



Legislation Details (With Text)

File #: 21-595 **Version:** 1

Type: New Business **Status:** Approved

File created: 9/8/2021 **In control:** City Council

On agenda: 9/21/2021 **Final action:** 9/21/2021

Title: 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).

Attachments: 1. 092121_Highland Terrace FLUP HDSF_Resolution, 2. 092121_Highland Terrace FLUP HDSF_AerialMap, 3. 092121_Highland Terrace FLUP HDSF_BufferMap, 4. 092121_Highland Terrace FLUP HDSF_FLUPDesignationChange, 5. 092121_Highland Terrace FLUP HDSF_FLUPDesignationChange_Aerial, 6. 092121_Highland Terrace FLUP HDSF_Letters of Opposition, 7. 092121_Highland Terrace FLUP HDSF_Letters of Support, 8. H-2 Highland Terrace FLUP Amendment Presentation

Date	Ver.	Action By	Action	Result
9/21/2021	1	City Council	close the public hearing	Pass
9/21/2021	1	City Council	approve	Fail
9/21/2021	1	City Council	approve	Pass

To: Mark Hafner, City Manager

From: Trish Sinel, Senior Planner

Subject:

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).

Request:

Consider amending the 2021 FLUP for the lots 1 through 68 comprising the Highland Terrace Mobile Home Park subdivision from Low-Density Single-Family (LD-SF) to High-Density Single-Family (HD-SF).

Background:

- Highland Terrace Mobile Home Park was originally platted in 1970. This portion of the City was annexed into Keller in 1989 and zoned Single-Family 36,000 square-foot lots (SF-36).
- 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 of the 63 being under 8,400 square-feet.
- During the August 3, 2021 City Council work session, the Keller City Council directed Staff to apply for and submit, on its behalf, an application 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). The Council noted that such a request could also consider Medium Density as another option.

Current FLUP Designation:

Low-Density Single-Family (36,000 square-foot or larger)

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)

Proposed FLUP Designation:

High-Density Single-Family (8,000 sf to 14,999 sf) or Medium-Density Single-Family (15,000 sf to 14,999 sf)

Citizen Input:

On August 13, 2021, the City mailed out 80 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 and 15 letters in opposition representing 15 lots for an opposition rate of 22.1%. Super Majority has been invoked.

Planning and Zoning Recommendation:

The Planning and Zoning Commission recommended denial by a vote of 5-2 (Commissioners Alvarado and Thompson voted against recommending denial) 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.

City Council Action:

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

- 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.

Supporting Documents:

- Aerial Map
- 2021 FLUP Maps