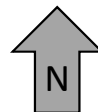
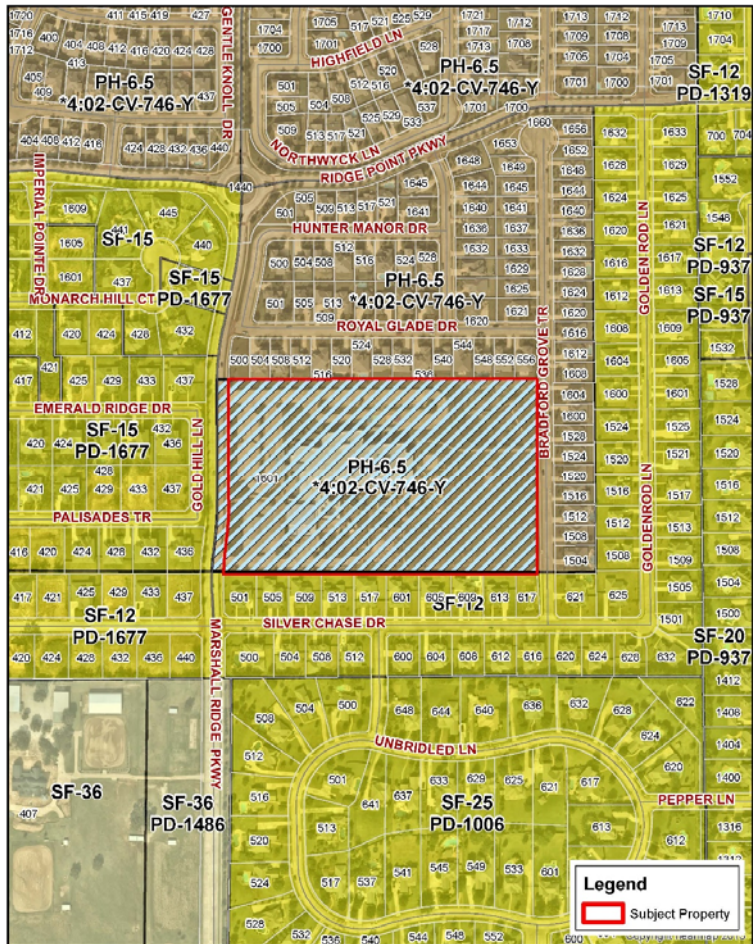


Item H-2

Consider a resolution approving a variance to the City of Keller Unified Development Code, Article 8, Zoning Districts, Development Standards, Tree Preservation, Section 8.09 Residential District Detached Signs, for Ridgeview Elementary School, located on a 13.189-acre lot on the east side of Marshall Ridge Parkway, approximately 165 feet north of Silver Chase Drive and Marshall Ridge Parkway intersection, at 1601 Marshall Ridge Parkway, being Lot 1, Block A, Keller Elementary School No. 22, and zoned PH-6.5 (Patio Home – 6,500 square foot lots). Keller Independent School District, property owner/applicant/developer. (UDC-18-0021)

Item H-2 Zoning Map

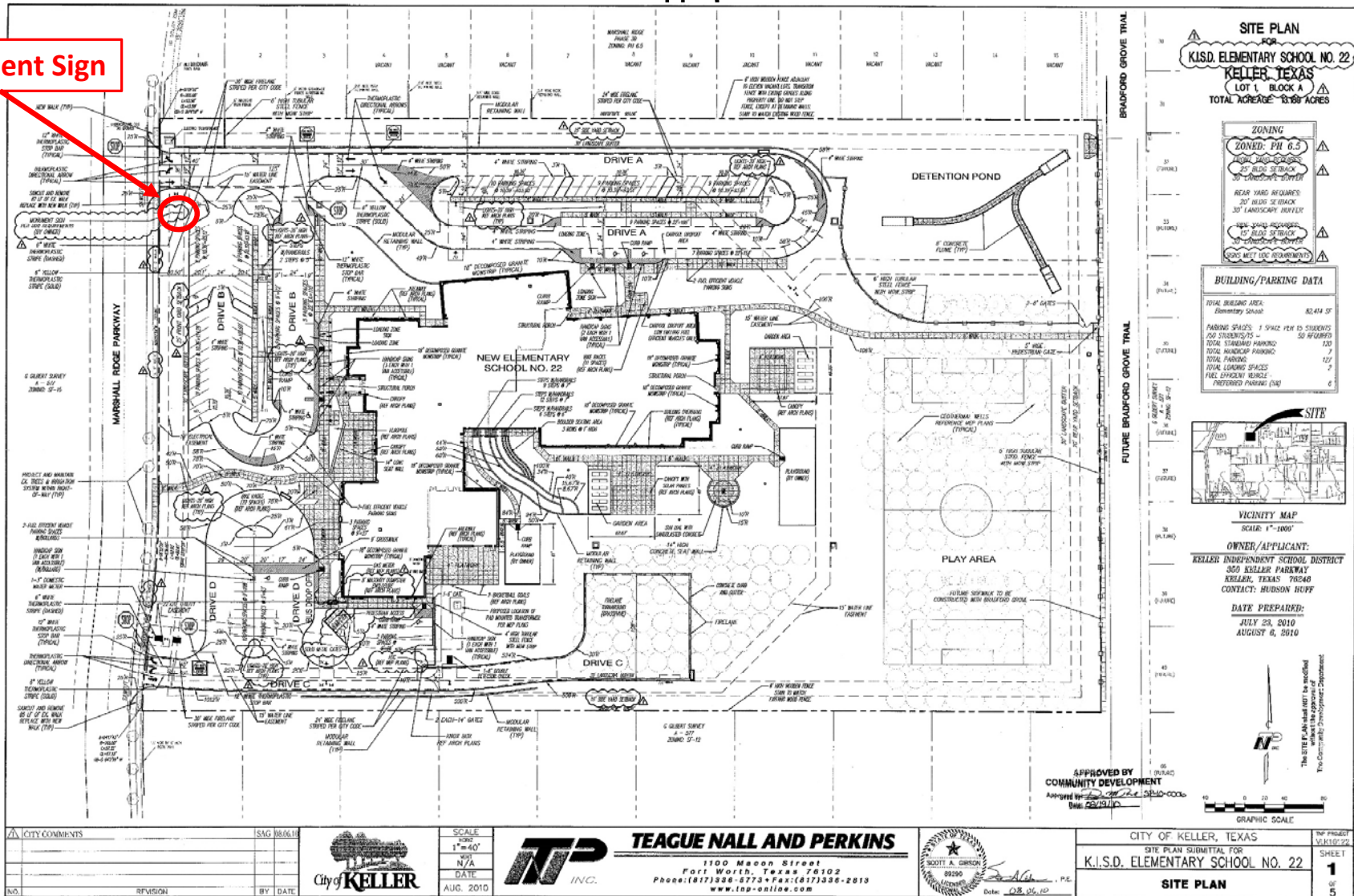


Item H-2 Aerial View



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Monument Sign



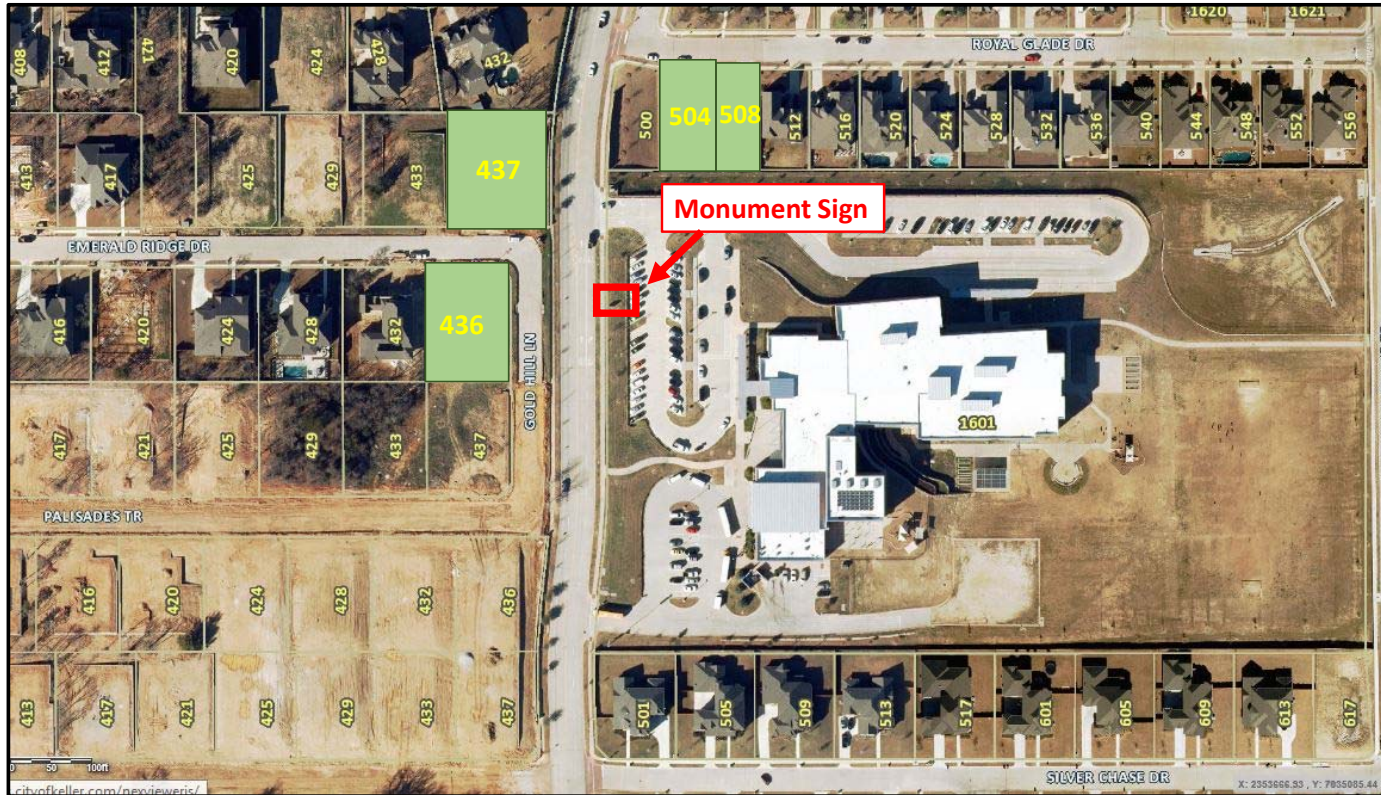
H-2



Variance Request:

1. To allow an electronic message board within one hundred and fifty-feet (150') of residential lots shall be allowed.

H-2



Item H-2 Analysis

Section 2.07(A.2) of the UDC, lists criteria for approval of a variance.

- a. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Code would deprive the applicant of the reasonable use of his land.
- b. That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other properties in the area.
- c. That the granting of the variance will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this Code.
- d. That the granting of the variance will not constitute a violation of any other valid ordinance of the City of Keller.
- e. That strict compliance with the regulations, and/or that the purpose of the regulations will be served to a greater extent by the alternative proposal.

Item H-2 Board Opinion

On November 12, 2018, Planning and Zoning Commission made a recommendation to approve by a vote of 7-0.

Item H-2 Professional Analysis and Opinion

Staff's professional analysis and opinion is **supportive** of this UDC variance request. There has been discussion in the past concerning illuminated signs impacting residential properties. These concerns are mitigated by the Code limitations on hours and in addition two (2) out of the four (4) homes have signed in support of the project are within one hundred and fifty feet (150') of the illuminated sign.

Staff forwards this UDC Variance application for City Council consideration with the following condition:

1. To allow an electronic message board within one hundred and fifty-feet (150') of residential lots shall be allowed.

Item H-2 City Council Action

The City Council has the following options when considering a UDC variance request application:

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



Questions?
Katasha Smithers
817-743-4128

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