

ORDINANCE NO. 1353

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF KELLER, TEXAS, BY AMENDING THE ZONING MAP AND CHANGING THE ZONING FROM SF-LD (SINGLE FAMILY RESIDENTIAL-LOW DENSITY-36,000 SQUARE-FOOT LOTS) TO PD-SF-8.4 (PLANNED DEVELOPMENT-SINGLE FAMILY RESIDENTIAL-8,400 SQUARE-FOOT LOTS) AND PD-O (PLANNED DEVELOPMENT-OFFICE) FOR ADALINA AT BLOOMFIELD, A 30-LOT RESIDENTIAL SUBDIVISION WITH ONE (1) OPEN SPACE LOT, AND ONE (1) OFFICE LOT, LOCATED ON AN 11.64-ACRE TRACT OF LAND OUT OF THE D.E. ELSTON SURVEY, ABSTRACT NO. 498, AND THE JOSEPH A. DURHAM SURVEY, ABSTRACT NO. 424, ON THE SOUTH SIDE OF KELLER PARKWAY (FM 1709), APPROXIMATELY 150 FEET WEST OF BLOOMFIELD DRIVE, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Quest Builder Group, L.P., owner/applicant/developer, and GSWW, Inc., engineer, have submitted a zoning change request (Z-06-0016), which has been reviewed by the City Staff; and

WHEREAS, notice of a public hearing before the Planning and Zoning Commission was sent to real property owners within two hundred feet (200') of the property herein described at least ten (10) days before such hearing; and

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Keller at least fifteen (15) days before such hearing; and

WHEREAS, public hearings to change the zoning on the property herein described were held before the Planning and Zoning Commission and the City Council, and the Planning and Zoning Commission has heretofore made a recommendation to approve the zoning change request with conditions; and

WHEREAS, the City Council is of the opinion that the planned development 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.

1 NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE
2 CITY OF KELLER, TEXAS:

3 Section 1: THAT, the above findings are hereby found to
4 be true and correct and are incorporated
herein in their entirety.

5 Section 2: THAT, the Unified Development Code of the
6 City of Keller, Texas and the accompanying
7 Zoning Map, are hereby amended by changing
8 the zoning from SF-LD (Single Family
9 Residential-Low Density-36,000 square-foot
10 lots) to PD-SF-8.4 (Planned
11 Development-Single Family Residential-8,400
12 square-foot lots) and PD-O (Planned
13 Development-Office) for Adalina at
14 Bloomfield, a 30-lot residential subdivision
15 with one (1) open space lot, and one (1)
16 office lot, located on an 11.64-acre tract of
land out of the D.E. Elston Survey, Abstract
No. 498, and the Joseph A. Durham Survey,
Abstract No. 424, on the south side of Keller
Parkway (FM 1709), approximately 150 feet
west of Bloomfield Drive, in the City of
Keller, Tarrant County, Texas, with the
proposal attached hereto as Exhibit "A", and
incorporated herein, as if fully set forth,
with the following conditions:

- 17 1. Side yard for residential lots are
18 allowed to be five feet (5') instead of
ten percent (10%) lot width.
- 19 2. J-type garages are allowed and
20 front-facing garages may be allowed with
21 approval of City Development Review
22 Committee only to preserve trees. All
garage doors shall contain decorative
wood veneer.
- 23 3. The minimum side yard and side landscape
24 buffer for Lot 1, Block C is allowed to
25 be ten feet (10') instead of the required
twenty-five feet (25').
- 26 4. The landscape buffer for the rear of Lot
27 1, Block C is allowed to be fifteen feet
28 (15') instead of the required twenty-five
feet (25').

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5. The style and material of retaining walls, street signs, and streetlights shall be the same as Hidden Lakes development standards. Developer/builder shall provide a letter of approval on the above items from the Hidden Lakes Homeowners Association (HOA) prior to construction.

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 5 to 0 on this the 7th day of November, 2006.

CITY OF KELLER, TEXAS

BY: 
Julie A. Tandy, Mayor

ATTEST:


Sheila Stephens, City Secretary

Approved as to Form and Legality:


L. Stanton Lowry, City Attorney