



# Keller Future Land Use Plan

**UPDATE**

PROGRESS THROUGH PARTICIPATION



# Why Update the FLUP?

- Current FLUP (1998) is outdated
- Alignment needed with current development patterns
- Confusion among developers regarding current FLUP
- Inconsistencies between the current FLUP and Zoning
- Clarity needed for development related decision making





# Schedule

## As of September 2019

<b>City Council Work Session</b> <i>Purpose: To present summary of public input, findings, goals and objectives, and preliminary FLUP map in preparation for Public Meeting #1 (90 minutes)</i>	<b>August 7, 2018</b>	✓
<b>Public Meeting #1</b>	<b>September 25, 2018</b>	✓
<b>Posting of Draft FLUP Map for Public Comment</b>	<b>September 25, 2018 – October 24, 2018</b>	✓
<b>Public Meeting #2</b> <i>Purpose: To present draft FLUP to the community</i>	<b>October 24, 2018</b>	✓
<b>Public Hearing with P&amp;Z</b> <i>Purpose: P&amp;Z consideration</i>	<b>December 10, 2018</b>	✓
<b>Public Hearing with City Council</b> <i>Purpose: Council consideration</i>	<b>December 18, 2018</b>	Public Hearing continued and item TABLED
<b>P&amp;Z Considered and Voted on FLUP Update</b> <i>Purpose: P&amp;Z recommendation to Council</i>	<b>January 14, 2019</b>	5-2 recommended approval
<b>Public Hearing with City Council</b> <i>Purpose: Council adoption</i>	<b>January 15, 2019</b>	TABLED
<b>City Council Work Session</b> <i>Purpose: To receive an update from Task Force Chairman, Tag Green</i>	<b>February 19, 2019</b>	✓
<b>FLUP Task Force</b> <ul style="list-style-type: none"><li><i>Purpose: To discuss Parks &amp; Open Space, Estate Residential, and Mixed Use</i></li></ul>	<b>February 26, 2019</b>	✓
<b>FLUP Task Force</b> <i>Purpose: To discuss Parks &amp; Open Space, Estate Residential, and Mixed Use</i>	<b>April 9, 2019</b>	✓
<b>City Council Work Session</b> <i>Purpose: To receive an update from Task Force Chairman, Tag Green and member Eric Schmidt</i>	<b>May 7, 2019</b>	✓
<b>City Council Work Session</b> <i>Purpose: To receive an update from Task Force Chairman, Tag Green</i>	<b>May 21, 2019</b>	✓
<b>City Council Work Session</b> <i>Purpose: To discuss FLUP Update</i>	<b>June 13, 2019</b>	✓

MEETING/EVENT	DATE	COMPLETE
<b>Joint Council and P&amp;Z Kick Off</b> <i>Purpose: Discuss project goals and collect visioning input from Council</i>	<b>March 12, 2018</b>	✓
<b>Website Launch</b> <i>Council input on survey completed one week prior to launch.</i>	<b>March 27, 2018</b>	✓
<b>Meetings-In-A-Box Delivered</b> <i>Council input on boxes completed one week prior to launch.</i>	<b>April 9, 2018</b>	✓
<b>Public Input Meeting #1</b> <i>Purpose: To solicit community input (meeting location: Ridgeview Elementary)</i>	<b>April 4, 2018</b>	✓
<b>Public Input Meeting #2</b> <i>Purpose: To solicit community input (meeting location: Hidden Lakes Elementary)</i>	<b>April 10, 2018</b>	✓
<b>Public Input Meeting #3</b> <i>Purpose: To solicit community input (meeting location: Willis Lane Elementary)</i>	<b>April 12, 2018</b>	✓
<b>Online Survey Open</b>	<b>April 12, 2018</b>	✓
<b>Keller Crawfish Krawl</b>	<b>April 14, 2018</b>	✓
<b>Public Input Meeting #4</b> <i>Purpose: To solicit community input (meeting location: Keller Town Hall)</i>	<b>April 16, 2018</b>	✓
<b>Public Input Meeting #5</b> <i>Purpose: To solicit community input (meeting location: Keller Library)</i>	<b>April 19, 2018</b>	✓
<b>KellerFest</b>	<b>April 28, 2018</b>	✓
<b>Online Survey Close</b>	<b>May 14, 2018</b>	✓
<b>Task Force Meeting</b> <i>Purpose: To review public input results with the Task Force</i>	<b>June 7, 2018</b>	✓
<b>City Council Work Session</b> <i>Purpose: To present summary of public input, findings, goals and objectives, and preliminary FLUP map in preparation for Public Meeting #1 (90 minutes)</i>	<b>August 7, 2018</b>	✓
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# FLUP Categories

## Residential Category

Estate Residential



Single-Family 36



Single-Family 25/20



Single-Family 15/12



Single-Family 8.4



Single-Family 3



## Nonresidential Category

Mixed Use



Office



Retail/Commercial



Tech/Flex Industrial



Public/Semi-Public

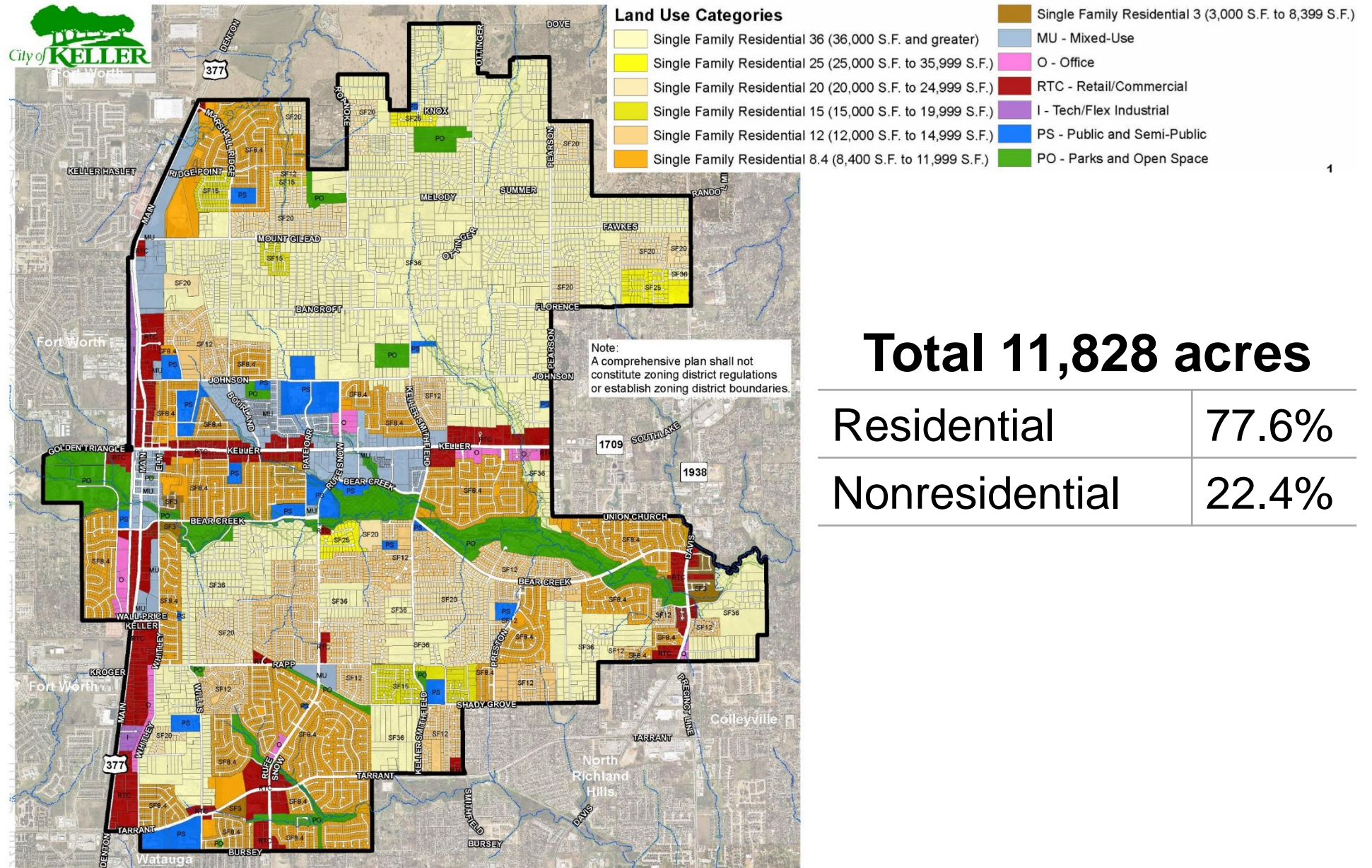


Parks and Open Space





# FLUP Map





# Future Growth and Buildout

- Buildout is calculated based on the proposed FLUP Map
- Ultimate projected buildout population – 51,580
- With a growth rate of 1.5% or 1.75%, buildout is likely to occur between 2025 and 2028

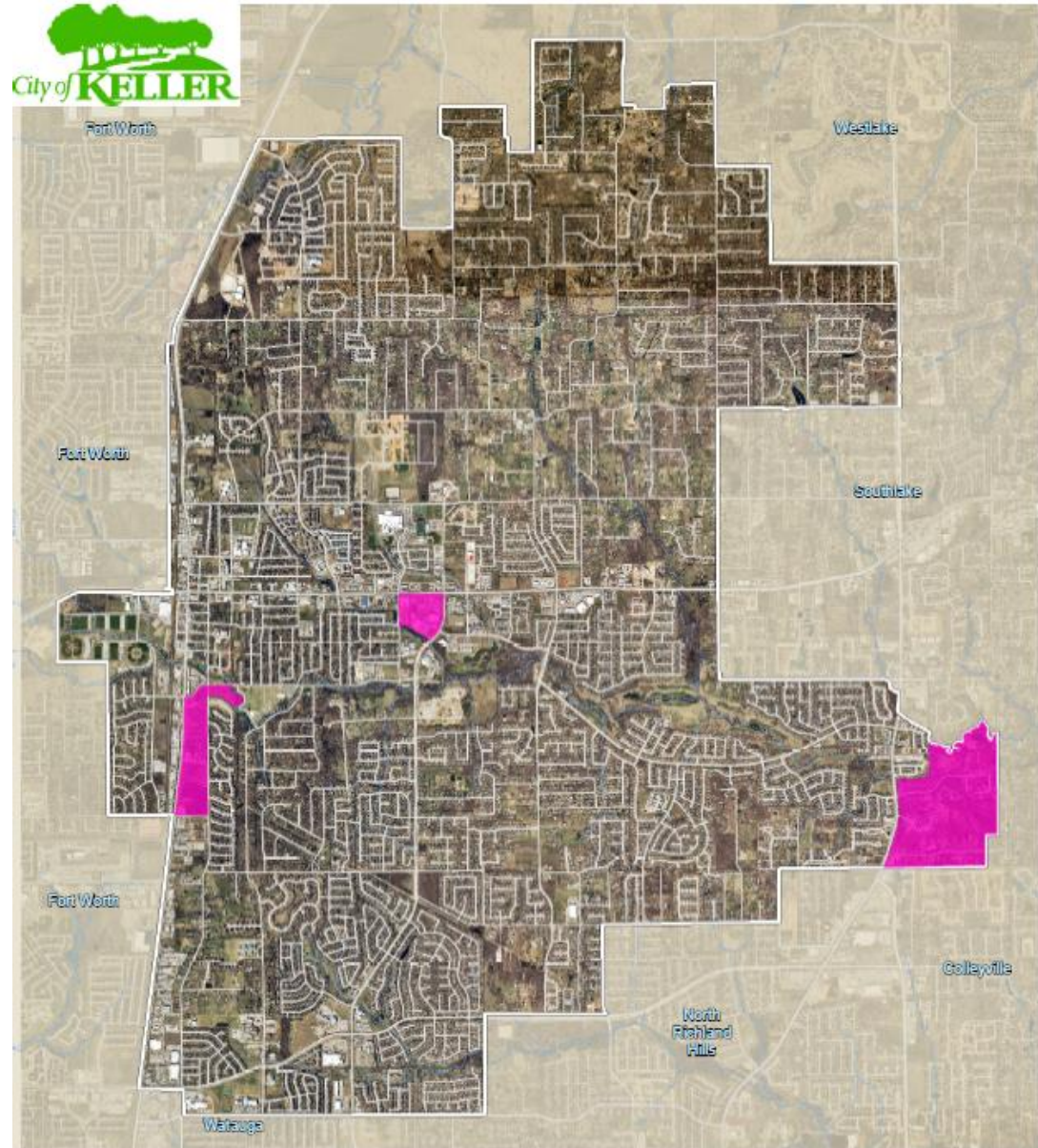


# Catalyst Areas

Catalyst sites provide opportunity for mix of uses and something different in Keller.

## Designated Catalyst Areas

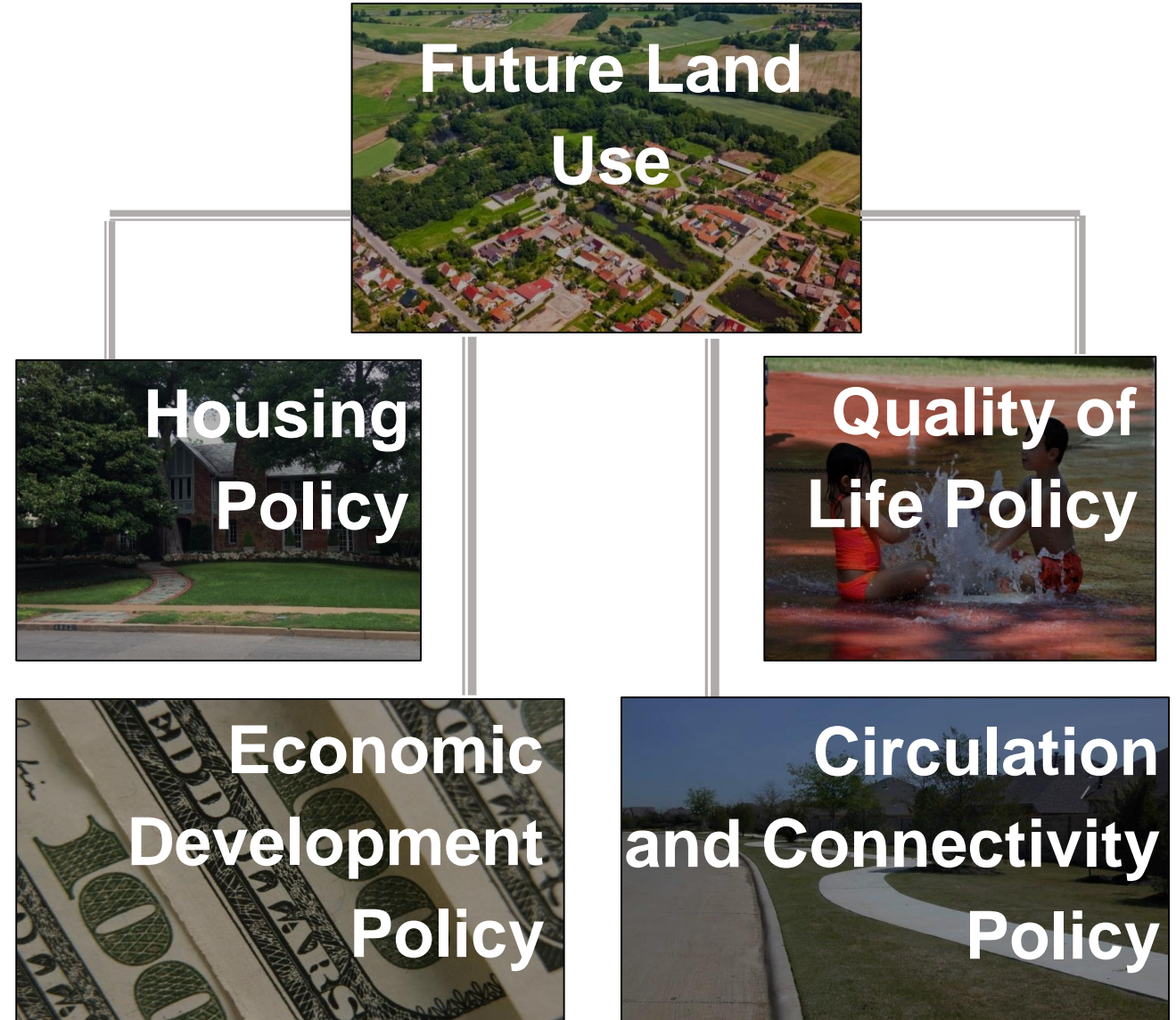
- Catalyst Area – East
- Catalyst Area – Central
- Catalyst Area - West





# Overarching Themes

- 11 Goals
- 19 Objectives
- 50 Recommendations





# FLUP Comparison Table

*Rounding decimals may cause minor inaccuracies*

Current FLUP Categories	Acres	% of Subtotal	% of Total	Proposed FLUP Categories	Acres	% of Subtotal	% of Total	Change in Acreages	Change in Total %
Low Density – Single Family (25,000 SF and greater)	5,031	53.8%	42.5%	Single Family Residential 36	4,399	47.9%	37.2%	-494	-4.2%
				Single Family Residential 25	138	1.5%	1.2%		
Medium Density – Single Family (15,000 SF and greater)	1,782	19.0%	15.1%	Single Family Residential 20	902	9.8%	7.6%	-679	-5.7%
				Single Family Residential 15	201	2.2%	1.7%		
High Density – Single Family (12,000 SF to 14,999 SF)	2,543	27.2%	21.5%	Single Family Residential 12	1,099	12.0%	9.3%	1,444	-12.2%
-	-	-	-	Single Family Residential 8.4	2,374	25.8%	20.0%	2,374	20.1%
-	-	-	-	Single Family Residential 3	69	0.8%	0.6%	69	0.6%
<b>Residential Subtotal</b>	<b>9,356</b>	<b>100.0%</b>	<b>79.1%</b>	<b>Residential Subtotal</b>	<b>9,182</b>	<b>100.0%</b>	<b>77.6%</b>	<b>-174</b>	<b>-1.5%</b>
Mixed-Use	452	18.3%	3.8%	Mixed-Use	636	24.0%	5.4%	169	1.4%
Mixed-Use or Industrial/Commercial	15	0.6%	0.1%						
Office	170	6.9%	1.4%	Office	125	4.8%	1.1%	-45	-0.4%
Retail	557	22.5%	4.7%	Retail/Commercial	723	27.3%	6.1%	165	1.4%
Retail or Industrial/Commercial	1	0.1%	0.0%						
Industrial/Commercial	393	15.9%	3.3%	Tech/Flex Industrial	63	2.4%	0.5%	-330	-2.8%
Public and Semi-Public	282	11.4%	2.4%	Public and Semi-Public	360	13.6%	3.0%	78	0.7%
Parks and Open Space	601	24.3%	5.1%	Parks and Open Space	739	27.9%	6.3%	138	1.2%
<b>Nonresidential Subtotal</b>	<b>2,472</b>	<b>100.0%</b>	<b>20.9%</b>	<b>Nonresidential Subtotal</b>	<b>2,646</b>	<b>100.0%</b>	<b>22.4%</b>	<b>174</b>	<b>1.5%</b>
<b>Total</b>	<b>11,828</b>	<b>-</b>	<b>100.0%</b>	<b>Total</b>	<b>11,828</b>	<b>-</b>	<b>100.0%</b>	<b>-</b>	<b>-</b>

# FLUP Update Changes by Council

## #1

### Residential Category

Estate Residential



Single-Family 36



Single-Family 25/20



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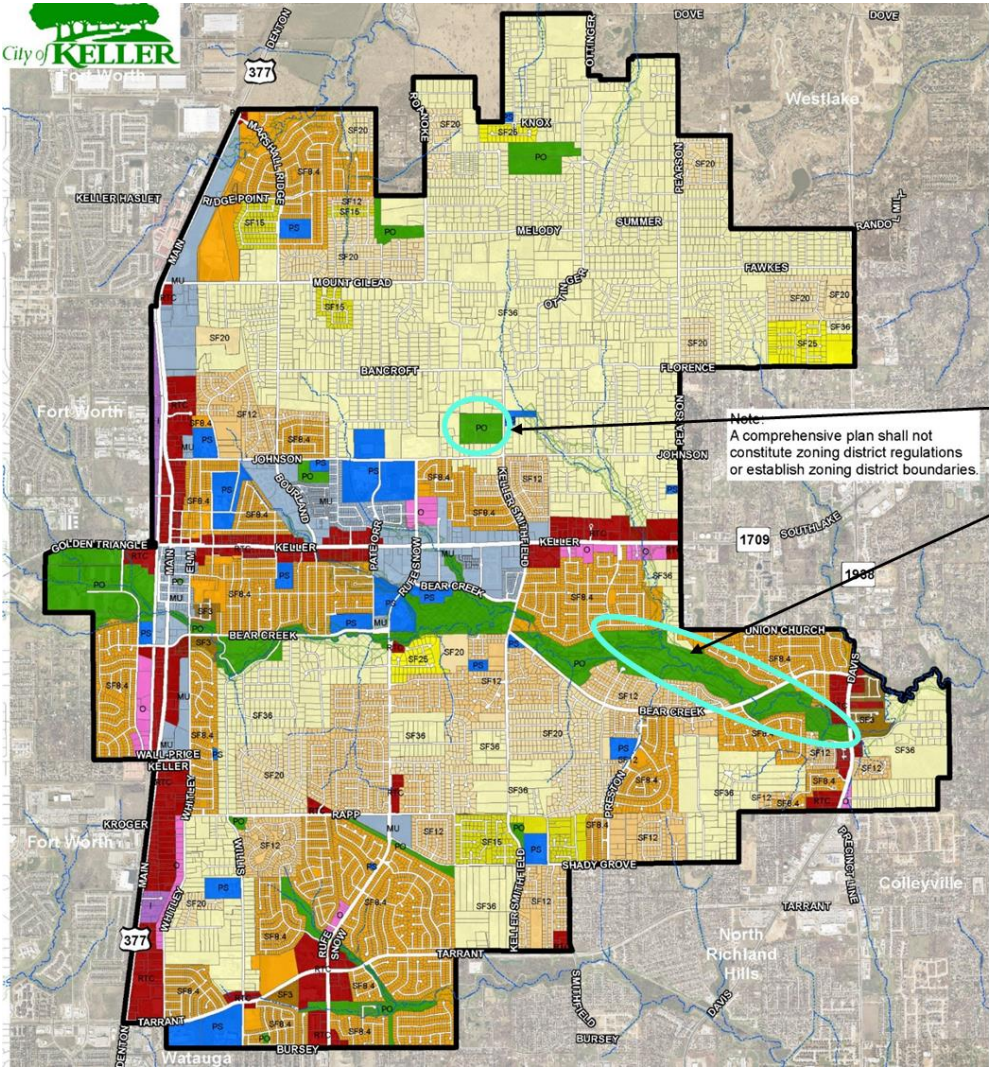
Single-Family 8.4



Single-Family 3



## #2



The Birch  
Racquet &  
Lawn Club

Sky Creek  
Ranch Golf  
Club

# Mixed-Use Category

#1

As currently reads in the Draft FLUP Update

---

This land use category is intended to create unique community destinations and allow for a mix of residential and nonresidential uses that are developed in an efficient and creative manner. Mixed use areas are envisioned to be an integration of retail/commercial, office, entertainment, residential units, and open space blended in either a horizontal or vertical configuration. Horizontal mixed use generally contains nonresidential and residential land uses in multiple buildings. Vertical mixed use generally contains nonresidential and residential land uses in a single building, with nonresidential on the ground floor and residential on the upper floors.

#2

As proposed by Task Force and P&Z Commission

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A Land Use categorization providing for more than one use or purpose within a shared building or development area. Distinct Mixed-Use / Keller Specific land use excludes multi-family rental residential (apartments) as a housing component. DMU/KS may include combinations of office, retail, dining, medical, recreational, commercial, or industrial components, or housing as a secondary component.

In cases where housing is to be considered:

- 1) Requires approval by Planning & Zoning Commission and City Council within a Planned Development
- 2) The housing component must be individual ownership.
- 3) Must provide commitments for commercial components by signed leases, contracts, or letters of intent prior to commencement of housing component.

Exception

- a) Where the underlying existing zoning permits multi-family or other residential zoning, DMU/KS may include multi-family components or components permitted within the UDC for the specific existing zoning.



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- a) Where the underlying existing zoning permits multi-family or other residential zoning, DMU/KS may include multi-family components or components permitted within the UDC for the specific existing zoning.

# Mixed-Use Category

## #3 As proposed by Staff at the request of City Council

This land use category is intended to create unique community destinations and allow for a mix of residential and nonresidential uses that are developed in a creative manner through the use of a Planned Development zoning tool. Mixed use areas are envisioned to be an integration of retail/commercial, office, entertainment, residential units, and open space blended in either a horizontal or vertical configuration. Planned Development zoning is provided in the Unified Development Code (UDC) to include the regulation of multi-family residential components of mixed-use depending on the design and transition between different uses and the location of the development.



# Mixed-Use Category

#3 As proposed by Staff at the request of City Council

This land use category is intended to create unique community destinations and allow for a mix of residential and nonresidential uses that are developed in a [creative manner through the use of a Planned Development zoning tool](#). Mixed use areas are envisioned to be an integration of retail/commercial, office, entertainment, residential units, and open space blended in either a horizontal or vertical configuration. [Planned Development zoning is provided in the Unified Development Code \(UDC\) to include the regulation of multi-family residential components of mixed-use depending on the design and transition between different uses and the location of the development.](#)

# Mixed-Use Category

## #4 As proposed by Councilman Green since the last meeting

A land use intended to provide flexibility to create quality distinctive destinations in Keller utilizing a mix of commercial, entertainment, recreational, and residential uses.

### A. Mixed-Use districts shall:

- 1) Require a Planned Development (PD) application as defined in the Unified Development Code (UDC).
- 2) Be developed holistically with all elements and components proceeding synchronously.
- 3) Provide ample
  - a. Open space and green space.
  - b. Pedestrian walkways.
  - c. Vehicle & Bicycle ingress, egress, and parking.
- 4) Possess an overall mobility plan minimizing vehicular congestion and cross flow while avoiding intersection with bicycle and/or pedestrian pathways.

### B. Residential use within Mixed-Use shall:

- 1) Be consistent with existing zoning.
- 2) Allow for individual ownership of the dwelling and underlying real estate subject to B 1).
- 3) Conform to recommendations of the American Institute of City Planners (ACIP)

Current Mixed Use Zoning (2019) inconsistent with this definition shall require zoning change to PD by vote of City Council as prescribed by existing code.



# Proposed FLUP Map

## Mixed Use Areas

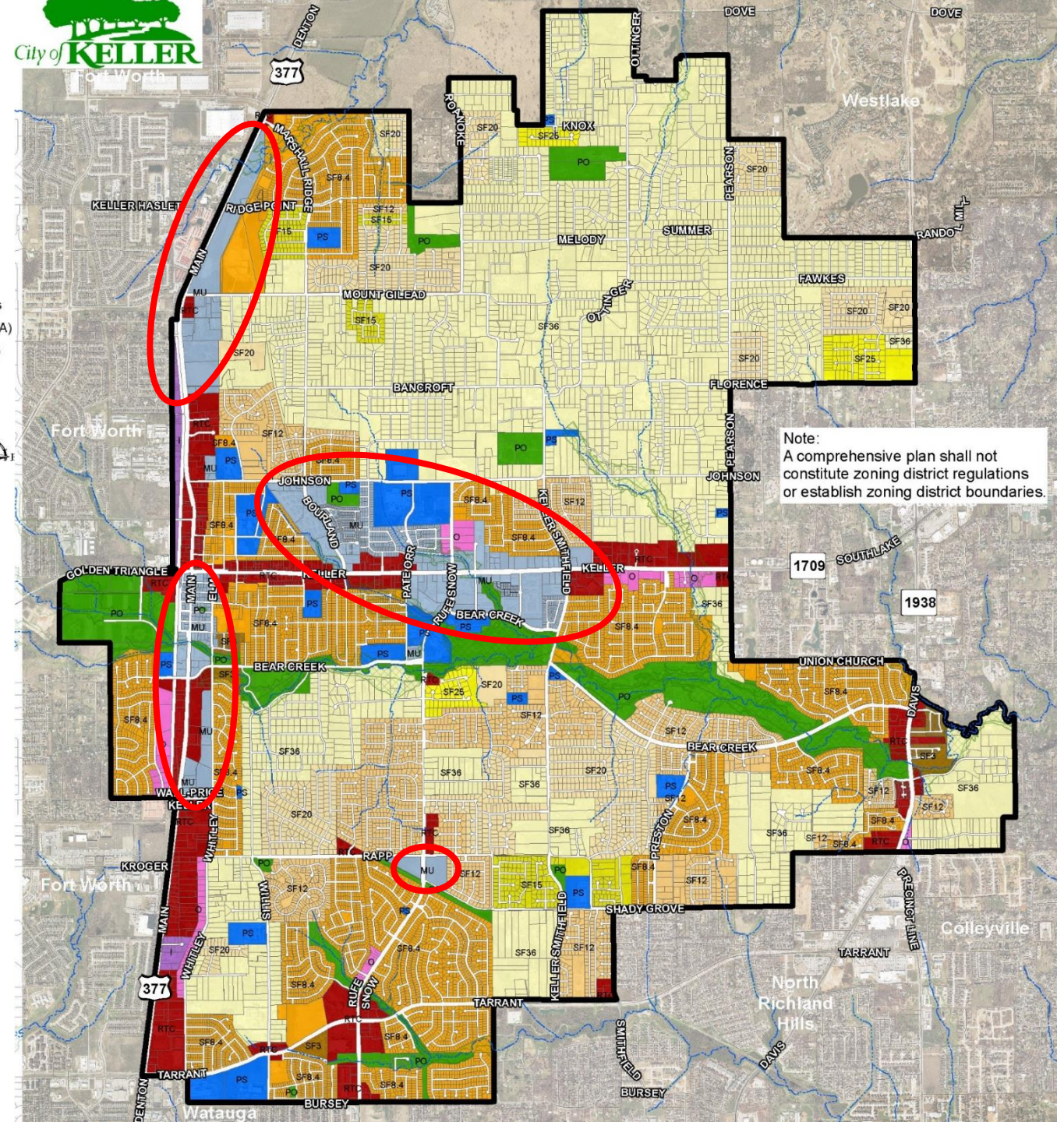
### Future Land Use

#### Land Use Categories

- Single Family Residential 36 (36,000 S.F. and greater)
- Single Family Residential 25 (25,000 S.F. to 35,999 S.F.)
- Single Family Residential 20 (20,000 S.F. to 24,999 S.F.)
- Single Family Residential 15 (15,000 S.F. to 19,999 S.F.)
- Single Family Residential 12 (12,000 S.F. to 14,999 S.F.)
- Single Family Residential 8.4 (8,400 S.F. to 11,999 S.F.)
- Single Family Residential 3 (3,000 S.F. to 8,399 S.F.)
- MU - Mixed-Use
- O - Office
- RTC - Retail/Commercial
- I - Tech/Flex Industrial
- PS - Public and Semi-Public
- PO - Parks and Open Space

- Keller City Limits
- Floodplain (FEMA)
- Streams (FEMA)

1







PROGRESS THROUGH PARTICIPATION



Thank You!