

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A PLANNED DEVELOPMENT ZONING CHANGE FOR HERITAGE GROVE, A PLANNED DEVELOPMENT ZONING CHANGE FROM SINGLE-FAMILY RESIDENTIAL - 36,000 SQUARE-FOOT LOTS TO PLANNED DEVELOPMENT - SINGLE-FAMILY RESIDENTIAL 30,000 SQUARE-FOOT LOTS (SF-30) FOR 7.2 ACRES, LOCATED APPROXIMATELY 900 FEET NORTHWEST OF THE INDIAN KNOLL TRAIL AND SHADY GROVE ROAD INTERSECTION, LEGALLY DESCRIBED AS TRACTS 1F AND 1A02C, ABSTRACT 1209 OF THE THOMAS PECK SURVEY, ZONED SINGLE-FAMILY 36,000 MINIMUM SQUARE-FOOT LOTS (SF-36), AND ADDRESSED 8660 CLARA LANE AND 8733 INDIAN KNOLL TRAIL, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, William Solomon, Suma Monde Kapital Partners, Applicant, and Cameron-Sqrl. Sanford, LLC, Owner, submitted a request for a Planned Development zoning change (ZONE-2505-0006) for approximately 7.2 acres from Single Family Residential-36,000 square-foot lots (SF-36) to Planned Development -Single-Family Residential - 30,000 square-foot lots (PD-SF-30) in order to develop an 8-lot 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 of approximately 7.2 acres of land from Single-Family Residential – 36,000 square-foot lots (SF-36) to Planned Development – Single-Family Residential – 30,000 square-foot lots (PD-SF-30), for a development to be known as Heritage Grove, located approximately 900 feet northwest of the intersection of Indian Knoll Trail and Shady Grove Road, legally described as Tracts 1F and 1A02C, Abstract 1209 of the

Thomas Peck Survey, and addressed as 8660 Clara Lane and 8733 Indian Knoll Trail, in the City of Keller, Tarrant County, Texas. Said zoning change shall be in accordance with the development standards and concept plan attached hereto as Exhibit "A", which are hereby incorporated into this ordinance as if fully set forth herein.

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 15th day of July, 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