

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A PLANNED DEVELOPMENT ZONING CHANGE FROM COMMERCIAL (C) AND PLANNED DEVELOPMENT 1406 - SINGLE FAMILY RESIDENTIAL 36,000 SQUARE-FOOT MINIMUM LOTS TO PLANNED DEVELOPMENT - SINGLE FAMILY 15,000 SQUARE-FOOT LOTS AND COMMERCIAL FOR THE PRESERVE AT KELLER OAKS, A PROPOSED PLANNED DEVELOPMENT CONSISTING OF 59 RESIDENTIAL LOTS, 2 COMMERCIAL LOTS, AND APPROXIMATELY 5.57 ACRES OF OPEN SPACE, ON APPROXIMATELY 39.38 ACRES OF LAND, LEGALLY DESCRIBED AS: SITUATED IN THE RICHARD F. ALLEN SURVEY, ABSTRACT NUMBER 29, TRACT 4D, AND BEING ALL OF LOT 1, BLOCK 1 OF HARMONSON ACRES ADDITION, AND BEING ALL OF LOT 1 HS, 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, 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; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Preston Crow, Skorburg Company, Applicant, and, Sue Salstrand and Anne Burfitt, PBS Family Limited Partnership, Owner, submitted a request for a Planned Development zoning change (ZONE-2602-0001) for approximately 39.38 acres from Commercial (C) and Planned Development 1406 - Single Family Residential 36,000 square-foot minimum lots to Planned Development - Single Family 15,000 square-foot lots and Commercial for the proposed The Preserve at Keller Oaks subdivision; 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 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, the Unified Development Code of the City of Keller, Texas, and the accompanying Zoning Map are hereby amended by changing the zoning from Commercial (C) and Planned Development 1406 - Single Family Residential 36,000 square-foot minimum lots to Planned Development - Single Family 15,000 square-foot lots and Commercial, for a planned development consisting of 59 residential lots, 2 commercial lots, and approximately 5.57 acres of open space, on approximately 39.38 acres of land, legally described as: situated in the Richard F. Allen Survey, Abstract Number 29, Tract 4D, and being all of Lot 1, Block 1 of Harmonson Acres Addition, and being all of Lot 1 HS, 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, 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, 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 5th day of May, 2026.

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