



COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING CASE NO. LUP-20-0001, LUP-20-0002 & Z-20-0002

July 29, 2020

Dear Property Owner:

The City of Keller Planning and Zoning Commission will hold three related public hearings at 7:00 P.M. on Tuesday, August 11, 2020 at Keller Town Hall, 1100 Bear Creek Parkway. The first will be to consider a request for a Future Land Use Plan Amendment proposing to create an additional Land-Use Class for lots less than 12,000 square-feet. The new class would be Land-Use Class CD-SF – Cottage Density – Single Family (Zero-Lot-Line to 11,999 S.F.). The second hearing is to consider a request to amend the Future Land Use Map from MD-SF (Medium Density) to CD-SF (Cottage Density) on approximately 10.095-acres of land, being Tract 3E, out of the Edmonds, John Survey, Abstract No. 457, located on the southeast corner of the Rufe Snow and Rapp Road intersection. (LUP-20-0001) (LUP-20-0002).

The third hearing will be to consider a Zoning Change from R (Retail) to a PD (Planned Development) of 31 lots with open space and a base zoning of SF-8.4 (Single Family Residential – 8,400 S.F. Lots) for Adare Grove - a proposed residential development on approximately 10.095-acres of land, being Tract 3E, out of the Edmonds, John Survey, Abstract No. 457, located on the southeast corner of the Rufe Snow and Rapp Road intersection. (Z-20-0002). Bursery Commercial, LTD. owner, Sage Group, applicant/developer. J. Volk Consulting, Engineering Firm.

A copy of the location map is attached for your information.

You are receiving this written notice of the public hearing because, according to the most recent approved tax roll, your property is within three hundred feet (300') of the above-described property. If you are unable to attend the public hearing, you may express your opinion by mail to the address below. Letters may be in support or in opposition to the proposed land use plan amendment and planned development zoning change.

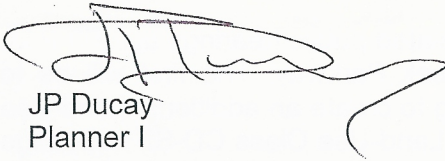
By state law, if the owners of twenty percent (20%) of the area of the property within two hundred feet (200') of the subject property are opposed to the zoning change application, than an affirmative vote of three-fourths of the City Council is required to approve the zoning change application. For your opposition to count, it must be written and must be signed. Emails do not count as written opposition. Signatures must be in accordance with the official tax roll (tax roll data was pulled on July 28, 2020 from the March 2020 tax rolls) for the City of Keller. For example, because Texas is a community property state, the tax roll typically lists both husband and wife as the owners of a residence. Therefore, individual original signatures from both the husband and wife must be on the written opposition for the opposition to be valid. ***Please note that written opposition towards initiating the super-majority (three-fourths) vote shall only be applicable to property owners receiving notice within the two***

hundred-foot (200') distance in accordance with State law. The attached location map will indicate the subject property and two hundred-foot (200') and three hundred-foot (300') notification buffers.

The Planning and Zoning Commission is charged with making recommendations on land use plan amendment and planned development zoning change applications. The final actions on the applications are made by City Council.

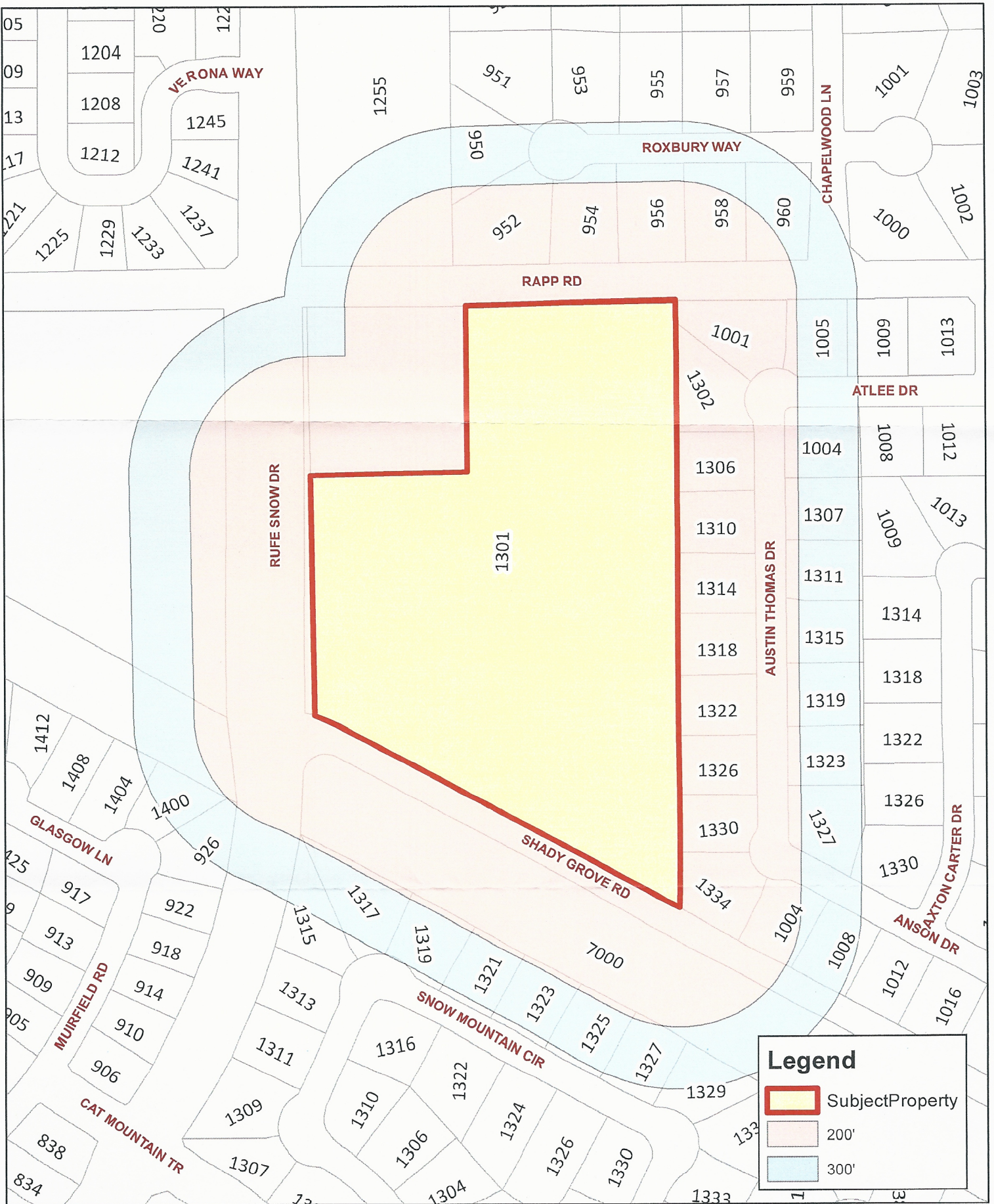
If you have further questions concerning this public hearing or the means of expressing your support or opposition to this land use plan amendment and planned development zoning change request, you may contact me at our office at 817.743.4129.

Sincerely,



JP Ducay
Planner I

Attachments: Location Map



Legend

- SubjectProperty
- 200'
- 300'

Updated: 7/27/2020

1301 Rufe Snow Dr

DISCLAIMER
This data has been compiled for the City of Keller. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data. However, no guarantee is given or implied to the accuracy of said data.

