

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP) FOR THE 800 SQUARE-FOOT EXPANSION OF AN EXISTING 1200 SQUARE-FOOT ACCESSORY STRUCTURE ON PROPERTY LEGALLY DESCRIBED AS LOT 1A, BLOCK 1, OF THE WILLIAM SLAUGHTER ADDITION, BEING 9.83-ACRES LOCATED APPROXIMATELY 200 FEET SOUTHEAST OF THE INTERSECTION OF RUFÉ SNOW DRIVE AND COBBLESTONE PARKS DRIVE, ZONED SINGLE-FAMILY RESIDENTIAL - 36,000 SQUARE-FOOT LOTS (SF-36), ADDRESSED AS 833 RUFÉ SNOW DRIVE, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Jeffrey and Loren Abate, Applicants/Owners, submitted an application to the City of Keller for an 800 square-foot expansion of their existing 1,200 square-foot accessory structure (SUP-21-0028); and

WHEREAS, all accessory buildings over 1,200 square-feet require a Special Use Permit (SUP); and

WHEREAS, the 800 square-foot expansion includes 300 square-feet enclosed and a 500 square-foot lean-to for agriculture feed and supply storage; and

WHEREAS, the Owners and their family have longhorns, horses, donkeys, and goats on the property and have need for such an agriculture structure; and

WHEREAS, notice of a public hearing before the Planning and Zoning Commission (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, the Commission held a public hearing September 28, 2021 and recommended approval by a vote of 5-0 recognizing the use and conformity of the accessory structure with the surrounding neighborhood; and

WHEREAS, notice of a public hearing before the City Council was published on October 3, 2021, in the Fort Worth Star-Telegram, a newspaper of general circulation in Keller, at least fifteen (15) days before such hearing; and

WHEREAS, a public hearing to consider the request for a Specific Use Permit was held at the City Council on October 19, 2021; 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;

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) for the 800 square-foot expansion of an existing 1200 square-foot agricultural accessory structure on property legally described as Lot 1A, Block 1, of the William Slaughter Addition, being 9.83-acres located approximately 200 feet southeast of the intersection of Rufe Snow Drive and Cobblestone Parks Drive, zoned Single-Family Residential - 36,000 Square-Foot Lots (SF-36), addressed as 833 Rufe Snow Drive, in the City of Keller, Tarrant County, Texas, and incorporated herein, as if fully set forth is approved.

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 ___ to ___ on this the 19th day of October, 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