

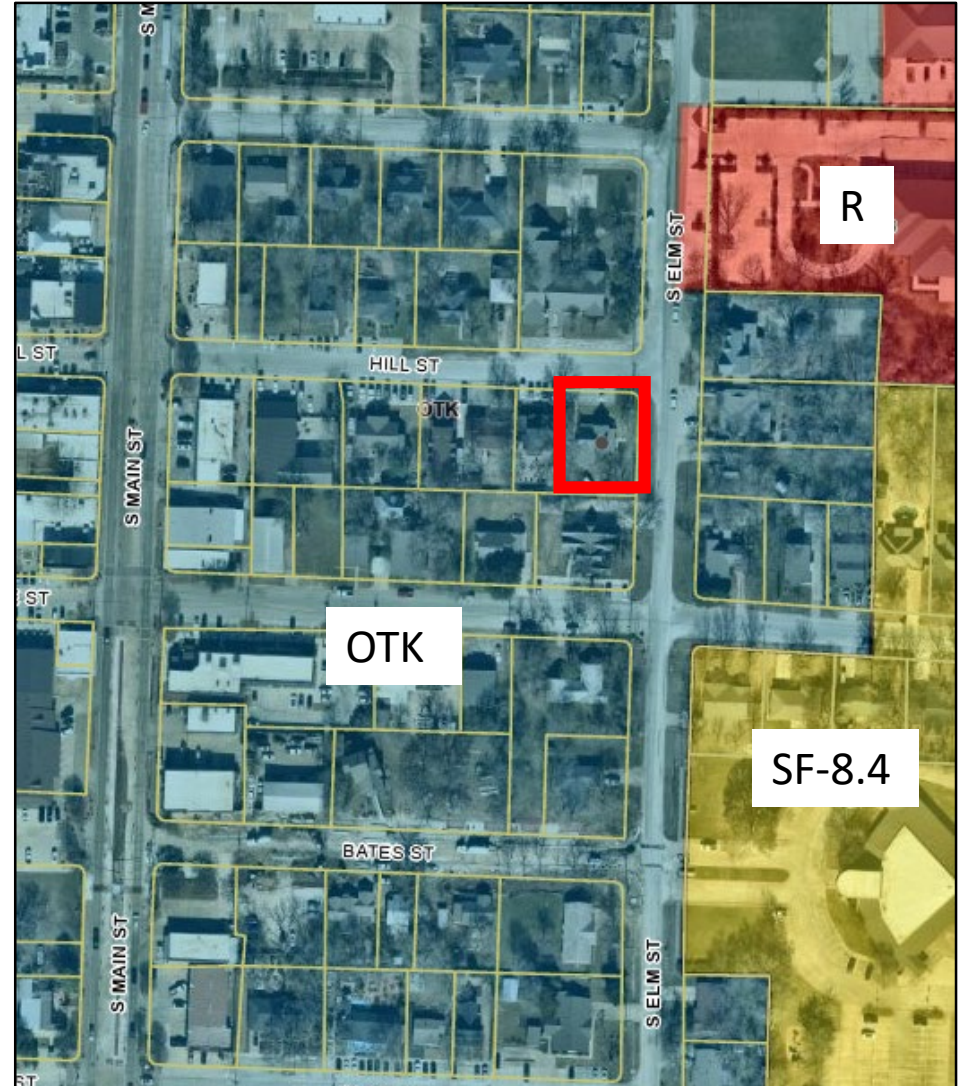
Item H-1

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) to sell used goods and merchandise at County Line Records in an existing 1,211 square-foot structure on .17 acres located on the west side of South Elm Street, at the intersection of South Elm Street and Hill Street, legally described as Lot 13R2, Block 10 of Keller City Addition, zoned Old Town Keller and addressed 148 S. Elm St. Francis Moser, Owner, Rodney Holder, Applicant. (SUP-23-0019).

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Aerial Map



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Zoning Map



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N
Zoned:
OTK

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Background:

The Applicant is relocating his family-owned business, County Line Records, from Decatur to Keller with plans to establish the area's only "nostalgic and vintage" record store in the Old Town Keller zoning district.

The sale of used goods and merchandise requires approval of a Specific Use Permit in OTK.



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Customers will be able to find CDs, 8-track tapes, cassettes, and vinyl records from different musical eras.

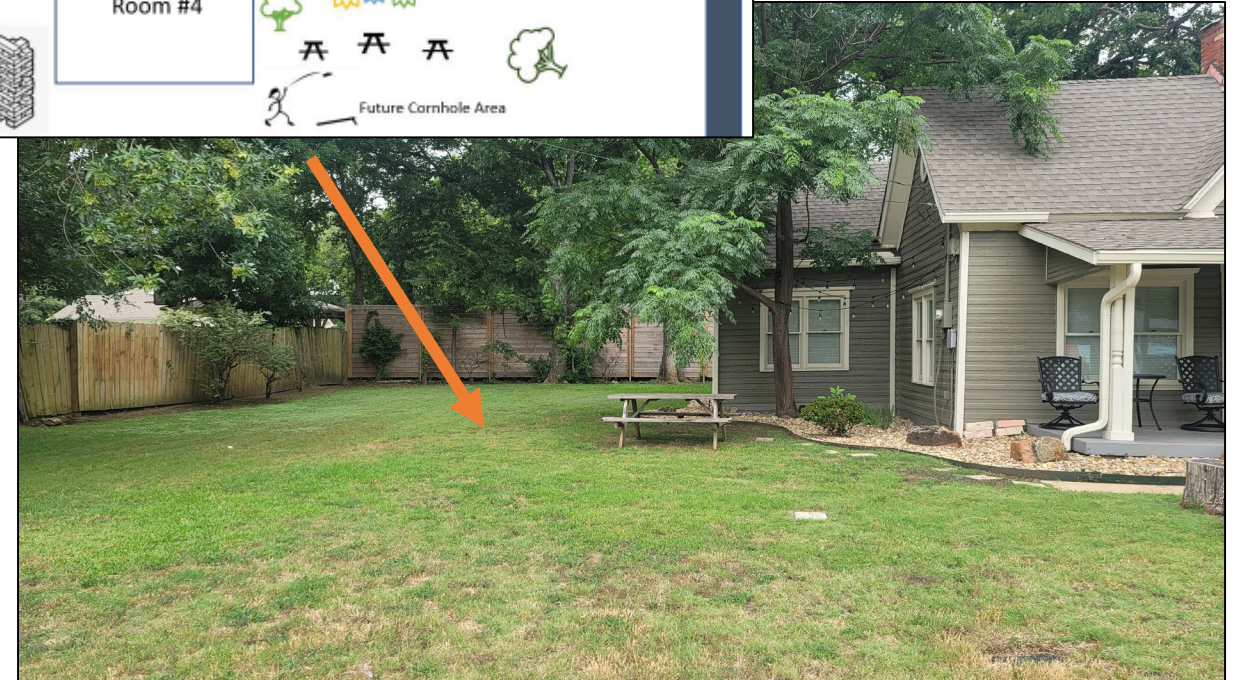
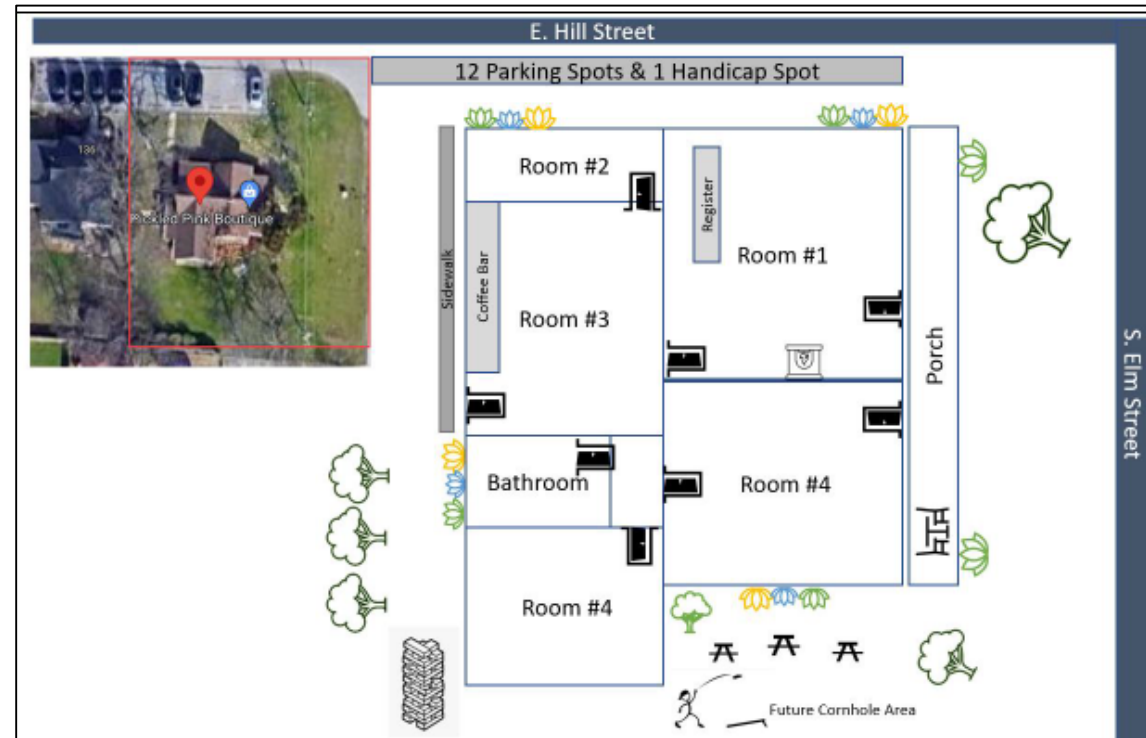
The business also offers record players, speakers, headphones, vinyl accessories, musical memorabilia, and vintage T-shirts.



Site Layout:

The existing building will not be structurally remodeled or expanded for the business.

To contribute to the walkable, family-friendly atmosphere in OTK, the Applicant plans to add picnic tables and lawn games outside for shoppers to enjoy.



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Parking:

All nearby parking is shared.

There are no parking spaces on site; however, there are 7 spaces adjacent to the north property line.



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Hours of Operation:

Monday-Saturday: 10 a.m. to 10 p.m.

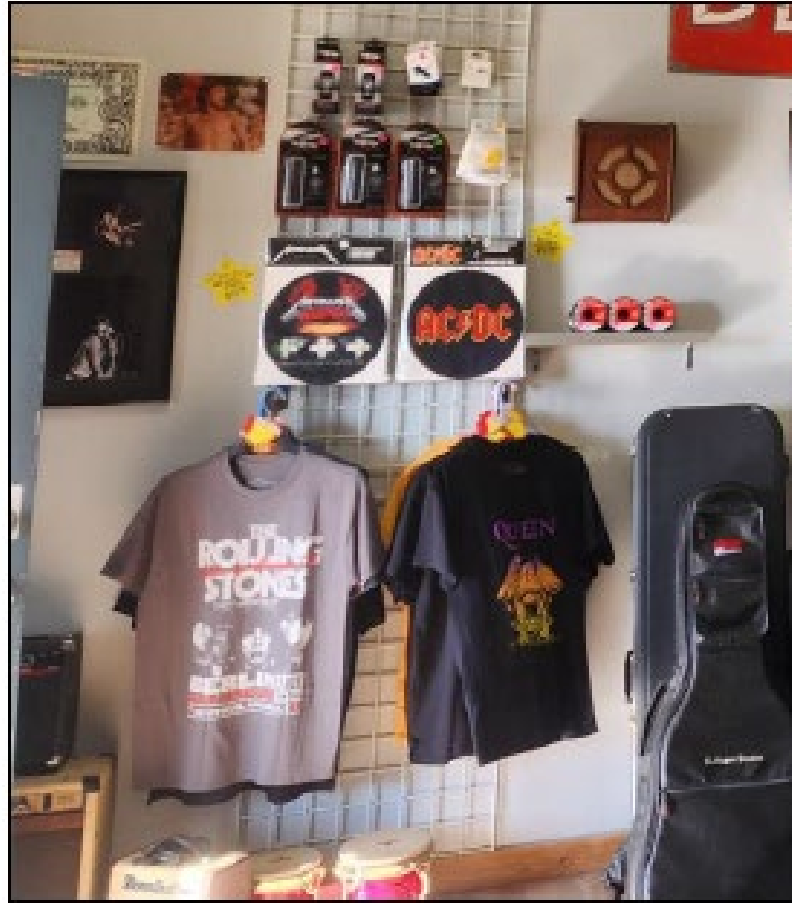
Sunday: Closed



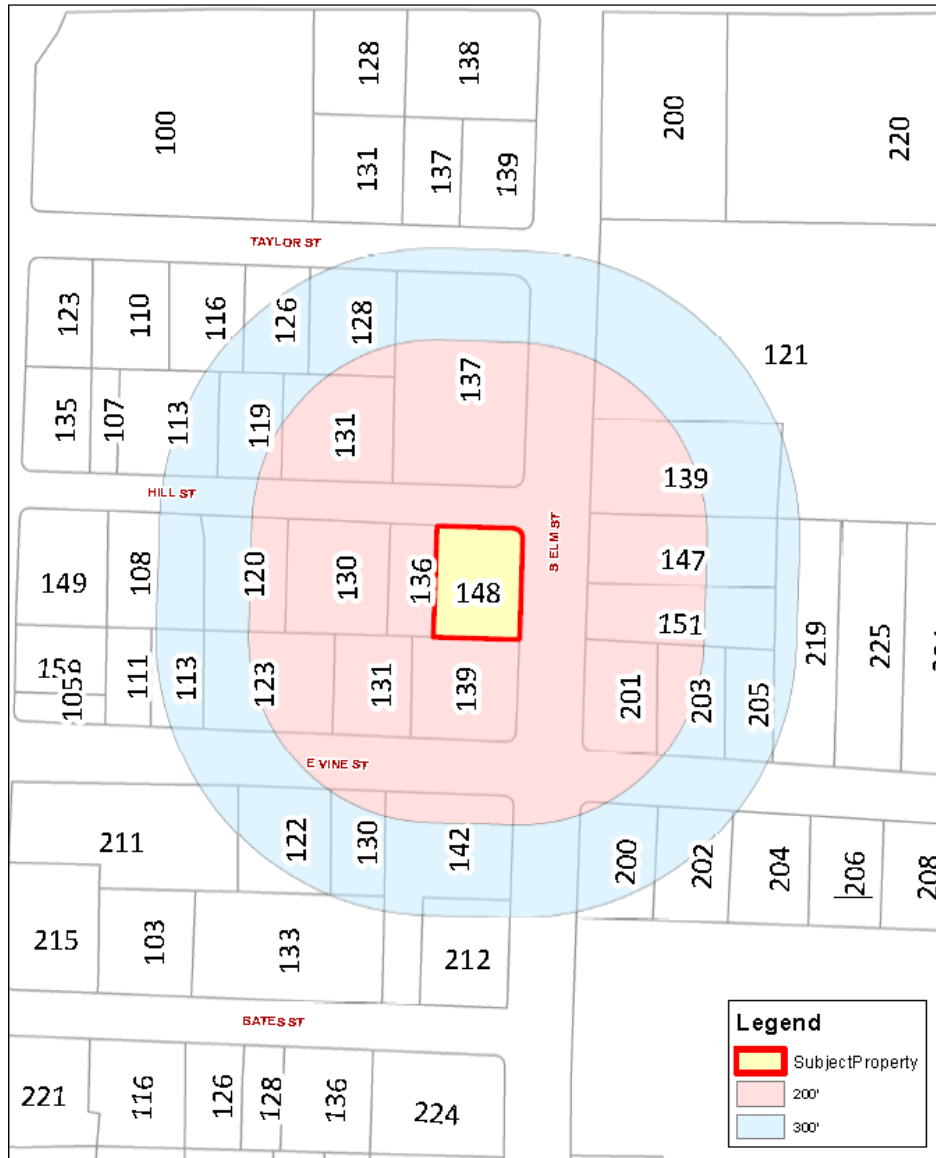
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Economic Development:

There are no other businesses in Keller with the same business model as County Line Records.



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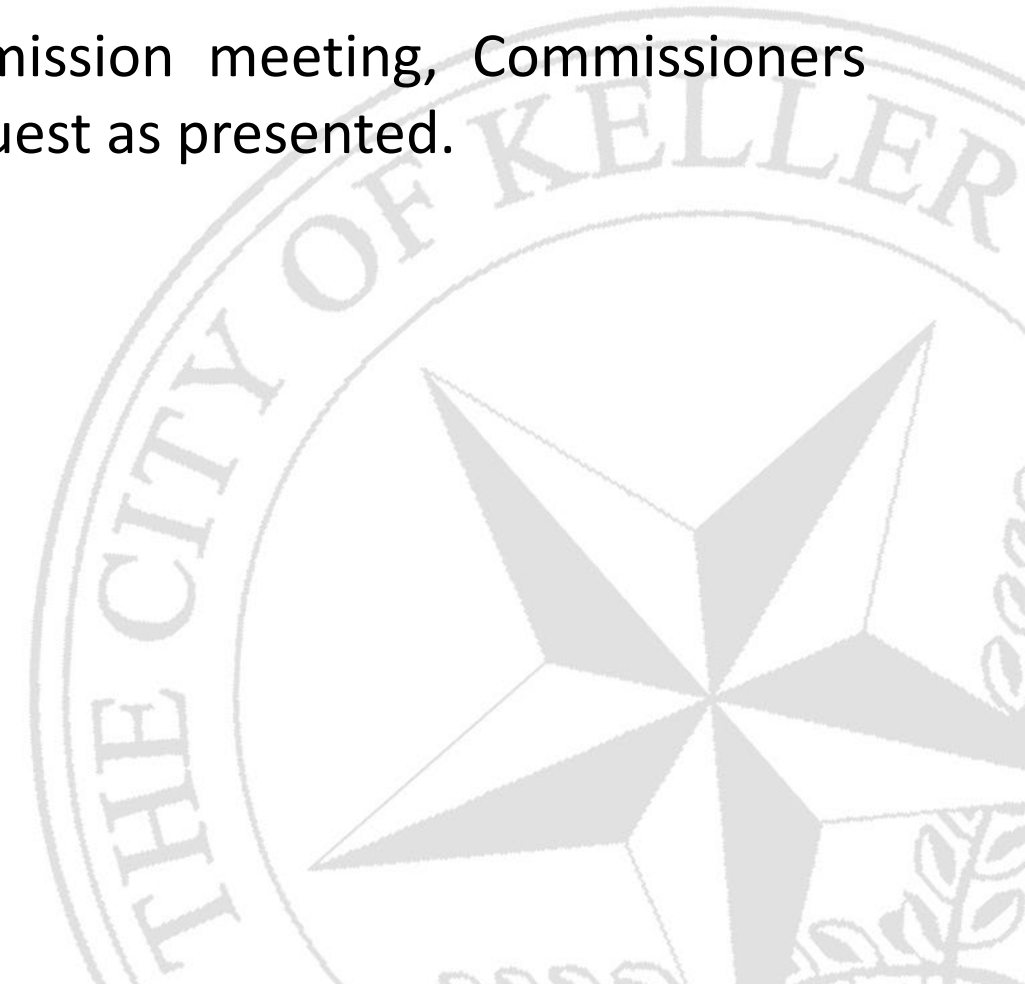


- On June 1 and July 27, 2023 the City mailed 30 Letters of Notification for this public hearing to all property owners within 300 feet. A public hearing notice sign was also posted on the site.
- Staff has received one signed letter of support from the property owner of 148 S. Elm St.
- As part of his SUP application, the Applicant submitted a letter of recommendation and 67 signatures in support of the business.

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Planning and Zoning Commission Recommendation:

At the June 13, 2023 Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request as presented.



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Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 1) The use is harmonious and compatible with surrounding existing uses or proposed uses;
- 2) The activities requested by the applicant are normally associated with the permitted uses in the base district;
- 3) The nature of the use is reasonable and appropriate in the immediate area;
- 4) Any negative impact on the surrounding area has been mitigated; and
- 5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.

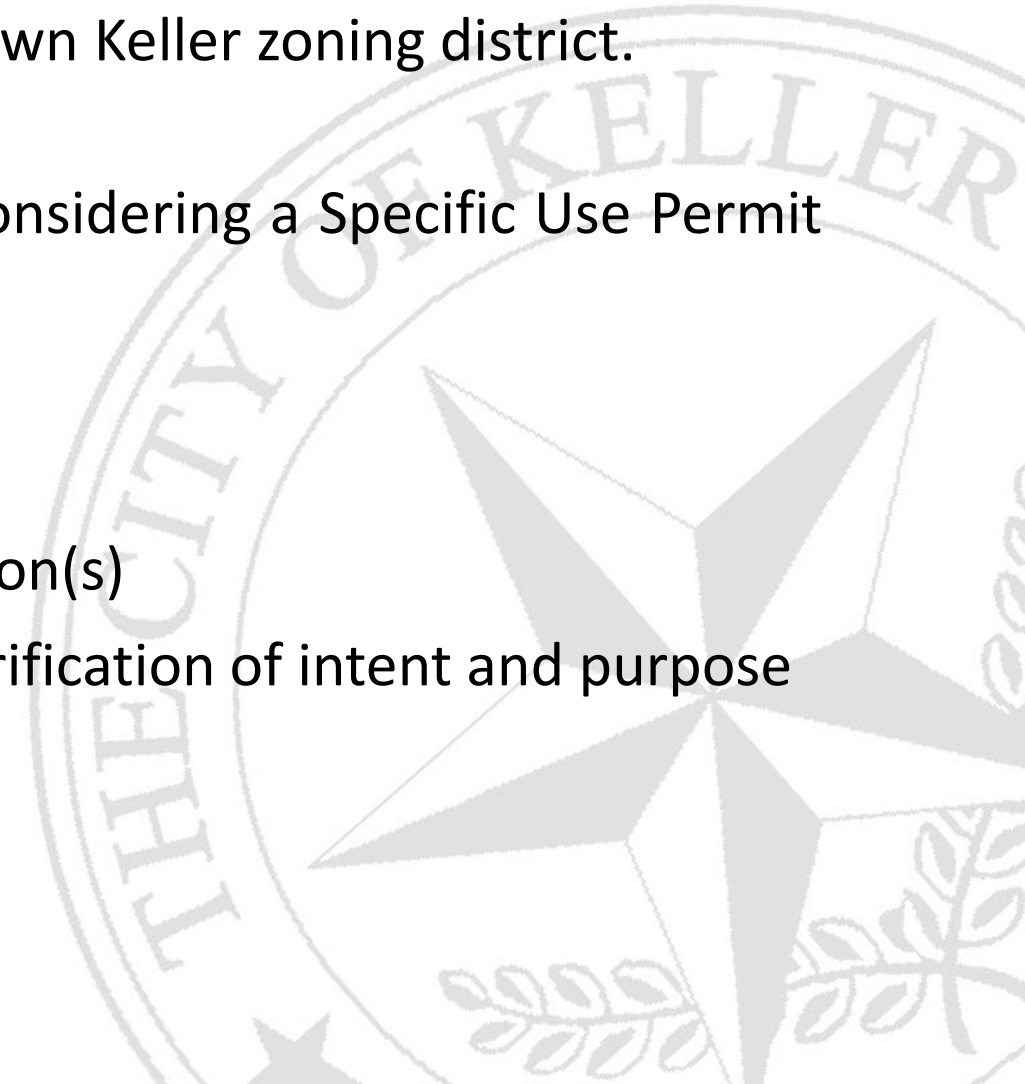
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SUP Request:

- To sell used goods and merchandise in the Old Town Keller zoning district.

The City Council has the following options when considering a Specific Use Permit (SUP) request:

- 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?
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