

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A PLANNED DEVELOPMENT (PD) AMENDMENT FOR THE PROPERTY LOCATED AT 1801 RUFÉ SNOW DRIVE, RELATED TO THE LIST OF PERMITTED USES ALLOWED WITHIN THE EXISTING BUILDING ON A 1.9-ACRE LOT, LOCATED ON THE EAST SIDE OF RUFÉ SNOW DRIVE, APPROXIMATELY 1,600 FEET NORTHEAST OF THE NORTH TARRANT PARKWAY AND RUFÉ SNOW DRIVE INTERSECTION, LEGALLY DESCRIBED AS THE LOT COMMON AREA OF CVS CONDOS (PLATTED AS LOT 1, BLOCK A OF THE WATER'S EDGE ADDITION), ZONED PLANNED DEVELOPMENT-1066-NEIGHBORHOOD SERVICES, AND ADDRESSED 1801 RUFÉ SNOW DRIVE, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Frank Roszell, Owner/Applicant, submitted a request for a Planned Development amendment (ZONE-2511-0011) for the property located at 1801 Rufe Snow Drive, to amend the uses allowed by right (without a Specific Use Permit (SUP)) to include "Spa," "Medical Spa," and "Minor medical emergency clinic;" 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 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 Planned Development (PD) amendment for the property located at 1801 Rufe Snow Drive, related to the list of permitted uses allowed within the existing building on a 1.9-acre lot, located on the east side of Rufe Snow Drive, approximately 1,600 feet northeast of the North Tarrant Parkway and Rufe Snow Drive intersection, legally described as The Lot Common Area of CVS Condos (platted as Lot 1, Block A of the Water's Edge Addition), zoned Planned Development-1066-Neighborhood Services,

and addressed 1801 Rufe Snow Drive, in the City of Keller, Tarrant County, Texas, with the proposal attached hereto as Exhibit "A" is hereby approved, and incorporated herein as if fully set forth as submitted.

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 \_\_\_ to \_\_\_ on this the 16th day of December 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