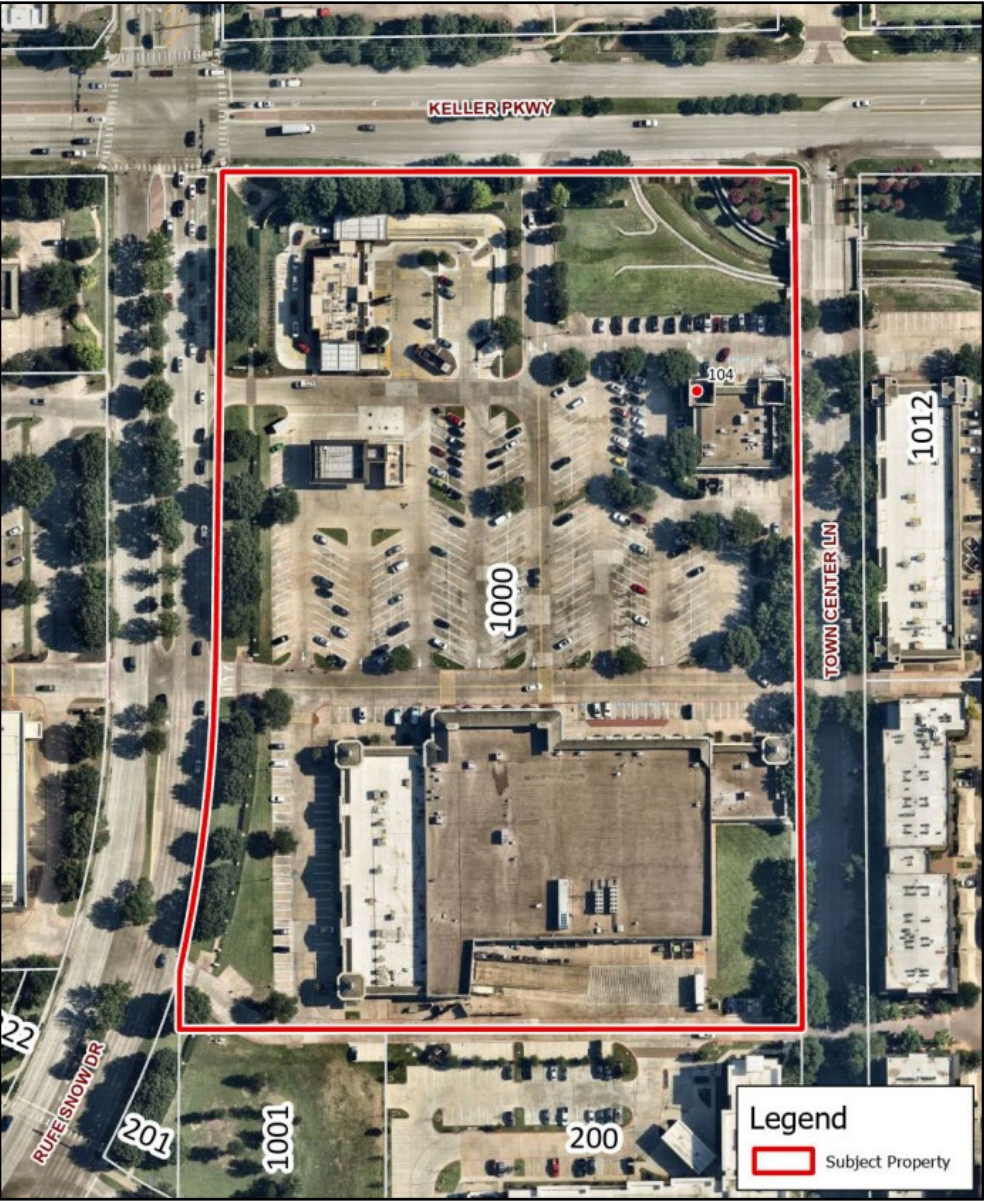


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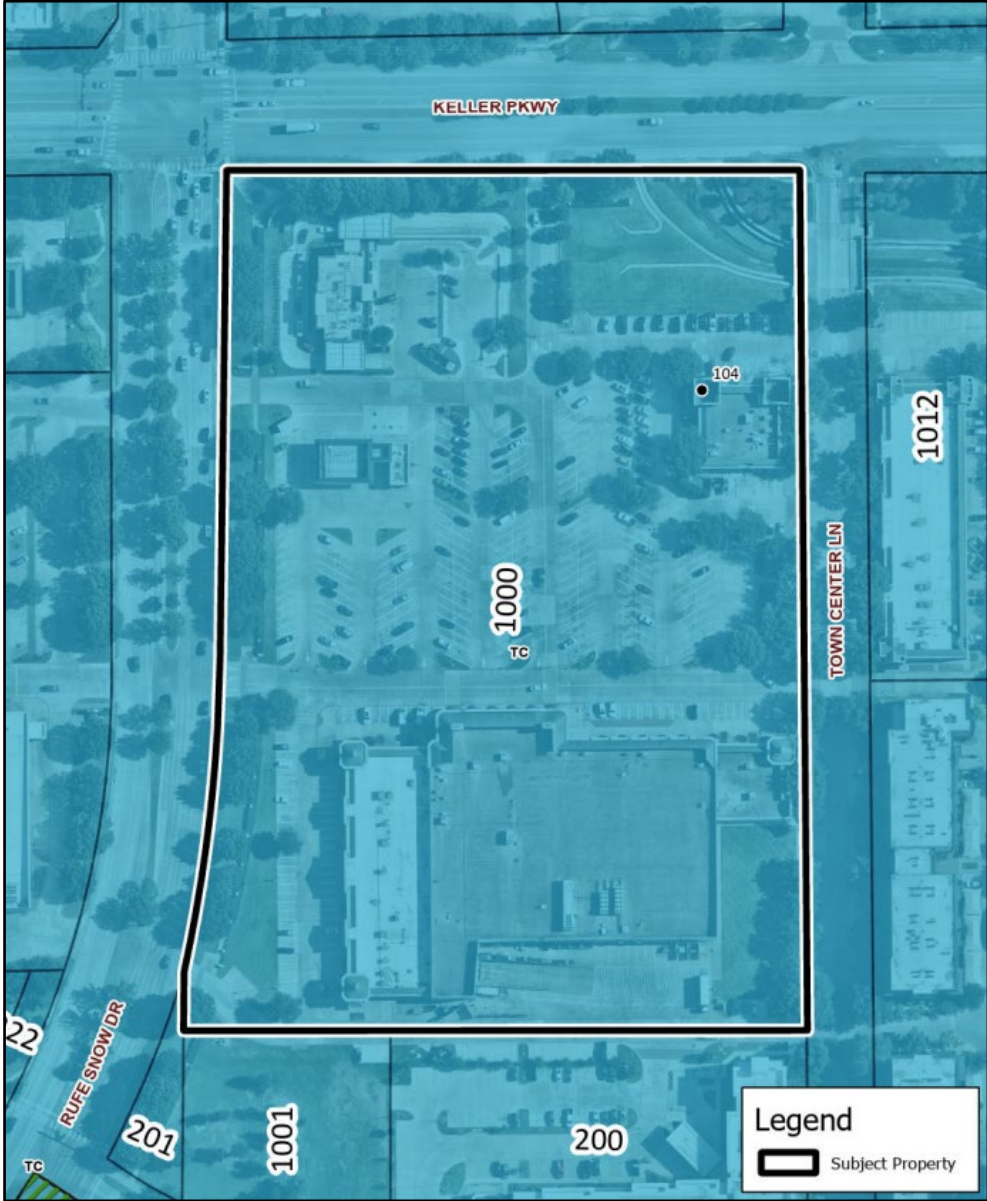
Consider a resolution approving a Site Plan Amendment for Summer Moon Coffee, located in an existing 7,733 square-foot building on the west side of Town Center Lane, on the property legally described as Lot 1R, Block A, Keller Town Center Addition, approximately 228 feet southeast of the Keller Parkway and Town Center Lane intersection, zoned Town Center (TC) and addressed as 1004 Keller Parkway, Suite 104. Ian Rehmet, Applicant. Regency Centers LP, Owner. (SITH-2506-0011)

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Aerial Map



Zoning Map



Zoned: Town  
Center (TC)



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### Background:

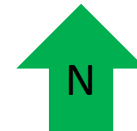
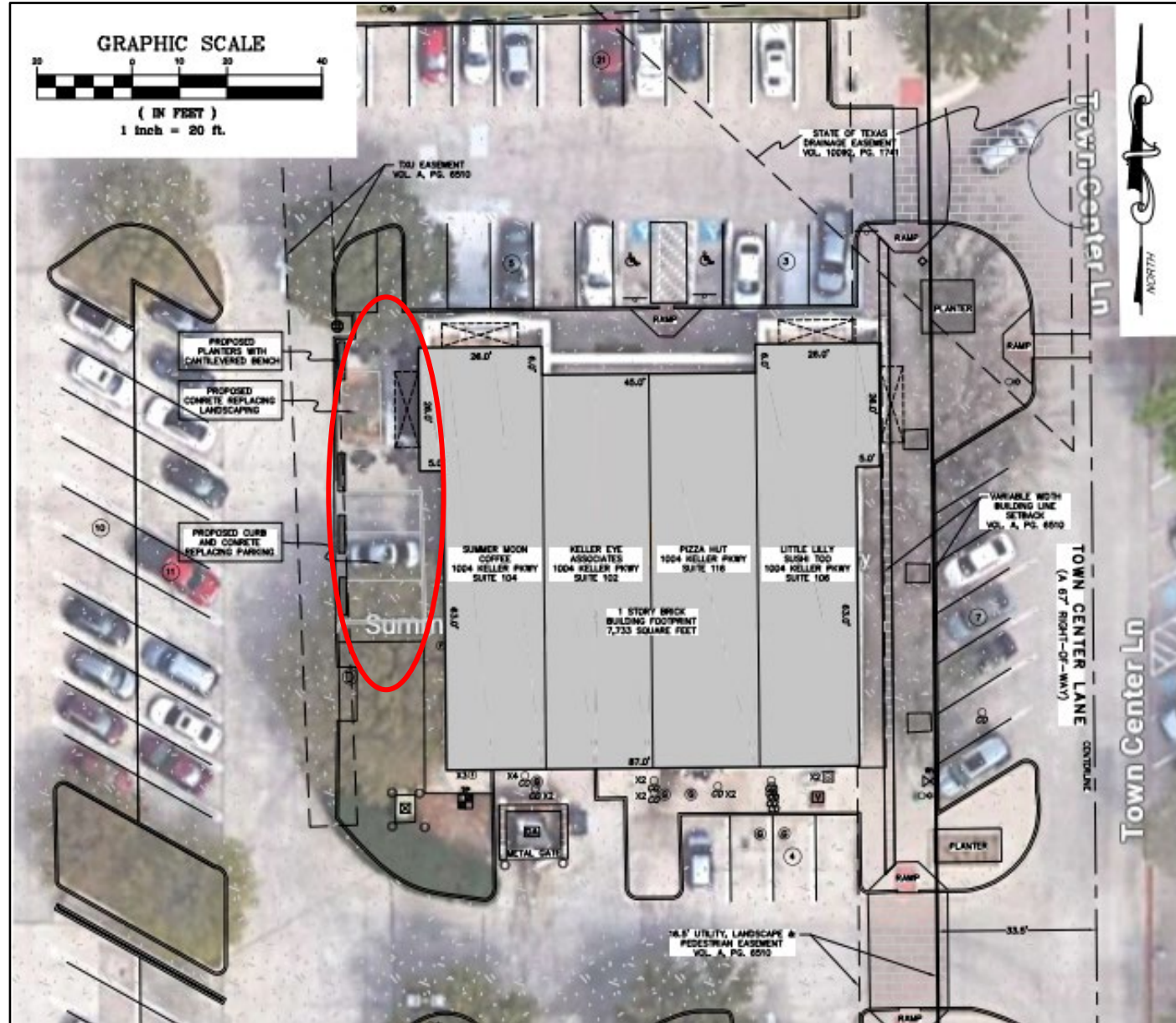
Summer Moon Coffee occupies the western-most lease space in Building B of the Keller Town Center, Tom Thumb Retail Center. The original site plan for the building was approved by the City Council in 1998. Summer Moon Coffee began operating in the space in January 2018.

The current request is to redesign and expand the existing patio on the west side of the building. Proposed renovations include the conversion of 3 parking spots to patio space with the addition of planter boxes, lights, and other amenities.



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## Site Plan Layout:



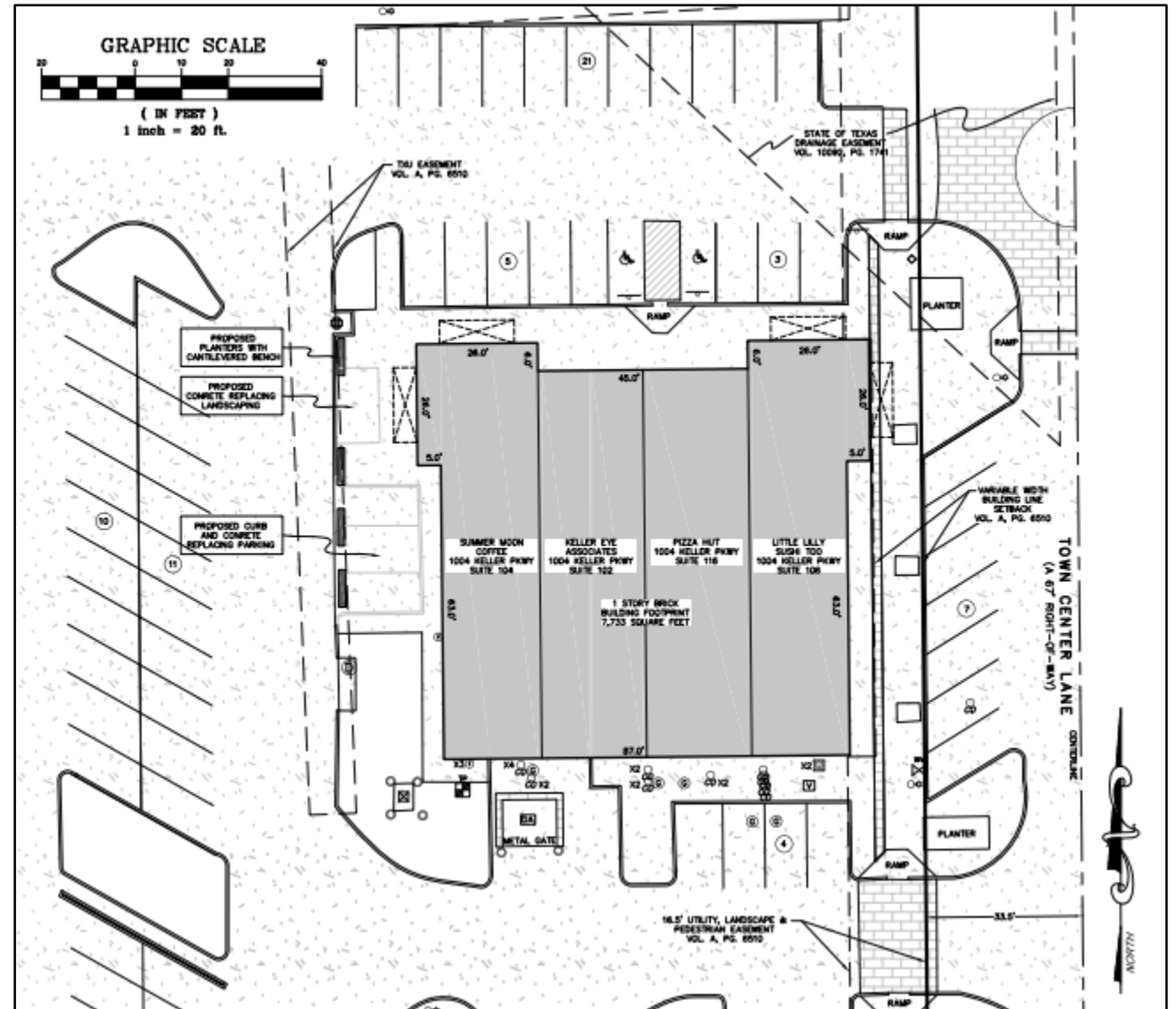
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### Parking:

The required parking for a café use is 1 space per 150 square feet of gross floor area.

If calculated at that use for the entire 7,733-square-foot building, 52 regular and 3 handicap parking spots would be required.

As part of the Site Plan Amendment, three existing parking spots will be converted to patio space. According to the proposed Site Plan, at least 56 spaces are provided adjacent to the building.

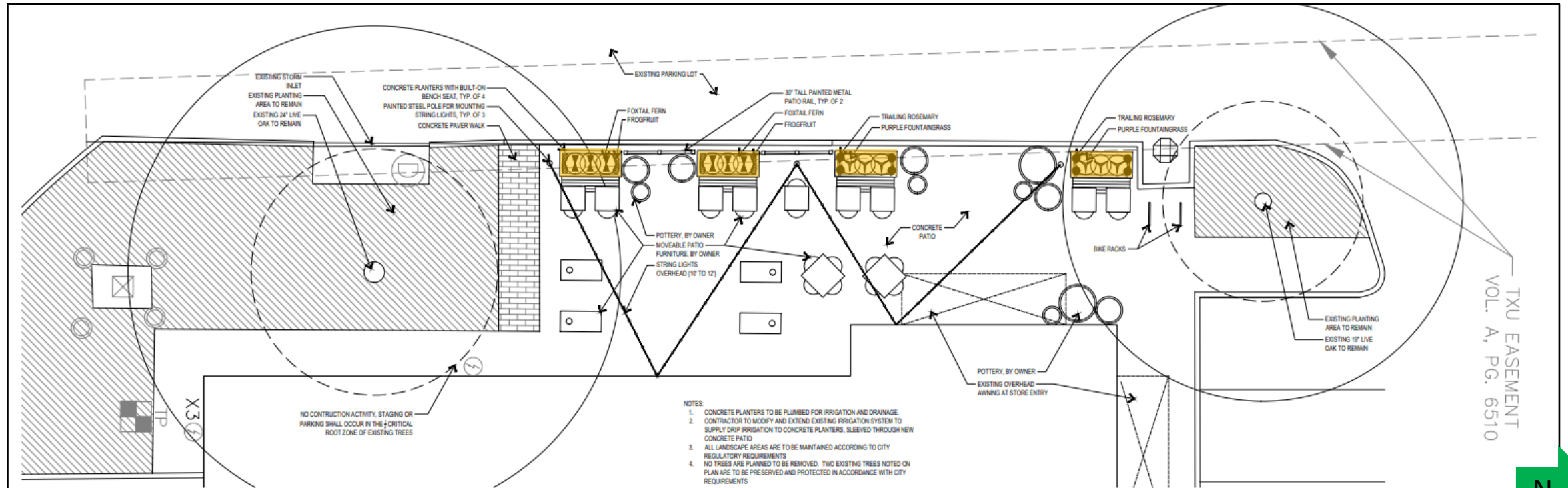




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## Landscaping:

Per UDC Section 8.17 (4)(g)(8), potted plantings may be considered around patio dining areas in lieu of foundation plantings adjacent to the patio area. Concrete planter boxes will be provided to meet the required landscaping. The existing planting areas to the north and south of the proposed patio will remain, along with the two existing live oaks.



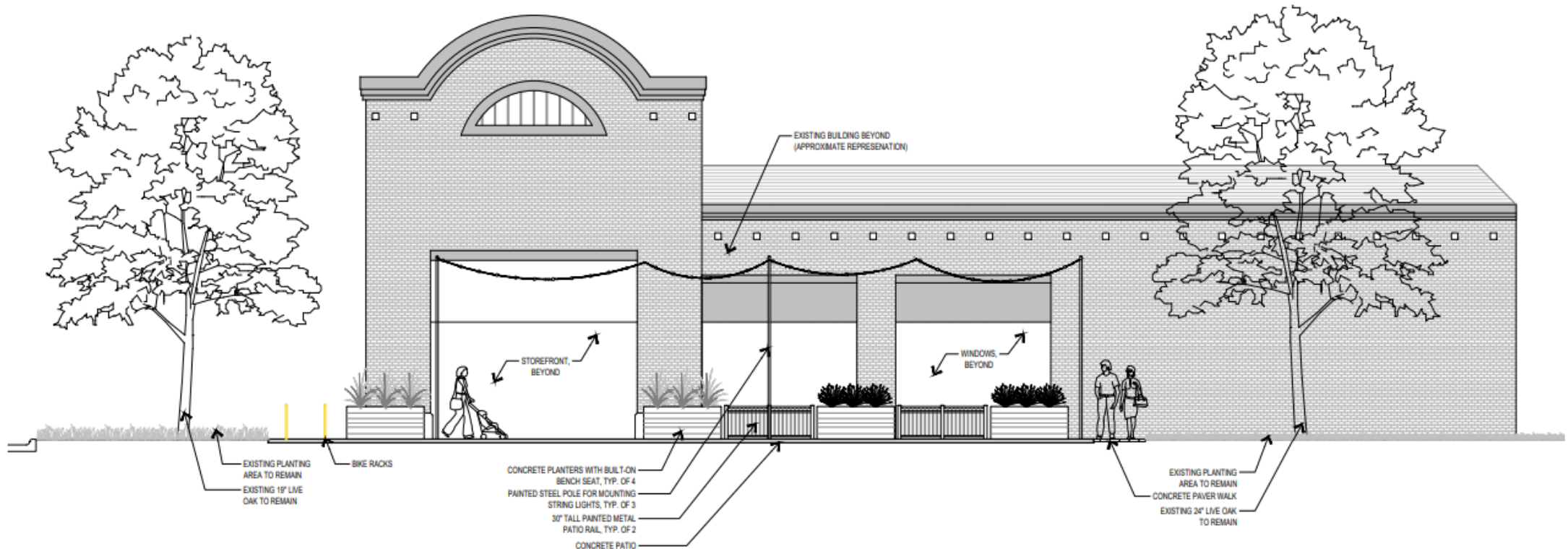
## Item H-2

### Fencing:

Per the UDC, the perimeter of the patio area must be delineated by a fence or other vertical barrier. The proposed Site Plan shows 30-inch-tall painted metal patio rails between the proposed planter boxes.

### Lighting:

The Applicant proposes overhead string lights to be strung 10-12 feet above the proposed patio. According to the Site Plan, the lights will be mounted on painted steel poles and will not be attached to the adjacent trees.



## Item H-2

### **Citizen Input:**

A Site Plan application does not require a public hearing, so no public hearing notifications were sent out to the surrounding property owners for this request.

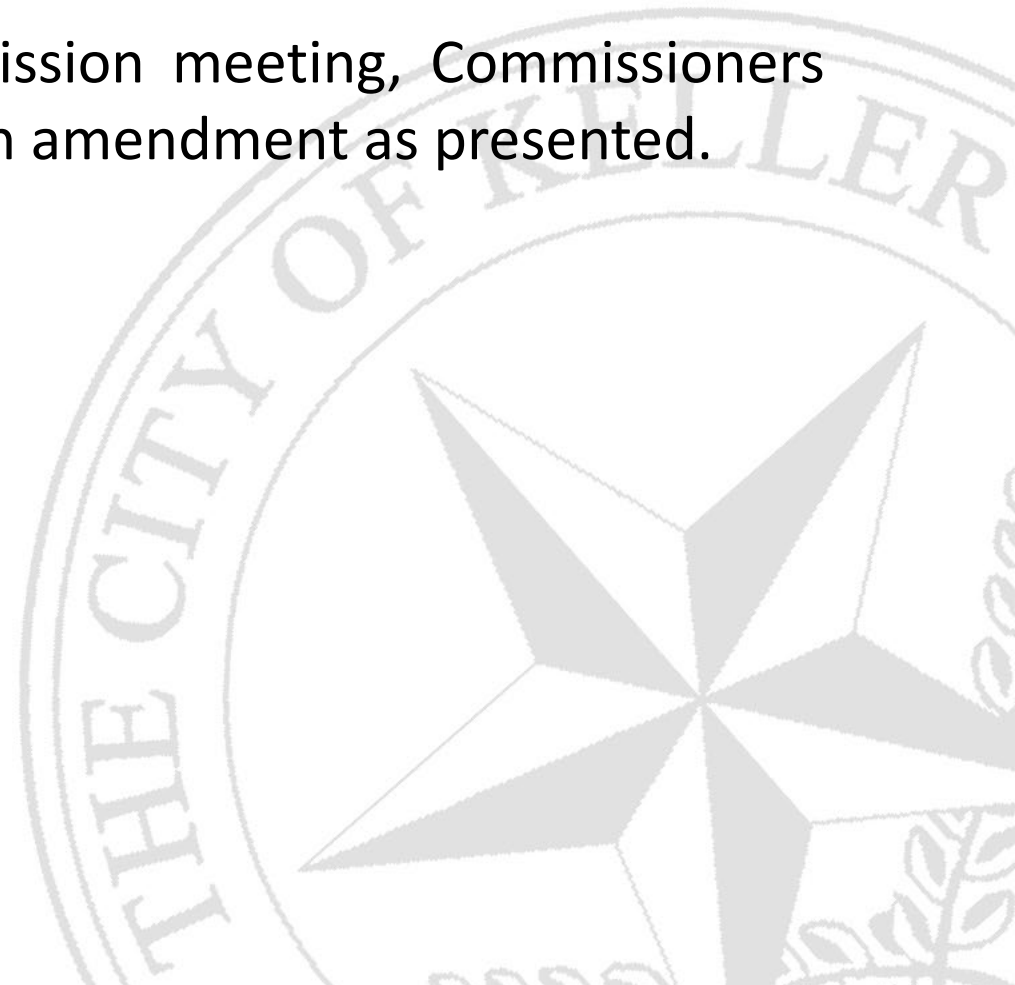
The public had an opportunity to speak on this agenda item at the “Persons To Be Heard.”



## Item H-2

### **Planning and Zoning Commission Recommendation:**

At the July 22, 2025, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the site plan amendment as presented.



## Item H-2

The City Council has the following options when considering a Site Plan Amendment:

- Approve as submitted
- Approve with modifications 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**