

Item H-4

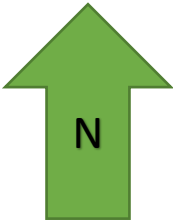
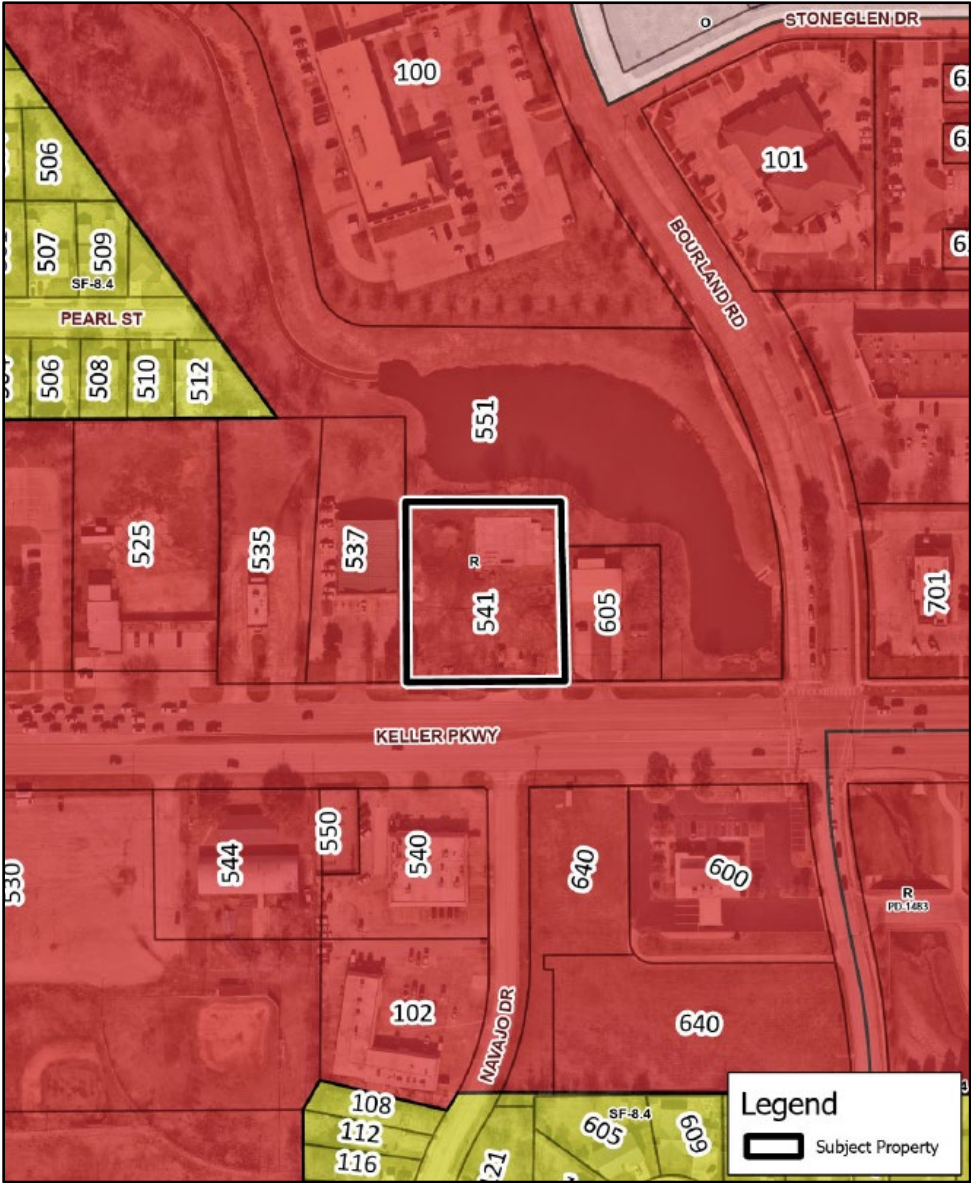
Consider a resolution approving a special exception to the City of Keller Unified Development Code, Article 9, Development Standards, Section 9.05 - Sign Regulations for two attached wall signs for Te'Jun, a 5,500 square-foot restaurant currently under construction, on 1.2 acres, approximately 282 feet northwest of the intersection of Keller Parkway and Bourland Road, legally described as Lot 1, Block A, of the TEJUN Addition, zoned Retail and addressed as 541 Keller Parkway. Texas Sign Services Inc, Applicant. Te'Jun, Owner. (UDC-2505-0009)

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Aerial Map



Zoning Map



Zoned:
Retail (R)

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Background:

- September 2023: City Council approved the zoning change and Specific Use Permit (SUP) request for the drive-thru for the restaurant. In the same meeting, City Council approved a Site Plan with variances for parking, landscaping/buffers, cross-access, screening and setbacks.
- February 2025: Site Plan Amendment was approved that reduced the square footage of the restaurant to 5,500 square feet and included parking spaces on a secondary, adjacent lot.
- November 2024: Construction of the restaurant began.

Now nearing completion, the restaurant submitted a sign permit request that proposes two signs on the south façade facing Keller Parkway.

The UDC sign code 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 requesting a special exception to allow two signs on the southern elevation of the restaurant.

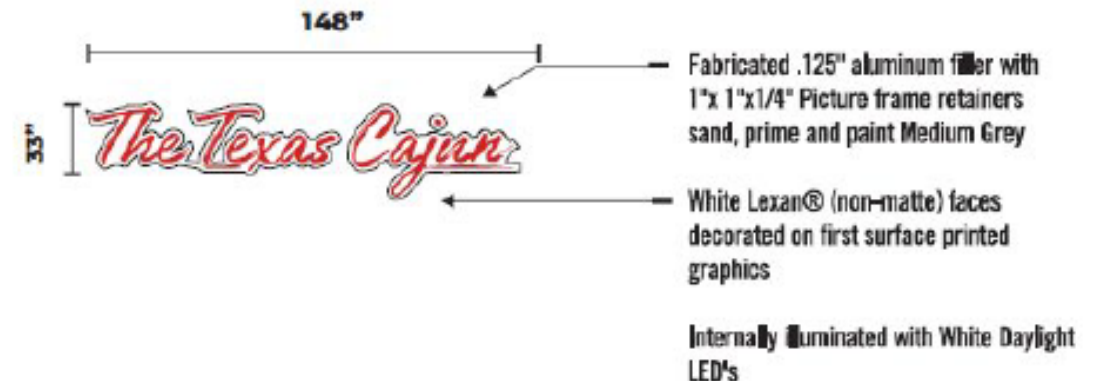
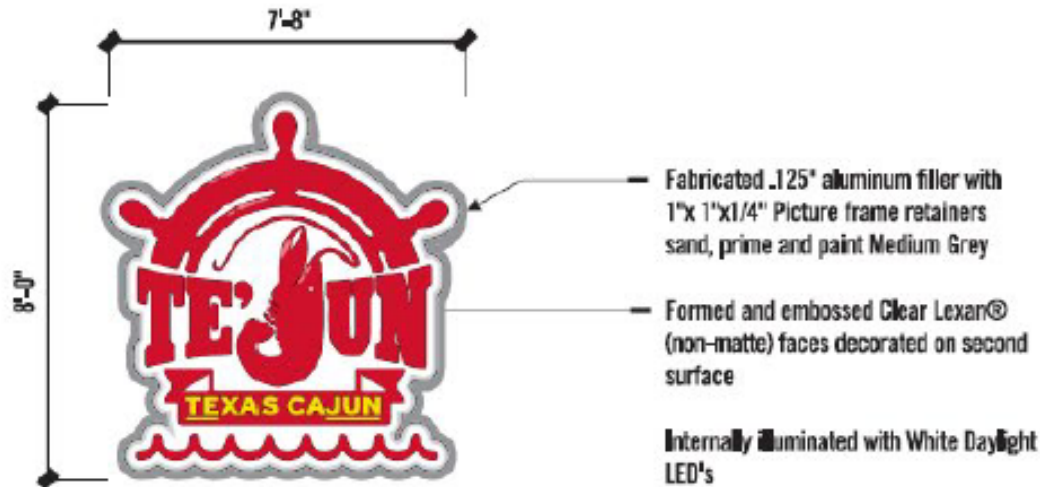
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Sign Size and Materials:

The Applicant proposes two signs on the southern façade:

1. A 100 square-foot (42 inch by 344 inch) rounded logo sign located above the restaurant entrance; and
2. A 34 square-foot (148 inch by 33 inch) rectangle dictating “The Texas Cajun” located on the west third of the façade.

Both signs are faced in red and white and are internally illuminated with white daylight LEDs. Both signs would meet the UDC requirements for an attached wall sign if submitted independently.



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Citizen Input:

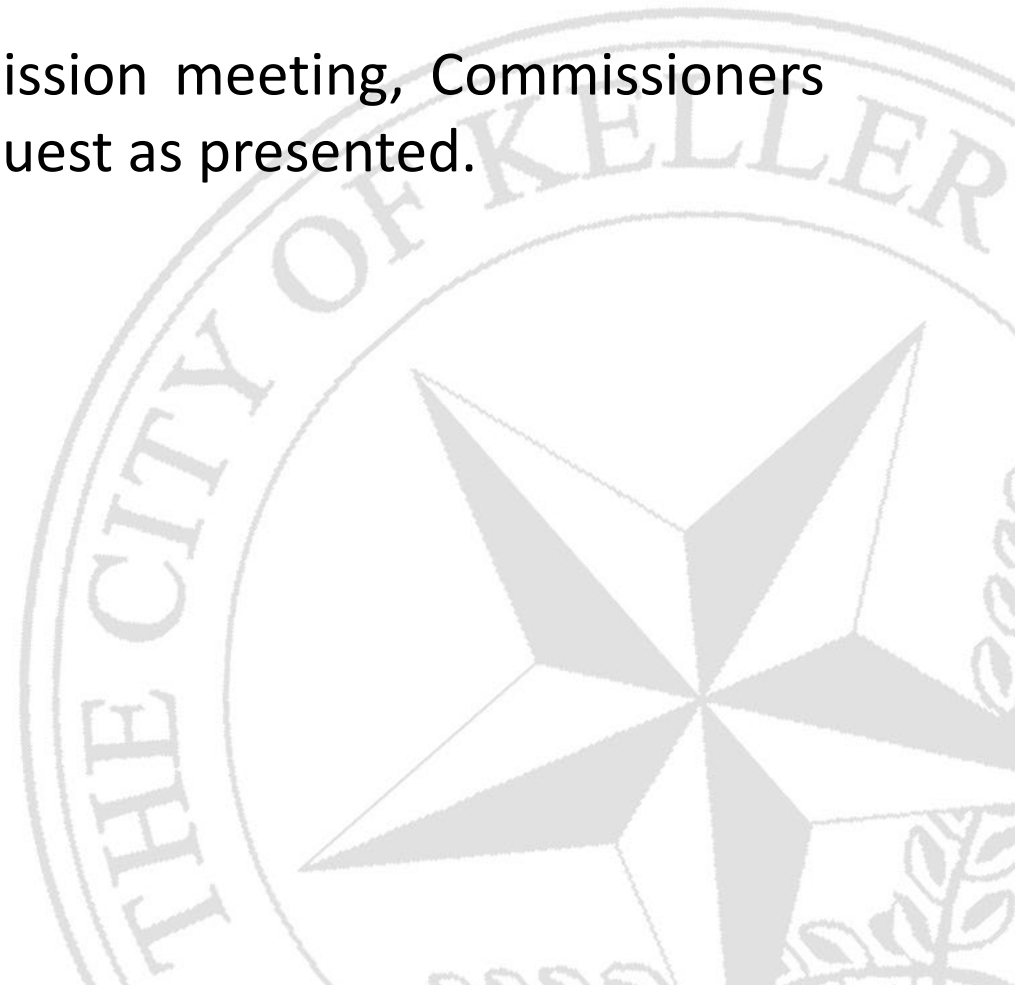
A UDC special exception does not require a public hearing, so no public hearing notifications were sent out to the surrounding property owners for this request.

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 June 24, 2025, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP 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 south elevation of the restaurant.

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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