

## Kaleena Stevens

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**From:** Sarah Hensley  
**Sent:** Monday, June 10, 2024 2:18 PM  
**To:** Kaleena Stevens  
**Subject:** FW: Chishomn Oaks development

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**From:** Lew [REDACTED]  
**Sent:** Monday, June 10, 2024 2:14 PM  
**To:** Sarah Hensley <shensley@cityofkeller.com>; MayorandCouncil <CityCouncil@cityofkeller.com>  
**Subject:** Chishomn Oaks development

Dear Sarah and Mayor,

I am oppose this development, lets return back to the original FLUP of 12,000k lots. I need to look like Southlake not far north Ft. Worth. Please foward this email to the P & Z commission. Please stand up for the citizens, not the developers. We all love this Keller, but not high density.

Lew Bird

## Kaleena Stevens

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**From:** Sarah Hensley  
**Sent:** Tuesday, June 11, 2024 9:13 AM  
**To:** Kaleena Stevens  
**Subject:** FW: Chisholm Oaks development

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**From:** Linda Scardis [REDACTED]  
**Sent:** Monday, June 10, 2024 5:55 PM  
**To:** MayorandCouncil <CityCouncil@cityofkeller.com>; Sarah Hensley <shensley@cityofkeller.com>  
**Subject:** Chisholm Oaks development

Dear Mayor, Council and Sarah Hensley,

As a twenty-two year resident, I am writing to express my strong opposition to the proposed zoning changes for Chisholm Oaks Development as outlined in the recent city planning commission's announcement. As a concerned resident of Keller, I believe these changes will have significant negative impacts on our community.

First and foremost, the proposed zoning changes will likely lead to increased traffic congestion, on Rapp and Whitley Rd (only two lanes) which is already heavily trafficked during peak hours, will face even more pressure as new developments bring additional vehicles into the area. This will not only increase the risk of traffic accidents, but pose a threat to the safety of pedestrians and cyclists.

Moreover, the introduction of high-density housing strains the existing infrastructure. Our schools, healthcare facilities, and public services are already operating at near capacity. The influx of new residents or businesses will stretch these resources even further, leading to a decline in the quality of services available to current residents.

Environmental concerns also play a critical role in my opposition. The proposed changes could lead to the removal of extra green spaces and trees, which are vital for maintaining air quality. The potential increase in impervious surfaces could exacerbate stormwater runoff issues, increasing the risk of flooding and water pollution in our community.

Furthermore, these zoning changes threaten the character and heritage of our neighborhood. The Keller is known for its unique architecture and historic significance. Allowing high-density developments in this area would undermine its cultural value and erode the sense of community that residents cherish.

The lack of transparency and community involvement in the planning process is also troubling. Many residents, including myself, feel that our voices aren't being heard and considered. We keep going around this mountain and are sick and tired of having to email every time one of these comes up. We need our FLUP changed to reflect what the people of Keller want. It's essential that any zoning changes undergo a thorough and inclusive public consultation process, ensuring that the concerns and interests of all stakeholders are addressed. I'm so disappointed in the Lyric development. I was onboard because of the location and the proposal presented was planned to have three restaurants and outdoor entertainment area like the one in Flower Mound, the developer basically did a bait and switch.

In conclusion, I urge the city planning commission and relevant authorities to reconsider the proposed zoning changes. Instead of pursuing a plan that prioritizes short-term development gains, we should focus on

sustainable growth that preserves the quality of life for current and future residents. I strongly recommend exploring alternative solutions that balance development needs with the preservation of our community's character, infrastructure, and environment.

Please forward this to the P&Z Commission as well.

Thank you for considering my perspective. I hope that the concerns of the residents will be taken into account, and a more balanced approach to urban planning will be adopted.

Texas Law requires all real estate licensees to give the following:

[Information About Brokerage Services](#)

Kind Regards,

*Linda Scardis*

REALTOR®,GRI,SRS,ABR,SRES,CNE

HomeSmart Realty

**817 929-0606** -cell

 [Facebook](#)

*Oh, by the way®... if you know of someone who would appreciate the level of service I provide, please contact me with their name and contact information. I'll be happy to follow up and take great care of them.*

Notice: E-mails sent or received shall neither constitute acceptance of conducting transactions via electronic means nor create a binding contract until and unless a written contract is signed by the parties.

## Kaleena Stevens

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**From:** Sarah Hensley  
**Sent:** Tuesday, June 11, 2024 9:13 AM  
**To:** Kaleena Stevens  
**Subject:** FW: FLUP

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

**From:** M Zmerz [REDACTED]  
**Sent:** Monday, June 10, 2024 6:05 PM  
**To:** Sarah Hensley <shensley@cityofkeller.com>  
**Subject:** FLUP

Hello Sarah,

I'm not sure what your connection is to the FLUP but you are my contact through Debbie Bryan. Please change the FLUP back to the way it was before the insanity of the "luxury" apartments became a reality. I didn't realize it was changed, I thought so many residents were against it (just like the apartments). But someone keeps ignoring the people and doing what they want with no regard for the residents of Keller.

When we purchased our house, we were told all lots would be a half acre. Well, that certainly didn't happen! Since we've been here developers have put in large homes on small lots and more apartments were built (we already had enough apartments and an enormous development was just built on Golden Triangle). I realize the FLUP has been ignored by previous councils & P&Z boards but at least it was there to refer to. The old FLUP showed larger lots, less density, and less traffic. Who wants to look like N. Fort Worth??? And if they do, they can move there and be content with all of the traffic.

Cramming 16 houses on 4 acres should NOT be allowed, I'm definitely against the Chisholm Oaks development. Along with the clear cutting of over 10 acres at Rapp and Rufe Snow (egrets nested there and are now being pushed farther into the neighborhoods) and the development going in at Rapp and Whitley, there are some extremely bad decisions being made. Keller is supposed to be a Tree City and that can't happen if they keep allowing these developments. The only winners here are the developers and their benefactors, definitely not the residents.

Regards,

Melissa Zmerzlikar

## Alexis Russell

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**To:** Kaleena Stevens  
**Subject:** RE: Expansion on Whitley and Chisholm Oaks

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**From:** Sarah Hensley <[shensley@cityofkeller.com](mailto:shensley@cityofkeller.com)>  
**Sent:** Monday, June 10, 2024 8:51 AM  
**To:** M Allridge [REDACTED]  
**Cc:** Amber Washington <[awashington@cityofkeller.com](mailto:awashington@cityofkeller.com)>; Kaleena Stevens <[kstevens@cityofkeller.com](mailto:kstevens@cityofkeller.com)>  
**Subject:** RE: Expansion on Whitley and Chisholm Oaks

Your comments have been received, and will be included in the upcoming Planning, and Zoning Commission and City Council agenda packets with the items related to the Whitley Springs and Chisholm Oaks proposed projects.

Please also note that if you are within the 200-foot buffer around one the subject properties we will need to know your address and have a signed letter by 12 p.m. on the day of the City Council public hearing for that item in order for the opposition to count towards the supermajority vote trigger.

Thank you and please let me know if you have any questions.

### Sarah Hensley | Director of Community Development

P: 817-743-4127  
City of Keller, Texas  
[www.cityofkeller.com](http://www.cityofkeller.com)

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**From:** M Allridge <[REDACTED]>  
**Sent:** Sunday, June 9, 2024 10:32 AM  
**To:** Sarah Hensley <[shensley@cityofkeller.com](mailto:shensley@cityofkeller.com)>  
**Cc:** MayorandCouncil <[CityCouncil@cityofkeller.com](mailto:CityCouncil@cityofkeller.com)>  
**Subject:** Expansion on Whitley and Chisholm Oaks

We the citizens of Keller don't want our city turned into Watauga...a city that was highly developed with no thought of how unattractive it would be.

The majority of Keller families have located here because we like both the look and feel of our community.

If it is your quest to overbuild our town and ruin that ambiance, we would ask you what is your goal? Is it just to develop every piece of available land with no vision on what Keller will look like when you've accomplished that?

It is imperative that the correct decisions are made before expanding haphazardly.

Nelson & Maria Allridge

## Alexis Russell

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**To:** Kaleena Stevens  
**Subject:** RE: Chisholm Oaks development

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

From: Sarah Hensley <shensley@cityofkeller.com>  
Sent: Monday, June 10, 2024 8:41 AM  
To: Michael Sean Gilbreath [REDACTED]  
Cc: Kaleena Stevens <kstevens@cityofkeller.com>  
Subject: RE: Chisholm Oaks development

Mr. Gilbreath,

Your comments have been received, and will be included in the June 11 Planning, and Zoning Commission and July 2 City Council agenda packets.

Please also note that if you are within the 200-foot buffer around the subject property we will need to know your address and have a signed letter by 12 p.m. on July 2 in order for the opposition to count towards the supermajority vote trigger.

Thank you and please let me know if you have any questions.

Sarah Hensley | Director of Community Development  
P: 817-743-4127  
City of Keller, Texas  
[www.cityofkeller.com](http://www.cityofkeller.com)

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

From: Michael Sean Gilbreath [REDACTED]  
Sent: Sunday, June 9, 2024 6:15 PM  
To: Sarah Hensley <shensley@cityofkeller.com>; MayorandCouncil <CityCouncil@cityofkeller.com>  
Subject: Chisholm Oaks development

Ms. Hensley , my name is Sean Gilbreath I am a 27 year Keller resident. I am opposed to the Chisholm Oaks development and ask that this proposed development be passed on to Planning and Zoning Committee and also sent to mayorandcouncil@cityofkeller.com. . I am tired of the wishes of Keller citizens not being honored by created language to subvert what the voters have voted for. Citizens voting against apartments in Keller , then city officials change verbiage to "high density housing " ! I have a son who just graduated from Keller High School, he went to kindergarten at Willis Lane Elementary, I know many of my sons peers parents and know of no one who voted for Liquor stores in Keller. Yet the city found a way around that as well. I do vote fairly frequently in local , state and national elections and will be monitoring this situation closely. And voting accordingly in the next election. Sincerely Sean Gilbreath

Sent from my iPhone

## Alexis Russell

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**To:** Kaleena Stevens  
**Subject:** RE: high density development.

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**From:** [REDACTED]  
**Sent:** Sunday, June 9, 2024 11:45 AM  
**To:** MayorandCouncil <[CityCouncil@cityofkeller.com](mailto:CityCouncil@cityofkeller.com)>  
**Cc:** Sarah Hensley <[shensley@cityofkeller.com](mailto:shensley@cityofkeller.com)>  
**Subject:** high density development.

Please stop the high density development, this time it is the Chisholm Oaks development.

Keller is a great place, but high density housing does not equate to a better Keller. I want Keller to improve, stay great, and keep current, but this is not the direction we need.

Thank you,

Sergio Flores  
21 year Keller resident.

## Alexis Russell

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**To:** Kaleena Stevens  
**Subject:** RE: Chisholm Oaks Development

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

From: Delwynn Sherrill <[REDACTED]>  
Sent: Sunday, June 9, 2024 12:06 PM  
To: MayorandCouncil <CityCouncil@cityofkeller.com>; Sarah Hensley <shensley@cityofkeller.com>  
Subject: Chisholm Oaks Development

I'm writing to voice my opposition to the referenced development. Another developer trying to shoehorn 16 houses into a small tract of land not even zoned for residential. If the City and the Council would send a message to these developers that Keller is not interested in ruining our city with this kind of development, they might stop trying. It seems to me that changing the FLUP would accomplish such a message.

Please listen to our concerns.

Thank you.

Delwynn Sherrill  
1012 Barbara Lane  
Sent from my iPhone



## Alexis Russell

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**To:** Kaleena Stevens  
**Subject:** RE: opposition to high density, Chisholm Oaks development

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**From:** [davina.lee@verizon.net](mailto:davina.lee@verizon.net) <[REDACTED]>  
**Sent:** Monday, June 10, 2024 9:34 AM  
**To:** MayorandCouncil <[CityCouncil@cityofkeller.com](mailto:CityCouncil@cityofkeller.com)>; Sarah Hensley <[shensley@cityofkeller.com](mailto:shensley@cityofkeller.com)>  
**Cc:** [davina.lee@verizon.net](mailto:davina.lee@verizon.net)  
**Subject:** opposition to high density, Chisholm Oaks development

Mayor, Council, & members of the Planning and Zoning Commission—  
(Ms. Hensley, please forward to members of the P&Z commission)

We are writing (again) to inform you of our opposition to more high density developments, specifically the Chisholm Oaks development. We do not want, or need, ANY MORE high density. There is no need for 100s+ more cars on our roads, more burden on our water supply/roads/sewer system, and first our responders.

We also want and need our FLUP changed (back) to what the citizens deserve in order to keep the city of Keller a place that makes us proud, and high on the lists of wonderful places to live.

Thank you.  
Davina and David Nichols  
1108 Bourland Road, 76248  
817-538-1184

## Kaleena Stevens

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**From:** Sarah Hensley  
**Sent:** Monday, June 10, 2024 4:28 PM  
**To:** Kaleena Stevens  
**Subject:** FW: Chisholm Oaks proposed development

**Importance:** High

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**From:** lct5200@verizon.net <[REDACTED]>  
**Sent:** Monday, June 10, 2024 4:15 PM  
**To:** Sarah Hensley <shensley@cityofkeller.com>; MayorandCouncil <CityCouncil@cityofkeller.com>  
**Subject:** Chisholm Oaks proposed development  
**Importance:** High

To P & Z Commission and Mayor & Council:

We are opposed to the zoning and FLUP amendments being requested by the developers of Chisholm Oaks. After reviewing their proposal and driving through the neighborhoods, this development is not compatible with the surrounding neighborhoods—including the business park located and adjacent to the east and the residential neighborhoods located and adjacent to the west.

Sixteen houses on 4.5 acres (technically 3.81 acres not including the 0.69 SUPPOSED open space) are too many houses that will be built way too close together. You could borrow a cup of sugar from your neighbor without ever having to leave your house.

The width of each lot facing the street is extremely narrow and not compatible with the homes directly behind this proposed development. It would take approximately 2 to 2.5 Chisholm Oak lots to match the widths of the lots directly behind them.

The SUPPOSED two 45 foot wide green spaces/landscape easements look like it's part of a couple of the front yards of some of the homes the developers propose to build. The landscape easements/open spaces are totally unusable by any of the homeowners and really are not "open space" as is normally found in subdivisions around Keller. In fact this proposed development cannot really even be considered a "subdivision" but rather just a row of high density houses.

Lastly, the FLUP needs to be changed as PD-SF-8.4 is too small of a residential size lot. It needs to be changed back to the prior minimum lot size of PD-SF-12.

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

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

## Alexis Russell

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**To:** Kaleena Stevens  
**Subject:** RE: Please Do Not Allow Chisholm Oaks Development High Density Plan

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**From:** Gary Ellis [REDACTED]  
**Sent:** Sunday, June 9, 2024 2:01 PM  
**To:** Sarah Hensley <[shensley@cityofkeller.com](mailto:shensley@cityofkeller.com)>  
**Cc:** MayorandCouncil <[CityCouncil@cityofkeller.com](mailto:CityCouncil@cityofkeller.com)>  
**Subject:** Please Do Not Allow Chisholm Oaks Development High Density Plan

Dear Sarah,

Can you please express to the Planning & Zoning Commission my opposition to the proposed Chisholm Oaks Development high density development? The last thing Keller needs is additional high density housing.

What needs to transpire in order to go back to the previous standards for larger lots?

Thank you for your assistance in this matter.

Gary G. Ellis  
1405 Clark Springs Dr.  
Keller, TX 76248

## Alexis Russell

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**To:** Kaleena Stevens  
**Subject:** RE: Chisholm Oaks Development Opposition

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**From:** Bonnie Baker <[REDACTED]>  
**Sent:** Sunday, June 9, 2024 12:13 PM  
**To:** Sarah Hensley <[shensley@cityofkeller.com](mailto:shensley@cityofkeller.com)>  
**Subject:** Chisholm Oaks Development Opposition

Hi Sarah:

I am opposed to the development proposition of Chisholm Oaks. We do not want any more high density projects in Keller. Please send my opposition to the P & Z Commission.

Thank you.

Bonnie Baker  
440 S Pearson Lane  
Keller 76248  
817-366-2198



Virus-free. [www.avast.com](http://www.avast.com)

## Alexis Russell

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**To:** Kaleena Stevens  
**Subject:** RE: Chisolm Oaks Development and FLUP Changes

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**From:** Jeffrey Tipton [REDACTED] >  
**Sent:** Sunday, June 9, 2024 10:03 AM  
**To:** Sarah Hensley <[shensley@cityofkeller.com](mailto:shensley@cityofkeller.com)>; MayorandCouncil <[CityCouncil@cityofkeller.com](mailto:CityCouncil@cityofkeller.com)>  
**Subject:** Chisolm Oaks Development and FLUP Changes

Ms. Hensley, Mr. Mayor and City Council Members,

It has come to my attention that another proposed high-density housing development (“Chisolm Oaks”) has been submitted for consideration. I respectfully ask that my opposition of this development be submitted to the Planning and Zoning Commission, and further that the recipients of this email do whatever is in their power to deny any future high-density housing developments in Keller. Most notably, returning the FLUP to a minimum of 12,000 sf lots would be a logical starting point, curtailing the need to address every one of these high-density proposals as they arise. We don’t need additional population in Keller. The stress placed on the infrastructure, school system and value of existing residential properties with more high-density housing in the city is not what your constituents want. Please act accordingly.

Thank you for your consideration.

Jeff Tipton  
520 Vasey Oak Drive

## Kaleena Stevens

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**From:** Sarah Hensley  
**Sent:** Monday, June 10, 2024 8:34 AM  
**To:** [REDACTED]  
**Cc:** Kaleena Stevens  
**Subject:** RE: High density development in Keller

Good morning Mr. Harrison,

Did you want your opposition included in the agenda packet for one of the upcoming meetings of either the Planning and Zoning Commission or City Council? Here's what's scheduled on the next few meetings:

P&Z June 11: Zoning Change and Future Land Use Plan (FLUP) amendment for proposed Chisholm Oaks residential Planned Development (northwest corner of Chisholm Trail and Wall-Price Keller Road)

CC June 18: Zoning Change and FLUP amendment for Whitley Springs residential Planned Development (intersection of Whitley and Rapp Road)

You do not need to have your comments included with either item, we just wanted to make sure we added it if that was your intention for one of the specific proposed projects.

Thank you,

**Sarah Hensley | Director of Community Development**

P: 817-743-4127

City of Keller, Texas

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

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**From:** Kelly Ballard <kballard@cityofkeller.com>  
**Sent:** Monday, June 10, 2024 7:26 AM  
**To:** Sarah Hensley <shensley@cityofkeller.com>  
**Subject:** Fwd: High density development in Keller

Kelly Ballard  
City Secretary  
City of Keller

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**From:** michael harrison <[REDACTED]>  
**Sent:** Sunday, June 9, 2024 1:05:17 PM  
**To:** MayorandCouncil <[CityCouncil@cityofkeller.com](mailto:CityCouncil@cityofkeller.com)>  
**Subject:** High density development in Keller

Please stop allowing high density development in our City! We are too crowded as it is now.

Thank you

Mike Harrison

817-846-6079 direct

607 Lasalle Drive,

Keller

## Alexis Russell

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**To:** Kaleena Stevens  
**Subject:** RE: Please Do Not Allow Chisholm Oaks Development High Density Plan

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**From:** Gary Ellis [REDACTED]  
**Sent:** Sunday, June 9, 2024 2:01 PM  
**To:** Sarah Hensley <[shensley@cityofkeller.com](mailto:shensley@cityofkeller.com)>  
**Cc:** MayorandCouncil <[CityCouncil@cityofkeller.com](mailto:CityCouncil@cityofkeller.com)>  
**Subject:** Please Do Not Allow Chisholm Oaks Development High Density Plan

Dear Sarah,

Can you please express to the Planning & Zoning Commission my opposition to the proposed Chisholm Oaks Development high density development? The last thing Keller needs is additional high density housing.

What needs to transpire in order to go back to the previous standards for larger lots?

Thank you for your assistance in this matter.

Gary G. Ellis  
1405 Clark Springs Dr.  
Keller, TX 76248



June 4, 2024

City of Keller  
Community Development  
Case No Z-23-0008

We oppose a Planned Development Zoning Change from Neighborhood Services (NS) to Planned Development – Single Family Residential 8,400 square-foot minimum lots for Chisholm Oaks, a proposed Planned Development consisting of 16 residential lots located on the west side of the Chisholm Trail, at the northwest corner of the Chisholm Trail and Wall-Price Keller Road intersection, and addressed as 1020, 1012, 1008 and 10004 Chisholm Trail. Silver Leaf Communities, Applicant. Hampton Embassy LTD, Owner.

Chris Rodriguez } 1033 Palo Duro Trail  
Corey Rodriguez }

Yee Ky - 1032 Palo Duro Tr

Jeffrey Wilson 1029 Palo Duro Tr

Jessica Sayanang "

Bill - GARY Dent 1028 Palo Duro Trail

Mary K. Ames 1017 Palo Duro Trail

Jay Albright 1016 PALO DURO TR.

Jenna Ellsworth 1016 Palo Duro Tr

\* Stephanie Lannon 1009 Palo Duro Tr

Sharon Butler 1013 Palo Duro Tr.

Bob [unclear] 1013 Palo Duro Tr

\*please see DL info & POA

additional signatures on back →

Rhonda Hayes 1008 Palo Duro Trail

Brunder Heath Jang 1008 Palo Duro Trail

~~Bob Jyan~~ 1008 Palo Duro Trail

Michelle Horst 27 King Trail

Sheila Morris 1021 Palo Duro Trail

Mary J. Moore 1021 Palo Duro Trail

KIM TRAN 1024 Palo Duro Trail

HAN GO 1024 Palo Duro TRAIL

Kevin Sidebottom 1020 Palo Duro Trail

Amy Berg Sidebottom 1020 Palo Duro TRL

In Waltz 1001 Palo Duro TRL

~~Shirley~~ 1001 Palo Duro Trl.

Grace Morris 300 King Trail