

RESOLUTION NO.

A RESOLUTION 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 8.03 - OLD TOWN KELLER ZONING DISTRICT SIGNAGE REQUIREMENTS, 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, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Kasey Jackson, Turquoise Gypsy, applicant; Norma Steward, Steward Realty LLC, owner; has submitted a Unified Development Code application (UDC-18-0010), which has been reviewed by City Staff and recommended for approval by the Planning and Zoning Commission by a vote of 3-1.

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

- a) Whether the requested exception will not adversely affect public safety,
- b) Whether the requested exception will not adversely affect surrounding properties,
- c) Whether the requested exception will be in harmony with the spirit and purpose of this sign code,
- d) Whether special conditions exist which are unique to the applicant or property,
- e) Whether the requested exception demonstrates increased quality and standards, and
- f) 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 variance to the Unified Development Code, Zoning Districts, Development Standards, Tree Preservation, Section 8.03 - Old Town Keller Zoning District signage requirements, 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, 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 requested to allow one (1) post and bracket sign to be twenty-two and a half (22.5) square feet in size. UDC allows up to 15 square feet for a single tenant sign.
2. A special exception is requested to allow a post and bracket sign at the rear of the property located in the Main Street subdistrict of Old Town Keller, adjacent to a parking lot area as shown in "Exhibit A".

AND IT IS SO RESOLVED.

Passed by a vote of     to     on this the 21<sup>st</sup> day of August, 2018.

CITY OF KELLER, TEXAS

BY: \_\_\_\_\_  
P. H. McGrail, Mayor

ATTEST:

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Kelly Ballard, City Secretary

Approved as to Form and Legality:

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L. Stanton Lowry, City Attorney