

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING AMENDMENTS TO THE CITY OF KELLER UNIFIED DEVELOPMENT CODE (UDC) ADOPTED BY ORDINANCE NUMBER 1746 DATED JULY 7, 2015, BY AMENDING ARTICLE EIGHT-ZONING DISTRICTS, DEVELOPMENT STANDARDS, TREE PRESERVATION BY CREATING A NEW MONUMENT SIGN OVERLAY DISTRICT, AND APPROVING A REZONE FROM OLD TOWN KELLER (OTK) TO OTK – MONUMENT SIGN OVERLAY DISTRICT FOR ALL PROPERTIES LOCATED IN THE OTK MAIN STREET SUBDISTRICT NORTH OF KELLER PARKWAY; AUTHORIZING PUBLICATION; PROVIDING FOR PENALTIES; AND ESTABLISHING AN EFFECTIVE DATE. CITY OF KELLER, APPLICANT. (UDC-22-0012 and Z-22-0004)

WHEREAS, the Old Town Keller Zoning District (OTK) south of Keller Parkway (pedestrian-oriented, tightly built environment, slowed traffic with planned pedestrian crossing at Main and Bates Streets) differs significantly to OTK north of Keller Parkway (centered on Main Street as a busy, fast thoroughfare with a car-centric nature); and

WHEREAS, OTK does not permit monument signs anywhere in the district; and

WHEREAS, businesses located in the Main Street Subdistrict of OTK would benefit from monument signs more easily seen by vehicular traffic; 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 UDC amendments described in this ordinance; and

WHEREAS, the Planning and Zoning Commission held a public hearing on November 22, 2022 and unanimously recommended approval of the MS Overlay District for the Main Street Subdistrict of OTK north of Keller Parkway; 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, in accordance with the Unified Development Code, the City Council of the City of Keller, Texas hereby approves and incorporates herein as fully submitted the amendments to the UDC by creating a new Monument Sign Overlay District and the zoning change from Old Town Keller (OTK) to OTK – Main Street Subdistrict Monument Sign Overlay District, for all properties located in the OTK Main Street Subdistrict north of Keller Parkway in the City of Keller, Tarrant County, Texas. (See Exhibit A: MS Overlay District Map.)

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 20th day of December 2022.

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