

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A PLANNED DEVELOPMENT ZONING CHANGE FROM RETAIL (R) TO PLANNED DEVELOPMENT SINGLE-FAMILY 8,400 SQUARE-FOOT MINIMUM LOTS (PD-SF-8.4) FOR BELLA CASA, A PLANNED DEVELOPMENT CONSISTING OF 31 RESIDENTIAL LOTS AND APPROXIMATELY 1.6 ACRES OF OPEN SPACE ON APPROXIMATELY 10.9 ACRES OF LAND, LEGALLY DESCRIBED AS TRACT 3D08, ABSTRACT 457 OF THE JOHN EDMONDS SURVEY, LOCATED AT THE SOUTHWEST CORNER OF THE RUFÉ SNOW DRIVE AND RAPP ROAD INTERSECTION, AND ADDRESSED AS 1300 RUFÉ SNOW DRIVE IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Jim Tchoukaleff (Applicant), and Aamer Patel, (Owner), submitted a request for a Planned Development zoning change (Z-23-0004) for approximately 10.9 acres from Retail (R) to Planned Development - Single-Family 8,400 square-foot minimum lots (PD-SF-8.4) for the proposed Bella Casa subdivision; and

WHEREAS, the Bella Casa Planned Development – Single-Family 8,400 square-foot minimum lots meets the 2021 Future Land Use Plan (FLUP) land use category for High-Density Single-Family; 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 Retail (R) to Planned Development SF-8.4 (PD-SF-8.4) for the Bella Casa subdivision consisting of 31 residential lots and three (3) open space lots on approximately 10.9 acres, being legally described as Tract 3D08, Abstract 457 of the John Edmonds Survey, located at the southwest corner of the Rufe Snow Drive and Rapp Road intersection,

and addressed as 1300 Rufe Snow Drive 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 17th day of October, 2023.

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