

Not in BUFFER Opposition

From: Marissa [REDACTED] >
Sent: Monday, November 17, 2025 2:14 PM
To: Community Development; Richard Gonzalez
Subject: Zoning for 537 Bancroft Rd

I don't approve of the structure in the picture. I agree that such structure is more suitable behind the house. It's an eyesore from the road.

Thank you for your attention to this matter.

Marissa Gonzalez
1119 Oakwood Circle
Keller, TX 76248

Not in BUFFER Opposition

From: Richard Gonzalez [REDACTED]
Sent: Tuesday, November 18, 2025 9:04 AM
To: Community Development
Subject: 537 Bancroft

I am opposed to the development plans for this property. It does not fit in with the rest of the neighborhood and it is inappropriate for the aesthetics of the street.

Richard "Rick" Gonzalez
[REDACTED]

Not in BUFFER Opposition

From: Linda Engle [REDACTED] >
Sent: Wednesday, November 19, 2025 4:03 PM
To: Community Development
Subject: 537 Bancroft rd. SUP

I live on Bancroft Road. I drove by this property today and if city ordinance states that these types of structures cannot be this close to the road, I am against this building to be allowed. This is a very large structure and the home itself is set well back on the property. Permission should have been received prior to the start of construction.

Sent from my iPhone

Not in BUFFER Opposition

From: Debbie Wolfe [REDACTED] >
Sent: Thursday, November 20, 2025 3:53 PM
To: Community Development
Subject: Opposition to SUP-2510-0043
Attachments: 20250829_124218a.jpg; Screenshot 2025-11-13 155314.png

Greetings,

I would like to register my opposition to the granting of SUP-2510-0043. I live about 1.5 miles from the subject property and drive past it almost daily. According to the UDC Section 8.02 A. 6: a:

If a structure occupied by a nonconforming use is destroyed by fire, the elements, or other cause, it may not be rebuilt except to conform to the provisions of this Code.

I believe the new, partially constructed accessory structure (see attached) at 537 Bancroft Rd. violates this provision of the UDC.

The original structure (see attached) was destroyed by the property owner. While I understand their reasons for doing so and their desire to fully rebuild, the prior existing structure was already egregiously nonconforming by being located in front of the main dwelling, violating UDC Section 9.06 A. 5. I presume that the purpose of UDC limits on changes to legal nonconforming structures is to eliminate these structures over the course of time. Particularly in the case of such structures being close to a major thoroughfare and highly visible, this is an appropriate goal.

The property owner notes the historical value of the prior structure. Having destroyed it, there is no historical value left to justify replacing it with an entirely different design.

The property owner notes that the structure will "obscure the view from Bancroft Rd of our 22' enclosed trailer". I believe trailers are generally on wheels, and theirs could be moved elsewhere if its visibility from Bancroft Rd is a concern to them.

I appreciate their plans for stone wainscoting and extensive landscaping. They have a beautiful, huge lot with a beautiful, expansive new home. None of that changes the extent to which the new structure violates the UDC if allowed to remain.

I am sympathetic to the property owner's predicament. At the time they permitted their new home and were given permission to remodel the original accessory structure, the limits on "remodel" should have been clearly defined. I believe they initiated this work in good faith. Still, given the degree to which this violates code, I must remain opposed. Financial considerations should not drive these decisions.

Approving this SUP would set a precedent that, I believe, is inconsistent with the city's long term goal of eliminating legal nonconforming structures. It would suggest that any such structure can be torn completely down to the slab and a new structure of any style be built. I don't think that's a precedent we want to set.

Thank you,

Opposition to SUP-2510-0043

Not in BUFFER Opposition

Deb

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Debbie Wolfe

1285 Mount Gilead Rd

Keller, TX 76262

650-888-6711



Screenshot 2025-11-13 155314.png



Screenshot 2025-11-13 155314.png

From: DOROTHY MOORE [REDACTED]
Sent: Thursday, November 13, 2025 9:01 PM
To: Community Development
Subject: 537 Bancroft Road SUP

To whom it may concern,

We live across the street for the afore mentioned property. We fully support the building of the structure on the front of the property. They have done a wonderful job of updating the property. The structure that was there needed to come down because of it's age, the new structure is fine.

Dorothy and Tom Moore
524 Bancroft Rd

LETTER OF SUPPORT

Re: Support for SUP-2510-0043

11/17/25

City of Keller
Planning & Zoning Division
1100 Bear Creek Parkway
Keller, TX 76248

Subject: Support for Special Use Permit Application SUP-2510-0043

To Whom It May Concern,

We, the undersigned neighbors and nearby residents of **537 Bancroft Rd., Keller, TX 76248**, respectfully submit this letter in support of the approval of **Special Use Permit SUP-2510-0043**.

After reviewing the proposed request and discussing its potential impact on our neighborhood, we believe the approval of this SUP will be beneficial for the following reasons:

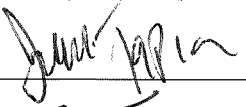
- The proposed use aligns with the surrounding residential character and maintains neighborhood aesthetics.
- The applicant has demonstrated consideration for traffic flow, noise, and overall safety.
- The project is expected to maintain or enhance property values and contribute positively to the community.
- The applicant has engaged with neighbors and addressed concerns in good faith.

We find the proposed use to be compatible with the area and supportive of the long-term vision for the City of Keller. For these reasons, we respectfully request that the Planning & Zoning Commission and City Council **approve SUP-2510-0043**.

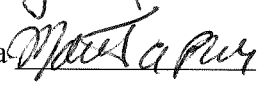
Thank you for your time and consideration.

Sincerely,

Juan & Maria Tapia
500 Bancroft Rd.
Keller, TX 76248

Juan Tapia 

Date: 11/17/2025

Maria Tapia 

Date: 11/17/2025

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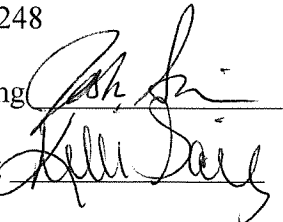
Joshua and Kelli Saverling
513 Bancroft Rd.
Keller, TX 76248

Joshua Saverling



Date: 11/17/2025

Kelli Saverling



Date: 11/17/2025

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Thank you for your time and consideration.

Sincerely,

Thomas and Dorothy Moore
524 Bancroft Rd.
Keller, TX 76248

Thomas Moore Thomas C. Moore Date: 11-17-25

Dorothy Moore Dorothy Moore Date: 11-17-25

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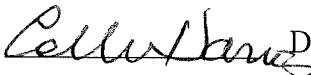
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Thank you for your time and consideration.

Sincerely,

Colleen Harris
549 Bancroft Rd.
Keller, TX 76248

Colleen Harris  Date: 11-18-25

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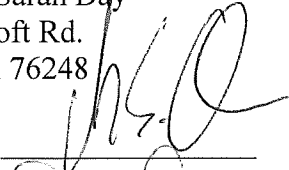
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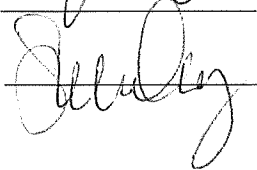
Thank you for your time and consideration.

Sincerely,

Chris and Sarah Day
600 Bancroft Rd.
Keller, TX 76248

Chris Day 

Date: 11/18/25

Sarah Day 

Date: 11/18/25

LETTER OF SUPPORT

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11/17/25

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Sincerely,

Colleen Harris
602 Bancroft Rd.
Keller, TX 76248

Colleen Harris

 Date: 11-19-25

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Thank you for your time and consideration.

Sincerely,

Colleen Harris
606 Bancroft Rd.
Keller, TX 76248

Colleen Harris  Date: 11-18-25

SUPPORT
REC'D NOV 24 2025

LETTER OF SUPPORT

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11/17/25

City of Keller
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1100 Bear Creek Parkway
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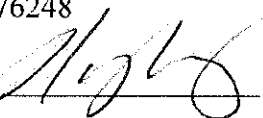
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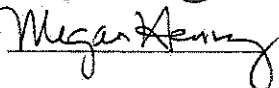
Nyal and Megan Henry
565 Bancroft Rd.
Keller, TX 76248

Nyal Henry



Date: 11/17/25

Megan Henry



Date: 11/17/25

From: [REDACTED]
Sent: Monday, November 24, 2025 5:58 PM
To: Community Development
Subject: FW: SUP 2510-0043 537 Bancroft - Todd & Christina Dean

Importance: High

FYI

From: [REDACTED] >
Sent: Monday, November 24, 2025 5:50 PM
To: 'Sarah Hensley' <shensley@cityofkeller.com>; 'mayorandcouncil@cityofkeller.com' <mayorandcouncil@cityofkeller.com>
Subject: SUP 2510-0043 537 Bancroft - Todd & Christina Dean
Importance: High

To P & Z Commission and Mayor and Council:

We support the Specific Use Permit for the Deans at 537 Bancroft Road pertaining to their accessory structure. We drive past this property several times per day and they have built a beautiful home with landscaping and updated fencing. It is our understanding that the original accessory building on that property is approximately 40 years old and was in poor condition. Further, it is our understanding that if the Deans wanted to keep the original structure they would be allowed to do so? The fact that they desire to improve the looks, condition, and use of that structure should be welcomed by both all the neighbors as well as the City. The newly constructed building is a vast improvement plus the property as a whole has increased its own value as well as the value of the surrounding neighborhood properties based on what the Deans have built.

Further, the property in question IS NOT in a subdivision. While the City's zoning and building regulations have changed considerably since the original structure was built, the City needs to recall how a lot of properties in North Keller were and have been more "country" when they were originally built vs. how the City has subsequently developed with numerous subdivisions with small lots that currently exist just in the last 15-20 years.

We respectfully request the City approve the SUP and allow the Deans to complete building and improving the structure in question and their property in general.

Regards,

Linda & Ernest Taylor
1201 Bourland Rd.
Keller, TX 76248