

ORDINANCE NO. 2019

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SPECIFIC USE PERMITS (SUP) WITH TWO CONDITIONS TO CONSTRUCT AN ACCESSORY BUILDING UP TO 2,733 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 construct an accessory building to be utilized as a shop up to 2,733 square-feet; and

WHEREAS, on March 16, 2021, the City Council unanimously approved a 1,408 square-foot Accessory Dwelling Unit; and

WHEREAS, all accessory buildings over 1,200 square-feet in the Single-Family 36,000 (SF-36) zoning district and all accessory structures combined accounting for more than 50% of the existing main structure require approval through the Specific Use Permit process 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 May 11, 2021, and recommended approval by a vote of 7-0; and

WHEREAS, notice of a public hearing before the City Council was published in a the Fort Worth Star Telegram in Keller at least fifteen (15) days before such hearing; 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 approval of a Specific Use Permit (SUP) to construct an accessory building to be utilized as a shop up to 2,733 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 SUP request to construct up to a 2,733 square-foot accessory building shall be allowed.
2. The SUP request to allow all accessory structures to total more than 50% of the existing main structure 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 6 to 0 on this the 1st day of June, 2021.

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