

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING AN AMENDMENT TO AN EXISTING SPECIFIC USE PERMIT (SUP) ALLOWING A SIX-MONTH EXTENSION FOR THE APPLICANT TO COMPLETE THE REQUIRED DEVELOPMENT STEPS TO RECEIVE A CERTIFICATE OF OCCUPANCY FOR BEAUTEOUS LASH STUDIO TO OPERATE A SALON/SPA IN AN EXISTING 700 SQUARE-FOOT LEASE SPACE, WITHIN A 3,550 SQUARE-FOOT MULTI-TENANT BUILDING, APPROXIMATELY 590 FEET SOUTHEAST OF THE INTERSECTION OF SOUTH MAIN STREET AND U.S. HWY. 377, LEGALLY DESCRIBED AS LOTS 1-4, BLOCK 10, KELLER CITY ADDITION, ZONED OLD TOWN KELLER (OTK) AND ADDRESSED AS 149 S. MAIN ST., SUITE C, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, GoGuz LLC, Applicant, and Vina Property, LLC, Owner, has submitted a Specific Use Permit (SUP) application to operate a lash studio/salon at 149 South Main Street, Suite C (SUP-23-0039); and

WHEREAS, an SUP is required to operate a salon in the Old Town Keller (OTK) 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 applications described in this ordinance; and

WHEREAS, the City Council is of the opinion that the SUP extension herein effectuated further 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 amendment to an existing Specific Use Permit (SUP) allowing a six-month extension for the Applicant to complete the required development steps to receive a Certificate of Occupancy, for Beauteous Lash Studio to operate a salon/spa in an existing 700 square-foot lease space, within a 3,550 square-foot multi-tenant building, approximately 593 feet southeast of the intersection of South Main Street and U.S. Hwy. 377,

legally described as lots 1-4, block 10, Keller City Addition, zoned Old Town Keller and addressed as 149 South Main Street, Suite C.

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 6th day of February 2024.

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