

ORDINANCE NO. 1996

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP) FOR LANDSCAPE SYSTEMS TO OPERATE A LIGHT MANUFACTURING USE; LOCATED IN AN APPROXIMATELY 984 SQUARE-FOOT SPACE ON AN APPROXIMATELY 5.28 ACRE-TRACT, ON THE NORTH SIDE OF KELLER PARKWAY, APPROXIMATELY 100 FEET NORTHEAST OF THE INTERSECTION OF KELLER PARKWAY AND BLOOMFIELD DRIVE, LOCATED AT 1823 KELLER PARKWAY AND ZONED R (RETAIL), IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Jeff Saveras, applicant; Ed Ruibal, owner; submitted an application to the City of Keller to request a Specific Use Permit to operate a Light Manufacturing shop in the Retail zoning district (SUP-20-0023); and

WHEREAS, the applicant's services will primarily consist of manufacturing Live Edge Furniture which is handcrafted from sliced slabs of wood; and

WHEREAS, notice of public hearings before the Planning and Zoning Commission and City Council were sent to real property owners within three-hundred feet (300') of the property herein described at least ten (10) days before such hearings; and

WHEREAS, the public hearings were held before both the Planning and Zoning Commission and the City Council and no comments from the public were offered in either support or opposition; and

WHEREAS, the Planning and Zoning Commission made a recommendation at its November 10, 2020 meeting to approve the Specific Use Permit by a vote of 7-0; and

WHEREAS, the City Council finds that the Specific Use Permit furthers the purpose of zoning as set forth in the Unified Development Code;

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 a Light Manufacturing use, for Landscape Systems, proposed in an approximately 984 square-foot space, on an

approximately 5.28 -acre property, located on the north side of Keller Parkway, approximately 100 feet northeast of the intersection of Keller Parkway and Bloomfield Drive, being Block A, Lot 1R, Sutton's Nursery, zoned Retail (R), located at 1823 Keller Parkway, in the City of Keller, Tarrant County, Texas, and incorporated herein.

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 7 to 0 on this the 1st day of December, 2020.

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