

Opposition

REC'D JUN 23 2025


June 18, 2025

City of Keller
Planning and Zoning Commission
PO Box 770
Keller, TX 76244


Dear City of Keller Planning and Zoning Commission, City Council Representatives and Calvin Eddleman:

Regarding the Notice of Public Hearing Case No SUP-2505-0020 for the request for a Specific Use Permit for the property at 1745 Summer Lane, we the undersigned want to formally submit that we are opposed to the zoning change request to build a 1,500 square foot structure on this property. Please take this letter as our formal communication as we are the owners at 1704 Sherburne Dr, Keller TX 76262.

Sincerely,



Matt Prichard



Lenora Prichard

Opposition

REC'D JUN 24 2025

1745 Summerlane

Richard & Ashley Williams
1700 Sherburne Drive
Keller, Texas 76262

817-718-3350

June 24, 2025

Planning and Zoning Commission
City of Keller

Subject: Opposition to Specific Use Permit Case #: SUP-2505-0020

Dear Members of the Planning & Zoning Commission,

We are writing to respectfully express our opposition to the application for a Specific Use Permit, case number SUP-2505-0020. We live directly north of the subject property. Despite what the applicant may convey, this large metal building will be visible from our backyard.

The current zoning parameters have served our community well, and any significant deviation risks disrupting the balance and scale that make our neighborhood unique and livable.

We urge the Board to uphold the integrity of the zoning ordinance and deny this application. Respectfully adhering to the existing zoning regulations ensures fair treatment for all

Thank you for your consideration.

Sincerely,



Richard Williams



Ashley Williams

From: Kelly Ballard
Sent: Wednesday, July 2, 2025 10:35 AM
To: Community Development
Cc: Sarah Hensley
Subject: FW: Protest for Dulaney property and lamb

Follow Up Flag: Follow up
Flag Status: Flagged

Kelly Ballard, TRMC, CMC
City Secretary
Keller, Texas

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

From: Anslie Vanderveer [REDACTED] >
Sent: Tuesday, July 1, 2025 4:07 PM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: Protest for Dulaney property and lamb

Hello,

My name is Anslie Vanderveer and I am writing this on behalf of the Dulaney family, to address recent complaints regarding a responsibly kept lamb on a privately owned property.

This letter serves to formally request that these complaints initiated by individuals in their neighborhood be assessed through an objective lens, and not accepted at face value.

The specific allegations is that this lamb has caused an increase in flies and unpleasant odors which are not only unfounded and misleading but unsupported by any factual, verifiable, or documented evidence. Before any action is taken, I believe it is necessary to bring full context and truth to light, beginning with how this lamb came to join the Dulaney family.

A few months ago, I gave my well-kept show lamb, Tex, to this amazing family. A family who welcomed him with love and purpose. Tex hadn't placed high enough in the major livestock shows, which often means an early and unfortunate end. But this family saw value in him beyond ribbons and rankings. They chose to give Tex a second chance to offer him a peaceful, cared-for life, instead of sending him to slaughter.

What began as an act of compassion has now become a point of neighborhood contention, and that is truly heartbreaking.

Tex is housed in a secure, clean shed. He is cared for daily with diligence, and his surroundings are maintained to a high standard of cleanliness, with an emphasis on maintenance routines. On a property of 0.87 acres, more than adequate space for one small, quiet animal — Tex lives peacefully without causing disruption.

Each home in this neighborhood sits on approximately 0.75 acres+ an ample parcel by any measure. The lamb in question is housed in a secure, ventilated shed, receives daily care, and is regularly cleaned up after. There is no accumulation of waste, no crowding, and no indication that this animal is being kept in conditions that would produce unsanitary outcomes.

In fact, local agricultural standards and animal welfare guidelines support that small livestock, particularly in such controlled environments, do not present a nuisance when properly maintained. This situation aligns entirely with those best practices.

FW: Protest for Dulaney property and lamb

To date, no authority whether municipal, environmental, or animal control — has substantiated the claims of increased fly populations or noxious odors. Flies are a common presence in warmer months, particularly in semi-rural areas with lawns, compost bins, barbecues, and pets. Blaming a singular, domesticated animal for a naturally occurring seasonal phenomenon, without evidence, is speculative at best and disingenuous at worst.

This family has demonstrated responsibility, cleanliness, and full consideration for their neighbors. To pressure the Dulaney's into surrendering their animal on the basis of loosely formed claims would not only be unjust — it would reflect poorly on the fairness and rationality of the community decision-making process. If allowed to proceed unchecked, this sets a dangerous precedent: that individual preferences or misunderstandings can override facts, due process, and personal rights.

It is vital that any complaint be evaluated with clear criteria — not personal discomfort, hearsay, or neighborhood politics.

In addition to the baseless complaints about the lamb, the family is now facing pushback regarding the construction of a small personal use shop on their own property. The narrative being pushed by some in the neighborhood, that the shop is part of an effort to “turn the property into a farm” is completely untrue and misleading.

This structure is being built with care and intention. Its purpose is to enhance the property, provide organized storage, and maintain tidiness, which directly contributes to the overall appearance and order of the neighborhood. The family has followed all of the proper avenues of approval required by local codes. They are improving their property responsibly, not violating it.

Yet, despite adhering to all rules and taking pride in their home, this family is now being told by neighbors, not authorities that they should not build what they are legally allowed, and that they should surrender their harmless family pet. All of this, not because of any documented problem, but because of personal preferences and speculative fears.

What makes this more troubling is that there is no Homeowners Association (HOA) governing these decisions. These are not enforceable policies — they are personal opinions being projected onto a family's private rights. It is both inappropriate and unjust to impose such restrictions on another household simply because a few individuals disagree with their lawful choices.

At its core, this is not just about a lamb or a shop. It is about whether we allow unverified concerns to outweigh fairness, respect, and individual liberty, especially when no rules have been broken.

What began as a family saving a lamb giving it the chance at a peaceful life, has somehow turned into a campaign of escalating complaints, mischaracterizations, and unfounded scrutiny. First, the presence of one quiet, clean animal is blamed for seasonal insects. Then, personal dreams of home improvements that are fully permitted and well intentioned are reframed as a threat to the neighborhood.

This is no longer about concern, it's become something else entirely.

Let's be honest, this feels less like a disagreement and more like a pattern of targeting, rooted in speculation, not facts. A family is being pressured to give up their pet and abandon personal dreams on their own land all while following every rule. This kind of disproportionate response, especially in the absence of an HOA or any legal violation, begins to resemble the dynamics of a modern-day witch hunt where fear, opinion, and discomfort outweigh truth, rights, and reason.

So, when is enough, enough?

Thank you for your time and thoughtful consideration. I trust your commitment to discernment, fairness, and integrity.

FW: Protest for Dulaney property and lamb

From: Stacy Leschber [REDACTED]
Sent: Tuesday, July 1, 2025 12:53 PM
To: Community Development
Subject: 1745 Summer Lane Support

Follow Up Flag: Follow up
Flag Status: Flagged

To whom this may concern,

I am writing as a longtime resident of Keller to express my strong support for the Fields family, who live at 1725 Summer Lane requesting specific use permit # 817-743-4230.

As neighbors and fellow citizens, we believe the Fields are a wonderful family who exemplify the spirit of our community—responsible, kind, and civically engaged.

They currently have a pet sheep on their one-acre property, which is not part of an HOA and is well-suited for such a gentle, domesticated animal. We see no reason why this should be an issue, especially considering their property size and the responsible care they provide. The sheep is a beloved pet, not livestock for commercial purposes, and we trust the Fields to continue managing their property respectfully and with consideration for their neighbors.

Additionally, we fully support their plan to build a workshop in their backyard. As property owners with no HOA restrictions, they are well within their rights, and we're confident any structure they build will be done tastefully and with proper permitting, consistent with city standards. Their improvements only add to the value and vitality of our neighborhood.

On a separate note, I'd like to bring to your attention that flies have been unusually bad throughout Keller this year—including at our home at 1704 Bellechase Dr. While this isn't directly related to the Fields family or their property, it's worth noting that the fly problem seems widespread and may have more to do with environmental factors than any single residence.

We urge the council to consider the bigger picture when evaluating matters like this. Let's continue to foster a community that values responsible pet ownership, personal freedom, and neighborly support.

Thank you for your time and your continued service to our city.

Sincerely,
Stacy Leschber
1704 Bellechase Dr.
Keller, TX 76262

From: Kelly Ballard
Sent: Tuesday, July 1, 2025 1:51 PM
To: Community Development
Cc: Sarah Hensley
Subject: FW: Support for 1745 Summer Lane

Follow Up Flag: Follow up
Flag Status: Flagged

Kelly Ballard, TRMC, CMC
City Secretary
Keller, Texas

From: Kim Lovering <[REDACTED]>
Sent: Tuesday, July 1, 2025 11:18 AM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: Support for 1745 Summer Lane

Dear City of Keller Officials,

I am writing to express my full support for the property owners at **1745 Summer Lane** and to affirm that I have no objections to their request to build a shed and keep animals on their property.

I have had the opportunity to visit and observe the property, and I can confidently state the following:

- **There is no smell or odor** emanating from the property whatsoever.
- **No structures are/will be visible** from neighboring yards; everything built is discreet and respectfully positioned.
- The **backyard is extremely secluded**, offering privacy and quiet, without disruption to surrounding homes.
- There are **no flies or pests**, and the space is consistently clean and well maintained.
- The entire environment feels **safe, serene, and comfortable**.
- The homeowners are **outstanding members of our community**, respectful of neighbors and deeply considerate in how they care for their home and land. I'll also note they do not live in an HOA neighborhood, and neighbors need to respect that.

In my view, their use of the property is entirely appropriate, and their plans are in keeping with the peaceful character of the neighborhood.

As a close by neighbor, they have my full permission and enthusiastic support for their intended shed construction and for keeping animals in such a responsible and unobtrusive manner.

Please feel free to contact me directly if you have any questions or need further input.

Sincerely,
Kim Lovering and Family

FW: Support for 1745 Summer Lane

From: Kate Gibson [REDACTED]
Sent: Saturday, July 5, 2025 6:00 PM
To: Community Development
Subject: Dulaney Family

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Community Development Office for The City of Keller, Texas,

I wish to briefly express my professional opinion of the Dulaney family, having known them for nearly four years. They reside at 1745 Summer Lane.

The Dulaney family is one of the most wholesome, caring, and serving families I know. They are extremely considerate of others, whether they be strangers, close friends, or neighbors.

It came to my attention that some neighboring property owners had complained to the city of Keller regarding the Dulaney's desire to build a garage for their vehicles. Additionally, these neighbors complained that their pet sheep, Big Tex, was a nuisance.

I inspected their property personally, finding that their grounds were clean, well-maintained, and peaceful, seeing their young daughters playing happily in their yard with the family pets.

I found no animal odors, droppings, or any unusual insects. The housing for Big Tex was well ventilated, contained clean pine and cedar bedding, and was properly secured.

The one problem noted was the lack of storage space for their two primary vehicles and two antique project vehicles. Hence, the need for a new garage.

Given the occasional risk of damaging hail and the need to keep their driveways clear for Mrs. Dulaney's successful business, Swimming Snooks, I fully support their need for a new garage.

The Dulaney family is hard-working, honest, and growing. Mrs. Dulaney is currently expecting their fourth child and runs a very popular swimming instruction program for young children. Her contributions to increasing child water safety will undoubtedly prevent tragic drownings and increase a love and healthy respect of the water for hundreds of local children.

Again, it is my professional opinion as a Nurse Practitioner that the Dulaney family should be allowed to proceed with their building plan and should no longer receive coercive communication from one neighbor.

Thank you for reviewing my letter of support. Please do not hesitate to contact me if you have any questions. I would be pleased to answer them.

With Gratitude,

Kate Gibson, DNP, APRN, PMHNP-BC, CPRS

SUPPORT

From: Karen P [REDACTED]
Sent: Tuesday, July 1, 2025 12:36 PM
To: Community Development
Subject: Fwd: 1745 Summer Lane - Taylor & Jaron Dulaney

Follow Up Flag: Follow up
Flag Status: Flagged

Begin forwarded message:

From: Karen P <[REDACTED]>
Date: July 1, 2025 at 9:50:52 AM CDT
To: mayorandcouncil@cityofkeller.com
Subject: 1745 Summer Lane - Taylor & Jaron Dulaney

I'd like to send my support to Taylor & Jaron Dulaney for their specific use permit to build a workshop on their land and for them to be able to keep their pet sheep, Tex.

The Dulaney's live on a large .84-acre lot and their back yard is very secluded. Taylor does amazing upkeep of her yard and there is no smell or more flies than normal from keeping Tex in her yard. They converted a shed into his home, and he is very content living there.

As for Jaron's workshop, their yard has so much foliage that nobody would be able to see the shop.

Please note my support for this permit.

Thank you,
Karen Paetzold
1712 Bellechase Drive, Keller, Texas 76262

Fwd: 1745 Summer Lane - Taylor & Jaron Dulaney

From: Kelly Ballard
Sent: Wednesday, July 2, 2025 12:41 PM
To: Community Development
Cc: Sarah Hensley
Subject: FW: Dulaney's

Follow Up Flag: Follow up
Flag Status: Flagged

Kelly Ballard, TRMC, CMC
City Secretary
Keller, Texas

From: Jennifer Stitt [REDACTED]
Sent: Wednesday, July 2, 2025 12:39 PM
To: Mayor and Council <CityCouncil@cityofkeller.com>
Subject: Dulaney's

Hi. I'm emailing to inform and make a request to the city on behalf of the Dulaney's on Summer Ln are able to keep their sheep and build a shop. We've recently been in their back yard multiple times as my son painted her shed. There was no smell or excessive flies from the sheep. And you can't see neighbors behind, so an accessory building should be no problem. Thanks for the consideration.

God Bless,
Jenn Stitt
[972-824-0292](tel:972-824-0292)
[REDACTED]

FW: Dulaney's

From: Kelly Ballard
Sent: Tuesday, July 1, 2025 1:47 PM
To: Community Development
Cc: Sarah Hensley
Subject: FW: 1745 Summer Lane Support

Follow Up Flag: Follow up
Flag Status: Flagged

Kelly Ballard, TRMC, CMC
City Secretary
Keller, Texas

From: Heather O'Brien <[REDACTED]>
Sent: Tuesday, July 1, 2025 11:08 AM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: 1745 Summer Lane Support

Dear City of Keller Officials,

I am writing to express my full support for the property owners at 1745 Summer Lane and to affirm that I have no objections to their request to build a shed and keep animals on their property.

I have had the opportunity to visit and observe the property, and I can confidently state the following:

- There is no smell or odor emanating from the property whatsoever.
- No structures are visible from neighboring yards; everything built is discreet and respectfully positioned.
- The backyard is extremely secluded, offering privacy and quiet, without disruption to surrounding homes.
- There are no flies or pests, and the space is consistently clean and well maintained.
- The entire environment feels safe, serene, and comfortable.
- The homeowners are outstanding members of our community, respectful of neighbors and deeply considerate in how they care for their home and land.

In my view, their use of the property is entirely appropriate, and their plans are in keeping with the peaceful character of the neighborhood. They have my full permission and enthusiastic support for their intended shed construction and for keeping animals in such a responsible and unobtrusive manner.

Please feel free to contact me directly if you have any questions or need further input.

Sincerely,
Heather & the Dennis Family
1516 Bellechase Dr.
Keller, TX, 76262

FW: 1745 Summer Lane Support

Sent from my iPhone

Heather O'Brien

SUPPORT

From: Kelly Ballard
Sent: Tuesday, July 1, 2025 1:51 PM
To: Community Development
Cc: Sarah Hensley
Subject: FW: 1745 Summer Lane, Keller TX 76262

Follow Up Flag: Follow up
Flag Status: Flagged

Kelly Ballard, TRMC, CMC
City Secretary
Keller, Texas

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

From: Danielle Levine [REDACTED]
Sent: Tuesday, July 1, 2025 1:50 PM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: 1745 Summer Lane, Keller TX 76262

Hello,

I am writing on behalf of the Dulaney family living at 1745 Summer Lane in Keller, and their ability to have a sheep and shop on property.

We are at her home twice per week in the peak of summer, and we have never seen, smelled, or experienced anything negative due to Tex the sheep. Majority of the time we can't even hear him! I have allergies and am very sensitive to smells so I would not go back if that were the case. I have not seen any flies. The only thing I have experienced are mosquitoes and those are all over Keller and Tarrant county.

The entire area is very private, and I have never seen a neighbors home from the backyard any time I have been there. They have great tree cover that keeps things private. This would not be an imposition or ruin anything for neighbors.

We are Keller residents as well and the Dulaney's have worked very hard to follow every regulation set. Please allow them to keep their shop and Tex, we enjoy them as part of our community!

Thank you,
Danielle Levine

FW: 1745 Summer Lane, Keller TX 76262

SUPPORT

From: Kelly Ballard
Sent: Thursday, July 3, 2025 4:54 PM
To: Community Development
Cc: Sarah Hensley
Subject: Fw: Tex the sheep

Follow Up Flag: Follow up
Flag Status: Flagged

Kelly Ballard
City Secretary
City of Keller

From: Chrissie Cooper Hintz <[REDACTED]>
Sent: Thursday, July 3, 2025 3:35:54 PM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: Tex the sheep

To whom it may concern,

I am writing on behalf of the Dulaney family and Tex the sheep. I have been in the backyard of their residence many times with Tex back there and have not noticed any flies. He is a very sweet animal. Their house is very secluded. I did not even know there were houses behind their house until this whole situation arose. I do not see how their garage would be an issue for the people in the neighborhood behind them.

I would be more concerned with noise levels of the sheep. A sheep's baa can range anywhere from 45-75 decibels. However, a game of pickleball can reach decibel levels up to 100. It is my understanding that someone in the vicinity of the Dulaney residence does have a pickleball court, where noise levels can be 70 dba for up to 100 feet. At 400 feet, the sound can be 58 dba. This is significantly louder than a sheep.

I find no fault that the Dulaney's should be allowed to have a garage that is obscured by foliage in their own backyard.

Chrissie Hintz

Fw: Tex the sheep

From: Jenna Leigh [REDACTED] >
Sent: Thursday, July 3, 2025 5:07 PM
To: MayorandCouncil
Subject: 1745 Summer Lane in Favor

I am writing this letter in support of Jaron and Taylor Dulaney proposed addition for their garage at 1745 Summer Lane. We have known Jaron and Taylor for the past five years. They are absolutely amazing people. This garage has been Jaron's dream for years to home his cars.

They also have a sweet little lamb, Tex. Taylor checked to make sure lambs were allowed in Keller and followed every rule. They do not live in an HOA. Taylor saw a post in the Keller Neighborhood FB group about a lamb about to go to the slaughter house after a 4H assignment from a local student from KHS. This shows her heart for animals and to help people in need.

Our family has been to their house multiple times since they have had Tex. We have never smelled any odors or seen flies that their neighbors are claiming they have. In addition, with all of their foliage, you cannot see their neighbors at all so I am not sure why some are so against this if they can never see it, or it does not affect them at all. I don't understand some people's hearts. They have reached out to these neighbors who are against it many times, urging them to come visit and see for themselves, but they refuse.

I have no idea why they now are proposing for them to get rid of Tex, who is a family member their three children and the adults love Tex so much Taylor also runs a swim business out of her home (which is incredible by the way) and everyone loves Tex and people who spend hours in the sun watching their kids never have experienced the things the neighbors are claiming. Tex is so loving and gentle. This is actually so maddening and I am so upset at them possibly having to get rid of a four legged family member.

I urge you to go to their home and view for yourself and also spend some time with Tex. I am unsure why some neighbors are holding such resentment and bitterness against this sweet family.

We fully support them, this project and to keep the sweetest little lamb.

Respectfully,
Casey and Jenna Howard
1104 Oakwood Circle

From: Tessa Peck [REDACTED]
Sent: Friday, July 4, 2025 8:14 AM
To: MayorandCouncil
Subject: Fields family- Tex the sheep

To whom it may concern,
I'm writing on behalf of this young family and asking for common sense and fairness on the issue of Tex the sheep and the shop/garage. I've been aware of the struggle they are having with a few people who feel the need to infringe upon freedom. I met Taylor as A MENTOR MOM at a local MOPS group several years ago. We discussed on multiple conversations their desire to build a shop for her hubby (long before Tex the sheep entered the picture) and his vintage car. Taylor is a small business owner, has volunteered her time to offer water safety and use her talents as a swim instructor and life guard to better her community. She has a big heart for helping others. This family has obeyed all guidelines in attaining Tex the sheep, and would like to build the shop that has been in their family plans for years. On a side note: I live in Heritage at the bluffs, we put in a pool 3 years ago and just FYI- this year has been the worst for flies... and I do not own a sheep. Thank you for your time and attention.

Sincerely,
Contessa Peck
9728 Ben Hogan Ln
Fort Worth, TX 76244

Sent from my iPhone

Fields family- Tex the sheep

From: Kelly Ballard
Sent: Tuesday, July 15, 2025 9:51 AM
To: Community Development
Cc: Sarah Hensley
Subject: FW:

Follow Up Flag: Follow up
Flag Status: Flagged

Kelly Ballard, TRMC, CMC
City Secretary
Keller, Texas

From: Kristie Phillips [REDACTED]
Sent: Tuesday, July 15, 2025 9:32 AM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject:

To whom it may concern,

The Dulaney family should be allowed to build their shop to keep their cars safe and protected from Texas weather. Also, to keep the outside of their house nice looking from having several cars in the driveway and to be able to work on hobby cars.

The Dulaney's have been in Keller for over 30 years and are deserving of the shop and have the BIGGEST hearts. Their sheep Tex was a show sheep for FFA and was headed to the butcher, so Taylor having the heart that she does, rescued him. They have followed all rules with pertaining Tex. Keller used to be full of agriculture and due to people who moved in it is in its decline. I lived in Keller my whole life and had horses so it makes me sad that the transplants are trying to remove the farm life out of that not so little town anymore.

Please allow them to build their shop and keep Tex. The neighbors will not even see the shop with the fence line.

Their address:
1745 Summer Ln. Keller, TX

Thank you for listening and taking all of this into consideration.

Take care

Kristie Phillips

FW:

From: Steve Giese [REDACTED] >
Sent: Tuesday, July 15, 2025 9:36 AM
To: Community Development
Cc: Jaron Dulaney
Subject: Support Letter for Jaron Dulaney Building Request

Follow Up Flag: Follow up
Flag Status: Flagged

Keller City Council

My name is Steve Giese and I reside at 1725 Summer Lane. I am the next door neighbor of Jaron Dulaney and writing in support of his building permit request. He has always been very open and honest and forthright about his plans for his garage. We fully support his request.

Sincerely,

Steve Giese

Steve Giese
1725 Summer Lane

City of Keller, Texas

July 12, 2025

Planning and Zoning Office

To Whom it may concern:

I have prepared this letter regarding the property, 1745 Summer Lane, and the pending application for zoning variance/change.

William Crow and Linda Crow, residents and owners at 1685 Summer Lane, neither object, nor support zoning change that would not maintain the pleasant atmosphere in Oak Ridge Estates subdivision.

I have spoken with the property owner requesting the zoning change, and we are satisfied their request is consistent with the neighborhood values, and aesthetics that have been maintained for the last 36 years during our residency.

I strongly believe a property owner has the right to maintain, improve and use their property as they desire. I also believe a property owners rights, and benefits only extend to the lot parameters of their owned, surveyed lot, and those adjacent to or within a certain boundary should not have the collective authority to approve or condemn a property owner's right to plan, prepare and construct appurtenant structures on their property.

In this case the property owner has lawfully applied for a variance to slightly exceed the size of the planned structure. To date there has been no evidence that the property owner or residents living in Oak Ridge Estates, have degraded or neglected the condition or aesthetics of owned properties within the subdivision.

As such, William and Linda Crow support the family and their plans to become an important valued member of our community, and we support the request for an appropriate variance to the current zoning to allow our valued neighbors to finalize their planning, and construct the structure as planned.

Thanks to our City of Keller, Texas, Planning and Zoning department, for allowing us to respond to the request for a variance or zoning change as might be necessary.

Respectfully,



William Crow and Linda Crow

817 360-1819

[REDACTED]