

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP) FOR AMAZING HAIR SALON, IN AN APPROXIMATELY 500 SQUARE-FOOT EXISTING BUILDING, ON 0.06 ACRES, LOCATED ON THE NORTH SIDE OF WEST HILL STREET, APPROXIMATELY 132 FEET NORTHWEST OF THE INTERSECTION OF SOUTH MAIN STREET AND WEST HILL STREET, LEGALLY DESCRIBED AS LOT 1, BLOCK A OF THE GENESIS GIFT SHOP ADDITION, ZONED OLD TOWN KELLER (OTK) AND ADDRESSED 112 W HILL STREET, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Seferina Ramirez, Applicant, and Fledy Covarrubias, Owner, submitted a request for a Specific Use Permit (SUP-2603-0005) to operate a spa at the property located at 112 W. Hill Street; 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 the SUP request 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 an Specific Use Permit (SUP) for Amazing Hair Salon, in an approximately 500 square-foot existing building, on 0.06 acres, located on the north side of West Hill Street, approximately 132 feet northwest of the intersection of South Main Street and West Hill Street, legally described as Lot 1, Block A of the Genesis Gift Shop Addition, zoned Old Town Keller (OTK) and addressed 112 W Hill Street.

Section 3: THAT, any person, firm or corporation violating any of the provisions of this Ordinance shall be guilty of a misdemeanor and upon final conviction therefor, shall be fined in a sum not to exceed two thousand dollars (\$2,000.00). Each and every day any 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 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 5th day of May 2026.

CITY OF KELLER, TEXAS

BY: \_\_\_\_\_  
Armin R. Mizani, Mayor

ATTEST:

\_\_\_\_\_  
Kelly Ballard, City Secretary

Approved as to Form and Legality:

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L. Stanton Lowry, City Attorney