

Item H-7

PUBLIC HEARING: Consider a resolution approving a Future Land Use Plan (FLUP) amendment from Retail/Commercial to Patio-Garden-Townhome for a portion of 4.33 acres legally described as portions of Tract 7B, Abstract 692 of the W J Holland Survey, and a portion of the Martins Subdivision public right-of-way dedicated to the City of Keller shown on the plat filed with Tarrant County under document number D205322770, located on the west side of the Rapp Road and Whitley Road intersection, and addressed 1212 Whitley Road, and unaddressed public right-of-way. Huynh and Viyapon, LLC, Owner. Garabedian Properties, Applicant. (LUP-24-0002)

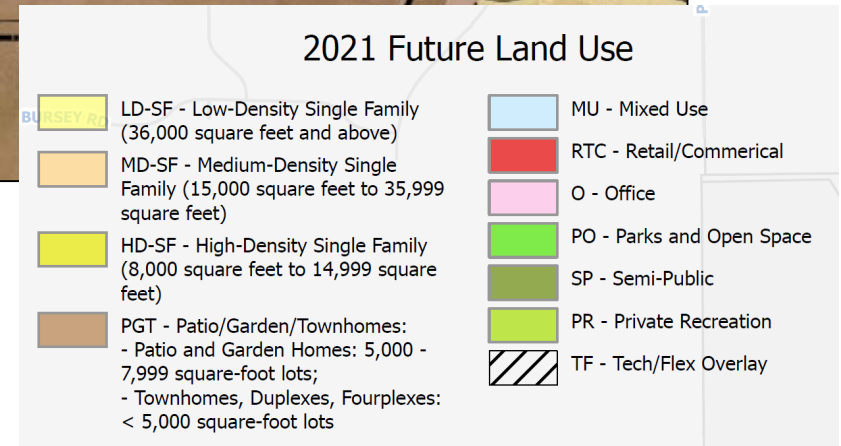
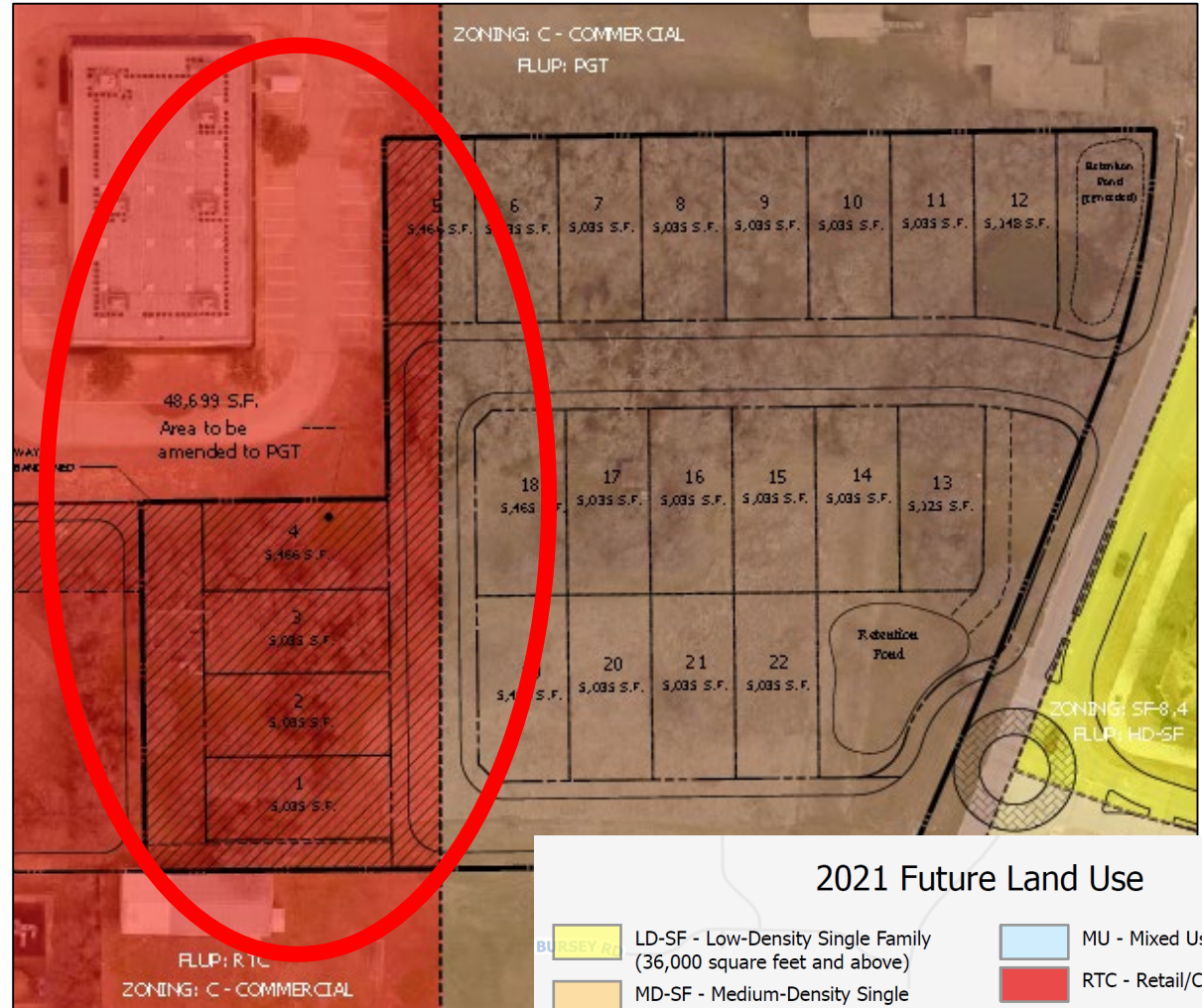
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Background:

The Applicant requests a Future Land Use Plan (FLUP) amendment to change the land use designation to Patio-Garden-Townhome from Retail/Commercial for a portion of the combined 4.33 acre properties proposed as the Whitley Springs Planned Development.

The development will have approximately 22 single-family homes on lots of at least 5,000 square feet.

A PGT land use designation requires that lots are 5,000 square feet to 7,999 square feet.



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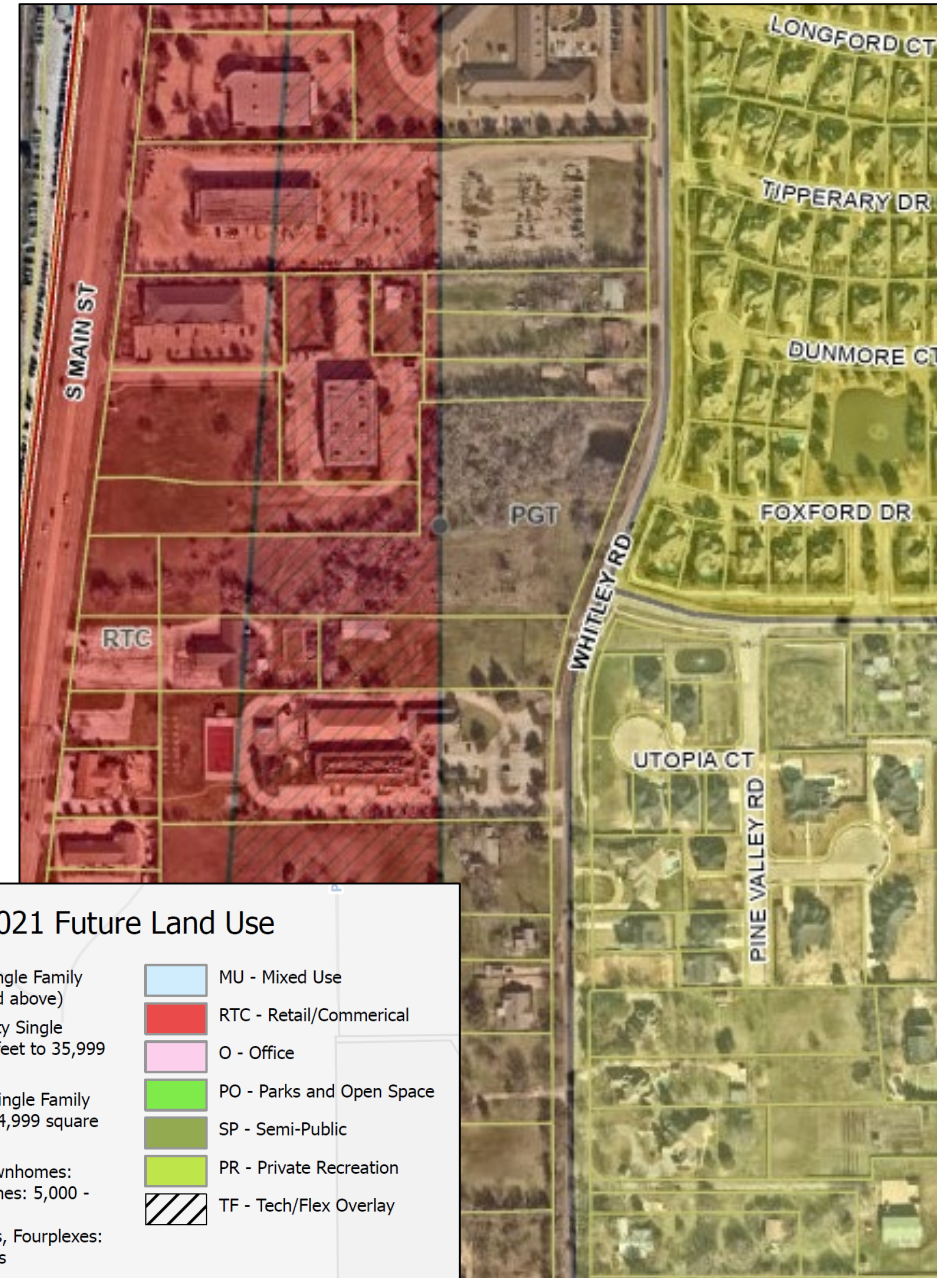
Surrounding FLUP Designations:

North: Retail/Commercial, PGT

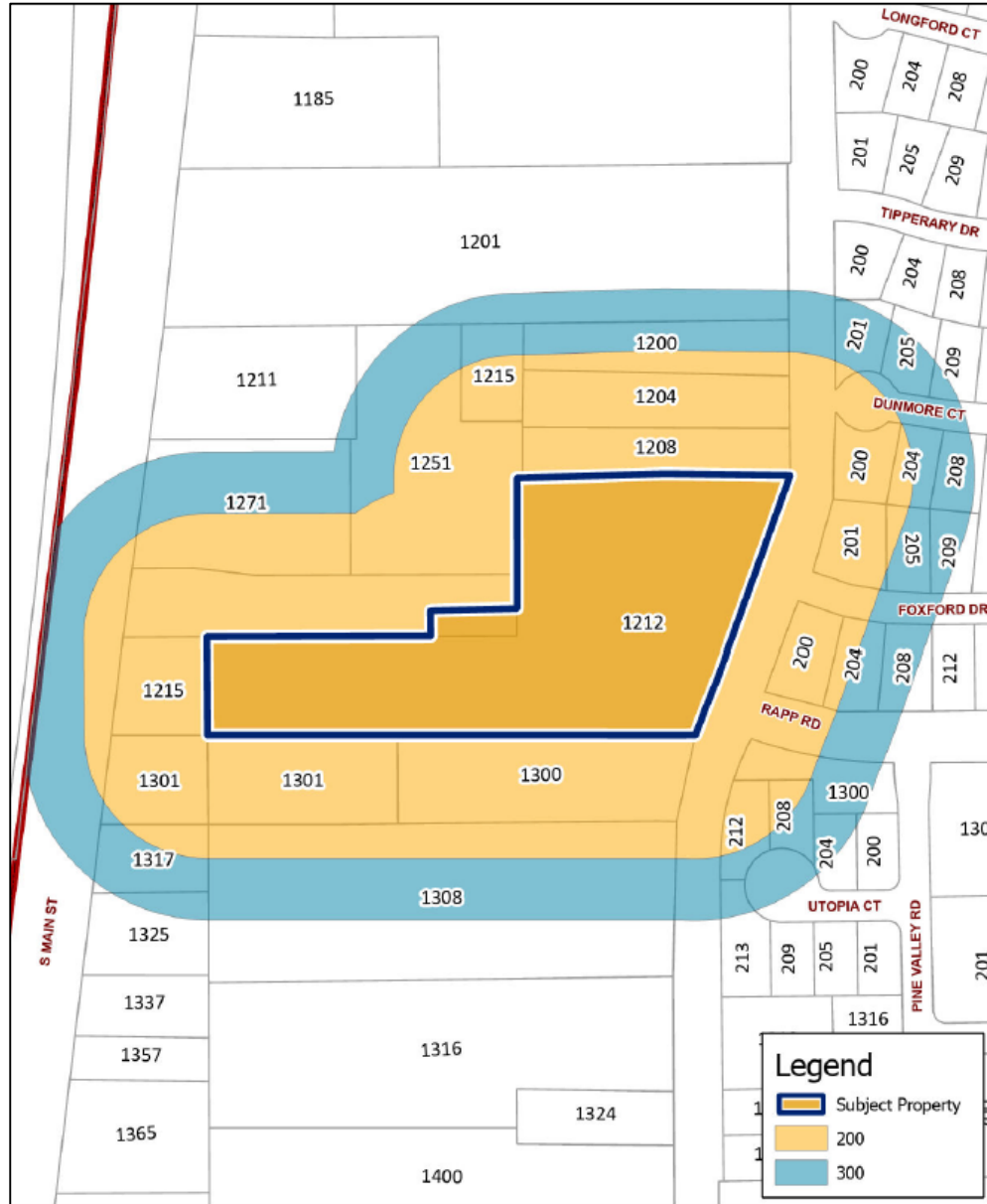
South: Retail/Commercial, PGT

East: High-Density Single Family, Low-Density Single Family

West: Retail/Commercial



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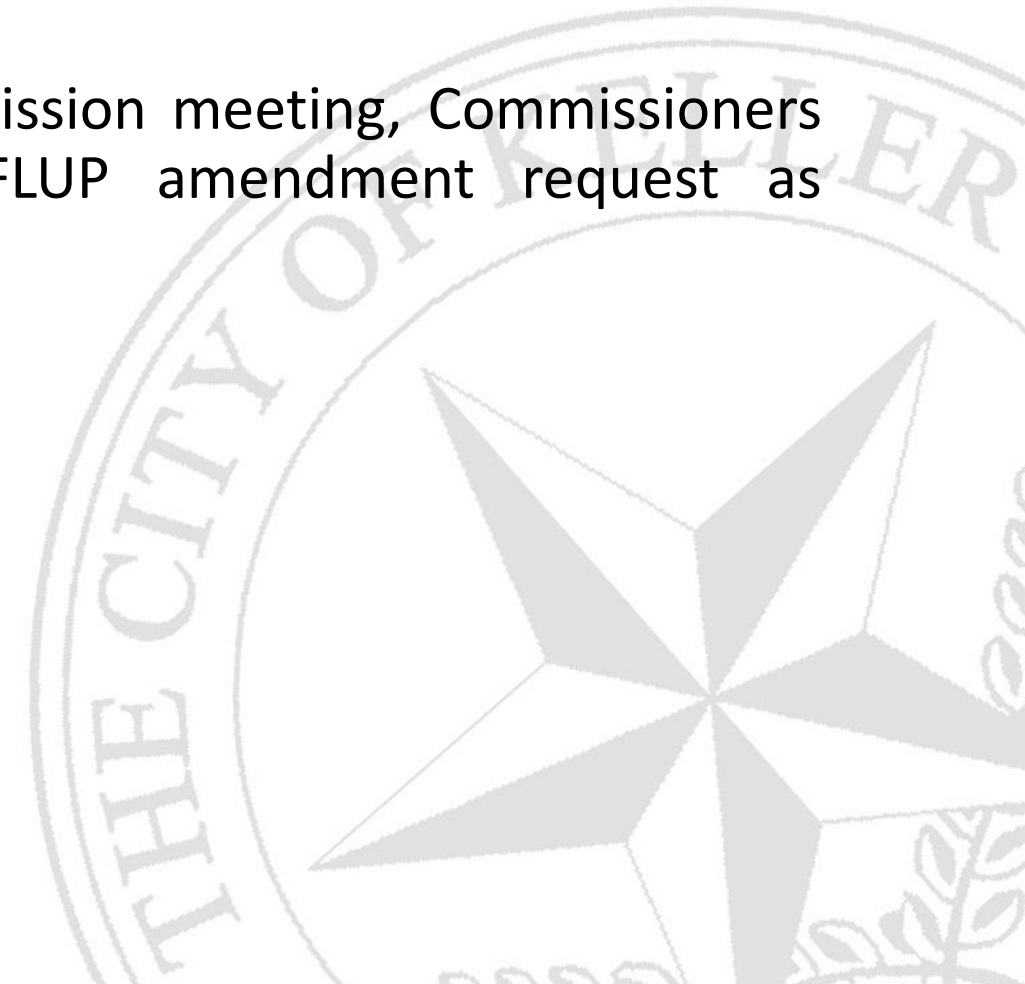


- On May 16, 2024, the City mailed 31 Letters of Notification for this public hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was also posted on the site.
- Staff has received 31 emails and letters of opposition to the proposed Whitley Springs development.

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Planning and Zoning Commission Recommendation:

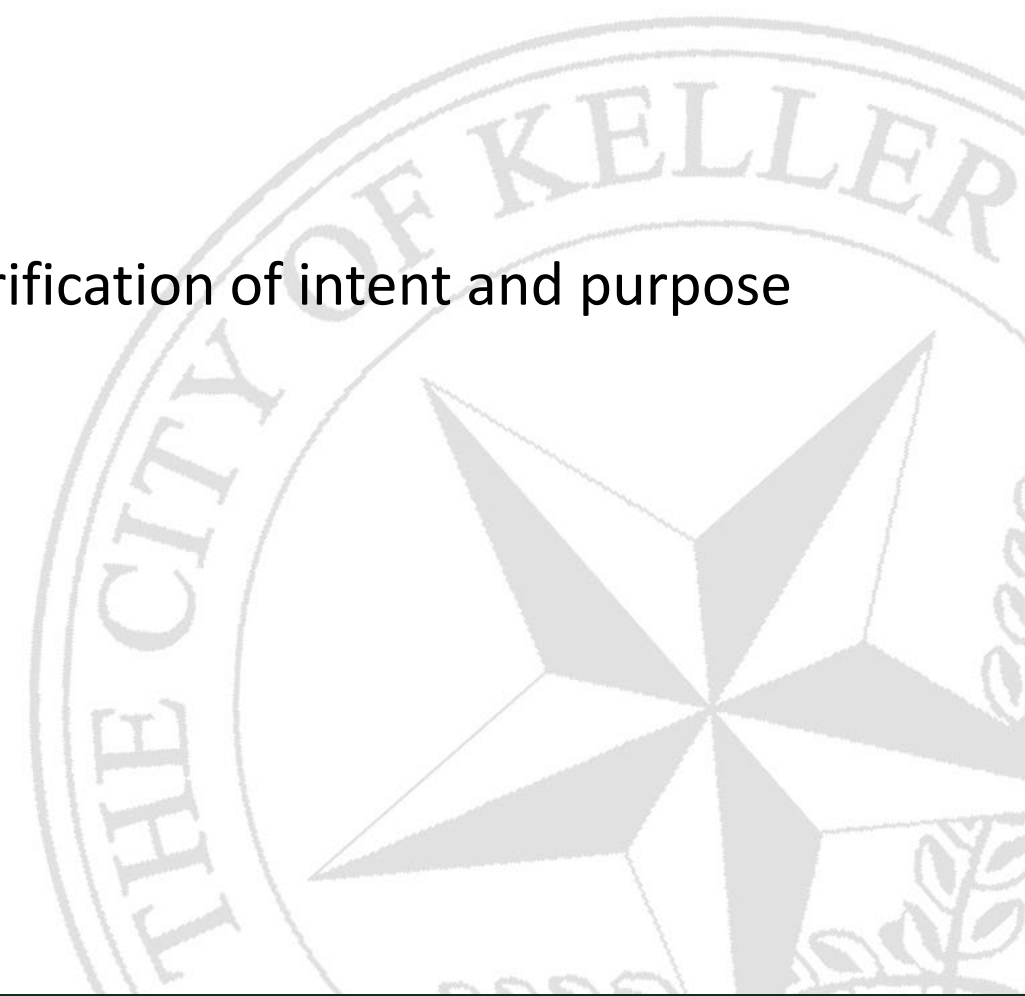
At the May 28, 2024 Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the FLUP amendment request as presented.



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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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