

## Matthew Cyr

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**From:** Julie Smith  
**Sent:** Tuesday, February 23, 2021 4:59 PM  
**To:** 'Stephanie Porter'  
**Cc:** Matthew Cyr  
**Subject:** RE: Wimberley Development - Opposed

Mr. and Mrs. Porter:

We will certainly pass this on to the Commission this evening. May we please have your address? Thank you for your input!

Sincerely,  
Julie Smith

### Julie Smith

Community Development Director  
City of Keller, Texas  
817-743-4127  
[jsmith@cityofkeller.com](mailto:jsmith@cityofkeller.com)



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**From:** Stephanie Porter <[sporter@grapevinetexas.gov](mailto:sporter@grapevinetexas.gov)>  
**Sent:** Tuesday, February 23, 2021 3:27 PM  
**To:** Julie Smith <[jsmith@cityofkeller.com](mailto:jsmith@cityofkeller.com)>  
**Subject:** Wimberley Development - Opposed

Dear Honorable Mayor, Members of the City Council, P&Z Chair and P&Z Commissioners:

We would like to voice our opposition to the development at the corner of Whitley and Wall-Price Road. We live in Flanigan Hill at 1101 Templemore Drive. We are not happy about zero lot line homes being put in such a small gated community which will bring more traffic. The infrastructure surrounding this tract of land is not in good shape as it is with no curb or gutters, and a narrow roadway. We also fear the smaller lots and smaller homes may adversely affect our property values in Flanigan Hill.

We encourage the Council to say **No** to this development from moving forward and vote against items 7, 8 & 9 for consideration on the agenda tonight. Thank you!

*Stephanie & Danny Porter*  
817-917-2161

## Matthew Cyr

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**From:** Julie Smith  
**Sent:** Tuesday, February 23, 2021 4:59 PM  
**To:** Matthew Cyr  
**Subject:** FW: Wimberly homes

**From:** Rivard Family <rivardrj@yahoo.com>  
**Sent:** Tuesday, February 23, 2021 3:14 PM  
**To:** Julie Smith <jsmith@cityofkeller.com>; Keller Mayor and Council <MayorandCouncil@cityofkeller.com>; MayorandCouncil <CityCouncil@cityofkeller.com>  
**Subject:** Wimberly homes

I would like the council to know that we are against zero lot line homes. Please vote no to tonight's sections 7, 8 and 9 for the P and Z meeting tonight.

Thank you

Jacquetta Rivard  
. 1116 Manor Way

Sent from Yahoo Mail for iPhone

## Matthew Cyr

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**From:** Julie Smith  
**Sent:** Tuesday, February 23, 2021 5:00 PM  
**To:** Matthew Cyr  
**Subject:** FW: Opposition of Items 7, 8 and 9 of the P & Z Agenda

**From:** Steve Robedeau <robedeau94@yahoo.com>  
**Sent:** Tuesday, February 23, 2021 3:14 PM  
**To:** Julie Smith <jsmith@cityofkeller.com>; Keller Mayor and Council <MayorandCouncil@cityofkeller.com>  
**Subject:** Opposition of Items 7, 8 and 9 of the P & Z Agenda

Just got this email from a friend about the development at Wall Price and Whitley....  
“ Hello Neighbors

To P & Z Commissioners and City Council,

We are opposed to Items 7, 8 and 9 proposed by Wimberley of today’s P & Z agenda for 80 patio homes on a mere 15 acres (less than 1/5 acre lot for each home) at the NW corner of Wall Price and Whitley Rd. including the requested FLUP Amendment, proposed Planned Development and proposed new “single family mixed use” zoning category.

The public as a whole opposed the FLUP Update as it pertained to high density residential single family homes, and apartments, and mixed use. The Council has yet to approve the definition of mixed use nor the locations in Keller where such proposed mixed use could or should be considered. Developers should not dictate the City’s Land Use Plan.

The public as a whole also opposed the high density residential patio homes and apartments in the Center Stage Development. The Wimberley Developer isn’t even going to buy or develop the proposed mixed use area adjacent to his patio homes and thus, this Planned Development isn’t really even “mixed use”. The developer said “The Applicant is also submitting a commercial ‘concept plan’ for the adjacent property they do not own nor plan to develop.” To say this is a mixed use development is misleading and disingenuous at best.

We respectfully request Items 7, 8 and 9 be denied by P & Z and by City Council when such proposal comes before it.

Additionally, it is our understanding that Council plans to discuss and have open input meetings from residents in March on the proposed Mixed Use definition for the FLUP Update. Due to last week’s storm and subsequent damage experienced by numerous Keller residents, we propose the City postpones this issue and public input sessions in order to give residents time to get their lives and homes repaired and back in order. To have such meetings at the time of this local disaster is not reasonable nor fair and will not produce adequate opportunity for public input. We propose this matter be postponed for a minimum of 60 days.

Respectfully  
Steve and Yvonne Robedeau  
205 Tipperary Dr

Keller TX 76248

Sent from Yahoo Mail on Android

## Matthew Cyr

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**From:** Julie Smith  
**Sent:** Tuesday, February 23, 2021 5:01 PM  
**To:** Matthew Cyr  
**Subject:** FW: Planned "Development?????"

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**From:** Karen Chase <kjchase@icloud.com>  
**Sent:** Tuesday, February 23, 2021 2:55 PM  
**To:** Julie Smith <jsmith@cityofkeller.com>  
**Subject:** Planned "Development?????"

**"I oppose Items 7, 8 and 9 of the P & Z Agenda"**

Please consider the wishes of Keller citizens!!!!

*Karen J Chase*  
[kj-chase@live.com](mailto:kj-chase@live.com)  
504 Charles Street  
Keller TX 76248  
816-585-8773

## Matthew Cyr

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**From:** Julie Smith  
**Sent:** Tuesday, February 23, 2021 5:02 PM  
**To:** 'chalmer McWilliams'  
**Cc:** Matthew Cyr  
**Subject:** RE: P & Z Agenda Items on tonights agenda

Mr. McWilliams:

We will certainly pass this on to the Commission this evening. Would you please provide your street address?  
Thank you for your input!

Sincerely,  
Julie Smith

### Julie Smith

Community Development Director  
City of Keller, Texas  
817-743-4127  
[jsmith@cityofkeller.com](mailto:jsmith@cityofkeller.com)



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**From:** chalmer McWilliams <lotuschal7@yahoo.com>  
**Sent:** Tuesday, February 23, 2021 2:50 PM  
**To:** Julie Smith <jsmith@cityofkeller.com>; Keller Mayor and Council <MayorandCouncil@cityofkeller.com>  
**Subject:** P & Z Agenda Items on tonights agenda

Hello and To Whom it must concern,

As a Keller citizen for more than 27 years, I respectfully submit my objection to Items 7, 8 and 9 of the P & Z Agenda.

Further, I respectfully request Items 7, 8 and 9 be DENIED by P & Z AND by City Council when such proposal comes before it.

Thank you for receiving and respecting your citizens voice,

Chalmer McWilliams  
Keller Citizen  
817-821-0113

## Matthew Cyr

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**From:** Julie Smith  
**Sent:** Tuesday, February 23, 2021 5:03 PM  
**To:** Matthew Cyr  
**Subject:** FW: opposition to P&Z agenda, items 7,8,9

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**From:** davina.lee@verizon.net <davina.lee@verizon.net>  
**Sent:** Tuesday, February 23, 2021 2:36 PM  
**To:** Julie Smith <jsmith@cityofkeller.com>; Keller Mayor and Council <MayorandCouncil@cityofkeller.com>  
**Cc:** 'Davina Nichols' <davina.lee@verizon.net>  
**Subject:** opposition to P&Z agenda, items 7,8,9

To the Keller P & Z Commissioners and Keller City Council,

We are opposed to Items 7, 8 and 9 of today's P & Z agenda. These items are for 80 patio homes on 15 acres (less than 1/5-acre lot for each home??!) at the NW corner of Wall Price and Whitley Rd. This opposition includes the requested FLUP Amendment, proposed Planned Development, and proposed new "single family mixed use" zoning category.

The FLUP Update as it pertains to high density residential single-family homes, apartments, and mixed use has been opposed by the general public.

The Keller City Council has not approved the definition of mixed use or the locations in Keller where such proposed mixed use could, or should, be considered. Developers (or their MONEY) should never be allowed to dictate the City's Land Use Plan.

Also opposed by the public is the high-density residential patio homes and apartments in the Center Stage Development. Is the Wimberley Developer going to buy or develop the proposed mixed-use area adjacent to his patio homes? The developer said "The Applicant is also submitting a commercial 'concept plan' for the adjacent property they do not own nor plan to develop." Is this Planned Development really even mixed-use? It seems as though calling it such may not be altogether truthful...

We respectfully request Items 7, 8 and 9 be denied by the Keller P & Z board and by the Keller City Council when the proposal is presented.



Another disconcerting situation is that the Keller City Council plans to discuss and have open input meetings from residents, in March, on the proposed mixed-use definition for the FLUP Update.

As many Keller residents are presently dealing with damage other serious factors caused by last week's storm, we propose the City postpone this issue and public input sessions to allow residents the opportunity to begin the repair and healing process that is so important. We believe that proceeding with these meetings, as we attempt to recover from this local disaster, is unreasonable and will not permit adequate opportunity for public input.

We propose this matter be postponed for a minimum of 60 days.

Thank you for your time.

Davina and David Nichols

1108 Bourland Road

Keller 76248

## Matthew Cyr

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**From:** Julie Smith  
**Sent:** Tuesday, February 23, 2021 5:04 PM  
**To:** 'Debbie Bringhurst'  
**Cc:** Matthew Cyr  
**Subject:** RE: Wimberley Project

Mr. and Mrs. Bringhurst:

We will certainly pass this on to the Commission this evening. Would you please provide your street address? Thank you for your input!

Sincerely,  
Julie Smith

Julie Smith  
Community Development Director  
City of Keller, Texas  
817-743-4127  
jsmith@cityofkeller.com

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

**From:** Debbie Bringhurst <dbringhurst@icloud.com>  
**Sent:** Tuesday, February 23, 2021 4:33 PM  
**To:** Julie Smith <jsmith@cityofkeller.com>  
**Subject:** Wimberley Project

We would like to voice our opinion regarding this project and let the P & Z Commissioners and City Council know that we are NOT in favor of Wimberley's proposals for patio homes or the requested FLUP Amendment, proposed Planned Development and proposed new single family mixed use zoning category.

Thank you,  
Debbie & Mark Bringhurst

## Matthew Cyr

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**From:** Julie Smith  
**Sent:** Tuesday, February 23, 2021 2:26 PM  
**To:** 'Genni Pereira'  
**Cc:** Matthew Cyr  
**Subject:** RE: Opposition to small density

Thank you, Ma'am!  
Julie

**From:** Genni Pereira <genni.pereira@gmail.com>  
**Sent:** Tuesday, February 23, 2021 2:23 PM  
**To:** Julie Smith <jsmith@cityofkeller.com>  
**Subject:** Re: Opposition to small density

Sure!

1209 Hillview Dr

On Tue, Feb 23, 2021 at 2:15 PM Julie Smith <[jsmith@cityofkeller.com](mailto:jsmith@cityofkeller.com)> wrote:

Ms. Pereira:

We will certainly pass this on to the Commission this evening. Would you please provide your address? Thank you for your input!

Sincerely,

Julie Smith

**Julie Smith**

Community Development Director

City of Keller, Texas

817-743-4127

[jsmith@cityofkeller.com](mailto:jsmith@cityofkeller.com)



**From:** Genni Pereira <[genni.pereira@gmail.com](mailto:genni.pereira@gmail.com)>

**Sent:** Tuesday, February 23, 2021 1:50 PM

**To:** Julie Smith <[jsmith@cityofkeller.com](mailto:jsmith@cityofkeller.com)>; Keller Mayor and Council <[MayorandCouncil@cityofkeller.com](mailto:MayorandCouncil@cityofkeller.com)>

**Subject:** Opposition to small density

I oppose the Wimberly development, items 7, 8, and 9, Addie to the small a lot sizes. We do not need any more small density housing in Keller. It does nothing for our house values and it just congrats the area further.

Thank you,

Genni Pereira

## Matthew Cyr

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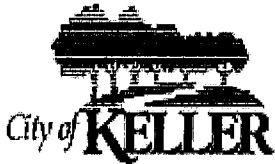
**From:** Julie Smith  
**Sent:** Tuesday, February 23, 2021 2:18 PM  
**To:** 'A Stoller'; Keller Mayor and Council  
**Cc:** Matthew Cyr  
**Subject:** RE: P & Z Agenda numbers 7, 8 and 9

Mr. and Mrs. Stoller:

We will certainly pass this on to the Commission this evening. Thank you for your input!

Sincerely,  
Julie Smith

**Julie Smith**  
Community Development Director  
City of Keller, Texas  
817-743-4127  
[jsmith@cityofkeller.com](mailto:jsmith@cityofkeller.com)



**From:** A Stoller <akstoller@gmail.com>  
**Sent:** Tuesday, February 23, 2021 2:14 PM  
**To:** Keller Mayor and Council <MayorandCouncil@cityofkeller.com>; Julie Smith <jsmith@cityofkeller.com>  
**Subject:** P & Z Agenda numbers 7, 8 and 9

Dear Mayor, City Councilwomen, Councilmen and Mr. Smith:

Rich and I want to let you know we are OPPOSED to item numbers 7, 8, and 9 on the agenda for tonight proposed by Wimberley for patio homes, including their requested FLUP Amendment, proposed Planned Development and proposed the new single family mixed use zoning category.

We are tired of the continual barrage of developers wanting high density homes/patio homes and apartments.

Please deny Wimberley's request for Items 7, 8 and 9.

Respectfully, Rich and Andrea Stoller

--

**Andrea**

Andrea K. Stoller, P.C.  
605 Keller Smithfield Road  
Keller, Texas 76248  
Tel: 214-356-7165  
Fax: 214-261-2228

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## Matthew Cyr

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**From:** Julie Smith  
**Sent:** Tuesday, February 23, 2021 2:16 PM  
**To:** 'Patti Lewis'  
**Cc:** Matthew Cyr  
**Subject:** RE: Wimberly Development

Ms. Lewis:

We will certainly pass this on to the Commission this evening. Thank you for your input!

Sincerely,  
Julie Smith

**Julie Smith**  
Community Development Director  
City of Keller, Texas  
817-743-4127  
[jsmith@cityofkeller.com](mailto:jsmith@cityofkeller.com)



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**From:** Patti Lewis <Patti.Lewis@buildersdesigngroup.net>  
**Sent:** Tuesday, February 23, 2021 1:47 PM  
**To:** Julie Smith <jsmith@cityofkeller.com>  
**Subject:** Wimberly Development

Enough is enough! I oppose items 7, 8, and 9 on the P&Z agenda. One of the reasons for moving to Keller over 30 years ago was for the country feel of the open spaces and the large lots. If we wanted to live in an area with lots of people, we would have move there instead of Keller. Do not approve this change.

Patti Lewis  
1004 North Ridge Court

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## Matthew Cyr

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**From:** Julie Smith  
**Sent:** Tuesday, February 23, 2021 2:14 PM  
**To:** 'Rodney Wooters'  
**Cc:** Matthew Cyr  
**Subject:** RE: P&Z Agenda Items 7, 8 and 9

Mr. Wooters:

We will certainly pass this on to the Commission this evening. Thank you for your input!

Sincerely,  
Julie Smith

**Julie Smith**  
Community Development Director  
City of Keller, Texas  
817-743-4127  
[jsmith@cityofkeller.com](mailto:jsmith@cityofkeller.com)



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**From:** Rodney Wooters <rwooters@hotmail.com>  
**Sent:** Tuesday, February 23, 2021 1:50 PM  
**To:** Keller Mayor and Council <MayorandCouncil@cityofkeller.com>; Julie Smith <jsmith@cityofkeller.com>  
**Subject:** P&Z Agenda Items 7, 8 and 9

Hi,

Please do not approve the Wimberley development - P&Z agenda items 7, 8 and 9.

We do not need any additional high-density development in Keller. High-density development places a strain on many resources including roads and schools.

Please deny the application.

Thanks.

Rodney Wooters  
Keller, TX



## Matthew Cyr

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**From:** Julie Smith  
**Sent:** Tuesday, February 23, 2021 2:10 PM  
**To:** Matthew Cyr  
**Subject:** FW: Oppose P&Z items 7,8,9

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**From:** Julie Smith  
**Sent:** Tuesday, February 23, 2021 12:47 PM  
**To:** 'Andrea Marshall' <marshall1791@sbcglobal.net>; Keller Mayor and Council <MayorandCouncil@cityofkeller.com>  
**Subject:** RE: Oppose P&Z items 7,8,9

Mrs. Marshall:

We will certainly pass this on to the Commission this evening. Because property owners have the right to ask the Planning and Zoning Commission and City Council for amendments related to their proposed developments, the City must entertain the requests. I just wanted to assure you that this is not a City-initiated project.

Thank you!  
Julie Smith

**Julie Smith**  
Community Development Director  
City of Keller, Texas  
817-743-4127  
[jsmith@cityofkeller.com](mailto:jsmith@cityofkeller.com)



---

**From:** Andrea Marshall <marshall1791@sbcglobal.net>  
**Sent:** Tuesday, February 23, 2021 12:39 PM  
**To:** Keller Mayor and Council <MayorandCouncil@cityofkeller.com>; Julie Smith <jsmith@cityofkeller.com>  
**Subject:** Oppose P&Z items 7,8,9

I oppose Items 7, 8 and 9 of the P & Z Agenda.

The public as a whole opposed the FLUP Update as it pertained to high density residential single family homes, and apartments, and mixed use. It's hard to understand why this wasn't crystal clear to the council.

The Council has yet to approve the definition of mixed use nor the locations in Keller where such proposed mixed use could or should be considered. Developers should not dictate the City's Land Use Plan.

Andrea Marshall  
556 Royal Glade Drive

## **Matthew Cyr**

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**From:** Julie Smith  
**Sent:** Tuesday, February 23, 2021 12:39 PM  
**To:** Matthew Cyr  
**Subject:** FW: Opposition to the Wimberley development project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

DITTO

**From:** Bonnie Baker <bonniebaker\_realtor@yahoo.com>  
**Sent:** Tuesday, February 23, 2021 12:24 PM  
**To:** Julie Smith <jsmith@cityofkeller.com>; Keller Mayor and Council <MayorandCouncil@cityofkeller.com>  
**Subject:** Opposition to the Wimberley development project

**I am opposed to the Wimberley development (Item numbers 7, 8 and 9 on agenda)**

**I really wish you would quit trying to put a lot of homes / apartments / town homes, etc. on a small lot. Keller is filling up, and I don't want any more of this happening. Keller is one of the last cities to be built on in this area, and I don't want all of these lots being divided up with a lot of homes on them.**

**Please stop ruining Keller.**

**Bonnie Baker  
440 S. Pearson Lane  
Keller, TX 76248**

Texas Real Estate Commission Consumer Protection

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers & landlords:

Information About Brokerage Services

## Matthew Cyr

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**From:** Julie Smith  
**Sent:** Tuesday, February 23, 2021 12:39 PM  
**To:** Matthew Cyr  
**Subject:** FW: P & Z mtg Feb 23 and CC mtg Feb 24

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

DITTO

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**From:** Linda Taylor <lct5200@verizon.net>  
**Sent:** Tuesday, February 23, 2021 11:32 AM  
**To:** Community Development <communitydevelopment@cityofkeller.com>; Julie Smith <jsmith@cityofkeller.com>; Armin Mizani <amizani@cityofkeller.com>; Christopher Whatley <cwhatley@cityofkeller.com>; Sean Hicks <shicks@cityofkeller.com>; Mitch Holmes <mholmes@cityofkeller.com>; Beckie Paquin <bpaquin@cityofkeller.com>; Sheri Almond <salmond@cityofkeller.com>; Ross McMullin <rmcmullin@cityofkeller.com>; Mark R. Hafner <mhafner@cityofkeller.com>; Kelly Ballard <kballard@cityofkeller.com>; Keller Mayor and Council <MayorandCouncil@cityofkeller.com>  
**Subject:** P & Z mtg Feb 23 and CC mtg Feb 24  
**Importance:** High

To P & Z Commissioners and City Council:

We are opposed to Items 7, 8 and 9 proposed by Wimberley of today's P & Z agenda for 80 patio homes on a mere 15 acres (less than 1/5 acre lot for each home) at the NW corner of Wall Price and Whitley Rd. including the requested FLUP Amendment, proposed Planned Development and proposed new "single family mixed use" zoning category.

The public as a whole opposed the FLUP Update as it pertained to high density residential single family homes, and apartments, and mixed use. The Council has yet to approve the definition of mixed use nor the locations in Keller where such proposed mixed use could or should be considered. Developers should not dictate the City's Land Use Plan.

The public as a whole also opposed the high density residential patio homes and apartments in the Center Stage Development. The Wimberley Developer isn't even going to buy or develop the proposed mixed use area adjacent to his patio homes and thus, this Planned Development isn't really even "mixed use". The developer said "The Applicant is also submitting a commercial 'concept plan' for the adjacent property they do not own nor plan to develop." To say this is a mixed use development is misleading and disingenuous at best.

We respectfully request Items 7, 8 and 9 be denied by P & Z and by City Council when such proposal comes before it.

Additionally, it is our understanding that Council plans to discuss and have open input meetings from residents in March on the proposed Mixed Use definition for the FLUP Update. Due to last week's storm and subsequent damage experienced by numerous Keller residents, we propose the City postpones this issue and public input sessions in order to give residents time to get their lives and homes repaired and back in order. To have such meetings at the time of this local disaster is not reasonable nor fair and will not produce adequate opportunity for public input. We propose this matter be postponed for a minimum of 60 days.

Thank you,  
Linda & Ernest Taylor  
1201 Bourland Road  
Keller, TX 76248

## Matthew Cyr

---

**From:** Julie Smith  
**Sent:** Tuesday, February 23, 2021 12:39 PM  
**To:** Matthew Cyr  
**Subject:** FW: P and Z agenda items 7,8,9

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

We will need to share this tonight.

**From:** Peter Phoenix <PPhoenix@rushmorelm.com>  
**Sent:** Tuesday, February 23, 2021 12:24 PM  
**To:** Julie Smith <jsmith@cityofkeller.com>; Keller Mayor and Council <MayorandCouncil@cityofkeller.com>  
**Subject:** P and Z agenda items 7,8,9

Keller representatives,

I am opposed to Items 7, 8 and 9 proposed by Wimberley of today's P & Z agenda for 80 patio homes on a mere 15 acres (less than 1/5 acre lot for each home) at the NW corner of Wall Price and Whitley Rd. including the requested FLUP Amendment, proposed Planned Development and proposed new "single family mixed use" zoning category.

This is not the small town feel Keller is looking to provide to its residents.

Please deny this request as it does not represent what the majority of Keller residents desire as displayed by the overwhelming opinion on the FLUP changes.

Thank you,  
Peter



**Peter Phoenix**  
**VP, Enterprise Analytics**  
Rushmore Loan Management Services LLC  
469-329-5112 direct | rfax |  
toll-free | fax machine  
Mail to: [PPhoenix@rushmorelm.com](mailto:PPhoenix@rushmorelm.com)  
Web: <http://www.rushmorelm.com/>

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## Matthew Cyr

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**From:** Julie Smith  
**Sent:** Tuesday, February 23, 2021 12:39 PM  
**To:** Matthew Cyr  
**Subject:** FW: Council Meeting 8/23

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

DITTO

**From:** Peter and Jennifer Phoenix <pjkphoenix@yahoo.com>  
**Sent:** Tuesday, February 23, 2021 12:16 PM  
**To:** Julie Smith <jsmith@cityofkeller.com>; Keller Mayor and Council <MayorandCouncil@cityofkeller.com>  
**Subject:** Council Meeting 8/23

I oppose high density housing as is proposed in items 7,8,and 9 on the agenda.

Peter Phoenix  
Keller resident

## Matthew Cyr

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**From:** Julie Smith  
**Sent:** Tuesday, February 23, 2021 2:07 PM  
**To:** Matthew Cyr  
**Subject:** FW: Opposition to high density development

**From:** Julie Smith  
**Sent:** Tuesday, February 23, 2021 12:52 PM  
**To:** 'Adrian Mayces' <mayces@verizon.net>  
**Subject:** RE: Opposition to high density development

Adrian:

We will certainly pass this on to the Commission this evening.

Thank you!  
Julie

**Julie Smith**  
Community Development Director  
City of Keller, Texas  
817-743-4127  
[jsmith@cityofkeller.com](mailto:jsmith@cityofkeller.com)



**From:** Adrian Mayces <[mayces@verizon.net](mailto:mayces@verizon.net)>  
**Sent:** Tuesday, February 23, 2021 12:45 PM  
**To:** Julie Smith <[jsmith@cityofkeller.com](mailto:jsmith@cityofkeller.com)>; Keller Mayor and Council <[MayorandCouncil@cityofkeller.com](mailto:MayorandCouncil@cityofkeller.com)>  
**Subject:** Opposition to high density development

I oppose Items 7, 8 and 9 of the P & Z Agenda.

**Adrian Mayces**  
608 Rhonda Rd  
Keller, Tx 76248  
817.307.2868



## Matthew Cyr

---

**From:** Julie Smith  
**Sent:** Tuesday, February 23, 2021 4:57 PM  
**To:** Matthew Cyr  
**Subject:** FW: Registration of Opposition to "Wimberly Estates" PD (Z-21-0001)

**From:** Christopher Foskey <cefoskey@yahoo.com>  
**Sent:** Tuesday, February 23, 2021 3:34 PM  
**To:** Keller Mayor and Council <MayorandCouncil@cityofkeller.com>; Julie Smith <jsmith@cityofkeller.com>  
**Subject:** Registration of Opposition to "Wimberly Estates" PD (Z-21-0001)

Happy 2021.

It appears that developers in Keller are following their typical annual pattern of attempting to subvert the city's existing FLUP-designated zoning by proposing nebulous "mixed-use" developments that consistently contain immensely high density housing.

Despite the citizen opposition (that former Mayor McGrail correctly categorized as "overwhelming") to another high density project "Center Stage" last year, the council took it upon themselves to justify its approval by labeling those opposing apartments and patio homes as being "emotional" and unable to grasp "facts" presented and paid for by the developers themselves.

I feel compelled to express similar sentiments with regards to the presentation made by the developers of "Wimbley Estates". In this case the situation appears to be even more egregious, as according to Keller P&Z, Contour Real Estate is *not even presenting an actual mixed-use development plan*. The developer, per their own admission, is simply presenting concepts for potential future commercial developments on the neighboring non-residential parcels that are not under their ownership. How this is not simply denied outright is more than a little puzzling.

In addition, since the extremely high density proposed exceeds even the minimum Keller defined SF 8.4, the developer is attempting to influence the acceptability of even smaller lots into the definition of "Single Family Mixed Use". To date, it has frankly been a collective failure of local government that the legal definition of "Mixed Use" in this regard has remained ambiguous. It only invites more attempts by exploitative developers to steer the zoning and final buildout of the city in ways that maximizes their profits. Approval of Wimbley Estates in its current state sets a terrible precedent that will certainly be leveraged by future developers who wish to cram more high density housing into Keller and more proceeds into their coffers.

The approval of Center Stage undoubtedly emboldened Contour to attempt to present a plan for a "mixed use" community that contained no actual commercial development. Personally, even with a robust commercial development plan, I would not support the construction of < 5,000 sq ft lot homes with 15 foot setbacks in Keller. Without massive changes to the lot density and firm commitment to the commercial aspect, "Wimbley Estates" should remain on paper.

Christopher Foskey et. al.  
Marshall Point subdivision

## Matthew Cyr

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**From:** Julie Smith  
**Sent:** Tuesday, February 23, 2021 4:57 PM  
**To:** Matthew Cyr  
**Subject:** FW: tonight's P&Z AGENDA RE WIMBERLY DEVELOPMENT ITEMS 7, 8, 9

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**From:** Pam Turner <pamnhorses@msn.com>  
**Sent:** Tuesday, February 23, 2021 3:52 PM  
**To:** Julie Smith <jsmith@cityofkeller.com>; Keller Mayor and Council <MayorandCouncil@cityofkeller.com>  
**Subject:** tonight's P&Z AGENDA RE WIMBERLY DEVELOPMENT ITEMS 7, 8, 9

I am opposed to this development (items 7, 8, 9) and ANY high density residential developments. This proposed development is bordered by Wall Street and Whitley roads – already a traffic debacle. Adding 80 patio homes to this area is unacceptable.

This council is supposed to represent RESIDENTS, not developers. Will you AGAIN ignore us and bend to Developers and their vision for the city? You asked for our input on the FLUP and we gave it to you. NO high density development. We residents are still overwhelming OPPOSED to high-density development for residential use; be it in single family homes, apartments and/or “mixed use” (an unknown classification.)

You have not clearly defined or approved any definition of “Mixed Use” nor in what areas of Keller they would be allowed. Until you have held new input meetings from residents on the proposed “Mixed Use” definition for the FLUP update there should be no consideration of those types of planned development.

Please delay the proposed March discussions and input from residents for at least 60 days to allow us to get our homes and lives back on track from last week’s disaster. Not to mention COVID disruptions. Postpone this and future requests until you have given residents several opportunities for input. We must have a clear definition of what “Mixed Use” is or is not and IDENTIFY specific areas where it will and will not be allowed.

Sincerely,  
Pamela Turner  
1116 Keller Smithfield Rd.S.  
Keller, TX 76248

Sent from [Mail](#) for Windows 10