

October 7, 2025

RE: Proposed Planned Development (PD) Zoning Request – 1661 Main Street, Keller, Texas

Dear Neighbor,

We are reaching out to inform you of a proposed zoning request that may be of interest to you as a nearby property owner. Mission Ridge Consultants, on behalf of the property owner, has submitted an application to the City of Keller to rezone the property at 1661 Main Street to a Planned Development (PD) District.

The purpose of this request is to allow the property to be occupied by Integrity 1st Automotive, a family-owned and community-focused automotive repair business known for its strong customer service, clean operations, and commitment to ethical business practices. Integrity 1st Automotive currently operates multiple successful locations across the DFW area, each of which maintains a professional appearance and high standard of care for both customers and the surrounding neighborhood.

This PD request establishes clear, site-specific standards to ensure the use fits appropriately within the Main Street corridor and remains compatible with surrounding properties. The proposal includes the following commitments:

- Limiting the use to minor automotive repair and maintenance only (no body work or paint operations);
- Maintaining and enhancing existing site landscaping and building appearance;
- Prohibiting outdoor storage of vehicles or materials; and

The goal of this request is to reinvest in a long-vacant property and bring it back into productive use under new, responsible ownership that values transparency, quality service, and community relationships.

We welcome your feedback and are happy to answer any questions you may have about the proposal or Integrity 1st Automotive's operations. Please feel free to contact me directly at the phone number or email below.

Thank you for your time and interest in this project and for your continued commitment to the Keller community.

Sincerely,

**Skye Thibodeaux**

Director of Land Planning

817.657.3259

