

RESOLUTION NO. 3952

A RESOLUTION OF THE CITY COUNCIL OF 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 8.09 - ATTACHED WALL SIGNS, FOR MORRIS AUTO SERVICE, LOCATED ON APPROXIMATELY 1-ACRE OF LAND ON THE WEST SIDE OF NORTH MAIN STREET, APPROXIMATELY 300 FEET NORTH OF KELLER HICKS ROAD, BEING TRACTS 1E OUT OF THE SAMUEL NEEDHAM SURVEY, ABSTRACT NO. 1171, AT 421 NORTH MAIN STREET, ZONED OTK (OLD TOWN KELLER), IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Mr. Donald Morris, Morris Auto Service, owner/applicant; has submitted a Unified Development Code application (UDC-17-0018), which has been reviewed by City Staff and recommended for approval by the Planning and Zoning Commission by a vote of 5-2.

WHEREAS, The Council finds that the request meets the criteria to grant a sign special exception per Section 8.09 of the Unified Development Code, listed below:

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.

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, the a special exception to the Unified Development Code, Article 8, Zoning Districts, Development Standards, Tree Preservation, Section 8.09 - Attached Wall Signs, for Morris Auto Service, located on approximately 1-acre of land on the west side of North Main Street, approximately 300 feet north of Keller Hicks Road, being Tracts 1E out of the Samuel Needham Survey, Abstract No. 1171, at 421 North Main Street, zoned OTK (Old Town Keller) is hereby approved, attached hereto as Exhibit "A", and incorporated herein as if fully set forth, with the following conditions:

1. A special exception is allowed for the sign to be taller than the roof, as shown in the staff attachment pictures.
2. A special exception is allowed for the sign to be more than eighteen inches (18") from the wall, as shown in the staff attachment pictures.
3. A special exception is allowed for the sign to be a maximum of ninety-six (96) square-feet, as shown in the staff attachment pictures.

AND IT IS SO RESOLVED.

Passed by a vote of 6 to 1 on this the 7th day of November, 2017.

CITY OF KELLER, TEXAS

BY: _____
P.H. McGrail, Mayor

ATTEST:

Kelly Ballard, City Secretary

Approved as to Form and Legality:

L. Stanton Lowry, City Attorney