

ORDINANCE NO. 2067

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP) TO ALLOW THE USE OF "PROFESSIONAL OFFICES" FOR ROUTZON LAW FIRM AND ROUTZON PROPERTIES, LLC, TO OCCUPY A 2,000 SQUARE-FOOT BUILDING, ON AN APPROXIMATELY 0.047-ACRE TRACT OF LAND, BEING LOT 2R, BLOCK 4 OF THE KELLER, CITY ADDITION, LOCATED ON THE WEST SIDE OF SOUTH MAIN STREET (HWY 377), SITUATED AT THE INTERSECTION OF SOUTH MAIN STREET AND WEST VINE STREET, ZONED OLD TOWN KELLER (OTK), AND ADDRESSED AS 200 SOUTH MAIN STREET IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Routzon Properties, LLC, Owner/Applicant, has submitted an SUP application to operate a 2,000 square-foot professional office at 200 South Main Street (SUP-22-0010); and

WHEREAS an SUP is required in the Old Town Keller zoning district for Professional Offices to exceed 1,200 square feet; 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 May 10, 2022 and unanimously recommended approval of the item; and

WHEREAS, the City Council finds and determines that the passage of this ordinance is deemed necessary in order to protect the public, health, safety, and welfare; and

WHEREAS, the City Council is of the opinion that the SUP herein effectuated further 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 allow the use of "professional offices" for Routzon Law Firm and Routzon Properties, LLC, to occupy a 2,000

square-foot building, on an approximately 0.047-acre tract of land, being Lot 2R, Block 4 of the Keller, City Addition, located on the west side of South Main Street (HWY 377), situated at the intersection of South Main Street and West Vine Street, zoned Old Town Keller (OTK), and addressed as 200 South Main Street and incorporated herein, as if fully set forth with the following conditions:

1. An SUP for to allow the use of professional offices in the Old Town Keller zoning district to exceed 1,200 square feet but no more than 2,000 square-feet.

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 5 to 0 on this the 7th day of June, 2022.

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