

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, RESOLUTION APPROVING A FUTURE LAND USE PLAN (FLUP) AMENDMENT FROM MIXED-USE (MU), MEDIUM-DENSITY SINGLE-FAMILY 15,000 - 35,999 SQUARE-FOOT LOTS (MD-SF) AND LOW-DENSITY SINGLE-FAMILY 36,000 SQUARE-FOOT LOTS AND ABOVE (LD-SF) TO HIGH-DENSITY SINGLE FAMILY - 8,000 TO 14,999 SQUARE-FOOT LOTS (HD-SF) FOR 33.68 ACRES, LEGALLY DESCRIBED AS: SITUATED IN THE RICHARD F. ALLEN SURVEY, ABSTRACT NUMBER 29, AND BEING PART OF THAT CERTAIN CALLED 25.483 ACRE TRACT OF LAND DESCRIBED IN EXHIBIT A AND PART OF THAT CERTAIN CALLED 15.874 ACRE TRACT OF LAND DESCRIBED IN EXHIBIT B IN DEED IN FAVOR OF JOHN M. PERRIGO AND IDA C. PERRIGO TRUSTEES OF THE JOHN M & IDA C. PERRIGO TRUST, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN DEED IN FAVOR OF DEBRA SUE PERRIGO SALSTRAND AND DAVID ALLEN SALSTRAND, RECORDED IN VOLUME 9213, PAGE 2191 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING ALL THAT CERTAIN CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN DEED IN FAVOR OF JOHN M. AND IDA C. PERRIGO TRUST, RECORDED IN VOLUME 13404, PAGE 101 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING ALL OF LOT 1, BLOCK 1 OF HARMONSON ACRES ADDITION, AND BEING ALL OF LOT 1, BLOCK A OF PERRIGO PLACE ADDITION, AND BEING ALL OF THAT CERTAIN CALLED 0.364 ACRE RIGHT-OF-WAY DEDICATION SHOWN ON SAID PLAT OF PERRIGO PLACE, AND BEING PART OF LOTS 1, 2 AND 3, BLOCK A OF NORTH MAIN MEDICAL OFFICE ADDITION, LOCATED ON THE EAST SIDE OF N. MAIN ST., APPROXIMATELY 300 FEET SOUTHEAST OF THE PARK AVENUE AND N. MAIN ST. INTERSECTION, AND ADDRESSED AS 1000, 1004, AND 1008 N. MAIN STREET IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Curtis Young, Sage Group Inc., Applicant, and, Sue Salstrand and Anne Burfitt, PBS Family Limited Partnership, Owner, have requested a Future Land Use Plan amendment to change the land use designation to High-Density Single Family - 8,000 to 14,999 square-foot lots (HD-SF) from Mixed-Use (MU), Medium-Density Single-Family 15,000 - 35,999 square-foot lots (MD-SF) and Low-Density Single-Family 36,000 square-feet and above (LD-SF) for 33.68 acres east of North Main Street (PA-2506-0005); 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 Mixed-Use (MU), Medium-Density Single-Family 15,000 - 35,999 square-foot lots (MD-SF) and Low-Density Single-Family 36,000 square-feet and above (LD-SF) to High-Density Single Family - 8,000 to 14,999 square-foot lots (HD-SF) for 33.68 acres, legally described as situated in the Richard F. Allen Survey, Abstract Number 29, and being part of that certain called 25.483 acre tract of land described in Exhibit A and part of that certain called 15.874 acre tract of land described in Exhibit B in deed in favor of John M. Perrigo and Ida C. Perrigo Trustees of the John M & Ida C. Perrigo Trust, recorded in the Official Public Records of Tarrant County, Texas, and being all of that certain called 1.00 acre tract of land described in deed in favor of Debra Sue Perrigo Salstrand and David Allen Salstrand, recorded in Volume 9213, Page 2191 of the Official Public Records of Tarrant County, Texas, and being all that certain called 1.00 acre tract of land described in deed in favor of John M. and Ida C. Perrigo Trust, recorded in Volume 13404, Page 101 of the Official Public Records of Tarrant County, Texas, and being all of Lot 1, Block 1 of Harmonson Acres Addition, and being all of Lot 1, Block A of Perrigo Place Addition, and being all of that certain called 0.364 acre right-of-way dedication shown on said plat of Perrigo Place, and being part of Lots 1, 2 and 3, Block A of North Main Medical Office Addition, located on the east side of N. Main St., approximately 300 feet southeast of the Park Avenue and N. Main St. intersection, and addressed as 1000, 1004, and 1008 N. Main Street.

AND IT IS SO RESOLVED.

Passed by a vote of _ to _ on this the 2nd day of September, 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