial zoning of the property. If you are in support of quality residential developments such as Rosebury I encourage you to send a short (one sentence is enough) email to city staff to voice your support as well as forward this email to your friends. Please send your emails to:

[shensley@cityofkeller.com](mailto:shensley@cityofkeller.com) and [arussell@cityofkeller.com](mailto:arussell@cityofkeller.com)

Thanks and I appreciate your support of the Rosebury development and other quality developments in the City of Keller.

David Washington  
DW Commercial, L.L.C.



P.O. Box 466  
Keller, Texas 76244

**From:** Sarah Hensley  
**Sent:** Monday, May 5, 2025 4:28 PM  
**To:** Community Development  
**CC:** Alexis Russell  
**Subject:** FW: Rosebury

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

From: Debby Matthews [REDACTED]  
Sent: Monday, May 5, 2025 4:21 PM  
To: Sarah Hensley <shensley@cityofkeller.com>  
Subject: Rosebury

I am in support of the Rosebury development for Keller, TX.

Debby Matthews



**From:** Cassie Matthews  
**Sent:** Tuesday, May 6, 2025 7:01 AM  
**To:** Sarah Hensley  
**CC:** Alexis Russell  
**Subject:** Support Proposed Rosebury Development

Hi Mrs. Hensley,

I am a Keller resident of eight years. My husband grew up in Keller. We've been made aware of a proposed the proposed Rosebury development and we support this project. I believe the current proposal is thoughtfully laid out in a way that not only aligns with the FLUP but also considers general community opinion regarding previous projects. I believe the lot sizes in Rosebury are appropriate because they will back up to commercial development along N. Main Street. They will also provide an excellent buffer to protect Keller-Harvel Elementary from commercial development next door which is currently allowed by right due to the existing commercial zoning of the property.

I hope to see this project approved. Thank you for your time and consideration.

Best,  
Cassie Matthews  
(940)391-3420

**From:** Matt Lasiter  
**Sent:** Monday, May 5, 2025 11:14 PM  
**To:** Alexis Russell; Sarah Hensley  
**Subject:** Rosebury Development

To Whom It May Concern,

I want to voice my support for the proposed Rosebury development located at Johnson Rd and US 377. As a Keller resident, I see the value this project would bring to a location adjacent to areas currently zoned commercial.

Drees Custom Homes is known for building a quality home that not only brings value to their homeowners but also to those who live in close proximity to their communities. It is unfortunate that some in Keller would oppose Rosebury because they think this is a high-density development. In my opinion, the definition of high density should be 50' lot widths all the way down to townhomes. This is simply not the case for Rosebury with the size of the proposed lot sizes.

I would appreciate your consideration of approving this community for the betterment of Keller based on the tax benefits and beautification this would provide for our community.

Keeping it in Keller,  
Thanks,

Matt Lasiter  
1837 Pearson Crossing  
Keller, TX 76248  
817-266-2990

**From:** Jessica Sargent  
**Sent:** Monday, May 5, 2025 9:50 PM  
**To:** Alexis Russell; Sarah Hensley  
**Subject:** Rosebury development

Good evening,

I just wanted to express my support in the proposed Rosebury project. This land is going to be developed by someone and we don't want to keep chasing off the good developers from doing so. I know it's hard to see Keller changing. We have been residents here for 20 years now and a whole lot has changed. My hope is to keep the opulent opportunities in perspective and not let a good thing pass a by. Thank you for your consideration.

Blessings,  
Jessica Sargent  
682-365-5663

**From:** Mike Garabedian  
**Sent:** Monday, May 5, 2025 8:54 PM  
**To:** Sarah Hensley  
**CC:** Alexis Russell  
**Subject:** Rosebury

City Of Keller

Please let this message serves as enthusiastic support for Rosebury as submitted. As I understand it, this project meets or exceeds every objective standard in the Development Code and Future Land Use Plan.

Although the standard opposition groups are expressing objections, please understand that the Future Land Use Plan is a clear communication to property owners, developers and builders what the City wishes to have in specific places.

As the KISD continually shrinks in student population and we are continually adding more restaurants and commercial locations, we need to have a strong residential population to support our community. As Roanoke, Trophy Club, Southlake, Westlake and the Alliance Corridor continue to build out there will be less people driving to Keller to dine and shop AND there will be more opportunities outside of Keller of our residents to dine and shop.

Having well thought out residential developments in our city to support our local merchants and tax base is the key to self sufficiency for our city.

Regardless of the opposition, as long as this development continues to meet all objective standards of the city, it deserves to be approved.

Our family and company whole heartedly support this project and request City Council approve it as per the FLUP.

**Thank you for the opportunity to be of service.**

**Michael Garabedian**  
President  
Garabedian Properties  
[GarabedianProperties.com](http://GarabedianProperties.com)  
Garabedian Estate Management Services  
[GemsLlc.us](http://GemsLlc.us)  
817.748.2669

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Rosebury.msg

**From:** Andrea Funari  
**Sent:** Monday, May 5, 2025 8:28 PM  
**To:** Sarah Hensley; Alexis Russell  
**Subject:** Support for Rosebury proposed development

I am writing to express support for the proposed Drees development. I feel the planned development fits well in the proposed space, and would prefer additional residential as opposed to commercial development of the land. I feel with only 21 lots, impact to existing roads will be minimal.

Andrea Funari  
1093 Manor Way, Keller, TX 76262

**From:** Alexis Russell  
**Sent:** Tuesday, May 6, 2025 9:25 AM  
**To:** Lauren Hollmann  
**Cc:** Kaleena Stevens  
**Subject:** RE: Proposed Rosebury Development

Good morning,

Thank you for your email. Your comments will be included in the agenda packet for Council.

Alexis Russell | Planner II  
P: 817-743-4128  
City of Keller, Texas  
[www.cityofkeller.com](http://www.cityofkeller.com)

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

From: Lauren Hollmann <[REDACTED]>  
Sent: Tuesday, May 6, 2025 8:49 AM  
To: Alexis Russell <[arusell@cityofkeller.com](mailto:arusell@cityofkeller.com)>  
Subject: Proposed Rosebury Development

To Whom it may Concern,

I am a long time Keller resident and a 6th generation Texan.

Me and my family support this development of Rosebury next to Keller Harvel. I do not want commercial land and properties next to an elementary school. Nobody wants this. Please listen to the local people who it impacts and push this forward.

Lauren Hollmann

## SUPPORT

**From:** Alexis Russell  
**Sent:** Tuesday, May 6, 2025 9:25 AM  
**To:** Mroland58; Sarah Hensley  
**Cc:** Kaleena Stevens  
**Subject:** RE: Proposed Rosebury Development

Good morning,

Thank you for your email. Your comments will be included in the agenda packet for Council.

**Alexis Russell | Planner II**  
P: 817-743-4128  
City of Keller, Texas  
[www.cityofkeller.com](http://www.cityofkeller.com)

**From:** Mroland58 <[REDACTED]>  
**Sent:** Tuesday, May 6, 2025 8:46 AM  
**To:** Sarah Hensley <shensley@cityofkeller.com>; Alexis Russell <arussell@cityofkeller.com>  
**Subject:** Proposed Rosebury Development

I am writing this morning to let you know that as a citizen of Keller and property owner in Keller I am in favor of the Rosebury development and other quality residential developments in the City of Keller. I would like to see more quality residential development in Keller especially when it brings in additional tax revenue for the City of Keller and Keller ISD.

Mark Roland  
203 Longview Ct  
Keller, TX 76248  
715-347-4987

**From:** Alexis Russell  
**Sent:** Tuesday, May 6, 2025 9:26 AM  
**To:** Kristen Mitchell; Sarah Hensley  
**Cc:** Kaleena Stevens  
**Subject:** RE: Support of Rosebury Development

Good morning,

Thank you for your email. Your comments will be included in the agenda packet for Council.

Alexis Russell | Planner II  
P: 817-743-4128  
City of Keller, Texas  
[www.cityofkeller.com](http://www.cityofkeller.com)

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

From: Kristen Mitchell [REDACTED]  
Sent: Tuesday, May 6, 2025 9:02 AM  
To: Alexis Russell <arussell@cityofkeller.com>; Sarah Hensley <shensley@cityofkeller.com>  
Subject: Support of Rosebury Development

I am a 15 year resident of the City of Keller and am in support of the Rosebury Development.

Thanks!

Kristen Mitchell



**From:** Alexis Russell  
**Sent:** Tuesday, May 6, 2025 9:26 AM  
**To:** Kaleena Stevens  
**Subject:** FW: Rosebury Development support

**From:** Heather Washington [REDACTED]  
**Sent:** Tuesday, May 6, 2025 9:05 AM  
**To:** Alexis Russell <arussell@cityofkeller.com>  
**Subject:** Rosebury Development support

Ms. Russell,

As an 18-year resident of Keller, I am writing to express my *strong support* for the Rosebury development. This project represents exactly the kind of thoughtful, community-focused growth our city needs. Not every resident desires—or can manage—the upkeep and cost of a full acre. For many, including empty nesters and other longtime residents, a high-quality home on a smaller lot is not only practical but very appealing.

Rosebury offers a valuable opportunity for those who want to remain near family—especially grandparents who wish to be close to their grandchildren—without the burden of oversized properties and inflated tax bills. This development would help Keller remain inclusive, diverse, and responsive to the changing needs of its residents.

Sincerely,

Heather Washington

**From:** Alexis Russell  
**Sent:** Tuesday, May 6, 2025 9:26 AM  
**To:** KEVIN PAETZOLD; Sarah Hensley  
**Cc:** Kaleena Stevens  
**Subject:** RE: Rosebury Residential Developement

Good morning,

Thank you for your email. Your comments will be included in the agenda packet for Council.

Alexis Russell | Planner II  
P: 817-743-4128  
City of Keller, Texas  
[www.cityofkeller.com](http://www.cityofkeller.com)

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

From: KEVIN PAETZOLD [REDACTED]  
Sent: Tuesday, May 6, 2025 9:17 AM  
To: Sarah Hensley <[shensley@cityofkeller.com](mailto:shensley@cityofkeller.com)>  
Cc: Alexis Russell <[arussell@cityofkeller.com](mailto:arussell@cityofkeller.com)>  
Subject: Rosebury Residential Developement

Sarah,

I have been a resident in Keller for 23 years, I full heartedly support the Rosebury Development. We need more zone neighborhoods that match this acreage per house. I live in a similar neighborhood and have enjoyed the closeness and the solitude such a neighborhood provides. Please approve this project.

Sincerely,  
Kevin Paetzold  
1712 Bellechase Drive  
Keller  
817-966-7314

**From:** Alexis Russell  
**Sent:** Tuesday, May 6, 2025 9:27 AM  
**To:** Kaleena Stevens  
**Subject:** FW: Rosebury development

**From:** Adian, Jessica [REDACTED]  
**Sent:** Tuesday, May 6, 2025 9:22 AM  
**To:** Adian, Jessica [REDACTED]  
**Subject:** Rosebury development

As a 20-year resident of Keller, I am writing to express my *strong support* for the Rosebury development. This project represents exactly the kind of thoughtful, community-focused growth our city needs. Not every resident desires—or can manage—the upkeep and cost of a full acre. For many, including empty nesters and other longtime residents, a high-quality home on a smaller lot is not only practical but very appealing.

Rosebury offers a valuable opportunity for those who want to remain near family—especially grandparents who wish to be close to their grandchildren—without the burden of oversized properties and inflated tax bills. This development would help Keller remain inclusive, diverse, and responsive to the changing needs of its residents. Sincerely,  
Jessica Adian

**Jessica Adian | Instructional Support Teacher**  
Hidden Lakes Elementary  
P: [817-744-5000](tel:817-744-5000) | F: [817-744-5038](tel:817-744-5038)  
[www.KellerISD.net](http://www.KellerISD.net)



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**From:** Alexis Russell  
**Sent:** Tuesday, May 6, 2025 10:29 AM  
**To:** Sherry Donnelly; Sarah Hensley  
**Cc:** Kaleena Stevens  
**Subject:** RE: Rosebury PD Rezoning - Support

Good morning,

Thank you for your email. Your comments will be included in the agenda packet for Council.

**Alexis Russell | Planner II**  
P: 817-743-4128  
City of Keller, Texas  
[www.cityofkeller.com](http://www.cityofkeller.com)

**From:** Sherry Donnelly [REDACTED]  
**Sent:** Tuesday, May 6, 2025 10:09 AM  
**To:** Alexis Russell <arussell@cityofkeller.com>; Sarah Hensley <shensley@cityofkeller.com>  
**Subject:** Rosebury PD Rezoning - Support

As a 13-year resident of Keller, I am writing to you today in support of the Rosebury PD rezoning on N. Main St. and Johnson Rd. The plan reflects thoughtful, responsible community growth by placing a right-sized neighborhood next to Keller-Harvel Elementary—shielding the school from commercial encroachment while giving families an appealing and attainable option to live close to campus. Its generous lot sizes, open space, and high-quality homes will not only add to Keller's tax base but also preserve our community character for generations to come.

Thank you.  
Sherry Donnelly

**From:** Alexis Russell  
**Sent:** Tuesday, May 6, 2025 10:29 AM  
**To:** telk11@aol.com; Sarah Hensley  
**Cc:** Kaleena Stevens  
**Subject:** RE: Proposed Rosebury Development

Good morning,

Thank you for your email. Your comments will be included in the agenda packet for Council.

**Alexis Russell | Planner II**  
P: 817-743-4128  
City of Keller, Texas  
[www.cityofkeller.com](http://www.cityofkeller.com)

**From:** [REDACTED]  
**Sent:** Tuesday, May 6, 2025 10:25 AM  
**To:** Alexis Russell <arussell@cityofkeller.com>; Sarah Hensley <shensley@cityofkeller.com>  
**Subject:** Proposed Rosebury Development

Hi~

I am in favor of the proposed Rosebury Development project and other single family home projects slated for Keller.

Thanks,  
Tracey Roland  
203 Longview Ct., Keller, TX  
715-347-4950-cell

**From:** Alexis Russell  
**Sent:** Tuesday, May 6, 2025 10:29 AM  
**To:** Cliff Donnelly; Sarah Hensley  
**Cc:** Kaleena Stevens  
**Subject:** RE: Support for Rosebury PD Rezoning

Good morning,

Thank you for your email. Your comments will be included in the agenda packet for Council.

Alexis Russell | Planner II  
P: 817-743-4128  
City of Keller, Texas  
[www.cityofkeller.com](http://www.cityofkeller.com)

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

**From:** [REDACTED]  
**Sent:** Tuesday, May 6, 2025 10:27 AM  
**To:** Alexis Russell <arussell@cityofkeller.com>; Sarah Hensley <shensley@cityofkeller.com>  
**Subject:** Support for Rosebury PD Rezoning

To whom it may concern:

I support the Rosebury development as proposed by David Washington. It appears well-intentioned and a good fit next to an elementary school. Much preferable to an apartment complex or all-business usage.

Sincerely,  
Cliff Donnelly, Keller resident

**From:** Alexis Russell  
**Sent:** Tuesday, May 6, 2025 10:30 AM  
**To:** Sarah Page; Sarah Hensley  
**Cc:** Kaleena Stevens  
**Subject:** RE: Rosebury Development Support

Good morning,

Thank you for your email. Your comments will be included in the agenda packet for Council.

**Alexis Russell | Planner II**  
P: 817-743-4128  
City of Keller, Texas  
[www.cityofkeller.com](http://www.cityofkeller.com)

**From:** Sarah Page [REDACTED]  
**Sent:** Tuesday, May 6, 2025 9:44 AM  
**To:** Sarah Hensley <[shensley@cityofkeller.com](mailto:shensley@cityofkeller.com)>; Alexis Russell <[arussell@cityofkeller.com](mailto:arussell@cityofkeller.com)>  
**Subject:** Rosebury Development Support

Hello,

I am a Keller resident and owner of an acre property off of Pearson so my appreciation for large lot size is personal. However, not everyone wants an acre of land, nor can they afford the taxes. These homes will be \$800k.

This would be a beneficial development for Keller and important income for Keller ISD. It would also notably prevent that land from becoming yet another half empty strip mall.

Best,

Sarah Page

Sent from my iPhone. Please excuse the brevity.

**From:** Kelly Ballard  
**Sent:** Tuesday, May 6, 2025 11:26 AM  
**To:** Community Development  
**Cc:** Sarah Hensley  
**Subject:** FW: Rosebury

Kelly Ballard, TRMC, CMC  
City Secretary  
Keller, Texas

**From:** Chris & Kathy May <[REDACTED]>  
**Sent:** Tuesday, May 6, 2025 10:57 AM  
**To:** MayorandCouncil <[CityCouncil@cityofkeller.com](mailto:CityCouncil@cityofkeller.com)>  
**Subject:** Rosebury

As a Keller resident for 6 years, I'm excited to voice my enthusiastic support for the Rosebury development. This project embodies the kind of smart, community-oriented growth our city deserves. Not everyone wants—or can handle—the maintenance and expense of a large acre lot. For many, like empty nesters and long-term residents, a well-crafted home on a smaller lot is both practical and highly desirable.

Rosebury provides a fantastic option for those eager to stay close to family, particularly grandparents who cherish being near their grandkids, without the strain of oversized properties and high tax bills. This development will help keep Keller welcoming and attuned to the evolving needs of our community.

Warm regards,  
Kathy May

[Yahoo Mail: Search, Organize, Conquer](#)



**From:** Alexis Russell  
**Sent:** Tuesday, May 6, 2025 11:55 AM  
**To:** Tiffani Boyd; Sarah Hensley  
**Cc:** Kaleena Stevens  
**Subject:** RE: DW Commericals Rosebury Estate Proposal

Good morning,

Thank you for your email. Your comments will be included in the agenda packet for Council.

**Alexis Russell | Planner II**

P: 817-743-4128

City of Keller, Texas

[www.cityofkeller.com](http://www.cityofkeller.com)

**From:** Tiffani Boyd [REDACTED]  
**Sent:** Tuesday, May 6, 2025 11:40 AM  
**To:** Alexis Russell <arussell@cityofkeller.com>; Sarah Hensley <shensley@cityofkeller.com>  
**Subject:** DW Commericals Rosebury Estate Proposal

Dear City of Keller,

Thank you for taking the time to read this letter of recommendation for David Washington and the Rosebury Estate Proposal. I highly recommend DW Commericals and their building plans. David and I are members of Boy Scout Troop 1910 in Keller, Texas. Although he is not an Eagle Scout, he embodies the vision, Scout Oath, and the Scout Law of Boy Scout, and I have to come to learn that is a man of his word. He is a man of honor and integrity and will make sure to take in all concerns and considerations before making any decisions. His steadfast attention to detail is what makes him a great scout leader, and this is what separates him from the other developers in his professional field.

He is a longtime resident of Keller and only looks to beautify Keller. After all, isn't the motto to keep everything in Keller? His buildings are beautiful, and these homes will be assets to the City.

Please accept this as my letter of recommendation for David Washington and his vision for the Rosebury Estate. Thank you.

Sincerely,  
Kyle Boyd  
Scouts BSA, Troop 1910 Assistant Scout Master  
831 Forest Lakes Drive, Keller, TX 76f248  
214-674-8333

**From:** Alexis Russell  
**Sent:** Tuesday, May 6, 2025 11:55 AM  
**To:** Mustang District; Sarah Hensley  
**Cc:** Kaleena Stevens  
**Subject:** RE: DW Commercial Rosebury Proposal

Good morning,

Thank you for your email. Your comments will be included in the agenda packet for Council.

**Alexis Russell | Planner II**  
P: 817-743-4128  
City of Keller, Texas  
[www.cityofkeller.com](http://www.cityofkeller.com)

**From:** Mustang District [REDACTED]  
**Sent:** Tuesday, May 6, 2025 11:30 AM  
**To:** Sarah Hensley <shensley@cityofkeller.com>; Alexis Russell <arussell@cityofkeller.com>  
**Subject:** DW Commercial Rosebury Proposal

Dear City of Keller,

It is with great enthusiasm to write this letter of recommendation for David Washington of DW Commercials for the future building sites of Rosebury Estates. Having been a Keller resident in the Forest Lake Estates for the past 15 years, I have come to appreciate the big lot size that my house is on but have often wished it was larger. My husband and I are in the market to move to a new build on a large lot should it come available and meet our requirements. We would love to move onto a big lot with a beautiful house. Bigger houses on large lots will attract the residents with professional and higher socioeconomic backgrounds thus guaranteeing the highly sought after residents. This lot size will provide a buffer between the commercial buildings and the homes, which would attract buyers.

David Washington is a highly compassionate and professional individual when it comes to meeting the needs of the residents and erasing all concerns pertaining to a new build. As you are aware, he built the townhomes across from KCal, which happens to back right up to my brother's house. David went door to door with all of the neighbors to personally talk to them and answer all questions thus easing their minds and erasing their concerns. The townhomes he built are beautiful and have been a great addition to the area. They do not take away from the area and only add to the City of Keller and Keller ISD tax base. These new homes that he is proposing will be a positive asset to the city, for that, I wholeheartedly support David Washington and his vision.

Should you have any questions, please do not hesitate to contact me at [REDACTED] or 817-903-6262

Sincerely,  
Tiffani Boyd

**From:** Alexis Russell  
**Sent:** Tuesday, May 6, 2025 11:56 AM  
**To:** Amanda Schneider; Sarah Hensley  
**Cc:** Kaleena Stevens  
**Subject:** RE: Support for Rosebury Development

Good morning,

Thank you for your email. Your comments will be included in the agenda packet for Council.

Alexis Russell | Planner II  
P: 817-743-4128  
City of Keller, Texas  
[www.cityofkeller.com](http://www.cityofkeller.com)

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

From: Amanda Schneider [REDACTED]  
Sent: Tuesday, May 6, 2025 11:17 AM  
To: Sarah Hensley <[shensley@cityofkeller.com](mailto:shensley@cityofkeller.com)>; Alexis Russell <[arussell@cityofkeller.com](mailto:arussell@cityofkeller.com)>  
Subject: Support for Rosebury Development

Good Morning!

I am writing to you to express that as a Keller citizen, I support the proposed Rosebury development.

Kind regards,  
Amanda Schneider

Sent from my iPhone

**From:** Alexis Russell  
**Sent:** Tuesday, May 6, 2025 11:57 AM  
**To:** Kyle McCaw; Sarah Hensley  
**Cc:** Kaleena Stevens  
**Subject:** RE: Support for Rosebury Development and Encouraging Quality Growth in Keller

Good morning,

Thank you for your email. Your comments will be included in the agenda packet for Council.

**Alexis Russell | Planner II**  
P: 817-743-4128  
City of Keller, Texas  
[www.cityofkeller.com](http://www.cityofkeller.com)

**From:** Kyle McCaw [REDACTED] >  
**Sent:** Tuesday, May 6, 2025 10:44 AM  
**To:** Sarah Hensley <[shensley@cityofkeller.com](mailto:shensley@cityofkeller.com)>; Alexis Russell <[arussell@cityofkeller.com](mailto:arussell@cityofkeller.com)>  
**Cc:** Ross McMullin [REDACTED]; Armin Mizani [REDACTED] >  
**Subject:** Support for Rosebury Development and Encouraging Quality Growth in Keller

Dear Ms. Hensley and Mr. Russell,

As both a resident and business owner in Keller, I am writing to express my strong support for the proposed Rosebury development. I believe this project represents exactly the kind of thoughtful, high-quality residential growth that our city should be encouraging.

Developments like Rosebury—with large, well-designed homes by a respected builder such as Drees Custom Homes—send a clear message that Keller values excellence in planning and investment. With an average home price of \$850,000 and over \$18 million in added tax base, this project will bring long-term benefits to both the City of Keller and Keller ISD.

I am concerned that our community's reputation for being difficult on developers may be discouraging exactly the type of growth we should be pursuing. Turning away high-caliber projects not only undermines our credibility with the development community, it risks leaving Keller behind as quality opportunities move to neighboring cities more welcoming to investment. We must send a message that Keller is open to responsible, well-designed development that aligns with our long-term goals.

Please consider supporting the Rosebury project and others like it that demonstrate a commitment to quality and contribute to Keller's future as a desirable, forward-thinking city.

Sincerely,

Kyle McCaw

Keller Resident & Business Owner

**From:** Sarah Hensley  
**Sent:** Tuesday, May 6, 2025 1:28 PM  
**To:** Alexis Russell; Community Development  
**Subject:** FW: Rosebury Development

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

From: Gabriel Di Carlo <[REDACTED]>  
Sent: Tuesday, May 6, 2025 12:51 PM  
To: Sarah Hensley <[shensley@cityofkeller.com](mailto:shensley@cityofkeller.com)>  
Subject: Rosebury Development

Good afternoon,

I am writing to you in my support of the Rosebury Development as it would be close to Keller Harvel where both my children attended and would be a great addition to the neighborhood.

Thank you for your time

Francis Di Carlo

FW: Rosebury Development

## PUBLIC COMMENTS

**From:** A Wallace [REDACTED] >  
**Sent:** Thursday, April 10, 2025 1:40 AM  
**To:** Armin Mizani; Shannon Dubberly; Greg Will; Karen Brennan; Tag Green; Christopher Whatley; Ross McMullin; Community Development  
**Cc:** Cody Maberry  
**Subject:** ZONE-2501-0002 (Rosebury): Keep the Trail Vision on Track for Johnson Road

Dear City Council and Community Development Team,

I am writing to ask that you preserve the proposed hike and bike trail along Johnson Road and use the ZONE-2501-0002 planned development (if approved) —scheduled for Council consideration on May 6—as an opportunity to begin work on it, even if only a small segment to establish a foothold for future growth.

During the P&Z meeting tonight (4/9 around the 1:23:50 marker), the developer mentioned plans to try to “negotiate with city staff” for approval do something less than the full-sized planned trail since 121 Johnson Rd road and beyond only has a 5 foot sidewalk today and the developer and 121's owner “feel a 10 foot sidewalk is excessive”. I encourage the city to remain committed to the originally envisioned trail and its long-term value to the community.

As noted during the P&Z meeting by the developer, this area is close to several important community destinations, including Keller Harvel Elementary School, the Senior Center, Johnson Road Park, the Library (all about 0.8 miles away), and Keller Middle School (0.4 miles). A connected trail to these locations would increase accessibility and benefit residents of all ages.

I also want to thank the developer for offering to build a U-shaped driveway for 112 Johnson Rd. This thoughtful gesture reflects a genuine consideration for existing residents. I hope that same spirit of collaboration will extend to including the property's portion of the planned trail along both Johnson Road and N. Main Street. After that, any future development of the corner property can seamlessly connect the two trail segments. (Alternatively, the connection could be incorporated into the subject property itself, keeping pedestrians and cyclists away from the intersection at Main Street and offering them a quieter, more scenic route.)

Lastly, I share Commissioner Erin Pfarner's view that tree quality and health should be prioritized over quantity. Some lots, due to their shape or size, may not support two healthy, large trees long term. I appreciate the developer's approach of pairing ornamental trees with a larger species - ideally slow-growing, longer-lived - to support a thriving and sustainable tree canopy over time.

Thank you for your continued work and for considering resident feedback as this project moves forward.

Sincerely,  
Ashley Wallace  
501 Meadow Knoll Court, Keller

ZONE-2501-0002 (Rosebury): Keep the Trail Vision on Track for Johnson Road

**From:** [REDACTED] >  
**Sent:** Tuesday, May 6, 2025 11:28 AM  
**To:** Armin Mizani; Shannon Dubberly; Greg Will; Karen Brennan; Tag Green; Christopher Whatley; Ross McMullin  
**Cc:** Cody Maberry; Community Development  
**Subject:** Re: ZONE-2501-0002 (Rosebury): Keep the Trail Vision on Track for Johnson Road

Dear Mayor and Council Members,

I recently had the opportunity to share my feedback on the proposed hike and bike trail with the developer. As expected—given his thoughtful engagement with the school district, neighbor Jarrett Armstrong, and nearby residents—he was respectful and receptive to my perspective.

Though the proposed trail segments may not yet connect to existing trails, they represent a meaningful investment in Keller's long-term connectivity and quality of life—especially given the land's proximity to key City and KISD properties (outlined in my last email) plus the existing trail just passed Blue Steam Ave along the utility easement. Delaying construction only increases future costs to the City and its residents. Also, concrete trails built to a 10-foot width are more durable and cost-effective over time. They accommodate more use and weight, require less maintenance, and provide a better return on investment. Nearby developments along 377 have already completed their 10-foot segments, reinforcing the importance of consistency and momentum. From our conversation, the developer appears ready to support whatever direction the City believes is best for the community.

If Council allows a standard sidewalk in place of a full trail along either street, I respectfully ask that the easement remain wide enough to support a future 10-foot trail, and that any trees be placed with future construction in mind. I also encourage the City to request an escrow contribution from the developer—equivalent to the full trail cost—that could be used to advance another trail segment in the short term and continue progress on the Master Trail Plan, helping maintain public trust and development momentum. I'm grateful for Cody's leadership in Parks and Recreation and encourage you to engage him for his input on this decision—particularly if a sidewalk outside the development is under consideration.

Beyond the trail, I believe the proposed lot sizes are reasonable - given the site's proximity to US-377 and their alignment with the intent of the latest Future Land Use Plan (FLUP). As you know, the FLUP recommends retail along 377, transitioning to patio, garden, or townhomes (7,999 square feet or less) between the businesses and the school. The developer appears to have considered this intent, creating a design that allows families to live near the school and walk safely to and from it. Since green space in the individual yards is minimal, I also appreciate that one of the two preserved open space areas includes mature trees and a sidewalk that gives children a safe place to gather with friends, to play, and to ride bikes and scooters away from the road.

Thank you for your thoughtful leadership and for continuing to welcome input from residents.

Sincerely,  
 Ashley Wallace

On Thu, Apr 10, 2025 at 1:39 AM A Wallace <[REDACTED]> wrote:

Re: ZONE-2501-0002 (Rosebury): Keep the Trail Vision on Track for Johnson Road

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I also want to thank the developer for offering to build a U-shaped driveway for 112 Johnson Rd. This thoughtful gesture reflects a genuine consideration for existing residents. I hope that same spirit of collaboration will extend to including the property’s portion of the planned trail along both Johnson Road and N. Main Street. After that, any future development of the corner property can seamlessly connect the two trail segments. (Alternatively, the connection could be incorporated into the subject property itself, keeping pedestrians and cyclists away from the intersection at Main Street and offering them a quieter, more scenic route.)

Lastly, I share Commissioner Erin Pfarner’s view that tree quality and health should be prioritized over quantity. Some lots, due to their shape or size, may not support two healthy, large trees long term. I appreciate the developer’s approach of pairing ornamental trees with a larger species - ideally slow-growing, longer-lived - to support a thriving and sustainable tree canopy over time.

Thank you for your continued work and for considering resident feedback as this project moves forward.

Sincerely,  
Ashley Wallace  
501 Meadow Knoll Court, Keller



**From:** Andrea Marshall  
**Sent:** Friday, May 2, 2025 9:29 PM  
**To:** MayorandCouncil  
**Subject:** Oppose Rosebury development

I am writing to oppose the proposed Rosebury development at the corner of 377 and Johnson Rd, just behind and to the north of the old McDonnell Hardware.

The lot sizes are extremely small, less than half of what might be more acceptable. Keller residents have consistently opposed this type of high density construction.

It's frustrating that we have to continually register our opposition but if that's what it takes to avoid the overbuilding and other negative impacts to our city services and community, we will keep making our voices heard.

I request that this proposal be denied.

Andrea Marshall  
556 Royal Glade

John 3:16  
John 14:6  
Acts 2:38

**From:** [REDACTED]  
**Sent:** Friday, May 2, 2025 9:54 PM  
**To:** MayorandCouncil  
**Subject:** Rosebury development

Mayor and Council,

Please deny the request for the Rosebury development.

This development calls for 20 homes to be placed on 8,000 square foot lots, which are much too small with no other discussion. However, doing this would also leave no yards for these homes and add so much more traffic on Johnson Road, which has seen a tremendous increase just in the past half decade.

Keller doesn't need more high-density residential development in areas that aren't zoned for such.

We hope that y'all will act in the best interest of our fair burg, our hometown, OUR KELLER.

Thank you.  
Davina and David Nichols  
1108 Bourland Road 76248

**From:** Christopher Foskey

**Sent:** Friday, May 2, 2025 10:32 PM

**To:** MayorandCouncil

**Subject:** Opposition to High Density Rosebury development

Keller Mayor and City Council

This email serves to record our opposition to a proposed high density development proposed for Johnson road and 377. Current zoning for low density and commercial should absolutely remain in an effort to entice a quality business to the corner versus more patio homes which will only serve to exacerbate traffic issues through that corridor. We implore council to deny any efforts to add more high density housing to this area and elsewhere in the city.

**From:** Morie Myers

**Sent:** Saturday, May 3, 2025 8:02 AM

**To:** MayorandCouncil

**Subject:** We are not in favor of Rosebury development or high-density residential.

Dear Keller City Council:

We are not in favor of the proposed Rosebury development and additional high-density residential in Keller.

Sincerely,

Morie and Gail Myers

505 Bear Ridge

Keller, TX

**From:** Bonnie Dektor  
**Sent:** Saturday, May 3, 2025 8:03 AM  
**To:** MayorandCouncil  
**Subject:** Rosebury

Mayor and Council,

Once again I'm writing against a proposed development. It is my understanding that the developer for Rosebury at Hwy 377 & Johnson Rd. is requesting high density housing in this mix. I am for commercial along 377, but do Not agree with the high density. We have a land use plan for a reason. Please honor that and reject this proposal.

Thank you,

Bonnie Dektor  
441 Marlin Ln

**From:** Gary Ellis

**Sent:** Saturday, May 3, 2025 10:11 AM

**To:** MayorandCouncil

**Subject:** Please Deny Rosebury Development Zoning Request

We do not need more high-density residential building in an already terribly congested area of Keller.

Thank you.

Please Deny Rosebury Deve.msg

**From:** Steve O'Fallon  
**Sent:** Saturday, May 3, 2025 10:47 AM  
**To:** MayorandCouncil  
**Subject:** Rosebury Development

To Mayor and City Council Members,

We are writing to ask you to deny approval of the proposed Rosebury development which would include 20 residential homes on 8,000 square foot lots. Keller has an abundance of high-density housing already and does not need any more at all. The current zoning for commercial use makes sense however changing it to primarily high-density residential is unacceptable in our opinion.

Considering all of the new "commercial" construction being developed at a rapid pace in this area of Texas why can't Keller participate in this type of growth as well? Please vote no on the Rosebury development proposal. Thank you!

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

**From:** Lauren Schneider  
**Sent:** Saturday, May 3, 2025 11:08 AM  
**To:** MayorandCouncil  
**Subject:** Rosebury Development

Hi Mayor and City Council-

I am writing to request to vote against the Rosebury Development off Johnson Road. We moved to Keller 12 years ago for the beautiful large lots and trees. I remember when I first discovered Keller many years ago, and how charming and lovely it is. I want to preserve that charming presence Keller has! Thanks for your consideration!

Lauren Schneider  
2036 Hickory Hollow Ln  
Keller Tx 76262  
214-957-1434



**From:** R F LUTZ

**Sent:** Saturday, May 3, 2025 1:28 PM

**To:** MayorandCouncil

**Subject:** Rosebury development

Dear Mr Mayor & the City Council

Please vote no to the Rosebury development off of 377 and Johnson Rd. We do not need any more high density neighborhoods where it is not previously zoned. High Regards, Dr Frank Lutz, MD

Sent from my iPhone

**From:** Ron Worley  
**Sent:** Saturday, May 3, 2025 7:39 PM  
**To:** MayorandCouncil  
**Subject:** No more high density housing in Keller!

Best Regards,

Ron Worley

**From:** Lindsay Faircloth  
**Sent:** Saturday, May 3, 2025 8:56 PM  
**To:** MayorandCouncil  
**Subject:** No to Rosebury

Good evening,

Please vote against high density housing for the Rosebury Development at 377 and Johnson road and any future developments of that kind.

Keller doesn't need anymore high density as the apartments on 377 in front of Marshall ridge are already a pain. Where is the entertainment venue promised in that proposal and approval?! These developers don't care for Keller they just want more "bang for their buck."

I appreciate your time and dedication to keeping the small town feel of Keller.

Thank you,  
Lindsay Faircloth  
Sent from my iPhone

**From:** [REDACTED]

**Sent:** Saturday, May 3, 2025 9:35 PM

**To:** MayorandCouncil

**Subject:** Rosebury Development

I am expressing my disagreement with any approval of this development.

Why would ANY city council person approve this?

Why should we ( citizens of Keller) approve any degradation of of our zoning?

Why should we accept higher density? Infrastructure not there and we've seen the results before.

And just for developer wealth dreams?

NO!

Kevin Pierce

**From:** R F LUTZ

**Sent:** Sunday, May 4, 2025 6:07 PM

**To:** MayorandCouncil

**Subject:** Rosebury Development

Dear Mr Mayor & the City Council

Please vote no to the Rosebury development off of 377 and Johnson Rd. We do not need any more high density neighborhoods where it is not previously zoned. High Regards, Debbie Lutz Sent from my iPhone

**From:** [REDACTED]  
**Sent:** Monday, May 5, 2025 7:37 AM  
**To:** MayorandCouncil  
**Subject:** Rosebury Development

Hello,

Please accept this email as our protest **AGAINST** the developers plan to increase the number of houses for the Rosebury development.

Thanks,

Darrell and Peggy Bailey

424 Marlin Lane

Keller, Tx 76248

**From:** Kelly Ballard  
**Sent:** Monday, May 5, 2025 4:16 PM  
**To:** Community Development  
**Cc:** Sarah Hensley  
**Subject:** FW: Rosebury development

Kelly Ballard, TRMC, CMC  
City Secretary  
Keller, Texas

**From:** Verizon Mail <[REDACTED]>  
**Sent:** Monday, May 5, 2025 2:22 PM  
**To:** MayorandCouncil <[CityCouncil@cityofkeller.com](mailto:CityCouncil@cityofkeller.com)>  
**Subject:** Rosebury development

Dear Keller Representative,

I recommend voting agents the Rosebury development behind the old McDonnell lumber building.

The proposal is not well constructed, lots are too small, land is not zoned to be used in this way. I'm sure there is a better alternative to the development and use of this land.

Thank you,  
Dan and Wendy Betka

[Sent from the all new AOL app for iOS](#)

FW: Rosebury development

**From:** [REDACTED] t  
**Sent:** Monday, May 5, 2025 8:04 PM  
**To:** MayorandCouncil  
**CC:** Kelly Ballard; Aaron Rector; Sarah Hensley  
**Subject:** Rosebury PD/FLUP

To Mayor and Council,

We are opposed to the Rosebury PD Zoning Change request and the FLUP Amendment. The residential zoning should remain at 36,000 sf. As the Council is aware, there have been numerous residential down zoning requests, especially in the past several months and the residents continue to express their opposition, which have frequently resulted in supermajority votes. Keller does not want or need more high density developments.

Further, we oppose the FLUP Amendment and believe that the FLUP should mirror the current zoning. Unfortunately, a few years ago the FLUP got hijacked by prior council members Hicks, Holmes, Almond and Paquin to the dismay of the other council members as well as Keller residents. Further the current FLUP is not in conformance with the previous input of what a majority of citizens expressed at the various meetings and through surveys during the time the FLUP was being updated. At that time, residents stated they did not want more high density residential nor did they want more apartments.

Continuing to approve down zoning and FLUP amendments only incentivizes and encourages developers to propose more of the same. This is evidenced by the fact that most residential developments that are being proposed in recent years are for high density.

We respectfully request these two items be denied.

Regards,

Linda & Ernest Taylor  
1201 Bourland Rd.  
Keller, TX. 76248



**From:** Robin

**Sent:** Monday, May 5, 2025 6:31 PM

**To:** MayorandCouncil

**Subject:** Proposed development 377 & Johnson Road

Hi Council,

Will this ever stop? Please vote against the development at the corner of 377 and Johnson Road, unless they can meet the minimum lot size.

Thank you,

Robin & Paula White

**From:** Debi  
**Sent:** Monday, May 5, 2025 5:27 PM  
**To:** MayorandCouncil  
**Subject:** Rosebury

Please deny this development  
Sent from my iPhone

Thank you for your attention  
Debra Ingram  
1443 Sandhill Ct