

ORDINANCE NO. 2032

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A ZONING CHANGE FROM RETAIL (R) TO SINGLE-FAMILY 36,000 SQUARE-FOOT LOTS OR GREATER LOCATED ON APPROXIMATELY 1.41-ACRES, LEGALLY DESCRIBED AS LOT 1, BLOCK A, BANDIT ADDITION SITUATED APPROXIMATELY 300 FEET EAST OF THE INTERSECTION OF DAVIS BOULEVARD AND BANDIT TRAIL, ADDRESSED AS 765 BANDIT TRAIL, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Xuwei Jiang, owner/applicant submitted an application to the City of Keller to request a zoning change (Z-21-0007) from Retail to SF-36 residential zoning; and

WHEREAS, Single-Family 36,000 square-foot minimum lot zoning district meets the 2021 Future Land Use Plan (FLUP); 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 one person spoke in favor and no one spoke in opposition, and the Commission unanimously recommended approval; 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 Zoning Change from Retail (R) to Single-Family 36,000 square-foot lots or greater (SF-36) located on approximately 1.41-acres, legally described as Lot 1, Block A, Bandit Addition situated approximately 300-feet east of the intersection of Davis Boulevard and Bandit Trail, addressed as 765 Bandit Trail, in the City of Keller, Tarrant County, Texas, and incorporated herein, as if fully set forth.

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 7 to 0 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