

**From:** Phil Chaffins [REDACTED]  
**Sent:** Saturday, March 8, 2025 11:58 AM  
**To:** Community Development  
**Subject:** 8740 Davis Blvd Planning and Zoning

There have been several attempts to make the Armstrong property into an outstanding development for the city of Keller. I have been told that this property has been in the Armstrong family since the Civil War. It is time for the family to let go of their heritage and see their legacy be developed into the finest subdivision in all of Keller.

As a resident of Lyndhurst on the other side of Davis I would like to show my support for this project. I have been a custom home builder and a residential developer for 38 years. I have followed the projects done by Holmes Builders and find that the quality and variety of their architecture to be very appealing and consistent with superior developments they have done in the DFW market.

The homes that will be constructed in this development will start in price above \$2m. That is wonderful for the City of Keller and the surrounding property owners as well. The proposed 49 lots do not hit the 36,000 sf zoning but does comply with the intent of the zoning. Because of the unique features of the property they are unable to use the 9 acres designated to open space. If this unusable land could be made usable they could then easily conform to the 36,000sf lot size.

This is a high end, high quality custom builder that wants to come to our city to invest in this beautiful property. His presence, and the project that he will provide us, will be a great asset to all around him.

The two things that I would like to have address before approval is how the entrance to Davis Blvd will be handled and I would like to see the landscaping be equal to the landscaping at all three Lyndhurst neighborhoods.

Once again I would like to state that this proposal meets the intent of the existing zoning and will allow the Armstrong's to sell their legacy to the right developer. Let's not make the same mistake that was made with the Jean property.

Best Regards,  
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