



## VARIANCE TO THE UNIFIED DEVELOPMENT CODE (UDC) APPLICATION

### SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: CAFE Sicilia (FERNANDO NOGUEIRA)  
Street Address: 884R DAVIS Blvd.  
City: Keller State: TX Zip: 76248  
Telephone: 817 903 2871 Fax: 214 866 7208 E-mail: dfitd@aol.com  
Applicant's Status: (Check One) Owner ☒ Tenant ☐ Prospective Buyer ☐

**Property Owner must sign the application or submit a notarized letter of authorization.**

Owner: TAK ENTERPRISES INC (PAUL MOSS)  
Street Address: 8821 DAVIS Blvd. #220  
City: Keller State: TX Zip: 76248  
Telephone: 817 431 5626 Fax: 817 431 4277 E-mail: paul@m3ain35ay40u0j.NET  
Signature of Applicant: [Signature] Signature of Owner: [Signature] Printed Name of Owner: PAUL MOSS  
Date: 12/22/18 Date: 1/4/19

### SECTION 2. VARIANCE REQUEST(S) INFORMATION

Address or Legal Description: 884R DAVIS Blvd. Ste. 100  
Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_ Subdivision Name: HIDDEN LAKES CENTER

Justification for Requested Variance(s): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**A detailed letter of justification and/or exhibits shall accompany this application.**  
**One or more variances can be requested with this application.**

## **Article Nine, Variance to the Unified Development Code (UDC) Application**

### **Section 2. Variance Requested Information.**

**Justification letter requesting a building sign variance for allowing a second building sign at front entrance, facing Bear Creek Parkway.**

This justification proposal letter is to request and substantiate the grant of a Sign Variance for a second building sign facing Bear Creek Parkway, for the new Café Sicilia located at 8821 Davis Blvd, Suite 100, Keller, TX 76248.

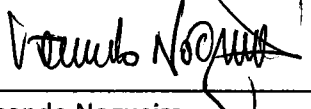
The Variance requested does not negatively affect the esthetics of the building in any way. In adding the sign "Fine Italian Cuisine DELIVERY" the public will better understand that this is an Italian restaurant and the public will be interested in the Delivery option being offered.

Certainly, this will only increase my sales revenues, which will produce additional taxable revenues to the City of Keller.

The adjacent Pilates tenant will not be adding a second sign to their lease space, therefore, it would appear that if I am approved for the second sign at my storefront, it should remain within the approved City of Keller building sign square footage allotted for this building. Also we are occupying two thirds of the building.

As a side note, I would like to bring to your attention that the building to the left and adjacent to my location has three (3) signs on the same front elevation. I am not requesting anything more than what was approved there.

Thank you kindly for your consideration in this matter.

  
\_\_\_\_\_  
Fernando Nogueira  
Date: 01/08/19.