

ORDINANCE NO. 2081

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING TWO SPECIFIC USE PERMITS (SUPS) TO ALLOW THE PROPERTY OWNER TO CONSTRUCT AN ACCESSORY DWELLING UNIT ON APPROXIMATELY 2.02 ACRES OF LAND, APPROXIMATELY 700 FEET NORTHWEST OF THE INTERSECTION OF SOUTH PEARSON LANE AND UNION CHURCH ROAD, LEGALLY DESCRIBED AS LOT 1, BLOCK A OF ROCKWELL ADDITION, ZONED SINGLE-FAMILY 36,000 SQUARE-FEET OR GREATER (SF-36), AND ADDRESSED 336 SOUTH PEARSON LANE, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Stephen O’Roark, Owner/Applicant, has submitted an application to construct an Accessory Dwelling Unit (ADU) at 336 South Pearson Lane (SUP-22-0022); and

WHEREAS, Section 8.03 (C)(2)(g)(4) of the Unified Development Code requires an SUP for an ADU in the SF-36 Zoning District; and

WHEREAS, Section 8.10 (A)(1) of the Unified Development Code requires an SUP for the combined area of all accessory building on a lot to exceed 50% of the main structure; 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 July 12, 2022 and unanimously recommended approval of the item; 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 to allow the property owner to construct an approximately 1,356 square-foot Accessory Dwelling Unit on approximately 2.02 acres of land, approximately 700 feet northwest of the intersection of South Pearson Lane and Union Church Road, legally described as Lot 1, Block A of

Rockwell Addition, Zoned Single-Family 36,000 square-feet or greater (SF-36), and addressed 336 S. Pearson Lane, as if fully set forth with the following conditions:

1. A Specific Use Permit for a 1,356 square-foot Accessory Dwelling Unit shall be allowed.
2. A Specific Use Permit for the combined area of all accessory structures on the lot to exceed 50% of the main structure by approximately 184 square-feet 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 the 2nd day of August, 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