

Item H-4

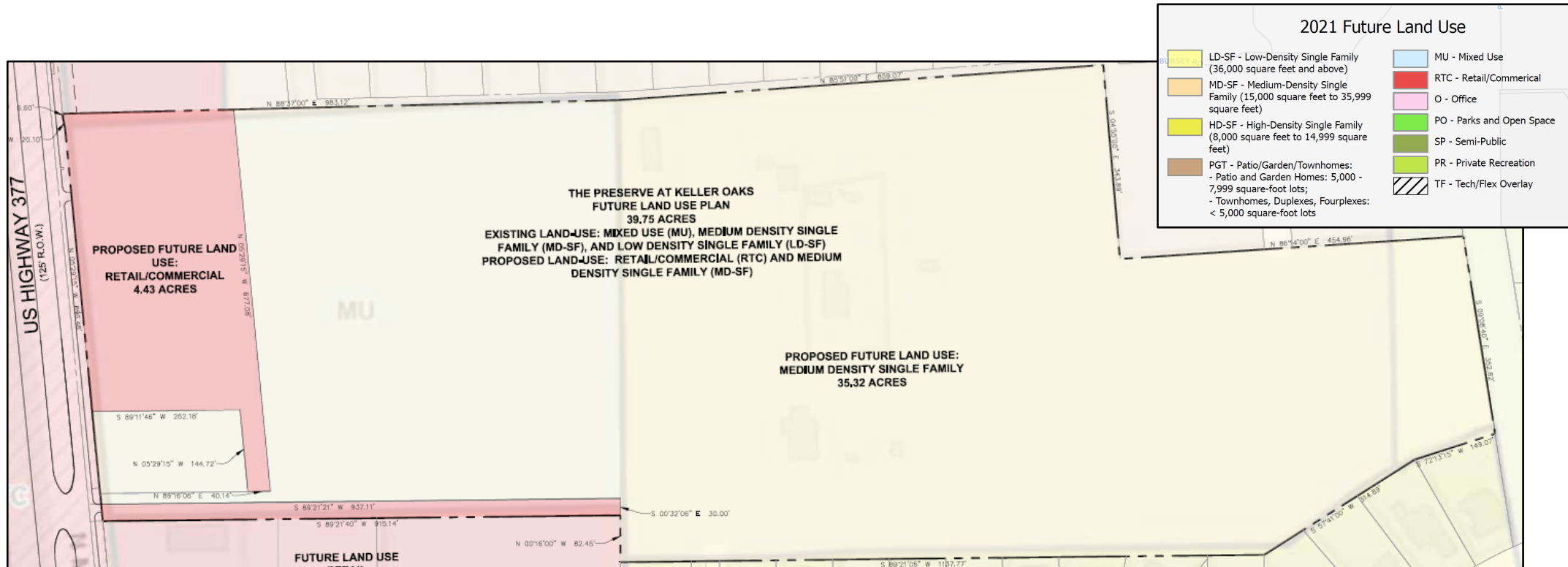
PUBLIC HEARING: Consider a resolution approving a Future Land Use Plan (FLUP) amendment from Mixed-Use (MU), Medium-Density Single-Family 15,000 - 35,999 square-foot lots (MD-SF), and Low-Density Single-Family 36,000 square-foot and above (LD-SF) to Retail/Commercial (RTC) and Medium-Density Single Family - 15,000 to 35,999 square-foot lots (MD-SF) for 39.38 acres, legally described as: situated in the Richard F. Allen Survey, Abstract Number 29, Tract 4D, and being all of Lot 1, Block 1 of Harmonson Acres Addition, and being all of Lot 1 HS, Block A of Perrigo Place Addition, and being all of that certain called 0.364 acre right-of-way dedication shown on said plat of Perrigo Place, located on the east side of N. Main St., approximately 300 feet southeast of the Park Avenue and N. Main St. intersection, and addressed as 1000, 1004 and 1008 N. Main Street. Preston Crow, Skorburg Company, Applicant. Sue Salstrand and Anne Burfitt, PBS Family Limited Partnership, Owner. (PA-2603-0001)

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Background:

The Applicant requests a Future Land Use Plan (FLUP) amendment to change the land use designation from Mixed-Use (MU), Medium-Density Single-Family (MD-SF) and Low-Density Single-Family (LD-SF) to Medium-Density Single-Family (MD-SF) and Retail/Commercial (RTC) for 39.38 acres of land proposed as The Preserve at Keller Oaks Planned Development.

A MD-SF land use designation indicates lots are 15,000 square feet to 35,999 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:

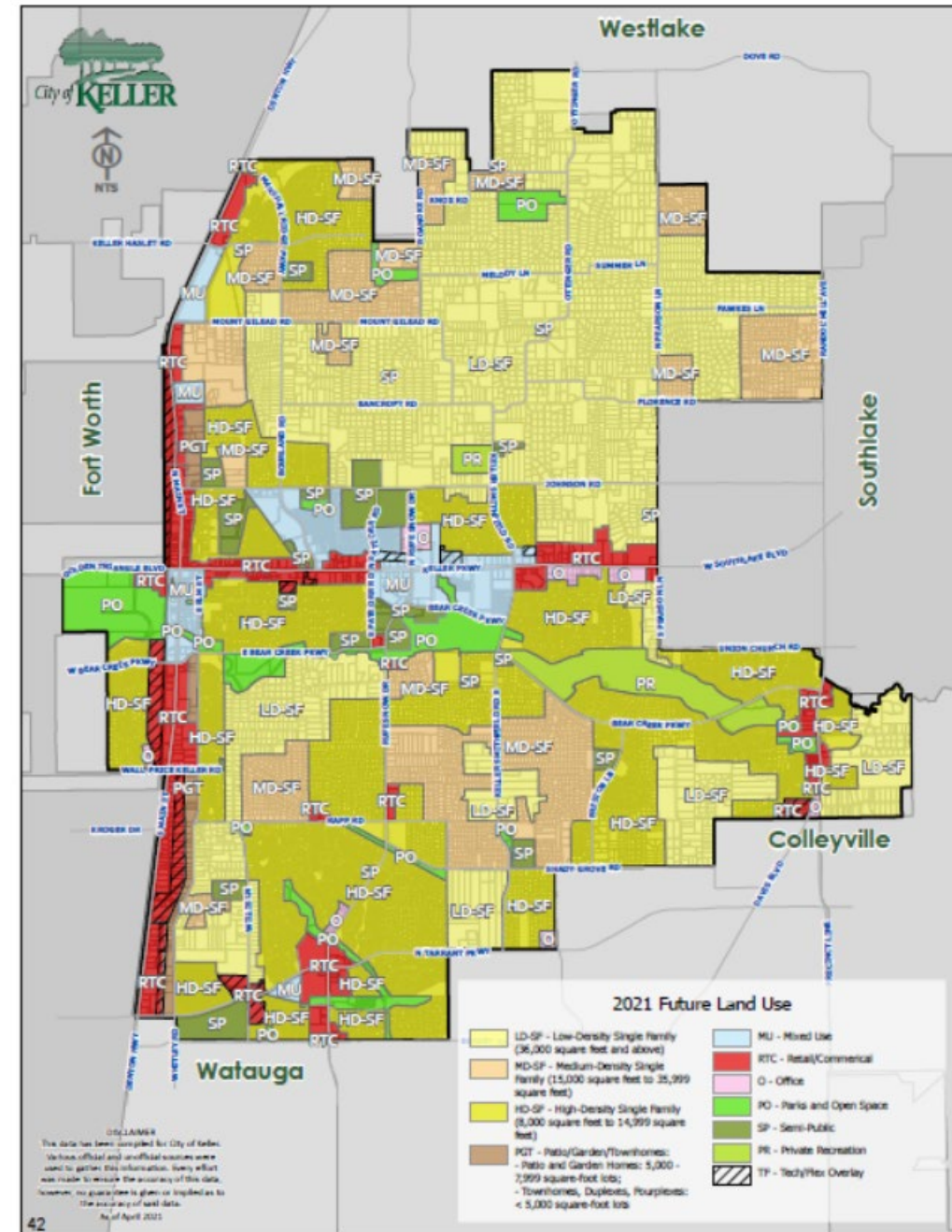
Low-Density Single Family (LD-SF):
36,000 square-foot lots or greater

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)



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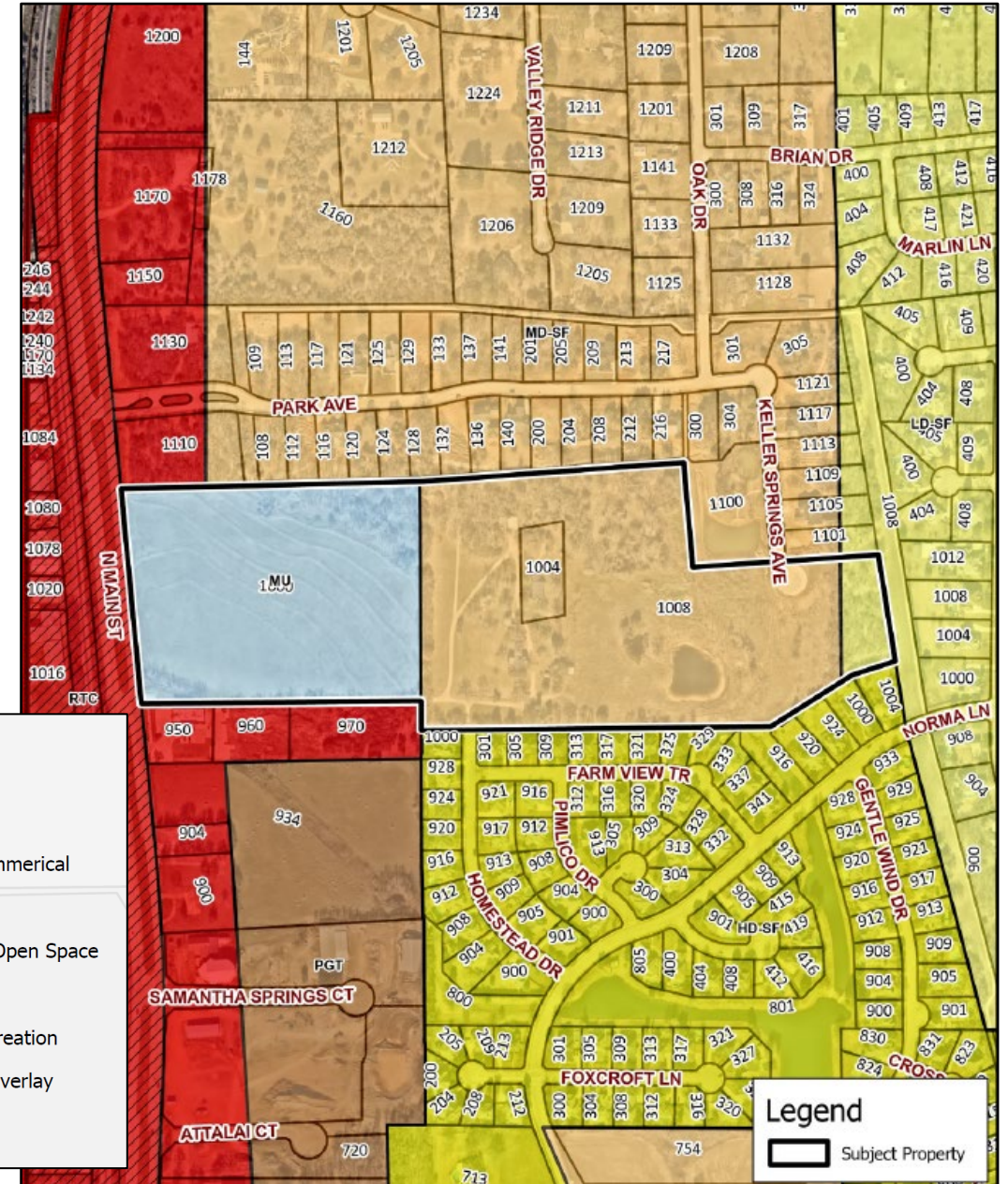
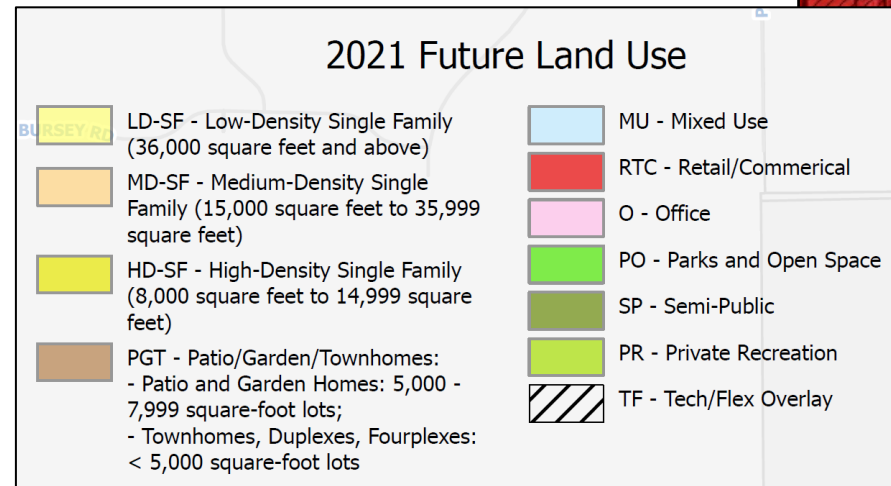
Surrounding FLUP Designations:

North: MD-SF and RTC

South: RTC and HD-SF

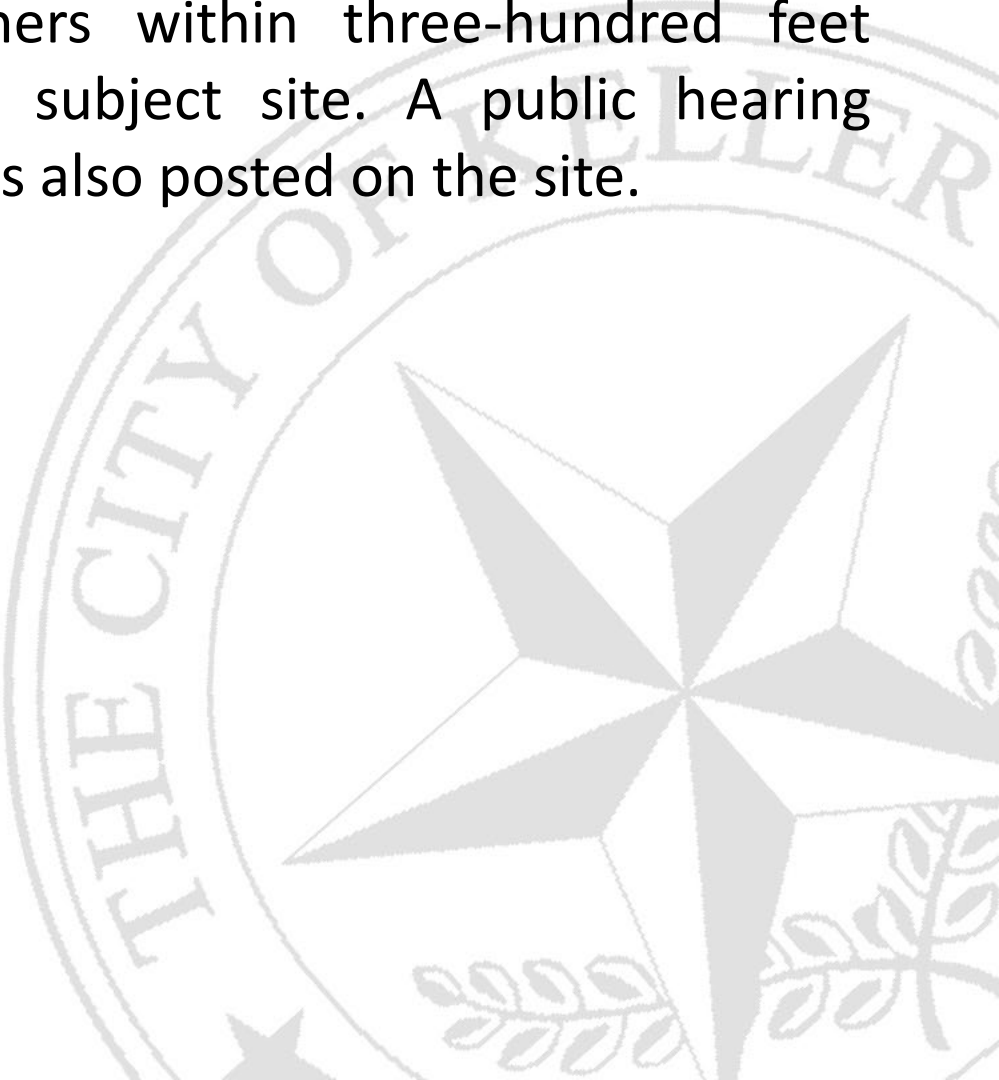
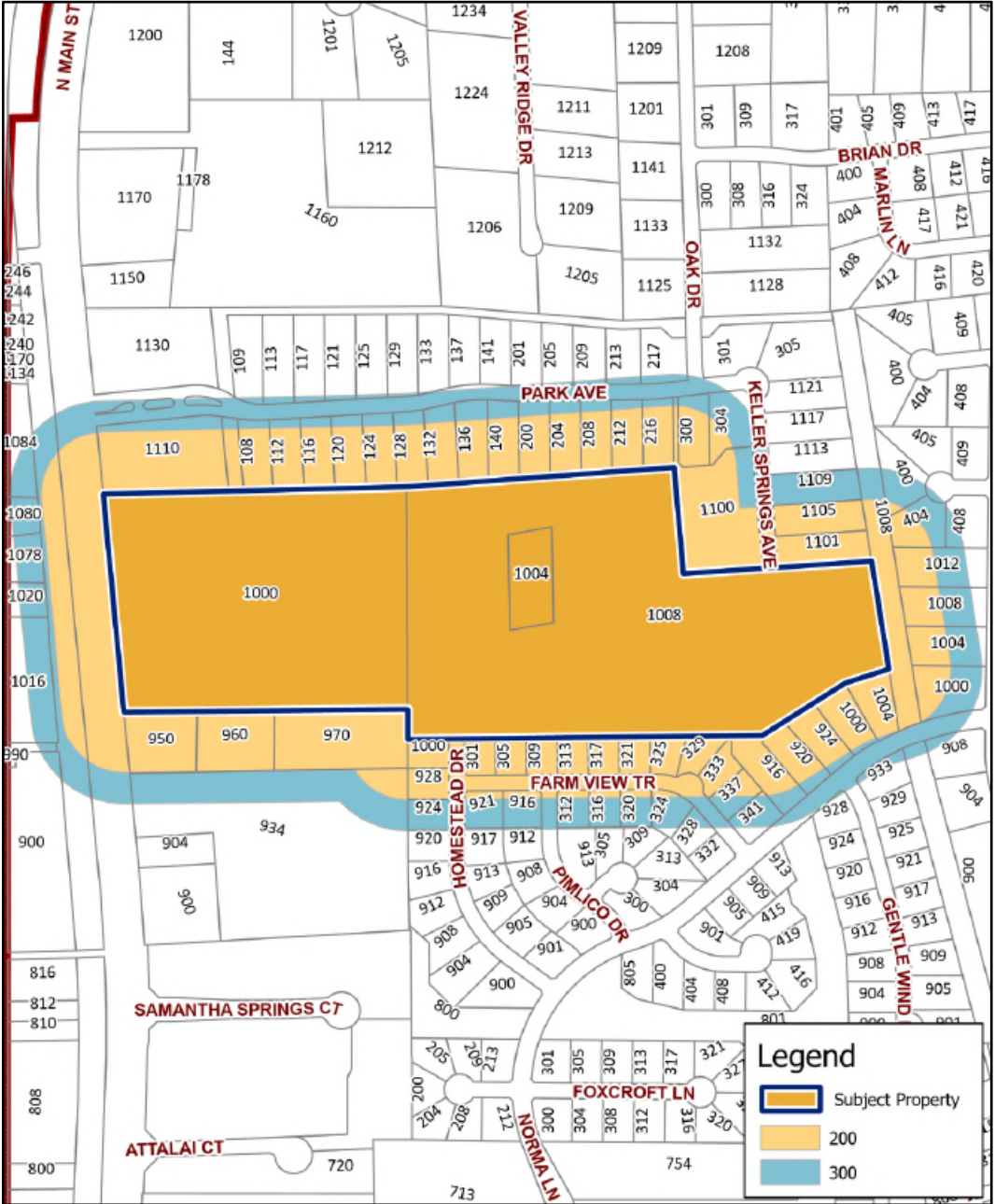
East: MD-SF and LD-SF

West: RTC with a Tech-Flex Overlay



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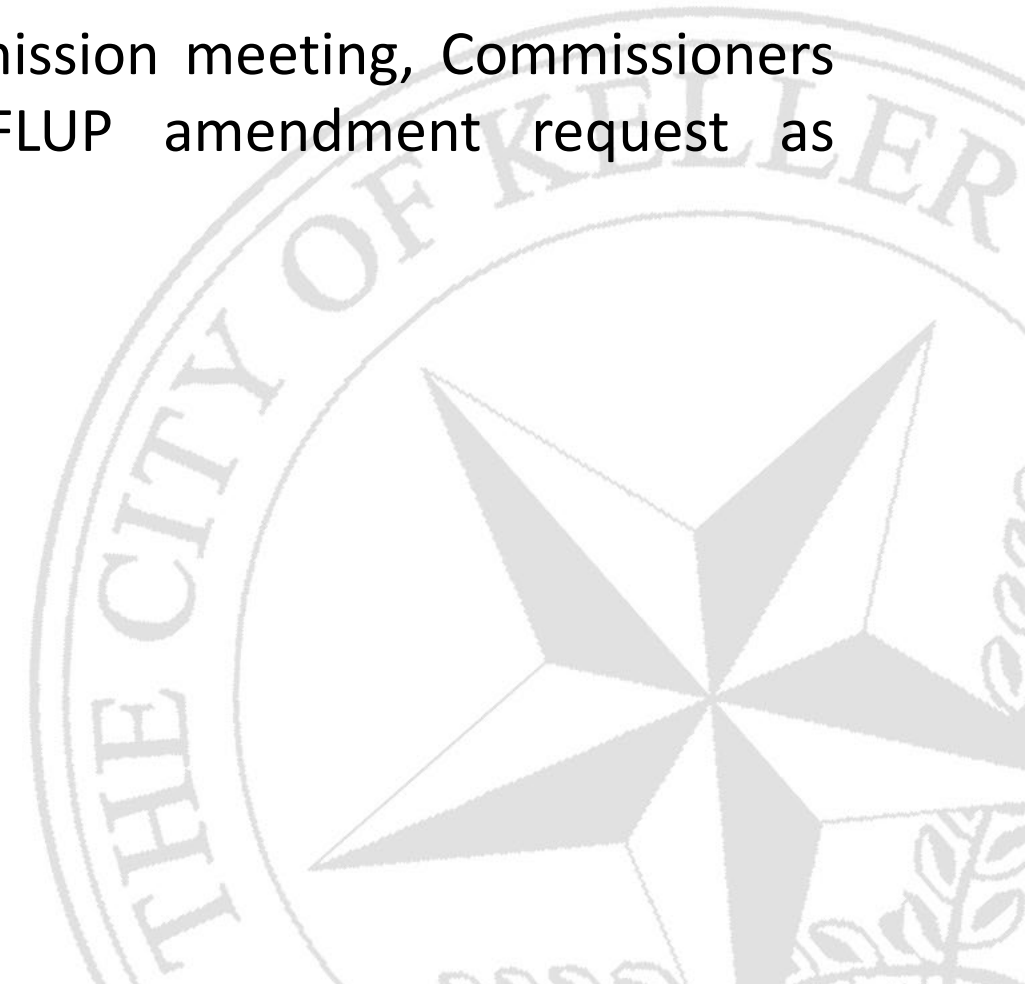
On April 2, 2026, the city mailed 67 Letters of Notification for this public hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was also posted on the site.



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Planning and Zoning Commission Recommendation:

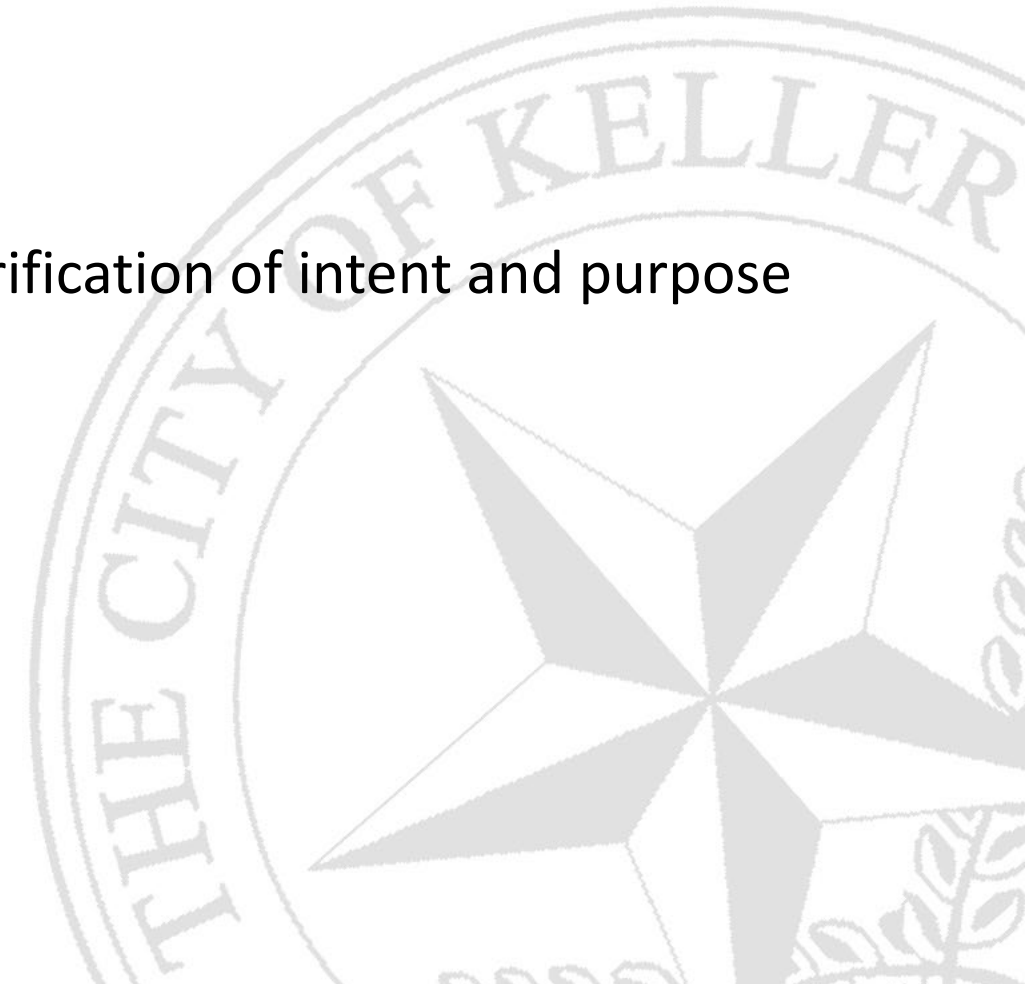
At the April 14, 2026, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the FLUP amendment request as presented.



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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?
Alexis Zimmerman
817-743-4130