

REC'D APR 13 2026

April 8<sup>th</sup>, 2026

Good Afternoon,

Please see attached the written opposition letters for Zone -2602-0001 that pertain to the following addresses.

Winstar Contractors, LP:

116 Park Avenue

136 Park Avenue

200 Park Avenue

205 Park Avenue

1101 Keller Springs Avenue

1117 Keller Springs Avenue

Panther Fort Worth 100, LLC:

132 Park Avenue

141 Park Avenue

204 Park Avenue

208 Park Avenue

212 Park Avenue

213 Park Avenue

1113 Keller Springs Avenue

To: Planning and Zoning Commission

Honorable Mayor and Members of The City Council

From: Lee A. Hughes

A handwritten signature in blue ink that reads "Lee A. Hughes" followed by "Co-Mgr" and a horizontal line underneath.

M Builder (Winstar Contractors, LP)

116 Park Avenue

Keller, Texas 76248

CC: Sarah Hensley

Date: April 8, 2026

Ref: Zoning Case - #Zone - 2602-0001

Please be advised that we are writing to specifically be registered as “opposed” to the rezoning case detailed above. Inasmuch as our property 116 Park Avenue Keller, Texas 76248 may meet the statutory requirements for inclusion in the 200’ distance law, we respectfully ask to be included in that calculation. Our opposition is generally limited to the stress point of ingress and egress should the cul-de-sac on Keller Springs Road be opened. We respectfully request that the cul-de-sac remain or an emergency only entrance be placed at this location. The applicant has indicated that they are in agreement.

Please contact me with any questions or clarity needed.

M Builder

9728 Camp Bowie West Blvd.

Fort Worth, TX 76116

817-439-3334

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

From: Lee A. Hughes

A handwritten signature in blue ink that reads "Lee A. Hughes, Co.-mgr." with a horizontal line underneath.

M Builder (Winstar Contractors, LP)

136 Park Avenue

Keller, Texas 76248

CC: Sarah Hensley

Date: April 8, 2026

Ref: Zoning Case - #Zone - 2602-0001

Please be advised that we are writing to specifically be registered as “opposed” to the rezoning case detailed above. Inasmuch as our property 136 Park Avenue Keller, Texas 76248 may meet the statutory requirements for inclusion in the 200’ distance law, we respectfully ask to be included in that calculation. Our opposition is generally limited to the stress point of ingress and egress should the cul-de-sac on Keller Springs Road be opened. We respectfully request that the cul-de-sac remain or an emergency only entrance be placed at this location. The applicant has indicated that they are in agreement.

Please contact me with any questions or clarity needed.

M Builder

9728 Camp Bowie West Blvd.

Fort Worth, TX 76116

817-439-3334

To: Planning and Zoning Commission

Honorable Mayor and Members of The City Council

From: Lee A. Hughes

A handwritten signature in blue ink that reads "Lee A. Hughes" with a stylized flourish at the end.

M Builder (Winstar Contractors, LP)

200 Park Avenue

Keller, Texas 76248

CC: Sarah Hensley

Date: April 8, 2026

Ref: Zoning Case - #Zone - 2602-0001

Please be advised that we are writing to specifically be registered as “opposed” to the rezoning case detailed above. Inasmuch as our property 200 Park Avenue Keller, Texas 76248 may meet the statutory requirements for inclusion in the 200’ distance law, we respectfully ask to be included in that calculation. Our opposition is generally limited to the stress point of ingress and egress should the cul-de-sac on Keller Springs Road be opened. We respectfully request that the cul-de-sac remain or an emergency only entrance be placed at this location. The applicant has indicated that they are in agreement.

Please contact me with any questions or clarity needed.

M Builder

9728 Camp Bowie West Blvd.

Fort Worth, TX 76116

817-439-3334

To: Planning and Zoning Commission

Honorable Mayor and Members of The City Council

From: Lee A. Hughes

A handwritten signature in blue ink that reads "Lee A. Hughes Co-Mem." with a horizontal line underneath.

M Builder (Winstar Contractors, LP)

205 Park Avenue

Keller, Texas 76248

CC: Sarah Hensley

Date: April 8, 2026

Ref: Zoning Case - #Zone - 2602-0001

Please be advised that we are writing to specifically be registered as “opposed” to the rezoning case detailed above. Inasmuch as our property 205 Park Avenue Keller, Texas 76248 may meet the statutory requirements for inclusion in the 200’ distance law, we respectfully ask to be included in that calculation. Our opposition is generally limited to the stress point of ingress and egress should the cul-de-sac on Keller Springs Road be opened. We respectfully request that the cul-de-sac remain or an emergency only entrance be placed at this location. The applicant has indicated that they are in agreement.

Please contact me with any questions or clarity needed.

M Builder

9728 Camp Bowie West Blvd.

Fort Worth, TX 76116

817-439-3334

To: Planning and Zoning Commission

Honorable Mayor and Members of The City Council

From: Lee A. Hughes

A handwritten signature in blue ink that reads "Lee A. Hughes, Co-Mgr." The signature is written in a cursive style.

M Builder (Winstar Contractors, LP)

1101 Keller Springs Avenue

Keller, Texas 76248

CC: Sarah Hensley

Date: April 8, 2026

Ref: Zoning Case - #Zone - 2602-0001

Please be advised that we are writing to specifically be registered as “opposed” to the rezoning case detailed above. Inasmuch as our property 1101 Keller Springs Avenue Keller, Texas 76248 may meet the statutory requirements for inclusion in the 200’ distance law, we respectfully ask to be included in that calculation. Our opposition is generally limited to the stress point of ingress and egress should the cul-de-sac on Keller Springs Road be opened. We respectfully request that the cul-de-sac remain or an emergency only entrance be placed at this location. The applicant has indicated that they are in agreement.

Please contact me with any questions or clarity needed.

M Builder

9728 Camp Bowie West Blvd.

Fort Worth, TX 76116

817-439-3334

To: Planning and Zoning Commission

Honorable Mayor and Members of The City Council

From: Lee A. Hughes

A handwritten signature in blue ink that reads "Lee A. Hughes, Co - mgr". The signature is written in a cursive style.

M Builder (Winstar Contractors, LP)

1117 Keller Springs Avenue

Keller, Texas 76248

CC: Sarah Hensley

Date: April 8, 2026

Ref: Zoning Case - #Zone - 2602-0001

Please be advised that we are writing to specifically be registered as “opposed” to the rezoning case detailed above. Inasmuch as our property 1117 Keller Springs Avenue Keller, Texas 76248 may meet the statutory requirements for inclusion in the 200’ distance law, we respectfully ask to be included in that calculation. Our opposition is generally limited to the stress point of ingress and egress should the cul-de-sac on Keller Springs Road be opened. We respectfully request that the cul-de-sac remain or an emergency only entrance be placed at this location. The applicant has indicated that they are in agreement.

Please contact me with any questions or clarity needed.


M Builder

9728 Camp Bowie West Blvd.

Fort Worth, TX 76116

817-439-3334

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

From: Lee A. Hughes   
M Builder (Panther Fort Worth 100, LLC)  
132 Park Avenue  
Keller, Texas 76248

CC: Sarah Hensley

Date: April 8, 2026

Ref: Zoning Case - #Zone - 2602-0001

Please be advised that we are writing to specifically be registered as “opposed” to the rezoning case detailed above. Inasmuch as our property 132 Park Avenue Keller, Texas 76248 may meet the statutory requirements for inclusion in the 200’ distance law, we respectfully ask to be included in that calculation. Our opposition is generally limited to the stress point of ingress and egress should the cul-de-sac on Keller Springs Road be opened. We respectfully request that the cul-de-sac remain or an emergency only entrance be placed at this location. The applicant has indicated that they are in agreement.

Please contact me with any questions or clarity needed.

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

To: Planning and Zoning Commission

Honorable Mayor and Members of The City Council

From: Lee A. Hughes



M Builder (Panther Fort Worth 100, LLC)

141 Park Avenue

Keller, Texas 76248

CC: Sarah Hensley

Date: April 8, 2026

Ref: Zoning Case - #Zone - 2602-0001

Please be advised that we are writing to specifically be registered as “opposed” to the rezoning case detailed above. Inasmuch as our property 141 Park Avenue Keller, Texas 76248 may meet the statutory requirements for inclusion in the 200’ distance law, we respectfully ask to be included in that calculation. . Our opposition is generally limited to the stress point of ingress and egress should the cul-de-sac on Keller Springs Road be opened. We respectfully request that the cul-de-sac remain or an emergency only entrance be placed at this location. The applicant has indicated that they are in agreement.

Please contact me with any questions or clarity needed.

M Builder

9728 Camp Bowie West Blvd.

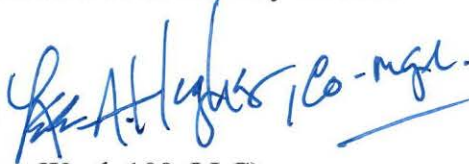
Fort Worth, TX 76116

817-439-3334

To: Planning and Zoning Commission

Honorable Mayor and Members of The City Council

From: Lee A. Hughes



M Builder (Panther Fort Worth 100, LLC)

204 Park Avenue

Keller, Texas 76248

CC: Sarah Hensley

Date: April 8, 2026

Ref: Zoning Case - #Zone - 2602-0001

Please be advised that we are writing to specifically be registered as “opposed” to the rezoning case detailed above. Inasmuch as our property 204 Park Avenue Keller, Texas 76248 may meet the statutory requirements for inclusion in the 200’ distance law, we respectfully ask to be included in that calculation. Our opposition is generally limited to the stress point of ingress and egress should the cul-de-sac on Keller Springs Road be opened. We respectfully request that the cul-de-sac remain or an emergency only entrance be placed at this location. The applicant has indicated that they are in agreement.

Please contact me with any questions or clarity needed.

M Builder

9728 Camp Bowie West Blvd.

Fort Worth, TX 76116

817-439-3334

To: Planning and Zoning Commission

Honorable Mayor and Members of The City Council

From: Lee A. Hughes

A handwritten signature in blue ink, appearing to read "Lee A. Hughes" with a stylized flourish at the end.

M Builder (Panther Fort Worth 100, LLC)

208 Park Avenue

Keller, Texas 76248

CC: Sarah Hensley

Date: April 8, 2026

Ref: Zoning Case - #Zone - 2602-0001

Please be advised that we are writing to specifically be registered as “opposed” to the rezoning case detailed above. Inasmuch as our property 208 Park Avenue Keller, Texas 76248 may meet the statutory requirements for inclusion in the 200’ distance law, we respectfully ask to be included in that calculation. Our opposition is generally limited to the stress point of ingress and egress should the cul-de-sac on Keller Springs Road be opened. We respectfully request that the cul-de-sac remain or an emergency only entrance be placed at this location. The applicant has indicated that they are in agreement.

Please contact me with any questions or clarity needed.

M Builder

9728 Camp Bowie West Blvd.

Fort Worth, TX 76116

817-439-3334

To: Planning and Zoning Commission

Honorable Mayor and Members of The City Council

From: Lee A. Hughes

A handwritten signature in blue ink that reads "Lee A. Hughes" followed by "Co-ops." and a horizontal line underneath.

M Builder (Panther Fort Worth 100, LLC)

212 Park Avenue

Keller, Texas 76248

CC: Sarah Hensley

Date: April 8, 2026

Ref: Zoning Case - #Zone - 2602-0001

Please be advised that we are writing to specifically be registered as “opposed” to the rezoning case detailed above. Inasmuch as our property 212 Park Avenue Keller, Texas 76248 may meet the statutory requirements for inclusion in the 200’ distance law, we respectfully ask to be included in that calculation. Our opposition is generally limited to the stress point of ingress and egress should the cul-de-sac on Keller Springs Road be opened. We respectfully request that the cul-de-sac remain or an emergency only entrance be placed at this location. The applicant has indicated that they are in agreement.

Please contact me with any questions or clarity needed.

M Builder

9728 Camp Bowie West Blvd.

Fort Worth, TX 76116

817-439-3334

To: Planning and Zoning Commission

Honorable Mayor and Members of The City Council

From: Lee A. Hughes

A handwritten signature in blue ink that reads "Lee A. Hughes, Co-Manager". The signature is written in a cursive style.

M Builder (Panther Fort Worth 100, LLC)

213 Park Avenue

Keller, Texas 76248

CC: Sarah Hensley

Date: April 8, 2026

Ref: Zoning Case - #Zone - 2602-0001

Please be advised that we are writing to specifically be registered as “opposed” to the rezoning case detailed above. Inasmuch as our property 213 Park Avenue Keller, Texas 76248 may meet the statutory requirements for inclusion in the 200’ distance law, we respectfully ask to be included in that calculation. Our opposition is generally limited to the stress point of ingress and egress should the cul-de-sac on Keller Springs Road be opened. We respectfully request that the cul-de-sac remain or an emergency only entrance be placed at this location. The applicant has indicated that they are in agreement.

Please contact me with any questions or clarity needed.

M Builder

9728 Camp Bowie West Blvd.

Fort Worth, TX 76116

817-439-3334

To: Planning and Zoning Commission

Honorable Mayor and Members of The City Council

From: Lee A. Hughes

A handwritten signature in blue ink, appearing to read "Lee A. Hughes, Co-ops."

M Builder (Panther Fort Worth 100, LLC)

1113 Keller Springs Avenue

Keller, Texas 76248

CC: Sarah Hensley

Date: April 8, 2026

Ref: Zoning Case - #Zone - 2602-0001

Please be advised that we are writing to specifically be registered as “opposed” to the rezoning case detailed above. Inasmuch as our property 1113 Keller Springs Avenue Keller, Texas 76248 may meet the statutory requirements for inclusion in the 200’ distance law, we respectfully ask to be included in that calculation. Our opposition is generally limited to the stress point of ingress and egress should the cul-de-sac on Keller Springs Road be opened. We respectfully request that the cul-de-sac remain or an emergency only entrance be placed at this location. The applicant has indicated that they are in agreement.

Please contact me with any questions or clarity needed.

M Builder

9728 Camp Bowie West Blvd.

Fort Worth, TX 76116

817-439-3334

---

**The Preserve at Keller Oaks (ZONE-2602-0001)**

---

From Vijay Ranganathan [REDACTED]

Date Sun 4/12/2026 8:01 AM

To Armin Mizani [REDACTED]; Ross McMullin [REDACTED]; Shannon Dubberly [REDACTED]; Greg Will [REDACTED]; Tag Green [REDACTED]; Christopher Whatley [REDACTED]; Karen Brennan [REDACTED]

Cc Aaron Rector [REDACTED]; Sarah Hensley [REDACTED]; Alexis Russell [REDACTED]

Dear Mayor Mizani, Mayor Pro Tem McMullin, Councilman Dubberly, Councilman Will, Councilwoman Brennan, Councilman Green, Councilman Whatley,

I hope you are doing well.

I am writing to summarize key zoning and site plan items related to my property (950, 960, 970 N Main st) and the adjacent rezoning/concept plan (ZONE-2602-0001) currently under consideration. I recently met with City staff and the Skorburg development team (the applicant for the PD/rezoning request) to review these items in detail. I wanted to share both my concerns and the clarifications provided by staff for your awareness as this moves forward.

**1. Landscape Buffer Requirement (30')**

Per the UDC, a 30-foot landscape buffer is typically required between commercial and residential zoning. My concern was that this requirement could reduce my usable land area.

City staff clarified that the proposed **commercial strip (approximately 0.63 acres)** included in the latest concept plan is intended to serve as a buffer between my property and the residential zoning. As such, this approach is expected to mitigate the need for a 30-foot landscape buffer on my property.

**2. Building Height and 100-Foot Setback Requirement**

The UDC requires that two-story buildings (up to 35 feet) be located at least 100 feet from a developed single-family residential lot. My future development plans (960 and 970 N Main st) include two-story office buildings, and I wanted to ensure compliance without requiring variances or additional setbacks.

City staff confirmed:

- The measurement is taken from the **building on my property to the residential lot line in the Skorburg development.**
- Based on the current layout, the total distance is approximately **102 feet**, which satisfies the requirement.
- A minor adjustment (~5 feet) may be incorporated in the detailed site plan to ensure full compliance.

**3. Commercial Strip (Consistency with Prior Concept Plan)**

The earlier concept plan (Highland Homes) included a commercial strip along my property

boundary. I wanted to confirm that this feature remains in the updated concept plan. City staff confirmed that the commercial strip **is included in the most recent submission** and remains a key component of the buffer strategy.

#### **4. Open Space and Setback Considerations**

An earlier concept plan included designated open space that appeared to support setback compliance. While this specific open space is not explicitly shown in the same way in the updated plan, staff confirmed that the **current layout still meets the required setback distances**.

#### **5. Masonry Screening Wall**

The UDC requires a 6-foot masonry wall between commercial and residential uses.

The Skorburg development team confirmed, and staff acknowledged, that a **6-foot masonry wall is included in the concept plan** and will be addressed during the engineering phase.

#### **6. Grading and Drainage Coordination**

To avoid drainage issues or the need for retaining walls, I requested that the grading match along the shared property line.

The Skorburg development team confirmed they are willing to **coordinate grading to match existing conditions**, which staff indicated can be finalized during the engineering phase.

Based on the discussion with City staff, it appears that the primary zoning and compatibility concerns—particularly related to buffering, setbacks, and height—have been addressed within the current concept plan framework, subject to final engineering and detailed site plan review.

I appreciate the City staff's time and guidance in working through these items, and I wanted to ensure that Council has full visibility into both the concerns raised and the responses provided by city staff as you evaluate the rezoning request.

Please feel free to reach out if you have any questions or would like additional information.

Thank you,  
Sincerely,  
Vijay

200 ft Buffer

REC'D APR 13 2026

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

From: Adam & Leslie Thomas  
1105 Keller Springs Avenue  
Keller, Texas 76248

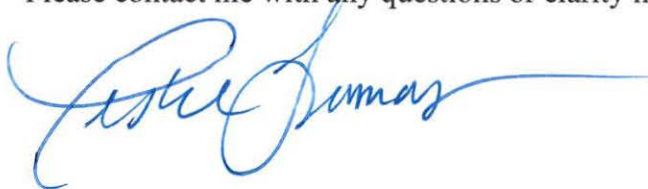
CC: Sarah Hensley

Date: April 8, 2026

Ref: Zoning Case - #Zone - 2602-0001

Please be advised that we are writing to specifically be registered as "opposed" to the rezoning case detailed above. Inasmuch as our property 1105 Keller Springs Avenue Keller, Texas 76248 may meet the statutory requirements for inclusion in the 200' distance law, we respectfully ask to be included in that calculation. Our opposition is generally limited to the stress point of ingress and egress should the cul-de-sac on Keller Springs Road be opened. We respectfully request that the cul-de-sac remain or an emergency only entrance be placed at this location. The applicant has indicated that they are in agreement.

Please contact me with any questions or clarity needed.



REC'D APR 13 2026

David and Pamela Kraker  
325 Farm View Trl  
Keller, TX 76248

Date, 04/12/2026

Harmonson Farms Subdivision

Re: Case No: Zone-2602-0001

To whom this may concern

We strongly oppose the planned development and zoning change. This third attempt of future development.

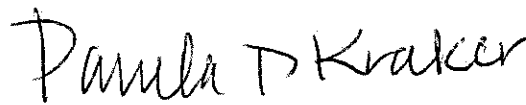
Our property backs up to the proposed development. The concerns that this development has the potential of decreasing the adjoining neighborhoods. We feel this is a setback to rezoning to much smaller square foot lots. This has been rejected in past development plans. The visual map presented is extremely vague with any details other than a blank slate.

The erosion that this planned development has and the development that is currently under construction is causing issues with the retention drainage through Harmonson Farms subdivision. This planned project proposal gives the feeling that doesn't align with the character or zoning of the current surrounding neighborhoods.

Respectfully,



David K Kraker



Pamela D Kraker

200 ft Buffer  
REC'D APR 14 2026

Dear Planning and Zoning Commission,

We are writing to oppose any proposed development on the land behind our property that would require a change to the city's Future Land Use Plan.

We chose our home based in part on the current designation of this land. Changing it would negatively impact our neighborhood through increased traffic, strain on infrastructure, and loss of the character and stability we value.

We respectfully ask that you uphold the existing plan and deny any requests to alter the intended use of this property.

Thank you for your consideration.

Sincerely,

David Coley

Amber Coley

317 Farm View Trail, Keller 76248

DAVID Coley 4-13-26  
Amber Coley 4/13/26

300 ft Buffer

REC'D APR 13 2026

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

From: Sam & Johnathon Angers  
129 Park Avenue  
Keller, Texas 76248

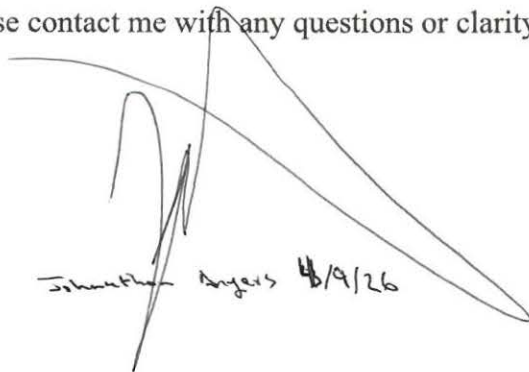
CC: Sarah Hensley


Date: April 8, 2026

Ref: Zoning Case - #Zone - 2602-0001

Please be advised that we are writing to specifically be registered as "opposed" to the rezoning case detailed above. Inasmuch as our property 129 Park Avenue Keller, Texas 76248 may meet the statutory requirements for inclusion in the 200' distance law, we respectfully ask to be included in that calculation. Our opposition is generally limited to the stress point of ingress and egress should the cul-de-sac on Keller Springs Road be opened. We respectfully request that the cul-de-sac remain or an emergency only entrance be placed at this location. The applicant has indicated that they are in agreement.

Please contact me with any questions or clarity needed.

  
Johnathon Angers 4/9/26

  
Samantha Angers 4/9/26

300 ft Buffer  
REC'D APR 14 2025

April 14, 2026

To: City of Keller Community Development Department  
Attn: Alexis Zimmerman, Planner II  
RE: CASE NO. ZONE-2602-0001 & PA-2603-0001 (The Preserve at Keller Oaks)

Dear Planning and Zoning Commission and Keller City Council Members,

As the owners of the property located at 328 Farm View Trail, Farm View Trail, we are writing to formally submit our **WRITTEN OPPOSITION** to the proposed zoning change and the Future Land Use Plan (FLUP) amendment for the 39.38-acre tract at 1000, 1004, and 1008 N. Main Street.

Our opposition is based on the following concerns regarding the impact this development will have on our property and the surrounding community:

#### **1. Incompatibility with the Master Plan**

The request to amend the FLUP from Low-Density (36,000+ sq. ft. lots) to Medium-Density (15,000 sq. ft. lots) undermines the city's long-term vision for this area. We purchased our home relying on the low-density designation to preserve the semi-rural character of North Keller. This amendment sets a concerning precedent for future "spot zoning" along the Main Street corridor.

#### **2. Public Infrastructure and Traffic Safety**

Adding 59 residential lots will significantly increase daily vehicle trips onto N. Main Street. We request that the city address:

- Whether a formal Traffic Impact Analysis (TIA) has been completed.
- The safety of the proposed entrance/exit points so close to existing intersections.
- The cumulative effect on Keller ISD school bus routes and emergency response times.

#### **3. Environmental and Drainage Concerns**

With the increase in density and impervious surfaces (pavement and rooftops), we are concerned about localized flooding. We request detailed information on:

- The capacity of the proposed detention areas to handle a 100-year storm event without impacting neighboring properties.
- The specific Tree Preservation Plan for the 5.91 acres of open space.

#### **4. Request for Privacy Buffers**

If the city moves forward with this development, we request that the "Buffer Map" be strictly enforced with the following additions:

- A minimum 25-foot natural greenbelt buffer between new construction and existing property lines.
- The installation of high-quality, uniform masonry fencing to mitigate noise and light pollution.

In accordance with Texas Community Property Law and the City of Keller's notification requirements, both owners of the property have signed below to ensure this protest is counted