

ORDINANCE NO. 1240

1
2 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
3 KELLER, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP) AND
4 THE SITE PLAN FOR KELLER ELECTRICAL SUBSTATION, A
5 PROPOSED 2.661-ACRE ELECTRIC SUBSTATION TO BE
6 CONSTRUCTED, LOCATED ON A 9.1196-ACRE LOT ON THE EAST
7 SIDE OF CHISHOLM TRAIL APPROXIMATELY 870 FEET NORTH OF
8 WALL-PRICE KELLER ROAD, AT 851 CHISHOLM TRAIL, BEING LOT
9 1, BLOCK A, KELLER WALL-PRICE SUBSTATION ADDITION, AND
10 ZONED C (COMMERCIAL), IN THE CITY OF KELLER, TARRANT
11 COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING
12 PUBLICATION.

13 WHEREAS, TXU Electric Delivery, owner;
14 MASTERPLAN/Dallas Cothrum, applicant; and
15 Halff Associates, Inc., engineer; have
16 submitted an application to the City of
17 Keller to request a Specific Use Permit
18 (SUP-04-0036), and a site plan (SP-04-0032)
19 which has been reviewed by the City Staff;
20 and

21 WHEREAS, notice of a public hearing before the
22 Planning and Zoning Commission was sent to
23 real property owners within two hundred feet
24 (200') of the property herein described at
25 least ten (10) days before such hearing; and

26 WHEREAS, notice of a public hearing before the City
27 Council was published in a newspaper of
28 general circulation in Keller at least
fifteen (15) days before such hearing; and

WHEREAS, public hearings to issue a Specific Use
Permit on the property herein described were
held before both the Planning and Zoning
Commission and the City Council, and the
Planning and Zoning Commission has heretofore
made a recommendation to approve the Specific
Use Permit with a condition; and

WHEREAS, the City Council is of the opinion that the
Specific Use Permit 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.

1 NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE
2 CITY OF KELLER, TEXAS:

3 Section 1: THAT, the above findings are hereby found to
4 be true and correct and are incorporated
5 herein in their entirety.

6 Section 2: THAT, in accordance with the Unified
7 Development Code, the City Council of the
8 City of Keller, Texas hereby authorizes
9 approval of a Specific Use Permit
10 (SUP-04-0036) and the site plan (SP-04-0032),
11 for Keller Electrical Substation, a proposed
12 2.661-acre electric substation to be
13 constructed, located on a 9.1196-acre lot on
14 the east side of Chisholm Trail,
15 approximately 870 feet north of Wall-Price
16 Keller Road, at 851 Chisholm Trail, being Lot
17 1, Block A, Keller Wall-Price Substation
18 Addition, and zoned C (Commercial), in the
19 City of Keller, Tarrant County, Texas, with
20 the proposal attached hereto as Exhibit "A",
21 and the following condition:

- 22 1. An eight-foot (8') tall chain link
23 fence with barbed wire shall be
24 allowed on the east side of the
25 substation adjacent to the railroad in
26 lieu of the required masonry screening
27 wall.

28 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.

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AND IT IS SO ORDAINED.

Passed and approved by a vote of 4 to 0 on this the 4th day of January, 2005.



CITY OF KELLER, TEXAS

BY: Julie A. Tandy
Julie A. Tandy, Mayor

ATTEST:

Sheila Stephens
Sheila Stephens, City Secretary

Approved as to Form and Legality:

D. Stanton Lowry
D. Stanton Lowry, City Attorney