

Item H-4

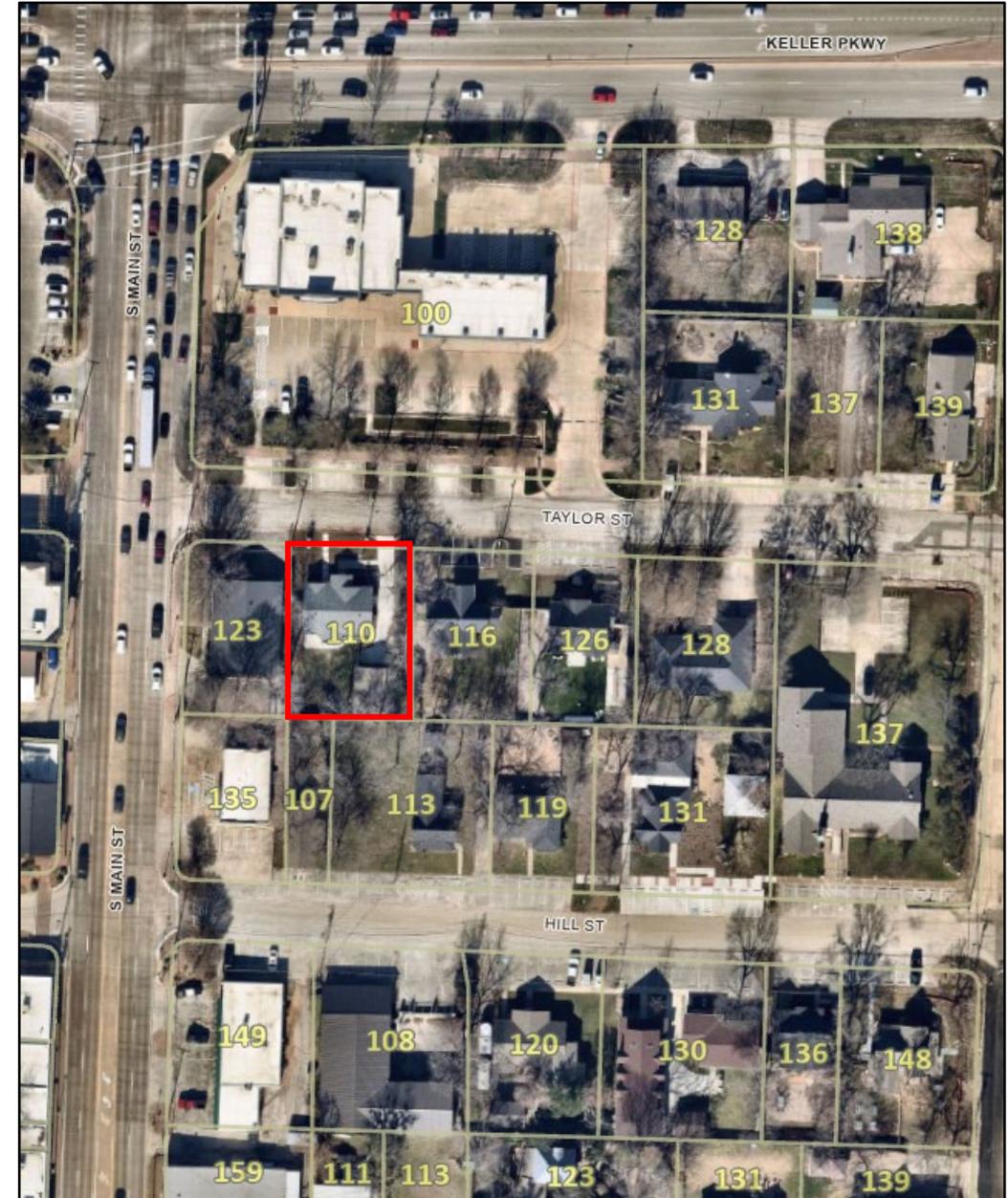
Consider a resolution approving a variance to the City of Keller Unified Development Code, Article 8, Zoning Districts, Section 8.19 - Old Town Keller (OTK), one monument sign for an existing 1,260 square-foot medical office on 0.17 acres located on the south side of Taylor Street, approximately 85 feet southeast from the Taylor Street and South Main Street intersection, legally described as Lot 2A, Block 11 of Keller, City Addition, zoned Old Town Keller (OTK) and addressed 110 E. Taylor Street. Cary Stillwell, Applicant. JS20 Investments LLC., Owner. (UDC-2507-0010)

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Background:

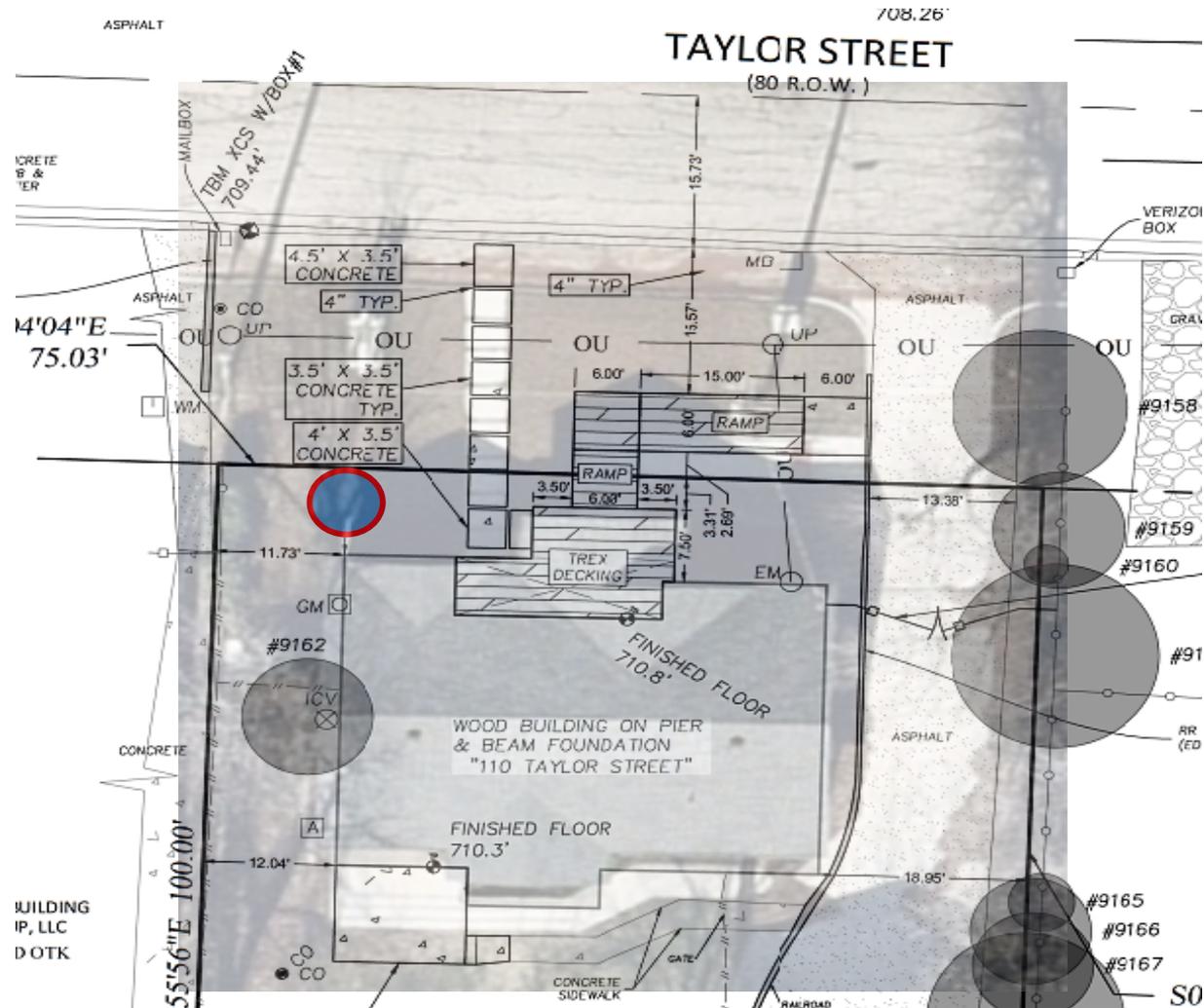
The subject property is located within the Neighborhood Subdistrict of Old Town Keller (OTK). The sign was originally constructed without an approved permit.

The Design Standards for the OTK Neighborhood Subdistrict states that only one detached sign shall be allowed per business, per public street frontage, and that detached signage for single-tenant buildings shall not exceed 15 square feet in total surface area or 6 feet in height.



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The Applicant is requesting a variance to allow one monument sign at the northwest corner of the subject property that exceeds UDC guidelines for maximum height and size.



 Proposed location
(not to scale)

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Request:

The Applicant proposes a monument sign with a concrete and stone masonry base with wood beams that match the architectural features of the main building facade.

UDC Section 8.19 (7)(C)(2) lists the following criteria for detached signs in the OTK Neighborhood Subdistrict for single-tenant buildings:

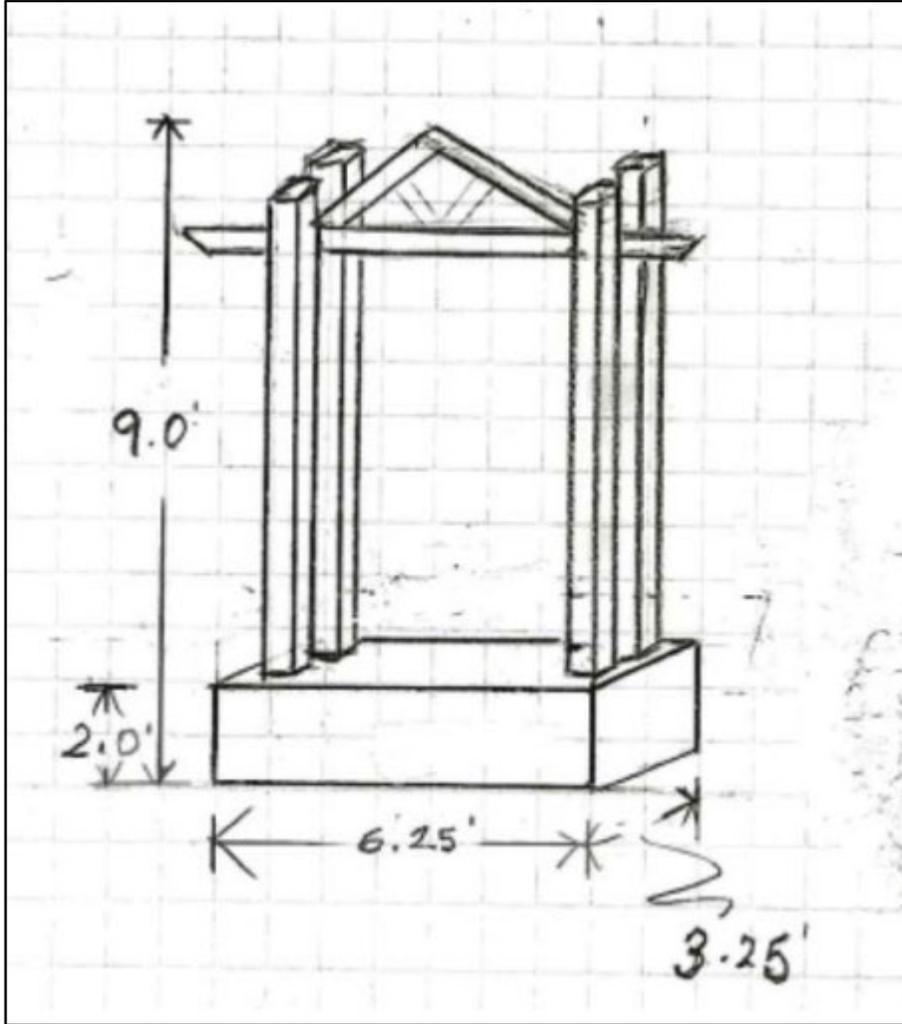
Max. Sign Size: 15 square feet

Max. Sign Height: 6 feet

Total detached signs allowed: 1

The Applicant proposes one sign that is 9 feet in height and approximately 56.25 square feet in size.

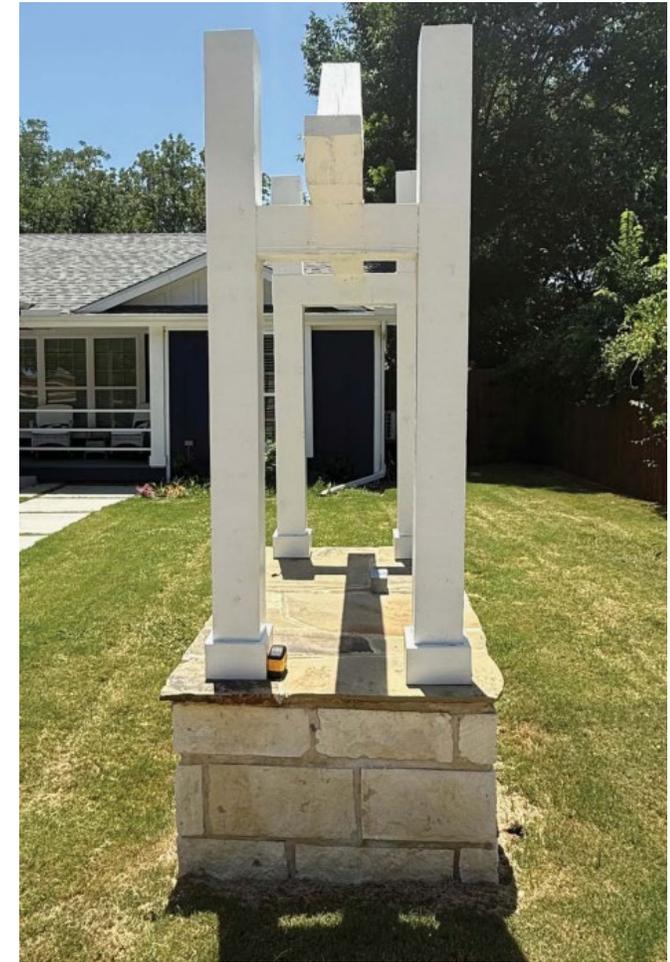
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Proposed sign



Existing sign (constructed without a permit)

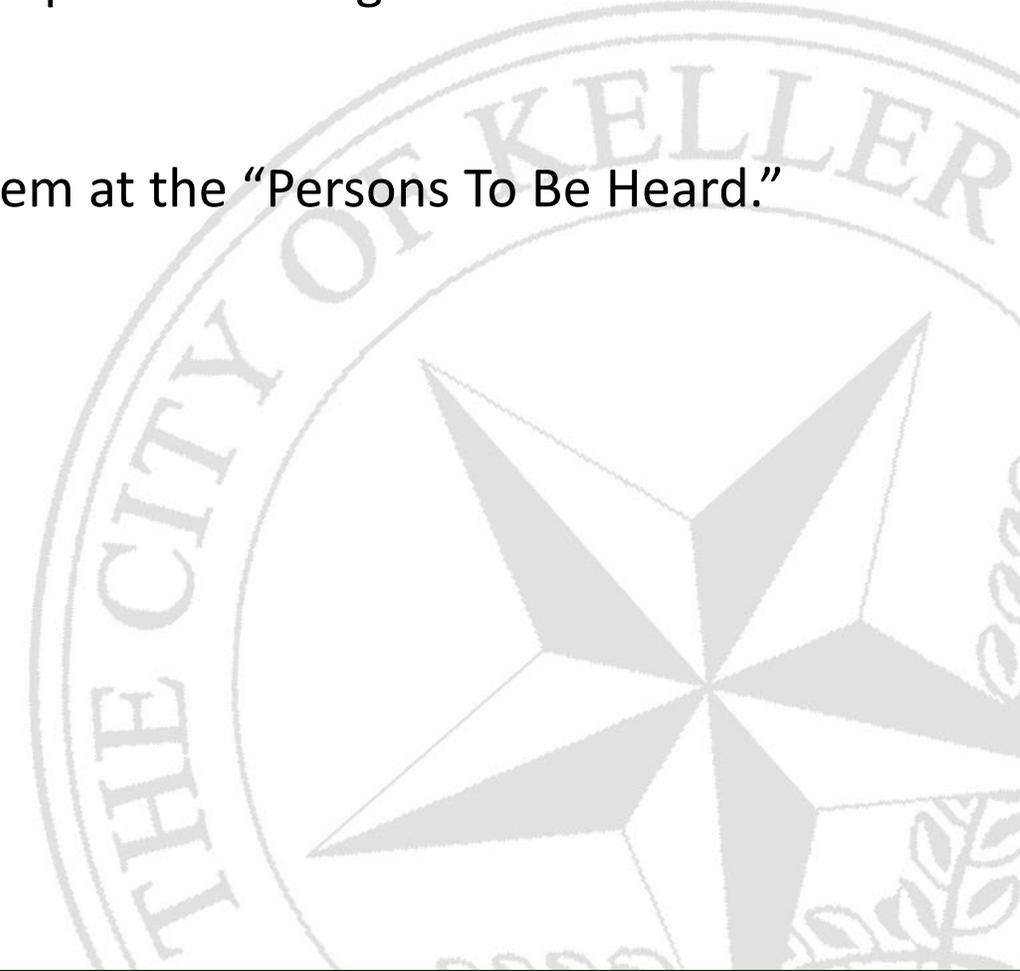


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Citizen Input:

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

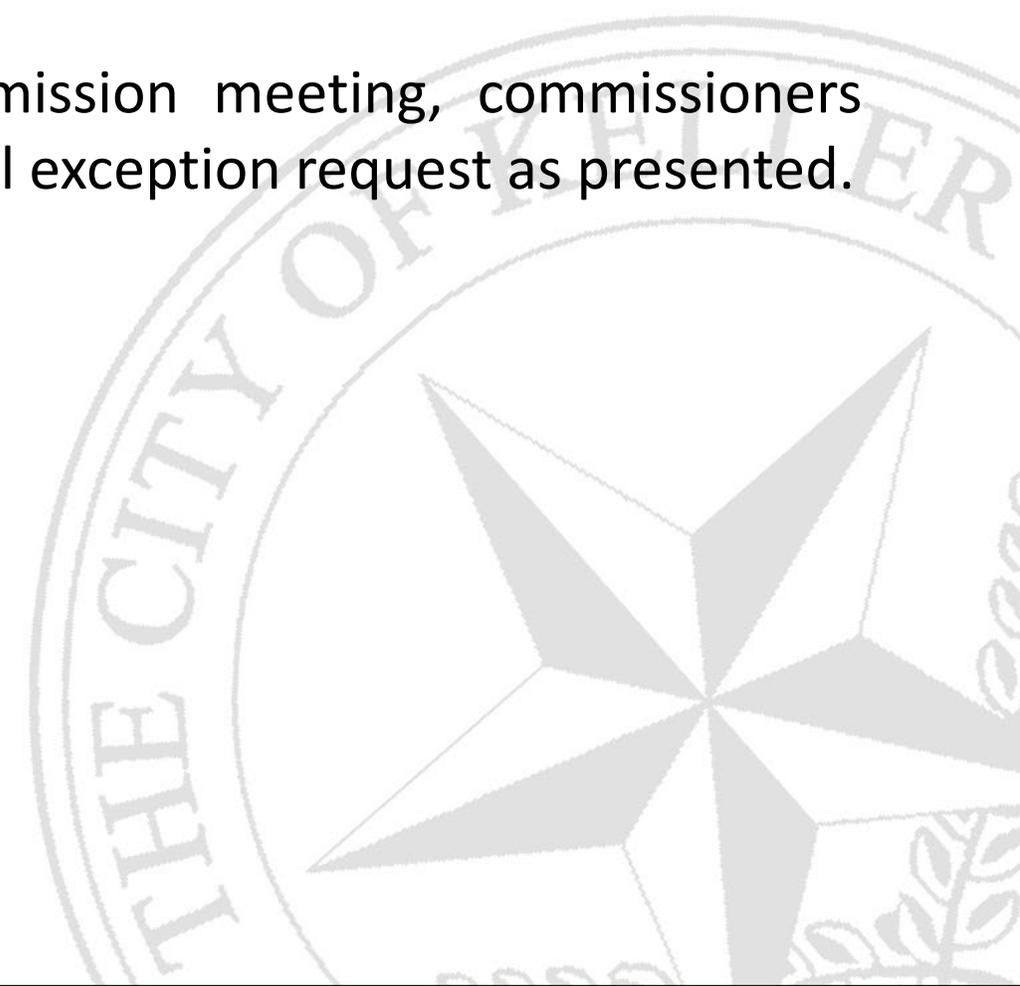
The public had an opportunity to speak on this agenda item at the “Persons To Be Heard.”



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Planning and Zoning Commission Recommendation:

At the Jan. 27, 2026, Planning and Zoning Commission meeting, commissioners unanimously recommended denial of the UDC special exception request as presented.



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Summary:

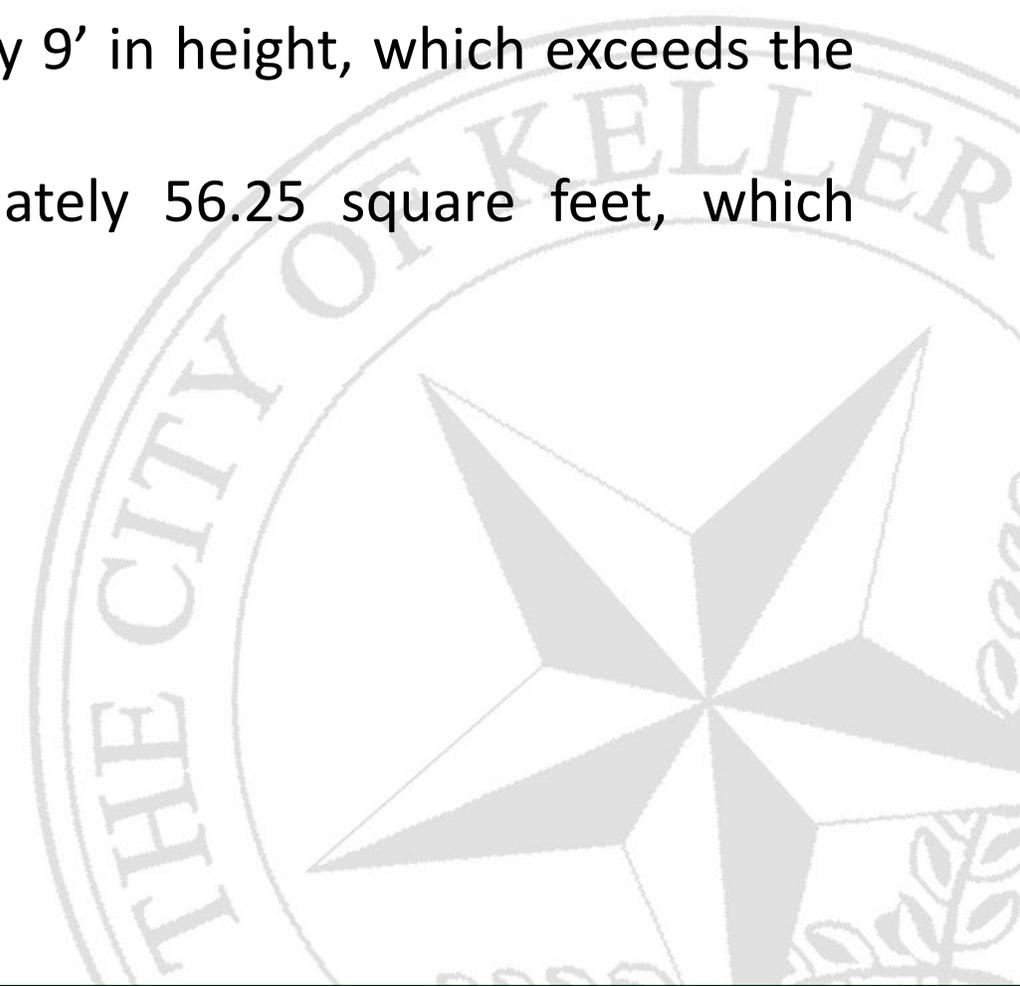
Section 9.05(B)(4) of the UDC lists the following criteria for the City Council when considering a sign special exception request:

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.

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Summary of Variances Requested:

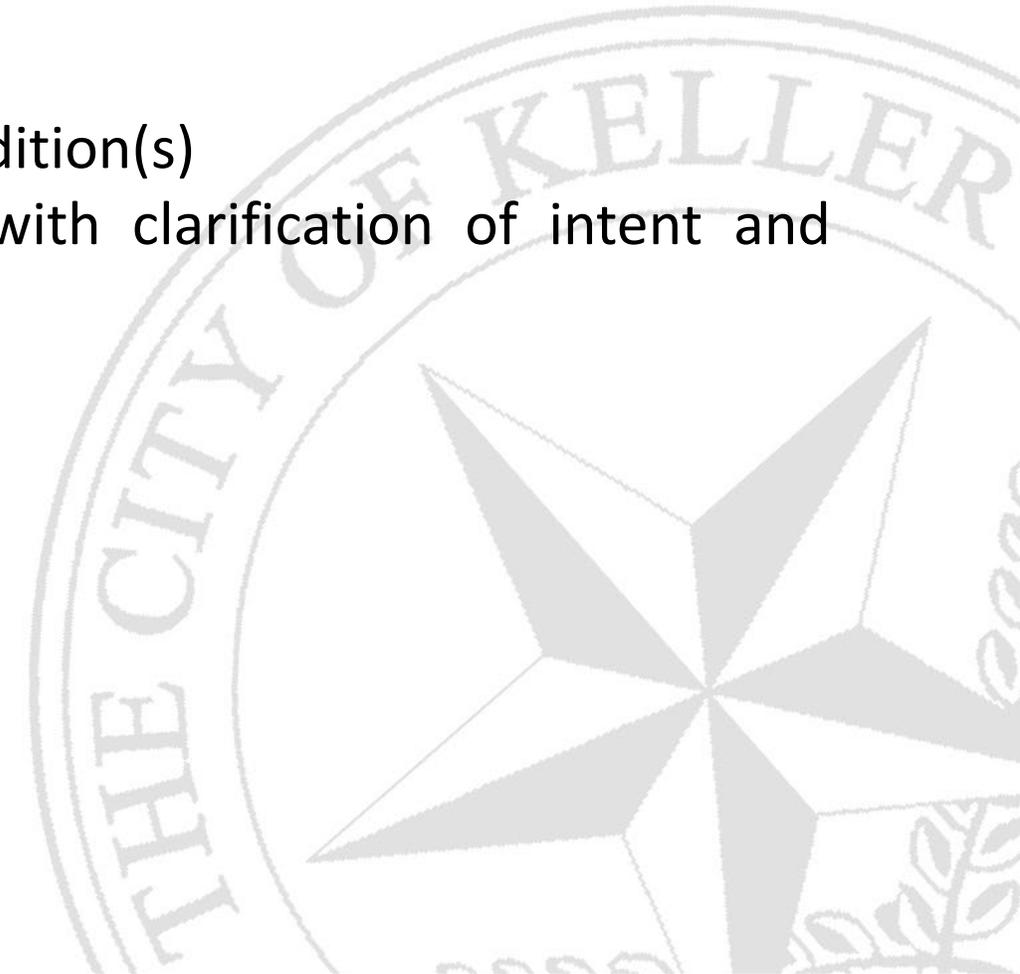
1. To allow the monument sign to be approximately 9' in height, which exceeds the 6' maximum height.
2. To allow the monument sign to be approximately 56.25 square feet, which exceeds the maximum size of 15 square feet.



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

- 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?
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