

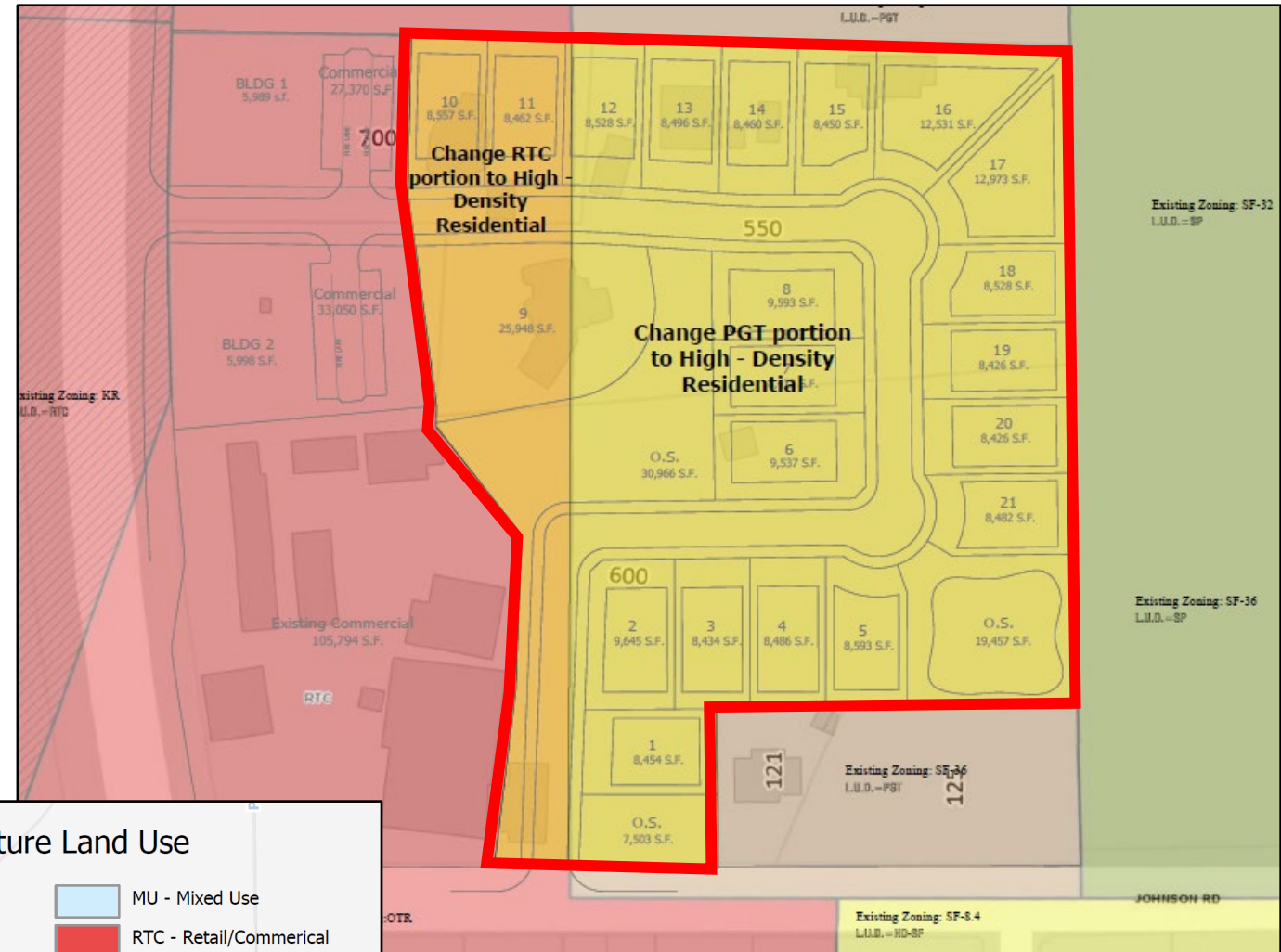
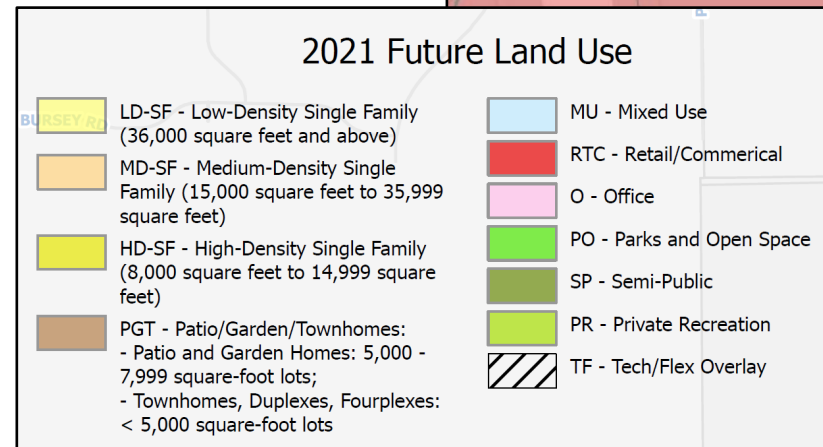
Item H-7

PUBLIC HEARING: Consider a resolution approving a Future Land Use Plan (FLUP) amendment from Patio/Garden/Townhomes - 5,000 to 7,999 square-foot lots (PGT) and Retail/Commercial (RTC) to High-Density Single Family - 8,000 to 14,999 square-foot lots (HD-SF) for 7.53 acres, legally described as Lot 2 LESS HS, Block 1 of the L. L. Mc Donnell subdivision, and a portion of Lot 1R1, Block 1 of the L. L. Mc Donnell subdivision, and Abstract 29 Tract 5B04 & 27523 of the Richard F. Allen Survey, located approximately 240 feet east of the Johnson Road and N. Main Street intersection, and addressed as 550, 600, and 700 N. Main Street. Sage Group, Inc., Applicant. Mark and Chryste Keel, Owner. (PA-2503-0002)

Background:

The Applicant requests a Future Land Use Plan (FLUP) amendment to change the land use designation from Patio-Garden-Townhome (PGT) and Retail/Commercial (RTC) to High-Density Single Family (HD-SF) for a combined 7.53 acres proposed as residential portion of the Rosebury Planned Development.

A 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):

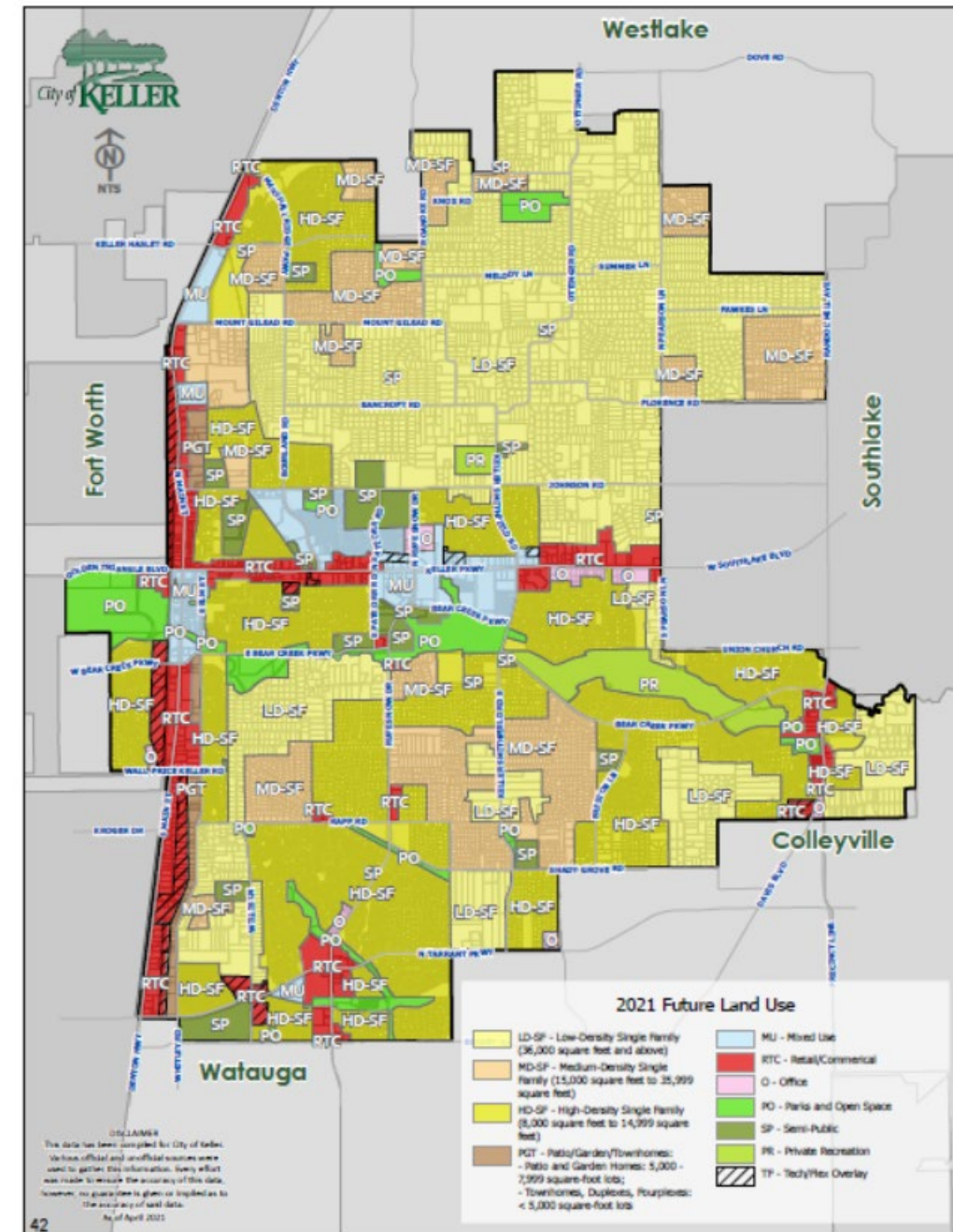
15,000 square-foot lots to 35,999 square-foot lots

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)



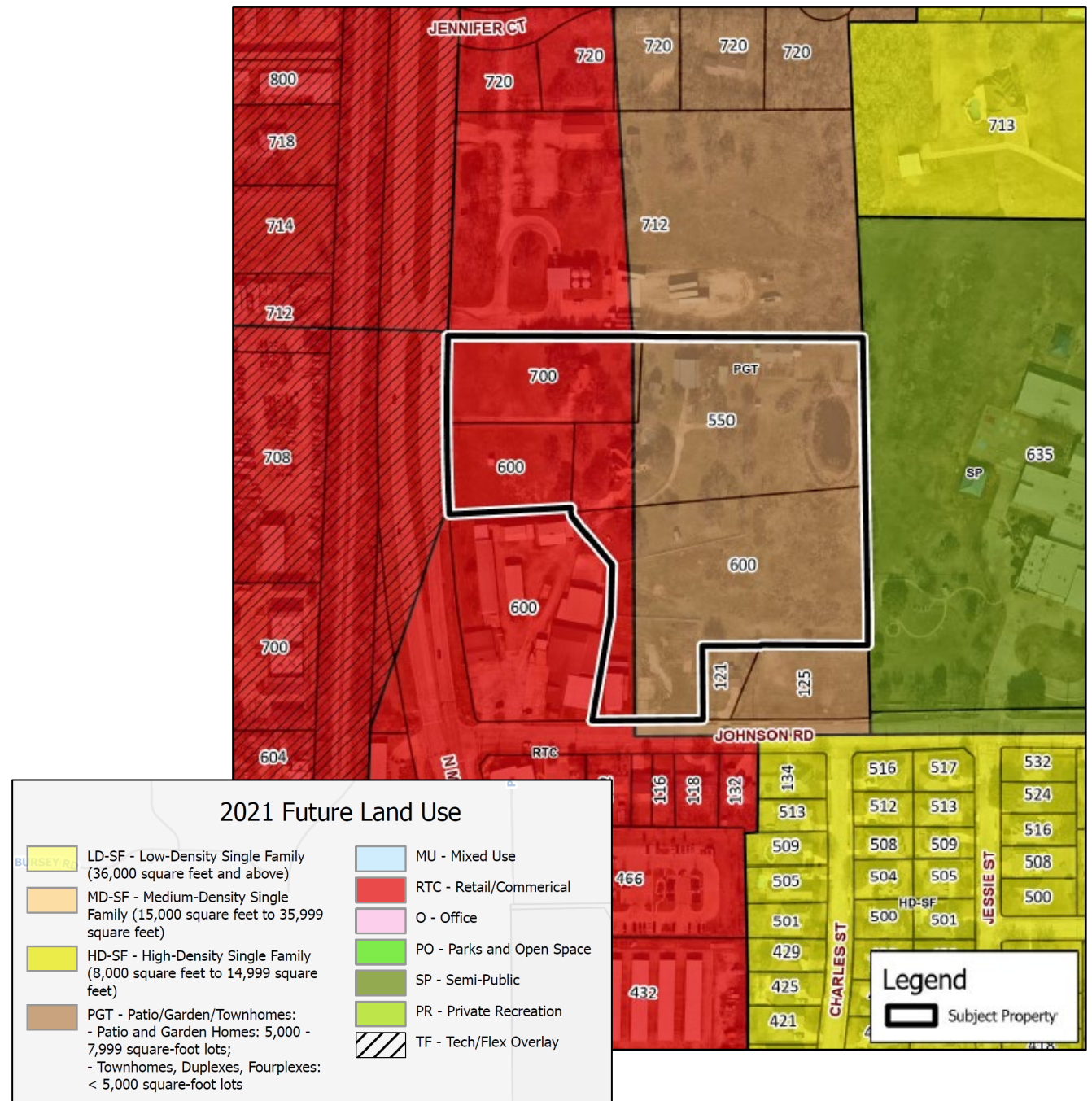
Surrounding FLUP Designations:

North: Retail/Commercial, PGT

South: Retail/Commercial

East: Semi-Public

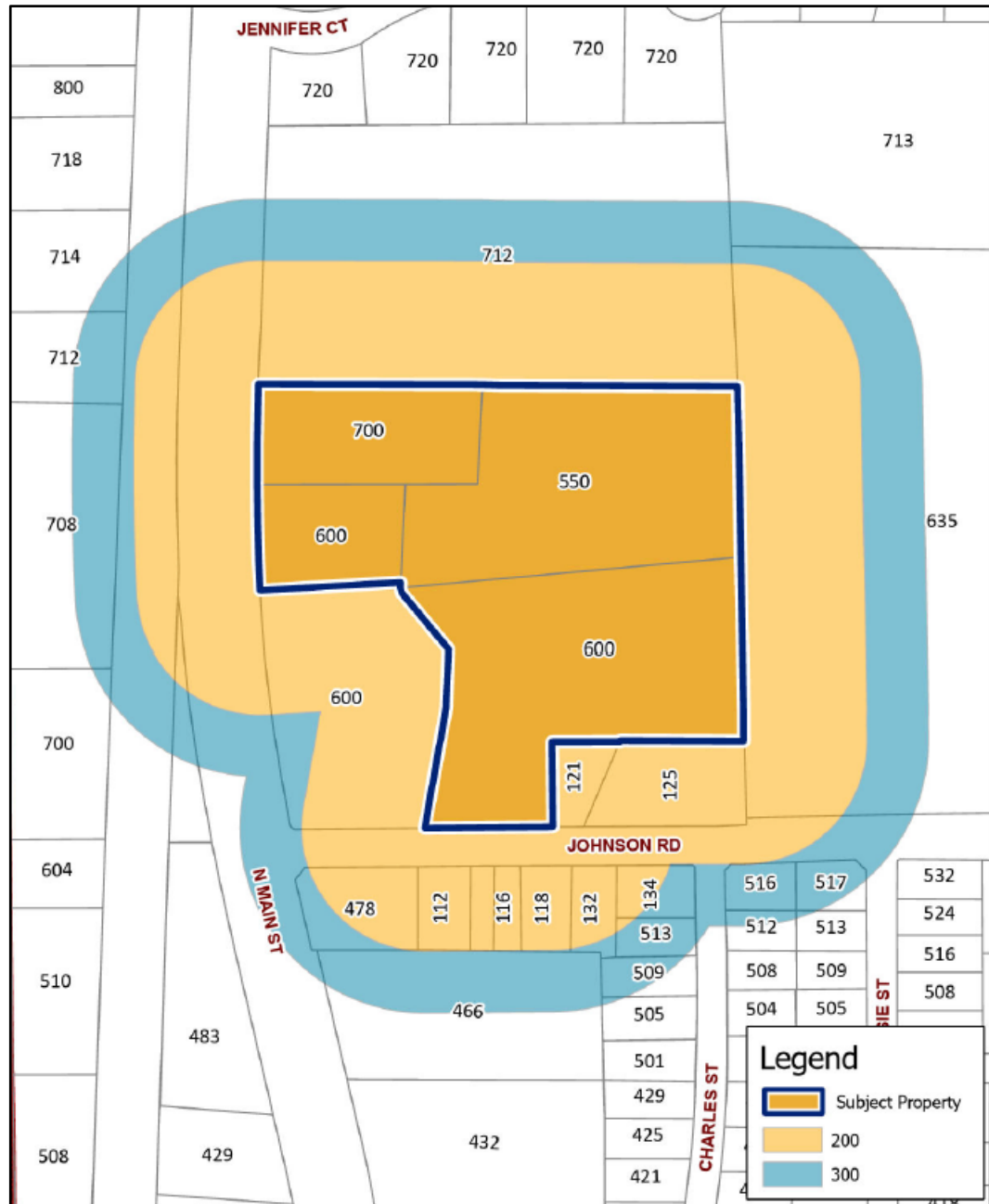
West: Retail/Commercial with
Tech/Flex Overlay



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On March 13, 2025, the City mailed 27 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.

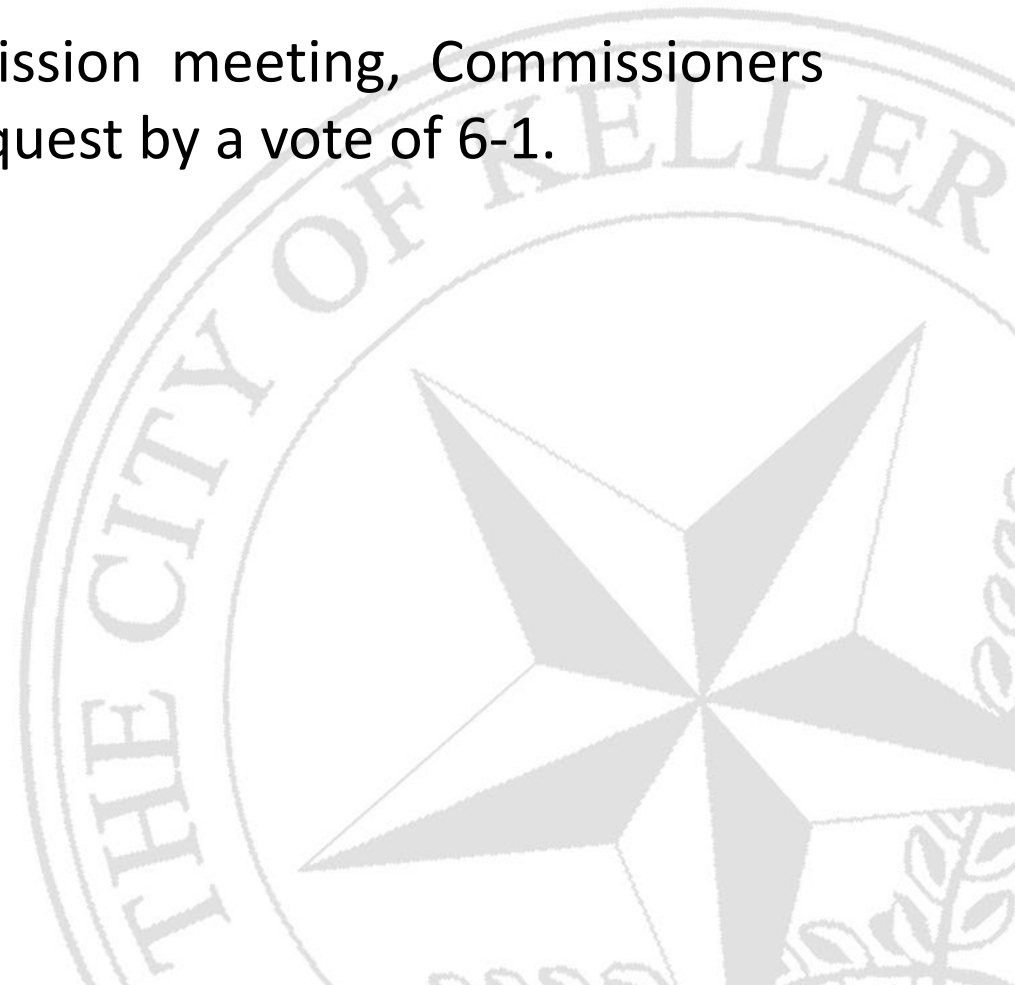
Staff has not received any public feedback in response to this request.



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Planning and Zoning Commission Recommendation:

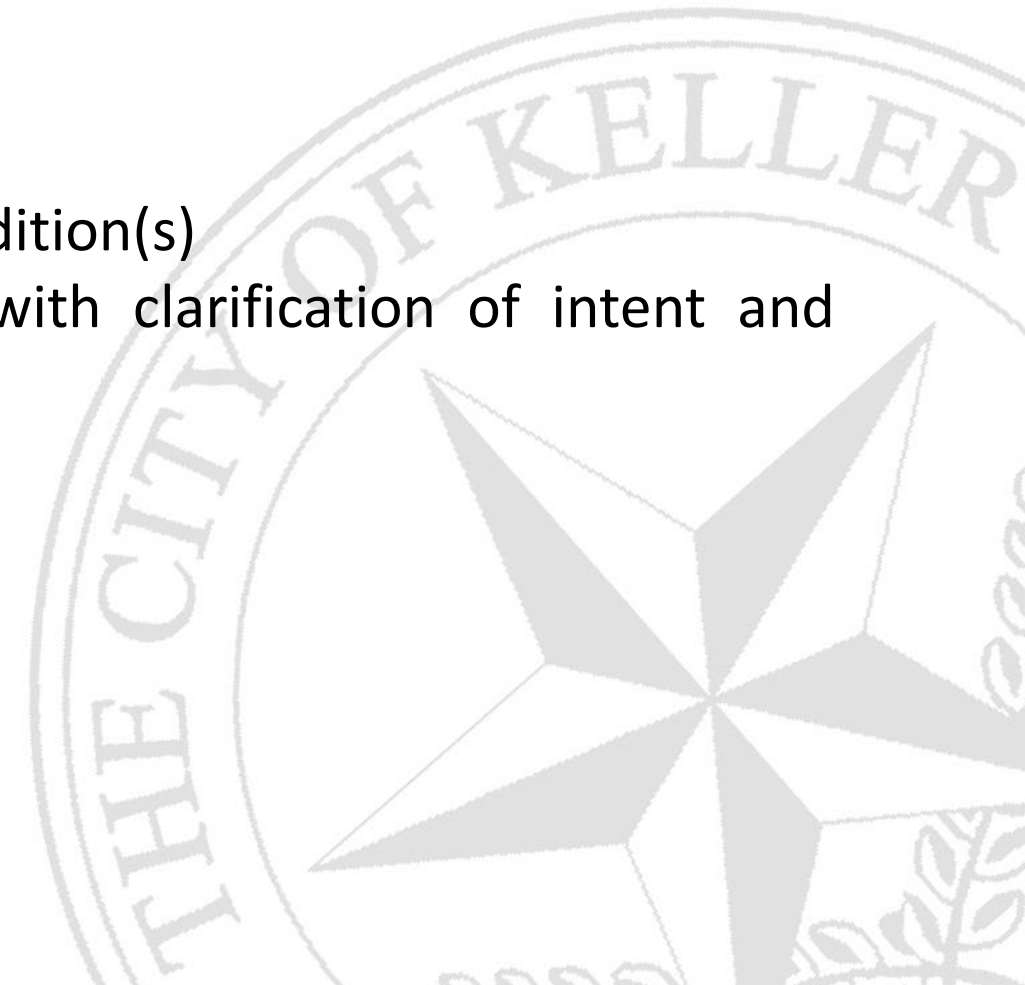
At the April 8, 2025, Planning and Zoning Commission meeting, Commissioners recommended approval of the FLUP amendment request by a vote of 6-1.



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The City Council has the following options when considering a FLUP amendment request:

- Approve as submitted
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny





Questions?
Alexis Russell
817-743-4130

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