

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A PLANNED DEVELOPMENT ZONING CHANGE FOR ARMSTRONG HILLS, A PLANNED DEVELOPMENT ZONING CHANGE FROM SINGLE-FAMILY RESIDENTIAL - 36,000 SQUARE-FOOT LOTS TO PLANNED DEVELOPMENT - SINGLE-FAMILY RESIDENTIAL - 25,000 SQUARE-FOOT LOTS, CONSISTING OF 49 RESIDENTIAL LOTS AND 10 OPEN SPACE LOTS, ON APPROXIMATELY 49 ACRES OF LAND, LEGALLY DESCRIBED AS A TRACT 2 HS, ABSTRACT 1501 AND TRACT 2, ABSTRACT 791 OF THE THOMAS J. THOMPSON SURVEY, LOCATED 120 FEET SOUTHEAST OF THE DAVIS BOULEVARD AND CREEK ROAD INTERSECTION, AND ADDRESSED 8740 DAVIS BOULEVARD, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Barron-Stark Engineers and Holmes Builders, Applicant, and LLB Armstrong Family LP, Owner, submitted a request for a Planned Development zoning change (ZONE-2411-0007) for approximately 10.6 acres from Single Family Residential-36,000 square-foot lots (SF-36) to Planned Development - Single Family Residential-25,000 square-foot lots (SF-25) for the proposed Armstrong Hills subdivision; and

WHEREAS, the City's Planning and Zoning Commission and the City Council, in accordance with the Charter of the City of Keller, State Law, and the ordinances of the City of Keller, have given the required notices and have held the required public hearings regarding the zoning change application described in this ordinance; and

WHEREAS, the City Council is of the opinion the zoning change herein effectuated furthers the purpose of zoning as set forth in the Unified Development Code and is in the best interest of the citizens of the City of Keller.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS:

Section 1: THAT, the above findings are hereby found to be true and correct and are incorporated herein in their entirety.

Section 2: THAT, the Unified Development Code of the City of Keller, Texas, and the accompanying Zoning Map are hereby amended by changing the zoning from Single Family Residential-36,000 square-foot lots (SF-36) to Planned Development - Single-Family Residential - 25,000 square-foot lots, consisting of 49 residential lots and 10 open space lots, on approximately 49 acres of land, legally described as a Tract 2 HS, Abstract 1501 and Tract 2, Abstract 791 of the Thomas J. Thompson Survey, located 120 feet southeast of the Davis Boulevard and Creek Road intersection, and addressed 8740 Davis Boulevard in the City of

Keller, Tarrant County, Texas, with the proposal attached hereto as Exhibit "A" is hereby approved, and incorporated herein as if fully set forth as submitted.

Section 3: THAT, any person, firm or corporation violating any of the provisions of this Ordinance shall be guilty of a misdemeanor and upon final conviction therefor, shall be fined in a sum not to exceed two thousand dollars (\$2,000.00). Each and every day any such violation continues shall constitute a separate offense and shall be punishable as such hereunder.

Section 4: THAT, the City Secretary is hereby authorized and directed to cause publication of the descriptive caption hereof as an alternative method of publication provided by law.

AND IT IS SO ORDAINED.

Passed and approved by a vote of \_\_\_ to \_\_\_ on this the 3rd day of June, 2025.

CITY OF KELLER, TEXAS

BY: \_\_\_\_\_  
Armin R. Mizani, Mayor

ATTEST:

\_\_\_\_\_  
Kelly Ballard, City Secretary

Approved as to Form and Legality:

\_\_\_\_\_  
L. Stanton Lowry, City Attorney