

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 TE'JUN, A 5,500 SQUARE-FOOT RESTAURANT CURRENTLY UNDER CONSTRUCTION, ON 1.2 ACRES, APPROXIMATELY 282 FEET NORTHWEST OF THE INTERSECTION OF KELLER PARKWAY AND BOURLAND ROAD, LEGALLY DESCRIBED AS LOT 1, BLOCK A, OF THE TEJUN ADDITION, ZONED RETAIL AND ADDRESSED AS 541 KELLER PARKWAY, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Texas Sign Services, Inc., Applicant, and Te'Jun, Owner, applied for a special exception to allow for two attached signs on the south elevation of the restaurant at 541 Keller Parkway (UDC-2505-0009); and

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

WHEREAS, the Planning and Zoning Commission on June 24, 2025, unanimously recommended to approve 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 Te'Jun, a 5,500 square-foot restaurant currently under construction, on 1.2 acres, approximately 282 feet northwest of the intersection of Keller Parkway and Bourland Road, legally described as Lot 1, Block A, of the TEJUN Addition, zoned Retail and addressed as 541 Keller Parkway, as shown on Exhibit "A", attached hereto, is approved.

AND IT IS SO RESOLVED.

Passed by a vote of \_ to \_ on this the 15th day of July, 2025.

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