

ORDINANCE NO. 2042

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP) TO CONSTRUCT A 2,000 SQUARE-FOOT ACCESSORY STRUCTURE, LEGALLY DESCRIBED AS LOT 1, BLOCK 1 OF DAVID PRICE ADDITION, BEING APPROXIMATELY 1.96-ACRES, LOCATED AT THE NORTH SIDE OF SHADY GROVE ROAD, APPROXIMATELY 900 FEET NORTHWEST FROM THE INTERSECTION OF KELLER SMITHFIELD ROAD AND SHADY GROVE ROAD, ZONED SINGLE-FAMILY 36,000 SQUARE-FOOT LOTS (SF-36) AND ADDRESSED AS 7201 SHADY GROVE ROAD, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, James Atherton, Applicant/Owner, submitted an application to the City of Keller for a Specific Use Permit (SUP) to construct a 2,000 square-foot accessory structure (SUP-21-0030); and

WHEREAS, all accessory buildings over 1,200 square-feet require an SUP; and

WHEREAS, the 2,000 square-foot accessory structure is to be utilized for personal storage such as two classic cars, lawn mower, boat trailer and jet skis; and

WHEREAS, notice of a public hearing before the Planning and Zoning Commission (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 Commission held a public hearing September 28, 2021 and unanimously recommended approval; and

WHEREAS, notice of a public hearing before the City Council was published on October 17, 2021, in the Fort Worth Star-Telegram, a newspaper of general circulation in Keller, at least fifteen (15) days before such hearing; and

WHEREAS, The City Council held a public hearing on November 2, 2021, to consider a Specific Use Permit (SUP); and

WHEREAS, the City Council is of the opinion that the Specific Use Permit 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) to construct a 2,000 square-foot accessory structure, legally described as a Lot 1, Block 1 of David Price Addition, being approximately 1.96-acres, located at the north side of Shady Grove Road, approximately 900 feet northwest from the intersection of Keller Smithfield Road and Shady Grove Road, zoned Single-Family 36,000 square-foot lots (SF-36) and addressed as 7201 Shady Grove Road, in the City of Keller, Tarrant County, Texas, and incorporated herein, as if fully set forth, is approved.
- 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 2nd day of November, 2021.

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