

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

ORDINANCE NO. 1343

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP) FOR A 1,530 SQUARE-FOOT ACCESSORY BUILDING TO BE CONSTRUCTED, LOCATED ON A 1.995-ACRE LOT ON THE SOUTH SIDE OF FRANK LANE, APPROXIMATELY 1,100 FEET EAST OF WHITLEY ROAD, AT 128 FRANK LANE, BEING LOT 4, BLOCK A, FRANK LANE ESTATES, AND ZONED SF-15 (SINGLE FAMILY RESIDENTIAL-15,000 SQUARE-FOOT LOTS), IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Carl Urbanski, owner/applicant, has submitted an application to the City of Keller to request a Specific Use Permit (SUP-06-0013), which has been reviewed by the City Staff; and

WHEREAS, notice of a public hearing before the Planning and Zoning Commission was sent to real property owners within two hundred feet (200') of the property herein described at least ten (10) days before such hearing; and

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Keller at least fifteen (15) days before such hearing; and

WHEREAS, public hearings to issue a Specific Use Permit on the property herein described were held before both the Planning and Zoning Commission and the City Council, and the Planning and Zoning Commission has heretofore made a recommendation to approve the Specific Use Permit with conditions; 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.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

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-06-0013), for a 1,530 square-foot accessory building to be constructed, located on a 1.995-acre lot on the south side of Frank Lane, approximately 1,100 feet east of Whitley Road, at 128 Frank Lane, being Lot 4, Block A, Frank Lane Estates, and zoned SF-15 (Single Family Residential-15,000 square-foot lots), in the City of Keller, Tarrant County, Texas, with the proposal attached hereto as Exhibit "A", and incorporated herein, as if fully set forth, with the following conditions:

1. The applicant shall receive a building permit within six (6) months of the approval of the Specific Use Permit.
2. The variance request to allow an average height of sixteen feet (16') for the accessory building shall be allowed.

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.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

AND IT IS SO ORDAINED.

Passed and approved by a vote of 5 to 0 on this the 5th day of September, 2006.

CITY OF KELLER, TEXAS

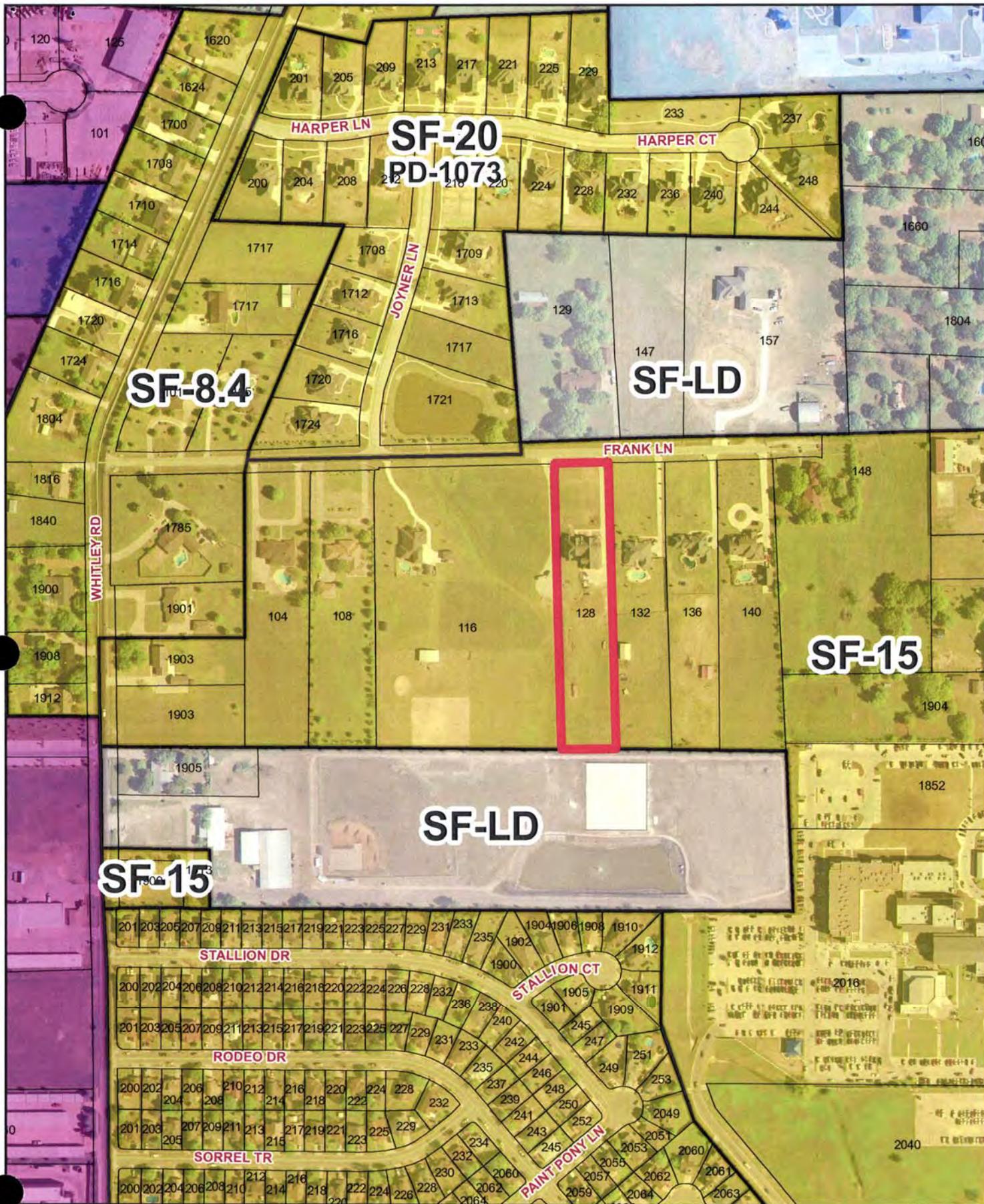
BY:   
Julie A. Tandy, Mayor

ATTEST:

  
Sheila Stephens, City Secretary

Approved as to Form and Legality:

  
L. Stanton Lowry, City Attorney



128 Frank Lane





Aerial View of 128 Frank Lane



**To:** City of Keller-Community Development Department

**From:** Carl Urbanski  
128 Frank Lane  
Keller, TX 76248  
817 577 3890 home  
817 966 3890 cell

Enclosed is the information required to apply for an SUP for an accessory building where a single family home already exists.

**Existing house specifications:**

My property is zoned SF-15 and is approximately 2 acres. The size of the existing house is approximately 3020 sqft with an attached garage of 1200 sqft for a total enclosed space of 4220 square feet. The average height of the existing house is approximately 20ft.

**Proposed building specifications:**

The enclosed drawings represent the building design and location on the lot. The size of the proposed structure is approximately 1530 sqft. The average height of the proposed building will be approximately 16ft.

**Materials:**

The enclosed photos show the existing house and reflect the materials (no stone will be used) that will be used on the exterior of the accessory building. The proposed building will be all brick with the exception of the dormers, which will be siding to match the house. The roof will be composite matching the existing house. Note: Exact matching of materials will depend on availability but I will every effort to match exact materials.

**Set Backs:**

The set backs are as follows and are approximate:

Front, 313ft

Rear, 347ft

East side, 27ft

West side, 61ft

House to accessory building distance: approximately 55ft

**Function:**

The accessory building will function as storage building and garage.

Thank you for consideration of this project,

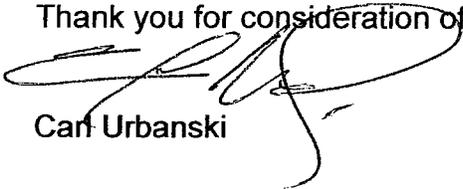
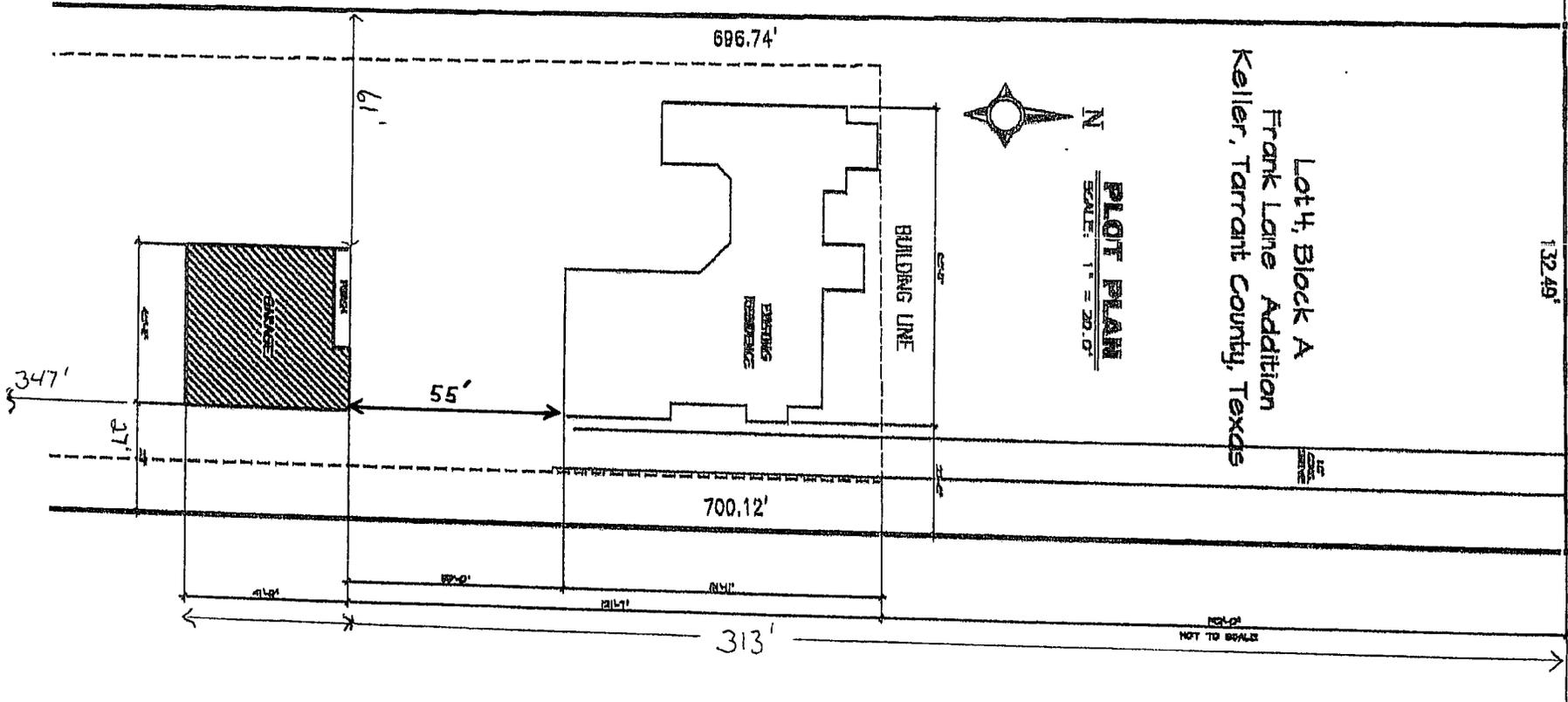
  
Carl Urbanski

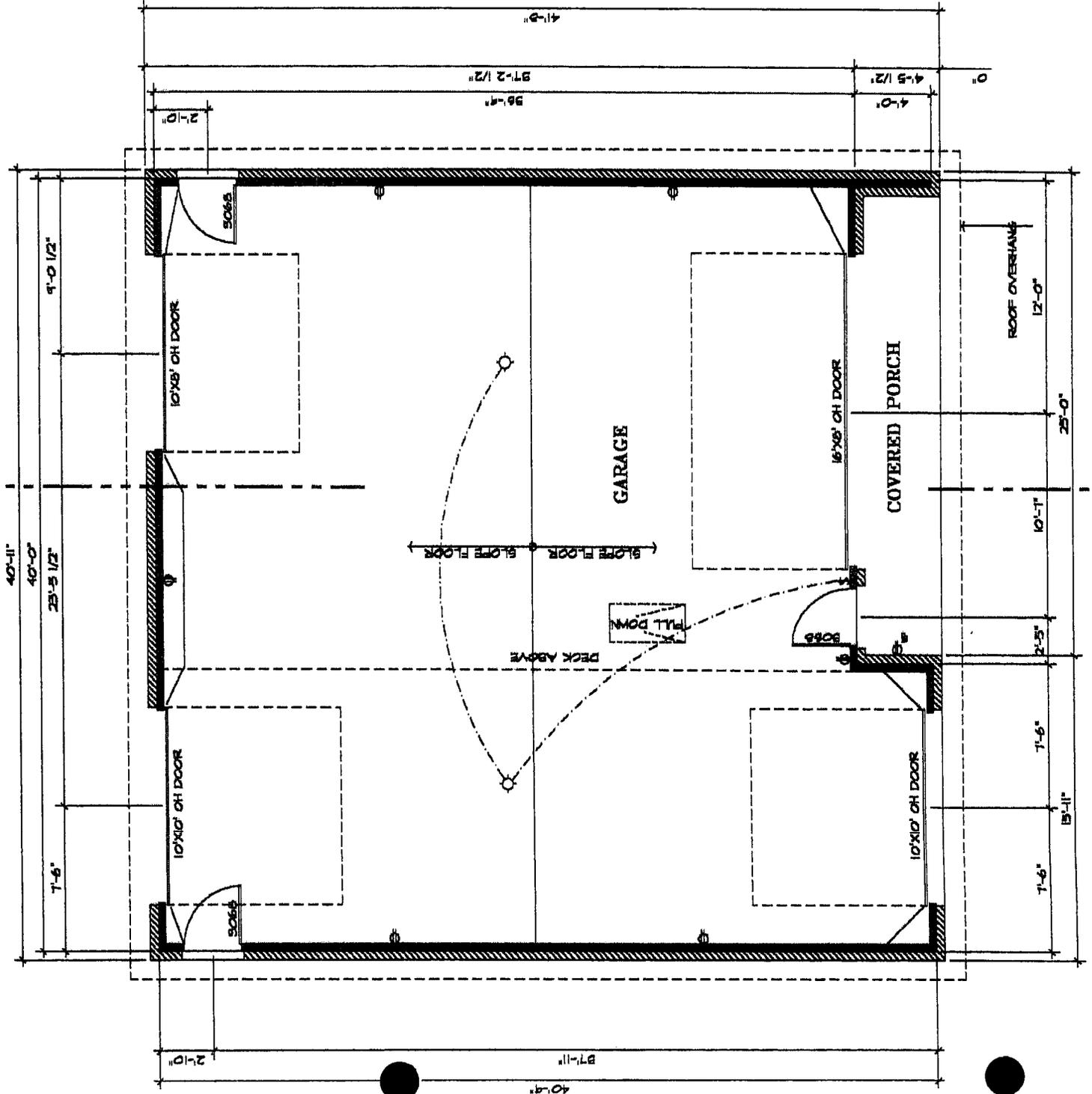
EXHIBIT "A"

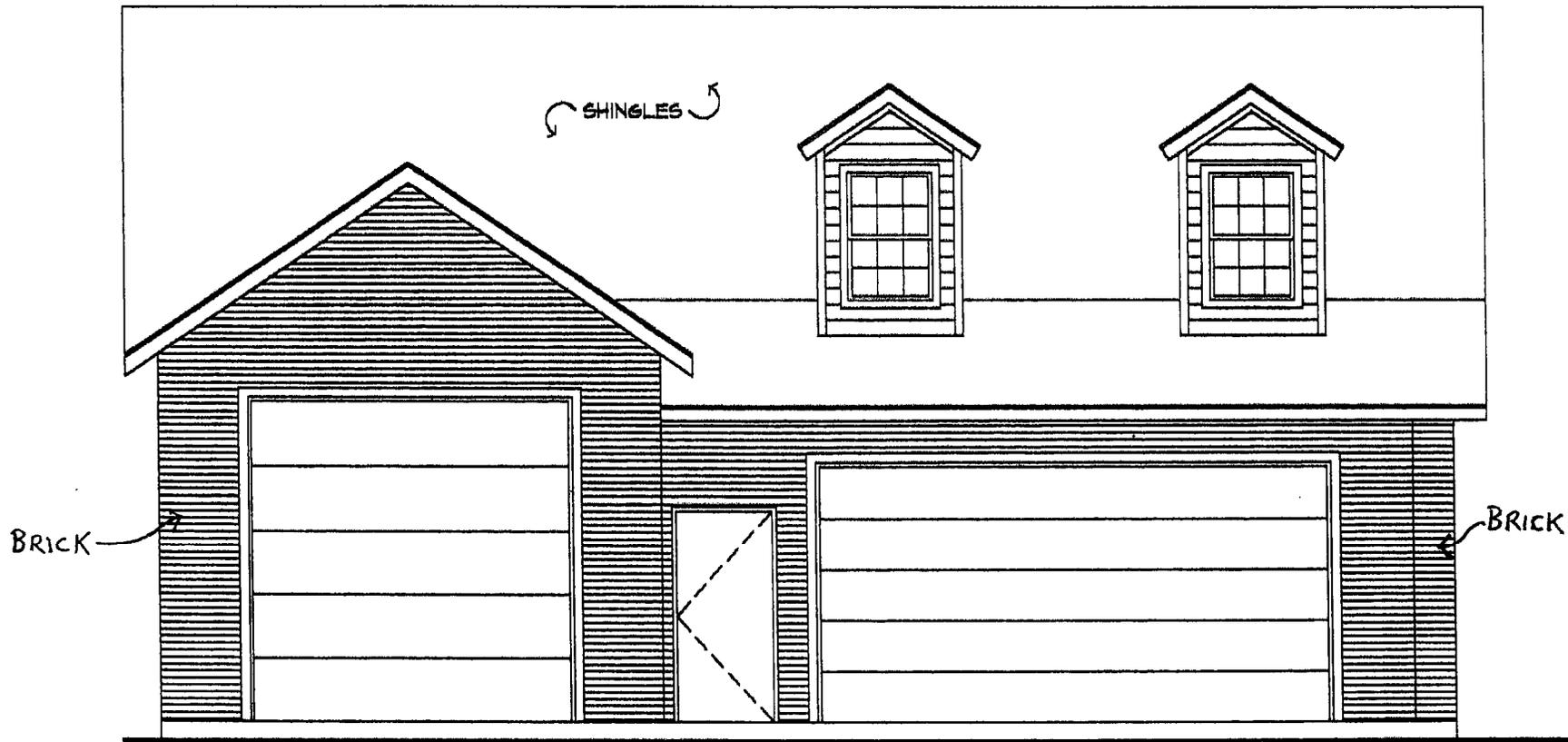
RECEIVED

AUG 04 2006

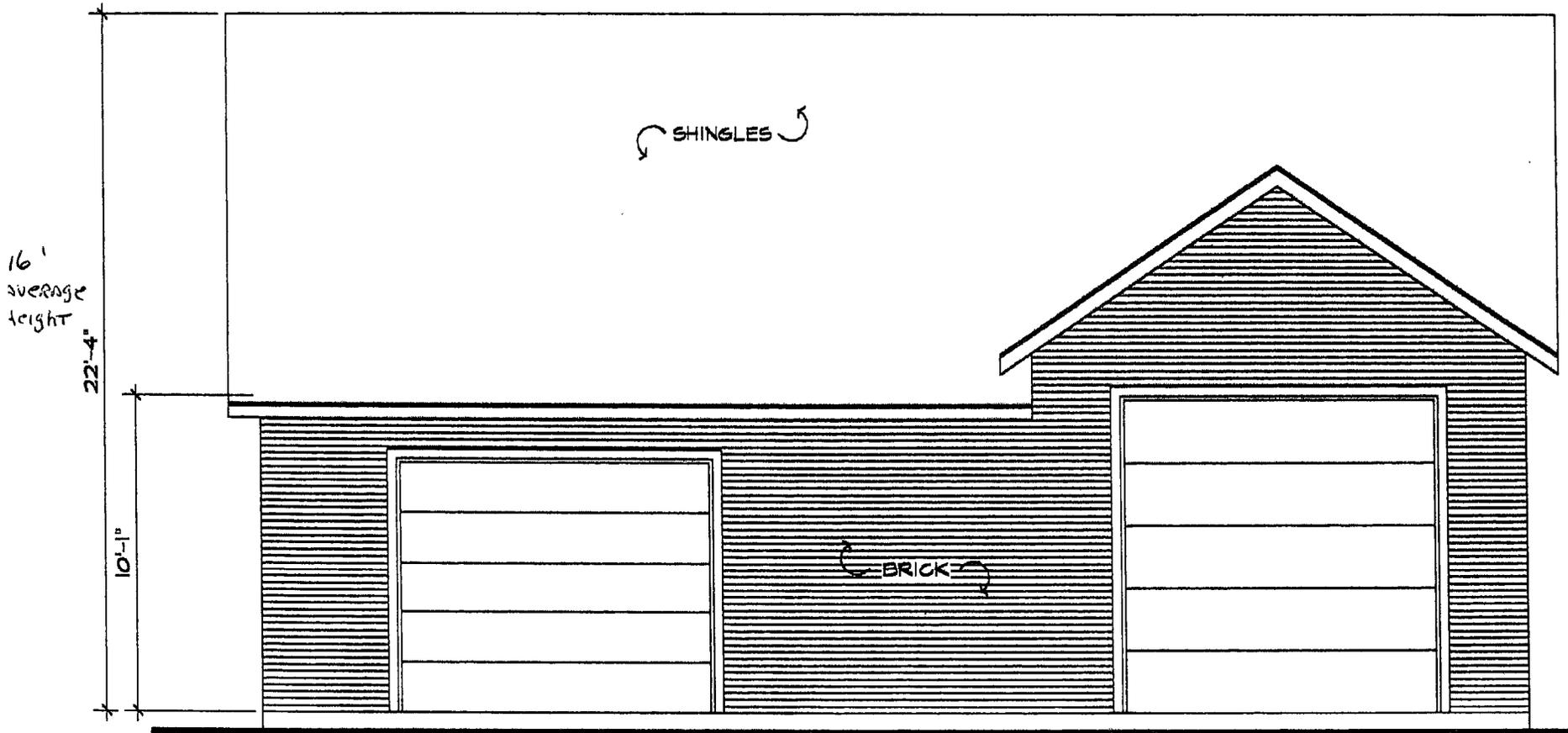


Staff Attachment

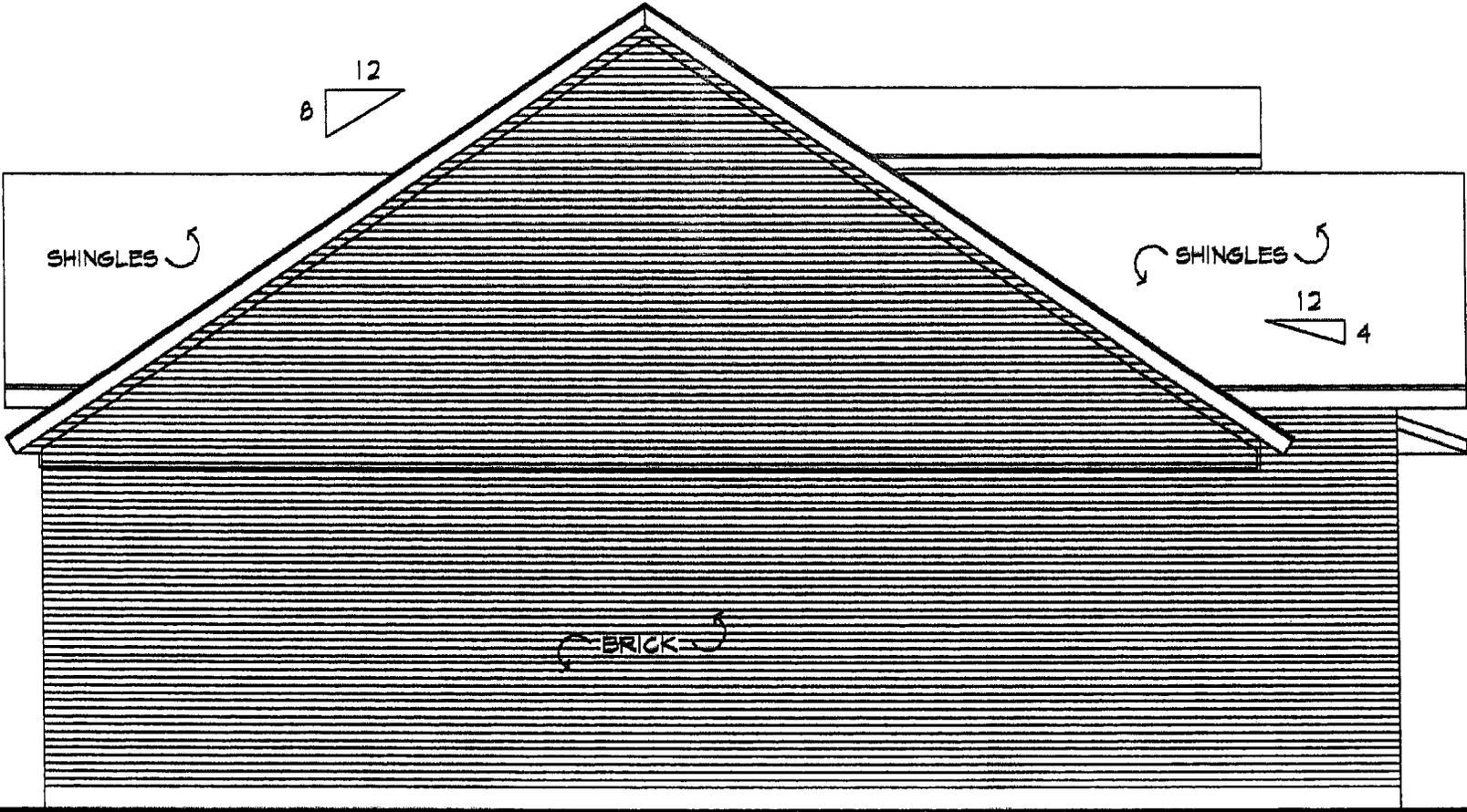




**FRONT ELEVATION**

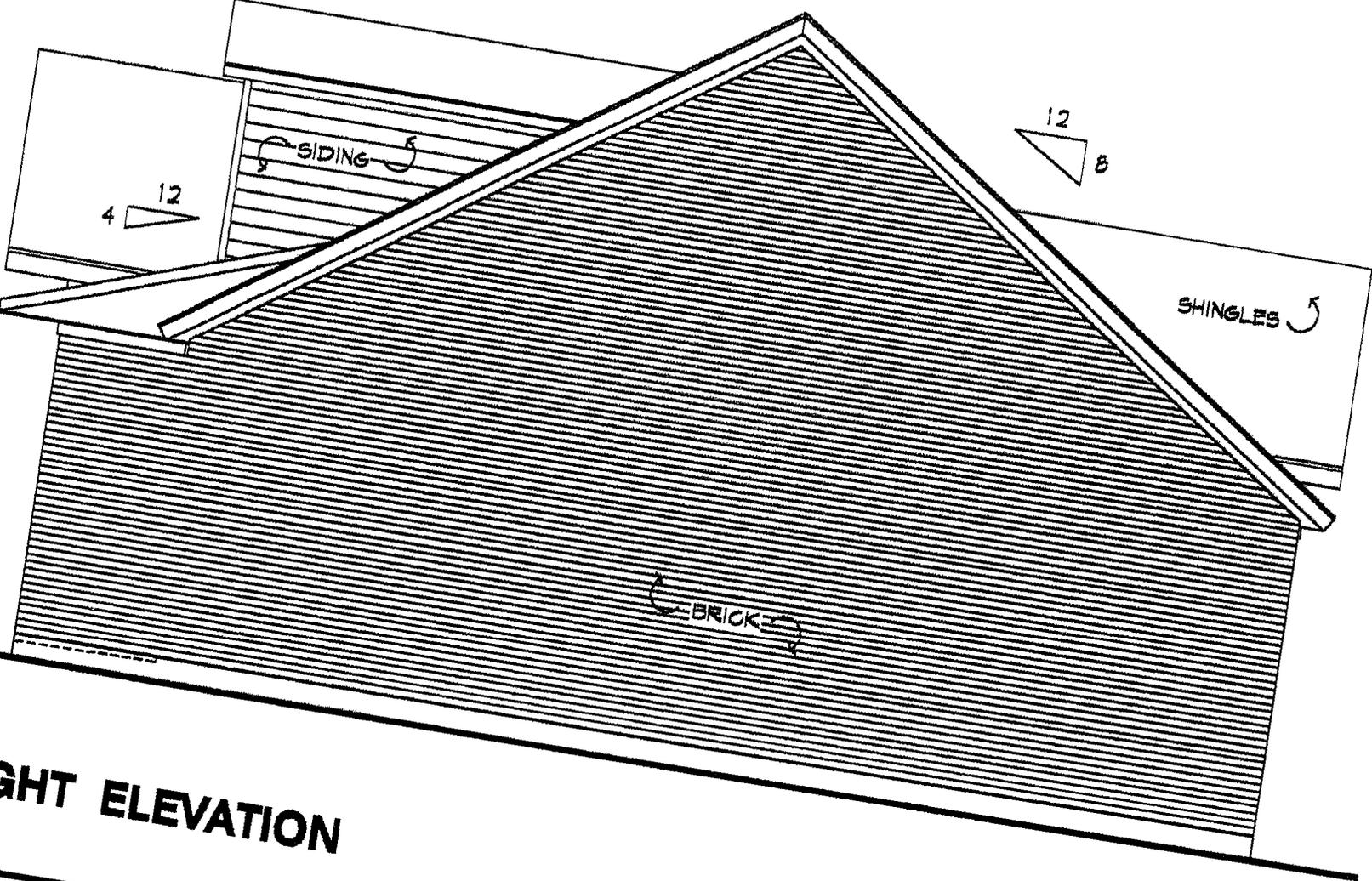


**BACK ELEVATION**



**LEFT ELEVATION**

SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**

