

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP) FOR A SURGICAL OUTPATIENT FACILITY, FOR MILLROCK INVESTMENT FUND 1, LLC, 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 IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Brent Smith, Millrock Investment Fund 1, LLC, Owner/Applicant, submitted a request for a Specific Use Permit (SUP-23-0030) for a surgical outpatient facility at 1220 Keller Parkway; and

WHEREAS, an SUP is required for a surgical outpatient facility in the Town Center Medical Overlay 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 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 authorizes approval of an SUP for a Surgical Outpatient Facility, for Millrock Investment Fund 1, LLC, 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 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 20th day of November, 2023.

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