

Staff Attachment

ORDINANCE NO. 1696

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP) AMENDMENT FOR AN APPROXIMATELY 924 SQUARE-FOOT ACCESSORY BUILDING TO BE CONSTRUCTED, LOCATED ON AN APPROXIMATELY 7.49-ACRE LOT, ON THE SOUTH SIDE OF JOHNSON ROAD, APPROXIMATELY 950 FEET WEST OF NORTH PEARSON LANE, AT 1876 JOHNSON ROAD, BEING LOT 1, BLOCK A, CLARK ESTATES, AND ZONED SF-LD (SINGLE FAMILY RESIDENTIAL-LOW DENSITY-36,000 SQUARE FOOT MINIMUM), IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, John Barry Clark, property owner/applicant; has submitted an application to the City of Keller to request a Specific Use Permit Amendment (SUP-14-0012), 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 three hundred feet (300') 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 Amendment 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 Amendment with a condition; and

WHEREAS, the City Council is of the opinion that the Specific Use Permit Amendment 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.



**Staff Attachment**

1 NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE  
2 CITY OF KELLER, TEXAS:

3 Section 1: THAT, the above findings are hereby found to  
4 be true and correct and are incorporated  
5 herein in their entirety.

6 Section 2: THAT, in accordance with the Unified  
7 Development Code, the City Council of the  
8 City of Keller, Texas hereby authorizes  
9 approval of a Specific Use Permit (SUP)  
10 Amendment for an approximately 924 square  
11 foot accessory building to be constructed,  
12 located on an approximately 7.49-acre lot,  
13 on the south side of Johnson Road,  
14 approximately 950 feet west of North Pearson  
15 Lane, at 1876 Johnson Road, being Lot 1,  
16 Block A, Clark Estates, and zoned SF-LD  
17 (Single Family Residential-Low Density-  
18 36,000 square foot minimum), in the City of  
19 Keller, Tarrant County, Texas, with the  
20 proposal attached hereto as Exhibit "A", and  
21 incorporated herein, as if fully set forth,  
22 with the following condition:

- 23 1. The variance request for the total area  
24 of the accessory buildings to be greater  
25 than fifty percent (50%) of the main  
26 structure shall be allowed.

27 Section 3: THAT, any person, firm, or corporation  
28 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.



Staff Attachment

1 AND IT IS SO ORDAINED.

2 Passed and approved by a vote of 7 to 0 on this the 20th  
3 day of May, 2014.

4 CITY OF KELLER, TEXAS

5  
6 BY:

7 Mark Mathews  
8 Mark Mathews, Mayor

9 ATTEST:

10 Sheila Stephens  
11 Sheila Stephens, City Secretary

12 Approved as to Form and Legality:

13 MA R  
14 L. Stanton Lowry, City Attorney  
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April 14, 2014

City of Keller  
1100 Bear Creek Pkwy  
Keller, TX 76244  
Attn: Community Development

To whom it may Concern:

My name is John Barry Clark. My wife and I are current homeowners in the Wildwood neighborhood of Keller. We are currently building a new home on our property at 1876 Johnson Road. This is a nearly 8 acre piece of property that was recently platted as Lot 1 Block A of Clark Estates. We will have our 1 acre homestead exemption and leave the remaining property for cattle grazing as currently exists.

Last year we came before the P&Z and got permission to build a barn at the Southwest end of the property. That building has been completed. At the time of that SUP filing, the property was owned by Zip Enterprises II, Ltd. During the platting process it was suggested by my legal and financial advisors to transfer the ownership of the property from our limited partnership to our personal estate. That has been done.

As stated we are currently building our home on the Northeast corner of this property facing Johnson Road. It is my desire to build a workshop at the back of our home. This building will be 22' x 42' for a total of 924 sf. It will be constructed 30' from the east property line and approx. 30' off the building envelope of our new home. This building will have the same masonry exterior and roof as the home. This building will be conditioned space and will not exceed the height restrictions of city code for an accessory building.

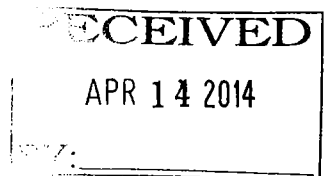
A variance is being requested since the existing barn has become an accessory building by nature of our home being built on this property. Code allows 2 accessory buildings but limits the combined size to 50% of the total SF under roof of the home. The existing accessory building (barn) in itself exceeds this maximum so the variance is being requested to allow this additional building near our home.

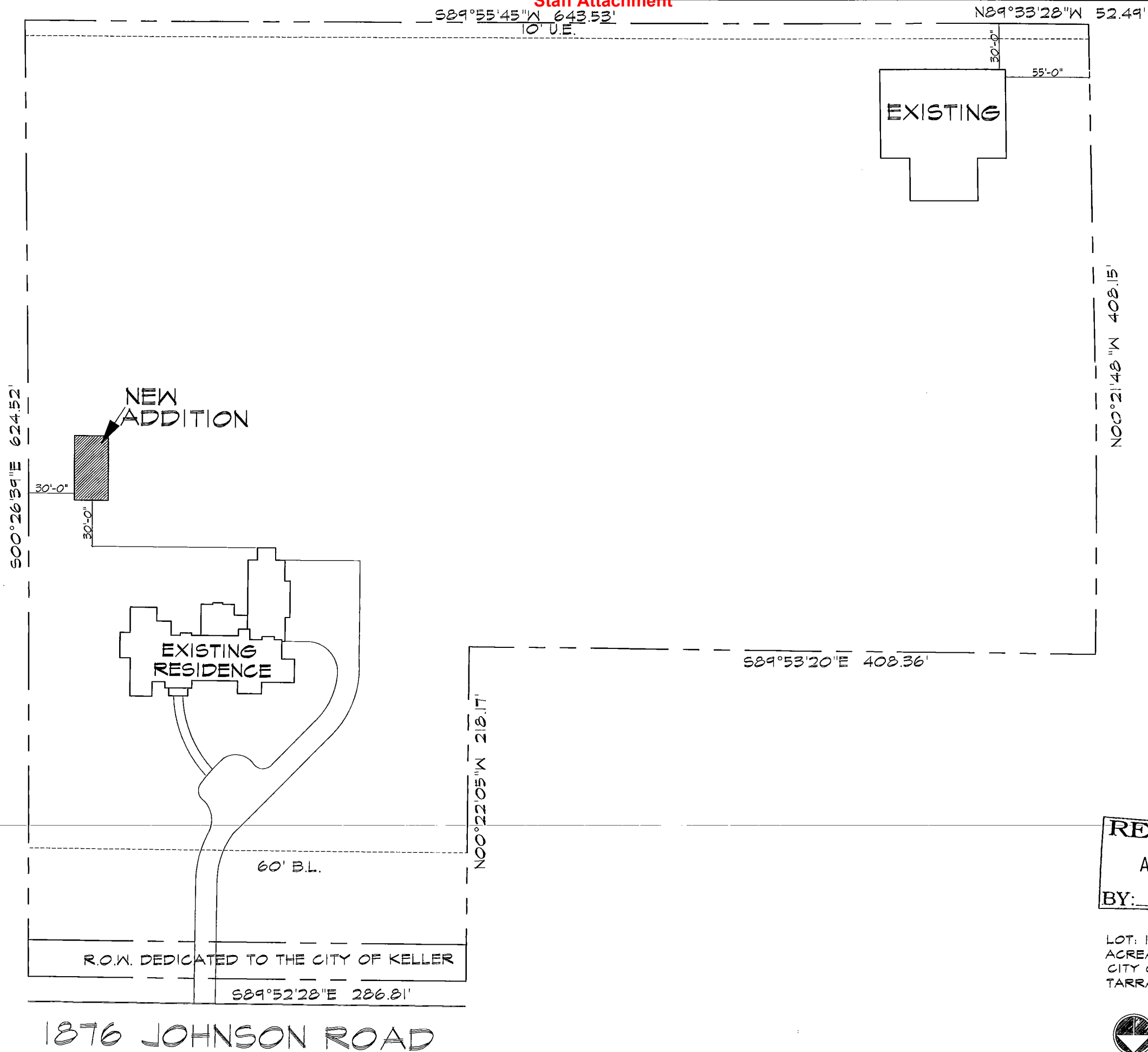
It is our hope that we can get this SUP approval and subsequent council approval as soon as possible so that we can have our contractor begin construction and hopefully have it completed at the same time as the house.

I thank you for your time and consideration of this request.

Sincerely,

J Barry Clark





RECEIVED  
APR 14 2014  
BY: \_\_\_\_\_

LOT: 1 BLOCK: A  
ACREAGE  
CITY OF KELLER  
TARRANT COUNTY, TEXAS

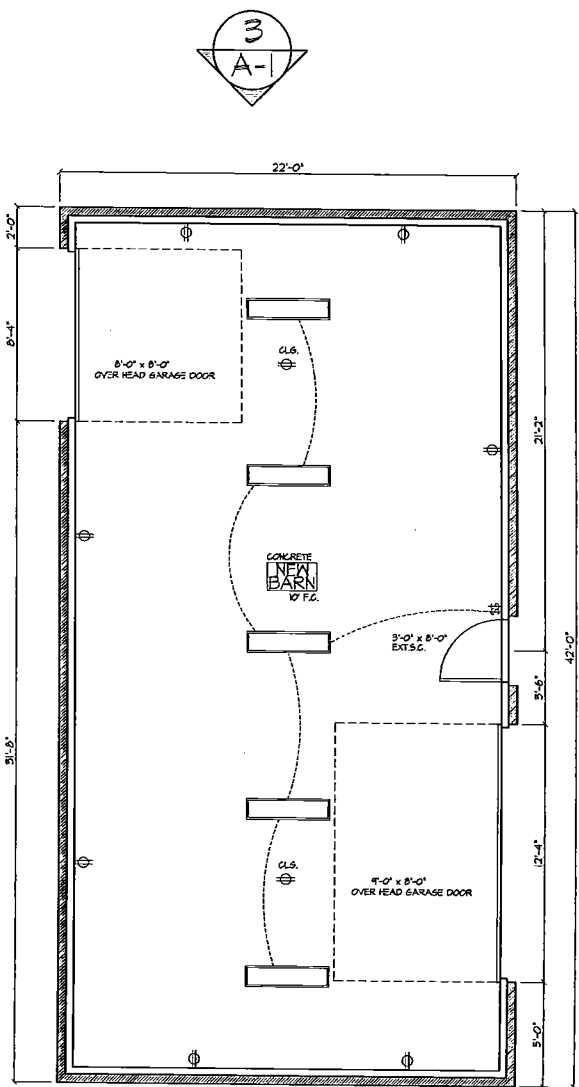


04-12-14

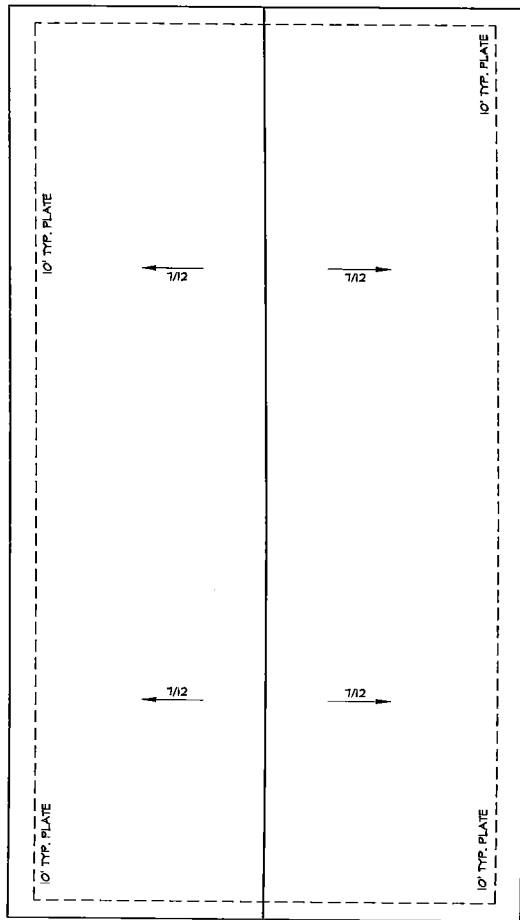
**DAVID COLEY**  
DRAFTING & DESIGN  
CELL # 817-713-6770  
FAX # 817-704-0057  
8116 CHAMIZO LDR. FORT WORTH, TEXAS 76137

**CLARK RESIDENCE**  
1876 JOHNSON RD. KELLER TEXAS

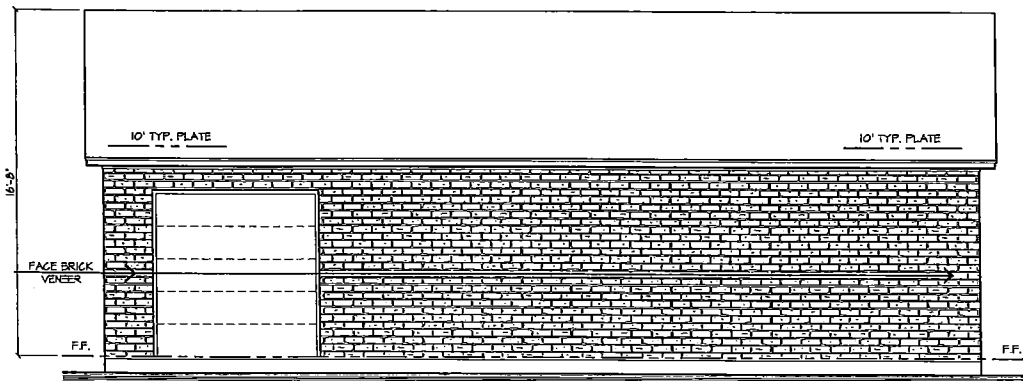
SHEET  
**SP-1**  
OF 1 SHEETS



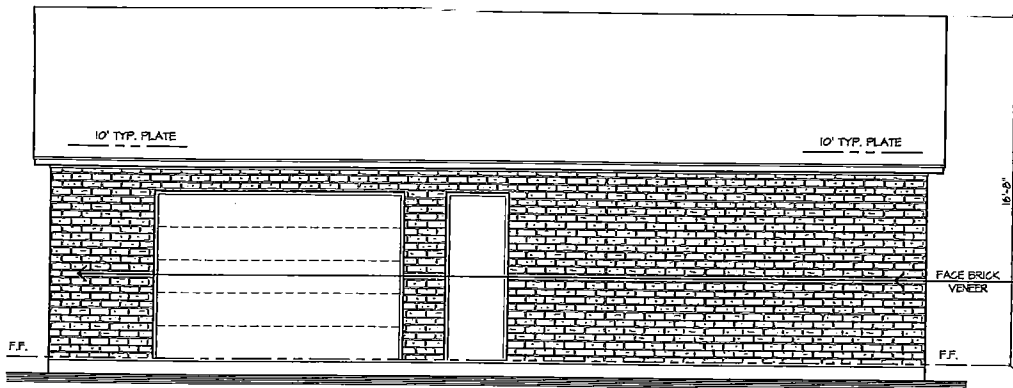
FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



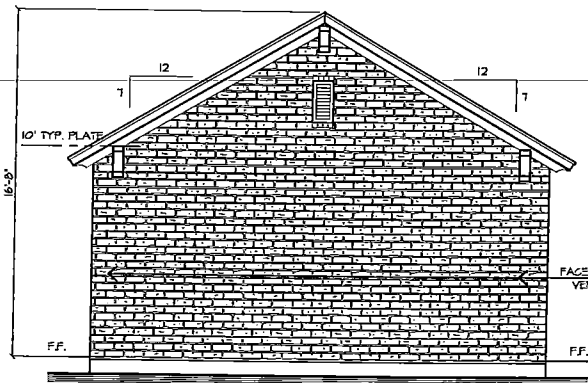
ROOF PLAN  
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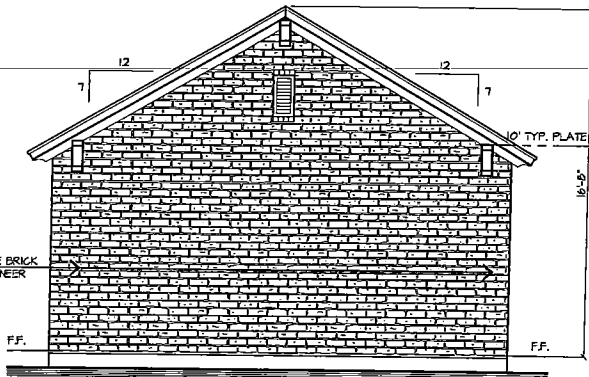
LEFT SIDE ELEVATION  
SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/4"=1'-0"



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



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

## AREAS

NEW BARN

924 SQ. FT.

DAVID COLEY  
DRAFTING & DESIGN  
CELL# 817-713-6770  
FAX# 817-704-0057



8116 CHAMIZAL DR. FORT WORTH, TEXAS 76137

CLARK RESIDENCE  
108 HARVARD DR. SOUTHLAKE TEXAS

SHEET  
A-1  
OF 1 SHEETS

APR 14 2014