

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP) TO EXPAND AN EXISTING 400 SQUARE-FOOT DETACHED GARAGE BY APPROXIMATELY 1,250 SQUARE-FEET, ON AN APPROXIMATELY 0.47 ACRE LOT, LOCATED APPROXIMATELY 1,580 FEET NORTHWEST OF THE INTERSECTION OF RAPP ROAD AND OAK BEND LANE, LEGALLY DESCRIBED AS LOT 39, BLOCK 1 OF THE SUNRISE ESTATES ADDITION, ZONED SINGLE-FAMILY RESIDENTIAL - 20,000 SQUARE-FOOT LOTS (SF-20), AND ADDRESSED 1077 SUNSET COURT, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Donald Oneill, Owner, and Gabriel Munoz, Applicant, submitted a request for a Specific Use Permit (SUP-2410-0011) for an approximately 1,650 square-foot accessory structure 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 authorizes approval of an Specific Use Permit (SUP) to expand an existing 400 square-foot detached garage by approximately 1,250 square-feet, on an approximately 0.47 acre lot, located approximately 1,580 feet northwest of the intersection of Rapp Road and Oak Bend Lane, legally described as Lot 39, Block 1 of the Sunrise Estates Addition, zoned Single-Family Residential - 20,000 square-foot lots (SF-20), and addressed 1077 Sunset Court, as if fully set forth with the following conditions:

1. A Specific Use Permit for an accessory structure in excess of 1,000 square-feet in the SF-20 zoning district shall be allowed.

2. A Specific Use Permit for the total square-footage of all accessory structures on the property to exceed 50% of the square-footage of the existing home shall be allowed.

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 17th day of December 2024.

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