

ORDINANCE NO. 2070

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING THREE SPECIFIC USE PERMITS (SUPS) FOR A 2,948 SQUARE-FOOT DETACHED ACCESSORY STRUCTURE WITH AN AVERAGE HEIGHT OF 17.5 FEET, LOCATED ON 1.07 ACRE, SITUATED ON THE EAST SIDE OF WILLIS LANE, APPROXIMATELY 1,318 FEET NORTHEAST OF THE INTERSECTION OF WILLIS LANE AND NORTH TARRANT PARKWAY, LEGALLY DESCRIBED AS LOT 17, BLOCK 1 OF ASHLEY-ALDEN ADDITION, ZONED SINGLE-FAMILY 36,000 SQUARE-FOOT LOT SIZE OR GREATER (SF-36) AND ADDRESSED 1909 WILLIS LANE, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

- WHEREAS, Steven Townsend, Owner/Applicant, has requested two Specific Use Permits to construct a 2,948 square-foot detached accessory structure with an average height of 17.5 feet, and peak of 19 feet (SUP-22-0013); and
- WHEREAS, an SUP is required for an accessory structure to exceed 1,200 square feet in the SF-36 zoning district; and
- WHEREAS, an SUP is required for an accessory structure to exceed 50% of the square-footage of the existing home in the SF-36 zoning district; and
- WHEREAS, an SUP is required for an accessory structure to exceed an average height of 15 feet tall 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 applications described in this ordinance; and
- WHEREAS, the Planning and Zoning Commission held a public hearing on May 24, 2022 and voted 4-3 to recommend approval of the item; and
- WHEREAS, the City Council finds and determines that the passage of this ordinance is deemed necessary in order to protect the public, health, safety, and welfare; and
- WHEREAS, the City Council is of the opinion that the three SUPs 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 three Specific Use Permits (SUPS) to allow Steven Townsend, Owner/Applicant, to construct a 2,948 square-foot detached accessory structure with an average height of 17.5 feet, located on 1.07 acre, situated on the east side of Willis Lane, approximately 1,318 feet northeast of the intersection of Willis Lane and North Tarrant Parkway, legally described as Lot 17, Block 1 of Ashley-Alden addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 1909 Willis Lane, and incorporated herein, as if fully set forth with the following conditions:

1. A SUP for the size of the accessory structure to be 2,948 square feet and exceed the 1,200 square-foot maximum in SF-36 zoning shall be allowed.
2. A SUP for the size of the accessory structure to exceed 50% of the existing home (2,639 square-feet) shall be allowed.
3. A SUP for the height of the accessory structure to exceed the UDC requirement of an average of 15 feet tall. The proposed height is an average of 17.5 feet with a peak of 19 feet shall be allowed.

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 5 to 1 on this the 21st day of June, 2022.

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