

ORDINANCE NO. 1899

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A PLANNED DEVELOPMENT AMENDMENT FROM PD-SF-8.4 (PLANNED DEVELOPMENT - SINGLE FAMILY RESIDENTIAL - 8,400 SQUARE-FOOT MINIMUM) TO PD-SF-8.4 (PLANNED DEVELOPMENT - SINGLE FAMILY RESIDENTIAL - 8,400 SQUARE-FOOT MINIMUM), AMENDING THE CONCORDIA PLANNED DEVELOPMENT (ORDINANCE NO. 1888), TO AMEND THEIR DEVELOPMENT STANDARDS, ON AN APPROXIMATELY 23.067-ACRE PROPERTY, BEING A PORTION OF LOT 1, BLOCK 1, A CHURCH FOR THE COMMUNITIES, LOCATED ON THE NORTH SIDE OF NORTH TARRANT PARKWAY, APPROXIMATELY 1,000 FEET FROM RUFÉ SNOW DRIVE AND NORTH TARRANT PARKWAY INTERSECTION, ADDRESSED AS 1870 RUFÉ SNOW DRIVE, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Jim Tchoukaleff, Contour Real Estate & Development, applicant/developer; Mark Kimmel, Northwood Baptist Church, owner; Jerry Sylo, JBI Partners, surveyor/engineer; have submitted an application to the City of Keller to request a Planned Development Amendment (Z-18-0003), 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 deny 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 Amendment from PD-SF-8.4 (Planned Development - Single Family Residential - 8,400 square-foot minimum) to PD-SF-8.4 (Planned Development - Single Family Residential - 8,400 square-foot minimum), amending the Concordia Planned Development (Ordinance No. 1888), to amend their development standards, on an approximately 23.067-acre property, being a portion of Lot 1, Block 1, A Church for the Communities, located on the north side of North Tarrant Parkway, approximately 1,000 feet from Rufe Snow Drive and North Tarrant Parkway intersection, addressed as 1870 Rufe Snow Drive, in the City of Keller, Tarrant County, Texas, with the proposal attached hereto as Exhibit "A", and incorporated herein, with the following condition and variance:

1. The proposed maximum house pad width shall be fifty feet (50').
2. A variance is requested to allow forty-five percent (45%) for the main building and fifty-five percent (55%) including accessory buildings, driveways, and parking areas.

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 2 on this the 4th day of September, 2018.

CITY OF KELLER, TEXAS

BY: _____
P.H. McGrail, Mayor

ATTEST:

Kelly Ballard, City Secretary

Approved as to Form and Legality:

L. Stanton Lowry, City Attorney