

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A PLANNED DEVELOPMENT ZONING CHANGE FROM COMMERCIAL (C) AND PLANNED DEVELOPMENT 1406 - SINGLE FAMILY RESIDENTIAL 36,000 SQUARE-FOOT MINIMUM LOTS TO PLANNED DEVELOPMENT - SINGLE FAMILY 12,000 SQUARE-FOOT LOTS AND COMMERCIAL FOR THE PRESERVE AT KELLER OAKS, A PROPOSED PLANNED DEVELOPMENT CONSISTING OF 65 RESIDENTIAL LOTS, 1 COMMERCIAL LOT, AND APPROXIMATELY 6.77 ACRES OF OPEN SPACE ON 33.68 ACRES OF LAND, LEGALLY DESCRIBED AS: SITUATED IN THE RICHARD F. ALLEN SURVEY, ABSTRACT NUMBER 29, AND BEING PART OF THAT CERTAIN CALLED 25.483 ACRE TRACT OF LAND DESCRIBED IN EXHIBIT A AND PART OF THAT CERTAIN CALLED 15.874 ACRE TRACT OF LAND DESCRIBED IN EXHIBIT B IN DEED IN FAVOR OF JOHN M. PERRIGO AND IDA C. PERRIGO TRUSTEES OF THE JOHN M & IDA C. PERRIGO TRUST, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN DEED IN FAVOR OF DEBRA SUE PERRIGO SALSTRAND AND DAVID ALLEN SALSTRAND, RECORDED IN VOLUME 9213, PAGE 2191 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING ALL THAT CERTAIN CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN DEED IN FAVOR OF JOHN M. AND IDA C. PERRIGO TRUST, RECORDED IN VOLUME 13404, PAGE 101 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING ALL OF LOT 1, BLOCK 1 OF HARMONSON ACRES ADDITION, AND BEING ALL OF LOT 1, 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, AND BEING PART OF LOTS 1, 2 AND 3, BLOCK A OF NORTH MAIN MEDICAL OFFICE ADDITION, 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; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Curtis Young, Sage Group, Inc., Applicant, and, Sue Salstrand and Anne Burfitt, PBS Family Limited Partnership, Owner, submitted a request for a Planned Development zoning change (ZONE-2506-0007) for approximately 33.68 acres from Commercial (C) and Planned Development 1406 - Single Family Residential 36,000 square-foot minimum lots to Planned Development - Single Family 12,000 square-foot lots and Commercial for the proposed The Preserve at Keller Oaks 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 Commercial (C) and Planned Development 1406 - Single Family Residential 36,000 square-foot minimum lots to Planned Development - Single Family 12,000 square-foot lots and Commercial, for a planned development consisting of 65 residential lots, 1 commercial lot, and approximately 6.77 acres of open space, on approximately 33.68 acres of land, legally described as situated in the Richard F. Allen Survey, Abstract Number 29, and being part of that certain called 25.483 acre tract of land described in Exhibit A and part of that certain called 15.874 acre tract of land described in Exhibit B in deed in favor of John M. Perrigo and Ida C. Perrigo Trustees of the John M & Ida C. Perrigo Trust, recorded in the Official Public Records of Tarrant County, Texas, and being all of that certain called 1.00 acre tract of land described in deed in favor of Debra Sue Perrigo Salstrand and David Allen Salstrand, recorded in Volume 9213, Page 2191 of the Official Public Records of Tarrant County, Texas, and being all that certain called 1.00 acre tract of land described in deed in favor of John M. and Ida C. Perrigo Trust, recorded in Volume 13404, Page 101 of the Official Public Records of Tarrant County, Texas, and being all of Lot 1, Block 1 of Harmonson Acres Addition, and being all of Lot 1, 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, and being part of Lots 1, 2 and 3, Block A of North Main Medical Office Addition, 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, 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 2nd day of September, 2025.

CITY OF KELLER, TEXAS

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

ATTEST:

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

Approved as to Form and Legality:

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L. Stanton Lowry, City Attorney