

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING TWO AMENDMENTS TO AN EXISTING SPECIFIC USE PERMIT (SUP) BY ALLOWING A 1,250 SQUARE-FOOT ADDITION ONTO AN EXISTING 2,000 SQUARE-FOOT ACCESSORY STRUCTURE (TOTALING 3,250 SQUARE-FEET) AND EXCEEDING THE SQUARE-FOOTAGE OF THE EXISTING HOME (UNDER CONSTRUCTION) BY MORE THAN 50% , LEGALLY DESCRIBED AS LOT 2, BLOCK A OF THE VRA ADDITION, BEING 5.69-ACRES, LOCATED AT THE INTERSECTION OF BARBARA LANE AND RUFÉ SNOW DRIVE, ZONED SINGLE-FAMILY 36,000 SQUARE-FOOT LOTS OR GREATER (SF-36) AND ADDRESSED AS 901 BARBARA LANE IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Sean Alibrando, Owner/Applicant, submitted a Specific Use Permit (SUP) application to amend an existing SUP for a 2,000 square-foot accessory structure approved by City Council on November 2, 2021 (SUP-23-0006); and

WHEREAS, the Applicant requests to amend the SUP to accommodate a 1,250 square-foot addition to the previously-approved accessory structure; and

WHEREAS, the Applicant requests a second SUP to allow the accessory structure to exceed the square footage of the home on his property by more than 50%; 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 the following two amendments to an existing Specific Use Permit (SUP) for the property legally described as Lot 2, Block A of the VRA Addition, being 5.69-

acres, located at the intersection of Barbara Lane and Rufe Snow Drive, zoned Single-Family 36,000 square-foot lots or greater (SF-36) and addressed as 901 Barbara Lane:

- (1) A 1,250 square-foot addition onto an existing 2,000 square-foot accessory structure (totaling 3,250 square-feet) shall be allowed, and
- (2) Exceeding the square-footage of the existing home (under construction with a total square footage of 5,505) by more than 50% shall be allowed.

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 4th day of April, 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