

## Item H-5

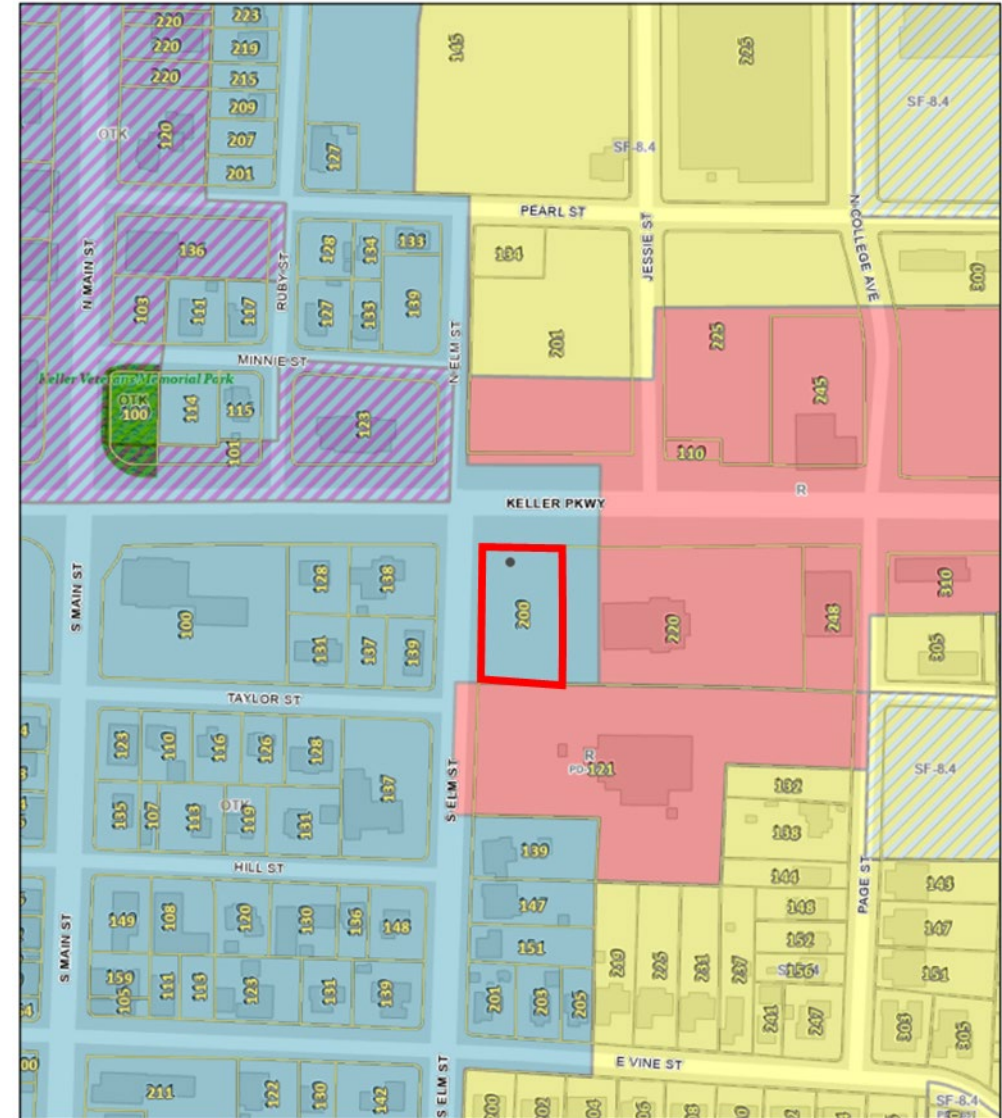
Consider a resolution approving a variance to the City of Keller Unified Development Code, Article 8, Zoning Districts, Section 8.19 - Old Town Keller (OTK), one monument sign for a new proposed restaurant site on 0.69 acres located at the southeast corner of the Keller Parkway and South Elm Street intersection, legally described as Lot 2R, Block A of the Elm Keller Parkway Addition and addressed 200 South Keller Parkway. Tommy Zheng, Applicant. SCI Texas Funeral Services, Inc., Owner. (UDC-2505-0007)

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### Background:

The Design Standards for the OTK Main Street Subdistrict state “Unless located in the OTK Monument Sign Overlay District, monument signs are not permitted in OTK (Unified Development Code (UDC) Section 8.19(5)(e)).

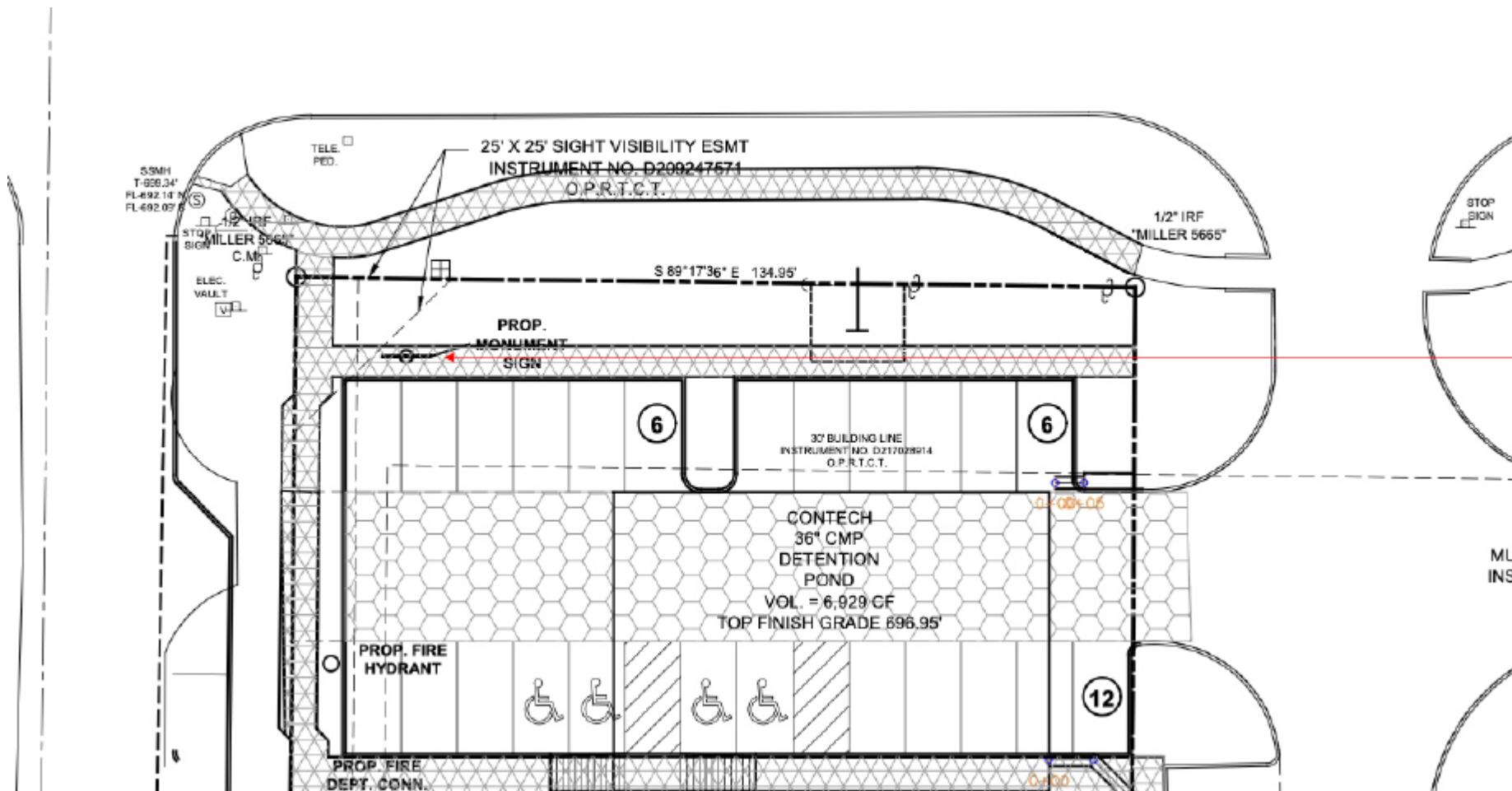
The OTK Monument Sign Overlay District was established by City Council in 2022, but only applies to properties north of Keller Parkway.



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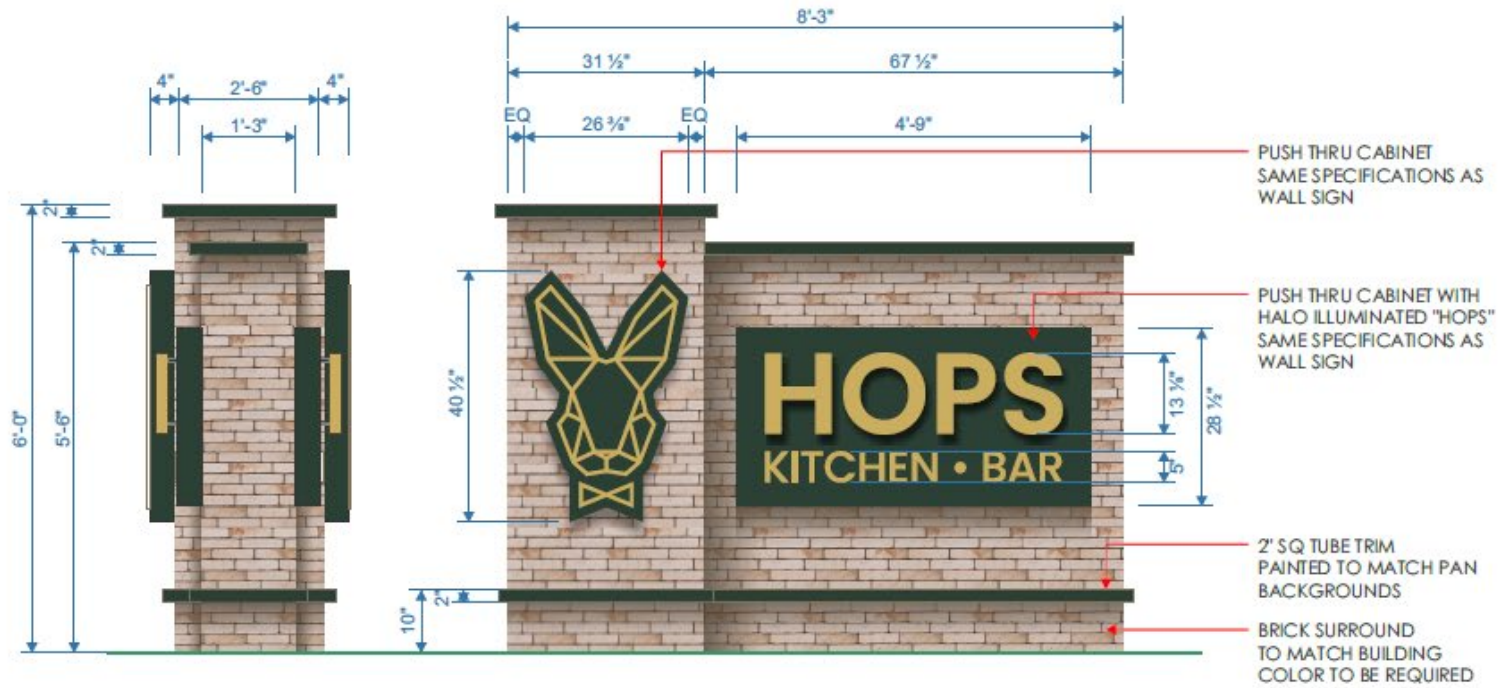
### Background:

The Applicant is requesting a variance to allow one monument sign at the northwest corner of the subject property.





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**SIGN 2 - SIGN TYPE:** D/F ILLUMINATED MONUMENT

**QUANTITY:** (1) REQUIRED

**SCALE:** 1/2" = 1'-0"

**49.5 SQ FT**

**DESCRIPTION OF WORK:** MANUFACTURE & INSTALL A D/F MONUMENT



**NIGHT VIEW**

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### **Request:**

The Applicant proposes a double-sided brick sign with a cap that will match the colors and materials of the restaurant building. The sign features a push-thru cabinet with halo-illuminated letters for the restaurant name.

UDC Section 9.05(D.7) - Table 4 lists the following criteria for detached signs in non-residential zoning districts for single-tenant buildings less than 25,000 square feet in size:

Max. Sign Size: 60 square feet

Max. Sign Height: 6 feet

Total detached signs allowed: 1

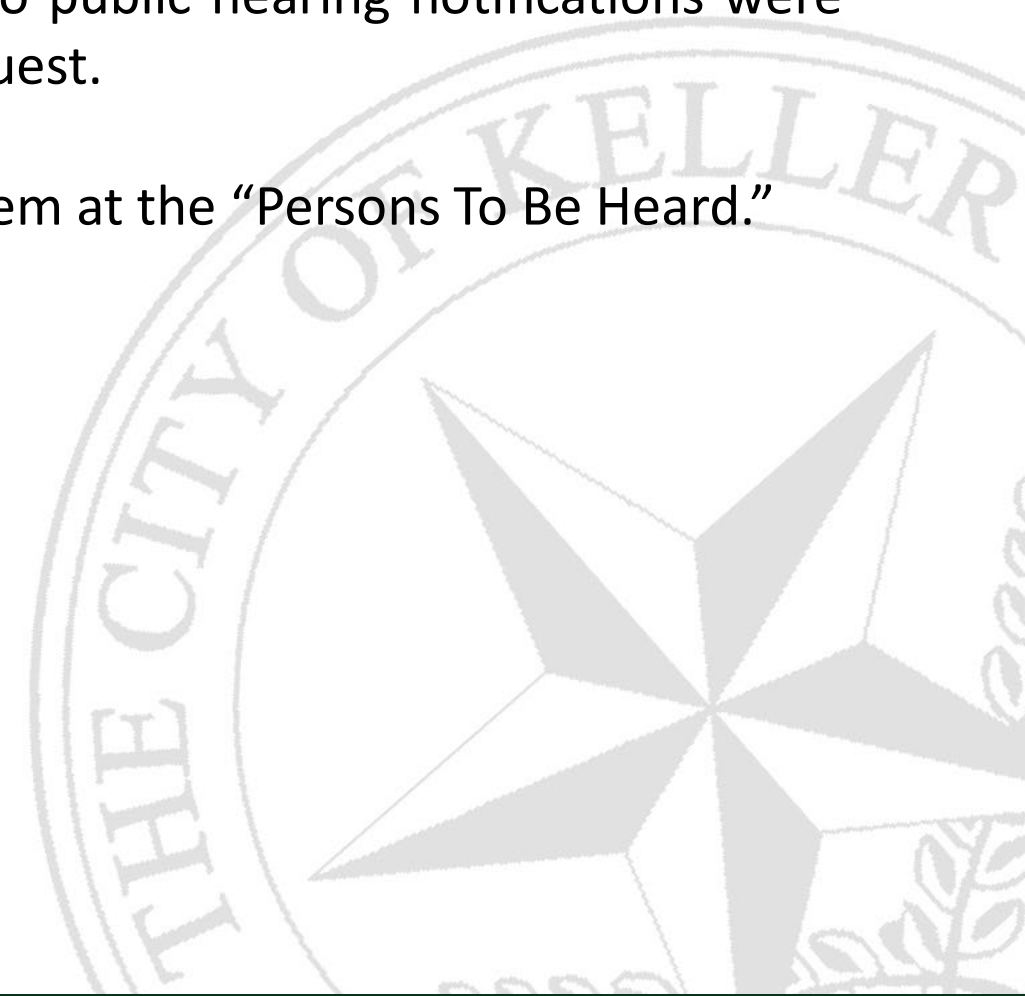
The Applicant proposes one sign that is 6 feet in height and approximately 50 square feet in size.

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### **Citizen Input:**

A UDC Variance does not require a public hearing, so no public hearing notifications were sent out to the surrounding property owners for this request.

The public had an opportunity to speak on this agenda item at the “Persons To Be Heard.”



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### **Planning and Zoning Commission Recommendation:**

At the May 27, 2025, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the variance request with the condition that the Applicant reduce the size of the sign to meet UDC guidelines.

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### Summary:

Section 2.07(A)(2) of the UDC lists the following criteria for the City Council when considering variance requests:

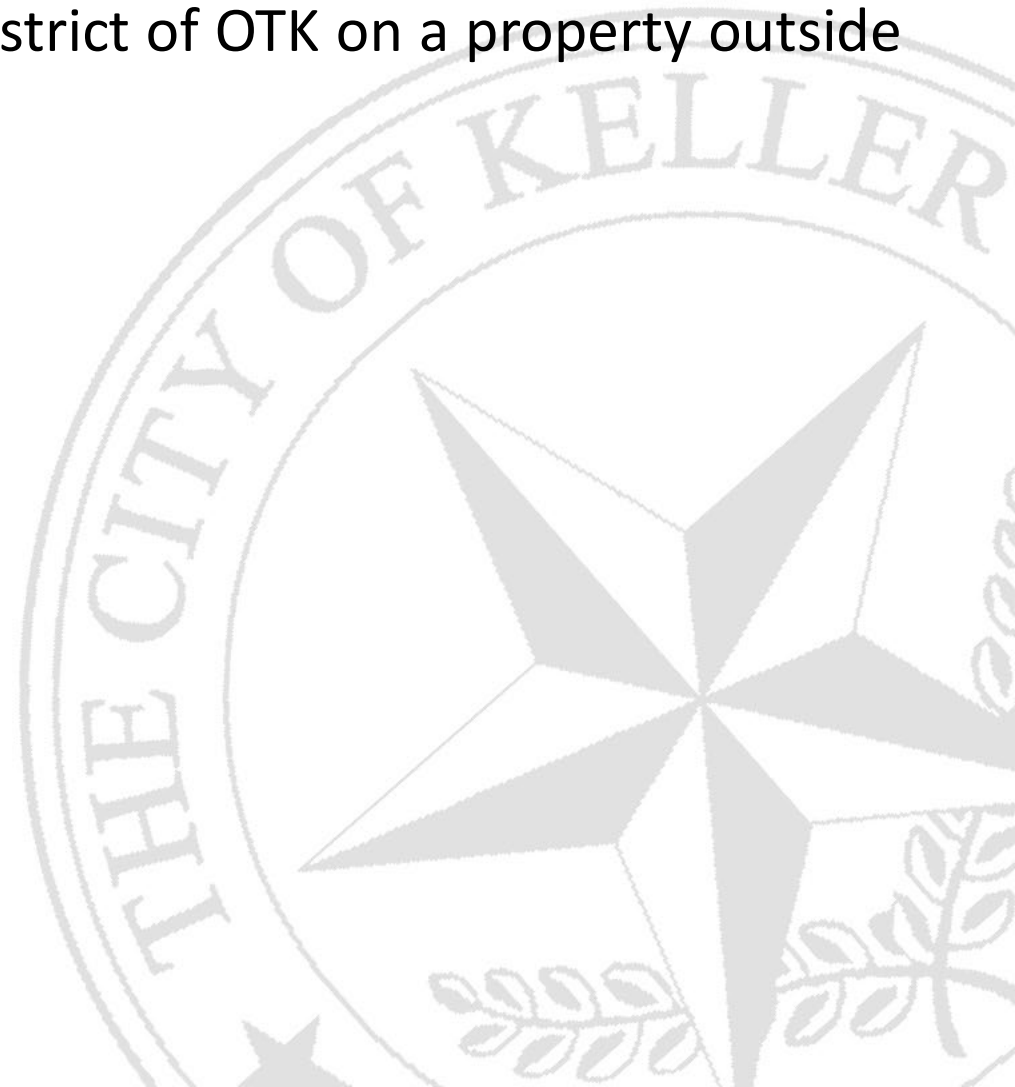
- a. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Code would deprive the applicant of the reasonable use of his land.
- b. That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other properties in the area.
- c. That the granting of the variance will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this Code.
- d. That the granting of the variance will not constitute a violation of any other valid ordinance of the City of Keller.
- e. That strict compliance with the regulations, and/or that the purpose of the regulations will be served to a greater extent by the alternative proposal.



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### **Summary of Variance Requested:**

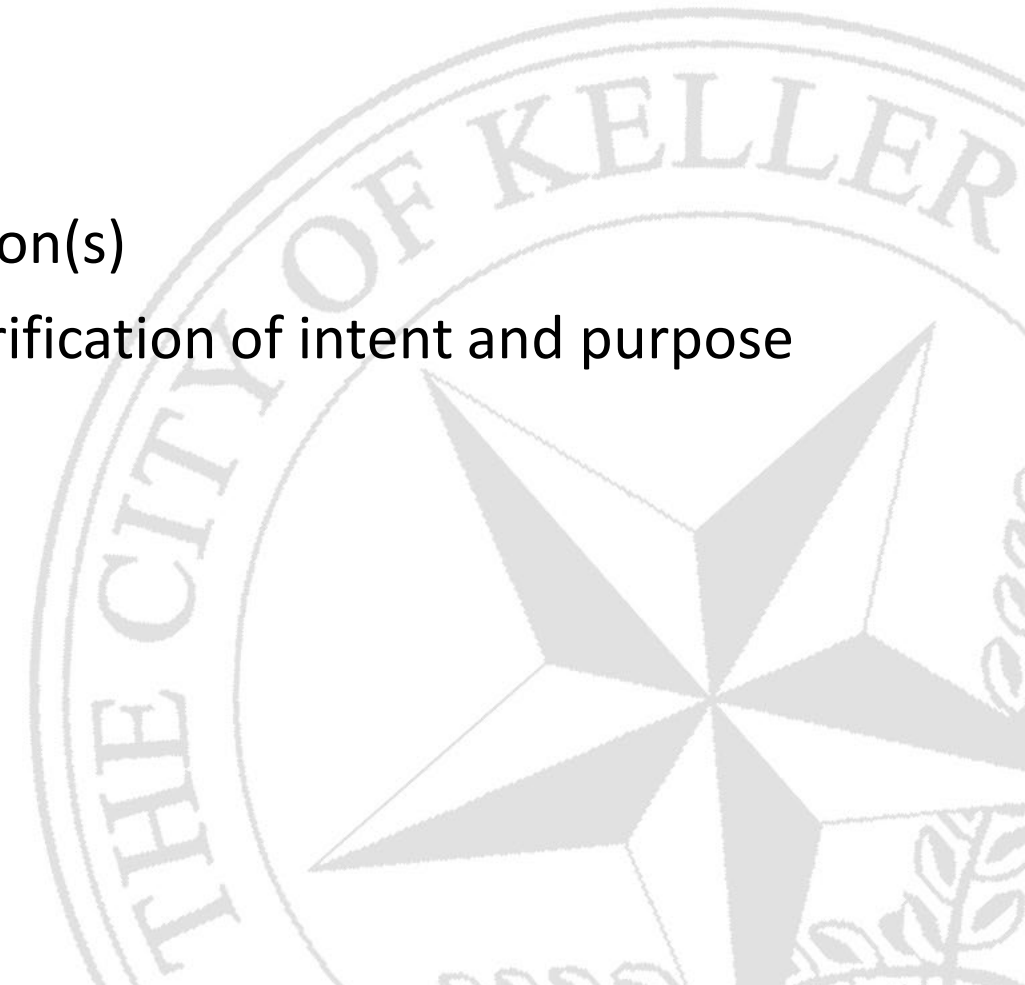
1. To allow a monument sign in the Main Street Subdistrict of OTK on a property outside of the OTK Monument Sign Overlay District.



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The City Council has the following options when considering a UDC variance request:

- Approve as submitted
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny





**Questions?**  
**Sarah Hensley**  
**817-743-4130**

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