

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP) TO ALLOW TOWN CENTER NAILS AND BAR, A PROPOSED SPA USE LOCATED IN AN APPROXIMATELY 3,138 SQUARE FOOT LEASE SPACE OF THE PROPOSED 12,188 SQUARE FOOT MULTI- TENANT BUILDING, LOCATED AT 242 RUFÉ SNOW DRIVE, SUITE 140 ON AN APPROXIMATELY 1.71-ACRE PROPERTY, LOCATED ON THE WEST SIDE OF RUFÉ SNOW DRIVE, APPROXIMATELY 250 FEET WEST OF RUFÉ SNOW DRIVE AND BEAR CREEK PARKWAY INTERSECTION, BEING LOT 5 BLOCK A, MOVIEHOUSE ADDITION AND ZONED TC (TOWN CENTER), IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Keller MH Retail, LTD., being both applicant and owner have submitted an application to the City of Keller to request a Specific Use Permit (SUP-18-0014), which has been reviewed by the City Staff; and recommended for approval by the Planning and Zoning Commission by a vote of 4-0.

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 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; 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 allow Town Center Nails and Bar, a proposed spa use located in an approximately 3,138 square foot lease space of the proposed 12,188 square foot multi-tenant building, located at 242 Rufe Snow Drive, Suite 140, on an approximately 1.71-acre property, located on the west side of Rufe Snow Drive, approximately 250 feet west of Rufe Snow Drive and Bear Creek Parkway intersection, being Lot 5 Block A, Moviehouse addition and zoned TC (Town Center), 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 condition:

1. The Specific Use Permit for Town Center Nails and Bar to occupy approximately three thousand one hundred and thirty eight (3,138) square feet for salon and spa use services shall be considered.

This condition for this SUP is specific to this business. Any new similar type business (spa to include cosmetologists (hair, nails, face) and massage therapists licensed in TX) would require a new SUP application.

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 _____ to _____ on this the 17th day of July, 2018.

CITY OF KELLER, TEXAS

BY: _____
P.H. McGrail, Mayor

ATTEST:

Kelly Ballard, City Secretary

Approved as to Form and Legality:

L. Stanton Lowry, City Attorney