

ORDINANCE NO. 1989

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP) FOR RENEWED STRENGTH CHIROPRACTIC TO OPERATE A MEDICAL OFFICE; LOCATED IN AN APPROXIMATELY 4,032 SQUARE-FOOT BUILDING ON AN APPROXIMATELY .22 ACRE-TRACT, ON THE SOUTH SIDE OF HILL STREET, APPROXIMATELY 400 FEET SOUTHEAST OF THE INTERSECTION OF HILL STREET AND SOUTH MAIN STREET, BEING BLOCK 10 LOT 14R1R, KELLER CITY ADDITION, LOCATED AT 130 HILL STREET AND ZONED OTK (OLD TOWN KELLER), IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Donna Kirkwood, owner; and Natalie Moore, applicant; submitted an application to the City of Keller to request a Specific Use Permit to operate a Medical Office in the Old Town Keller zoning district (SUP-20-0017); and

WHEREAS, the applicant previously operated at 118 West Olive Street for approximately two years and would like to stay in the Old Town Keller zoning district due to the variety of shops and dining; 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 applicant submitted a petition in support that contained seven businesses - five in the Old Town Keller zoning district and two located elsewhere in the City; 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 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 for Renewed Strength Chiropractic to operate a Medical Office, located in an approximately 4,032 square-foot building, located on an approximately .22 -acre property, on the south side of Hill Street, approximately 400 feet southeast of the intersection of Hill Street and South Main Street being Block 10, Lot 14R1R located at 130 Hill Street, and zoned OTK (Old Town Keller), 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 6 to 0 on this the 20th day of October, 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