

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP) FOR YETI BUSINESS GROUP TO OPERATE A RETAIL STORE WITH SALES OF CHP, TOBACCO, E-CIGARETTES OR NON-TRADITIONAL SMOKING-RELATED PRODUCTS, LOCATED IN AN EXISTING 1,190 SQUARE-FOOT LEASE SPACE, ON 1.38 ACRES LOCATED AT APPROXIMATELY 260 FEET NORTHEAST OF THE RUFÉ SNOW DRIVE AND BURSEY ROAD INTERSECTION, LEGALLY DESCRIBED AS LOT 1R, BLOCK A OF THE BURSEY PARK ADDITION, ZONED RETAIL (R) - PD - 1092 AND ADDRESSED TO 2131 RUFÉ SNOW DRIVE, SUITE 100, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Family Video Movie Club Inc, Owner, Khanal Rajendra, Applicant, submitted a request for a Specific Use Permit (SUP-2412-0020) for the sale of CHP, tobacco, e-cigarettes or non-traditional smoking-related products in the Retail - PD - 1092 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 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 a Specific Use Permit (SUP) for Yeti Business Group to operate a retail store with sales of CHP, tobacco, e-cigarettes or non-traditional smoking-related products, located in an existing 1,190 square-foot lease space, on 1.38 acres located at approximately 260 feet northeast of the Rufe Snow Drive and Bursey Road intersection, legally described as Lot 1R, Block A of the Bursey Park Addition, zoned Retail (R) - PD - 1092 and addressed to 2131 Rufe Snow Drive, Suite 100.

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 18th day of February, 2025.

CITY OF KELLER, TEXAS

BY: \_\_\_\_\_  
Armin R. Mizani, Mayor

ATTEST:

\_\_\_\_\_  
Kelly Ballard, City Secretary

Approved as to Form and Legality:

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L. Stanton Lowry, City Attorney