

DW Commercial, L.L.C.

March 24, 2025

Ms. Sarah Hensley
Community Development Director
City of Keller
1100 Bear Creek Parkway
Keller, Texas 76248

RE: Proposed Rosebury Development

Dear Sarah:

This letter is in reference to the proposed rezoning of the property located at 550 N. Main Street in Keller. My name is David Washington, and I am the developer of the proposed Rosebury Addition. I am a lifelong resident of northeast Tarrant County, my family has lived in Keller for almost 20 years, and I have been developing residential communities in Keller and the surrounding area for over 25 years. The purpose of my letter is to provide details of our project and to make myself available for any questions that you may have.

The property proposed for rezoning encompasses 9.2 acres surrounding (but not including) McDonnell Building Supply on the corner of N. Main Street and Johnson Road. The current zoning of the property is predominately “C” Commercial and an area of SF-36 in the northeast corner of the property where an existing home is located. Keller’s Future Land Use Plan for the property recommends Commercial zoning along N. Main Street and Patio/Garden/Townhome (P/G/T) along Johnson Road and up the east half of the property adjacent to Keller-Harvel Elementary. The Future Land Use Plan defines Patio/Garden/Townhome lots in the size range of less than 5,000 sf up to 7,999 sf.

We are proposing a “PD” or planned development zoning for Rosebury which includes 21 residential lots along with 1.33 acres of open space. The development plan also includes two commercial pad sites along N. Main Street. The proposed PD zoning will be based on the SF 8.4 zoning district standards which allows a minimum of 8,400 sf lots, however the average lot size in the Rosebury development will be 9,874 sf which is significantly larger than recommended by the Future Land Use Plan. The design and development criteria of Rosebury will include the following:

- Homes will range in size from 3,000 sf to over 4,000 sf and include 3-5 bedrooms, 3-4 bathrooms and each home will be required to provide a two or three car garage. The average sales price of the homes in Rosebury is anticipated to be \$850,000.
- Front elevations of the homes will be 100% brick and/or stone and provide enhancements such as divided light windows, metal roof accents, cedar shutter accents, enhanced masonry and cast stone details, decorative coach lighting, cast stone address markers with enhanced landscaping and decorative lighting.

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- The development plan includes a landscaped open space area with brick and stone entry feature and signage to provide an aesthetically pleasing view and buffer along Johnson Road. The City of Keller hike and bike trail will extend along Johnson Road across the entry.
- A mandatory homeowners association will be established which will be responsible for maintaining the common areas of the neighborhood and to ensure architectural and maintenance standards are met to protect property values.

The home builder for the project is Drees Custom Homes who has a long history of building in Keller in such developments as Hidden Lakes, Overton Ridge, Forest Lakes, Harmonson Farms, Marshall Point, Villas of Volterra, Cobblestone Parks, Providence Grove and Woodford. An excellent example of the proposed Rosebury neighborhood would be the Woodford neighborhood located at the southeast corner of Johnson Road and Rufe Snow, immediately east of the Keller ISD football stadium. Woodford was a project that I developed several years ago which contains the same size lots as proposed in Rosebury and with homes built by Drees. Many of the home designs in the Woodford neighborhood will be offered in the proposed Rosebury development as well.

I have included a copy of the proposed Concept Plan and Landscape Plan for Rosebury. After your review of the included information it would be my pleasure to discuss any questions or concerns you may have with the project. I can be reached at 817-991-2647 or via email at [REDACTED] I look forward to speaking with you.

Sincerely,

DW Commercial, L.L.C.



David R. Washington, Jr.