

ORDINANCE NO. 2122

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING THREE SPECIFIC USE PERMITS (SUPs) FOR AN APPROXIMATELY 3,160 SQUARE-FOOT ACCESSORY STRUCTURE WITH AN AVERAGE HEIGHT OF 17.5 FEET, ON 1 ACRE, APPROXIMATELY 1,000 FEET NORTHWEST FROM THE INTERSECTION OF RHONDA ROAD AND LEDARA LANE, LEGALLY DESCRIBED AS LOT 9, BLOCK 3 OF THE COUNTRY PLACE ESTATES ADDITION, ZONED SINGLE-FAMILY 36,000 SQUARE-FOOT LOT SIZE OR GREATER (SF-36) AND ADDRESSED 805 LEDARA LANE, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Bryce Wolf, Applicant, and William Powell, Owner, submitted a Specific Use Permit (SUP) application to construct an approximately 3,160 square-foot accessory structure at 805 Ledara Lane (SUP-23-0011); and

WHEREAS, three SUPs are required because the structure exceeds the 1,200 square-foot maximum accessory structure size in the SF-36 zoning district; is in excess of 15-feet tall on average; and is larger than 50% of the square-footage of the existing home; 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 April 25, 2023 and unanimously recommended approval of the SUPs; and

WHEREAS, the City Council is of the opinion that the SUP herein effectuated furthers 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 three Specific Use Permits (SUPs) for an approximately 3,160 square-foot accessory structure with an average height of 17.5 feet, on 1 acre, approximately 1,000 feet northwest from the intersection of Rhonda

Road and Ledara Lane, legally described as Lot 9, Block 3 of the Country Place Estates Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 805 Ledara Lane, as if fully set forth with the following conditions:

1. A Specific Use Permit to construct an approximately 3,160 square-foot accessory structure in the SF-36 zoning district shall be allowed.
2. A Specific Use Permit to construct an accessory structure with an average height of 17.5 feet shall be allowed.
3. A Specific Use Permit to construct an accessory structure in excess of 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, 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 16th day of May, 2023.

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