

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A PLANNED DEVELOPMENT ZONING CHANGE FOR MOUNTAIN BLUE, FROM SINGLE FAMILY RESIDENTIAL-36,000 SQUARE-FOOT LOTS (SF-36) TO PLANNED DEVELOPMENT - SINGLE FAMILY RESIDENTIAL-36,000 SQUARE-FOOT LOTS, CONSISTING OF ONE RESIDENTIAL LOT ON APPROXIMATELY 10.6 ACRES OF LAND, LEGALLY DESCRIBED AS LOT 1, BLOCK A AND LOT 1, BLOCK B OF THE MOUNTAIN BLUE ADDITION, AND ABSTRACT 592 TRACT 8C03, ABSTRACT 592 TRACT 8C04, AND ABSTRACT 592 TRACT 8C1 & 8C2 OF THE JESSE GIBSON SURVEY, LOCATED ON THE NORTH SIDE OF LAMBERT LANE EAST, APPROXIMATELY 680 FEET WEST OF THE LAMBERT LANE EAST AND OTTINGER ROAD INTERSECTION, AND ADDRESSED AS 5899, 5909, 5943, AND 13492 LAMBERT LANE EAST, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Joey Feste Jr. (Owner) and Jane Sipes (Applicant), submitted a request for a Planned Development zoning change (ZONE-2409-0006) for approximately 10.6 acres from Single Family Residential-36,000 square-foot lots (SF-36) to Planned Development - Single Family Residential-36,000 square-foot lots for the proposed Mountain Blue 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 Single Family Residential-36,000 square-foot lots (SF-36) to Planned Development - Single Family Residential-36,000 square-foot lots, consisting of one residential lot on approximately 10.6 acres of land, legally described as Lot 1, Block A and Lot 1, Block B of the Mountain Blue Addition, and Abstract 592 Tract 8C03, Abstract 592 Tract 8C04,

and Abstract 592 Tract 8C1 & 8C2 of the Jesse Gibson Survey, located on the north side of Lambert Lane East, approximately 680 feet west of the Lambert Lane East and Ottinger Road intersection, and addressed as 5899, 5909, 5943, and 13492 Lambert Lane East 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 19th day of November, 2024.

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