

RESOLUTION NO. 4091

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A VARIANCE TO THE CITY OF KELLER UNIFIED DEVELOPMENT CODE, ARTICLE 8, ZONING DISTRICTS, DEVELOPMENT STANDARDS, TREE PRESERVATION, SECTION 8.09 - ATTACHED WALL SIGNS, FOR ONE (1) ADDITIONAL ATTACHED WALL SIGN FOR CAFÉ SICILIA LOCATED ON THE NORTH ELEVATION, SITUATED ON 1.876-ACRES OF LAND ON THE WEST SIDE OF BEAR CREEK PARKWAY, APPROXIMATELY 450 FEET SOUTHWEST OF BEAR CREEK PARKWAY AND DAVIS BOULEVARD INTERSECTION, BEING LOT 5, BLOCK A, HIDDEN LAKES CENTER, AT 8849 DAVIS BOULEVARD, SUITE 100, ZONED C (COMMERCIAL), IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Café Sicilia, applicant; Paul Moss, TAK Enterprises, owner, have applied for a variance to the Unified Development Code (UDC-19-0001), which has been reviewed by City Staff and recommended for approval by the Planning and Zoning Commission by a vote of 5-2; and

WHEREAS, the City 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 City of Keller Unified Development Code, Article 8, Zoning Districts, Development Standards, Tree Preservation, Section 8.09 - Attached Wall Signs, for one (1) additional attached wall sign for Café Sicilia located on the north elevation, situated on approximately 1.876-acres of land on the west side of Bear Creek Parkway, approximately 450 feet southwest of Bear Creek Parkway and Davis Boulevard intersection, being Lot 5, Block A, Hidden Lakes Center, at 8849 Davis Boulevard, Suite 100, zoned C (Commercial) is hereby approved, attached hereto as Exhibit "A", and incorporated herein as if fully set forth, with the following condition:

1. To allow one (1) additional sign located on the north side elevation, facing Bear Creek Parkway.

AND IT IS SO RESOLVED.

Passed by a vote of 5 to 1 on this the 5th day of February, 2019.

CITY OF KELLER, TEXAS

BY: _____
P.H. McGrail, Mayor

ATTEST:

Kelly Ballard, TRMC, City Secretary

Approved as to Form and Legality:

L. Stanton Lowry, City Attorney