

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP) FOR A 340 SQUARE-FOOT ACCESSORY DWELLING UNIT ON 5.2 ACRES LOCATED ON THE SOUTH SIDE OF SHADY GROVE ROAD, APPROXIMATELY 30 FEET SOUTHEAST OF THE INTERSECTION OF SHADY GROVE ROAD AND RAPP ROAD, LEGALLY DESCRIBED AS LOT 1 OF THE ESTES FARM TRACTS ADDITION, ZONED SINGLE-FAMILY 36,000 SQUARE-FOOT LOT SIZE OR GREATER (SF-36) AND ADDRESSED 7110 SHADY GROVE ROAD, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Susan Minton, Applicant, and Aaron Jenkins, Property Owner, submitted a request for a Specific Use Permit (SUP-2510-0040) for a 340-square-foot accessory dwelling unit in the SF-36 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 City Council is of the opinion that the SUP request herein effectuated furthers the purpose of zoning as set forth in the Unified Development Code and is in the best interest of the citizens of the City of Keller.

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 approves a Specific Use Permit (SUP) for a 340 square-foot accessory dwelling unit on 5.2 acres located on the south side of Shady Grove Road, approximately 30 feet southeast of the intersection of Shady Grove Road and Rapp Road, legally described as Lot 1 of the Estes Farm Tracts Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 7110 Shady Grove Road, as if fully set forth with the following conditions:

1. A Specific Use Permit for an accessory dwelling unit in the SF-36 zoning district shall be allowed.

2. A Specific Use Permit allowing an average height exceeding 15 feet shall be allowed.

Section 3: THAT, any person, firm or corporation violating any of the provisions of this Ordinance shall be guilty of a misdemeanor and upon final conviction therefor, shall be fined in a sum not to exceed two thousand dollars (\$2,000.00). Each and every day any 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 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 19th day of May 2026.

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