

ORDINANCE NO 2030

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING TWO SPECIFIC USE PERMITS (SUP) FOR A 1,600 SQUARE-FOOT ACCESSORY STRUCTURE SITUATED ON A .87-ACRE TRACT OF LAND, LOCATED ON THE NORTH SIDE OF VALLE VISTA COURT, APPROXIMATELY 275 FEET NORTHWEST FROM THE INTERSECTION OF VALLE VISTA COURT AND VALLE VISTA LANE, LEGALLY DESCRIBED AS LOT 24, BLOCK 1 VALLE VISTA ADDITION, ZONED SINGLE FAMILY - 36,000 SQUARE-FOOT LOT (SF-36), LOCATED AT 633 VALLE VISTA COURT, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Marc Gerth, Owner, and Jeremy Grant, Applicant, submitted an application to the City of Keller for a 1,600 square-foot accessory structure; and

WHEREAS, all accessory buildings over 1,200 square-feet in the Single-Family 36,000 (SF-36) zoning district and all accessory structures combined to account for more than 50% of the existing main structure require approval through the Specific Use Permit process by the City Council; 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, the Planning and Zoning Commission held a meeting on June 22, 2021, and recommended approval by a vote of 7-0 with conditions; and

WHEREAS, notice of a public hearing before the City Council was published in a the Fort Worth Star Telegram in Keller at least fifteen (15) days before such hearing; and

WHEREAS, no one spoke in favor or opposition at either the Planning and Zoning Commission public hearing or the City Council public hearing; and

WHEREAS, the City Council is of the opinion that the SUP herein effectuated 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 1,600 square-foot accessory building on a .87-acre tract of land, located on the north side of Valle Vista Court, approximately 275 feet northwest from the intersection of Valle Vista Court and Valle Vista Lane, legally described as Lot 24, Block 1 Valle Vista Addition, zoned Single Family - 36,000 square-foot lot (SF-36), located at 633 Valle Vista Court, in the City of Keller, Tarrant County, Texas, and incorporated herein with the following conditions:

1. Columns to be wrapped in brick or cedar.
2. Five gallon shrubs to be placed on both sides of the roll-up door.
3. The Bald Cypress in front of the structure will be protected during the construction phase.

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 4 to 1 on this the 3rd day of August, 2021.

CITY OF KELLER, TEXAS

BY: \_\_\_\_\_  
Armin R. Mizani, 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