

August 3, 2020

Community Development  
c/o City of Keller  
100 Bear Creek Parkway  
Keller, TX 76248

Case number : LUP-20-0001,Lup-20-0002 and Z-20-0002

We are AGAINST this development application. We are the property owners of  
1009 Atlee Dr, Keller, TX 76248

Thank You,

John Charles Mason



Carol Ann Mason



1009 Atlee Drive, Keller, Tx 76248

Stephen & Heather Zisler  
1314 Austin Thomas Drive  
Keller TX 76248

To Whom it May Concern,

My name is Steve Zisler and I have lived in Keller for almost 15 years. I am writing this letter in regard to Case Numbers: LUP-20-0001, LUP-20-0002 & Z-20-0002. We live at 1314 Austin Thomas Dr in the Estates of Oak Run. Our back fence will directly back up to two proposed lots.

My wife Heather and I are opposed to the proposed zoning changes as well as the plan from Wilbow to build high density houses in the proposed location. Our reason for opposition is outlined below.

1. They chose the smallest possible lot size to build. This will mean my back fence will back up to multiple homes. When asked why they chose the smallest possible lot size they responded by saying that their research shows that this is what people are in the market to buy. I disagree.
2. Track homes with front car garage and high-density housing does not fit the area of Keller where these houses are going to be built. We believe this is off brand and does not fit the aesthetic of the houses that are east of Rufe Snow. All houses in this area have significantly larger lot sizes with existing native trees and putting a track home neighborhood with tiny lots does not make sense to me.
3. Traffic is already significant pulling out of my neighborhood on both Rapp Road and Shady Grove. The addition of 31 new homes and likely 62 more cars traveling these streets daily creates a major concern.
4. They plan to clear cut the land and only leave 20 ft of trees as a buffer. This buffer still does not create the desired privacy necessary as well as the thought of clear cutting one of the few remaining green belt areas is sad. Birds, Termites, coyotes, foxes, bob cats, and the many other vast wildlife will be displaced.
5. The desired plan for development can last up to 3-5 years. This means consistent noise and traffic of construction vehicles and crews working. The peaceful forest behind my house will be replaced by 3 years of nail guns and crews working on building houses. In the current economy I fear the land will be clear cut and then sit for years as they try to sell the lots. I would prefer a retail establishment to be built one-time vs years of development.

For the reasons outlined above, Heather and I are opposed to these plans. We moved to Keller for the trees and neighborhoods. My hope is that Keller will resist the temptation to garner additional tax revenue by cramming as many small lot homes into an area as possible. It runs counter to the city of Keller's brand and believe it long term will not add value to the city.

Respectfully,

Stephen B Zisler Jr.



Heather R. Zisler



## Jerald Ducay

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**From:** Amy Botcher on behalf of Community Development  
**Sent:** Thursday, August 6, 2020 7:54 AM  
**To:** Jerald Ducay  
**Subject:** FW: Proposed FLUP amendments

**From:** bdektor@verizon.net [mailto:bdektor@verizon.net]  
**Sent:** Wednesday, August 5, 2020 7:44 PM  
**To:** Community Development <communitydevelopment@cityofkeller.com>; Keller Mayor and Council <MayorandCouncil@cityofkeller.com>  
**Subject:** Proposed FLUP amendments

P&Z and City Council Members,

I understand there are 3 FLUP change requests regarding the proposed Adare Grove residential development. I am opposed to all three requests. We have very little open land left in Keller and see zero benefit to creating a new land-use class just so a developer can squeeze in zero lot line housing. If that isn't bad enough, they also want to remove retail zoning to put in more "planned development" which is also another way to squeeze in more tiny lots.

I repeat that I think all 3 requests are a bad move for Keller. Is this the kind of tax revenue we want now? Please stop downgrading the development in Keller.

Sincerely,

Bonnie Dektor  
441 Marlin Lane

## Jerald Ducay

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**From:** Matthew Cyr  
**Sent:** Tuesday, August 4, 2020 2:37 PM  
**To:** Jerald Ducay  
**Cc:** Amy Botcher  
**Subject:** FW: Case No. LUP-20-0001, LUP-20-0002 & Z-20-0002

**From:** mricketts@peak19.com <mricketts@peak19.com>  
**Sent:** Tuesday, August 4, 2020 2:06 PM  
**To:** Community Development <communitydevelopment@cityofkeller.com>  
**Subject:** Case No. LUP-20-0001, LUP-20-0002 & Z-20-0002

I am writing this letter in opposition to case numbers LUP-20-0001, LUP-20-0002 and Z-20-0002.

I am the homeowner at 960 Roxbury Way, Keller, Texas, 76248.

I received a notice from JP Ducay with information regarding these zoning change requests. The notice also included a map showing those properties which are within 200' and 300' of the requests. The letter informed me that my property was within 300' of the request, but this is incorrect. According to the map, about 1/3 of my property falls within 200' of the request.

I am registering my opposition to the new land use class, the amendment to the Future Land Use Map and the zoning change as part of the properties within 200' of the proposals.

While I would much prefer that undeveloped areas of Keller, like the one in question, remain undeveloped to allow for trees, open spaces and nature, I understand that this desire will probably go unheeded. In addition, removing more trees, which would be required to develop this land, further erodes the beauty and charm of Keller.

If residential development is unavoidable, the lots must match the other neighborhoods that are already surrounding the proposed area. Creating a new zero-lot-line Land-Use Class just to pack as many houses into a small space as possible is not acceptable. The proposed new residence must match the zoning of the surrounding neighborhoods.

Allowing zoning changes at the whim of a development company so it can make more profit should not be the aim of the City of Keller. The original zoning requirements were put in place for a reason – to help keep Keller the city it is today.

Sincerely,

Matthew Ricketts  
Homeowner  
960 Roxbury Way, Keller, TX, 76248