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**Patricia Sinel**

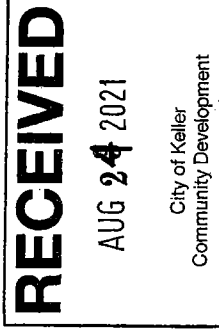
**From:** Julie Smith  
**Sent:** Tuesday, August 24, 2021 11:24 AM  
**To:** Linda Taylor  
**Cc:** Armin Mizani; Mark R. Hafner; Kelly Ballard; Matthew Cyr; Patricia Sinel  
**Subject:** RE: Highland Terrace Mobile Home Park

Linda-

Thanks so much for the questions. Please see my answers, below.

Julie

**Julie Smith**  
Community Development Director  
City of Keller, Texas  
817-743-4127  
[jsmith@cityofkeller.com](mailto:jsmith@cityofkeller.com)



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**From:** Linda Taylor <lt5200@verizon.net>  
**Sent:** Tuesday, August 24, 2021 9:48 AM  
**To:** Armin Mizani <amizani@cityofkeller.com>; Shannon Dubberly <sdubberly@cityofkeller.com>; Christopher Whatley <cwhatley@cityofkeller.com>; Sheri Almond <salmond@cityofkeller.com>; Beckie Paquin <bpaquin@cityofkeller.com>; Ross McMullin <rmcmullin@cityofkeller.com>; Sean Hicks <shicks@cityofkeller.com>; Julie Smith <jsmith@cityofkeller.com>; Mark R. Hafner <mhafner@cityofkeller.com>; Community Development <communitydevelopment@cityofkeller.com>  
**Subject:** Highland Terrace Mobile Home Park  
**Importance:** High

To P & Z Commission, Julie Smith, and City Council:

While I understand that it is legal for the City to request FLUP and Zoning changes, I have questions about the SECOND FLUP Amendment and Zoning Change requests for the Highland Terrace Mobile Home Park.

1. Why are Councilmembers Hicks and Almond requesting these FLUP and Zoning changes? The request was generally discussed at the June 1<sup>st</sup> City Council meeting as a way to explore applying the same rules (zoning requirements) to all the lots in the subdivision as opposed to only granting variances to certain lots. Councilmembers Hicks and Almond were not the only councilmembers interested in exploring this solution. Staff was asked to bring this forward for consideration by P&Z and Council.
2. Why is the developer and/or owner/owners of the lots in the mobile home park not the persons/entities requesting these FLUP and Zoning changes? Especially considering it was suggested by a councilmember at the last FLUP and Zoning change of 8400 lot sizes that they should do so? The only entities that may bring a zoning request or consideration forward are the actual property owner(s) and the City Council. Neither Mr. Avery nor Mr. Garabedian own all the lots in the subdivision. And, not all the property owners of the subdivision lots are interested in the potential change though some are. In an effort to address the issue in a holistic manner across the entire subdivision, the Council thought it appropriate to consider the subdivision as a whole. (See further explanation after #5, below.)
3. Are Councilmembers Hicks and Almond "representing" the interests of the developer as it appears they are doing? If so, then it seems Councilmembers Hicks and Almond have a conflict of interest and therefore, should recuse themselves from voting on this matter. Again, these two councilmembers were not the only ones asking to consider a potential change to the FLUP and zoning. Councilmembers often agree with the developers who appear before them, but this does not mean they are "representing" those developers. A conflict implies a financial interest in the project itself which would require the filing of an affidavit from a councilmember so involved.
4. Since the City requires fees to bring these types of matters before P & Z and Council, have Councilmembers Hicks and Almond PERSONALLY paid these fees in order to have these issues brought before the Commission and Council? If not, why not? I believe they should be required to do so since bringing these matters before the City was not done by the ENTIRE City Council. Again, more than just these two were involved in the discussion and request. The City Council, because they act on behalf of the community, is not "charged" fees. This is true for other efforts as well. For instance, we in Building Services do not "charge" the Parks Department plan review fees for reviewing the Senior Center construction plans.
5. Is this modification in lot size an attempt to get around the supermajority requirement from the prior SF 8400 FLUP and Zoning change that was DENIED by P & Z and Council? If so, then I believe each resident within 200 feet that opposed the prior FLUP and Zoning change should be mailed a letter SPECIFICALLY stating that they must notify the City in writing again if they are also opposed to the current requests so they don't think that their first letters will suffice in this second zoning change. Letters were again mailed to everyone - within 300 feet; Keller

goes beyond state law requirements - for tonight's P&Z consideration and the following CC meeting for consideration.

It is my opinion that it these types of requests should be made by the actual property owners/developers and not by a couple of councilmembers. I agree, as does our Code, that property owners have the right to request a zoning change. There are some limitations on this related to spot zoning, but otherwise fairly straightforward. Having said that, since the time zoning was legislated at the federal level (1926) and adopted at the state level (1927), city councils have had the authority to initiate zoning changes. This generally occurs for commercial developments, planned developments, special districts/larger areas containing more than one parcel, and city-wide zoning updates. Without the ability to do this, zoning would occur in a haphazard, parcel by parcel manner without consideration for the integrity of the built environment fabric - the city as a whole. Here, when considering an entire subdivision, it is common practice throughout Texas (and the country) for a city council to address rather than individual property owners.

I am opposed to the FLUP Amendment and Zoning Change for 10,000 sq. ft. lots as it is not comparable nor compatible with the surrounding residential areas and subdivisions. During the FLUP Update, a majority of residents who participated in the surveys, public hearings, etc. stated they were opposed to more high density residential development in Keller in general and especially in North Keller. To introduce SF 10,000 in North Keller will set a bad precedent and open a Pandora's Box to more of the same. This appears to be a backhanded way to get more high density residential in North Keller. So noted.

It seems that Councilmembers Hicks and Almond are determined to bring more high density residential to North Keller against the wishes of the constituents they claim to represent. Again, see above.

These councilmembers have already given North Keller 475 apartments and 50+ patio homes against the desires of a majority of residents who opposed Center Stage. As I am sure you know, the vote approving Center Stage included - and required - the support of more than just these two councilmembers.

I respectfully request that this FLUP amendment and Zoning change request of SF 10,000 be DENIED. So registered.

Regards,

Linda Taylor  
1201 Bourland Rd  
Keller, TX 76248

**Matthew Cyr**

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**From:** Matthew Cyr  
**Sent:** Tuesday, August 24, 2021 2:22 PM  
**To:** Matthew Cyr  
**Subject:** FW: P&Z Agenda August 24,2021

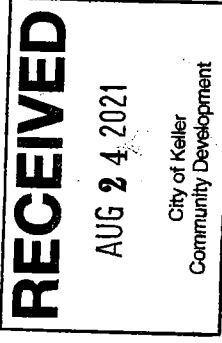
**From:** MELANIE BELCHEFF <[mbelcheff@msn.com](mailto:mbelcheff@msn.com)>  
**Sent:** Monday, August 23, 2021 8:40 PM  
**To:** Julie Smith <[jsmith@cityofkeller.com](mailto:jsmith@cityofkeller.com)>  
**Cc:** MayorandCouncil <[CityCouncil@cityofkeller.com](mailto:CityCouncil@cityofkeller.com)>  
**Subject:** P&Z Agenda August 24,2021

Dear Planning and Zoning Commissioners,

Please let this serve as my written opposition to Items D 3,4, and 5 under new business on the August 24, 2021 agenda.

These zoning requests appear as attempts to satisfy home builders rather than representing the citizens of Keller. The citizens and voters of Keller are not in favor of adding additional density to our city and there is no basis for changing potential retail to residential of any density.

Thank you,  
Melanie Belcheff  
1650 N Pearson Lane  
Keller, TX 76262  
817-637-7302



**Matthew Cyr**

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**From:** Matthew Cyr  
**Sent:** Tuesday, August 24, 2021 2:22 PM  
**To:** Matthew Cyr  
**Subject:** FW: Highland Terrance Mobile Home Park

**From:** Rod Valle <[rodv9999@verizon.net](mailto:rodv9999@verizon.net)>  
**Sent:** Monday, August 23, 2021 10:12 PM  
**To:** MayorandCouncil <[CityCouncil@cityofkeller.com](mailto:CityCouncil@cityofkeller.com)>; Julie Smith <[jsmith@cityofkeller.com](mailto:jsmith@cityofkeller.com)>  
**Subject:** Highland Terrance Mobile Home Park

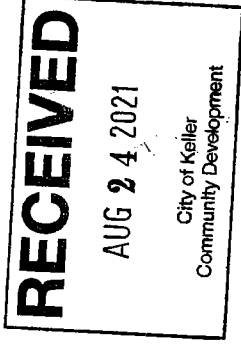
08/23/2021

Mr. Mayor and City Council,

Regarding the Highland Terrance Mobile Home Park zoning change, I am opposed to the zoning changes requested and would ask that the existing zoning requirements remain in place.

More profit for new developers cannot be the driving force for land use changes as previous ones have successfully been able to work within the existing zoning rules for our community.

Respectfully,  
Rod Valle  
1641 Treehouse Lane N.  
Keller, TX



**Matthew Cyr**

**From:** Matthew Cyr  
**Sent:** Tuesday, August 24, 2021 2:21 PM  
**To:** Matthew Cyr  
**Subject:** FW: Re-zoning Highland Terrace

**RECEIVED**

AUG 24 2021

City of Keller  
Community Development

**From:** Andrea Marshall <[marshall1791@sbcglobal.net](mailto:marshall1791@sbcglobal.net)>  
**Sent:** Tuesday, August 24, 2021 7:18 AM  
**To:** MayorandCouncil <[CityCouncil@cityofkeller.com](mailto:CityCouncil@cityofkeller.com)>; Julie Smith <[jsmith@cityofkeller.com](mailto:jsmith@cityofkeller.com)>  
**Subject:** Re-zoning Highland Terrace

I object to the proposal that

Council Members Sean Hicks and Sheri Almond are requesting for a FLUP (Future Land Use Plan) Amendment and Zoning Change in North Keller for the Highland Terrace Mobile Home Park off of Knox Road.

These two council members requested changes for this area last month to go from zoning of 36,000 sq. ft. lots to 8,400 sq. ft. lots, which was DENIED by both the Planning and Zoning Commission as well as the City Council. Thank you to both groups!

Now these same two council members want a FLUP amendment and zoning change for this property to be changed to 10,000 sq. ft. lots.

Did they not listen to or read the results of the survey (that the city spent a couple million dollars for) that Keller residents don't want small lots that will be used for more high density housing?

On top of that, it seems very odd to me that council members are making such a zoning change request.

Why are they doing this? Who would it benefit?

With their persistence in trying to change the FLUP, should we be concerned that they may have some kind of vested interest in getting this downsizing approved?

I urge the P&Z Commission to vote against this proposal and, should it get through, I urge the City Council to vote No!

Andrea Marshall  
556 Royal Glade Drive

**Matthew Cyr**

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**From:** Julie Smith  
**Sent:** Tuesday, August 24, 2021 2:21 PM  
**To:** Andrea Stoller  
**Cc:** Matthew Cyr; Patricia Sinel; Mark R. Hafner; Kelly Ballard  
**Subject:** RE: FLUP Amendment and Zoning Change for Highland Terrace Mobile Home Park

Mr. and Mrs. Stoller-

Thank you for the email. We shall include it in our presentation tonight.

Sincerely,  
Julie

Julie Smith  
Community Development Director  
City of Keller, Texas  
817-743-4127  
jsmith@cityofkeller.com

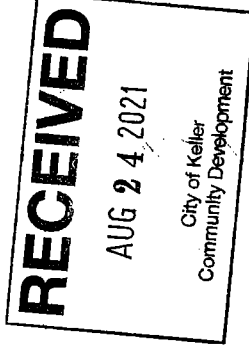
-----Original Message-----

**From:** Andrea Stoller <akstoller@gmail.com>  
**Sent:** Tuesday, August 24, 2021 1:30 PM  
**To:** Julie Smith <jsmith@cityofkeller.com>; Julie Smith <jsmith@cityofkeller.com>  
**Subject:** FLUP Amendment and Zoning Change for Highland Terrace Mobile Home Park

Good afternoon, Rich and I want to just take one moment of your time to let you know we are AGAINST the request to change the zoning of 36,000 square feet Lot size to 10,000 - or really anything less. We have gone over and had meetings about the FLUP and various amendments numerous times. Thank you for taking the time to know our thinking.

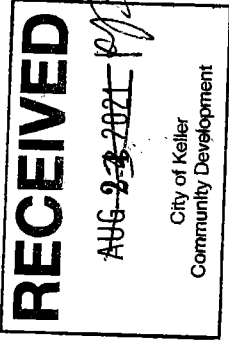
Andrea  
Andrea Stoller, P. C.  
605 Keller Smithfield Road  
Keller, TX 76248  
(214) 356-7165 - phone  
(214) 261-2228 - fax  
www.andreastoller.com

Sent from my iPad



## Matthew Cyr

**From:** Matthew Cyr  
**Sent:** Tuesday, August 24, 2021 2:20 PM  
**To:** Matthew Cyr  
**Subject:** FW: Highland Terrace Mobile Home Park



**From:** Linda Taylor <[lt5200@verizon.net](mailto:lt5200@verizon.net)>  
**Sent:** Tuesday, August 24, 2021 9:48 AM  
**To:** Armin Mizani <[amizani@cityofkeller.com](mailto:amizani@cityofkeller.com)>; Shannon Dubberly <[sdubberly@cityofkeller.com](mailto:sdubberly@cityofkeller.com)>; Christopher Whatley <[cwhatley@cityofkeller.com](mailto:cwhatley@cityofkeller.com)>; Sheri Almond <[salmond@cityofkeller.com](mailto:salmond@cityofkeller.com)>; Beckie Paquin <[bpaquin@cityofkeller.com](mailto:bpaquin@cityofkeller.com)>;  
Ross McMullin <[rmcmullin@cityofkeller.com](mailto:rmcmullin@cityofkeller.com)>; Sean Hicks <[shicks@cityofkeller.com](mailto:shicks@cityofkeller.com)>; Julie Smith <[jsmith@cityofkeller.com](mailto:jsmith@cityofkeller.com)>; Mark R. Hafner <[mhafner@cityofkeller.com](mailto:mhafner@cityofkeller.com)>; Community Development <[communitydevelopment@cityofkeller.com](mailto:communitydevelopment@cityofkeller.com)>  
**Subject:** Highland Terrace Mobile Home Park  
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FLUP Update, a majority of residents who participated in the surveys, public hearings, etc. stated they were opposed to more high density residential development in Keller in general and especially in North Keller. To introduce SF 10,000 in North Keller will set a bad precedent and open a Pandora's Box to more of the same. This appears to be a backhanded way to get more high density residential in North Keller. So noted.

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I respectfully request that this FLUP amendment and Zoning change request of SF 10,000 be DENIED. So registered.

Regards,

Linda Taylor  
1201 Bourland Rd  
Keller, TX 76248

## Matthew Cyr

---

**From:** Matthew Cyr  
**Sent:** Tuesday, August 24, 2021 2:21 PM  
**To:** Matthew Cyr  
**Subject:** FW: Terrance Mobile Home Park

**From:** [bdektor@verizon.net](mailto:bdektor@verizon.net) <[bdektor@verizon.net](mailto:bdektor@verizon.net)>  
**Sent:** Tuesday, August 24, 2021 9:36 AM  
**To:** MayorandCouncil <[CityCouncil@cityofkeller.com](mailto:CityCouncil@cityofkeller.com)>; [jsmith@citofkeller.com](mailto:jsmith@citofkeller.com)  
**Subject:** Terrance Mobile Home Park

Hello P&Z and City Council,

It has come to my attention that there has been a request made to change our FLUP again regarding the Terrance Mobile Home Park off Knox Rd. in North Keller. As I understand it, two of our city council members decided to request this change from LD 36,000sf lots to HD 8400sf lots.

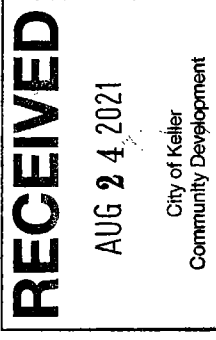
I want to voice my opinion AGAINST this request. I believe this was tried last year and rejected. North Keller is primarily LD and the majority of the residents want it kept that way. Plus, we already got 475 new apartments shoved down our throats against our objections. We certainly don't need any more HD than that.

I personally also find it suspicious that two council members decided to make this request. Strictly my personal opinion, but that seems like conflict of interest to me. Why would council members do this? Isn't that supposed to be done by the property owner or a developer?

I know some of the people in council/mayor positions voiced opposition to additional HD in North Keller when running for the positions. I hope to see you stick to your campaign proclamations and vote against this request.

Thank you for your time,

Bonnie Dektor  
441 Marlin Lane



## Matthew Cyr

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**From:** Matthew Cyr  
**Sent:** Tuesday, August 24, 2021 2:22 PM  
**To:** Matthew Cyr  
**Subject:** FW: Change in FLUP

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

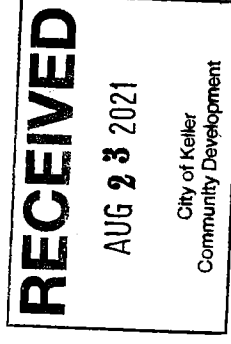
**From:** Hunter, Judy <Judy.Hunter@ttu.edu>  
**Sent:** Monday, August 23, 2021 8:13 PM  
**To:** MayorandCouncil <CityCouncil@cityofkeller.com>; Julie Smith <jsmith@cityofkeller.com>  
**Subject:** Change in FLUP

Your constituents in Keller have expressed sincere opposition saying that they do not want the FLUP amended nor a change in zoning to allow more high density homes in Keller. All of the reasons have been expressed over and over but it keeps reappearing. Please do not make a change on the planned addition, Highland Terrace Mobile Home Park, off of Knox Road.

Please listen to the residents that have put their trust in those who have been chosen to represent us to truly represent US.

Richard and Judy Hunter  
1432 Mount Gilead Road  
Keller, Texas. 76262

Sent from my iPhone



**Patricia Sinel**

**From:** Julie Smith  
**Sent:** Wednesday, August 18, 2021 2:04 PM  
**To:** Patricia Sinel; Matthew Cyr; Amy Botcher  
**Subject:** FW: Case no. LUP 21 0006 & 21 0010

FYI

**From:** Ross McMullin <[rmmcullin@cityofkeller.com](mailto:rmmcullin@cityofkeller.com)>  
**Sent:** Tuesday, August 17, 2021 11:24 PM  
**To:** Perry Lynch <[spjlynch@verizon.net](mailto:spjlynch@verizon.net)>  
**Subject:** Re: Case no. LUP 21 0006 & 21 0010

Hi Lynch Family:

Thank you for your message. I assume you are referring to the Highland Terrace community. I will keep your feedback in mind as this discussion continues.

Importantly, I want you to know that (1) any potential zoning changes would have zero impact on the number of lots and (2) even if the city council does nothing, the property owners can still build by right. Houses will be built regardless—that is out of our control.

The simple and biggest reason I am open to considering zoning changes is because the current SF-36 regulations in this specific community will virtually guarantee that newly built houses will have very small backyards. The smaller the backyard, the closer houses will be on top of one another to neighboring properties. If the Council chooses to re-zone the area, then we could allow for bigger backyards. The vast majority of feedback I have heard from residents to date is that residents support allowing for bigger backyards.

There are many factors to consider of course. And your feedback is very valuable to me. Please never hesitate to reach out on this issue or any other.

Ross McMullin  
City Councilman  
P: (817) 962-2262

On Aug 17, 2021, at 3:21 PM, City of Keller, TX Administrator <[webmaster@cityofkeller.com](mailto:webmaster@cityofkeller.com)> wrote:

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

**Site Visitor Name:** Perry Lynch  
**Site Visitor Email:** [spjlynch@verizon.net](mailto:spjlynch@verizon.net)

Case no. LUP 21 0006 & 21 0010

Keller City Council,



My name is Perry Lynch and I have lived at 1305 Vanderbilt Drive since 2005. The trailer house have been unsightly since we in 2005. We have personally be the victims of our house being broken into by people who stayed in the trailer park area. No one wants trailer but no one wants smaller lots there either. We do not want outside developers coming in, making dealings and leaving town. We want normally lots that surround the trailer park. We say NO to the change.

Respectfully  
Perry and Shawna Lynch