

ORDINANCE NO. 1870

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A PLANNED DEVELOPMENT ZONING CHANGE FROM PD-O (PLANNED DEVELOPMENT - OFFICE) TO PD-O (PLANNED DEVELOPMENT - OFFICE), AMENDING THE ADALINA AT BLOOMFIELD PLANNED DEVELOPMENT (ORDINANCE NO. 1353), TO ALLOW A RECONFIGURATION OF THE BUILDING LAYOUT AND TO SUBDIVIDE ONE (1) LOT INTO SIX (6) LOTS, ON AN APPROXIMATELY 3.31-ACRE PROPERTY, BEING LOT 1, BLOCK C, ADALINA AT BLOOMFIELD ADDITION, LOCATED ON THE SOUTH SIDE OF KELLER PARKWAY (FM1709), APPROXIMATELY ONE HUNDRED SIXTY FEET (160') WEST OF THE INTERSECTION OF KELLER PARKWAY (FM1709) AND BLOOMFIELD DRIVE, ADDRESSED AS 1750 KELLER PARKWAY (FM1709), IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Abercrombie Holdings, LLC, owner; Castle Development, applicant; and Matt Moore, Claymoore Engineering, engineer; have submitted an application to the City of Keller to request a Planned Development Zoning Change Amendment (Z-17-0014), 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 three hundred feet (300') 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 issue a zoning change on the property herein described were held before both 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; and

WHEREAS, the City Council is of the opinion that 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 authorizes approval of a Planned Development Zoning Change from PD-O (Planned Development - Office) to PD-O (Planned Development - Office), amending the Adalina at Bloomfield Planned Development (Ordinance No. 1353), to allow a reconfiguration of the building layout and to subdivide one (1) lot into six (6) lots, on an approximately 3.31-acre property, being Lot 1, Block C, Adalina at Bloomfield Addition, located on the south side of Keller Parkway (FM1709), approximately one hundred sixty feet (160') west of the intersection of Keller Parkway (FM1709) and Bloomfield Drive, addressed as 1750 Keller Parkway (FM1709), in the City of Keller, Tarrant County, Texas, with the proposal attached hereto as Exhibit "A", and incorporated herein, with the following amended conditions:

1. Minimum lot size : 10,499 S.F
2. Minimum lot width: 87'
3. Minimum front yard: 30'
4. Minimum side yard: 3'
5. Minimum rear yard: 4'
6. Maximum height: 1 story, 35' maximum
7. Landscape buffers shall be 30' along the front yard (FM 1709) and a minimum of three feet (3') along side yards, and four feet (4') along rear yards to be considered.

8. Buffer trees within the 30' landscape buffer along FM 1709 shall be 4-inch caliper trees spaced every 25 feet; Two (2) ornamental trees planted in clusters spaced every 50 feet and evergreen shrubs planted between buildings 5 & 6 to screen parking from FM 1709. Buffer trees within the 10' side buffer yards shall be 3-inch caliper trees spaced every 30-feet. Buffer trees within in 15' rear buffer yard shall be 3-inch caliper trees spaced every 30-feet.
9. All buildings shall have the same architectural style and materials.
10. Dumpsters will be screened by a 6' masonry screening wall with solid metal gates as required by the City of Keller. The screening wall shall match the colors and materials of the proposed office building and the solid metal gates shall be painted to match the colors of the proposed buildings.
11. The 6-foot masonry screening wall along the south property line of Lot 1, Block C, shall be built during the development of the residential lots of Adalina at Bloomfield.
12. All uses permitted in the office zoning district will be allowed in this development.
13. All site signage and site lighting shall conform to the City of Keller Unified Development Code.
14. All site landscaping, except as noted on this zoning exhibit, shall conform to the landscaping requirements of the City of Keller Unified Development Code.
15. A Building Owners Association will be established for this office development. The Building Owners Association will be

responsible for maintaining all landscaping, irrigation, screening walls, driveways, and private detention facilities within Lots 1R and 2-6, Block C, of Adalina at Bloomfield.

16. Cross access connection will be constructed when the property to the east and west develop in the future.
17. A detailed site plan application will be submitted for each phase of the office park development.
18. A TXDOT driveway permit shall be approved prior to building the driveway approach at FM 1709.

And the following new variances:

19. A variance for the foundation planting requirement to be waived for Building 3 as shown in "Exhibit A" shall be allowed.
20. A variance to plant Leyland Cypress trees along the rear buffer in lieu of the required three (3) caliper inch large canopy trees, as shown on the landscaping plan in "Exhibit A" shall be allowed.

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 4 to 1 on this the 21st day of November, 2017.

CITY OF KELLER, TEXAS

BY: \_\_\_\_\_  
P.H. McGrail, Mayor

ATTEST:

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Kelly Ballard, City Secretary

Approved as to Form and Legality:

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L. Stanton Lowry, City Attorney