

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP) WITH A VARIANCE FOR AN EXISTING 768 SQUARE-FOOT DETACHED GARAGE WITH AN APPROXIMATE AVERAGE HEIGHT OF 18 FEET, LOCATED ON 0.81 ACRES ON THE NORTH SIDE OF MEADOWVIEW DRIVE, APPROXIMATELY 1058 FEET NORTHEAST OF THE INTERSECTION OF NORTH PEARSON LANE AND MEADOWVIEW DRIVE, LEGALLY DESCRIBED AS LOT 1, BLOCK A OF THE AGAPE ACRES SUBDIVISION, ZONED SINGLE-FAMILY 20,000 SQUARE-FOOT LOT SIZE OR GREATER (SF-20) AND ADDRESSED 2101 MEADOWVIEW DRIVE, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, David and Kayla Andriese, Applicant/Owner, submitted a request for a Specific Use Permit (SUP-2604-0010) with a variance for an existing 768 square-foot detached garage, in the SF-20 Zoning District; 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 approves a Specific Use Permit (SUP) with a variance for an existing 768 square-foot detached garage with an approximate average height of 18 feet, located on 0.81 acres on the north side of Meadowview Drive, approximately 1,058 feet northeast of the intersection of North Pearson Lane and Meadowview Drive, legally described as Lot 1, Block A, Agape Acres Addition, zoned Single-Family 20,000 square-foot lot size or greater (SF-20), and addressed 2101 Meadowview Drive, subject to the following conditions:

1. A Specific Use Permit allowing the detached garage to exceed the maximum average height of 15 feet shall be granted.

2. A variance to allow more than 2 accessory structures on the property shall be granted.

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 16th day of June 2026.

CITY OF KELLER, TEXAS

BY: \_\_\_\_\_  
Ross McMullin, Mayor

ATTEST:

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

Approved as to Form and Legality:

\_\_\_\_\_  
L. Stanton Lowry, City Attorney