

## ORDINANCE NO. 940

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF KELLER, TEXAS, BY AMENDING THE ZONING MAP AND CHANGING THE ZONING FROM SF-LD (SINGLE FAMILY-LOW DENSITY) TO PD-RESIDENTIAL (PLANNED DEVELOPMENT-RESIDENTIAL) WITH LOT SIZES RANGING FROM 10,000 SQUARE FEET TO 36,000 SQUARE FEET FOR WILLIS COVES, A PROPOSED RESIDENTIAL SUBDIVISION, LOCATED ON A 81.6-ACRE TRACT OF LAND OUT OF THE JOHN EDMONDS SURVEY, ABSTRACT NO. 457, AT THE SOUTHEAST CORNER OF RAPP ROAD AND WILLIS LANE, IN THE CITY OF KELLER, TEXAS; PROVIDING A PENALTY AND AUTHORIZING PUBLICATION.

WHEREAS, Doyle Willis (owner), Centex Homes (applicant/developer) and Carter & Burgess, Inc., (engineer) have submitted a zoning change request (Z-98-23) which has been reviewed by the City Staff; and

WHEREAS, notice of a hearing before the Planning and Zoning Commission was sent to real property owners within 200 feet 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 stipulations.

WHEREAS, the City Council is of the opinion that the zone change herein effectuated furthers the purpose of zoning as set forth in the Comprehensive Zoning Ordinance 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 Comprehensive Zoning Ordinance of  
4 the City of Keller, Texas, and the  
5 accompanying Zoning Map are hereby amended  
6 insofar as they relate to certain land  
7 located on a 81.6-acre tract of land out of  
8 the John Edmonds Survey, Abstract No. 457, at  
9 the southeast corner of Rapp Road and Willis  
10 Lane, by changing the zoning thereon from  
11 SF-LD (Single Family-Low Density) to PD-  
12 Residential (Planned Development-Residential)  
13 with lot sizes ranging from 10,000 square  
14 feet to 36,000 square feet, for Willis Coves,  
15 a proposed residential subdivision; in the  
16 City of Keller, Texas, based on its  
17 compatibility with the Future Land Use Plan  
18 and the adjoining zoning and uses, with the  
19 following stipulations:

- 13 1. The developer shall dedicate a 3-acre  
14 park at the corner of Rapp Road and  
15 Willis Lane and construct an eight-foot  
16 (8') hike/bike trail within the  
17 development as shown on the concept plan.  
18 The right-of-way width for the trail  
19 shall be determined at the time of  
20 platting. The City will credit park fees  
21 in lieu of the land dedication and trail  
22 construction to the developer. No  
23 reimbursements in excess of park fees  
24 will be made to the developer.
- 25 2. Block length to be allowed to exceed  
26 sixteen hundred (1,600) linear feet.
- 27 3. Garages may be on the front of the house  
28 provided garage doors shall not front the  
street.
4. Chase Oak Drive shall be allowed to be  
constructed as a fifty-foot (50')  
residential street.
5. A masonry-screening wall shall be  
required along the entire frontage of  
Rapp Road and Willis Lane, except for the  
public/private open space areas.

6. Interior fencing along all trails and open space areas shall be constructed of four-foot (4') wrought iron, six-foot (6') wrought iron for Lots 6, 7, 8, 9, 10, and 11, and to include landscaping for screening purposes if needed.
7. All ponds and drainage features shall be located within drainage easements and maintained by the homeowners association.
8. Sidewalk access shall be provided between Lots 3 and 4 for access to Willis Lane.
9. The minimum lot size within the development shall be 12,000 square feet.
10. The minimum lot size adjacent to Rapp Road and Willis Lane shall be 20,000 square feet.
11. The above minimum lot sizes are to be achieved without losing the open space acreage within the development.
12. The intersection of Willis Lane and Doyle Drive to be realigned or other alternatives to be worked out with property owner across the street to minimize the impact of headlights from cars at the intersection.

Section 2: THAT, any person, firm or corporation violating any of the provisions of this Ordinance, as read together with the Comprehensive Zoning Ordinance 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.

1 Section 3: THAT, the City Secretary is hereby authorized  
2 and directed to cause publication of the  
3 descriptive caption and penalty clause hereof  
4 as an alternative method of publication  
5 provided by law.

6 AND IT IS SO ORDAINED.

7 Passed and approved by a vote of 5 to 0 on this the 2nd  
8 day of March, 1999.

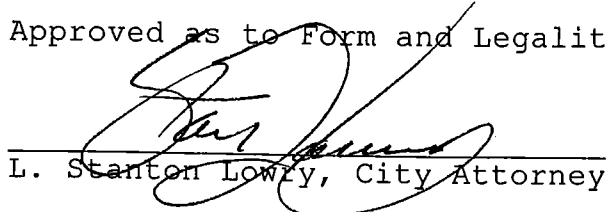
CITY OF KELLER, TEXAS

9 BY:   
10 Ronald W. Lee, Mayor

11 ATTEST:

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13 Sheila Stephens, City Secretary

14 Approved as to Form and Legality:

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16 L. Stanton Lowry, City Attorney  
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