

ORDINANCE NO. \_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A REZONE FROM SINGLE FAMILY RESIDENTIAL - 36,000 SQUARE-FOOT MINIMUM (SF-36) TO SINGLE FAMILY RESIDENTIAL - 25,000 SQUARE-FOOT MINIMUM (SF-25), ON A 5.173-ACRE TRACT OF LAND, BEING TRACT 1B01, ABSTRACT 1651 OF WEATHERFORD, HARDIN SURVEY, AND BLOCK 1, LOT 1, OF THE GARY ADDITION-KELLER, LOCATED ON THE EAST SIDE OF KELLER SMITHFIELD ROAD SOUTH, SITUATED AT THE INTERSECTION OF VILLAGE TRAIL AND KELLER SMITHFIELD ROAD, ADDRESSED AS 1085 KELLER SMITHFIELD ROAD AND 1109 VILLAGE TRAIL, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Brian and April Adams, owner, Sage Group, Inc. for Burk Collins Company, Applicant/Developer, have submitted an application to the City of Keller to rezone 5.17 acres from SF-36 to SF-25 and develop a seven-lot subdivision; 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, Staff received seven letters and a petition containing 15 signatures in opposition of this proposal, and the total land area of opposition made up 59.53% of the total land, requiring a supermajority vote; and

WHEREAS, the Planning and Zoning Commission held a public hearing at its December 10, 2019, meeting and recommended approval by a vote of 5-2; 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, the City Council is of the opinion that the request for Zoning Change meets the purpose of 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 rezone from Single Family Residential - 36,000 square-foot minimum (SF-36) to Single Family Residential - 25,000 square-foot minimum (SF-25), on a 5.173-acre tract of land, being Tract 1B01, Abstract 1651 of Weatherford, Hardin Survey, and Block 1, Lot 1, of the Gary Addition-Keller, located on the east side of Keller Smithfield Road South, situated on the northeast corner of the intersection of Village Trail and Keller Smithfield Road, addressed as 1085 Keller Smithfield Road and 1109 Village Trail, in the City of Keller, Tarrant County, Texas, with the Concept Plan attached hereto as Exhibit "A", and incorporated herein, as if fully set forth with the following condition:

1. The rezoning request from SF-36 to SF-25 shall be allowed.

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

AND IT IS SO ORDAINED.

Passed and approved by a vote of \_ to \_ on this the 21st day of January, 2020.

CITY OF KELLER, TEXAS

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

ATTEST:

\_\_\_\_\_  
Kelly Ballard, City Secretary

Approved as to Form and Legality:

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L. Stanton Lowry, City Attorney