

Item H-3

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) and Retail/Commercial (RTC) to Medium-Density Single Family – 15,000 to 35,999 square-foot lots (MD-SF) for 49 acres, legally described as a Tract 2 HS, Abstract 1501 and Tract 2, Abstract 791 of the Thomas J. Thompson Survey, located 120 feet southeast of the Davis Boulevard and Creek Road intersection, and addressed 8740 Davis Boulevard. Barron-Stark Engineers and Holmes Builders, Applicant. LLB Armstrong Family LP, Owner. (PA-2411-0003)

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) and Retail/Commercial (RTC) to Medium-Density Single Family - 15,000 to 35,999 square-foot lots (MD-SF) for approximately 49 acres located at 8740 Davis Blvd.

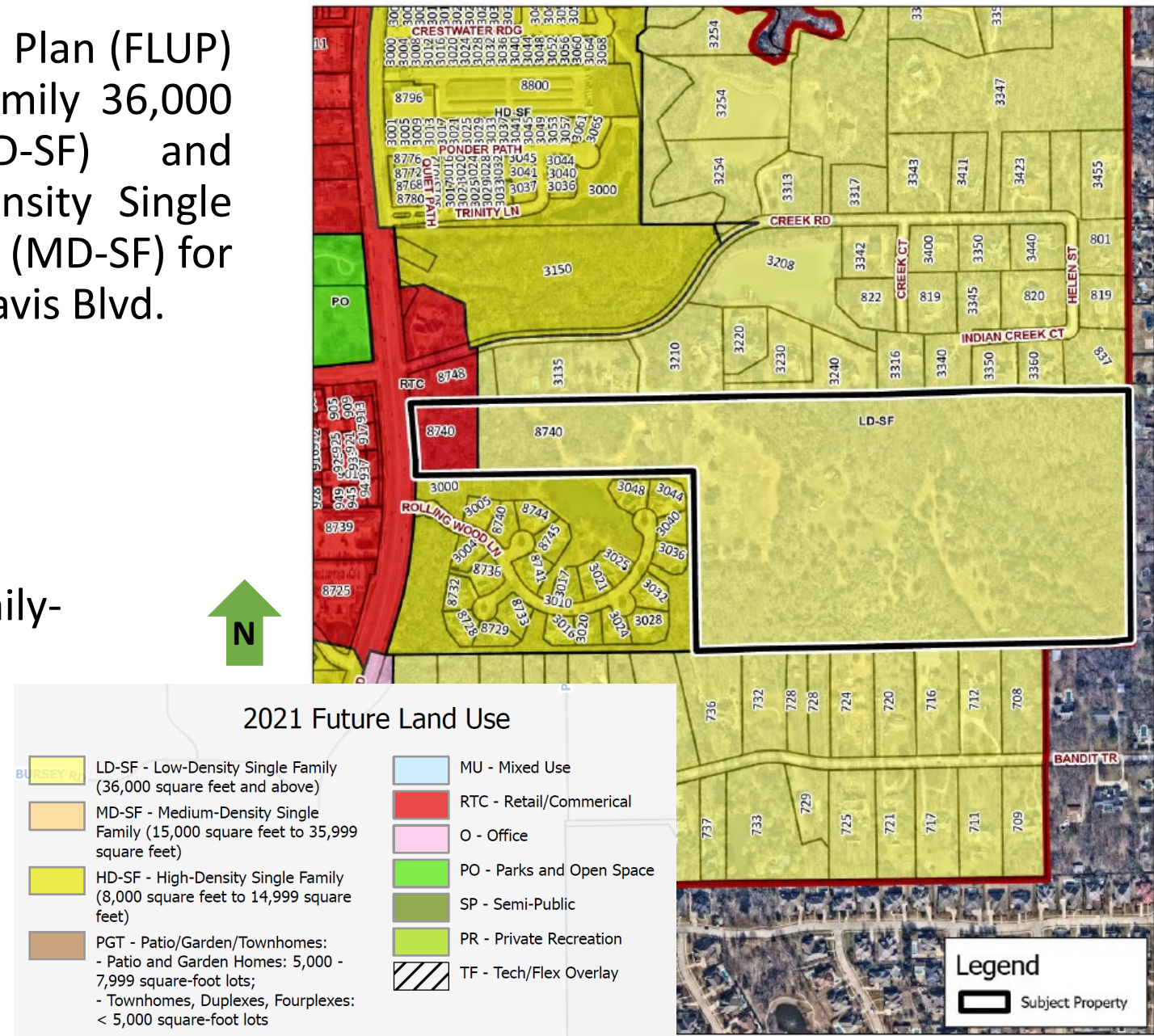
Surrounding FLUP Designations:

North: LD-SF and RTC

South: LD-SF and High-Density Single-Family- 8,000 to 14,999 square-foot lots (HD-SF)

East: City of Colleyville

West: Retail/Commercial and 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):

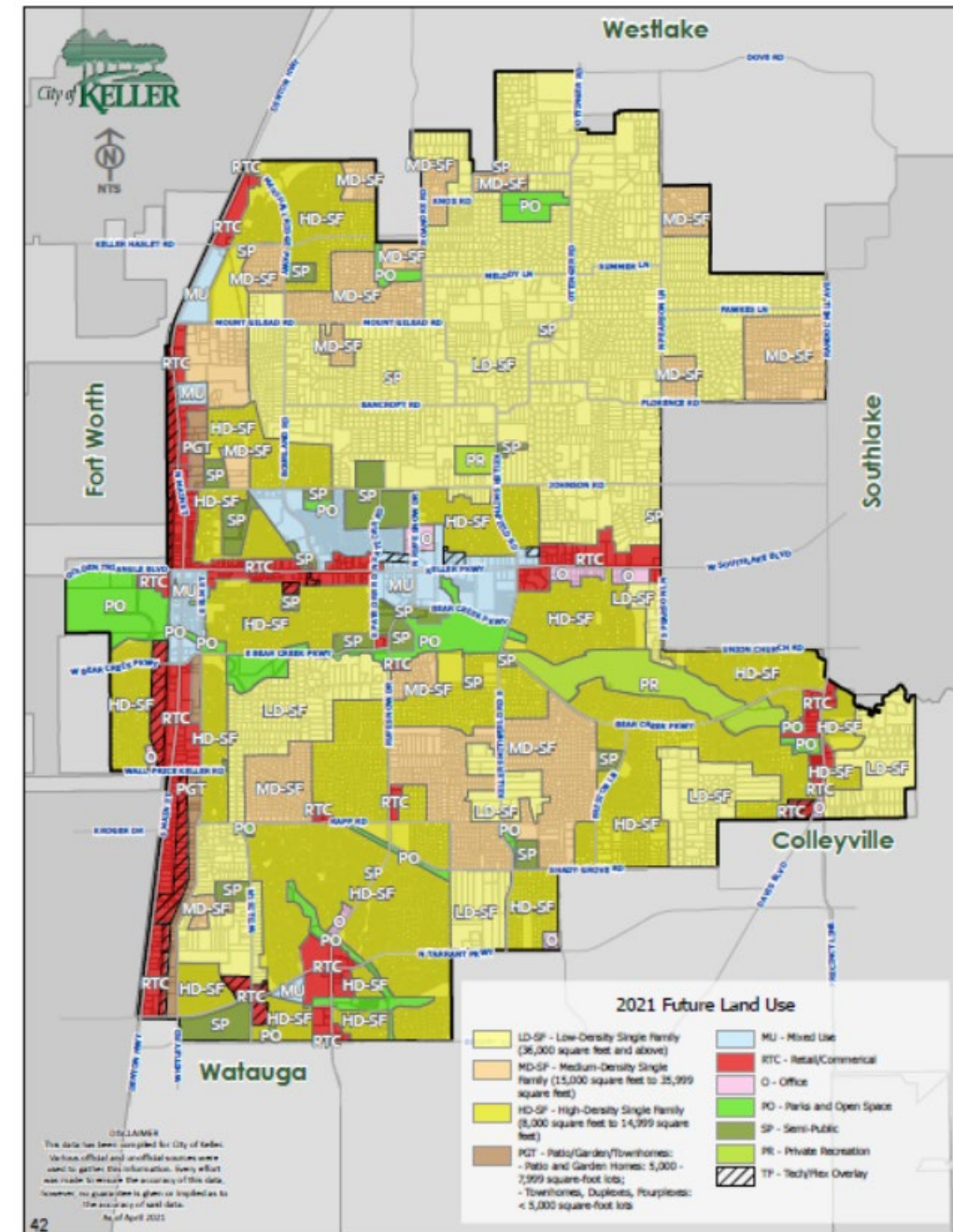
15,000 square-foot lots to 35,999 square-foot lots

High-Density Single Family (HD-SF):

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

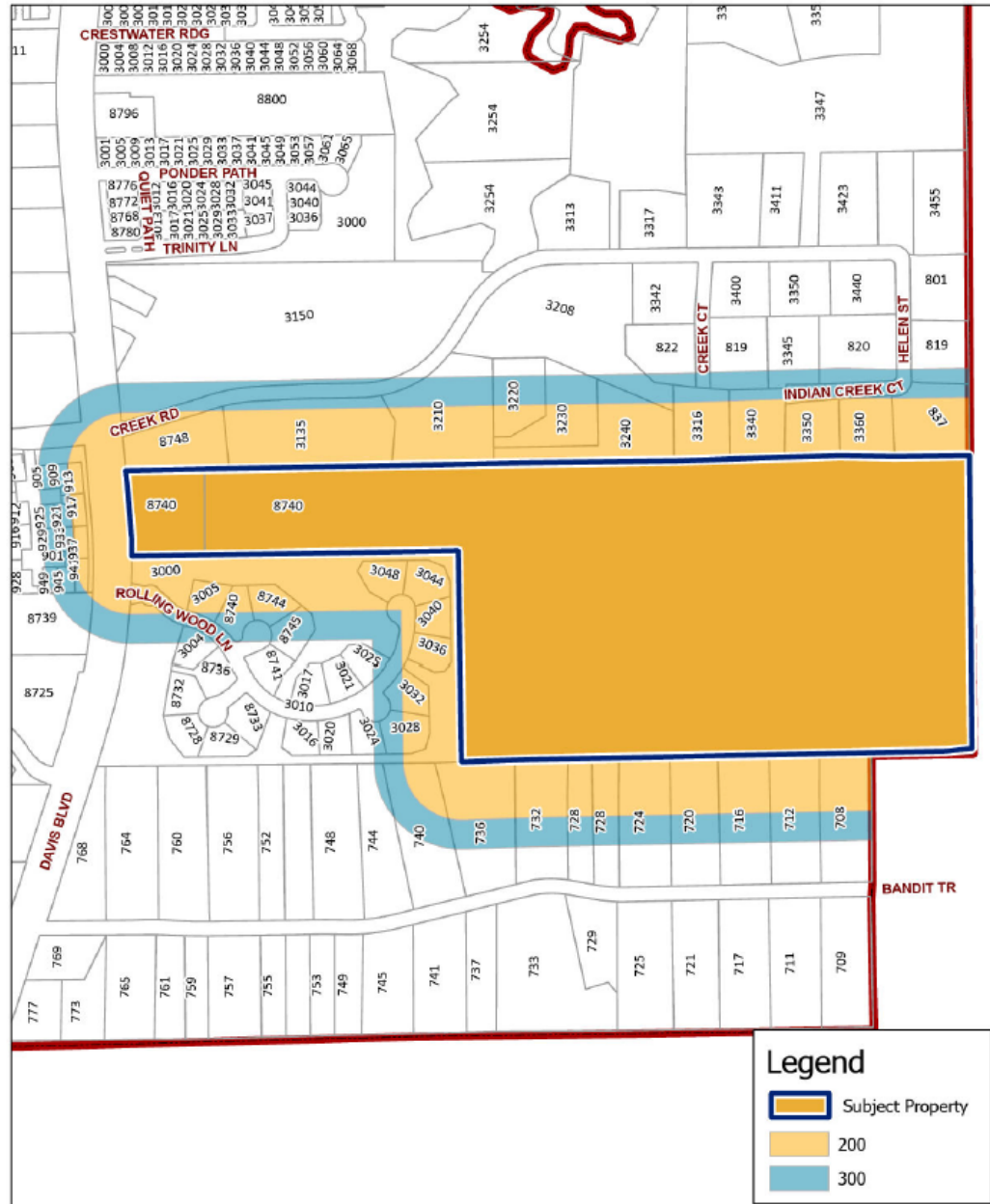
Patio/Garden/Townhomes (PGT):

- 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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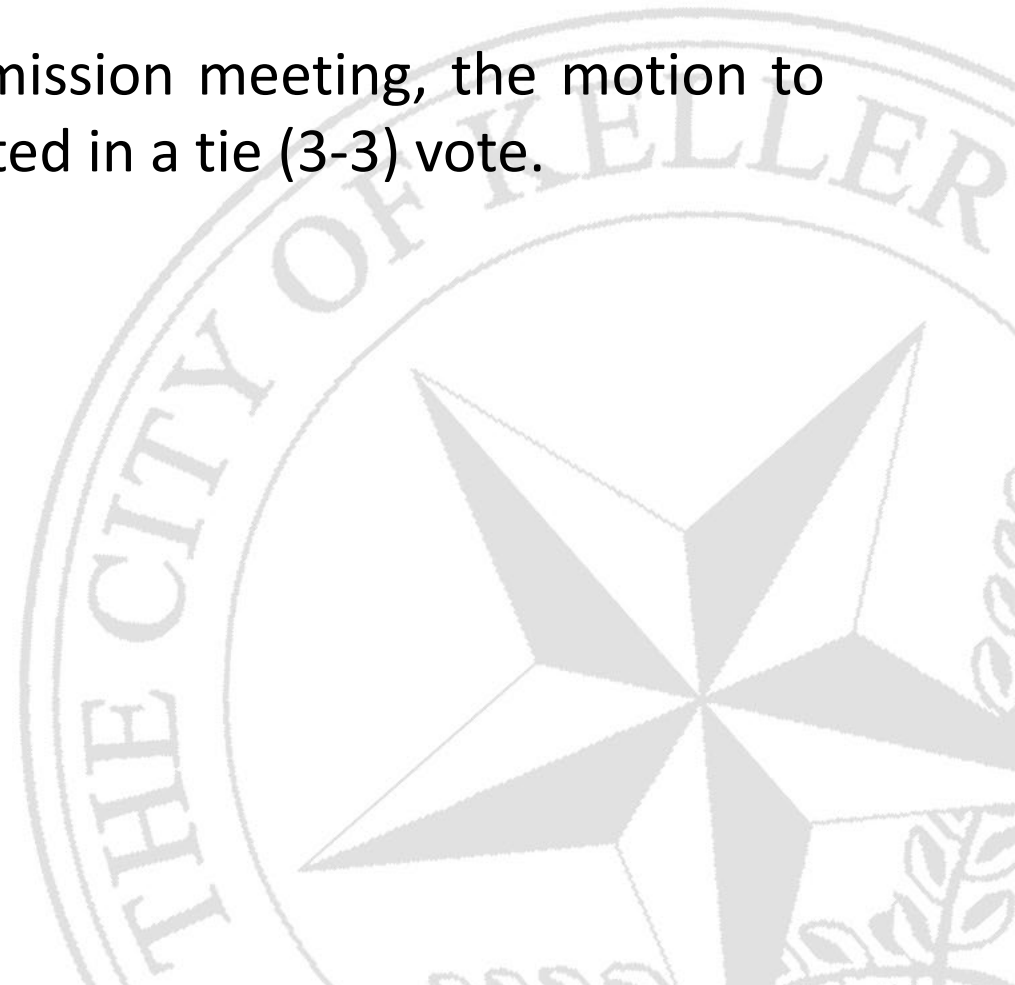
- On Feb. 27, 2025, the City mailed 59 Letters of Notification for this public hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was also posted on the site.



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Planning and Zoning Commission Recommendation:

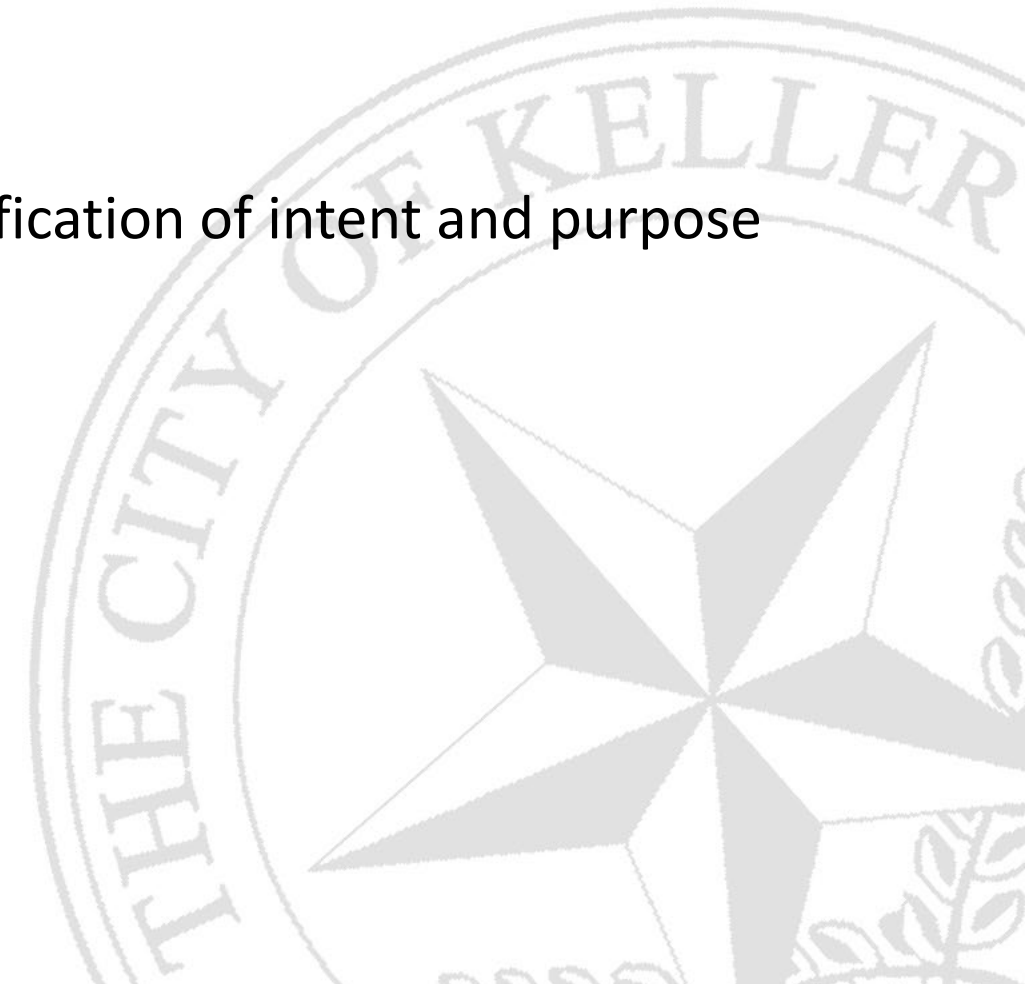
At the March 11, 2025, Planning and Zoning Commission meeting, the motion to recommend approval of the FLUP amendment resulted in a tie (3-3) vote.



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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?
Sarah Hensley
817-743-4130