

ORDINANCE NO. 1992

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, FOR A PLANNED DEVELOPMENT AMENDMENT ZONING CHANGE FROM PLANNED – DEVELOPMENT – SINGLE-FAMILY RESIDENTIAL – 15,000 SQUARE- FOOT MINIMUM (PD-SF-15) TO PLANNED DEVELOPMENT – SINGLE-FAMILY RESIDENTIAL- 15,000 SQUARE-FOOT MINIMUM (PD-SF-15) TO AMEND THE PREVIOUSLY APPROVED PLANNED DEVELOPMENT TO SUBDIVIDE 7240 SHADY GROVE ROAD FROM ONE LOT, TO TWO LOTS, ON AN APPROXIMATELY 2.28 – ACRE PROPERTY, LOCATED ON THE WEST SIDE OF KELLER SMITHFIELD ROAD, APPROXIMATELY 150 FEET SOUTHEAST OF THE INTERSECTION OF CHERRY BARK DRIVE AND KELLER SMITHFIELD, BEING BLOCK C, LOT 1, SILVERLEAF HOLLOW, ZONED PLANNED DEVELOPMENT – SINGLE-FAMILY 15,000 SQUARE-FOOT LOTS (PD-SF-15), LOCATED AT 7240 SHADY GROVE ROAD. IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION

- WHEREAS, Khaled Obaid, owner/applicant, submitted an application to the City of Keller to request a Planned Development Amendment to subdivide the subject property from one lot to two lots in the Single-Family 15,000 square-foot lots or greater residential zoning district (Z-20-0005); and
- WHEREAS, the applicant is proposing to provide access for Lot 1R1 off of Shady Grove Road, while Lot 1R2 would access off of Keller Smithfield Road; and
- WHEREAS, the applicant will meet all Single-Family 15,000 square-foot residential zoning regulations; and
- WHEREAS, notice of public hearings before the Planning and Zoning Commission and City Council were sent to real property owners within three-hundred feet (300') of the property herein described at least ten (10) days before such hearings; and
- WHEREAS, the public hearings were held before both the Planning and Zoning Commission and the City Council and no comments from the public were offered in either support or opposition; and
- WHEREAS, the Planning and Zoning Commission made a recommendation to approve the zoning change by a vote of 7-0 with the condition that Lot 1R2 require a side-yard setback of 60' in lieu of the 20' side-yard setback ;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 zoning change to the Silverleaf Planned Development to subdivide the subject property from one lot into two lots, located on the west side of Keller Smithfield Road, approximately 150 feet southeast of the intersection of Cherry Bark Drive and Keller Smithfield, being Block C, Lot 1, Silverleaf Hollow, zoned Planned Development - Single-Family 15,000 square-foot lots (PD-SF-15), located at 7240 Shady Grove Road 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 minimum lot width for Lots 1R1 and 1R2 shall be 100 feet.
2. Front setback for Lots 1R1 and Lot 1R2, Block C shall be sixty-feet (60')
3. The side-yard setback for Lot 1R2 facing Keller Smithfield Road shall be sixty (60) feet.

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 17th day of November, 2020.

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