

June 11, 2025

Dear Keller City Council Members,

As a longstanding landowner in Keller, I am writing concerning the upcoming request to rezone our property from its current placeholder designation of SF36 to accommodate smaller lot development (Project name: The Preserve at Keller Oaks). This request aligns with the precedent set by surrounding residential developments, all of which have undergone similar rezoning to meet the city's evolving growth and planning needs. From the outset, landowners like myself were assured that zoning changes would be made as necessary to support development and the SF36 designation was simply a placeholder, and this understanding has guided our long-term planning and investment in the area.

While I recognize there may be differing opinions within the community, I respectfully urge the Council to honor the verbal commitments made to us and maintain consistency in its approach to development. Equity and fairness are cornerstones of good governance, and upholding past assurances—especially when they mirror actions already taken with neighboring properties—reinforces the integrity of the Council's process. I appreciate your consideration and remain committed to working collaboratively to support responsible, well-planned growth in Keller.

Sincerely,

Sue Salstrand

HIGHLAND HOMES

1. Highland Homes community to deed restrict the proposed lots 28-33 to single story only to our PD

2. We are willing to install safety gate on, to meet it approved by city

Petition of Support-The Preserve at Keller Oaks PD

To: City of Keller Staff, P&Z and Council

The undersigned have met with the representatives of the Highland Homes development and have reviewed the proposed land plan, attached. Based on our review and discussions, the proposed plan has addressed the concerns from previous submittals, and we support the proposed Planned Development, including the additional rear yard setbacks as shown on the southern boundary of the community.

1) David Kraker
Printed Name

Signature

325 Farm View Trl
Address

6-14-2025
Date

2) Pamela Kraker
Printed Name

Signature

325 Farm View Trl
Address

6-14-2025
Date

3) Teresa Elsbury
Printed Name

Signature

404 Majestic Ct
Address

6-14-2025
Date

8 FT Fence
as
well.

if Highland Homes is willing to install new 8' fencing on the view of lot's bordering Harmon Farm on southern border in coordination w/ residents who desire the new fence

HIGHLAND HOMES

4) ERIK FROHBERG
Printed Name

[Signature]
Signature

305 FOXCROFT LN 6/14/25
Address Date

5) _____
Printed Name

Signature

Address Date

6) _____
Printed Name

Signature

Address Date

7) _____
Printed Name

Signature

Address Date

8) _____
Printed Name

Signature

HIGHLAND HOMES

Address

Date

9)

Printed Name

Signature

Address

Date

10)

Printed Name

Signature

Address

Date



HIGHLAND HOMES

* Highland Homes commits to deed restrict the proposed lots 28-33 to single story only in our PD.

Petition of Support-The Preserve at Keller Oaks PD

* We are willing to install safety gate on
To: City of Keller Staff, P&Z and Council

The undersigned have met with the representatives of the Highland Homes development and have reviewed the proposed land plan, attached. Based on our review and discussions, the proposed plan has addressed the concerns from previous submittals, and we support the proposed Planned Development, including the additional rear yard setbacks as shown on the southern boundary of the community.

1) Jared Marcus
Printed Name

Signature

905 Norma Ln.
Address

6-14-25
Date

2) Tim Cline
Printed Name

Signature

805 Norma Ln.
Address

6/14/25
Date

3) DAVID Coker
Printed Name

Signature

317 Form View Tr
Address

6-14-25
Date

* Highland Homes is willing to install new 8' fencing on the rear of lots bordering Harrison Farms on southern border in coordination w/residents who desire the new fence if development is approved and project moves forward

HIGHLAND HOMES

4) Amber Coley
Printed Name

Amber Coley
Signature

317 Farm View, Keller 6/14/25
Address Date

5) Jeannette M. Cline
Printed Name

Jeannette M. Cline
Signature

805 Norma Ln, Keller 6/14/25
Address Date

6) CHARLES SMALL 6/14/25
Printed Name

Charles Small
Signature

901 Homestead Dr 6/14/25
Address Date

7) _____
Printed Name

Signature

Address

Date

8) _____
Printed Name

Signature

HIGHLAND HOMES

Address

Date

9)

Printed Name

Signature

Address

Date

10)

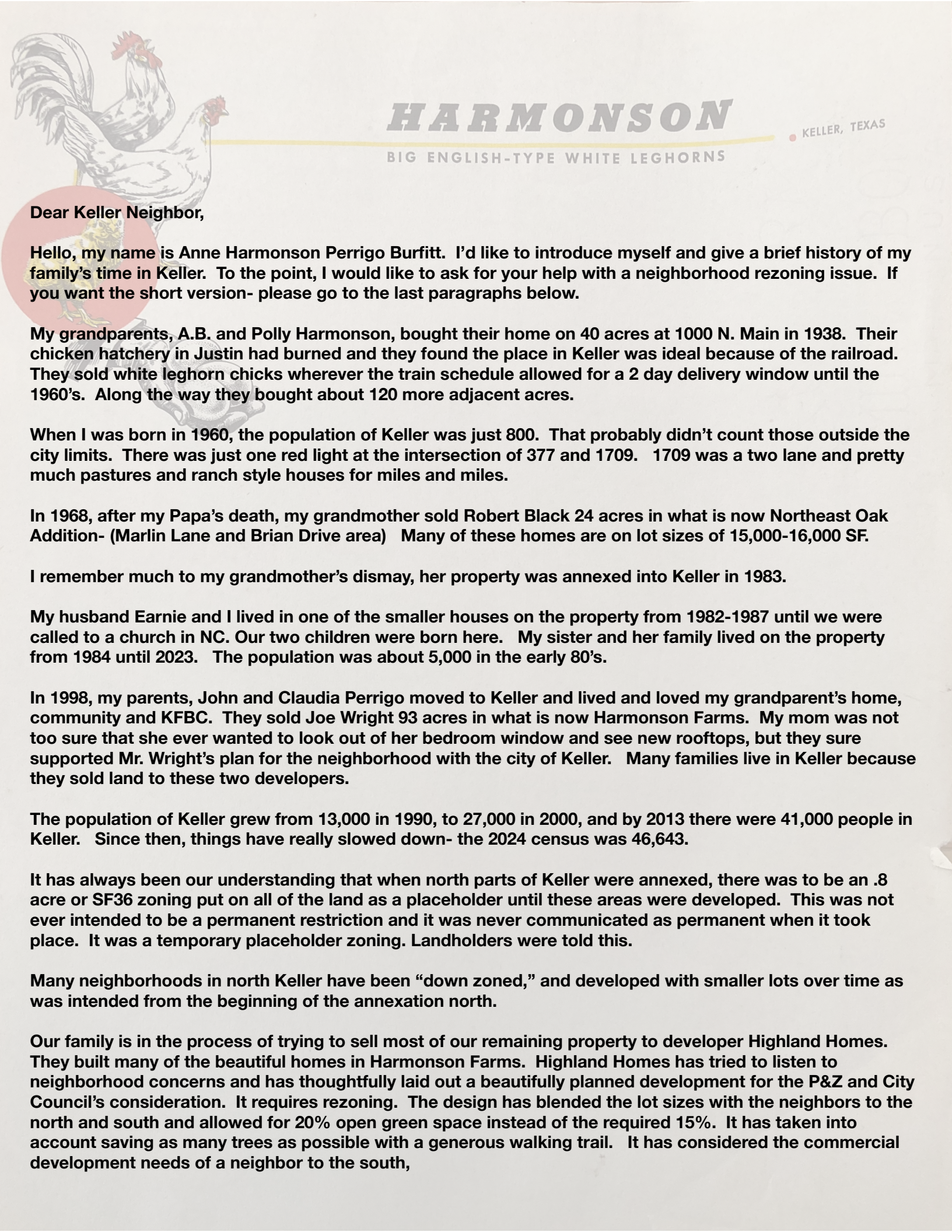
Printed Name

Signature

Address

Date





HARMONSON

BIG ENGLISH-TYPE WHITE LEGHORNS

KELLER, TEXAS

Dear Keller Neighbor,

Hello, my name is Anne Harmonson Perrigo Burfitt. I'd like to introduce myself and give a brief history of my family's time in Keller. To the point, I would like to ask for your help with a neighborhood rezoning issue. If you want the short version- please go to the last paragraphs below.

My grandparents, A.B. and Polly Harmonson, bought their home on 40 acres at 1000 N. Main in 1938. Their chicken hatchery in Justin had burned and they found the place in Keller was ideal because of the railroad. They sold white leghorn chicks wherever the train schedule allowed for a 2 day delivery window until the 1960's. Along the way they bought about 120 more adjacent acres.

When I was born in 1960, the population of Keller was just 800. That probably didn't count those outside the city limits. There was just one red light at the intersection of 377 and 1709. 1709 was a two lane and pretty much pastures and ranch style houses for miles and miles.

In 1968, after my Papa's death, my grandmother sold Robert Black 24 acres in what is now Northeast Oak Addition- (Marlin Lane and Brian Drive area) Many of these homes are on lot sizes of 15,000-16,000 SF.

I remember much to my grandmother's dismay, her property was annexed into Keller in 1983.

My husband Earnie and I lived in one of the smaller houses on the property from 1982-1987 until we were called to a church in NC. Our two children were born here. My sister and her family lived on the property from 1984 until 2023. The population was about 5,000 in the early 80's.

In 1998, my parents, John and Claudia Perrigo moved to Keller and lived and loved my grandparent's home, community and KFBC. They sold Joe Wright 93 acres in what is now Harmonson Farms. My mom was not too sure that she ever wanted to look out of her bedroom window and see new rooftops, but they sure supported Mr. Wright's plan for the neighborhood with the city of Keller. Many families live in Keller because they sold land to these two developers.

The population of Keller grew from 13,000 in 1990, to 27,000 in 2000, and by 2013 there were 41,000 people in Keller. Since then, things have really slowed down- the 2024 census was 46,643.

It has always been our understanding that when north parts of Keller were annexed, there was to be an .8 acre or SF36 zoning put on all of the land as a placeholder until these areas were developed. This was not ever intended to be a permanent restriction and it was never communicated as permanent when it took place. It was a temporary placeholder zoning. Landholders were told this.

Many neighborhoods in north Keller have been "down zoned," and developed with smaller lots over time as was intended from the beginning of the annexation north.

Our family is in the process of trying to sell most of our remaining property to developer Highland Homes. They built many of the beautiful homes in Harmonson Farms. Highland Homes has tried to listen to neighborhood concerns and has thoughtfully laid out a beautifully planned development for the P&Z and City Council's consideration. It requires rezoning. The design has blended the lot sizes with the neighbors to the north and south and allowed for 20% open green space instead of the required 15%. It has taken into account saving as many trees as possible with a generous walking trail. It has considered the commercial development needs of a neighbor to the south,

given privacy to the neighbors to the north and east, as well as a large 40' setback for our close neighbors. This planned development concept looks like the perfect puzzle piece fitting into and completing the already developed picture. Not an easy feat. This has come at no small expense. The trees on the 34 acres have been measured, tagged, and identified. Extensive soil and environmental tests, multiple surveys, planning and many design concepts, contracts negotiated, community outreach, engineering studies and plans, title studies... much work has gone into this project.

Your help would be appreciated now. As you know, there is a vocal group in Keller who oppose planned developments less than SF36 and requiring a zoning change. From what we have seen in letters of opposition to the city in past cases, the majority of them live in homes that are on lots smaller than SF36! I don't know if you can understand this from our perspective, but I hope you will try. Our family has been here since 1938 and over the years we have supported everyone coming here to live but now some of the most recent citizens have decided they don't want others to have development like they have been recipients of just a few years earlier. Kind of like- "We have arrived, now shut the door." "Keep the small town feel." Seemingly the place holding SF36 has become a permanent standard in their minds. Well, I hate to say it but Keller isn't small anymore- that was probably lost when they tore down Mrs. White's house at the SE corner of 377 & 1709. But that doesn't mean you can't be neighborly to others!

If you would, PLEASE send a brief email of support for the The Preserve at Keller Oaks to :
shensley@cityofkeller.com

Please include your name and address. Just a few moments of your time would be a great blessing to our entire family and make a difference.

Thank you for your consideration.

Sincerely,

Anne Burfitt

HEALTHIER, HUSKIER, BIGGER

BRED for HIGH EGG PRODUCTION

FAMOUS for LIVABILITY



Harmonson's
BIG TYPE ENGLISH
WHITE LEGHORN

100%
R. O. P. Sired AND
PULLORUM TESTED

