

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING TWO SPECIFIC USE PERMITS (SUPS) FOR AN APPROXIMATELY 3,000 SQUARE-FOOT ACCESSORY STRUCTURE WITH AN AVERAGE HEIGHT OF 15 FEET ON 0.83 ACRES, ON THE EAST SIDE OF WILLIS LANE, APPROXIMATELY 275 FEET FROM THE INTERSECTION OF CALAIS DRIVE AND WILLIS LANE, LEGALLY DESCRIBED AS LOT 15, BLOCK D OF THE WILLIS COVES ADDITION, ZONED PLANNED DEVELOPMENT-SINGLE-FAMILY LOTS 12,000 SQUARE-FEET OR GREATER (PD-SF-12) AND ADDRESSED 1517 WILLIS LANE, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, 41:10 Construction Group, Applicant, and Michael Colangelo, Owner, submitted a Specific Use Permit (SUP) application to construct an approximately 3,000 square-foot accessory structure at 1517 Willis Lane (SUP-23-0014); and

WHEREAS, an SUP is required to construct an accessory structure in excess of 750 square-feet in the SF-12 zoning district and an SUP is required to construct an accessory structure larger than 50 percent 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 City Council is of the opinion that the SUPS 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 two Specific Use Permits (SUPs) for an approximately 3,000 square-foot accessory structure with an average height of 15 feet on 0.83 acres, on the east side of Willis Lane, approximately 275 feet from the intersection of Calais Drive and Willis Lane, legally described as Lot 15, Block D of the Willis Coves Addition, zoned Planned Development-Single-Family

Lots 12,000 square-feet or greater (PD-SF-12) and addressed 1517 Willis Lane, as if fully set forth with the following conditions:

1. Materials on the exterior of the structure shall be similar to the materials used on the house.
2. Landscaping and trees shall be added such that the appearance of the structure is similar to a house.

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 20th day of June, 2023.

CITY OF KELLER, TEXAS

BY: \_\_\_\_\_  
Armin R. Mizani, Mayor

ATTEST:

\_\_\_\_\_  
Kelly Ballard, City Secretary

Approved as to Form and Legality:

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L. Stanton Lowry, City Attorney