

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING A SPECIAL EXCEPTION TO THE CITY OF KELLER UNIFIED DEVELOPMENT CODE, ARTICLE 9, DEVELOPMENT STANDARDS, SECTION 9.05 - SIGN REGULATIONS FOR TWO ATTACHED WALL SIGNS FOR CREEKSIDE PET CARE CENTER, A VETERINARIAN CLINIC IN AN EXISTING 16,346 SQUARE-FOOT BUILDING, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF DAVIS BOULEVARD AND BEAR CREEK PARKWAY, LEGALLY DESCRIBED AS LOT 1R, BLOCK A OF THE HANCE CREEKSIDE ADDITION, ZONED COMMERCIAL (C), AND ADDRESSED AS 8830 DAVIS BOULEVARD, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, James Nevonen, Applicant, and Hance Properties LLC, Owner, applied for a special exception to allow for two attached signs on the western elevation of the lease space at 8830 Davis Boulevard (UDC-2503-0001); and

WHEREAS, a Special Exception request does not require public hearings per the Unified Development Code (UDC); and

WHEREAS, the Planning and Zoning Commission voted 6-1 on April 8, 2025 to recommend approval of the request as presented; and

WHEREAS, the City Council does find that the request meets the intent of the Unified Development Code (UDC);

NOW, THEREFORE, BE IT RESOLVED 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, a special exception to the City of Keller Unified Development Code, Article 9, Development Standards, Section 9.05 - Sign Regulations for two attached wall signs for Creekside Pet Care Center, a Veterinarian Clinic in an existing 16,346 square-foot building, located at the southeast corner of the intersection of Davis Boulevard and Bear Creek Parkway, legally described as Lot 1R, Block A of the Hance Creekside Addition, zoned Commercial (C), and addressed as 8830 Davis Boulevard, as shown on Exhibit "A", attached hereto, is approved.

AND IT IS SO RESOLVED.

Passed by a vote of _ to _ on this the 6th day of May 2025.

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