

Kaleena Stevens

From: Sarah Hensley
Sent: Monday, June 24, 2024 10:56 AM
To: Kaleena Stevens
Subject: FW: Keller Springs PD/Zoning/FLUP change Z-24-0002

Follow Up Flag: Follow up
Flag Status: Flagged

From: Vijay Ranganathan <[REDACTED]>
Sent: Saturday, June 22, 2024 12:47 PM
To: Paul Alvarado <palvarado@cityofkeller.com>; John Baker <jbaker@cityofkeller.com>; Erik Leist <eleist@cityofkeller.com>; Erin Pfarner <epfarner@cityofkeller.com>; Vern Stansell <vstansell@cityofkeller.com>; Ross Brensinger <rossbrensinger@gmail.com>; GiGi Gupta <ggupta@cityofkeller.com>; Luz Rodriguez <lrodriguez@cityofkeller.com>
Cc: Sarah Hensley <shensley@cityofkeller.com>; Aaron Rector <arector@cityofkeller.com>
Subject: Keller Springs PD/Zoning/FLUP change Z-24-0002

Dear Planning and zoning commission members ,

I, Vijay Ranganathan, owner of the property at 950 N Main St Keller, am sending this letter to the planning and zoning commission to highlight the ramifications to my development because of the zoning/FLUP change request from Commercial to PGT/Residential for the 11 acres (Keller Springs) to the north of my property. The zoning change request is in the June 25th P&Z meeting agenda.

My property (Main street suites development) is south of the 11 acres that is in the agenda for rezoning from commercial to PGT/residential. My property is currently zoned commercial similar to the property seeking the zoning change. The FLUP designation of my land is Retail/commercial. The 10 acre land to the south of my property was sold last week to a church group and will be built as commercial.

The first phase of my development is completed and the building is currently in the leasing process. I have an approved site plan to build offices on phase 2 abutting the 11 acres seeking the zoning change to residential. The approved phase 2 site plan does not require any setbacks/landscape buffers along my property boundary with the adjacent 11 acres to the north because the adjacent land is zoned commercial. The change in zoning from commercial to residential for the adjacent land would force me to change my phase 2 site plan to include a 30 ft landscape buffer. Including a 30 ft. landscape buffer would cause drastic changes to my site plan by removing about 100 parking stalls along the property boundary and removing the fire lane required in the phase 2 site plan.

Removing about 100 parking stalls would remove about 30,000 SF of office spaces that can be built in the phase 2 site plan. New office spaces in Keller are being sold for about \$400/SF. The approximate 30,000 SF reduction in buildable

office square footage in phase 2 would amount to about \$12 million dollars (30,000 SF * \$400) worth of commercial buildings that cannot be built on my land and will reduce the value of my land. The future value of those buildings amount to \$167,940 in lost property tax revenue to the city and Keller ISD.

Also, the UDC does not allow 2 story office buildings within 100 ft. of residential zoned land. If the 11 acres is rezoned from commercial to residential, I cannot build 2 story office buildings in phase 2 because my land is too narrow to allow a 100 ft setback from the adjacent land.

This letter is in no way a means to stop development in the 11 acres of commercial land to the north of my property for commercial uses. However, my development precedes the proposed residential development for the adjacent land, and the rezoning from commercial to residential/PGT of the adjacent land will be detrimental and cause an adverse impact to the future development phases of my property as referenced above.

Even if a phase 2 site plan extension is granted, I would be under a tight deadline to begin the development with the current high interest financing rates. After spending thousands of dollars and time in designing and getting the approval for future phases we want to retain the rights to build future phases as originally planned with 2 story office buildings and without any need for additional setbacks or landscape buffers and without any time constraints. We want to be good neighbors to the proposed development and want to work with the developer on a solution that causes no adverse impact to my future development phases. I strongly urge P&Z and the city staff to consider the adverse impacts to my future development phases and suggest means to mitigate these adverse impacts.

Thank you,
Sincerely,
Vijay
347-981-9019

Sarah Hensley

To: [REDACTED] MayorandCouncil
Subject: RE: Keller Springs Development Plans

From: [REDACTED]
Sent: Tuesday, June 18, 2024 6:18 PM
To: Sarah Hensley <shensley@cityofkeller.com>; MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: Keller Springs Development Plans

Hi,

I am writing this email to let you know that I am opposed to the following Keller Springs FLUP amendment and Planned Development listed below. I have lived in this area of Keller for more than 20 years and the changes being made are not for the better. Our community was very peaceful and with the added homes we are seeing more vehicle traffic. Intersections are not as safe as they once were. And I am sure crime has and will increase.

Keller Springs FLUP amendment: The Applicant is also proposing a Future Land Use Plan (FLUP) amendment (LUP-24-0003) from Mixed-Use (MU) and Medium-Density Single Family – 15,000 to 35,999 square-foot lots (MD-SF) to Patio/Garden/Townhome (PGT), High Density Single Family 8,000 – 14,999 square-foot lots (HD-SF) and Medium Density Single Family 15,000 – 35,999 square-foot lots (MD-SF). Download map [HERE](#)

Keller Springs PD: Consider a Planned Development Zoning Change from Commercial (C) and Planned Development 1406 – Single Family Residential 36,000 square-foot minimum lots to Planned Development – Single Family 5,000 square-foot lots, Single Family 12,000 square-foot lots and Single Family 20,000 square foot lots for Keller Springs, a proposed Planned Development consisting of 96 residential lots and approximately 5.17 acres of open space on 34.48 acres of land, legally described as a portion of a 15.874 acre tract of land described in Exhibit B in deed in favor of John M. Perrigo and Ida C. Perrigo Trustees of the John M & Ida C. Perrigo Trust, recorded in Instrument Number D202180426 of the Official Public Records of Tarrant County, Texas, Lot 1, Block A of the Greenway Park and Perrigo Place Addition, and Lot 1, Block 1 of the Harmonson Acres Addition, located on the east side of N. Main St., 300 feet southeast of the Park Avenue and N. Main St. intersection, and addressed as 1000, 1004 and 1008 N. Main St. Mark Weatherford, Applicant. Sue Salstrand and Anne Burfitt, Charis Land Holdings LLC, Owner. Download map [HERE](#)

Kaleena Stevens

From: Sarah Hensley
Sent: Monday, June 24, 2024 2:59 PM
To: Kaleena Stevens
Subject: FW: Keller Springs FLUP Amendment & Zoning Change

Importance: High

From: [REDACTED] >
Sent: Monday, June 24, 2024 2:44 PM
To: Sarah Hensley <shensley@cityofkeller.com>; MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: Keller Springs FLUP Amendment & Zoning Change
Importance: High

To P & Z Commission and Mayor & Council:

We are opposed to the Zoning Change and FLUP Amendment being requested by the owners/developers of Keller Springs. This proposed development is not compatible with the surrounding neighborhoods—especially the Harmonson Farms and Bourland Oaks subdivisions as well as the homes and neighborhoods on and around Mt. Gilead and Bourland Roads. Further, such high density lots of patio/garden/townhomes will substantially increase the traffic on Hwy 377, Mt. Gilead and Bourland Roads and negatively impact the quality of life of the existing low density homes/homeowners and neighborhoods on these roads as the developers/owners will likely want to tie into the roads in Harmonson Farms creating excessive traffic and the potential for the widening of these neighborhood roads, which residents have previously stated they do not want.

All residential development on the property in question should be low density 36,000 square foot lots.

We respectfully request that these zoning changes and FLUP amendments be denied by both P & Z and Council.

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

Kaleena Stevens

From: Sarah Hensley
Sent: Monday, June 24, 2024 4:59 PM
To: Kaleena Stevens
Subject: FW: Keller Springs pd & flup

From: [REDACTED]
Sent: Monday, June 24, 2024 4:39 PM
To: Sarah Hensley <shensley@cityofkeller.com>
Cc: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: Keller Springs pd & flup

Hi Sarah,

Would appreciate it if you would send my comments to the P&Z commission as well, thanks.

I want to express objection to the zoning change/FLUP amendment requests for the Keller Springs development. This property is surrounded by low /medium density single family housing so I don't feel putting patio homes/zero lot line homes is appropriate. I also don't agree with giving up commercial property along Hwy377 to squeeze in more tiny lots. We already have far too many unwanted apartments in this north section causing far too much traffic for residential areas. Mount Gilead and Bourland Rd are over run now as it is, with speeding and lack of pedestrian/bicycle courtesy already a serious issue. I watched a car honk at a young kid on a bicycle just a couple weeks ago and basically run her off into a steep, very weedy ditch along Bourland Road. (Of course if we could get code enforcement to make people mow their property it would help – there are no sidewalks)

We are now starting to see more people use our neighborhood as a cut through, and once these new neighborhoods are allowed to feed onto Oak Street (which we were originally promised wouldn't happen) it is going to get more dangerous. This older neighborhood doesn't have sidewalks and wider streets and a 25mph limit like Harmonson Farms, and for some stupid reason it has a 30mph speed limit – the same as Bourland Road. Need I mention the fact that most people don't drive 30mph on that road?!

Please leave the zoning as is and move patio homes to a more appropriate area. Keep the FLUP as is and honor it.

Thank you for your consideration,

Bonnie Dektor
441 Marlin Lane

From: David Kraker
325 Farm View Trl
Keller, TX 76248

REC'D JUN 25 2024

June 25 2024

To: City of Keller

Re: Keller Springs Planned Development

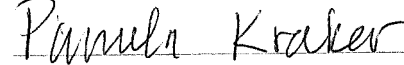
Case # 2-24-0002

This letter is to state our position as Opposed to this development application as presented. This development will detrimentally change our area.

Sincerely,

A handwritten signature in cursive script that reads "David Kraker".

David Kraker

A handwritten signature in cursive script that reads "Pamela Kraker".

Pamela Kraker

Michael & Mary Beard Revocable Trust
921 Homestead Drive
Keller, TX. 76248

June 25, 2024

Attention City of Keller City Planning and Zoning Commission

In accordance with your letter of June 20, 2024 concerning CASE NO Z-24-0002 I am submitting this letter to the Keller Planning and Zoning Commission expressing my STRONG OPPOSITION to the proposed zoning change.

Additionally, I oppose a change to the current Future Land Use Plan (LUP-24-0003).

Sincerely,



Michael Beard
June 25, 2024



Mary Beard
June 25, 2024