

ORDINANCE NO. 2022

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP) TO ALLOW WHITE BRIDLE LEARNING AND THERAPY, A PROPOSED (HOME-BASED) CHILD-CARE FACILITY, SITUATED IN A HOME ON A .2632-ACRE TRACT OF LAND, LOCATED ON THE WEST SIDE OF PRYOR COURT, APPROXIMATELY 100 FEET NORTHWEST FROM THE INTERSECTION OF PRYOR COURT AND BEAR CREEK PARKWAY, LEGALLY DESCRIBED AS LOT 19, BLOCK 14 HIGH CHAPARRAL ADDITION, ZONED SINGLE FAMILY - 8,400 SQUARE-FOOT LOT (SF-8.4), LOCATED AT 696 PRYOR COURT, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Susan Bullen, Owner/Applicant submitted an application to the City of Keller to allow White Bridle Learning and Therapy child care to reside in a residential home; and

WHEREAS, the owner's therapy child care assists up to five children generally aged two to ten with learning disabilities; and

WHEREAS, a Specific Use Permit is required for a home-based child-care facility in the SF-8.4 Zoning District; and

WHEREAS, the Owner provided a support petition with 38 signatures from her surrounding neighbors; and

WHEREAS, notice of a public hearing before the Planning and Zoning Commission was sent to real property owners within three hundred feet (300') of the property herein described at least ten (10) days before such hearing; and

WHEREAS, the Staff received additional letter in support and one letter in opposition that is within the 300-foot buffer prior to the May 25, 2021, Planning and Zoning Commission meeting; and

WHEREAS, the Planning and Zoning Commission recommended unanimously to approve the item as presented after noting the significant value of the center's work and the impressive support of the neighborhood; and

WHEREAS, notice of a public hearing before the City Council was published on May 30, 2021, in the Fort Worth Star-Telegram newspaper of general circulation in Keller at least fifteen (15) days before such hearing; and

WHEREAS, a public hearing to issue the Specific Use Permit was held at the City Council meeting on June 15, 2021; and

WHEREAS, the City Council finds that approving the Specific Use Permit for a home-based child-care facility furthers the purpose of zoning in the SF-8.4 zoning district 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 a Specific Use Permit (SUP) to allow White Bridle Learning and Therapy, a proposed (home-based) child-care facility, situated in a home on a .2632-acre tract of land, located on the west side of Pryor Court, approximately 100 feet northwest from the intersection of Pryor Court and Bear Creek Parkway, legally described as Lot 19, Block 14 High Chaparral Addition, zoned Single Family - 8,400 square-foot lot (SF-8.4), located at 696 Pryor Court in the City of Keller, Tarrant County, Texas, and incorporated herein, as if fully set forth with the following conditions:

1. The hours of operation shall be Monday through Friday 8:30 a.m. to 5:30 p.m.
2. The maximum number of children shall be five.
3. The maximum number of employees shall be five.

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 7 to 0 on this the 15th day of June, 2021.

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