

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A PLANNED DEVELOPMENT AMENDMENT BY ADDING MEDICAL AND OFFICE USES AND MINOR MEDICAL EMERGENCY CLINIC (WITH AN APPROVED SUP) TO THE USE TABLE, SITUATED ON A 0.827-ACRE TRACT OF LAND, LOCATED ON THE NORTH SIDE OF NORTH TARRANT PARKWAY, APPROXIMATELY 600 FEET NORTHEAST FROM THE INTERSECTION OF RUFÉ SNOW DRIVE AND NORTH TARRANT PARKWAY, LEGALLY DESCRIBED AS LOT 3, BLOCK A HIGHLAND OAKS CROSSING, ZONED PLANNED DEVELOPMENT - RETAIL (PD-R), AND ADDRESSED AS 861 NORTH TARRANT PARKWAY, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Dunaway Associates, Applicant and TAK Enterprises, Owner, have submitted an application to the City of Keller to request a Planned Development (PD) Zoning Change Amendment (Z-21-0008) to PD-1875, which has been reviewed by the City Staff; and

WHEREAS, notice of a public hearing before the Planning and Zoning Commission (Commission) was sent to real property owners within three-hundred feet (300') of the property herein described at least ten (10) days before such hearing; and

WHEREAS, the Commission held a public hearing on July 13, 2021 where no one spoke in favor or opposition, and the Commission recommended approval by a vote of 4-3; and

WHEREAS, notice of a public hearing before the City Council was published on August 1, 2021, in the Fort Worth Star-Telegram, a newspaper of general circulation in Keller, at least fifteen (15) days before such hearing; and

WHEREAS, the City Council held a public hearing on August 17, 2021 to consider the proposed zoning change where no one spoke in favor or opposition; 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, in accordance with the Unified Development Code, the City Council of the City of Keller, Texas hereby authorizes approval of a Planned Development Zoning Amendment adding medical and office uses and minor medical emergency clinic (with an approved SUP) to the PD-1875 uses, situated on a 0.827-acre tract of land, located on the north side of North Tarrant Parkway, approximately 600 feet northeast from the intersection of Rufe Snow Drive and North Tarrant Parkway, legally described as Lot 3, Block A Highland Oaks Crossing, zoned Planned Development - Retail (PD-R), and addressed as 861 North Tarrant Parkway, in the City of Keller, Tarrant County, Texas, and incorporated herein.

Section 3: THAT, any person, firm, or corporation violating any of the provisions of this Ordinance, as read together with the Unified Development Code 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 \_\_\_ to \_\_\_ on this the 17th day of August, 2021.

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