

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:

1. The minimum lot width of one hundred feet
(100') to be allowed.

2. A thirty-five-foot (35') front setback
for Lot 2, Block C to be allowed.

3. Fencing along the east property line of
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').

23 Section 3: THAT, any person, firm or corporation
24 violating any of the provisions of this
25 Ordinance, as read together with the Unified
26 Development Code and accompanying map
27 thereto, shall be guilty of a misdemeanor and
28 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.