

ORDINANCE NO. 1895

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP) TO ALLOW SUNRAY CUSTOM TINT, TO OPERATE AN "AUTOMOBILE REPAIR, SALES AND SERVICE" ESTABLISHMENT INCLUDING THE INSTALLATION OF AUTOMOBILE, RESIDENTIAL, AND COMMERCIAL WINDOW TINTS WITHIN A 3,375 SQUARE-FOOT BUILDING, LOCATED ON A 0.90-ACRE LOT ON THE EAST SIDE OF SOUTH MAIN STREET (US HWY 377), APPROXIMATELY 700 FEET SOUTHEAST OF THE INTERSECTION OF SOUTH MAIN STREET (US HWY 377) AND KROGER DRIVE, AT 1401 SOUTH MAIN STREET, BEING LOT 2, BLOCK 1, KELLER, FRED HIGGINS AND BIRK HENDRIX ADDITION, AND ZONED C (COMMERCIAL), IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Sunray Custom Tint, applicant; Sandra Leder, owner; have submitted an application to the City of Keller to request a Specific Use Permit (SUP-18-0016), which has been reviewed by the City Staff; and recommended for approval by the Planning and Zoning Commission by a vote of 6-0.

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 Sunray Custom Tint, to operate an "Automobile Repair, Sales and Service" establishment including the installation of automobile, residential, and commercial window tints within a 3,375 square-foot building, located on a 0.90-acre lot on the east side of South Main Street (US HWY 377), approximately 700 feet southeast of the intersection of South Main Street (US HWY 377) and Kroger Drive, at 1401 South Main Street, being Lot 2, Block 1, Keller, Fred Higgins and Birk Hendrix Addition, and Zoned C (Commercial), 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 Sunray Custom Tint to occupy approximately three thousand three hundred and seventy five (3,375) square feet for the use of Automobile repair, sales and services shall be allowed.

This condition for this SUP is specific to this business. Any new similar type business (Automobile Repair, Sales and Service) 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 6 to 0 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