

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING TWO SPECIFIC USE PERMITS TO ALLOW THE PROPERTY OWNER TO RESIDE IN THE EXISTING 1,250 SQUARE-FOOT STRUCTURE WHILE A NEW MAIN STRUCTURE IS BEING BUILT, AND TO ALLOW THE 1,250 SQUARE-FOOT STRUCTURE TO REMAIN ON THE PROPERTY AS AN ACCESSORY STRUCTURE AFTER THE NEW HOME IS COMPLETED, ON PROPERTY LEGALLY DESCRIBED AS LOT 1, BLOCK A OF THE HERRERA ADDITION (LISTED AS BANCROFT ADDITION WITH THE TARRANT APPRAISAL DISTRICT), BEING 1.08-ACRES, LOCATED ON THE NORTH SIDE OF BANCROFT ROAD, AT THE INTERSECTION OF BANCROFT ROAD AND DOUBLE SPRINGS LANE, ZONED SINGLE-FAMILY 36,000 SQUARE-FOOT LOTS OR GREATER (SF-36) AND ADDRESSED AS 1125 BANCROFT ROAD, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Mariel Herrera-Ledezma, Owner/Applicant, submitted an application requesting two Specific Use Permits (SUPs) to continue residing in an existing 1,250 square-foot accessory structure while a new primary residence is being built, and to allow that structure to remain on the property after the new home is completed (SUP-23-0017); 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 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 two Specific Use Permits (SUPs) to allow the property owner to reside in the existing 1,250 square-foot structure while a new main structure is being built, and to allow the 1,250 square-foot structure to remain on the property as an accessory structure after the new home is completed, on property legally described as Lot 1, Block A of the Herrera Addition (listed as Bancroft Addition with the Tarrant Appraisal District), being 1.08-acres, located on the north side of Bancroft Road, at the

intersection of Bancroft Road and Double Springs Lane, zoned Single-Family 36,000 square-foot lots or greater (SF-36) and addressed as 1125 Bancroft Road as if fully set forth with the following conditions:

- 1. That the kitchen facilities be removed from the accessory structure within two months of the building final on the new home.
- 2. The Specific Use Permit allowing the Applicant to reside in the existing accessory structure while new primary residence is being built shall expire within 24 months of the approval date of this Ordinance.

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:

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Kelly Ballard, City Secretary

Approved as to Form and Legality:

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L. Stanton Lowry, City Attorney