

RESOLUTION NO. 3858

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SPECIAL EXCEPTION TO THE CITY OF KELLER UNIFIED DEVELOPMENT CODE, ARTICLE 8, ZONING DISTRICTS, DEVELOPMENT STANDARDS, TREE PRESERVATION, SECTION 8.09 - RESIDENTIAL DISTRICT DETACHED SIGNS, FOR MILESTONE CHURCH, LOCATED ON APPROXIMATELY 54.28 ACRES OF LAND ON THE NORTH SIDE OF MOUNT GILEAD ROAD, APPROXIMATELY 1,000 FEET EAST OF U.S. HIGHWAY 377, BEING TRACTS 1A, 3A, 3A1, 3E, AND 3D OUT OF THE JJ ROBERTS SURVEY, ABSTRACT NO. 1305, AND TRACT 2C OUT OF THE GILBERT GUSTAVUS SURVEY, ABSTRACT NO. 577, ZONED PD- SF-15 (PLANNED DEVELOPMENT- SINGLE FAMILY RESIDENTIAL-15,000 SQUARE FOOT MINIMUM) AND PD-PH-6.5 (PLANNED DEVELOPMENT- PATIO HOMES-6,500 SQUARE FOOT MINIMUM), IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Milestone Church, owner/applicant/developer; has submitted a Unified Development Code application (UDC-17-0002), which has been reviewed by City Staff and recommended for approval by the Planning and Zoning Commission by a vote of 4-3.

WHEREAS, The Council finds that the request meets the criteria to grant a sign special exception per Section 8.09 of the Unified Development Code, listed below:

1. Whether the requested exception will not adversely affect public safety,
2. Whether the requested exception will not adversely affect surrounding properties,
3. Whether the requested exception will be in harmony with the spirit and purpose of this sign code,
4. Whether special conditions exist which are unique to the applicant or property,
5. Whether the requested exception demonstrates increased quality and standards, and
6. Whether the requested exception will be aesthetically appropriate in the area.

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, the a Special Exception to the City of Keller Unified Development Code, Article 8, Zoning Districts, Development Standards, Tree Preservation, Section 8.09 - Residential District Detached Signs, for Milestone Church, located on approximately 54.28 acres of land on the north side of Mount Gilead Road, approximately 1,000 feet east of U.S. Highway 377, being Tracts 1A, 3A, 3A1, 3E, and 3D out of the JJ Roberts Survey, Abstract No. 1305, and Tract 2C out of the Gilbert Gustavus Survey, Abstract No. 577, zoned PD- SF-15 (Planned Development-Single Family Residential-15,000 square foot minimum) and PD-PH-6.5 (Planned Development-Patio Homes-6,500 square foot minimum) is hereby approved, attached hereto as Exhibit "A", and incorporated herein as if fully set forth, with the following conditions:

1. A special exception is requested to allow two (2) monument signs to exceed thirty-two (32) square feet up to a maximum of seventy-five (75) square feet.
2. A special exception to allow two (2) monument sign to not provide the six-inch (6") masonry frame and two-foot (2') masonry base, and be constructed primarily of aluminum, as shown in Exhibit "A" shall be allowed.
3. A special exception to allow one (1) internally illuminated monument sign within one-hundred fifty feet (150') of a residential property line on Mount Gilead Road shall be allowed. The sign illumination shall be limited to no later than 11:00 p.m. daily unless associated with a church special event.

AND IT IS SO RESOLVED.

Passed by a vote of 6 to 1 on this the 7th day of March, 2017.

CITY OF KELLER, TEXAS

BY:

Mark Mathews, Mayor

ATTEST:

Kelly Ballard, City Secretary

Approved as to Form and Legality:

L. Stanton Lowry, City Attorney