

**From:** A Wallace [REDACTED]  
**Sent:** Monday, April 28, 2025 4:33 PM  
**To:** Armin Mizani; Shannon Dubberly; Greg Will; Karen Brennan; Tag Green; Christopher Whatley; Ross McMullin  
**Cc:** Community Development  
**Subject:** SUP-2503-0015: 1401 Summer Breeze Court's Request for Accessory Structure Variance

Dear Mayor and City Council,

Thank you for your service to our community. I'm writing to share a few thoughts regarding the request for a 1,080-square-foot detached accessory structure at 1401 Summer Breeze Court, which as of today is set for the May 20th agenda.

**Regarding the 5-foot setback variance**—a 50% reduction from 15 to 10 feet—while I recognize that a financial investment has already been made in this project, I respectfully ask that it be evaluated as if construction had not yet begun. Doing so encourages a culture of seeking permission—not forgiveness—and sets a healthy precedent, particularly when a variance may affect neighboring properties.

**Regarding the size of the structure**, would the Council consider asking whether it could be reduced to more closely align with the 50% accessory structure limit (currently proposed at 58.9%, or 1,369 sq. ft. of 2,323 sq. ft.)? The applicant cites current and future storage needs—including children's toys, equipment, and a boat—but they also have an existing garage and carport. How much of the new structure has a defined use today, and could the proposed excess be considered excessive? Given the neighbor's drainage concerns shared during Planning & Zoning on 4/22/2025, the total footprint—and its potential impact on water absorption and runoff—seems relevant to double check before approval.

**Regarding the front-facing orientation**, I understand this may be permitted under current code for properties platted before 1992. While I'm not requesting any change related to this particular SUP vote, I kindly suggest the City consider revisiting this provision for the future. In neighborhoods like this one—where side-entry garages are the consistent design—it may be worth re-evaluating whether prominent, front-facing accessory structures align with the established character of the area and others with similar layouts

I share the City's interest in thoughtful development and preserving neighborhood integrity. Thank you for your time and attention to these considerations.

Sincerely,  
Ashley

SUPPORT 300 FT

Mr. & Mrs. Dennis Shaw  
1414 Summer Breeze Ct.  
Keller, TX 76262  
April 18, 2025

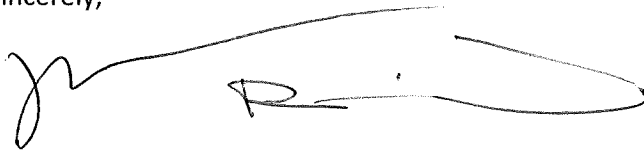
City of Keller Community Development Dept. & Planning and Zoning Commission  
PO Box 770  
Keller TX 76244

Dear City of Keller Community Development Dept. & Planning and Zoning Commission:

I am writing in support of a request for an SUP -2503-0015 on 1401 Summer Breeze Ct. Our neighbors Matthew and Jordan Fleetwood are asking for a Specific Use Permit for an existing 1,080 square-foot detached accessory structure. We believe their improvements to this structure will improve the visual aesthetics of our neighborhood and for this reason we are in full support.

Please let us know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to be "Dennis & Jennifer Shaw", written over a horizontal line.

Dennis & Jennifer Shaw  
1414 Summer Breeze Ct.  
Keller, TX 76262  
909-301-2358

REC'D MAY 19 2025

City of Keller Community Development

Attn: of Keller Mayor and City Council

Case # SUP 2503-0015

From: Gregory L. Juro & Marsha Juro, owners

1402 Summer Breeze Ct.

Keller, Tx 76262-4929

RE: Application for hearing on May 20, 2025

1401 Summer Breeze Ct. Keller, Texas

Dear Mayor and City Council:

Our property (1402) is to the west of the planned structure at 1401 Summer Breeze Court. We live right next door, and as long time taxpayers to the city of Keller (39 years), we are expressing our concerns about the value of our property being depreciated by a structure that is incompatible with the overall design with other neighborhood structures.

We **disagree** with the **Location, Appearance and Materials** for the structure.

\*At the last council meeting, on April 22<sup>nd</sup>, the owners were told the structure they had built **(without a permit)**, would have to be taken down and moved about 5ft closer to the street due to the utility easement located at the back of their property. That will make it almost even with the front of their house. To date, even though the City Planning meeting took place on April 22, 2025, the structure has not been taken down. This suggests to us that the non-compliance of not asking for a permit in the first place will continue as this process goes forth.

\*The structure will give the appearance of a storage rental unit. They have 3 cars, a boat, 2 or 3 4-wheelers, a huge lawn mower and a new addition of an RV that is pulled by a truck almost as long as a single wide mobile home. The RV was added to the property about a month ago on 4/26/25. It was taken out for an event for 1 weekend and has remained there since. It is still hitched to a truck. The property, which is zoned as a single family residence, is rapidly taking on the appearance of a storage facility, most specifically because the structure and all it's contents will be located in the front yard and visible to the entire

neighborhood. This again devalues the properties in the area and shows little or no regard for others in our neighborhood.

\*The structure will appear to be in their front yard due to the triangular shape of the lot and the fact that it must be a certain distance from the utility easement which translates as closer to the front, nearer the street.

\* The structure will be aluminum . All homes in our neighborhood are made of brick.

\* Side entry garage doors add value to the property because the contents of the structure are NOT visible. The original structure had front entry doors.

\* Gravel, not concrete, will be the entry to the structure and floor of the inside of the structure. Gravel on top of grass will look cheap.

\*One home on our street has an RV that is on a concrete slab in the backyard not visible from the street because it is behind a beautiful fence.

\*Two other homes have several work vehicles in the backyard, but have 8 foot tall fences to prevent them from being visible from the street.

Our recommendation would be to have the structure behind a tall fence and/or constructed of materials that align with the neighborhood look. The entry way should be concrete not gravel on dirt.

Thank you for allowing us to provide feedback and for the service you provide to our community.

Very respectfully,

Gregory L. Juro

*Gregory L. Juro*  
5/19/25

Marsha Juro

*Marsha Juro*  
May 19, 2025

April 16, 2025

REC'D APR 17 2025

Planning and Zoning Commission of the City of Keller,

We are writing to express our strong opposition to the proposed large-scale 1,080 square-foot detached accessory structure, with a variance to encroach the rear setback Lot 31, Block 2 of the Summer Ridge Estates Addition (SUP-2503-0015) that is currently under consideration. It shall be noted the construction of large-scale 1,080 square-foot (sqft) detached accessory structure began without prior approval from the City of Keller and no portion of the structure was existing when the purchase of 1626 Treehouse LN N, Keller, Texas in 2018. The unauthorized construction of the large-scale 1,080 square-foot detached accessory structure began in the winter of 2024.

It's important for Planning and Zoning Commission of the City of Keller to know our property line extends approximately ten feet from the back of our wood fence line. The current proposed location encroaches our rear setback of 1626 Treehouse LN N.

As concerned residents and taxpayers in our community, we believe it is crucial to voice our concerns about this large-scale 1,080 sqft detached accessory structure. We are deeply concerned about the potential negative impact this large-scale 1,080 sqft detached accessory structure could have on the surrounding neighborhood and, specifically, our property.

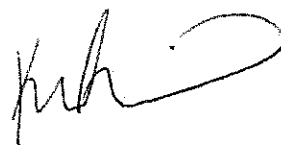
Our primary concerns are as follows:

- **Environment:** The large-scale 1,080 sqft detached accessory structure could significantly alter the serene and peaceful environment that currently exists in our neighborhood.
- **Property Values:** We are concerned that the large-scale 1,080 sqft detached accessory structure could negatively impact the serene, peaceful environment and property values in the neighborhood. Homeowners have invested in this area with the understanding that it is primarily residential and introducing a large-scale 1,080 sqft detached accessory structure adjacent to our properties could have an adverse effect on our investment and the natural beauty of this specific area North Keller, which is known for its natural beauty.
- **Alternative Solutions:** A smaller detached accessory structure at or below fence line height at approximately no higher than 7 feet tall and 120 square-foot is more suitable for this location. A smaller detached accessory structure could be built without compromising the existing quality of life for residents in our neighborhood. We urge the City of Keller to explore alternative options that better align with the community's needs and concerns.

In light of the above concerns, we kindly request that the City of Keller not to approve the Specific Use Permit (SUP-2503-0015) for a large-scale 1,080 sqft detached accessory structure in its current proposed location.

Thank you for taking the time to review my concerns. I hope that the City of Keller will carefully consider the potential implications of this large-scale 1,080 sqft detached accessory structure on our community's environment, natural beauty and choose a course of action that best serves the interests of all residents.

Sincerely,



April 16, 2025

*[Handwritten signature]*

Kevin Palomino  
(214)301-1982  
1626 Treehouse LN N Keller TX 76262

Dennis Pabo

Dennise Palomino  
(917)698-1536  
1626 Treehouse LN N Keller TX 76262



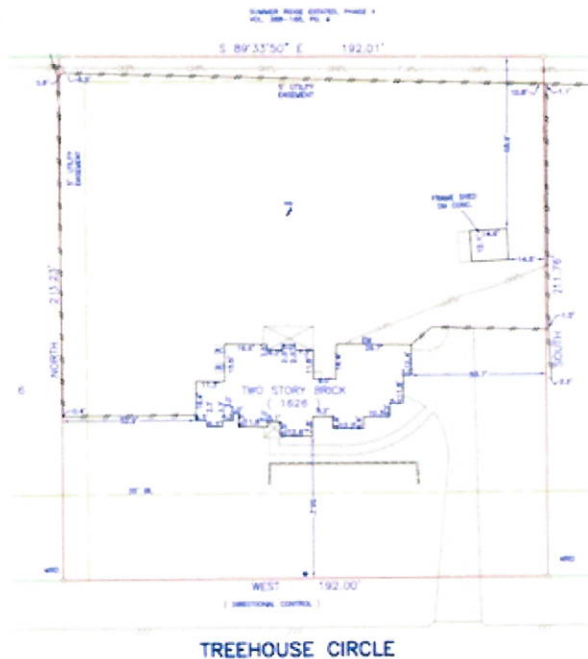
SURVEY PLAT



THIS PENNACKE CIRCLE  
WAS SET IN 1966

FORM REGISTRATION NO. 107-4355

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090  
This is to certify that I have, this 09th, made a careful and accurate survey on the ground of property located at No. 1626 Treehouse Lane North in the city of Keller Texas.  
LOT 7, BLOCK 1, TREEHOUSE ADDITION, TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS,  
ACCORDING TO PLAT RECORDED IN VOLUME 388-150, PAGE 54, DEED RECORDS OF TARRANT COUNTY TEXAS.



TREEHOUSE CIRCLE

**BY SUBJECT TO**

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ACCEPTED BY:

[illegible]

Jul Dep