

Item H-2

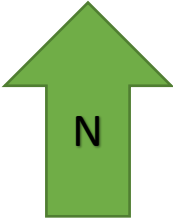
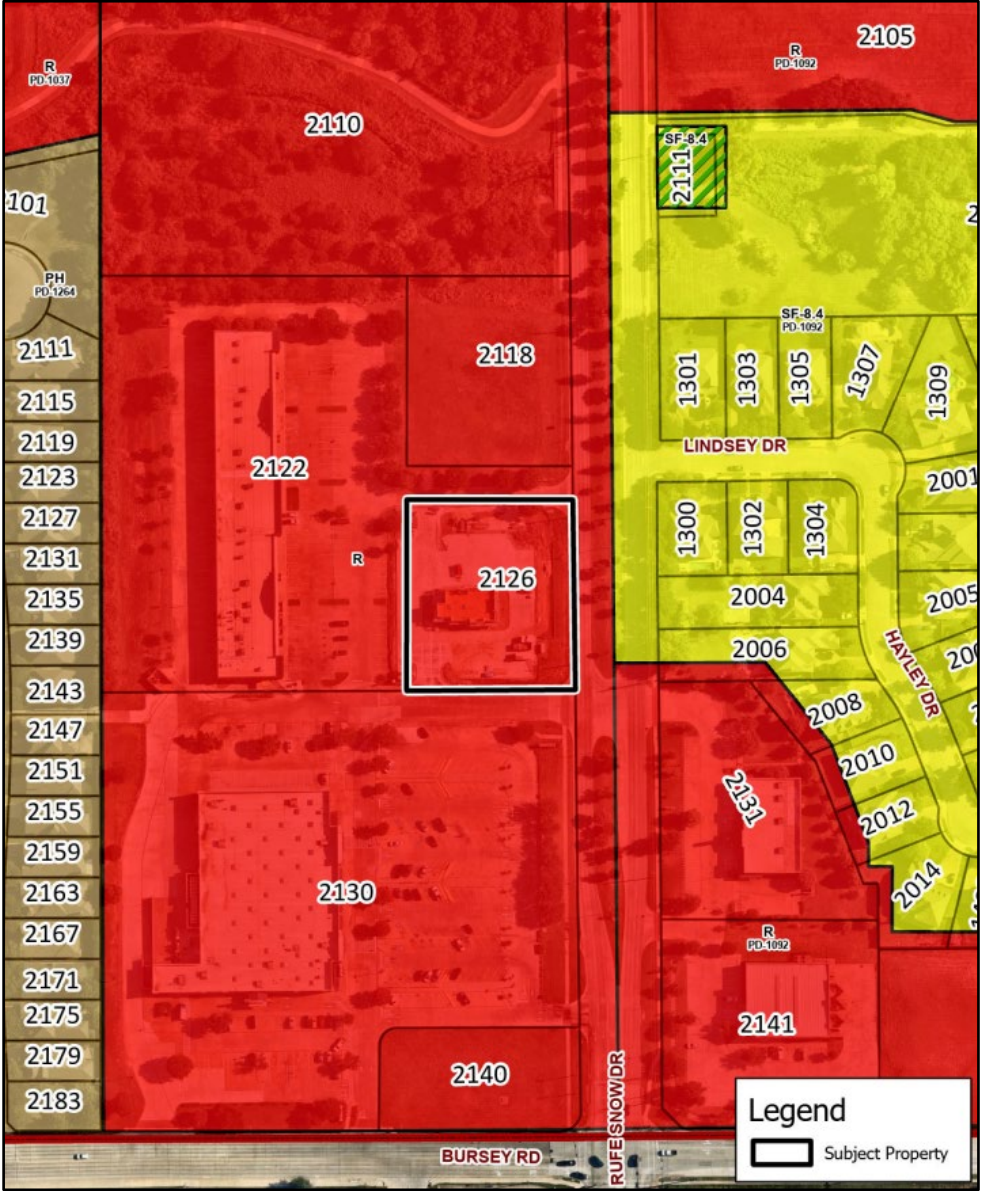
Consider a request for a special exception to the City of Keller Unified Development Code, Article 9, Development Standards, Section 9.05 - Sign Regulations for two attached wall signs for HTeaO, located approximately 1,500 feet south of the intersection of North Tarrant Parkway and Rufe Snow Drive, legally described as Block A, Lot 2 of the Keller Commons subdivision, zoned Retail (R), and addressed as 2126 Rufe Snow Drive. Cathy Song, Applicant. Retail Opportunity Keller LLC, Owner. (UDC-2508-0011)

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Aerial Map



Zoning Map



Zoned:
Retail (R)

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Background:

HTeaO is a chain of beverage establishments specializing in iced tea. A new HTeaO location is currently under development at 2126 Rufe Snow Dr.

Three attached sign permits have been issued by staff for this location on the northern, eastern and southern elevations.

Section 9.05 (D.6) Table 2 of the Unified Development Code (UDC) states that one attached sign per building elevation or lease space elevation visible from a public street or with a public entrance is permitted. The Applicant is now requesting a special exception to allow for an additional attached sign on the southern elevation.

Section 9.05 (D.4.c) of the UDC states that all permanent signs shall be constructed of quality materials, including aluminum, masonry stone, brick, stucco, molded plastics and acrylic. The Applicant is requesting a special exception to allow for the sign to be composed of materials that are not listed in this section.

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Sign Size and Materials:

The Applicant proposes an additional attached sign on the southern elevation of the building. The sign will be composed of aluminum with a vinyl print graphic. The proposed sign is 52 square feet in total size, which meets UDC size guidelines for a single, attached sign.



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Citizen Input:

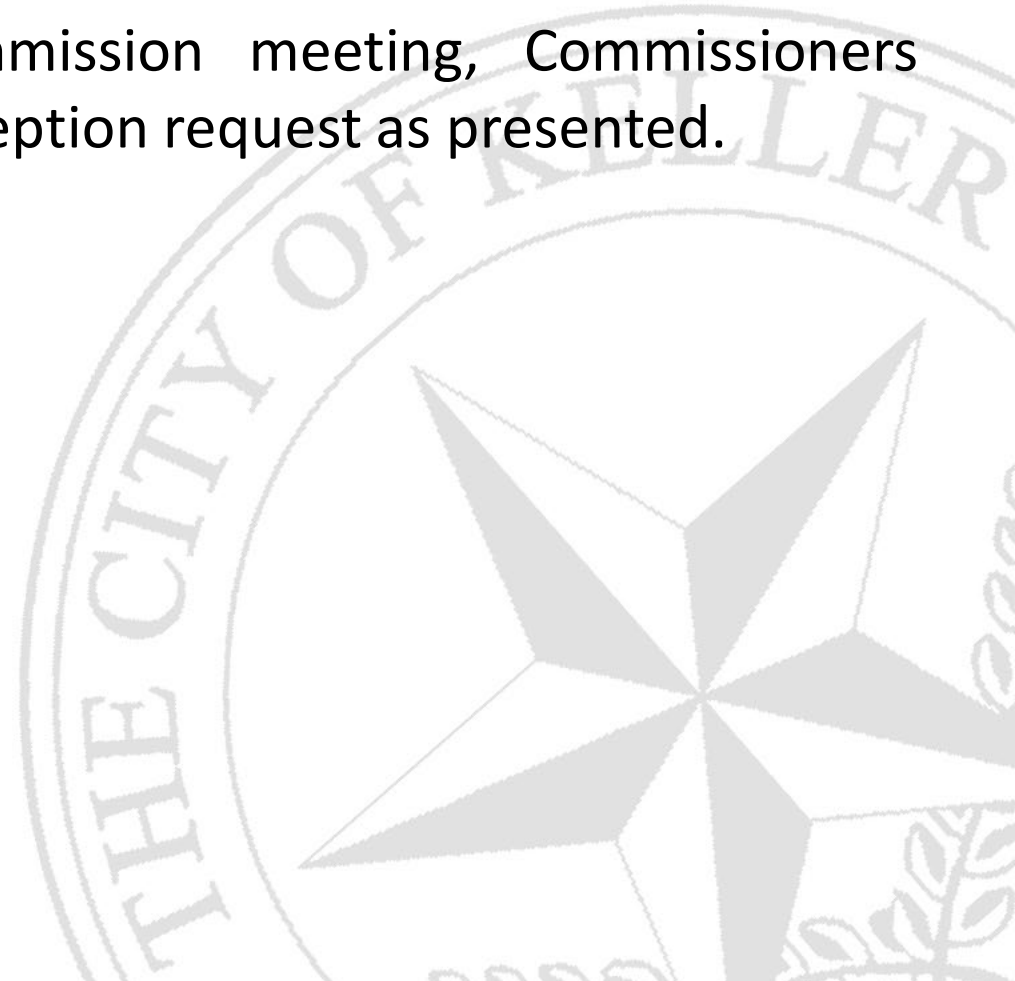
A UDC special exception does not require a public hearing, so no public hearing notifications were sent out to the surrounding property owners for this request.

The public had an opportunity to speak on this agenda item at the “Persons to Be Heard.”

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Planning and Zoning Commission Recommendation:

At the Aug. 26, 2025, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the special exception request as presented.



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Section 9.05(B)(4)(a) of the Unified Development Code (UDC) lists criteria for approval of a special exception to the sign code:

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.

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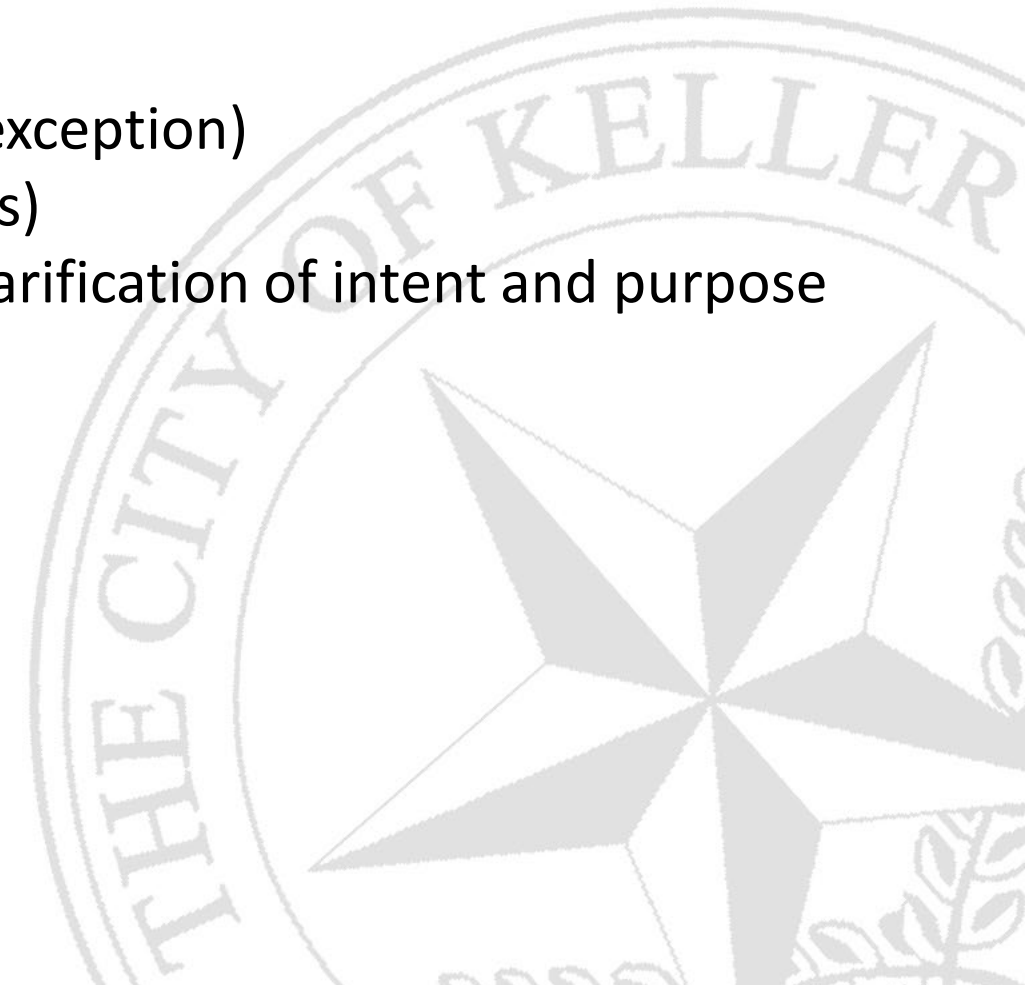
Special Exceptions Requested:

1. The Applicant is requesting a special exception to UDC Section 9.05 (D.6) Table 2 - Attached Signs Wall Signs to allow for two attached signs on the southern elevation of the building.
2. The Applicant is requesting a special exception to UDC Section 9.05 (D.4.c) to allow for the use of sign materials that are not included in the list of approved materials specified by the UDC.

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The City Council has the following options when considering a UDC special exception request:

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





Questions?
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