

Item H-3

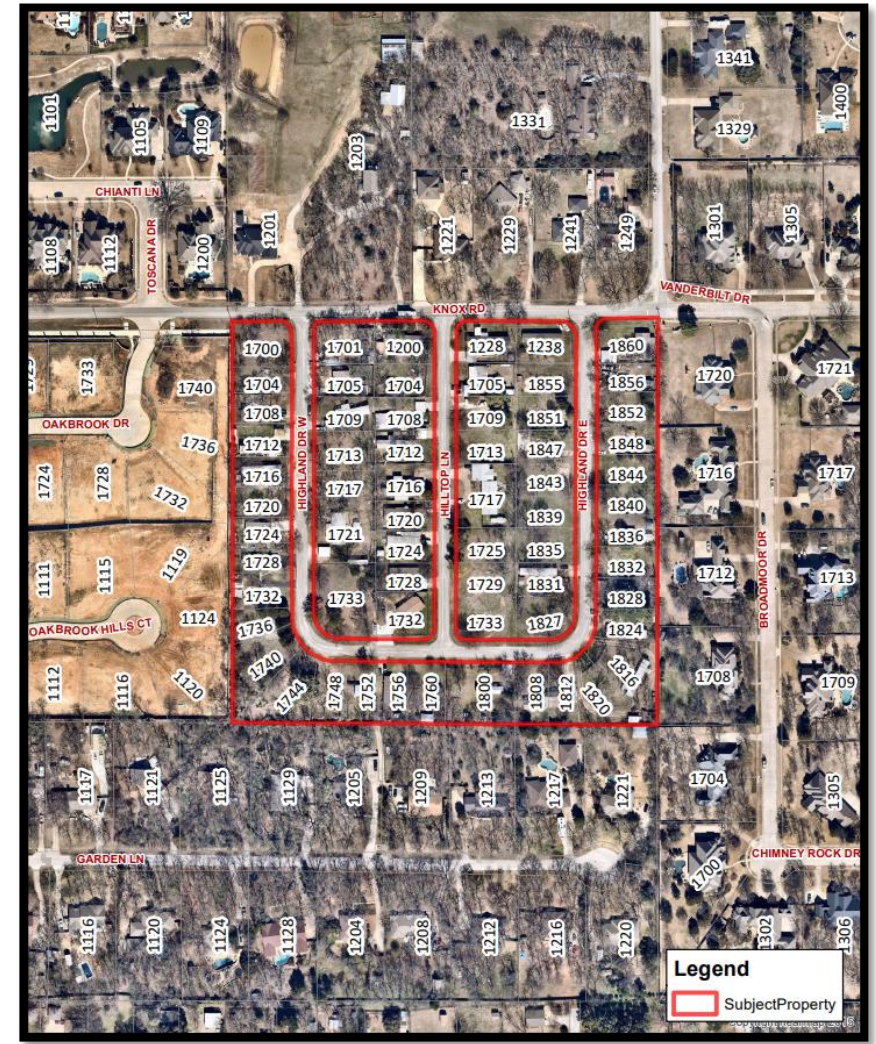
PUBLIC HEARING: Consider an ordinance approving for a Zoning Change from Single-Family 36,000 square-foot lots or greater (SF-36) to Single-Family 10,000 square-foot lots or greater (SF-10) located approximately on 14.90-acres, legally described as Lot 1-Lot 68 in the Highland Terrace Mobile Home Park Subdivision, located on approximately 14.90-acres, 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. (Z-21-0010).

Item H-3 Zoning Map



Zoned: SF-36

Item H-3 Aerial View



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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 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.
- During the August 3, 2021 City Council work session, the Council directed Staff to bring forward a potential zoning change for consideration from Single-Family 36,000 square-foot lots (SF-36) to Single-Family 10,000 square-foot minimum lots (SF-10).

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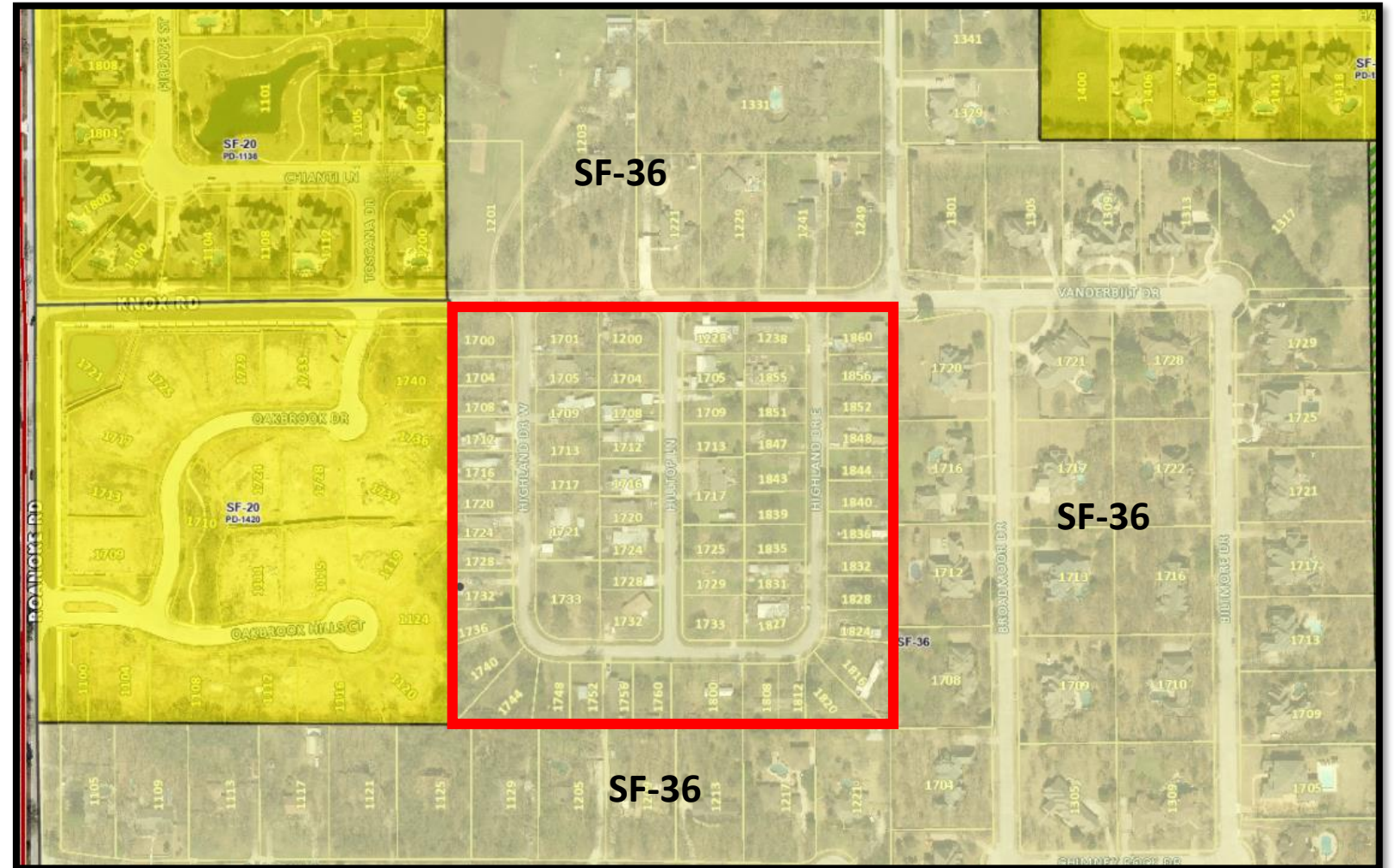
Surrounding Zoning Districts:

North: SF-36 (36,000 square-feet or larger)

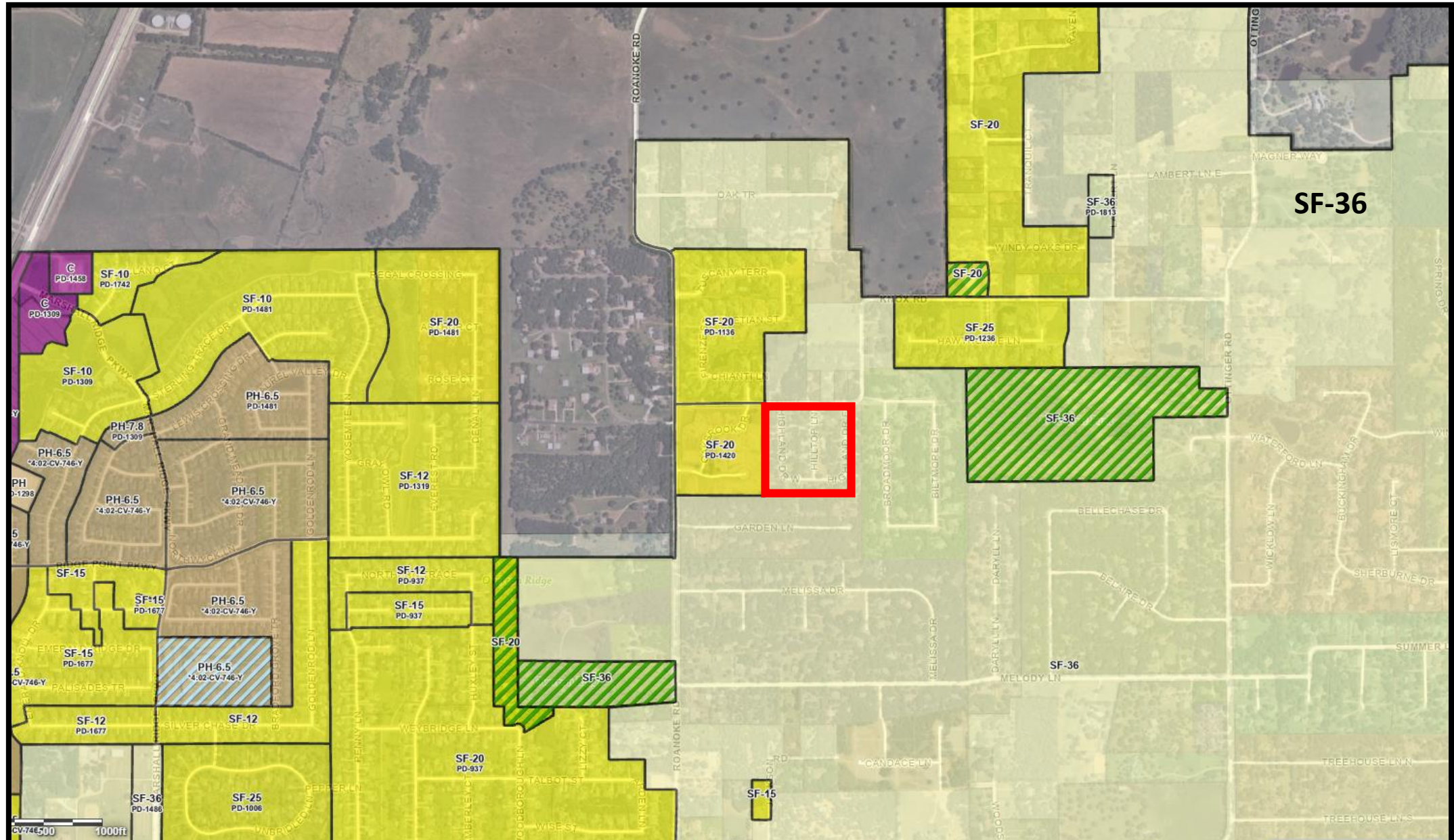
South: SF-36 (36,000 square-feet or larger)

West: PD-1420-SF-20 (Planned Development Single-Family 20,000 square-feet or larger)

East: SF-36 (36,000 square-feet or larger)



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Zoning Regulations	Approved Variances for 21 lots on June 1, 2021	SF-36 (current)	SF-20	SF-15	SF-12	SF-10
Front Setback	NA	35'	35'	30'	30'	25'
Min. Dwelling Size	2,000	2,400 sf	2,200 sf	2,000 sf	1,800 sf	1,600 sf
Max. Main Building Coverage	35%	30%	30%	35%	35%	35%
Max. Lot Coverage	55%	50%	50%	50%	50%	50%
Rear Setback	NA	15'	15'	15'	15'	15'

- 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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Section 8.02 (D) of the UDC states changes and amendments to zoning ordinances and zoning maps may be approved as a measure necessary to the orderly development of the community by City Council after a recommendation by the Planning and Zoning Commission:

- 1) To correct any error in the regulations or map
- 2) To recognize changed or changing conditions or circumstances in a particular locality
- 3) To recognize changes in technology, the style of living, or manner of conducting business
- 4) To change the property to uses in accordance with the approved Master Plan

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Section 8.02 (D)(1)(e) of the UDC states that when considering a zoning change request, the Planning and Zoning Commission and City Council shall consider the following factors:

- 1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole, and in compliance with the Future Land Use Plan.
- 2) Whether the proposed change is in accord with any existing or proposed plans for providing streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings.
- 3) The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.
- 4) The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.
- 5) How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved.
- 6) Any other factors which will substantially affect the health, safety, morals, or general welfare.

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The City Council has the following options when considering a zoning map amendment change:

- Approve as submitted.
- Approve a lower density of residential zoning than submitted.
- Table the agenda item to a specific date with clarification of intent and purpose.
- Deny.



Questions?

Patricia Sinel, AICP, CFM

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