

ORDINANCE NO. 1897

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP) FOR MD FIRSTWATCH URGENT CARE TO OPERATE A 'MINOR MEDICAL EMERGENCY CLINIC', IN AN APPROXIMATELY 3,658 SQUARE-FOOT BUILDING, LOCATED ON A 0.521-ACRE TRACT OF LAND ON THE SOUTHEAST CORNER OF KELLER PARKWAY (FM 1709) AND PAGE STREET, BEING LOT 1R, BLOCK 1, MAYS AND SWEET ADDITION, AT 310 KELLER PARKWAY (FM 1709), AND ZONED R (RETAIL), IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Rali Zali LLC, owner. MJ Wright and Associates, applicant/engineer/architect. (SUP-18-0017), which has been reviewed by the City Staff; and recommended for approval by the Planning and Zoning Commission by a vote of 5-2.

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) for MD Firstwatch Urgent Care to operate a 'Minor medical emergency clinic', in an approximately 3,658 square-foot building, located on a 0.521-acre tract of land on the southeast corner of Keller Parkway (FM 1709) and Page Street, being Lot 1R, Block 1, Mays and Sweet Addition, at 310 Keller Parkway (FM 1709), and zoned R (Retail), 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 MD Firstwatch Urgent Care to occupy approximately 3,658 square feet for the use of 'Minor medical emergency clinic' shall be approved.

This condition for this SUP is specific to this business. Any new similar type business 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 5 to 1 on this the 21st
day of August, 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