

ORDINANCE NO. 1977

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP) FOR JUST FOR GRINS TO OPERATE A DENTAL OFFICE LOCATED IN AN APPROXIMATELY 10,750 SQUARE-FOOT BUILDING ON AN APPROXIMATELY 2.21- ACRE TRACT, ON THE EAST SIDE OF NORTH MAIN STREET, APPROXIMATELY 250 FEET SOUTHEAST OF THE INTERSECTION OF NORTH MAIN STREET AND JOHNSON ROAD, LOCATED AT 466 NORTH MAIN STREET AND ZONED OTK (OLD TOWN KELLER). IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Justice Insurance Agency, owner; and Jonathan Angwin, applicant; submitted an application to the City of Keller to request a Specific Use Permit for a Dental Office located in the Old Town Keller zoning district (SUP-20-0014) ; and

WHEREAS, the business is proposing to construct and relocate to a new approximately 10,750 square-foot building; and

WHEREAS, the proposed building includes unique architectural features and will provide an impressive entrance to the Old Town Keller zoning districts; and

WHEREAS, notices of a public hearing before the Planning and Zoning Commission and the 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 SUP request herein described was considered by the Planning and Zoning Commission after the public hearing and the Planning and Zoning Commission has made a recommendation by a vote of 7-0 that City Council approve the Specific Use Permit; and

WHEREAS, the City Council, after holding the requisite public hearing, finds that the Specific Use Permit 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 for Just for Grins to operate a Dental Office located in in an approximately 10,750 square-foot building, located on an approximately 2.21 -acre property, located on the east side of North Main Street, approximately 250 feet southeast of the intersection of North Main Street and Johnson Road, zoned Old Town Keller (OTK), located at 466 North Main Street and zoned OTK (Old Town Keller), in the City of Keller, Tarrant County, Texas.

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 the 4th day of August, 2020.

CITY OF KELLER, TEXAS

BY: \_\_\_\_\_  
P.H. McGrail, 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