

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING AN AMENDMENT TO AN EXISTING SPECIFIC USE PERMIT (SUP) ALLOWING A ONE-YEAR EXTENSION FOR THE APPLICANT TO COMPLETE THE REQUIRED DEVELOPMENT STEPS TO RENOVATE THE SPACE FOR A SURGICAL OUTPATIENT FACILITY, IN AN EXISTING 10,389 SQUARE-FOOT BUILDING ON APPROXIMATELY 1.72 ACRES, LEGALLY DESCRIBED AS LOT 10, BLOCK B OF KELLER TOWN CENTER ADDITION, SITUATED APPROXIMATELY 300 FEET SOUTHWEST OF THE INTERSECTION OF COUNTRY BROOK DRIVE AND KELLER PARKWAY, ZONED TOWN CENTER MEDICAL OVERLAY DISTRICT AND ADDRESSED AS 1220 KELLER PARKWAY., SUITE C, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Jim Sager, Transwestern Commercial Real Estate, Applicant, and Roger Wilson, Owner Representative, have submitted a request to amend an existing Specific Use Permit (SUP) application allowing a one-year extension for the Applicant to complete the required development steps to renovate the space for a Surgical Outpatient Facility at 1220 Keller Parkway (SUP-2410-0010); and

WHEREAS, an SUP is required to operate a Surgical Outpatient Facility in the Town Center Medical (TCM) Overlay District 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 City Council is of the opinion that the SUP extension 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 an amendment to an existing Specific Use Permit (SUP) allowing a one-year extension for the Applicant to complete the required development steps to renovate the space for a Surgical Outpatient Facility, in an

existing 10,389 square-foot building on approximately 1.72 acres, legally described as Lot 10, Block B of Keller Town Center Addition, situated approximately 300 feet southwest of the intersection of Country Brook Drive and Keller Parkway, zoned Town Center Medical Overlay District and addressed as 1220 Keller Parkway.

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 3rd day of December 2024.

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