

ORDINANCE NO. 1930

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP) FOR AN ACCESSORY DWELLING UNIT, PROPOSED TO BE A 1,886 SQUARE-FOOT GUEST HOUSE, WITH VARIANCES FOR SIZE AND LOCATION ON AN APPROXIMATELY 2.2-ACRE TRACT OF LAND LOCATED ON THE WEST SIDE OF WILLIS LANE AND APPROXIMATELY 2,800 FEET NORTHWEST OF THE INTERSECTION OF NORTH TARRANT PARKWAY AND WILLIS LANE, BEING LOT 1, BLOCK A, SAUNDRA SMITH ADDITION, AT 1660 WILLIS LANE (ACCOUNT# 41563832), AND ZONED SINGLE-FAMILY RESIDENTIAL-36,000 SQUARE-FOOT LOT MINIMUM (SF-36), IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Janine and Nicholas Stevens, owners/applicants, have submitted an application to the City of Keller to build a 1,886 square-foot guest house; and

WHEREAS, any accessory structure exceeding 1,200 square-feet requires a Specific Use Permit (SUP-19-0005); and

WHEREAS, the Applicants request a variance on the location of the accessory dwelling unit as it is proposed to be located on the side of the main structure in lieu of being constructed behind the main dwelling as required by city code; 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 on the property herein described were held before both the Planning and Zoning Commission and the City Council, signatures of support were signed by neighbors, and one (1) letter of opposition was provided by the public regarding these requests, 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 and variance request 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 an accessory dwelling unit, proposed to be a 1,886 square-foot guest house, with variances for size and location on an approximately 2.2-acre tract of land located on the west side of Willis Lane and approximately 2,800 feet northwest of the intersection of North Tarrant Parkway and Willis Lane, being Lot 1, Block A, Saundra Smith Addition, at 1660 Willis Lane (Account# 41563832), and zoned Single-Family Residential-36,000 square-foot lot minimum (SF-36), 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 conditions:

1. The Specific Use Permit request for an approximately 1,886 square-foot accessory dwelling unit in excess of the 1,200 square-foot maximum permitted by code shall be allowed.
2. The variance request to locate the accessory dwelling unit to the side of the main dwelling in lieu of being constructed behind the main dwelling as required by city code shall be allowed.

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 7th day of May, 2019.

CITY OF KELLER, TEXAS

BY: \_\_\_\_\_  
P.H. McGrail, Mayor

ATTEST:

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Kelly Ballard, City Secretary

Approved as to Form and Legality:

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L. Stanton Lowry, City Attorney