

ORDINANCE NO. 1969

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP) FOR KELLER TOWN CENTER ADDITION, TO CONSTRUCT A SINGLE-STORY, 9,755 SQUARE-FOOT MULTI-TENANT BUILDING (RATHER THAN TWO-STORY STRUCTURE), LOCATED ON A 1.49-ACRE TRACT OF LAND, ON THE NORTH SIDE OF KELLER PARKWAY, APPROXIMATELY 1000' WEST OF THE KELLER SMITHFIELD ROAD AND KELLER PARKWAY (F.M. 1709) INTERSECTION, BEING LOT 6, BLOCK G, GREENWAY KELLER ADDITION, AT 1301 KELLER PARKWAY, AND ZONED TC (TOWN CENTER). IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Chapps Investments Keller, LLC, Owner and Applicant, has submitted an application to the City of Keller to construct a single-story building; and

WHEREAS, a Specific Use Permit is required to construct a single-story building in the Town Center Zoning District; and

WHEREAS, notice of a public hearing before the Planning and Zoning 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, notice of a public hearing before the City Council was published in a newspaper of general circulation in Keller at least fifteen (15) days before such hearing; and

WHEREAS, public hearings to issue a Specific Use Permit on the property herein described were held before both the Planning and Zoning Commission and the City Council, no signatures of support were signed by neighbors, and no opposition was provided by the public regarding these requests; and

WHEREAS, the request would permit the developer to build a one-story building (rather than two-story) to architecturally match the recently developed buildings in the vicinity; and

WHEREAS the Planning and Zoning Commission recommended approval by a vote of 7 to 0 for the Specific Use Permit based on the requests conformance with developments in the surrounding area; and

WHEREAS, the City Council finds that the Specific Use Permit 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 Keller Town Center Addition, to construct a single story 9,755 square-foot multi-tenant building (rather than two-story structure), located on a 1.49-acre tract of land, on the north side of Keller Parkway, approximately 1000' west of the Keller Smithfield Road and Keller Parkway (F.M. 1709) intersection, being Lot 6, Block G, Greenway Keller Addition, at 1301 Keller Parkway, and zoned TC (Town Center), in the City of Keller, Tarrant County, Texas.

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 7to 0 on this the 14th day of April, 2020.

CITY OF KELLER, TEXAS

BY: _____
P.H. McGrail, Mayor

ATTEST:

Kelly Ballard, City Secretary

Approved as to Form and Legality:

L. Stanton Lowry, City Attorney