

ORDINANCE NO. 1036

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF KELLER, TEXAS, BY AMENDING THE ZONING MAP AND CHANGING THE ZONING FROM SF-LD (SINGLE FAMILY-LOW DENSITY) TO PD-O (PLANNED DEVELOPMENT-OFFICE) FOR BLOOMFIELD OFFICE PARK, A PROPOSED OFFICE DEVELOPMENT, LOCATED ON A 4.15-ACRE TRACT OF LAND OUT OF THE J. DURHAM SURVEY, ABSTRACT NO. 424, ON THE SOUTH SIDE OF KELLER PARKWAY (FM 1709) APPROXIMATELY 400 FEET EAST OF BEAR HOLLOW DRIVE, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Terry Sisk, applicant, and Khosrow Yazhari, owner, have submitted a zoning change request (Z-00-14) 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 200 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 zone 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.

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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 4.15-acre tract of land out of the J. Durham Survey, Abstract No. 424, on the south side of Keller Parkway (FM 1709) approximately 400 feet east of Bear Hollow Drive, by changing the zoning thereon from SF-LD (Single Family-Low Density) to PD-O (Planned Development-Office) for Bloomfield Office Park, a proposed office development in the City of Keller, Texas, with the following stipulations:

1. The building on Lot 3 shall be moved out of the thirty-foot (30') landscape buffer, and the parking spaces shown in the thirty-foot (30') landscape buffer between the buildings on Lots 3 and 4 shall be deleted.
2. Large canopy trees shall be planted at one (1) tree per forty feet (40') within the ten-foot (10') buffer along the west property line adjacent to the Cambridge Woods Office Development.
3. The information stated in the development proposal shall be placed on the face of the zoning exhibit with corrections noted.
4. The buildings adjacent to residential uses on Lots 3, 4, 7, and 8 shall be limited to one (1) story, twenty feet (20') in height and a maximum of three thousand (3,000) square feet.
5. Buildings on Lots 2 and 6 shall be limited to one and one-half (1½) stories and six thousand (6,000) square feet each.

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- 6. Parking lot driveway pavement in the twenty-four-foot (24') cross access easement on the south side of Lots 1 and 5 shall continue to the property line so that parking areas on adjacent properties may connect to this development.
- 7. The fences on the south and west sides adjacent to residential areas shall be constructed of brick and match the buildings in color and texture.
- 8. The screening wall fences and detention pond shall be constructed at the time of any lot development.
- 9. The building line label on Lot 4 shall be corrected to thirty feet (30') instead of twenty-five feet (25').

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.

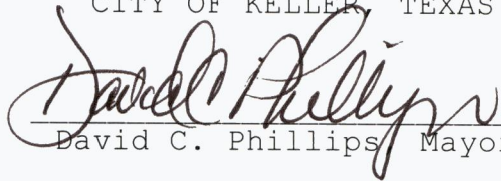
Section 4: THAT, the City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication provided by law.

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AND IT IS SO ORDAINED.

Passed and approved by a vote of 5 to 0 on this the 5th day of December, 2000.

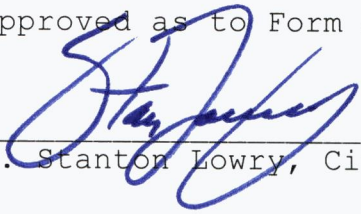
CITY OF KELLER, TEXAS

BY: 
David C. Phillips Mayor

ATTEST:


Sheila Stephens, City Secretary

Approved as to Form and Legality:


L. Stanton Lowry, City Attorney