

ORDINANCE NO. 1993

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP) FOR CRYO NATION, A PROPOSED 'SPA' USE TO OCCUPY AN APPROXIMATELY 2,000 SQUARE-FOOT LEASE SPACE WITHIN A 7,548 SQUARE-FOOT MULTI-TENANT BUILDING, LOCATED ON A 0.97-ACRE TRACT OF LAND, LOCATED ON THE NORTH SIDE OF KELLER PARKWAY (FM 1709), APPROXIMATELY 430 FEET NORTHEAST OF THE INTERSECTION OF CHANDLER ROAD AND KELLER PARKWAY, BEING LOT 2, BLOCK A, COOK ADDITION, ZONED RETAIL (R), LOCATED AT 1627 KELLER PARKWAY, SUITE 300 IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, 1627 KP LTD, Owner and Josh Brown, Cryo Nation, Applicant, have submitted an application to the City of Keller to occupy an approximately 2,000 square-foot lease space; and

WHEREAS, a Specific Use Permit is required for a 'spa' use within the Retail Zoning District; 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, at the November 10, 2020, Planning and Zoning Commission meeting, the Commission held a public hearing, no one spoke in opposition or support, and the Commission recommended 7-0 that City Council approve the SUP request; 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, a public hearing to issue a Specific Use Permit was held at the City Council meeting on December 1, 2020; 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 for a Specific Use Permit (SUP) for Cryo Nation, a proposed 'spa' use to occupy an approximately 2,000 square-foot lease space within a 7,548 square-foot multi-tenant building, located on a 0.97-acre tract of land, located on the north side of Keller Parkway (FM 1709), approximately 430 feet northeast of the intersection of Chandler Road and Keller Parkway, being Lot 2, Block A, Cook Addition, zoned Retail (R), located at 1627 Keller Parkway, Suite 300 in the City of Keller, Tarrant County, Texas.

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