

Sarah Hensley

From: Community Development
Sent: Monday, October 10, 2022 7:48 AM
To: Julie Smith
Cc: Sarah Hensley; Katasha Smithers; Amber Washington
Subject: FW: Fink Platt request coming to P&Z Oct 11, 2022

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

From: Joan Boyle <[REDACTED]>
Sent: Saturday, October 8, 2022 4:34 PM
To: mayorandcouncil@keller.com; bapky@cityofkeller.com; Greg Will <gwill@cityofkeller.com>; Gary Ponder <gponder@cityofkeller.com>; Tom Thompson <tthompson@cityofkeller.com>; Paul Alvarado <palvarado@cityofkeller.com>; Leslie Sager <LSager@lesliesaher.com>; Ralph Osgood <rosgood@cityofkeller.com>; Tom Brymer <tbrymer@cityofkeller.com>; Ross Brensinger <rbrensinger@cityofkeller.com>; Community Development <communitydevelopment@cityofkeller.com>
Subject: Fwd: Fink Platt request coming to P&Z Oct 11, 2022

Sent from

>

>

> My name is Joan Boyle. My husband and I live at 1262 Oak Hill Rd, Keller TX 76248 and are in full support of the variances the Finks are requesting as part of their request to platt 657 Block A Hallelujah Trail. Oak Hill is also a dead end street and, recently, almost all residents of both our streets delivered a petition to the Council against the city connecting them. I think you'll find residents of both streets are in agreement again on this issue. My husband and I support the Finks variances for the following reasons

>

> 1) Before the Finks closed on their 7 acres the city told them that their request For 3 houses on 7 acres was designated a MINOR development. AFTER they closed the city changed it to a MAJOR development, causing the street itself to become part of the platt application. The Finks relied on what the city had told them- to their detriment-possibly not being able to develop their land at all because they couldn't afford to put in a public road, and facing the possibility that they might have to sell. The change could not possibly be more unfair. They are now down to 2 houses on 7 acres which, now even more, meets the definition of a MINOR development!

>

> 2) Hallelujah Trail is a private road which was put in by the residents many years, ago, and is maintained by them. We support it staying that way, as the residents want, and support it not being connected to the City Street Network as a public street.

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> 3) all the houses on the gravel portion of the private road are on septic systems. We feel the Finks should be allowed to put them in, too, and that the city sewer system should not be extended.

>

> 4) there are many dead end streets all over Keller(many of which were built in the last two years) which do not have cul-de-sacs. We support the Finks request to not put one in.

>

> 5) Hallelujah Trail already has more than the limit of 3 driveways the code requires on a private road and has been functioning that way for all these years. We support the Finks' request to be allowed to add 2 more.

>

> If the Finks variances are not approved they are going to be forced to sell to a developer as no other individuals can afford to spend the money to put in the public road the city is requiring. We support all the residents of Hallelujah Trail in their desire to keep it the quiet road it is now. We also feel that a developer getting the property would make connecting our two roads much more likely as the developer would put in 7+ houses (if he or she stayed to zoning) in order to cover the cost of the road. That would very likely add an east-west portion at the north end of Hallelujah and make a forced connection of Hallelujah Trail and Oak Hill much more likely in the future.

> Please find a way to help the Finks get their platt request approved. These people deserve a break! Our city needs to work FOR its residents and not against them! If you have questions please give me a call.

>

>

> Joan and Jim Boyle

> 1262 Oak Hill Rd

> Keller, Tx 76248

> 817-937-9592

>

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>

>

> Sent from my iPad

Sarah Hensley

From: Carlos Gutierrez
Sent: Tuesday, October 11, 2022 6:42 AM
To: Katasha Smithers
Cc: Julie Smith; Sarah Hensley
Subject: FW: Planning and Zoning Committee/Hallelujah Trail

From: Michael Gronberg <[REDACTED]>
Sent: Monday, October 10, 2022 8:57 PM
To: MayorandCouncil <CityCouncil@cityofkeller.com>; Robert Apke <rapke@cityofkeller.com>; Greg Will <gwill@cityofkeller.com>; Gary Ponder <gponder@cityofkeller.com>; Tom Thompson <tthompson@cityofkeller.com>; Paul Alvarado <palvarado@cityofkeller.com>; Community Development <communitydevelopment@cityofkeller.com>; Ralph Osgood <rosgood@cityofkeller.com>; Leslie Sagar <lsagar@cityofkeller.com>; Tom Brymer <tbrymer@cityofkeller.com>; Ross Brensinger <rbrensinger@cityofkeller.com>
Subject: Fwd: Planning and Zoning Committee

----- Forwarded message -----

From: Michael Gronberg <[REDACTED]>
Date: Mon, Oct 10, 2022 at 7:00 PM
Subject: Planning and Zoning Committee
To: Christina NMN Gronberg <[REDACTED]>

My wife and I (Christina and Michael Gronberg) plan to speak at the meeting on 10/11/22. We would like the committee to consider and approve the variances for the Fink's (David and Britainy) property on Hallelujah.

Thank you,

--

Michael Gronberg MD
Alliance Pediatrics
Keller, TX

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Michael Gronberg MD
Alliance Pediatrics
Fort Worth, TX

Sarah Hensley

From: Community Development
Sent: Monday, October 10, 2022 3:20 PM
To: Katasha Smithers
Cc: Sarah Hensley; Julie Smith
Subject: FW: Fink Plat Request

From: Ray Irizarry <[REDACTED]>
Sent: Monday, October 10, 2022 3:15 PM
To: MayorandCouncil <CityCouncil@cityofkeller.com>; bapke@cityofkeller.com; Greg Will <gwill@cityofkeller.com>; Gary Ponder <gponder@cityofkeller.com>; Tom Thompson <tthompson@cityofkeller.com>; Paul Alvarado <palvarado@cityofkeller.com>; Community Development <communitydevelopment@cityofkeller.com>; Ralph Osgood <rosgood@cityofkeller.com>; Leslie Sagar <lsagar@cityofkeller.com>; Tom Brymer <tbrymer@cityofkeller.com>; Ross Brensinger <rbrensinger@cityofkeller.com>
Subject: Fink Plat Request

Greetings,

I am writing in regards to the variance requests posted by David and Brittany Fink for Block A Hallelujah Trail. I support their request for the variances requested as it allows them to reasonably enjoy their property that they purchased with the expectations to build their homes.

In addition and as a reminder, the residents of Hallelujah Trail and OakHill Road served a petition to the city and discussed with Alonzo that we are against any possibility of connecting OakHill and Hallelujah trail as a thru street.

Thank you for your attention to this matter.

Ray Irizarry
1305 Oakhill Rd, Keller, TX 76248

Sarah Hensley

From: Carlos Gutierrez
Sent: Tuesday, October 11, 2022 6:40 AM
To: Katasha Smithers
Cc: Julie Smith; Sarah Hensley
Subject: FW: Hallelujah Trail

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

From: Kelly Jackson [REDACTED]
Sent: Monday, October 10, 2022 6:17 PM
To: Community Development <communitydevelopment@cityofkeller.com>
Subject: Hallelujah Trail

Hello. My name is Kelly Jackson at 1205 Johnson Road. I love this neighborhood. I know several residents on Hallelujah Trail. I have never met Brittainy and David Fink, but I have recently learned what they are going through, to build a home behind Rocky Top Ranch. (657 Block A Hallelujah Trail) Mercy!

I realize there are many details that I don't know about this zoning, as a citizen. And I appreciate the time y'all put into researching these projects. I'm writing to let you know that I support all five variances to plat these three lots, so they can build their home. Thank You.

-Kelly Jackson

Sarah Hensley

From: Carlos Gutierrez
Sent: Tuesday, October 11, 2022 6:43 AM
To: Katasha Smithers
Cc: Sarah Hensley; Julie Smith
Subject: FW: No changes to Hallelujah Trail

From: Pam Lewis [REDACTED]
Sent: Monday, October 10, 2022 9:45 PM
To: MayorandCouncil <CityCouncil@cityofkeller.com>; Paul Alvarado <palvarado@cityofkeller.com>; Leslie Sagar <lsagar@cityofkeller.com>; Community Development <communitydevelopment@cityofkeller.com>; bapke@cityofkeller.com; Greg Will <gwill@cityofkeller.com>; Gary Ponder <gponder@cityofkeller.com>; Tom Thompson <tthompson@cityofkeller.com>; Ross Brensinger <rbrensinger@cityofkeller.com>; Ralph Osgood <rosgood@cityofkeller.com>; Tom Brymer <tbrymer@cityofkeller.com>
Subject: No changes to Hallelujah Trail

I am a resident of Keller living on Hallelujah Trail. I'm asking for No Changes at the present time on Hallelujah Trl... There are so few "pockets" of country life left in our ever growing city and we would really like to preserve that for as long as possible. Johnson Road is already underway and will create more noise, congestion, and traffic into our neighborhood. Please let's work together to keep the country atmosphere of our little neighborhood as long as possible.

Thank You
Pam Lewis

Sarah Hensley

From: Carlos Gutierrez
Sent: Tuesday, October 11, 2022 6:45 AM
To: Katasha Smithers
Cc: Julie Smith; Sarah Hensley
Subject: FW: P&Z meeting agenda

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

From: Jodi Majewski [REDACTED]
Sent: Monday, October 10, 2022 10:22 PM
To: Community Development <communitydevelopment@cityofkeller.com>
Subject: P&Z meeting agenda

Hello, my name is Jodi Majewski. My husband and I are building a custom home on an acre and a half located at 1240 Oakhill Road here in Keller. We are very proud of our new property and are looking forward to sharing that little bit of country feel within the city limits of the town we love with friends, family and neighbors.

We STRONGLY support the five variances that will be discussed at the meeting tomorrow because we do NOT want there to be any opportunity for a road connection between Oakhill Road and Hallelujah Trail, now or in the future. We do not want heavier traffic flow through our street, we absolutely do not want to give up part of the property we paid dearly for so that a road can be cut through what is currently residential property. We certainly don't want the 7 acre property on Hallelujah Trail to be divided up into lots with a developer as opposed to three large properties with single family homes. The two neighborhoods in play are both composed of larger pieces of property with families enjoying and preserving the north Keller area we initially fell in love with when we chose the property upon which we are building.

My family chose this particular area because of the larger lots and the beauty of the heavily treed area. City planning should entail thoughtful consideration of the surrounding area and how to preserve the way of life that brings people to Keller in the first place as well as the wishes of the citizens already living there. I hope you will agree.

We appreciate all you do for our city.

Jodi Majewski
JM Interiors
Design & Renovation
[REDACTED]
210.413.1709

Sarah Hensley

To: Julie Smith
Subject: RE: Hallelujah Trail P & Z Hearing

From: Julie Smith <jsmith@cityofkeller.com>
Sent: Tuesday, October 11, 2022 1:45 PM
To: Katasha Smithers <ksmithers@cityofkeller.com>; Sarah Hensley <shensley@cityofkeller.com>
Subject: FW: Hallelujah Trail P & Z Hearing

From: Mark R. Hafner <mhafner@cityofkeller.com>
Sent: Tuesday, October 11, 2022 8:38 AM
To: Julie Smith <jsmith@cityofkeller.com>
Subject: Fwd: Hallelujah Trail P & Z Hearing

Mark Hafner
City Manager
Keller, Texas
817-743-4001

Begin forwarded message:

From: Cecily Verloop [REDACTED]
Date: October 11, 2022 at 8:12:22 AM CDT
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Cc: Robert Apke <rapke@cityofkeller.com>, Greg Will <gwill@cityofkeller.com>, Gary Ponder <gponder@cityofkeller.com>, Tom Thompson <tthompson@cityofkeller.com>, Paul Alvarado <palvarado@cityofkeller.com>, Community Development <communitydevelopment@cityofkeller.com>, Ralph Osgood <rosgood@cityofkeller.com>, Leslie Sagar <lsagar@cityofkeller.com>, Tom Brymer <tbrymer@cityofkeller.com>, Ross Brensinger <rbrensinger@cityofkeller.com>
Subject: Hallelujah Trail P & Z Hearing

Good morning,

My name is Cecily Verloop and I am the owner of 1250 Oakhill and the Fink's Realtor. I have been present and involved in the entire process for their purchase and meetings with the city for their platting process.

My husband, Jens Verloop and I are in full support of the 5 variances that the Finks are requesting. The process that the City of Keller has put them through has been unnecessary and in my opinion have violated their rights as property owners. The Finks are not responsible for other property owners and are not responsible to coerce neighbors to donate land to the city for future use. Even suggesting this as a condition for plat approval, seems a lot like extortion.

The extended amount of time and money spent on pursuing the application for the minor subdivision at the instruction of COK staff only to have them demand a change to the major subdivision without providing explanation or detail as to why, is unacceptable. If the City of Keller staff had been forthcoming with these requirements the Finks likely would not have purchased the land. In order to allow for their due diligence, we had provisions in their purchase contract that allowed the termination if the replatting was unattainable with the City of Keller. There was no indication of several of the current requirements as demonstrated in the timeline presented.

There have been many missteps by staff and this should not go unnoticed. The Finks proposal for use of this land would be a positive addition to the city and it has the approval of surrounding neighbors. Please approve the 5 variances as presented and allow the Finks to use their land and build their home as discussed with the City of Keller from the beginning.

Regards,
Cecily Verloop

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Cecily Verloop

Lead Agent for The Verloop Group

office 817.739.1231

email [REDACTED]



Ebby Southlake

1575 E. Southlake Blvd Ste 100



Sarah Hensley

From: Community Development
Sent: Monday, October 10, 2022 7:52 AM
To: Julie Smith
Cc: Sarah Hensley; Katasha Smithers; Amber Washington
Subject: FW: In support of the requested variances by Brittany Fink

From: Terri Yang [REDACTED]
Sent: Sunday, October 9, 2022 1:35 PM
To: MayorandCouncil <CityCouncil@cityofkeller.com>; bapke@cityofkeller.com; Gary Ponder <gponder@cityofkeller.com>; Tom Thompson <tthompson@cityofkeller.com>; Paul Alvarado <palvarado@cityofkeller.com>; Community Development <communitydevelopment@cityofkeller.com>; Ralph Osgood <rosgood@cityofkeller.com>; Leslie Sagar <lsagar@cityofkeller.com>; Tom Brymer <tbrymer@cityofkeller.com>; Ross Brensinger <rbrensinger@cityofkeller.com>
Subject: In support of the requested variances by Brittany Fink

Good afternoon! I hope you are all doing well!

This is Terri Yang and Darrell Ferris, we are the property owners for the home on 657 Hallelujah Trail. I understand Brittany Fink will be presenting her requested variances this coming Tues at the Planning and zoning meeting. We would like to let you know that we are in full support of Brittany's request. We do not want a large street, cul-de-sac or connection between Hallelujah Trail and Oakhill.

Thank you. Your consideration is greatly appreciated.

Terri Yang
Darrell Ferris

5 Requested Variances:

- A request for a variance not to make the public street connection to the City Street Network.
- A request for a variance not to construct the public street.
- A request for a variance not to extend the public sanitary sewer line.
- A request for a variance to the requirement to build a cul-de-sac when a street is stubbed out and not connected.
- A request for a variance to the flag lot limitation of only three drive connections to a private drive.

Kind Regards, Terri Y.

Sarah Hensley

From: Carlos Gutierrez
Sent: Monday, October 10, 2022 2:50 PM
To: Katasha Smithers
Cc: Julie Smith; Sarah Hensley
Subject: FW: Support for Fink Plat Request
Attachments: Keller Petition.pdf

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

From: Ken Pearson [REDACTED]
Sent: Monday, October 10, 2022 1:19 PM
To: MayorandCouncil <CityCouncil@cityofkeller.com>; bapke@cityofkeller.com; Greg Will <gwill@cityofkeller.com>; Gary Ponder <gponder@cityofkeller.com>; Tom Thompson <tthompson@cityofkeller.com>; Paul Alvarado <palvarado@cityofkeller.com>; Community Development <communitydevelopment@cityofkeller.com>; Ralph Osgood <rosgood@cityofkeller.com>; Leslie Sagar <lsagar@cityofkeller.com>; Tom Brymer <tbrymer@cityofkeller.com>; Ross Brensinger <rbrensinger@cityofkeller.com>
Subject: Support for Fink Plat Request

Ladies and Gentlemen, my name is Ken Pearson and I live at 1310 Oakhill Road in Keller. I am writing in support of the plat and related variances being sought by David and Brittany Fink for Block A Hallelujah Trail. The variance requests in their subdivision plat application are reasonable and consistent with the character of our neighborhood. I believe the Finks should be treated equitably with similarly situated plat requests and a reasonable reading of the applicable laws.

In addition, as members of the council may recall, last May almost every resident of Oakhill Road and Hallelujah Trail signed a petition opposing any connection of these two roads. A copy of the petition is attached.

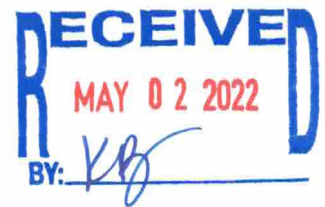
In conclusion, the Fink's variance requests are consistent with the character of the neighborhood and approval of this subdivision plat does not require the connection of Oakhill Road and Hallelujah Trail - none of whose residents support the connection. Please vote in support of these variance requests.

Thank you for all of your hard work for the citizens of Keller and thank you for considering the overwhelming consensus of the residents in our neighborhood.

Regards,

Ken Pearson
1310 Oakhill Road
Keller, Texas 76248
(214) 789-7345

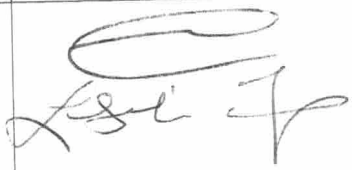
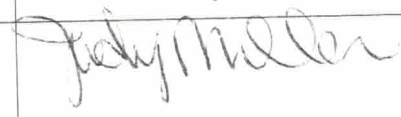
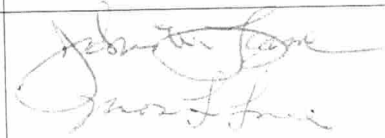
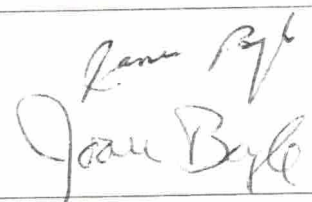
Petition to Oppose the Planned Connection of Oakhill Road and Hallelujah Trail



We, the undersigned citizens of Keller, request city council to represent us and act accordingly based on the following. The signed below oppose the planned connection between Oakhill Road and Hallelujah Trail making it a thru-street. We believe this will cause undue harm and distress to the residents who live along these streets due to:

- 1) Higher traffic rates are expected to cause:
 - a. Unwelcomed attraction to an area that is not widely known, whose residents currently enjoy **no crime** since so few know about this area.
 - b. **Increase unwanted noise** that will **interfere with the peaceful enjoyment** of the properties (the city should be concerned for its residents on this point alone). We all bought into this peaceful area intentionally and the unwanted increase in noise and traffic will ruin the ambiance we currently enjoy.
 - c. **Danger** to the residents (adults and children), pets and property. Please look at these roads as they are very narrow and large vehicles already have difficulty navigating without damaging property. Oakhill Road is an S-curved area which increases navigation problems. Connecting the two roads would add more curves. Both roads are poorly lit.
 - d. Residents often walk and ride bikes on these roads, since there are no sidewalks, as their exercise route. This includes our elderly residents and others who may need assistance walking.
 - e. Increased road damage as we already suffer from road **degradation**. (See included pictures)
 - f. Increased difficulty of the residents to **ingress/egress** their own neighborhood.
- 2) More than 1/2 of Hallelujah Trail is a PRIVATE road (maintained by the residents).
- 3) Maintaining the historical nature of the area which is one of the oldest in Keller.
- 4) Both Oakhill Road and Hallelujah Trail have existed in their current configuration and condition for over 60 years and neither were designed, or are in the condition, to accommodate additional traffic.
- 5) The undersigned, citizens, voters, and homeowners, who are most affected by a decision to connect these two roads have not been consulted on this decision and the adverse impacts it will cause.
- 6) Due to above, it is reasonable to assume that home values will **degrade (plummet)**.

We ask that our elected officials act accordingly, asking themselves, "If this were my street, would I like it?" We certainly employ intelligent and creative individuals that can come up with better traffic flow options than this thru street option. Thank you for your consideration.

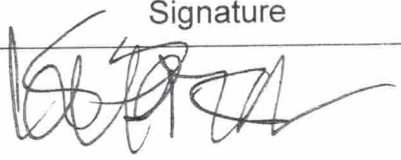
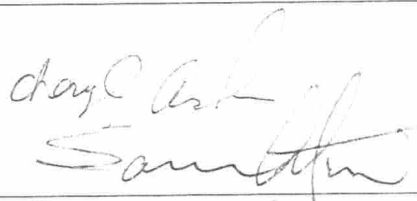
Name	Address	Signature
Manuel Funes Lesli Funes	1330 Oakhill Road Keller, TX 76248	
Ty Miller Judy Miller	1241 Oakhill Road Keller, Texas 76248	
John Lane Mona Lisa Lane	1245 Oakhill Road Keller, TX 76248	
James Boyle Joan Boyle	1262 Oakhill Road Keller, TX 76248	

Petition to Oppose the Planned Connection of Oakhill Road and Hallelujah Trail

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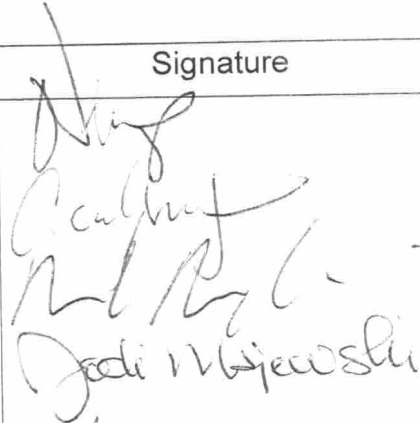
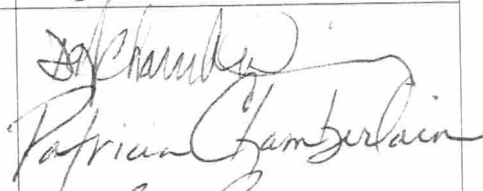
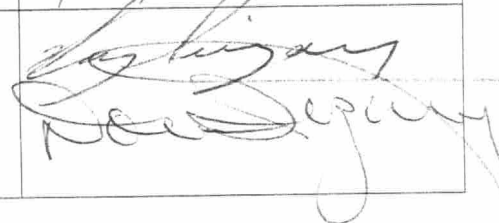
Name	Address	Signature
Ken Pearson (For the estate of Wayne Pearson)	1310 Oakhill Road Keller, TX 76248	
Sammy Austin Cheryl Austin	1315 Oakhill Road Keller, Texas 76248	
Travis Studebaker	1320 Oakhill Road Keller, TX 76248	

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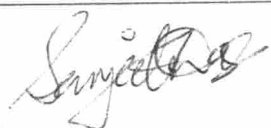
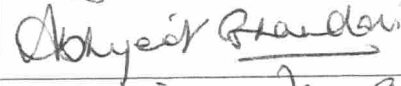
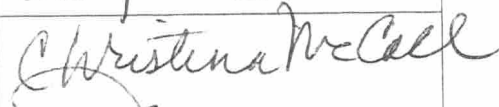
Name	Address	Signature
Jens Verloop Cecily Verloop Mark Majewski Jodi Majewski	1250 Oakhill Road Keller, TX 76248	
Dennis Chamberlain Patricia Chamberlain	1275 Oakhill Road Keller, Texas 76248	
Ray Irizarry Donna Irizarry	1305 Oakhill Road Keller, TX 76248	

Petition to Oppose the Planned Connection of Oakhill Road and Hallelujah Trail

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We ask that our elected officials act accordingly, asking themselves, "If this were my street, would I like it?" We certainly employ intelligent and creative individuals that can come up with better traffic flow options than this thru street option. Thank you for your consideration.

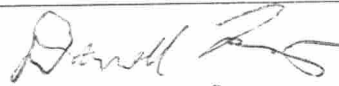
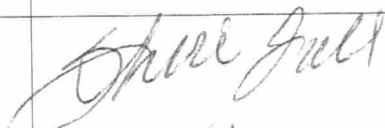
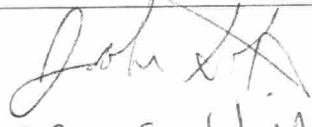
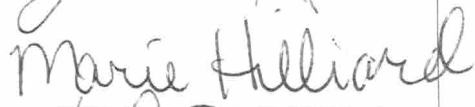
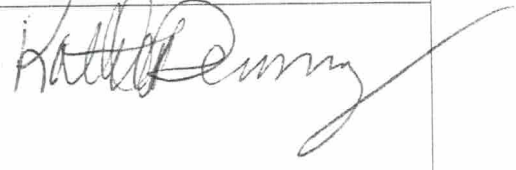
Name	Address	Signature
Sanjeeta Das Abhijeet Bhandari	607 Hallelujah Trail Keller, TX 76248	 
Colin McCall Christina McCall Jim Cox Jane Cox	629 Hallelujah Trail Keller, TX 76248	   
Pamela Lewis	615 Hallelujah Trail Keller, TX 76248	

Petition to Oppose the Planned Connection of Oakhill Road and Hallelujah Trail

We, the undersigned citizens of Keller, request city council to represent us and act accordingly based on the following. The signed below oppose the planned connection between Oakhill Road and Hallelujah Trail making it a thru-street. We believe this will cause undue harm and distress to the residents who live along these streets due to:

- 1) Higher traffic rates are expected to cause:
 - a. Unwelcomed attraction to an area that is not widely known, whose residents currently enjoy **no crime** since so few know about this area.
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Name	Address	Signature
Darrell Ferris Terri Yang	657 Hallelujah Trail Keller, TX 76248	 
Donald Tull, Jr. Sheri Tull	712 Hallelujah Trail Keller, TX 76248	 
John Scott, Jr. Marie Hilliard	736 Hallelujah Trail Keller, TX 76248	 
Kathleen Denney	744 Hallelujah Trail Keller, TX 76248	

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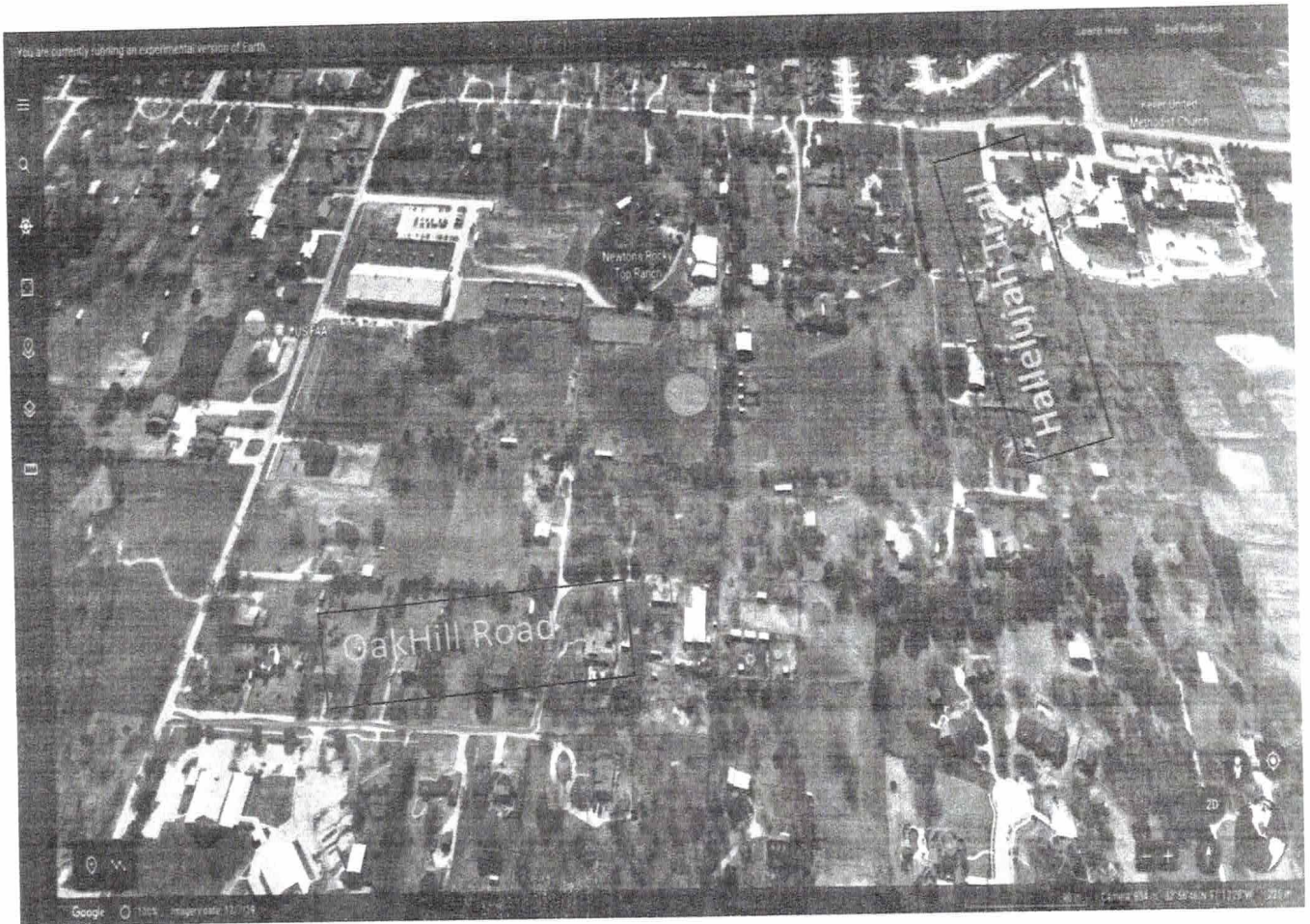
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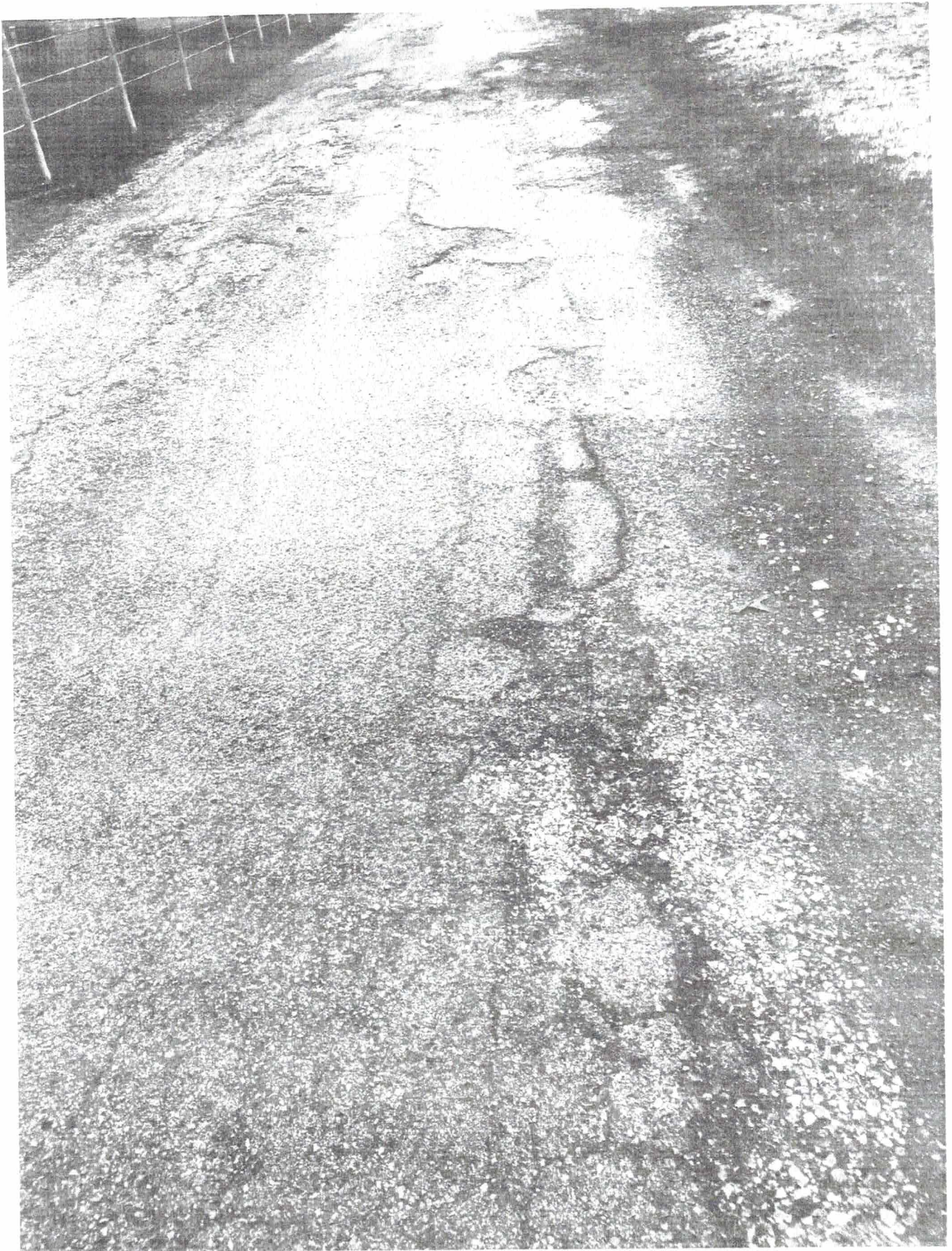
Name	Address	Signature
David Lanier Sharry Lanier	749 Hallelujah Trail Keller, TX 76248	
Louise Staley	652 Hallelujah Trail Keller, TX 76248	

Area of interest





Oakhill Road damage normal traffic



Hallelujah Trail condition one lane road at north end