

Mark Weatherford
Greenway Park, LLC
3811 Pine Tree court
Dallas, Texas 75206

8/1 2/25

Sarah Hensly

City of Keller

RE: Zoning case #zone-2506-0007

Sarah,

Please be advised that we are the owner of the lots below and are in favor of the above zoning request.

109 Park Avenue

129 Park Avenue

141 Park Avenue

205 Park Avenue

213 Park Avenue

217 Park Avenue

1101 Keller springs Avenue

1113 Keller springs Avenue

208 Park Avenue

212 Park Avenue

120 Park Avenue

124 Park Avenue

128 Park Avenue

132 Park Avenue

200 Park Avenue

204 Park Avenue

Thank you,

Mark Weatherford

214 728 1281

8/4/25

Re: P&Z 8/12 The Preserve at Keller Oaks Zone #2506-0007
City Council TBD

Dear Mayor Mizani, City Council and Planning and Zoning Commission Members,

My name is Anne Harmonson Burfitt and I'm in support of the proposed PD -The Preserve at Keller Oaks. My firm belief is **that this PD supports the very things you desire for Keller.**

Since 1938 my family has owned and stewarded the property being considered for rezoning at 1000 N. Main. Keller holds a special place in our hearts as five generations have lived on the property in various seasons of our lives. **We all want something great to be developed on the property** and have been making decisions for this future neighborhood for decades with the city's desire for connectivity in mind.

It is clear from many of your election campaigns that you are committed to fostering Keller's sustainable growth as a family-friendly city while preserving its small-town charm. By listening to the community, you wish to make informed decisions **promoting high-quality development while supporting the success of small businesses**, thus ensuring a vibrant future for Keller.

At the heart of the matter, your decision to approve or disapprove, is the rezoning from commercial and SF-36 to SF-12. SF-36 as a "holding district" classification from the UDC quoted below actually verifies what land holders were told when properties were annexed in 1983.

UDC 8.01 E. states:

Zoning Upon Annexation. All territory hereinafter annexed to the City of Keller shall be classified as Single-Family Low Density (SF-36) as a ***holding district until other zoning is established by the City.*** The procedure for establishing zoning other than SF-36 for annexed territory shall conform to the procedure set forth in this Code.

Some would like to prevent any future downzoning for north Keller and do not consider the "holding district" concept valid, only desiring SF-36 for future PDs. I would like to point out that this may not be a wise choice for all remaining undeveloped properties.

8/4/25

With Keller's limited undeveloped acreage, designation as a bedroom community, distance from an interstate, competition from neighboring cities for business, and important number of small businesses that need more people to "Keep It In Keller," **I would suggest that a high quality development such as the one proposed would be a great asset for Keller's community and economy.** Keller's charm would not be harmed.

Keller needs to attract quality commercial/retail development and **it takes people to fuel this.** If the 34 acre tract in review was developed at SF-36, and assuming 30% of the land for open space and roads, **there would only be 29 homes on one of the last large acre tracts in Keller.** With an average of 3 per household that would be 87 more citizens.

If accepted, The Preserve at Keller Oaks would build out 65 homes - a difference of 36 more consuming households. This would be an average of 195 people, or about 108 more than the current SF-36 potential. When you consider the difference, I hope you can see the potential benefits of this sustainable number of people FOR Keller. Instead of seeing a slight increase in population as a negative threat of "Keller Charm", **please consider it as a sustainer for "Keller Charm."**

The developer has done a masterful job with this current design which addressed the concerns raised by P&Z last summer when another developer submitted their PD. They took the comments and suggestions that P&Z made in 2024, along with the suggestions and requests made by neighboring Harmonson Farms and created a product that will protect neighboring property values and positively impact Keller. Please look carefully, **The Preserve At Keller Oaks is a puzzle piece that fits our uniquely challenging property beautifully.**

As an owner of one of the last remaining large tracts in Keller, I take the responsibility of finding a developer and builder that will give Keller the quality they desire and the build out that they deserve very seriously.

Many thanks for taking the time to read and consider this letter.

Sincerely,
Anne Burfitt

From: Alexis Russell
Sent: Tuesday, August 12, 2025 12:28 PM
To: Kaleena Stevens
Subject: FW: The Preserve at Keller Oaks

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

From: WALTER ETHRIDGE [REDACTED]
Sent: Friday, August 8, 2025 4:07 PM
To: Alexis Russell <arussell@cityofkeller.com>
Subject: The Preserve at Keller Oaks

Greetings,

My wife and I have been associated with the Harmonson family for over 65 years.

We were asked if we would support their efforts to develop the last of their property in Keller.

We do support their planned development and hope that Planning and Zoning will approve this sub division.

Respectfully,

Walter and Catherine Ethridge
417 Brian Drive
Keller, TX 76248

FW: The Preserve at Keller Oaks

From: Alexis Russell
Sent: Tuesday, August 12, 2025 12:28 PM
To: Kaleena Stevens
Subject: FW: 1000 N. Main Project/The Preserve at Keller Oaks

From: Dennis Scott [REDACTED]
Sent: Tuesday, August 12, 2025 7:31 AM
To: Sarah Hensley <shensley@cityofkeller.com>; Alexis Russell <arussell@cityofkeller.com>
Cc: Lois Scott [REDACTED]
Subject: 1000 N. Main Project/The Preserve at Keller Oaks

Good morning. We are Dennis & Lois Scott. We live at 416 N. Marlin Lane in Keller. We have been Keller residents for almost 26 years now.

My wife and I wholeheartedly support the 1000 N. Main Project/The Preserve at Keller Oaks. We live just north of the proposed development and we believe it would be a great addition to the area and city.

Thank you!

From: Greg Wright [REDACTED]
Sent: Monday, August 11, 2025 2:36 PM
To: Sarah Hensley <shensley@cityofkeller.com>
Cc: Community Development <communitydevelopment@cityofkeller.com>
Subject: CASE NO. ZONE-2506-0007

Sarah,

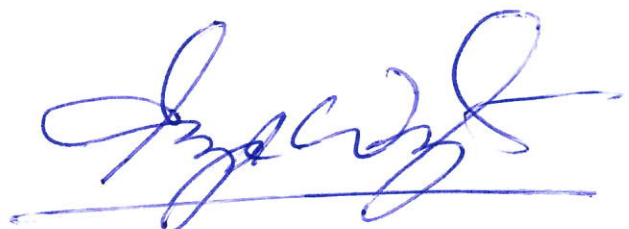
Please consider this my formal letter of opposition CASE NO. ZONE-2506-0007 which I believe is scheduled for a P&Z meeting tomorrow night, Tuesday, August 11, 2025.

I am the owner of 11 lots in the neighboring Greenway Park addition. The addresses of those lots are as follows.

	Address	Lot	Blk
1	133 Park Avenue	8	A
2	201 Park Avenue	11	A
3	305 Park Avenue	2	B
4	1121 Keller Springs Ave.	3	B
5	300 Park Avenue	16	C
6	304 Park Avenue	17	C
7	109 Park Avenue	2	A
8	217 Park Avenue	15	A
9	120 Park Avenue	5	C
10	124 Park Avenue	6	C
11	128 Park Avenue	7	C

I am opposed to high density lots being constructed so close to the Greenway Park Development. I believe these lots and the potential homes to be built on them will be a detriment to the success and intent of the Greenway Park neighborhood.

Thanks a bunch,
Greg Wright
Providential Custom Homes
Providential Lifestyle Homes, LLC
Real Estate Developer/Home Builder
Cell: 817-994-5740
[REDACTED]



Alexis Russell

From: Sarah Hensley
Sent: Tuesday, August 12, 2025 4:42 PM
To: Alexis Russell
Subject: FW: CASE NO. ZONE-2506-0007
Attachments: CDF - Seller's - 46454dfw.PDF; HUD Settlement Statement - 47694DFW.PDF; Signed HUD.PDF; Lot Contract Greenway Park.pdf

From: Greg Wright [REDACTED]
Sent: Tuesday, August 12, 2025 4:27 PM
To: Sarah Hensley <shensley@cityofkeller.com>
Cc: Community Development <communitydevelopment@cityofkeller.com>
Subject: Re: CASE NO. ZONE-2506-0007

Sarah,

Attached are my closing statements with explanation as follows;

1. 6 lots were closed from MM Greenway to Providential - we are still entitled on all six lots.
2. 1 lot was closed from MM Greenway to Providential.
 - a. We subsequently sold that lot to the Millers, who now are technically in title.
 - b. However, we will be purchasing this lot back from them because they have decided not to build, so we will be exercising our buyback clause at a point in time when we have a replacement buyer for this lot.
3. We have 5 additional lots under contract with MM Greenway which are scheduled to close in late October or early November.
 - a. Please see section 2.02 of the attached contract document regarding the terms of the second closing of five lots.
4. The lots and green below are the ones that are titled in Providential currently. The lots in red below are the 5 lots we have yet to close but have under contract. Bender remains the lot that we have sold to the Millers, but will be buying back. This makes a total of 12 lots Providential has under its control.

	Address	Lot	Blk
1	133 Park Avenue	8	A
2	201 Park Avenue	11	A
3	305 Park Avenue	2	B
4	1121 Keller Springs Ave.	3	B
5	300 Park Avenue	16	C
6	304 Park Avenue	17	C
7	109 Park Avenue	2	A
8	217 Park Avenue	15	A

9	120 Park Avenue	5	C
10	124 Park Avenue	6	C
11	128 Park Avenue	7	C

Thanks a bunch,

Greg Wright
 Providential Custom Homes
 Providential Lifestyle Homes, LLC
 Real Estate Developer/Home Builder
 Cell: 817-994-5740



PROVIDENTIAL
 CUSTOM HOMES



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From: Greg Wright [REDACTED]
Date: Monday, August 11, 2025 at 2:35 PM
To: Sarah Hensley <shensley@cityofkeller.com>
Cc: communitydevelopment@cityofkeller.com <communitydevelopment@cityofkeller.com>
Subject: CASE NO. ZONE-2506-0007

Sarah,

Please consider this my formal letter of opposition CASE NO. ZONE-2506-0007 which I believe is scheduled for a P&Z meeting tomorrow night, Tuesday, August 11, 2025.

I am the owner of 11 lots in the neighboring Greenway Park addition. The addresses of those lots are as follows.

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1	133 Park Avenue	8	A
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4	1121 Keller Springs Ave.	3	B
5	300 Park Avenue	16	C
6	304 Park Avenue	17	C
7	109 Park Avenue	2	A
8	217 Park Avenue	15	A
9	120 Park Avenue	5	C
10	124 Park Avenue	6	C
11	128 Park Avenue	7	C

August 11, 2025

REC'D AUG 11 2025

City of Keller

Planning and Zoning Commission

Re: Case No. Zone-2506-0007

I am the owner of Stardado Enterprise LLC, which owns 7 lots in Greenway Park Addition that abuts the subject property (108 Park Ave, 112 Park Ave, 113 Park Ave, 117 Park Ave, 137 Park Ave, 216 Park Ave, 301 Park Ave. I have been a Custom Builder and Real Estate developer in Northeast Tarrant County for over 40 years. While I was the Founder and Owner of Calais Custom Homes during that time, we built over 1,000 custom homes including over 100 homes in Keller.

While I am a Real Estate developer myself, I am opposed to this project. The City of Keller has done a tremendous job in upholding high standards with recent developments like Greenway Park and Armstrong Hills, and I feel this is taking a step backwards. It is too dense compared to Greenway Park, and it would greatly devalue the homes in Greenway Park, especially since it tries to tie the two subdivisions together. Given my background and experience, I am not opposed to the property being developed, just not in this manner. If it were more in line with the Greenway Park development, I would be supportive.

Sincerely



Todd Handwerk

Managing Partner

Stardado Enterprise LLC

GP Lot selection 4-14-24....

Done

STANDARD ENTERPRISE LLC
LOT SELECTION



To: Planning and Zoning Commission
Honorable Mayor and Members of The City Council

From: Lee A. Hughes *YAH 11/28/11/2025*
M the Builders (Winstar Contractors, LP)
116 Park Avenue
Keller, Texas 76248

CC: Sarah Hensley

Date: August 11, 2025

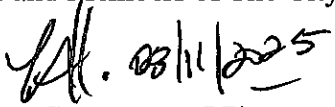
Ref: Zoning Case #Zone – 2506-0007

Please be advised that we are writing to specifically be registered as “opposed” to the rezoning case detailed above. Inasmuch as our property at 116 Park Avenue Keller, Texas 76248 may meet the statutory requirements for inclusion into the 200’ distance law, we respectfully ask to be included in that calculation.

Please contact me with any questions or clarity needed.

M the Builders
9728 Camp Bowie West Blvd.
Fort Worth, TX 76116
817-439-3334

To: Planning and Zoning Commission
Honorable Mayor and Members of The City Council

From: Lee A. Hughes 
M the Builders (Winstar Contractors, LP)
136 Park Avenue
Keller, Texas 76248

CC: Sarah Hensley

Date: August 11, 2025

Ref: Zoning Case #Zone – 2506-0007

Please be advised that we are writing to specifically be registered as “opposed” to the rezoning case detailed above. Inasmuch as our property at 136 Park Avenue Keller, Texas 76248 may meet the statutory requirements for inclusion into the 200’ distance law, we respectfully ask to be included in that calculation.

Please contact me with any questions or clarity needed.

M the Builders
9728 Camp Bowie West Blvd.
Fort Worth, TX 76116
817-439-3334

OPPOSITION

To: Planning and Zoning Commission
Honorable Mayor and Members of The City Council

From: Lee A. Hughes *LAH 08/11/2025*
M the Builders (Winstar Contractors, LP)
121 Park Avenue
Keller, Texas 76248

CC: Sarah Hensley

Date: August 11, 2025

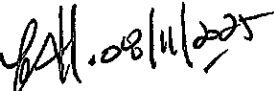
Ref: Zoning Case #Zone – 2506-0007

Please be advised that we are writing to specifically be registered as “opposed” to the rezoning case detailed above. Inasmuch as our property at 121 Park Avenue Keller, Texas 76248 may meet the statutory requirements for inclusion into the 200’ distance law, we respectfully ask to be included in that calculation.

Please contact me with any questions or clarity needed.

M the Builders
9728 Camp Bowie West Blvd.
Fort Worth, TX 76116
817-439-3334

To: Planning and Zoning Commission
Honorable Mayor and Members of The City Council

From: Lee A. Hughes 
M the Builders (Winstar Contractors, LP)
125 Park Avenue
Keller, Texas 76248

CC: Sarah Hensley

Date: August 11, 2025

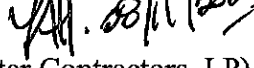
Ref: Zoning Case #Zone – 2506-0007

Please be advised that we are writing to specifically be registered as “opposed” to the rezoning case detailed above. Inasmuch as our property at 125 Park Avenue Keller, Texas 76248 may meet the statutory requirements for inclusion into the 200’ distance law, we respectfully ask to be included in that calculation.

Please contact me with any questions or clarity needed.

M the Builders
9728 Camp Bowie West Blvd.
Fort Worth, TX 76116
817-439-3334

To: Planning and Zoning Commission
Honorable Mayor and Members of The City Council

From: Lee A. Hughes  08/11/2025
M the Builders (Winstar Contractors, LP)
209 Park Avenue
Keller, Texas 76248

CC: Sarah Hensley

Date: August 11, 2025

Ref: Zoning Case #Zone – 2506-0007

Please be advised that we are writing to specifically be registered as “opposed” to the rezoning case detailed above. Inasmuch as our property at 209 Park Avenue Keller, Texas 76248 may meet the statutory requirements for inclusion into the 200’ distance law, we respectfully ask to be included in that calculation.

Please contact me with any questions or clarity needed.

M the Builders
9728 Camp Bowie West Blvd.
Fort Worth, TX 76116
817-439-3334

OPPOSITION

200 ft Buffer

From: Robert Rickords [REDACTED]
Sent: Tuesday, August 26, 2025 11:30 AM
To: Community Development
Cc: Sarah Hensley
Subject: Fwd: Opposition Letter
Attachments: Opposition Letter.pdf

Please see attached our letter formally opposing Zoning Case 2506-0007.

Please do not hesitate to reach out to me if you have any questions.

Thank you,

Robert Rickords
140 Park Ave
Keller, TX 76262
817-692-5569

Fwd: Opposition Letter



Robert W. Rickords
140 Park Avenue
Keller, TX 76262
Phone: 817-692-5569

Date: August 25, 2025

To:

Planning and Zoning Commission
Honorable Mayor and Members of the City Council

Re: Zoning Case #Zone – 2506-0007

Dear Members of the Planning and Zoning Commission,

Please be advised that we are writing to formally register our position as **opposed** to the rezoning case referenced above. Inasmuch as our property at 140 Park Avenue Keller, Texas 76262 may meet the statutory requirements for inclusion under the 200-foot distance law. Accordingly, we respectfully request that our property be included in that calculation.

We appreciate your attention to this matter and respectfully ask that our opposition be recognized. Please contact me directly should you require any clarification or have additional questions.

Sincerely,



Robert Rickords

1029 E. Harmon Rd. Fort Worth, TX 76131
(817) 439-4443 Fax: (817) 546-8734

MRB *MAB*
Michael N. Beard & Mary A. Beard

921 Homestead Dr.

Keller, Tx 76248

REC'D SEP 02 2025

Rec'd after 12:00pm Cutoff
KLP

Mayor Armin Mizani,

My name is Mary Beard and I live at 921 Homestead Dr. in Harmonson Farms, Keller, Tx 76248. This letter is in response to the public notice addressing Case No. Zone-2506-0007 proposed Planned Development for the Preserve at Keller Oaks, and the proposed FLUP Amendment (PA2506-0005) from Mixed Use and Medium Density Single Family to High Density Single Family consisting of lot sizes of 12,000 square feet bringing the total number of homes proposed for this development to 65 and when coupled with the current Greenway Park development consisting of 38 homes which will connect together, that is 103 homes immediately to the North of Homestead Drive and potentially connecting those neighborhoods to Harmonson Farms. My husband, Michael Beard and I are in opposition to the planned development and the FLUP Amendment since we believe it will negatively impact our home and our neighborhood with significant traffic growth through and around Harmonson Farms.

When considering on average each home would potentially have two vehicles, at a minimum that brings the total number of additional cars to 206. This number could significantly be even higher to impact traffic flow in our community for the future.

Currently at the North end of our street (Homestead Dr.) is a gated entrance to the Perrigo property that was previously used only by the owners of the Perrigo property. If this entrance is allowed to become a through street, it will negatively impact the streets in our quiet little neighborhood. With the elementary school of Keller Harvel at the south end of our through street Norma Lane, there is the potential for anyone who has children that attend Keller Harvel, Keller Middle School, and even Keller High School to use our neighborhood as a cut-through to get to these schools and even shopping areas east of Hwy 377 to avoid the back up at the traffic lights at the intersections of Johnson Rd/377, and Keller Parkway/377.

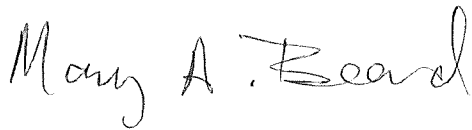
Another issue that could create problems for Harmonson Farms is the waste water runoff from these two new neighborhoods. We currently experience significant water runoff from our neighbors on the north side of Farm View Trail. We often have a steady stream of water running down Homestead Drive from those who tend to overwater their lawns. I can see the chance for that to become even worse with the number of homes that will be built in this proposed development. Likewise, I am concerned about the maintenance of our retention ponds that contain the runoff from that land as it feeds directly into the pond behind Farm View Trail. This pond is where the circulation pump is located to maintain all of our ponds and that pump is a

financial assistance with maintaining or upgrading the pump to prevent future problems with this critical part of our infrastructure.

Therefore, until some of these issues are addressed, my husband, Michael Beard, and myself Mary Beard cannot support this development as it is currently proposed.

Thank you for giving our concerns some consideration.

Sincerely,

A handwritten signature in cursive script that reads "Michael N. Beard". The signature is fluid and extends to the right.A handwritten signature in cursive script that reads "Mary A. Beard". The signature is also fluid and extends to the right.

NIB

Opposition

From: Steve Mendelsohn [REDACTED]
Sent: Tuesday, August 26, 2025 6:15 PM
To: MayorandCouncil
Subject: 2506 0007

STOP the development of the land north of Harmonson Farms off of Bourland Road. Bourland is already a busy busy road as a connector for 377 and 1709 with traffic that doesn't even consider the speed limit as applying to them. Stephen Mendelsohn and Mary Ann Mendelsohn

2506 0007

NIB

Opposition

From: Meghan Elmore [REDACTED] >
Sent: Tuesday, August 26, 2025 6:12 PM
To: MayorandCouncil
Subject: Case#2506-0007

I oppose to case #2506-0007. Please don't make Keller busier and bigger. Keep the small town feel please. We don't need more houses when no can afford to even move right now. Please put a stop to zoning changes!

Thank you

Sent from my iPhone

From: Julie [REDACTED]
Sent: Wednesday, August 27, 2025 9:33 AM
To: Community Development
Subject: Opposition to Zoning Change Request – Case #2506-0007

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Community Development,

I am writing to respectfully but firmly oppose the zoning change request (Case #2506-0007) for the 33.68 acres north of Harmonson Farms off Bourland Rd. Changing the zoning from low-density (36,000 sq ft lots) to high-density (12,000 sq ft lots) would nearly double the number of homes allowed on this land, creating long-term challenges for our community.

Traffic congestion is already a growing concern in north Keller. According to the city's own engineering formula, this development would add an estimated **650 more vehicle trips per day**, further straining roads that were not designed to handle this level of growth. Adding more homes in such a concentrated area will only worsen commute times, safety risks, and the wear and tear on our infrastructure.

While some may argue that there are higher-density neighborhoods nearby, that is not justification for further compounding the problem. Each zoning case should be considered on its own merits, and in this case, the negative impacts on traffic, infrastructure, and neighborhood character far outweigh any potential benefits.

The current low-density zoning is appropriate for this area, and it should be preserved. Approving this change would primarily benefit the developer while leaving residents to absorb the consequences. Keller's long-term quality of life depends on thoughtful, balanced growth—not short-term gains that come at the community's expense.

For these reasons, I urge you to vote **NO** on Case #2506-0007.

Sincerely,

Julie Torrey

Keller Resident

From: Bennie Peek [REDACTED]
Sent: Tuesday, August 26, 2025 6:05 PM
To: MayorandCouncil
Subject: Case 2506-0007

I strongly support low density in Keller. Please oppose this case.

Bennie Peek

Get [Outlook for iOS](#)

NIB Opposition

From: JOHN DRENDALL JR [REDACTED]
Sent: Tuesday, August 26, 2025 6:16 PM
To: MayorandCouncil
Subject: 2506-0007

I, Johnnie Drendall.. resident at 2525 Lakepoint Dr Keller, Tx 76248 Here by do oppose 2506-0007 Thank you!!!

John Drendall

Sent from my iPhone

NIB Opposition

From: Kelly Ballard
Sent: Tuesday, August 26, 2025 5:46 PM
To: Community Development
Cc: Sarah Hensley
Subject: FW: OPPOSE CASE #2506-0007

Follow Up Flag: Follow up
Flag Status: Flagged

Kelly Ballard, TRMC, CMC
City Secretary
Keller, Texas

From: mohith rajan <[REDACTED]>
Sent: Tuesday, August 26, 2025 5:45 PM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: OPPOSE CASE #2506-0007

Respected Mayor and council

We oppose case [#2506-0007](#)

[Thanks](#)

[Mohith Rajan](#)
[Deepa Venugopal](#)

[1508 Cherry Glow Ct](#)

[Sent from Yahoo Mail for iPhone](#)

FW: OPPOSE CASE #2506-0007

From: John Betz [REDACTED]
Sent: Tuesday, August 26, 2025 6:47 PM
To: MayorandCouncil
Subject: The Preserve at Keller Oaks PD Case 2506-007

As a resident of Keller, specifically off Bancroft in North Keller I wanted to express my **opposition** for yet another developer's attempt to down zone from the 1 acre lots that are currently required for this parcel. How is this possibly good for Keller? The roads up here are already deteriorating from the existing traffic. Just travel Bancroft, Borland or Mt Gilead or sit for a few light cycles @ Main and Keller Parkway. I hope y'all consider the comments from the citizens on this one as opposed to what happened with Center Stage.

Thank you for allowing me to express my opinion.

John Betz
1101 Hillview Dr, Keller, TX 76248

From: Steven Phelps [REDACTED]
Sent: Tuesday, August 26, 2025 6:04 PM
To: MayorandCouncil
Subject: Case #2506-0007

I Oppose Case #2506-0007. Please quit turning Keller into Richardson and Plano! We need to keep our small town feel! This would change low-density 36,000sf lots to high-density 12,000sf lots! More traffic, more congestion! Quit bowing down to developers and tax \$\$\$! Do the right thing for your Keller constituents!! Don't make me regret living here PLEASE!

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

NIB

Opposition

From: C Spencer

Sent: Tuesday, August 26, 2025 10:58 PM

To: MayorandCouncil

Subject: Case #2506-0007

Hello Mayor and council members,

I am writing as a Keller resident to voice my opposition to the zoning change request for higher density land use case #2506-0007. Please do not approve a zoning change for this property.

Kindest regards,

Chandale Spencer

From: Nicole Bynum
Sent: Tuesday, August 26, 2025 10:47 PM
To: MayorandCouncil
Subject: opposition to case #2506-0007

Good Evening,

As a lifelong Keller resident who has had the privilege of growing up in our wonderful community, I would like to respectfully voice my opposition to case #2506-0007.

Part of what makes Keller so special is its small-town character, with spacious neighborhoods and a sense of community that sets us apart from surrounding areas. Increasing density by placing more homes on smaller lots risks taking away the very qualities that drew so many of us here in the first place. If higher-density housing were the goal, many of us could easily choose to live in neighboring areas such as North Fort Worth.

I kindly ask that you preserve the unique roots of Keller—where traffic is manageable, neighborhoods feel welcoming, and our town maintains its charm and character.

Thank you for your time and for your commitment to protecting the future of our community.

Thank you,

Nicole Fegan

NIB

Opposition

From: Josiah

Sent: Tuesday, August 26, 2025 10:39 PM

To: MayorandCouncil

Subject: 2506-0007 opposition

I oppose high density zoning in Keller!!!

Sent from my iPhone

NIB

Opposition

From: Jim Earthworm

Sent: Tuesday, August 26, 2025 9:54 PM

To: MayorandCouncil

Subject: #2506-0007 case

You will not turn Keller into your concrete jungle .the people of Keller appose case #2506-0007.

We are in control of this town and our will will be final

From: Christopher Foskey
Sent: Tuesday, August 26, 2025 9:09 PM
To: MayorandCouncil
Subject: Opposition to proposed rezoning re: #2506-0007

Dear Mayor and Council

Please be advised that we are writing to be registered as "opposed" to the rezoning case for "The Preserve at Keller Oaks" development proposition.

As has been common over the past 2 decades, ongoing downzoning and modifications to the FLUP caused Keller to become rapidly populated to the point that we are approaching the 50,000 citizen mark, in concert with a drastic increase in traffic and congestion.

We note the current landowner believes that the SF36 zoning was meant as a historical "placeholder" and they fully expected that all the land would somehow eventually be automatically downzoned for development. This seems disingenuous considering the SF36 zoning was maintained in the FLUP (a published master plan which many current residents used as guidance for the long term character of the city, and a driver for many to move here) in 1998 and even in subsequent revisions.

The bottom line is that there is absolutely no reason why the Sage Group could not build "The Preserve" within the existing SF-36 zoning. We all know that maximizing density is what maximizes profits, and that is what is really driving these requests over and over, year after year. Instead of catering to developers who wish to maximize profits at the expense of the quality of life of current citizens, we urge adherence to the FLUP - it's lower density zoning is precisely what gives Keller its character and differentiates it from Fort Worth and the surrounding areas.

If the Center Stage debacle taught us anything, it is that high density is absolutely not worth it, precisely as expected at the time. I encourage the council to deny this, and other downzoning moving forward. We do not have much land left for buildout - why race to bottom?

Christopher Foskey

From: Meri
Sent: Tuesday, August 26, 2025 9:00 PM
To: MayorandCouncil
Subject: I oppose rezoning case 2506-0007!

Many like minded individuals like myself moved internationally to Keller instead of surrounding cities like Ft. Worth or Roanoke for several reasons.

We like the look and feel of small town charm, large trees, large yards , great schools that do not have overcrowded classrooms

Doubling the number of homes in the new proposed neighborhood goes against everything I believe our city planners set in place. If we wanted everyone to live on top of one another we would live in larger cities.

Just think of all the added traffic on our roads like 377 and Keller Parkway every morning and evening. Those roads are congested enough every day as it is . Adding roughly 600-700 additional cars from one neighborhood would put too much strain on the traffic in that area.

Please ,do not let money grabbing developers ruin our beautiful community. Vote No on case 2506-0007.

Thank you,
Merideth Phelps

From: Ryan
Sent: Tuesday, August 26, 2025 8:55 PM
To: MayorandCouncil
Subject: 2506-0007

As a citizen of Keller, I strongly oppose 2506-0007. I am asking the Mayor and City Council to oppose 2506-0007. We need to preserve Keller's appeal to current citizens and property owners and stop allowing developers to exploit/abuse the very aspects of Keller which make it a great place to live and raise a family. The developers do NOT care about the long term quality of life in Keller.

As my elected representatives, I am asking that you DO NOT support 2506-0007.

Ryan Bachman
2321 Bridgewood Drive
Keller, TX 76262

From: Joe Friend

Sent: Tuesday, August 26, 2025 8:47 PM

To: MayorandCouncil

Subject: Resident Opposed to case #2506-0007 (Sept 2)

Hello,

I wanted to address the rezoning request (Sept 2) put in for an area in North Keller near my neighborhood and north of Bourland. I am a resident of Marshal Point Estates and longtime resident in City of Keller.

I am Opposed to dense housing requests or the creation of small lots less than 30,000 sqft in our area. We do not need more traffic, more noise and more congestion in the area at the expense of the community. Tell these developers to either stick to the third acre build sites or go to North Fort Worth and build their communities no one here wants!

They don't live here and they don't care about anything but the income. Do your job as city council and mayor and hear our voices and protect our community! Stand up for us citizens and our city!

THIS HAS GOT TO STOP!!!

Joe Friend

1805 Denali Ln

Keller, TX 76248

817-937-8985

From: Norman Hornbaker

Sent: Tuesday, August 26, 2025 8:37 PM

To: MayorandCouncil

Subject: We are opposed to changing ot lot size from 12,000square feet to 36000 square feet on request (2506 - 0007)square feet per lot. We dont want more small lots or homes,apartments, condos townhomes,patio homes or others which could be built on a smaller...

We all want the larger lot and have paid accordingly for that Stop pushing by and for those wanting to build the smaller homes to make that person or companies profits. Support what residents are asking for.

Sent from my iPhone

NIB Opposition

From: Tod Hufferd
Sent: Tuesday, August 26, 2025 7:58 PM
To: MayorandCouncil
Subject: OPPOSE CASE #2506-0007

Hi,

We OPPOSE CASE #2506-0007!

Regards,
Lowell and Holly Hufferd

NIB Opposition

From: Lindsay Faircloth
Sent: Tuesday, August 26, 2025 7:56 PM
To: MayorandCouncil
Subject: OPPOSE CASE #2506-0007

I'm writing to ask that you deny zoning change from low density to high density housing north of Harmonson Farms. There is too much traffic on 377 AND Bourland as it is. Please remember that many people who live here and currently trying to move to Keller want the small town feel.

Thank you,
Lindsay Faircloth
Sent from my iPhone

From: Delwynn Sherrill
Sent: Tuesday, August 26, 2025 7:25 PM
To: MayorandCouncil
Subject: Rezoning Request #2506-0007

Mayor and Council Members,

I am strongly OPPOSED to changing the zoning on this project from low density to high density. If approved, traffic will increase significantly and the infrastructure in that area is not sufficient to handle it. Why do we keep considering these down sizing zoning requests? If something is zoned for 36,000 sf lots, it should stay that way. Trust me, the demand for large lots is significant. I looked for years here until I found my .60 acre lot. I wanted to be in Keller because I came from Arlington where they have shoehorned a house into every square inch they could and traffic and crime have both increased. I know, because I was personally affected by both. It wasn't fun. Can we keep our small town like it is? Please.

Thank you.

Delwynn and Brenda Sherrill
1012 Barbara Lane.
Sent from my iPhone

From: Richard Gonzalez
Sent: Tuesday, August 26, 2025 7:14 PM
To: MayorandCouncil
Subject: OPPOSE CASE #2506-0007

Dear Mayor and City Council Members

I live at 1119 Oakwood Circle, in Keller and I have lived here since 1995. We raised 3 boys here from kindergarten through high school and I feel I have deep roots to this town. I don't like the changes I have seen that last 10 years, specifically the increase in traffic and crime. The rural atmosphere that attracted us in 1995 is gone. There are still a few remnants of it here and there, but essentially it is gone. It can only get worse and that is exactly what will happen with the approval of Case #2506-0007. I want to slow down the erosion of Keller's charm and I am against any and all development of high density neighborhoods. I am at a point where I need to decide whether to stay here or retire somewhere else.

City of Keller's mission statement

To support a vibrant community of high quality neighborhoods, thriving businesses and **natural beauty** by setting the standard for excellence in municipal efficiency, service and innovation.

The "...the natural beauty"... is the part we are rapidly losing.

Richard "Rick" Gonzalez
[REDACTED]

From: Shelly Collinsworth [REDACTED]
Sent: Wednesday, August 27, 2025 11:33 AM
To: Community Development

Follow Up Flag: Follow up
Flag Status: Flagged

Community Development Department,

I'm writing to express my strong opposition to the proposed zoning change in Case #2506-0007, which would rezone approximately 33.68 acres north of Harmonson Farms from low-density (36,000 sq ft lots) to high-density (12,000 sq ft lots).

Approving this request would significantly increase housing density and, in doing so, threaten one of the most important concerns for current homeowners: **property values**.

Many of us chose to invest in Keller specifically because of its low-density, high-quality neighborhoods. Introducing smaller lots and more densely packed homes directly adjacent to established communities like Harmonson Farms risks undermining those values. When zoning standards are relaxed to benefit developers, nearby homeowners often bear the financial consequences in the form of stagnant or declining home values.

Beyond the economic impact, increased density typically brings more traffic, strained infrastructure, and pressure on schools and public services—all of which make neighborhoods less attractive to prospective buyers. According to the city's own estimates, this zoning change would result in over **650 additional car trips per day**, further stressing an already growing problem.

Some may argue that nearby developments are already higher density, but that is not a valid justification for continuing the trend. Every time we rezone to higher density, we set a precedent that erodes what makes Keller distinct. And once that character is lost, it cannot easily be recovered—nor can the property value that depends on it.

Please stand with Keller residents and oppose this zoning change. Protect our investments, our neighborhoods, and the long-term value of our community.

Sincerely,

Shelly Collinsworth

Keller Resident

From: Jan Wilson

Sent: Wednesday, August 27, 2025 2:13 PM

To: MayorandCouncil

Subject: OPPOSE CASE #2506-0007

NO!!!! We bought in Keller because of the large lots and good school district with local laws to protect our investments in our home. I've been paying taxes since 1974 so I am a long term resident here. Love the city and want to keep it special.
OPPOSE CASE #2506-0007 PLEASE

From: Maria Gross
Sent: Wednesday, August 27, 2025 1:09 PM
To: MayorandCouncil
Subject: OPPOSE CASE #2506-0007


Dear Mayor and Council,

We appreciate the work and effort you put into keeping our city lovely. Please keep our zoning as was originally intended. Indeed the traffic and crowding of our communities has become excessive.

We (Robert S. Gross and Maria E. Gross) live at 926 Holly Hills Ct. in Keller.

Sincerely,

Robert and Maria Gross

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


From: Sam Smith
Sent: Wednesday, August 27, 2025 11:14 AM
To: MayorandCouncil
Subject: CASE #2506-0007

Why must Keller City Council always support developers that want to bring in high-density housing rather than push back and just say NO!

I have been here 25 years and every election some candidates come out and profess to be "against high-density housing" and "against any more apartments", but then change once they are in office.

Are the developers offering incentives for you to change your views? It doesn't benefit anyone other than the developer to change these low-density developments to high-density, so just make them comply with what has been approved or let them sell the land to someone that will.

I was opposed to The Lyric, and everyone tried to convince us that this was going to be a great development with lots of restaurants and parks and look beautiful. It is a bunch of apartments and looks terrible. Should have never been approved! I would rather have warehouses!

From: Rodney Wooters
Sent: Wednesday, August 27, 2025 11:05 AM
To: MayorandCouncil
Subject: Opposition to Higher Density Development

Dear Mayor Mizani and City Council Members,

Keller does not need higher density development in our city. It puts too much financial pressure on our schools. It crowds our roads adding unnecessary traffic.

Please vote "NO" to Case #2506-0007.

Thanks.

Rodney Wooters

From: tamara maslonka

Sent: Wednesday, August 27, 2025 10:54 AM

To: MayorandCouncil

Subject: Case #2506-0007

Please keep the zoning at low density. I moved to this area in 1997 because of the small town feel. It has changed so much-some for the better but also for the worse. We do not need more cars on the road, traffic is bad enough as it is.

Thank you,

Tami Maslonka

From: [REDACTED]
Sent: Wednesday, August 27, 2025 3:57 PM
To: MayorandCouncil
Subject: We Oppose Case #2506-0007

Hello,

I want it to be known that we oppose the the housing development case #2506-0007. Our roads in this area are getting more and more congested. We live on Marlin Lane and it is getting harder and harder to get on to Bourland or even Mt Gilead. We are also seeing more traffic coming down our street due to people using it to get around the Bourland / Mt Gilead intersection.

My wife and I have lived in our home for over 20 years and there has been a massive change in traffic in our area.

Darrell and Peggy Bailey
424 Marlin Lane
Keller, Texas 76248

NIB OPPOSITION

From: K L - M [REDACTED]
Sent: Wednesday, August 27, 2025 3:39 PM
To: MayorandCouncil
Subject: I OPPOSE CASE #2506-0007.

I

I OPPOSE CASE #2506-0007.
No more new developments!!! Please!

I OPPOSE CASE #2506-0007.

NIB OPPOSITION

From: Kelly Ballard
Sent: Thursday, August 28, 2025 9:31 AM
To: Community Development
Cc: Sarah Hensley
Subject: FW: 2506-0007

Follow Up Flag: Follow up
Flag Status: Completed

Kelly Ballard, TRMC, CMC
City Secretary
Keller, Texas

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

From: Kathleen Bachman [REDACTED]
Sent: Wednesday, August 27, 2025 9:27 PM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: 2506-0007

> As a citizen of Keller, I strongly oppose 2506-0007. I am asking the Mayor and City Council to oppose 2506-0007. We need to preserve Keller's appeal to current citizens and property owners and stop allowing developers to exploit/abuse the very aspects of Keller which make it a great place to live and raise a family. The developers do NOT care about the long term quality of life in Keller.

>

> As my elected representatives, I am asking that you DO NOT support 2506-0007.

>

> Kathy Bachman
> 2321 Bridgewood Drive
> Keller, TX 76262
Sent from my iPhone

FW: 2506-0007

From: Barbarita [REDACTED]
[REDACTED] AM
To: Community Development
Subject: Opposition to Case #2506-0007

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I am writing to let your department know that my family opposes Case #2506-0007.

We have lived here in Keller over 10 years and are opposed to allowing changing the land from low-density (36,000sq ft lots) to high-density (12,000 sq ft lots) for 33.68 acres.

This will essentially double the number of houses allowed by current zoning. Traffic is getting worse and worse; we do NOT need to keep down-zoning land!

Any argument that the land around the property is higher density should not matter and two or more wrongs do not make a right.

There is no good reason to change the zoning which is against what most of the residents of Keller want unless the goal is to help the developers.

It seems this is a reoccurring issue that we as Keller residents continue to have to fight.

Thank you for your attention to this matter.

Barbarita Meyer
Tres Meyer
Dylan Meyer
Austin Meyer

From: Debi [REDACTED]
Sent: Thursday, August 28, 2025 11:28 AM
To: MayorandCouncil
Subject: Case# 2506-0007

Please note I oppose the change to this case allowing more homes. It does not align with other neighborhoods in north Keller

Thank you for your attention
Debi Ingram
1443 Sandhill Ct

Sent from my iPhone

From: rick wisniewski [REDACTED]
Sent: Thursday, August 28, 2025 5:22 PM
To: MayorandCouncil
Cc: Rick Wisniewski
Subject: CASE #2506-0007.

I again would like to let my voice be heard about the new and another request to down-zone more property. This time the developer as you well know wants to down zone property a bit north of Harmonson Farms neighborhood off of Bourland Rd in the north part of Keller. Apparently changing from 36,000 sq ft lots to higher density 12,000 sq ft lots.

I wish you to know of my opposition to Case #2506-0007.

We moved here from Dallas and built our house in 1974 because of the large lots and country feeling and little traffic. Over the years y'all in city counsel positions keep changing the zoning in favor of the builders with little or no thought to the citizens of Keller.

Once again I oppose Case #2506-0007

Sincerely,

Rick Wisniewski
1200 Hillview Dr
Keller, TX 76248
817-657-9537

.

From: Patti Lewis [REDACTED] >
Sent: Thursday, August 28, 2025 4:26 PM
To: MayorandCouncil
Subject: Case 2506-0007

Well, here we go again. I am voicing my feelings about this latest zone request. NO!! I have lived off of Mt Gilead for almost 30 years. One of the reasons for moving to this part of Keller was all the large lots. Please do not allow this zone change to go through.

Patti Lewis
1004 N Ridge Ct

Sent from my iPhone

From: Kelly Ballard
Sent: Tuesday, September 2, 2025 9:15 AM
To: Community Development
Cc: Sarah Hensley
Subject: FW: The Preserve at Keller Oak proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Kelly Ballard, TRMC, CMC
City Secretary
Keller, Texas

From: David And Amber Coley [REDACTED] >
Sent: Monday, September 1, 2025 9:36 AM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: The Preserve at Keller Oak proposal

Dear Mayor and Council Members,

We oppose any access from the proposed Preserve at Keller Oaks, north of Harmonson Farms to our neighborhood. We strongly request that no thoroughfare be opened into our neighborhood. If access is needed, it should be limited to an emergency gate only, not a public street connection. This will allow for safety without increasing cut-through traffic or disrupting the neighborhood. Please protect our neighborhood. Thank you.

David and Amber Coley
317 Farm View Trail, Keller

From: Amy Mange [REDACTED] >
Sent: Monday, September 1, 2025 6:40 PM
To: MayorandCouncil
Subject: OPPOSE CASE #2506-0007

I am writing you today to say I OPPOSE CASE #2506-0007. THIS HAS GOT TO STOP!!! Please keep Keller's remaining small town feel and stop adding concrete.
thank you,
Amy Mange

From: Sarah Day [REDACTED] >
Sent: Monday, September 1, 2025 10:40 AM
To: MayorandCouncil
Subject: I OPPOSE CASE #2506-0007

Hello Mr. Mayor and City Council,

Keller does not need more zoning changes from low-density (36,000sq ft lots) to high-density (12,000 sq ft lots). This will cause even more traffic on our roads! What would be the benefit of this zoning change except to help the developer? Please protect the small town feel of Keller and do NOT approve the zoning change.

Thanks,

Sarah Day
Caremark Property Mgmt, LLC
Real Estate Agent
North Texas Associate Realtors

[REDACTED]
PO Box 1534
Keller, TX 76244-1534
Ph: 214-288-7996

[Information about Brokerage Services](#)

From: Hector Lopez [REDACTED] >
Sent: Sunday, August 31, 2025 5:01 PM
To: MayorandCouncil
Subject: CASE #2506-0007

Dear city council,

I want to oppose a zoning change, Keller and its surroundings are already overpopulated, getting in and out is already a problem, especially receiving all traffic from Alliance and trying to leave Keller through the east.

Withou plans to enhance infrastructure, we should not plan for zoning changes.

Thanks and regards

Hector Lopez

1529 Sarah Brooks Dr, Keller, TX 76248

NIB OPPOSITION

From: Maureen Beck [REDACTED]
Sent: Saturday, August 30, 2025 3:37 PM
To: MayorandCouncil
Subject: Opposition to City Council Case #2506-0007

Mayor and Council Members,

This is our official notice of opposition to the subject case. We are NOT in favor of any more zoning changes to high density. Please turn down this zoning change request. Keller needs to stop allowing the developers to come and change the zoning already approved in plans for Keller.

Thank you,

Tommy and Maureen Beck
1234 Valley Ridge Drive
Keller, TX 76248

PUBLIC COMMENTS

From: Ashley Wallace <[REDACTED]>
Sent: Thursday, August 28, 2025 3:24 PM
To: Armin Mizani; Ross McMullin; Greg Will; Christopher Whatley; Karen Brennan; Shannon Dubberly; Tag Green
Cc: Community Development; Aaron Rector
Subject: Comments on ZONE-2506-0007 (The Preserve at Keller Oaks)

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Council Members,

I appreciate the thought that has gone into the ZONE-2506-0007 proposal (The Preserve at Keller Oaks), particularly the engagement with neighbors and the commercial property to the south. As a tree lover, I value the placement, which preserves mature trees and demonstrates care in the design.

While I appreciate these considerations, I have questions about the cumulative impact of the variances being requested, particularly paired the proposed downzoning from SF-36, the FLUP (medium – 15,000–35,999 sq. ft.), and the surrounding properties to the north (SF-20) and east (medium). During P&Z, the developer noted they felt that Keller's SF-12 code has not been modernized for current house layouts. I encourage Council to assess if they agree with that assessment while considering the goals of the applicable sections of the code as written and evaluating the impact of these combined variances.

Variance Impacts

Lot Width and Front Setback: At first glance, a 20% reduction in lot width (100' to 80'), smaller side setbacks, and a front setback reduction from 40' to 25' (38%) or from 30' to 25' (17%) seems to imply the designed lots are too small or target homes are too large. While wanting space in the backyards is understandable, adequate front and side setbacks are essential for natural light, privacy, and neighborhood character.

Tree Placement: Shortened front yards place trees closer to foundations and may encroach on the hardscape, such as driveways (especially for the homes with J-swing garages), walking pads to front doors, or City sidewalks. This can reduce survival rates, increase the risk of root-related damage, and require recurring pruning to prevent branches from touching the home or roof or impeding the sidewalk. Even if planted near the City sidewalk (alluded to during P&Z), which is generally not advised due to potential sidewalk damage and the need for regular pruning, some of large mature native trees (such as black walnuts, many oaks, American elms, pecans, and southern magnolias) might still be too close to the home with PD's proposed setback.

Tree Placement Example: A Shumard oak should be at least 15 feet from the foundation plus 8 feet from sidewalks and driveways. (Source: [sactree.org](https://www.sactree.org)) This guidance is common, if not greater, for the "Larger Trees" under "Quality Trees" within Keller's Code (10.02). Assuming the sidewalk is a part of the 25 foot setback, that would be a *minimum* 28 foot front yard depth needed for a Shumard oak (15 + 8 + 5).

Lot Coverage: Increasing maximum lot coverage from 45% to 55% raises possible concerns about rainfall absorption. How many new Texas homes add pools or other accessory structures in the first several

years, further reducing permeable surfaces? Will some amount of future reductions be accounted for in the drainage plan and retention pond sizing?

Recommendations for Council:

I encourage Council to carefully review the requested variances to ensure the PD:

- Minimizes the risk of above-average long-term sidewalk damage and associated repair costs for the City
- Reduces the likelihood of foundation issues and related insurance claims
- Preserves natural light and privacy, which are important features in modern, homes at this price point

Alternatively, if the developer feels these variances are essential to achieve their design, then another path is to shift to larger lots rather than shrinking setbacks and increasing coverage. This would allow homes of the desired size and style while protecting trees, infrastructure, and the qualities that make Keller neighborhoods special.

What makes many Keller residential areas special is its rare combination of natural beauty, spaciousness, and thoughtful development. In this part of the city, buyers are drawn to the opportunity to own beautiful, tree-filled lots with meaningful space between neighbors - something increasingly uncommon in DFW, especially this close to Dallas or FW. It is not just about square footage, but about preserving the sense of peace, privacy, and connection to nature that defines neighborhoods like ours. I respectfully urge Council to protect these qualities by ensuring that any zoning changes or variances maintain the unique character and livability that have long made Keller a sought-after place to call home.

Thank you for your time and consideration.

Sincerely,
Ashley Wallace
501 Meadow Knoll Court

Sent from my iPhone