

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING TWO SPECIFIC USE PERMITS (SUPS) FOR A 1,600 SQUARE-FOOT ACCESSORY STRUCTURE LEGALLY DESCRIBED AS LOT 1R1, BLOCK A, JACKSON ROAD ADDITION, BEING 0.82-ACRES LOCATED ON THE EAST SIDE OF JACKSON ROAD, ZONED SINGLE-FAMILY 36,000 SQUARE-FOOT LOTS (SF-36), ADDRESSED AS 1404 JACKSON ROAD, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Dale Williamson, Owner/Applicant, submitted an application to the City of Keller for a 1,600 square-foot accessory structure (SUP-21-0025); and

WHEREAS, all accessory buildings over 1,200 square-feet require a Special Use Permit (SUP); and

WHEREAS, when all accessory structures combined exceed 50% of the existing main residential structure's square-footage in this case (by 4.5%), such circumstance requires an SUP; 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 public hearing August 10, 2021 and unanimously recommended approval; and

WHEREAS, notice of a public hearing before the City Council was published on August 23, 2021, in the Fort Worth Star-Telegram, a newspaper of general circulation in Keller, at least fifteen (15) days before such hearing; and

WHEREAS, a public hearing to consider the request for two Specific Use Permits was held at the City Council on September 7, 2021; and

WHEREAS, the City Council is of the opinion that the Specific Use Permits 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 two Specific Use Permits (SUPs) for a 1,600 square-foot accessory structure that exceeds 50% of the size of the main structure, legally described as Lot 1R1, Block A, Jackson Road Addition, being 0.82-acres located on the east side of Jackson Road, zoned Single-Family 36,000 square-foot lots (SF-36), addressed as 1404 Jackson Road, in the City of Keller, Tarrant County, Texas, and incorporated herein, as if fully set forth is approved.
- 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 ___ to ___ on this the 7th day of September, 2021.

CITY OF KELLER, TEXAS

BY: _____
Armin R. Mizani, Mayor

ATTEST:

Kelly Ballard, City Secretary

Approved as to Form and Legality:

L. Stanton Lowry, City Attorney