

From: Nancy Kirby [REDACTED] >
Sent: Tuesday, June 24, 2025 11:06 AM
To: Community Development
Subject: 8660 Clara Lane, 8733 Indian Knoll Trail
Attachments: Planning and Zoning, 8733 Indian Knoll Tr.jpeg

Kaleena and Sara,

Attached is a letter with our concerns for the zoning change on our street at 8733 Indian Knoll Trl. Thank you for your attention to this matter.

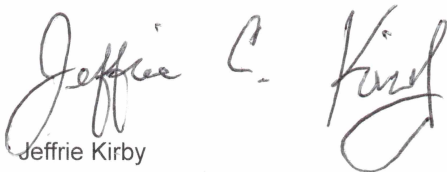
Nancy Kirby

City of Keller Community Development
Planning and Zoning

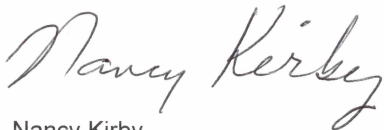
We would like to express our concerns over the effects on Indian Knoll Trail residents of the 7.2 acres between 8660 Clara Lane and 8733 Indian Knoll Trail planned for 36,000 SF lots and now proposed for eight 30,000 SF lots. It is our understanding that all traffic will only be able to flow in and out of the development from Indian Knoll Trail, which will add a significant amount of traffic on our small dead-end road.

We feel like the increased traffic between the development and Shady Grove Rd. will also hinder the safety of pedestrians, which could be helped if a sidewalk is built from the development to Shady Grove Rd.

Our other concern is for the traffic flow from our street onto Shady Grove because of the 45-house development being built with the entrance directly opposite Indian Knoll. We realize this development is on the North Richland Hills side of Shady Grove, but are wondering if there is a plan to repair or strengthen this section of Shady Grove, which is already in poor condition.



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Alexis Russell

From: A Wallace [REDACTED] >
Sent: Thursday, July 10, 2025 10:47 AM
To: Armin Mizani; Shannon Dubberly; Greg Will; Karen Brennan; Tag Green; Christopher Whatley; Ross McMullin; Community Development
Cc: Aaron Rector
Subject: Opposition to Zoning Change Request ZONE-2505-0006 (8660 Clara Lane and 8733 Indian Knoll Trail)

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mayor, City Council, and Community Development,

I am writing to respectfully oppose the proposed zoning change from Single-Family Residential 36,000 square-foot lots (SF-36) to Planned Development – Single-Family Residential 30,000 square-foot lots (SF-30) for the 7.2-acre property at 8660 Clara Lane and 8733 Indian Knoll Trail.

The current proposal simply asks for too much - too many lots, too little green space, and a layout that disregards the surrounding neighborhood. Below are my core concerns and a more viable path forward should the City wish to consider alternatives.

1. Rear-Facing Homes Are Inconsistent with Neighborhood Character

The proposed layout places the backs of all new homes toward Indian Knoll Trail and Clara Lane. This design is inconsistent with surrounding properties, where homes are front-facing and contribute to the rural character of the neighborhood. Rear-facing homes along public roads degrade the visual quality of the area and break from established development patterns. The recent home sites at 8801, 8817, 8901, and 8917 Indian Knoll Trail (immediately north) offer an excellent example of development that is appropriate, attractive, and consistent with neighborhood character.

2. Fails to Meet the 15% Green Space Requirement

One of the core promises of PD zoning is that in exchange for increased flexibility, particularly when it includes a reduction in lot size, developers must offer meaningful public benefits, such as green space. The developer's proposal falls well short of the 15% green space requirement, even under the most generous calculations. Approving this plan would weaken the integrity of PD standards and set a precedent for future developments to offer less while asking for more.

3. Would Not Qualify as SF-30 if Green Space Were Added

Even if the applicant were to add the required green space, the land would need to come from the lots themselves, reducing at least two below SF-30 minimums. Two undersized lots out of eight represents 25% of the development - far from a minor/ small deviation. At that point, the proposal would fail to comply with both the current SF-36 zoning and the requested SF-30 designation. The density simply exceeds what this site can reasonably support, especially with the proposed orientation.

4. Gated Access Is Out of Place in This Area

The inclusion of a gated entry for an eight-home development off an otherwise open residential street network is unnecessary and incompatible with the area's character. Introducing a gate here creates further division, already initiated by turning homes away from the street, rather than neighborhood continuity. It adds infrastructure that feels out of place in this low-density setting. Winding Creek, an in-progress development around SF-36 properties off Johnson Road, offers a useful comparison. Why should a smaller development here require a gate, or how do they justify a gate?

5. Flawed Logic in Developer's Rebuttals to Alternative Layouts

- A. The developer's own "4x4" Option #1 reveals that six of the eight lots would fall below 36,000 square feet, proving they did not acquire enough land to support eight lots by right once infrastructure is accounted for.
- B. The claim that vehicles would be parked on the street is overly exaggerated. Homes of this size (4,000+ square feet) should have at least a three-car garage. Many newer existing SF-36 homes, including mine, also have one or more parking pads. These lots can easily accommodate sufficient private parking.
- C. Has the developer considered partnering with the City on improvements to Clara Lane? Four existing homes already rely on it today.
- D. Their dismissal of the 4x4 layout for lacking green space rings hollow; their current plan doesn't offer meaningful green space either. An equal amount of sidewalks and shared space could be added to the 4x4 concept, achieving similar infrastructure with the added benefit of greater neighborhood cohesion.

A Better Path Forward

If you agree with some of these points, the following adjustments would bring the plan closer to alignment with Keller's values and codes:

- A. Reduce the total number of lots to seven to allow for true SF-30 minimums after green space is carved out.
- B. Revisit the 4x4 layout option #1 and convert one of the lots into shared green space and/or a small retention pond. This would provide functional stormwater management while improving the plan's open space, aesthetics, and usability.
- C. Ensure all homes face current public streets, maintaining consistency with Clara Lane and Indian Knoll Trail.
- D. Avoid gating, which creates unnecessary division in an otherwise open and cohesive area.

Summary

As Commissioner Ross Brensinger aptly stated, "The problem is you got eight lots, and you got room for seven." That captures the issue perfectly. This proposal overreaches - pushing density, reducing community benefit, and cutting corners on design. It's not just about this development; it's about the precedent Keller sets for large-acre parcels moving forward.

My family chose a similar area in Keller because of its open feel, mature trees, and street-facing homes that foster connection and belonging. After just over a year, I know many of my neighbors because our homes face the street. We wave, walk, and talk at the curb. These details are small, but together, they define the kind of community Keller is known for. If approved in its current form, this proposal would begin to undo that very character - on Clara Lane, Indian Knoll Trail, and wherever else similar requests may follow.

Thank you for your time and service. I urge you to protect the zoning and development standards that have long made Keller a desirable, balanced, and livable community. Please ensure that any approved version meets the spirit and substance of SF-30 PD requirements—starting with appropriate lot size, orientation, and green space.

Sincerely,
Ashley Wallace