

Matthew Cyr

From: Matthew Cyr
Sent: Tuesday, August 24, 2021 2:21 PM
To: Matthew Cyr
Subject: FW: Highland Terrace Mobile Home Park (P&Z Agenda items D4 & D5, 24 Aug 2021)

From: debbie.wolfe@gmail.com [<mailto:debbie.wolfe@gmail.com>]
Sent: Tuesday, August 24, 2021 12:56 PM
To: Community Development <communitydevelopment@cityofkeller.com>
Subject: Highland Terrace Mobile Home Park (P&Z Agenda items D4 & D5, 24 Aug 2021)

Greetings,

I previously sent the email below to City Council expressing my support for FLUP and Zoning changes related to the Highland Terrace Mobile Home Park. I notice it is not included as a letter of support for tonight's P&Z meeting, so I am forwarding it to you again.

I appreciate the adjacency issues the proposed changes create, as well as the need to balance what currently exists with what the city desires the future to be. Leaving the situation as it is, though, with suboptimal variances granted for a subset of the lots, seems like the worst choice. I hope a better solution will come from tonight's joint work session.

Thank you,
Debbie Wolfe

1285 Mount Gilead Rd
Keller, TX 76262

From: debbie.wolfe@gmail.com <debbie.wolfe@gmail.com>
Sent: Friday, July 16, 2021 5:20 PM
To: mayorandcouncil@cityofkeller.com
Subject: Highland Terrace Mobile Home Park (Agenda items H6 & H7, 7/20/2021)

Mayor and Council members,

I would like to register my support for both the FLUP amendment and associated zoning change for the Highland Terrace Mobile Home Park, coming before you as agenda items H6 and H7 on Tuesday, July 20th, 2021.

The current SF-36 zoning is not in the best interest of the property owners, whether they be long time residents or developers who recently acquired property in the subdivision. Long time residents who still maintain a mobile home are severely limited in their ability to replace their dwellings. They can either replace an aging mobile home with a newer model, or they must build a minimum 2400 square foot dwelling on a lot equivalent in size to those in our SF-8.4 zoning district, where the minimum dwelling size is 1400 square feet. Coupled with the 35' front setback required in the SF-36 zoning district (compared to 25' in SF-8.4), a dwelling compliant with all SF-36 requirements is too big and too close to its rear neighbors for this subdivision.

Council recognized and attempted to mitigate this problem when it granted 3 variances to developer Jeff Avery for his lots. Presumably, this Council will be amenable to granting equivalent variances to the remaining property owners as the need arises. Whether future Councils will be as generous can not be guaranteed. Further, the variance allowing 55% lot coverage was, I believe, a terrible mistake given the widespread flooding problems in the city. A neighbor whose property backs up to Highland Terrace spoke at the P&Z hearing of flooding issues she already has.

Granting the FLUP amendment and the zoning change corrects the lot coverage mistake, improves privacy through increased rear yard depth by reducing the front setback, allows the construction of more appropriately scaled dwellings, and provides consistency across all of the lots within this subdivision. It also preserves one of the few remaining "affordable" neighborhoods in the City of Keller.

The city annexed Highland Terrace Mobile Home Park about 40 years ago, and has allowed the disconnect between lot size and land use/zoning to persist, perhaps hoping one developer would manage to acquire the entire subdivision and redevelop it according to the city's vision. Hope is not a strategy. We may wish that the northern part of Keller was all estate lots and ranchettes, but that is not what is on the ground, especially in the Highland Terrace Mobile Home Park. Let's fix this long standing oversight.

Thank you,

Debbie Wolfe
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