

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A ZONING CHANGE FROM SINGLE-FAMILY RESIDENTIAL 36,000 SQUARE-FOOT LOTS (SF-36) TO SINGLE-FAMILY RESIDENTIAL 30,000 SQUARE-FOOT LOTS (SF-30) FOR 7.2 ACRES, LOCATED APPROXIMATELY 900 FEET NORTHWEST OF THE INDIAN KNOLL TRAIL AND SHADY GROVE ROAD INTERSECTION, LEGALLY DESCRIBED AS TRACTS 1F AND 1A02C, ABSTRACT 1209 OF THE THOMAS PECK SURVEY, ZONED SINGLE-FAMILY 36,000 MINIMUM SQUARE-FOOT LOTS (SF-36), AND ADDRESSED 8660 CLARA LANE AND 8733 INDIAN KNOLL TRAIL, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, William Solomon, Suma Monde Kapital Partners, Applicant. Charles H. Talley, Owner, have submitted a Zoning Change request from Single-Family Residential 36,000 square-foot lots (SF-36) to Single-Family Residential 30,000 square-foot lots (SF-30) for the properties located at 8660 Clara Lane and 8733 Indian Knoll Trail (ZONE-2501-0003);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 the zoning change request 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 request from Single-Family Residential 36,000 square-foot lots (SF-36) to Single-Family Residential 30,000 square-foot lots (SF-30) for 7.2 acres, located approximately 900 feet northwest of the Indian Knoll Trail and Shady Grove Road intersection, legally described as Tracts 1F and 1A02C, Abstract 1209 of the Thomas Peck Survey, zoned Single-Family 36,000 minimum square-foot lots (SF-36), and addressed 8660 Clara Lane and 8733 Indian Knoll Trail.

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 18th day of March 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