



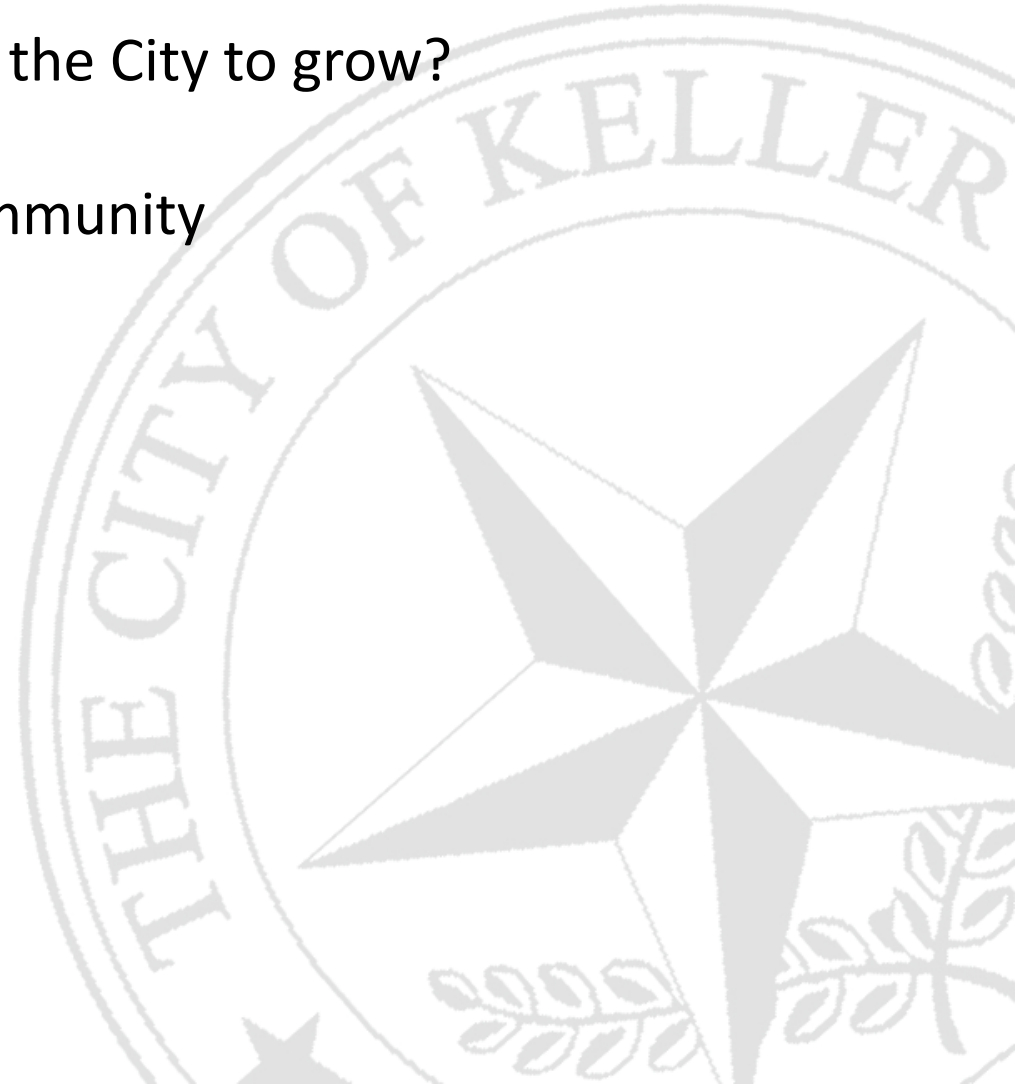
2021

PROGRESS THROUGH PARTICIPATION

FLUP Public Meeting March 6, 2021

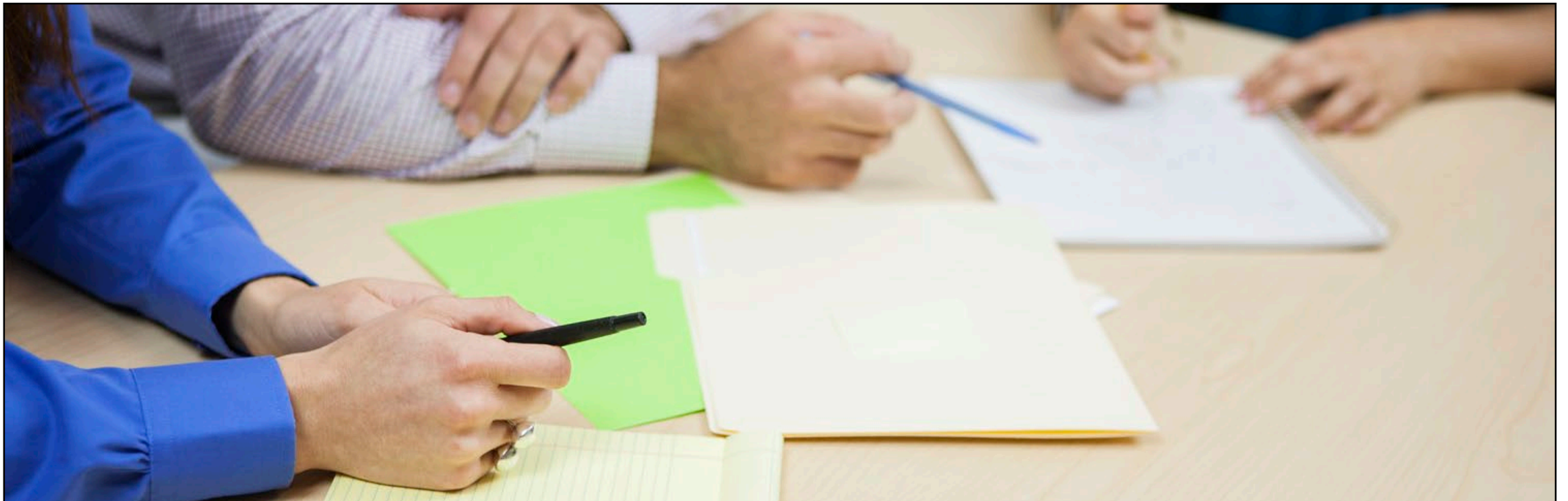
What is the Future Land Use Plan (FLUP)?

- A View of a 30-year Horizon: How do we want the City to grow?
- Based on the Goals and Aspirations of the Community
- Overall (Comprehensive) Plan for the City



Why Update the FLUP?

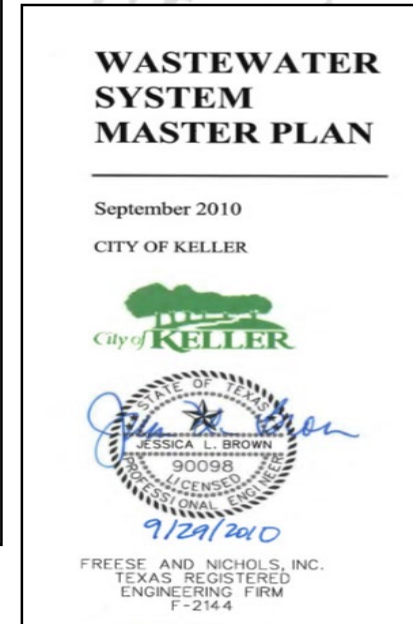
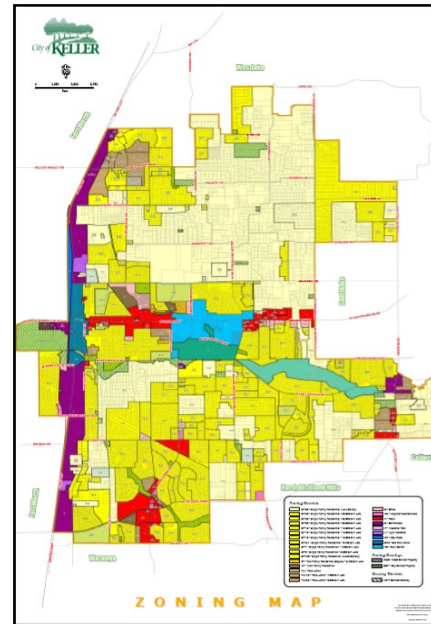
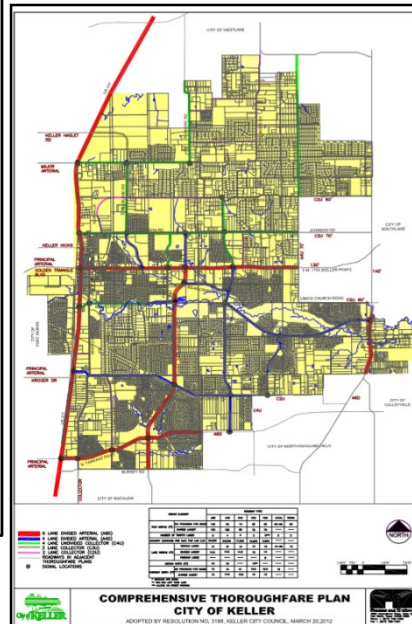
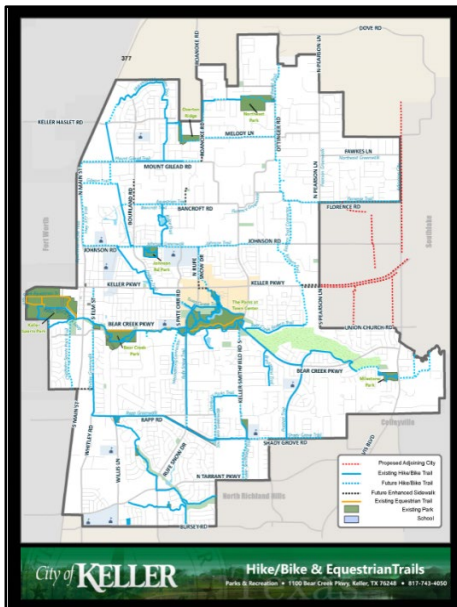
- The Current FLUP (1998) is outdated and does not reflect the current vision for the community
- The FLUP forms the basis for all subsequent Master Plans



Future Land Use Plan

The FLUP provides the basis for all other major plans for the future including:

- Comprehensive Thoroughfare Plan (2012)
- Master Trail Plan (2015)
- Parks and Open Space Plan (2007)
- Public Arts Plan (2016)
- Water Master Plan (2006)
- Wastewater Master Plan (2010)
- Master Drainage Plan (1991)
- ED Strategic Business Plan (2019)
- Impact Fees (2015)
- Zoning Map
- Unified Development Code (2015)
- Capital Project Planning (CIP)



Future Land Use Plan and Zoning

Aren't they the same thing?

Interdependent, but not the same.

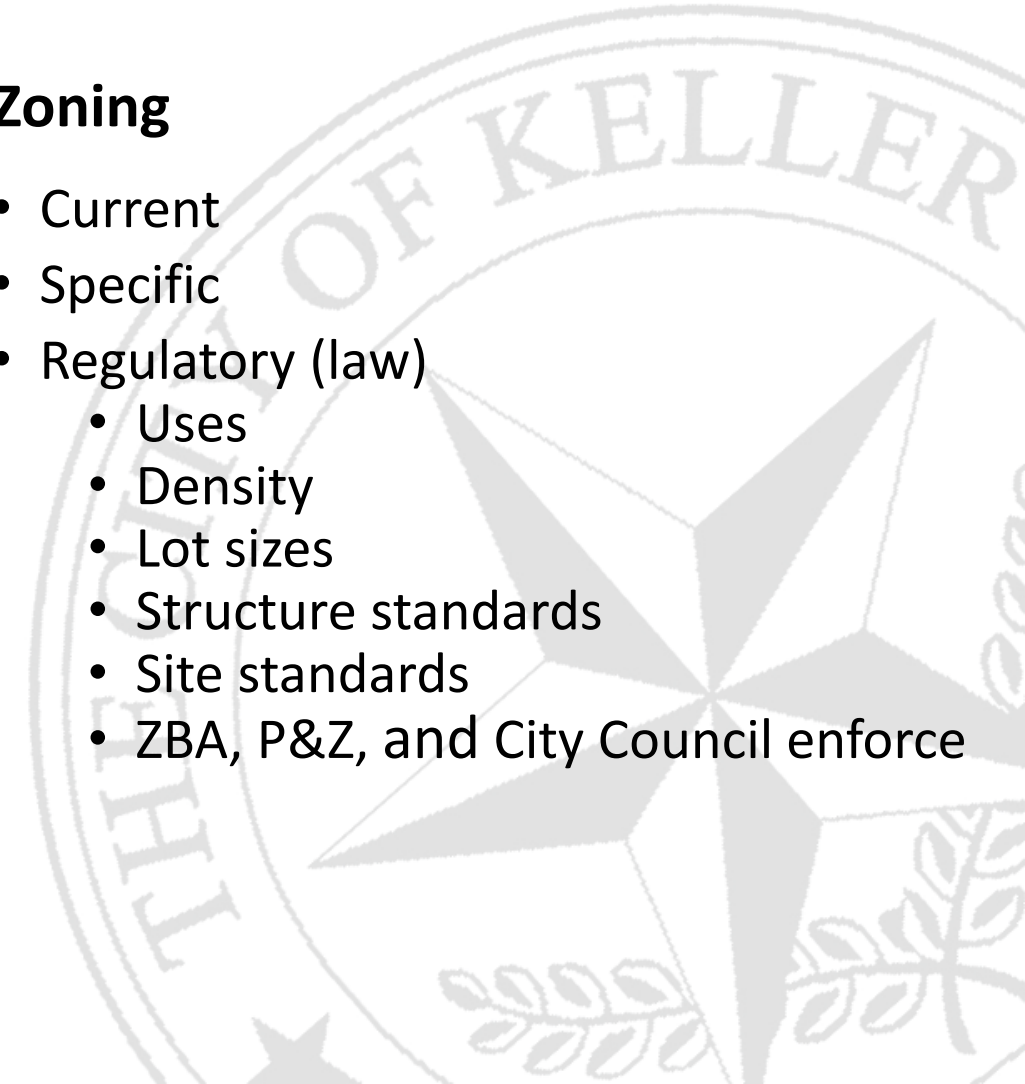
Future Land Use Plan

- Future
- Broad
- Policy (guidelines)
 - Basis for review of zoning change requests
 - Not sole determinant for zoning
 - Reflects the Council's vision



Zoning

- Current
- Specific
- Regulatory (law)
 - Uses
 - Density
 - Lot sizes
 - Structure standards
 - Site standards
 - ZBA, P&Z, and City Council enforce



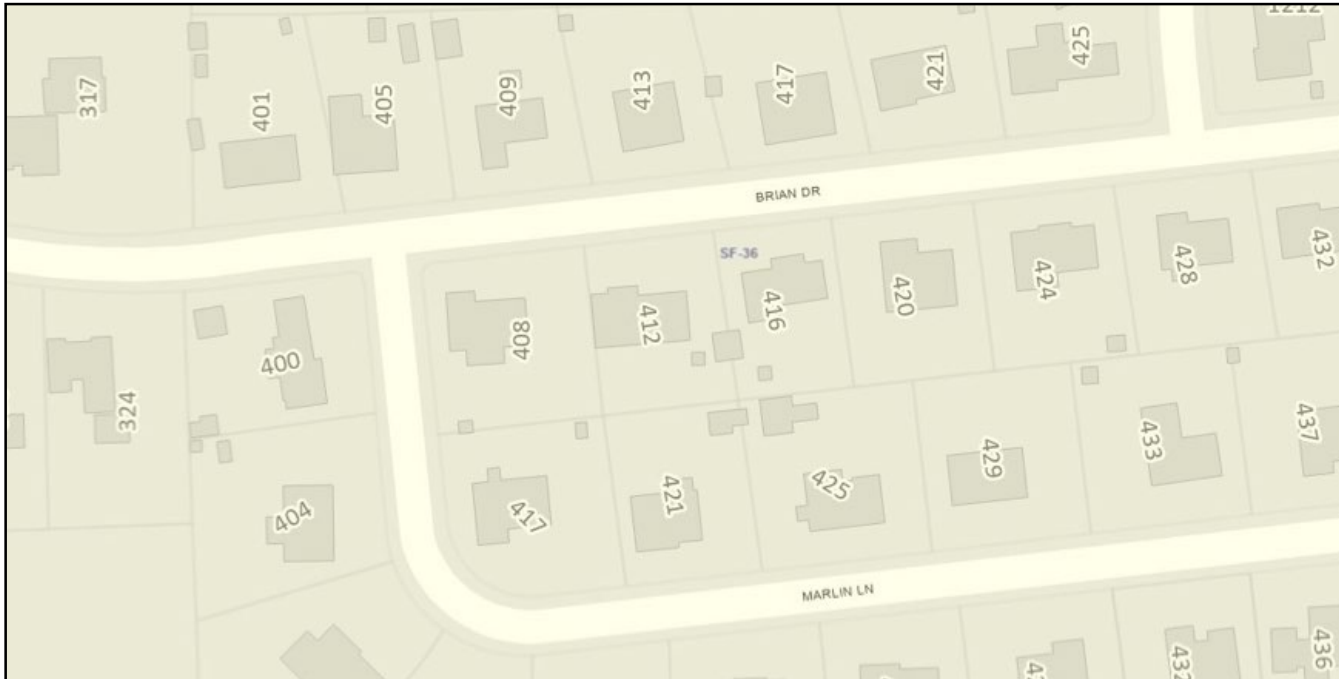
Future Land Use Plan and Zoning

The Future Land Use Plan provides recommendations on land use development (residential, retail, commercial, tech/flex overlay, open space, etc.) for the future. These recommendations in turn provide the foundation for the other master plans (infrastructure, parks and trails, etc.)

The Zoning Ordinance (UDC) regulates the use of land in the present. It manages growth and residential, business and development expectations about what they and their neighbors can do with their property. The zoning regulations put the FLUP into action. Consequently, zoning decisions that have no basis in the FLUP are more successfully challenged in court. The FLUP helps provide a rational basis for zoning decisions, especially for zoning requests that do not comply with the FLUP.

Hypothetical Example: FLUP vs Zoning

Zoning: SF-36



FLUP: High-Density Single-Family (SF-3 to SF-15)



Example of FLUP vs Zoning

- The current development standards for the property would not be impacted. The property owner would be able to develop to the zoning standards that is given to them by right, which in this case would be SF-36.
- If the property owner wished to rezone to a higher zoning density, they would be required to go through the requisite zoning changes under the UDC and State Law.
- For example, if the property owner wanted to create a subdivision that met SF-8 standards (which is High-Density under the proposed 2021 FLUP), they would be required to ask for a Zoning Change from SF-36 to SF-8. They would not be required to ask for a FLUP Amendment, since the SF-8 standards meet the High-Density FLUP Land Use Category. The request would go to the Planning and Zoning Commission for a recommendation and to City Council for action. Public Hearings would be required for both meetings.

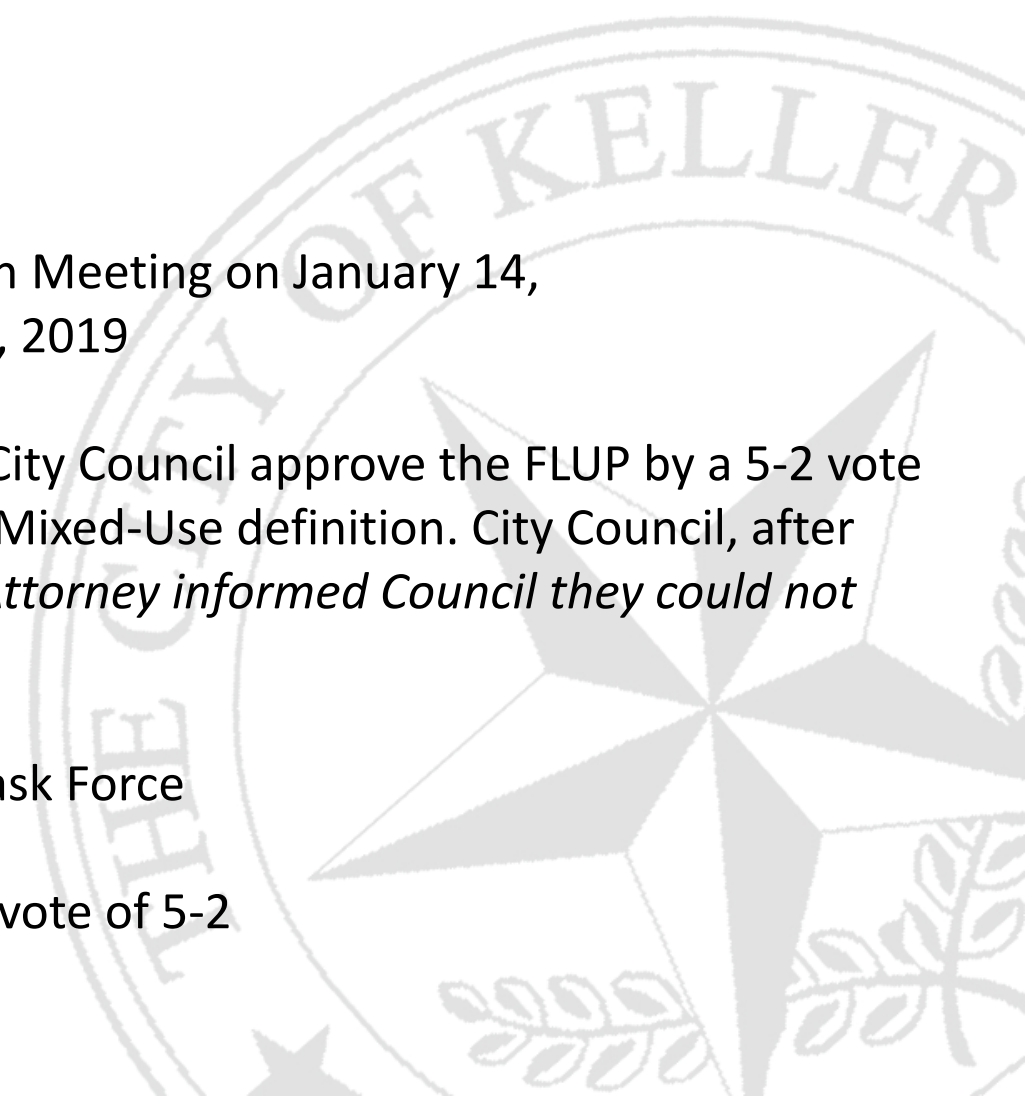
Background

2018:

- March 12: Joint Council and Planning & Zoning Commission Kick-Off
- April: Five Public Meetings with the community
- June-Sept: Multiple meetings with the FLUP Task Force
- December : FLUP tabled for Planning and Zoning Commission Meeting on January 14, 2019. City Council Meeting tabled to January 15, 2019

2019:

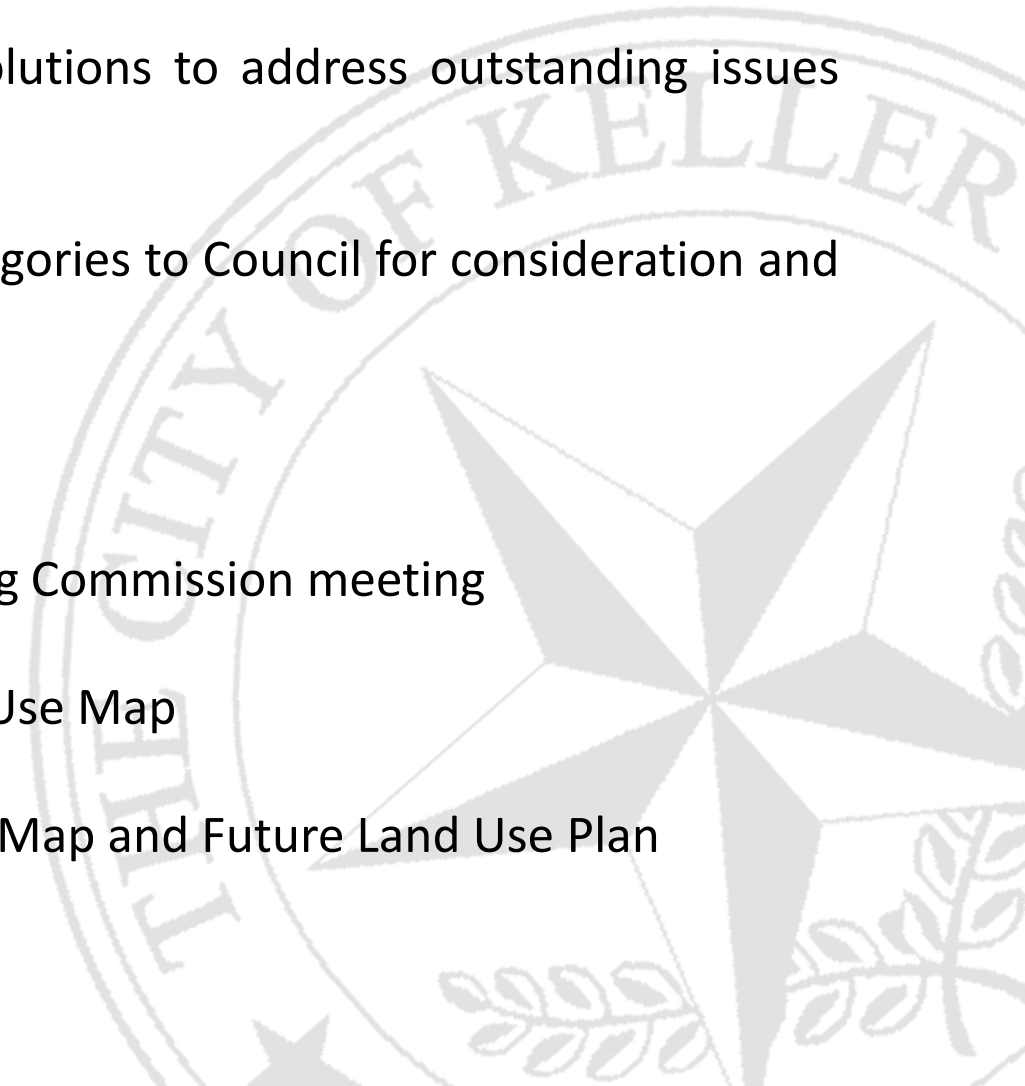
- January: Planning and Zoning Commission recommends City Council approve the FLUP by a 5-2 vote conditioned on removing multi-family from the Mixed-Use definition. City Council, after public hearing, tabled the FLUP proposal. *(City Attorney informed Council they could not exclude multi-family).*
- April-June: Multiple work sessions with Council and FLUP Task Force
- November: City Council Denied proposed FLUP update by a vote of 5-2



Background

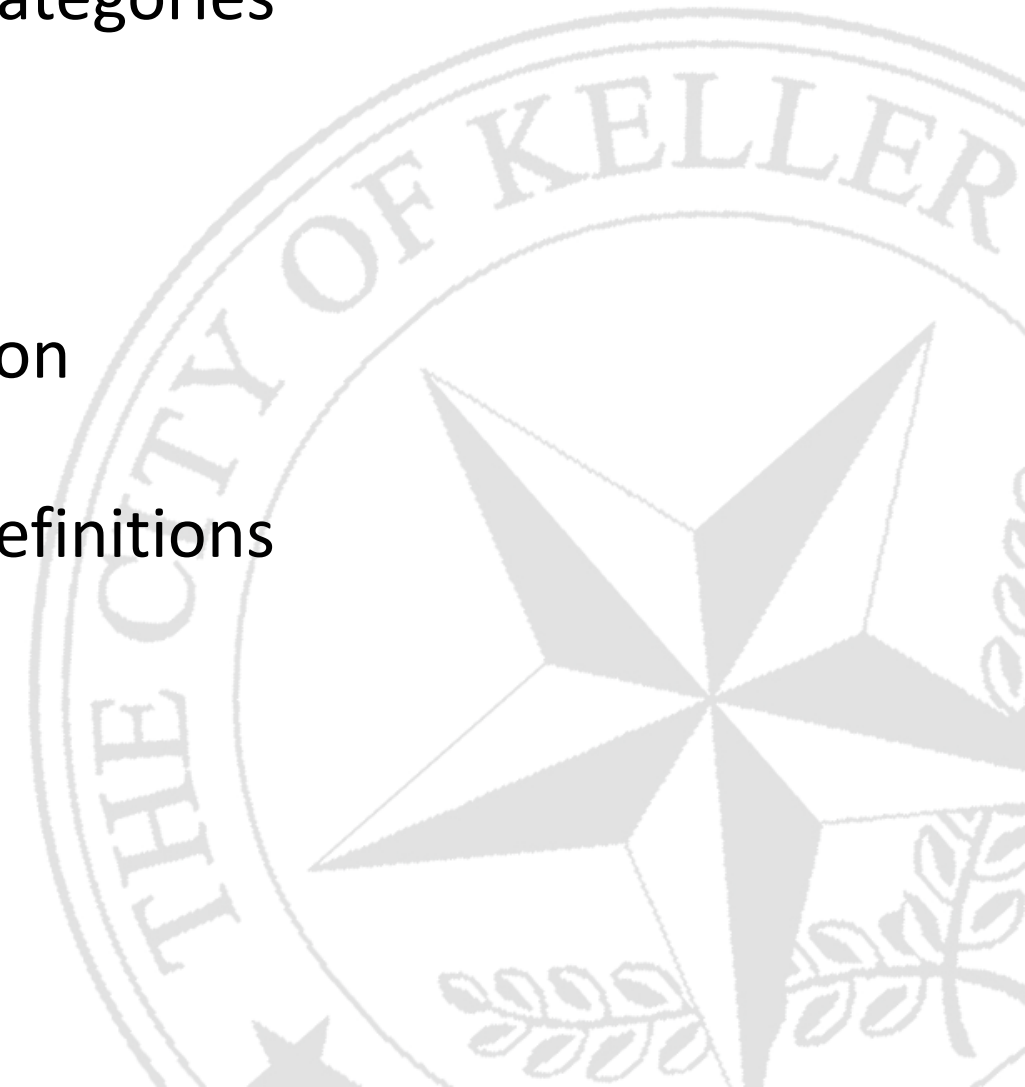
2021:

- In January, City Council directed staff to propose options/solutions to address outstanding issues related to FLUP
- January 19: Staff brought several definitions for Land-Use Categories to Council for consideration and to receive direction.
- February 2: Finalized the Draft Land-Use Categories
- February 23: Staff held work session at the Planning and Zoning Commission meeting
- February 24: City Council work session to discuss Future Land Use Map
- March 2: City Council work session to discuss Future Land Use Map and Future Land Use Plan



2021 Proposed Edits












1. Update the Residential Land Use Categories
2. Update the Mixed-Use Definition
3. Create a Tech/Flex Overlay Definition
4. Delineate Parks and Open Space Definitions
5. FLUP Map



Land-Use Categories

Current FLUP (1998) Categories

Land-Use Class

	LD-SF - Low Density - Single Family (25,000 S.F. and greater)
	MD-SF - Medium Density - Single Family (15,000 S.F. to 24,999 S.F.)
	HD-SF - High Density - Single Family (12,000 S.F. to 14,999 S.F.)
	MU - Mixed Use
	MU-IC - Mixed Use or Industrial/Commercial
	O - Office
	RT - Retail
	RT-IC - Retail or Industrial/Commercial
	IC - Industrial/Commercial
	PS - Public and Semi-Public
	PO - Parks and Open Space

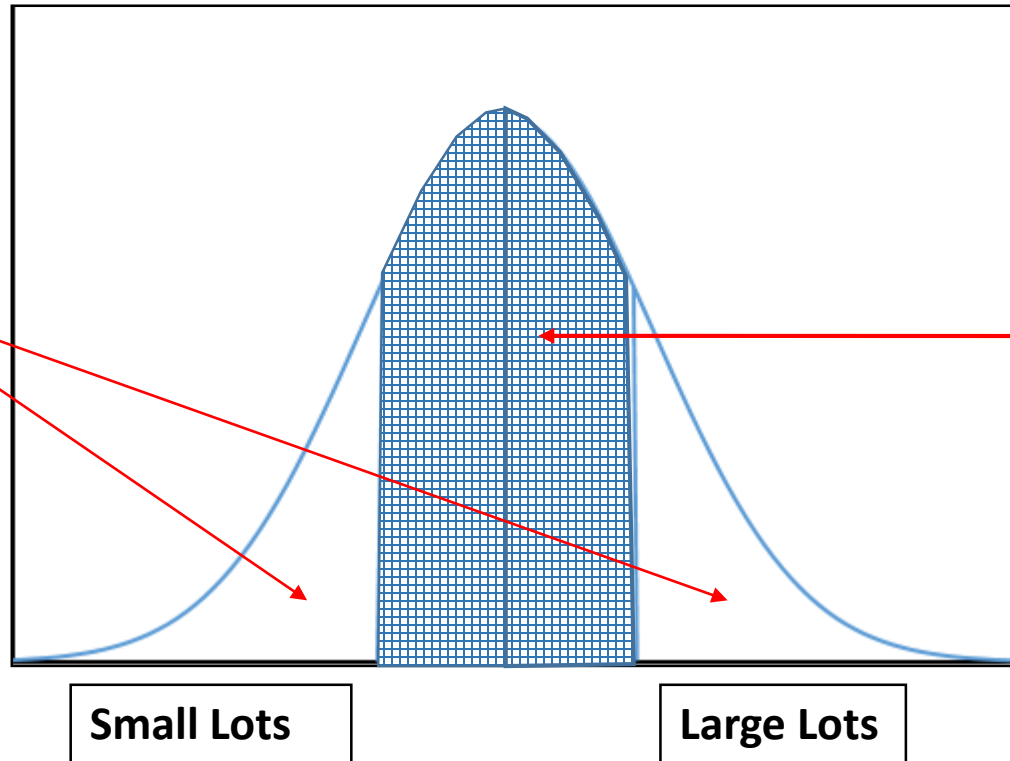
Draft FLUP (2018) Categories

- Single-Family 36 (greater than 36,000 sf)
- Single-Family 25 (25,000- 35,999 sf)
- Single-Family 20 (20,000- 24,999 sf)
- Single-Family 15 (15,000- 19,999 sf)
- Single Family 12 (12,000 – 14,999 sf)
- Single-Family 8,400 (8,400- 11,999 sf)
- Single-Family 3 (3,000- 8,399 sf)
- Mixed-Use
- Office
- Retail/Commercial
- Tech Flex/Overlay
- Parks and Public Open Space
- Private Recreation
- Semi-Public and Government

Residential Categories

(Current 1998 FLUP)

FLUP Categories do not account for the “tails” – the smallest and largest parcels/uses



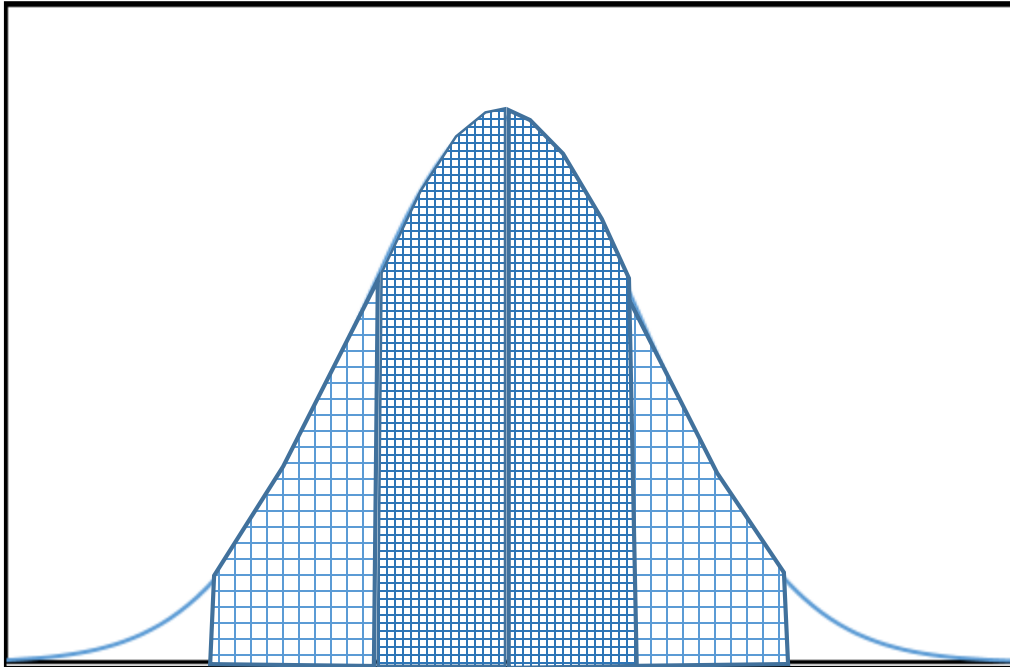
Current FLUP Categories (1998)

- Single-Family Low Density (greater than 25,000 sf)
- Single-Family Medium Density (15,000- 24,999 sf)
- Single High Density (12,000 – 14,999 sf)

Illustrative Only; Does Not Represent Volume

Residential Categories

(Draft 2018 FLUP)



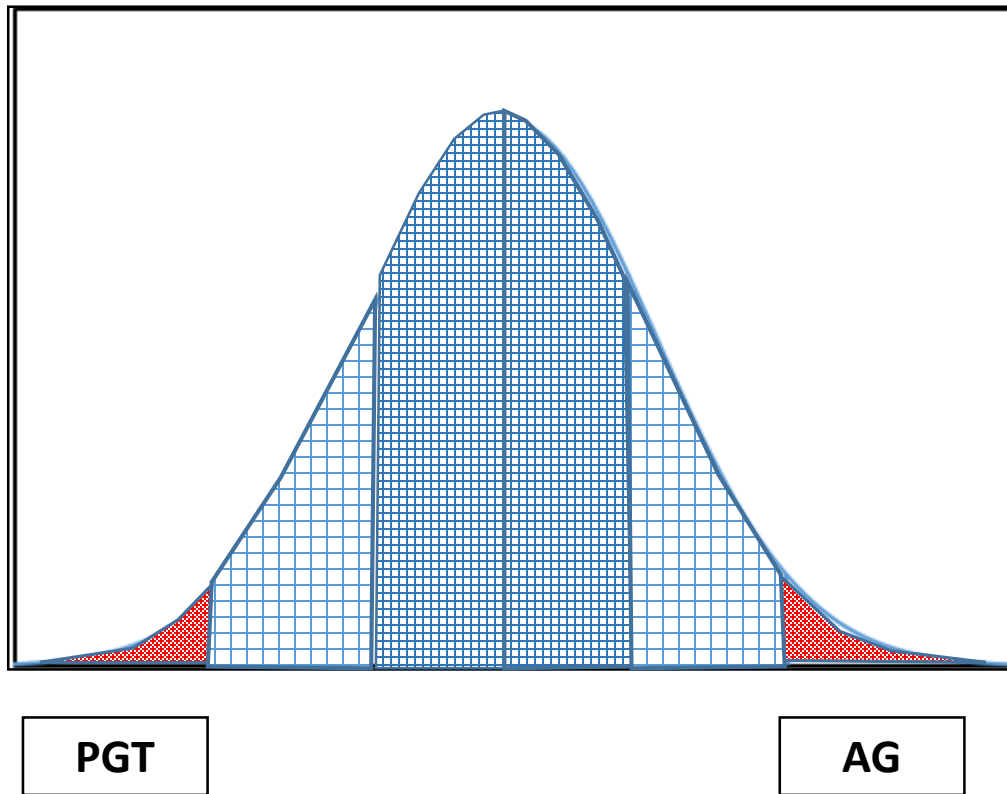
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Illustrative Only; Does Not Represent Volume

Residential Categories

(Proposed 2021 FLUP)



Staff-Proposed Residential FLUP Categories

- Patio Homes/Garden Homes/Townhomes:
 - 5 units per acre (PGT)
- High Density Single-Family:
 - SF-3 to SF-15
- Medium Density Single-Family:
 - SF-16 to SF-35
- Low Density Single-Family:
 - SF-36 and greater

Illustrative Only; Does Not Represent Volume

Residential Land Use Categories

Current (1998) Residential Categories

- LD-SF Low-Density Single-Family (25,000 sf or greater)
- MD-SF Medium-Density Single-Family (15,000 sf - 24,999 sf)
- HD-SF High-Density Single-Family (12,000-14,999 sf)

Proposed (2021) FLUP Residential Categories

- Patio Homes/Garden Homes/Townhomes:
5 units per acre (PGT)
- High Density Single-Family:
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- Medium Density Single-Family:
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- Low Density Single-Family:
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- Single-Family 8,400 (8,400-11,999 sf)
- Single-Family 3 (3,000- 8,399 sf)

Mixed-Use Classification

2018 Draft FLUP Mixed-Use Definition:

This land use category is intended to create unique community destinations and allow for a mix of higher density residential and nonresidential uses that are developed in an efficient and creative manner. Mixed use areas are envisioned to be an integration of retail/commercial, office, entertainment, residential units, and open space blended in either a horizontal or vertical configuration. Horizontal mixed use generally contains nonresidential and residential land uses in multiple buildings. Vertical mixed use generally contains nonresidential and residential land uses in a single building, with nonresidential on the ground floor and residential on the upper floors.

Mixed-Use Classification

Proposed Mixed-Use Definition:

The Mixed-Use Zoning Districts (MU) provide unique opportunities to develop community destinations with a mix of retail/commercial, office, entertainment, open space, civic, institutional and residential uses within pedestrian-oriented, vertical and horizontal mixed-use environments. Such synergistic developments shall utilize the Planned Development (PD) zoning process outlined in the Unified Development Code. While not every use listed above must be integrated into a particular MU PD, all MU zoning districts must include at least three of the other uses in addition to some type of residential component (i.e. - retail/commercial, office, entertainment, civic, or institutional). The residential use may be a live/work unit that combines a work space accessible to the public with a private residential space in the same unit. Components of a mixed use development include specialized street standards, parks and plazas, and enhanced architectural standards. The physical development patterns of MUs shall include unifying landscape elements, integrated transportation networks shared by vehicles, bicyclists, and pedestrians, environmental stewardship, connectivity within as well as to adjacent developments, and interconnected public spaces such as parks, open space, and water features.

Tech/Flex Industrial Classification

Draft FLUP (2018) :

Tech/Flex Industrial - This land use category provides industrial space for uses that support offices, showrooms, and modernized industrial activities that do not generate smoke, noise or other hazards traditionally caused by industrial uses. It is intended that the building interiors within this category are designed for easy conversion to support multiple combinations of the uses listed above. These developments should be located along major roadways and have design characteristics (such as architecture and site design) similar to office developments.

Council/ Staff Recommendation- Tech/Flex Overlay Classification

Tech/Flex Overlay:

This land use category provides space for uses that support offices, showrooms, research and development, light manufacturing, small-scale assembly, e-commerce, micro-warehouses, scientific technology, data centers and modernized industrial activities that do not generate smoke, noise, noxious odors or other hazards traditionally caused by industrial uses. These developments should be located adjacent to other retail/commercial uses. The physical development patterns shall include architectural standards that are reflective of Class A office space, unifying landscape elements, and environmental stewardship. It is intended that the building interiors within this category are designed for easy conversion to support multiple combinations of the uses listed above.

Parks and Open Space

Current FLUP (1998)

The Parks and Open space category denotes areas of land designated for both passive and active recreation. Parks, hike/bike trails and athletic complexes all fall into this use. This plan shows park land that has been dedicated or is currently planned. For information related to possible future park locations, refer to the Parks and Open Space Master Plan.

Draft FLUP (2018)

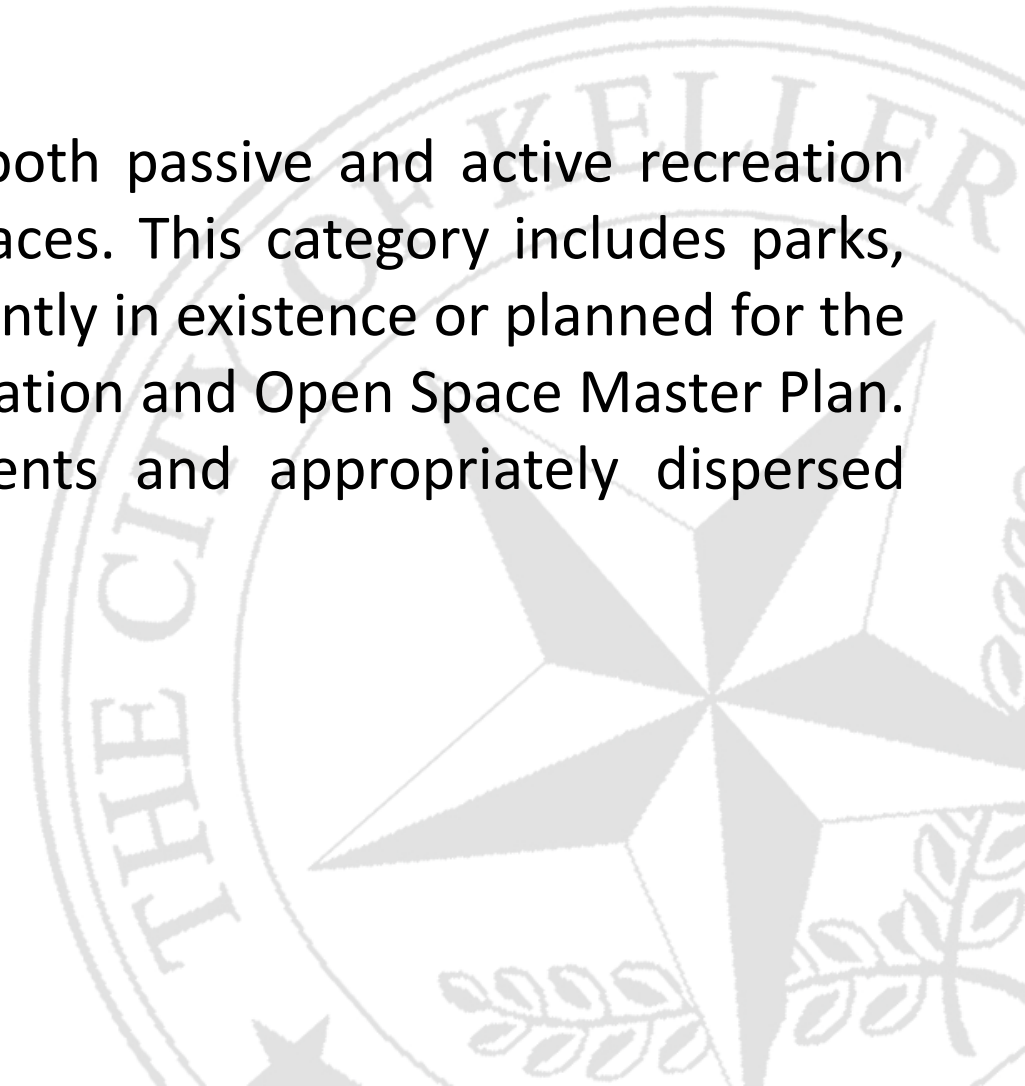
This category denotes areas of land designated for both passive and active recreation. This category includes parks, recreational amenities, and open spaces that are currently in existence or planned for the future as determined by the City of Keller Parks, Recreation and Open Space Master Plan. These areas should be readily accessible to residents and appropriately dispersed throughout the city.

Parks and Open Space

Proposed Parks and Open Space Definitions:

Public Parks and Open Space – PO

This category denotes areas of land designated for both passive and active recreation including parks, recreational amenities, and open spaces. This category includes parks, recreational amenities, and open spaces that are currently in existence or planned for the future as determined by the City of Keller Parks, Recreation and Open Space Master Plan. These areas should be readily accessible to residents and appropriately dispersed throughout the city.



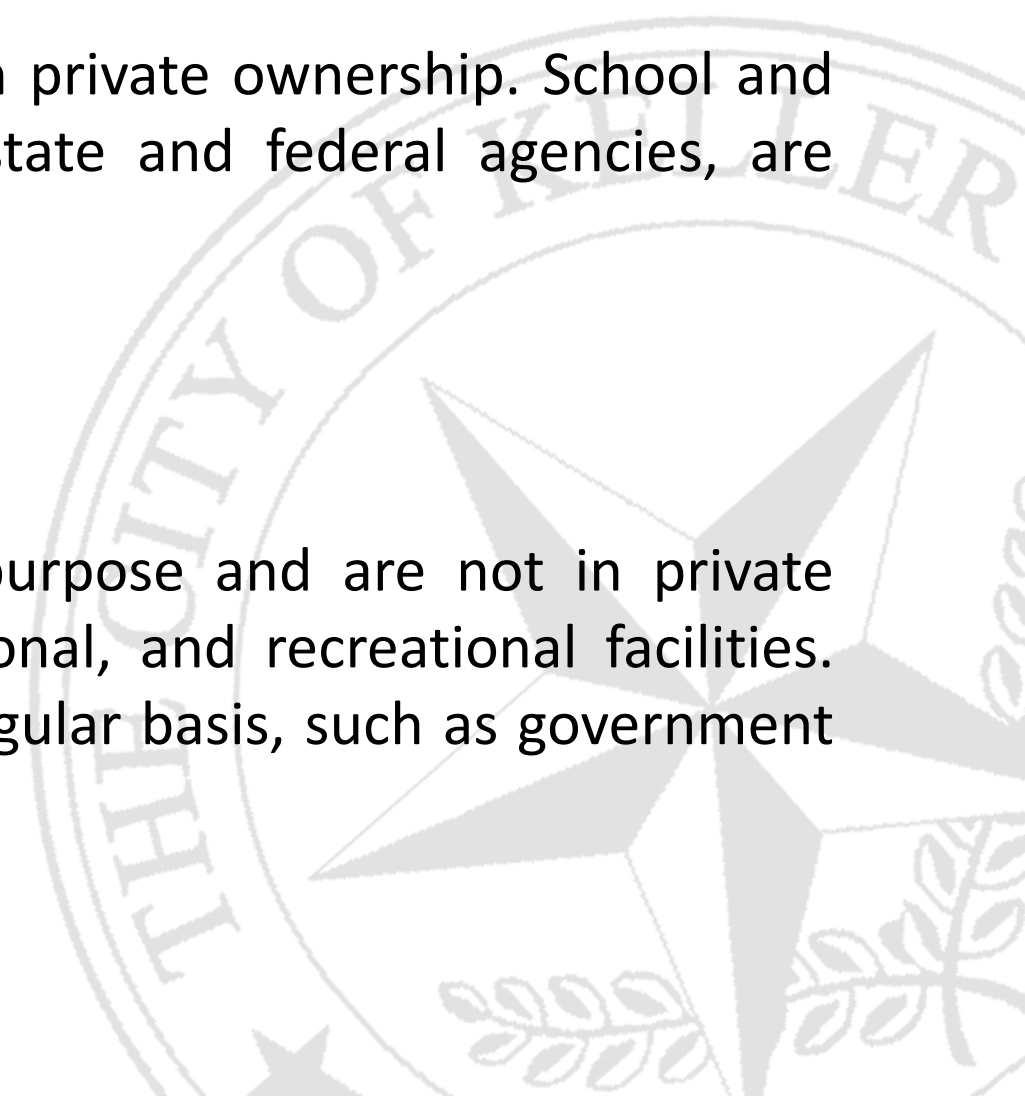
Public and Semi-Public

Current FLUP (1998)

This land use represents land uses which are not in private ownership. School and city properties, as well as properties owned by state and federal agencies, are included in this category.

Draft FLUP (2018)

Public/Semi-public uses generally serve a public purpose and are not in private ownership. They can include government, educational, and recreational facilities. Public facilities that generate higher activity on a regular basis, such as government facilities, should be located along major roadways.



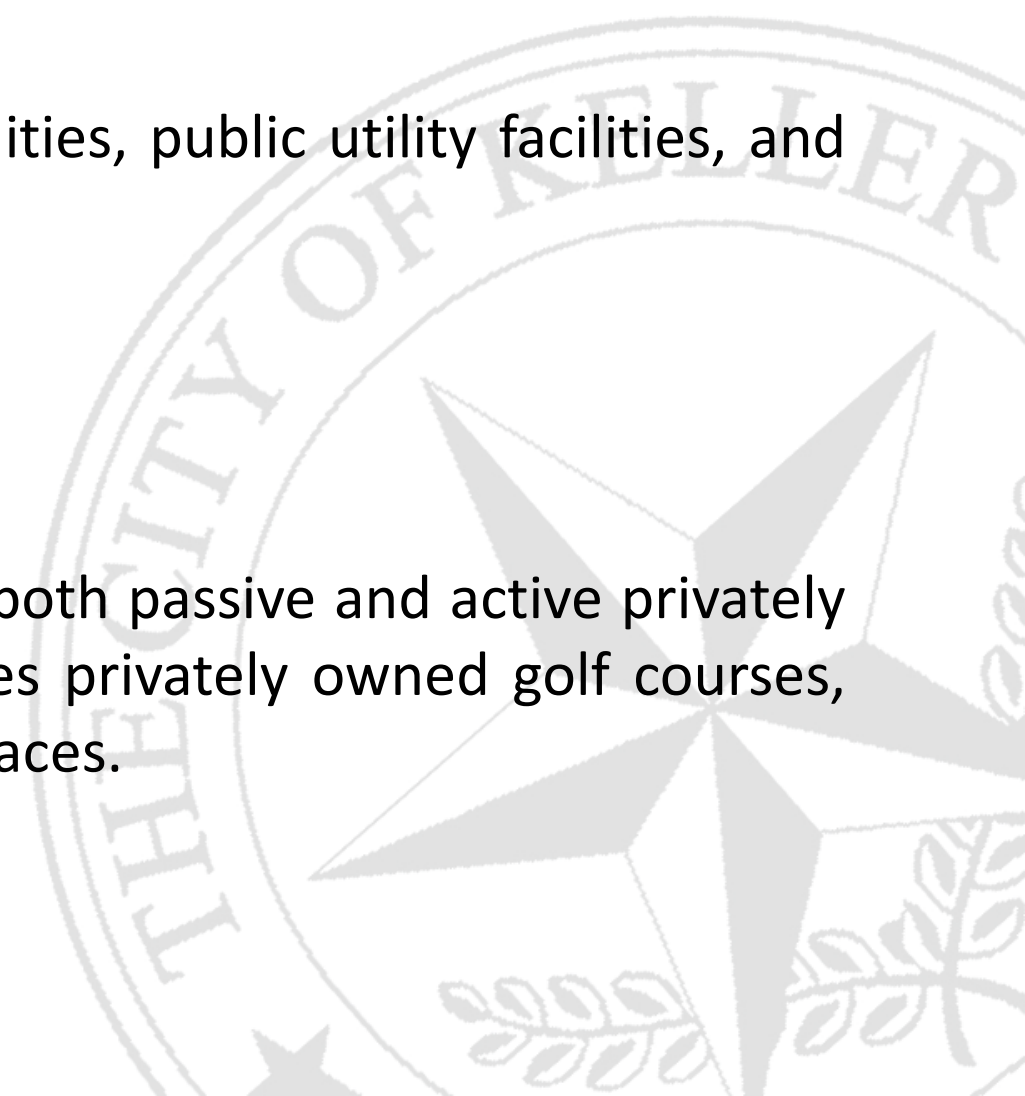
Semi-Public and Government

Proposed Semi-Public and Government Definition:

This category includes all schools, government facilities, public utility facilities, and public facilities that require memberships.

Private Recreation Space – New Category

This category denotes areas of land designated for both passive and active privately owned recreation amenities. This category includes privately owned golf courses, tennis facilities, recreational amenities, and open spaces.



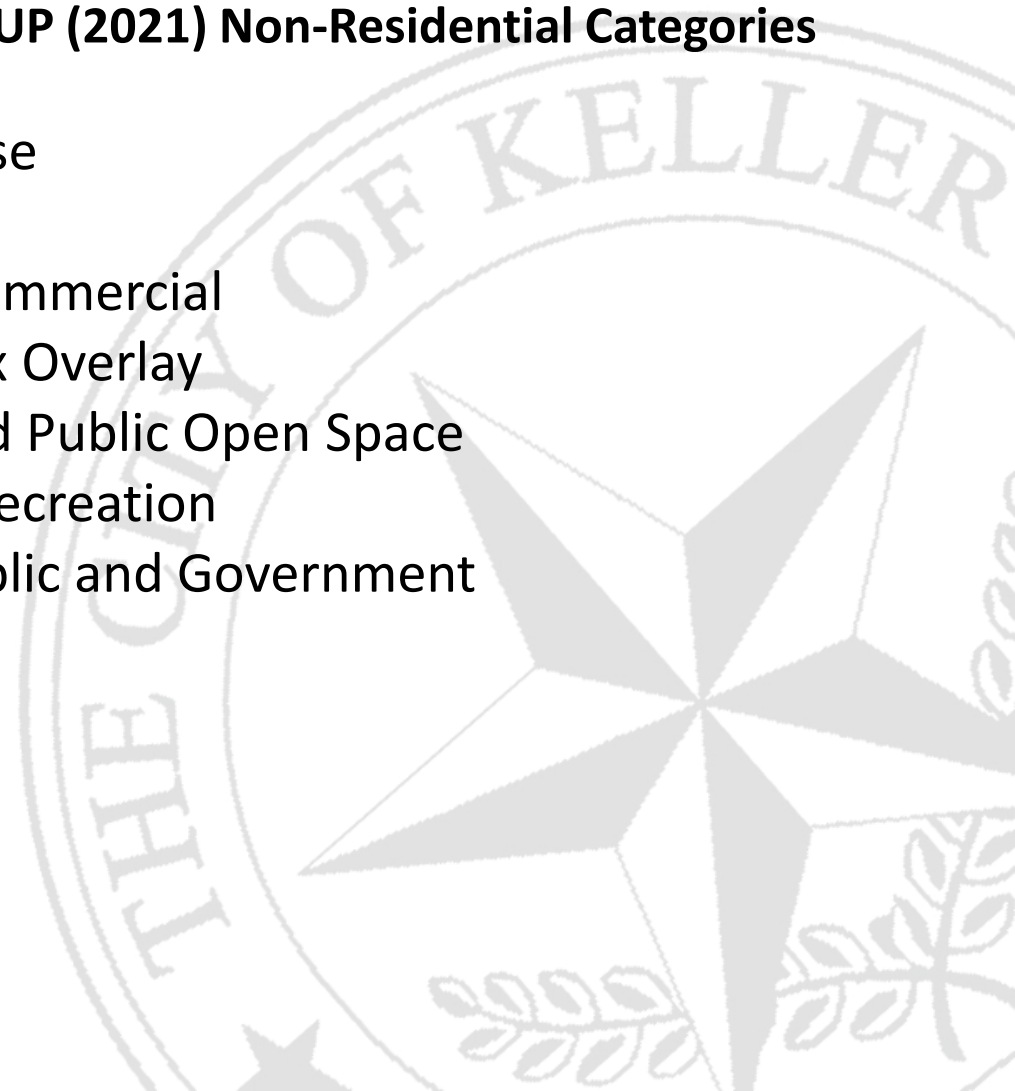
Non-Residential Categories

Draft FLUP (2018) Commercial Categories

- Mixed-Use
- Office
- Retail/Commercial
- Tech/Flex Industrial
- Public and Semi-Public
- Parks and Open Space

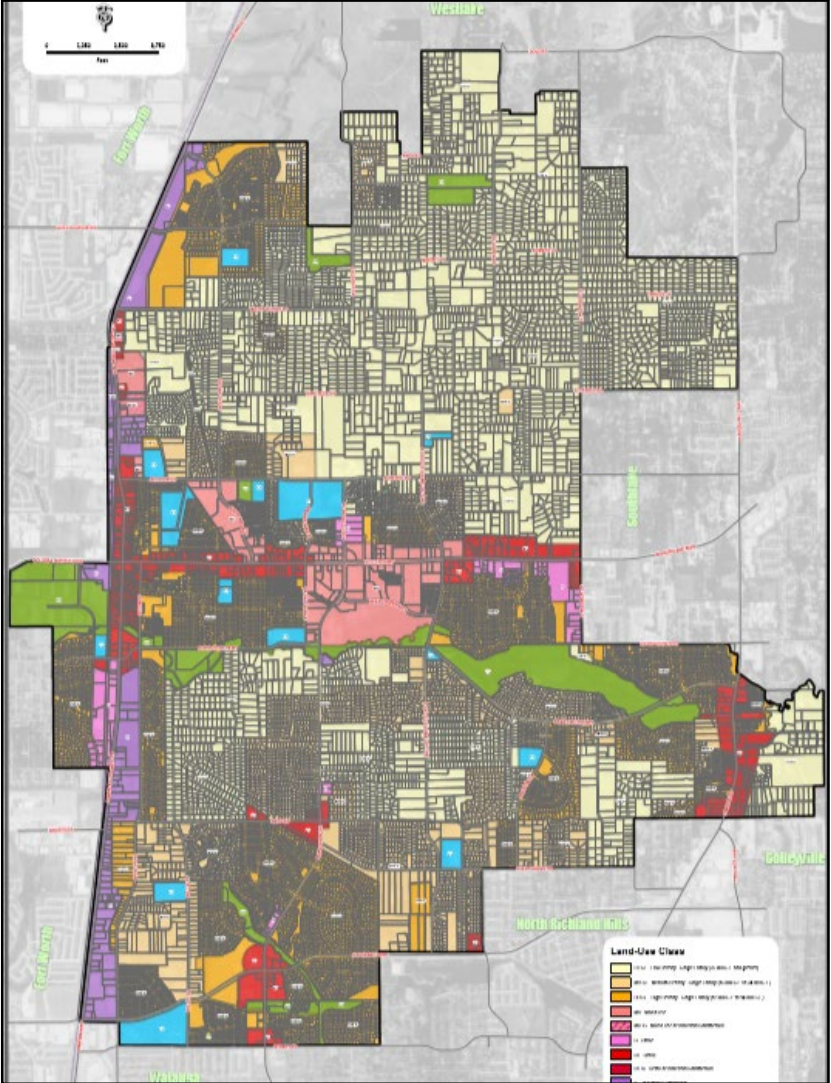
Proposed FLUP (2021) Non-Residential Categories

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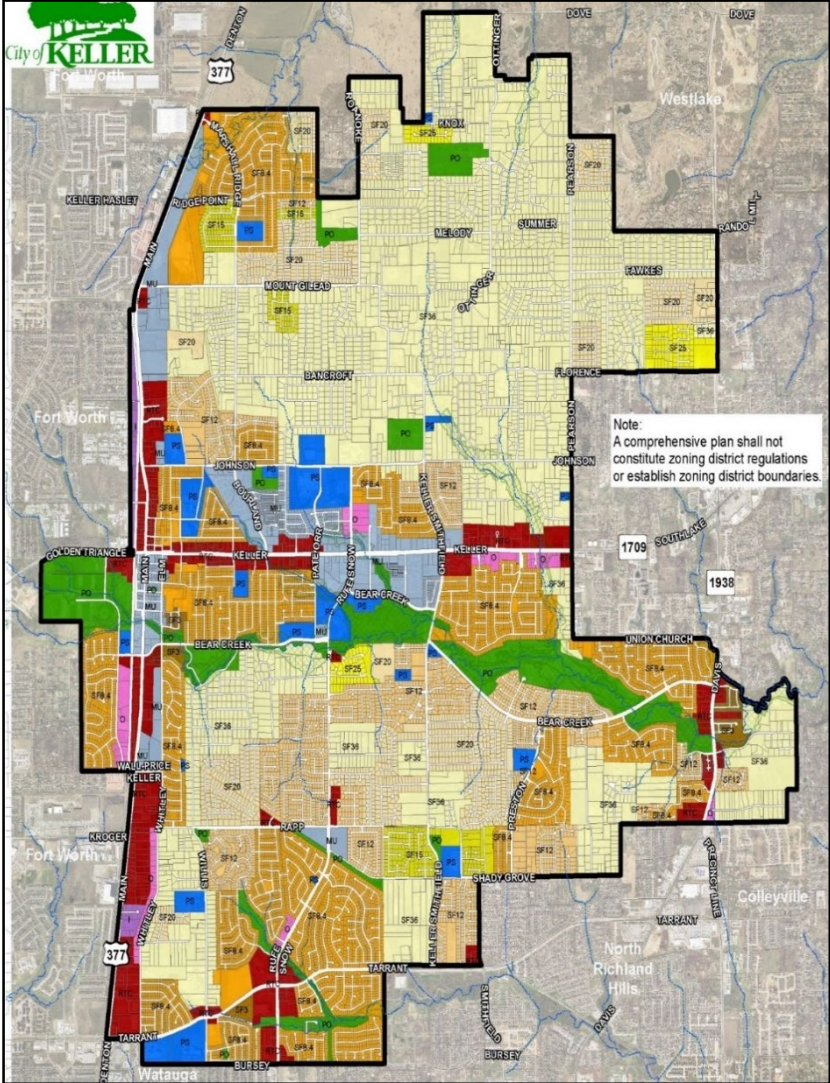


FLUP Maps Comparison

Current 1998 FLUP Map

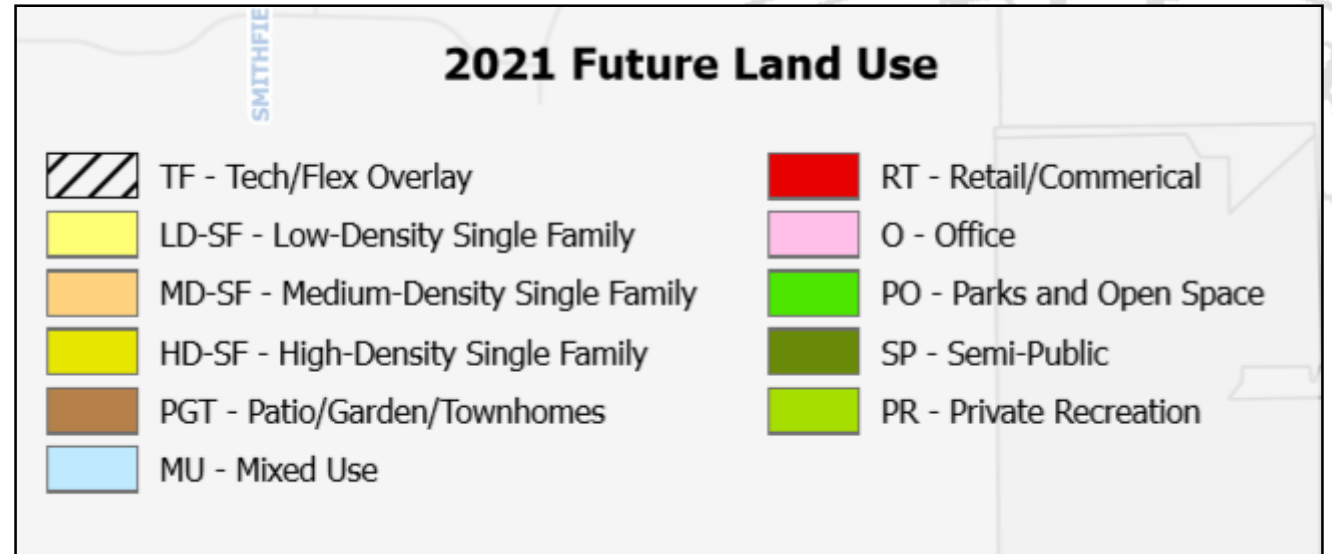
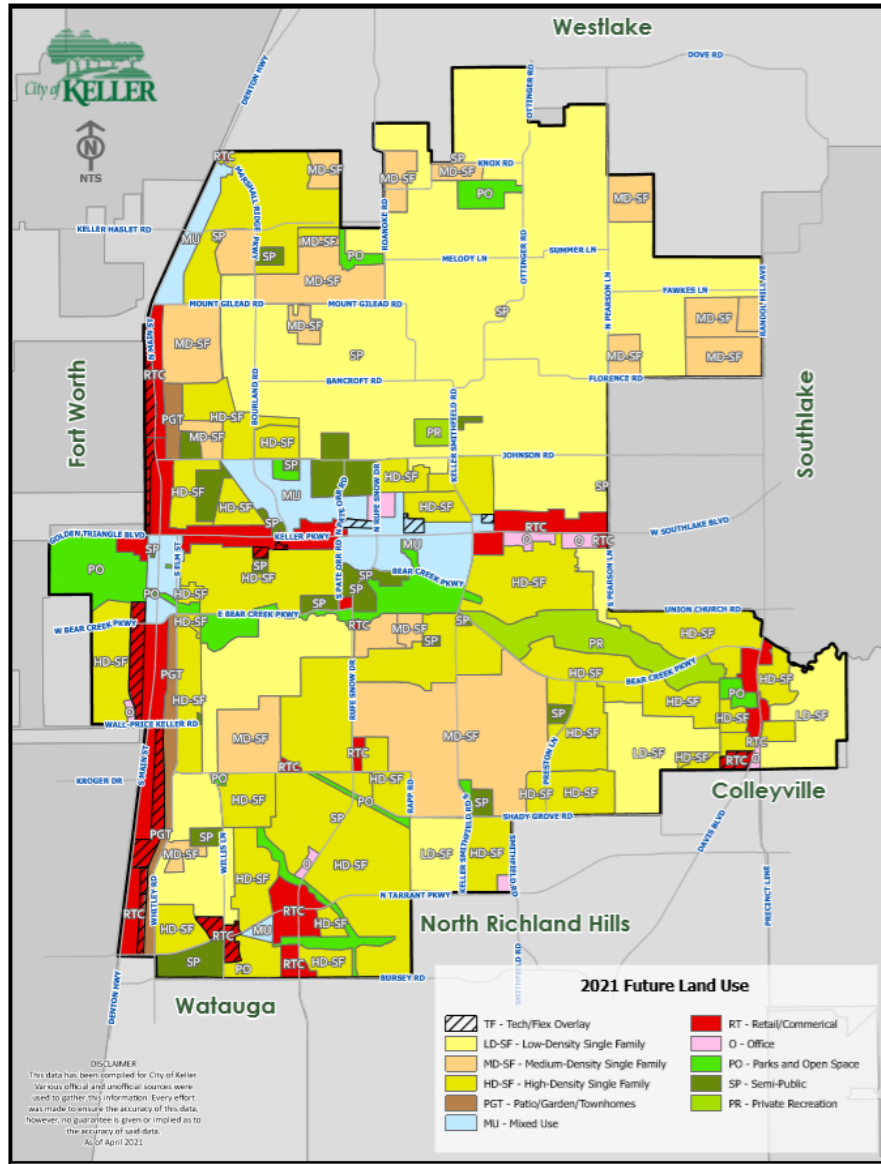


Draft 2018 FLUP Map



FLUP Maps Comparison

Conceptual 2021 FLUP Map

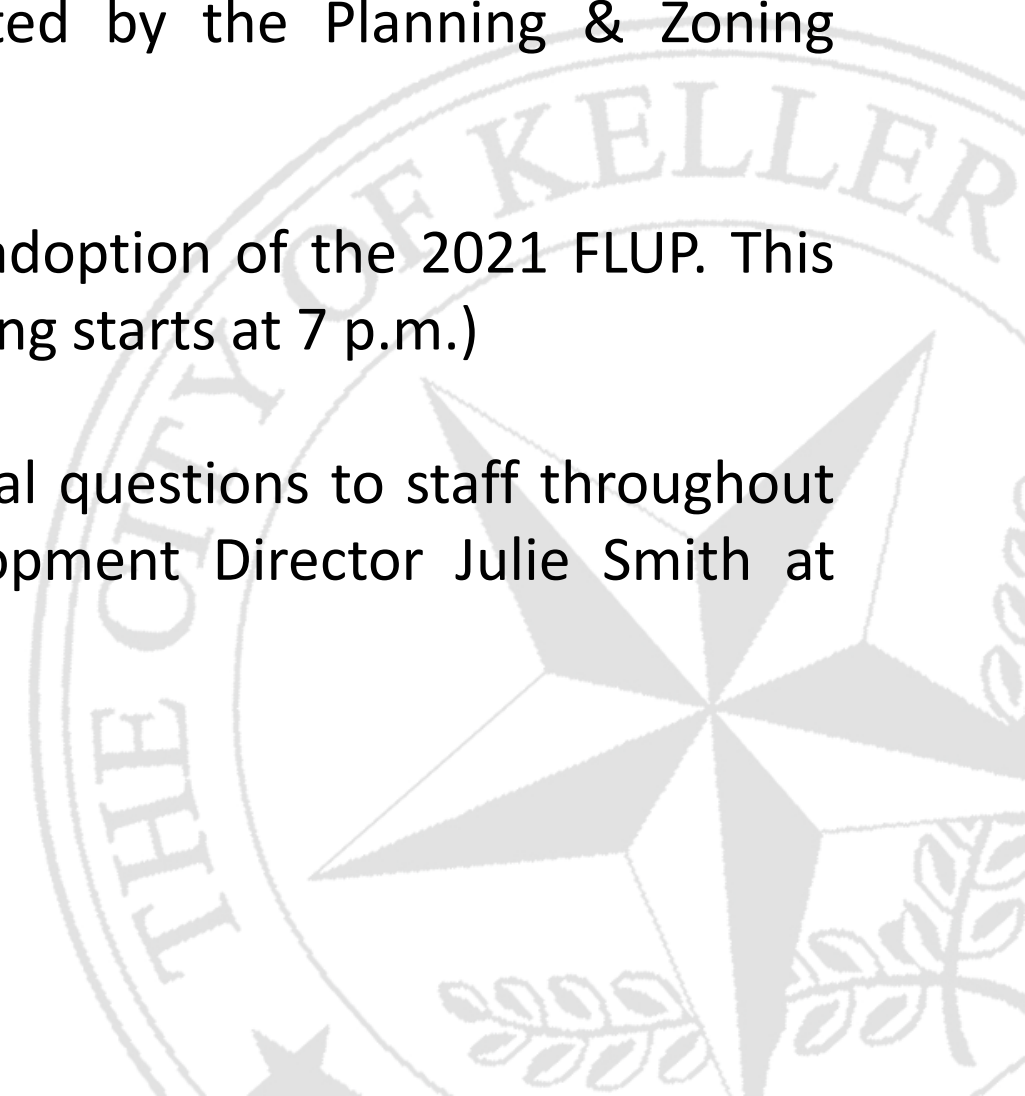


Next Steps & Additional Public Input Opportunities

- *March 6:* a Virtual Public Meeting will be held from 10 a.m. to noon
- *March 16:* After staff compiles comments received by the public in these meetings, they will be presented to City Council for work session discussion
- *March 18:* The official proposed 2021 FLUP incorporating City Council's March 16 edits will be uploaded to the city website (www.cityofkeller.com/FLUP), and a virtual comment option will go live
 - Comments received by the end of the day March 22 will be shared with Planning & Zoning
 - Comments received by the end of the day April 13 will be shared with City Council

Next Steps & Additional Public Input Opportunities

- *March 23:* A Public Hearing will be conducted by the Planning & Zoning Commission (meeting starts at 7 p.m.)
- *April 20:* The Keller City Council will consider adoption of the 2021 FLUP. This agenda item will include a public hearing (meeting starts at 7 p.m.)
- The public is also encouraged to send additional questions to staff throughout this process. Please email Community Development Director Julie Smith at jsmith@cityofkeller.com.





PROGRESS THROUGH PARTICIPATION

Thank You!

