

Item H-1

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for an Administrative Office use, for Rahe and Associates LLC, proposed in an approximately 3,258 square-foot building, on an approximately .23 -acre property, located on the south side of Hill Street, approximately 150 feet southeast from the intersection of Hill Street and South Main Street, being Lot 16, Block 10 Keller City Addition, zoned Old Town Keller (OTK), located at 108 Hill Street. Ronnie and Kiley Rahe, owner/applicant. (SUP-20-0018)

Item H-1 Zoning Map



Zoned: OTK

Item H-1 Aerial View



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- Adoring Designs left the property in approximately October 2019, and the property has since remained vacant.
- The applicant is proposing to utilize the space as an insurance agency and would like to be located in the Old Town Keller zoning district due to the restaurants and shops available for their workers.
- According to Section 8.03 of the UDC; Administrative, professional or corporate offices are allowed by right when on the second floor or higher of a building or when the use occupies 1,200 square feet or less in an existing building. In all other circumstances an SUP will be required. Since the building is approximately 3,258 square-feet and they plan to occupy all of it, an SUP is required.

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Proposed Hours of Operation: Monday-Friday: 8 a.m. to 6 p.m.



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Section 8.02 (F) (2) of the UDC states that when considering a SUP request, the Planning and Zoning Commission and 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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The Planning and Zoning Commission recommended approval of this request by a vote of 7-0 on Oct. 13, 2020.



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The City Council has the following options when considering a Specific Use Permit:

- Approve as submitted
- Approve with additional condition(s) or modifications
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



Questions?
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