

Item H-3

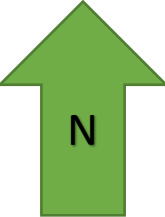
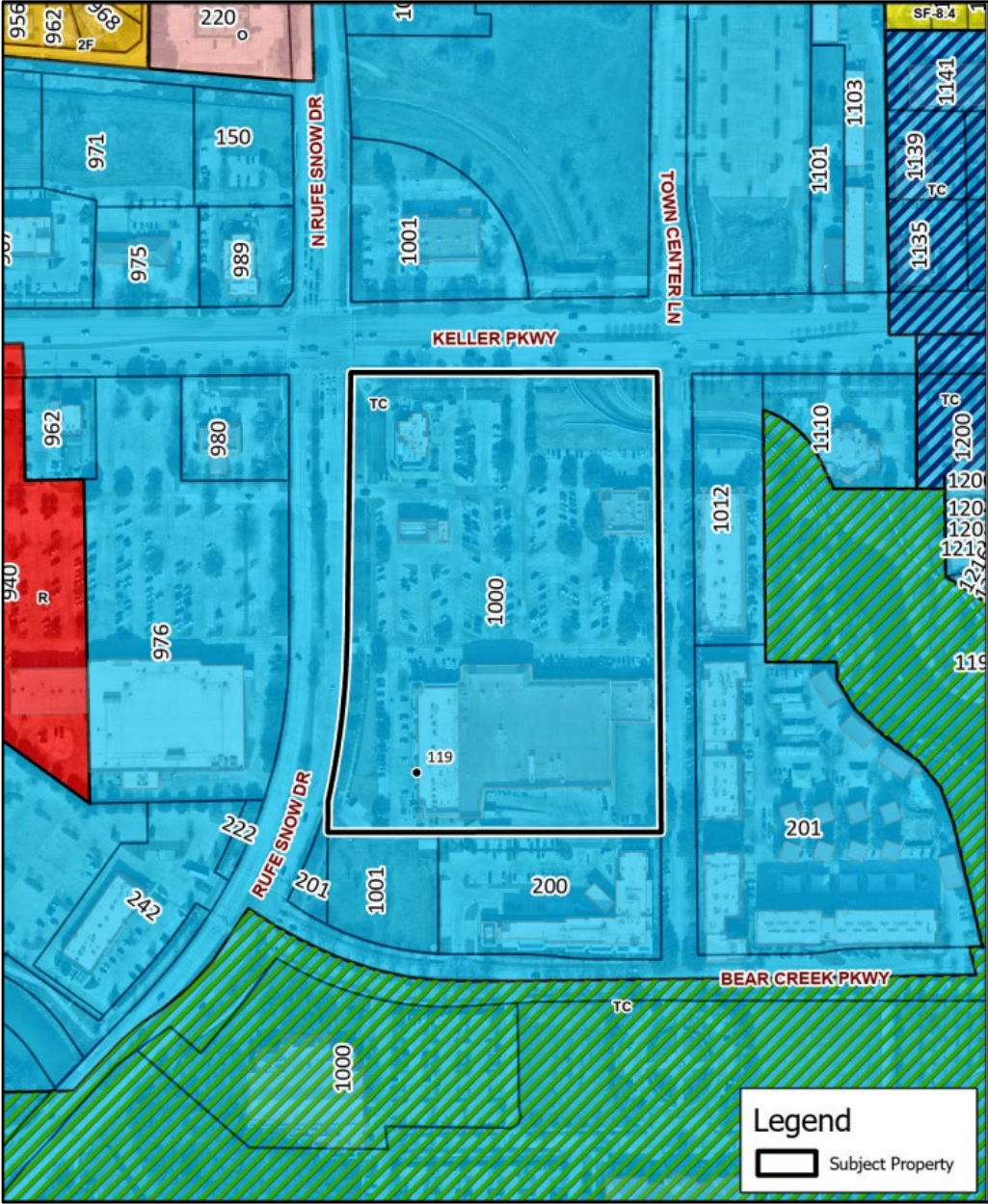
PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Tater Tot Boutique, to operate a retail clothing store with used goods and merchandise sales, located in an approximately 1,260 square-foot lease space, on approximately 11.96 acres located at the southeast corner of the intersection of Rufe Snow Drive and Keller Parkway, legally described as Lot 1R, Block A of the Keller Town Center Addition, zoned Town Center (TC) and addressed to 121 Rufe Snow Drive, Unit 119. Lindsey McMullen, Applicant. Regency Centers LP, Owner. (SUP-2503-0012).

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Aerial Map



Zoning Map



Zoned:
Town Center
(TC)

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Background:

The Applicant requests a Specific Use Permit to operate a retail clothing store with sales of used goods and merchandise in an existing lease space at 121 Rufe Snow Drive.

An SUP is required to sell used goods in the Town Center (TC) zoning district.



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Site Design

The store will occupy an existing lease space that is approximately 1,260 square feet.

Parking is shared between the various lease spaces on the lot. The parking requirement for a retail establishment is One (1) space per two hundred (200) square feet of gross floor area, bringing the total number of spaces needed to 7 plus the 1 required accessible space. There are 50 regular parking spaces and 2 accessible spaces directly adjacent to the lease space

The Applicant is not proposing any exterior modifications to the property.



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Business Details:

Tater Tot Boutique and Upscale Consignment offers new and pre-owned clothing, shoes and accessories for children. The store will also carry plush toys, gifts, and books and offer custom embroidery products on site. The Applicant has stated that pre-owned products will represent approximately 30% of the store's inventory.

The Applicant has estimated that there will be about 10 employees, with 3 working in the store at one time.

Tater Tot Boutique has previously operated online, and the proposed lease space would be the first physical location.



Concept plan

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Surrounding Land Uses:

The subject property is zoned Town Center (TC) and designated Mixed Use (MU) on the city's Future Land Use Plan (FLUP).

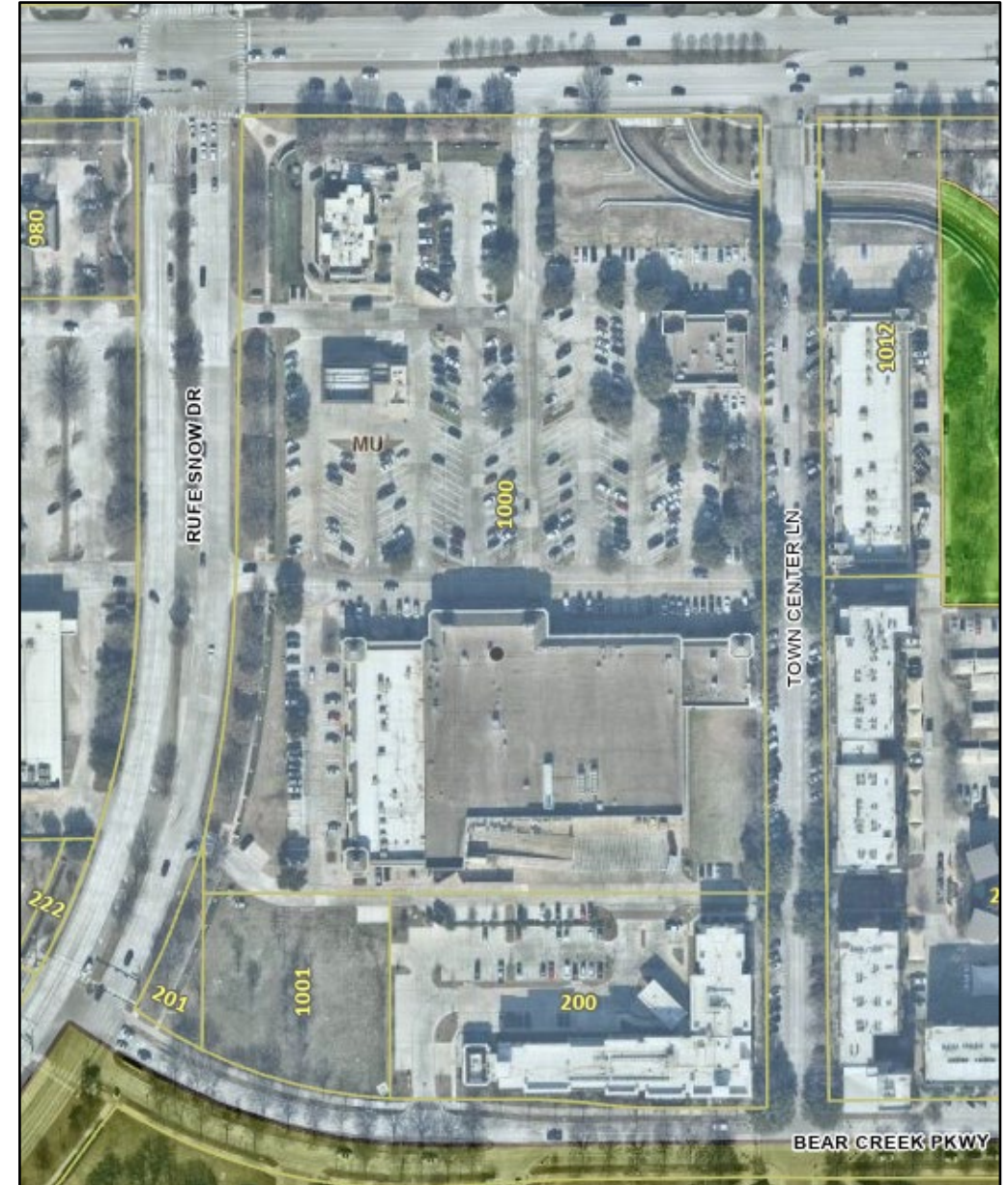
Surrounding FLUP Designations:

North: Mixed Use (MU)

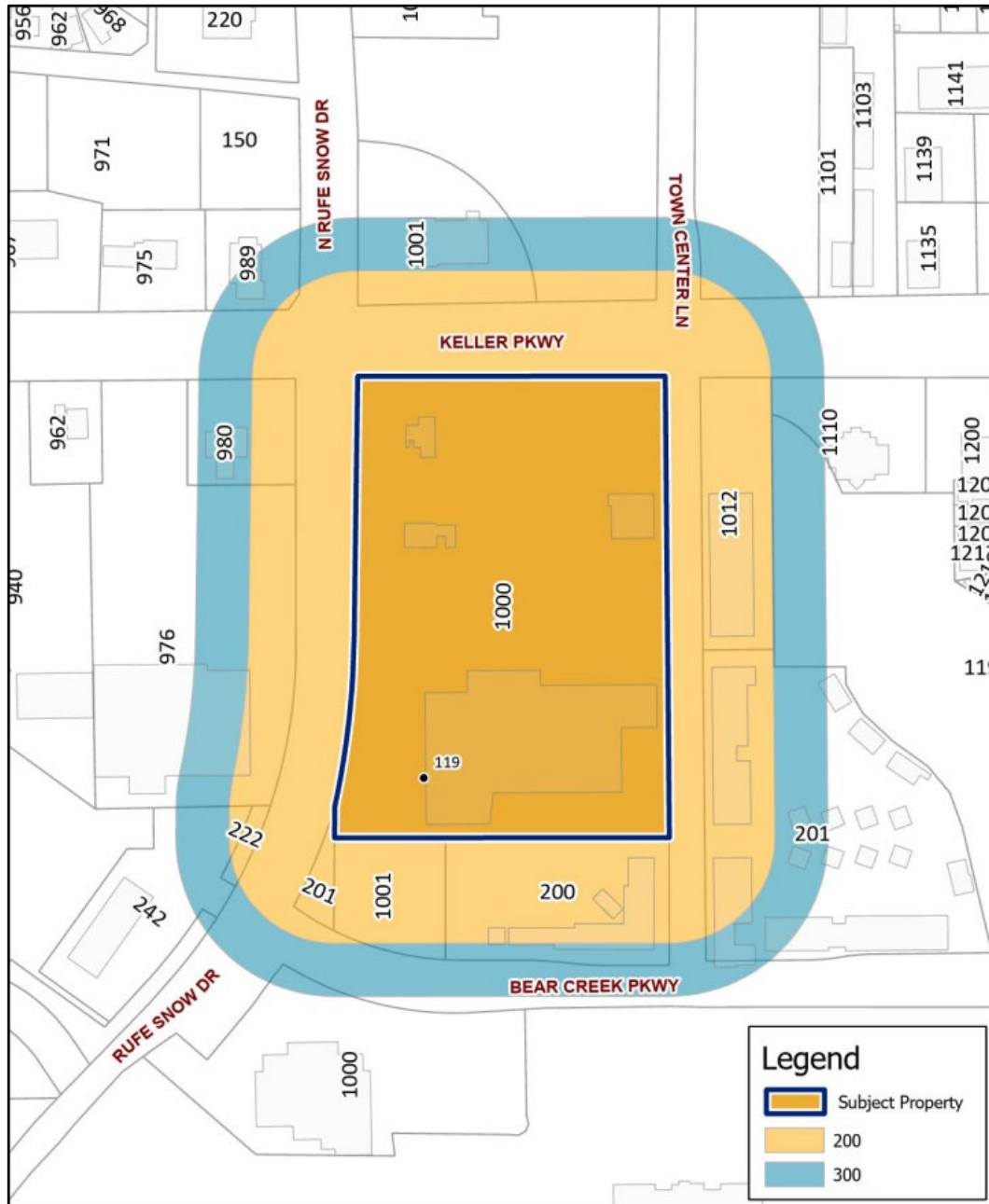
East: Mixed Use (MU)

South: Mixed Use (MU)

West: Mixed Use (MU)



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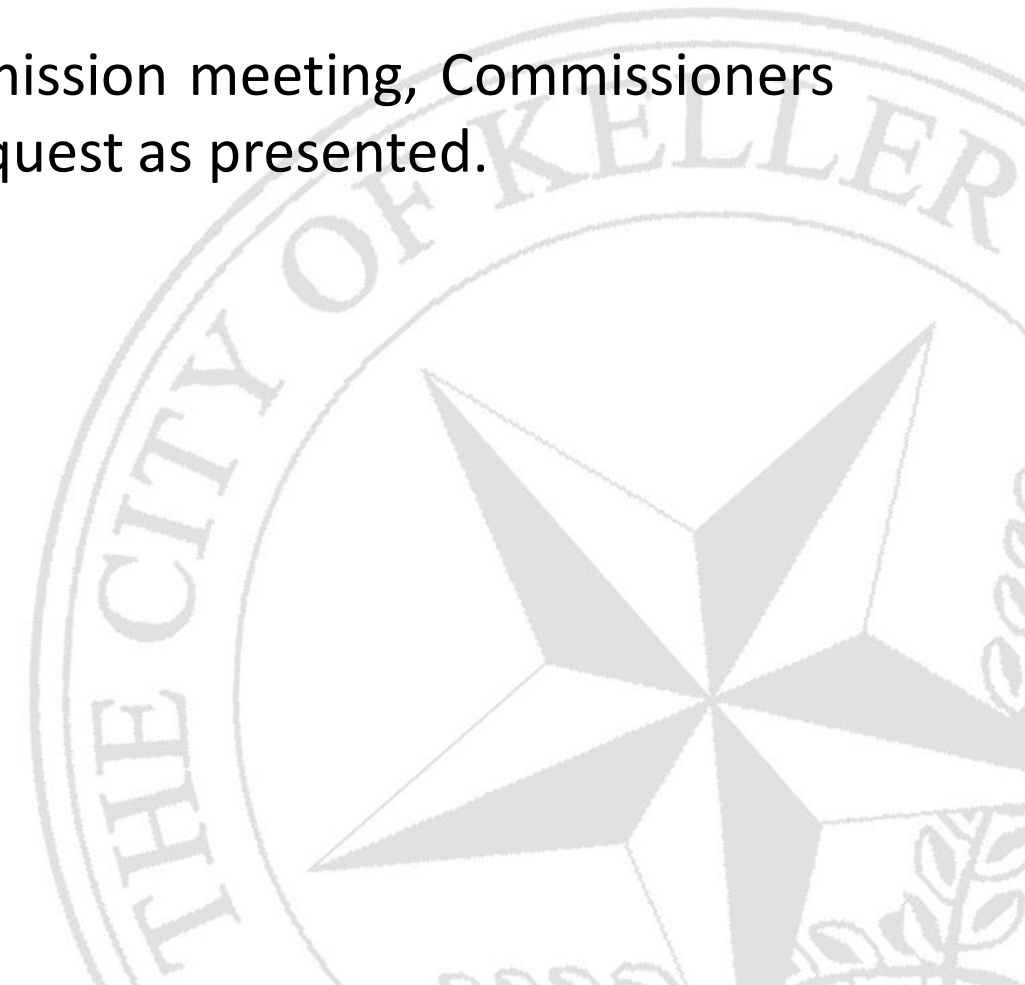


- On March 13, 2025, the City mailed 11 letters of notification to all property owners within 300' of the property. A public hearing notice sign was also placed on the property.
- Staff has received no written support or opposition to this request.

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Planning and Zoning Commission Recommendation:

At the March 25, 2025, 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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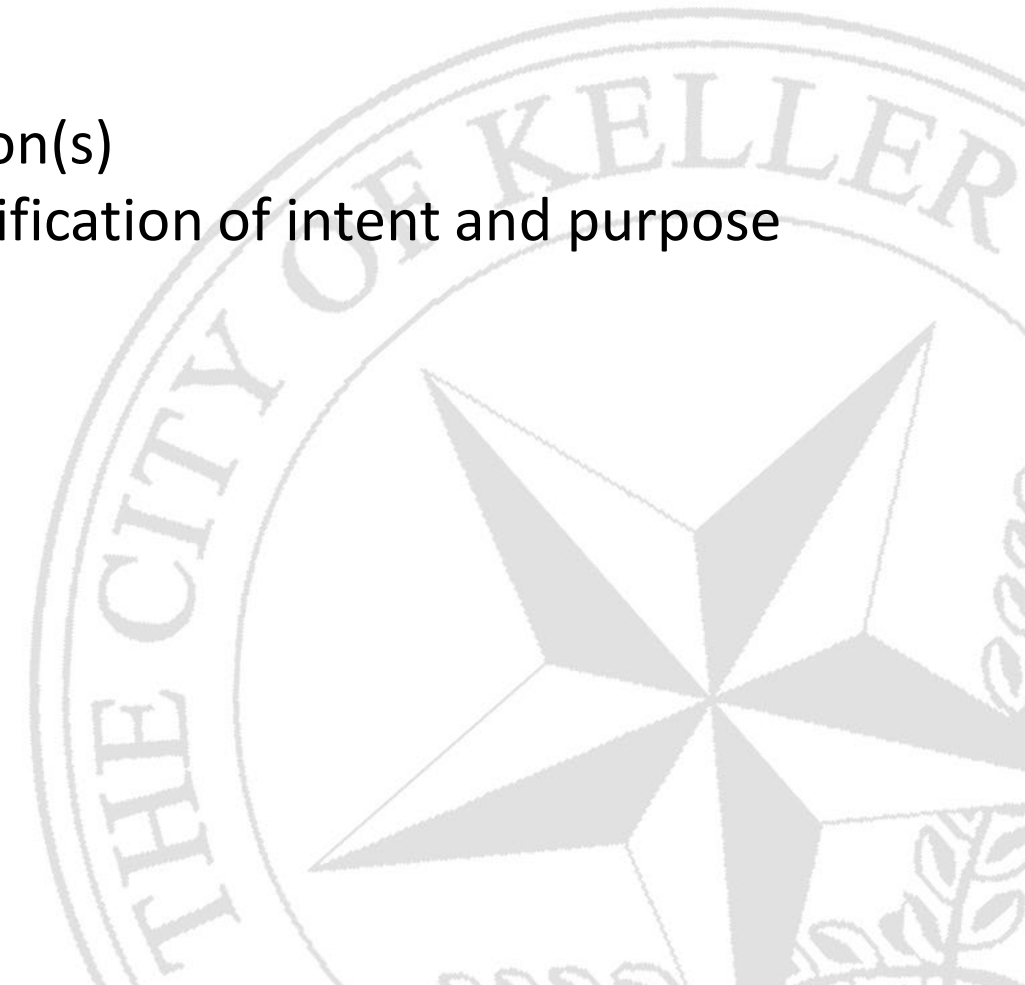
Request:

A Specific Use Permit (SUP) to sell used goods in the Town Center (TC) zoning district.

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The City Council has the following options when considering an 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?
Kalvin Eddleman
817-743-4130