

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP) PUBLIC HEARING: CONSIDER AN ORDINANCE APPROVING A SPECIFIC USE PERMIT (SUP) TO ALLOW OFFICE/MEDICAL USE IN AN EXISTING 1,260 SQUARE-FOOT STRUCTURE, ON 0.17 ACRES LOCATED ON THE SOUTH SIDE OF TAYLOR STREET, APPROXIMATELY 85 FEET SOUTHEAST FROM THE TAYLOR STREET AND SOUTH MAIN STREET INTERSECTION, LEGALLY DESCRIBED AS LOT 2A, BLOCK 11 OF KELLER, CITY ADDITION, ZONED OLD TOWN KELLER (OTK) AND ADDRESSED 110 TAYLOR STREET, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Cary Stillwell, Applicant, and David Simmons, Owner, have submitted a Specific Use Permit (SUP) application to operate an office/medical use in an existing 1,260 square-foot structure (SUP-23-0036); and

WHEREAS, an SUP is required for administrative, professional or corporate offices exceeding 1,200 square-feet on the first floor of a building, and for any medical uses in the Old Town Keller 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 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 SUP to allow Office/Medical Use in an existing 1,260 square-foot structure, on 0.17 acres located on the south side of Taylor Street, approximately 85 feet southeast from the Taylor Street and South Main Street intersection, legally described as Lot 2A, Block 11 of Keller, City Addition, zoned Old Town Keller (OTK) and addressed 110 Taylor Street.

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