

ORDINANCE NO. 2051

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING TWO SPECIFIC USE PERMITS (SUPS) TO CONSTRUCT A 1,800 SQUARE-FOOT ACCESSORY STRUCTURE ON THE PROPERTY LEGALLY DESCRIBED AS LOT 10 OF BLACK ADDITION, BEING APPROXIMATELY 1.89-ACRES, LOCATED ON THE SOUTH SIDE OF BARBARA LANE, APPROXIMATELY 1,200 FEET SOUTHWEST FROM THE INTERSECTION OF BARBARA LANE AND RUFÉ SNOW DRIVE, ZONED SINGLE-FAMILY 36,000 SQUARE-FOOT LOTS OR GREATER (SF-36) AND ADDRESSED AS 800 BARBARA LANE, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Thomas and Julie McCullam, Applicants/Owners, submitted an application to the City of Keller for a Specific Use Permit (SUP) to construct an 1,800 square-foot accessory structure (SUP-21-0038); and

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

WHEREAS, all accessory structures combined square footage exceeding fifty percent (50%) of the main structure require an SUP; 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 Applicants submitted a Support Petition signed by the neighbors of nine properties within 300 feet of the Applicants' properties and no letters of opposition were submitted; and

WHEREAS, the Commission held a public hearing December 14, 2021, where no one person spoke in favor nor in opposition, and

WHEREAS, the Commission unanimously recommended approval with the amendment that the metal structure's color be neutral and the roof/trim color be complimentary to the main structure; and

WHEREAS, the Applicants also agreed to the amendment; and

WHEREAS, notice of a public hearing before the City Council was published on January 2, 2022, 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 January 18, 2022, 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 two Specific Use Permits (SUPs) to construct an 1,800 square-foot accessory structure on the property legally described as Lot 10 of Black Addition, being approximately 1.89-acres, located on the south side of Barbara Lane, approximately 1,200 feet southwest from the intersection of Barbara Lane and Rufe Snow Drive, zoned Single-Family 36,000 square-foot lots or greater (SF-36) and addressed as 800 Barbara Lane, in the City of Keller, Tarrant County, Texas, and incorporated herein, as if fully set forth with the following conditions:

1. An SUP for a 1,800 square-foot accessory structure to exceed 1,200 square-feet, in the SF-36 zoning district.
2. An SUP for all accessory buildings combined to exceed 50% of the main structure. The existing main structure is 2,897 square-feet. There is another accessory structure on-site that is 106 square-feet (totaling 1,906 square-feet), so the proposed 1,800 square-foot accessory structure and the 106 square-foot accessory structure would equate to 65.8% of the main structure.
3. A condition for the color of the metal structure to be neutral and the colors of the roof/trim to be complimentary to the main structure

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 7 to 0 on this the 18th day of January, 2022.

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