

REC'D FEB 25 2025

February 21, 2025

To whom it may concern:

In regards to the proposed zoning change from Single family residential 36,000 square foot lots (SF-36) to Single Family residential 30,000 square foot lots (SF-30) for 7.2 acres located approximately 900 feet northwest of the Indian Knoll Trail and Shady Grove intersection, legally described as Tracts 1F and 1A02C, Abstract 1209 of the Thomas Peck Survey, zoned single family 36,000 minimum square foot lots (SF-36, and addressed 8660 Clara Lane and 8733 Indian Knott Trail at the request of William Solomon, Suma Monde Kapital Partners, Applicant and Charles H. Talley, Owner. (ZONE-2501-0003)

AND

In regards to the additional Future Land Use Plan (FLUP) amendment, from Low-Density Single Family 36,000 square foot lots and above (LD-SF) to Medium-Density Single Family – 15,000 to 35,999 square foot lots. This amendment is a second item on the council's agenda.

The below homeowners around this land greatly OPPOSE the Future Land Use Plan (FLUP) amendment and request the P&Z committee and City Council deny this request. The Future Land Use Plan amendment will cause even greater drainage/storm drainage issues, will NOT fit in with the current home lot size on of current homes on Indian Knoll Trail, Clara Lane, and Legacy Ct (all adjacent to and surrounding the 7.2 acres (as well as the future plans for the development on Indian Knoll Trail) and would potentially hurt all current home values of said homes. If this FLUP amendment were granted, it could potentially be used by the applicant should he change his mind on what type of lot/homes he has stated he wishes to build.

We ask the P&Z committee and City Council DENY this request in order to protect our homes that have been in place around this area (some for 43 plus years). To put this zoning change amendment in place could cause an even greater traffic issue on Shady Grove should medium to high density homes be built.

In addition to opposing the FLUP amendment for this 7.2 acres, the homeowners also ask the P&Z and City Council to share, **prior to the city council meeting next month**, what plans are in place for drainage/storm drainage if the request for a zoning change from 36,000 square foot lots to 30,000 square foot lots is granted. Drainage/Storm drainage is a GREAT concern for current homeowners as the problem already exists with the current zoning and would only be exacerbated by additional housing being built.

Sincerely,

The block contains two handwritten signatures in blue ink. The signature on the left is 'Garvin K Fouts' and the signature on the right is 'Kimberly Fouts'. Both signatures are written in a cursive, flowing style.

Garvin K Fouts and Kimberly Fouts - 2108 Legacy Court

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Sincerely,
Christopher and Lori King
2105 Legacy Ct
Keller, Tx 76248

Handwritten signatures of Lori King and Christopher King. The signature of Lori King is written above the signature of Christopher King.

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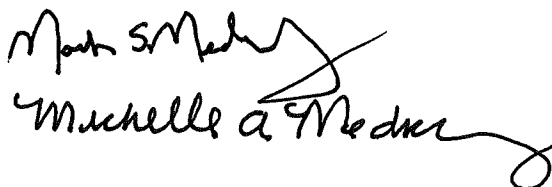
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Sincerely,

The Mednansky Revocable Trust

1409 Shady Hollow Ct. Keller Tx

Mark S. Mednansky. Michelle A. Mednansky



February 21, 2025

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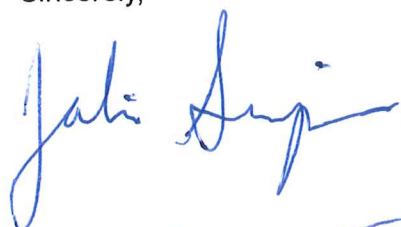
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Sincerely,



8712 INDIAN KNOLE TRAIL

2/24/2025

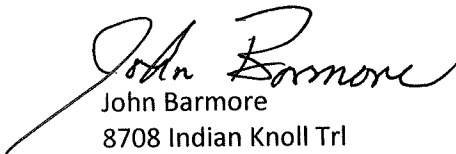
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To: City of Keller, To Who it may Concern,

Ref. Case No. Zone-2501-0003

I am opposed to any change to the zoning that would create lots ^{JB}~~greater~~ ^{less} than one acre, siting drainage and septic system restrictions. I ask the city of Keller to provide current permitting requirements of septic systems for a 4000 square foot home where there is not already existing city sewer. Also, I ask the city of Keller to provide what are the permitting requirements for street curbing and drainage.

Thank you.


John Barmore
8708 Indian Knoll Trl
Keller, TX 76248

February 24, 2025

REC'D FEB 25 2025

To whom it may concern:

The below homeowners oppose the zoning change request for 7.2 acres of land addressed 8660 Clara Lane and 8773 Indian Knoll Trail as requested by William Solomon, Suma Monde Kapital Partners, Applicant and Charles H. Talley, Owner. (ZONE-2501-0003). We oppose the zoning change request from (SF36) to (SF30). We ask that the P&Z and City Council deny this request and keep the zoning as is at 36,000 square foot lots.

We ask this in order to keep our home values in place, protect our lots and homes from even more drainage and storm drainage issues, help preserve safety with traffic on Indian Knoll and Shady Grove, and preserve the lifestyle that was the reason we purchased our lots and homes in Keller (some over 4 decades ago). Decreased size in lots would only mean increased water drainage for current homeowners. We chose our properties in Keller so that we would not live on top of our neighbors and have large lots around us for a 'country lifestyle feel'. We are only asking Planning and Zoning and City Council to keep what is in place already and deny the request for a zoning change.

Sincerely,

David Cortinas, trustee
Patricia Ellen Baldwin Cortinas, trustee
Cortinas Revocable Trust
8541 Indian Knoll Trail

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February 24, 2025

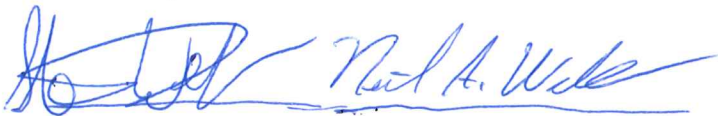
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Sincerely,

Webb Stephanie and Webb Neil A – 8609 Indian Knoll Trl, Keller TX 76248

Handwritten signatures of Stephanie Webb and Neil A. Webb in blue ink.

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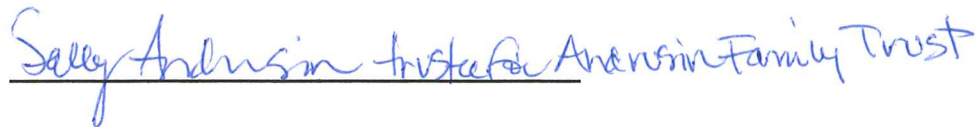
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Coleman Family Trust – 2107 Legacy Ct, Keller, TX

 Trustee for
Coleman Family
Trust

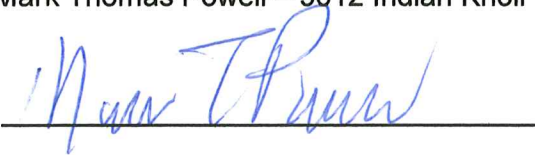
Andrusin Family Trust – 2106 Legacy Ct, Keller, TX

200 ft Buffer

 Sally Andrusin trustee Andrusin Family Trust

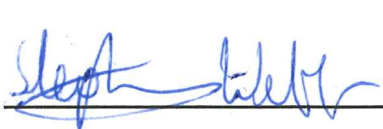
Mark Thomas Powell – 9012 Indian Knoll Trail, Keller TX

Not in Buffer

 Mark Thomas Powell

Stephanie Webb and Neil Webb – 8609 Indian Knoll Trail, Keller, TX 76248

200 ft Buffer

 Stephanie Webb Neil Webb

Jardin Simpson and Amy Simpson – 8712 Indian Knoll Trail, Keller, TX 76248

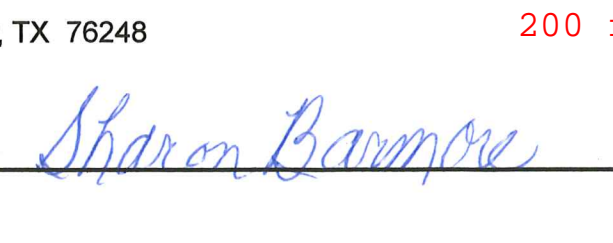
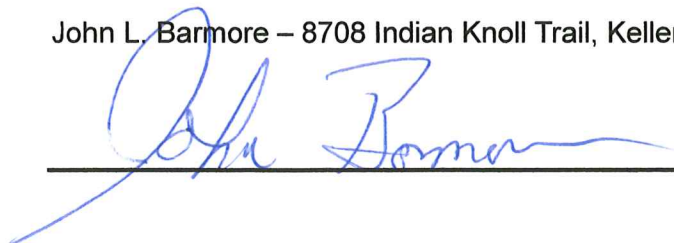
James L Conkle and Debbie Conkle – 8608 Indian Knoll Trail, Keller, TX 76248

200 ft Buffer

 James L. Conkle Debbie Conkle

John L. Barmore – 8708 Indian Knoll Trail, Keller, TX 76248

200 ft Buffer

 John L. Barmore Sharon Barmore

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Cortinas Family Revocable Trust – 8541 Indian Knoll Trail, Keller, TX 76248

Not in Buffer

Patricia Ellen Baldwin Cortinas, Trustee
Alfred David Cortinas, Trustee
CORTINAS Family Revocable Trust

Rodgers and Caprice Miller Family Trust – 8631 Clara Lane, Keller, TX 76248

Not in Buffer

Rodger C Miller II Caprice Miller

Brent J. Tipps and Kimberly Ginnard – 1405 Shady Hollow Ct, Keller, TX 76248 200 ft Buffer

[Signature] Kimberly Tipps

Andrew L. Dodson and Tiffanie Dodson – 8710 Indian Knoll Trail, Keller, TX 76248

200 ft Buffer

[Signature] [Signature]

Laura J. Snyder and Dale A. Snyder – 2104 Legacy Ct., Keller, Tx 76248

300 ft Buffer

Laura Snyder Dale Snyder

Annette Ellis and Stanley Ellis – 8640 Clara Lane, Keller, TX 76248

200 ft Buffer

Annette Ellis Stanley Ellis

From: Matthew Burton [REDACTED]
Sent: Tuesday, February 25, 2025 7:56 AM
To: Community Development
Subject: Opposition to zoning change on Indian Knoll

Hello Planning Team,

Thanks for all you do for our community. I noticed the zoning change and FLUP change sign on Indian Knoll Trail the other day as I went to our farm. I just looked at the details and was surprised to see that the developers want to increase density as part of their proposal.

Please accept this email as my official letter of opposition to the zoning change. I'm sure these developers can turn a profit and make a nice little neighborhood on our street while sticking with the current SF-36 zoning.

Thank you,

Matthew Burton
Hive Riot Honey Co.
8910 Indian Knoll Trail
Keller, TX 76248

From: Kelly Ballard
Sent: Monday, February 24, 2025 2:20 PM
To: Community Development
Cc: Sarah Hensley
Subject: FW: zoning change & FLUP change OPPOSITION - Indian Knoll & Clara

Follow Up Flag: Follow up
Flag Status: Flagged

Kelly Ballard, TRMC, CMC
City Secretary
Keller, Texas

From: Steve Montagna [REDACTED]
Sent: Monday, February 24, 2025 1:57 PM
To: Mayor and Council <CityCouncil@cityofkeller.com>
Subject: Re: zoning change & FLUP change OPPOSITION - Indian Knoll & Clara

Council and Mayor,

I recently purchased a 5 acre lot at 9105 Indian Knoll Trail and will build one home on the land. The main reason we purchased in this area was for the spread out, low density atmosphere and zoning. We are vehemently opposed to the proposed zoning change and FLUP amendment for 8660 Clara Lane and 8733 Indian Knoll Trail. Keller residents overwhelmingly desire less density and that is also the desire of my family and me, particularly in our own backyard. **Please do not** approve these changes for higher density development in this area.

Thank you, and thank you for your service to Keller.

Steve Montagna

Cell: 214.998.9001