

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, RESOLUTION APPROVING A FUTURE LAND USE PLAN (FLUP) AMENDMENT FROM MIXED-USE (MU), MEDIUM-DENSITY SINGLE-FAMILY 15,000 - 35,999 SQUARE-FOOT LOTS (MD-SF), AND LOW-DENSITY SINGLE-FAMILY 36,000 SQUARE-FEET AND ABOVE (LD-SF) TO RETAIL/COMMERCIAL (RTC) AND MEDIUM-DENSITY SINGLE FAMILY - 15,000 TO 35,999 SQUARE-FOOT LOTS (MD-SF) FOR 39.38 ACRES, LEGALLY DESCRIBED AS: SITUATED IN THE RICHARD F. ALLEN SURVEY, ABSTRACT NUMBER 29, TRACT 4D, AND BEING ALL OF LOT 1, BLOCK 1 OF HARMONSON ACRES ADDITION, AND BEING ALL OF LOT 1 HS, BLOCK A OF PERRIGO PLACE ADDITION, AND BEING ALL OF THAT CERTAIN CALLED 0.364 ACRE RIGHT-OF-WAY DEDICATION SHOWN ON SAID PLAT OF PERRIGO PLACE, LOCATED ON THE EAST SIDE OF N. MAIN ST., APPROXIMATELY 300 FEET SOUTHEAST OF THE PARK AVENUE AND N. MAIN ST. INTERSECTION, AND ADDRESSED AS 1000, 1004 AND 1008 N. MAIN STREET IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Preston Crow, Skorborg Company, Applicant, and, Sue Salstrand and Anne Burfitt, PBS Family Limited Partnership, Owner, have requested a Future Land Use Plan amendment to change the land use designation to Medium-Density Single Family - 15,000 to 35,999 square-foot lots (HD-SF) and Retail/Commercial (RTC) from Mixed-Use (MU), Medium-Density Single-Family 15,000 - 35,999 square-foot lots (MD-SF) and Low-Density Single-Family 36,000 square-feet and above (LD-SF) for 39.38 acres east of North Main Street (PA-2603-0001); and

WHEREAS, the City's Planning and Zoning Commission and the City Council, in accordance with the Charter and Ordinances of the City of Keller and State Law, have given the required notices and have held the required public hearings regarding the Future Land Use Plan Amendment described in this resolution; and

WHEREAS, the City Council is of the opinion that the purpose of the application as set forth in the Unified Development Code is met and voted to approve the Future Land Use Plan amendment.

NOW, THEREFORE, BE IT RESOLVED 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, in accordance with the Unified Development Code, the City Council of the City of Keller, Texas hereby authorizes approval of a Future Land Use Plan amendment from Mixed-Use (MU), Medium-

Density Single-Family 15,000 - 35,999 square-foot lots (MD-SF) and Low-Density Single-Family 36,000 square-feet and above (LD-SF) to Medium-Density Single Family - 15,000 to 35,999 square-foot lots (MD-SF) and Retail/Commercial (RTC) for 39.38 acres, legally described as: situated in the Richard F. Allen Survey, Abstract Number 29, Tract 4D, and being all of Lot 1, Block 1 of Harmonson Acres Addition, and being all of Lot 1 HS, Block A of Perrigo Place Addition, and being all of that certain called 0.364 acre right-of-way dedication shown on said plat of Perrigo Place, located on the east side of N. Main St., approximately 300 feet southeast of the Park Avenue and N. Main St. intersection, and addressed as 1000, 1004 and 1008 N. Main Street.

AND IT IS SO RESOLVED.

Passed by a vote of _ to _ on this the 5th day of May, 2026.

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