

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A REZONE FROM COMMERCIAL (C) TO PLANNED DEVELOPMENT-LIGHT INDUSTRIAL (PD-LI), FOR APPROXIMATELY 1.22 ACRES, LOCATED ON THE EAST SIDE OF SOUTH MAIN STREET, AT THE SOUTHEAST CORNER OF THE CALVERLEY PLACE AND SOUTH MAIN STREET INTERSECTION, LEGALLY DESCRIBED AS LOT 5R OF THE SOUTH MEADOW INDUSTRIAL PARK ADDITION, ZONED COMMERCIAL, AND ADDRESSED 1661 S. MAIN STREET, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Skye Thibodeaux, Applicant, and, Vantage Mortgage Investors, INC., Owner, submitted a request for a Planned Development zoning change (ZONE-2509-0009) for approximately 1.22 acres of land from Commercial to Planned Development - Light Industrial (LI), in order for an existing 7,300 square-foot building, located on the east side of South Main Street, to operate a Minor Automobile Repair facility; and

WHEREAS, the Applicant proposes limiting the uses allowable in this proposed Planned Development - Light Industrial zoning to Automobile Repair, Minor and all uses allowed within the Commercial zoning district with the same conditions; all other LI uses not otherwise permitted in the current Keller Unified Development Code (UDC) Commercial zoning district shall not be allowed; 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 that 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 Commercial (C) to Planned Development-Light Industrial

(PD-LI), for approximately 1.22 acres, located on the east side of South Main Street, at the southeast corner of the Calverley Place and South Main Street intersection, legally described as Lot 5R of the South Meadow Industrial Park Addition, zoned Commercial, and addressed 1661 S. Main Street., with the proposal attached hereto as Exhibit "A" and Exhibit "B" 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, therefore, 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 18th day of November 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