

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A TWO-YEAR EXTENSION OF THE SPECIFIC USE PERMIT (SUP) APPROVED ON DECEMBER 3, 2024, FOR FROST BANK, TO ALLOW THE APPLICANT ADDITIONAL TIME TO COMPLETE THE REQUIRED DEVELOPMENT STEPS TO RECEIVE A BUILDING PERMIT, ON THE PROPERTY LEGALLY DESCRIBED AS LOT 1, BLOCK A OF THE BOMAC ADDITION, BEING 1.24-ACRES, LOCATED ON THE NORTH SIDE OF KELLER PARKWAY AT THE KELLER PARKWAY AND COUNTRY BROOK DRIVE INTERSECTION, ZONED TOWN CENTER (TC) AND ADDRESSED AS 1231 KELLER PARKWAY, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Priya Acharya, Wier & Associates, Inc., Applicant, and Bomac Keller 1709, LLC, Owner, submitted a request for a Specific Use Permit (SUP-2510-0046) seeking a two-year extension of SUP-2410-0009, approved on December 3, 2024, to allow a bank with a one-story building on the property addressed as 1231 Keller Parkway; 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 provided all required notices and have conducted the required public hearings regarding the SUP application described in this Ordinance; and

WHEREAS, the City Council finds that the requested SUP extension furthers the purposes 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 authorizes approval of a two-year extension of the Specific Use Permit (SUP) approved on December 3, 2024 for Frost Bank, to allow the Applicant additional time to complete the required development steps to receive a building permit, on the property legally described as Lot 1, Block A of the Bomac Addition (recently platted and not available yet via Tarrant Appraisal District website; property is a portion of Abstract No. 28 Pamela Allen Survey in the City of Keller), being 1.24-acres, located on the north side of Keller Parkway at the Keller Parkway and Country Brook Drive intersection, zoned Town Center (TC) and addressed as 1231 Keller Parkway.

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 of this Ordinance as provided by law.

AND IT IS SO ORDAINED.

Passed and approved by a vote of ___ to ___ on this the 6th day of January 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