

ORDINANCE NO. 2223

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A PLANNED DEVELOPMENT ZONING CHANGE FOR ROSEBURY, A PLANNED DEVELOPMENT ZONING CHANGE FROM COMMERCIAL (C) AND SINGLE-FAMILY RESIDENTIAL - 36,000 SQUARE-FOOT LOTS (SF-36) TO PLANNED DEVELOPMENT - MIXED USE (MU) CONSISTING OF 21 RESIDENTIAL LOTS, 2 COMMERCIAL LOTS, AND 3 OPEN SPACE LOTS (1.33 ACRES OPEN SPACE), ON APPROXIMATELY 9.2 ACRES (7.53 ACRES RESIDENTIAL AND 1.67 ACRES COMMERCIAL) OF LAND, LEGALLY DESCRIBED AS LOT 2 LESS HS, BLOCK 1 OF THE L. L. MC DONNELL SUBDIVISION, AND A PORTION OF LOT 1R1, BLOCK 1 OF THE L. L. MC DONNELL SUBDIVISION, AND ABSTRACT 29 TRACT 5B04 & 27523 OF THE RICHARD F. ALLEN SURVEY, LOCATED APPROXIMATELY 240 FEET EAST OF THE JOHNSON ROAD AND N. MAIN STREET INTERSECTION, AND ADDRESSED AS 550, 600, AND 700 N. MAIN STREET, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Sage Group Inc., Applicant, and Mark and Chryste Keel, Owner, submitted a request for a Planned Development zoning change (ZONE-2501-0002) for approximately 9.2 acres from Single Family Residential-36,000 square-foot lots (SF-36) and Commercial (C) to Planned Development – Mixed Use for the proposed Rosebury 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) and Commercial (C) to Planned Development – Mixed Use, consisting of 21 residential lots, 2 commercial lots, and 3 open space lots, on approximately 9.2 acres of land, legally described as Lot 2 LESS HS, Block 1 of the L. L. Mc Donnell subdivision, and a portion of Lot 1R1,

Block 1 of the L. L. Mc Donnell subdivision, and Abstract 29 Tract 5B04 & 27523 of the Richard F. Allen Survey, located approximately 240 feet east of the Johnson Road and N. Main Street intersection, and addressed as 550, 600, and 700 N. Main Street, 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 with the following conditions:

1. All uses proposed in the future commercial lots may only be approved by Specific Use Permit (SUP).
2. Subdivision entry signs shall be required at both points of access for the residential portion of the development.

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 4 to 1 on this the 6th day of May, 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