

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, FOR A FUTURE LAND USE PLAN AMENDMENT FROM MIXED USE (MU) TO RETAIL/COMMERCIAL (RTC) FOR THE FOLLOWING PROPERTIES LOCATED NORTH OF THE INTERSECTION AT BEAR CREEK PARKWAY AND SOUTH MAIN STREET: 680 SOUTH MAIN STREET, BLOCK A LOT 1 OF SPRING CREEK KELLER ADDITION; 660 SOUTH MAIN STREET, BLOCK A LOT 2 OF SPRING CREEK KELLER ADDITION; 620 SOUTH MAIN STREET, BLOCK A LOT 1 OF EMERUS HOSPITAL ADDITION; 601 SOUTH MAIN STREET, BLOCK A LOT 1 OF BAYLOR MEDICAL PLAZA ADDITION; 651 SOUTH MAIN STREET, BLOCK A LOT 1 OF BEAR CREEK 97 SUBDIVISION; 681 SOUTH MAIN STREET, BLOCK A LOT 3 OF BEAR CREEK 97 SUBDIVISION; AND 180 BEAR CREEK PARKWAY - APPROXIMATELY 12.66 ACRES TOTAL, BLOCK A LOT 2 OF BEAR CREEK 97 SUBDIVISION IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, the City of Keller, Applicant, has requested a Future Land Use Plan amendment for approximately 12.66 acres from Mixed Use (MU) to Retail/Commercial (RTC) in order to provide a land use category that more accurately reflects the area's current and intended future use (LUP-22-0002); and

WHEREAS, the City's Planning and Zoning Commission and the City Council, in accordance with the Charter and Ordinances of the City of Keller and State Law, have given the required notices and have held the required public hearings regarding the Future Land Use Plan Amendment described in this resolution; and

WHEREAS, the Planning and Zoning Commission held a public hearing on June 28, 2022 and unanimously recommended approval of the proposed amendment; and

WHEREAS, the City Council is of the opinion that the purpose of the application as set forth in the Unified Development Code is met and voted to approve the Future Land Use Plan amendment.

NOW, THEREFORE, BE IT RESOLVED 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 an amendment to the 2021 Future Land Use Plan from Mixed Use (MU) to

Retail/Commercial (RTC) for the following properties located north of the intersection at Bear Creek Parkway and South Main Street: 680 South Main Street, Block A Lot 1 of Spring Creek Keller Addition; 660 South Main Street, Block A Lot 2 of Spring Creek Keller Addition; 620 South Main Street, Block A Lot 1 of Emerus Hospital Addition; 601 South Main Street, Block A Lot 1 of Baylor Medical Plaza Addition; 651 South Main Street, Block A Lot 1 of Bear Creek 97 Subdivision; 681 South Main Street., Block A Lot 3 of Bear Creek 97 Subdivision; and 180 Bear Creek Parkway - approximately 12.66 acres total, Block A Lot 2 of Bear Creek 97 Subdivision 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 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 RESOLVED.

Passed and approved by a vote of ___ to ___ on this the 19th day of July 2022.

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