

Item H-5

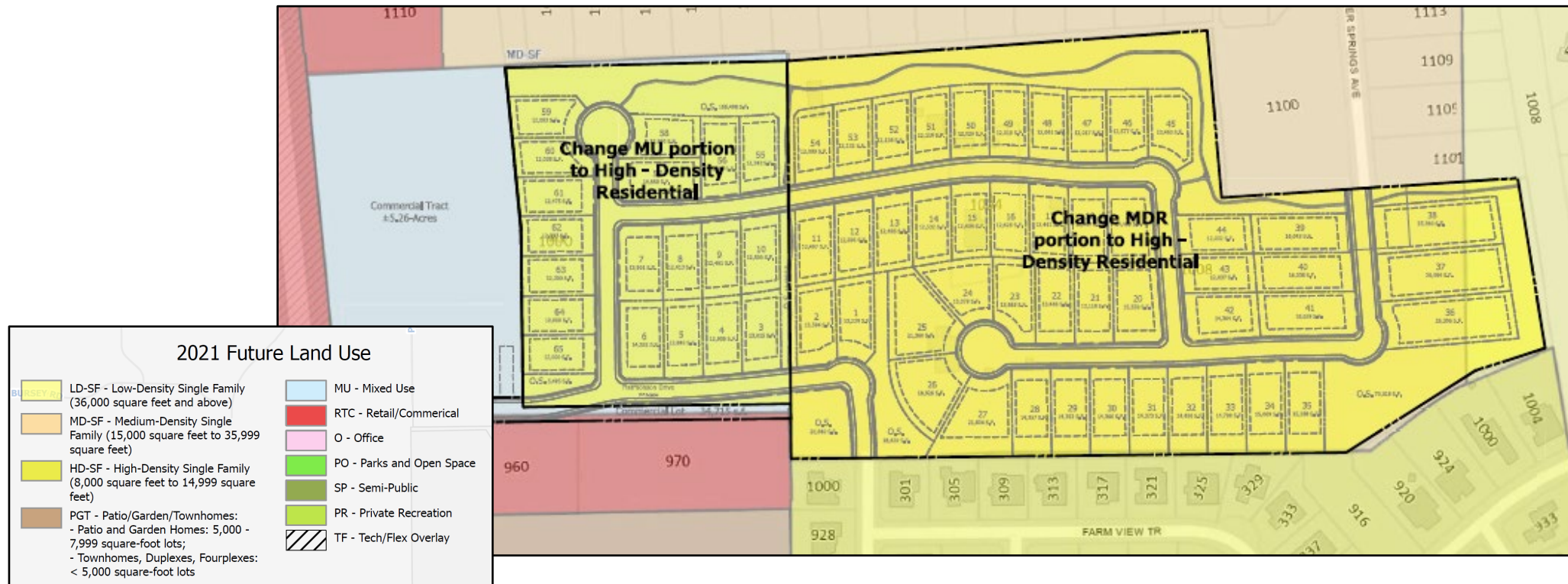
PUBLIC HEARING: Consider a resolution approving a Future Land Use Plan (FLUP) amendment from Mixed-Use (MU), Medium-Density Single-Family 15,000 - 35,999 square-foot lots (MD-SF) and Low-Density Single-Family 36,000 square-feet and above (LD-SF) to High-Density Single Family - 8,000 to 14,999 square-foot lots (HD-SF) for 33.68 acres, legally described as: situated in the Richard F. Allen Survey, Abstract Number 29, and being part of that certain called 25.483 acre tract of land described in Exhibit A and part of that certain called 15.874 acre tract of land described in Exhibit B in deed in favor of John M. Perrigo and Ida C. Perrigo Trustees of the John M & Ida C. Perrigo Trust, recorded in the Official Public Records of Tarrant County, Texas, and being all of that certain called 1.00 acre tract of land described in deed in favor of Debra Sue Perrigo Salstrand and David Allen Salstrand, recorded in Volume 9213, Page 2191 of the Official Public Records of Tarrant County, Texas, and being all that certain called 1.00 acre tract of land described in deed in favor of John M. and Ida C. Perrigo Trust, recorded in Volume 13404, Page 101 of the Official Public Records of Tarrant County, Texas, and being all of Lot 1, Block 1 of Harmonson Acres Addition, and being all of Lot 1, Block A of Perrigo Place Addition, and being all of that certain called 0.364 acre right-of-way dedication shown on said plat of Perrigo Place, and being part of Lots 1, 2 and 3, Block A of North Main Medical Office Addition, located on the east side of N. Main St., approximately 300 feet southeast of the Park Avenue and N. Main St. intersection, and addressed as 1000, 1004, and 1008 N. Main Street. Curtis Young, Sage Group, Inc., Applicant. Sue Salstrand and Anne Burfitt, PBS Family Limited Partnership, Owner. (PA-2506-0005)

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Background:

The Applicant requests a Future Land Use Plan (FLUP) amendment to change the land use designation from Mixed-Use (MU), Medium-Density Single-Family (MD-SF) and Low-Density Single-Family (LD-SF) to High-Density Single-Family (HD-SF) for 33.68 acres of land proposed as The Preserve at Keller Oaks Planned Development.

An HD-SF land use designation indicates lots are 8,000 square feet to 14,999 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):

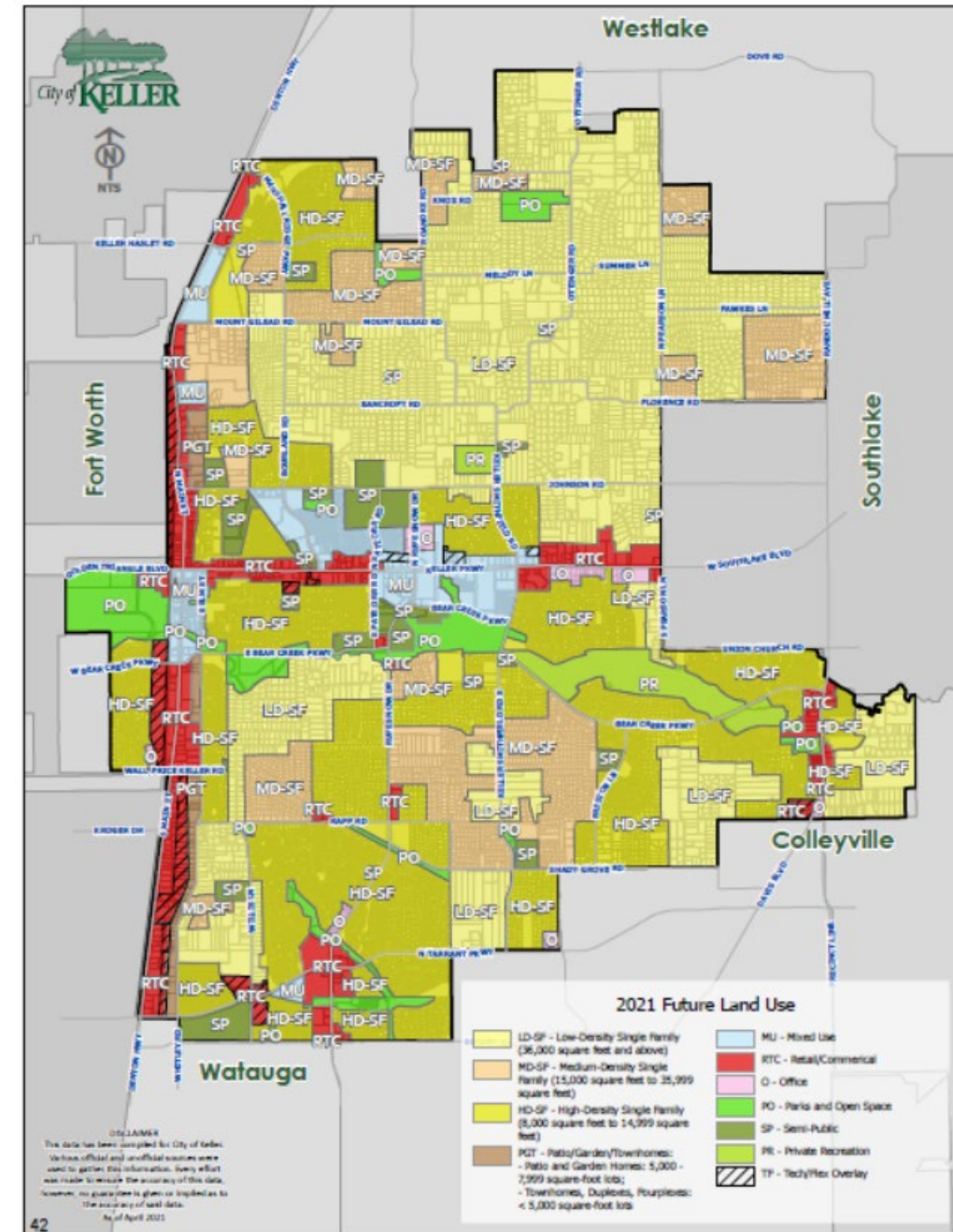
15,000 square-foot lots to 35,999 square-foot lots

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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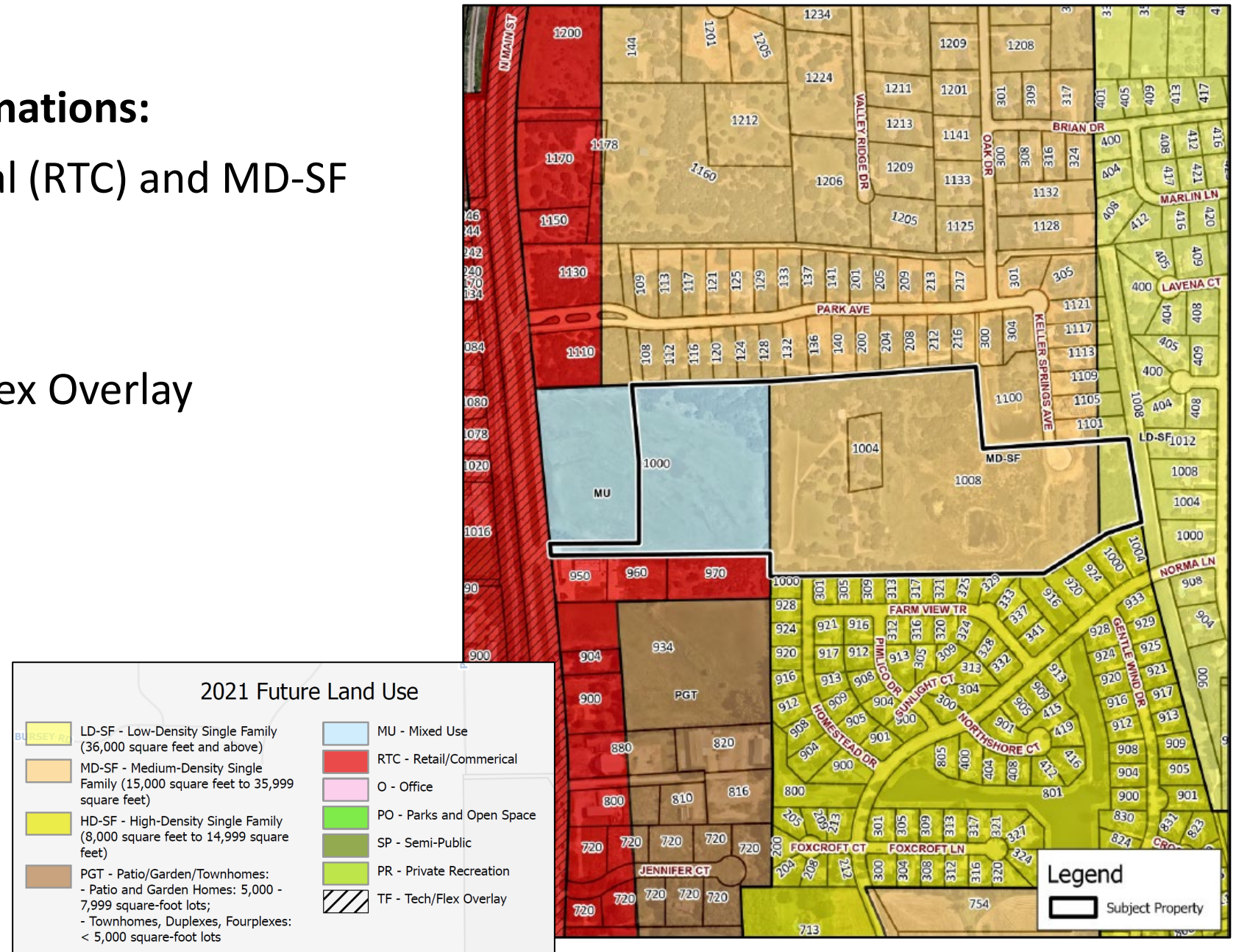
Surrounding FLUP Designations:

North: Retail/Commercial (RTC) and MD-SF

South: RTC and HD-SF

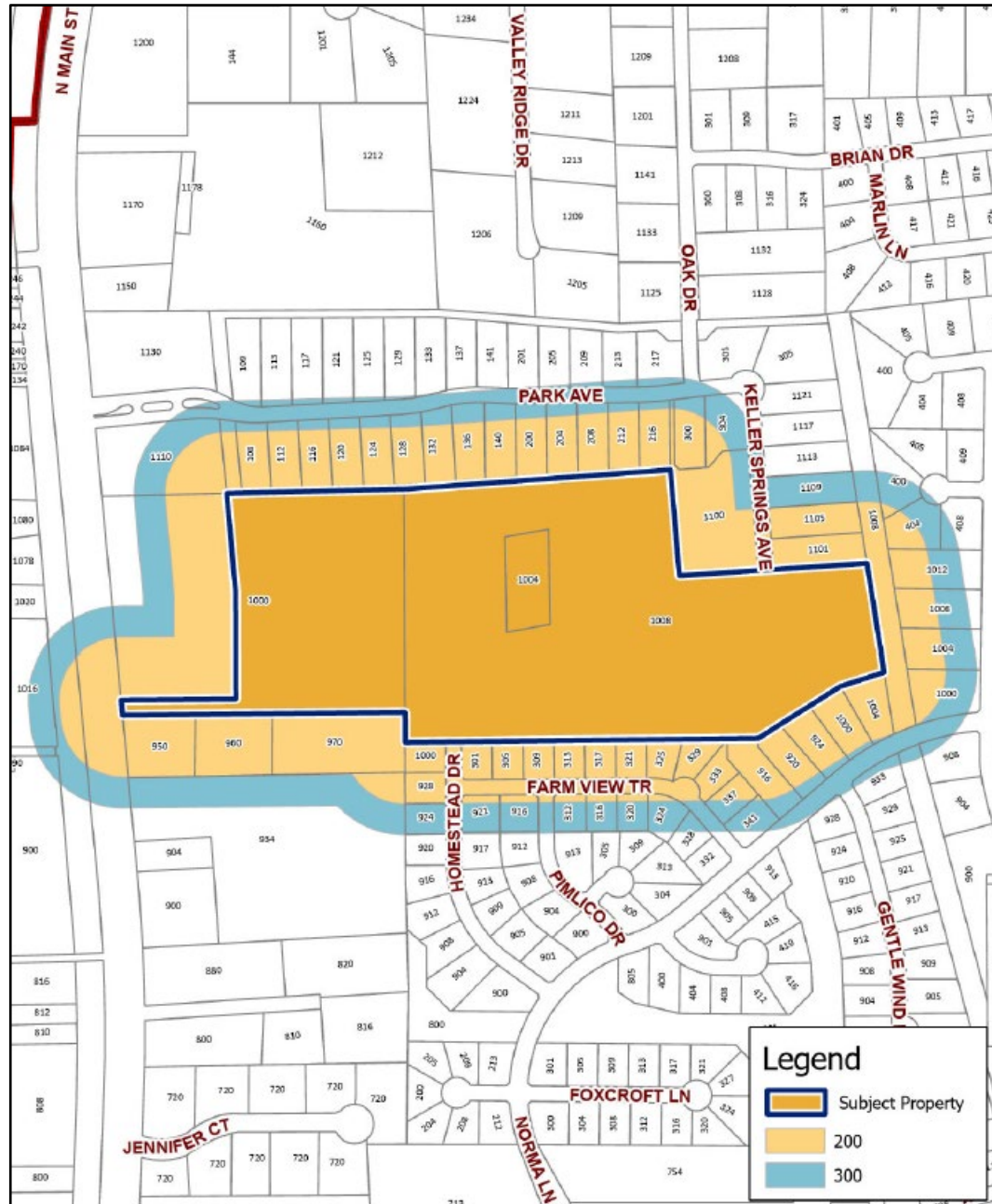
East: MD-SF and LD-SF

West: RTC with a Tech-Flex Overlay



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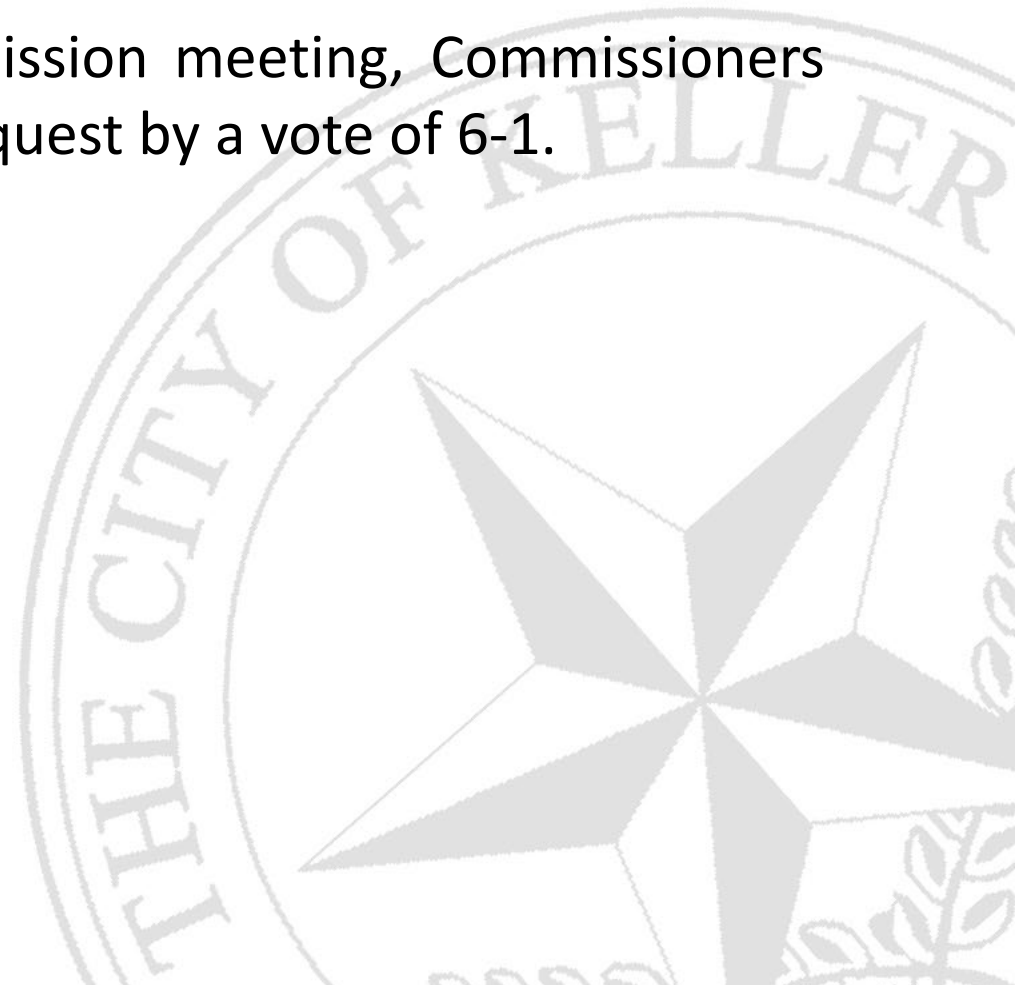
- On July 31, 2025, the City mailed 59 Letters of Notification for this public hearing to all property owners within three hundred feet (300') of the subject site. A public hearing notice sign was also posted on the site.



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Planning and Zoning Commission Recommendation:

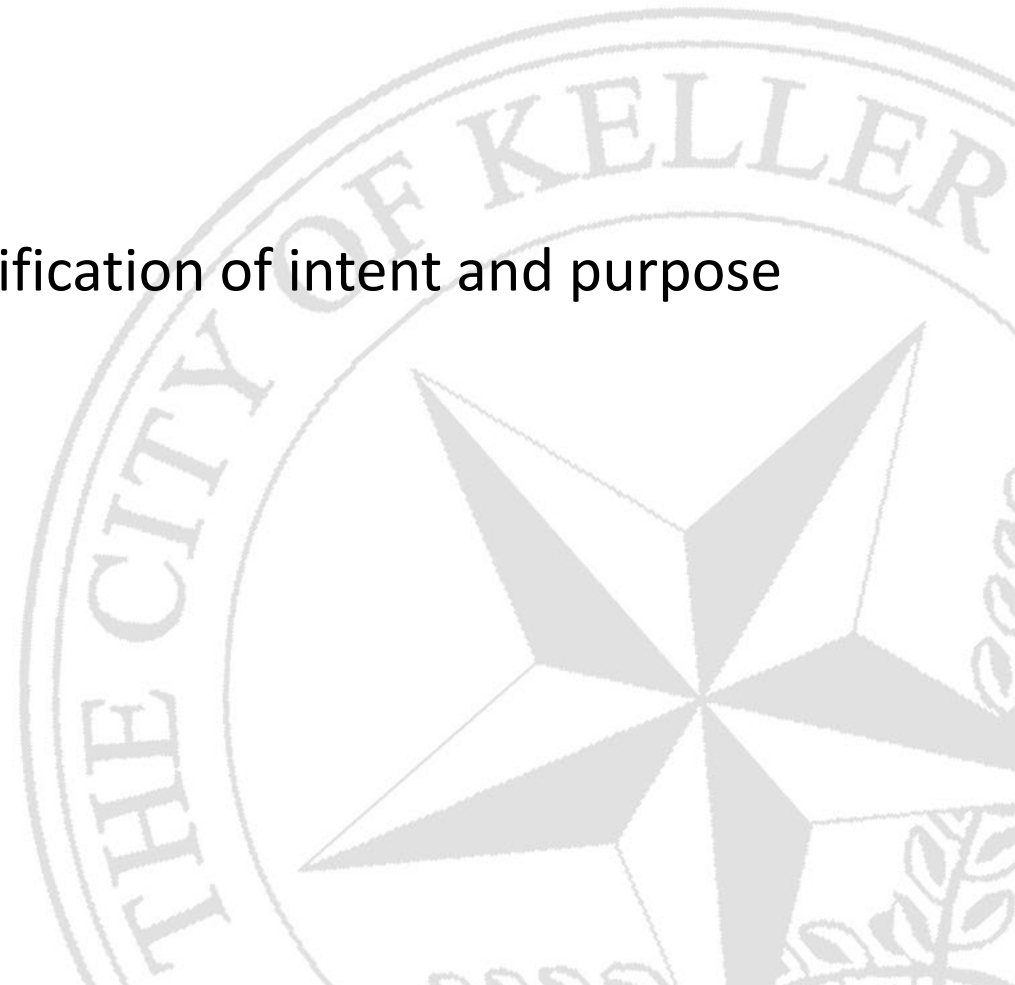
At the Aug. 26, 2025, Planning and Zoning Commission meeting, Commissioners recommended approval of the FLUP amendment request by a vote of 6-1.



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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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