

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, RESOLUTION APPROVING A FUTURE LAND USE PLAN (FLUP) AMENDMENT FROM LOW-DENSITY SINGLE FAMILY 36,000 SQUARE-FOOT LOTS AND ABOVE (LD-SF) TO RETAIL/COMMERCIAL (RTC), FOR APPROXIMATELY 3.52 ACRES, LEGALLY DESCRIBED AS TRACT 1D01B OF THE JOHN MARTIN SURVEY, ABSTRACT 1153 (ACCOUNT # 42818999), AND A PORTION OF LOT 7, BLOCK 1, PEARSON CROSSING, AND ADDRESSED AS 1816 JOHNSON ROAD AND 1908 PEARSON CROSSING IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Ed Ruibal, Landscape Systems, Applicant/Owner; Don Dinger, Owner, have requested a Future Land Use Plan amendment to change the land use designation to Retail/Commercial (RTC) from Low-Density Single Family 36,000 square-foot lots and above (LD-SF) and Retail/Commercial (RTC) for approximately 3.52 acres (PA-2505-0004); 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 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 a Future Land Use Plan Amendment from Low-Density Single Family (LD-SF) to Retail/Commercial (RTC), for approximately 3.52 acres, legally described as Tract 1D01B of the John Martin Survey, Abstract 1153 (account # 42818999), and a portion of Lot 7, Block 1, Pearson Crossing, and addressed as 1816 Johnson Road and 1908 Pearson Crossing.

AND IT IS SO RESOLVED.

Passed by a vote of _ to _ on this the 17th day of June 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