ORDINANCE NO. 1092

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF KELLER, TEXAS, BY AMENDING THE ZONING MAP AND CHANGING THE ZONING FROM NS (NEIGHBORHOOD SERVICE) AND SF-8.4 (SINGLE FAMILY-8,400 SQUARE FOOT LOTS) TO PD-R (PLANNED DEVELOPMENT-RETAIL) AND PD-SF-8.4 (PLANNED DEVELOPMENT-SINGLE FAMILY-8,400 SQUARE FOOT LOTS) FOR BURSEY PARK, A PROPOSED DEVELOPMENT CONTAINING 48 RESIDENTIAL LOTS, FIVE RETAIL LOTS, AND ONE OPEN SPACE LOT, LOCATED ON A 27.527-ACRE TRACT OF LAND OUT OF THE JOHN EDMONDS SURVEY, ABSTRACT NO. 457, AT THE NORTHEAST CORNER OF RUFE SNOW DRIVE AND BURSEY ROAD, IN THE CITY OF KELLER, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Bursey Ranch Partnership/35 Acres, owner; Margaux Keller Development, Ltd., applicant/developer; and Winkelmann and Associates, Inc., engineer; have submitted a zoning change request (Z-01-18), which has been reviewed by the City Staff; and

WHEREAS, notice of a hearing before the Planning and Zoning Commission was sent to real property owners within two hundred feet (200') of the property herein described at least ten (10) days before such hearing; and

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Keller at least fifteen (15) days before such hearing; and

WHEREAS, public hearings to change the zoning on the property herein described were held before the Planning and Zoning Commission and the City Council, and the Planning and Zoning Commission has heretofore made a recommendation to approve the zoning change request with stipulations; and

WHEREAS, the City Council is of the opinion that the zoning change herein effectuated furthers the purpose of zoning as set forth in the Comprehensive Zoning Ordinance 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 Comprehensive Zoning Ordinance of the City of Keller, Texas, and the accompanying Zoning Map, are hereby amended insofar as they relate to certain land located on a 27.527-acre tract of land out of the John Edmonds Survey, Abstract No. 457, at the northeast corner of Rufe Snow Drive and Bursey Road, by changing the zoning thereon from NS (Neighborhood Service) and SF-8.4 (Single Family-8,400 square foot lots) to PD-R (Planned Development-Retail) and PD-SF-8.4 (Planned Development-Single Family-8,400 square foot lots) for Bursey Park, a proposed development containing 48 residential lots, five retail lots, and one open space lot, with the following stipulations:

1. The architectural notes listed on the zoning exhibit shall also appear on the concept plan.

2. Large canopy trees a minimum of three-inches (3") in caliper shall be planted at twenty-five feet (25') in front of the brick screening wall along Bursey Road and Rufe Snow Drive.

3. The landscaping within the ten-foot (10') landscaping and screening wall easement, along Rufe Snow Drive and Bursey Road, shall be maintained by the Homeowner's Association.

4. The attached list of permitted uses in the Retail District, as modified, shall serve as an attachment to the Planned Development.

5. A five-foot (5') wide sidewalk shall be constructed along Rufe Snow Drive adjacent to the open space lot dedicated to the City of Keller.

6. Building design and architecture for Retail Tracts 1, 2, 3, 4, and 5 shall be reviewed and approved at the time of site plan approval.

Section 3: THAT, any person, firm, or corporation violating any of the provisions of this Ordinance, as read together with the Comprehensive Zoning Ordinance and accompanying map thereto, shall be guilty of a misdemeanor and upon final conviction therefore shall be fined in a sum not to exceed Two Thousand Dollars ($2,000.00). Each and every day 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 and penalty clause 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 5th day of February, 2002.

CITY OF KELLER, TEXAS

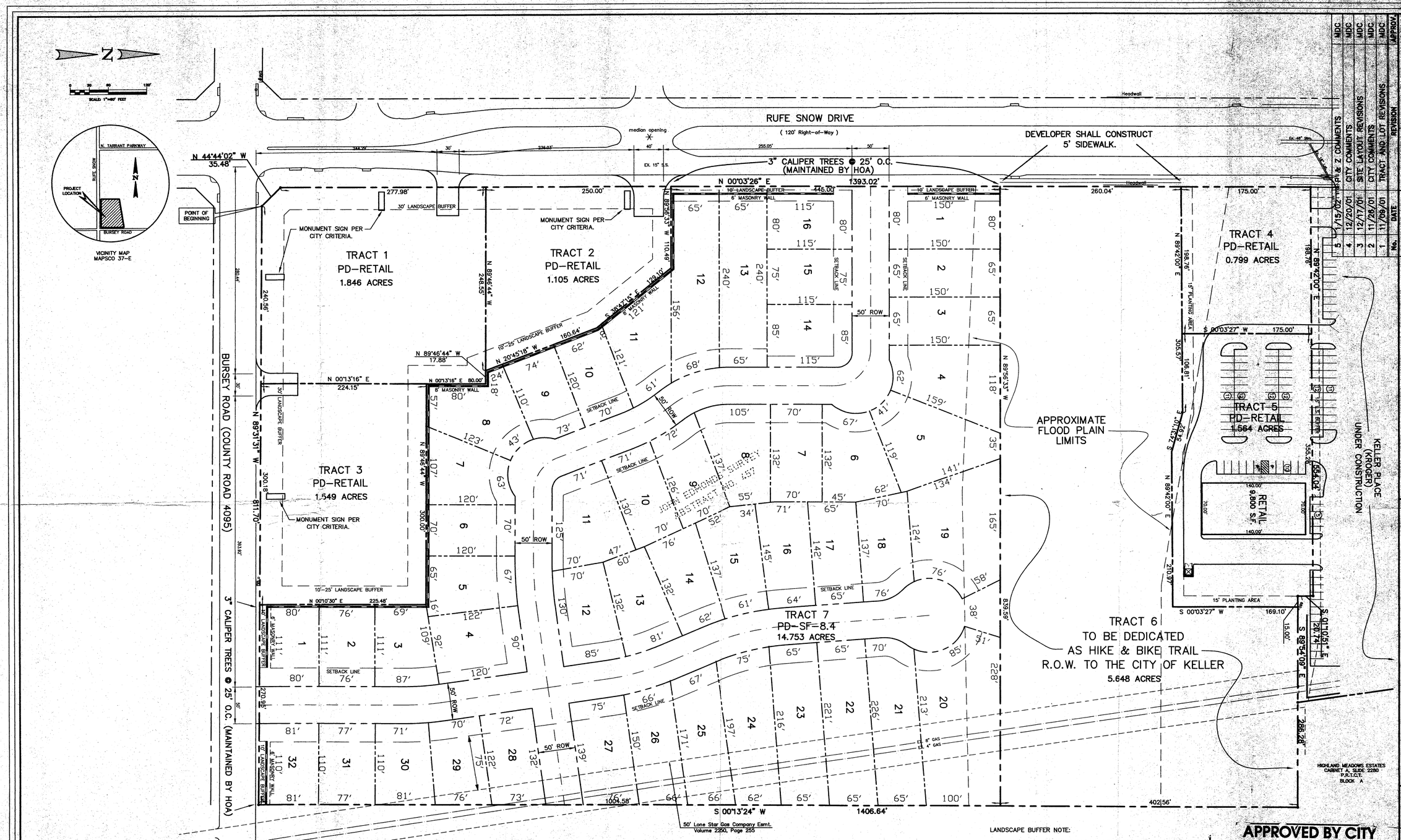
BY: _____
David C. Phillips, Mayor

ATTEST:

_____
Sheila Stephens, City Secretary

Approved as to Form and Legality:

_____
L. Stanton Lowry, City Attorney




## TRACT 7 LAND USE SUMMARY

| NO. | ESQ. FT. | NO. | ESQ. FT. | NO. | ESQ. FT. | NO. | ESQ. FT. | NO. | ESQ. FT. |
|---|---|---|---|---|---|---|---|---|---|
| BLOCK 1 | | | | | | BLOCK 2 | | | |
| 1. | 12000 | 12. | 10288 | 23. | 14199 | 1. | 8981 | 9. | 8528 |
| 2. | 9750 | 13. | 9348 | 24. | 14023 | 2. | 8442 | 10. | 8409 |
| 3. | 9750 | 14. | 9246 | 25. | 11870 | 3. | 8649 | 11. | 11037 |
| 4. | 13261 | 15. | 10439 | 26. | 10322 | 4. | 11090 | 12. | 16131 |
| 5. | 14326 | 16. | 9693 | 27. | 10833 | 5. | 9031 | 13. | 15601 |
| 6. | 10472 | 17. | 9040 | 28. | 9147 | 6. | 8400 | 14. | 9775 |
| 7. | 9256 | 18. | 9456 | 29. | 8483 | 7. | 9540 | 15. | 8625 |
| 8. | 10960 | 19. | 18370 | 30. | 8437 | 8. | 11260 | 16. | 9200 |
| 9. | 9179 | 20. | 24340 | 31. | 8470 | | | | |
| 10. | 8978 | 21. | 14612 | 32. | 8903 | | | | |
| 11. | 12047 | 22. | 14544 | | | | | | |

* 49 RESIDENTIAL LOTS ON 14.75±AC.
* 12 LOTS GREATER THAN 12,000 SQ. FT.
* AVG. LOT SIZE = 10,974 SQ. FT.

NOTES:

1. ARCHITECTURAL STANDARDS FOR TRACTS 4&5 OF THE CONCEPT PLAN WILL BE CONSISTENT WITH THOSE OF KELLER PLACE (KROGER).
2. ARCHITECTURAL STANDARDS FOR TRACTS 1,2 AND 3 OF THE CONCEPT PLAN WILL BE AS FOLLOWS:
   a. ALL BUILDINGS WILL UTILIZE CONSISTENT BUILDING MATERIALS, SUCH AS STONE AND BRICK.
   b. FRANCHISE ARCHITECURE IS PROHIBITED.
   c. BUILDING HEIGHTS SHALL BE LIMITED TO 26 FEET WITH ARCHITECURAL ELEMENTS PERMITTED TO 35 FEET.
   d. BUILDING DESIGN AND ARCHITECTURE WILL BE REVIEWED AT THE TIME OF SITE PLAN REVIEW FOR RETAIL TRACTS 1-5.

LANDSCAPE BUFFER NOTE:

THE LANDSCAPE BUFFER SHALL BE A MINIMUM OF 10 FEET IN WIDTH PROVIDED THERE IS A DRIVE BETWEEN THE LANDCAPE BUFFER AND BUILDING. IF NO DRIVE EXISTS, THERE SHALL BE A MINIMUM LANDSCAPE BUFFER OF 25'. THE 25' BUFFER WILL REQUIRE 3" CALIPER TREES @ 25' O.C. & AN 8' BRICK SCREENING WALL. THE 10' LANDSCAPE BUFFER WILL REQUIRE 4" CALIPER TREES @ 20' O.C. & AN 8' BRICK SCREENING WALL THAT MATCHES THE COLOR AND MATERIALS ON THE BUILDINGS IN THE DEVELOPMENT.

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OWNER:
BURSEY RANCH
PARTNERSHIP/35 ACRES
2111 NORTH COLLINS, SUITE 323
ARLINGTON, TEXAS 76011
(817)461-2232
(817)275-3035 FAX

DEVELOPER:
MARGAUX KELER DEVELOPMENT, Ltd.
15935 BENT TREE FOREST DR.
Suite # 2025
DALLAS, TEXAS 75248
(972)980-8806
CONTACT- ROLLIE UPHOFF

PREPARED BY:
WINKELMANN & ASSOC., INC.
8750 HILLCREST PLAZA DRIVE,
SUITE 100
DALLAS, TEXAS 75230
(972) 490-7090
CONTACT- MICHAEL CLARK

**APPROVED BY CITY COUNCIL ACTION**
DATE: 2/05/02
ORDINANCE NO. 1092

| No. | DATE | REVISION | APPROV |
|---|---|---|---|
| 5 | 1/15/02 | TRAFFIC & Z COMMENTS | MDC |
| 4 | 12/20/01 | CITY COMMENTS | MDC |
| 3 | 12/17/01 | SITE LAYOUT REVISIONS | MDC |
| 2 | 11/26/01 | CITY COMMENTS | MDC |
| 1 | 11/06/01 | TRACT AND LOT REVISIONS | MDC |

Winkelmann & Associates, Inc.
consulting civil engineers & surveyors
8750 Hillcrest Plaza Drive, Suite 100
Dallas, Texas 75230 (972) 490-7090
FIRM REGISTRATION NO. F-1386

JOHN EDMONDS SURVEY, ABSTRACT NO. 457
CITY OF KELLER
TARRANT COUNTY, TEXAS

MARGAUX DEVELOPMENT COMPANY
15935 BENT TREE FOREST DR. #2025
DALLAS, TEXAS 75248
(972)980-8806 CONTACT: DON SHERMAN

# CONCEPT SITE PLAN "A"
# BURSEY PARK
# KELLER, TEXAS

Scale: 1" = 60' Date: 10/22/01
Designed By: M.D.C.
Drawn By: J.W.B.
Checked By: M.D.C.
File: 34207csp.dwg
Project No. 34207.01

SHEET 1 of 1

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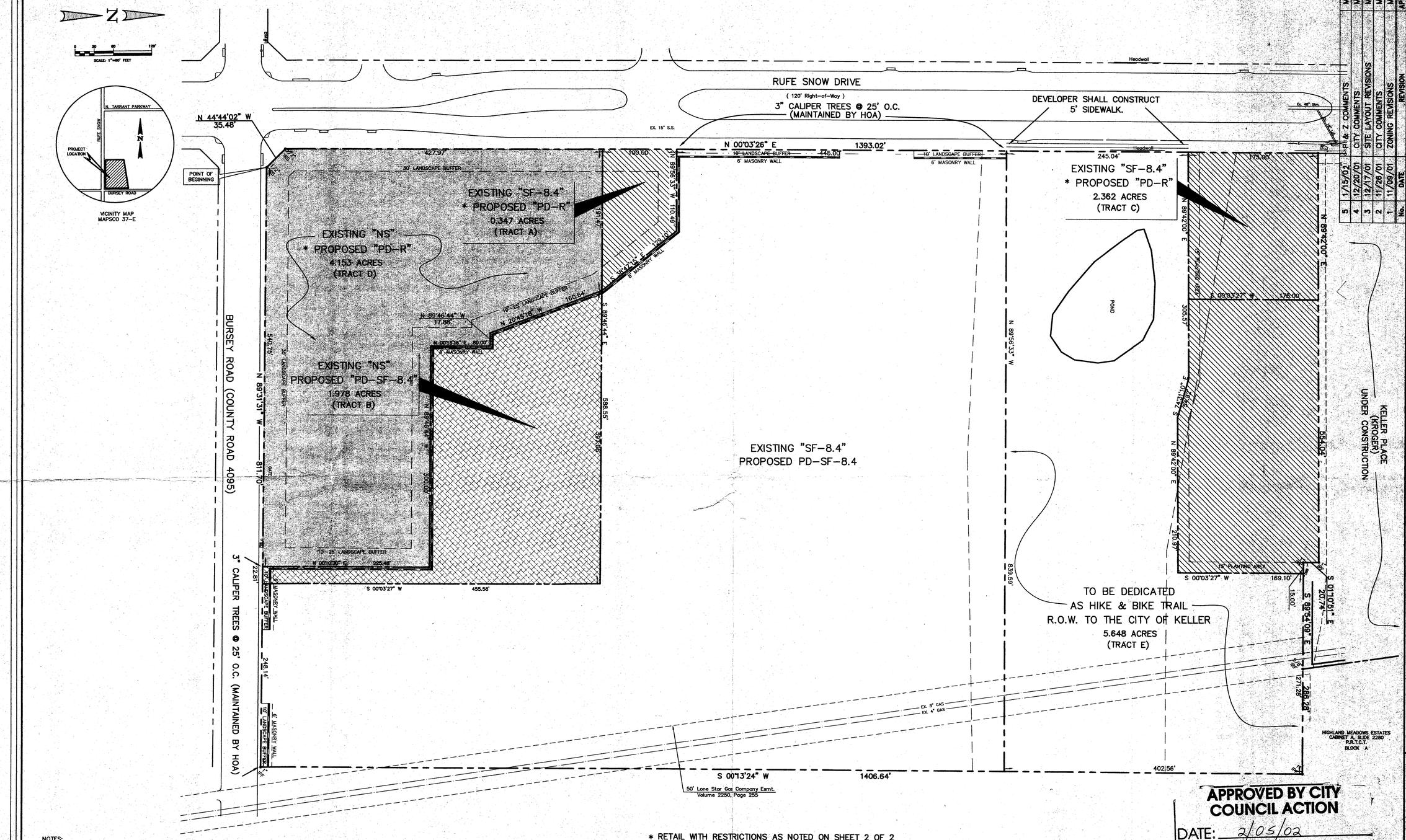


| No. | DATE | REVISION | APPROV. |
|---|---|---|---|
| 5 | 1/15/02 | PL & Z COMMENTS | MDC |
| 4 | 12/20/01 | CITY COMMENTS | MDC |
| 3 | 12/17/01 | SITE LAYOUT REVISIONS | MDC |
| 2 | 11/26/01 | CITY COMMENTS | MDC |
| 1 | 11/09/01 | ZONING REVISIONS | MDC |

**Winkelmann & Associates, Inc.**
CONSULTING CIVIL ENGINEERS & SURVEYORS
8750 HILLCREST PLAZA DRIVE, SUITE 100
DALLAS, TEXAS 75230
(972) 490-7090 FAX (972) 490-7096

# ZONING EXHIBIT
# BURSEY PARK
# KELLER, TEXAS

Scale: 1" = 60' Date: 10/22/01
Designed By: M.D.C.
Drawn By: J.W.B.
Checked By: M.D.C.
File: 34207zon.dwg
Project No.: 34207.01

SHEET 1 of 2

**APPROVED BY CITY COUNCIL ACTION**
DATE: 2/05/02
ORDINANCE NO. 1092

NOTES:

1. ARCHITECTURAL STANDARDS FOR TRACTS 4&5 OF THE CONCEPT PLAN WILL BE CONSISTENT WITH THOSE OF KELLER PLACE (KROGER).
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* RETAIL WITH RESTRICTIONS AS NOTED ON SHEET 2 OF 2
REFER TO SHEET 2 OF 2 FOR FIELD NOTE DESCRIPTIONS

LEGEND
- EXISTING "NS" TO PROPOSED "PD-SF-8.4"
- EXISTING "SF-8.4" TO PROPOSED "PD-R"
- EXISTING "NS" TO PROPOSED "PD-R"

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CONTACT- MICHAEL CLARK

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# TRACT A

STATE OF TEXAS
COUNTY OF TARRANT

BEING a tract of land situated in the JOHN EDMONDS SURVEY, Abstract No. 457 and being a portion of a tract of land conveyed to Bursey Ranch Partnership / 35 Acres as recorded in Volume 7813, Page 1999 of the Deed Records of Tarrant County, Texas ( DRTCT ) and being more particularly described as follows;

COMMENCING at a 1/2 inch iron rod set at the intersection of the northerly Right-of-Way line of BURSEY ROAD ( COUNTY ROAD 4093 ) ( variable width Right-of-Way ) and a corner-clip;

THENCE departing the northerly Right-of-Way line of said BURSEY ROAD and along said corner-clip North 44°44'02" West, a distance of 35.48 feet to a 1/2 inch iron rod set for corner in the easterly Right-of-Way line of said RUFE SNOW DRIVE ( 120' Right-of-Way );

THENCE departing said corner-clip and along the easterly Right-of-Way line of said RUFE SNOW DRIVE North 00°03'26" East a distance 427.97 feet to a 1/2 inch iron rod set for the POINT OF BEGINNING;

THENCE along the easterly Right-of-Way line of said RUFE SNOW DRIVE North 00°03'26" East a distance of 100.00 feet to a 1/2 inch iron rod set for corner;

THENCE departing the easterly Right-of-Way line of said RUFE SNOW DRIVE South 89°56'33" East, a distance of 110.49 feet to a 1/2 inch iron rod set for corner;

THENCE South 38°47'15" East, a distance of 129.10 feet to a 1/2 inch iron rod set for corner;

THENCE North 89°46'44" West, a distance of 191.47 feet to a 1/2 inch iron rod set for the POINT OF BEGINNING;

Containing within these metes and bounds, 0.347 acres or 15,115 square feet of land more or less.

# TRACT B

STATE OF TEXAS
COUNTY OF TARRANT

BEING a tract of land situated in the JOHN EDMONDS SURVEY, Abstract No. 457 and being a portion of a tract of land conveyed to Bursey Ranch Partnership / 35 Acres as recorded in Volume 7813, Page 1999 of the Deed Records of Tarrant County, Texas ( DRTCT ) and being more particularly described as follows;

COMMENCING at a 1/2 inch iron rod set at the intersection of the northerly Right-of-Way line of BURSEY ROAD ( COUNTY ROAD 4093 ) ( variable width Right-of-Way ) and a corner-clip;

THENCE departing said corner-clip and along the northerly Right-of-Way line of said BURSEY ROAD South 89°31'31" East, a distance of 540.75 feet to the POINT OF BEGINNING;

THENCE departing the northerly Right-of-Way line of said BURSEY ROAD North 00°10'30" East, a distance of 225.48 feet to a 1/2 inch iron rod set for corner;

THENCE North 89°46'44" West, a distance of 300.00 feet to a 1/2 inch iron rod set for corner;

THENCE North 00°13'16" East, a distance of 80.00 feet to a 1/2 inch iron rod set for corner;

THENCE North 89°46'44" West, a distance of 17.88 feet to a 1/2 inch iron rod set for corner;

THENCE North 20°45'18" West, a distance of 160.64 feet to a 1/2 inch iron rod set for corner;

THENCE South 89°49'46" East, a distance of 397.08 feet to a 1/2 inch iron rod set for corner;

THENCE South 00°03'27" West, a distance of 455.58 feet to a 1/2 inch iron rod set in the northerly Right-of-Way line of said BURSEY ROAD;

THENCE along the northerly Right-of-Way line of said BURSEY ROAD North 89°31'31" West, a distance of 22.81 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds, 1.978 acres or 86,162 square feet of land more or less.

# TRACT C

STATE OF TEXAS
COUNTY OF TARRANT

BEING a tract of land situated in the JOHN EDMONDS SURVEY, Abstract No. 457 and being a portion of a tract of land conveyed to Bursey Ranch Partnership / 35 Acres as recorded in Volume 7813, Page 1999 of the Deed Records of Tarrant County, Texas ( DRTCT ) and being more particularly described as follows;

COMMENCING at a 1/2 inch iron rod set at the intersection of the northerly Right-of-Way line of BURSEY ROAD ( COUNTY ROAD 4093 ) ( variable width Right-of-Way ) and a corner-clip;

THENCE departing the northerly Right-of-Way line of said BURSEY ROAD and along said corner-clip North 44°44'02" West, a distance of 35.48 feet to a 1/2 inch iron rod set for corner in the easterly Right-of-Way line of said RUFE SNOW DRIVE ( 120' Right-of-Way );

THENCE departing said corner-clip and along the easterly Right-of-Way line of said RUFE SNOW DRIVE North 00°03'26" East, a distance 1218.02 feet to a 1/2 inch iron rod set for the POINT OF BEGINNING;

THENCE along the easterly Right-of-Way line of said RUFE SNOW DRIVE North 00°03'26" East, a distance of 175.00 feet to a 1/2 inch iron rod set for corner in the northerly line of said Bursey Ranch Partnership / 35 Acres tract;

THENCE departing the easterly Right-of-Way line of said RUFE SNOW DRIVE and along the northerly line of said Bursey Ranch Partnership / 35 Acres tract as follows;

North 89°42'00" East, a distance of 554.04 feet to a 1 inch iron pipe found for corner;

South 01°10'51" East, a distance of 20.74 feet to a 1 inch iron pipe found for corner;

South 89°54'09" East, a distance of 15.00 feet to a 1/2 inch iron rod set for corner;

THENCE departing the northerly line of said Bursey Ranch Partnership / 35 Acres tract South 00°03'27" West, a distance of 169.10 feet to a 1/2 inch iron rod set for corner;

THENCE South 89°42'00" East, a distance of 210.97 feet to a 1/2 inch iron rod set for corner;

THENCE North 74°31'10" West, a distance of 54.92 feet to a 1/2 inch iron rod set for corner;

THENCE South 89°42'00" East, a distance of 305.57 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds, 2.362 acres or 102,889 square feet of land more or less.

# TRACT D

STATE OF TEXAS
COUNTY OF TARRANT

BEING a tract of land situated in the JOHN EDMONDS SURVEY, Abstract No. 457 and being a portion of a tract of land conveyed to Bursey Ranch Partnership / 35 Acres as recorded in Volume 7813, Page 1999 of the Deed Records of Tarrant County, Texas ( DRTCT ) and being more particularly described as follows;

BEGINNING at a 1/2 inch iron rod set at the intersection of the northerly Right-of-Way line of BURSEY ROAD ( COUNTY ROAD 4093 ) ( variable width Right-of-Way ) and a corner-clip;

THENCE departing the northerly Right-of-Way line of said BURSEY ROAD and along said corner-clip North 44°44'02" West a distance of 35.48 feet to a 1/2 inch iron rod set for corner in the easterly Right-of-Way line of said RUFE SNOW DRIVE ( 120' Right-of-Way );

THENCE departing said corner-clip and along the easterly Right-of-Way line of said RUFE SNOW DRIVE North 00°03'26" East a distance 427.97 feet to a 1/2 inch iron rod set for corner;

THENCE departing the easterly Right-of-Way line of said RUFE SNOW DRIVE South 89°46'44" East, a distance of 191.47 feet to a 1/2 inch iron rod set for corner;

THENCE South 20°45'18" East, a distance of 160.64 feet to a 1/2 inch iron rod set for corner;

THENCE South 89°46'44" East, a distance of 17.88 feet to a 1/2 inch iron rod set for corner;

THENCE South 00°13'16" West, a distance of 80.00 feet to a 1/2 inch iron rod set for corner;

THENCE South 89°46'44" East, a distance of 300.00 feet to a 1/2 inch iron rod set for corner;

THENCE South 00°10'30" West, a distance of 225.48 feet to the northerly Right-of-Way line of said BURSEY ROAD;

THENCE along the northerly Right-of-Way line of said BURSEY ROAD North 89°31'31" West, a distance of 540.75 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds, 4.153 acres or 180,905 square feet of land more or less.

# TRACT E

STATE OF TEXAS
COUNTY OF TARRANT

BEING a tract of land situated in the JOHN EDMONDS SURVEY, Abstract No. 457 and being a portion of a tract of land conveyed to Bursey Ranch Partnership / 35 Acres as recorded in Volume 7813, Page 1999 of the Deed Records of Tarrant County, Texas ( DRTCT ) and being more particularly described as follows;

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THENCE departing the northerly Right-of-Way line of said BURSEY ROAD and along said corner-clip North 44°44'02" West, a distance of 35.48 feet to a 1/2 inch iron rod set for corner in the easterly Right-of-Way line of said RUFE SNOW DRIVE (120' Right-of-Way);

THENCE departing said corner-clip and along the easterly Right-of-Way line of said RUFE SNOW DRIVE North 00°03'26" East, a distance of 972.98 feet to a 1/2 inch iron rod set for the POINT OF BEGINNING;

THENCE along the easterly Right-of-Way line of said RUFE SNOW DRIVE North 00°03'26" East, a distance of 245.04 feet to a 1/2 inch iron rod set for corner;

THENCE departing the easterly Right-of-Way line of said RUFE SNOW DRIVE North 89°42'00" East, a distance of 305.57 feet to a 1/2 inch iron rod set for corner;

THENCE South 74°31'10" East, a distance of 54.92 feet to a 1/2 inch iron rod set for corner;

THENCE North 89°42'00" East, a distance of 210.97 feet to a 1/2 inch iron rod set for corner;

OTHENCE North 00°03'27" East, a distance of 169.10 feet a 1/2 inch iron rod set in the northerly line of said Bursey Ranch Partnership / 35 Acres tract;

THENCE along the northerly line of said Bursey Ranch Partnership / 35 Acres tract South 89°54'09" East, a distance of 271.28 feet to a point for corner at the most northeasterly corner of said Bursey Ranch Partnership / 35 Acres tract which a 1 inch bent iron pipe found bears South 53°00'03" West, a distance of 2.30 feet;

THENCE departing the northerly line of said Bursey Ranch Partnership / 35 Acres tract and along the easterly line of said Bursey Ranch Partnership / 35 Acres tract South 00°13'24" West, a distance of 402.56 feet to a 1/2 inch iron rod set for corner;

THENCE departing the easterly line of said Bursey Ranch Partnership / 35 Acres tract North 89°56'33" West, a distance of 839.59 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds, 5.648 acres or 246,027 square feet of land more or less.

# PROPOSED RETAIL USE RESTRICTIONS ON TRACTS A,C & D

THE FOLLOWING USES SHALL BE PERMITTED IN THE PD-RETAIL TRACTS A, C & D:

1. Accountant or bookkeeping office
2. Administrative or corporate headquarters
3. All local utilities (municipal)
4. Antique shop and used furniture
5. Architects office
6. Armed services recruiting center
7. Art and craft retail store
8. Bakery (retail)
9. Bank, saving, loan, and credit unions
10. Barber shop or beauty salon
11. Bookstore
12. Boot and shoe sales
13. Ceramics store
14. DELETED
15. Child care or day care center
16. Church
17. City, county, state, and governmental offices
18. Clothing and apparel store (new)
19. Community center
20. Computer sales
21. Copy ship or printing shop
22. Dance studio or aerobics
23. Dental clinic, laboratory or office
24. DELETED
25. Donut shop
26. Driving school
27. Dry cleaning (small shop)
28. Fabric store
29. Florist
30. Furniture store, home furnishing-retail
31. DELETED
32. Hobby or toy store
33. DELETED
34. Ice cream or frozen yogurt sales
35. Insurance or insurance estimators office
36. Interiors decorators office
37. Jewelry repair
38. Key shop or locksmith
39. DELETED
40. DELETED
41. Leather goods shop
42. Library
43. DELETED
44. Medical clinic or office
45. Minor medical emergency clinic - SUP
46. Miscellaneous retail
47. Museum or art gallery (private)
48. Musical instrument sales and repair
49. Novelty or gift shop
50. Office, general or professional
51. Optical store
52. Optician or optometrist
53. Paint store
54. Pet grooming - SUP
55. Pet shop
56. Pharmacist or drug store
57. DELETED
58. Private park
59. Private school
60. Public park or playground
61. DELETED
62. Real estate office (on-site leasing)
63. Real estate sales (office)
64. Religious or philanthropic institution
65. Restaurant, café or cafeteria
66. Restaurant, drive-in - SUP
67. Restaurant, with drive-thru
68. Retail service, incidental
69. DELETED
70. Security systems installation company
71. Silk screening studio or tee shirt shop
72. DELETED
73. Stained glass studio
74. Studio (photography)
75. Telegraph office
76. Tourist home (bed and breakfast)
77. Trophy sales and engraving
78. TV sales
79. Usable open space, as a part of a planned development
80. ~~Used clothing store~~ as per Ordinance #1092, see attached list
81. Vacuum cleaner sales and service
82. Veterinarian office (no outside pens)
83. Wallpaper, flooring, and carpet supply
84. Weight and aerobic center

APPROVED BY CITY COUNCIL ACTION
DATE: 2/05/02

ORDINANCE NO. 1092


OWNER:
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PARTNERSHIP/35 ACRES
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DALLAS, TEXAS 75248
(972)980-8806
CONTACT- ROLLIE UPHOFF

PREPARED BY:
WINKELMANN & ASSOC., INC.
6750 HILLCREST PLAZA DRIVE
SUITE 100
DALLAS, TEXAS 75230
(972) 490-7090
CONTACT- MICHAEL CLARK


| No. | DATE | REVISION | APPROV. |
|---|---|---|---|
| 6 | 2/13/02 | CITY COMMENTS | MDC |
| 5 | 1/15/02 | P & Z COMMENTS | MDC |
| 4 | 12/20/01 | CITY COMMENTS | MDC |
| 3 | 12/17/01 | SITE LAYOUT REVISIONS | MDC |
| 2 | 11/26/01 | CITY COMMENTS | MDC |
| 1 | 11/09/01 | ZONING REVISIONS | MDC |

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 100
DALLAS, TEXAS 75230
PH. (972) 490-7090 FAX (972) 490-7099

JOHN EDMONDS SURVEY, ABSTRACT NO. 457
CITY OF KELLER
TARRANT COUNTY, TEXAS

MARGAUX DEVELOPMENT COMPANY
15935 BENT TREE FOREST CIR. #2025
(972)980-8806 DALLAS, TEXAS 75248 CONTACT: DON SILVERMAN

ZONING EXHIBIT
BURSEY PARK
KELLER, TEXAS

Scale: 1"= 80' Date: 10/22/01
Designed By: M.D.C.
Drawn By: J.W.B.
Checked By: M.D.C.
File: 34207zonl.dwg
Project No. 34207.01

SHEET
2 of 2

G:\34207\01\34207zon.dwg Wed Feb 20 10:54:28 2002 JWB