

ORDINANCE NO. 1918

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A PLANNED DEVELOPMENT AMENDMENT FROM PD-O (PLANNED DEVELOPMENT-OFFICE) TO PD-O (PLANNED DEVELOPMENT-OFFICE), AMENDING THE BLOOMFIELD OFFICE PARK (ORDINANCE NO. 1036), AN OFFICE DEVELOPMENT LOCATED ON A 4.15-ACRE TRACT OF LAND, BLOOMFIELD ADDITION, LOTS 1 THROUGH 8, BLOCK A, AMENDING LOTS 1 AND 5, ALLOWING THE BUILDABLE AREA NOT TO EXCEED 8,612 GROSS SQUARE FEET, AND TO ALLOW THE BUILDING PEAK NOT TO EXCEED A HEIGHT GREATER THAN THIRTY-FIVE FEET (35'), WITH AN AVERAGE BUILD HEIGHT, NOT TO EXCEED THIRTY FEET (30'), ON THE SOUTH SIDE OF KELLER PARKWAY (FM 1709) APPROXIMATELY 400 FEET EAST OF BEAR HOLLOW DRIVE, 1722 KELLER PARKWAY (FM 1709), ZONED PD-O (PLANNED DEVELOPMENT-OFFICE), 170 PLAYERS, LLC, OWNER/APPLICANT. (Z-18-0004).

WHEREAS, 170 Players, LLC, owner, and Derick Murway, applicant, has submitted an application to the City of Keller to request a zoning amendment for a Planned Development-Office (Z-18-0004), 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 amendment for a planned development 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 Specific Use Permit; and

WHEREAS, the City Council is of the opinion that the zoning amendment for the planned development 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 zoning amendment to the PD-O (Planned Development-Office Zoning, Ordinance No. 1036) to allow Bloomfield Office Park, an office development located on a 4.15-acre tract of land, Bloomfield Addition, Lots 1 through 8, Block A, amending lots 1 and 5, allowing the buildable area not to exceed 8,612 gross square feet, and to allow the building peak not to exceed a height greater than thirty-nine feet (39'), with an average build height, not to exceed thirty feet (30'), on the south side of Keller Parkway (FM 1709) approximately 400 feet east of Bear Hollow Drive, 1722 Keller Parkway (FM 1709), zoned PD-O (Planned Development-Office) 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:

1. The buildings on Lots 1 and 5 shall not exceed (8,612) gross square feet.
2. The buildings on Lots 1 and 5 shall not exceed a building height greater than thirty-five feet (35'), with an average build height not to exceed thirty feet (30').
3. The building to be constructed on Lot 8 shall be restricted to (O) Office Use only.

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 7 to 0 on this the 18th day of December, 2018.

CITY OF KELLER, TEXAS

BY: _____
P.H. McGrail, Mayor

ATTEST:

Kelly Ballard, TRMC, City Secretary

Approved as to Form and Legality:

L. Stanton Lowry, City Attorney