

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP), FOR A 4,800 SQUARE-FOOT ACCESSORY STRUCTURE, ON 6.4 ACRES, LOCATED ON THE SOUTH SIDE OF SHADY GROVE, APPROXIMATELY 240 FEET WEST FROM THE INTERSECTION OF SHADY GROVE ROAD AND KELLER SMITHFIELD ROAD, LEGALLY DESCRIBED AS LOT 9 OF THE ESTES FARM TRACTS ADDITION, ZONED SINGLE-FAMILY 36,000 SQUARE-FOOT LOT SIZE OR GREATER (SF-36) AND ADDRESSED 7230 SHADY GROVE, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Bradley Harville, Applicant. Charles Dombek, Owner, submitted a request for a Specific Use Permit (SUP-2510-0040) for a 4,800 square-foot accessory structure 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 the SUP request 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 an Specific Use Permit (SUP) for a 4,800 square-foot accessory structure, on approximately 6.4 acres, located on the south side of Shady Grove, approximately 240 feet west from the intersection of Shady Grove Road and Keller Smithfield Road, legally described as Lot 9 of the Estes Farm Tracts Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 7230 Shady Grove, as if fully set forth with the following conditions:

1. A Specific Use Permit for an accessory structure in excess of 1,200 square feet in the SF-36 zoning district shall be allowed.

2. A Specific Use Permit for maximum height of the accessory structure to exceed an average of 15 feet shall be allowed.
3. A Specific Use Permit for the total square footage of all accessory structures on the property to exceed 50% of the square-footage of the existing home shall be allowed.
4. A variance to allow for more than two accessory structures on the property shall be allowed.

Section 3: THAT, any person, firm or corporation violating any of the provisions of this Ordinance shall be guilty of a misdemeanor and upon final conviction therefor, shall be fined in a sum not to exceed two thousand dollars (\$2,000.00). Each and every day any 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 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 16th day of December 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