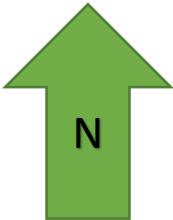


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Consider a resolution approving a special exception to the City of Keller Unified Development Code, Article 9, Development Standards, Section 9.05 - Sign Regulations for two attached wall signs for DeVivo Bros. Eatery, a restaurant in an existing 4,966 square-foot lease space, within a 33,955 square-foot multi-tenant building, located approximately 970 feet southwest from the intersection of Bear Creek Parkway and South Main Street, legally described as Lot 5, Block A of the Bear Creek Plaza Addition, zoned Commercial (C), and addressed as 750 S. Main Street, Suite 165. Bob Williams, Applicant. Bear Creek Plaza LTD, Owner. (UDC-2409-0003)

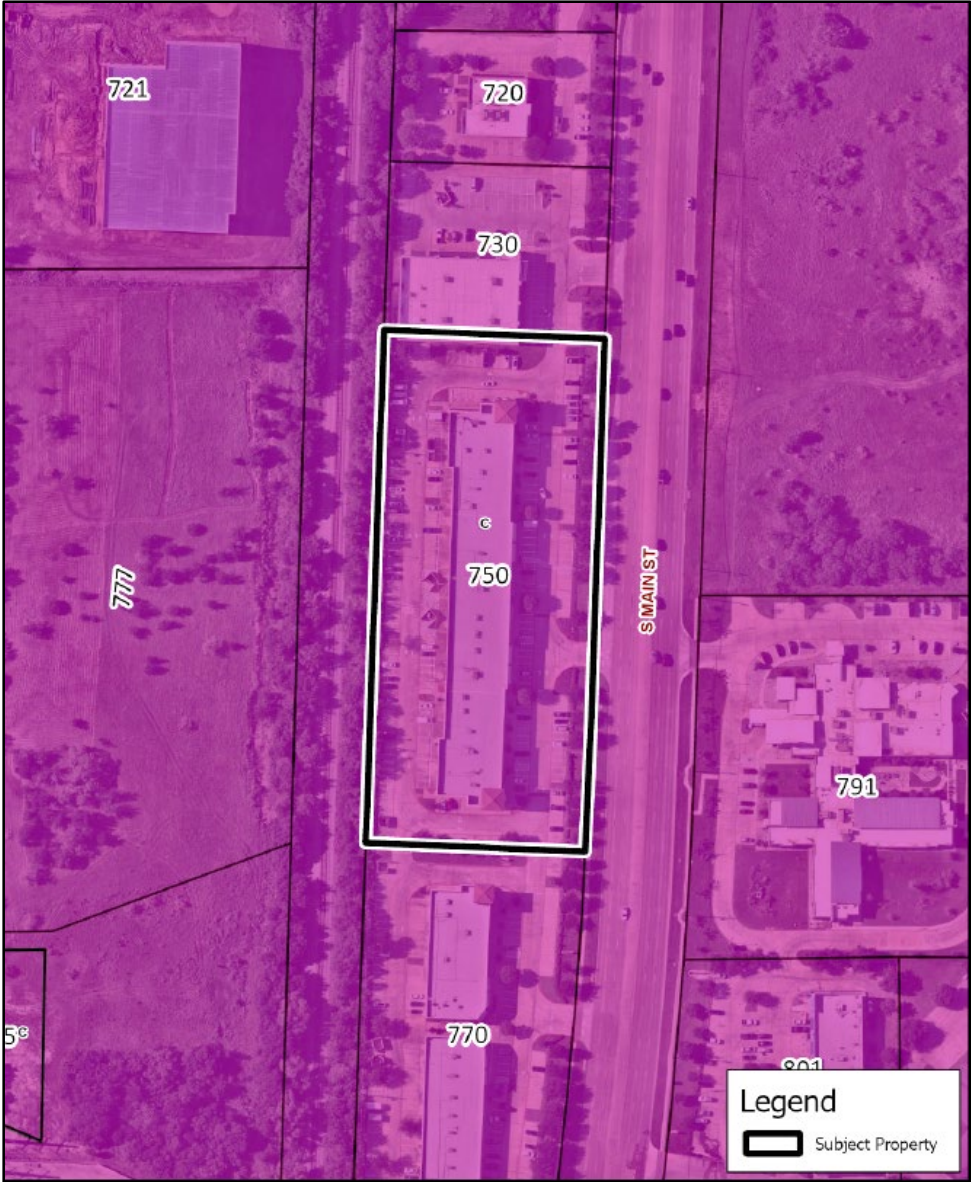
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Aerial Map



Zoned:
Commercial (C)

Zoning Map

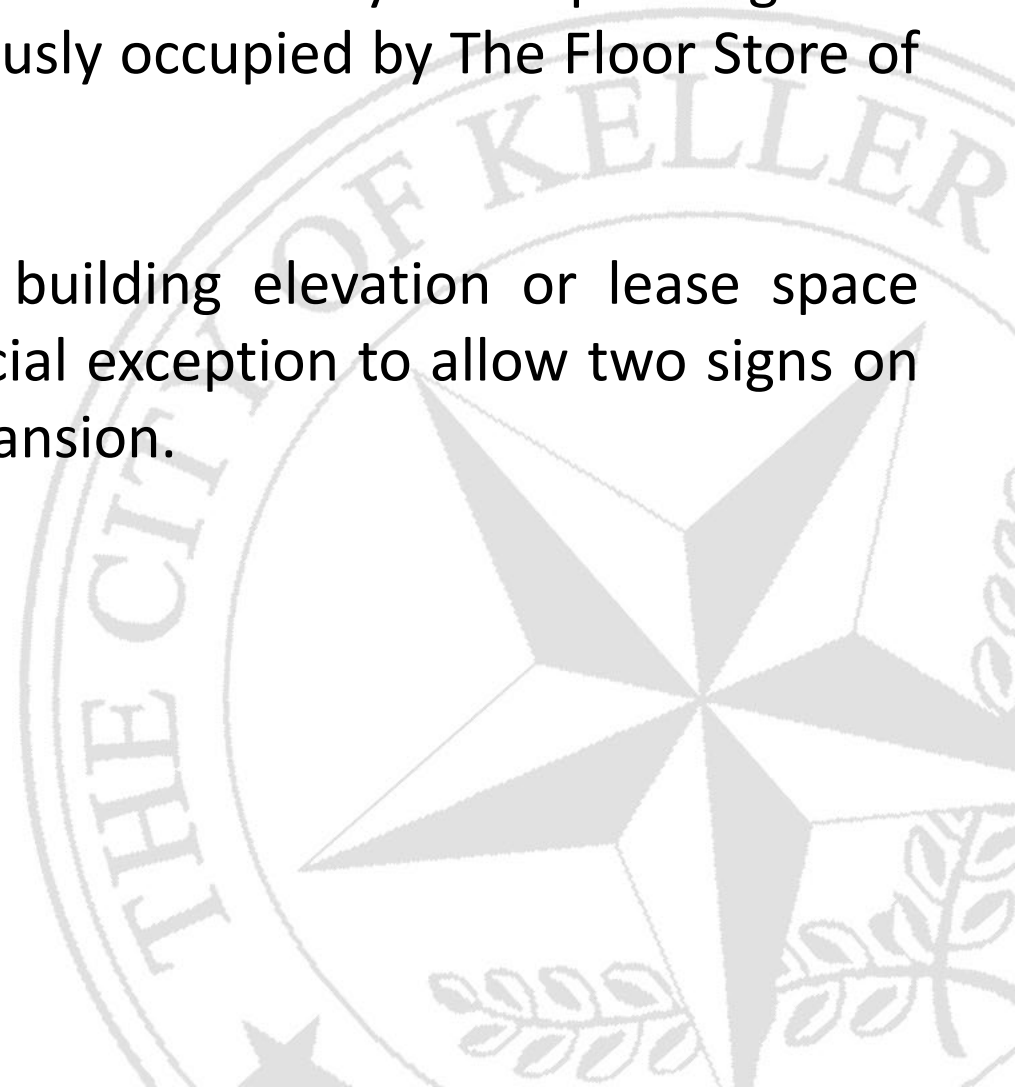


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Background:

DeVivo Bros. Eatery has been operating at this location since 2013. They are expanding their restaurant into the adjacent suite #160, which was previously occupied by The Floor Store of Keller.

The UDC sign code states that one attached sign per building elevation or lease space elevation is permitted. The Applicant is requesting a special exception to allow two signs on the eastern elevation of the lease space to reflect the expansion.



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Sign Size and Materials:

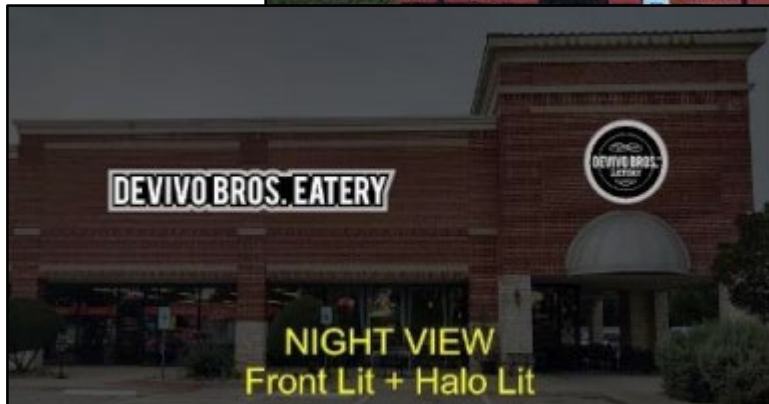
The Applicant proposes two signs on the eastern façade:

1. A 100-square-foot (42 inch by 344 inch) illuminated channel letter sign located above the expanded lease space; and
2. A 62.7-square-foot (95-inch diameter) circle logo sign located above the entrance of the restaurant

Both signs are faced in black and white and are front and halo illuminated. Both signs would meet the UDC requirements for an attached wall sign if submitted independently.



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Citizen Input:

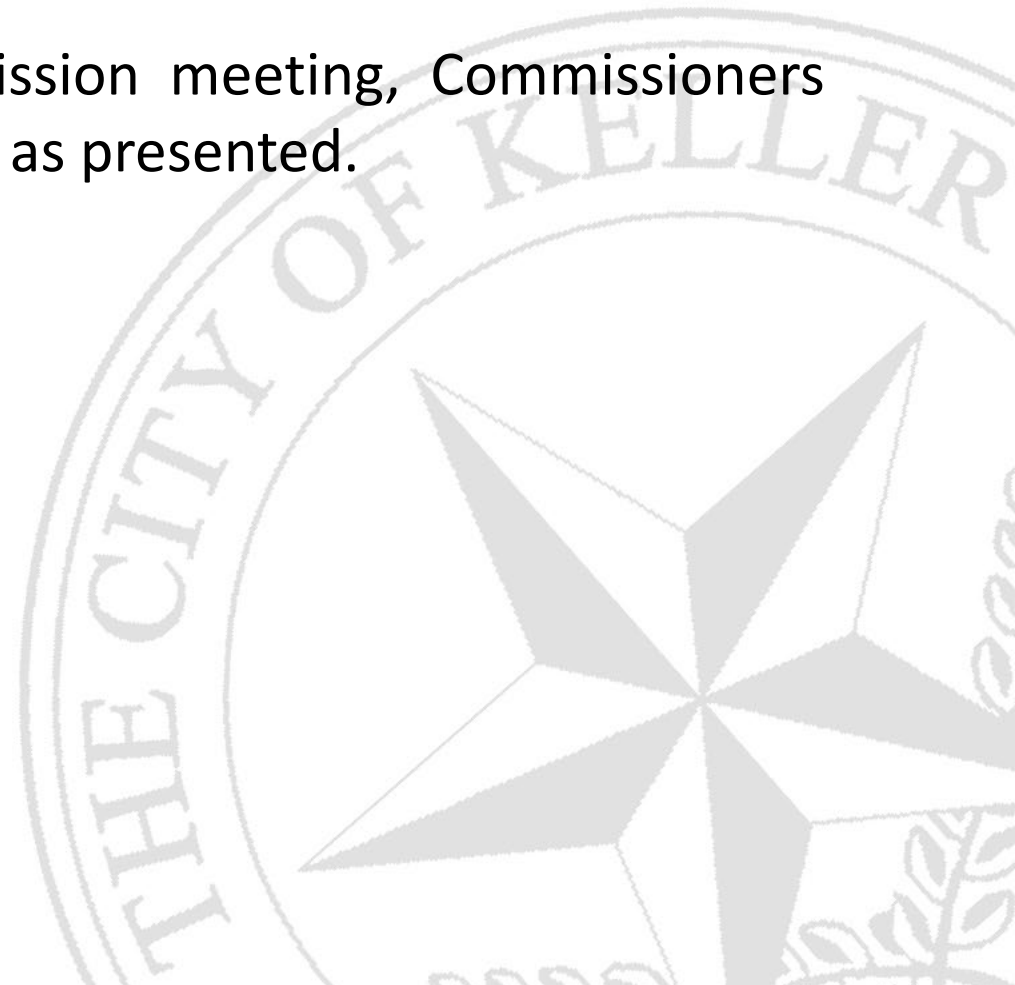
A UDC special exception does not require a public hearing, so no public hearing notifications were sent out to the surrounding property owners for this request.

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 Oct. 8, 2024, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the 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 Exception Requested:

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 eastern elevation of the lease space.

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?
Alexis Russell
817-743-4130