

ORDINANCE NO. 2027

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING TWO SPECIFIC USE PERMITS (SUP) TO EXPAND THE EXISTING 578 SQUARE-FOOT DETACHED GARAGE BY APPROXIMATELY 1,187 SQUARE-FEET (1,765 TOTAL SQUARE-FEET) SITUATED ON A 0.84-ACRE TRACT OF LAND, LOCATED ON THE WEST SIDE OF WESTMINSTER, APPROXIMATELY 465 FEET NORTHWEST FROM THE INTERSECTION OF WESTMINSTER TRAIL AND WIMPOLE COURT, LEGALLY DESCRIBED AS LOT 18, BLOCK 2 WINDSOR FOREST ESTATES, ZONED SINGLE FAMILY - 36,000 SQUARE-FOOT LOT (SF-36), LOCATED AT 1613 WESTMINSTER TRAIL, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Dan Thompson, Owner, and Lane Darracq, Applicant, submitted an application to the City of Keller to expand an existing detached garage up to 1,765 square-feet (SUP-21-0020); and

WHEREAS, all accessory buildings over 1,200 square-feet require a Special Use Permit (SUP); and

WHEREAS, all accessory structures combined exceed 50% of the existing main residential structure's square-footage require a SUP is required; 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 on June 22, 2021 where no one spoke in favor or opposition and the Commission recommended approval by a vote of 7-0; and

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

WHEREAS, a public hearing to consider the request for a Specific Use Permit was held at the City Council on July 20, 2021.

WHEREAS, the City Council is of the opinion that the SUP herein effectuated furthers the purpose of zoning 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 expand the existing detached garage up to 1,765 square-foot, on a 0.84-acre tract of land, located on the west side of Westminster, approximately 465 feet northwest from the intersection of Westminster Trail and Wimpole Court, legally described as Lot 18, Block 2 Windsor Forest Estates, zoned Single Family - 36,000 square-foot lot (SF-36), located at 1613 Westminster Trail, in the City of Keller, Tarrant County, Texas, and incorporated herein, as if fully set forth with the following conditions:

1. The Specific Use Permit request to construct up to a 1,765 square-foot accessory building shall be allowed.
2. The Specific Use Permit request to allow the square-footage of all accessory structures combined to total more than 50% of the existing main structure's square-footage shall be allowed.
3. The Owner shall construct a half-bath in the structure in lieu of the full bathroom shown during the presentation.

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 20th day of July, 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