

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP) FOR FIRST BAPTIST CHURCH TO ALLOW A PRIVATE SCHOOL (HARVEST CHRISTIAN ACADEMY) TO OCCUPY AN APPROXIMATELY 101,186 SQUARE-FOOT EXISTING BUILDING, SITUATED ON A 4.78-ACRE TRACT OF LAND, LOCATED ON THE NORTH SIDE OF PEARL STREET, APPROXIMATELY 100 FEET NORTHEAST OF THE INTERSECTION OF PEARL STREET AND JESSIE STREET, LEGALLY DESCRIBED AS LOT 1, BLOCK 1 AND 2, FIRST BAPTIST CHURCH ADDITION KELLER, ZONED SF-8.4, LOCATED AT 225 KELLER PARKWAY. IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, First Baptist, Applicant/Owner, has requested a Specific Use Permit (SUP-21-0010) to allow Harvest Christian Academy to occupy the sanctuary and Sunday school rooms at its 225 Keller Parkway site as a Private School; 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 public hearing on April 27, 2021; and

WHEREAS, the Planning and Zoning Commission recommended approval by a vote of 6-1 with the condition the Specific Use Permit expires after one-year to ensure concerns related to parking and traffic safety are resolved in coordination with Keller Middle School; and

WHEREAS, notice of a public hearing before the City Council was published in 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, limited to one year initially in order to address traffic safety concerns, 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) for one year for First Baptist Church to allow a private school (Harvest Christian Academy) to occupy an approximately 101,186 square-foot existing building, situated on a 4.78-acre tract of land, located on the north side of Pearl Street, approximately 100 feet northeast of the intersection of Pearl Street and Jessie Street, legally described as Lot 1, Block 1 and 2, First Baptist Church Addition Keller, zoned SF-8.4, located at 225 Keller Parkway in the City of Keller, Tarrant County, Texas, with the following conditions:

1. The Specific Use Permit shall be for three-years and will expire on May 18, 2024.
2. Before the Specific Use Permit may be renewed, the Church and Harvest Christian Academy shall work with the Keller Independent School District to develop a traffic management plan, including the school hours, to present to the City.
3. Harvest Christian Academy shall incorporate an entrance and exit to the traffic flow to the southwest of the property.

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 the 18th day of May 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