

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A FUTURE LAND USE PLAN (FLUP) AMENDMENT FROM LOW-DENSITY SINGLE FAMILY 36,000 SQUARE-FOOT LOTS AND ABOVE (LD-SF) TO MEDIUM-DENSITY SINGLE FAMILY - 15,000 TO 35,999 SQUARE-FOOT LOTS (MD-SF) FOR 7.2 ACRES, FOR THE PROPOSED HERITAGE GROVE SUBDIVISION; 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.

WHEREAS, William Solomon, Suma Monde Kapital Partners, Applicant, and Cameron-Sqrl. Sanford, LLC, Owner, have requested a Future Land Use Plan amendment to change the land use designation to Medium-Density Single Family - 15,000 to 35,999 square-foot lots (MD-SF) from Low-Density Single Family 36,000 square-foot lots and above (LD-SF) for approximately 7.2 acres (PA-2505-0003); 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 Low-Density Single Family (LD-SF) to Medium-Density Single Family - 15,000 to 35,999 square-foot lots (MD-SF), for Heritage Grove, a proposed 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.

AND IT IS SO RESOLVED.

Passed by a vote of _ to _ on this the 15th day of July 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