

**From:** Matthew Burton [REDACTED]  
**Sent:** Saturday, March 29, 2025 8:46 PM  
**To:** MayorandCouncil  
**Subject:** Writing in support of Bandit Trail and Davis Zoning change

Hello and thank you for your service to Keller!

I'm writing to express my support for the development as proposed east of Davis Boulevard close to bandit Trail. That is a beautiful piece of property and I'm sure those who buy homes in this well planned new development will contribute great things to our community. One thing that I have been concerned About is seeing so many businesses fail here in Keller. It would be great to grow our Population and embrace a business friendly environment so that more businesses can succeed here.

Thank you for your consideration,

Matthew Burton  
1300 Crimson Glory Ln, Keller, TX 76248

## SUPPORT

**From:** Phil Chaffins [REDACTED]  
**Sent:** Saturday, March 8, 2025 11:58 AM  
**To:** Community Development  
**Subject:** 8740 Davis Blvd Planning and Zoning

There have been several attempts to make the Armstrong property into an outstanding development for the city of Keller. I have been told that this property has been in the Armstrong family since the Civil War. It is time for the family to let go of their heritage and see their legacy be developed into the finest subdivision in all of Keller.

As a resident of Lyndhurst on the other side of Davis I would like to show my support for this project. I have been a custom home builder and a residential developer for 38 years. I have followed the projects done by Holmes Builders and find that the quality and variety of their architecture to be very appealing and consistent with superior developments they have done in the DFW market.

The homes that will be constructed in this development will start in price above \$2m. That is wonderful for the City of Keller and the surrounding property owners as well. The proposed 49 lots do not hit the 36,000 sf zoning but does comply with the intent of the zoning. Because of the unique features of the property they are unable to use the 9 acres designated to open space. If this unusable land could be made usable they could then easily conform to the 36,000sf lot size.

This is a high end, high quality custom builder that wants to come to our city to invest in this beautiful property. His presence, and the project that he will provide us, will be a great asset to all around him.

The two things that I would like to have address before approval is how the entrance to Davis Blvd will be handled and I would like to see the landscaping be equal to the landscaping at all three Lyndhurst neighborhoods.

Once again I would like to state that this proposal meets the intent of the existing zoning and will allow the Armstrong's to sell their legacy to the right developer. Let's not make the same mistake that was made with the Jean property.

Best Regards,  
Phillip Chaffins  
925 Glenhurst Road  
Keller, Texas

**From:** Kelly Ballard  
**Sent:** Thursday, April 10, 2025 6:57 PM  
**To:** Community Development  
**Cc:** Sarah Hensley  
**Subject:** FW: Armstrong Hills

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Kelly Ballard, TRMC, CMC  
City Secretary  
Keller, Texas

**From:** Frank Roszell [REDACTED] >  
**Sent:** Thursday, April 10, 2025 6:19 PM  
**To:** MayorandCouncil <[CityCouncil@cityofkeller.com](mailto:CityCouncil@cityofkeller.com)>  
**Subject:** Armstrong Hills

I live off Davis on Union Church rd. I also have a Real Estate Brokers License for 25 years. It is unbelievable the Council would not approve the project of this magnitude. Please take the project off the table to improve my area and help with Kellers's tax base.

Roszell Realty, Inc.  
Frank Roszell, President  
2230 Union Church Rd  
Keller, TX 76248  
Cell: 817-903-8887  
Fax: 817-431-4013

Email : FW: Armstrong Hills

**From:** Sarah Hensley  
**Sent:** Sunday, April 13, 2025 1:55 PM  
**To:** Community Development  
**Subject:** FW: Armstrong Hills

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

From: Armin Mizani <[amizani@cityofkeller.com](mailto:amizani@cityofkeller.com)>  
Sent: Saturday, April 12, 2025 2:53 PM  
To: Chad Young [REDACTED]  
Cc: Aaron Rector <[arector@cityofkeller.com](mailto:arector@cityofkeller.com)>; Sarah Hensley <[shensley@cityofkeller.com](mailto:shensley@cityofkeller.com)>  
Subject: Re: Armstrong Hills

Thanks for your email, Chad. Copying in staff to ensure it is noted. Have a great weekend!

Regards,

Armin R. Mizani  
Mayor | City of Keller, TX  
Facebook: @ArminMizaniTX  
Twitter: @ArminMizaniTX  
Sent from my iPhone

> On Apr 10, 2025, at 6:48 PM, Chad Young [REDACTED] wrote:

>

> Mayor Mizani,

>

> Thank you for the Facebook post regarding Armstrong Hills. My family and I own the property and homes, on Creek Road, which is adjacent to the Armstrong property. We developed our addition, Highlander Hill, 25 years ago and we are in favor of the development proposal submitted by Holmes Builders. We appreciate the thoughtfulness and care Holmes Builders has shared regarding their plan to maintain the integrity and charm of the property as well as the design of the neighborhood and homes. The residents of the 5 homes at 3135, 3210, 3220, 3230, and 3240 Creek are in favor of the development as proposed. We have also expressed these same sentiments, by email, to Tag Green and Chris Whatley.

>

> Best regards,

>

> Chad Young



## SUPPORT

**From:** Kelly Ballard  
**Sent:** Thursday, April 3, 2025 4:22 PM  
**To:** Community Development  
**Subject:** FW: Support for Proposed Armstrong Hills Development

Kelly Ballard, TRMC, CMC  
City Secretary  
Keller, Texas

**From:** Lonnie Nicholson [REDACTED]  
**Sent:** Thursday, April 3, 2025 3:49 PM  
**To:** MayorandCouncil [REDACTED] >; Sarah Hensley [REDACTED] >  
**Subject:** Support for Proposed Armstrong Hills Development

Honorable Mayor and Council Members,

My wife Raquel and I, homeowners at 725 Bandit Trail in Keller, wish to express our enthusiastic support for the proposed Armstrong Hills Development.

Our endorsement is rooted in our firsthand experience with Holmes Builders. Our home on Bandit Trail, completed in 2016, is our second residence built by Holmes Builders. We can confidently attest to their unparalleled commitment to the art of homebuilding, meticulous attention to detail, and exceptional quality. Terry Holmes's recognition by D Magazine in November 2024 as one of the Top DFW Custom Home Builders for 18 consecutive years further supports our claim (see below).

We have heard and read the concerns of those opposed to the development and believe their objections are unfounded and stem from misinformation. The Holmes Builder's plan carefully considers the natural topography and preserves as many trees as possible with 16% green space. They have engaged engineers to ensure water and traffic concerns are properly addressed. They have listened to adjacent homeowners regarding desired fencing to separate homeowner properties from the developed properties.

In essence, those opposed to the Armstrong property development are determined to keep it in its undeveloped state indefinitely. Unfortunately, this is not a realistic expectation. After meeting the current property owner following the recent Keller P&Z meeting, I can assure you that they and their family are committed to selling the property. Given the cost and location, the likely buyer will develop the property for single-family residential or, potentially, multi-family residential. This highlights the flaw in their argument.

We respectfully request your approval of the Armstrong Hills Development as submitted. This is a unique opportunity to enhance our community with a luxury residential development that will attract quality neighbors and increase the City's tax base, providing additional revenue for other essential services.

FW: Support for Proposed Armstrong Hills Development

Respectfully,

Lonnie Nicholson,  
President and CEO  
(817) 994-7058



**Newsweek**

Named One of America's  
**Best Regional Banks and  
Credit Unions** by Newsweek!



Holmes Builders

Four Decades of Crafting Unique, Detail-Driven Homes Across DFW.

By D Magazine Partners | November 8, 2024



# Opposition Withdrawal

**From:** Jim Sharp [REDACTED]  
**Sent:** Sunday, April 13, 2025 7:47 PM  
**To:** Community Development  
**Subject:** Zoning case # 2411-0007 Armstrong Hills

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To whom it may concern:

We have decided to remove our opposition to the zoning case #2411-0007 Armstrong Hills. Rolling Wood Homeowners met with Mr. Holmes and Mr. Green last week for questions and answers. It was a productive meeting.

There are 2 conditions that need to be met for our approval.

1. Building a stone wall around the perimeter per the existing plans and their presentation.
2. They change the rear building setback from 15' to 20'.

Thanks.

Jim and Paula Sharp

**From:** Kelly Ballard  
**Sent:** Monday, April 14, 2025 8:38 AM  
**To:** Community Development  
**Cc:** Sarah Hensley  
**Subject:** FW: #Zone-2411-0007

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Kelly Ballard, TRMC, CMC  
City Secretary  
Keller, Texas

**From:** Jeffrey Tipton <[REDACTED]>  
**Sent:** Sunday, April 13, 2025 1:39 PM  
**To:** MayorandCouncil <[CityCouncil@cityofkeller.com](mailto:CityCouncil@cityofkeller.com)>  
**Subject:** Re: #Zone-2411-0007

Mr. Mayor and Councilmembers,

I am reaching out for a few reasons today. First, is to apologize for my note below opposing the Armstrong Hills development, which was composed before I did any research on the matter. Second, I'm completely reversing course and asking that you support this development **in unison**. A few of you reached out to me already individually, which I appreciate. I also saw the Mayor's post on social media clarifying exactly what this development will (and will not) be. My note below did include the disclaimer, "If I have not been misled...". Well, as it turns out, I was completely misled and I've reached out directly to the individual(s) who did the misleading and asked that they either stop sending incorrect/incomplete information or to take me off of their mailing list.

After seeing the actual facts regarding this development, I think this is exactly the kind of growth that would be a benefit to Keller in myriad ways. In some of my prior notes to you, I've expressed that I want to see Keller look more like Southlake and Colleyville than some of the municipalities south of us. There's little that can be done to keep our population where it is, and landowners certainly have a right to sell their properties to folks that may very well end up wanting to build houses on it. That being the case, and not to be overly repetitive, but this is the best-case scenario for population growth in Keller.

After seeing your responses and collective voting history, I believe that you've heard the message that low-density (which would ultimately become low-income) housing growth is not what is good for the city. I'll trust that you'll continue to lead in that manner. This specific matter seems like a no-brainer after actually seeing the detail and I hope that all members of the council will agree and support this development.

Sincerely,

Jeff Tipton

**From:** Jeffrey Tipton <[REDACTED]>

**Date:** Monday, March 31, 2025 at 2:53 PM

**To:** <[mayorandcouncil@cityofkeller.com](mailto:mayorandcouncil@cityofkeller.com)>

**Subject:** #Zone-2411-0007

Mr. Mayor and Councilmembers,

I am reaching out to you relative to the above-referenced zoning request that I believe will be pending before you tomorrow. If I have not been misled, my understanding is that this request from the proposed developer of **Armstrong Hills** is to reduce the size of lots rather significantly, allowing more homes to be built in the development. This is actually one of the few pieces of land left that gives Keller a nice feel and I'd hate to see it built on, but commerce happens. It also abuts Davis Blvd which has become a very busy thoroughfare that doesn't need more daily traffic.

I'm generally opposed to any more residential development in Keller because of the pressure it adds to our infrastructure and I honestly don't believe the additional tax revenues that would be generated would exceed the costs that would be associated with more growth. But, I'm also a capitalist and understand that real estate development is something that can't really be stopped. It is something that can be curtailed, though, and I'm asking the Council to do whatever is within your power to not allow additional housing and unnecessary population growth in our city. Start with this zoning change request and do not allow the developer to lower the area of the lots in the development.

Thank you for your consideration.

Sincerely,

Jeff Tipton  
520 Vasey Oak Drive

# Opposition Withdrawal

**From:** Donna Coleman [REDACTED]  
**Sent:** Friday, April 11, 2025 12:38 PM  
**To:** Community Development  
**Subject:** #Zone-2411-0007 Armstrong Hills.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

We would like to remove our opposition to the above referenced zoning matter contingent upon a 20' setback at rear of property and stone fence around the perimeter.

Thank you,

Kyle and Donna Coleman

Sent from my iPhone

**From:** Kyle Coleman [REDACTED]  
**Sent:** Friday, April 11, 2025 7:41 PM  
**To:** Community Development  
**Subject:** #Zone-2411-0007 Armstrong Hills

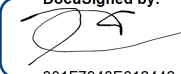
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged


We would like to remove our name from opposition.  
Kyle & Donna Coleman  
712 Bandit Trail

Sent from my iPad

We, the undersigned residents of Keller, remove our opposition to zoning case  
#ZONE-2411-0007 - Armstrong Hills

Kyle Coleman  
Donna H Coleman  
712 Bandit Trail  
Keller, TX 76248

DocuSigned by:  
  
304F7048E612442...  
Kyle Coleman 4/15/2025

Signed by:  
  
302BC9C4764C492...  
Donna H Coleman 4/15/2025



# Opposition Withdrawal

**From:** Sarah Hensley  
**Sent:** Monday, April 14, 2025 2:08 PM  
**To:** Community Development  
**Subject:** FW: Withdrawal protest letter for the Armstrong property  
**Attachments:** 20250414\_132117.jpg

**From:** gerard.leblanc.jr [REDACTED] >  
**Sent:** Monday, April 14, 2025 1:25 PM  
**To:** Sarah Hensley <[shensley@cityofkeller.com](mailto:shensley@cityofkeller.com)>  
**Subject:** Withdrawal protest letter for the Armstrong property

Hi Sarah, I just got done speaking with Terry Holmes and I am withdrawing my protest of the Armstrong property. Attached you will find a signed letter of withdrawal. Thank you.

FW: Withdrawal protest letter for the Armstrong property

20250414\_132117.jpg

4.14.25

To: Sarah Hensley,

I Gerard A. LeBlanc Jr of  
208 Bandit Trail, Keller, TX 76248  
Do withdraw my protest on the  
Armstrong Development property to  
my north.

Thank You,

Gerard A. LeBlanc Jr  
214-288-5414

20250414\_132117.jpg

Opposition  
Withdrawal

Sarah Hensley  
Director Planning and Development

In the matter of Zoning Case #ZONE – 2411-0007

We the undersigned, hereby resend our opposition to the Zoning Case #ZONE – 2411-0007 dependant upon the following conditions.

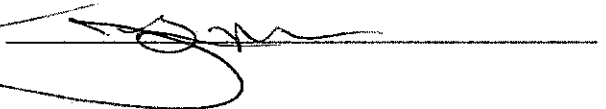
1. Rear of property set back to be at 20 feet
2. Development perimeter wall as described by Mr. Holmes will be constructed.

Robert Monroe  
728 Bandit Trail  
Keller, Texas 76248




4-24-25

Judy Monroe  
728 Bandit Trail  
Keller, Texas 76248



4-26-25

Francis Wright  
732 Bandit Trail  
Keller, Texas 76248



4-26-25

REC'D APR 28 2025

**From:** Gabe Warnick [REDACTED]  
**Sent:** Tuesday, May 20, 2025 11:25 AM  
**To:** Community Development  
**Subject:** Armstrong Development  
**Attachments:** 720Bandit.pdf

Please see the attached letter regarding my previous protest. Please reach out should you have any questions.

*Gabe Warnick  
President/CEO  
Warnick Metal Building Erectors, LLC.  
4018 Clay Ave Fort Worth TX 76117  
Office 817-656-2961  
Cell 817-647-1429*

[REDACTED]

Sarah Hensley,

I, Gabriel Warnick, of 720 Bandit Trail Keller, TX 76248 choose to withdraw my protest on the Armstrong Development property to the north.

Thank you,

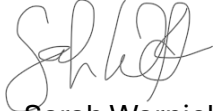
A handwritten signature in black ink, appearing to read 'Gabe Warnick', with a long horizontal flourish extending to the right.

Gabe Warnick

Sarah Hensley,

I, Sarah Warnick of 720 Bandit Trail Keller, TX 76248, am choosing to withdraw my protest on the Armstrong Development property to the north.

Thank you,

A handwritten signature in black ink, appearing to read 'Sarah Warnick', written in a cursive style.

Sarah Warnick



May 30, 2025

To : Kaleena- City of Keller

From: Anthony and Dana Rector

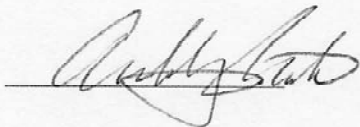
Re: Rescinding objection to SF 36

Kaleena,

After discussions with the project staff for the Armstrong Hills project, we are rescinding our objections to the project SF36 , aka. Armstrong Hills Planned Development, ( 8740 Davis) . We have no further objections or qualifications to the development.

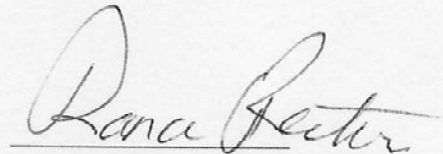
I will cc this to Councilman Green as he has communicated with us about this issue.

Thank you for your attention to this.



Anthony Rector

Date: 5-30-25



Dana Rector

Date: 5/30/25

Home address: 3350 Indian Creek Ct. Keller, TX 76248

June 3, 2025

To : Community Development City of Keller, TX

Please be advised that we are removing our opposition and giving our support for the development of The Armstrong Hills property off Davis Blvd.

Thank you,

R Howard Shaw

A handwritten signature in black ink, appearing to read "R. Howard Shaw", written over a horizontal line.

Susan C Shaw

A handwritten signature in black ink, appearing to read "Susan C Shaw", written over a horizontal line.



**From:** Frank Trazzera [REDACTED]  
**Sent:** Wednesday, April 30, 2025 4:44 PM  
**To:** Community Development  
**Cc:** Tag Green  
**Subject:** Armstrong Hills / Bandit Trail

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Good afternoon,

Please confirm that we are removing our opposition to the project and support the PD to move forward.

While I personally would like to see more larger lots, I feel like good faith concessions have been offered by Terry Holmes. Especially, the set back and enhanced wall.

Thank you for all of the support.

Kare & Frank Trazzera

716 Bandit Trail  
Keller, TX 76248

*Frank Trazzera*

817 915 3417

Owner / President

NYTEX Sports & Brahmas Hockey

[www.nytesports.com](http://www.nytesports.com)

[www.brahmas.com](http://www.brahmas.com)

[www.zuomas.com](http://www.zuomas.com)

Armstrong Hills / Bandit Trail

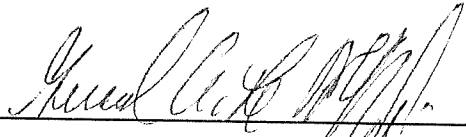
Persuant to our email submitted  
on April 30, 2025 - Please remove  
our opposition to this project.

Thank you.

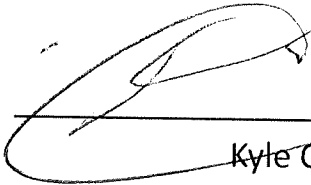
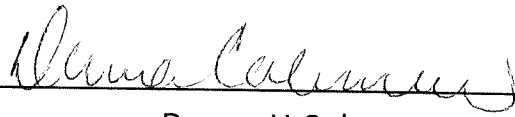
Frank Trozza  
Karen Langgess

We, the undersigned residents of Keller, strongly oppose  
zoning case #Zone-2411-0007

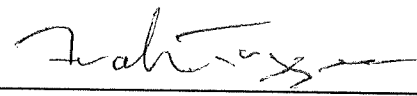
Gerard Leblanc  
708 Bandit Trail  
Keller, TX 76248

  
Gerard Leblanc


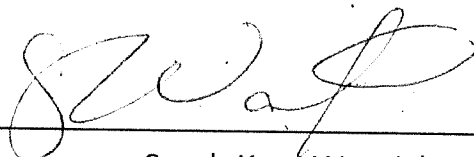
Kyle Coleman  
Donna H Coleman  
712 Bandit Trail  
Keller, TX 76248

  
Kyle Coleman  
Donna H Coleman

Frank Trazzera  
Karen T Trazzera  
716 Bandit Trail  
Keller, TX 76248

  
Frank Trazzera  
Karen T Trazzera

Gabriel Max Warnick  
Sarah Kate Warnick  
720 Bandit Trail  
Keller, TX 76248

  
Gabriel Max Warnick  
Sarah Kate Warnick

REC'D APR 01 2025

We, the undersigned residents of Keller, strongly oppose  
zoning case #Zone-2411-0007

Steven R Segien  
Patricia R Segien  
724 Bandit Trail  
Keller, TX 76248

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Steven R Segien

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Patricia R Segien

Robert D Monroe  
Judy L Monroe  
728 Bandit Trail  
Keller, TX 76248

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Robert D Monroe

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Judy L Monroe

Frances M Wright  
732 Bandit Trail  
Keller, TX 76248

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Frances M Wright

Ralph H Shaw  
Susan C Shaw  
736 Bandit Trail  
Keller, TX 76248

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Ralph H Shaw

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Susan C Shaw

REC'D APR 01 2025

DNS Error: DNS type 'mx' lookup of [city-ofkeller.com](http://city-ofkeller.com) responded with code  
NXDOMAIN Domain name not found: [city-ofkeller.com](http://city-ofkeller.com) For more information, go to  
<https://support.google.com/mail/?p=BadRcptDomain>

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

From: Jim Sharp <[REDACTED]>

To: [mayorandcouncil@city-ofkeller.com](mailto:mayorandcouncil@city-ofkeller.com)

Cc:

Bcc:

Date: Wed, 9 Apr 2025 08:59:19 -0500

Subject: Zoning case#2411-0007

Dear mayor and city council,

Please deny the pending zoning change for Armstrong Hills case # 2411-0007. Our property is within the 200 ' distance of the site.

We are very concerned about the increased traffic where both properties enter and exit Davis as well as the water drainage from the Armstrong property.

Regards,

Jim and Paula Sharp

3036 Rolling Wood Lane

Keller, Texas 76248



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

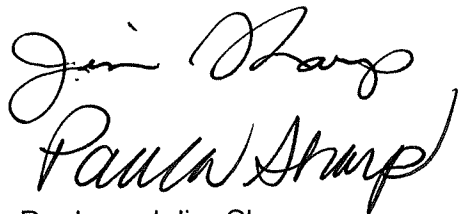
REC'D MAR 11 2025

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

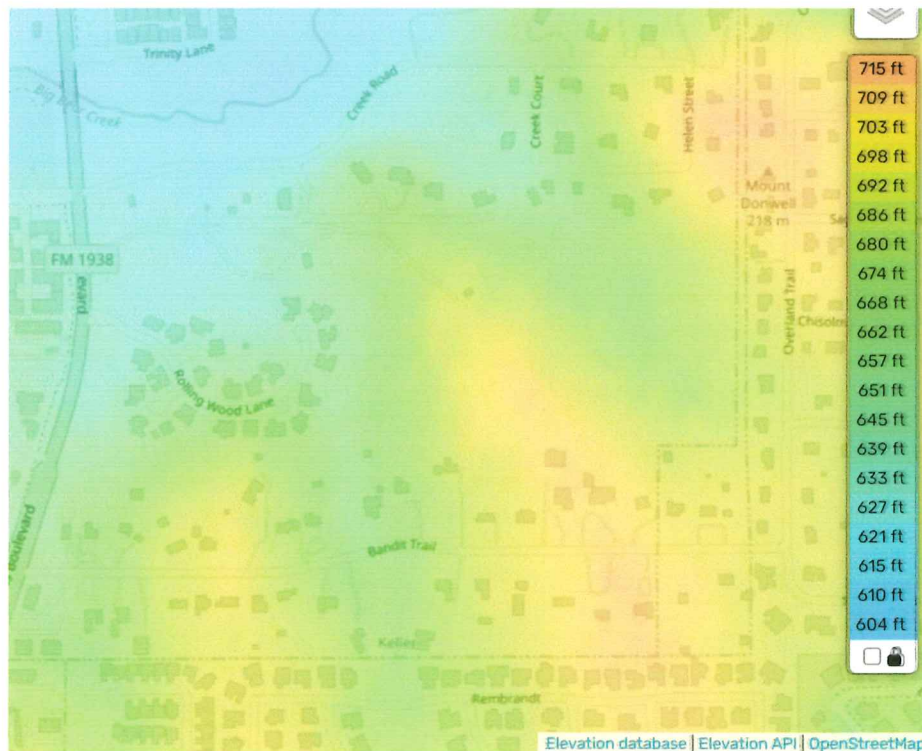
Date: March 3, 2025

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

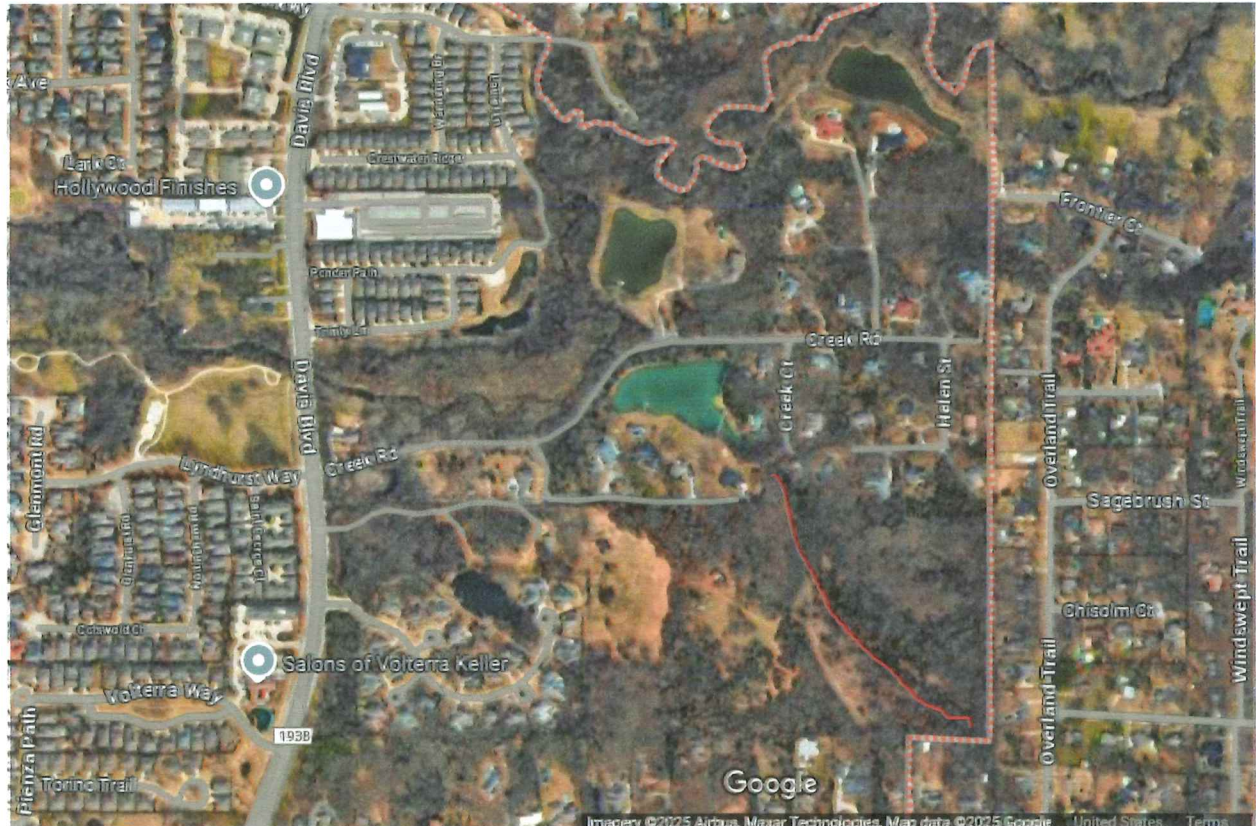
We hereby submit our written protest in opposition to the Armstrong Hills residential development plan as well as the Planned Development Zoning Change. Our property is within the 200'-300' proximity to the Armstrong Hills property.

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  
Barrox-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



**From:** Southlake Wellness Office [REDACTED]  
**Sent:** Thursday, May 15, 2025 8:25 AM  
**To:** Community Development <communitydevelopment@cityofkeller.com>  
**CC:** [REDACTED]  
**Subject:** Zoning SF36  
**Attachments:** Rector Family - Opposition of zoning SF36.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To Whom It May Concern,

Please find attached opposition letter for current zoning SF36.

We appreciate you taking this seriously and with deep consideration.

Blessings,  
Mr. and Mrs. Rector  
3350 Indian Creek Ct  
Keller



Virus-free. [www.avg.com](http://www.avg.com)

We are Anthony and Dana Rector,  
Address: 3350 Indian Creek Ct. Keller TX 76248

This letter is to notify you of our opposition of the builder's desire to change the current zoning of SF36 to build smaller lots size homes.

We live in this exact location and area because of the lot sizes. If the builder does not wish to have one acre lots, then build someplace else and appreciate the fact that our zoning is critical and important to us current homeowners.

Lot size of 20,000 or even 25,000 square feet should not be allowed in our area that requires at least 36,000 square feet. The current lot sizes by the builder:

- 11 lots below 25,000
- 40 lots below 36,000
- 9 lots above 36,000

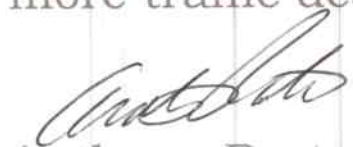
Along with the changes to smaller lot sizes comes more traffic. Our critical and maxed out intersection at Creek Road and Davis Blvd is already dangerous and does NOT need even 10-20 more cars at rush hour levels.


This intersection is shared with Lyndhurst and the city park and soon the TxDot plan will force traffic out of the Armstrong property to ONLY turn

right/north into this intersection. That TxDot plan may even include the traffic out of Rolling Woods addition to ONLY turn right [north]. Now PLEASE think about the amount of U turns at Creek Road for traffic that needs to go south on Davis Blvd. That will require crossing 3 lanes of traffic going north to get to the left turn lane very quick and face/turn into south bound traffic to make this u turn. That does not include us on Creek Road that will have a turn left or right option [as we now have].

The builder's issue of changing the zoning of the Armstrong property to squeeze more houses into this overcrowded area, becomes a City of Keller issue being forced on us local residents.

Please do not allow this zoning change that allow houses to be built on smaller lot sizes. OR at least not allow Armstrong development until Tx DOT has fixed the current traffic median construction/issue? City of Keller PLEASE get the TXDOT to place a signal light at Creek Road and Davis Blvd before more traffic deaths occur.

  
Anthony Rector  
Date: 5/15/25

  
Dana Rector  
Date: 5/15/25



## 200 ft Buffer

We live in this exact location and area because of the lot sizes. If the builder does not wish to have one acre lots, then build someplace else and appreciate the fact that our zoning is critical and important to us current homeowners.

Lot size of 20,000 or even 25,000 square feet should not be allowed in our area that requires at least 36,000 square feet. The current lot sizes by the builder:

11 lots below 25,000

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Along with the changes to smaller lot sizes comes more traffic. Our critical and maxed out intersection at Creek Road and Davis Blvd is already dangerous and does NOT need even 10-20 more cars at rush hour levels.

This intersection is shared with Lyndhurst and the city park and soon the TxDot plan will force traffic out of the Armstrong property to ONLY turn right/north into this intersection. That TxDot plan may even include the traffic out of Rolling Woods addition to ONLY turn right [north]. Now PLEASE think about the amount of U turns at Creek Road for traffic that needs to go south on Davis Blvd. That will require crossing 3 lanes of traffic going north to get to the left turn lane very quick and face/turn into south bound traffic to make this u turn. That does not include us on Creek Road that will have a turn left or right option [as we now have].

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Please do not allow this zoning change that allow houses to be built on smaller lot sizes. OR at least not allow Armstrong development until Tx DOT has fixed the current traffic median construction/issue? City of Keller PLEASE get the TXDOT to place a signal light at Creek Road and Davis Blvd before more traffic deaths occur.



Todd James Richards



Emily Kunkel Richards

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.

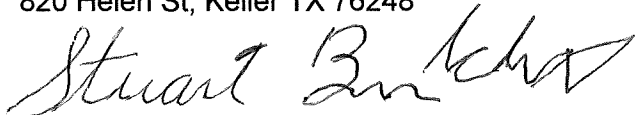
We intend to attend the public hearing and look forward to a thorough discussion of these critical concerns.

**5. Wildlife Study:**

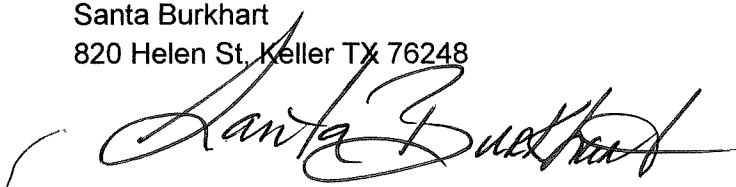
- Mapping the habitat preferences of a specific species to identify critical areas for conservation.
- Analyzing the impact of habitat fragmentation on wildlife populations.
- Study how different plant life influences the animal population within an area.

Sincerely,

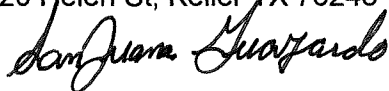
Stuart Burkhardt  
820 Helen St, Keller TX 76248



Santa Burkhardt  
820 Helen St, Keller TX 76248



SanJuana Guajardo  
820 Helen St, Keller TX 76248



**From:** bob cruson [REDACTED]  
**Sent:** Thursday, March 27, 2025 11:05 AM  
**To:** Community Development  
**Subject:** Armstrong Property zoning change request for ZONE 2411-0007  
**Attachments:** Armstrong Property Holmes Development.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This attachment is a protest letter against the zoning changes for this property at  
8740 Davis Blvd  
Keller Tx  
from current SF36 allowing plats all the way down to 22,000 square feet.

This has been signed by the USPS copies from  
Bobby Joe Cruson a Keller resident for 42 years  
819 Creek Court  
Keller Tx 76248

and Nelda Cruson  
819 Creek CT  
Keller TX 76248

++++  
++++

Dear Mayor and each member of the City Council  
concerning the

Zone 2411-007 Armstrong Hills Planned  
Development. The homeowner below opposes the zoning change  
request for the 49 acres of Armstrong Property at 8740 Davis Blvd  
Keller Texas.

We request each of you to deny this request and keep zoning unchanged SF 36 that means at least 36,000 square feet lot size.

We ask this of you to keep our home values in place [we believe SF36 lot size adds to our home value], protect our homes from storm water damage [ we are about 25+ homes on the north side of this Armstrong development that ALL have **septic** systems that does NOT need additional water] , and just as critical, Davis Blvd at Creek Road is our only way in or out for our 25+ homes.

Our Creek Road neighbors already have dangerous highspeed traffic [50+mph] on Davis Blvd at Creek Road intersection, especially during rush hour each day. Adding just one more car/truck to this intersection is beyond workable. The TxDOT plans for our intersection will increase traffic and ‘u turns from this new housing development. These 49 new homes must make U turn at our Creek Road intersection to go south. The same is true of the traffic from Rolling Wood addition.

The builder showed P&Z plats there are 11 homes below the 25,000 square feet minimum and 40 of the 49 below our current surrounding home minimums of 36,000 square feet– that is not a ‘slightly downzone’ as described in their P&Z meeting.

As our elected council member and Mayor of Keller you are being asked to PLEASE consider the disadvantages that will forever change this little corner of Keller.



All this because a builder wants to maximize money by crowding us current neighbors SF36 into an increased dangerous traffic problem.

City of Keller Council and Mayor can you ask TxDOT to install a red light at our intersection NOW, during the planned construction of the median that TxDOT is building? We will no longer have a turn lane to ease into Davis high speed traffic off Creek Road.

We chose our properties in Keller, so we did not live on top our neighbors and enjoy /pay extra for the country lifestyle feel.

Signed \_Bobby Joe Cruson \_Print  
\_\_\_\_\_Date\_\_\_3/27/2025\_\_\_\_\_

Nelda I Cruson

Address\_819 Creek Ct Keller TX 76248\_

Signed copies are in USPS today.

**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 3345 Indian Creek Ct, 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.

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- 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.

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- We oppose the amendment of the Future Land Use Plan (FLUP) to accommodate smaller lot sizes (less than 0.5 acres).
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- 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,

Richard Hudson  
3345 Indian Creek Ct, Keller TX 76248

*Richard Hudson* . 3/11/25

**From:** Richard Mentemeyer

**Sent:** Monday, March 31, 2025 11:45 AM

**To:** MayorandCouncil

**Subject:** Zoning Change

I am a resident of Keller and I am asking you to please deny this zoning change for Armstrong Hills, case #Zone-2411-0007. Many of my fellow Keller neighbors who do not want this change.

Thank you

Richard Mentemeyer

[REDACTED]

Rich Mentemeyer

972-795-1063

[REDACTED]

**From:** Rayya Abifaraj  
**Sent:** Monday, March 31, 2025 11:43 AM  
**To:** MayorandCouncil  
**Subject:** Case # Zone-2411-0007

Dear Mayor and City council of Keller,

I am writing to you too respectfully all you to debt the rezoning request by **Armstrong Hills, case #Zone-2411-0007. We want to keep Keller a small town and to have the small town feel. Thank you I'm advance for your consideration.**

Regards,

**Rayya Abifaraj**  
**Resident of Keller**

**From:** Marianelli

**Sent:** Monday, March 31, 2025 11:41 AM

**To:** MayorandCouncil

**Subject:** Zoning Change Request

Dear mayor and city council members,

I am writing to ask you to NOT approve the developer requested zoning change for the 49 acres located east of Davis Blvd between Creek Rd and Bandit Trail. Traffic and congestion is already at an unacceptable level in Keller.

Thank you for considering my request.

Emilio Marianelli

**From:** Carolyn Wilson  
**Sent:** Monday, March 31, 2025 11:29 AM  
**To:** MayorandCouncil  
**Subject:** Zoning #2411-0007

Dear Mayor and City Councilmen,

Please **deny** the zoning change request for the Armstrong Hills area, case # Zone-2411-0007. The current zoning is good.

Thank you for your attention in this matter,  
Carolyn Wilson

824 Ridge Point Parkway  
Keller, Texas

**From:** [REDACTED]  
**Sent:** Monday, March 31, 2025 11:22 AM  
**To:** MayorandCouncil  
**Subject:** Armstrong Hills case No. Zone 2422-0007

Dear Mayor and Keller City Council,

As a resident of the Villas of Volterra, I kindly asked that you deny the zoning change for Armstrong Hills, case no. Zone 2411-0007. I believe more development in this area would not benefit this area of town. Our traffic situation is already a problem and this zoning change would only add more congestion. It would not be good for the citizens of Keller.

Thank you,

Brad Martin

[REDACTED]  
2838 Volterra Way



**From:** Rachael Browder  
**Sent:** Monday, March 31, 2025 11:18 AM  
**To:** MayorandCouncil  
**Subject:** Zoning Change for Armstrong Hills

Good morning,

I am a citizen of Keller and I am asking that the zoning change for Armstrong Hills (2411-0007) be denied. Keller does not need this change.

Thank you,  
Rachael Browder

**From:** stacie standerfer  
**Sent:** Monday, March 31, 2025 11:11 AM  
**To:** MayorandCouncil  
**CC:** stacie standerfer  
**Subject:** Zoning Change for Armstrong Hills

I am writing to state my opposition to the proposed zoning change for Armstrong Hills, case# Zone-2411-0007.

The proposed zoning change would result in a very large neighborhood which would lead to even more traffic on Davis Blvd.

I live in the Villas of Volterra just south of this proposed development and I already have trouble exiting my neighborhood at times

due to the amount of traffic on Davis Blvd. I already have concerns about the medians that are going to be built in the near future.

I hope the council will adhere to the original zoning plan and also push this developer to build a quality neighborhood that preserves some of the natural beauty and green space of the existing property. I also hope the council will consider the impact on existing infrastructure.

Thank you,  
Stacie Standerfer

**From:** Candy Bruton  
**Sent:** Monday, March 31, 2025 10:31 AM  
**To:** MayorandCouncil  
**Subject:** Armstrong Hill 2411-0007

Mayor and Council Members,

We the votes for Keller voted for you because you promised to keep Keller a great small town feel. Keller is already congested with traffic and the schools are at capacity. I really think you should reconsider and do what is right for Keller and its citizens. Weight the pros and cons you have already forced people to use Bancroft as a detour instead of 1709 and Bourland as a detour instead of 377. I live off those roads and so I see the traffic everyday at that intersection. Can't imagine what this zone change will do to the traffic on Davis.

Concern  
Citizen for Keller  
Sent from my iPhone

**From:** Cherry Wright

**Sent:** Monday, March 31, 2025 10:09 AM

**To:** MayorandCouncil; Community Development

**Subject:** Re-Zoning Proposal for Armstrong Hills (Case #Zone-2411-0007)

As residents of the Villas of Volterra, we are writing to express our concern with efforts to re-zone Armstrong Hills. By granting the developer permission to build more houses on the 49 acres than current zoning rules allow, we fear that traffic will become even greater and more unsafe on Davis Blvd than it is now. With changes already proposed for Davis Blvd by the Texas Hwy Dept, we anticipate that it will be virtually impossible to exit our neighborhood and turn north on Davis Blvd. This request will make it even more difficult. Volterra Way is used by an additional two subdivisions for access to Davis and we anticipate that the new subdivision on Shady Grove will result in even more traffic at our intersection on Davis Blvd.

We encourage you to deny this zoning change for Armstrong Hills (Case #Zone-2411-0007)

Thank you for your consideration.

Jim Bradford and Cherry Wright

2833 Torino Trail

Keller, Texas 762248

**From:** Jody Cremer

**Sent:** Monday, March 31, 2025 9:56 AM

**To:** MayorandCouncil

**Subject:** Armstrong Hills case # Zone 2411-0007

Please do not change the zoning regarding the above mentioned case. I live in proximity to this proposed change. The explosion of growth has left Keller with little charm as it once had when we moved here 20+ years ago. More houses means more congestion and traffic through our neighborhoods.

Best regards,

Jody Cremer  
1800 Kendall Ct  
Keller, TX 76248

**From:** Cherry Wright

**Sent:** Monday, March 31, 2025 9:55 AM

**To:** MayorandCouncil

**Subject:** Request for Re-Zoning on Davis (Armstrong Hills, Case #Zone-2411-0007)

It has come to the attention of residents of the Villas of Volterra Homeowners' Association located off of Davis Blvd on Volterra Way that a request for re-zoning in Armstrong Hills is being considered for 49 acres located east of Davis Blvd between Creek Rd and Bandit Tr. It is our understanding that the request includes changing the zoning from 36k sq ft lots to 25k sq ft lots. We are most concerned with the impact that many houses will have on the traffic on Davis Blvd. Considering the proposed changes on Davis by the Texas Hwy Dept in the future, additional traffic will make it virtually impossible and definitely unsafe for our residents, and those in the two subdivisions to our west who also use Volterra Way to exit our neighborhood, to turn north on Davis. We are also concerned that drainage of water may result in additional problems for our area.

We encourage your to deny this zoning change for Armstrong Hills, case #Zone-2411-0007.

Thank you for your consideration.

Cherry Wright

President

Villas of Volterra HOA

**From:** Todd Walls

**Sent:** Monday, March 31, 2025 9:42 AM

**To:** MayorandCouncil

**Subject:** Please please deny this zoning change for Armstrong Hills, case #Zone-2411-0007

Everyone,

I live at 748 Bandit Trail, Keller, TX 76248 (23 years) and I already suffer 50 mph cars cutting through Bandit Trail daily. Any increased traffic will put even more risk to me and my family.

I have asked police to monitor the speed limit to no avail. I have complained to the city to no avail as well.

Enough is enough. We have zoning in place that should protect against this proposed change.

Why change our current zoning just for a developer that will take the profits then move on.

Todd Walls

Please please deny this z.msg



**From:** Courtney Green

**Sent:** Monday, March 31, 2025 9:36 AM

**To:** MayorandCouncil

**Subject:** Please DENY the zoning change for Armstrong Hills

Hello Keller City Council!

I am a Keller citizen, writing in to ask that you deny this zoning change for Armstrong Hills, case #Zone-2411-0007. I very much so support keeping the small town feel of our beautiful city, and do not want any high density housing coming in.

Thank you so much for all you do,  
Courtney Green

Please DENY the zoning ch.msg

**From:** Maria Gross  
**Sent:** Monday, March 31, 2025 9:34 AM  
**To:** MayorandCouncil  
**Subject:** Armstrong Hills, case #Zone-2411-0007.

Dear Mayor and Council Members,

We ask you to abide by our zoning rules and not make exceptions for this dense development request. Davis already has a very high traffic volume. To add more than planned for will make our community a less desirable place to live. We do not want to be packed like sardines, for the profit of a developer.

We are residents of Keller, residing at 906 Holly Hills Crt. Keller TX.

Respectfully,

Robert S. and Maria E. Gross

Maria Elaine Gross  
Severn Engineering Co.  
1203 Crestside Drive, Ste. 120  
Coppell, TX 75019  
Tel: 469-763-3141  
[REDACTED]

**From:** Dan Wiggins

**Sent:** Monday, March 31, 2025 9:32 AM

**To:** MayorandCouncil

**Subject:** Armstrong Hills case#Zone 2411-007

I have been a resident of Keller for a decade now and witnessed the growth and much of it in smaller single family and multi-family construction.

This propensity to reduce lot sizes to squeeze in more homes I believe detracts from the community and strains infrastructure.

I am opposed to the requested lot size decrease for the above referenced.

Daniel Wiggins

1149 Blackwood Drive

Keller, TX 76262

**From:** Compton's  
**Sent:** Monday, March 31, 2025 9:16 AM  
**To:** MayorandCouncil  
**Subject:** Armstrong Hills zoning change request

Mayor and council,

It looks like there is another development wanting a high density zoning change (Armstrong Hills)

First of all, I hate to see our larger open area's (forested or not) continuing to be developed, but understand growth and progress are inevitable. However, I would ask that we maintain our current zoning rules. Make the developers figure out how to profit within our current regulations.

Thanks and respectfully,

Jack Compton  
817-301-9092

**From:** Laurel Wilson

**Sent:** Monday, March 31, 2025 9:10 AM

**To:** MayorandCouncil

**Subject:** Zone #2411-0007

Dear Mayor and Keller City Council,

Please do **NOT** change the zoning for the Armstrong Hills area, case #Zone-2411-0007. This is a beautiful area and it would be better to prevent higher density development, the current lot size zoned is best for this area.

Thank you,

Laurel Wilson

Keller Resident

1432 Daryll Lane

**From:** bill polack

**Sent:** Monday, March 31, 2025 9:03 AM

**To:** MayorandCouncil

**Subject:** Please deny the zoning change request for Armstrong Hills, case #Zone-2411-0007

Thank You,

Bill Polack

214-533-1197



Virus-free. [www.avast.com](https://www.avast.com)

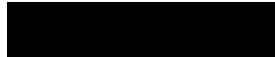
Please deny the zoning ch\_15.msg

**From:** Teresa Lawrence  
**Sent:** Monday, March 31, 2025 8:54 AM  
**To:** MayorandCouncil  
**Subject:** Armstrong Hills, case #Zone-2411-0007

I would like to express my opposition to this zoning change.

Please say NO.

Thank you.  
Teresa Lawrence



817-313-3373



**From:** [REDACTED]  
**Sent:** Monday, March 31, 2025 8:31 AM  
**To:** MayorandCouncil  
**Subject:** Zoning

Please deny zoning for Armstrong Hills case # 2411 -0007. Thank you . Eva Stack 1240 Melody Lane Keller 76262

**From:** Mary Lanier  
**Sent:** Monday, March 31, 2025 8:31 AM  
**To:** MayorandCouncil; Chuck Lanier  
**Subject:** Zoning Request

We are respectfully asking you to please deny the Armstrong Hills - #zone - [2411-0007](#) request for zoning change. Our concerns for this change involve proper water drainage, appropriate lot size, keeping with Keller tradition but mostly safety as an increase of traffic trying to access Davis Blvd. north or southbound is a major safety concern. We feel no future housing should be considered until the city addresses the very tricky traffic situation exiting Volterra Way onto Davis Blvd.

Regards,  
Chuck and Mary Lanier  
1020 Pienza Path  
Keller TX 76248

Texas law requires all Texas License Holders to provide the following information: [Texas Real Estate Commission Information About Brokerage Services](#)

**Mary H Lanier**

The Mary Lanier Team  
RE/MAX Trinity

**Phone:** 817-637-4881

**Email:** [REDACTED]

121 Countryside Ste 120  
Southlake, TX 76092

**From:** Pat Kahlig  
**Sent:** Monday, March 31, 2025 8:09 AM  
**To:** MayorandCouncil  
**Subject:** Zone change request

Please do not approve this zoning request. The people of Keller do not want the down sizing of propertis to take place. We ask that you will refuse all down sizing, supporting your citizens and not developers.

**please deny this zoning change for Armstrong Hills, case #Zone-2411-0007.**

**Pat Kahlig.**  
**608 Bancroft Rd, Keller, TX 76248**

**From:** Karen Spears  
**Sent:** Monday, March 31, 2025 7:59 AM  
**To:** MayorandCouncil  
**Subject:** Zone Case 2411-0007

**Please deny zoning change for Armstrong Hills, case #Zone-2411-0007.**

**Thanks!**  
**Karen Spears**  
**Keller Resident**

Sent from my iPhone

**From:** Scott Lakey  
**Sent:** Monday, March 31, 2025 7:44 AM  
**To:** MayorandCouncil  
**Subject:** Please vote no to zoning request...

In the matter of **Armstrong Hills**, case #Zone-2411-0007, please vote no to this request. I drive Davis every day to and from work and any more traffic than absolutely necessary is going to be detrimental to everyone living in Keller that has to go south to work. Please, please, please vote no to this request. Thanks for your consideration.

**Scott Lakey**  
**1217 Westwood Dr,**  
**Keller, TX 76262**



Scott Lakey  
Vice President – Financial Accounting  
817-689-7554  
[REDACTED]  
421 W. 3<sup>rd</sup> St, Ste 1000 | Fort Worth, TX 76102

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Please vote no to zoning .msg

**From:** gelu oancea  
**Sent:** Monday, March 31, 2025 7:20 AM  
**To:** MayorandCouncil  
**Subject:** case #Zone-2411-0007

Good morning, dear Keller Council,

Please deny the zoning change for Armstrong Hills, case #Zone-2411-0007.  
Thank you,

Oancea Family.

**From:** James Menck

**Sent:** Monday, March 31, 2025 5:28 AM

**To:** MayorandCouncil

**Subject:** Request for zoning change denial

Please deny the zoning change request for Armstrong Hills, case #Zone-2411-0007. Higher density developments will frustrate already dense traffic on Davis Blvd and take away from the beauty of Keller landscape. For the benefit of our community, please deny this request.

Thank you,

James Menck

1317 Blue Ridge Rd, Keller, TX 76248

**From:** Jennifer Cottingim

**Sent:** Monday, March 31, 2025 12:17 AM

**To:** MayorandCouncil

**Subject:** Say No to Zoning Change Request for Armstrong Hills. Case#Zone-2411-0007

Good morning,

We want to keep Keller's charm. We do not want high-density developments now or in the future. It will reduce property values and increase traffic and resources needed.

Please deny the zoning change request for Armstrong Hills Case#Zone-2411-0007.

Respectfully,

JP and Jennifer Cottingim

1507 Rosewood Dr.

Keller, TX 76248

817-485-1532



**From:** jesus coronado

**Sent:** Saturday, March 29, 2025 11:32 PM

**To:** MayorandCouncil

**Subject:** Zoning laws

Stop trying to change our zoning laws to please developers.

**From:** Randy Barbour

**Sent:** Saturday, March 29, 2025 11:17 PM

**To:** MayorandCouncil

**Subject:** Opposition to Zoning Changes

Reduction of lot sizes in Keller would be detrimental to our town, staring resources, and quality of our small town feel.

I stand in opposition.

**From:** Bill Davis

**Sent:** Saturday, March 29, 2025 10:55 PM

**To:** MayorandCouncil

**Subject:** Armstrong Hills Case #zone2411-007

Please vote NO to the above zoning change. We live our current zoning.

Thank you,

Bill and Beth Davis

1444 Wilderness Ct.

Keller, TX 76262

Sent from my iPad

**From:** J LYNN LANGFORD

**Sent:** Saturday, March 29, 2025 9:38 PM

**To:** MayorandCouncil

**Subject:** Armstrong Hills, case #Zone-2411-0007

I am for more is better for Keller. Our restaurants and small businesses are struggling because of lack of customer base. Keller is land locked and cannot grow geographically but we can grow with proper planning and zoning. Quality multi-family can be a good addition if properly done.

Jeep up the good work and let's make Keller great!

J. Lynn Langford

76248

Sent from my iPad

**From:** Patti Weber

**Sent:** Saturday, March 29, 2025 9:07 PM

**To:** MayorandCouncil

**Subject:** Keller Zoning Change Request - Armstrong Hills, case #Zone-2411-0007 - NO

To the Mayor and City Council Members,

I am a Keller resident and HOA Board Member in The Villas of Volterra. I respectfully ask that the council hold true to our existing zoning regulations and **deny this request to change the zoning for Armstrong Hills, case #Zone-2411-0007.**

**Please vote NO.**

Regards,

Patti Weber

2825 Torino Trail, Keller, TX 76248

**From:** John Jonaitis

**Sent:** Saturday, March 29, 2025 9:06 PM

**To:** MayorandCouncil

**Subject:** Zone-2411-0007

Please, deny this zoning change for Armstrong Hills, case #Zone-2411-0007. Enough is enough with over development. I am tired of the nightmare developers have caused so the and our Keller government can makes millions.

I loved living in this city, now it's a mess with crime and gridlock traffic. It takes me over 30mins to get to my therapist who is six miles away. I might as well ride my bike there.

Please, think outside of the fortune people would get and think about those of us who are suffering terribly from the overdevelopment.

John

**From:** Anne Armstrong  
**Sent:** Saturday, March 29, 2025 9:03 PM  
**To:** MayorandCouncil  
**Subject:** Armstrong Hills

To Each and Every One Of You,

My husband and I live just on the other side of Davis Blvd. When we bought our house 5 1/2 years ago turning either way onto Davis was no problem. As traffic increases it became difficult to turn left Then the median barriers were out up with U turns allowed at Volterra Way. Now the situation really bad! Adding any more traffic will increase what is already DANGEROUS.

Additionally, open spaces are healthy—for our would, our city, and ourselves!

PLEASE keep the density of any new developments LOW.

Thank you in advance for your support of health, beauty, and safety!

Sincerely,

Anne Armstrong  
2712 Lake Shore Drive

Sent from my iPhone

Armstrong Hills.msg

**From:** JOHN DRENDALL JR  
**Sent:** Saturday, March 29, 2025 8:50 PM  
**To:** MayorandCouncil  
**Subject:** Zoning Change

I oppose this zoning change, please do not approve !  
Thank you

John Drendall  
Sent from my iPhone



**From:** Jennifer Hayes  
**Sent:** Saturday, March 29, 2025 8:35 PM  
**To:** MayorandCouncil  
**Subject:** Re-zoning

Hello,

I am a Keller resident since 2012. We have loved raising our children here. In just 13years, Keller has almost become unrecognizable due to the huge growth and development. While I understand change is needed, developing every square inch of open space does not need to happen. We are destroying what makes Keller so beautiful!!!

I am asking you to please deny **Armstrong Hills, case #Zone-2411-0007**. **There truly is no reason over populate this beautiful land. Break it up into nice sized lots that allow for some privacy and keep Keller and the small town feel alive!!**

**Thank you!!**  
**Jennifer Hayes**

Sent from my iPhone

**From:** Patti Lewis

**Sent:** Saturday, March 29, 2025 8:30 PM

**To:** MayorandCouncil

**Subject:** Zoning change

Please do not approve zoning change for Armstrong Hills, #2411-0007. It is a beautiful area and the lots need to be maintained at the current zoning. I almost bought a lot in the area but what stopped me was the traffic on Davis. If this zoning goes through, there will be much more traffic than there already is. I am not in favor of this. Thank you.

Patti Lewis

1004 N Ridge Ct

Sent from my iPhone

**From:** Mark Ferguson

**Sent:** Saturday, March 29, 2025 8:13 PM

**To:** MayorandCouncil

**Subject:** Please deny this zoning change for Armstrong Hills, case #Zone-2411-0007.

I am again this change!

Please deny this zoning .msg

**From:** [REDACTED]  
**Sent:** Saturday, March 29, 2025 7:31 PM  
**To:** MayorandCouncil  
**Subject:** #Zone-2411-0007

Please deny this zoning change for Armstrong Hills, case #Zone-2411-0007, our fellow Keller neighbors who do not want this change.

We have been in Keller 22 years and plan to stay. Hopefully forever. Keller is a great place, which is why developers want to take advantage of Keller. I am all for positive growth. We have zoning in effect so let's not sell Keller out to developers looking to profit off the great place that is Keller.

Sergio Flores  
549 LaVena St  
Keller, TX 76248

**From:** George Chen

**Sent:** Saturday, March 29, 2025 7:27 PM

**To:** MayorandCouncil

**Subject:** Opposition to Zoning Change for Armstrong Hills (Case #Zone-2411-0007)

Dear Mayor and City Council Members,

I am writing to express my strong opposition to the proposed zoning change for Armstrong Hills (Case #Zone-2411-0007). As a concerned resident of Keller, I believe this change would negatively impact our community in several ways.

The proposed rezoning could lead to increased traffic congestion, strain on local infrastructure, and a reduction in the overall quality of life for current residents. Our schools, roads, and emergency services are already operating at capacity, and this zoning change would only exacerbate these issues. Additionally, altering the zoning could disrupt the character and integrity of our neighborhoods, which many residents moved here to enjoy.

I urge you to prioritize the voices of Keller residents and maintain the current zoning to preserve our community's safety, stability, and appeal. Please vote against this proposed change and ensure that future development aligns with the long-term well-being of our city.

Thank you for your time and consideration. I appreciate your service to our community and look forward to your response.

Sincerely,

George Chen

Resident of Keller

**From:** [REDACTED]  
**Sent:** Saturday, March 29, 2025 7:19 PM  
**To:** MayorandCouncil  
**Subject:** Zoning change

**Dear Mayor and council members,**

**Please deny the zoning change for Armstrong Hills, case #Zone-2411-0007. Keller does not need more crammed together homes and traffic. If you want to see what Fort Worth is doing to ruin an area, just drive down Golden Triangle to Bonds Ranch Road (my commute to work) and you will see how crowded and unsightly the new housing development is! Please manage our city well and keep it beautiful and less crowded.**

**Thank you for your consideration.  
Kerry Ariail  
Keller resident**

Sent from my iPhone

**From:** Kim Cell

**Sent:** Saturday, March 29, 2025 7:05 PM

**To:** MayorandCouncil

**Subject:** Zoning Change

**Please deny this zoning change for Armstrong Hills, case #Zone-2411-0007. I live in Bear Creek and use Davis many times everyday and it is busy enough right now we don't need more traffic.**

**Thank you for your consideration.**

**Kim Cell**

**2806 Lark Ct**

**Keller**

**From:** Kathleen A Kasper

**Sent:** Tuesday, April 1, 2025 8:32 AM

**To:** MayorandCouncil

**Subject:** Keep Keller Small/Oppose Zoning Change Request please deny zoning change for Armstrong Hills, case #Zone-2411-0007. L

**Dear Mayor of Keller and City Council Members,**

**Greetings! I have been a citizen of Keller since 2005. I like the city of Keller as it is. Small. I am asking you all to deny the request for a zoning change for Armstrong Hills, case #Zone-2411-0007.**

Respectfully submitted,

Kathleen A Kasper  
505 Elaine St  
Keller, Texas 76248



**From:** Timothy Kincaid

**Sent:** Tuesday, April 1, 2025 7:49 AM

**To:** MayorandCouncil

**Subject:** Oppose zoning change for Armstrong Hills, case #Zone-2411-0007

Greetings. Two Keller residents here oppose zoning change request for Armstrong Hills, case #Zone-2411-0007. This will increase traffic, and degrade beautiful natural land with too many homes. Please do not approve.

Thanks,

Timothy Kincaid & Larry Pettit

**From:** Jim Earthworm  
**Sent:** Tuesday, April 1, 2025 1:58 AM  
**To:** MayorandCouncil  
**Subject:** Armstrong Hills, case #Zone-2411-0007

Deny zone changes.

**From:** Johnny Riddle

**Sent:** Tuesday, April 1, 2025 12:07 AM

**To:** MayorandCouncil

**Subject:** please deny zoning change for Armstrong Hills, case #Zone-2411-0007

Mayor,

**I'm emailing you today to request that you please deny the zoning change for Armstrong Hills, case #Zone-2411-0007.**

**Respectfully,**

Johnny Riddle's iPhone  
(817) 919-2351

**From:** Robert Haywood  
**Sent:** Tuesday, April 1, 2025 12:04 AM  
**To:** MayorandCouncil  
**Subject:** Please maintain our prperty zoneing requirements

City council and zoning commission, please maintain our zoning requirements for single family home parcels. Please do not reduce the size of lots for the development off of Davis BLVD.

Thank you,

Robert Haywood  
717 Saint Andrews Ln.  
Keller, TX. 76248

[Sent from AOL on Android](#)

Please maintain our prper.msg

**From:** Cynthia Keister  
**Sent:** Tuesday, April 1, 2025 11:10 AM  
**To:** MayorandCouncil  
**Subject:** #Zone-2411-0007

Dear Mayor and Council Members,

I have reviewed this zoning change request and am against it. You should abide by Keller's original zoning laws on this request. Too much of our beautiful land is being covered by concrete! Also, the traffic on Davis is horrendous and with the TxDOT changes we won't be able to turn North onto Davis from our neighborhood because of the amount of traffic. This will impact our area enough without the zoning change. My recommendation is to stop the entire project, but I realize that we need some growth.

Please deny this zoning change.

Cynthia Keister  
2705 Lakeshore Drive

**From:** Don Morris

**Sent:** Tuesday, April 1, 2025 11:20 AM

**To:** MayorandCouncil

**Subject:** Opposition to the zoning change for Armstrong Hills

Reducing the size of lot sizes for future subdivisions is not in Keller's best interest. What attracted us to Keller when we purchased our home in 2000 was the larger lot sizes. Since then, we have seen multiple subdivisions with smaller lot sizes and that has taken away from the attractiveness of Keller.

Thanks for your consideration!

**Don & Lisa Morris**

**1609 Sarah Brooks Dr**

**From:** Bonnie Baker  
**Sent:** Tuesday, April 1, 2025 11:49 AM  
**To:** MayorandCouncil  
**Subject:** Council Meeting Tonight

**Please deny this zoning change for Armstrong Hills, case #Zone-2411-0007. We don't need any new zoning changes or any new high density.**

**Thank you.**

**Bonnie Baker  
440 S. Pearson Lane  
Keller**

**From:** JENNIFER WHITEHEAD  
**Sent:** Monday, March 31, 2025 11:20 PM  
**To:** MayorandCouncil  
**Subject:** Deny zoning

Hello,

Please deny zoning for Armstrong Hills, **case #Zone-2411-0007** and keep the zoning as is.

**A Keller Resident.**

Sent from my iPhone

Deny zoning.msg



**From:** [REDACTED]  
**Sent:** Monday, March 31, 2025 9:48 PM  
**To:** MayorandCouncil  
**Subject:** zoning change for Armstrong Hills

Dear Mayor and Council,

Once again it looks as if developers are attempting to infiltrate the established city zoning laws of Keller supported by Keller citizens. Please don't succumb. Stand strong and refuse to allow Keller to become a city like so many others. Do not change the established zoning for Armstrong Hills, case # Zone- 2411-0007.

Keep Keller Strong!  
Rebecca Chambless  
1121 Oakwood Circle  
Keller, Texas 76248

**From:** MICHAEL BATSEL

**Sent:** Monday, March 31, 2025 9:08 PM

**To:** MayorandCouncil

**Subject:** Deny zoning change request

Hello Keller City council,

My husband and myself have lived in Keller for 21 years and are very opposed to any apartments or over development by reducing to small lots. With this continuing to happen we will continue to loose the small community feel and communities with green areas and trees.

Please deny this zoning change for Armstrong Hills, case #Zone-2411-0007.

Mike and Denise Batsel

1315 Briar Ridge Drive

**From:** Charles Lewis

**Sent:** Monday, March 31, 2025 8:51 PM

**To:** MayorandCouncil

**Subject:** Zoning change

Please deny the zoning change for Armstrong Hills case#zone-2411-0007. Thanks

**From:** Carol Buxton  
**Sent:** Monday, March 31, 2025 8:37 PM  
**To:** MayorandCouncil  
**Subject:** Zoning change case #Zone-2411-0007

Please deny this proposed zoning change for Armstrong Hills. Keller does not need anymore high density developments. We should comply with our zoning laws.

I am a 35 year Keller resident. I appreciate your consideration as you hear this request on April 1.

Thank you!!

Carol Buxton  
Legacy Boxer Rescue Volunteer  
[www.savetheboxers.com](http://www.savetheboxers.com)

*"Saving just one pet won't change the world, but it surely will change the world for that one pet." --Author Unknown--*

**From:** [REDACTED]  
**Sent:** Monday, March 31, 2025 7:43 PM  
**To:** MayorandCouncil  
**Subject:** Armstrong Hills PD

To Mayor and City Council,

We are opposed to the zoning change and FLUP amendment pertaining to the Armstrong Hills proposed planned development.

The applicant is requesting a decrease to 25,000 sf zoning, yet there are numerous lots proposed to be much smaller than 25,000 sf. Hence this zoning change is not proper since all lots are not at least 25,000 sf.

There are too many homes proposed for this property and it will negatively impact the overall traffic on Davis Blvd, which is already an extremely busy road. The proposed green space appears to be "chopped up" into various sized small "lots" and is not as usable as one large green space area would be.

It would be nice if builders/developers would abide by the current zoning, however with prior approved downzoning by the City of Keller in previous years, it's no wonder they continue to push for smaller lot sizes. The residents of Keller have continued to oppose such downzoning and the City should respect the opinions and desires of their constituents.

If the City continues to approve downzoning of residential developments, it's going to increase our population to 50,000 + people. This will be financially detrimental to the City and its residents by causing it to be responsible for maintaining all roads in Keller that are currently maintained by the State of Texas and hence will require property taxes to be drastically increased in order to pay for the maintenance of these roads.

As seems to be the norm, continuing to approve downzoning only incentivizes and encourages developers to propose more of the same which the majority of residents do not want.

We respectfully request that this zoning change and FLUP amendment be denied.

Linda & Ernest Taylor  
1201 Bourland Rd.  
Keller, TX 76248

Armstrong Hills PD.msg

**From:** Lauren Cahoon

**Sent:** Monday, March 31, 2025 7:20 PM

**To:** MayorandCouncil

**Subject:**

Dear Mayor Mizani and Keller City Council Members,

We are writing to express our strong opposition to allowing a zoning change for the Armstrong Hills development, case #Zone-2411-0007. Please do not allow such a beautiful property to be ruined with yet another high density development that will create more traffic problems in an already congested area. Thank you for your consideration.

Lauren and Bill Cahoon

1622 Kingsmill Ct, Keller, TX 76248



**Date:** March 10, 2025

**To:** Planning & Zoning Commission, Keller City Council, any other party of concern

**Subject:** Armstrong Hills Rezoning Proposal

---

We are the Smith family, Sam and Meagan Smith. We own the house at 3342 Creek Rd. Keller, TX. There was a house on our property that burned down in 2021, and we have personally designed and built a new house on that property for our family of six that we will move into within the next 60 days.

We have been notified of the following public hearing (File #25-163):

PUBLIC HEARING: Consider a request for Armstrong Hills, a Planned Development Zoning Change from Single-Family Residential - 36,000 square-foot lots to Planned Development - Single-Family Residential - 25,000 square-foot lots, consisting of 49 residential lots and 10 open space lots, on approximately 49 acres of land, legally described as a Tract 2 HS, Abstract 1501 and Tract 2, Abstract 791 of the Thomas J. Thompson Survey, located 120 feet southeast of the Davis Boulevard and Creek Road intersection, and addressed 8740 Davis Boulevard

We are writing to formally state our **opposition** to this proposed rezoning.

There have been efforts to purchase and rezone this property in the past, but each of those efforts seem to have ultimately failed for the same obvious reasons:

1. **Major traffic and safety concerns** regarding 49 new homes with a single entry point on Davis, tightly sandwiched between Creek Rd. and Rolling Woods Ln.
2. **Major drainage and runoff concerns** to the surrounding neighborhoods due to the elevated and distinct topography of the Armstrong property.
3. **Privacy concerns** due to the proposed increased density of the Armstrong development and proximity to existing homes.
4. **Environmental and ecological concerns** for one of the few dense green spaces remaining in Keller. Aside from abundant greenery and thriving wildlife sprouting from Bear Creek, there has also been reported first-hand testimony from an elder (possibly deceased) Armstrong family member about a cave system on the property.
5. **Property value concerns** for all of the SF-36 homes suddenly surrounded by the multi-year construction of a denser neighborhood in our backyards.

This is a non-exhaustive list of a few high-level concerns. We hope that the P&Z Commission can dig deep into each of these issues before even considering the rezoning of this property.

Thank you,

Sam Smith

Meagan Smith

Sam Smith  
Meagan Smith



**From:** Maureen Beck  
**Sent:** Monday, March 31, 2025 6:01 PM  
**To:** MayorandCouncil  
**Subject:** Armstrong Hills, case #Zone-2411-0007.

Mayor and Council,

We would like to voice our opposition to the subject rezoning case. We need to quit letting developers come in and try to change our city's landscape. We have zoning regulations in place to align with the city's vision for the development and build out of our city. Developers don't care about our city landscape!! All they care about is making the most money they can on the land. These rezoning cases: 1) strain our city resources, 2) push our city population numbers closer to the thresholds of where we lose funding/grants and 3) strain the already crowded Keller school ISD student population. We recently saw this highlighted firsthand in the news. (Not a good news item attention for our city)

No more rezoning for these developers ESPECIALLY when they want to build more or smaller homes on land not presently zoned that way. We have caved in too much for those developers and are losing the country feel of our city because of this. Tell any future developers we will listen to your rezoning request but we have no intentions to change the zoning we have in place.

Please deny the subject zoning request.

Thank you for your time and attention to our request. We appreciate your service to our city

Maureen and Tommy Beck  
1234 Valley Ridge Drive



**From:** Denise Jivoin

**Sent:** Monday, March 31, 2025 12:10 PM

**To:** MayorandCouncil

**Subject:** case #Zone-2411-0007

**Please deny this zoning change for Armstrong Hills, case #Zone-2411-0007.** We live in Villas of Volterra. The traffic on Davis Blvd makes it extremely difficult to turn on Davis Blvd from Volterra Way. Adding additional homesites will make this situation worse. Thank you for your consideration.

Regards,

Denise Jivoin  
2817 Volterra Way  
Keller, TX 76248

**From:** Tricia McMahan

**Sent:** Monday, March 31, 2025 11:55 AM

**To:** MayorandCouncil

**Subject:** Zone change request

Please deny the lowered zone change request for Armstrong Hills. Traffic on and around Davis has already increased so much. Please no more.

Thank you,

Tricia McMahan

1612 Lismore Ct. Keller.

**From:** Laurie

**Sent:** Monday, March 31, 2025 12:33 PM

**To:** MayorandCouncil

**Subject:** Request for Re-Zoning on Davis (Armstrong Hills, Case #Zone-2411-0007)

Please deny the requested zoning change for Armstrong Hills, case #Zone-2411-0007, for the 49 acres located east of Davis Blvd between Creek Rd and Bandit Tr. The request includes changing the zoning from 36k sq ft lots to 25k sq ft lots. There are significant concerns with the impact that the increased number of houses will have on the quality of the neighborhood and therefore the value of the nearby homes, the traffic on Davis Blvd., and the environmental impact.

The traffic is very heavy and virtually uncontrolled in the area with left, right and u-turns springing out from a variety of roads in the vicinity. Considering the proposed changes on Davis by the Texas Hwy Dept in the future, additional traffic from a higher density development will increase the stress and safety issues to navigate in the area. We live in the Villas of Volterra and the traffic is substantial from the areas to our west who also use Volterra Way to exit through our neighborhood to turn on Davis or enter off Davis to cut through.

Another concern is the creek area is important to the drainage and wildlife in the area and increased density has substantial negative impact. Have those issues been fully addressed?

Therefore please maintain the current zoning and deny the zoning change request for Armstrong Hills, case #Zone-2411-0007.

Thank you for your consideration.

Laurie Latham

**From:** Tammy  
**Sent:** Monday, March 31, 2025 12:45 PM  
**To:** MayorandCouncil  
**Subject:** ZONING CHANGE 2411-0007

**Mayor and City Council,**

**Please deny zoning change for Armstrong Hills, case #Zone-2411-0007.**

Thank you

Tammy Nowakowski

[Sent from the all new AOL app for iOS](#)

**From:** Robin Cassell  
**Sent:** Monday, March 31, 2025 1:15 PM  
**To:** MayorandCouncil  
**Subject:** Zoning #Zone-2411-0007

Dear Mayor and Council Members,

**I respectfully request your denial of the zoning change for Armstrong Hills, case #Zone-2411-0007. Davis Boulevard near Precinct Line is becoming a terrible traffic jam and potential accidents due to the U-turns that are made at Volterra.**

**Thank you for your support.**

**Robin cassell**

**Keller resident**

**From:** JOE POWERS

**Sent:** Monday, March 31, 2025 1:47 PM

**To:** MayorandCouncil

**Subject:** Re: Proposed zoning change for Armstrong Hills, Case #Zone-2411-0007

It has come to our attention that there is a proposal going before the City Council this Tuesday, April 1, 2025, for yet another zoning change for the area of Keller we live in. The proposed zoning change is for 49 acres located east of Davis Boulevard, between Creek Road and Bandit Trail.

My wife and I live in the Villas of Volterra subdivision, just off of Davis Boulevard. We understand you are being asked to change the zoning from 36k square-foot lots to 25k square-foot lots, and that many of the lots on the proposed map are already below 25k, with one as small as 15k!

If you will be voting on this proposed zoning change and are not familiar with this area, PLEASE, before you consider this change, take the time to come visit the area in question. You need to observe the ALREADY horrible traffic conditions on Davis around this area before you even consider potentially adding to it. You can visit this area pretty much anytime of day and it will be busy, but try to observe it during rush hours in the morning and afternoon. Cars are backed up (both north and southbound) because of the lights at Precinct Line and Davis for up to a half-mile with regularity! And outside of this rush-hour traffic, cars regularly race up and down Davis in our area all hours of the day and night. These situations alone SHOULD preclude changing the zoning law in the proposed area. Anyone that has been to this area and observed how bad it already is would NEVER vote to make things worse by adding FURTHER to the people, vehicles, and traffic!

But there's one other situation you should be aware of that is even worse than what has already been described above. That concerns the intersection at Volterra Way and Davis Boulevard. That intersection is the main entrance/exit to two different subdivisions, including our Villas of Volterra subdivision, as well as The Lakes subdivision.

Since there is no traffic light at this intersection, the hundreds of homeowners coming out of these two subdivisions have to literally "hope for the best" when attempting to turn left or right onto Davis Boulevard. Because of the constant traffic on Davis that has already been described (above), homeowners exiting their subdivision onto Davis literally have take a significant risk to simply to turn on to Davis! That's because the city refuses to put in a traffic light. We regularly have to wait for a split second opening in the traffic to take a stab at turning left (or northbound) onto Davis from this intersection. And if you do have an opening to turn left, many drivers have to stay in the median area, staying with the flow of traffic, before they can even attempt to merge into the lane going northbound. It is an incredibly dangerous intersection that continues to be ignored by the City.

And to make this situation even worse, Davis Boulevard (including the proposed zoning changes area) is about to have significant roadwork for an extended period of time in order to add a concrete median for miles. So imagine this already horrendous traffic area with roadwork also being done.

Suffice it to say that none of the homeowners around any of these living areas would be in favor of the proposed zoning changes in the Armstrong Hills area. This area is already extremely congested, not only with houses and people, but vehicles! It is already an extremely dangerous area. Adding even more housing in the area, through zoning changes, is out of the question. For safety reasons alone, such a thing cannot even be considered!

We have zoning laws for a reason. They certainly do not continuously need "changing". This proposed zoning change is clearly one situation where we need to stay with our current zoning. Our area

Re\_ Proposed zoning chang.msg

already has 3 other developments being built in close proximity to us. That will result in even more people coming through our neighborhoods...trying to access Davis Boulevard.

Zoning changes approved by the council over the years have already resulted in significantly negative consequences to our area. You're getting very close to ruining Keller in your attempts to get more revenue through continuous zoning changes! When city councils go too far, they can ruin their own city. Take a look at Arlington!

You are ruining our area and making it overly congested and dangerous! Can you please stop LOOKING for ways to continuously change our zoning laws?

We, and the majority of homeowners in our area, **STRONGLY** urge the Council to reject the proposed zoning changes for the safety, and livability, of our neighborhoods, and Keller in general. Enough is enough!

Sincerely,

Joe and Carol Powers

2853 Torino Trail, Keller, TX 76248

**From:** Case May  
**Sent:** Monday, March 31, 2025 1:53 PM  
**To:** MayorandCouncil  
**Subject:** Case #Zone-2411-0007

Please deny the zoning change for Amstrong Hills.

Case May  
1406 Micah Way, Keller, TX 76248  
817-366-9480



**From:** Delwynn Sherrill  
**Sent:** Monday, March 31, 2025 2:02 PM  
**To:** MayorandCouncil  
**Subject:** Armstrong Hills Development

Honorable Mayor and Council Members,

I am writing to ask that the zoning change request for this development on Tuesday be denied. Keller should not be relaxing zoning to allow developers to cram more houses into our limited remaining land.

I moved here from Arlington 5 years ago because of what city leaders there were doing to that city by allowing more and more high density developments. I still have reason to go back there on occasion and the traffic is unbelievable.

I appreciate your consideration as I prefer our great community not suffer a similar fate.

Thank you!

Delwynn Sherrill  
1012 Barbara Lane  
Keller  
Sent from my iPhone

**From:** Debbie Huffaker  
**Sent:** Monday, March 31, 2025 2:16 PM  
**To:** MayorandCouncil  
**Subject:** Zoning Change 2411-0007

Please allow this to serve as our request to DENY Zoning Change for Armstrong Hills, Case #Zone-2411-0007.

Thank You,  
Larry and Debbie Huffaker  
2109 Wessex Ct.  
Keller, Texas 76262

**From:** [REDACTED]  
**Sent:** Monday, March 31, 2025 2:29 PM  
**To:** MayorandCouncil  
**Subject:** Zoning Case #: Zone-2411-0007

**Please deny the zoning change request for Armstrong Hills, case #Zone-2411-0007. We already have enough development here. We do not want future development that will inevitably contribute to**

**the already high traffic on Davis Blvd. Further, additional development will inhibit the natural landscape of this area.**

**Thank you for your consideration,  
Mary Jean Kyser**

[Sent from Yahoo Mail for iPad](#)

**From:** Jeffrey Tipton  
**Sent:** Monday, March 31, 2025 2:54 PM  
**To:** MayorandCouncil  
**Subject:** #Zone-2411-0007

Mr. Mayor and Councilmembers,

I am reaching out to you relative to the above-referenced zoning request that I believe will be pending before you tomorrow. If I have not been misled, my understanding is that this request from the proposed developer of **Armstrong Hills** is to reduce the size of lots rather significantly, allowing more homes to be built in the development. This is actually one of the few pieces of land left that gives Keller a nice feel and I'd hate to see it built on, but commerce happens. It also abuts Davis Blvd which has become a very busy thoroughfare that doesn't need more daily traffic.

I'm generally opposed to any more residential development in Keller because of the pressure it adds to our infrastructure and I honestly don't believe the additional tax revenues that would be generated would exceed the costs that would be associated with more growth. But, I'm also a capitalist and understand that real estate development is something that can't really be stopped. It is something that can be curtailed, though, and I'm asking the Council to do whatever is within your power to not allow additional housing and unnecessary population growth in our city. Start with this zoning change request and do not allow the developer to lower the area of the lots in the development.

Thank you for your consideration.

Sincerely,

Jeff Tipton  
520 Vasey Oak Drive

#Zone-2411-0007.msg

**From:** Van Stevens  
**Sent:** Monday, March 31, 2025 3:55 PM  
**To:** MayorandCouncil  
**Subject:** RE: Armstrong Hills, case #Zone-2411-0007.

To: The Honorable Mayor & Distinguished City Council Members; Keller, TX.

The request for zoning changes regarding the above referenced, proposed development of approximately 49 acres East of Davis Blvd. in Keller, TX; is of strong importance to us. The primary reason for being opposed to this zoning change is the negative impact of increased traffic volumes and congestion. Gaining access to Davis Blvd. from our neighborhood is already very challenging thru-out the day. We do not need more property development with greater density; the current zoning type needs to be honored and requested zoning change, to smaller lot sizes and more density needs to be rejected - not approved.

We are not against development, especially reasonable development w/ a common sense approach. What we are opposed to is change that will make an already bad traffic situation much worse!!

**We, Van and Sherry Stevens, property owners of 2816 Torino Trl., Keller, TX, Villas of Volterra, respectfully request this Keller Governing Body not yield to the developer's request to change zoning classifications to smaller lots and more dense home building. Please maintain the zoning for this land parcel as currently classified.**

While Greed typically, only helps one person or entity; it can negatively impact/affect many others.

We greatly appreciate the Mayor's and Councils consideration of this request to deny zoning change. Thank You.

Best Regards,

Van and Sherry Stevens  
2816 Torino Trail  
Keller, TX 76248

ph. 214.687.1081

RE\_ Armstrong Hills, case.msg

**From:** Peyton & Taylor

**Sent:** Monday, March 31, 2025 5:17 PM

**To:** MayorandCouncil; Armin Mizani

**CC:** Shannon Dubberly; Greg Will; Karen Brennan; Tag Green; Christopher Whatley; Ross McMullin

**Subject:** Opposition Letter - Rezoning of Armstrong Property

**Attachments:** Creek Road - Opposition to Zoning Change.docx

Dear Mayor Mizani & Keller City Council,

This email is to write in opposition to the Zoning change request that will be decided at the 4/1 City Council Meeting (referenced below):

PUBLIC HEARING: Consider an ordinance approving Armstrong Hills, a Planned Development Zoning Change from Single-Family Residential - 36,000 square-foot lots to Planned Development - Single-Family Residential - 25,000 square-foot lots, consisting of 49 residential lots and 10 open space lots, on approximately 49 acres of land, legally described as a Tract 2 HS, Abstract 1501 and Tract 2, Abstract 791 of the Thomas J. Thompson Survey, located 120 feet southeast of the Davis Boulevard and Creek Road intersection, and addressed 8740 Davis Boulevard.. Barron-Stark Engineers and Holmes Builders, Applicant. LLB Armstrong Family LP, Owner. (ZONE-2411-0007)

Please see attached for our formal letter with reasoning and additional explanation of the opposition to the zoning change.

Thank you for your time and consideration!

Thanks,

Taylor & Peyton Heath

Dear Mayor and Members of the City Council,

I am writing to express my opposition to the zoning change request for the 49 acres of Armstrong Property located at 8740 Davis Blvd, Keller, Texas, as part of the Zone 2411-007 Armstrong Hills Planned Development. As a homeowner in this area, I strongly urge you to deny this request and maintain the current SF-36 zoning, which requires a minimum lot size of 36,000 square feet.

Our concerns regarding this zoning change are as follows:

1. **Home Values:** Maintaining the SF-36 zoning helps preserve the value of our homes. Larger lot sizes are a key factor in the appeal of our neighborhood, and any reduction in this standard could negatively impact property values.
2. **Stormwater Management:** There are over 25 homes on the north side of the Armstrong development, all of which rely on septic systems. An increase in density from this development could exacerbate stormwater runoff, potentially leading to damage to our properties and drainage issues.
3. **Traffic Safety:** Davis Blvd at Creek Road is the only access point for the 25+ homes in our area. Currently, we experience dangerous high-speed traffic, especially during rush hours, with vehicles often traveling over 50 mph. The additional traffic from this new development, including U-turns at the Creek Road intersection, will further exacerbate the already hazardous situation. The proposed development would add to the traffic burden, especially when considering the other nearby developments, such as Rolling Wood.


Additionally, the builder's proposal shows that 11 of the homes will be below the 25,000 square-foot minimum, and 40 of the 49 homes will fall below the current 36,000 square-foot minimum that our neighborhood adheres to. This reduction in lot sizes is not a minor change as presented in their P&Z meeting.

As residents of this area, we have chosen to live here for the rural, country-like atmosphere that this zoning currently provides. Any change that compromises the character of our neighborhood, increases traffic dangers, or negatively impacts our property values would be detrimental.

We feel that there is nothing wrong with developing this area, but the integrity of the lot sizes and current zoning should be kept. This is an incredibly special, beautiful, and untouched part of Keller and there is much value in keeping that way so that others can experience the same style of living that we do on Creek Road. We take a lot of pride in our neighborhood and surrounding areas and want to maintain that for many years to come.

We urge you to carefully consider these concerns before moving forward with any changes to the zoning of this property. Thank you for your time and attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Taylor & Peyton Heath". The signature is stylized, with the first name "Taylor" written in a cursive script, followed by an ampersand "&" and the last name "Heath" in a more blocky, stylized font.

Taylor & Peyton Heath

3400 Creek Road

Keller, TX 76248



**From:** Tom Sheehy.  
**Sent:** Sunday, March 30, 2025 10:16 PM  
**To:** MayorandCouncil  
**Subject:** Zoning change objection

Please note my strong objection to rezoning Armstrong Hills. Traffic is already too congested on Davis Blvd.

Regards,  
Tom Sheehy  
2809 Volterra Way  
Keller, TX

**From:** [REDACTED]  
**Sent:** Sunday, March 30, 2025 10:03 PM  
**To:** MayorandCouncil  
**Subject:** Deny Armstrong Hills proposal

please deny this zoning change for Armstrong Hills, case #Zone-2411-0007

Enough is enough - people moved here, understanding the future use plan. Higher Density is NOT what we expected when we established our homes to raise our families. Stay The Plan.

Steven Webster  
Windsor Forest

Sent via the Samsung Galaxy S22 Ultra 5G, an AT&T 5G smartphone

Deny Armstrong Hills prop.msg

**From:** Jason Wander

**Sent:** Sunday, March 30, 2025 9:03 PM

**To:** MayorandCouncil

**Subject:** please deny this zoning change for Armstrong Hills, case #Zone-2411-0007.

Hi Mayor,

I am emailing you to ask a favor. Please deny this zoning change for Armstrong Hills, case #Zone-2411-0007.

Jason Wander

please deny this zoning c.msg

**From:** Rob Riethman  
**Sent:** Sunday, March 30, 2025 8:27 PM  
**To:** MayorandCouncil  
**Subject:** Case Zone 2411-0007 Armstrong Hills

Hello Mayor and Council,

We have lived in Keller/76248 at 1601 Greenhill Ct. for 20 years and would like express our **opposition** to dense housing being developed here, including but not limited to, the Armstrong Hills project.

Thanks and we support your efforts to keep Keller a great city.

Rob and Angela Riethman

**From:** Allison Webber  
**Sent:** Sunday, March 30, 2025 8:23 PM  
**To:** MayorandCouncil  
**Subject:** Zone-2411-0007

Please deny the zone change request. Thank you  
Allison Webber

**From:** Allison Webber

**Sent:** Sunday, March 30, 2025 8:23 PM

**To:** MayorandCouncil

**Subject:** Zoning change

Please deny this zoning change request. Keller is over crowded as it is and we just do not need more housing. Thank you!

Allison Webber

**From:** Angela Riethman

**Sent:** Sunday, March 30, 2025 8:14 PM

**To:** MayorandCouncil

**Subject:** Armstrong Hills, case #Zone-2411-0007

Please deny the zoning change for Armstrong Hills, case #Zone-2411-0007. We don't need anymore dense housing in Keller. Traffic is already very heavy in that area. Would love to keep small town Keller.

Angela Riethman

Armstrong Hills, case #Zo.msg

**From:** Carol Martin

**Sent:** Sunday, March 30, 2025 8:02 PM

**To:** MayorandCouncil

**Subject:** Armstrong Hills, case #Zone-2411-0007.

I would like you to deny the zoning change to **Armstrong Hills, case #Zone-2411-0007. There is too much traffic on Davis as is. Please contact me is needed.**

Thank you ,

Carol Martin

2838 Volterra Way, Keller, TX 76248

8066799377



**From:** Robin

**Sent:** Sunday, March 30, 2025 7:38 PM

**To:** MayorandCouncil

**Subject:** No - Armstrong Zoning Proposal

Mayor and council,

Please deny the zoning change for **Armstrong Hills, case #Zone-2411-0007**. The neighboring residents don't want their immediate area changed to high density. Please protect their neighborhood by upholding the *current zoning* laws. We are asking you, our elected officials, to not compromise. Developers can build in Keller, but to request an exception is for profit at the expense of the residents.

Thank you for your consideration,

Robin & Paula White  
1228 Crossbridge Lane

**From:** Cheryl Weiskircher  
**Sent:** Sunday, March 30, 2025 7:37 PM  
**To:** MayorandCouncil  
**Subject:** Zoning changes

All,

We are writing to ask that you please deny the zoning change for Armstrong Hills, case # Zone-2411-0007.

As a long time Keller resident, what we love most is the small-town feel Keller has. We believe this is one of the most valuable assets Keller has to offer. Please deny this change.

Sincerely,  
Michael and Chery Weiskircher  
Overlook Terrace/Ottinger road residents

**From:** John Betz

**Sent:** Sunday, March 30, 2025 7:33 PM

**To:** MayorandCouncil

**Subject:** Armstrong Hills, case #Zone-2411-0007

As a 10 year resident of Keller I would ask they the Mayor and City council reject the requested zoning change for Armstrong Hills. We need to keep our current zoning plans in place. We do not need any more zoning changes that reduce lot size below 1 acre in areas zoned that way or changes from commercial to residential. High density housing is a burden on our city's infrastructure, schools and overall sense a small community.

Thank you ,  
John Betz

John Betz Sent from Gmail Mobile

**From:** Mary Gail Neuding

**Sent:** Sunday, March 30, 2025 7:32 PM

**To:** MayorandCouncil

**Subject:** OPPOSING Proposed Zoning Change east of Davis Blvd btw. Creek Rd and Bandit Trail: CASE #ZONE-2411-0007

To Whom it may Concern:

The latest proposal heading to city council this Tuesday, April 1st is for the rezoning of 49 acres located east of Davis Blvd between Creek Rd. and Bandit Trail, across from Villas of Volterra.

Developers are asking to change the zoning from 36k sq ft lots to 25k sq ft lots but many of the lots on their map are well below 25k with one as small as 14,811.

Many of the homeowners surrounding this land oppose this zoning change due to the beauty of the area and the major traffic impact it will have on Davis Blvd. We at the Villas of Volterra have a hard enough time getting out onto Davis, as it is! At certain times of the day, it is nearly impossible to turn left out of our neighborhood.

Currently, we already have three other developments being built at 20,000sq ft lots, or smaller in close proximity, so there will be plenty more people traveling through our neighborhood trying to access Davis Blvd creating an already more dangerous traffic situation than we have now! WE DON'T NEED MORE!!!

When we look at the increased traffic on all of our streets, this, once again, begs the question, "Why do we need to go against our zoning laws?" Previous councils re-zoned surrounding areas too many times, and it needs to stop. We strongly urge City Council to reject the proposed zoning change for the safety of neighborhoods that will be dangerously affected.

Sincerely,

Mary Gail and Karl Neuding

2808 Lakeshore Drive, Keller, TX 76248

Sent from my iPhone

OPPOSING Proposed Zoning .msg

**From:** Lauren Cloy

**Sent:** Sunday, March 30, 2025 6:59 PM

**To:** MayorandCouncil

**Subject:** No zoning change Armstrong Hills

**Please deny this zoning change for Armstrong Hills, case #Zone-2411-0007. As you all know the small lot, packed in houses cheapen the appearance and appeal of our charming city. Please don't allow greedy developers to come in and ruin it. Thank you for your service in protecting the vision of Keller and all you do to make this a great place to live!**

**Lauren Cloy**

**From:** Lesley Holt

**Sent:** Sunday, March 30, 2025 6:50 PM

**To:** MayorandCouncil

**Subject:** Armstrong Hills zoning change

I'm writing to ask you to please deny the zoning change requested for Armstrong Hills odd Davis Blvd. In Keller. This is case #2411-0007. Please consider keeping Keller lower density by denying this request!

Lesley and Ted Holt

817-456-4593 (cell)

2854 Volterra Way, Keller, TX 76248

**From:** Jamie Jean

**Sent:** Sunday, March 30, 2025 6:47 PM

**To:** MayorandCouncil

**Subject:** Zoning

**Let's truly consider the future impact of this decision.**

**Please deny this zoning change for Armstrong Hills, case #Zone-2411-0007.**

Sent from my iPhone



**From:** Richard Gonzalez

**Sent:** Sunday, March 30, 2025 6:46 PM

**To:** MayorandCouncil

**Subject:** Zoning change for Armstrong Hills, case #Zone-2411-0007

Dear Mayor and City Council:

As a citizen of Keller since 1995, I am once again requesting that you deny the zoning change for Case #Zone-2411-0007 in Armstrong Hills. The one thing of most value to Keller citizens is low density housing to protect our green space of undeveloped land. I know developers are always in the wings to try and develop any property they can find, but as long as I live here, I will voice my opposition to it. Keller's founders chose the current property specs for a reason. I that's why I move here in 1995. Don't Mess With Keller.

Richard "Rick" Gonzalez

[REDACTED]

**From:** Debbie Simek  
**Sent:** Sunday, March 30, 2025 6:46 PM  
**To:** MayorandCouncil  
**Subject:** Zone change

**please deny this zoning change for Armstrong Hills, case #Zone-2411-0007.**

**We are already having problems getting out on davis blv**

**And if we all have to follow laws so should the builders**

**Debbie**

Sent from my iPhone

**From:** Kelli Hilario

**Sent:** Sunday, March 30, 2025 6:40 PM

**To:** MayorandCouncil

**Subject:** Zoning change

I am writing to request that you please deny the zoning change for Armstrong Hills, case #Zone-2411-0007. The citizens pf Keller are tired of accommodating developers who do not live here and are only in it for the money. This is our place of residence and we care about the future of Keller.

Thank you,

Kelli Hilario

1406 Hawthorne Ln

Keller, 76262

**From:** Rich Stoller

**Sent:** Sunday, March 30, 2025 5:44 PM

**To:** MayorandCouncil

**Subject:** Armstrong Hills case #Zone-2411-0007

Dear Mayor & city Council Members:

I request that the rezoning of this piece of land to allow for smaller lots be rejected. I believe there is a demand for the larger lots that this land is currently zoned for. I respect land owners who want to maximize their retirement cash. However, I understand that there are smaller lots currently available to provide a diversity of lot sizes and values.

I would appreciate hearing from you what the other perspectives there are for approaching these lot downsizing requests. The only side of the question we are ever presented is, Just Say No! If you have reasons we should consider please let me know so they can also be considered.

Sincerely,

Rich & Andrea

Stoller

**From:** Barbarita

**Sent:** Sunday, March 30, 2025 5:37 PM

**To:** MayorandCouncil

**Subject:** Please deny zoning change for Armstrong Hills, case #Zone-2411-0007

Hello,

Our family currently lives in Keller and we are asking you all to please deny this zoning change for Armstrong Hills, case #Zone-2411-0007.

There are already three other developments being built at 20,000sq ft lots, or smaller, so there will be plenty for people to choose from. WE DON'T NEED MORE!

There is increased traffic on all of our streets already.

Thank you,

The Meyer Family

**From:** Allen Palmer

**Sent:** Sunday, March 30, 2025 5:35 PM

**To:** MayorandCouncil

**Subject:** Armstrong Hills

Please do not change zoning for this property. There is a reason it is set as it is!

Sent from my iPhone - AP

**From:** Bonnie Ware

**Sent:** Sunday, March 30, 2025 5:25 PM

**To:** MayorandCouncil

**Subject:** Zoning Change

Please deny the request to change the zone in Keller. We don't need to destroy the beauty that already exist due to more houses.

Please I urge you not to approve this zone change for more traffic.

Bonnie Ware

Keller Resident

**From:** Al Walker

**Sent:** Sunday, March 30, 2025 5:23 PM

**To:** MayorandCouncil

**Subject:** High density development

Dear Mayor and Council members,

I'm a 30+ year resident of Keller and love our city. Please help us to maintain our quality of life by **rejecting the upcoming plan at Davis and Bandit**. Please hold true to the existing zoning of 36000 SF lots.

All the best,

Al Walker

1340 Bear Run

Keller TX 76248



**From:** Bill Anderson  
**Sent:** Sunday, March 30, 2025 5:16 PM  
**To:** MayorandCouncil  
**CC:** Anne eee  
**Subject:** High Density Housing

Mayor and City Council,

Do not change our zoning laws to allow for high density housing, deny Armstrong Hills case  
#Zone - 2411-0007.

Thank you,  
Bill and Anne Anderson

**From:** [REDACTED]  
**Sent:** Sunday, March 30, 2025 4:11 PM  
**To:** MayorandCouncil  
**Subject:** objecting to a zoning change request

Good afternoon all,

I'm one again writing to object to a requested zoning change. This time for Armstrong Hills, Zone# 2411-0007. I once again object to the idea of changing our zoning from 36k square foot lots to 25k and smaller for a new subdivision. We don't need the additional housing and adding more traffic trying to get out onto Davis Blvd. We have the larger lot size zoning for a reason, not to mention that as I understand it most of the surrounding homeowners are against it. Please honor our zoning and deny this request.

Thank you,

Bonnie Dektor  
441 Marlin Lane

**From:** Janette Connolly  
**Sent:** Sunday, March 30, 2025 4:09 PM  
**To:** MayorandCouncil  
**Subject:** Zone 2411-0007

**Good afternoon Mayor and Council,**

**Please deny the zoning change for Armstrong Hills, case #Zone-2411-0007. Keller need the green spaces to remain livable. We cannot have more housing in our small town. Please keep Keller beautiful and think about the citizen who already live here and voted for you!**

**Sincerely,**

**Chris and Janette Connolly**

**From:** Bill Hodnett

**Sent:** Sunday, March 30, 2025 4:08 PM

**To:** MayorandCouncil

**Subject:** Armstrong Hills

I see we have another High density request coming before the council April 1, 2025. I want you to know that I am opposed to the Armstrong Hills case #zone – 2411-0007 please vote NO.

Sent from my iPhone

**From:** [REDACTED]  
**Sent:** Sunday, March 30, 2025 4:00 PM  
**To:** MayorandCouncil  
**Subject:** Armstrong Hills, case #Zone-2411-0007

Dear Mayor and Keller City Council,

Here we are again, trying to keep Keller from becoming a slab of concrete. Are there any builders who respect the city zoning codes? They always want to change the code to allow for the cramming of houses on to an acre of land.

Please do the right thing for Keller and do not allow the zoning change for higher density housing. We have enough traffic and concrete.

Sincerely,

Dennis & Cheryl West  
1128 Williamsburg Ln  
Keller, TX 76248

**From:** Vicki Bird

**Sent:** Sunday, March 30, 2025 3:51 PM

**To:** MayorandCouncil

**Subject:** Zoning

Please do not change our larger lot sizes we have in Keller.  
In particular Armstrong Hills case. #Zone-2411-0007.

We have too many people living in this area know.

Thank You. Vicki Bird. lived here for 37 years.

**From:** CAROL RUBINO

**Sent:** Sunday, March 30, 2025 3:31 PM

**To:** MayorandCouncil

**Subject:** Zoning Change

To the Mayor and City council. Please deny the zoning change for Armstrong Hills case #Zone-2411-0007.

Thank you,  
Carol Rubino  
Sent from my iPhone



**From:** kasia Stephenson

**Sent:** Sunday, March 30, 2025 3:31 PM

**To:** MayorandCouncil

**Subject:** Armstrong Hills, case #Zone-2411-0007.

Request to deny this rezoning and project. Please leave the land!

**From:** DUNCAN MILLS

**Sent:** Sunday, March 30, 2025 3:22 PM

**To:** MayorandCouncil

**Subject:** Armstrong Hill

Good afternoon -

I am writing to add my voice to the opposition to this proposed development.

Please let's not let Keller population density get out of hand.

Thank you.

Duncan Mills

Sent from my iPhone

**From:** Gloria Jefferson

**Sent:** Sunday, March 30, 2025 3:20 PM

**To:** MayorandCouncil

**Subject:** Armstrong Hills

I am well aware you must consider all proposals so please do not reply with a lecture on democratic procedures. Like you, I have an obligation to protect our community as a responsible resident of said community. Please do not approve the zoning changes requested in case #Zone-2411-0007.

Sincerely,

Gloria Jefferson

403 Mt Gilead Rd

**From:** Teri Ziemann

**Sent:** Sunday, March 30, 2025 3:14 PM

**To:** MayorandCouncil

**CC:** Patti Weber

**Subject:** 49 acres located east of Davis Blvd between Creek Rd and Bandit Trail

Keller Mayor / Council -

My name is Teri Ziemann, 2822 Volterra Way, Keller, TX 76248. As I leave my neighborhood going north on Davis I have noticed a zoning change request for the subject acreage. I now understand the intent is to break down lot sizes to accommodate a more dense neighborhood development. I know that all of you must travel at some points during the day and understand that all day, any day, the traffic is awful. It's fast, crowded, in demand 24/7 - and after about 8:00 PM it becomes a raceway for cycles and loud-piped cars.

I love Keller, I love my neighborhood, I tolerate Davis Blvd but I want you to know that putting another neighborhood dumping out onto the small run of Davis between Bear Creek and Precinct Line is a mistake.

Hoping that you advocate for the existing homeowners you represent -

Teri Ziemann

817-688-6681

**From:** Madolyn Longfield

**Sent:** Sunday, March 30, 2025 2:23 PM

**To:** MayorandCouncil

**Subject:** Possible Zoning change for Armstrong Hills, case#2411-077

To whom it may concern:

I am not in favor of a zoning change to allow even more housing than is already designated! We do NOT need anymore traffic on Davis Blvd. and surrounding streets!

Sincerely,

Madolyn Longfield

Villas of Volterra Resident

**From:** Len LITTLEHALE

**Sent:** Sunday, March 30, 2025 2:09 PM

**To:** MayorandCouncil

**Subject:** Armstrong Hills case # Zone-2411-0007

My name is Leonard Littlehale residing at 1228 Torino Trail, Keller 76248.

In regards to this project I would ask that no rezoning be considered.

Those of us who have to access Davis in this are already burdened with extremely heavy traffic. Add to this the changes being made this year to the medians which will make it extremely hard to get out of our neighborhoods.

We don't need to add to these issues with more and more houses needing to access Davis.

You all represent us so please represent us.

Regards,

Len Littlehale

**From:** Pam Turner

**Sent:** Sunday, March 30, 2025 2:03 PM

**To:** MayorandCouncil

**Subject:** Zoning Change ARMSTRONG HILLS# 2411-0007 April 1st

Please vote "NO" on this request to DOWN ZONE these 49 acres from 36,000 to 25,000 sq.ft. Davis Blvd is already a traffic nightmare with a high number of traffic accidents. Entering and exiting businesses along Davis Blvd. is already a challenge. Adding more rooftops = more drivers that will further impact traffic and accidents.

Concrete consumes what was greenspace. Keep Keller as the leader in retaining our large lots, trees and "Country Feel." Southlake, NRH, & Wautauga have created traffic chaos in their cities with repeated high-density zoning. Travelling east or south from Keller through these cities is best done only during NON-rush hours.

Thank you for serving our city!

*Pamela Turner*

*1116 Keller Smithfield Rd. S.*

*Keller, TX 76248*



**From:** Liz Russo

**Sent:** Sunday, March 30, 2025 1:51 PM

**To:** MayorandCouncil

**Subject:** Zoning concern

Dear City Council Members,

I am writing with concern of the requested zoning change for the plot of land off of Davis. I live in Hidden Lakes and already experience the amount of traffic on Davis and the numerous wrecks.

I do not wish to see that area become more densely populated. Please deny the zoning change for Armstrong Hills, case **#Zone-2411-0007**.

Liz Russo Ed.D

**From:** Santosh Bhotika  
**Sent:** Sunday, March 30, 2025 1:20 PM  
**To:** MayorandCouncil  
**Subject:** zoning change

**Please deny the zoning change for Armstrong Hills, case #Zone-2411-0007.**

Thanks. Santosh Bhotika, 2853 Volterra Way

**From:** Ryan

**Sent:** Sunday, March 30, 2025 12:56 PM

**To:** MayorandCouncil

**Subject:** Zoning change for Armstrong Hills, case #Zone-2411-0007

Dear Mayor and City Council of Keller:

My name is Ryan Bachman. I am a Keller resident and live at:

2321 Bridgewood Drive

Keller, TX 76262

**Please deny the zoning change for Armstrong Hills, case #Zone-2411-0007.**

I strongly oppose this zoning change request.

Sincerely,

Ryan Bachman

314-691-2293

**From:** Beth K

**Sent:** Sunday, March 30, 2025 12:50 PM

**To:** MayorandCouncil

**Subject:** zoning

hi, please deny the zoning change for Armstrong Hills, case #Zone-2411-0007. We want to keep keller a small town feel.

Sent from my iPhone

**From:** Docdance

**Sent:** Sunday, March 30, 2025 12:41 PM

**To:** MayorandCouncil

**Subject:** Keep our present zoning laws

To the Mayor and City Council of Keller,

I am registering my opposition to any change that would lower the lot size for development in the city of Keller. My husband and I have lived in Keller for 40 years now and have seen multiple high density projects approved. It is time to say no to any more high density projects.

Keep Keller's Charm and Country Atmosphere Please!!!

Respectfully submitted,

Kim Staley

Bask Lane

Keller

Keep our present zoning l.msg

**From:** Kavas Mistry  
**Sent:** Sunday, March 30, 2025 12:38 PM  
**To:** MayorandCouncil  
**Subject:** Please do not rezone

Dear Mayor And council

We are hereby requesting you to please deny the zoning change for Armstrong hills, case #  
Zone-2411-0007.

Thank you

Kavas and Kashmira Mistry  
1101 Jericho ct.  
Keller TX

**From:** Paul Perry

**Sent:** Sunday, March 30, 2025 12:38 PM

**To:** MayorandCouncil

**Subject:** Comment About Zoning Request for Armstrong Hills / Case #Zone-2411-0007

To the Mayor and City Council...

I'm writing to ask your support to deny a developer's request to change zoning and build more dense housing for Armstrong Hills. Keller is getting more and more crowded. The traffic patterns are getting worse, particularly at rush hour. I believe allowing lots of 25k sq ft would negatively impact the area with more congestion and more traffic. I'm told there are already three other developments being built with 20k sq ft lots, so there should be plenty of housing choices like this available. Why do we need more?

I'm also told the developer requesting this new change has a plan that shows lots of less than 25k sq ft and as low as 14,811 sq ft. Why are they allowed to disregard the current zoning?

I urge you to vote against this request to rezone Armstrong Hills. I am not in favor of any additional "dense housing" in Keller. Having thousands of apartments right on the west side of 377 is bad enough and has done enough to increase congestion. Let's not bend to the will of developers that are only in it for the money. Let's keep Keller a great place to live for the residents that live here and pay taxes.

Thanks,  
Paul

**Paul J. Perry**

1511 Wayside Drive

Keller, TX 76248

Phone: +1-469-569-4320

Email: [REDACTED]



**From:** Rivard Family  
**Sent:** Sunday, March 30, 2025 12:24 PM  
**To:** MayorandCouncil  
**Subject:** Armstrong Hills

Please vote no to the developer who wants smaller lots for a division in this area.

Thanks  
Rivards

[Sent from Yahoo Mail for iPhone](#)

**From:** Jim and Darlene Roberts  
**Sent:** Sunday, March 30, 2025 12:22 PM  
**To:** MayorandCouncil  
**Subject:** Armstrong Hills Rezoning

Mayor and Council Members,

Please do not agree to reduce the square footage of lots for the Armstrong Hills development by Davis Blvd. We want to retain the zoning already in place to maintain Keller's small town community feel.

Thanks

Jim and Darlene Roberts  
1307 Snow Mountain Circle  
Keller TX 76248

[Sent from AOL on Android](#)

**From:** Gary Neal

**Sent:** Sunday, March 30, 2025 12:20 PM

**To:** MayorandCouncil

**Subject:** Zoning Change Case #Zone-2411-0007

**Keller City Council Members,**

When I moved to Keller over 15 years ago, I chose this community because it was different from the surrounding areas—committed to thoughtful growth rather than excessive high-density development. However, I now find myself repeatedly advocating against such projects that threaten the character of our city.

Over the years, residents have been assured that certain developments would not negatively impact traffic or congestion, yet time and again, these promises have proven false. For example, the Center Stage Development was presented as a positive addition, yet it has led to increased congestion and the need for road widening, contradicting the assurances given. Where are all the great restaurants that were promised?

I strongly urge you **not** to approve the rezoning for Armstrong Hills (Case #Zone-2411-007). This proposal does not align with what makes Keller a desirable place to live and will only contribute to the issues many of us have worked hard to prevent.

Keller has immense potential, and we are fortunate to have strong leadership. However, repeated poor decisions regarding housing developments make it increasingly difficult to justify staying in this community. Please prioritize responsible growth that preserves the quality of life for current residents.

Sincerely,

**B. Gary Neal**

1213 Hibiscus Drive

Keller, TX

817-879-6831

**From:** Chris penton  
**Sent:** Sunday, March 30, 2025 11:50 AM  
**To:** MayorandCouncil  
**Subject:** Request for denial of zoning change

**Please deny this zoning change for Armstrong Hills, case #Zone-2411-0007.**

Sent from my iPhone

**From:** Dean and Donna Mengel  
**Sent:** Sunday, March 30, 2025 11:50 AM  
**To:** MayorandCouncil  
**Subject:** Zoning Change Request

I am writing to encourage the City Council to DENY the zoning change request for Armstrong Hills, case #Zone-2411-0007. We have enough problems with traffic and getting safely on to many of the main road arteries through our area. There is a reason for the 36,000sqft size zoning law - let's follow the zoning laws as established. We do not need to reduce lot sizes so we can cram more houses into Keller.

Please vote to deny this request.

Thank you,  
Dean Mengel  
2009 Bradley Ct, Keller, TX 76248

**From:** James Merritt  
**Sent:** Sunday, March 30, 2025 11:41 AM  
**To:** MayorandCouncil  
**Subject:** Zoneing

Keller does not need any more high zoning development. We have very little open land left and it needs to be used to enhance the city. Not for great profit for developer's. Traffic is bad enough now

Sent from my iPhone

**From:** Gabriel Ramos

**Sent:** Sunday, March 30, 2025 11:17 AM

**To:** MayorandCouncil

**Subject:** Case zone # 2411-0007

Please deny this zoning,(armstrong hills), change for the city of Keller.

Gabriel Ramos



**From:** Bob Sivak  
**Sent:** Sunday, March 30, 2025 10:55 AM  
**To:** MayorandCouncil  
**Subject:** Armstrong Hills, Case #Zone-2411-0007

Good morning,

Once again I am writing the council to express my oposition to another zoning change request.

Armstrong Hills is another example of a developer attempting to enrich themselves at the expense of city residents. Cramming more units into this site is not what we need.

The last city election cycle showed loud and clear that Keller Citizens are against high density housing development, period. I urge the council to reject this zoning change.

Thank you,  
Bob and Janie Sivak

**From:** Heidi Slansky

**Sent:** Sunday, March 30, 2025 10:54 AM

**To:** MayorandCouncil

**Subject:** Rezoning

Dear Keller Mayor and City Council,

I am writing to request the denial of the zoning change for Armstrong Hills, case #Zone-2411-0007. The proposed high-density housing development is not in line with the city's needs. Instead, we should focus on protecting the existing land in Keller from overpopulation and ensuring that our city is managed responsibly as good stewards.

Sincerely,

Heidi Slansky

**From:** Ruth Farley  
**Sent:** Sunday, March 30, 2025 10:52 AM  
**To:** MayorandCouncil  
**Subject:** #Zone-2411-0007

**PLEASE DENY the zoning change for Armstrong Hills, case #Zone-2411-0007. Surrounding neighbors and other residents do not want smaller lots in our community.**

**Thanking you and the council in advance for your support.**

**Ruth Farley**

**From:**

**Sent:** Sunday, March 30, 2025 10:16 AM

**To:** MayorandCouncil

**Subject:** Please deny zoning change for Armstrong Hills: ZONE-2411-0007

I am of the opinion that allowing a zone change for Armstrong Hills: ZONE-2411-0007 is not in the best interest of the citizens of Keller, and am asking that you deny the request.

Increasing the density of housing is problematic for several reasons, and I do not feel that it helps our community.

There are plenty of new developments with smaller lots in Keller already. I do not see the need for more.

Thank you,

Scott Watts

Citizen of Keller

**From:** Steven Phelps  
**Sent:** Sunday, March 30, 2025 10:12 AM  
**To:** MayorandCouncil  
**Subject:** Armstrong Hills Zoning Request

**Please deny this zoning change for Armstrong Hills, case #Zone-2411-0007.**

**Steven Phelps**  
**316 Elkhorn Trl**  
**Keller, TX 76248**  
**(719) 207-3796**

**From:** Queen Karen  
**Sent:** Sunday, March 30, 2025 10:01 AM  
**To:** MayorandCouncil  
**Subject:** Armstrong Hills zoning case# 2411-0007

Dear Mayor and Council,

I'm writing to voice my strong disapproval of the proposed zoning change for Armstrong Hills case # zone-2411-0007. As a resident of Keller, we are constantly being asked to change zoning for high density housing. I do not want the change and what it would mean for the quality of life for the residents of our community. I am asking the council to deny this request as it only benefits the developers.

Karen and Brad Queen  
1407 Kaitlyn lane  
Keller, TX  
Sent from my iPhone

**From:** Donald Summers

**Sent:** Sunday, March 30, 2025 9:59 AM

**To:** MayorandCouncil

**Subject:** Armstrong Hills zoning change 2411-0007

PLEASE do not approve this zone change. It is such a beautiful area and would be destroyed by this development. We do not need to see our city turned into a sea of concrete and smaller lots. Thanks for your consideration.

Don and Beverly Summers

**From:** Lisa Pelletier

**Sent:** Sunday, March 30, 2025 9:49 AM

**To:** MayorandCouncil

**Subject:** NO to small lots!

The traffic is already bad please do not let developers place a huge home on a postage stamp!

Leave that to Collin County!

Thank you,

Lisa Pelletier

1013 Williamsburg Lane

[Sent from the all new AOL app for iOS](#)



**From:** Jenifer Pless

**Sent:** Sunday, March 30, 2025 9:37 AM

**To:** MayorandCouncil

**Subject:** Armstrong Hills, case #Zone-2411-0007

Hello,

Please accept this email as my opposition to zoning changes for this parcel. I've lived in Keller for 18+ years and in that time the congestion has grown. While I'm not opposed to progress, I am opposed to unnecessary changes to already determined zoning.

Thank you kindly for your consideration.

Jenifer Sutton

Sent from my iPhone

**From:** Michael Padrutt  
**Sent:** Sunday, March 30, 2025 9:37 AM  
**To:** MayorandCouncil  
**Subject:** Zoning change Zone 2411-0007

The city of Keller and its zoning board have purposely developed our zoning laws to protect the esthetics of our city and its neighborhoods.

Why is there a need to go against our zoning laws to satisfy a developer and their personal gain to the detriment of our city by imposing high density building that the vast majority of Keller citizens do not want. These zoning changes have happened all too often at the objection of most of our citizens.

Stop these developers from pushing their ideas of what our city should look like , we live here , they don't.

Please take a stand in support of our citizens and deny this zoning change for Armstrong Hills, case #Zone-2411-0007.

Michael & Antonetta Padrutt  
Marshall Point Estates

Sent from my iPhone

**From:** Mark Nelson

**Sent:** Sunday, March 30, 2025 9:30 AM

**To:** MayorandCouncil

**Subject:** Armstrong Hills-Zone-2411-0007.

I am writing this email asking the council to not approve the zoning request for Armstrong Hill, case zone-2411-007. This would not help already heavy traffic on Davis BLVD, but Keller does not need more 20,000 sq ft lots.

Thanks,

Mark Nelson

803 Oak Ridge Ct, Keller, TX 76248

**From:** Ken Rudder

**Sent:** Sunday, March 30, 2025 9:30 AM

**To:** MayorandCouncil

**Subject:** Zoning Change

Please say NO to the new proposed zoning change for the Hills. Anything smaller than 35k sq.ft. Is overcrowding, and destruction of existing wildlife habitat. The two things that keep a small town feel. If you don't protect your environment, no one else will. Outside corporations only want to clearcut, pour concrete, and then plant a cheap tree to beautify. JUST SAY NO!  
Sent from my iPhone

**From:** Jim OConnell  
**Sent:** Sunday, March 30, 2025 9:29 AM  
**To:** MayorandCouncil  
**Subject:** Armstrong Hills, case #Zone-2411-0007

I wanted to drop you a note and tell you I'm against this zoning change. Lowering the lot size will result in additional negative impact to our community.

Thanks,

Jim OConnell  
Newton Ranch

**From:** Larry Levenberg  
**Sent:** Sunday, March 30, 2025 9:19 AM  
**To:** MayorandCouncil  
**Subject:** Armstrong Hills

I'm in full support to maintain larger lots under current zoning laws (36K sq ft lots).

Larry & Jess Levenberg  
Hudnall Farms

Good evening, Keller residents!

Well, developers just keep coming to our city wanting to change our zoning laws for higher-density development. While they have every right to ask and our city council must listen to their presentations, we are winning the battle with our emails. However, we really need more of you to email in. We have thousands on this list so we would love to see at least several hundred of you take 5 minutes to email city council and help support those members who live next to these proposed developments. Support may be needed for your area at some time in the future, also.

The latest proposal goes to city council this **Tuesday, April 1st**. It is for **49 acres** located east of Davis Blvd between Creek Rd and Bandit Trail. **This is a very big one, people.** The agenda states that they are asking to change the zoning from 36k sq ft lots to 25k sq ft lots but many of the lots on their map are well below 25k with one as small as 14,811k. I have inquired why this is and am waiting on a response. There is a large creek that runs through the property so some of the land naturally cannot be turned into concrete. Joan and I were asked to meet with the developer and walked the property. It's a beautiful piece of land that we would hate to see covered up with more houses than necessary. Many of the homeowners surrounding the land oppose this zoning change due to the beauty of the area and the traffic impact it will have on Davis Blvd. They have a hard enough time getting out onto Davis, as it is. We already have three other developments being built at 20,000sq ft lots, or smaller, so there will be plenty for people to choose from. **WE DON'T NEED MORE!**

When we look at the increased traffic on all of our streets, this, once again, begs the question, "Why do we need to go against our zoning laws?" Previous councils did it way too many times and it needs to stop. **PLEASE take a few minutes and email [mayorandcouncil@cityofkeller.com](mailto:mayorandcouncil@cityofkeller.com) and ask them to please deny this zoning change for Armstrong Hills, case #Zone-2411-0007. Let's show our support for our fellow Keller neighbors who do not want this change.**

Thanks so much in advance!

Debbie Bryan & Joan Boyle

Citizens to Protect Keller's Small-town Feel

**From:** Kimberly Navarro

**Sent:** Sunday, March 30, 2025 9:19 AM

**To:** MayorandCouncil

**Subject:** Please deny zoning change for Armstrong Hills, case #Zone-2411-0007

Good Morning Mayor Mizani and Council Members,

I hope you're all doing well!

I am writing this in support of the Citizen's to Protect Keller's Small Town Feel.

Today I am asking you all to please deny Armstrong Hill's request to change the zoning from 36k sq ft lots to 25k sq ft lots. We already have so many homes in Keller, and more coming, with so much traffic, and more coming.

It's my understanding that this is a beautiful piece of land that deserves to have its character maintained.

Thanks for your time and all that you do,

Mollianne Navarro

817-929-1278

1313 Gatewood Dr

**From:** [REDACTED]  
**Sent:** Sunday, March 30, 2025 9:16 AM  
**To:** MayorandCouncil  
**Subject:** Zoning change request

Mr Mayor and Keller City Council

I am not in support of the zoning change request for **Armstrong Hills, case #Zone-2411-0007**

We already have schools, streets and support services that are struggling and straining. Let's not break them and let's stick to our core principles and values for Keller!

Thank you!

[Sent from the all new AOL app for iOS](#)

RAJ SINGH



**From:** DONNA MENGEL

**Sent:** Sunday, March 30, 2025 9:13 AM

**To:** MayorandCouncil

**Subject:** Zone-2411-0007

**Dear Mayor and Council:**

**Please deny the zoning change for Armstrong Hills, case #Zone-2411-0007. We feel the current zoning is the right one for our community and city.**

**Thank you,**

**Donna Mengel**

**From:** Gary Schimmel  
**Sent:** Sunday, March 30, 2025 8:58 AM  
**To:** MayorandCouncil  
**Subject:** Zoning Change Request

Mayor and City Council of Keller,

My name is Gary Schimmel and I live in Keller in the Villas of Volterra subdivision off Davis Boulevard just north of North Tarrant Parkway. I am writing to ask you to please deny the zoning change request for Armstrong Hills, case number Zone 2411-0007.

We already have a difficult enough time accessing Davis Blvd from our community at the intersection of Volterra Way and Davis Blvd, and the people who come off Bandit Trail to Davis Blvd have the same problems. There have been numerous car wrecks at those intersections and changing our zoning code to allow a heavier saturation of homes in this specific area would be irresponsible where public safety is concerned. I ask you to please deny this zoning change request.

Respectfully,

Gary Schimmel  
1028 Pienza Path  
Keller, 76248  
Sent from my iPhone

**From:** Lori Schimmel [REDACTED]  
**Sent:** Thursday, April 10, 2025 11:02 AM  
**To:** Community Development  
**Subject:** Car Wreck on Davis Blvd

Dear Community Development Department Members, As you may have heard by now, yet another multi-car accident occurred this morning (April 10th) on Davis Blvd at the entrance to the Villas of Volterra. Hopefully no one was injured in this crash, but at the very least people now face hundreds of dollars in car repairs and possibly rising insurance costs to add to their expenses in this uncertain economy.

What can we do, collectively as residents of our wonderful city? A LOT! We can recognize this very real and too frequent reoccurring problem of traffic and automobile accidents at this location on Davis Blvd. We can take action to remediate this problem by NOT adding additional neighborhoods, homes, and vehicles to Davis Blvd. Insightful and smart planning is the key to success in this area. We must prioritize safety, people's lives, and the good reputation of our city.

I implore each of you to listen to the voices of the citizens in Keller and do NOT green-light developments that will only add to the mayhem and danger at this area on Davis Blvd. Also, please prohibit U-turns on Davis at the entrance of Villas of Volterra. And, finally, implement a plan to improve safety of the current 50 mph traffic with limited visibility on a curved road without any traffic control measures in place.

We must resolve this collectively because without any improvements things will only get worse ... and deadly. Respectfully,

Lori Schimmel

1028 Pienza Path  
Keller 76248  
817-988-2649

**From:** Judy Lemons [REDACTED]  
**Sent:** Tuesday, April 1, 2025 6:13 PM  
**To:** MayorandCouncil  
**Subject:** please deny this zoning change for Armstrong Hills, case #Zone-2411-0007

**please deny this zoning change for Armstrong Hills, case #Zone-2411-0007**

**We already have zoning laws on the books to protect our town. Please follow them and do not allow this development to change our home town. There are too many small lots in the area and the traffic is already bad in that area. Why make it worse. Please deny zoning change for Armstrong Hills, case #Zone-2411-0007.**

Thank you,

Judy Lemons  
[REDACTED]

1424 Daryll Ln, Keller, TX 76262  
817-538-7015

please deny this zoning change for Armstrong Hills, case #Zone-2411-0007

**From:** Debbie Garcia  
**Sent:** Sunday, March 30, 2025 8:03 AM  
**To:** MayorandCouncil  
**Subject:** Please oppose high density changes

**Please deny this zoning change for Armstrong Hills, case #Zone-2411-0007. We live near Davis blvd and drive by this area frequently. The traffic in that area is already high and this will increase the potential for traffic accidents. Keller has a land use plan that was developed with citizen input. Please abide by the wishes of the citizens of Keller and maintain the quality of the city.**

--

Thanks,

Debbie Garcia  
2002 Spanish Trail, Keller, TX 76262

**From:** [REDACTED]

**Sent:** Sunday, March 30, 2025 7:35 AM

**To:** MayorandCouncil

**Subject:** Email Protest against Armstrong Hills case #Zone-2411-0007

Hello,

Please accept this email as our protest against the proposal being presented to the Keller City Council on April 1st by Armstrong Hills case #Zone-2411-0007. We are not in favor of the request to a zoning change to the lot sizes on the 49 acres located east of Davis Blvd between Creek Road and Bandit Trail. We have spoken to others who feel the same way. The increase of more housing has a huge impact on our roads and traffic. It is getting to the point that certain times of the day we spend more time sitting in our cars than we do getting done what we went out to do. We moved to Keller in 2002 and have enjoyed the small town atmosphere. We would like to continue to enjoy our small town and we fully understand growth. But not at the expense of changing current zoning laws so developers can squeeze more homes on a property to make more money. The Keller City Council members should approve or deny proposals based on current law, not change them. If Keller City Council wants to down size the lot sizes then put it on the ballot in our next city election and let the people decide. We as the citizens of Keller are the ones who are impacted by the change, not the developers.

Thanks,

Darrell and Peggy Bailey

424 Marlin Lane

Keller, Tx 76248

**From:** Alex Fincher

**Sent:** Sunday, March 30, 2025 7:32 AM

**To:** MayorandCouncil

**Subject:** Against zoning change

Hello,

I am writing to implore city council members to please reject the zoning change for **Armstrong Hills, case #Zone-2411-0007**.

**Keller is already overdeveloped; our streets too congested, much of its naturally beautiful landscape gone, and barely retains any sense of what made Keller the great place it is to live.**

**Thank you for your consideration and I sincerely hope that you will do the right thing and vote to reject any more egregious development on our beautiful city and keep Keller great!**

Kind regards,

Alex Fincher

**From:** Jennie De Greef  
**Sent:** Sunday, March 30, 2025 12:56 AM  
**To:** MayorandCouncil  
**Subject:** Zoning request denial

Dear Mr. Mayor,

I'm writing to ask that you please deny this zoning change for Armstrong Hills, case #Zone-2411-0007. Keller is fine the way it is and don't need more traffic problems and all else that goes with this case.

Sincerely,  
Jennie De Greef



**From:** Kimia Mokhtari Aubin

**Sent:** Sunday, March 30, 2025 12:50 AM

**To:** MayorandCouncil

**Subject:** please deny zoning change for Armstrong Hills, case #Zone-2411-0007

We are Keller residents and active voters. I just learned about the requested rezoning for higher density of homes in Armstrong Hills. We don't want or need more higher density developments in Keller, small town feel is the reason we chose Keller. Please deny zoning change for Armstrong Hills, case #Zone-2411-0007

Thank you,

Golnaz Aubin, MD

1513 Pixie Rose Dr, Keller, TX 76248

**From:** Kelly Ballard  
**Sent:** Monday, April 7, 2025 9:22 AM  
**To:** Community Development  
**Cc:** Sarah Hensley  
**Subject:** FW: Armstrong Hills, case #Zone-2411-0007.

Kelly Ballard, TRMC, CMC  
City Secretary  
Keller, Texas

**From:** Vamsi Tamirisa <[REDACTED]>  
**Sent:** Sunday, April 6, 2025 7:18 PM  
**To:** MayorandCouncil [REDACTED]>  
**Subject:** Armstrong Hills, case #Zone-2411-0007.

Dear Mayor

I am resident of Keller

[REDACTED] Please deny zoning change for Armstrong Hills, case #Zone-2411-0007.

Vamsi

Sent from my iPhone

FW: Armstrong Hills, case #Zone-2411-0007.

**From:** Kelly Ballard  
**Sent:** Sunday, April 6, 2025 11:41 AM  
**To:** Community Development  
**Cc:** Sarah Hensley  
**Subject:** Fw: Deny zoning change for Armstrong Hills

Kelly Ballard  
City Secretary  
City of Keller

**From:** Alberta Hays [REDACTED]  
**Sent:** Sunday, April 6, 2025 7:29:43 AM  
**To:** MayorandCouncil [REDACTED]  
**Subject:** Deny zoning change for Armstrong Hills

We, homeowners of Keller, TX. ask that you deny rezoning of Armstrong Hills  
Case #Zone-2411-0007.  
Paul and Alberta Hays

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Fw: Deny zoning change for Armstrong Hills

**From:** Kelly Ballard  
**Sent:** Monday, April 7, 2025 10:36 AM  
**To:** Community Development  
**Cc:** Sarah Hensley  
**Subject:** FW: High Density Housing

Kelly Ballard, TRMC, CMC  
City Secretary  
Keller, Texas

**From:** Bill Anderson <[w](#)>  
**Sent:** Friday, April 4, 2025 11:40 AM  
**To:** Greg Will <>; MayorandCouncil <>  
**Subject:** Re: High Density Housing

All,

There seems to be a difference of opinion until it is clarified I do NOT support this development.

Bill

First off, we need to clarify a couple of things. Some of you who emailed city council sent us the response you received from Councilman Greg Will. He stated that the developers could build 65 houses by right on the 49 acres if built to zoning, making it sound like the developer is doing us a favor. However, this is totally inaccurate. We brought it to his attention and he corrected himself during the meeting last night. He is also still saying the smallest lots would be 1/2 acre. This isn't correct, either, since an acre is 43,560sq ft and the smallest lot is 20,066sq ft. We just received an email he sent today in which he says 58 homes could be built at zoning. **Again, not correct.** Staff told council last night that wouldn't include streets or drainage. The breakdown is this: 10 lots conform to zoning (36k sq ft or larger), 26 are between 25k and 35,999, and 13 are 20k to 24,999. You can pretty much figure one house per acre when building at 36k sq. ft. since you have to consider at least 20% for streets and drainage. This development proposed 49 houses on 49 acres but as we stated before, this land has a large creek that runs through it and the area out by Davis is too slim to build on. Therefore, it would be less than one house per acre, even at zoning. The land owner should consider this when pricing the land for sale. Very little tax has been assessed since the vast majority of the land (48.3 acres) has an agricultural exemption. Maintaining our zoning helps keep the character of Keller and our population from getting too high.

Secondly, we stated that one lot in the Armstrong Hills development proposal is 14,811. While there **IS** one at this square footage, it turns out that one is green space and won't have a house on it. We never want to be inaccurate or mislead so we want to make that correction. We apologize for the error. There are still 26.5% of the lots that are less than 25,000sq ft. when the

FW: High Density Housing

zoning is 36,000sq ft.

The result from tonight's meeting is that it was tabled to the April 15th meeting. They want to see if the developer can work with the neighbors and come to some common ground. There initially was a motion to approve that failed by a vote of 2-5 due to the super majority being invoked. When the super majority is in place, it only takes two votes for it to fail. Although Tag Green and Chris Whatley think this would be a good development for Keller, they are committed to listening to the citizens, especially in the case of a super majority, so they voted against it. Tag has reached out to me expressing his desire to meet with any neighbors within the 200 ft buffer who are opposed. We will see what happens next.

We have explained to the council members that a very large number of people in this city, most likely the vast majority, are tired of the downzoning (reduction in lot sizes) that has happened way too many times. We can understand if a developer might need a few lots to be a little smaller to make a development work due to the shape of the land, but 26% is a bit much. We hope this number will come down over the next two weeks to minimize the number of homes. We will keep you updated.

Also, our local government elections are coming up in May. Only one seat is being contested for city council. We will send out information on who we recommend you support in an email soon.

Sorry for the long email but we felt we needed to get it all in here.

Thanks so much to all of you who emailed the council with your input. We so appreciate it!

On Fri, Apr 4, 2025 at 11:26 AM Bill Anderson <[REDACTED]> wrote:  
Hello Greg,

Thank you for the clarification. While there is a lot of development in Keller, I agree 49 homes on 49 acres is not high density housing.

Keep Keller a beautiful place to live.

Bill

On Tue, Apr 1, 2025 at 10:41 AM Greg Will <[REDACTED]> wrote:  
Thank you for taking the time to provide your opinion on the proposed development.

I also do not want high-density developments in Keller. We have received many emails from residents stating the same. However, based on these emails it seems there is some significant misunderstanding regarding this specific development.

There is nothing about this proposed development that be anywhere close to being defined as "high-density." The developer is proposing 49 homes across 49 acres. That equates to 1 acre per home.

The current zoning required a minimum of 3/4 acre lots. Under the current zoning, they could put up to 65 homes by right. we would have no say to stop them. They are actually requesting less than that.

FW: High Density Housing

Due to the topography of the property, the developer is requesting that the minimum zoning be reduced to a 1/2 acre per home to allow them to protect the aesthetics of the existing property and create a more pleasing neighborhood. They are not requesting it to "cram as many homes as possible into a piece of land." This will still be one house per acre, just some homes will have larger lots and some smaller, but the smallest will still be 1/2 acre.

The issue here is that due to the topography of the property in question, some of the proposed plots are over an acre, and some are less than one acre.

I fully understand that this may not change your mind, but I wanted to make sure we are all discussing the same thing.

Greg Will  
City Council, Place 2

Sent from my iPad

On Mar 30, 2025, at 5:15 PM, Bill Anderson <[REDACTED]> wrote:

Mayor and City Council,

Do not change our zoning laws to allow for high density housing, deny Armstrong Hills case #Zone - 2411-0007.

Thank you,  
Bill and Anne Anderson

FW: High Density Housing

**From:** Steven Byas

**Sent:** Tuesday, April 1, 2025 1:36 PM

**To:** Mayor and Council

**Subject:** Zoning change for Armstrong Hills, case #Zone-2411-0007

Council members,

Please deny this zoning change for Armstrong Hills, case #Zone-2411-0007.

Sincerely,

Steven and Beth Byas

400 Palisades Trail

Keller, 76248

**From:** [REDACTED]  
**Sent:** Tuesday, April 1, 2025 2:07 PM  
**To:** Greg Will  
**CC:** MayorandCouncil  
**Subject:** Re: Armstrong Hills zoning change 2411-0007

We have driven and walked this beautiful area numerous times and are well aware of the actual details of this proposed development. We do not want the zoning change to be approved.  
Summers Family

Sent from my iPad

On Apr 1, 2025, at 9:57 AM, Greg Will <[REDACTED]> wrote:

Thank you for taking the time to provide your opinion on the proposed development.

I also do not want high-density developments in Keller. We have received many emails from residents stating the same. However, based on these emails it seems there is some significant misunderstanding regarding this specific development.

There is nothing about this proposed development that be anywhere close to being defined as "high-density." The developer is proposing 49 homes across 49 acres. That equates to 1 acre per home.

The current zoning required a minimum of 3/4 acre lots. Under the current zoning, they could put up to 65 homes by right. we would have no say to stop them. They are actually requesting less than that.

Due to the topography of the property, the developer is requesting that the minimum zoning be reduced to a 1/2 acre per home to allow them to protect the aesthetics of the existing property and create a more pleasing neighborhood. They are not requesting it to "cram as many homes as possible into a piece of land." This will still be one house per acre, just some homes will have larger lots and some smaller, but the smallest will still be 1/2 acre.

The issue here is that due to the topography of the property in question, some of the proposed plots are over an acre, and some are less than one acre.

I fully understand that this may not change your mind, but I wanted to make sure we are all discussing the same thing.

Greg Will  
City Council, Place 2

Sent from my iPad

On Mar 30, 2025, at 9:58 'a0AM, Donald Summers  
<[REDACTED]> wrote:

Re\_Armstrong Hills zonin.msg



PLEASE do not approve this zone change. It is such a beautiful area and would be destroyed by this development. We do not need to see our city turned into a sea of concrete and smaller lots.

Thanks for your consideration.

Don and Beverly Summers

**From:** Mackenzie Talbott Hellman  
**Sent:** Tuesday, April 1, 2025 2:34 PM  
**To:** MayorandCouncil  
**Subject:**

Dear Mayor Mizani and Council Members,

I am writing to express my opposition to the proposed zoning changes G-1 and H-2 on tonight's agenda. G-1 is 7.2 acres NW of the intersection of Indian Knoll Trail and Shady Grove and H-1 is 49 acres SE of intersection of Davis Boulevard and Creek Road. We, the residents of Keller, don't want any more high density or medium density residential in our city! People move here for the large lot sizes and it's what makes Keller's small town charm.

I looked into state legislation that was mentioned in a previous email from Mayor Mizani concerning high density zoning being forced on cities by the state with TX Senate Bill 15 and TX House Bill 3919. SB-15, which has passed, deals with cities with populations over 150,000 and HB-3919, which has not passed, deals with cities with populations over 90,000. So, as for now, these bills don't seem to affect Keller especially since our population is below 50,000 where we would like to keep it. I have reached out to TXDOT to see what the city would be responsible for paying for state-numbered routes if we go over 50,000 in population and will let you know what I hear back.

Thank you for your time and your service to our wonderful city and please vote NO on G-1 and H-2!

Mackenzie Hellman  
2025 Hickory Hollow Lane

**From:** Anne Armstrong  
**Sent:** Tuesday, April 1, 2025 3:34 PM  
**To:** MayorandCouncil  
**Subject:** Fwd: VOV Neighbors - Action Needed - email City of Keller before April 1st

This sounds really good. What many of us, like you, want is to protect the value of Keller for us and future residents—quality and aesthetics of neighborhoods. Thank you so much.

Anne Armstrong  
2712 Lake Shore Drive

Sent from my iPhone

Begin forwarded message:

**From:** Gary Cavey [REDACTED] >  
**Date:** April 1, 2025 at 3:29:57 'a0PM CDT  
**To:** Anne Armstrong [REDACTED] >  
**Subject:** Fwd: VOV Neighbors - Action Needed - email City of Keller before April 1st

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

From: **Denise Jivoin** <[REDACTED]>  
Date: Tue, Apr 1, 2025 at 1:30 'a0PM  
Subject: Re: VOV Neighbors - Action Needed - email City of Keller before April 1st  
To: Patti Weber <[REDACTED]>, Lisa Sheehy  
<[REDACTED]>, Gary Schimmel  
<[REDACTED]>, Cherry Wright  
<[REDACTED]>, Chuck Lanier <[REDACTED]>, Carol  
Martin <[REDACTED]>, Connie Nimmo <[REDACTED]>  
<[REDACTED]>, Debbie Dowling <[REDACTED]>, Roach Debra G <[REDACTED]>, Dickey Linda  
<[REDACTED]>, Eileen  
McMurrer <[REDACTED]>, Gary Cavey <[REDACTED]>  
<[REDACTED]>, Mayer Joann  
<[REDACTED]>, Karl Neuding

Fwd\_ VOV Neighbors - Acti.msg

<[REDACTED], Jan Boland <[REDACTED]>,  
<[REDACTED]t>,<[REDACTED]>,> Lesley Holt  
<[REDACTED]>,> Laurie Latham <[REDACTED]>,> Mary  
<[REDACTED] Mary Gail Neuding  
<[REDACTED]>,> Frazier Randy <[REDACTED]>,> Robin  
Cassell <[REDACTED]>,> stacie standerfer <[REDACTED]m>,> Sherry Stevens  
<[REDACTED]>,> Bill Mercurio <[REDACTED]>,> oancea mirella  
<[REDACTED]>

This is the reply I received from Keller City Council. I assume others received the same.

Thank you for taking the time to provide your opinion on the proposed development.

I also do not want high-density developments in Keller. We have received many emails from residents stating the same. However, based on these emails it seems there is some significant misunderstanding regarding this specific development.

There is nothing about this proposed development that be anywhere close to being defined as "high-density." The developer is proposing 49 homes across 49 acres. That equates to 1 acre per home.

The current zoning required a minimum of 3/4 acre lots. Under the current zoning, they could put up to 65 homes by right. we would have no say to stop them. They are actually requesting less than that.

Due to the topography of the property, the developer is requesting that the minimum zoning be reduced to a 1/2 acre per home to allow them to protect the aesthetics of the existing property and create a more pleasing neighborhood. They are not requesting it to "cram as many homes as possible into a piece of land." This will still be one house per acre, just some homes will have larger lots and some smaller, but the smallest will still be 1/2 acre.

The issue here is that due to the topography of the property in question, some of the proposed plots are over an acre, and some are less than one acre.

I fully understand that this may not change your mind, but I wanted to make sure we are all discussing the same thing.

Greg Will  
City Council, Place 2

Regards,  
Denise Jivoin

On Sun, Mar 30, 2025 at 12:24 'a0PM Patti Weber [REDACTED] > wrote:  
*VOV Residents, our Board received the information below from a neighboring HOA. You may have seen the zoning changes sign on Davis Blvd. Please read the email below and if you are in agreement, please email the Mayor and council members at the email below. We would like the city to enforce the current zoning regulations and decline requests to change the regulations. **Deadline is April 1st. Please email today!** The neighborhood being proposed is across Davis from VOV, south of Bandit.*

Good evening, Keller residents!

Well, developers just keep coming to our city wanting to change our zoning laws for higher-density development. While they have every right to ask and our city council must listen to their presentations, we are winning the battle with our emails. However, we really need more of you to email in. We have thousands on this list so we would love to see at least several hundred of you take 5 minutes to email city council and help support those members who live next to these proposed developments. Support may be needed for your area at some time in the future, also.

The latest proposal goes to city council this Tuesday, April 1st. It is for 49 acres located east of Davis Blvd between Creek Rd and Bandit Trail. **This is a very big one, people.** The agenda states that they are asking to change the zoning from 36k sq ft lots to 25k sq ft lots but many of the lots on their map are well below 25k with one as small as 14,811k. I have inquired why this is and am waiting on a response. There is a large creek that runs through the property so some of the land naturally cannot be turned into concrete. Joan and I were asked to meet with the developer and walked the property. It's a beautiful piece of land that we would hate to see covered up with more houses than necessary. Many of the homeowners surrounding the land oppose this zoning change due to the beauty of the area and the traffic impact it will have on Davis Blvd. They have a hard enough time getting out onto Davis, as it is. We already have three other developments being built at 20,000sq ft lots, or smaller, so there will be plenty for people to choose from. **WE DON'T NEED MORE!**

When we look at the increased traffic on all of our streets, this, once again, begs the question, "Why do we need to go against our zoning laws?" Previous councils did it way too many times and it needs to stop. **PLEASE take a few minutes and email [mayorandcouncil@cityofkeller.com](mailto:mayorandcouncil@cityofkeller.com) and ask them to please deny this zoning change for Armstrong Hills, case #Zone-2411-0007. Let's show our support for our fellow Keller neighbors who do not want this change.**

**From:** [REDACTED]  
**Sent:** Tuesday, April 1, 2025 4:08 PM  
**To:** MayorandCouncil  
**Subject:** Armstrong Hills

Dear Mayor and Council Members,

I would like to go on the record as being opposed to changing the current zoning for Armstong Hills (case#Zone-2411-0007). As has been stated to P&Z and council many times, I join those who are opposed the high density building in our town. Keller is losing its quaintness and its identity. I will not fight current zoning, and it will be sad to see homes go on this piece of land but as long as the developer sticks with the rules, my husband and I will support it. We have rules for a reason, we need to stick by them. Otherwise, what's the point in the current zoning plan? Wasn't that a promise to current Keller residents of what we can expect in the future?

Sincerely,  
Janalee Corato

945 Keller Smithfield Road S.

**From:** Debi  
**Sent:** Tuesday, April 1, 2025 4:44 PM  
**To:** MayorandCouncil  
**Subject:** #Zone-2411-0007

Please deny zoning change for Armstrong Hills case # 2411-0007. Appreciate your attention to this

Debra Ingram  
1443 Sandhill Ct  
Keller 76262

**From:** leslie harris <[REDACTED]>  
**Sent:** Tuesday, April 1, 2025 4:54 PM  
**To:** Community Development  
**Subject:** Zone 2411-007 Armstrong Hills Planned Development

Dear Mayor and each member of the City Council,

With respect to Zone 2411-007 Armstrong Hills Planned Development . We, the homeowner in the Creek Road neighborhood, oppose the zoning change request for the 49 acres of Armstrong Property at 8740 Davis Blvd Keller Texas.

We request each of you to deny this request and keep zoning unchanged as SF 36, that means at least 36,000 square feet lot size.

We ask this of you to keep our home values in place [we believe SF36 lot size adds to our home value], protect our homes from storm water damage [ we are about 25+ homes on the north side of this Armstrong development that ALL have septic systems that does NOT need additional water] , and just as critical, Davis Blvd at Creek Road is our only way in or out for our 25+ homes.

Our Creek Road neighbors already have dangerous high-speed traffic [50+mph] on Davis Blvd at Creek Road intersection, especially during rush hour each day. Adding just one more car/truck to this intersection is beyond workable. The TxDOT plans for our intersection will increase traffic and 'u turns from this new housing development. These 49 new homes must make U turn at our Creek Road intersection to go south. The same is true of the traffic from Rolling Wood addition.

The builder showed P&Z plats there are 11 homes below the 25,000 square feet minimum and 40 of the 49 below our current surrounding home minimums of 36,000 square feet– that is not a 'slightly downzone' as described in their P&Z meeting.

As our elected council member and Mayor of Keller you are being asked to PLEASE consider the disadvantages that will forever change this little corner of Keller.

All this because a builder wants to maximize money by crowding uscurrent neighbors SF36 into an increased dangerous traffic problem.

City of Keller Council and Mayor can you ask TxDOT to install a red light at our intersection NOW, during the planned construction of the median that TxDOT is building? We will no longer have a turn lane to ease into Davis high speed traffic off Creek Road, making this an increased risk for wrecks, etc. we already have a hard time turning south and this will just make it impossible and increase the danger this intersection already brings.

We chose our properties in Keller, so we did not live on top our neighbors and enjoy /pay extra for the country lifestyle feel.

Michael and Leslie Colvin



**From:** Bonnie Billingsley [REDACTED] >  
**Sent:** Wednesday, April 2, 2025 5:53 AM  
**To:** MayorandCouncil  
**Subject:** Zoning change

Dear city and Mayor,

Keller has been our home for over 10 years now. My husband is local born and bred in Hurst, Tx.

Keller is a family area that doesn't need an extensive amount of growth. As a realtor I am all for growth, but apartments are not the kind of growth Keller should or wants to be known for.

Please do not allow more apartments in Keller.

Thank you for your careful consideration.

Bonnie Billingsley, Realtor  
Keller Williams Realty, DFW Southlake  
(817)691-3135

"The Joy of the Lord is my Strength"  
Nehemiah 8:10

WIRE FRAUD: During your representation by Keller Williams Realty you will NEVER be asked, via email, to wire or send funds to ANYONE, not even a title company. DO NOT COMPLY WITH EMAIL INSTRUCTIONS TO WIRE FUNDS!

Zoning change

NOT IN BUFFER

**From:** Kelly Ballard  
**Sent:** Monday, April 14, 2025 8:42 AM  
**To:** Community Development  
**Cc:** Sarah Hensley  
**Subject:** FW: Against Approving Armstrong Hills and other Developments

Kelly Ballard, TRMC, CMC  
City Secretary  
Keller, Texas

**From:** Nettie Olsen [REDACTED] >  
**Sent:** Friday, April 11, 2025 11:55 AM  
**To:** MayorandCouncil <[CityCouncil@cityofkeller.com](mailto:CityCouncil@cityofkeller.com)>  
**Subject:** Against Approving Armstrong Hills and other Developments

Per the request on the Keller city FB page, I am writing to say I am 100% against any new housing developments in South Keller. There is plenty of room in No Keller where they can go and build their small lot homes with no parks or green space.

You are turning South Keller into a trash heap. Those supporting these developments should be investigated for accepting bribes and corruption.

Thank you  
Nettie Olsen

[Sent from the all new AOL app for iOS](#)

**From:** Cherry Wright [REDACTED]  
**Sent:** Sunday, April 13, 2025 12:09 PM  
**To:** MayorandCouncil  
**Cc:** Community Development  
**Subject:** Intersection of Davis Blvd and Volterra Way

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Mayor and Council,

I am writing again following recent wrecks within the vicinity of our intersection at Davis Blvd and Volterra Way. Numerous residents in the Villas of Volterra have reported difficulties turning on to Davis Blvd from Volterra Way and on to Volterra Way when traveling north on Davis. Several have experienced near accidents. This intersection is becoming a real danger and a hazard to public health. Going both north and south, we must now wait on cars going north on Davis to make a u-turn at our intersection. At peak traffic times, we often have to sit through at least the length of two traffic lights. The flow and speed of traffic and the aggressiveness of drivers between Precinct Line and Bear Creek makes it virtually impossible to turn either direction. We often have to turn south and make a u-turn at Bandit, among the yellow dividers, or at Precinct Line. None of these options are safe. There are rarely any law enforcement officers on Davis Blvd, except when there are accidents.

I was at the Council meeting in March and heard the presentation regarding the new Armstrong Development that will be adding traffic to Davis in our vicinity. I was very impressed with the presentation regarding the development and think that it will be an asset to Keller and our community. However, traffic and safety of Keller residents must be addressed prior to adding even one more car to the current traffic.

I heard you address the traffic issues and to even recognize our intersection, at the entrance of the Villas of Volterra on Volterra Way, as in need of a possible traffic light. We are not a gated community, as I am sure you are aware, and thus, we have other subdivisions to our west, and the Salons of Volterra, who use the intersection to enter and exit Davis.

As President of the Villas of Volterra HOA, and as a private citizen, I have also written TxDot and our State Representatives with concerns, including the installation of planned medians. This will make our situation even worse!

I concur with your Director of Public Works who stated at the meeting that now is the time for the city to work with the State in addressing the safety issues. I would like to offer you our support and assistance. Residents and representatives of our HOA can be available to meet with you at your convenience.

Thank you for your consideration of these comments. I plan to be at the April meeting and hope to hear that you are taking some positive action to address traffic on Davis Blvd.

Sincerely,

Cherry Wright, Citizen of Keller  
President, Villas of Volterra HOA  
2833 Torino Trail  
Keller, Texas 76248

Email : Intersection of Davis Blvd and Volterra Way

**From:** Kelly Ballard  
**Sent:** Tuesday, April 15, 2025 6:22 PM  
**To:** Sarah Hensley  
**Cc:** Community Development  
**Subject:** FW: Armstrong Zoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Kelly Ballard, TRMC, CMC  
City Secretary  
Keller, Texas

**From:** Robin <[REDACTED]>  
**Sent:** Tuesday, April 15, 2025 4:05 PM  
**To:** MayorandCouncil <[CityCouncil@cityofkeller.com](mailto:CityCouncil@cityofkeller.com)>  
**Subject:** Armstrong Zoning

Dear Council,

Regarding the Armstrong development, those in favor, we hope you will reconsider. The only issue in our minds is the minimum square foot that the zoning requires. All other facts are an attempt to substantiate an exception.

First, I will admit ignorance if there is a home / acre requirement. If so, ignore this paragraph. However, if no such requirement exists, then this support is only an after-the-fact plea. The argument loses credibility with a simple example of a developer buying five acres where four are unbuildable (topography, drainage, etc.) then propose building five homes in the remaining one acre and tout a one home/ one acre ratio. Such an argument would set a regrettable precedent.

Second, the core issue is the failure to meet the minimum zoning requirement. Are there extenuating circumstances that warrant an exception, ie. lot purchased prior to zoning threshold? If not, then the matter seems simple yet obscured by the developers' extraneous concerns - topography, green space, drainage. While important to them, those are considerations that the "buyer" should've considered during their due diligence. The only question that the council should consider is the minimum square footage.

This simple litmus test keeps the process objective. One of the primary concerns of Keller residents is the amount of population growth particularly below the minimum threshold. The zoning requirement addresses that.

Email : FW: Armstrong Zoning

Thirdly, opposing a super majority is precariously one sided and hints at favoritism. The law is in place to protect those specific residents that will be directly affected. If neighbors cannot rely on the council to uphold minimum zoning and their rights are handcuffed by negating a super majority then what recourse is left for them? Trust that their "council" knows better?

Finally, this proposal is only an offer. Just as making an offer to purchase a home, denying this proposal will only result in the developer making a "counter." They are asking for the moon in hopes you will capitulate. *Surely, within 49 acres the developer can redesign the plots to meet the city of Keller's building requirements.* If the developer proposes high-end homes in the \$3-5 million range, then they have wiggle room to accommodate Keller's zoning.

Respectfully,

Robin & Paula White

## Alexis Russell

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**From:** Kelly Ballard  
**Sent:** Monday, April 21, 2025 9:51 AM  
**To:** Community Development  
**Cc:** Sarah Hensley  
**Subject:** FW: Armstrong Hill case 2411-0007

Kelly Ballard, TRMC, CMC  
City Secretary  
Keller, Texas

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

From: Carmen Ibarra [REDACTED]  
Sent: Monday, April 21, 2025 9:25 AM  
To: MayorandCouncil <CityCouncil@cityofkeller.com>  
Subject: Armstrong Hill case 2411-0007

Sent from my iPhone I'm against the changes on the zoning law Carmen Ibarra  
2506 Watercrest Dr  
Keller