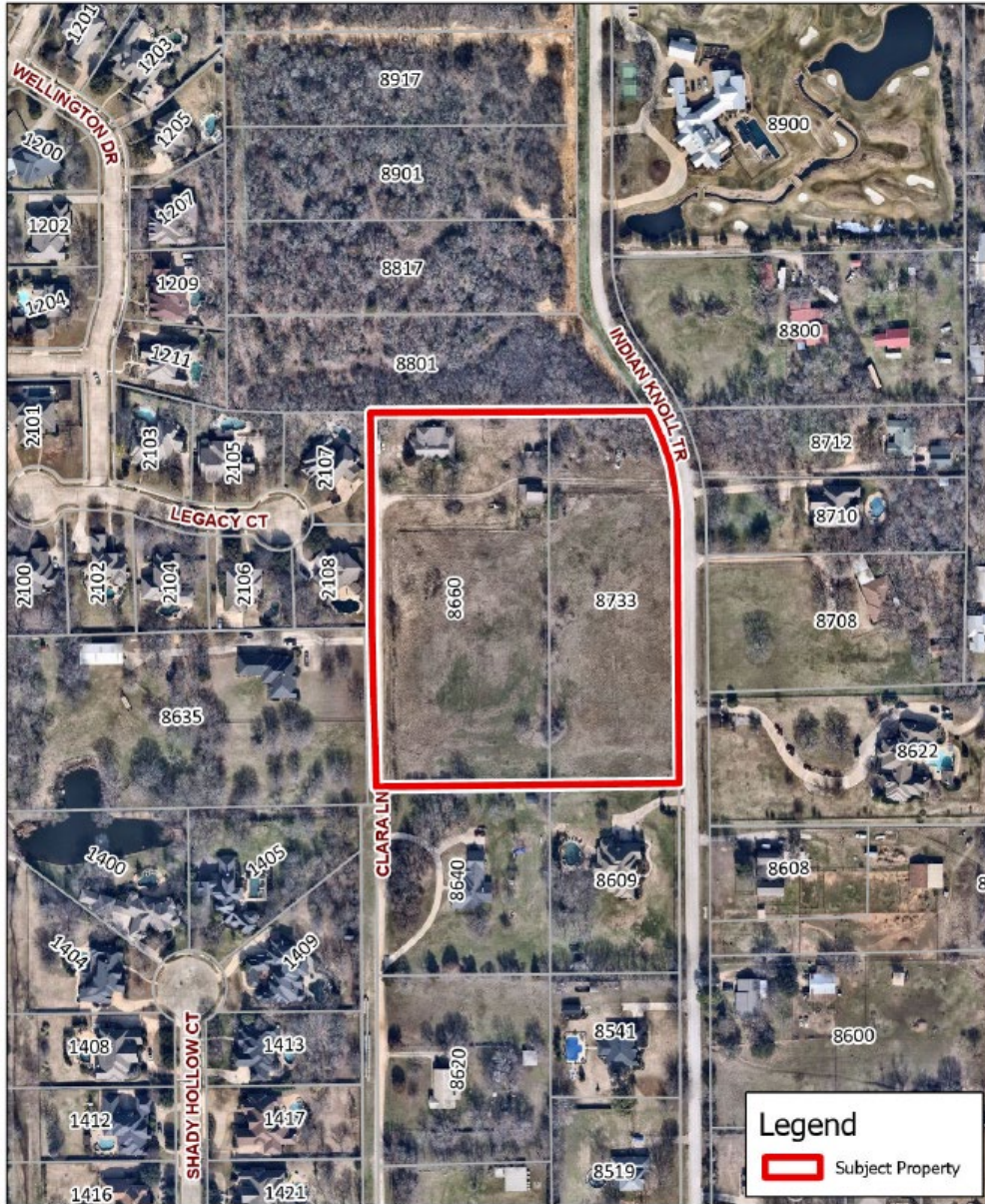


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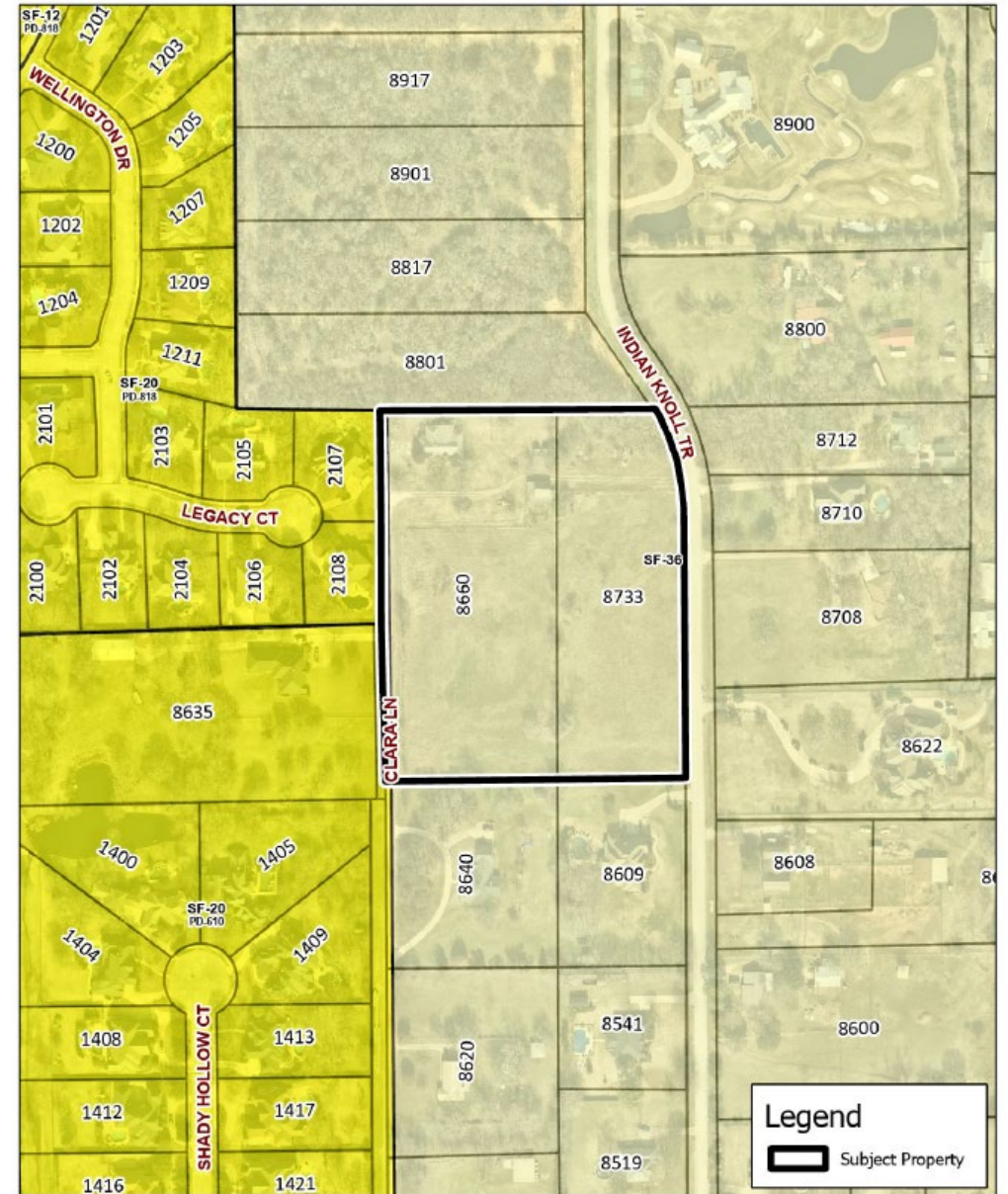
PUBLIC HEARING: Consider an ordinance approving a zoning change request from Single-Family Residential 36,000 square-foot lots (SF-36) to Single-Family Residential 30,000 square-foot lots (SF-30) for 7.2 acres, located approximately 900 feet northwest of the Indian Knoll Trail and Shady Grove Road intersection, 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. Charles H. Talley, Owner. (ZONE-2501-0003)

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Aerial Map



Zoning Map



Zoned: SF-36

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Background:

- The subject property was annexed in the late 1960s and automatically zoned Single-Family Residential - 36,000 square-foot lots (SF-36).
- The Applicant is requesting to rezone the property from SF-36 to Single-Family Residential - 30,000 square-foot lots (SF-30) to develop an eight-lot subdivision.



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Zoning and Future Land Use Plan (FLUP):

The subject property is zoned SF-36 and designated Low-Density Single Family - 36,000 S.F. lots and above (LD-SF).

The Applicant wishes to rezone the property from SF-36 to Single-Family Residential - 30,000 square-foot lots (SF-30) with the intention of subdividing it into 8 lots for custom single-family homes.

The Applicant is also requesting a FLUP Amendment from LD-SF to Medium-Density Single Family - 15,000 to 35,999 S.F. lots (MD-SF).

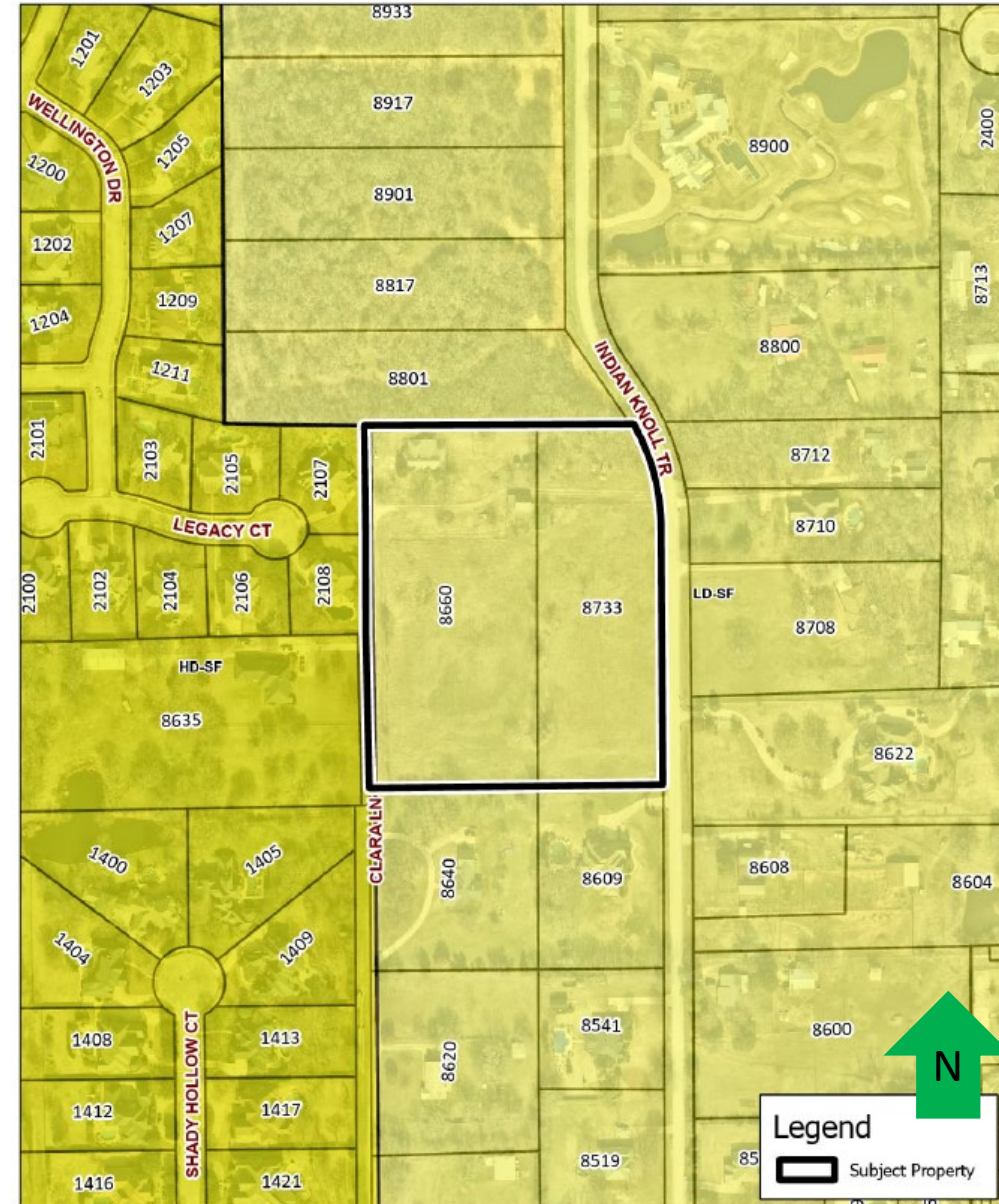
Surrounding Zoning/FLUP Designations:

North: SF-36/LD-SF

South: SF-36/LD-SF

East: SF-36/LD-SF

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



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Home Rendering:

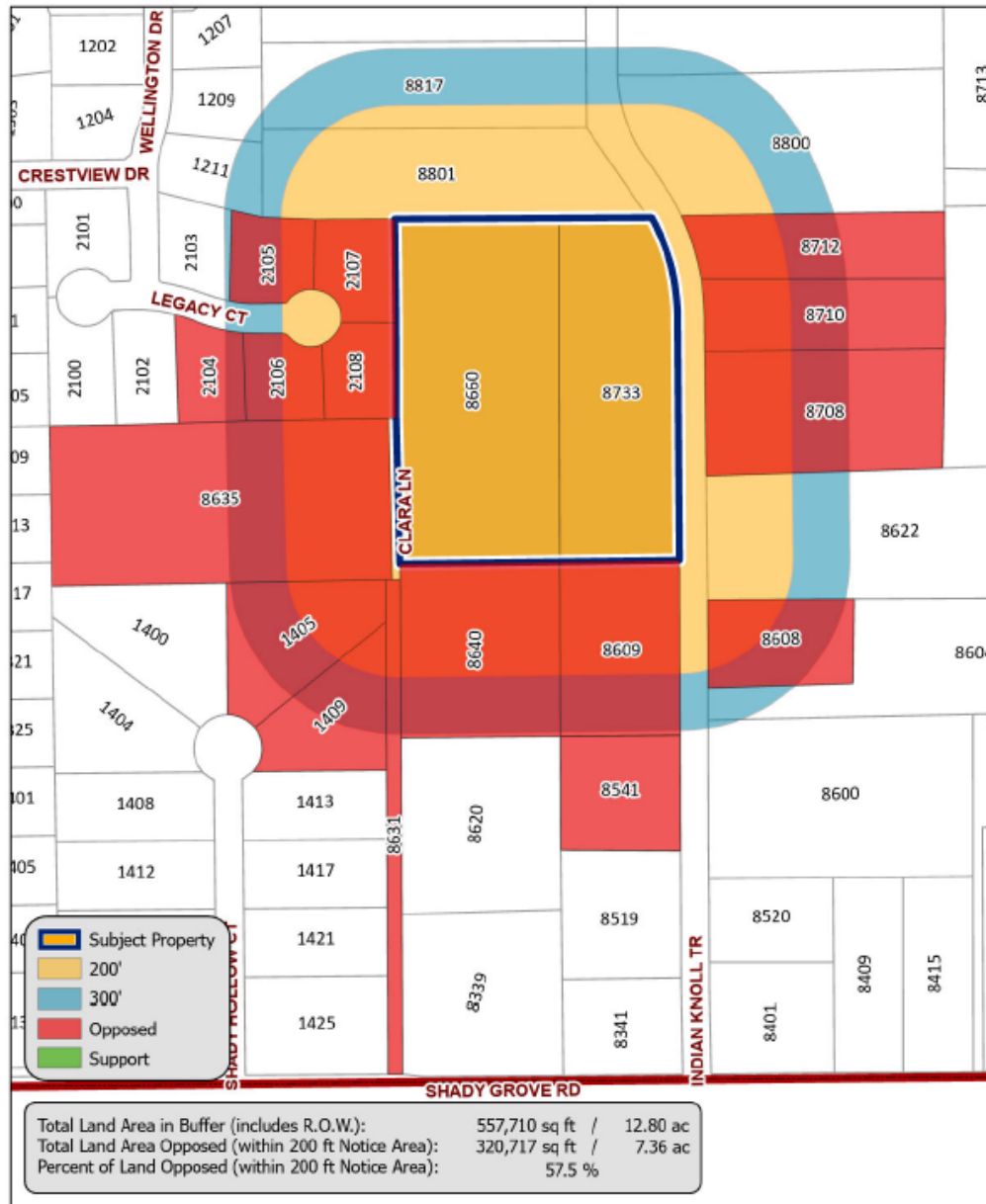


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On Feb. 13, 2025, the City mailed 27 Letters of Notification for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.

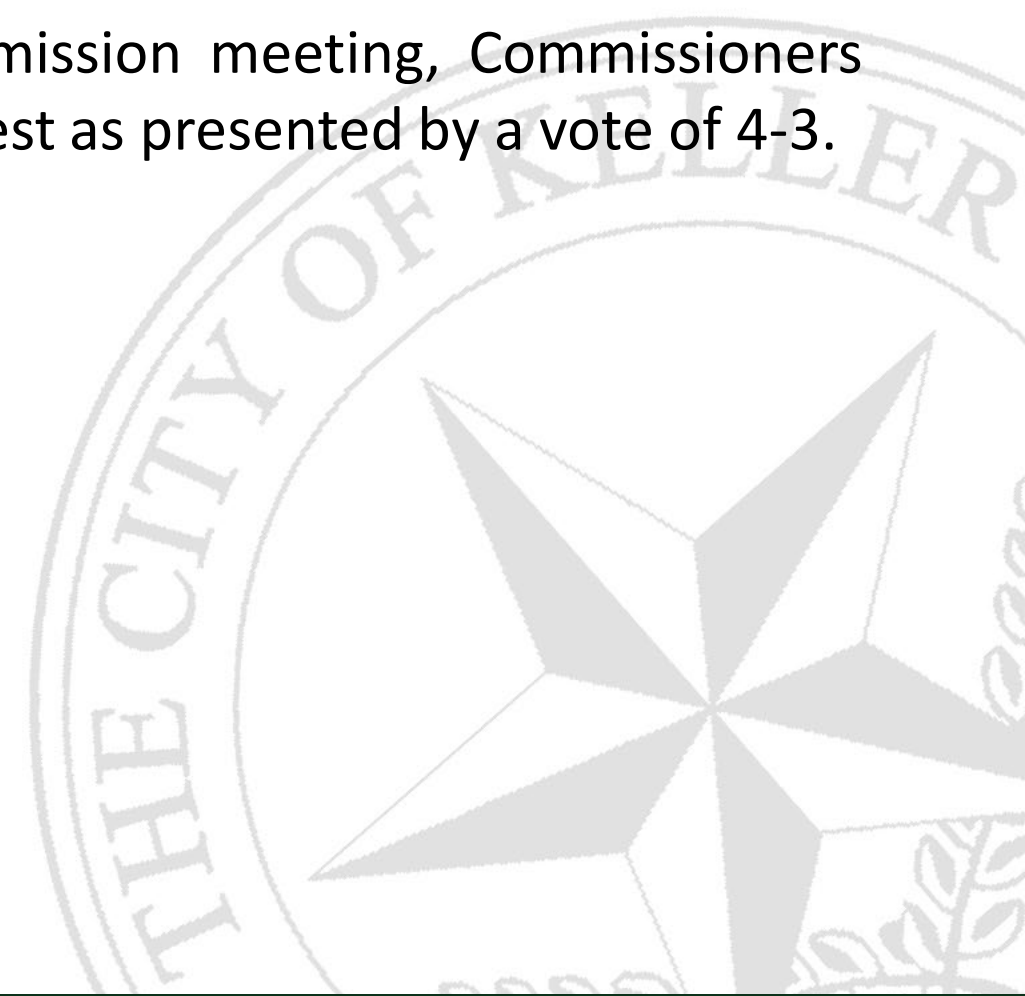
Staff has received a petition, seven letters and two emails representing 14 properties in opposition to this request. Opposition within in the 200' buffer totals 57.5%, so the supermajority vote has been triggered for City Council.



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Planning and Zoning Commission Recommendation:

At the Feb. 25, 2025, Planning and Zoning Commission meeting, Commissioners recommended approval of the zoning change request as presented by a vote of 4-3.



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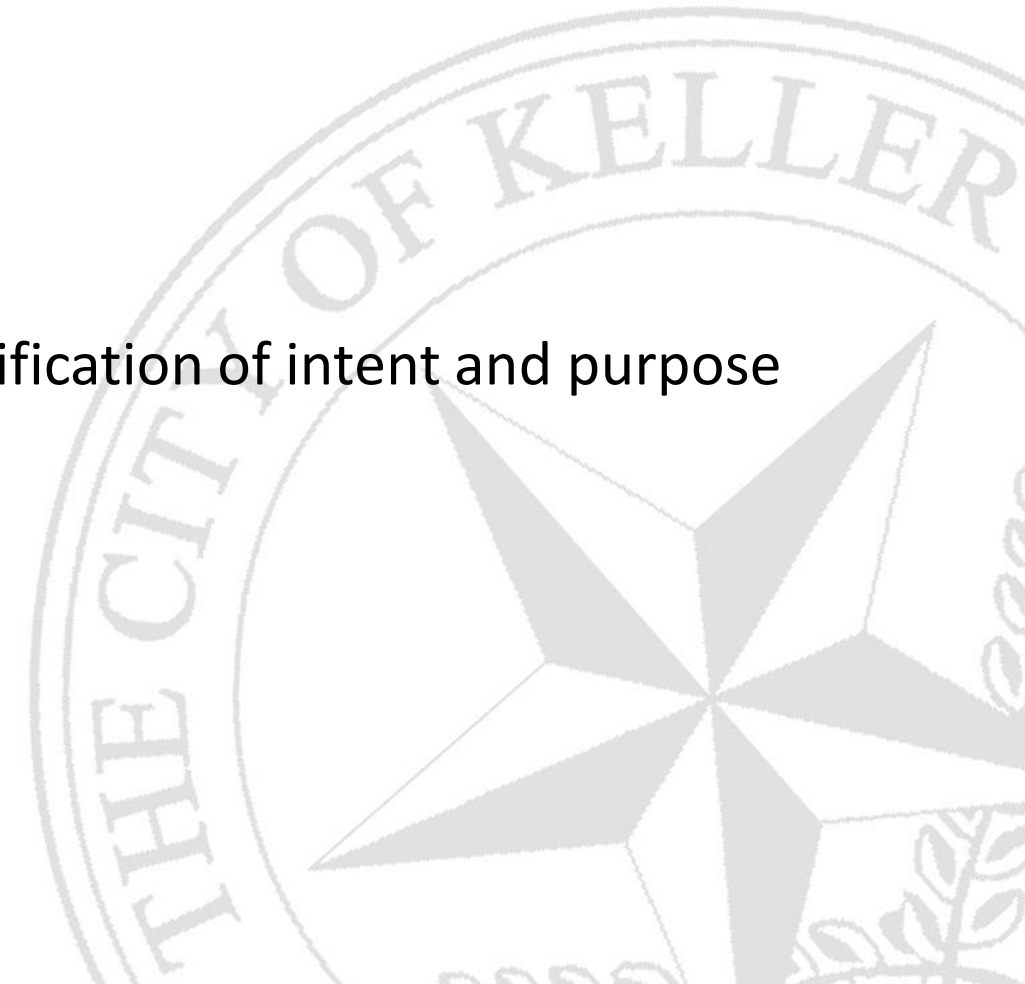
Section 4.03 (A) of the UDC states that when considering an amendment to the zoning regulations or zoning change request, the Planning and Zoning Commission and City Council shall consider the following factors:

1. Appropriateness of all the uses permitted by the proposed change for the immediate area concerned, and the relationship of the proposed uses to the general area and to the City as a whole.
2. Agreement of the proposed change with any existing or proposed plans for providing streets, water supply, sanitary sewers, and other utilities to the area.
3. The amount of vacant land currently classified for similar development in the City, and any special circumstances that may make a substantial part of such vacant land unavailable for development.
4. The rate at which land in the same zoning classification has recently been developed, particularly in the vicinity of the proposed change.
5. Effect on other areas designated for similar development if the proposed amendment is approved.
6. Conformity with the goals and objectives for future developments within the Future Land Use Plan for the City of Keller.
7. Any other factors which will substantially affect the health, safety, morals or general welfare of the citizens of the City of Keller.

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The City Council has the following options when considering a zoning change request:

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





**Questions?
Sarah Hensley
817-743-4130**