

Item H-6

PUBLIC HEARING: Consider a resolution approving a Future Land Use Plan (FLUP) amendment from Low-Density Single Family 36,000 square-foot lots and above (LD-SF) to Medium-Density Single Family - 15,000 to 35,999 square-foot lots (MD-SF) for 7.2 acres, located approximately 900 feet northwest of the Indian Knoll Trail and Shady Grove Road intersection, legally described as Tracts 1F and 1A02C, Abstract 1209 of the Thomas Peck Survey, zoned Single-Family 36,000 minimum square-foot lots (SF-36), and addressed 8660 Clara Lane and 8733 Indian Knoll Trail. William Solomon, Suma Monde Kapital Partners, Applicant. Cameron-Sqrl. Sanford, LLC, Owner. (PA-2505-0003)

Request:

The Applicant requests a Future Land Use Plan (FLUP) amendment from Low-Density Single Family 36,000 square-foot lots and above (LD-SF) to Medium-Density Single Family - 15,000 to 35,999 square-foot lots (MD-SF) for 7.2 acres on two lots between Clara Lane and Indian Knoll Trail.

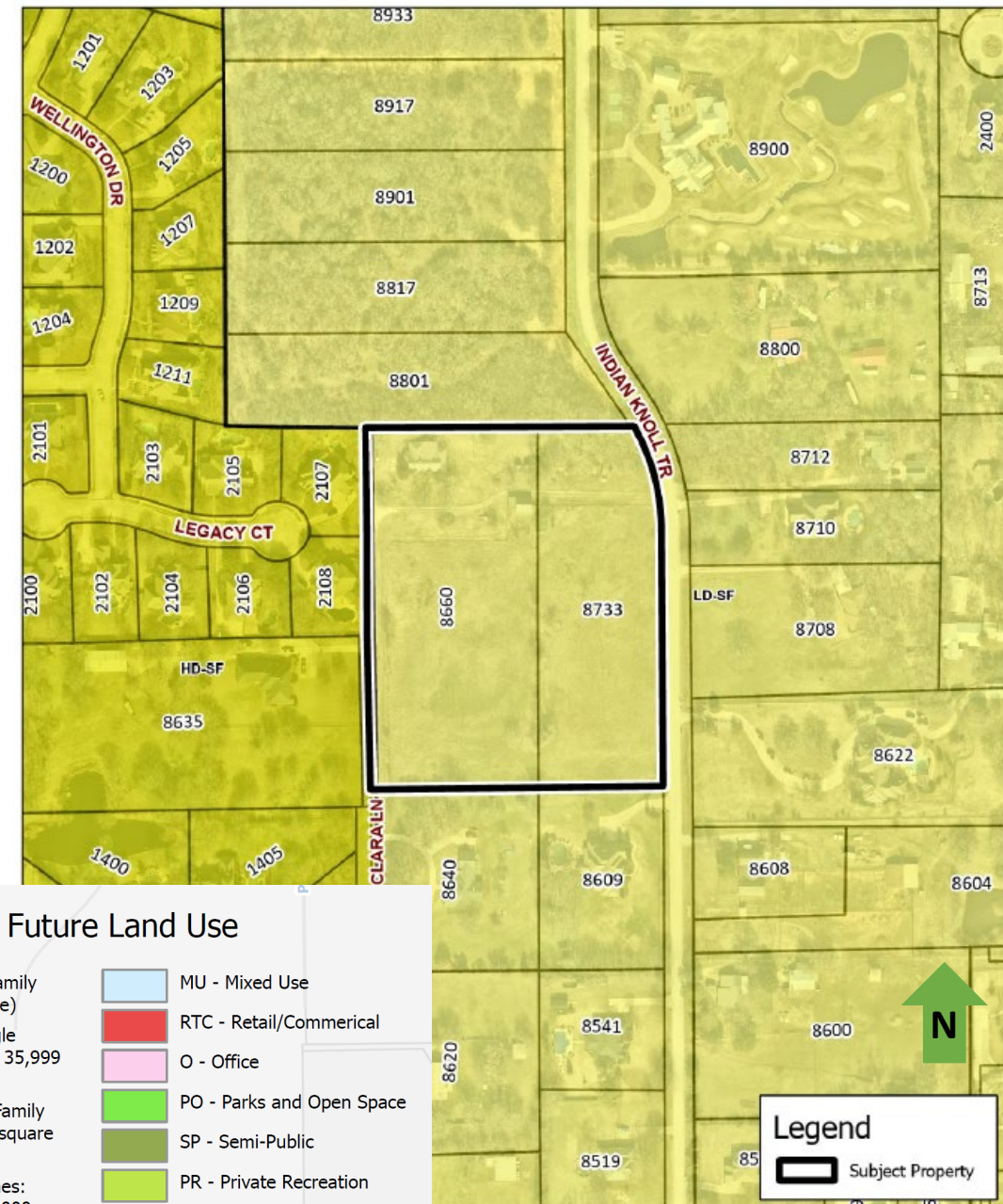
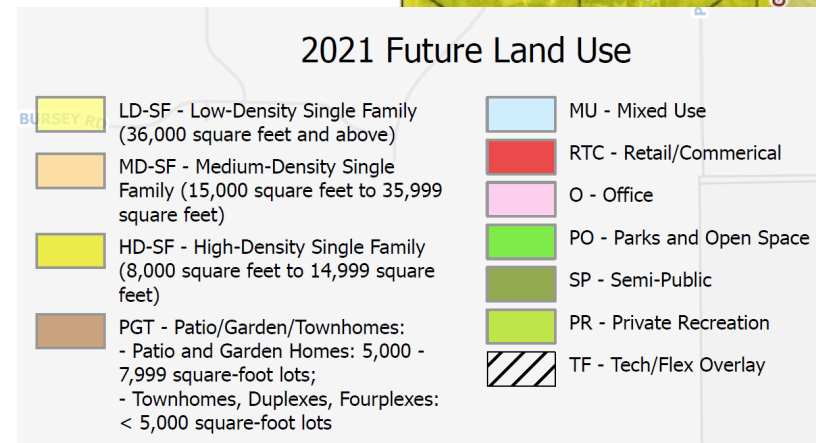
Surrounding FLUP Designations:

North: LD-SF

South: LD-SF

East: LD-SF

West: High-Density Single Family - 8,000 to 14,999 S.F. lots (HD-SF)



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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):

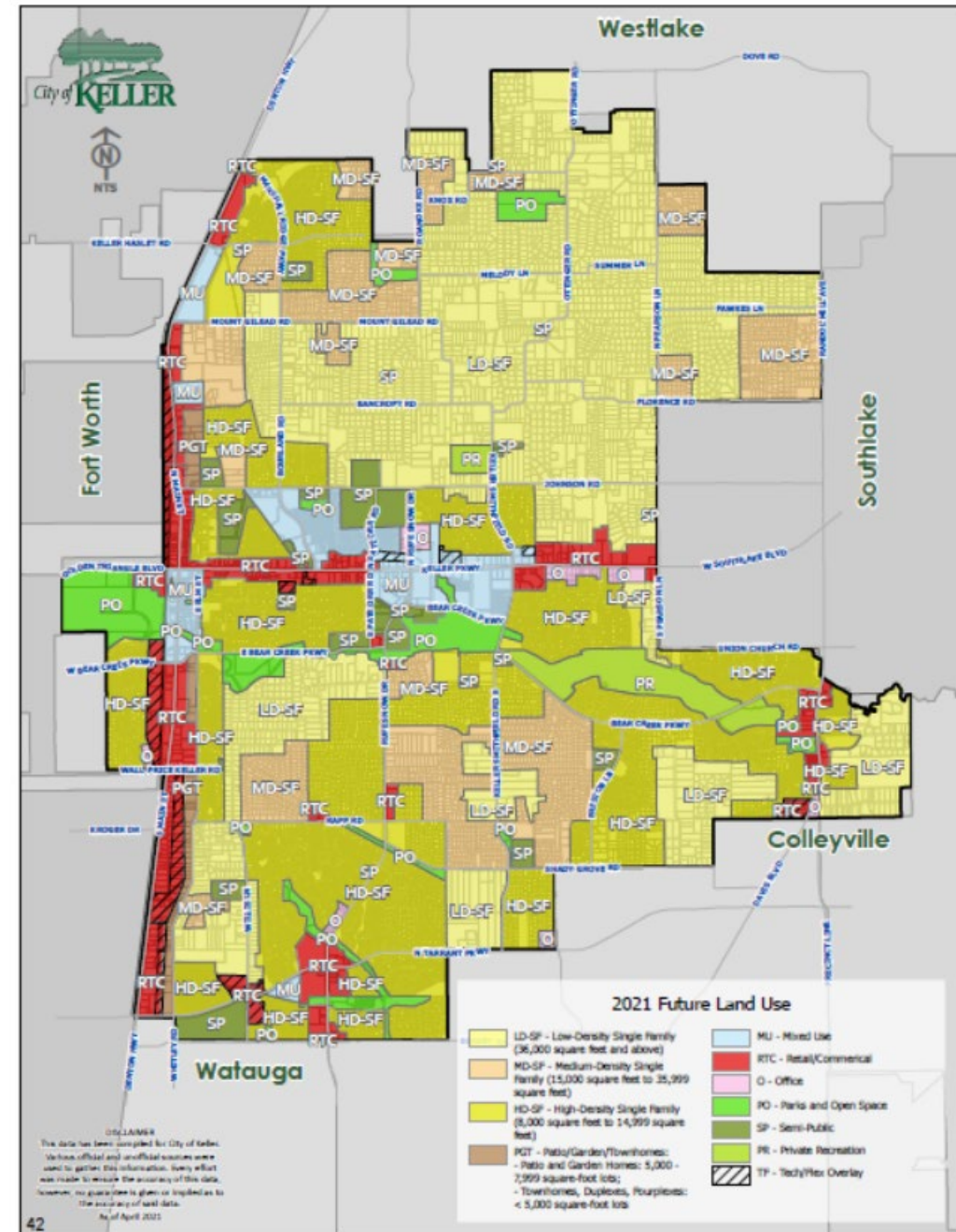
15,000 square-foot lots to 35,999 square-foot lots

High-Density Single Family (HD-SF):

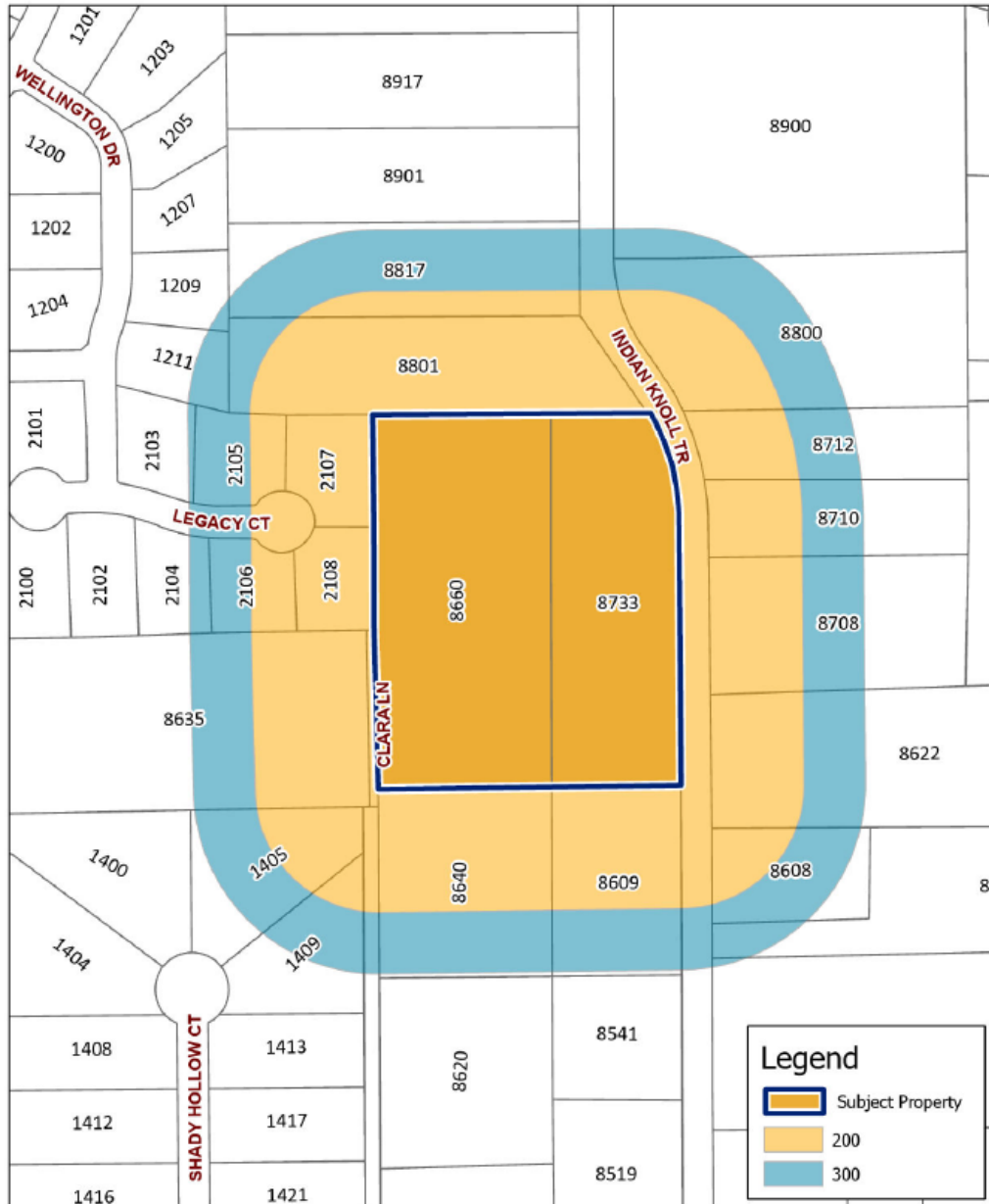
8,000 square-foot lots to 14,999 square-foot lots

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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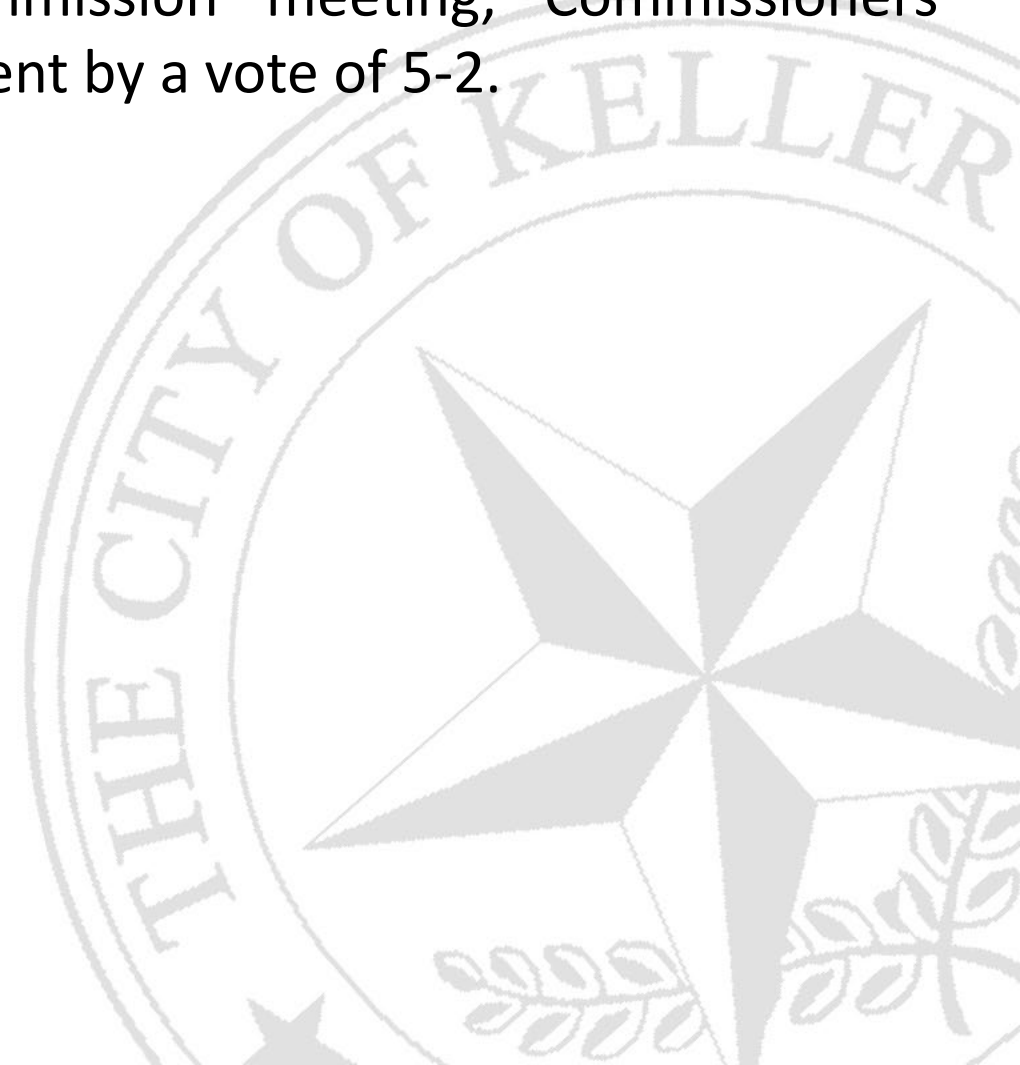


- On June 12, 2025, the City mailed 26 Letters of Notification for this public hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was also posted on the site.

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Planning and Zoning Commission Recommendation:

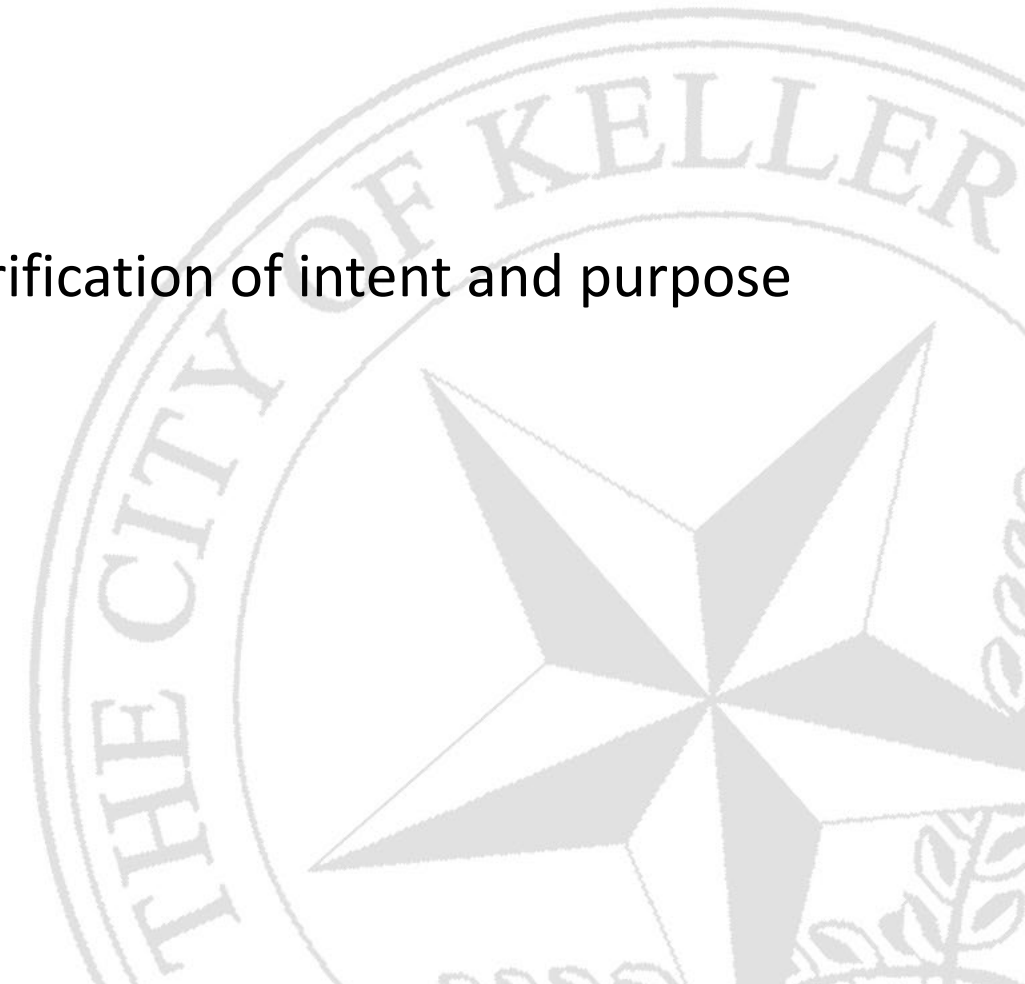
At the June 24, 2025, Planning and Zoning Commission meeting, Commissioners recommended approval of the proposed FLUP amendment by a vote of 5-2.



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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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