

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP) FOR HILLSIDE ASSISTED LIVING, AN EXISTING ASSISTED LIVING FACILITY, TO CONTINUE OPERATING WITH TWO (2) ADDITIONAL RESIDENTS UP TO A TOTAL OF EIGHT (8) RESIDENTS WITHIN A 3,733 SQUARE FOOT BUILDING ON .3076 ACRES, LOCATED ON THE EAST SIDE OF BIG BEND DRIVE, APPROXIMATELY 1000 FEET SOUTHEAST OF THE INTERSECTION OF WHITLEY ROAD AND BIG BEND DRIVE, LEGALLY DESCRIBED AS LOT 50, BLOCK 2 OF THE WESTPARK ADDITION, ZONED PLANNED DEVELOPMENT 769 - SINGLE-FAMILY 12,000 SQUARE-FOOT LOT SIZE OR GREATER (SF-12-PD-769) AND ADDRESSED 553 BIG BEND DRIVE., IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Christopher Conrad, Applicant. TPDC Real Estate LLC, Owner, submitted a Specific Use Permit (SUP) application to continue operating an Assisted Living Facility with two (2) additional residents up to a total of eight (8) residents on the property located at 553 Big Bend Drive (SUP-2506-0023); and

WHEREAS, an SUP is required for an assisted living facility to exceed a total of 6 residents, up to a maximum of 8 residents, in the SF-12-PD-769 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 Hillside Assisted Living, an existing assisted living facility, to continue operating with two (2) additional residents up to a total of eight (8) residents within a 3,733 square foot

building on .3076 acres, located on the east side of Big Bend Drive, approximately 1000 feet southeast of the intersection of Whitley Road and Big Bend Drive, legally described as Lot 50, Block 2 of the Westpark Addition, zoned Planned Development 769 - Single-Family 12,000 square-foot lot size or greater (SF-12-PD-769) and addressed 553 Big Bend Drive.

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 5th day of August 2025.

CITY OF KELLER, TEXAS

BY: _____
Armin R. Mizani, Mayor

ATTEST:

Kelly Ballard, City Secretary

Approved as to Form and Legality:

L. Stanton Lowry, City Attorney