

Item H-1

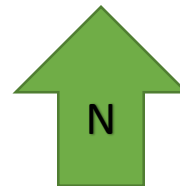
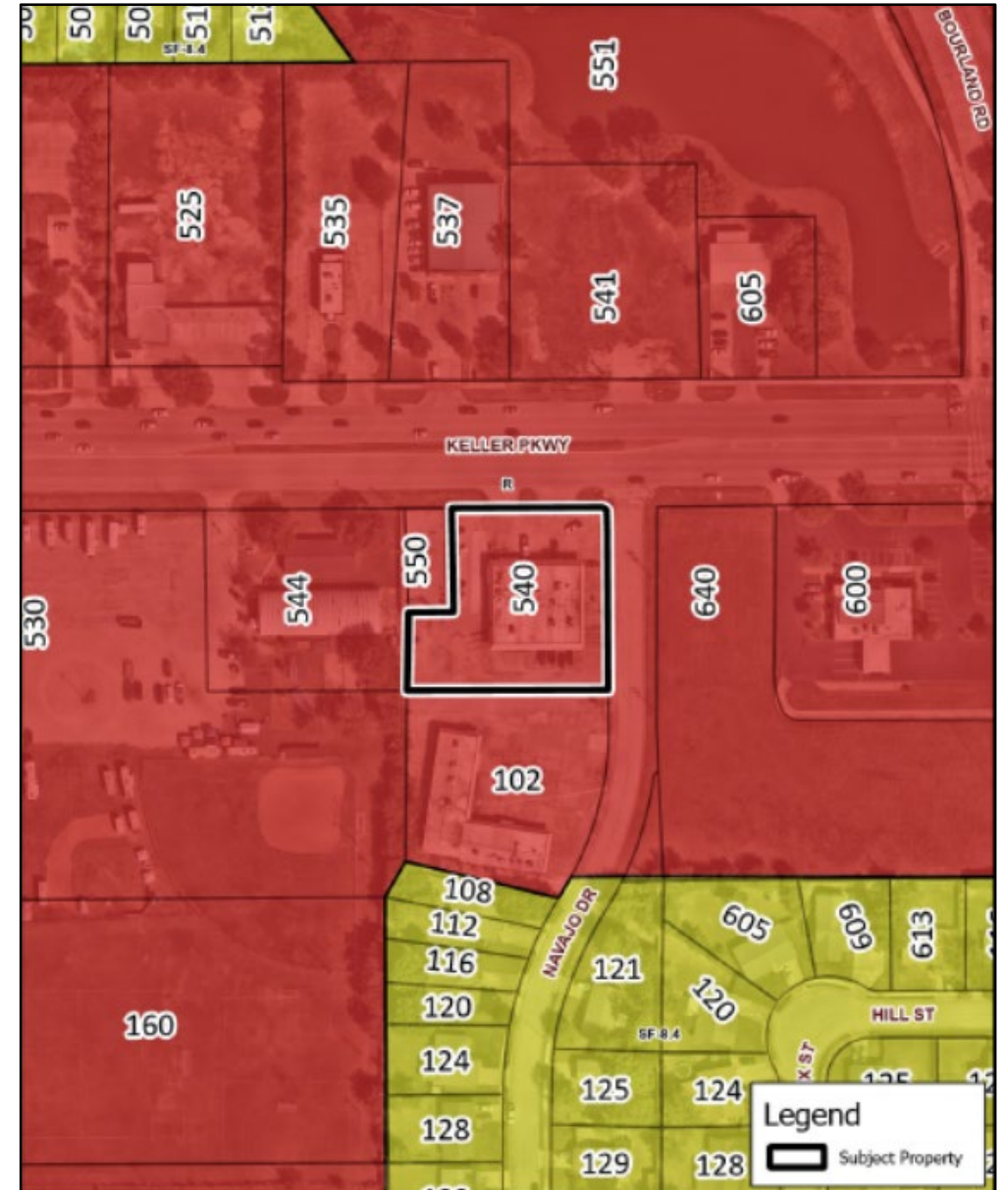
PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Typewriter Justice, to operate a retail store with used goods and merchandise sales, located in an existing 725 square-foot lease space on approximately 1.65 acres, located on the south side of Keller Parkway, on the southwest corner of Keller Parkway and Navajo Drive, legally described as Block 1, Lot A3R1A & A3R2A of the Indian Meadows Addition, zoned Retail and addressed 540 Keller Parkway, Suite 500. Navajo Center LP, Owner. Charles Justice, Applicant. (SUP-2411-0017)

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Aerial Map



Zoning Map



Zoned:
Retail (R)

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Background:

The Applicant is looking to open their flagship location for Typewriter Justice. The business maintains, repairs, and sells typewriters for collectors and writers.

Since typewriters are a used good, the Applicant is requesting a Specific Use Permit (SUP) to sell used goods and merchandise. An SUP is required to sell used goods in the Retail (R) zoning district.



Proposed location

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Site Design

The Applicant is proposing to operate out of a 725-square-foot lease space at 540 Keller Pkwy. The space was previously occupied by Bear Creek Firearms.

The lease space will be split between sales floor and space for repair, storage and cleaning of the typewriters. No exterior modifications are planned for this use.


Hours of Operation

Typewriter Justice is a self-proprietor and intends to operate the store Tuesday through Friday from 10 a.m. to 6 p.m. and Saturday from 10 a.m. to 2 p.m.

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Typewriter Justice

Although the business does not yet have a physical location, Typewriter Justice has been repairing typewriters for over a decade and has a dedicated following on social media.









TypewriterJustice
@TypewriterJustice · 5.48K subscribers · 150 videos
If you're hopelessly in love with typewriters - as I am - then you've come to the right place. ...more

Subscribe

Home Videos Playlists 🔍

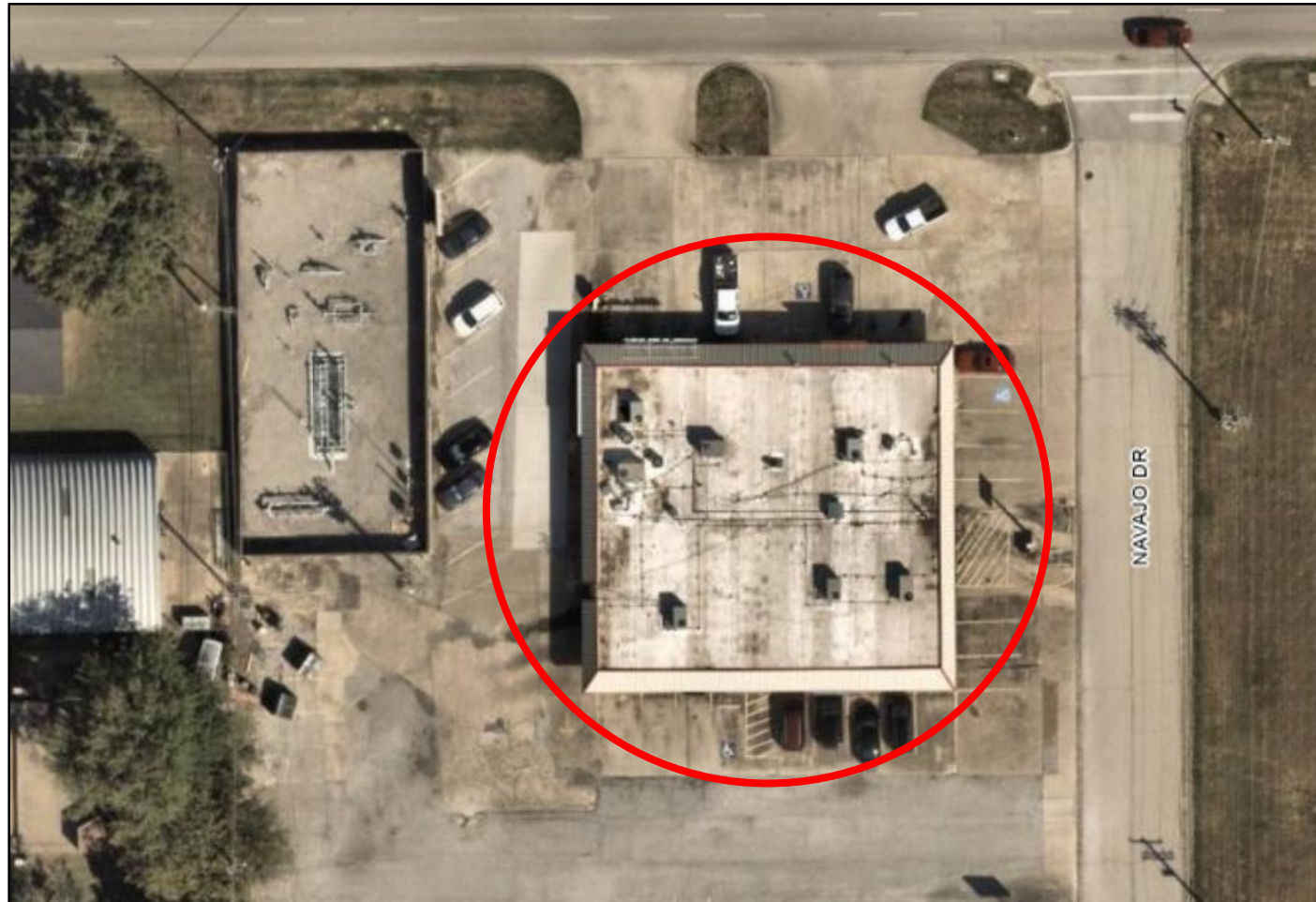
Videos

 <p>1941 Corona Sterling WORLD TRAVELER 285 views · 2 weeks ago</p>	 <p>SHOP TALK! a quick glance at the Erika/Bijou M... 217 views · 4 months ago</p>	 <p>1922 Remington Portable 1 typewriter 1.9K views · 1 year ago</p>	 <p>SHOP TALK Optima Elite 3 typewriter platen removal 963 views · 1 year ago</p>	 <p>1923 Underwood 3-bank portable typewriter 2.4K views · 2 years ago</p>	 <p>SHOP TALK!!!! the right wrong way to adjust ribbon... 1K views · 2 years ago</p>
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Parking

Parking is shared between the various lease spaces on the lot. There are approximately 22 parking spaces on the lot. The parking requirement for this business is one space per 200 square feet of floor space, for a total of 4 spaces.



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Surrounding Land Uses:

The property is designated Retail-Commercial (RTC) on the Future Land Use Plan (FLUP).

Surrounding FLUP Designations:

North: RTC and Semi-Public

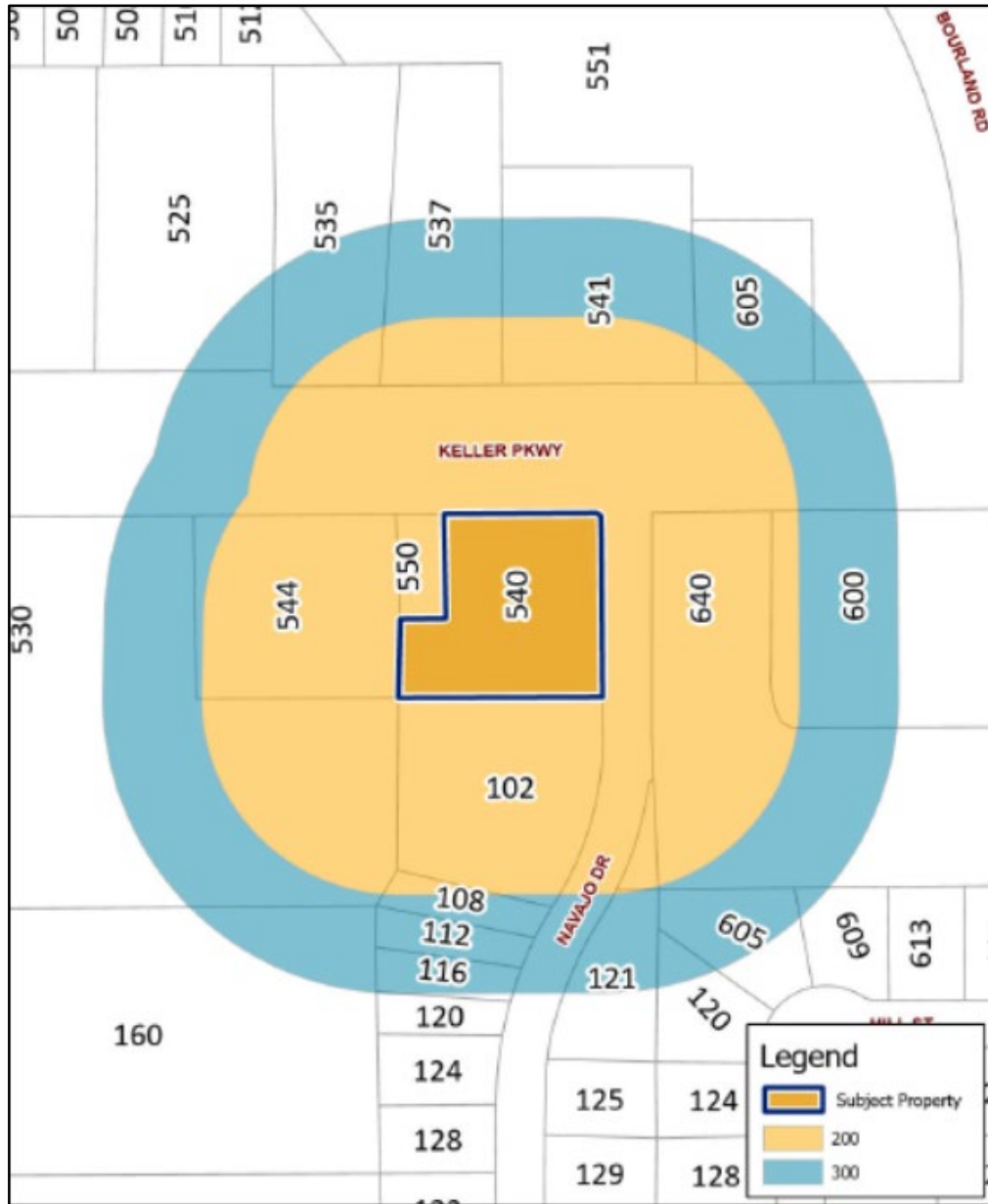
East: RTC with Tech Flex Overlay

South: RTC

West: RTC



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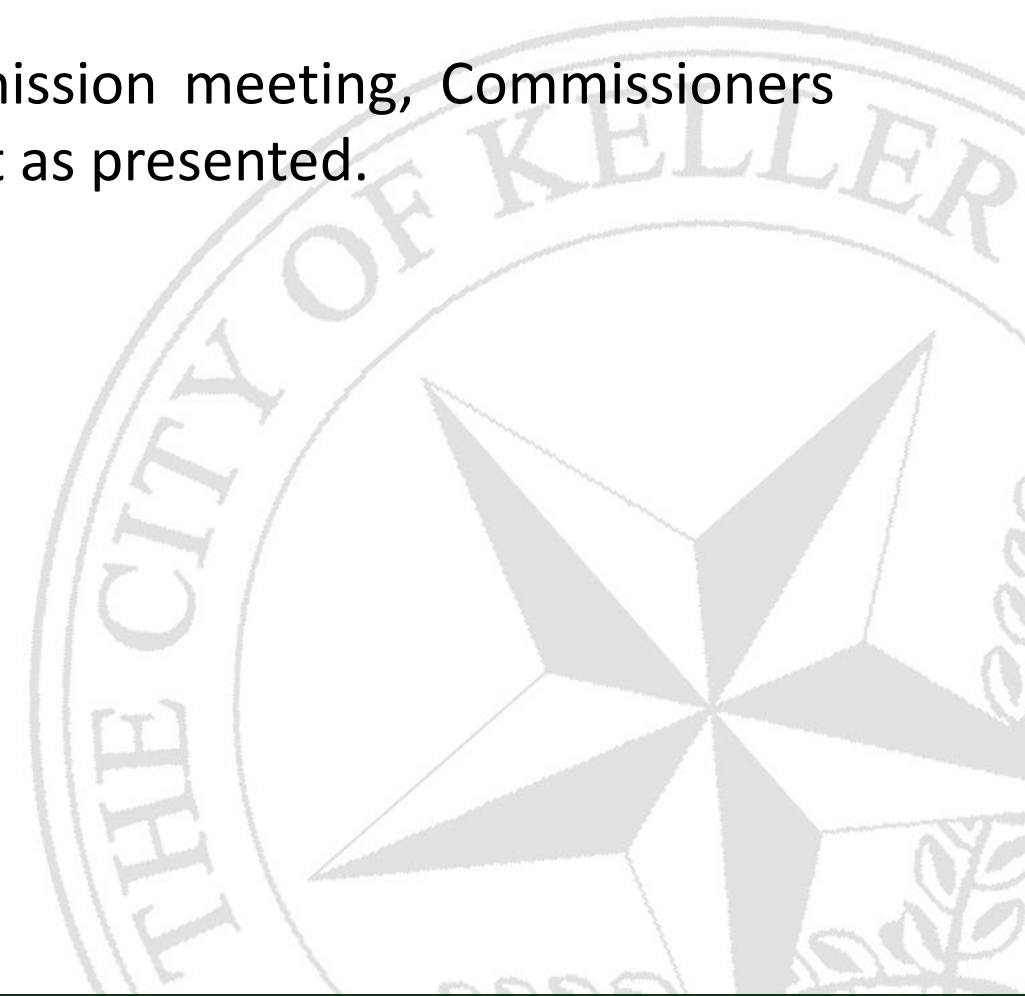


- On Nov. 26, 2024, the city mailed 23 letters of notification to all property owners within 300' of the property. A public hearing notice sign was also placed on the property.
- Staff has received no written support or opposition to this request.

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Planning and Zoning Commission Recommendation:

At the Dec. 10, 2024, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the request as presented.



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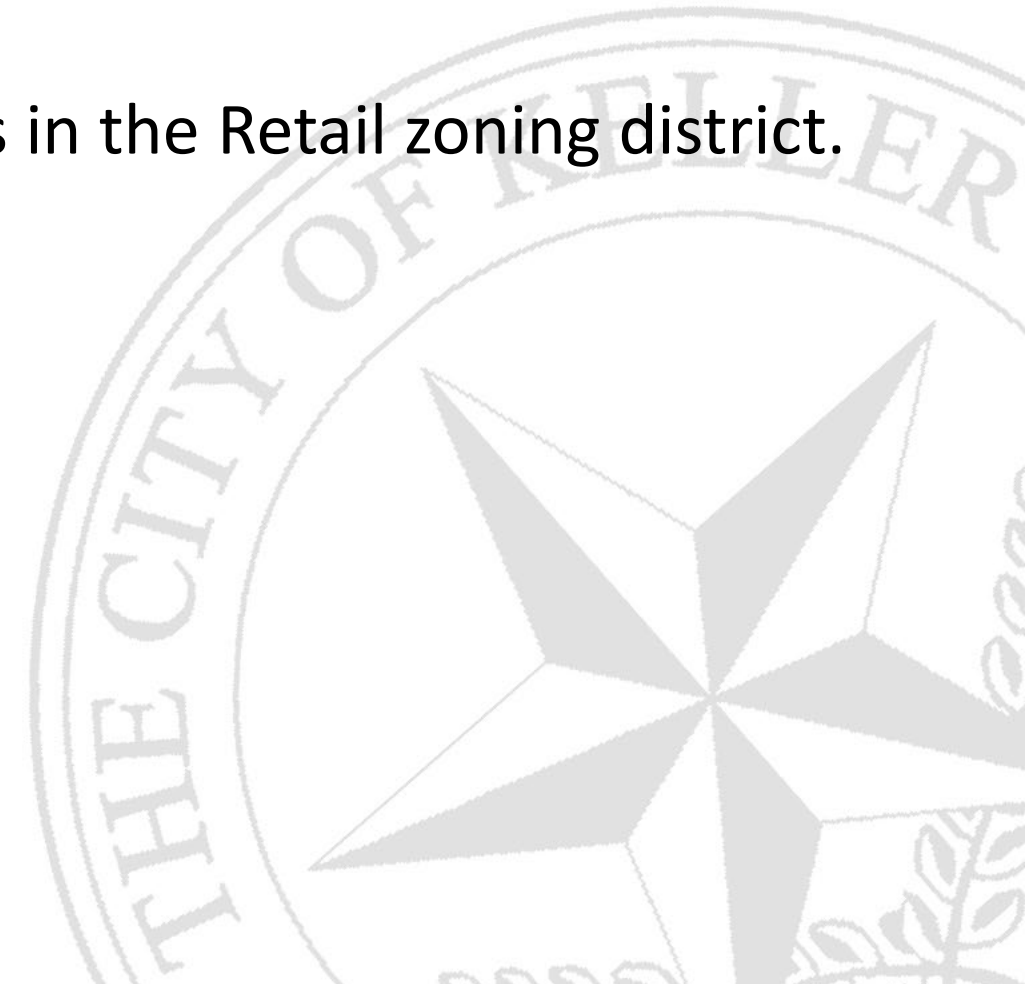
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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:

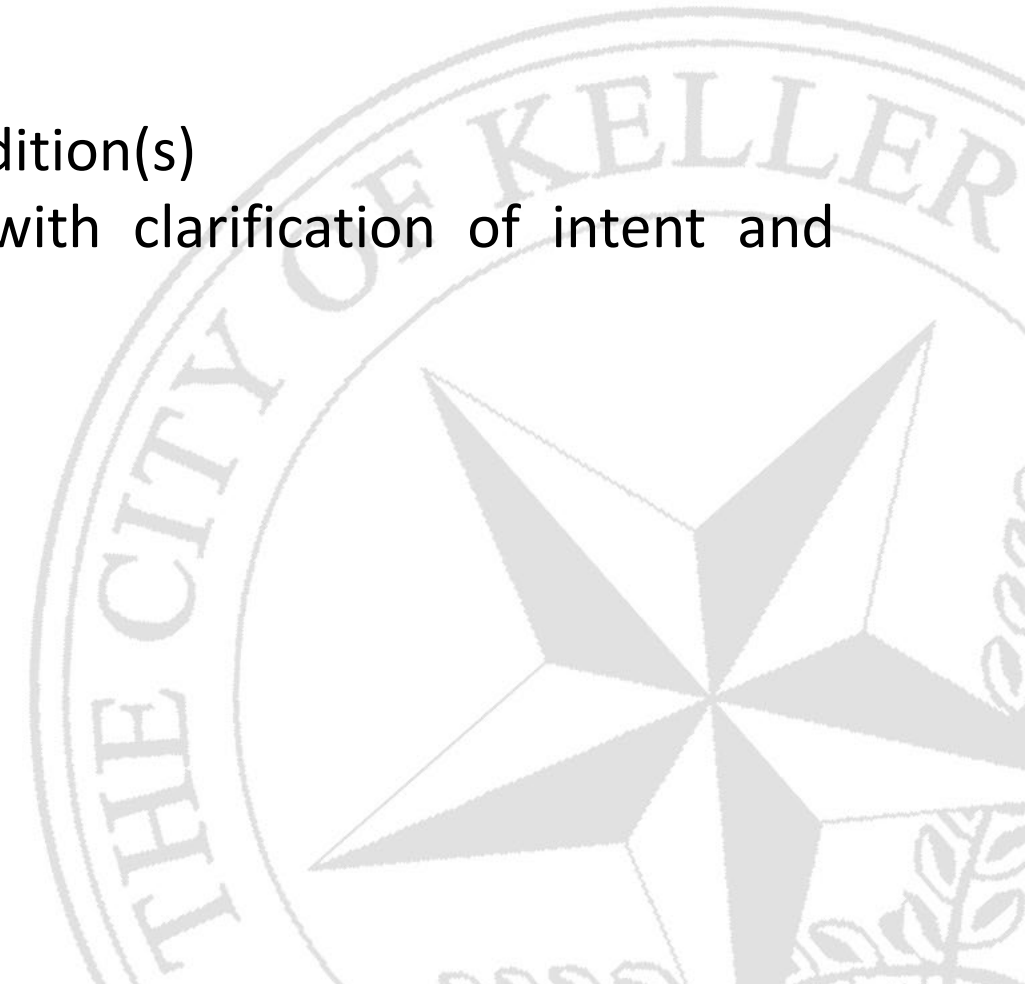
A Specific Use Permit (SUP) to sell used goods in the Retail zoning district.



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The City Council has the following options when considering an SUP request:

- Approve 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



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