

110 Taylor Street
Keller, TX 76248

Date: 7/22/2025

To:

City of Keller Planning Division
1100 Bear Creek Parkway
Keller, TX 76248

RE: Justification Narrative for Monument Sign Exception Request

Property Address: 110 Taylor Street, Keller, TX 76248

Case No.: UDC-2507-0010

Dear Planning Staff and Review Committee,

This letter serves as a formal justification for the requested exception to the City of Keller's sign code, regarding the monument sign located at **110 Taylor Street, Keller, TX 76248**, under case number **UDC-2507-0010**.

During the course of the site development process, a permitting oversight occurred related to the monument sign. Upon becoming aware of the issue, we immediately took steps to address it through the appropriate channels and are now seeking this exception as part of our effort to ensure full compliance with City standards.

The monument sign is a horizontal structure, measuring approximately 108 inches **in height and 75 inches in width**, constructed with **stone, concrete, and architectural beams**. It is designed to accommodate the names of multiple **future occupants** of the professional office space at 110 Taylor Street in a clean, organized, and visually appealing manner.

The development itself was granted a Special Use Permit (SUP) after a nearly two-year process involving close collaboration with the City. The final approved design reflects a high standard of quality and compatibility with the surrounding community, and the monument sign was conceived with the same intentions — to provide a lasting, architecturally cohesive, and functional enhancement to the site.

We respectfully submit this request for an exception based on the following factors:

1. **Public Safety:** The sign is positioned entirely on private property, well outside of visibility triangles, and does not obstruct views for drivers or pedestrians. It is constructed of solid, safe materials, and any illumination will adhere to city regulations to prevent glare or distraction.
2. **Surrounding Properties:** The sign enhances the area by clearly identifying the future businesses at the property while maintaining an upscale, cohesive aesthetic. It avoids visual clutter and adds value to the visual landscape of Taylor Street.

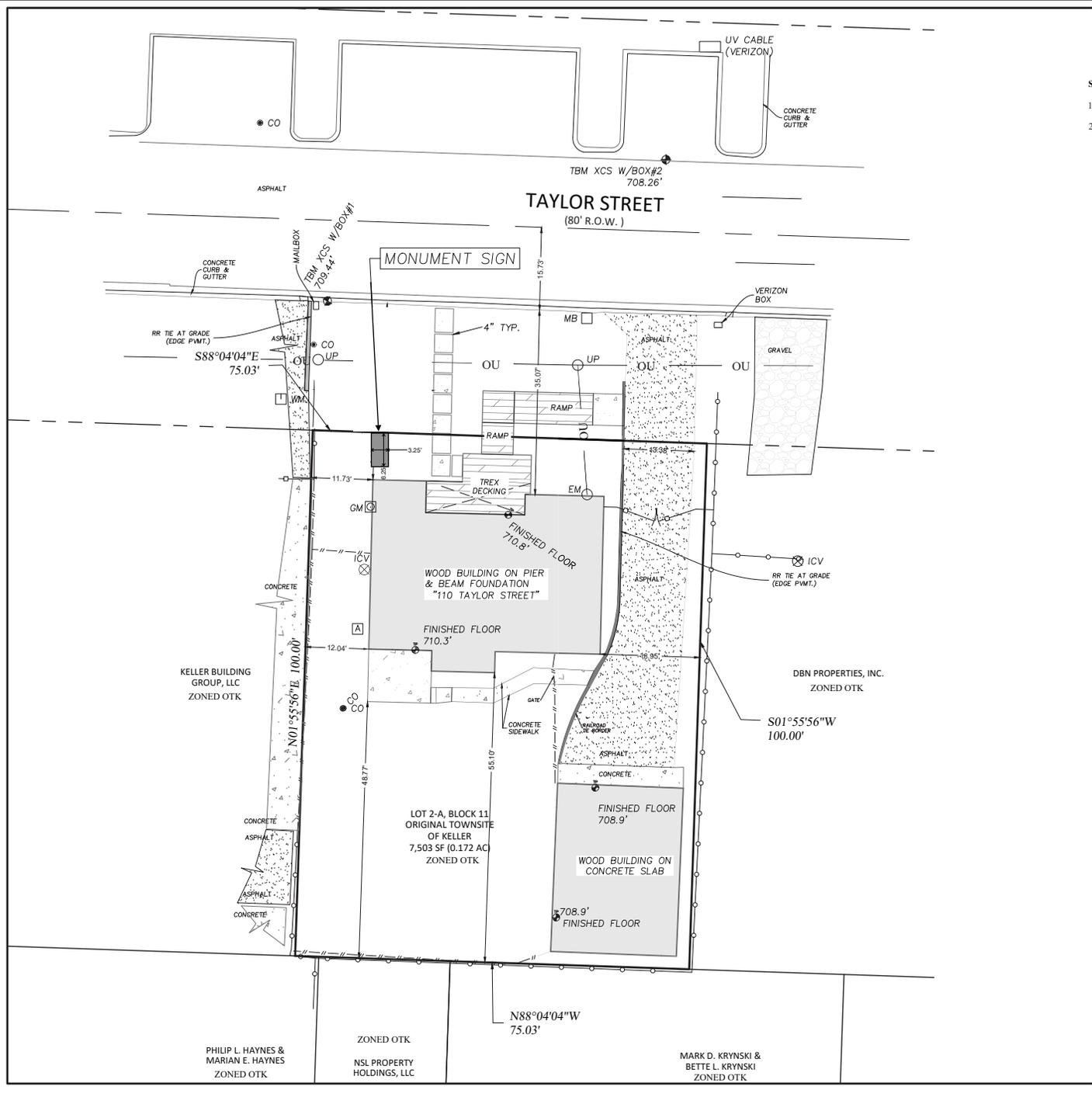
3. **Harmony with the Spirit and Purpose of the Sign Code:** Although the sign exceeds standard dimensional requirements, it supports the intent of Keller's sign code by promoting clarity, architectural consistency, and long-term visual quality. It consolidates necessary tenant visibility into a single, tasteful monument structure.
4. **Unique Property Conditions:** The property is a multi-tenant professional office space with unique visibility challenges and was subject to a lengthy SUP process. The layout and nature of the site call for a consolidated and moderately larger sign to provide effective identification for future businesses.
5. **Increased Quality and Standards:** The sign incorporates premium materials such as stone and concrete, along with architectural details that elevate its appearance. It is a permanent, high-end installation that meets and exceeds the quality of nearby signage.
6. **Aesthetic Appropriateness:** The monument is architecturally aligned with the building and the surrounding area. It is among the most visually refined signs in the vicinity and contributes positively to the overall streetscape.

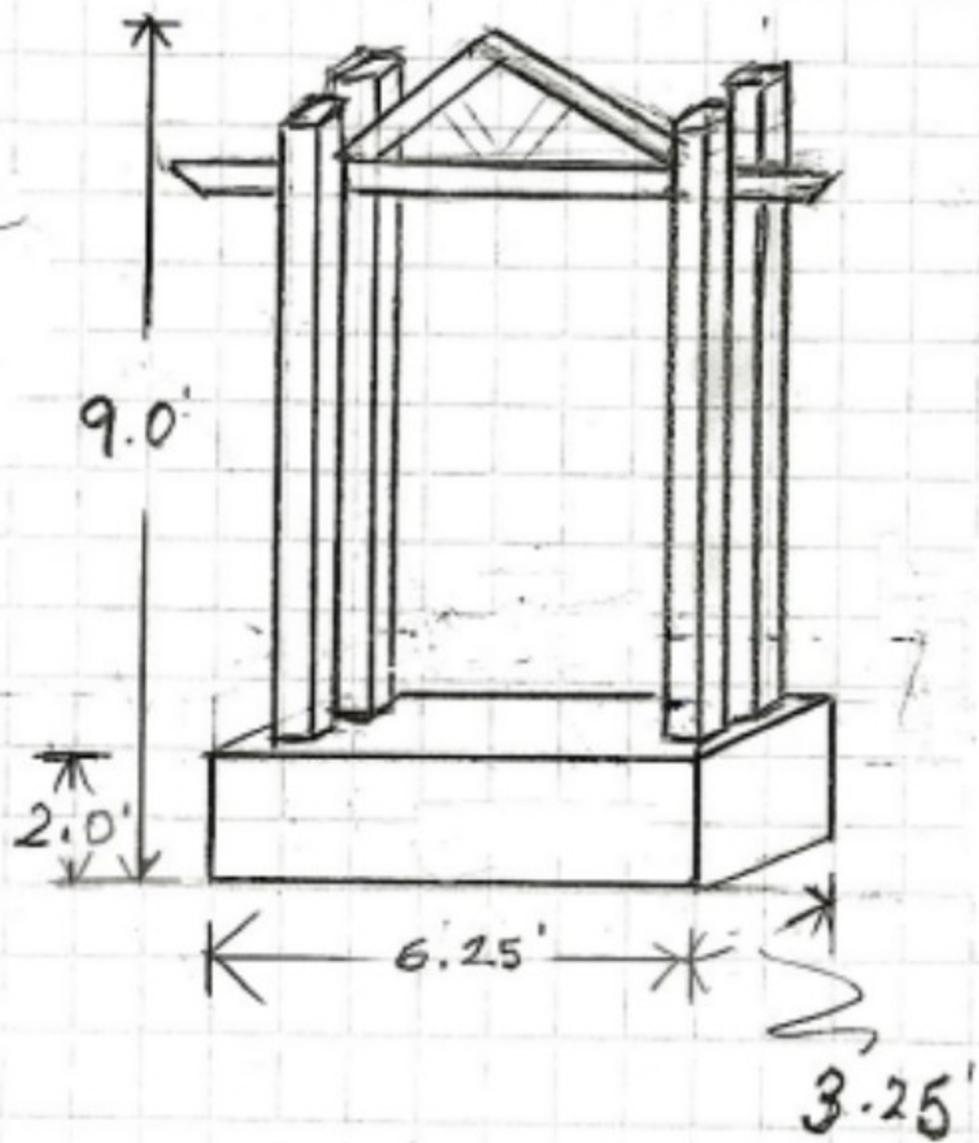
In summary, this request is being made in good faith to align the property with the City's sign standards while preserving the investment made into the site's quality and visual appeal. We are fully committed to compliance and to being a responsible and proactive partner in the Keller community.

Thank you for your time and consideration. Please feel free to reach out for any additional information or clarification.

Sincerely,
Cary Stillwell
Contractor/Owner
310-460-9209

A handwritten signature in black ink, appearing to read 'Cary Stillwell', written over a solid black rectangular redaction box.





Existing conditions





