

ORDINANCE NO. 2001

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP) FOR GLAM BAM PAWS, A PROPOSED 'PET GROOMING' FACILITY, TO OCCUPY A 1,050 SQUARE-FOOT LEASE SPACE WITHIN A 31,630 SQUARE-FOOT MULTI-TENANT BUILDING, SITUATED ON A 3.477-ACRE TRACT OF LAND, LOCATED ON THE EAST SIDE OF RUFÉ SNOW DRIVE, APPROXIMATELY 400 FEET SOUTHEAST FROM THE INTERSECTION OF NORTH TARRANT PARKWAY AND RUFÉ SNOW DRIVE, BEING LOT 5, BLOCK A, KELLER PLACE ADDITION, ZONED RETAIL (R), LOCATED AT 2041 RUFÉ SNOW DRIVE SUITE 317 IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Whitestone Keller Place, Owner, and Vanessa Lockett, Applicant, have submitted an application to the City of Keller to occupy a 1,050 square-foot pet grooming facility; and

WHEREAS, a Specific Use Permit is required for a pet grooming business to occupy the 1,050 square-foot building in the Retail Zoning District; 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, a Public Hearing was held at the February 23, 2021 Meeting of the Planning and Zoning Commission; and

WHEREAS, the Planning and Zoning Commission made a recommendation to approve the Specific Use Permit by a vote of 6-1; and

WHEREAS, notice of a public hearing before the City Council was published on February 28, 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 March 16, 2021; and

WHEREAS, the City Council finds that approving the Specific Use Permit for a pet grooming business furthers the purpose of zoning in the retail 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) for Glam Bam Paws, a proposed 'pet grooming' facility, to occupy a 1,050 square-foot lease space within a 31,630 square-foot multi-tenant building, situated on a 3.477-acre tract of land, located on the east side of Rufe Snow Drive, approximately 400 feet southeast from the intersection of North Tarrant Parkway and Rufe Snow Drive, being Lot 5, Block A, Keller Place Addition, zoned Retail (R), located at 2041 Rufe Snow Drive Suite 317 in the City of Keller, Tarrant County, Texas, and incorporated herein, as if fully set forth.
- 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 16th day of March, 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