

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP) FOR SIT MEANS SIT, A DOG-TRAINING FACILITY WITH NO OVERNIGHT BOARDING, TO OPERATE IN AN EXISTING 2,090 SQUARE-FOOT LEASE SPACE, WITHIN AN 8,082 SQUARE-FOOT MULTI-TENANT BUILDING, APPROXIMATELY 990 FEET NORTHWEST FROM THE INTERSECTION OF CINDY STREET AND KELLER PARKWAY, LEGALLY DESCRIBED AS LOT 2, BLOCK 11R OF THE SAMUEL NEEDHAM ADDITION, ZONED RETAIL (R) AND ADDRESSED AS 363 KELLER PARKWAY, SUITE A, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, ABV Training DBA Sit Means Sit Fort Worth, Applicant, and Haeju Investments LLC, Owner, has submitted a Specific Use Permit (SUP) application to operate a dog-training facility with no overnight boarding at 363 Keller Parkway, Suite A (SUP-22-0031); and

WHEREAS, an SUP is required to operate a dog-training facility in the Retail (R) 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 Planning and Zoning Commission held a public hearing on September 13, 2022, and unanimously recommended approval of the item with a modification to extend the operating hours to 8 PM; 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 an SUP for Sit Means Sit, a dog-training facility with no overnight boarding to operate in an existing 2,090 square-foot lease space, within an 8,082 square-foot multi-tenant building, approximately 990 feet northwest from the intersection of Cindy Street and Keller Parkway, legally described as

Lot 2, Block 11R of the Samuel Needham Addition, zoned Retail (R), and addressed as 363 Keller Parkway, Suite A as if fully set forth with the following conditions:

1. A Specific Use Permit to operate a dog-training facility with no overnight boarding at 363 Keller Parkway, Suite A, with the hours of operation being 8 AM to 8 PM on Monday through Friday and 9 AM to 8 PM on Saturday, 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 ___ to ___ on this the 4th day of October, 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