

REC'D MAR 11 2025

To: City of Keller Community Development Department
Re: Opposition to Armstrong Hills, a Planned Development Zoning Change, 8740 Davis Blvd.

Date: Mar. 10, 2025

Residents: Paula and Jim Sharp
3036 Rolling Wood Lane
Keller, TX 76248

Dear Director of Community Development,

This letter is being submitted as written protest opposing Armstrong Hills residential development plan including the Planned Development Zoning Change, case number zone 2411-0007. The various reasons for our opposition are as follows:

1. Currently, Davis Blvd. is a heavily traveled road. Entering and exiting the Rolling Woods community has to be cautiously undertaken due to the vehicular density, speed of the vehicles, lanes and traffic light placement. With the number of homes in this proposed development, it would add a significant traffic load onto an already densely trafficked thoroughfare. In addition, the proximity of the proposed entryway would be dangerously close to the Rolling Wood's entrance/exit further compromising safety. Too many vehicles attempting entrance and exit within a very short distance from each other impedes the ability to accelerate adequately to safely assimilate into the flow of traffic.

2. Any development of this property would necessitate a plan to address its water flow challenges. Within the Rolling Woods Community there exists a pond fed by a natural creek flow. Additionally, some properties within the community receive a constant runoff flow of water from the Armstrong Hills property. These homeowners continue to invest in drainage corrections for their respective properties. This natural water flow condition would necessitate that the developer have plans that would not exacerbate this drainage situation. Land and street development would need to be designed so as not to increase the water flow. The natural creek and pond support abundant wildlife needs and it is imperative that this source of water not be impaired by street and lot development.

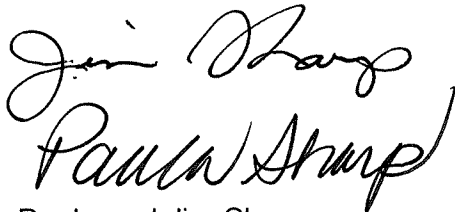
3. This parcel of land in question supports a tremendous amount of wildlife representative of the area such as, bobcat, coyote, deer, fox, owls, hawks, storks, egrets, Great Blue herons, and many more. Wildlife will, no doubt, be negatively impacted, if not eradicated, by man's encroachment. It was not clear if there exists a plan to show responsible land development not only for human habitation but to safeguard the existing wildlife residents. This is the era of being not only aware of, but planning for, a respectful co-habitation of land. A place where people, animal life and woodlands all converge to add to the health and well being of all. Any development

needs to create and submit an actionable plan to preserve the woodland beauty and its inhabitants as opposed to developing every parcel of land into residential lots.

4. It is hoped that the City of Keller would give further consideration to the amount of light that this development will add to the surrounding communities. In the new days of social consciousness, light pollution affects our quality of life. Communities worldwide are now aware of the value of Dark Sky practices as new communities are being developed. It not only reduces energy consumption, but creates a more healthful night environment. Keller would do well to guide any new development to include Dark Sky technology into their plans. It's a prime opportunity to lead the city from infringement of unnecessary light use to creating a more energy efficient and healthier night environment for its families.

In summary, compromised safety for residents, increased vehicular congestion, compromised water flow and threatened maintenance of natural bodies of water, questionable wildlife conservation, lack of plans for beautification of our communities and a lack of light pollution reduction by utilizing Dark Sky strategies are all concerns regarding the development and rezoning of the aforementioned project. It is for these reasons that we are opposed to the direction of this plan and strongly urge the committee to deny the development and zoning request changes as noted above.

Respectfully,

The block contains two handwritten signatures in black ink. The top signature is 'Jim Sharp' and the bottom signature is 'Paula Sharp'. Both are written in a cursive, flowing style.

Paula and Jim Sharp
3036 Rolling Wood Lane
Keller, TX 76248

REC'D MAR 11 2025

March 10, 2025

To: City of Keller Community Development Department

Re: Opposition to Armstong Hills, a Planned Development Zoning 8740 Davis Blvd

Resident: Edrena Parker, 3040 Rolling Wood Lane

Dear Director of Community Development:

This is my written protest to case number zone 2411-0007. I would rather see no development due to the same reasons as submitted by my neighbor the Sharp's at 3036 Rolling Wood. However, since it is currently zoned low density, I would like it to stay that way.

Sincerely,



Edrena Parker

REC'D MAR 11 2025

To: City of Keller Community Development Department

Re: Opposition to Armstrong Hills, a Planned Development Zoning Change, 8740 Davis Boulevard

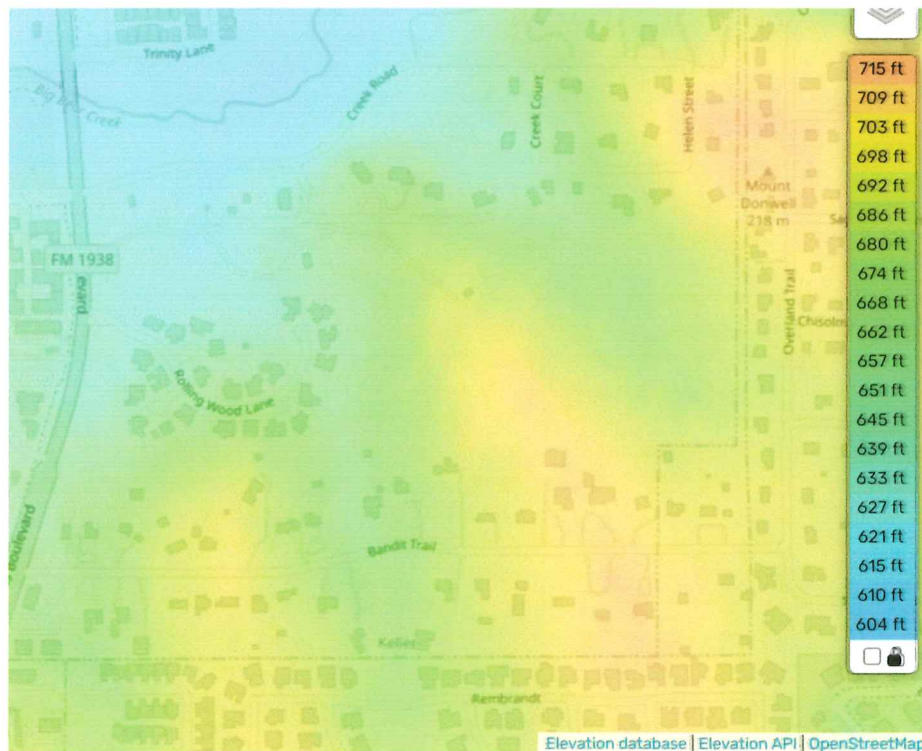
Date: March 3, 2025

Owner: Guy & Emma Tcheau, 3044 Rolling Wood Lane, Keller, TX 76248. (Lot 8740 referenced in your letter dated Feb 27, 2025)

Dear Director of Community Development

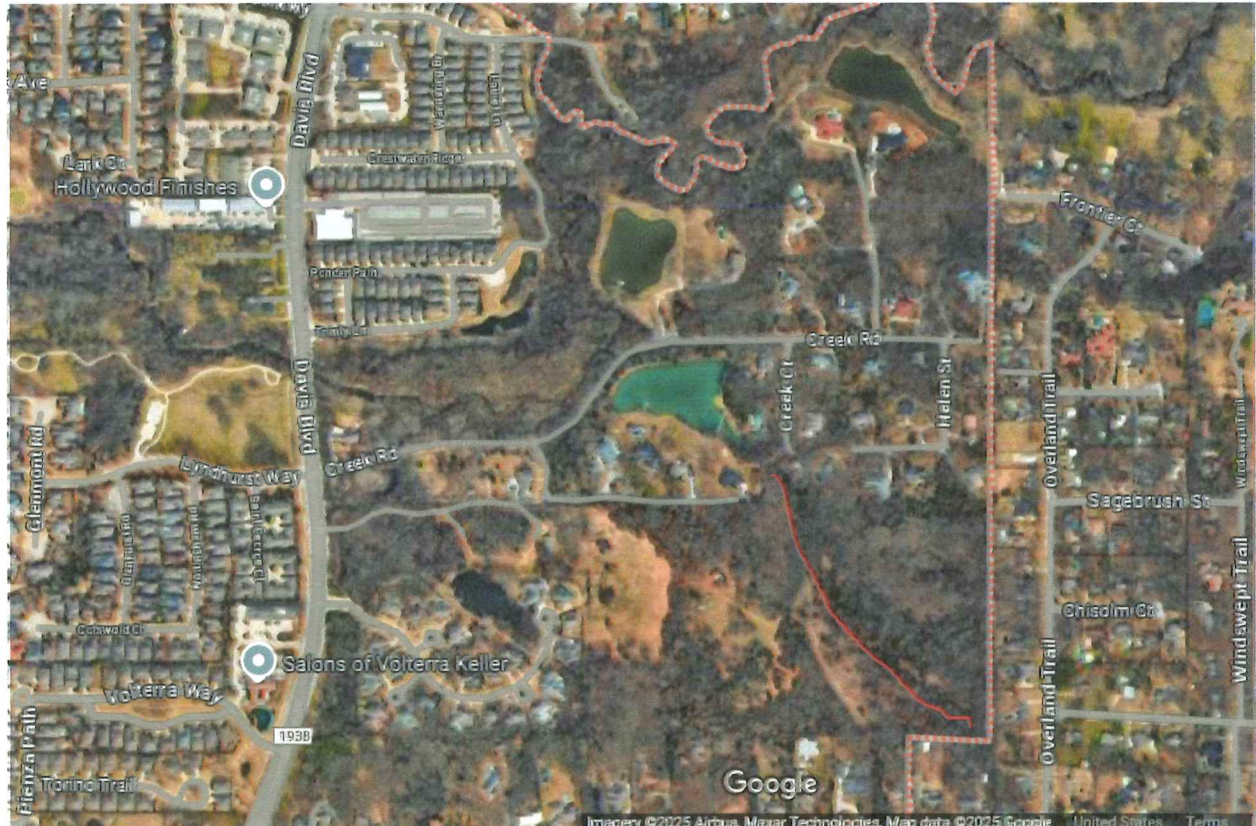
We hereby submit our written protest in opposition to the Armstrong Hills residential development plan as well as the Planned Development Zoning Change. Our property is within the 200'-300' proximity to the Armstrong Hills property.

There are a number of reasons we are opposed to the residential development project and zoning change. One important reason is the topography of the Armstrong Hills property in relation to its surrounding properties. As shown in the topographical map attached, the Armstrong Hills land is 50' to as much as 100' up-gradient from properties in Rolling Wood Lane. As it is, a large amount of water flows down gradient throughout the year and especially after rains into Rolling Wood Lane properties. Owners have attempted to deal with this water flow by various forms of costly drainage. Any land leveling and surface road work will exacerbate the water flow problem overwhelming properties down gradient.



REC'D MAR 11 2025

Note that the Armstrong Hills property has a stream connecting with Bear Big Creek which feeds water into the property in addition to rainwater. Approximate location of stream in red below.



Other reasons for objecting to the proposed Armstrong Hills development is that the densification plan is inconsistent with the size and character of the surrounding homes. As such property value of existing homes will be negatively impacted. Furthermore, the development plan will span many years, cause construction traffic, noise, dust, erosion and disturbance to the neighboring homes. With ingress and egress confined to Davis Blvd, there will be choking of traffic flow and increased risk of accidents and injury.

We respectfully request the City of Keller Planning and Zoning Commission to decline approval of the Armstrong Hills development and Planned Zoning change request to densify the FLUP.

Sincerely,

Handwritten signatures of Guy and Emma Tcheau in black ink.

Guy and Emma Tcheau
3044 Rolling Wood Lane,
Keller, TX 76248

City of Keller Community Development
Case No. Zone - 2411-007

We are the owners of property within 200 feet
of proposed development.

Our address is 3048 Rollingwood Lane
Keller, Texas 76248

We are opposed to the rezoning of this
property at 8740 Davis Blvd, Keller, TX 76248
Barrow-Stark Engineers and Holmes Builder Applicant
and LLB Armstrong Family LP.

Ann Rauschuber
Ann Rauschuber
3/3/2025

3/3/2025 Donald Rauschuber
Donald Rauschuber

REC'D MAR 10 2025

March 10, 2025

REC'D MAR 11 2025

City of Keller – Community Developments

Notice of Public Hearing

Case No. Zone 2411-0007

Planning and Zoning Commission – Objection to request to change zoning for Armstrong Hills

As neighbors who back up directly to the proposed development we must strenuously object to the changing of this zoning for many reasons.

As everyone is aware, the Armstrong property is landlocked, except for a few feet of access to Davis Blvd. Based on the maps, it appears the Armstrong entrance is only about 120 feet from the existing Creek Rd entrance. While unfortunate, it does limit the amount of traffic the proposed development can safely create for Davis Blvd.

As a resident who turns on Creek Rd, we are already impacted by the traffic from the less than 25 homes in the Rolling Woods Addition. The proposed additional 49 homes in the Armstrong Hills will be in between Rolling Woods and Creek Road creating a hazardous situation for us all. TXDOT is also scheduled to start the hard divided medians in the near future which will further impact the additional traffic as well. By taking the center reservation area, this will be a sea of cars forced to turn right, and forever lining up to make the first legal U turn. This will be our only option, as a left turn will be near impossible.

As the owner's of 3340 Indian Creek Court, we are at the bottom of the hill with a large amount of water shed to the creek at the corner of our property. This water feeds several ponds in our Creek Rd neighborhood. During heavy rains, the water can be running quite fiercely to the creek. I am curious what will be done to address the water shed while maintaining our existing water features/ponds and the integrity of our landscape. We definitely do not want to discover a flooding issue during the development of roads and lots at the last minute. This would cause damages to our personal property as well as the costs associated to correct them.

We are also extremely interested in the developer's plan for set backs and fencing of the new development. It appears the back of our property is a scheduled multi use area and golf cart trail. The trails do seem to come within feet of our property line. This is all land within the

REC'D MAR 11 2025

flood, creek area and can have a catastrophic impact on our property as well as our neighbors property if it is mismanaged.

This is another reason we do not want to amend the existing Future Land Use Plan, FLUP.

As I stated before, it is unfortunate for the Armstrong's that their land is locked into such a unique 49 acre plat. Especially considering that a good percentage of the land is affected by both flood areas and narrow access to Davis Blvd.

But that is no reason to approve such a drastic change to include lots smaller than .5 acre. Each and every house will likely produce the same amount of traffic on Davis Blvd and have a permanent impact on the safety of these 3 roads (Rolling Wood, Armstrong Hills Development and Creek Rd) being located dangerously close to each other.

Is there an impact study that can be done to evaluate the increase in traffic that the development of these houses will create?

We will attend the meeting and look forward to hearing everyone's thoughts on the proposal.

Regards,



Guy Brooker

3340 Indian Creek Ct

Keller, TX 76248

817-888-2645



Julie Brooker

3340 Indian Creek Ct

Keller, TX 76248

817-312-5433

City of Keller

Zone 2411-0007

REC'D MAR 11 2025

March 11, 2025

Dear Sirs,

My name is Rick Lear. I live at 837 Helen Street Keller Tx 76248

My protest to this development are as follows

1. Drainage concerns to my property.
2. Size of lots containing the number of houses allowed in this development
3. The increase of traffic it puts on Davis which makes it very difficult in getting out on our neighborhood.
4. Fence that is against our property. I would like a sound barrier fence that gives us our privacy.
5. Wildlife this will increase the traffic of coyotes which puts our dogs and grandchildren at risk plus other wildlife
6. Zoning changes will bring more traffic to Creek Road which makes it harder to get out of our neighborhood when necessary.

Thankyou for taking this in consideration.

Sincerely

A handwritten signature in black ink that reads "Ricky D Lear". The signature is written in a cursive, flowing style.

Ricky D Lear

To The City of Keller for Zone change

Zone 2411-0007

Planning and Zoning Attn Colina

REC'D MAR 11 2025

Dear Planning and Zoning,

My name is Suzan Harmon Lear. I own the property at 837 Helen Street Keller Tex 76248

My protest to this development are as follows:

1. Fence that backs up to our property. Would like a privacy fence
2. Water drainage and flood risk to our property
3. I oppose the amendment to accommodate smaller lot sizes less than .05 acres
4. Traffic impact would put more stress on creek road and us getting out on Davis in a timely manner
5. Wildlife This is going to increase coyotes in our area to where the risk to small pets and Grandchildren is not safe. Has anyone done a study on different plant life and how it will impact animal population ?

Sincerely

A handwritten signature in black ink that reads "Suzan Harmon Lear". The signature is written in a cursive, flowing style.

Suzan Harmon Lear

REC'D MAR 11 2025

To: City of Keller Community Development Department
Re: Development Zoning Change, 8740 Davis Blvd.

Residents: Alexandrea & Avi Saund
8745 Ramblewood Ct. Keller, TX 76248

Dear Director of Community Development,

This letter is a written in opposition to zoning change 2411-0007 for the following reasons:

- A. Currently, exiting and entering our neighborhood poses high risk due to high volume and speeds of traffic, adding an additional neighborhood with 40-50 residences within such proximity to our neighborhood would greatly impede safety.
- B. We have not seen any plans that show wildlife and environmental protection are kept in mind—although this may not be important to some, this is highly important to us.

However, we absolutely understand that the owners of this property would like to sell, and we would not be opposed to a zoning change for low volume residences. This would preserve some of the wildlife and keep traffic levels low/less dangerous when entering and exiting both neighborhoods. We were not in opposition of the zoning change until we saw the switch from low to medium density housing.

Thank you very much for your time!

The Saund Residence

REC'D MAR 11 2025

March 10, 2025

City of Keller – Community Development Notice of Public Hearing Case No. Zone 2411-0007

Planning and Zoning Commission – Objection to Zoning Change for Armstrong Hills

Subject: Formal Objection to Proposed Zoning Amendment for Armstrong Hills Development

As residents of 820 Helen St, Keller TX 76248 and immediate neighbors to the proposed Armstrong Hills development, we hereby register our strong objection to the requested zoning amendment. We believe this change will negatively impact our neighborhood and the surrounding community for the following reasons:

1. Traffic Congestion and Safety:

- The Armstrong property's limited access to Davis Boulevard, approximately 120 feet from the existing Creek Road entrance, poses a significant traffic bottleneck.
- The proposed 49-home development, situated between Rolling Woods and Creek Road, will substantially increase traffic volume on these already congested roadways.
- The planned TXDOT median construction on Davis Boulevard will exacerbate traffic flow issues, forcing vehicles into potentially dangerous U-turns.
- The current traffic impact from the existing Rolling Woods Addition demonstrates that additional housing will create a serious safety hazard.

2. Water Drainage and Flood Risk:

- Property at 3340 Indian Creek Court, located at the base of a significant watershed, experiences substantial water runoff during heavy rainfall, which feeds several neighborhood ponds.
- We express serious concerns regarding the developer's plan to manage stormwater runoff and protect existing water features and landscape integrity.
- We require assurance that the development will not result in increased flooding or property damage.

3. Setbacks, Fencing, and Multi-Use Areas:

- We are concerned about the proximity of the proposed multi-use area and golf cart trail to our property line, especially given its location within the flood and creek area.
- We demand detailed plans for setbacks and fencing to ensure adequate protection of our property and prevent potential damage from mismanaged development.

4. Incompatibility with Existing Land Use Plan:

- We oppose the amendment of the Future Land Use Plan (FLUP) to accommodate smaller lot sizes (less than 0.5 acres).
- The increased density will inevitably lead to a disproportionate increase in traffic, negatively impacting the safety of Davis Boulevard, Rolling Woods, and Creek Road.
- We believe the landlocked nature and floodplain issues associated with the Armstrong property make the requested density incompatible with the surrounding area.

5. Traffic Impact Study Request:

- We request a comprehensive traffic impact study to assess the anticipated increase in traffic volume resulting from the proposed development.

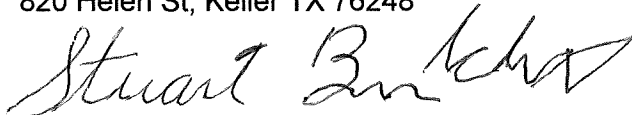
We intend to attend the public hearing and look forward to a thorough discussion of these critical concerns.

5. Wildlife Study:

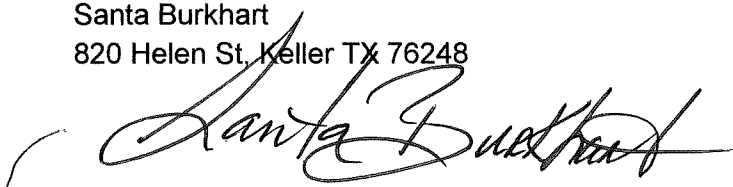
- Mapping the habitat preferences of a specific species to identify critical areas for conservation.
- Analyzing the impact of habitat fragmentation on wildlife populations.
- Study how different plant life influences the animal population within an area.

Sincerely,

Stuart Burkhardt
820 Helen St, Keller TX 76248



Santa Burkhardt
820 Helen St, Keller TX 76248



SanJuana Guajardo
820 Helen St, Keller TX 76248

