

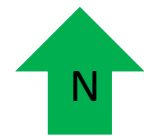
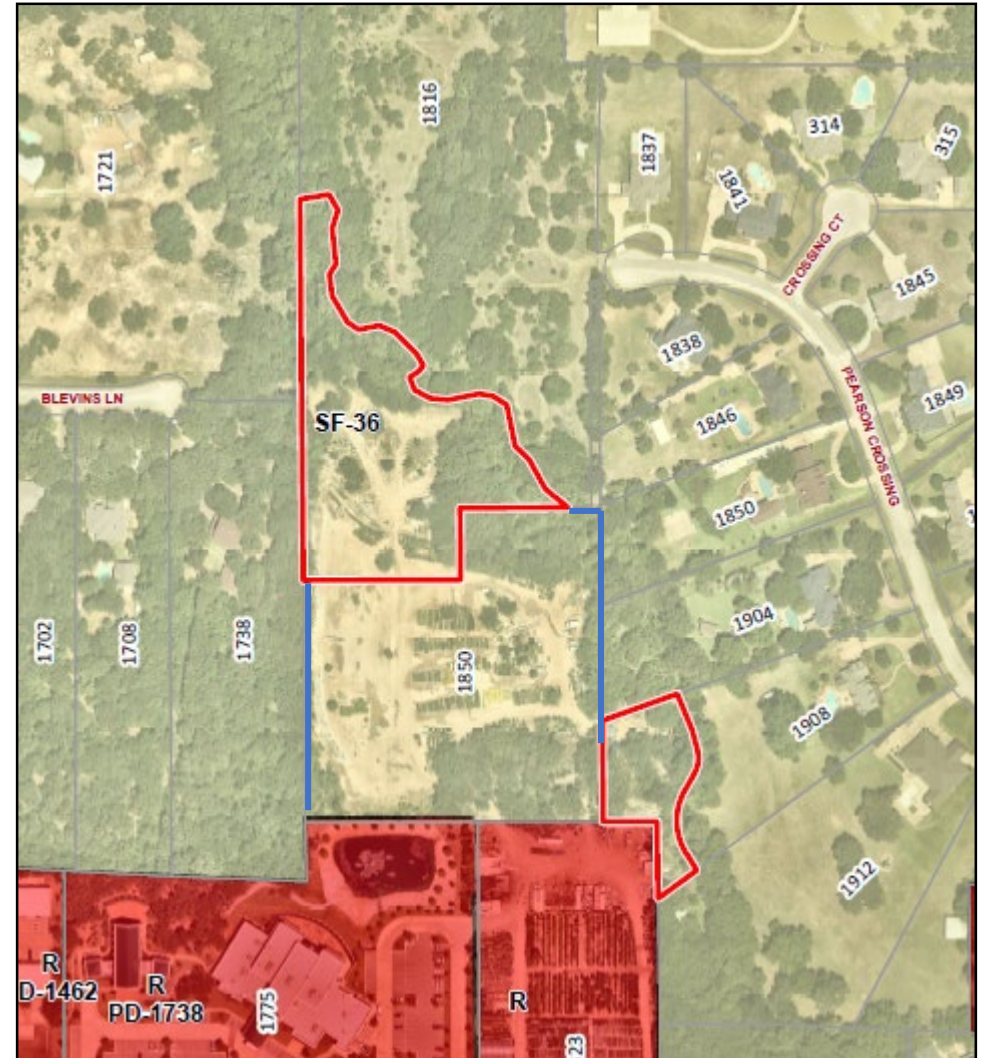
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PUBLIC HEARING: Consider a resolution approving an amendment to the Future Land Use Plan from Low-Density Single Family (LD-SF) to Retail/Commercial (RTC), for approximately 3.52 acres, legally described as Tract 1D01B of the John Martin Survey, Abstract 1153 (account # 42818999), and a portion of Lot 7, Block 1, Pearson Crossing, and addressed as 1816 Johnson Road and 1908 Pearson Crossing. Ed Ruibal, Landscape Systems, Applicant/Owner; Don Dinger, Owner. (LUP-22-0001)

Item G-1 Aerial Map



Item G-1 Zoning Map



Zoned:
R

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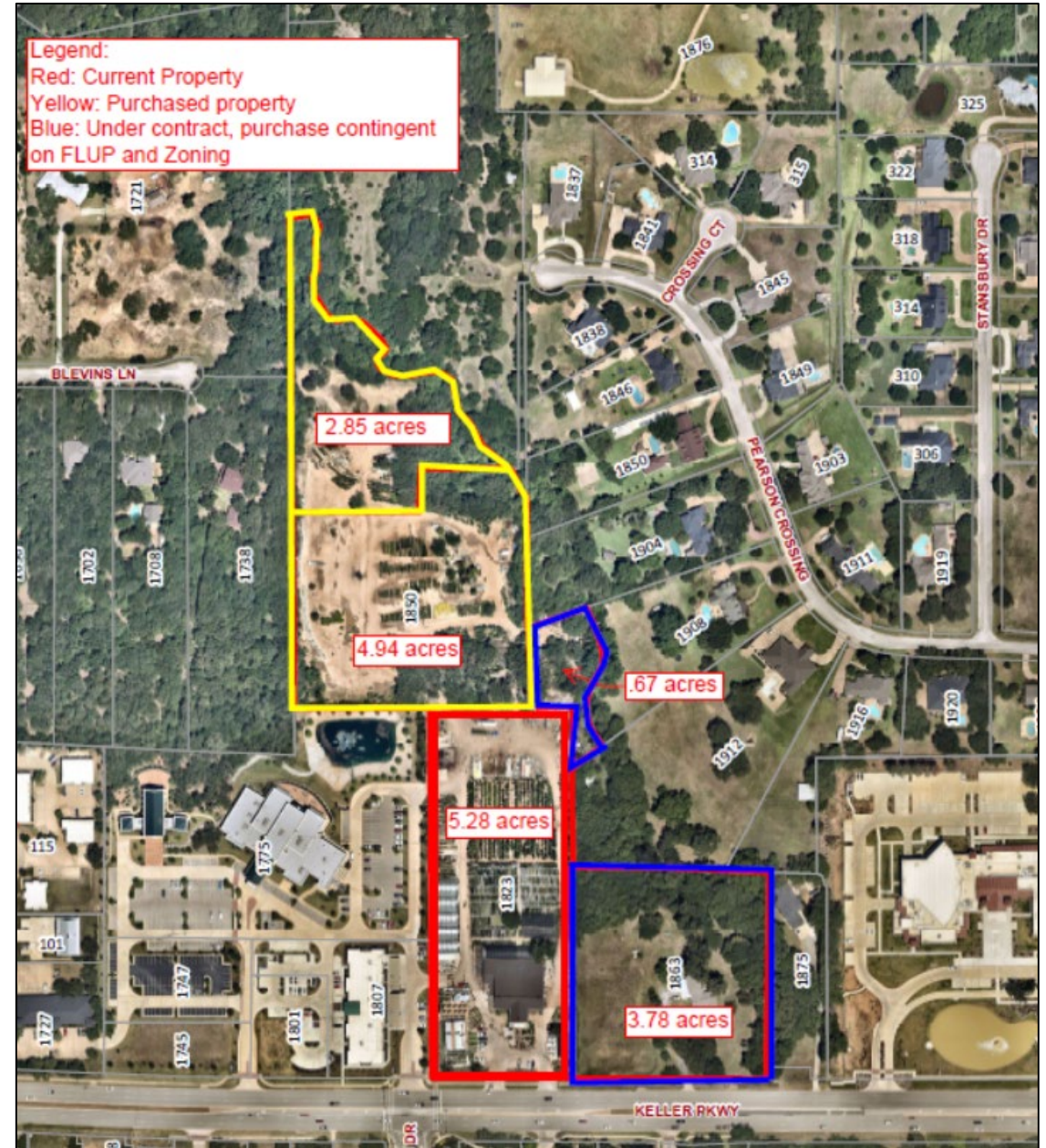
Background:

Landscape Systems (Applicant) is a full-service landscape and gardening business that sells gardening related items, provides landscaping design services, and full installation for residential and commercial landscaping.



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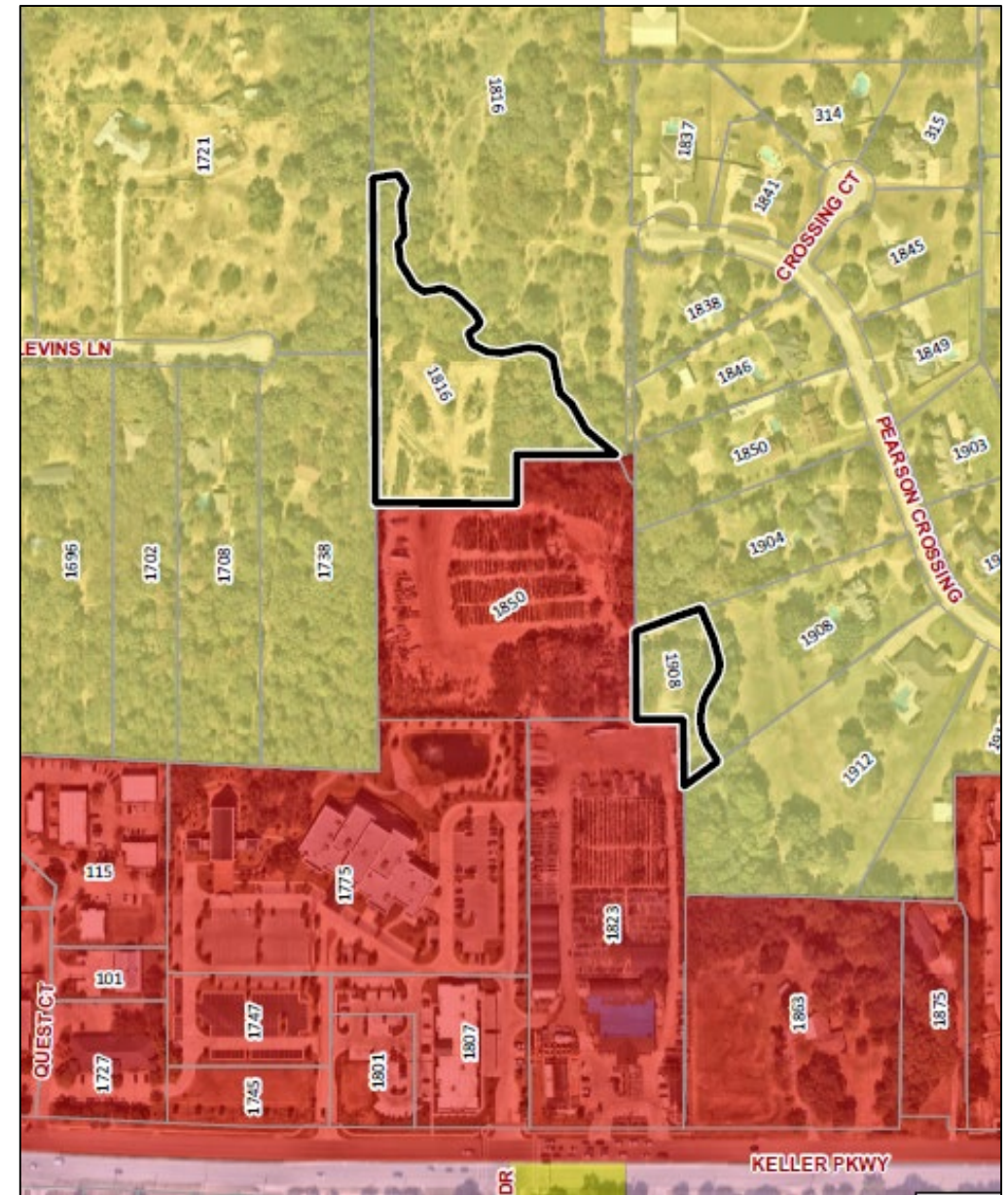
In order to expand their business, the Applicant purchased or has under contract approximately 12 acres immediately north and east of their existing retail/commercial site at 1823 Keller Parkway.



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FLUP Designations:

- The majority of the property under contract is already designated by the 2021 FLUP as Retail.
- However, there are about three and a half acres to the north and east that are designated Low Density-Single-Family (LD-SF).

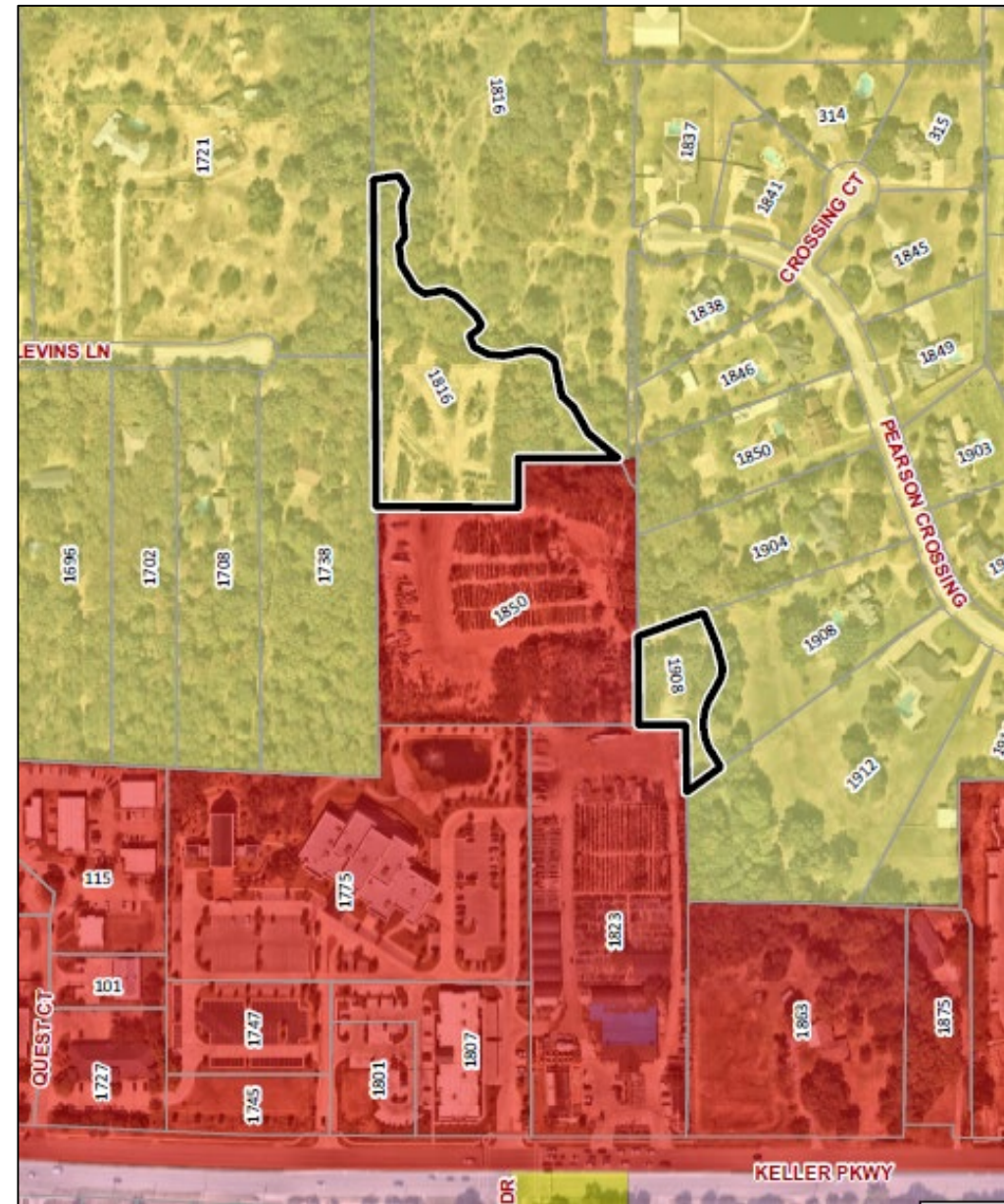


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FLUP Request:

The Applicant is requesting to amend this FLUP designation for the 3.52 acres to Retail/Commercial (RTC).

This designation would match the RTC designation on the large parcel immediately north of Landscape Systems, the Bowden Event Center, and 1863 Keller Parkway.



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FLUP Considerations:

Surrounding FLUP Designations:

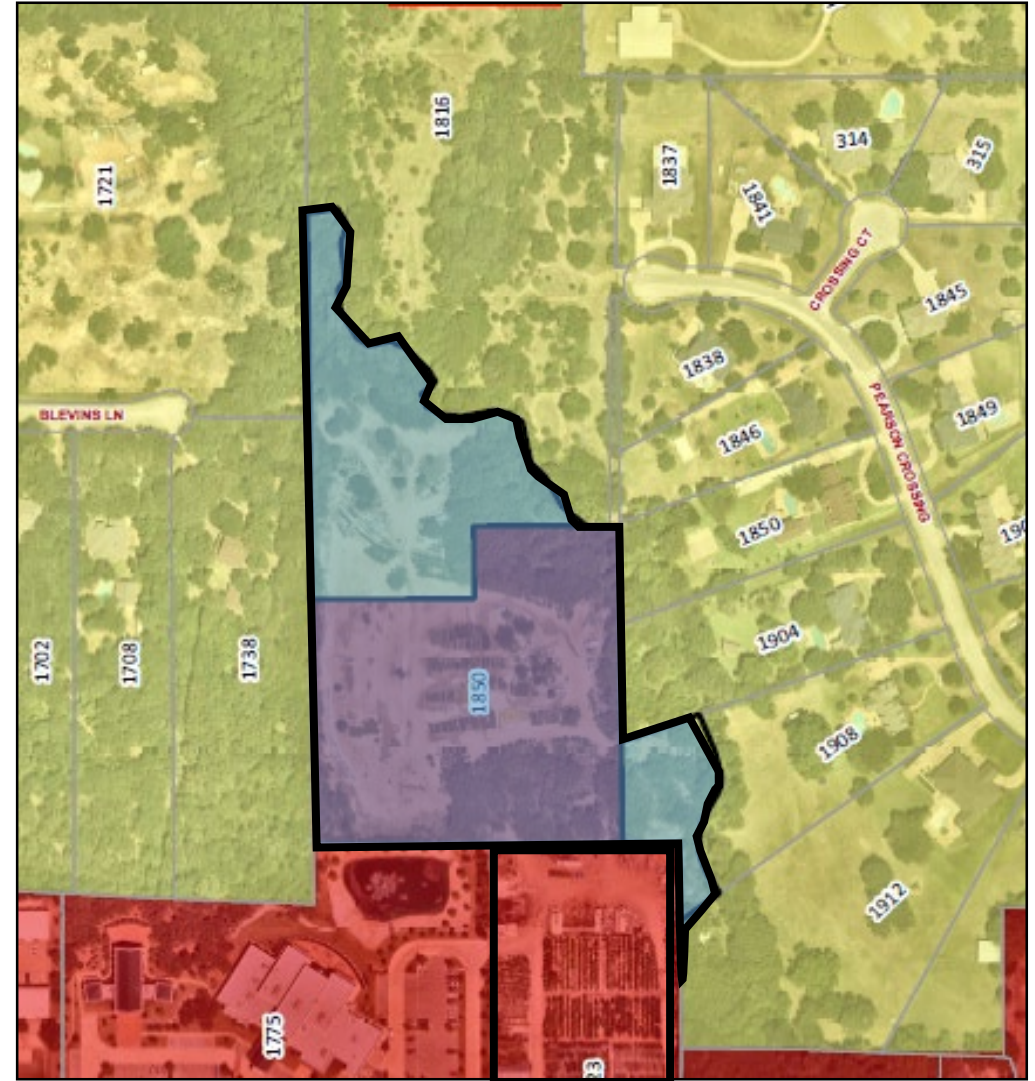
North: Low-Density Single-Family (36,000 square-foot lots or greater) (LD-SF)

South: Retail/Commercial (RTC)

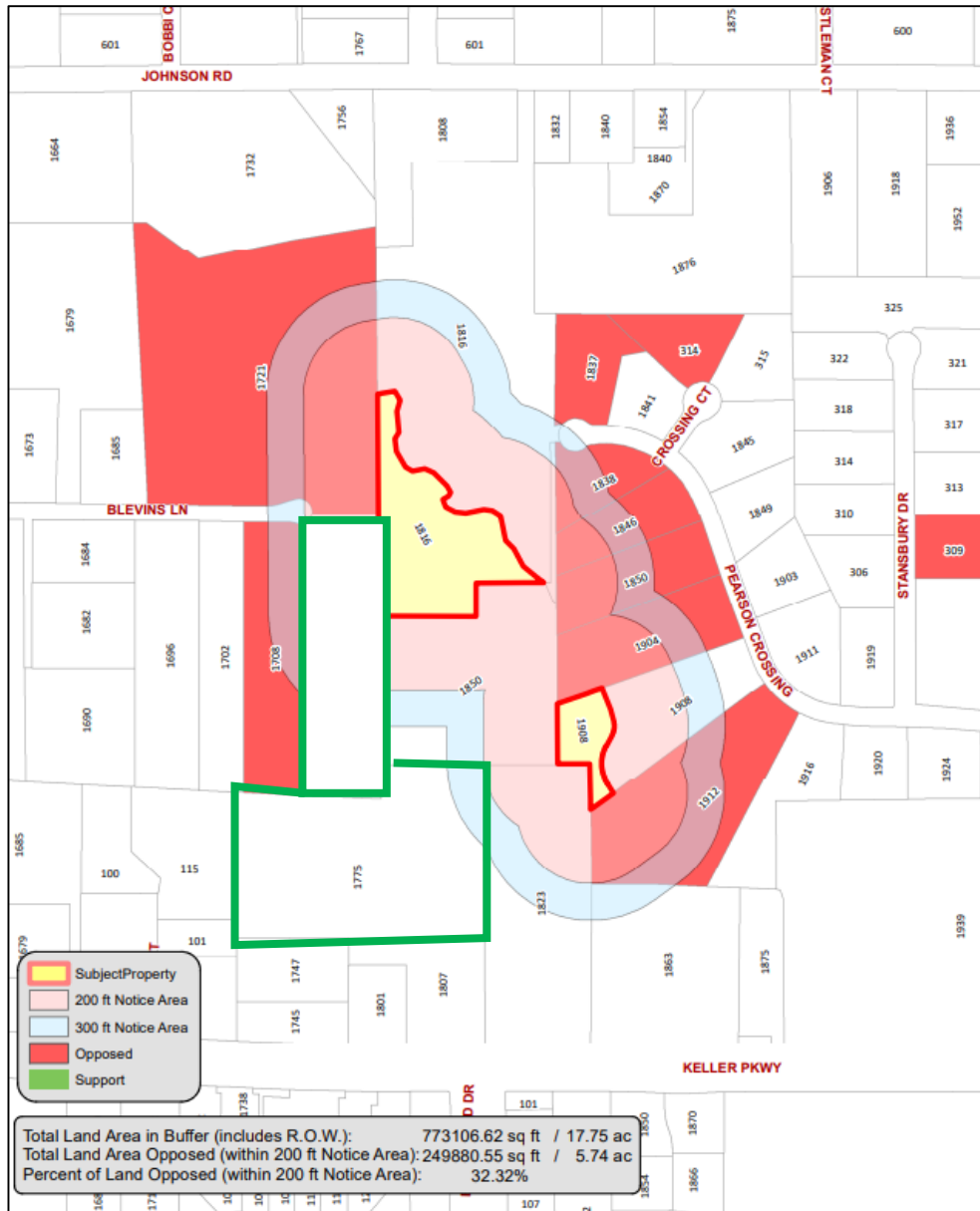
East: LD-SF

West: LD-SF

If FLUP (and future rezoning) requests are approved, the 17-acre parcel and the existing business will be replatted into one lot addressed to Keller Parkway.



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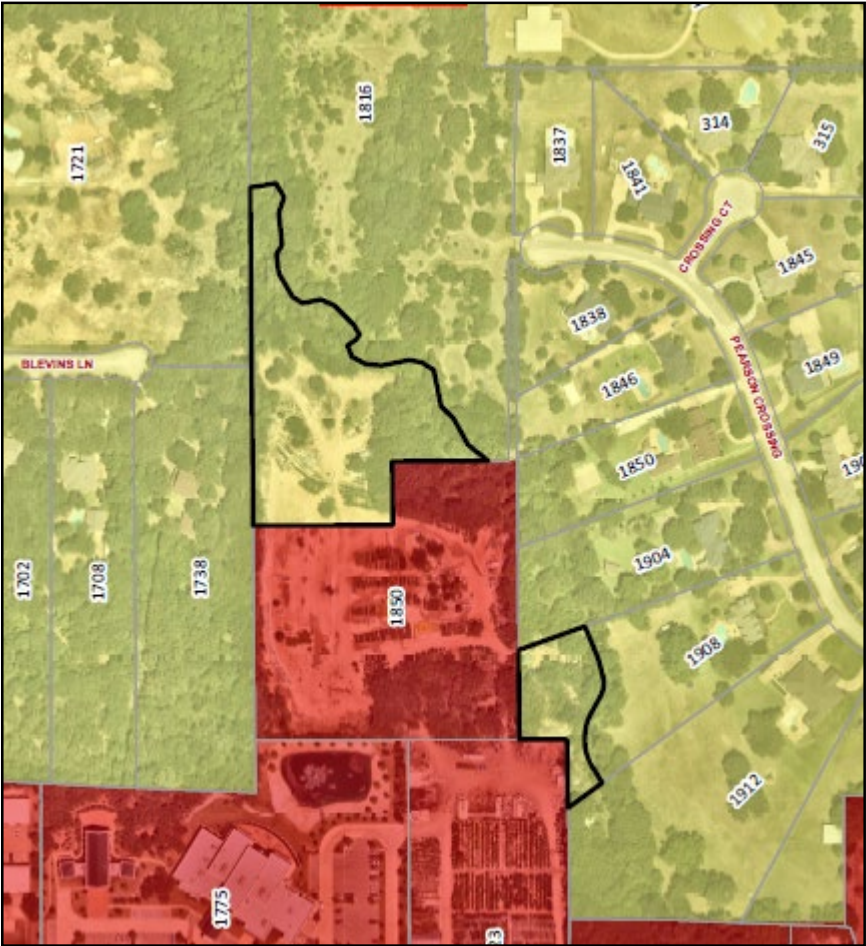


- On June 16, 2022 the city mailed 15 Letters of Notification for this public hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was also posted on the site.
- As of Dec. 6, 2022, staff has received 10 letters/emails equaling 32.32% in opposition, exceeding the 20% threshold and triggering the supermajority voting requirement (6 of 7 councilmember votes).

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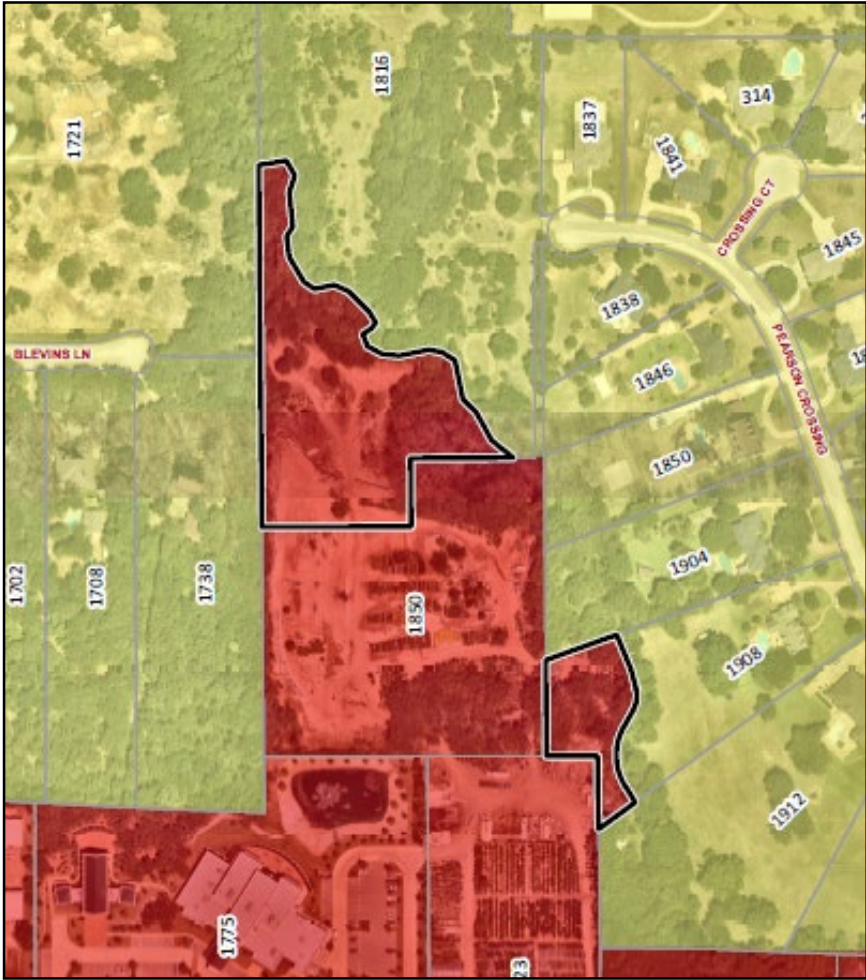
Current FLUP Designation:

Low-Density Single Family (36,000 square-foot lots or greater)



Proposed Land Use Designation:

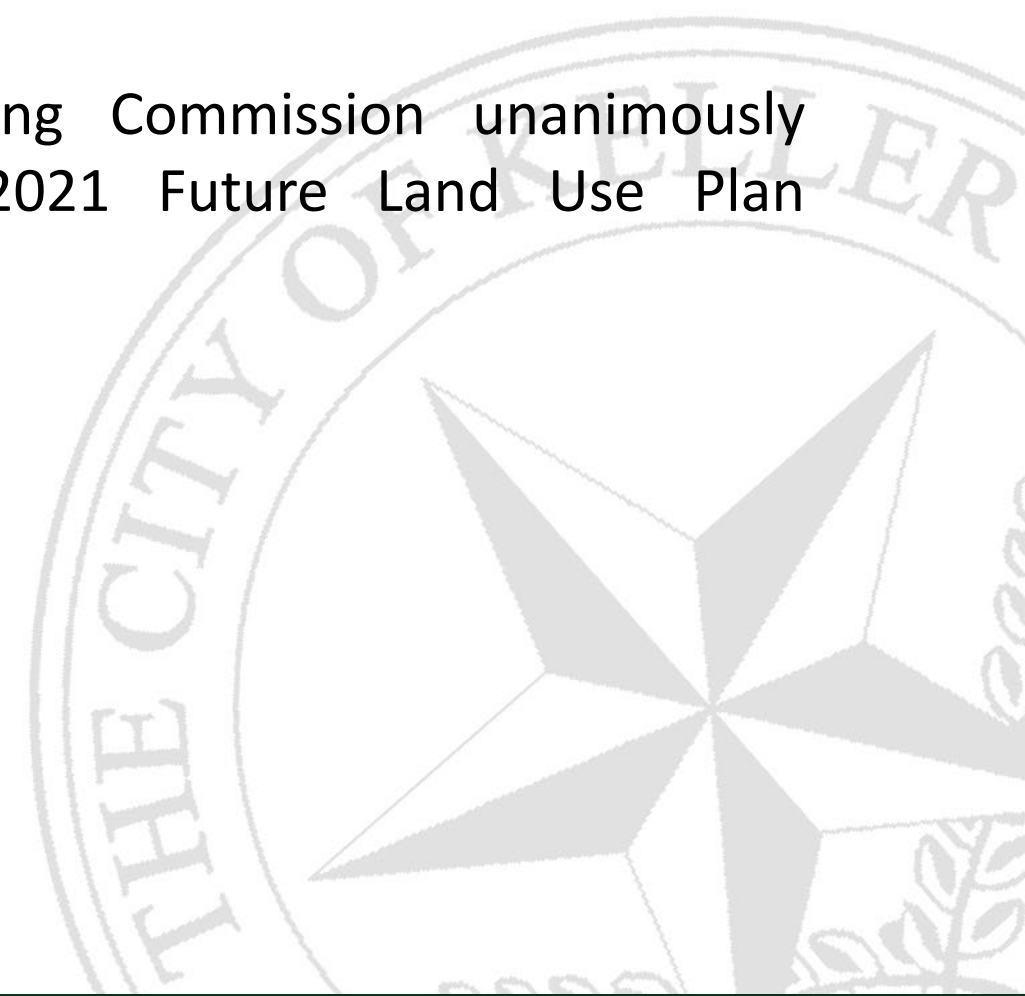
Retail/Commercial (RTC)



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Planning & Zoning Commission Recommendation:

On June 28, 2022, the Planning and Zoning Commission unanimously recommended approval of the requested 2021 Future Land Use Plan amendment.



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The City Council has the following options when considering a 2021 Future Land Use Plan amendment application:

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



Questions?
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