

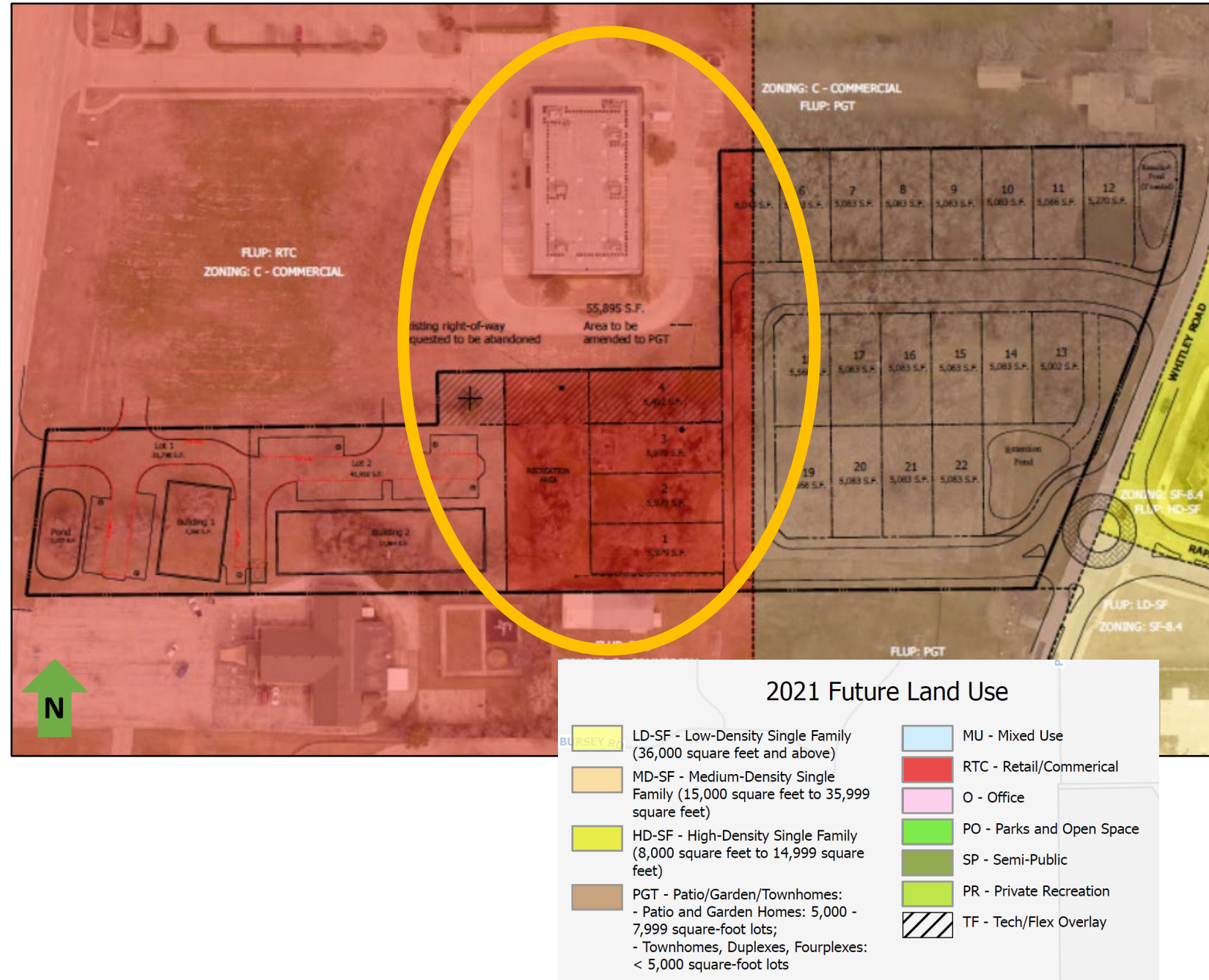
Item H-5

PUBLIC HEARING: Consider a resolution approving a Future Land Use Plan (FLUP) amendment from Retail/Commercial to Patio-Garden-Townhome for a portion of 6.43 acres legally described as portions of Tract 7B, Abstract 692 of the W J Holland Survey, and a portion of the Martins Subdivision public right-of-way dedicated to the City of Keller shown on the plat filed with Tarrant County under document number D205322770, located on the west side of the Rapp Road and Whitley Road intersection, and addressed 1212 Whitley Road, and unaddressed public right-of-way. Huynh and Viyapon, LLC, Owner. Garabedian Properties, Applicant. (PA-2409-0002)

Background:

The Applicant requests a Future Land Use Plan (FLUP) amendment to change the land use designation to Patio-Garden-Townhome (PGT) from Retail/Commercial (RTC) for a 55,959 square-foot portion of the combined 6.43 acres proposed as the Whitley Springs Planned Development.

A PGT land use designation requires that lots are 5,000 square feet to 7,999 square feet.



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Residential Development Goals & Strategies



Goal 1: Restructure Residential Land Use Categories

One of the key FLUP elements regarding housing is the restructuring of residential categories that acknowledges Keller's current residential pattern. The FLUP also reflects the community's strong desire to preserve large-lot residential neighborhoods. Moreover, it anticipates future development pattern and desire for diversified residential options.

Strategy:

Create four residential land use categories that address current diverse residential uses. The four categories are as follows:

Low-Density Single Family (LD-SF):

36,000 square-foot lots or greater

Medium-Density Single Family (MD-SF):

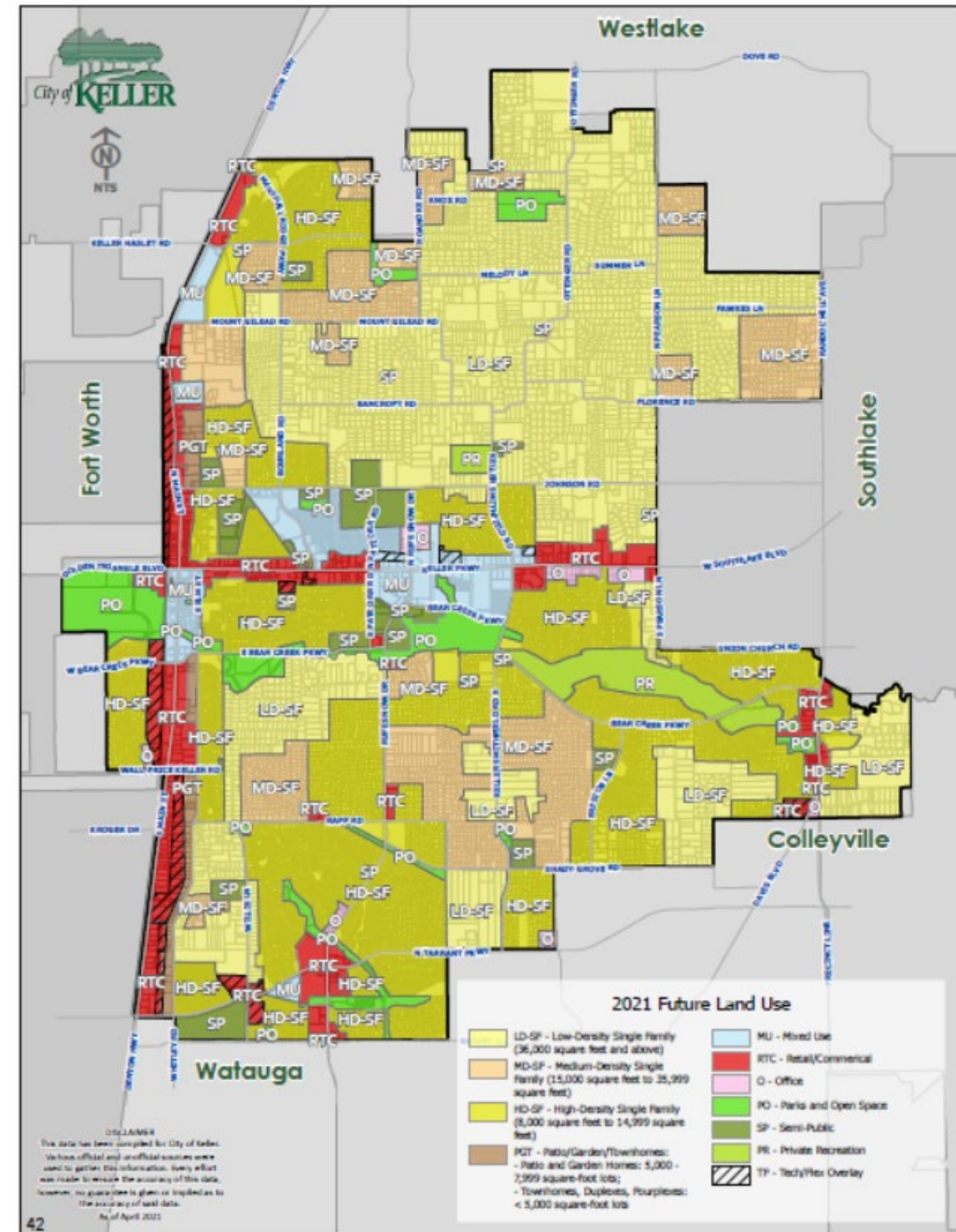
15,000 square-foot lots to 35,999 square-foot lots

High-Density Single Family (HD-SF):

8,000 square-foot lots to 14,999 square-foot lots

Patio/Garden/Townhomes (PGT):

- Patio/Garden Homes (5,000 square-foot lots to 7,999 square-foot lots)
- Townhomes, Duplexes, & Fourplexes (< 5,000 square-foot lots)



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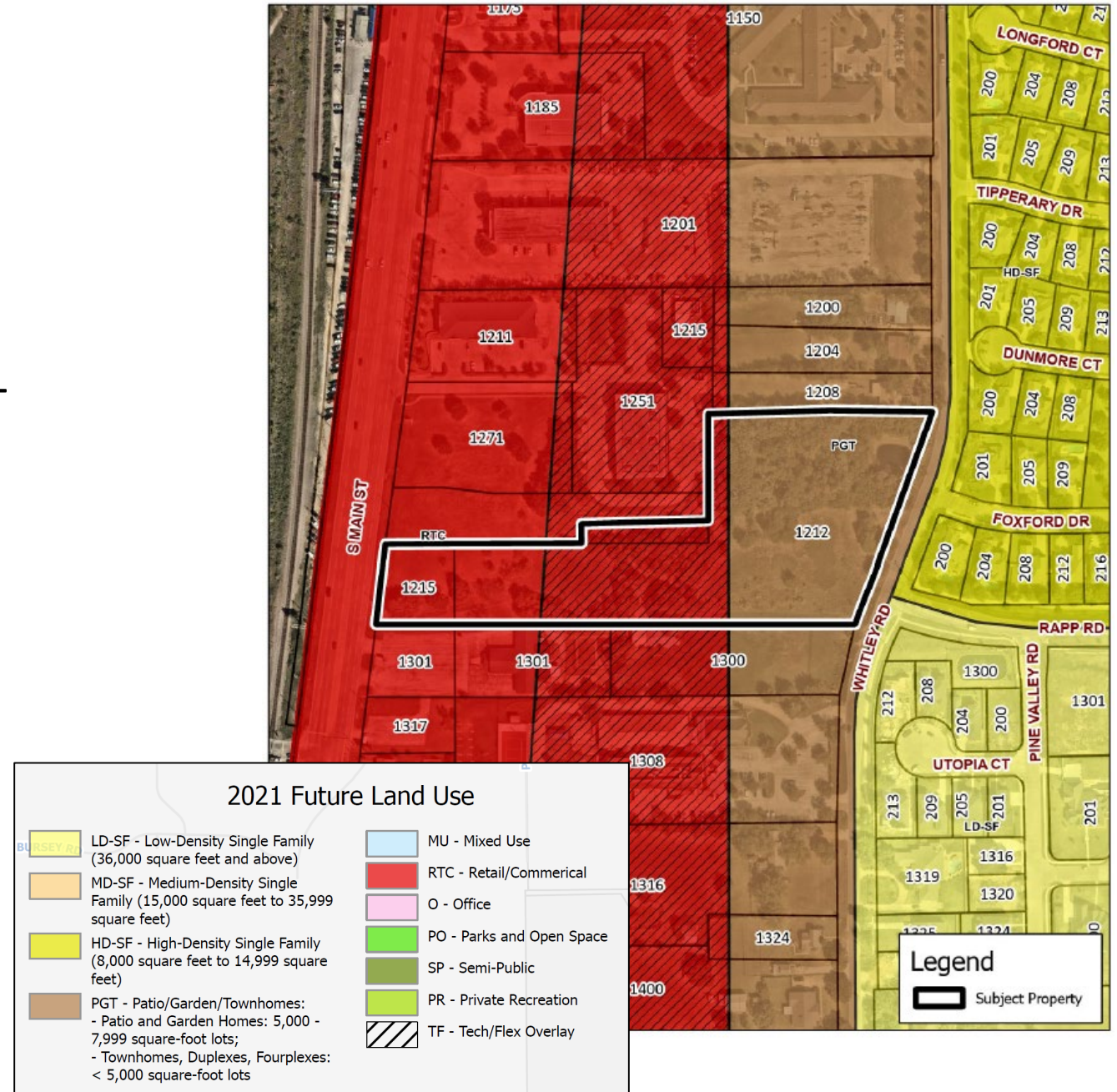
Surrounding FLUP Designations:

North: Retail/Commercial, PGT

South: Retail/Commercial, PGT

East: High-Density Single Family, Low-Density Single Family

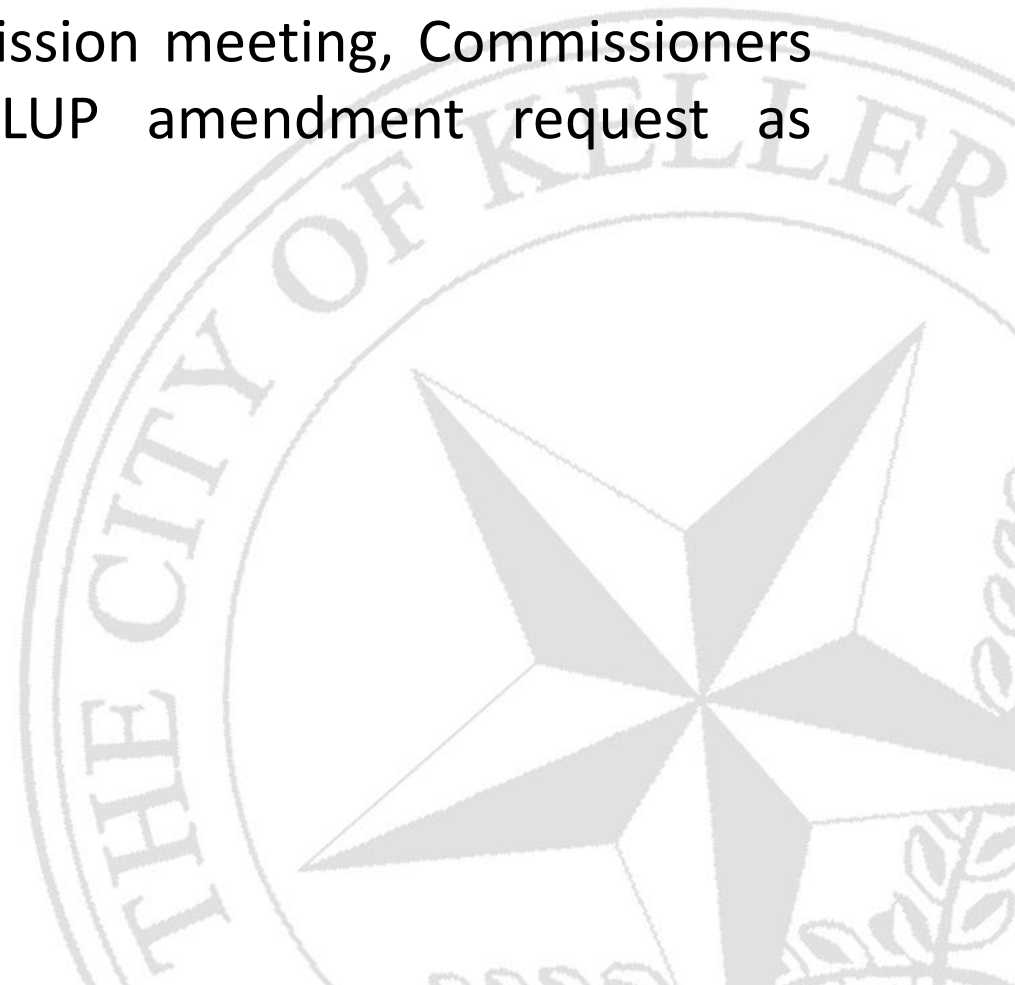
West: Retail/Commercial



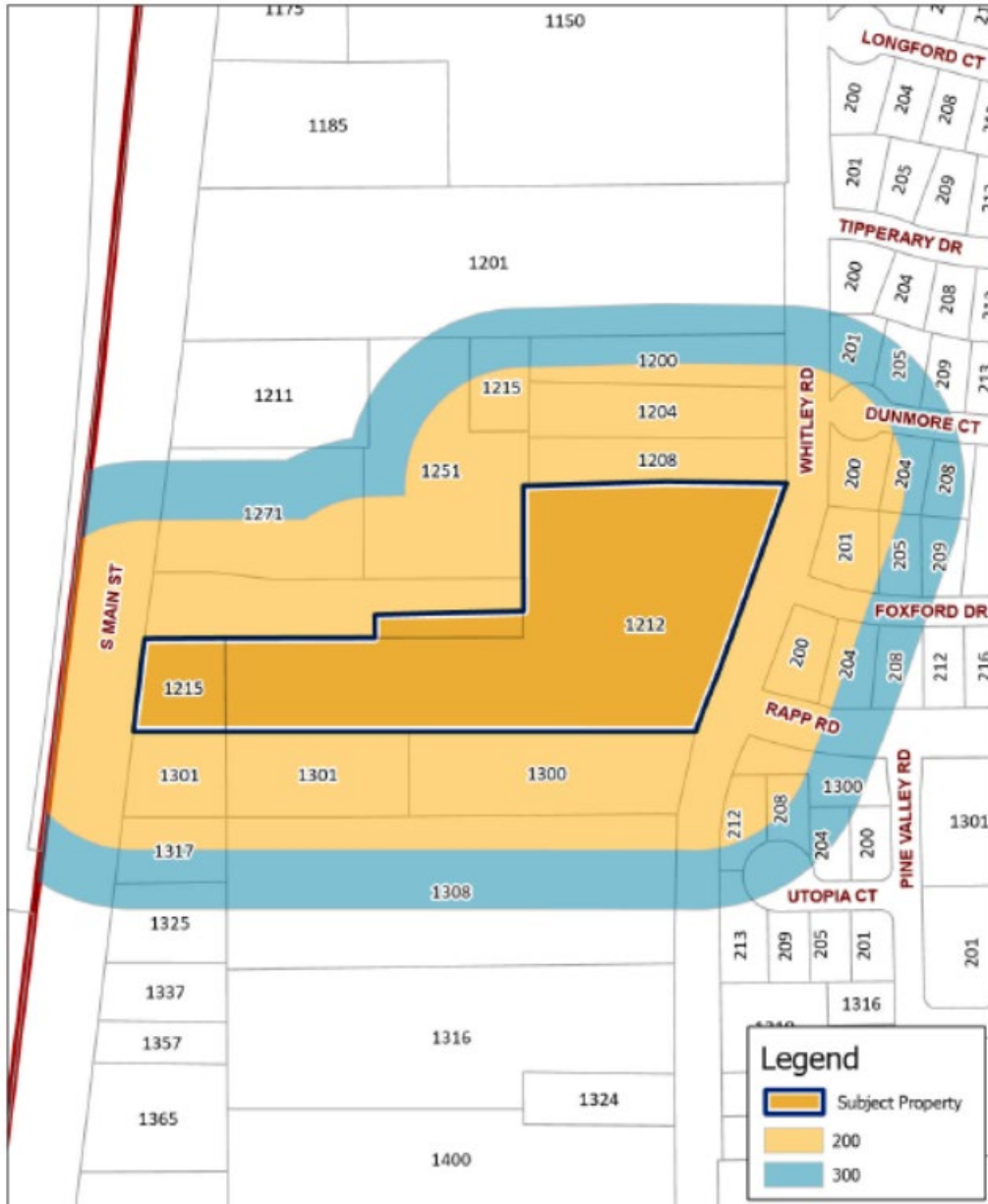
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Planning and Zoning Commission Recommendation:

At the Nov. 12, 2024, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the FLUP amendment request as presented.



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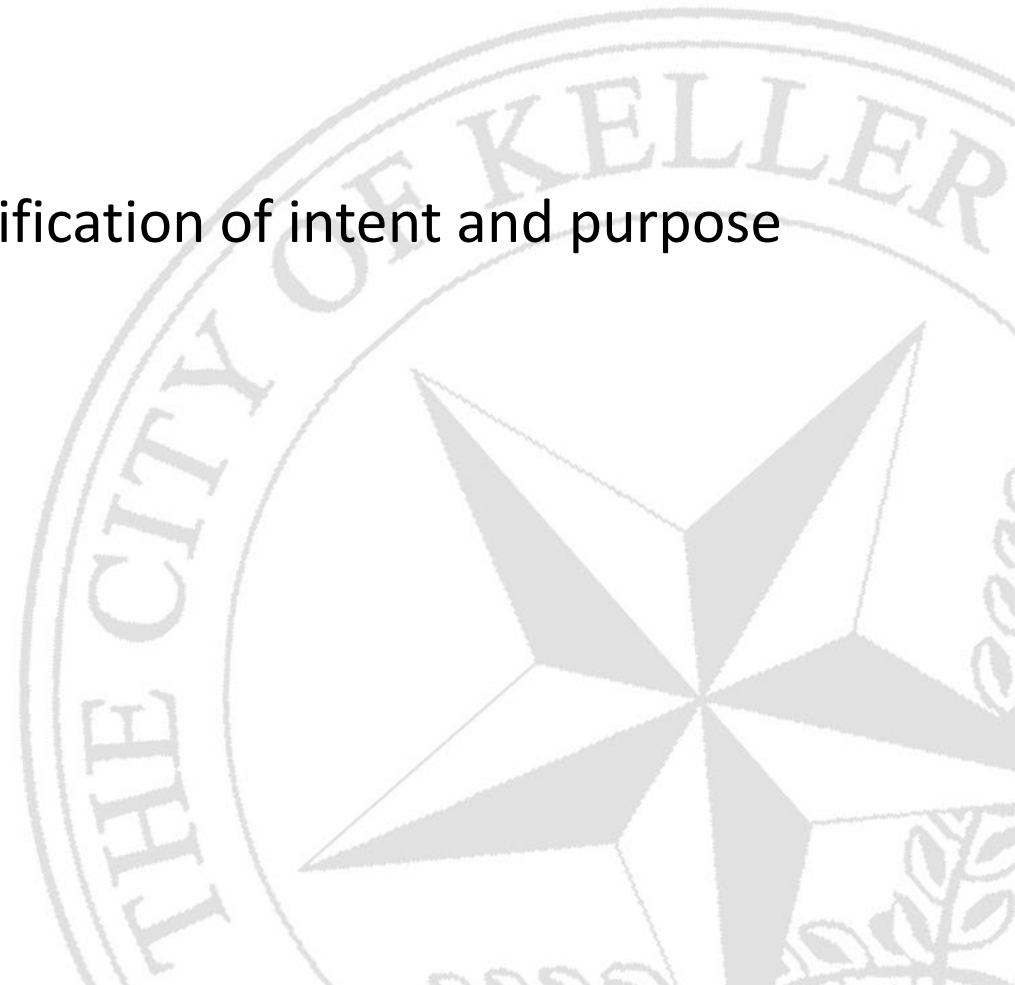


- On Oct. 31, 2024, the City mailed 36 Letters of Notification for this public hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was also posted on the site.

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The City Council has the following options when considering a Future Land Use Plan amendment request:

- Approve as submitted
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny





Questions?
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