

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING FLEXD KELLER, A PLANNED DEVELOPMENT ZONING CHANGE FROM COMMERCIAL (C) AND NEIGHBORHOOD SERVICES (NS) TO PLANNED DEVELOPMENT – TECH FLEX, CONSISTING OF TWO SEPARATE COMMERCIAL LOTS TOTALING APPROXIMATELY 10.77 ACRES OF LAND, ONE LOT BEING LEGALLY DESCRIBED AS TRACT 14C03A, ABSTRACT 457 OF THE JOHN EDMONDS SURVEY, LOCATED APPROXIMATELY 750 FEET SOUTHEAST OF THE BEAR CREEK PARKWAY WEST AND CHISHOLM TRAIL INTERSECTION AND ADDRESSED 777 CHISHOLM TRAIL, AND THE SECOND LOT BEING LEGALLY DESCRIBED AS LOT 1, BLOCK A OF THE BEAR CREEK OFFICE PARK ADDITION, LOCATED AT THE SOUTHEAST CORNER OF THE BEAR CREEK PARKWAY WEST AND CHISHOLM TRAIL INTERSECTION AND ADDRESSED 150 BEAR CREEK PARKWAY WEST, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Jordan Rymer, Flexd Development, Applicant and Garabedian Properties, Applicant, have submitted a request for a zoning change for approximately 10.77 acres of land from Neighborhood Services and Commercial to Planned Development – Tech Flex for two separate lots. (ZONE-2409-0004); and

WHEREAS, the City's Planning and Zoning Commission and the City Council, in accordance with the Charter of the City of Keller, State Law, and the ordinances of the City of Keller, have given the required notices and have held the required public hearings regarding the zoning change application described in this ordinance; and

WHEREAS, the City Council is of the opinion that the Planned Development zoning change herein effectuated further the purpose of zoning as set forth in the Unified Development Code;

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 FLEXD Keller, a Planned Development Zoning Change from Commercial (C) and Neighborhood Services (NS) to Planned Development – Tech Flex, consisting of two separate commercial lots totaling approximately 10.77 acres of land, one lot being legally described as Tract 14C03A, Abstract 457 of the John Edmonds Survey,

located approximately 750 feet southeast of the Bear Creek Parkway West and Chisholm Trail intersection and addressed 777 Chisholm Trail, and the second lot being legally described as Lot 1, Block A of the Bear Creek Office Park Addition, located at the southeast corner of the Bear Creek Parkway West and Chisholm Trail intersection and addressed 150 Bear Creek Parkway West.

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 3rd day of December 2024.

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