

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 DEVIVO BROS. EATERY, A RESTAURANT IN AN EXISTING 4,966 SQUARE-FOOT LEASE SPACE, WITHIN A 33,955 SQUARE-FOOT MULTI-TENANT BUILDING, LOCATED APPROXIMATELY 970 FEET SOUTHWEST FROM THE INTERSECTION OF BEAR CREEK PARKWAY AND SOUTH MAIN STREET, LEGALLY DESCRIBED AS LOT 5, BLOCK A OF THE BEAR CREEK PLAZA ADDITION, ZONED COMMERCIAL (C), AND ADDRESSED AS 750 S. MAIN STREET, SUITE 165, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Bob Williams, Applicant, and Bear Creek Plaza LTD, Owner, applied for a special exception to allow for two attached signs on the eastern elevation of the lease space at 750 S. Main Street (UDC-2409-0003); 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 October 8, 2024, 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 DeVivo Bros. Eatery, a restaurant in an existing 4,966 square-foot lease space, within a 33,955 square-foot multi-tenant building, located approximately 970 feet southwest from the intersection of Bear Creek Parkway and South Main Street, legally described as Lot 5, Block A of the Bear Creek Plaza Addition, zoned Commercial (C), and addressed as 750 S. Main Street, Suite 165, as shown on Exhibit "A", attached hereto, is approved.

AND IT IS SO RESOLVED.

Passed by a vote of _ to _ on this the 19th day of November 2024.

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