

Mark Weatherford
Greenway Park, LLC
3811 Pine Tree court
Dallas, Texas 75206

8/12/25

Sarah Hensley

City of Keller

RE: Zoning case #zone-2506-0007

Sarah,

Please be advised that we are the owner of the lots below and are in favor of the above zoning request.

109 Park Avenue	116 Park Avenue
129 Park Avenue	120 Park Avenue
141 Park Avenue	124 Park Avenue
205 Park Avenue	128 Park Avenue
213 Park Avenue	132 Park Avenue
217 Park Avenue	136 Park Avenue
1101 Keller springs Avenue	200 Park Avenue
1113 Keller springs Avenue	204 Park Avenue
208 Park Avenue	208 Park Avenue
212 Park Avenue	136 Park Avenue

Thank you,

Mark Weatherford

214 728 1281

8/4/25

Re: P&Z 8/12 The Preserve at Keller Oaks Zone #2506-0007
City Council TBD

Dear Mayor Mizani, City Council and Planning and Zoning Commission Members,

My name is Anne Harmonson Burfitt and I'm in support of the proposed PD -The Preserve at Keller Oaks. My firm belief is **that this PD supports the very things you desire for Keller.**

Since 1938 my family has owned and stewarded the property being considered for rezoning at 1000 N. Main. Keller holds a special place in our hearts as five generations have lived on the property in various seasons of our lives. **We all want something great to be developed on the property** and have been making decisions for this future neighborhood for decades with the city's desire for connectivity in mind.

It is clear from many of your election campaigns that you are committed to fostering Keller's sustainable growth as a family-friendly city while preserving its small-town charm. By listening to the community, you wish to make informed decisions **promoting high-quality development while supporting the success of small businesses**, thus ensuring a vibrant future for Keller.

At the heart of the matter, your decision to approve or disapprove, is the rezoning from commercial and SF-36 to SF-12. SF-36 as a "holding district" classification from the UDC quoted below actually verifies what land holders were told when properties were annexed in 1983.

UDC 8.01 E. states:

Zoning Upon Annexation. All territory hereinafter annexed to the City of Keller shall be classified as Single-Family Low Density (SF-36) as a ***holding district until other zoning is established by the City.*** The procedure for establishing zoning other than SF-36 for annexed territory shall conform to the procedure set forth in this Code.

Some would like to prevent any future downzoning for north Keller and do not consider the "holding district" concept valid, only desiring SF-36 for future PDs. I would like to point out that this may not be a wise choice for all remaining undeveloped properties.

8/4/25

With Keller's limited undeveloped acreage, designation as a bedroom community, distance from an interstate, competition from neighboring cities for business, and important number of small businesses that need more people to "Keep It In Keller," **I would suggest that a high quality development such as the one proposed would be a great asset for Keller's community and economy.** Keller's charm would not be harmed.

Keller needs to attract quality commercial/retail development and **it takes people to fuel this.** If the 34 acre tract in review was developed at SF-36, and assuming 30% of the land for open space and roads, **there would only be 29 homes on one of the last large acre tracts in Keller.** With an average of 3 per household that would be 87 more citizens.

If accepted, The Preserve at Keller Oaks would build out 65 homes - a difference of 36 more consuming households. This would be an average of 195 people, or about 108 more than the current SF-36 potential. When you consider the difference, I hope you can see the potential benefits of this sustainable number of people FOR Keller. Instead of seeing a slight increase in population as a negative threat of "Keller Charm", **please consider it as a sustainer for "Keller Charm."**

The developer has done a masterful job with this current design which addressed the concerns raised by P&Z last summer when another developer submitted their PD. They took the comments and suggestions that P&Z made in 2024, along with the suggestions and requests made by neighboring Harmonson Farms and created a product that will protect neighboring property values and positively impact Keller. Please look carefully, **The Preserve At Keller Oaks is a puzzle piece that fits our uniquely challenging property beautifully.**

As an owner of one of the last remaining large tracts in Keller, I take the responsibility of finding a developer and builder that will give Keller the quality they desire and the build out that they deserve very seriously.

Many thanks for taking the time to read and consider this letter.

Sincerely,
Anne Burfitt

From: Alexis Russell
Sent: Tuesday, August 12, 2025 12:28 PM
To: Kaleena Stevens
Subject: FW: 1000 N. Main Project/The Preserve at Keller Oaks

From: Dennis Scott [REDACTED]
Sent: Tuesday, August 12, 2025 7:31 AM
To: Sarah Hensley <shensley@cityofkeller.com>; Alexis Russell <arussell@cityofkeller.com>
Cc: Lois Scott [REDACTED]
Subject: 1000 N. Main Project/The Preserve at Keller Oaks

Good morning. We are Dennis & Lois Scott. We live at 416 N. Marlin Lane in Keller. We have been Keller residents for almost 26 years now.

My wife and I wholeheartedly support the 1000 N. Main Project/The Preserve at Keller Oaks. We live just north of the proposed development and we believe it would be a great addition to the area and city.

Thank you!

From: Alexis Russell
Sent: Tuesday, August 12, 2025 12:28 PM
To: Kaleena Stevens
Subject: FW: The Preserve at Keller Oaks

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

From: WALTER ETHRIDGE [REDACTED]
Sent: Friday, August 8, 2025 4:07 PM
To: Alexis Russell <arussell@cityofkeller.com>
Subject: The Preserve at Keller Oaks

Greetings,

My wife and I have been associated with the Harmonson family for over 65 years.

We were asked if we would support their efforts to develop the last of their property in Keller.

We do support their planned development and hope that Planning and Zoning will approve this sub division.

Respectfully,

Walter and Catherine Ethridge
417 Brian Drive
Keller, TX 76248

FW: The Preserve at Keller Oaks

OPPOSITION
200 ft Buffer

To: Planning and Zoning Commission
Honorable Mayor and Members of The City Council

From: Lee A. Hughes *YAH 11/28/11/2025*
M the Builders (Winstar Contractors, LP)
116 Park Avenue
Keller, Texas 76248

CC: Sarah Hensley

Date: August 11, 2025

Ref: Zoning Case #Zone – 2506-0007

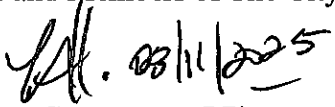
Please be advised that we are writing to specifically be registered as “opposed” to the rezoning case detailed above. Inasmuch as our property at 116 Park Avenue Keller, Texas 76248 may meet the statutory requirements for inclusion into the 200’ distance law, we respectfully ask to be included in that calculation.

Please contact me with any questions or clarity needed.

M the Builders
9728 Camp Bowie West Blvd.
Fort Worth, TX 76116
817-439-3334

OPPOSITION
200 ft Buffer

To: Planning and Zoning Commission
Honorable Mayor and Members of The City Council

From: Lee A. Hughes 
M the Builders (Winstar Contractors, LP)
136 Park Avenue
Keller, Texas 76248

CC: Sarah Hensley

Date: August 11, 2025

Ref: Zoning Case #Zone – 2506-0007

Please be advised that we are writing to specifically be registered as “opposed” to the rezoning case detailed above. Inasmuch as our property at 136 Park Avenue Keller, Texas 76248 may meet the statutory requirements for inclusion into the 200’ distance law, we respectfully ask to be included in that calculation.

Please contact me with any questions or clarity needed.

M the Builders
9728 Camp Bowie West Blvd.
Fort Worth, TX 76116
817-439-3334

OPPOSITION

300 ft Buffer

To: Planning and Zoning Commission
Honorable Mayor and Members of The City Council

From: Lee A. Hughes *LAH 08/11/2025*
M the Builders (Winstar Contractors, LP)
121 Park Avenue
Keller, Texas 76248

CC: Sarah Hensley

Date: August 11, 2025

Ref: Zoning Case #Zone – 2506-0007

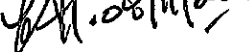
Please be advised that we are writing to specifically be registered as “opposed” to the rezoning case detailed above. Inasmuch as our property at 121 Park Avenue Keller, Texas 76248 may meet the statutory requirements for inclusion into the 200’ distance law, we respectfully ask to be included in that calculation.

Please contact me with any questions or clarity needed.

M the Builders
9728 Camp Bowie West Blvd.
Fort Worth, TX 76116
817-439-3334

OPPOSITION
300 ft Buffer

To: Planning and Zoning Commission
Honorable Mayor and Members of The City Council

From: Lee A. Hughes 
M the Builders (Winstar Contractors, LP)
125 Park Avenue
Keller, Texas 76248

CC: Sarah Hensley

Date: August 11, 2025

Ref: Zoning Case #Zone – 2506-0007


Please be advised that we are writing to specifically be registered as “opposed” to the rezoning case detailed above. Inasmuch as our property at 125 Park Avenue Keller, Texas 76248 may meet the statutory requirements for inclusion into the 200’ distance law, we respectfully ask to be included in that calculation.

Please contact me with any questions or clarity needed.

M the Builders
9728 Camp Bowie West Blvd.
Fort Worth, TX 76116
817-439-3334

OPPOSITION
300 ft Buffer

To: Planning and Zoning Commission
Honorable Mayor and Members of The City Council

From: Lee A. Hughes 
M the Builders (Winstar Contractors, LP)
209 Park Avenue
Keller, Texas 76248

CC: Sarah Hensley

Date: August 11, 2025

Ref: Zoning Case #Zone – 2506-0007

Please be advised that we are writing to specifically be registered as “opposed” to the rezoning case detailed above. Inasmuch as our property at 209 Park Avenue Keller, Texas 76248 may meet the statutory requirements for inclusion into the 200’ distance law, we respectfully ask to be included in that calculation.

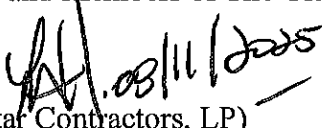
Please contact me with any questions or clarity needed.

M the Builders
9728 Camp Bowie West Blvd.
Fort Worth, TX 76116
817-439-3334

Opposition

NOT IN BUFFER

To: Planning and Zoning Commission
Honorable Mayor and Members of The City Council

From: Lee A. Hughes 
M the Builders (Winstar Contractors, LP)
1117 Keller Springs Avenue
Keller, Texas 76248

CC: Sarah Hensley

Date: August 11, 2025

Ref: Zoning Case #Zone – 2506-0007

Please be advised that we are writing to specifically be registered as “opposed” to the rezoning case detailed above. Inasmuch as our property at 1117 Keller Springs Avenue Keller, Texas 76248 may meet the statutory requirements for inclusion into the 200’ distance law, we respectfully ask to be included in that calculation.

Please contact me with any questions or clarity needed.

M the Builders
9728 Camp Bowie West Blvd.
Fort Worth, TX 76116
817-439-3334

Opposition

August 11, 2025

REC'D AUG 11 2025

City of Keller

Planning and Zoning Commission

Re: Case No. Zone-2506-0007

I am the owner of Stardado Enterprise LLC, which owns 7 lots in Greenway Park Addition that abuts the subject property (108 Park Ave, 112 Park Ave, 113 Park Ave, 117 Park Ave, 137 Park Ave, 216 Park Ave, 301 Park Ave. I have been a Custom Builder and Real Estate developer in Northeast Tarrant County for over 40 years. While I was the Founder and Owner of Calais Custom Homes during that time, we built over 1,000 custom homes including over 100 homes in Keller.

While I am a Real Estate developer myself, I am opposed to this project. The City of Keller has done a tremendous job in upholding high standards with recent developments like Greenway Park and Armstrong Hills, and I feel this is taking a step backwards. It is too dense compared to Greenway Park, and it would greatly devalue the homes in Greenway Park, especially since it tries to tie the two subdivisions together. Given my background and experience, I am not opposed to the property being developed, just not in this manner. If it were more in line with the Greenway Park development, I would be supportive.

Sincerely

A handwritten signature in blue ink that reads "Todd Handwerk". The signature is stylized with a large, looping "T" and a long, sweeping underline.

Todd Handwerk

Managing Partner

Stardado Enterprise LLC

GP Lot selection 4-14-24....

Done

STANDARD ENTERPRISE LLC
LOT SELECTION



OPPOSITION

From: Greg Wright <[REDACTED]>
Sent: Monday, August 11, 2025 2:36 PM
To: Sarah Hensley <shensley@cityofkeller.com>
Cc: Community Development <communitydevelopment@cityofkeller.com>
Subject: CASE NO. ZONE-2506-0007

Sarah,

Please consider this my formal letter of opposition CASE NO. ZONE-2506-0007 which I believe is scheduled for a P&Z meeting tomorrow night, Tuesday, August 11, 2025.

I am the owner of 11 lots in the neighboring Greenway Park addition. The addresses of those lots are as follows.

	Address	Lot	Blk
1	133 Park Avenue	8	A
2	201 Park Avenue	11	A
3	305 Park Avenue	2	B
4	1121 Keller Springs Ave.	3	B
5	300 Park Avenue	16	C
6	304 Park Avenue	17	C
7	109 Park Avenue	2	A
8	217 Park Avenue	15	A
9	120 Park Avenue	5	C
10	124 Park Avenue	6	C
11	128 Park Avenue	7	C

I am opposed to high density lots being constructed so close to the Greenway Park Development. I believe these lots and the potential homes to be built on them will be a detriment to the success and intent of the Greenway Park neighborhood.

Thanks a bunch,
Greg Wright
Providential Custom Homes
Providential Lifestyle Homes, LLC
Real Estate Developer/Home Builder
Cell: 817-994-5740

Please make note of my new email address: [REDACTED]
www.providentialhomes.com

