

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, 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, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Tommy Zheng, Applicant, and SCI Texas Funeral Services, Inc., Owner, submitted a Unified Development Code (UDC) variance application (UDC-2505-0007); and

WHEREAS, one variance is requested to allow a monument sign on the subject property; and

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

WHEREAS, the Planning and Zoning Commission considered the proposed variance on May 27, 2025, and recommended approval of the proposed request by a vote of 6-0; 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 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, and attached hereto as Exhibit “A” is approved with the following variances:

1. The request to allow one monument sign on the subject property shall be allowed.

AND IT IS SO RESOLVED.

Passed by a vote of _ to _ on this the 17th day of June 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