

## Item H-5

Consider a resolution for a Special Exception to the City of Keller Unified Development Code, Article 8, Zoning Districts, Development Standards, Tree Preservation, Section 8.09 – Detached Signs, for Turquoise Gypsy, located on approximately 0.04-acres of land on the west side of South Main Street (377), approximately 150 feet southwest of South Main Street (377) and West Hill Street intersection, being Lot 12, Block 3, Keller City Addition, at 156 South Main Street (377), zoned OTK (Old Town Keller). Kasey Jackson, Turquoise Gypsy, applicant; Norma Steward, Steward Realty LLC, owner. (UDC-18-0010)

Item H-5  
Zoning Map



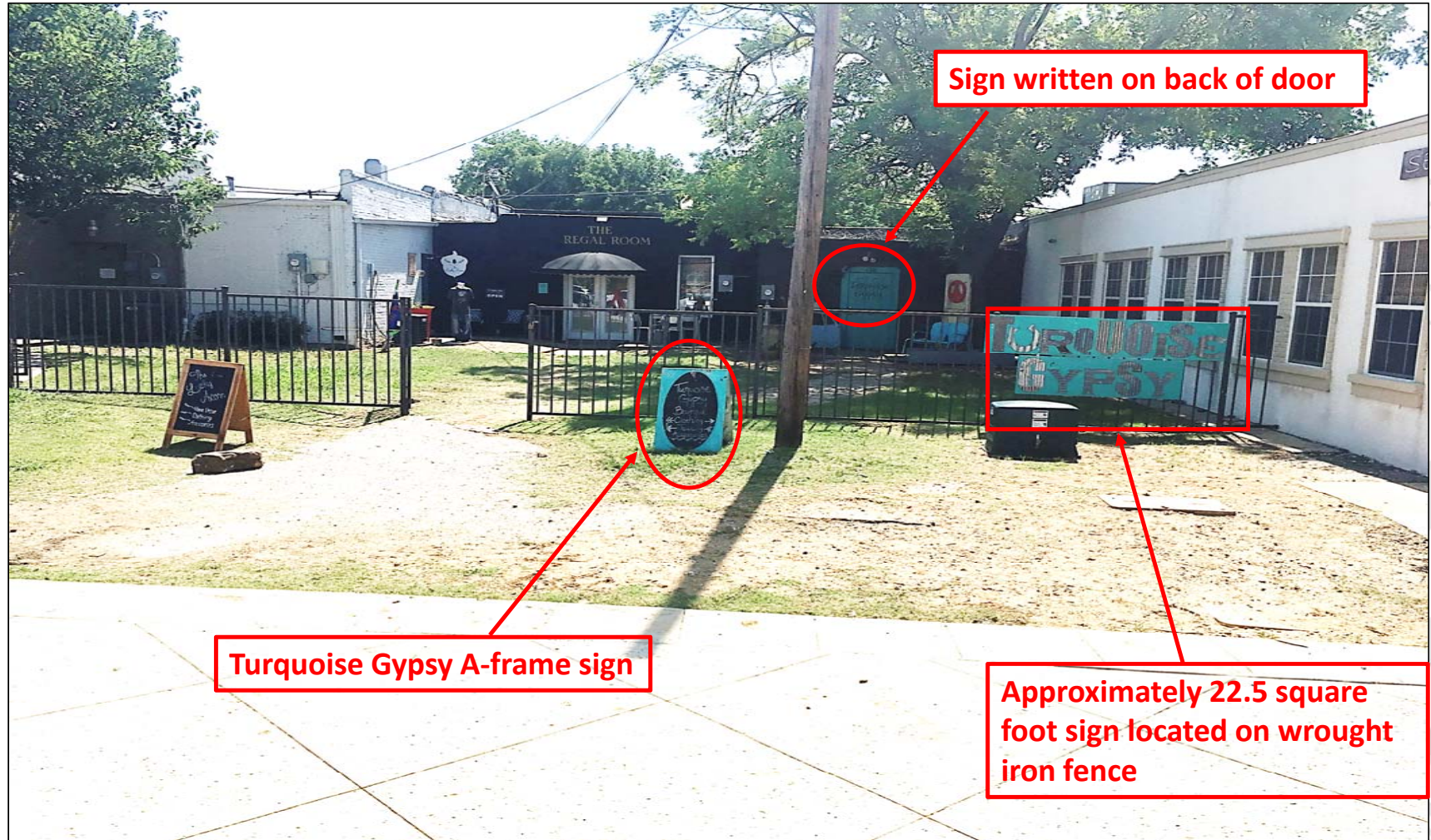
Item H-5  
Aerial View



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### Special Exception Request:

1. A special exception is requested to allow one (1) additional sign located on the rear property fence, adjacent to a parking lot area as shown in "Exhibit A".

## Item H-5 Analysis

Section 8.09 (B.4.a) of the UDC, lists criteria for approval of a special exception.

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.



## Item H-5 Professional Opinion

It is the opinion of the staff to **not** support this Special Exception request. The requested sign will not be harmonious with the spirit and purpose of OTK (Old Town Keller). OTK (Old Town Keller) has unique design standards for signage requirements and the location of the sign would potentially bring forth other businesses to advertise on other permanent fixtures.

Staff is forwarding this UDC special exception application for City Council consideration with the following condition:

1. A special exception is requested to allow one (1) additional sign located on the rear property fence, adjacent to a parking lot area as shown in “Exhibit A”.

## Item H-5 Planning and Zoning Action

The Planning and Zoning Commission considered this UDC Special Exception application on June 11, 2018 and recommended approval as submitted by a vote of 3-1.



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## Item H-5 City Council Action

The City Council has the following options when considering a UDC Special Exception Request:

- Approve as submitted
- Approve with modified or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



**Questions?**  
**Susan Kenney**  
**817-743-4130**

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