

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP) FOR A 1,500 SQUARE-FOOT ACCESSORY STRUCTURE, ON APPROXIMATELY .84 ACRES, LOCATED ON THE NORTH SIDE OF SUMMER LANE, APPROXIMATELY 1,300 FEET EAST FROM THE INTERSECTION OF OTTINGER ROAD AND MELODY LANE, LEGALLY DESCRIBED AS LOT 11, BLOCK 1 OF THE SUMMER RIDGE ESTATES ADDITION, ZONED SINGLE-FAMILY 36,000 SQUARE-FOOT LOT SIZE OR GREATER (SF-36) AND ADDRESSED 1745 SUMMER LANE, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Jaron Dulaney, Applicant/Owner, has submitted a Specific Use Permit (SUP) application to construct a 1,500 square-foot accessory structure on the property located at 1745 Summer Lane (SUP-2505-0020); and

WHEREAS, an SUP is required for accessory structures that exceed 1,200 square feet in total size in the SF-36 Zoning District; and

WHEREAS, the City's Planning and Zoning Commission and the City Council, in accordance with the Charter of the City of Keller, State Law, and the ordinances of the City of Keller, have given the required notices and have held the required public hearings regarding the SUP application described in this ordinance; and

WHEREAS, the City Council is of the opinion that the SUP herein effectuated furthers the purpose of zoning as set forth in the Unified Development Code;

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 Specific Use Permit (SUP) for a 1,500 square-foot accessory structure, on approximately .84 acres, located on the north side of Summer Lane, approximately 1,300 feet East from the intersection of Ottinger Road and Melody Lane, legally described as Lot 11, Block 1 of the Summer Ridge Estates Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 1745 Summer Lane.

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 \_ to \_ on this the 15th day of July 2025.

CITY OF KELLER, TEXAS

BY: \_\_\_\_\_  
Armin R. Mizani, Mayor

ATTEST:

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Kelly Ballard, City Secretary

Approved as to Form and Legality:

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L. Stanton Lowry, City Attorney