

## Item H-2

PUBLIC HEARING: Consider a resolution approving a Future Land Use Plan (FLUP) amendment to change the Highland Terrace Mobile Home Park subdivision from Low Density-Single Family (LD-SF) to High-Density Single-Family (HD-SF) located on approximately 14.90-acres, legally described as Lot 1-Lot 68 in the Highland Terrace subdivision, located near the intersection of Knox Road and Hilltop Lane and legally addressed as 1700, 1701, 1704, 1705, 1708, 1709, 1712, 1713, 1716, 1717, 1720, 1721, 1724, 1728, 1732, 1733, 1736, 1740, 1744, 1748, 1752, 1756, 1760 Highland Drive West; 1704, 1705, 1708, 1709, 1712, 1713, 1716, 1717, 1720, 1724, 1725, 1728, 1729, 1732, 1733 Hilltop Lane; 1800, 1808, 1812, 1816, 1820, 1824, 1827, 1828, 1831, 1832, 1835, 1836, 1839, 1840, 1843, 1844, 1847, 1848, 1851, 1852, 1855, 1856, 1860 Highland Drive East; and 1200, 1228, and 1238 Knox Road. City of Keller, Applicant. (LUP-21-0006).

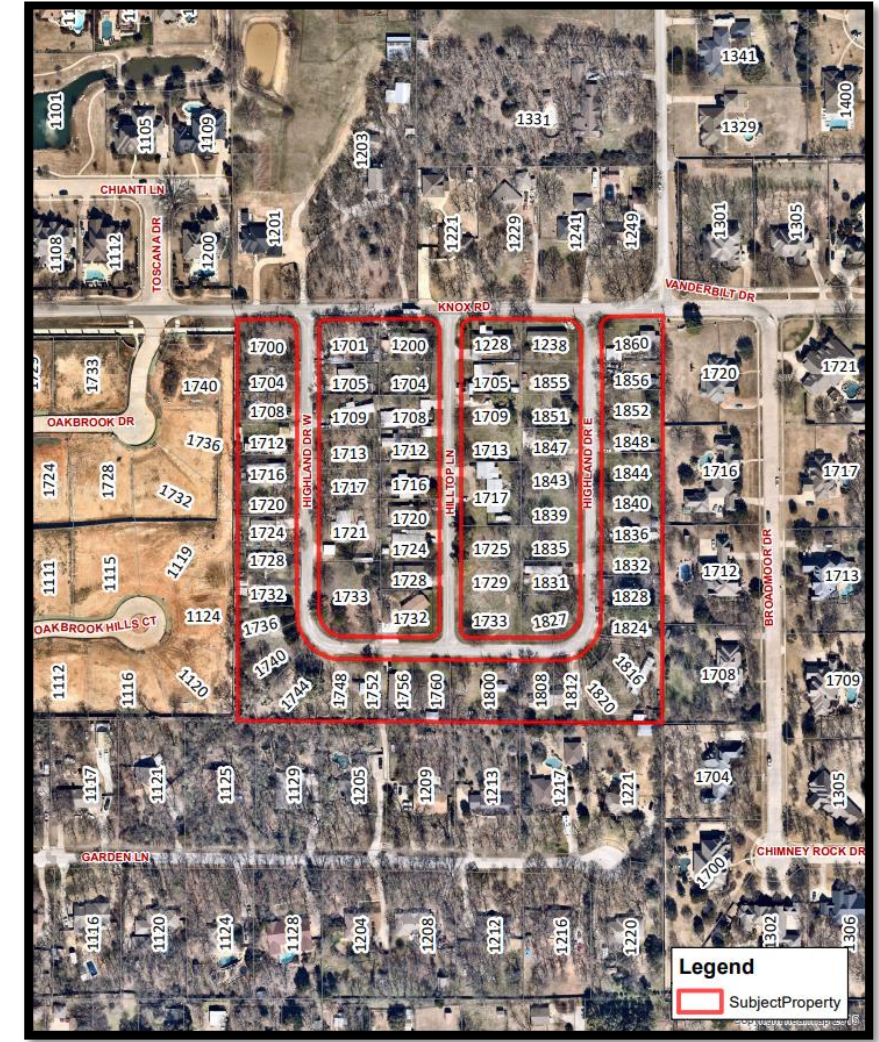


## Item H-2 Zoning Map



**Zoned: SF-36**

## Item H-2 Aerial View





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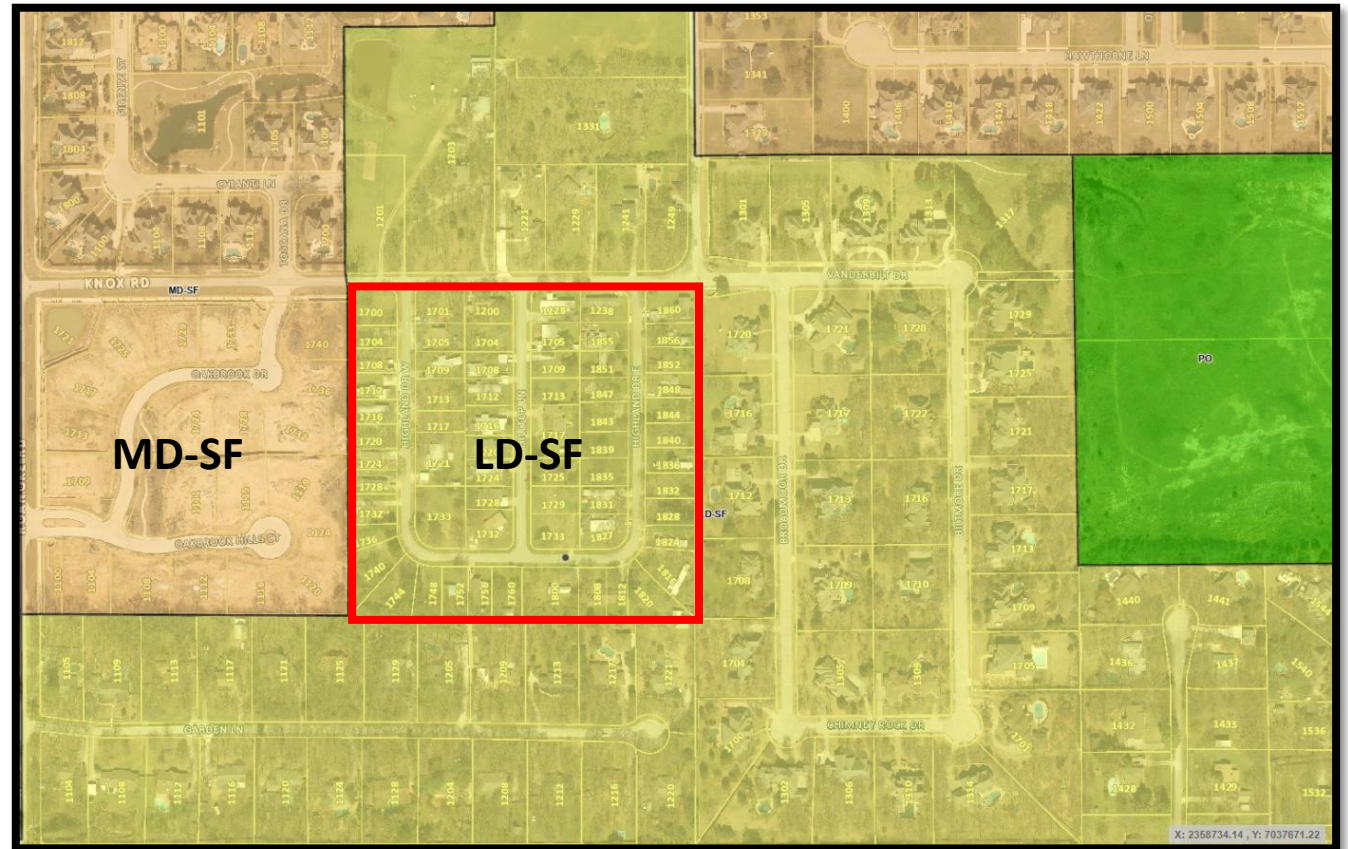
**Surrounding FLUP Designation:**

**North:** LD-SF (36,000 sf or larger)

**South:** LD-SF (36,000 sf or larger)

**West:** MD-SF (15,000 sf to 35,999 sf)

**East:** LD-SF (36,000 sf or larger)



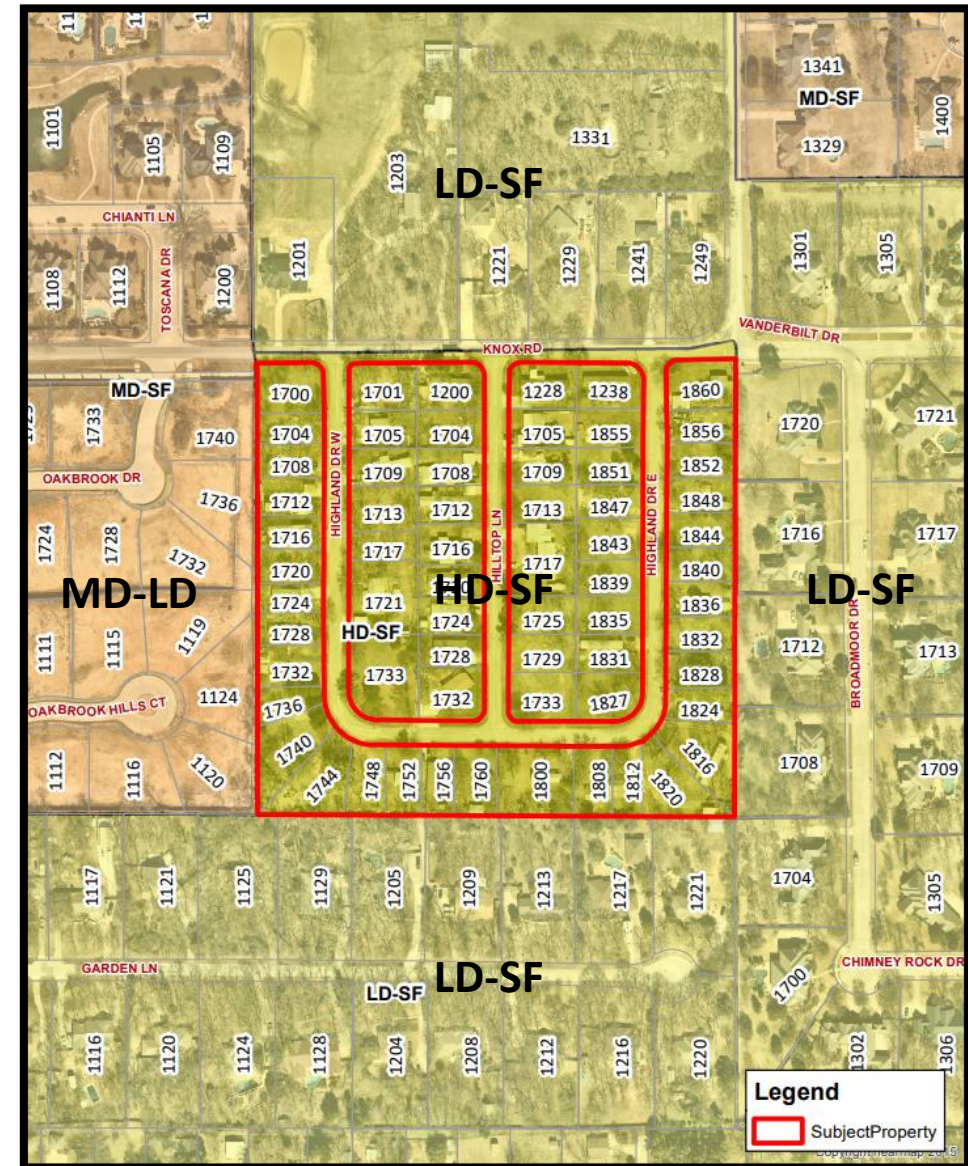
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### Proposed FLUP Designation:

High Density Single-Family (8,000 sf to 14,999 sf)

Or

Medium Density Single-Family (15,000 sf to 35,999 sf)



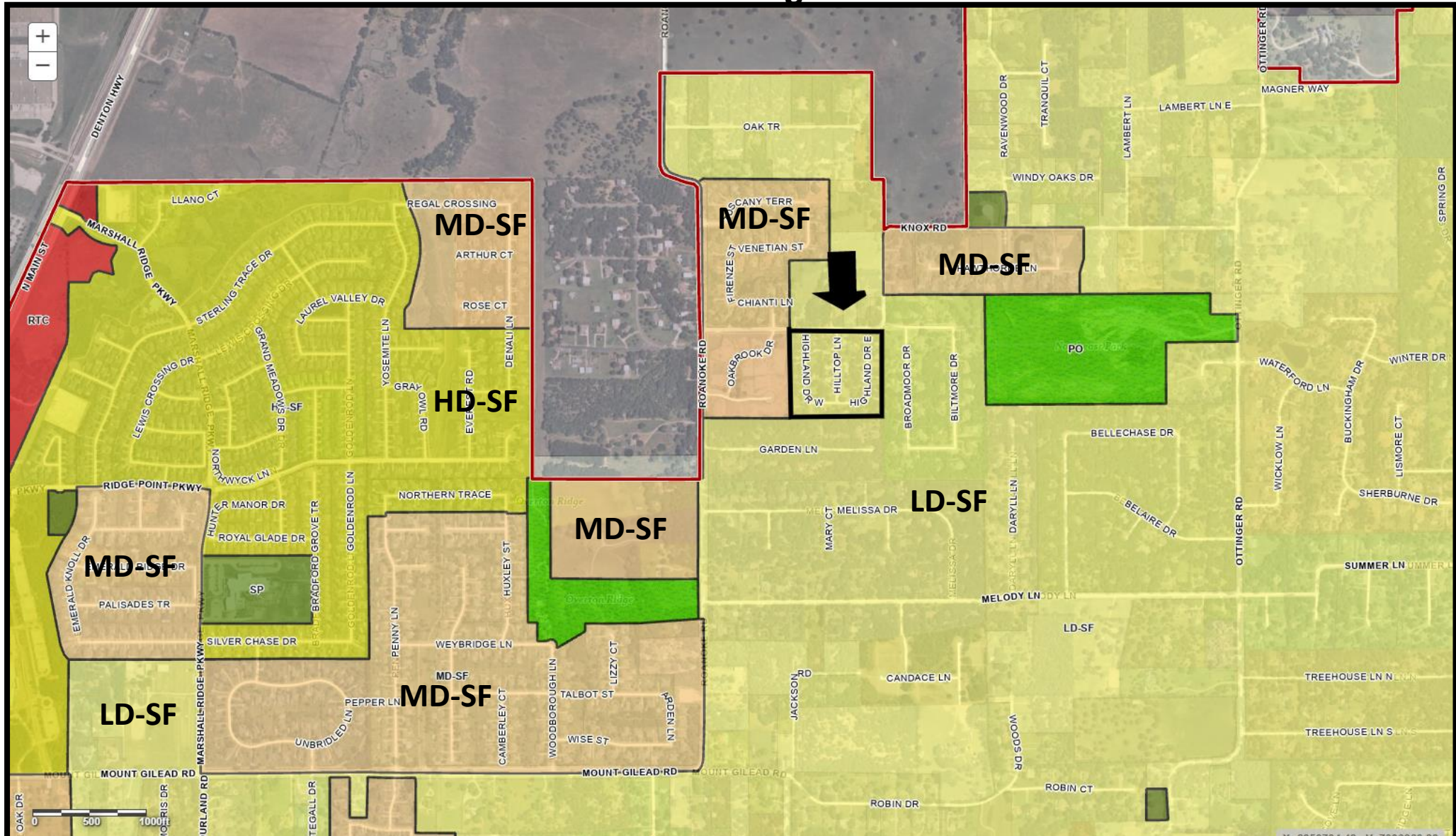
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<b>2021 FUTURE LAND USE</b> Single Family Residential Categories	
Low-Density Single Family (LD-SF)	36,000 square-feet and above
Medium-Density Single Family (MD-SF)	15,000 square feet to 35,999 square-feet
High-Density Single-Family (HD-SF)	8,000 square-feet to 14,999 square-feet



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## Area FLUP Designations



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- Highland Terrace Mobile Home Park was originally platted in 1970. This portion of the City was annexed into Keller in the late 1980s and zoned Single-Family 36,000 square-foot lots (SF-36).
- An application for three variance requests were approved by City Council on June 1, 2021, for 21 out of the 68 lots (several lots have been combined for a total of 63 lots) in this subdivision:
  - increase minimum total lot coverage from 50% to 55%,
  - increase the main structure lot coverage from 30% to 35%, and
  - decrease the main dwelling size from 2,400 square-feet to 2,000 square-feet.

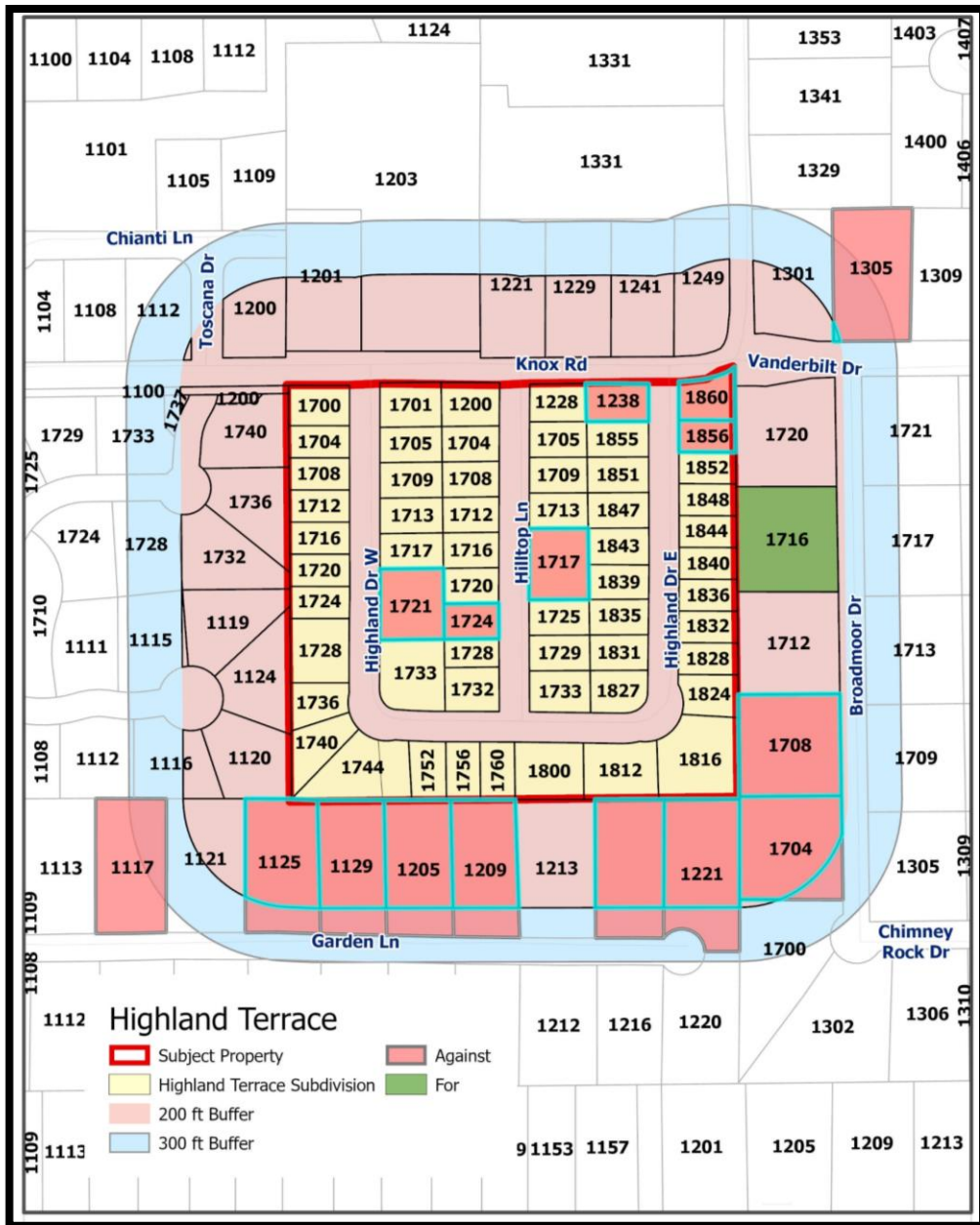
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- During the August 3, 2021 City Council work session, the Keller City Council directed Staff to bring forward a future land use plan amendment to consider a change from Low Density-Single Family (LD-SF) to High Density-Single-Family (HD-SF).
- Lot sizes in the Highland Terrace Subdivision range from approximately 5,300 to 20,000 square-feet. The average lot size is 8,100 square-feet with 54 lots (out of 63 lots) being under 8,400 square-feet.



## Item D-5

- On August 13, 2021, the City mailed out 95 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 on August 13, 2021.
- As of September 13, 2021, Staff has received 1 letter in support representing 1 lot. Staff has also received 15 letters in opposition and representing 15 lots for an opposition rate of 22.1% within the 200' buffer. Super Majority has been invoked.



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The Planning and Zoning Commission recommended denial by a vote of 5-2 for this application on August 24, 2021. The majority of the Commission mentioned the recently adopted 2021 Future Land Use Plan and its designation as low-density as reason to not support the application.



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The City Council has the following options when considering a future land use plan amendment:

- Approve as submitted.
- Approve a lower category of future land use than submitted.
- Table the agenda item to a specific date with clarification of intent and purpose.
- Deny.



Questions?

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