

ORDINANCE NO. 2045

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP) TO CONSTRUCT A 1,540 SQUARE-FOOT ACCESSORY STRUCTURE ON THE PROPERTY LEGALLY DESCRIBED AS LOT 2, BLOCK A OF LAUNAY ADDITION, BEING APPROXIMATELY 3.01-ACRES, LOCATED ON THE EAST SIDE OF MOUNT GILEAD ROAD, APPROXIMATELY 240 FEET NORTHEAST FROM THE INTERSECTION OF BANCROFT ROAD AND MOUNT GILEAD ROAD, ZONED SINGLE-FAMILY 36,000 SQUARE-FOOT LOTS OR GREATER (SF-36) AND ADDRESSED AS 1525 MOUNT GILEAD ROAD, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Jilray Launay, Applicant/Owner, submitted an application to the City of Keller for a Specific Use Permit (SUP) to construct a 1,540 square-foot accessory structure (SUP-21-0034); and

WHEREAS, all accessory buildings over 1,200 square-feet require an SUP; and

WHEREAS, the 1,540 square-foot accessory structure will be used for agricultural purposes related to maintaining and housing the Applicant's horses, horse tack, and food supply; and

WHEREAS, notice of a public hearing before the Planning and Zoning Commission (Commission) was sent to real property owners within three-hundred feet (300') of the property herein described at least ten (10) days before such hearing; and

WHEREAS, the Commission held a public hearing October 26, 2021, where no one person spoke in favor nor in opposition, and the Commission recommended unanimously to approve the item as presented; and

WHEREAS, notice of a public hearing before the City Council was published on November 1, 2021, in the Fort Worth Star-Telegram, a newspaper of general circulation in Keller, at least fifteen (15) days before such hearing; and

WHEREAS, the City Council held a public hearing on November 16, 2021, to consider a Specific Use Permit (SUP); and

WHEREAS, the City Council is of the opinion that the Specific Use Permit 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 a Specific Use Permit (SUP) to construct a 1,540 square-foot accessory structure on the property legally described as Lot 2, Block A of Launay Addition, being approximately 3.01-acres, located on the east side of Mount Gilead Road, approximately 240 feet northeast from the intersection of Bancroft Road and Mount Gilead Road, zoned Single-Family 36,000 square-foot lots or greater (SF-36) and addressed as 1525 Mount Gilead Road, in the City of Keller, Tarrant County, Texas, and incorporated herein, as if fully set forth, is approved.

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 16 day of November, 2021.

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