

NIB

February 16, 2026

Keller City Council

1100 Bear Creek Parkway

Keller, Texas 76248

REC'D FEB 17 2026

RE: Specific Use Permit Request SUP-2601-0001

Dear Members of the Keller City Council,

We are writing to you in order to protest the above specific use permit.

Specifically, we are protesting the request to erect a metal building in our neighborhood.


When we moved here we signed a covenant agreement (page attached) that required that all residential dwellings shall be a minimum of 75% solid or veneered masonry or glass.

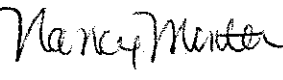
There have been at least two prior attempts by neighbors to erect metal buildings. These requests were denied.

We and other neighbors have erected second garages. All have been built with brick exteriors in compliance with the covenant agreement.

Further, we wish to point out that the homes in our neighborhood are approaching and/or exceeding one million dollars in valuation. A metal building does not agree with nor support the quality and excellence of the homes in our neighborhood.

In conclusion, we respectfully request that SUP-2601-001 be denied.


Keith Minter


Nancy Minter

1512 Belaire Ct., Keller, Tx 76262

Cell: 817-690-7975

107

BELAIRE HILLS ESTATES

THE STATE OF TEXAS)
COUNTY OF TARRANT ;

KNOW ALL MEN BY THESE PRESENTS: 317688

9.00 H D
5 02/24/84

THAT BURGER & EAKINS CUSTOM BUILDERS, INC., being the owners of the following described lots in BELAIRE HILLS ESTATES, an addition to the County of Tarrant County, Texas. Blocks 1, 2, and 3 according to the approved maps filed in Vol.388-166 Pages 8 respectively, Map Records of Tarrant County, Texas, hereby place the following restrictions on said lots, same being fully described as follows:

- Lots 1 through 34 inclusive in Block 1;
- Lots 1 through 25 inclusive in Block 2;
- Lots 1 through 15 inclusive in Block 3;

A. All of the above described lots shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential lot other than a one family detached dwelling, not to exceed three (3) stories in height, and having at least a two (2) car garage, and usual out-buildings in connection therewith.

B. No lot or lots or any part thereof shall ever be used as a place of business, nor any noxious or offensive trade or activity be carried on nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

C. The minimum square footage of any residence shall not be less than 2200 square feet.

D. The exterior walls of any residential dwelling shall be a minimum of seventy-five (75) percent solid or veneered masonry or glass.

E. The minimum setback building line from the front property line shall conform with the building lines specified on the recorded Plat of the Addition.

F. Attached garages must be side or rear entry. Detached garages must be erected behind the rear building line of the house and may be front entry. All other out buildings must be erected behind the rear building line of the house.

G. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to the quality and workmanship and materials, harmony of external design with existing structures and as to location with respect to topography and finish grade elevation.

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Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).

February 19, 2026

Keller Planning and Zoning Commission
Keller City Council
1100 Bear Creek Parkway
Keller, TX 76248

RE: SUP-2601-0001

We are writing to formally voice opposition to the request for Specific Use Permit SUP-2601-0001.

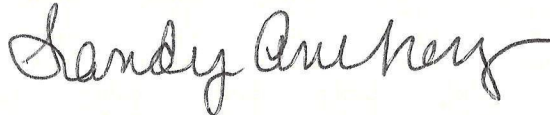
There are two primary issues. First, the construction of a metal building violates existing neighborhood covenants requiring all buildings to be a minimum of 75% masonry, veneer, or glass. The construction of a metal building would negatively impact neighborhood appearance and home values.

In addition, the size, height, resulting encroachment on property setbacks, and excessive number of accessory buildings on the lot are in violation of city regulations and neighborhood covenants.

We respectfully request that the SUP be denied.



Gary and Sandra Anthony
1429 Belaire Drive





Sandy Riis <[redacted]>

Attention : Calvin Eddleman

1 message

Sandy Riis <[redacted]>

Mon, Feb 23, 2026 at 3:35 PM

To: [redacted]

In reference to Case No. SUP-2601-0001

We built our house at 1720 Bellechase Dr Keller, TX 76262 40 years ago and complied with all the current covenants requirements. We chose this neighborhood because of the lot sizes and the upscale homes already being constructed.

We protest the request to construct a 1,560 square-foot accessory structure with an attached carport at 1432 Belaire Drive. This property is at the entrance to our neighborhood and the structure being proposed is grossly out of character with the existing homes. It most certainly would devalue properties in Belaire Hills Estates.

Respectfully,
Carl and Sandra Riis

Re: Written Opposition – Case No. SUP-2601-0001

Property: 1432 Belaire Drive, Keller, Texas

Dear Members of the Planning and Zoning Commission and City Council:

I am writing to formally submit my **written opposition** to the request for a **Specific Use Permit (SUP) with variances** for the proposed **1,560 square-foot accessory structure with attached carport at 1432 Belaire Drive**, identified as **Case No. SUP-2601-0001**.

After reviewing the proposed request, I have serious concerns that approval of this permit would be **inconsistent with established neighborhood standards** and **existing Homeowners Association (HOA) covenants** governing this property. Specifically, the materials specified for the proposed structure **do not match the roof and building materials of the existing approved primary structure**, which is a clear and enforceable requirement under the HOA covenants.

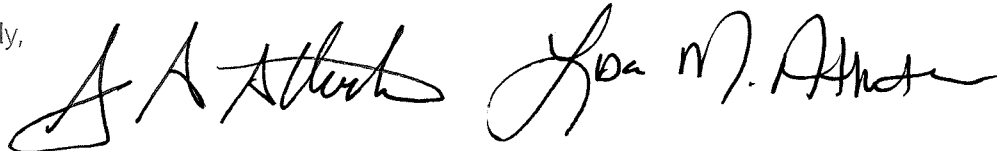
Approval of a structure that does not conform to these standards undermines the intent of the covenants and risks setting a precedent that could negatively impact the **architectural uniformity, aesthetic integrity, and property values** within the community. **A substandard structure not held to existing standards may lower property values for surrounding homeowners and diminish the overall appeal and desirability of the neighborhood.**

While I understand the City's role in evaluating zoning and land-use requests, I respectfully submit that granting this Specific Use Permit with variances would allow a development outcome that is **out of character with the surrounding properties** and contrary to the expectations under which nearby homeowners purchased and maintain their residences.

For these reasons, I respectfully request that the **Planning and Zoning Commission recommend denial** of the proposed Specific Use Permit and that the **City Council deny approval** of this request.

Thank you for your time and consideration.

Sincerely,

The image shows two handwritten signatures in black ink. The first signature is 'JA Atherton' and the second is 'Lisa M. Atherton'. Both are written in a cursive, flowing style.

James Anson Atherton & Lisa Marie Atherton, dba JLA Holding 1 LLC

1560 Ottinger Rd, Keller TX 76244

21 Feb 2026