



Legislation Text

File #: 24-296, **Version:** 1

To: Aaron Rector, Interim City Manager

From: Amber Washington, Planner I

Subject:

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)

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.

The PGT land use category requires 5,000 to 7,999 square-foot lots for Patio and Garden Homes. Townhomes, duplexes, and fourplexes are permitted on lots smaller than 5,000 square feet under the PGT land use category.

The Applicant is requesting to table this request to the July 2, 2024 City Council agenda.

Current FLUP Designation:

Retail/Commercial (RTC)

Proposed Land Use Designation: Patio-Garden-Townhome (PGT)

Existing Roadway Access: Whitley Road

Surrounding FLUP Designations:

North: Retail/Commercial, PGT

South: Retail/Commercial, PGT

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

West: Retail/Commercial

Citizen Input:

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.

As of June 12, staff has received 31 letters and emails in opposition to this request. FLUP amendments are not subject to a supermajority vote trigger.

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.

Alternatives:

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

- Approve submitted.
- Table the agenda item to a specific date with clarification of intent and purpose.
- Deny.