

ORDINANCE NO. 2128

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING SPECIFIC USE PERMITS (SUPS) TO ALLOW THE PROPERTY OWNER TO CONVERT APPROXIMATELY 750 SQUARE-FEET OF AN EXISTING 1,500 SQUARE-FOOT ACCESSORY STRUCTURE INTO AN ACCESSORY DWELLING UNIT ON 2.14 ACRES, ON THE WEST SIDE OF BUCKNER LANE, APPROXIMATELY 600 FEET NORTHWEST OF THE INTERSECTION OF BUCKNER LANE AND SHADY GROVE ROAD, LEGALLY DESCRIBED AS LOT 2, BLOCK A OF THE BOYER ADDITION, ZONED SINGLE-FAMILY LOTS 36,000 SQUARE-FEET OR GREATER (SF-36), AND ADDRESSED AS 8605 BUCKNER LANE, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Randy McAlister, Owner/Applicant, submitted a Specific Use Permit (SUP) application to convert approximately 750 square-feet of an existing accessory structure into an Accessory Dwelling Unit at 8605 Buckner Lane (SUP-23-0020); and

WHEREAS, an SUP is required for Accessory Dwelling Units in the City of Keller; 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 Planning and Zoning Commission held a public hearing on July 11, 2023, and unanimously recommended approval of the requests as presented; 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 Specific Use Permits (SUPs) to allow the property owner to convert approximately 750 square-feet of an existing 1,500 square-foot accessory structure into an Accessory Dwelling Unit on 2.14 acres, on

the west side of Buckner Lane, approximately 600 feet northwest of the intersection of Buckner Lane and Shady Grove Road, legally described as Lot 2, Block A of the Boyer Addition, zoned Single-Family lots 36,000 square-feet or greater (SF-36), and addressed as 8605 Buckner Lane, as if fully set forth with the following conditions:

1. A Specific Use Permit to convert approximately 750 square-feet of an existing accessory structure into an Accessory Dwelling Unit shall be allowed.
2. A Specific Use Permit for an accessory structure in excess of 1,200 square-feet in the SF-36 zoning district shall be allowed.
3. A Specific Use Permit for the combined square footage of two accessory structures on the property (1,950 square-feet) to be in excess of 50% of the main dwelling unit's square footage (2,452 square-feet) 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 \_ to \_ on this 1st day of August, 2023.

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