

ORDINANCE NO. 1847

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING AMENDMENTS TO ORDINANCE NO. 1095, APPROVED ON FEBRUARY 19, 2002, AMENDING THE PREVIOUSLY APPROVED PLANNED DEVELOPMENT FOR THE CENTURY 21 WORLDWIDE DEVELOPMENT, TO ALLOW AN ADDITIONAL 2,000 SQUARE-FOOT OFFICE BUILDING, LOCATED ON A 1.643-ACRE TRACT OF LAND, BEING LOT 1, BLOCK 1, FLOWER ADDITION, ON THE NORTH SIDE OF KELLER PARKWAY, APPROXIMATELY 560 FEET WEST OF BLOOMFIELD DRIVE, AT 1727 KELLER PARKWAY, AND ZONED PD-R (PLANNED DEVELOPMENT-RETAIL), IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Ellen Johnston, owner/applicant/developer, and Thomas Hoover Engineering, Inc., engineer, have submitted an application to the City of Keller to request a Planned Development Amendment (Z-17-0006), 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 change 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 zoning change request; 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 amendments to Ordinance No. 1095, approved on February 19, 2002, amending the previously approved Planned Development for the Century 21 Worldwide Development, to allow an additional 2,000 square-foot office building, located on a 1.643-acre tract of land, being lot 1, block 1, Flower Addition, on the north side of Keller Parkway, approximately 560 feet west of Bloomfield Drive, at 1727 Keller Parkway, and zoned PD-R (Planned Development-Retail), in the City of Keller, Tarrant County, Texas, with the proposal attached hereto as Exhibit "A", and incorporated herein, with the following conditions:

1. The variance request for the northern lot to be a minimum of twenty-one thousand five hundred and ninety-eight (21,598) square feet shall be allowed.

The variance request for a two-foot (2') landscape buffer along the north property line of the southern lot only adjacent to the existing parking lot shall be allowed.

3. All conditions listed under Ordinance No. 1095 shall be continued for this PD and shall apply to the southern lot (proposed Lot 1R1).

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 6 to 0 on this 6th day of June, 2017.

CITY OF KELLER, TEXAS

BY: _____
Mark Mathews, Mayor

ATTEST:

Kelly Ballard, City Secretary

Approved as to Form and Legality:

L. Stanton Lowry, City Attorney