

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A ZONING CHANGE APPLICATION FROM OLD TOWN KELLER (OTK) TO RETAIL (R), FOR THE FOLLOWING PROPERTIES LOCATED NORTH OF THE INTERSECTION AT BEAR CREEK PARKWAY AND SOUTH MAIN STREET: 680 SOUTH MAIN STREET, BLOCK A LOT 1 OF SPRING CREEK KELLER ADDITION; 660 SOUTH MAIN STREET, BLOCK A LOT 2 OF SPRING CREEK KELLER ADDITION; 620 SOUTH MAIN STREET, BLOCK A LOT 1 OF EMERUS HOSPITAL ADDITION; 601 SOUTH MAIN STREET, BLOCK A LOT 1 OF BAYLOR MEDICAL PLAZA ADDITION; 651 SOUTH MAIN STREET, BLOCK A LOT 1 OF BEAR CREEK 97 SUBDIVISION; 681 SOUTH MAIN STREET., BLOCK A LOT 3 OF BEAR CREEK 97 SUBDIVISION; AND 180 BEAR CREEK PARKWAY - APPROXIMATELY 12.66 ACRES TOTAL, BLOCK A LOT 2 OF BEAR CREEK 97 SUBDIVISION IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, the City of Keller, applicant, submitted a request for a zoning change (Z-22-0002) for approximately 12.66-acres from Old Town Keller (OTK) to Retail (R) to better reflect the current and future intended use of the area; 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 Planning and Zoning Commission held a public hearing on June 28, 2022 and unanimously recommended approval of the zoning change; 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, City of Keller, Texas Zoning Map is hereby amended by changing the zoning from Old Town Keller (OTK) to Retail (R), for the following properties located north of the intersection at Bear Creek Parkway and South Main Street: 680 South Main Street, Block A Lot 1 of Spring Creek Keller Addition; 660 South Main Street, Block A Lot 2 of Spring Creek

Keller Addition; 620 South Main Street, Block A Lot 1 of Emerus Hospital Addition; 601 South Main Street, Block A Lot 1 of Baylor Medical Plaza Addition; 651 South Main Street, Block A Lot 1 of Bear Creek 97 Subdivision; 681 South Main Street., Block A Lot 3 of Bear Creek 97 Subdivision; and 180 Bear Creek Parkway - approximately 12.66 acres total, Block A Lot 2 of Bear Creek 97 Subdivision, in the City of Keller, Tarrant County, Texas, 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 19th day of July 2022.

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