

ORDINANCE NO. 2021

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP) TO AMEND AN EXISTING SPECIFIC USE PERMIT (SUP) TO ALLOW THE APPLICANT TO EXPAND THE EXISTING 1,997 SQUARE-FOOT BARN BY APPROXIMATELY 1,327 SQUARE-FEET (3,324 TOTAL SQUARE-FEET) SITUATED ON A 2.30-ACRE TRACT OF LAND, LOCATED ON THE SOUTH SIDE OF BANCROFT ROAD, APPROXIMATELY 1500 FEET SOUTHEAST FROM THE INTERSECTION OF BANCROFT ROAD AND BOURLAND ROAD, LEGALLY DESCRIBED AS LOT 3, BLOCK A LEIDY ESTATES, ZONED SINGLE FAMILY - 36,000 SQUARE-FOOT LOT (SF-36), LOCATED AT 640 BANCROFT ROAD, LOCATED AT 404 SOUTH PEARSON LANE IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Ken Slough, Owner/Applicant submitted an application to the City of Keller to amend the previously approved Specific Use Permit (SUP) to allow an expansion of the barn; and

WHEREAS, an amendment to the previously approved SUP is required; 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, Staff received two calls and two letters of concern and three letters in support; and

WHEREAS, at the May 25, 2021, Planning and Zoning Commission meeting the Commission recommended unanimously to approve the item; and

WHEREAS, notice of a public hearing before the City Council was published on May 30, 2021, in the Fort Worth Star-Telegram newspaper of general circulation in Keller at least fifteen (15) days before such hearing; and

WHEREAS, a public hearing to issue the Specific Use Permit was held at the City Council meeting on June 15, 2021; and

WHEREAS, the City Council finds that the Specific Use Permit furthers the purpose of the single-family 36,000 square-foot minimum lot zoning district 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 amend an existing Specific Use Permit (SUP) to allow the applicant to expand the existing 1,997 square-foot barn by approximately 1,327 square-feet (3,324 total square-feet) situated on a 2.30-acre tract of land, located on the south side of Bancroft Road, approximately 1500 feet southeast from the intersection of Bancroft Road and Bourland Road, legally described as Lot 3, Block A Leidy Estates, zoned Single Family - 36,000 square-foot lot (SF-36), located at 640 Bancroft Road in the City of Keller, Tarrant County, Texas, and incorporated herein, as if fully set forth with the following conditions:

1. The current 1,997 square foot barn shall be allowed to be a maximum size of 3,324 square-feet.
2. The structure shall be allowed to exceed 50% of the main structure. (Main structure is approximately 6,120 square-feet, which would be approximately 54% of the existing 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 15th 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