

ORDINANCE NO. 2005

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING TWO SPECIFIC USE PERMITS (SUP) TO CONSTRUCT AN ACCESSORY DWELLING UNIT UP TO 1,408 SQUARE-FEET, ON AN APPROXIMATELY 2.65-ACRE TRACT OF LAND LOCATED ON THE EAST SIDE OF BOURLAND ROAD AND APPROXIMATELY 350 FEET SOUTHEAST OF THE INTERSECTION OF BANCROFT ROAD AND BOURLAND ROAD, LEGALLY DESCRIBED AS LOT 3, BLOCK 1, VILLAGE MILL ADDITION, AT 921 BOURLAND ROAD, AND ZONED SINGLE-FAMILY RESIDENTIAL-36,000 SQUARE-FOOT LOT MINIMUM (SF-36), IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Jeff Ground, Applicant, and Jeff Aldredge, Owner, submitted an application to the City of Keller to build an Accessory Dwelling Unit up to 1,408 square-feet for use as a Mother-in-Law suite; and

WHEREAS, all accessory dwelling units and accessory buildings over 1,200 square-feet in the Single-Family 36,000 (SF-36) zoning district require approval of a Specific Use Permit by the City Council ; 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, the Planning and Zoning Commission held a meeting on February 23, 2021, and recommended approval by a vote of 7-0; and

WHEREAS, notice of a public hearing before the City Council was published in the Fort Worth Star Telegram on February 28, 2021, at least fifteen (15) days before such hearing; and

WHEREAS, no one spoke in favor or opposition at either the Planning and Zoning Commission public hearing nor the City Council public hearing; and

WHEREAS, the City Council is of the opinion that the SUP herein effectuated furthers the purpose of the commercial zoning district 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) to construct an Accessory Dwelling Unit up to 1,408 square-feet, on an approximately 2.65-acre tract of land located on the east side of Bourland Road and approximately 350 feet southeast of the intersection of Bancroft Road and Bourland Road, legally described as Lot 3, Block 1, Village Mill Addition, at 921 Bourland Road, and zoned Single-Family Residential-36,000 square-foot lot minimum (SF-36), in the City of Keller, Tarrant County, Texas, and incorporated herein, as if fully set forth with the following conditions:

1. The Specific Use Permit request to construct up to a 1,408 square-foot accessory dwelling unit shall be allowed for use as a Mother-in-Law suite.

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 16th day of March, 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