

RESOLUTION NO. 4554

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 8, ZONING DISTRICTS, DEVELOPMENT STANDARDS, TREE PRESERVATION, SECTION 8.03 – ZONING DISTRICTS AND SECTION 8.09 – SIGN REGULATIONS, FOR ONE ATTACHED WALL SIGN FOR SHOTZEE’S BAR AND GRILL (TARRANT APPRAISAL DISTRICT ACCOUNT #: 14842004) IN AN EXISTING 5,000 SQUARE-FOOT LEASE SPACE, WITHIN A 6,200 SQUARE-FOOT MULTI-TENANT BUILDING, AT THE INTERSECTION OF SOUTH MAIN STREET AND WEST HILL STREET, LEGALLY DESCRIBED AS LOTS 3A AND 3B, BLOCK 2 OF CITY OF KELLER ADDITION, ZONED OLD TOWN KELLER (OTK) AND ADDRESSED AS 134 SOUTH MAIN STREET, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Gypsy Rose Lee LLC, Applicant, and Keller Main 136 LLC, Owner, applied for a special exception to allow the existing sign located on the north side of the building at 134 South Main Street to remain as installed (UDC-22-0006); and

WHEREAS, special exceptions are required for the character, location, and materials of the existing sign per Section 8.03 (R)(5)(e)(5)(a) & (R)(5)(e)(6-8) and Section 8.09 of the Unified Development Code (UDC); and

WHEREAS, the Special Exception request does not require public hearings per the UDC; and

WHEREAS, the Planning and Zoning Commission unanimously recommended to deny the request as presented at its July 26, 2022, citing the sign was no longer grandfathered and did not meet all six of the criteria listed in UDC Section 8.09 (B)(4)(a) required for approval; and

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 8, Zoning Districts, Development Standards, Tree Preservation, Section 8.03 – Zoning Districts and Section 8.09 – Sign Regulations, for one attached wall sign for Shotzee’s Bar and Grill (Tarrant Appraisal District account #: 14842004) in an existing 5,000 square-foot lease space, within a 6,200 square-foot multi-tenant building, at the intersection of South Main Street and West Hill Street, legally described as Lots 3A and 3B, Block 2 of City of Keller Addition,

zoned Old Town Keller (OTK) and addressed as 134 South Main Street as indicated on Exhibit "A", attached hereto.

AND IT IS SO RESOLVED.

Passed by a vote of 6 to 0 on this the 6th day of September, 2022.

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