



Legislation Text

File #: 21-087, **Version:** 1

To: Planning and Zoning Commission

From: Matthew Cyr, Planner I

Subject:

PUBLIC HEARING: Consider a request to amend the Future Land Use Map from Industrial Commercial (IC) to Mixed-Use (MU) for approximately 21.98 -acres of land, legally described as Tract 9C02K, Tract 9C02, Tract 9C02J, Tract 9C02H, Tract 9C02E, Tract 9C02F, Tract 9C02B, Tract 9C02C, Tract 9C02D out of the Holland, WJ Survey, Abstract No. 692, located on the northwest corner of the Wall-Price Keller Road and Whitley Road intersection. (LUP-21-0001)

Applicant/Developer:

Contour Real Estate and Development

Current Land Use Designation:

IC - Industrial Commercial defined by the 1998 FLUP as "This land use category includes manufacturing, processing, packaging, assembly, storage, warehousing and distribution of products. It is important that industrial development be of high quality and attractive, and be free of noise, odor, glare, unsightliness, etc., and is compatible with adjacent residential and non-residential uses."

Proposed Land Use Designation:

Mixed-Use- MU defined by the 1998 FLUP as "The new category, Mixed-Use, has been introduced to allow Keller to maintain its low density residential character by meeting the demand for higher density residential and non-residential in an efficient and creative manner. It is also intended to allow for land development of superior quality through the encouragement of flexibility and creativity in design options that:"

- "Permit creative approaches to the development of land reflecting changes in the technology of land development;"
- "Allow for the efficient use of land, which can result in smaller networks of utilities and streets and thereby lower development costs;"
- "Encourage a broad range of services (shopping, employment, recreation, etc.) in close proximity to their need;"
- "Allow for juxtaposition of land uses both horizontally and vertically, not otherwise allowed;"
- "Allow design options that encourage an environment of stable character, compatible with surrounding land uses; and"
- "Permit the enhancement of neighborhoods through the preservation of natural features, the provision of underground utilities, and the provision of recreation areas and open space."

Existing Roadway Access:

Wall-Price Keller Road and Whitley Road

Background:

On August 31, 1998, City Council adopted the Land Use Element of the City of Keller Master Plan (Resolution No. 1051). That 1998 FLUP designates the almost 22 acres of land as “Industrial Commercial.” However, the Applicant is proposing to develop Wimberley Estates, a mixed-use Planned Development with a newly crafted proposed base zoning district of SF-MU (Single-Family Mixed-Use). The proposed Planned Development includes a single-family residential development with an average lot size of 4,725 square-feet. (See separate Staff Report related to PD.) Consequently, the Applicant first must amend the FLUP to accommodate such a development. The Applicant is requesting amending the FLUP to “Mixed-Use.”

Analysis:

The 1998 FLUP designates the property surrounding the proposed development as follows:

- North: Industrial Commercial (IC)
- South: Industrial Commercial (IC)
- East: HD-SF - High Density - Single Family (12,000 S.F. to 14,999 S.F.)
- West: Office (O)

Citizen Input:

On February 11, 2021, the City mailed out 56 letters of Notifications 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 February 18, 2021, Staff has not received any responses from the Public.

Alternatives:

The Planning and Zoning Commission has the following options when considering a Future Land Use Plan Amendment application:

- Recommend approval as submitted.
- Recommend approval with modified or additional conditions(s).
- Table the agenda item to a specific date with clarification of intent and purpose.
- Recommend denial.

City Council Action:

If the Planning and Zoning Commission takes action and makes a recommendation on this agenda item, then this Future Land Use Plan Amendment application will be scheduled for City Council action on March 16, 2021.

Supporting Documents:

- Maps
- Future Land Use Map

- 1998 adopted FLUP
- Exhibit A
 - Application
 - Detail Plan