ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING A SPECIFIC USE PERMIT TO OPERATE A CORPORATE OFFICE, FOR SERVEVITA HOLDINGS LLC, IN AN EXISTING 2,245 SQUARE-FOOT BUILDING ON APPROXIMATELY 0.34 ACRES, LEGALLY DESCRIBED AS LOT 1, BLOCK A OF JONES ADDITION - KELLER, BEING 0.34 ACRES, APPROXIMATELY 50 FEET SOUTHEAST OF THE INTERSECTION OF HILL STREET AND SOUTH ELM STREET, ZONED OLD TOWN KELLER AND ADDRESSED AS 147 SOUTH ELM STREET, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Kara Elizabeth Jones Trust, Owner, and BEN Investments LLC, Applicant, submitted a Specific Use Permit (SUP) application to open a corporate office in an existing 2,245 square-foot building in the Old Town Keller zoning district (SUP-23-0029); 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 an SUP for ServeVita Holdings LLC to operate a Corporate Office in an existing 2,245 square-foot building on approximately 0.34 acres, legally described as Lot 1, Block A of Jones Addition - Keller, being 0.34 acres, approximately 50 feet southeast of the intersection of Hill Street and South Elm Street, zoned Old Town Keller and addressed as 147 South Elm Street.

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 7th day of November 2023.

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