

ORDINANCE NO. 1314

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF KELLER, TEXAS, BY AMENDING THE ZONING MAP AND CHANGING THE ZONING FROM SF-LD (SINGLE FAMILY RESIDENTIAL-LOW DENSITY-36,000 SQUARE-FOOT LOTS) TO PD-SF-15 (PLANNED DEVELOPMENT-SINGLE FAMILY RESIDENTIAL-15,000 SQUARE-FOOT LOTS) FOR SILVERLEAF HOLLOW, A PROPOSED 43-LOT RESIDENTIAL SUBDIVISION WITH TWO (2) OPEN SPACE LOTS, LOCATED ON A 25.31-ACRE TRACT OF LAND OUT OF THE J. C. BRADFORD SURVEY, ABSTRACT NO. 139, ON THE SOUTHEAST CORNER OF KELLER-SMITHFIELD ROAD SOUTH AND SHADY GROVE ROAD, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Greg Wright; Eloise Sustrik; and Michael and Amanda Sofio, owners; Quest Concepts, LP, applicant/developer; and GSWW, Inc., engineer; have submitted a zoning change request (Z-05-0021), 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 two hundred feet (200') 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 conditions; 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.

1 NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE
2 CITY OF KELLER, TEXAS:

3 Section 1: THAT, the above findings are hereby found to
4 be true and correct and are incorporated
herein in their entirety.

5 Section 2: THAT, the Unified Development Code of the
6 City of Keller, Texas and the accompanying
7 Zoning Map, are hereby amended by changing
8 the zoning from SF-LD (Single Family
9 Residential-Low Density-36,000 square-foot
10 lots) to PD-SF-15 (Planned Development-Single
11 Family Residential-15,000 square-foot lots)
12 for Silverleaf Hollow, a proposed 43-lot
13 residential subdivision with two (2) open
14 space lots, located on a 25.31-acre tract of
15 land out of the J. C. Bradford Survey,
16 Abstract No. 139, on the southeast corner of
17 Keller-Smithfield Road South and Shady Grove
18 Road, in the City of Keller, Tarrant County,
19 Texas, is hereby approved, with the proposal
20 attached hereto as Exhibit "A", and
21 incorporated herein, as if fully set forth,
22 with the following conditions:

- 23 1. The minimum lot width of one hundred feet
24 (100') to be allowed.
- 25 2. A thirty-five-foot (35') front setback
26 for Lot 2, Block C to be allowed.
- 27 3. Fencing along the east property line of
28 the common open space lot (Lot 16, Block
A) shall be a six-foot (6') wrought iron
fence.
4. Front setback for Lot 1, Block C to be
sixty feet (60').

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.

1 Section 4: 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
provided by law.

5 AND IT IS SO ORDAINED.

6 Passed and approved by a vote of 5 to 0 on this the 7th
7 day of March, 2006.

8 CITY OF KELLER, TEXAS

9
10 BY: Julie A. Tandy
11 Julie A. Tandy, Mayor

12 ATTEST:

13
14 Sheila Stephens
15 Sheila Stephens, City Secretary

16 Approved as to Form and Legality:

17 Mark B. Lowry
18 L. Stanton Lowry, City Attorney

