

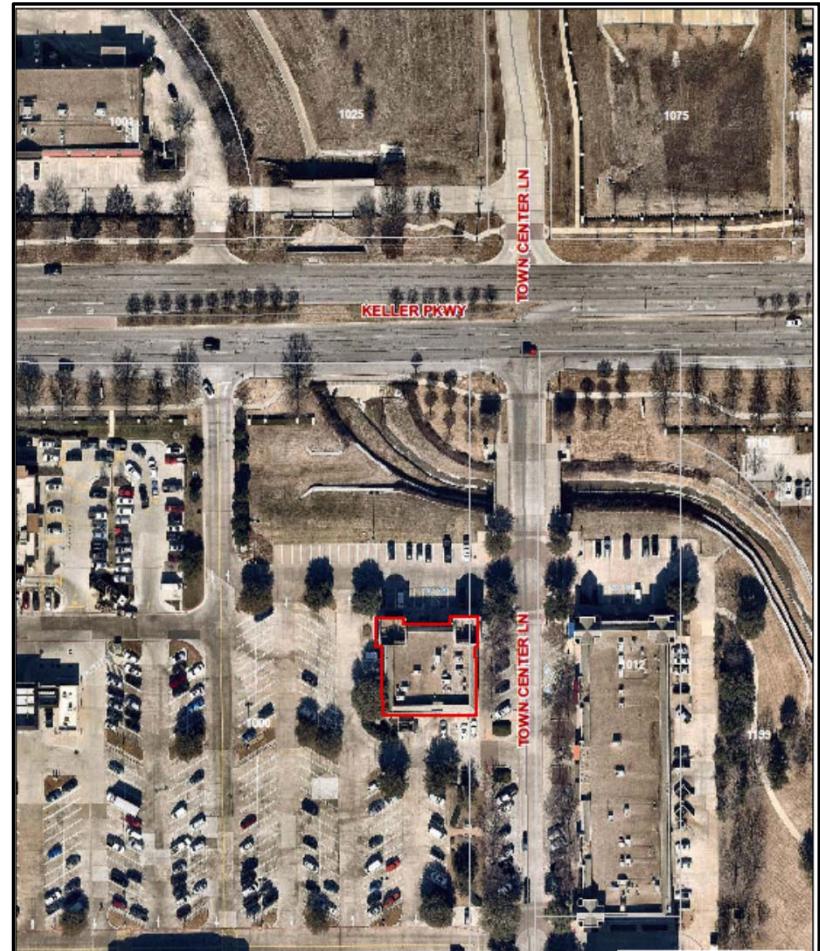
Item H-2

Consider a resolution 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 Summer Moon Coffee, located on approximately 13.58-acres of land on the east side of Rufe Snow Drive, approximately 530 feet southeast of Keller Parkway and Rufe Snow Drive intersection, being Lot 1R, Block A, Keller Town Center Addition, at 1000 Keller Parkway Suite 104, zoned TC (Town Center). Gregory Richardson, applicant; Regency Centers LP, owner. (UDC-18-0006)

Item H-2
Zoning Map



Item H-2
Aerial View



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Special Exception:

1. A special exception is requested to allow one (1) additional sign located on the west side elevation, facing Rufe Snow Drive to be considered.

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Item H-2 Analysis

UDC Section 8.09 (B.4.a) states that no special exception shall be granted unless the Planning and Zoning Commission and City Council finds:

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-2 Professional Opinion

Staff supports this Special Exception request. The requested sign advertises a unique product offered by the applicant (Wood Fired Coffee). The proposed sign is aesthetically fitting with the building and overall development in TC (Town Center).

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 west side elevation, facing Rufe Snow Drive to be considered.

Item H-2 Planning and Zoning Action

The Planning and Zoning Commission considered this specific use permit application on March 26, 2018 and recommended denial as submitted by a vote of 4-3.



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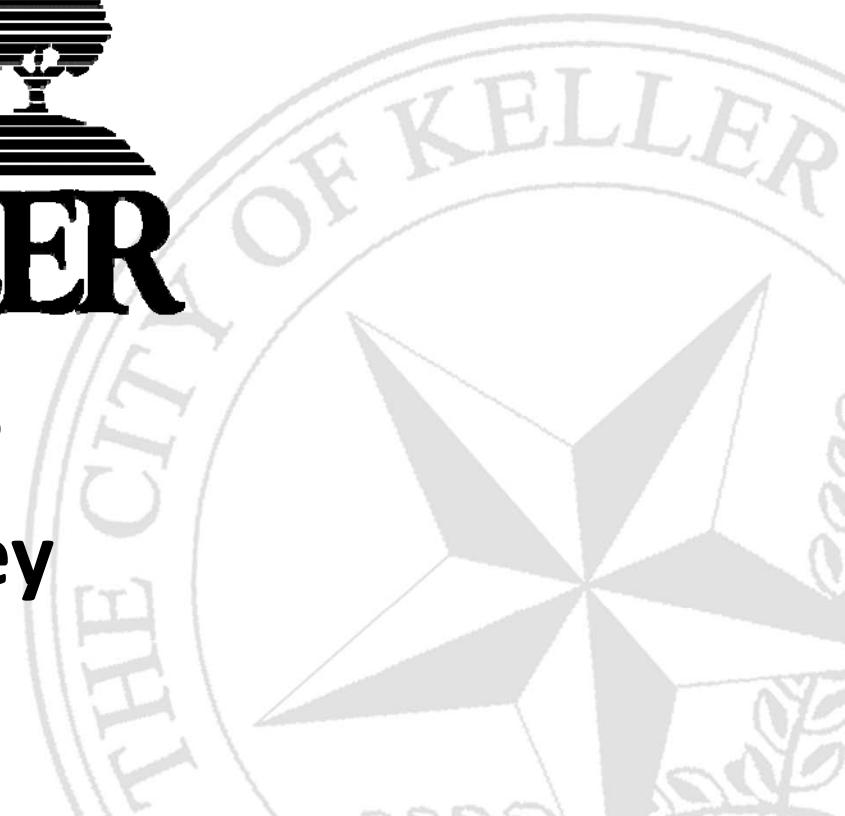
Item H-2 City Council Action

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

- 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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