

Amber Washington

Subject: FW: New Development on Whitley Rd

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

From: Delwynn Sherrill [REDACTED]

Sent: Monday, May 27, 2024 3:51 PM

To: MayorandCouncil <CityCouncil@cityofkeller.com>; Sarah Hensley <shensley@cityofkeller.com>

Subject: New Development on Whitley Rd

Please do not approve a zoning change from Commercial to Residential for the proposed development. We have enough traffic and stress on our infrastructure as it is. Also, why has this not been publicized before now or do you not want any input? I have supported each of you on council but that will end along with thousands others if this goes through. I lived in Arlington previously and this is exactly what they did to ruin that city.

Please forward this email to the P&Z commission before tomorrow nights meeting.

Thank you.

Delwynn Sherrill

1012 Barbara Lane.

Sent from my iPhone

Alexis Russell

To: Amber Washington
Subject: RE: Development on Whitley Road

From: Sarah Hensley <shensley@cityofkeller.com>
Sent: Tuesday, May 28, 2024 8:25:28 AM
To: Debbie McCullough [REDACTED]
Cc: Amber Washington <awashington@cityofkeller.com>; Mary Culver <mculver@cityofkeller.com>
Subject: RE: Development on Whitley Road

Good morning Ms. McCullough,

Your comments have been received and will be included in the May 28, 2024 Planning and Zoning Commission agenda packet.

Sarah Hensley | Director of Community Development
P: 817-743-4127
City of Keller, Texas
www.cityofkeller.com

From: Debbie McCullough [REDACTED]
Sent: Monday, May 27, 2024 7:43 PM
To: MayorandCouncil <CityCouncil@cityofkeller.com>; Sarah Hensley <shensley@cityofkeller.com>
Subject: Development on Whitley Road

Dear Mayor, Council members and Director of Community Development,

This is to address the possible passing of a developer permission to build 22 homes on 4.3 acres of land on Whitley road. We do not need more housing, congestion and more cars in and on Keller streets. Our schools are bursting at the seams, our children do not need to be crowded into classrooms that are already full.

The congestion and damage on our streets are increasing daily as it is. There are roads that are in need of repaving and repairs with pot holes and bad surfaces. Our city is already full to capacity and just because there is land to build on doesn't mean we need more high density homes and more population on our roads.

The traffic is already congested with Mt. Gilead now dumping more traffic onto 377 resulting from the closing of Roanoke Road on to 170. The exchange on 170 and 377 is terrible with out proper coverage of traffic lights and cars waiting sometimes 10 min to cross onto the intersection. It takes sometimes 10 min to access 377 from North Tarrant Parkway. The Director of Development needs to be reaching out to better restaurants, shopping and entertainment and sell our community to them. As it is now most of the Keller residents go to Roanoke, Southlake or Fort Worth for better dining options. The majority of food places seems to be only fast foods with a few good restaurants

as a choice. We do not have a great downtown area. It has nothing to really pull shoppers into our community. Work on more "good" commercial business to build up our downtown area. If we have better shopping coming to our downtown area, it will help to support the current small businesses that are already there. Find something to draw people into our town not more density to jam up our roads and schools!!

We trusted the people that we voted into office to take care of our city and Keller residents need you to listen to us, we deserve your listening to us. We do NOT Want more high density housing in our city! Please hear our voices and act as we have entrusted you to act!

Thank you,

Carl and Deborah McCullough
1014 N. Ridge Ct
Keller, Tx. 76248

Amber Washington

From: Sarah Hensley
Sent: Tuesday, May 28, 2024 9:30 AM
To: Stephanie Porter
Cc: Amber Washington
Subject: RE: Proposed Residential Development - Whitley Road

Good morning Stephanie,

Your comments have been received and will be included in the May 28, 2024 P&Z agenda packet. Regarding your question regarding the property remaining Commercial, it certainly could retain that zoning if City Council chooses not to approve the request.

Please don't hesitate to reach out if you have any other questions.

Sarah Hensley | Director of Community Development

P: 817-743-4127

City of Keller, Texas

www.cityofkeller.com

From: Stephanie Porter [REDACTED]
Sent: Tuesday, May 28, 2024 8:41 AM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Cc: Sarah Hensley <shensley@cityofkeller.com>
Subject: Proposed Residential Development - Whitley Road

We would appreciate the Mayor and Council and the Planning and Zoning Commission Commission reconsidering this development. It seems like too much in a little space with very small lots. Why squeeze so many small lots into 4+ acres. We live in the adjacent neighborhood (Flanigan Hill) and would not like to see this type of density along Whitley. We understand it is currently a commercial property so why can it not remain commercial? Do we have the infrastructure and means to support the uptick in traffic and road wear and tear. We are already getting another big development just down the road at Rapp and Rufe Snow. Whitley Road is not very wide, and it already has issues with cut through traffic and speeding. We would not like to see this development move forward.

Thank you.

Stephanie Porter

1101 Templemore Drive, Keller

Ms. Hensley - Please forward along to the P&Z. Thank you.

Alexis Russell

To: Amber Washington
Subject: RE: opposition to high density (Whitley Road development)

From: Sarah Hensley <shensley@cityofkeller.com>
Sent: Tuesday, May 28, 2024 8:16:44 AM
To: [REDACTED]
Cc: Amber Washington <awashington@cityofkeller.com>
Subject: RE: opposition to high density (Whitley Road development)

Received, thank you.

Your comments will be added to the May 28, 2024 Planning and Zoning Commission agenda packet.

Sarah Hensley | Director of Community Development
P: 817-743-4127
City of Keller, Texas
www.cityofkeller.com

From: [REDACTED]
Sent: Tuesday, May 28, 2024 7:40 AM
To: MayorandCouncil <CityCouncil@cityofkeller.com>; Sarah Hensley <shensley@cityofkeller.com>
Cc: [REDACTED]
Subject: opposition to high density (Whitley Road development)

Mayor, Council, & members of the Planning and Zoning Commission—
(Ms. Hensley, please forward to members of the P&Z commission prior to the 5-28-24 meeting)

We are writing to inform you of our opposition to more commercial property being turned into residential. We do not want ANY MORE high density that is not currently zoned for such.

There is no need for 100s+ more cars on our roads, more burden on our water supply/roads/sewer system, and first our responders.

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

Alexis Russell

To: Alexis Russell
Subject: RE: Whitley Springs FLUP/Zoning Change

From: Sarah Hensley <shensley@cityofkeller.com>
Sent: Tuesday, May 28, 2024 8:27:17 AM
To: [REDACTED]
Cc: Amber Washington <awashington@cityofkeller.com>
Subject: RE: Whitley Springs FLUP/Zoning Change

Received, thank you.

Your comments will be included in the May 28, 2024 P&Z agenda packet.

Sarah Hensley | Director of Community Development
P: 817-743-4127
City of Keller, Texas
www.cityofkeller.com

From: [REDACTED]
Sent: Monday, May 27, 2024 5:47 PM
To: Sarah Hensley <shensley@cityofkeller.com>; MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: Whitley Springs FLUP/Zoning Change
Importance: High

To P & Z Commission and City Council:

We are opposed to the FLUP Amendment and Zoning Change requests pertaining to the Whitley Springs proposed development.

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

Alexis Russell

To: Amber Washington
Subject: RE: Special Zoning Request Whitley Road

From: Sarah Hensley <shensley@cityofkeller.com>
Sent: Tuesday, May 28, 2024 8:50:27 AM
To: Genni Pereira [REDACTED]
Cc: Amber Washington <awashington@cityofkeller.com>
Subject: RE: Special Zoning Request Whitley Road

Received, thank you.

Your comments will be included in the May 28, 2024 P&Z agenda packet.

Sarah Hensley | Director of Community Development
P: 817-743-4127
City of Keller, Texas
www.cityofkeller.com

From: Genni Pereira [REDACTED]
Sent: Monday, May 27, 2024 3:49 PM
To: Sarah Hensley <shensley@cityofkeller.com>
Subject: Special Zoning Request Whitley Road

I would like to object to the zoning change on Whitley Road. That stretch of road is mostly commercial and the traffic is already getting heavy on Whitley. I feel sorry for the old residents that live on Whitley and have more traffic. I think a commercial business would fit much better in that area.

Thank you,
Genni Pereira
1209 Hillview Dr

Alexis Russell

To: Amber Washington
Subject: RE: High Density Housing

From: Sarah Hensley <shensley@cityofkeller.com>
Sent: Tuesday, May 28, 2024 8:50:44 AM
To: Robin [REDACTED]
Cc: Amber Washington <awashington@cityofkeller.com>
Subject: RE: High Density Housing

Received, thank you.

Your comments will be included in the May 28, 2024 P&Z agenda packet.

Sarah Hensley | Director of Community Development
P: 817-743-4127
City of Keller, Texas
www.cityofkeller.com

From: Robin [REDACTED]
Sent: Monday, May 27, 2024 3:47 PM
To: Sarah Hensley <shensley@cityofkeller.com>
Subject: High Density Housing

Hi Sarah,

Could you forward this email to the P and Z commission to vote down the proposal on Whitely Road?

Please do not consider this proposal for high density housing! We have enough people in Keller and the infrastructure is at its limits. We moved from Arlington six years ago to escape its capacity.

Thank you,

Robin & Paula White
1228 Crossbridge Lane

Amber Washington

Subject: FW: Proposed Whitley Road Development from Commercial Use to Residential

From: Dottie Hyatt [REDACTED]
Sent: Tuesday, May 28, 2024 10:47 AM
To: Community Development <communitydevelopment@cityofkeller.com>
Subject: Proposed Whitley Road Development from Commercial Use to Residential

From: "Dottie Hyatt" [REDACTED]
To: "shensley" <shensley@cityofkeller.com>, "mayorandcouncil" <mayorandcouncil@cityofkeller.com>
Sent: Tuesday, May 28, 2024 10:44:10 AM
Subject: Proposed Whitley Road Development from Commercial Use to Residential

Dear Mayor, City Council and Ms. Hensley:

We fully understand that you are required to consider any proposals presented to you. It is our understanding a proposal is up for consideration to cram 22 houses on 4.3 acres of Whitley Road, land that is currently zoned commercial. We are in desperate need of more commercial property development for the benefit of Keller citizens and to ease the tax burden on homeowners. Once you grant the conversion from residential to commercial on Whitley, future developers will seek more of Whitley Road to go from commercial to residential which will not benefit the citizens of Keller.

Keller does not need any more high density development where it is NOT already zoned as such. The traffic is already burdensome and these developments will look to expand our country roads at great expense to homeowners. It will also burden our water supply, first responders, our sewer systems, etc. Over 90% of the voting populous of Keller did not want Center Stage and for more than good reason as exemplified in the fact that you want to expand Mt. Gilead Road with its bar ditches, mature trees, existing utility poles, no sidewalks, no street lights, lots of wildlife and children who play in the street. Why? It does not benefit any of the N. Keller community at all; in fact it harms it. It was proposed to accommodate a development we did not want and they only use our country roads as a cut through, nothing more. Within a short period of time the same will be asked to be done on Whitley Road to accommodate the unwanted high density development there. We have homes that flood in Keller because of poor planning. There is greater need for tax dollars to fix what is already broken. Please do not break something else and please do not grant this development.

Keller has always rated high as a desired area to live because of its country charm, not for high density developments that seek to ruin that which is most desirable.

Thank you-

Dottie & John Hyatt

1324 Robin Ct.
817-431-4866

"The lure of bats is that they always promise the discovery of something new." M. Brock Fenton

Amber Washington

From: Sarah Hensley
Sent: Tuesday, May 28, 2024 8:28 AM
To: Bonnie Baker
Cc: Amber Washington
Subject: RE: P&Z

Received, thank you.

Your comments will be included in the May 28, 2024 P&Z agenda packet.

Sarah Hensley | Director of Community Development

P: 817-743-4127

City of Keller, Texas

www.cityofkeller.com

From: Bonnie Baker [REDACTED]
Sent: Monday, May 27, 2024 5:20 PM
To: Sarah Hensley <shensley@cityofkeller.com>
Subject: P&Z

Hi Sarah:

Please forward to the Planning and Zoning committee that we do not want any more high density in the City of Keller or on Whitley Road. I know that a builder is planning on having the zoning changed on Whitley Road from commercial to residential and put many homes on a small amount of land. We do not want this in Keller.

Thank you.

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

Amber Washington

To: Sarah Hensley
Subject: RE: Whitley Road zoning change

Sent: Tuesday, May 28, 2024 11:40 AM
To: [REDACTED]
Cc: Amber Washington <awashington@cityofkeller.com>
Subject: RE: Whitley Road zoning change

Received, thank you. Your comments will be included in the May 28, 2024 P&Z agenda packet.

Sarah Hensley | Director of Community Development
P: 817-743-4127
City of Keller, Texas
www.cityofkeller.com

From: [REDACTED]
Sent: Tuesday, May 28, 2024 10:36 AM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Cc: Sarah Hensley <shensley@cityofkeller.com>
Subject: Whitley Road zoning change

Good morning,

I'm writing to voice my objection to a zoning change request on Whitley Road from commercial to high density residential on 4.3 acres.
We definitely don't need more high density housing, and since part of this property fronts Hwy377 it would be foolish to give up the commercial benefit.
Please do NOT approve this zoning change.
Thank you,

Bonnie Dektor
441 Marlin Lane

(Sarah please forward to P&Z members)

Alexis Russell

To: Amber Washington
Subject: RE: Re-zoned Land on Whitley Road

From: Jeffrey Tipton [REDACTED]
Sent: Monday, May 27, 2024 8:34 PM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: Re-zoned Land on Whitley Road

Mr. Mayor and Council,

I am in opposition to the proposed re-zoning of 4.3 acres of property from Commercial to Residential. Keller does not need any more high-density housing and all of the infrastructure pressure that goes along with it. I'm asking that you do not allow this re-zoning to move forward.

Sincerely,

Jeff Tipton
520 Vasey Oak Drive

Amber Washington

From: Sarah Hensley
Sent: Tuesday, May 28, 2024 8:29 AM
To: Steve O'Fallon
Cc: Amber Washington
Subject: RE: Whitley Road Development

Received, thank you.

Your comments will be included in the May 28, 2024 P&Z agenda packet.

Sarah Hensley | Director of Community Development

P: 817-743-4127

City of Keller, Texas

www.cityofkeller.com

From: City of Keller, TX Administrator <webmaster@cityofkeller.com>
Sent: Monday, May 27, 2024 4:42 PM
To: Sarah Hensley <shensley@cityofkeller.com>
Subject: Whitley Road Development

Message submitted from the <City of Keller, TX> website.

Site Visitor Name: Steve O'Fallon

Site Visitor Email: [REDACTED]

Ms. Hensley,

I'm writing to inform you that my wife and I are completely against the proposal to build 22 homes on a 4.3 acre site on Whitley Road that is coming before the P&Z Committee tomorrow night. Keller already has enough high density housing in the city and does not need more. Please inform the P&Z Committee accordingly.

Thank you,

Steve and Kathy O'Fallon

716 Crater Lake Circle

Alexis Russell

From: Barbara Nieri [REDACTED]
Sent: Monday, May 27, 2024 4:04 PM
To: Community Development
Subject: Rezoning from commercial to residential on Whitley

We are very opposed to commercial zoning being changed to residential in Keller. The proposed rezoning on Whitley Road is very troubling. We do not need to continue overloading our Keller infrastructure and changing the culture of Keller with projects like this one!

Barbara Nieri
749 Silver Lake Drive
Keller, TX 76248

Amber Washington

Subject: FW: Rezoning of Commercial to Residential on Whitley Road

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

From: ANDREA RIDDLE [REDACTED]
Sent: Monday, May 27, 2024 5:09 PM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: Rezoning of Commercial to Residential on Whitley Road

Mayor and Council,

My name is Andrea Riddle and I live in Marshall Ridge off 377. Why do you continue to redone commercial land to residential land in Keller. We already have too many houses as it is. The traffic is getting so bad all hours of the day. Enough is enough. Please don't rezone any more commercial land to residential.

Thank you,

Andrea Riddle

Sent from Andrea Riddle
(817) 919-3620

Amber Washington

Subject: FW: Opposition to Proposed High Density in Keller from a tax payer

Sent: Tuesday, May 28, 2024 11:34 AM

To: chalmer McWilliams [REDACTED]

Cc: Amber Washington <awashington@cityofkeller.com>

Subject: RE: Opposition to Proposed High Density in Keller from a tax payer

Your comments have been received. Feedback received prior to noon on the day of a meeting is added to the Commissioners' agenda packet and reposted online that afternoon at <https://cityofkeller.legistar.com/Calendar.aspx>, rather than forwarded to their email addresses.

Please 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 prior to the City Council public hearing on June 18 in order for the opposition to count towards the supermajority vote trigger.

Thank you,

Sarah Hensley | Director of Community Development

P: 817-743-4127

City of Keller, Texas

www.cityofkeller.com

From: chalmer McWilliams [REDACTED]

Sent: Tuesday, May 28, 2024 10:47 AM

To: MayorandCouncil <CityCouncil@cityofkeller.com>; Sarah Hensley <shensley@cityofkeller.com>

Subject: Opposition to Proposed High Density in Keller from a tax payer

Hello Sarah and Our Planning and Zoning Commission of Keller,

Sarah, please forward my email to the Planning and Zoning Commission BEFORE THIS EVENINGS meeting. Please copy me on the forward.

Dear Planning and Zoning Commission of Keller,

As a Keller resident for more than 30 years and a business owner in town, I respectfully request you DENY the request for ANY HIGH DENSITY where it is not already zoned. The burden on our infrastructure needs to be considered when changing how we zone our great city.

You all are in charge of protecting our city, honoring the tax payers requests and rights for the city we live and do business in. The developers are not in charge; and regardless of promises or contributions, rules and zoning must be adhered to for the quality of life and balance of our community.

I trust your decision on HIGH DENSITY will honor the citizens in our community by following the plan, not the suggestions of developers.

Respectfully,

Chalmer McWilliams
817-821-0113

Alexis Russell

To: Amber Washington
Subject: RE: High Density

From: Ed Yrisarri [REDACTED]
Sent: Monday, May 27, 2024 8:02 PM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: Fw: High Density

----- Forwarded Message -----

From: Ed Yrisarri [REDACTED]
To: TX City of Keller <rreynolds@cityofkeller.com>
Sent: Monday, May 27, 2024 at 05:38:46 PM CDT
Subject: High Density

In order to emphasize my point, I'm putting my comments in ALL CAPS!
PLEASE DO NOT DESTROY OUR BEAUTIFUL CITY BY CRAMMING IT WITH HIGH DENSITY AREAS AND STRUCTURES.

I'm sure you understand the consequential problem with traffic, crowding, and crime. We currently enjoy the peaceful streets and communities in which we live and in which we are not afraid to venture out in public.

Please do not disturb our peaceful way of life with overcrowding and the potential for horrifically bad consequences!

Ed Yrisarri

A citizen of over 30-years habitation, and I love it as it is. Please don't make me wish I was somewhere else!

Alexis Russell

To: Amber Washington
Subject: RE: Whitley Road Proposal

From: Sarah Hensley <shensley@cityofkeller.com>
Sent: Tuesday, May 28, 2024 9:33:34 AM
To: [REDACTED]
Cc: Amber Washington <awashington@cityofkeller.com>
Subject: RE: Whitley Road Proposal

Received, thank you.

Your comments will be included in the May 28, 2024 P&Z agenda packet.

Sarah Hensley | Director of Community Development
P: 817-743-4127
City of Keller, Texas
www.cityofkeller.com

Kelly Ballard, TRMC, CMC
City Secretary
Keller, Texas

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

From: Verizon [REDACTED]
Sent: Tuesday, May 28, 2024 9:21 AM
To: MayorandCouncil <CityCouncil@cityofkeller.com>; shensley@cityofkeller.com
Subject: Whitley Road Proposal

Dear Council Members, please DO NOT -DO NOT- approve the request to convert the commercial property along Whitley Road to Residential. This community is being overrun with high-density housing. Please reject this proposal. Sarah, please forward this note to the Planning and Zoning Commission before the upcoming P and Z meeting. Thank you all very much.
Humbly submitted,

Emilio Marianelli

Sent from my iPhone

Alexis Russell

To: Amber Washington
Subject: RE: land developement

From: John Scott [REDACTED]
Sent: Monday, May 27, 2024 7:35 PM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: land developement

Mr Mayor

I urge to not turn Keller into a junk yard with crummy homes that are built on small lots with poor quality and year later become a slum . This is zoned commercial and please do not Tet this land be wasted .

I will be attending city council and bringing friends to voice our resistance.

Thank you for your time and consideration.

John Scott, DO MHA FASA

Alexis Russell

From: Community Development
To: [REDACTED]
Subject: RE: Hi Density Housing.

From: [REDACTED]
Sent: Monday, May 27, 2024 7:56 PM
To: MayorandCouncil <CityCouncil@cityofkeller.com>; Community Development <communitydevelopment@cityofkeller.com>
Subject: Hi Density Housing.

Please forward to P & Z Committee.

I and many others oppose any more hi- density housing development in the city, especially in areas zoned commercial. we don't need this in Keller. More commercial development is desirable, not more infrastructure problems.
Use your brains and not your wallets.
What's good for Keller? Not this. You were elected to do the right thing.

Kevin

Amber Washington

From: Sarah Hensley
Sent: Tuesday, May 28, 2024 8:50 AM
To: Ray Irizarry
Cc: Amber Washington
Subject: RE: Whitley Road

Received, thank you.

Your comments will be included in the May 28, 2024 P&Z agenda packet.

Sarah Hensley | Director of Community Development

P: 817-743-4127

City of Keller, Texas

www.cityofkeller.com

From: Ray Irizarry [REDACTED]
Sent: Monday, May 27, 2024 3:49 PM
To: MayorandCouncil <CityCouncil@cityofkeller.com>; Sarah Hensley <shensley@cityofkeller.com>
Subject: Whitley Road

I am writing my concerns about the proposed development of the Whitley road conversion of 4.3 acres to hold 22 new residences. This is considered high density which does not conform to the Keller small town feel. Please consider that this brings more traffic and demands more infrastructure. To make clear, as a concerned citizen, I implore our city government to no longer consider this or **any other future high density** developments especially if it has not already been zoned that way.

I ask Sarah to make sure this gets to the P&Z committee for Tuesday's meeting.

Regards
Ray Irizarry
Concerned citizen

Hello,

We wanted to write to the Keller Zoning Board to express our objection to the proposed development of 22 Patio Homes at 1212 Whitley Road.

Our objection to the rezoning is for the following reasons:

- The increased traffic congestion on Whitley. This will cause more vehicles to cut thru Foxford Drive to get to Rapp Road.

- 22 Patio homes may result in low cost housing that will affect our home values. It may also mean a more likelihood of owner/investors who just rent out the location as opposed to actually residing and having a stake in Keller.

- Possible school redistricting as a result of the added community.

Please note that when Flanigan Hill was initially designed Foxford Drive was supposed to have been a Cul de sac but changed due to the assumption that the proposed area on Whitley would be zoned commercial. If there is any approval rezoning of the proposed lot, we would like to first address Foxford Drive. This may mean building or blocking off the north entrance of Foxford drive to prevent traffic overflow. If you need further information you can request to look at the initial blueprint design of Flanigan Hill.

Thank you for taking our view point into consideration!

Selwyn Elakattu
Selwyn Elakattu

Aileen Elakattu
Aileen Elakattu

208 Foxford Dr.
Keller TX 76248

208 Foxford Dr.
Keller TX 76248
5/25/24

Hello,

We wanted to write to the Keller Zoning Board to express our objection to the proposed development of 22 Patio Homes at 1212 Whitley Road.

Our objection to the rezoning is for the following reasons:

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Please note that when Flanigan Hill was initially designed Foxford Drive was supposed to have been a Cul de sac but changed due to the assumption that the proposed area on Whitley would be zoned commercial. If there is any approval rezoning of the proposed lot, we would like to first address Foxford Drive. This may mean building or blocking off the north entrance of Foxford drive to prevent traffic overflow. If you need further information you can request to look at the initial blueprint design of Flanigan Hill.

Thank you for taking our view point into consideration!

OS-23-24
Khamsing Phanthamany, Khamphone Phanthamany
201 FOX FORD DR
KELLER TX 76248.
Khamphone Phanthamany
Khamsing Phanthamany

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Thank you for taking our view point into consideration!

Steven Schrock
Deanna Schrock Ste J Schrock 5/24/24
Deanna Schrock 5/24/24

209 Foxford dr
Keller TX 76248

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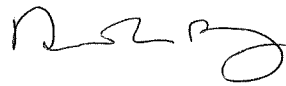
Thank you for taking our view point into consideration!



Randy Bray

204 Foxford Drive

Keller, TX 76248



NICOLE BRAY

5-28-2024

mayorandcouncil@cityofkeller.com

Mayor Mizani, and members of the Planning and Zoning Commission scheduled to meet this evening.

The residents of Keller do **NOT** want ANY MORE high density development where is not already zoned.

- Traffic has significantly increased. We **DO NOT** want hundreds of added vehicles on our roads.
- We **DO NOT** want to put more burden on our water supply, first responders, roads, and sewer system.
- **DO NOT** change current zoning to create a less desirable city.

Thank you in advance for protecting Keller's Small-town Feel.

Respectfully,

G. Shepherd

Amber Washington

Subject: FW: Whitley housing mtg today

From: Sarah Hensley <shensley@cityofkeller.com>
Sent: Tuesday, May 28, 2024 3:11 PM
To: Jessica Herrera <[REDACTED]>
Cc: Amber Washington <awashington@cityofkeller.com>
Subject: RE: Whitley housing mtg today

Ms. Herrera,

Your comments have been received and forwarded to the Planning and Zoning Commission. Please note the Commission's public hearing on the proposed Whitley Springs development is scheduled for **today** at 7 p.m. If the Commission takes action on the item, it will go on to City Council for consideration and final determination on June 18.

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 prior to the City Council public hearing on June 18 in order for the opposition to count towards the supermajority vote trigger.

Thank you,

Sarah Hensley | Director of Community Development
P: 817-743-4127
City of Keller, Texas
www.cityofkeller.com

Sarah Hensley | Director of Community Development
P: 817-743-4127
City of Keller, Texas
www.cityofkeller.com

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

From: Jessica Herrera <[REDACTED]>
Sent: Tuesday, May 28, 2024 1:54 PM
To: MayorandCouncil <CityCouncil@cityofkeller.com>; Sarah Hensley <shensley@cityofkeller.com>
Subject: Whitley housing mtg today

Dear Ms. Hensley,

Good afternoon!

I understand there is an imminent decision regarding land development on Whitley Road and write to share my opinion on the matter.

Certainly, I am not the only person against changing the zoning of land from commercial to residential.

Would you please kindly forward this email to the Planning and Zoning Commission before their meeting tomorrow night?

Please inform them I oppose any more high density housing in 76248 and 76244 - apartments as well as zero lot line homes - where land is not already zoned as residential.

As I understand, a developer aims to squeeze 22 houses on 4.3 acres of land on Whitley Road near the Lutheran church. The land is currently zoned commercial.

If this passes, who is to say that future developers won't attempt to change zoning on Whitley and further the over-crowding?

Keller doesn't need to turn anymore commercial property into residential. It's disappointing enough that the council unanimously allowed 31 homes on 10.9 acres of commercial land last October.

Traffic is already thick along 377/Whitley/Bear Creek and Keller does not need more cars on the road.

Have we forgotten the recent tragedy of a driver hitting a young, female pedestrian along Bear Creek Road near the park? That's not far from the proposed Whitley development.

Keller doesn't need more cars, nor an increased burden on our water supply, first responders, roads, and sewer system.

Thank you, sincerely, for your service and time spent considering the viewpoints of the citizens you serve.

Jessica Herrera

Amber Washington

Subject: FW: Proposed Whitley Road high density housing development

From: Joan Boyle [REDACTED]
Sent: Saturday, June 1, 2024 8:54:50 AM
To: Mayor and Council <CityCouncil@cityofkeller.com>
Subject: Proposed Whitley Road high density housing development

PLEASE DO NOT allow the developer to put high density housing into that property on Whitley Road! That property is currently zoned commercial and, since it fronts on 377, it should STAY that way! Keller needs more commercial development which would help our city economically and spread the traffic associated with that area out over the day. High density housing would greatly increase the traffic on 377 at rush hours! You all are already aware of the traffic bottleneck that exists on 377 due to our inability to widen it to three lanes coming through the city.

Keller already has more than 70% high density housing!! To protect our wonderful city I don't think we should have any more- certainly NEVER any more apartments!! I hope you've all learned lessons from the mess that is Center Stage! What developers promise, and what actually ensues, are often very different!

Stick to the zoning here, and in ALL future proposals! VOTE THIS DOWN!!

Joan and Jim Boyle
1262 Oak Hill Rd
Keller, Tx 76248

Sent from my iPad

Amber Washington

Subject: FW: Expansion on Whitley and Chisholm Oaks

From: Sarah Hensley <shensley@cityofkeller.com>

Sent: Monday, June 10, 2024 8:51 AM

To: M Allridge [REDACTED]

Cc: Amber Washington <awashington@cityofkeller.com>; Kaleena Stevens <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

From: M Allridge [REDACTED]

Sent: Sunday, June 9, 2024 10:32 AM

To: Sarah Hensley <shensley@cityofkeller.com>

Cc: MayorandCouncil <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

Amber Washington

Subject: FW: High density development

From: [REDACTED]
Sent: Sunday, June 9, 2024 11:49 AM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Cc: Sarah Hensley <shensley@cityofkeller.com>
Subject: High density development

Please stop the high density development, this time it is 22 houses on 4.3 acres of land on Whitley Road.

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.

Amber Washington

Subject: FW: FLUP - please stop high density development

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

From: Holly Caskey <[REDACTED]>
Sent: Tuesday, June 11, 2024 3:55 PM
To: Sarah Hensley <shensley@cityofkeller.com>
Cc: Kaleena Stevens <kstevens@cityofkeller.com>
Subject: Re: FLUP - please stop high density development

We would like to make sure we are not going with the smaller lot size on so many projects. Our main issue is with the smaller lots sizes.

It's really both projects and the FLUP that has changed.

Sent from my iPhone

> On Jun 11, 2024, at 10:32 AM, Sarah Hensley <shensley@cityofkeller.com> wrote:

>

> Hi Holly,

>

> Is there a specific project you wanted your comments included with? We have the Chisholm Oaks project on today's Planning and Zoning Commission agenda, and the Whitley Springs project on the June 18 City Council agenda.

>

> Thank you,

>

> Sarah Hensley | Director of Community Development

> P: 817-743-4127

> City of Keller, Texas

> www.cityofkeller.com

>

>

>

> -----Original Message-----

> From: Holly Caskey <[REDACTED]>

> Sent: Tuesday, June 11, 2024 9:56 AM

> To: Sarah Hensley <shensley@cityofkeller.com>; MayorandCouncil <CityCouncil@cityofkeller.com>

> Cc: Debbie Bryan <[REDACTED]> Dan Caskey <[REDACTED]>

> Subject: FLUP - please stop high density development

>

>

> Please stop the high density development. We need to go back to larger lot size. Thank you for considering our wonderful town and infrastructure!

>

> Sent from my iPhone

> Effective June 10, 2024, the City of Keller will transition to a new permitting and inspections software system, Enterprise Permitting & Licensing. As part of our commitment to providing you with the best possible service and

streamlining our processes, this transition will eliminate paper applications in favor of fully digitized processes for permitting and plan review, contractor registrations, payments, and code case reporting.

Amber Washington

Subject: FW: High density development in Keller

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

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

Thank you

Mike Harrison

817-846-6079 direct

607 Lasalle Drive,

Keller

Effective June 10, 2024, the City of Keller will transition to a new permitting and inspections software system, Enterprise Permitting & Licensing. As part of our commitment to providing you with the best possible service and streamlining our processes, this transition will eliminate paper applications in favor of fully digitized processes for permitting and plan review, contractor registrations, payments, and code case reporting.

Amber Washington

Subject: FW: G-1 and H-4

From: Damon Jamieson [REDACTED]
Sent: Monday, July 1, 2024 9:55 AM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: G-1 and H-4

Damon and Crystal Jamieson at 1217 Stegall Dr, Keller are against G-1 and H-4 as they were not on the Future Land Use Plan. This is as deceptive as the development behind me that was originally 2/3 acre lots, changed to 1/2 and then somehow was built with 4 homes backing to my lot with 1/4 acre lots. Wrong!

Damon Jamieson

Amber Washington

Subject: FW: G2 & H4

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

From: Chris Holcombe [REDACTED]
Sent: Sunday, June 30, 2024 1:05 PM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: G2 & H4

No No No enough of not following the wants and agreed plan of future land development!!! You are a new council do the right thing now and show you are in step with Keller residences,

Thank you,
Holcombe's

Sent from my iPhone

Amber Washington

Subject: FW: Against G-1 and H-4

From: Amy Mange [REDACTED]
Sent: Monday, July 1, 2024 10:12 AM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: Against G-1 and H-4

Good morning,

I wish I didn't have to keep writing you to say the same things over and over. Please honor the Future Land Use Plan and stop trying to sneak in more high-density housing into Keller. I am specifically referring to items G-1 and H-4 on tomorrow night's agenda.

I have a real concern for the amount of people and concrete this type of growth will add to our "Tree City." You CAN NOT replace the trees with concrete and expect the same environment. The scraggly little saplings the builder plant DO NOT replace the homes for animals, and the most of those trees die anyway, never to be replanted. Yes, we notice!

Also, the traffic cutting through is out of control. These commuters are speeding through our streets, and bringing their trash and loud cars and motorcycles with them. I sound like an old lady, but I have lived here a long time and seen some BAD decisions by the council. As a voter, I have shared my opinion and don't want to see you make another bad decision.

Have the courage to just say NO!

Thank you,
Amy Mange

Hello,

We wanted to write to the Keller Zoning Board to express our objection to the proposed development of 22 Patio Homes at 1212 Whitley Road.

Our objection to the rezoning is for the following reasons:

- The increased traffic congestion on Whitley. This will cause more vehicles to cut thru Foxford Drive to get to Rapp Road.

- 22 Patio homes may result in low cost housing that will affect our home values. It may also mean a more likelihood of owner/investors who just rent out the location as opposed to actually residing and having a stake in Keller.

- Possible school redistricting as a result of the added community.

Please note that when Flanigan Hill was initially designed Foxford Drive was supposed to have been a Cul de sac but changed due to the assumption that the proposed area on Whitley would be zoned commercial. If there is any approval rezoning of the proposed lot, we would like to first address Foxford Drive. This may mean building or blocking off the north entrance of Foxford drive to prevent traffic overflow. If you need further information you can request to look at the initial blueprint design of Flanigan Hill.

Thank you for taking our view point into consideration!

As a Resident at Dunmore Ct.

We will apposed the idea

we will Not want a patio home

at our area if will affect our home value.

PETER & Nany SAideefane
200 Dunmore Ct
Keller TX 76248

Amber Washington

Subject: FW: High Density Developments

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

From: Susie T [REDACTED]
Sent: Monday, July 1, 2024 12:45 PM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: High Density Developments

> I strongly oppose the high density developments that are on the Tuesday agenda, in particularly item G1 and H4.
> These developments are not needed or wanted and weren't even part of the original planning stages.
> These developments would hurt our community in areas of our environment, climate control, aesthetics, and all utilities.
> I urge you all, DO NOT APPROVE these high density developments.
>
> Thank you

> Susan Thomasson
> Long time Keller resident since 2000

Amber Washington

Subject: FW: High Density Developments

From: Steve O'Fallon <[REDACTED]>
Sent: Monday, July 1, 2024 5:52:59 PM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: High Density Developments

To the Mayor and City Council,

The council meeting agenda set for 7/2/24 includes two more proposed high-density developments in our city. Patio homes are being proposed for Item G-1 and 8400 square foot lots are proposed for Item H-4. We do not support these proposals and do not need any more high-density housing in the city considering the amount of high-density that exists here already. Please vote NO on approval of these two proposals.

Thank you,
Steve & Kathy O'Fallon
716 Crater Lake Circle

Amber Washington

Subject: FW: HD Developments must stop

From: Richard Gonzalez <[REDACTED]>
Sent: Sunday, June 30, 2024 1:25 PM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Cc: Marissa Gonzalez [REDACTED]
Subject: HD Developments must stop

Dear Mayor and Council of The City of Keller,

I am proud to say that moved my family to Keller in 1995. My kids went through the KISD school system from kindergarten through high school graduation. I myself worked for KISD before I retired. My wife and I love to support Keller businesses whenever possible. I have noticed the gradual loss of the simple country pace that attracted us to Keller back in 1995. I understand that Keller must grow with the times. But you can control the growth and still maintain the country charm of this city without the proliferation of high density (HD) housing, which accelerates the growth of traffic, crime, etc...

I am opposed to items G-1 and H-4 which are currently under review by the council. Keller has more than enough HD housing. Traffic alone is a nightmare during rush hours. Adding more traffic and crime is ruining this city and nothing adds to it faster than HD housing. We vote at every election and we watch who makes choices that support our views, and those which don't. We want you to stop the proliferation of HD development and save what is left of the country charm in Keller.

Respectfully,

Richard & Marissa Gonzalez
1119 Oakwood Circle
Keller, TX. 76248

[Sent from AOL on Android](#)

Amber Washington

Subject: FW: G-1 & H-4

From: Gloria Jefferson <[REDACTED]>
Sent: Monday, July 1, 2024 1:35 AM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: G-1 & H-4

In regards to Projects G-1 & H-4, I am adamantly opposed to both. Keller is trending closer to being another Haslet each time projects such as these are approved. Growth, planned and voted for by the citizens, is great. No one expects things to remain the same. BUT, the citizens of Keller have expressed their desire to keep Keller green; lawns, trees open areas and a rural feel are important to us.

And, as a last resort, please be mindful of our carbon footprint. Asphalt does not clean air, trees and plants do. Concrete causes rain run off problems, plus it hinders cooling.

All in all, I am asking you all to make a thoughtful, reasoned decision. Not one based on a developer's desire for a quick return on minimal investment. (I'm still trying to understand how "quality materials will be used" when constructing Center Stage justified saddling us with the traffic, etc.)

Thank you,
Gloria Jefferson
403 Mt Gilead Rd

Amber Washington

From: Community Development
Subject: FW: Please reject G1, G2, and H4, H5 agenda items

From: Henzfamily <[REDACTED]>
Sent: Monday, July 1, 2024 11:49 AM
To: MayorandCouncil <CityCouncil@cityofkeller.com>; Community Development <communitydevelopment@cityofkeller.com>
Subject: Please reject G1, G2, and H4, H5 agenda items

TO:
Keller City Council
Keller Planning and Zoning Board
Sarah Hensley, Director of Community Development

Dear Members of the City Council and the Planning and Zoning Board,

I hope this letter finds you well. I am writing to express my concern and opposition to the **G1 & H4 zoning proposals and the G2 & H5 proposals to amend the Future Land Use Plan (FLUP) per the July 2, 2024 City Council Agenda.**

From the Agenda:
G: OLD BUSINESS

G1: Whitley Springs zoning change from Commercial development (C) to PD-PH
G2: Amend the Future Land Use Plan (FLUP) from Retail/Commercial to Patio-Garden-Townhome

H: NEW BUSINESS

H4: Ordinance for Planned Development Zoning Change from NS to PD-SF-8.4
H:5 Amend the Future Land Use Plan (FLUP) from Office (O) to High Density Single Family lots.

I oppose these changes and **ask that you not approve these zoning changes and that you recommend denial of the proposed amendments to the FLUP.**

Please forward this email to the Planning and Zoning Commission.

Let's work together to keep the City of Keller Vision alive:

CITY OF KELLER VISION:: Keller will be the premier community in which to live, work, play, and invest by balancing big-city comforts with small-town charm

Thank you,
Chris Henz
1523 Windsor Forest Ct
Keller, TX 76262
[REDACTED]

Amber Washington

Subject: FW: council items tonight

From: [REDACTED]
Sent: Monday, July 1, 2024 11:31 AM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: council items tonight

Good morning all,

I've already emailed one about these items, but want to again express my opposition to requested changes on Whitley Road by Garabedian which would eliminate Hwy377 commercial opportunities and crowd in more housing. We should not be willing to give up what little commercial frontage we have left there.

I also object to the requested changes with the proposed Keller Springs development. They also want to change from lower/medium density to higher and again waste commercial opportunities on Hwy377. I don't feel we should waste the commercial frontage, and we certainly don't need to crowd in patio homes in a lower density area. Please don't change the FLUP just to squeeze in housing. That would have been a much better alternative to the huge apartment complex, but city council blew it on that huge money/traffic drain.

Please vote no on these proposals!

Thank you,

Bonnie Dektor
441 Marlin

Amber Washington

Subject: FW: ITEM G-1

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

From: Hartley Lapsey <[REDACTED]>
Sent: Sunday, June 30, 2024 12:28 PM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: ITEM G-1

I say no to more Patio homes!!! No more apartments in Keller!

Hartley

Amber Washington

Subject: FW: High Density Proposal - against

From: Timothy Kincaid <[REDACTED]>
Sent: Monday, July 1, 2024 12:50 PM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: High Density Proposal - against

Greetings. Two Keller residents here are concerned about high density plans you will consider, specifically G-1 and H-4. These sizes are not in the current Future Land Use Plan.

Please do not approve more high-density development. Keller is losing its hometown feel and is starting to feel like every other suburb.

Thanks,

Timothy Kincaid
Larry Pettit

Amber Washington

Subject: FW: H-1, G-4

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

From: Ray Griffith <[REDACTED]>
Sent: Sunday, June 30, 2024 4:11 PM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: H-1, G-4

NO - to both!!!
Sent from my iPhone

Amber Washington

Subject: FW: opposition to high density, again

From: [REDACTED]

Sent: Tuesday, July 2, 2024 8:48:44 AM

To: MayorandCouncil <CityCouncil@cityofkeller.com>
[REDACTED]

Subject: opposition to high density, again

Mayor and Council—

We are writing to inform you of our opposition to 2 high density projects, specifically G-1 and H-4.

There is no need for 100s+ more cars on our roads, more burden on our water supply/roads/sewer system, and first our responders.

(If all this sounds familiar, you're correct. I've sent multiple emails about this same issue. Please, please, PLEASE listen to the residents who are in opposition, respect their concerns, and act in the best interests of our fair burg!)

Thank you.

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

Amber Washington

Subject: FW: Against Item G-1

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

From: Lauren Schneider [REDACTED]
Sent: Monday, July 1, 2024 1:37 PM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: Against Item G-1

Hi There-

I wanted to reach out in regards to G-1 patio homes off Whitley Rd on the agenda. I am asking you to vote against this. Our family as well as many families move to Keller for the large spacious lots and homes and the charm Keller offers. I don't want Keller to continue to cram homes on top of each other as this takes the charm away from this special place. Thank you.

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

Amber Washington

Subject: FW: High density developments

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

From: Mark Thomasson [REDACTED] >
Sent: Monday, July 1, 2024 12:32 PM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: High density developments

I strongly oppose the high density developments that are on the Tuesday agenda, in particularly item G1 and H4. These developments are not needed or wanted and weren't even part of the original planning stages. These developments would hurt our community in areas of our environment, climate control, aesthetics, and all utilities. I urge you all, DO NOT APPROVE these high density developments.

Thank you
Mark Thomasson
Long time Keller resident since 2000

Amber Washington

Subject: FW: Whitley Springs Development - Yes!

From: Madison Haas [REDACTED]
Sent: Tuesday, July 2, 2024 8:16 AM
To: Community Development <communitydevelopment@cityofkeller.com>
Subject: Whitley Springs Development - Yes!

Hello,

My name is Madison, wife and mother of a sweet baby girl named Avery. We live at [692 Lantana Dr.](#) Keller, Tx 76248

As a City of Keller resident I am happy to see the new Whitley Springs development on the up and coming! We care about our city's reputation and livelihood, and I think this will be a great opportunity for more families to join our community.

#KeepitinKeller

Thank you!

Amber Washington

Subject: FW: Whitley Springs Development - 1212 Whitley Road

From: [REDACTED] <[REDACTED]>
Sent: Monday, July 1, 2024 5:10 PM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Cc: Community Development <communitydevelopment@cityofkeller.com>
Subject: Whitley Springs Development - 1212 Whitley Road

Mayor and Council Members,

I am writing this letter in favor of the Whitley Springs development located at 1212 Whitley Road. I will be traveling and unable to attend the council meeting in person.

The seller, Sara Huynh and her late husband Eric, have attempted to sell or develop this land for several years. Many of you knew Eric as a respected Rotarian and member of our community. His initial development was stalled by City staff in hopes of a Rapp Road expansion which never happened. Since his passing, Sara has desperately needed to sell this property and settle the estate. Fortunately, with the city's approval of the FLUP, we now have a vision from Keller on future development through that corridor. As stated by our Planning & Zoning commission, Whitley Springs appears to meet the intent of the FLUP, which is why it should be considered for approval.

Speaking strictly as a resident of Keller, I am also in favor of Whitley Springs due to several factors below:

- **FLUP:** Tax payers spent roughly \$225,000 on creating the FLUP, as well as considerable time and effort. Developments that meet the intent of the FLUP should be highly favored since they are representative of Keller's vision of the future. They also act as a guide for land valuation and direct developers on what and where to build. If the city does not follow the intent of the FLUP for future development, we will make it very difficult for property owners to sell their land for a reasonable value.
- **Desirable Use:** The mix of residential and commercial provides an improved tax base for the city, as well as an economic benefit to local establishments. If development is restricted too much we will ultimately end up with less desirable uses. I would like to point out the 11 acres at 900 N Main that was just sold to a mega-church and will provide no economic benefit to the city. Four developers attempted to purchase this property with an intent that followed the FLUP, but were all turned away.
- **Urban blight:** This land is an eyesore and part swamp in many respects. A new development here will aid in increasing property values and help spur growth along the south Main corridor.
- **Reduced Traffic:** The residential portion of this development will provide a smaller traffic impact as opposed to a commercial development, which will benefit the adjacent neighborhoods and school.

Thank you for your time and consideration.

Matt Matthews
1612 Bellechase Drive
Keller TX 76262

Matt Matthews, CCIM, MBA | Managing Director

SVN | Trinity Advisors

1762 Keller Pkwy, Ste. C | Keller, TX 76248

Mobile 972-765-0886 | Office 817-562-1400



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Alexis Russell

From: Phillip Maxwell <[REDACTED]>
Sent: Thursday, June 27, 2024 3:35 PM
To: Community Development
Cc: MayorandCouncil
Subject: Whitley Springs - Garabedian Properties

Dear Mayor & Council,

As a Commercial Broker who specializes in NE Tarrant County & a former P&Z Commissioner with the City of Keller, I've had years of experiences in development and Commercial Real Estate transactions in Keller, as well as in the surrounding cities and municipalities.

I love and have served Keller, my children attend KISD and I believe in the vision of this city, as well as its elected and appointed leadership & staff.

In my professional experience and industry, I've always attempted to be a part of the solution and influence developers to bring their projects to Keller - I've been fortunate enough to be a part of several.

In the case of the Whitley Springs - there's several items I'd like to establish for the record as to why this will be another project that will benefit Keller and its residents:

1. Deemed Undevelopable: This parcel has been on the market for a considerable amount of time - little interest for a number of reasons, namely the difficulty with utilities, the diversity in zoning (which most commercial developers and residential developers don't find appealing), as well as whisper of a Rapp Rd. extension.

2. Commercial Use: in the event that a purely commercial project came online it would create an astounding amount of traffic for surrounding residents.

3. FLUP: it's common knowledge how hard the city worked on establishing the FLUP, how our residents played a vital role, how our Mayor, Council and Commission heard and acted in diligently preparing the FLUP for the betterment of Keller. It's my professional opinion that Whitley Springs put forth by Garabedian Properties is the highest and best use for this parcel - and also in perfect alignment with the FLUP.

4. Garabedian Properties: Mike Garabedian is one of Keller's best not just as a developer & builder but as a man and advocate for everything Keller is and aspires to be. He has brought countless homes and commercial projects to Keller specifically because he believes in its vision, leadership and listens to its residents, as a resident. He's a perfectionist with every detail, he's adaptive, creative, and is uniquely positioned as an honest and transparent developer/builder, who has foresight beyond the bottom line. He builds for the future, yet listens and understands what residents want today.

For the reasons and aforementioned items mentioned, I'm in full support of Whitley Springs as currently proposed.

Kindest Regards,

Phillip Maxwell

Information About Brokerage Services

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

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

 | DB2RE.com

2929 Carlisle Street, Suite 250, Dallas, TX 75204

LAND IS OUR BUSINESS.®