

We, residents of Keller, oppose zoning case number Zone-2409-0005.

Nang P Saideepane
Peter Saideepane
200 Dunmore Ct
Keller, TX 76248

Nang P Saideepane

Peter Saideepane

James T Ariail Jr.
Kerry Ariail
201 Dunmore Ct
Keller, TX 76248

James T Ariail Jr.

Kerry Ariail

Robert Mortensen
204 Dunmore Ct
Keller, TX 76248

Robert Mortensen

Lorene Leslie
1208 Whitley Rd
Keller, TX 76248

Lorene Leslie

Christopher S Lawler
1204 Whitley Rd
Keller, TX 76248

Christopher S Lawler

Gale Lynn Gibbs
1200 Whitley Rd
Keller, TX 76248

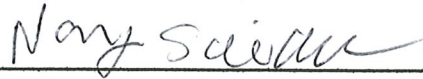
Gale Lynn Gibbs

RECEIVED
DEC 03 2024

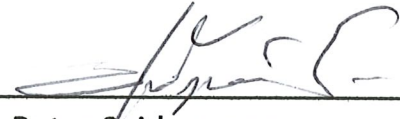
RECEIVED
DEC 03 2024
BY: A. Sutton

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Keller, TX 76248



Nang P Saideepane



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Kerry Ariail
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Keller, TX 76248



James T Ariail Jr.



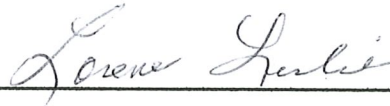
Kerry Ariail

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Keller, TX 76248



Robert Mortensen

Lorene Leslie
1208 Whitley Rd
Keller, TX 76248

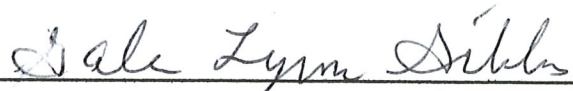


Lorene Leslie

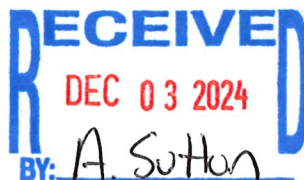
Christopher S Lawler
1204 Whitley Rd
Keller, TX 76248

Christopher S Lawler

Gale Lynn Gibbs
1200 Whitley Rd
Keller, TX 76248



Gale Lynn Gibbs



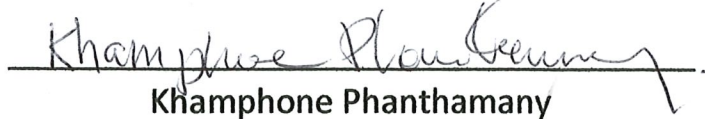
We, residents of Keller, oppose zoning case number Zone-2409-0005.


Tanya Sanchez
Roman Sanchez
200 Foxford Dr
Keller, TX 76248


Tanya Sanchez


Roman Sanchez

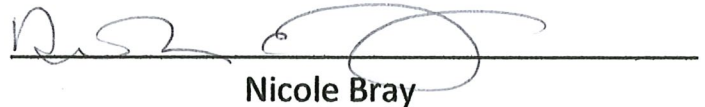
Khamphone Phanthamany
Khamxing Phanthamany
201 Foxford Dr
Keller, TX 76248


Khamphone Phanthamany

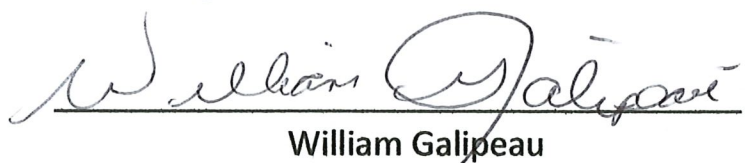

Khamxing Phanthamany

Randy Bray
Nicole Bray
204 Foxford Dr
Keller, TX 76248


Randy Bray


Nicole Bray

William Galipeau
Theresa Galipeau
205 Foxford Dr
Keller, TX 76248


William Galipeau


Theresa Galipeau

RECEIVED
DEC 03 2024
BY: A. Sutton

Kaleena Stevens

From: [REDACTED]
Sent: Sunday, December 1, 2024 8:14 PM
To: MayorandCouncil
Cc: Google
Subject: Please deny Whitley Springs

Good evening,

We are writing to request that you deny Whitley Springs and any other zoning changes for high-density residential.

We live within 300 feet of the proposed development and would be greatly impacted by the proposed traffic circle and additional traffic of 22 new homes. Traffic is already heavy at the intersection of Rapp/Whitley Rd in the mornings and afternoons. In addition, I (Kerry) see multiple accidents and near misses in traffic circles I travel on my daily commute and do not want this occurring just outside of our home. There are already town homes in development at the opposite end of Rapp Rd at Rufe Snow and the impact of that traffic is yet to be seen.

Thank you for your consideration and for voting in accordance with resident wishes.

Respectfully,
James & Kerry Ariail
201 Dunmore Court

Sent from my iPhone

REC'D NOV 25 2024

Messiah Lutheran Church And School
1308 Whitley Road
Keller, TX 76248
November 25, 2024

City of Keller Planning and Zoning Commission
Keller Town Hall
1100 Bear Creek Parkway
Keller, TX 76248

Subject: Written Protest to Zoning Change (ZONE-2409-0005)

Dear Members of the Planning and Zoning Commission,

I am writing to formally protest the proposed zoning change legally described as a portion of Tract 7B, Abstract 692 of the W J Holland Survey, and a portion of the Martins Subdivision public-right-of-way dedicated to the City of Keller (document number D205322770), located on the west side of the Rapp Road and Whitley Road intersection. The Applicant is Garabedian Properties.

While we understand the need for growth and development in our community, we have several concerns regarding the proposed plans. Our primary concerns are as follows:

1. Fence Design and Durability

The proposed fencing between the development and Messiah Lutheran Church and School consists of iron and cedar fencing. We strongly urge the Commission to require the developer to install masonry screening walls, consistent with the fencing separating the development from ASI Gymnastics on the west. Masonry walls provide greater privacy, durability, and long-term aesthetic appeal, minimizing potential issues as the fence ages.

2. Student Safety and Accessibility

We request the inclusion of a crosswalk at an appropriate location near the development to allow students who ride bicycles to school to cross safely. This is a critical safety measure, especially given the expected increase in traffic from the proposed development.

3. Speed Limit and School Zone Designation

We propose that the speed limit on Whitley Road in front of Messiah Lutheran Church and School be reduced to 20 MPH and that the area be designated as a School Zone. This adjustment will ensure the safety of students and other pedestrians, particularly during school hours.

We believe these measures are reasonable and necessary to maintain the safety, privacy, and character of our community. I urge the Planning and Zoning Commission to consider these concerns carefully and require appropriate modifications to the zoning

and development plan before approval.

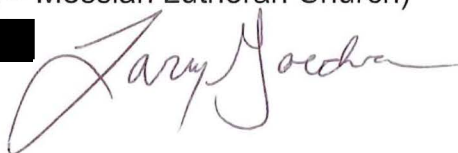
Thank you for your attention to this matter. I look forward to a response addressing these concerns.

Please feel free to contact me (Marty Hobson) at marty.hobson@gmail.com or 817-797-3708 if you require further clarification.

Sincerely,

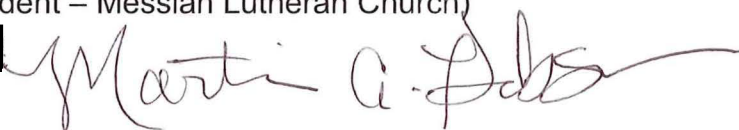
Larry Goedecke (President – Messiah Lutheran Church)

[REDACTED]



Marty Hobson (Vice President – Messiah Lutheran Church)

[REDACTED]



Pastor Chryst (Pastor – Messiah Lutheran Church)

[REDACTED]



Brian Sifford (School Board Chairman – Messiah Lutheran Classical Academy)

[REDACTED]

Alison Smith, Principal [REDACTED]

Paul Cigainero, Head Trustee: [REDACTED]

General Information: [REDACTED]

Academy office: [REDACTED]

REC'D DEC 01 2024

Messiah Lutheran Church And School
1308 Whitley Road
Keller, TX 76248
November 25, 2024

November 30, 2024

City Council of Keller
Keller Town Hall
1100 Bear Creek Parkway
Keller, TX 76248

Subject: Protest **Resolved** on Zoning Change (ZONE-2409-0005)

Dear Members of the City Council,

I am writing to formally state that **Messiah Lutheran Church and School is in favor of the proposed zoning change and the development proposal put forth by Garabedian Properties, as amended to include a masonry wall along our shared property line.**

This proposal pertains to the parcel legally described as a portion of Tract 7B, Abstract 692 of the W J Holland Survey, and a portion of the Martins Subdivision public-right-of-way dedicated to the City of Keller (document number D205322770), located on the west side of the Rapp Road and Whitley Road intersection. The Applicant is Garabedian Properties.

Based on our agreement with Garabedian, we have no objection to their proposal. Mr. Garabedian met with us twice over the Thanksgiving holiday and graciously addressed our concerns, specifically agreeing to construct a masonry wall as part of the development.

We are enthusiastic about the development of this parcel of land to our north. We believe it will enhance property values for homes in the neighborhood and benefit our church and school. Additionally, the masonry wall will significantly improve the security and safety of our school children, addressing one of our primary concerns.

Thank you for your attention to this matter and for facilitating a collaborative process that supports both community development and safety.

Sincerely,

Larry Goedecke (President – Messiah Lutheran Church)



Marty Hobson (Vice President – Messiah Lutheran Church)

[REDACTED]



Pastor Chryst (Pastor – Messiah Lutheran Church)

[REDACTED]



Paul Cigainero (Head Trustee - Messiah Lutheran Church & School)

[REDACTED]



Alison Smith (Principal – Messiah Lutheran Church & School)

[REDACTED]



General Information:

[REDACTED]

Academy office:

[REDACTED]

Alexis Russell

To: Sarah Hensley
Subject: RE: Letter

From: Mike Garabedian [REDACTED]
Sent: Tuesday, December 3, 2024 2:01 PM
To: Sarah Hensley <shensley@cityofkeller.com>
Subject: Fwd: Letter

Please forward this email from seller Whitley to Council - It came in late so we had to have her email us

Sara Viaypon. Her husband was Eric Huynh.

Mike Garabedian
817.637.7245
Sent from my iPad
Garabedian Properties
www.GarabedianProperties.com

Begin forwarded message:

From: Phillip Maxwell [REDACTED]
Date: December 3, 2024 at 1:32:30 PM CST
To: Mike Garabedian [REDACTED]
Subject: Fwd: Letter

Information About Brokerage Services

Phillip Maxwell | *Davidson & Bogel Real Estate, LLC*
Office: [214.526.3626](tel:214.526.3626) | Mobile: 817.889.3542
[REDACTED] | DB2RE.com
2929 Carlisle Street, Suite 250, Dallas, TX 75204
LAND IS OUR BUSINESS.®

Begin forwarded message:

From: [REDACTED]
Date: December 3, 2024 at 1:31:20 PM CST
To: Phillip Maxwell [REDACTED]
Subject: FW: Letter

Phillip,

Sara approved the below letter:

Mayor and Council Members,

I am the owner/seller of 1212 Whitley Road. I am also the property owner of 1211 S Main Street, neighboring this property.

My late husband purchased this property in hopes of developing it until he was stopped by the city. He was forced to spend close to \$50,000 on engineering fees as the city kept changing their mind on the Rapp Road expansion that would never be approved. We changed our plan multiple times to accommodate city staff while they internally flipped flopped over the future of Rapp Road, only to finally be told that an all commercial development would never be allowed on this site. This caused huge financial and emotional stress on our family. My husband was a beloved member of this community whom several of you knew and served along side with through multiple organizations. We have raised our kids here, grown our dental practice here, and have continued to give back to this community.

After his passing I am now needing to sell this property which has been extremely challenging due to Keller's lack of vision, guidance, and ability to make decisions. Fortunately the FLUP has provided that vision for developers and given us an opportunity to sell this land. I am also appreciative of the current Council and P&Z members who are helping to better serve and guide developers so that owners have the ability to realize the value of their property.

I chose to sell to this particular developer, Michael Garabedian, for the below reasons:

1. His project appears to meet the intent of the FLUP
2. He is a Keller resident who is well known and respected in this community
3. He has an outstanding track record as a developer who not only provides a quality product but who also works well with local municipalities
4. Our business is next to this property and I feel his development will add value to all surrounding properties and businesses

Thank your for taking the time to consider my letter, and thank you for your service to this community.

Kaleena Stevens

From: Mike Garabedian [REDACTED]
Sent: Monday, November 25, 2024 8:46 PM
To: Community Development
Subject: Whitley Springs

Follow Up Flag: Follow up
Flag Status: Flagged

Keller Staff

The Garabedian Family on a personal level would like to share its support for the Whitley Springs Development in Keller which recently passed P&Z with a 7-0 recommendation.

We know that Keller has a need for empty nesters to find a home to downsize and remain part of the Keller Community. With so many families similar to ours, whose children have launched and left their big homes empty it is a fantastic opportunity to have a custom community which conforms with the Future Land Use Plan. As it presents opportunities for residents to remain part of the Keller family with high value patio homes.

It goes without saying that our familiarity with the team at Garabedian Properties gives us great confidence that as 20+ residents of Keller who have built in our city for 30 some odd years that their entire team as a vested interest in bringing quality developments and homes to Keller.

Any builder/developer who puts their family name and reputation on a project should be trusted to add value to their community and home.

We are in full support of Whitley Springs and thank you for the opportunity to share our thoughts

Michael, Cindy & Catherine Garabedian
Manors At Waterford

Kaleena Stevens

From: Mary Ann Izzarelli [REDACTED]
Sent: Monday, November 25, 2024 8:52 PM
To: Community Development
Subject: Whitley Springs

Follow Up Flag: Follow up
Flag Status: Flagged

I would like to show Support for the Whitley Springs project that will go before city council soon. Thank you. This is Mary Ann Izzarelli with Ebby Halliday realtors Southlake. I have done a lot of business in this corridor for 25 years, including both Residential and Commercial. This would certainly help us with the need that we are facing right now.

Sent from my iPhone

(Excuse any typos)

Mary Ann Izzarelli

Kaleena Stevens

From: Gabe LaFara [REDACTED]
Sent: Friday, November 29, 2024 4:54 PM
To: Community Development
Subject: Whitley springs

Follow Up Flag: Follow up
Flag Status: Completed

I understand it is a great patio home development which Keller desperately needs.

As my parents get older, it would be nice for them to have opportunities to remain part of the Keller community after myself and siblings have moved on to our own homes.

Garabedian Homes is known for building great homes and I am sure they will do Keller Proud. You can't get much more about Keep It In Keller than having a Keller resident and builder offer a great project for his home town.

Thank you for letting me offer support of this great project.

Gabe Lafara
Keller Texas 76248
Sent from my iPhone

Kaleena Stevens

From:

To:

Subject:

Sunday, December 1, 2024 9:19 PM

Community Development

RE: Support for Whitley Springs

Follow Up Flag:

Follow up

Flag Status:

Flagged

City Of Keller

Our family would like to express our support for the Whitley Springs Development being built by Garabedian Properties.

As we understand the Future Land Use Plan this project meets or exceeds all the requirements and provides a greatly needed housing product for Keller.

We are thrilled to see this project come to Keller and urge City Council to follow the Planning & Zoning Commissions lead by approving the project.

Thank you for recognizing our response.

Nick & Alivia Ochoa
Keller, Texas 76262

Sincerely,
Nicolas Ochoa

Kaleena Stevens

From: Irfan Ali [REDACTED]
Sent: Monday, December 2, 2024 12:13 PM
To: MayorandCouncil
Subject: Re: Case Number 2411-0008

Re: Case Number 2411-0008

Mr. Mayor and City Council,

I am writing this letter in regards to the upcoming public hearing related to the garage requirements on the Greenway Park development. We own the property at 1100 N Main adjacent to this project and are very much in favor of this request and the overall development. We feel it will be a benefit to the tax base in Keller and will begin to bring in development along the N Main corridor that is very much needed.

Thank you for your consideration.

--

Syed Irfan Ali MD
Interventional Pain Management

[REDACTED]
8174880410 (work)
8174880422 (fax)

Kaleena Stevens

From: Madison Symula [REDACTED]
Sent: Friday, November 29, 2024 3:16 PM
To: Community Development
Subject: Support of Whitley Springs

Follow Up Flag: Follow up
Flag Status: Flagged

City of Keller,

Our family would like to share its full support for the Whitley Springs development proposed by Garabedian Properties.

We are excited to see options for families who wish to downsize from larger homes and still remain in Keller. We understand there will be a commercial element as well, which could bring some great options including restaurants.

Thank you for allowing us to support this project

Madison, Scott, & Avery Haas
692 Lantana Dr.
Keller, Tx 76248

[Sent from Yahoo Mail for iPhone](#)

Alexis Russell

From: Phillip Maxwell [REDACTED]
Sent: Wednesday, November 27, 2024 11:08 AM
To: Community Development
Subject: Whitley Springs Project

To Whom it May Concern,

Please accept this email fully supporting Whitley Springs. Mike Garabedian is a long tested and talented developer as well as a resident; and in my professional opinion, has intricately provided the City of Keller and its residents the highest and best use for this property.

Many Thanks,

[Information About Brokerage Services](#)

Phillip Maxwell | *Davidson & Bogel Real Estate, LLC*

Office: [214.526.3626](tel:214.526.3626) | Mobile: 817.889.3542

[REDACTED] | [DB2RE.com](https://db2re.com)

2929 Carlisle Street, Suite 250, Dallas, TX 75204

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Kaleena Stevens

From: Aaron Rector
Sent: Monday, November 25, 2024 3:19 PM
To: Community Development
Cc: Sarah Hensley
Subject: Fw: Vote no to low density lots

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you,

Aaron Rector, CGFO | Interim City Manager

P: (817) 743-4026 | F: (817) 743-4191

City of Keller, Texas

P.O. Box 770, Keller, TX 76244

Website: www.cityofkeller.com

Finance: www.cityofkeller.com/finance

Keller, Texas – Ranked as a top 100 “Best Places to Live” by CNN Money Magazine.

From: Rivard Family [REDACTED]
Sent: Monday, November 25, 2024 11:03 AM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: Vote no to low density lots

Please vote no to the low density lots on Whitley and no to any future low density lots in Keller.

Thanks,
Rivards
1116 Manor Way
Keller, TX

[Sent from Yahoo Mail for iPhone](#)

Kaleena Stevens

From: Aaron Rector
Sent: Monday, November 25, 2024 3:21 PM
To: Community Development
Cc: Sarah Hensley
Subject: Fw: Whitley Springs

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you,

Aaron Rector, CGFO | Interim City Manager

P: (817) 743-4026 | F: (817) 743-4191

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P.O. Box 770, Keller, TX 76244

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From: [REDACTED]
Sent: Monday, November 25, 2024 1:58:43 PM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: Whitley Springs

To whom it may concern,

As a resident of Keller for over 15 years, I am writing to ask that you deny Whitley Springs and any other zoning changes for high-density residential. I prefer that Keller retains the small town family residential feel we currently enjoy.

Thank you for your consideration.

Thomas and Jennifer O'Connor
1413 Dream Dust Ln
Keller, TX 76248

Tom O'Connor
Senior Manager – Dealer Credit Operations
Mercedes-Benz Financial Services USA LLC
14372 Heritage Parkway
Fort Worth, TX 76177
Mobile: +1 301-512-6234
[REDACTED]

PLEASE NOTE MY EMAIL ADDRESS HAS CHANGED TO [REDACTED]
Effective December 1, 2022, any emails sent to the @daimler.com domain name will be rejected.

If you are not the addressee, please inform us immediately that you have received this e-mail by mistake, and delete it.
We thank you for your support.

Kaleena Stevens

From: Aaron Rector
Sent: Monday, November 25, 2024 3:20 PM
To: Community Development
Cc: Sarah Hensley
Subject: Fw: Vote No to Whitley Springs!

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you,

Aaron Rector, CGFO | Interim City Manager

P: (817) 743-4026 | F: (817) 743-4191

City of Keller, Texas

P.O. Box 770, Keller, TX 76244

Website: www.cityofkeller.com

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Keller, Texas – Ranked as a top 100 “Best Places to Live” by CNN Money Magazine.

From: Johnny Riddle [REDACTED]
Sent: Monday, November 25, 2024 3:13:51 PM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: Vote No to Whitley Springs!

Mayor and City Council of Keller,

Please vote no to the developer wishing to change the area currently zoned commercial to high density. This is referred to as “Whitley Springs”.

The 22 patio homes on 5 acres simply pushes our population ever closer to 50,000 which as you know will mean a catastrophic loss of government funding for infrastructure. We all know that whatever tax income seen from a planned development like Whitley Springs falls well short of the funding referred to above and places additional congestion on already overcrowded small town.

I encourage you to vote no to this and any other “high density” project in the future.

I refer you to the last high density project on 377 in front of Milestone Church cleverly named “The Lyric” playing on citizens love of music. Where are the restaurants and music venue that were promised on the “fake” drawings circulated by the builder trying to get approval? Many of my neighbors in Marshall Ridge were willing to trade off the apartments for the local food, bars and music we were shown in the plans.

Very disappointed we ended up with another cheap pizza and donut establishment. I’m sure the developer got their money but this is not a good example of trust the citizens of any town in America should have for their elected leaders.

Johnny Riddle

1912 Sterling Trace Drive
Keller, TX 76248
(817) 919-2351

Kaleena Stevens

From: Aaron Rector
Sent: Monday, November 25, 2024 3:19 PM
To: Community Development
Cc: Sarah Hensley
Subject: Fw: Whitley Springs

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you,

Aaron Rector, CGFO | Interim City Manager
P: (817) 743-4026 | F: (817) 743-4191
City of Keller, Texas
P.O. Box 770, Keller, TX 76244
Website: www.cityofkeller.com
Finance: www.cityofkeller.com/finance

Keller, Texas – Ranked as a top 100 “Best Places to Live” by CNN Money Magazine.

From: Gloria Jefferson [REDACTED]
Sent: Monday, November 25, 2024 12:13:47 PM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: Re: Whitley Springs

Oops, 1st message sent in error .

Dear Mayor and Council members,

Please vote NO to rezone for high density residential.

Gloria Jefferson
403 Mt Gilead Rd
Keller, TX 76248 697-22

Get [Outlook for Android](#)

From: Gloria Jefferson [REDACTED]
Sent: Monday, November 25, 2024 12:10:24 PM
To: mayorandcouncil@cityofkeller.com <mayorandcouncil@cityofkeller.com>
Subject: Whitley Springs

Dear Mayor and Council members,

Please vote NO to rezone for high density

Sarah Hensley

From: Kelly Ballard
Sent: Friday, November 15, 2024 1:19 PM
To: Sarah Hensley
Subject: FW: Modified Whitley Springs Patio Home Development Proposal

Kelly Ballard, TRMC, CMC
City Secretary
Keller, Texas

From: [REDACTED]
Sent: Friday, November 15, 2024 1:16 PM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: Modified Whitley Springs Patio Home Development Proposal

Hi,

My wife and I are opposed to the Modified Whitley Springs Patio Development. We have been apart of the Keller family for 23 years. We have raised our kids here in Keller and our grandkids attend KISD. So we have invested in our community.

The roads in Keller are becoming congested with all of these multi-family areas being built. Frustrated drivers are making it dangerous during certain times of the day. Cars that don't even live in these neighborhoods cut through them to avoid being stuck in traffic lines. People speeding to get in front of the next person. All of this is due to the larger number of multi-family housing being built and the current road structure not able to with stand this influx.

Thanks

Darrell and Peggy Bailey
424 Marlin Lane
Keller, Tx 76248

Kaleena Stevens

From: Aaron Rector
Sent: Monday, November 25, 2024 3:18 PM
To: Community Development
Cc: Sarah Hensley
Subject: Fw: Whitley Springs Development Opposition to High Density Residential Patio Homes

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you,

Aaron Rector, CGFO | Interim City Manager

P: (817) 743-4026 | F: (817) 743-4191

City of Keller, Texas

P.O. Box 770, Keller, TX 76244

Website: www.cityofkeller.com

Finance: www.cityofkeller.com/finance

Keller, Texas – Ranked as a top 100 “Best Places to Live” by CNN Money Magazine.

From: Walter Cappelli [REDACTED]
Sent: Monday, November 25, 2024 10:11:37 AM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: Whitley Springs Development Opposition to High Density Residential Patio Homes

Dear City Council Members,

I am writing you to advise you that I am in strict opposition to the proposed zoning change request high density patio homes where Rapp Road dead ends into Whitley Road. The Whitley Springs Development area is zoned Commercial and should remain that way. I feel it is best that this land developed commercially given its location and proximity the Highway 377. If the Council feels that this land to be deemed residential then it should be developed as Low Density Residential at most. Thank you for your time and consideration on this matter.

Thank you for all that you do for our city.

Respectfully,

Walter J. Cappelli
609 Rhonda Rd.
Keller, Texas 76248

Kaleena Stevens

From: Delwynn Sherrill [REDACTED]
Sent: Monday, November 25, 2024 10:00 AM
To: Community Development
Subject: Whitley Springs Rezoning Request

I would like the following entered into the record for the above mentioned project.

Please deny this developers request again for rezoning the property to allow high-density housing. If this land can't be developed into commercial, at worst it should be low density housing. I want to keep Keller's small town feeling. It is the reason I moved from Arlington because that city has been ruined by high density housing. I saw it first hand over the 20 years I lived there.

Please consider fellow Keller residents when contemplating this request.

Thank you for your service and your attention to this important issue.

Delwynn & Brenda Sherrill
1012 Barbara Lane
Keller 76248

Kaleena Stevens

From: David Kloes [REDACTED]
Sent: Monday, November 25, 2024 10:38 AM
To: Community Development
Subject: Zoning

We are against the Whitley Springs re-zoning and any other zoning changes for high-density residential. We would like our small-town feel to remain that way.

Thank you,
Dave and Sharon Kloes
416 Bennington Lane

Sent from my iPad

Kaleena Stevens

From: Kelly Ballard
Sent: Monday, November 25, 2024 9:26 PM
To: Community Development
Cc: Stan Lowry
Subject: FW: WHITLEY SPRINGS

Follow Up Flag: Follow up
Flag Status: Flagged

Kelly Ballard, TRMC, CMC
City Secretary
Keller, Texas

From: Tammy Nowakowski [REDACTED]
Sent: Monday, November 25, 2024 8:39 PM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: WHITLEY SPRINGS

Please deny Whitley Springs and any other zoning changes for high-density residential

Tammy Nowakowski
Sent from my iPad

Kaleena Stevens

From: [REDACTED]
To: MayorandCouncil
Subject: Whitley Springs Proposal

Mr Mayor and City Council Members,

I'm emailing today to urge you to deny the Whitley Springs developer request for rezoning and high density housing development. Please do not allow Keller to lose it's small town character. The developers aren't bringing the road, sewer, water and infrastructure to support these developments. The tax revenue generated by these developments is, in no way, covering the costs of these high density developments and the developer surely isn't paying for it. Indeed, it falls upon all us taxpayers who have already been hit with a 30% increase in the cost of food and other necessities over the past few years.

Please cast you vote in favor of the citizens you represent and deny the Whitley Springs request for high density housing development.

Thank you.
Bob Barham

Kaleena Stevens

From: [REDACTED]
To: MayorandCouncil
Subject: Request to deny zoning changes

Good evening,

Please deny Whitley Springs and any other zoning changes for high-density residential in the city of Keller. No one wants these buildings except for the developers.

Thank you,

A concerned citizen

Kaleena Stevens

From: [REDACTED]
Sent: Monday, December 2, 2024 8:01 AM
To: MayorandCouncil
Subject: NO to Whitley Springs

Good morning,

I live off Rapp in Chase Oaks. I frequently walk and drive past the lot where a builder wants to jam multiple high density homes. Please vote no to these projects. Keller is big enough. We should save any and all green space we have left. The schools, roads, parks, sports teams are at capacity already.

Jake Airhart
Jacobairhart@gmail.com

Kaleena Stevens

From: [REDACTED]
To: Monday, December 2, 2024 10:37 AM
Subject: MayorandCouncil
22 Patio Homes

Dear Mayor Armin & Council

I am opposed to building patio homes in the Rapp Road & Whitley area. I think it would definitely be a big mistake. Our schools are already overcrowded and can not support more children in them. Whether it be apartments or patio homes. Plus it would make that area look to congested. They can keep building down the Alliance Corridor, but Please not in this area.

Thank you Keith & Kim Meyers (Keller)

Sent from my iPhone

Kaleena Stevens

From: L [REDACTED]
To: Monday, December 2, 2024 10:41 AM
Subject: MayorandCouncil
Whitley Springs

To All,

Please deny Whitley Springs and any other zoning changes for high-density residential.

Lew Bird

Kaleena Stevens

From: [REDACTED]
Sent: Monday, December 2, 2024 3:46 PM
To: MayorandCouncil
Subject: Whitley Springs - Whitley density

Hello Mayor and Council,

I am writing in opposition to the proposed high density apartments and/or patio homes (22ish?) being proposed to cram into what is called Whitley Springs. These decisions will cause permanent change to our City of Keller and it is absolutely not the way we can support.

Please do not allow this development to plummet our values and crash the residency total. I'm voting to keep Keller standards and not schmeer us into low quality blight and stigma of other local cities. Stand firm on the standards requested time and time again voted on by the Keller citizens.

Thank you for your time reading this.
Sincerely
Ashley Hein
Keller resident

Kaleena Stevens

From: [REDACTED]
To: Monday, December 2, 2024 8:35 PM
MayorandCouncil
Subject: Whitley Springs

Please deny this and any other high density residential!



INFORMATION ABOUT BROKERAGE SERVICES

<https://drive.google.com/file/d/1yJlrgHCdsBzilmW3DQACDJP-EtBP7mEf/view?usp=drivesdk>

https://drive.google.com/file/d/1xVposC473jv5O_6f2uILD3NEq-mcPJ0q/view?usp=drivesdk

Brenda Blaser

Blaser Realty Group

Cell: 817-919-0917

Keller Williams Realty DFW

WIRE FRAUD: During your representation by Keller Williams Realty you will NEVER be asked, via email, to wire or send funds to ANYONE, not even a title company. DO NOT COMPLY WITH EMAIL INSTRUCTIONS TO WIRE FUNDS!

Kaleena Stevens

From:



Sunday, December 1, 2024 9:31 AM

To:

MayorandCouncil

Subject:

Patio homes

Please Whitley Springs patio homes or any high density housing at all in Keller!!!!!! Thank you.

Sent from my iPad

Kaleena Stevens

From: [REDACTED]
To: Mayor and Council
Subject: Whitley Springs and any High-Density residential development.

To anyone who will listen,

I am writing to ask the City of Keller to deny the request for Whitney Springs and any other High-Density development in Keller. High-Density is what most of us who live in Keller, are trying to avoid. That is not what the citizens of Keller want. I drove from Keller to Dallas Love Field everyday for 20 years before I retired. I could have lived much closer to work, but I chose Keller because of the lifestyle.

Years ago, Ross Perot Jr. told Dale Hansen (Who was leaving Keller) to "stick around, it's going to look like Addison pretty soon." Dale responded, "if I wanted to live in Addison, I would have moved there."

I think that is the way the citizens of Keller feel today.

Thank you,
Dennis West

Kaleena Stevens

From: [REDACTED]
To: MayorandCouncil
Subject: Whitley Springs Project

Dear all,

I am writing this to express my strong opposition to the proposed housing development just outside of my neighborhood. While I understand the need for added housing, I believe this project will have a detrimental impact on Keller.

The proposed development is simply too large for the area. The increase in population density would put a strain on our already overburdened infrastructure leading to increased traffic, noise pollution and probably a strain on our public services. This construction has already created environmental damage destroying natural habitats and putting wildlife at risk.

The 22 patio homes being proposed is not keeping with the character of Keller. It will alter the aesthetic of our area and open space with a compact, high-density housing. And heaven forbid the developers revise their plan to make these into apartments which could potentially lead to increased crime and other negative social effects.

I am concerned about the impact this development will have on property values as well. I strongly urge you to reconsider this proposed housing development along with any added requests from the developer for high-density housing to make it more appealing to council members. And, please...no more fast-food restaurants.

I'm sending this to protect community interest, public safety, government transparency, and community participation in decision-making processes related to our community.

Kind regards,

Donna Howell

Kaleena Stevens

From: [REDACTED]
To: MayorandCouncil
Subject: Whitley Springs zoning request

Mayor Armin Mizani and Council members,

My name is Thomas, a resident of Keller since June, 1985. When my wife and I moved to Keller it had less than 10,000 residents. We chose Keller because of its small town feeling like many of the other towns this far out from Dallas and Fort Worth.

As with most other metropolitan areas, there is going to be growth especially out to the neighboring suburbs and towns. Keller is unique because of how much land that is zoned low density. Folks like myself desire this zoning continue to be zoned low density so as to not have it change to an inner city atmosphere that brings with it all the challenges that come with large populations such as crime and traffic.

On Tuesday I understand that there will be a developer requesting a zoning change from low to high density on about 5 acres around Rapp and Whitley roads.

I understand there is a huge need for residential space especially with all the development happening out this way because of the Alliance corridor. However there are so many Keller residents like myself who would like to retain what high density space remaining in Keller. Therefore, I'm asking that you please vote against the rezoning request mentioned above.

Thank you for your commitment to the City of Keller serving as mayor and city council members.

Best regards
Thomas and Elisa Flobeck

Kaleena Stevens

From: [REDACTED]
Sent: Monday, December 2, 2024 9:37 AM
To: MayorandCouncil
Subject: Please Deny Whitley Springs Zoning Change Request

I am writing to request that the Whitley Springs zoning change request and any future zoning change requests to all for high-density residential development.

This has to stop.

Thank you for your attention to this matter.

Kaleena Stevens

From: [REDACTED]
Sent: Monday, December 2, 2024 9:07 PM
To: MayorandCouncil
Subject: Deny Whitley Springs

Hello, my husband Paul and I have lived at 1511 Whitley Rd. for 24 years now. We are just a few doors down from the proposed 22 patio homes or apartments at Whitley Road and Rapp Road. We strongly disapprove of this proposed development. That is too many homes on a small space and it will result in an unsustainable Increase in traffic. Please do not approve this. It does not fit with our neighborhood.

Please confirm you received this email.

Kind regards,
Hilary Byatt

Kaleena Stevens

From: [REDACTED]
Sent: Monday, December 2, 2024 10:05 AM
To: MayorandCouncil
Subject: Housing at Rapp Road and Whitley - Whitley Springs

My husband and I disapprove of the soon to be proposed Whitley Springs small patio homes or any other type of small homes that may be proposed. We have lived in Keller for 30 years off of Rapp Road and Rufe Snow and we strongly oppose anymore small lot homes in this area. Crime rates have definitely increased due to all the apartments on Golden Triangle. We ask that you do not approve .

Sincerely ,
Kenneth Mark Hoeller
Diane Hoeller

Sent from my iPad

Kaleena Stevens

From:



Sunday, December 1, 2024 12:03 PM

To:

MayorandCouncil

Subject:

NO high density housing

Please no more high density housing. As a citizen who lives near the apartments on 377 that no one wanted, it create more traffic and problem than solutions.

Please NO more high density housing.

Thank you,

Sent from my iPhone

Kaleena Stevens

From:



Monday, December 2, 2024 7:20 PM

To:

MayorandCouncil

Subject:

Whitley Springs

Hello

I am a long term Keller resident. I would very much like to keep Keller a nice small town feel.

I think zero lot line patio homes would be too dense for several reasons. One I prefer larger lots which also helps keep the population from growing too much.

Thank you

Lisa Huszar

Kaleena Stevens

From: [REDACTED]
To: [REDACTED]
Subject: Whitley Springs

Sunday, December 1, 2024 5:05 AM
MayorandCouncil
Whitley Springs

Mayor and City Council of Keller:

Please deny Whitley Springs and any other zoning changes for high-density residential.

Thank you,

Mark Powell
9012 Indian Knoll Tr
Keller, Texas 76248.

Kaleena Stevens

From: [REDACTED]
Sent: Sunday, December 1, 2024 10:18 AM
To: MayorandCouncil
Subject: Please Deny Whitley Springs Zoning Change Request

Hi Council Members,

My name is Mollianne Navarro and I live directly off Rapp Rd in Carriage Gate. One thing we've always loved about Keller, and the area we live in, is how it feels like a small town without big city traffic and congestion.

If you ever drive down Rapp Rd between Rufe Snow and Whitley Rd, you know it's full of families enjoying the trails and nature, including mine. It's a slow paced, and with the exception of a few new developments, fairly low traffic area.

I was very concerned to learn about the Whitley Springs zoning change request to make our peaceful little roads a high density area. It would push our cherished small town feel closer to a big city feel with more people, and more traffic on our serene little roads!

High density housing and commercial development would bring in an influx of people, potential crime and most certainly unnecessary traffic. Please keep it out!

I believe the City of Keller does its best to stand as a government "of the people, by the people, for the people." That's why I'm asking you to deny the Whitley Springs zoning request change. If it must be developed and add more congestion to our sweet little spot, only be allowed to be low density. Please don't ruin the thing so many of us love most about living in Keller, and in the Rapp Rd/Whitley Rd area.

Mollianne Navarro
817-929-1278

Kaleena Stevens

From: [REDACTED]
Sent: Sunday, December 1, 2024 7:30 AM
To: MayorandCouncil
Subject: Whitley Springs

I want to state that I am 100% against changing the zoning to high density for this project or any others that come up. Keller cannot afford or population to go over the 50K mark. I moved to Keller in 1988. Thank you.
Patti Lewis

Sent from my iPhone

Kaleena Stevens

From: [REDACTED]
Sent: Sunday, December 1, 2024 11:03 AM
To: MayorandCouncil
Subject: deny Whitley Springs

deny Whitley Springs and any other zoning changes for high-density residential.

Thanks.

Rob Lamb
Oakwood Dr
Keller Texas 76248

Kaleena Stevens

From: [REDACTED]
Sent: Saturday, November 30, 2024 5:52 PM
To: MayorandCouncil
Subject: No to the development on Whitley

It's my understanding a developer is coming to council on 12/3 to ask for high density housing rezoning on commercially zoned property. Keller does not in anyway need this type of development.

The city cannot continue to allow this type of housing. Please work to bring in more high end retailers, don't make is so hard like the council did for H-E-B. That was a huge mistake.

Thank you.

Kaleena Stevens

From: [REDACTED]
Sent: Sunday, December 1, 2024 9:15 AM
To: MayorandCouncil
Subject: Whitley Springs

Dear Mayor and City Council,

I am writing this to respectfully ask that you deny the building of Whitley Springs and any other high density housing that may be considered. We moved to Keller 25 years ago because of its small town vibe. The high density housing is taking away from this.

PLEASE VOTE IT DOWN.

Sandra Reeves

Kaleena Stevens

From: [REDACTED]
To: Monday, December 2, 2024 10:12 AM
Cc: MayorandCouncil
Subject: Scott Hicks
High Density Proposal Whitley and Rapp

Good morning Mayor and City Council Members,

My name is Scott Hicks and my wife and I live at 200 Madison Ct in the Westbury Estates subdivision. I am writing to express my concern over the proposed high-density development at Rapp and Whitley.

I am a lifelong citizen of Keller as I grew up here attending the original Keller Elementary on 1709 and graduated class of 1999 from KHS. My wife and I choose to continue to call Keller our family’s home because I enjoyed growing up here so much. My wife and I have chosen to raise our four kids here because we feel safe and enjoy the small-town feel. As a product of KISD, I feel confident in sending my four kids to Keller schools – Willis Lane Elementary and Indian Springs Middle School. When presented with the opportunity, we chose to build our forever home at Whitley and Rapp because we knew how great of a location it was and how unusual it was to find a sub division like this in old Keller. I now hear a developer is bringing a plan to develop the property at Whitley and Rapp as high-density housing with commercial along 377. I cannot stress my extreme disapproval enough for high density housing in Keller. High density housing is typically reserved for Urban areas and while I understand this is not a planned high rise, adding patio homes is not the look or feel of Keller currently. I am a realist and understand that property will be developed. I’m not against putting in a sub division as I know it is inevitable as Keller is land locked and buildout will continue. I just want to preserve the look and feel as Keller is today. That is what attracts so many people to move to Keller is it’s small town feel with great amenities like the Keller Point and great school district. So I encourage you all to listen to the majority of the citizens of Keller and vote against the proposed high-density development at Rapp and Whitley RD.

Best regards,

Scott Hicks
A Concerned Citizen of Keller

Kaleena Stevens

From: [REDACTED]
Sent: Sunday, December 1, 2024 12:57 PM
To: MayorandCouncil
Cc: Debbie Bryan
Subject: 22 PATIO HOMES COMING TO KELLER CITY COUNCIL

Dear Mayor and council members,

We stand with my fellow citizens and request that you deny Whitley Springs and any other zoning changes for high-density residential.

**Sincerely,
Patrick and Donna Sheahen**

Get [Outlook for iOS](#)

Kaleena Stevens

From: [REDACTED]
Sent: Sunday, December 1, 2024 5:17 PM
To: MayorandCouncil
Subject: Please Deny High Density Zoning Changes

I am writing you to ask you to please deny Whitley Springs and any other zoning changes for high-density residential. We do not want to see the increase in population this will bring to our city. We want to keep Keller's small town feel and not over crowd our town. I hate how crowded the areas west of 377 are and it makes me not want to shop or be around that part of town. I don't want this to become the case for Keller as well. Thank you for your time and please vote against this and other high density properties.

Sincerely, Shelley Hillyard

Kaleena Stevens

From: [REDACTED]
To: MayorandCouncil
Subject: High density

I am writing to request that there be a denial of Whitley Springs and any other zoning changes for high-density residential. Thank you for your consideration.

Tessa E McCall 

Kaleena Stevens

From: [REDACTED]
To: Monday, December 2, 2024 4:21 PM
MayorandCouncil
Subject: No to Whitley Springs

Good Afternoon!

I just wanted to express my opinion against down-zoning land for higher residential development in Keller. Just a bit of background information, I have lived in Keller since 1991 and absolutely miss the small town feel that we used to have. There is already too much traffic throughout our town to add even more high-density housing where it's not even currently zoned that way.

Please consider the several members of the community, including myself, petitioning against high-density patio homes where Rapp Road dead ends into Whitley Road. The development called Whitley Springs which consists of 22 patio homes on approximately 5 acres. If this request is granted it would cause an unnecessary bump in our population, which we all want to avoid.

Tiffanie Boone Arebalos | STACC Teacher
Indian Springs Middle School
817-744-3282

Kaleena Stevens

From: [REDACTED]
Sent: Tuesday, December 3, 2024 6:21 AM
To: MayorandCouncil
Subject: Please deny Whitley Springs and any other zoning changes for high-density residential

mayorandcouncil@cityofkeller.com

Please deny Whitley Springs and any other zoning changes for high-density residential.

Thank You
Todd Woods
Keller Texas 76248



Virus-free. www.avg.com

Kaleena Stevens

From: [REDACTED]
Sent: Sunday, December 1, 2024 6:56 PM
To: MayorandCouncil
Subject: Deny Whitley Springs

Good evening,

Please deny Whitley Springs and any other zoning changes for high-density residential in the city of Keller. No one wants these buildings except for the developers.

Thank you,

A concerned citizen

Kaleena Stevens

From: [REDACTED]
Sent: Sunday, December 1, 2024 6:29 AM
To: MayorandCouncil
Subject: Opposed to Whitley springs at KELLER CITY COUNCIL DECEMBER 3RD

We oppose changing the zoning to allow for high density housing. If residential is needed because commercial doesn't work for the entire property then I would support low density residential.

Trevor Stitt | 972.672.0294
1425 daryll In Keller tx

Begin forwarded message:

From: Debbie Bryan <citizenstoprotectkeller@gmail.com>
Date: November 30, 2024 at 7:27:19 PM CST
To: undisclosed-recipients;;
Subject: ****ALERT** 22 PATIO HOMES COMING TO KELLER CITY COUNCIL DECEMBER 3RD**

Good evening!

Joan and I, of **Citizens to Protect Keller's Small-town Feel**, want to welcome all the new members who signed our petition against down-zoning land for higher residential development in Keller. Thank you all for joining our group in trying to protect our beautiful city. Thank you, also, to all of our existing members who took the time to sign the petition. We will be presenting the petition to City Council at the December 3rd meeting at Town Hall at 7pm. **We would love to see as many of you there as possible to have as big of an impact as possible.**

We want to assure our new members that we don't send many emails but, as veteran members know, we do alert everyone when developers attempt to down-zone land in order to put in high-density housing where it's not currently zoned that way. This is one of those times!! At that same council meeting, a developer is bringing back to council a request for high-density patio homes where Rapp Road dead ends into Whitley Road. The development is called Whitley Springs and consists of 22 patio homes on approximately 5 acres. He brought this to council before but was turned down. The property is currently zoned commercial. This time around he is again asking for the zoning to be changed to high-density residential but has added a couple of commercial buildings, to the 377 side of the property, to make it more appealing to council members. The developer says the land will not develop commercially on the Whitley Rd side. Well, if that's the case, we think the best he should get is low-density residential,

not high-density. If he is granted his request, this would cause an unnecessary bump in our population, edging it closer towards that 50,000 we all want to avoid. This can, and should be, developed as low-density residential, at most.

Okay team, our city needs your help!! While our petition will help send a strong message to council, **those who we helped get elected have said they need to hear from us on these issues so please send an email to mayorandcouncil@cityofkeller.com and ask them to deny Whitley Springs and any other zoning changes for high-density residential.** I, along with some great volunteers, spent countless hours at the recent election polls getting signatures for the petition and growing our group (which is now double) so please help make our efforts worth it. We firmly believe in "of the people, by the people, for the people...". **PLEASE TAKE FIVE MINUTES AND SEND AN EMAIL. EVERY EMAIL COUNTS!!** We have saved several areas from going high-density and can save more with your help. You'll need to put your name and address at the bottom so that the city can verify that you live here and, as a Keller citizen, have a right for your opinion to be heard.

Thank you so much in advance!

Debbie Bryan and Joan Boyle
Citizens to Protect Keller's Small-town Feel
817-797-2590

Kaleena Stevens

From: [REDACTED]
To: Mayor and Council
Subject: Whitley Springs

I have been asking the same thing for twelve years! My husband and I went to the planning and zoning office prior to deciding to build in Keller. We were pleased with the low density area we chose and with the future land use plan. We built our home and had only been in for a few weeks when developers began trying to get zoning changes. The population was 39,825 when we began building our home. It was 46,316 in 2023. I know that growth is not as much as other areas for the same time frame, but the traffic has grown tremendously. Please deny the Whitley Springs development and any other zoning change requests for high density residential development.

Patricia McMahan
1612 Lismore Court
Keller 76262

Kaleena Stevens

From: [REDACTED]
Sent: Monday, December 2, 2024 9:40 AM
To: MayorandCouncil

Follow Up Flag: Follow up
Flag Status: Flagged

I would like to voice my strong opposition to high density growth in the Rapp Rd/Whitney Rd area. Thank you.
Joyce Jones
1004 Oakwood Circle
Keller, TX 76248

Kaleena Stevens

From: [REDACTED]
Sent: Monday, December 2, 2024 3:13 AM
To: MayorandCouncil
Subject: No HIGH DENSITY

Hello elected officials,
Our traffic is getting so bad please do not add 22 patio homes on 5 acres. Don't McKinney us! I do not want houses so close together. We all know developers pitch a good game and they can just go to another town!
Thank you,

Lisa Pelletier
1013 Williamsburg Lane

Kaleena Stevens

From: [REDACTED]
To: MayorandCouncil
Subject: Please deny Whitley Springs and any other zoning changes for high-density residential

Please deny Whitley Springs and any other zoning changes for high-density residential.

Thank you,
Alvaro Amoedo
1020 sunrise Dr,
Keller TX 76248

[Sent from AOL on Android](#)

Kaleena Stevens

From: [REDACTED]
Sent: Sunday, December 1, 2024 9:37 AM
To: MayorandCouncil
Subject: Zoning Changes - Deny Whitley Springs

I have been a Keller resident for close to 10 years now. Obviously I have seen growth in the city, some good and some not so good. I am against rezoning of any remaining property to high density! Please deny Whitley Springs petition and any other petition that requests a change to existing zoning in support of high density housing or more mixed use residential. I still shake my head every time I drive by Center Stage.

John Betz
1101 Hillview Dr, Keller, TX 76248

Kaleena Stevens

From: [REDACTED]
To: [REDACTED]
Subject: Sunday, December 1, 2024 7:37 AM
MayorandCouncil
Whitley Springs

Please allow this to serve as my opposition statement to rezoning the Whitley Springs development.

Thank you for the opportunity to express my opinion on this matter.

Britton M Devillier
1109 Sendero Drive
214-384-0455

Sent from my iPhone

Kaleena Stevens

From: [REDACTED]
To: Mayor and Council
Subject: Please deny Whitley Springs and any other zoning changes for high-density residential.

Hello,

I hope that you are doing well. Thank you for your service to our community. I appreciate it a lot.

I personally do not want to see high density residential zoning in Keller. I am not an expert, by any means, when it comes to city planning, but I do not see the benefit of high density zoning.

Please let me know if there is some benefit to our city that I am not aware of.

Thank you so much. Take care.

Sincerely,

Peter Paskins
1113 Mockingbird Ln, Keller, TX 76248
[REDACTED]

Kaleena Stevens

From: [REDACTED]
To: MayorandCouncil
Subject: Residential-High Density -VOTE NO

I have been a resident of Keller since 1973 and chose to build in Keller because of all the trees and easy going, friendly environment, good schools, and friendly people.

Keller is becoming a nightmare of wall-to-apartments, overcrowded roads , and fewer trees. It is extremely difficult to get around in Keller due to not only crowded roads, but also because many people are often driving extremely fast and running red lights.

More apartments, more congestion!

Please vote "NO" to Whitney Springs and other zoning changes for high-density residential areas.

Sherry Terry
1125 Garden Lane

Sent from my iPhone

Kaleena Stevens

From: [REDACTED]
Sent: Monday, December 2, 2024 9:31 PM
To: Armin Mizani; Christopher Whatley; Tag Green; Ross McMullin; Greg Will; Karen Brennan; Shannon Dubberly; Aaron Rector; Kelly Ballard
Subject: Whitley Springs PD
Importance: High

To Mayor and Council:

The first Whitley Springs PD was denied by City Council in July of this year and rightly so. The current proposal is minimally different than the first in that they added a small commercial component and added a few feet to some of the residential lots. However, the current proposal still includes 22 residential lots plus 2 commercial lots on a mere 5 acres, (not including the open/green space) which is way too many houses on such an extremely small piece of land. The houses that will be built are too close together. You could borrow a cup of sugar from your neighbor without ever having to leave your house.

We are opposed to the zoning and FLUP amendments being requested by the developers of Whitley Springs. This development is not compatible with the surrounding neighborhoods, will increase traffic (when our roads are already congested) and negatively add to two other high density residential developments under construction and/or soon to be under construction nearby at the intersection of Rufe Snow and Rapp Road.

Further, the continual proposed high density residential developments are increasing the population of Keller which is approximately 47,500 currently and have the potential to increase our population to 50,000 + people. This will be financially detrimental to the City and its residents by causing it to be responsible for maintaining all roads in Keller that are currently maintained by the State of Texas and hence will require property taxes to be drastically increased in order to pay for the maintenance of these roads. Lastly, continuing to approve high density residential developments only incentivizes and encourages developers to propose more of the same which the majority of residents do not want.

We respectfully request that these zoning and FLUP amendments be denied.

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

Kaleena Stevens

From: [REDACTED]
To: MayorandCouncil
Subject: Whitely Springs high-density zoning request

Good evening,

I recently joined a group of Keller residents called Citizens to Protect Keller's Small-Town Feel. I first heard of them outside Town Hall during the presidential election. Gladly I signed their petition to keep high-density residential zoning out of Keller to keep our population below 50,000.

It has come to my attention that a developer has revised a previous request for high-density zoning at Rapp Rd and Whitley Road to now include some commercial space on the 377 side of their proposed development. As a concerned Keller resident, I ask you to deny the Whitley Springs development request for high-density zoning and any other zoning changed for high-density residential development.

Keller's small-town atmosphere attracted my family to this beautiful city 6 years ago, and we'd like to protect that.

Thank you,
Brittney Voelker
1220 Morris Dr

deny Whitley Springs and any other zoning changes for high-density residential

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

Kaleena Stevens

From: [REDACTED]
To: Mayor and Council
Subject: NO to High Density - re Whitley Road

Hi,

Please deny any request, proposals or considerations to changing the zoning to high density. Specifically the Whitley Springs project for patio homes. Besides the encumbrance of added population the city of Keller is coming close to the 50,000 population that would alleviate the county's responsibility to maintain Keller's main thoroughfares. Please help Keller maintain what little of a small town feel that remains.

Respectfully,

Robin & Paula White
1228 Crossbridge Lane

Kaleena Stevens

From: [REDACTED]
To: MayorandCouncil; Harvey Cox
Subject: Keller - Zoning Change Requests

Please **deny** Whitley Springs and any other zoning changes for high-density residential.

Thanks,
Harvey Cox, CPA, USAF Veteran
1321 Chase Oaks Dr
Keller TX 76248
214-226-1383

Kaleena Stevens

From: [REDACTED]
To: Mayor and Council
Subject: Proposed rezoning for "Whitley Springs"

Good afternoon,

My name is Joan Marcum and I live at 1325 Shady Lane South, Keller TX. I understand there is a proposal in front of you regarding the acreage west of Whitley and Rapp Rd intersection; currently seeking rezoning to low density. I would like to go on record I am NOT, in any form or manner, in support of rezoning the acreage for high density housing. This area has been and should remain low density.

You see, I live, and have lived for the past 70 years, near that intersection and know it well. It's not a matter of what it looks like on paper to me, it's my reality. That intersection is one of the main routes of travel for everyone in this area. I have observed the impact approvals for zoning changes have made to the flow of traffic, water, the demands on the sewer systems, education system and the like. These decisions that have been made in council meetings and based on paper, are impacting and changing the lives of your citizens. We moved to this location for the rural feel. I request that you stand by your words and zoning that is in place.

Thank you,
Joan

Kaleena Stevens

From: [REDACTED]
Sent: Monday, December 2, 2024 4:34 PM
To: MayorandCouncil
Attachments: text_0.txt

.....

We are writing to ask you to deny Whitley Springs and any other zoning changes for high-density residential at Whitley and Rapp Roads. This would be way, way, way too many homes on five acres. It would cause too much more traffic than there already is on these two streets. This would just be a huge mistake. Thank you. Kenneth and Maureen Ryon 1416 Whitley Rd Keller, TX 76248

[REDACTED]



This message was sent to you by a T-Mobile wireless phone.

Kaleena Stevens

From: [REDACTED]
Sent: Saturday, November 30, 2024 6:11 PM
To: MayorandCouncil
Subject: deny Whitley Springs

Hello Mayor and members of the council, Please deny Whitley Springs and any other zoning changes for high-density residential developments in the great City of Keller.

Sincerely,

Steven and Rene Springer

144 Mount Gilead Rd.

Steven Springer Sent from iPhone

Kaleena Stevens

From:



Sunday, December 1, 2024 9:08 PM

To:

MayorandCouncil

Subject:

High Density

We are opposed to any high density development in Keller.

Bill and Beth Davis

1444 Wilderness Court

Keller, TX 76262

Sent from my iPad

Kaleena Stevens

From: [REDACTED]
To: MayorandCouncil
Subject: Whitley Springs Zoning Change

Hello,

Please **deny Whitley Springs and any other zoning changes for high-density residential.**

Thanks,

Lowell and Holly Hufferd
1506 Brentwood Trail
Keller, Tx 76248

Kaleena Stevens

From: Kelly Ballard
Sent: Friday, November 29, 2024 7:51 AM
To: Community Development
Cc: Sarah Hensley
Subject: Fw: Say No to High-Density Residential Development

Follow Up Flag: Follow up
Flag Status: Flagged

Kelly Ballard
City Secretary
City of Keller

From: [REDACTED]
Sent: Thursday, November 28, 2024 12:12:56 AM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: Say No to High-Density Residential Development

Dear Mayor Mizani and City Council Members,

We love Keller, appreciate its small-town community feel, and want to keep it that way. However, the continued growth of high-density residential development will change the character and charm of our community, reduce property values, and increase traffic and the resources needed. We respectfully request that you deny the zoning change request for the high-density residential development at Whitley Springs and any future high-density residential zoning changes anywhere in Keller.

Thank you in advance for your dedication to preserving our beloved city.

Respectfully,

JP and Jennifer Cottingim
1507 Rosewood Dr.
Keller, TX 76248
817-485-1532

Kaleena Stevens

From: [REDACTED]
To: Monday, December 2, 2024 9:36 AM
MayorandCouncil
Subject: Request to Rezone for Whitney Springs

Mr. Mayor / City Council,

I'm writing to express concern about the request to rezone the 5 acre site at Rapp Road and Whitney from commercial to high-density residential. I would ask that if any rezoning is granted that it be for low-density residential. The developer has already added some commercial properties across the street from the proposed Whitney Springs development. Why would we change the character of that area to add high-density residential? It will add to traffic, put more strain on public services and again drive up the population in a negative way.

I am very much against this proposal and ask that you deny the request or at a minimum, only approve the change to low-density residential.

Thanks,

Paul J. Perry
1511 Wayside Dr.
Keller, TX 76248
(469)569-4320

Kaleena Stevens

From: [REDACTED]
To: MayorandCouncil
Subject: Whitley Springs - please deny high density housing

Dear Mayor and City Council,

Keller needs to keep its small town feel. Too many green areas are turned into homes and we are losing the beautiful environment in Keller. The request for high-density patio homes where Rapp Road dead ends into Whitley Road will not be good for our city. Please deny the zoning change to high density residential for the building of Whitley Springs. Please strive for more green and quality of living like you promised when we elected you.

Thank you for your hard work!

Sincerely,
Chris and Janette Connolly
1526 Wayside Drive
Keller, TX 76248

Kaleena Stevens

From: [REDACTED]
To: Mayor and Council
Subject: High-density homes on Whitley Rd

We do not need these high-density residential home in the Whitley Springs development. If they have to build homes on land the is meant for commercial only; then they should be low-density residential homes. There are a couple of reasons why the high-density homes would not be beneficial:

1. Whitley Rd. Elementary would suffer by having two many kids in the school, which is already crowded.
2. Whitley Rd. can't handle the traffic that these high-density residential homes will produce. It can barely handle the traffic that we have now!

I think they this land should stay as commercial property only or only allow low-residential homes.

Thanks for allow me to voice my opinion to you and the Council.

Regards,

Renee Foy
1624 Whitley Rd.
Keller, Texas 76248
817-721-1013

Kaleena Stevens

From: M [REDACTED]
To: Monday, December 2, 2024 9:34 AM
Cc: MayorandCouncil
Subject: Holly Finucan
High-density zoning change requests

As 10+-year residents of Keller and concerned citizens, we are writing to urge the Keller City Council to deny the pending zoning change request for the property at the junction of Rapp Rd. and Whitley Rd. This request for high-density residential zoning would undermine the broad and overwhelming interests of the citizens of Keller, TX.

During our recent election cycle, we signed a petition authored by "Citizens to Protect Keller's Small-town Feel". This petition directly addresses the onerous impact of population growth to our small town. It specifically seeks to prevent Keller's population growth to surpass 50,000 residents, a threshold that will result in the injection of Federal funds and initiatives that will fuel and force rapid growth, and result in a diminished quality of life for the current property owners and tax payers of Keller. Our concerns far outweigh the desires of a handful of developers looking to maximize the profit on their investments. And, in fact, it is our quality of life that will be sacrificed for their profits. As taxpayers, our collective voices should matter far more than a handful of profiteers.

We urge you to deny this and future high-density zoning requests.

Sincerely

--

Michael & Holly Finucan
1633 Overcup Ln.
Keller, TX 76248
(843) 338-2502

Kaleena Stevens

From: [REDACTED]
To: Monday, December 2, 2024 10:28 AM
Subject: MayorandCouncil
High Density Housing

Mr Mayor & Honorable City Council Members,

We understand there is another attempt (Whitley Springs) to add high density housing in Keller. We object to any additional high density housing and any efforts to rezone to accommodate it.

Request you vote down these attempts.

Thank you.

Dave & Chris Ehrhart
1908 Denali Lane
Keller TX

Kaleena Stevens

From: [REDACTED]
Sent: Saturday, November 30, 2024 11:55 PM
To: MayorandCouncil
Subject: No Whitney springs!

Alexander and Amber Misailov
1913 Denali lane
Keller TX 76248

No Whitney springs patio homes!

Kaleena Stevens

From: [REDACTED]
Sent: Monday, December 2, 2024 8:01 PM
To: MayorandCouncil
Subject: Opposition to Whitley Springs Development

Dear Mayor and Council Members,

I am writing to express my strong opposition to the proposed Whitley Springs development on Rapp and Whitley Rd. While I understand the need for growth, I believe this project will have significant negative consequences for our community, particularly in terms of traffic, safety, and the environment.

The area has already seen substantial development, including the large housing community recently being built on the other side of Rapp Rd and Rufe Snow Drive. That project was approved with the understanding that it would not significantly impact traffic flow in the area. However, we are already seeing increased congestion and the project hasn't even finished yet. Adding 22 patio homes on just 5 acres at this location will further exacerbate traffic problems on Rapp Rd and Whitley Rd, especially given the proximity to the elementary school.

As a surgeon on call every other week, I am deeply concerned about the potential delays during morning drop-off and afternoon pick-up times, which already create backups along Rapp Rd. Waiting an additional 10–20 minutes during these times could severely impact my ability to provide timely care to patients in need.

I am also a parent of two school-going children, and I am increasingly worried about how the environment around them is changing. The rapid development and densification of our neighborhood are not only affecting traffic and safety but also diminishing the green spaces and natural surroundings that contribute to a healthy environment for our children. We need to protect this area to ensure it remains a safe, sustainable, and livable community for current and future generations.

Protecting Keller's small-town character means prioritizing developments that are sustainable and respectful of the community's environmental and traffic challenges.

I urge you to listen to the concerns of our community and reject this development proposal. Please prioritize keeping Keller's neighborhoods safe, accessible, fun and environmentally friendly.

Thank you for your time and consideration.

Sincerely,

Mohammad Alqaim, MD

201 Utopia Ct
Keller, TX 76248

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Kaleena Stevens

From:



Saturday, November 30, 2024 9:57 PM

To:

MayorandCouncil

Subject:

Patio Homes Whitley Springs

Not In Buffer

Hi Mayor Mizani-

I am writing to ask you to please vote against the 22 Patio homes in Keller. We moved to Keller for the small town feel and the large lot sizes. I would like Keller to remain the same for our kids and families.

Thank you for your consideration,

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

Kaleena Stevens

From: [REDACTED]
To: [REDACTED]
Subject: Sunday, December 1, 2024 12:47 PM
MayorandCouncil
High Density Housing

Hello,

As a citizen of the city of Keller I want you to vote NO for the Whitley Springs housing edition. And continue to vote NO for any and all High Density Housing areas in our community. I have lived in Keller since 1985 and I do not want it changing to a big city. I want it to stay as a small community of people.

Please vote NO.

Thanks,
Marta Calvert
2127 Ridgecliff Dr
Keller, TX 76248

Kaleena Stevens

From:



Monday, December 2, 2024 10:51 AM

To:

Community Development

Subject:

Whitley Springs

Dear Mayor and City Council Members,

I hope this email finds you well. I am writing as a concerned resident of Keller to express my opposition to the proposed development of 22 patio homes, apartments, or any multi-family housing in our city.

Keller has long been cherished for its small-town charm and sense of community. Approving a project of this nature would jeopardize the very qualities that make our city so unique and desirable. Increased density brings challenges such as traffic congestion, overcrowded schools, and strain on city infrastructure, all of which are inconsistent with maintaining the character of Keller.

As stewards of our community's future, I urge you to prioritize responsible development that aligns with Keller's values and preserves the quality of life for current and future generations. I kindly request that you deny the developer's proposal and consider alternative plans that respect our small-town feel and foster thoughtful growth.

Thank you for your time and service to our community. I trust you will take these concerns into serious consideration.

Sincerely,
David Plog
220 Madison ct
Keller, Tx 76248



David Plog

National Account Manager

(682) 431-9332



Kaleena Stevens

From: [REDACTED]
To: Monday, December 2, 2024 10:19 AM
Cc: Community Development
Subject: Sarah Green
RE: Whitley Springs High Density

Community Development –

My wife and I recently moved to the city of Keller in May of 2023 in the Westbury Estates addition off Whitley and Rapp and have very much enjoyed the smaller town feel of Keller.

I am emailing today in opposition of the Whitley Springs high density proposal at Whitley and Rapp rd. We built here in Keller and left North Richland Hills due to increase in patio homes, apartments and the city being over populated.

My wife and I are very much in favor of keeping Keller smaller and not becoming overrun by traffic and large population that will only benefit the developer and in no way bring any quality to the City of Keller.

Please take our opposition into account on the upcoming vote and vote NO.

Thank You,
Bobby Green
221 Madison Ct, Keller, TX, 76248
Mobile: 817-584-1820

Kaleena Stevens

From: [REDACTED]
To: [REDACTED]
Cc: MayorandCouncil
Subject: zoning changes for high-density residential

Dear Mayor and Council Members- as keller residents for the past 16 years, we have seen Keller growth first hand. while it is nice to live in a 'desirable' city, we moved here understanding that a good part of our town was zoned for low density. we believed that would preserve the spacious feel afforded us. in the past few years, it seems as if patches of land originally zoned for a few homes are being zoned for a larger number through rezoning efforts. we would like to go on record as being strongly against these rezoning decisions that result in higher density building. we are asking that you specifically deny the Whitley Springs zoning change request as well as any other zoning changes for new, high density residential building.

TJ and Deborah Lamkin

2521 Ravenwood Dr Keller, TX 76262

Kaleena Stevens

From: [REDACTED]
To: MayorandCouncil
Subject: Whitley Springs

Dear Mayor and Council,

I would ask that you please deny the developer from developing Whitley Springs and any other zoning changes for high-density residential here in the city of Keller. Please stand up to these developers seeking to prosper at the expense and ultimate demise of our small-town feel. I grew up in Keller, moving here in 1973, and love my community. I personally knew Mrs. Whitley, and she would shudder at the very thought of this development, especially on her namesake road.

Sincerely,

Renee Landes Tschoerner
309 East Taylor Street
Keller 76248

Sent with [Proton Mail](#) secure email.

Kaleena Stevens

From: [REDACTED]
To: MayorandCouncil
Subject: High Density Residential Meeting

Sent from my iPhone

Please deny Whitley Springs and any other zoning changes for high-density residential.

Thank You So Much and Thank You All for All You do for the City of Keller.

Susan McCharen
313 Creekside Drive
Keller TX 76248

Kaleena Stevens

From: [REDACTED]
To: MayorandCouncil
Subject: Whitley Springs Development

To whom it may concern.

Please deny Whitley Springs and any other zoning changes for high-density residential.

Thank you.
Kathy Sea
321 Shawnee Trail
Keller, TX 76248

Kaleena Stevens

From: [REDACTED]
Sent: Monday, December 2, 2024 4:30 PM
To: MayorandCouncil
Subject: Whitley Springs

Good afternoon,

I am emailing you to make you aware of my belief we should not build Whitley Springs. I do not want high density housing. I am long time Keller resident. My address is:

406 Charrington Ct
Keller, TX 76248

I am a registered voter who votes during every election.

Sincerely,

Fred Gartrell AAMS® CRPC® CDFA™
Vice President
Private Wealth Management
Robert W. Baird & Co.
550 Bailey Avenue Suite 700
Fort Worth, TX 76107
817-339-3439
<http://www.bairdfinancialadvisor.com/fgartrell/>

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Kaleena Stevens

From: [REDACTED]
To: Monday, December 2, 2024 4:30 PM
MayorandCouncil
Subject: Whitley Springs

Good afternoon,

I am emailing you to make you aware of my belief we should not build Whitley Springs. I do not want high density housing. I am long time Keller resident. My address is:

406 Charrington Ct
Keller, TX 76248

I am a registered voter who votes during every election.

Sincerely,

Fred Gartrell AAMS® CRPC® CDFA™
Vice President
Private Wealth Management
Robert W. Baird & Co.
550 Bailey Avenue Suite 700
Fort Worth, TX 76107
817-339-3439
<http://www.bairdfinancialadvisor.com/fgartrell/>

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Kaleena Stevens

From: [REDACTED]
Sent: Monday, December 2, 2024 11:49 AM
To: MayorandCouncil
Subject: Zone changes

Sent from my iPad

We are strongly against high density housing. We have been a citizen of Keller for 38 years! We live at 440 E Vine Street. I've watched this area go from 12,000 to 70,000. Please consider voting against this type of over crowding. We don't want to become another Watauga !

Seriously David and Paula Nemitz.

Kaleena Stevens

From: [REDACTED]
Sent: Monday, December 2, 2024 11:49 AM
To: MayorandCouncil
Subject: Zone changes

Sent from my iPad

We are strongly against high density housing. We have been a citizen of Keller for 38 years! We live at 440 E Vine Street. I've watched this area go from 12,000 to 70,000. Please consider voting against this type of over crowding. We don't want to become another Watauga !

Seriously David and Paula Nemitz.

Kaleena Stevens

From: [REDACTED]
[REDACTED] Monday, December 2, 2024 9:10 AM
To: MayorandCouncil
Subject: Whitley Springs proposal

Good Morning everyone & hope you all had a very Thanks filled holiday.

I'm writing against the latest Whitley Springs proposal. Although some commercial has now been added, the developer is still requesting high density housing and I don't think that belongs there on Whitley Road. Please keep the zoning as it is now, or at the very least make the East side much lower density while still keeping commercial along Hwy 377.
Thank you for your consideration,

Bonnie Dektor
441 Marlin Lane

Kaleena Stevens

From: [REDACTED]
To: MayorandCouncil
Subject: Whitley Springs proposal

Good Morning everyone & hope you all had a very Thanks filled holiday.

I'm writing against the latest Whitley Springs proposal. Although some commercial has now been added, the developer is still requesting high density housing and I don't think that belongs there on Whitley Road. Please keep the zoning as it is now, or at the very least make the East side much lower density while still keeping commercial along Hwy 377.
Thank you for your consideration,

Bonnie Dektor
441 Marlin Lane

Kaleena Stevens

From: Kelly Ballard
Sent: Friday, November 29, 2024 7:52 AM
To: Community Development
Cc: Sarah Hensley
Subject: Fw: Deny request to rezone for Whitley Springs

Follow Up Flag: Follow up
Flag Status: Flagged

Kelly Ballard
City Secretary
City of Keller

From: [REDACTED]
Sent: Thursday, November 28, 2024 11:24:18 AM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: Deny request to rezone for Whitley Springs

Dear Mayor and Keller City Council,

I am opposed to the rezoning of the property on Rapp Road and Whitley lane to support Whitley Springs which consists of 22 patio homes on approximately 5 acres.

The current property is zoned as commercial.

This change would increase the traffic on Rapp road. In addition the new development at Rapp Road and Rufe snow will increase the traffic flow on Rapp road which in it's current state already needs repairs and a drainage solution created. The requested change has already been before the city council and disapproved but now the developer want to make it zoned for high density patio homes and commercial on the 377 side.

High density homes will bring more traffic, increase congestion, add to the KISD population and increase city costs as the tax base will be diluted as a result of lack of commercial tax paying businesses.

The zoning change to high density homes should not be approved and the developer told it will only be developed under the current zoning restrictions.

Deny Whitley Springs and any other zoning changes for high-density residential. Develop the property as zoned, commercial.

Regards
Jay Branaugh
515 Summertree Dr.
Keller TX 76248

Kaleena Stevens

From: [REDACTED]
To: MayorandCouncil
Subject: High Density Zoning Changes

Hello - I am writing to voice my opposition to any high density residential zoning changes proposed in Keller. We moved here from a Plano specifically seeking the feel of a small town as the high density projects in Plano/Frisco area absolutely obliterated what made those towns great in the first place. Please do not follow in their footsteps.

I understand that there is a project called Whitley Springs being proposed that will alter the residential zoning to allow for many new homes on a small parcel of land. Please do not allow this project to move forward.

Thank you,

Nick Nielsen
517 Rawhide Path, Keller, TX 76248
(847) 571-5915

Kaleena Stevens

From: [REDACTED]
To: MayorandCouncil
Subject: Whitley Springs High-Density Development Request

Mr. Mayor and City Council Members,

I am writing to you regarding an upcoming request from a developer asking for the rezoning of a parcel of land which he has named, "Whitley Springs." It is my understanding that this developer has made a similar overture in the past regarding this parcel, which was denied. I also understand that the developer has amended his request to include commercial property for the portion of the parcel that fronts Hwy 377, as a pot sweetener, so that you folks might reconsider his request to have the remainder of the parcel rezoned to high-density residential. I strongly urge you to deny this request and any future requests for additional high-density residential development in our city.

I'm a strong supporter of capitalism and I'm for anyone being able to make a fair profit off of the sale of their holdings. However, a part of capitalism is risk-taking. Sometimes you invest in something that doesn't turn out the way you expected or hoped it would, and you run the risk of your investment not paying off. This developer, and any other developers that might have similar holdings, certainly understand this. Adding more stress to our infrastructure and schools is not something I think the majority of Keller citizens would support, and many of you were elected because you ran on platforms that promised to prevent any additional high-density residential development in our city.

I ask that you do what is in the best interest of your constituency. Thank you for your careful consideration.

Very truly yours,

Jeff Tipton
520 Vasey Oak Drive
972-998-8576

Kaleena Stevens

From: Kelly Ballard
Sent: Friday, November 29, 2024 10:13 AM
To: Community Development
Cc: Sarah Hensley
Subject: Fw: Please deny any further Zoning Density Increases

Follow Up Flag: Follow up
Flag Status: Flagged

Kelly Ballard
City Secretary
City of Keller

Sent: Friday, November 29, 2024 9:30:41 AM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: Please deny any further Zoning Density Increases

Mayor and Council.

Thank you for serving us all and providing a wonderful community to live and work in . . . we have lived here for over 30 years and have seen the growth continue at a manageable pace with various businesses, builders and services followed the families that were attracted to our community.

We believe any continued efforts to increase density on the few remaining open parcels left within the city are counter-productive to the efforts that previous City Councils, Zoning Boards and Citizen Committees have consistently pursued. The continuing efforts of some non-resident builders and developers to change the landscape for their own gain and "put lipstick on a pig" is not only disingenuous but frankly insulting to you and us.

This is particularly apparent in the **Whitley Springs patio homes proposal currently being considered.**

PLEASE DON'T CHANGE THAT!

The area adjacent to 377 and the railroad tracks has always been designated a commercial zone and buffers the outstanding neighborhoods to the east and west.

PLEASE DON'T CHANGE THAT!

We understand that Texas State highway funding is partially determined on a City's population - we don't want you to exceed the 50,000 number and jeopardize that money in pursuit of a non-residents personal business plans. We all pay the price and frankly don't need the density increase - we are doing just fine with the homes, apartments, townhouses and patio homes we currently have!

PLEASE DON'T CHANGE THAT!

All four entrances to our city are dominated by commercial development and - other than the medians - are devoid of green spaces or a welcoming "Come in a visit . . ." feeling. Most people use our city as a stop-and-go place to shop on their way to another city - our residents enjoy being "off the beaten path" and back in the quiet areas of town.

PLEASE DON'T CHANGE THAT!

We appreciate you taking the time to consider this case carefully and not approve the zoning change.

This developer knew what he was buying and asking for a major change as this point in his plan is inconsiderate and tone-deaf to the community he is trying to develop.

WE HAVE A PLAN - PLEASE DON'T CHANGE THAT!

Bob and Darlene Waters
552 Bancroft Road
Keller, TX 76248

Kaleena Stevens

From: A [REDACTED]
To: Monday, December 2, 2024 2:24 PM
Subject: MayorandCouncil
Whitley Springs

Mayor Mizani and Council Members S. Dubberly, G. Will, T. Green, C. Whatley, R. McMullin,

Please **DENY** the developer's request for Whitley Springs Patio Homes AND every other request that comes in that would result in high density homes and apartments even if the developer promises to make any portion of it "commercial". We do not want Keller to have more high density and/or apartments.

Thank you,
Rich Stoller
and
Andrea Stoller
--

Andrea K. Stoller,
605 Keller Smithfield Road
Keller, Texas 76248
Tel: 214-356-7165

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Kaleena Stevens

From: [REDACTED]
To: [REDACTED]
Subject: Monday, December 2, 2024 11:18 AM
Community Development
Fwd: Whitley Rd. Zoning Proposal

Begin forwarded message:

From: Ross McMullin <rmcmullin@cityofkeller.com>
Subject: Re: Whitley Rd. Zoning Proposal
Date: December 2, 2024 at 10:57:21 AM CST
To: Gerald Kinman <rv8r@icloud.com>

Good Morning, I have always promised to evaluate every project on its individual merits / circumstances and I promise to do the same here. I enjoy Keller's small town feel and I greatly appreciate your feedback. Hope you had a great Thanksgiving!

—

Ross McMullin
Mayor Pro Tem | Keller City Councilman
Mobile: (817) 962-2262
Facebook: @RossMcMullinTX
Twitter: @RossMcMullin

On Dec 2, 2024, at 10:56 AM, Gerald Kinman <rv8r@icloud.com> wrote:

It is becoming more and more frustrating to Keller residents to watch our city deteriorate into a manmade ghetto of overcrowded humanity and insufficient infrastructure. It is painfully obvious we have no control over our outlying city boundaries to allow stacks of multistory apartment complexes side by side and hi-density housing projects but it is possible to avoid this concept within our own city by judicial management of zoning considerations.

As a long-time (35 yr) resident I demand our city government put the interest of the residents of our award winning community above a few opportunistic land grabbers willing to downgrade our remaining property values solely for their financial interests.

My wife and I retired after living and working in several locations both in America and abroad and chose Keller, an award winning small town for our final residence due to its many obvious assets in 1990.

Please do not allow it to deteriorate into a Plano-like clone of a faceless metro mess resembling most of our adjoining Metroplex.

Gerald & Nancy Kinman
645 Keller Smithfield Rd

Kaleena Stevens

From: Kelly Ballard
Sent: Wednesday, November 27, 2024 10:11 PM
To: Community Development
Cc: Sarah Hensley
Subject: FW: Whitley Springs Zone Change

Follow Up Flag: Follow up
Flag Status: Flagged

Kelly Ballard, TRMC, CMC
City Secretary
Keller, Texas

From: [REDACTED]
Sent: Tuesday, November 26, 2024 9:39 PM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: Whitley Springs Zone Change

Please do not change the zoning of this property from commercial to high density residential. We are already going to have traffic problems with the housing development on Rapp and Rufe Snow. The traffic congestion that would come from changing the zoning for Whitley Springs would crowd this entire area dramatically. We are losing our "small town" feel very quickly especialy in this area. We are also having to "look forward" to the influx of people and traffic with the Rufe Snow/Shady Grove development coming soon.

Thank you.

Marsha Haywood
717 Saint Andrews Lane
Keller, TX 75248

[REDACTED]

Kaleena Stevens

From: [REDACTED]
To: MayorandCouncil
Subject: Fwd: No more high density residential

From: [REDACTED] >
Date: November 30, 2024 at 5:37:00 PM CST
To: [REDACTED]
Subject: No more high density residential

My name is Sandy Denny and I moved to Keller many years ago in order to get out of the big cities and enjoy a small town environment for my family. I am asking you to deny Whitley Springs and any other zoning changes for high-density residential. Please don't let Keller become another over populated and crime-ridden suburb! Thank you for listening.
Sandy Denny
721 Bodega Bay
Keller, Tx 76248

Sent from my iPhone

Kaleena Stevens

From: Tim H. [REDACTED]
[REDACTED] December 1, 2024 8:19 PM
To: MayorandCouncil
Subject: High-density residential zoning

Please deny Whitley Springs and any other zoning changes for high-density residential.

Regards,

Tim Harper
807 Edgewood Dr
Keller, TX 76248

Kaleena Stevens

From:



Sunday, December 1, 2024 7:03 PM

To:

MayorandCouncil

Subject:

Whitley Springs

I am writing to add my name to those opposed to the proposed high-density housing at the west end of Rapp Road. I do not believe any new high-density housing to be in Keller's best interest.

Respectfully,

Duncan Mills

809 Holly Ridge Ct.

76248

Sent from my iPhone

Kaleena Stevens

From: [REDACTED]
To: Monday, December 2, 2024 11:36 AM
MayorandCouncil
Subject: High-density homes on Whitley Rd

We do not need these high-density residential home in the Whitley Springs development. If they have to build homes on land the is meant for commercial only; then they should be low-density residential homes. There are a couple of reasons why the high-density homes would not be beneficial:

1. Whitley Rd. Elementary would suffer by having two many kids in the school, which is already crowded.
2. Whitley Rd. can't handle the traffic that these high-density residential homes will produce. It can barely handle the traffic that we have now!

I think they this land should stay as commercial property only or only allow low-residential homes.

Thanks for allow me to voice my opinion to you and the Council.

Regards,

Renee Foy
1624 Whitley Rd.
Keller, Texas 76248
817-721-1013

Kaleena Stevens

From: [REDACTED]
To: Monday, December 2, 2024 2:04 PM
MayorandCouncil
Subject: REZONING OF WHITLEY SPRINGS

Dear Council Members,

Please deny the rezoning of Whitley Springs and other high density zoning. We enjoy Keller and would like to keep it from being over packed with people. We need the room and greenspaces. It is why we moved here. We, (Robert S. Gross and Maria E. Gross) live at 926 Holly Hills Court, Keller, TX 75019. Our work address is listed below.

Thank you for your consideration

Maria E. Gross
Robert S. Gross

Maria Elaine Gross
Severn Engineering Co.
1203 Crestside Drive, Ste. 120
Coppell, TX 75019
Tel: 469-763-3141
[REDACTED]

Kaleena Stevens

From: [REDACTED]
To: Monday, December 2, 2024 2:46 PM
MayorandCouncil
Subject: Whitley Springs

I live in the Riverdance housing addition and travel on Whitley Road frequently. A lot of cars travel on that road daily. I am concerned about the zoning changes that are being brought up in Keller for high-density residential. I would ask that you deny the zoning changes where Rapp Road dead ends into Whitley Road. This development is called Whitley Springs.

Thank you,

Alice Garrett

Kaleena Stevens

From: [REDACTED]
Sent: Monday, December 2, 2024 3:14 PM
To: MayorandCouncil
Subject: Please protect Keller and it's small town feel

Dear City Council,

I am writing this email in strong opposition to the proposal for the high density residential development that is in discussion for the Rapp Road/Whitley intersection.

I graduated from Keller High School. I have chosen to stay here to raise my family and continue to grow roots here. This is my home and I would not choose to live anywhere else. My husband and I bought an acre of land three years ago to build our dream home. Every person that comes to our home is in awe of the area and the beauty of Keller. Please, please do not take this away with the proposed construction that this developer is wanting.

Respectfully,

Alyson Plog
220 Madison Ct.
Keller, 76248

Kaleena Stevens

From: [REDACTED]
To: Monday, December 2, 2024 2:55 PM
MayorandCouncil
Subject: Please deny Whitley Springs and any other zoning changes for high-density residential

Please keep the charm of Keller as a residential neighborhood with very little high density housing. Please deny Whitley Springs development and any other zoning changes for high-density residential

Thank You,
Bill Polack
1730 N. Pearson Ln.
Keller TX 76262

214-533-1197
[REDACTED]



Virus-free. www.avast.com

Kaleena Stevens

From: [REDACTED]
To: Mayor and Council
Subject: Opposition to Whitley Springs

Mayor and City Council,

I hope all is well.

I have lived in Keller for more than 25 years. in a neighborhood off of Rufe Snow close to city hall. Currently there is so much traffic that I can hardly get out of my neighborhood safely. This new neighborhood may not have enough new residents to increase traffic significantly, but any increase will make the problem worse. In addition we have a new neighborhood at Rapp Rd. and Rufe Snow that looks like it's close to opening and that will add even more traffic.

That neighborhood also presents another reason why Whitley Springs is a bad idea. Now when you drive down Rapp Rd. from Rufe Snow there are walls on both sides of the road. It is not a pleasant scenario. Just down the street on Rapp and down the street on Whitley from Whitley Springs, there are houses facing the street with no wall. These are more pleasant to see. It seems like the only reason to build houses with smaller lots behind a wall instead of on larger lots facing the street is so the developer can fit in more lots and make more money.

As a matter of fact, I can see no benefit of Whitley Springs to the city of Keller or the residents of Keller. The only benefit seems to be the profit to the developer and I believe he is from Southlake.

I understand the excuse of the FLUP and that the developer may be able to develop without a zoning change, but you have an opportunity to head this off now, so I hope you will.

Thank you for your time and your service to our city.

David Pelletier
1013 Williamsburg Lane
817-966-9661

Kaleena Stevens

From: [REDACTED]
Sent: Monday, December 2, 2024 10:53 AM
To: Green (US), Robert A; Community Development
Subject: [MARKETING] RE: [EXT] RE: Whitley Springs High Density

Community Development –

My husband and I recently moved to the city of Keller in May of 2023 in the Westbury Estates addition off Whitley and Rapp. We love the smaller town feel of Keller and found it to be the perfect place to raise our children.

I am emailing today in opposition of the Whitley Springs high density proposal at Whitley and Rapp road. We built here in Keller and left our custom home in North Richland Hills due to an increase in patio homes and apartments. The increase led to over-population in our portion of the city and at our home schools. It also led to an increase in petty crime and traffic violations.

My husband and I are very much in favor of keeping Keller smaller and continuing to provide our children with the “small town”, safe living experience we both had growing up. We do not want our neighborhood to be overrun by traffic and large populations that will only benefit the developer.

Please take our opposition into account on the upcoming vote and vote NO.

Best-
Dr. Sarah Green
221 Madison Ct, Keller, TX 76248
Mobile: 817-908-9050

Sarah Green, Ed.D.
Director of Sales

1.817.908.9050



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Kaleena Stevens

From:



Monday, December 2, 2024 4:37 PM

To:

MayorandCouncil

Subject:

Whitley Springs

Good afternoon,

My name is Sharon Gartrell. I am a registered voter and a long time resident of Keller. I oppose the high density development of Whitley Springs and oppose high density development in Keller.

I reside at 406 Charrington Ct
Keller, TX 76248
817 798 3939

Sincerely,

Sharon Gartrell

Kaleena Stevens

From: [REDACTED]
Sent: Monday, December 2, 2024 6:45 AM
To: MayorandCouncil
Subject: Whitley Springs

Greetings,

I am writing to my elected representatives to alert them that I request that the zoning change regarding Whitley Springs from commercial to high density be denied. As you are aware, high density brings the city many problems including drain on our infrastructure, increased traffic and we are bordering on losing funding by being over populated. We have faith that you hear the desires of the people you represent and will agree that this and all high density requests be denied. I look forward to seeing our representatives doing the right thing and hearing from their people!

Respectfully
Ray Irizarry

Kaleena Stevens

From: [REDACTED]
To: [REDACTED]
Subject: Sunday, December 1, 2024 9:19 PM
Community Development
RE: Support for Whitley Springs

Follow Up Flag: Follow up
Flag Status: Flagged

City Of Keller

Our family would like to express our support for the Whitley Springs Development being built by Garabedian Properties.

As we understand the Future Land Use Plan this project meets or exceeds all the requirements and provides a greatly needed housing product for Keller.

We are thrilled to see this project come to Keller and urge City Council to follow the Planning & Zoning Commissions lead by approving the project.

Thank you for recognizing our response.

Nick & Alivia Ochoa
Keller, Texas 76262

Sincerely,
Nicolas Ochoa

Kaleena Stevens

From: Madison Symula [REDACTED]
Sent: Friday, November 29, 2024 3:16 PM
To: Community Development
Subject: Support of Whitley Springs

Follow Up Flag: Follow up
Flag Status: Flagged

City of Keller,

Our family would like to share its full support for the Whitley Springs development proposed by Garabedian Properties.

We are excited to see options for families who wish to downsize from larger homes and still remain in Keller. We understand there will be a commercial element as well, which could bring some great options including restaurants.

Thank you for allowing us to support this project

Madison, Scott, & Avery Haas
692 Lantana Dr.
Keller, Tx 76248

[Sent from Yahoo Mail for iPhone](#)

Alexis Russell

From: Phillip Maxwell [REDACTED]
Sent: Wednesday, November 27, 2024 11:08 AM
To: Community Development
Subject: Whitley Springs Project

To Whom it May Concern,

Please accept this email fully supporting Whitley Springs. Mike Garabedian is a long tested and talented developer as well as a resident; and in my professional opinion, has intricately provided the City of Keller and its residents the highest and best use for this property.

Many Thanks,

[Information About Brokerage Services](#)

Phillip Maxwell | *Davidson & Bogel Real Estate, LLC*

Office: [214.526.3626](tel:214.526.3626) | Mobile: 817.889.3542

[REDACTED] | [DB2RE.com](https://db2re.com)

2929 Carlisle Street, Suite 250, Dallas, TX 75204

LAND IS OUR BUSINESS.®

Kaleena Stevens

From: [REDACTED]
Sent: Monday, December 2, 2024 2:46 PM
To: MayorandCouncil
Subject: Whitley Springs

I live in the Riverdance housing addition and travel on Whitley Road frequently. A lot of cars travel on that road daily. I am concerned about the zoning changes that are being brought up in Keller for high-density residential. I would ask that you deny the zoning changes where Rapp Road dead ends into Whitley Road. This development is called Whitley Springs.

Thank you,

Alice Garrett

Kaleena Stevens

From: Angela Arce [REDACTED]
Sent: Tuesday, December 3, 2024 12:38 PM
To: MayorandCouncil
Subject: High Density Building Keller

Good Morning,

As a Keller citizen, I would like to express my opinion of the new building intention at Whitley and Rapp. I disagree with losing more open land to concrete. We moved here from the Carolinas years ago and was drawn to Keller because it was the closest in size and topography which allowed us to feel "at home". Adding more homes/apartments is slowly eroding this small town feel.

Angela Arce

Kaleena Stevens

From: Lindsay Faircloth [REDACTED]
Sent: Sunday, December 1, 2024 12:03 PM
To: MayorandCouncil
Subject: NO high density housing

Please no more high density housing. As a citizen who lives near the apartments on 377 that no one wanted, it create more traffic and problem than solutions.

Please NO more high density housing.

Thank you,
Sent from my iPhone

Kaleena Stevens

From: Michele Little [REDACTED]
Sent: Monday, December 2, 2024 10:19 PM
To: MayorandCouncil
Subject: High Density homes

I would like to ask you to please deny Whitley Springs request for high density zoning. I think it would ruin the community atmosphere of Keller. We are losing the Keller look and starting to look more like say Irving and less desirable as a destination. We need a cohesive look with homes, parks and retail with the existing high density we already have.

Sincerely,
Michele Little

Kaleena Stevens

From: Philip Petering [REDACTED]
Sent: Tuesday, December 3, 2024 9:23 AM
To: MayorandCouncil
Subject: Whitley Springs and any other zoning changes for high-density residential

Mayor and City Council Members,

Please deny the request by developers for Whitley Springs Development re-zoning to high-density residential. We feel this is undermining the small town feel of Keller.

Thank you for your consideration in this matter,

Philip & Lori Petering

Kaleena Stevens

From: S. Otto [REDACTED]
Sent: Tuesday, December 3, 2024 9:13 AM
To: MayorandCouncil
Subject: Deny Whitley Springs - say no to high density

Greetings Keller City Council,

As a 22 year City of Keller resident, currently residing in Estates of Oak Run neighborhood.

Our City has grown wonderfully in many ways. What the City of Keller does not need is significantly more congestion and high density housing of any type.

I would like the City Council to deny any High Density zoning in Keller especially for Whitley Springs developer.

Let's keep Keller spacious, clean, uncongested, and enjoyable to live in. Thank you.

Best Regards
Shane Otto
1338 Asher Dr. Keller

Kaleena Stevens

From: A Stoller [REDACTED]
Sent: Monday, December 2, 2024 2:24 PM
To: MayorandCouncil
Subject: Whitley Springs

Mayor Mizani and Council Members S. Dubberly, G. Will, T. Green, C. Whatley, R. McMullin,

Please **DENY** the developer's request for Whitley Springs Patio Homes AND every other request that comes in that would result in high density homes and apartments even if the developer promises to make any portion of it "commercial". We do not want Keller to have more high density and/or apartments.

Thank you,
Rich Stoller
and
Andrea Stoller
--

Andrea K. Stoller,
605 Keller Smithfield Road
Keller, Texas 76248
Tel: 214-356-7165

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Kaleena Stevens

From: Deborah Gatzke [REDACTED]
Sent: Saturday, November 30, 2024 6:37 PM
To: MayorandCouncil
Subject: Please vote down high-density housing proposals.

I love the feel of Keller. While changing in many, many positives ways, Keller still has that small-town feel. I hear that we would lose some funding for infrastructure if Keller's population exceeds 50,000. For that reason alone, it seems that any new housing proposals that come before the Council should factor that into your decisions. I have been impressed with you all in giving of your time and energy to serve our community. I appreciate you! Sincerely, Deborah Gatzke, 607 Eagle Ct, Hidden Lakes.

Kaleena Stevens

From: Kate Navin [REDACTED]
Sent: Monday, December 2, 2024 10:03 AM
To: MayorandCouncil
Subject: Whitley Springs

City Council,

I am writing to request that you deny the Whitney Springs high density patio homes project and any other high density zoning changes. As a resident of Keller, please keep our small town feel. We do not need anymore high density housing projects or apartments. Please deny this zoning changes. I moved to Keller for the small town feel. Please keep it that way! Thank you!

Kate Navin
917 Bluebonnet Drive
Keller, TX

Kaleena Stevens

From: [REDACTED]
Sent: Tuesday, December 3, 2024 10:43 AM
To: MayorandCouncil
Subject: Whitley Springs - High Density Requested Development

Good Morning Honorable Mayor and Esteemed Council Members,

I am writing to express my opposition to the proposed subject high-density development and to respectfully request your denial of the developer's request.

This proposed development is just down Rapp Road from Bella Casa, the high-density development (SW corner of Ruff Snow and Rapp Road) previously approved by Keller City Council. That developer received approval for the highest lot density homes and promptly clear cut the land and construction is well under way.

Last month, City Council Members denied the Beverly Grove developer's request for even higher lot density than was approved in 2021. This was a huge relief to my neighborhood, Estates of Oak Run. However, that developer had already received approval for the highest density allowable in 2021 and maintains his commitment to clear cut the land for development. As you are aware, Beverly Grove is directly across Ruff Snow from (SE corner of Ruff Snow and Rapp Road).

With these two high density developments (Bella Casa and Beverly Grove) going in on Rapp Road, Keller simply does not need yet a third high density property along Rapp Road.

It is common knowledge that Rapp Road is used a cut through to Keller Smithfield. These two previously approved high-density developments will already create an extreme increase in the traffic flow down Rapp Road, across Ruff Snow and through our neighborhoods (EOR, Canterbury and Danbury) in order to reach Keller Smithfield. A third development will continue to exacerbate this issue, and it is not acceptable to those of us that will have to tolerate the speed and volume of this increased traffic.

While I fully support the continued development and growth of Keller, it is not necessary to continue to change zoning and approve high density development to these builders/developers in order to do so.

Please vote against the Whitley Springs high density request so that the existing homeowners and taxpayers of Keller may have some semblance of enjoyment of our properties with a little lesser volume of traffic along Rapp Road.

Sincerely,

Cynthia McMurry
1334 Austin Thomas Drive
Keller, TX 76248

Kaleena Stevens

From: Gary Nielsen [REDACTED]
Sent: Sunday, December 1, 2024 8:32 PM
To: MayorandCouncil
Subject: Whitley Road development

Dear City Officials,

This letter is not intended to be a NIMBI complaint and hopefully it is not read as such.

Our City has experienced tremendous growth the last twenty or so years. Most of it has been welcomed. A great deal of that receptive growth has been due to the ability to keep our community feeling "small town".

Like it or not, as we all know, growth is inevitable. With that fact comes the desire to not lose sight of where we came from. Aka, a small town full of open space. A high density development is the antithesis of this history and most importantly, contrary to what the majority of my fellow citizens desire for Keller's future.

Should any residential development be appropriate for Rapp Rd - Whitney Rd, it should be to sustain our cultural identity as a small town. If that is a problem for this administration then I would suggest the land be left zoned as commercial.

Thank you for your time and service.

Sincerely,
Gary Nielsen
1409 Daryll Ln
Keller, TX 76262

Kaleena Stevens

From: Jill Foley [REDACTED]
Sent: Tuesday, December 3, 2024 12:13 PM
To: MayorandCouncil
Subject: Opposition to Zoning Changes

Mayor Mizani and Council Members,

I encourage you to deny the request for zoning changes related to Whitley Springs and any other zoning changes that would increase high-density residential housing in the City of Keller.

Sincerely,
Jill Foley
1542 Wayside Drive
Keller, TX 76248

Kaleena Stevens

From: Mackenzie Talbott Hellman [REDACTED]
Sent: Tuesday, December 3, 2024 10:05 AM
To: MayorandCouncil
Subject: Tonight's agenda items H-4 & H-5

Dear Mayor Mizani and Council Members,

It has come to my attention that the Whitley Springs Planned Development is up for consideration again. I have been a resident of Keller for ten years now. It took my husband and I almost a year of house hunting before we settled on Keller. We love Keller for the large lots and open spaces! Compared to all of our neighboring cities, Keller is unique in that we're not all jam packed in together. As the areas around us get denser and denser, traffic in Keller keeps getting worse and worse. We've seen this happen just in the ten years we've been here and my husband has seen it happening for close to 20 years since he commuted to this area prior to us moving. We the residents of Keller DON'T WANT any more HIGH DENSITY HOUSING in Keller.

Thank you for your time and your service to our wonderful city!

Mackenzie Hellman
2025 Hickory Hollow Lane

Kaleena Stevens

From: Sharon Ann Gartrell [REDACTED]
Sent: Monday, December 2, 2024 4:37 PM
To: MayorandCouncil
Subject: Whitley Springs

Good afternoon,

My name is Sharon Gartrell. I am a registered voter and a long time resident of Keller. I oppose the high density development of Whitley Springs and oppose high density development in Keller.

I reside at 406 Charrington Ct
Keller, TX 76248
817 798 3939

Sincerely,

Sharon Gartrell

Kaleena Stevens

From: Gary Ellis [REDACTED]
Sent: Monday, December 2, 2024 9:37 AM
To: MayorandCouncil
Subject: Please Deny Whitley Springs Zoning Change Request

I am writing to request that the Whitley Springs zoning change request and any future zoning change requests to all for high-density residential development.

This has to stop.

Thank you for your attention to this matter.