

## Item E-6

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 movement control signs for Kroger grocery store, located on 6.6 acres located on the east side of Rufe Snow Drive, approximately 440 feet southeast from the intersection of North Tarrant Parkway and Rufe Snow Drive, legally described as Lot 2R1, Block A of Keller Place Addition, zoned Retail (R) and addressed 2061 Rufe Snow Drive. Whitestone Keller Place, LLC, Owner; Kroger Texas - Richard Binkley, Applicant. (UDC-23-0005)

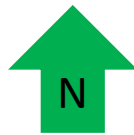
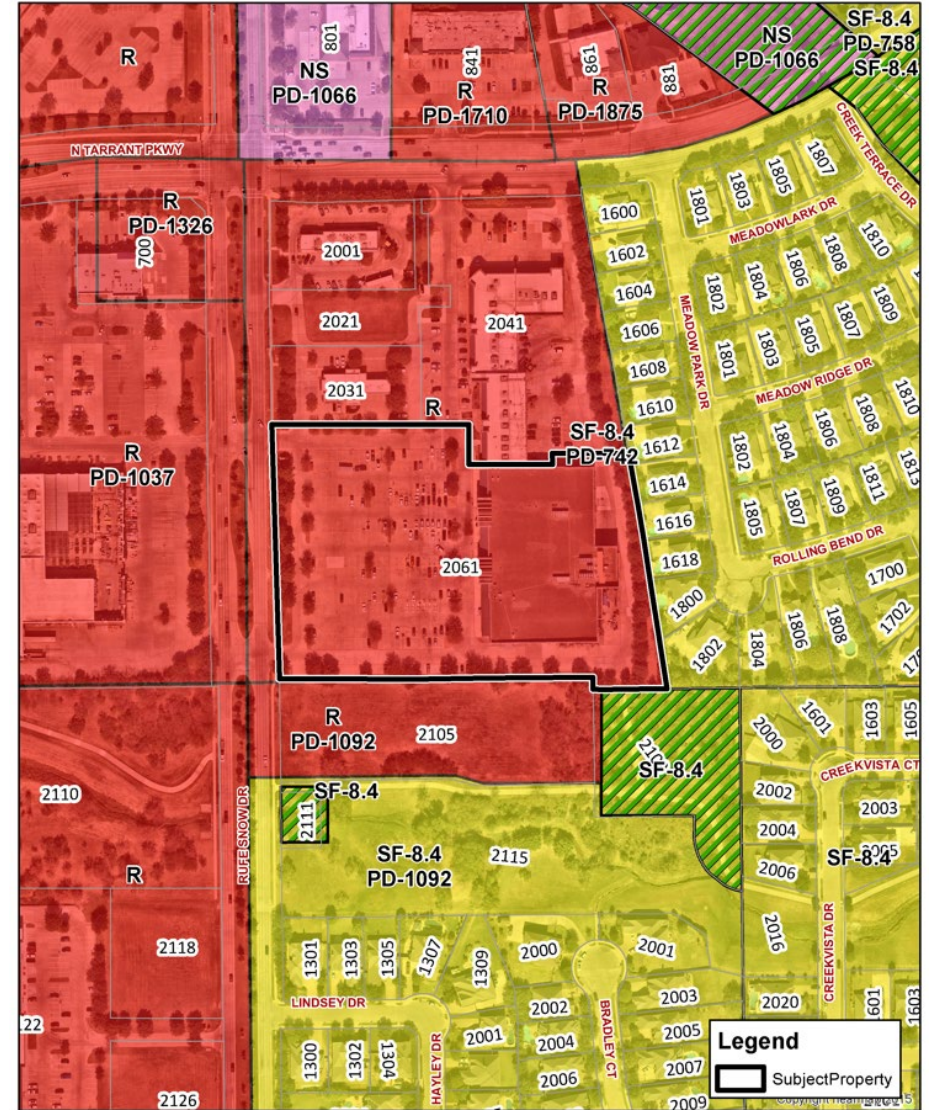


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## Aerial Map



## Zoning Map



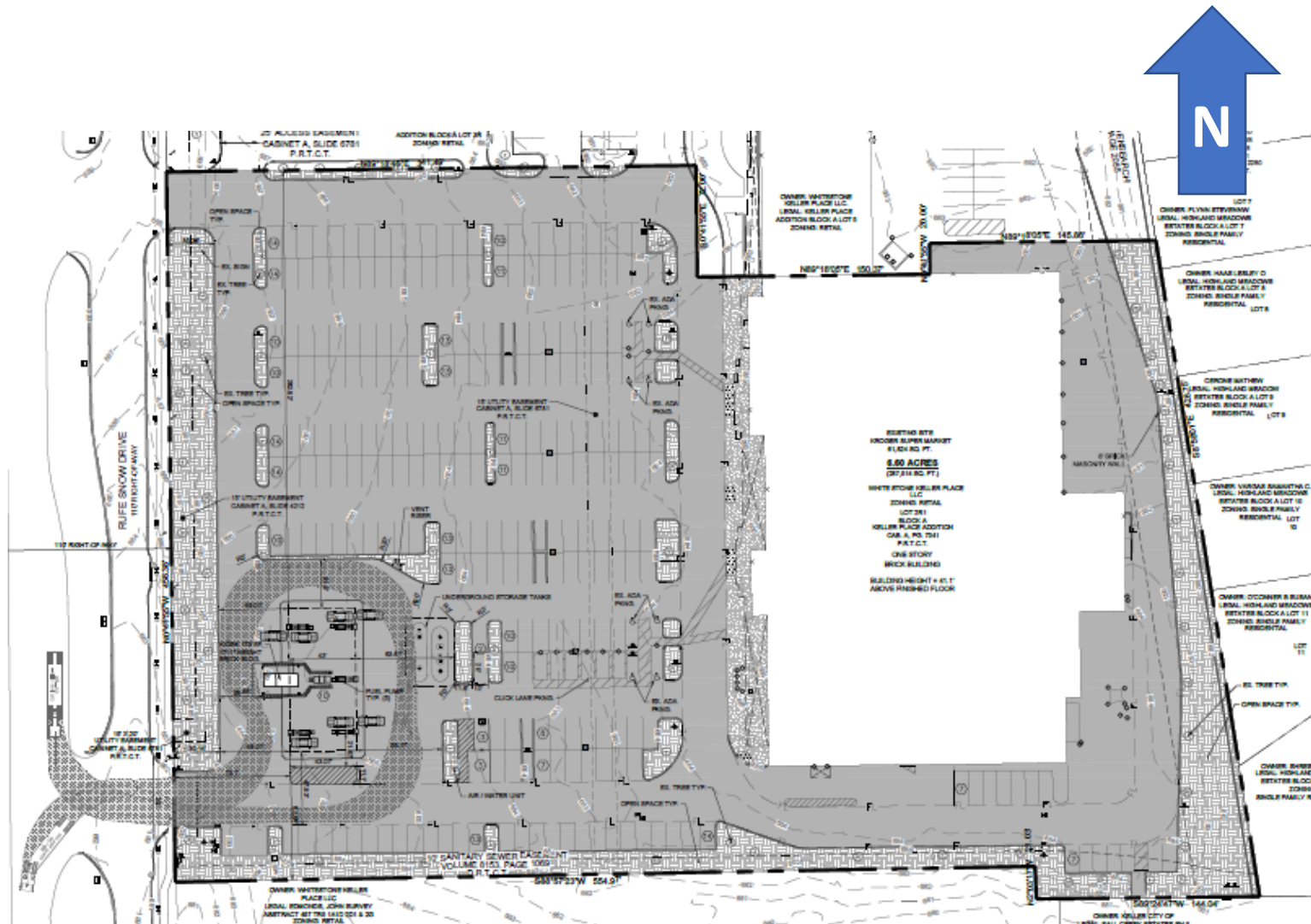
Zoned Retail



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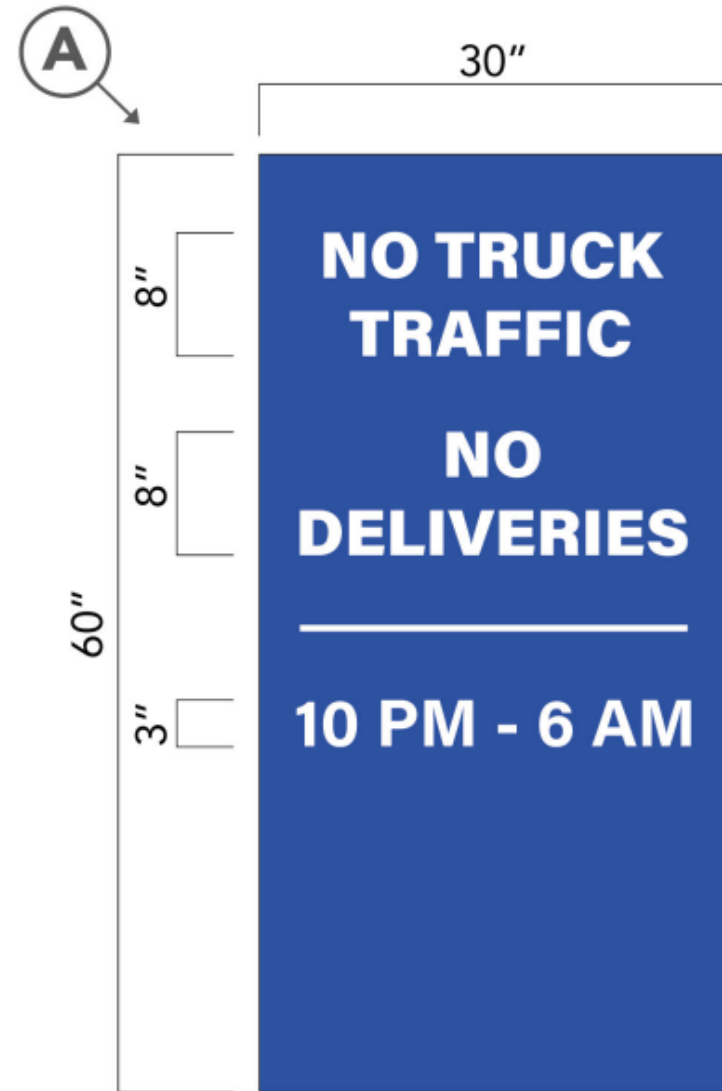
## Background

- The Kroger at 2061 Rufe Snow Drive began pursuing a Specific Use Permit (SUP) late last year to operate a fuel center in the southwest corner of their parking lot.
- During the SUP process, residents in the neighborhood to the east voiced concerns regarding ongoing late night/early morning deliveries and idling vehicles in the area behind and south of the store.



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- Kroger is proposing to install movement control signs at the north and south access points to the loading area behind the store.
- The proposed movement control signs, which indicate the allowable times for deliveries per the Unified Development Code (UDC), exceed the size allowed by code, and thus require a special exception.



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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:

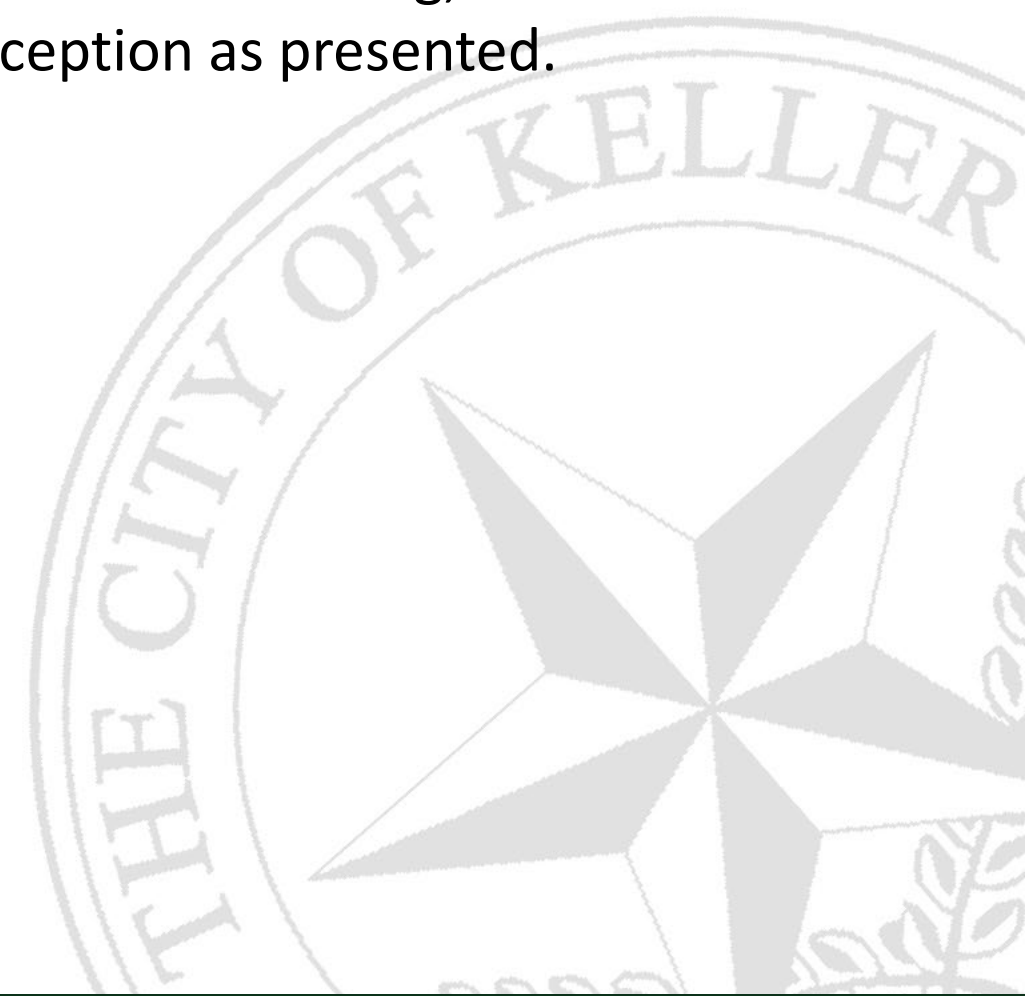
1. Whether the requested exception will not adversely affect public safety,
2. Whether the requested exception will not adversely affect surrounding properties,
3. Whether the requested exception will be in harmony with the spirit and purpose of this sign code,
4. Whether special conditions exist which 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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### **Planning and Zoning Commission Recommendation:**

At the April 25, 2023 Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the special exception as presented.



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### **Special Exception(s) Requested:**

The applicant is requesting a special exception to UDC Section 9.05(D.7) Table 4 - Commercial District Detached Signs to allow two movement control signs to be 5' in height and measure 12.5 square-feet in total size.

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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