



Task Force Recommend

To: Keller City Council

Date May 7, 2019

As directed by City Council, The FLUP Update Task Force met to revisit the three topics outlined below and bring back consensus on recommendations for the Future Land Use Plan.

1. Defining Parks and Open Spaces – specifically as it applies to Sky Creek Ranch Golf Course and The Birch Racquet & Lawn Club / Dent Tennis Academy.
2. Estate Residential Category definition and application.
3. Mixed-Use Keller Specific definition.

The Task Force met twice. First on February 26, 2019 to address topics 1 and 2 above, then again on April 9, 2019 to address Mixed-Use / Keller Specific.

Both meetings were held at Town Hall and were open to the public to attend. Approximately 20 – 25 citizens showed up for each meeting. The Task Force members are:

Council Member Tag Green, Chairman
Council Member Eric Schmidt
Commissioner Dave Reid
Commissioner Carey Page

Discussion was productive and in-depth at both meetings.

Meeting 1

1. Parks and Open Spaces

The Task Force members reviewed 12 examples from 8 different Texas Municipalities and discussed how the future land use of these cities addressed privately owned golf and tennis related properties.

The Task Force discussed at length the impact a new category or a sub-category might have on other types of properties within our city such as privately owned equestrian or other athletic activities.

The Task Force ultimately decided to recommend to City Council that the City of Keller Future Land Use Plan simply modify “and” to “or” in the category title and that Staff and Council

review the impact on our Uniform Development Code and consider any changes that staff believes would be necessary to make our UDC consistent with this title.

2. Estate Residential

The Task Force discussed the application of a new category initiated to preserve large-lot residential properties throughout Keller and provide a pathway for Keller property owners to voluntarily modify the underlying zoning of their property to the new ER category (downzone) thus, preventing future development of higher density residential development without direct action from City Council.

The proposal included a stream-lined process and no cost structure for Keller property owners.

The Task Force walked through how such a category and pathway could be created and the practicalities of a category appearing on the FLUP where, at present, no applications would appear on the FLUP Map.

Further discussion ensued regarding the current costs of development and whether these are conducive for development of residential lots of 36,000 square feet or larger and therefore, present a significant opportunity for large parcel development for residential lots of .82 acre or larger.

With the economic barriers that exist at this time to such development, the unknown of how many, if any, of our city’s current landowners who would make use of the new category, and the potential for misunderstanding within the development community as well as Keller citizens combined with the fact that there is no barrier for any property owner in Keller to seek such downzoning action by City Council on their own, the Task Force opted to recommend that ER – Estate Residential category be abandoned on the Future Land Use Plan.

ESTATE RESIDENTIAL

NO. PARCELS	MIN	MAX		%
64	0.01	2,999	sf	0.42%
2,731	3,000	8,399	sf	18.04%
4,560	8,400	11,999	sf	30.12%
1,805	12,000	14,999	sf	11.92%
1,345	15,000	19,999	sf	8.88%
1,285	20,000	24,999	sf	8.49%
1,043	25,000	35,999	sf	6.89%
1,831	36,000	87,119	sf	12.10%
474	87,120	+	sf	3.13%
	<i>Less Than 0.5 Acre</i>			74.06%
	<i>Larger Than 0.5 Acre</i>			25.94%

NO. ACRES	MIN	MAX		%
2	0.01	2,999	sf	0.03%
405	3,000	8,399	sf	5.17%
1,000	8,400	11,999	sf	12.77%
543	12,000	14,999	sf	6.93%
524	15,000	19,999	sf	6.69%
635	20,000	24,999	sf	8.10%
718	25,000	35,999	sf	9.16%
1,925	36,000	87,119	sf	24.57%
2,082	87,120	+	sf	26.58%
	<i>Less Than 0.5 Acre</i>			36.20%
	<i>Larger Than 0.5 Acre</i>			63.80%
	<i>* 1 Acre = Football Field</i>			

Meeting 2

1. Mixed-Use / Keller Specific

The Task Force members reviewed the definition put forth in the Planning & Zoning Commissions recommendation to City Council.

Through the input from our Public Input meetings and events and the 5,694 comments in our survey, it was very evident that our citizens desire to see more options in non-fast food dining, entertainment, and economic development through mixed-use applications in commercial areas. There was continued debate about inclusion of any residential component within Mixed-Use designated areas.

In addition to the data collected above, the city and members of City Council received emails from approximately 174 residents opposing any form of apartment residential-rental development within Mixed-Use. However, we had very little input on what these citizens did desire to see in Mixed-Use. So, as a part of my response to each of those citizens who contacted us, I sent the following email.

As the chairman of the Future Land Use Plan update Task Force, I wonder if you might be willing to take a few moments to help me better understand your position as it relates to Mixed-Use

Mixed-Use has been proposed in a few areas of our city, primarily along thoroughfares currently designated as Commercial, Retail, or Light Industrial.

As we have discussed previously, Apartments were never proposed or even discussed as a possibility for these areas.

Mixed-Use is a very broad category which simply means more than one use in a particular parcel of land.

It was proposed for these areas with the intent to give us, your elected and appointed leadership, the ability to require higher quality and more specific direction in the developments that might be proposed for Keller.

Would you simply indicate with a "Y" or and "N" next to each of the uses below those you are For and Against in Mixed-Use?

*Dining / Restaurants
Retail / Local Shopping
Office / Professional
Medical / Hospital
Light Manufacturing & Fabrication
Single Family Residential – Detached Homes
Condominiums
Townhomes (Single Family – Attached)
Brownstone –type Residential*

I received 107 responses. The table of responses is on the following page:

	Y		N	
Dining / Restaurants (<i>NOT fast food from several respondents</i>)	106	99.1%	1	0.9%
Retail / Local Shopping	102	95.3%	5	4.7%
Office / Professional	92	86.0%	15	14.0%
Medical / Hospital	73	68.2%	34	31.8%
Light Manufacturing / Fabrication	42	39.3%	65	60.7%
Single Family - Detached Homes	81	75.7%	26	24.3%
Condominiums	23	21.5%	84	78.5%
Townhomes	38	35.5%	69	64.5%
Brownstone	46	43.0%	61	57.0%

The Task Force discussed the implications of residential applications within Mixed-Use and what detrimental impact might accrue from high voltage power lines and the proximity of the railroad. Julie Smith offered that one possible solution would be to create an Overlay along the corridors adjacent to the high voltage line easement and railroad. The Task Force was receptive to this potential solution, but felt additional study and data was needed.

The Task Force concluded that the definition for Mixed-Use / Keller Specific should be left flexible, less restrictive, and that any future development in these designated areas should require a Planned Development thereby giving Keller's Planning & Zoning Commission, City Council, and the citizens of Keller through public hearings the greatest input on what can ultimately be approved.

The Task Force requested that staff look into the most current data available in U.S. studies regarding railroad and high voltage lines impact upon community development, especially as it affects residential development and residents and be prepared to present this data to City Council. The Task Force agreed to recommend the definition on the following page to City Council for Mixed-Use / Keller Specific along with a recommendation to consider whether an Overlay should apply subject to the review of findings regarding railroad and high voltage lines.

MIXED-USE DEVELOPMENT KELLER SPECIFIC

A Land Use categorization providing for more than one use or purpose within a shared building or development area. Distinct Mixed-Use / Keller Specific land use excludes multi-family rental residential (apartments) as a housing component. DMU/KS may include combinations of office, retail, dining, medical, recreational, commercial, or industrial components, or housing as a secondary component.

In cases where housing is to be considered:

- 1) Requires approval by Planning & Zoning Commission and City Council within a Planned Development.
- 2) The housing component must be individual ownership.
- 3) Must provide commitments for commercial components by signed leases, contracts, or letters of intent prior to commencement of housing component.

Exception

- a) Where the underlying existing zoning permits multi-family or other residential zoning, DMU/KS may include multi-family components or components permitted within the UDC for the specific existing zoning.

**Note: Number 2) above is intended to indicate Single Family dwellings.*

Respectfully Submitted,

Tag Green
Council Member
Chairman – Future Land Use Plan Update Task Force

