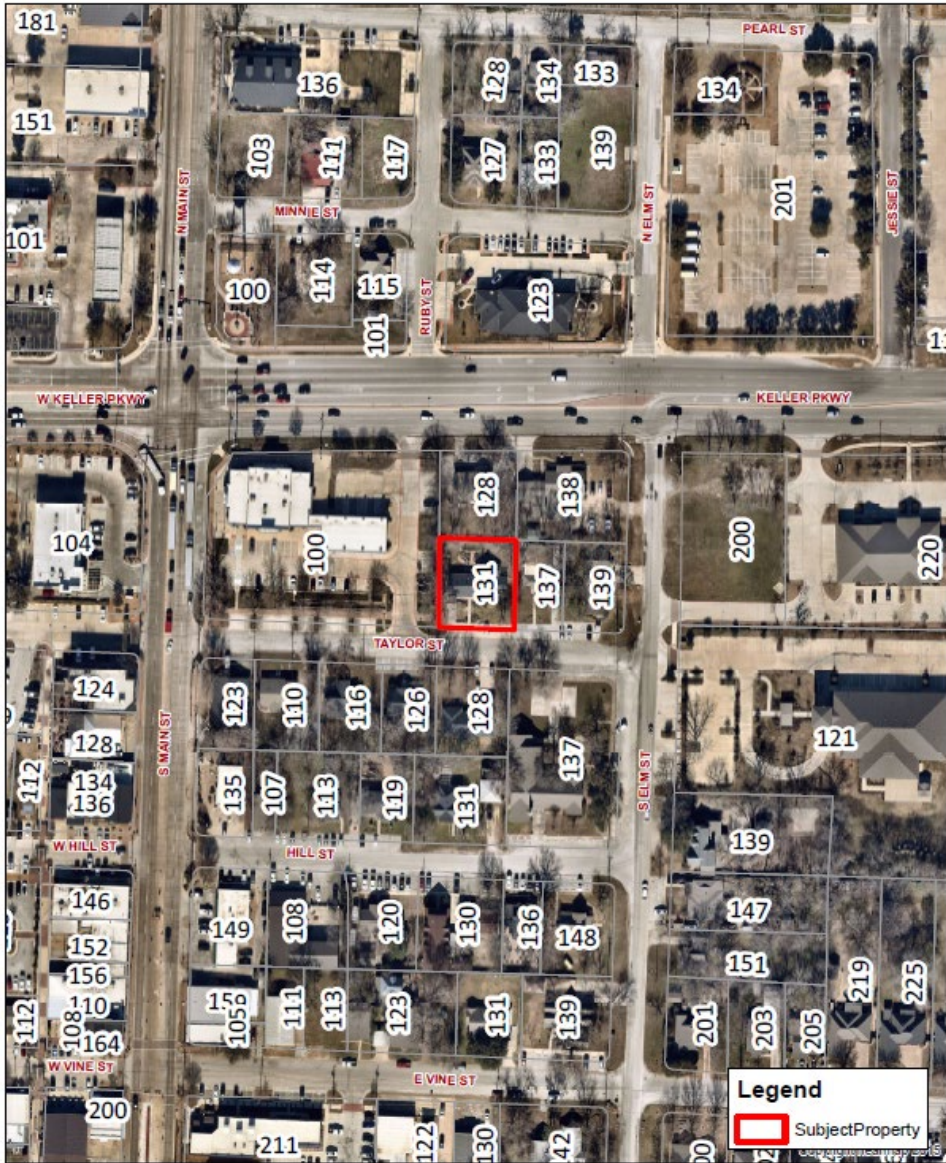


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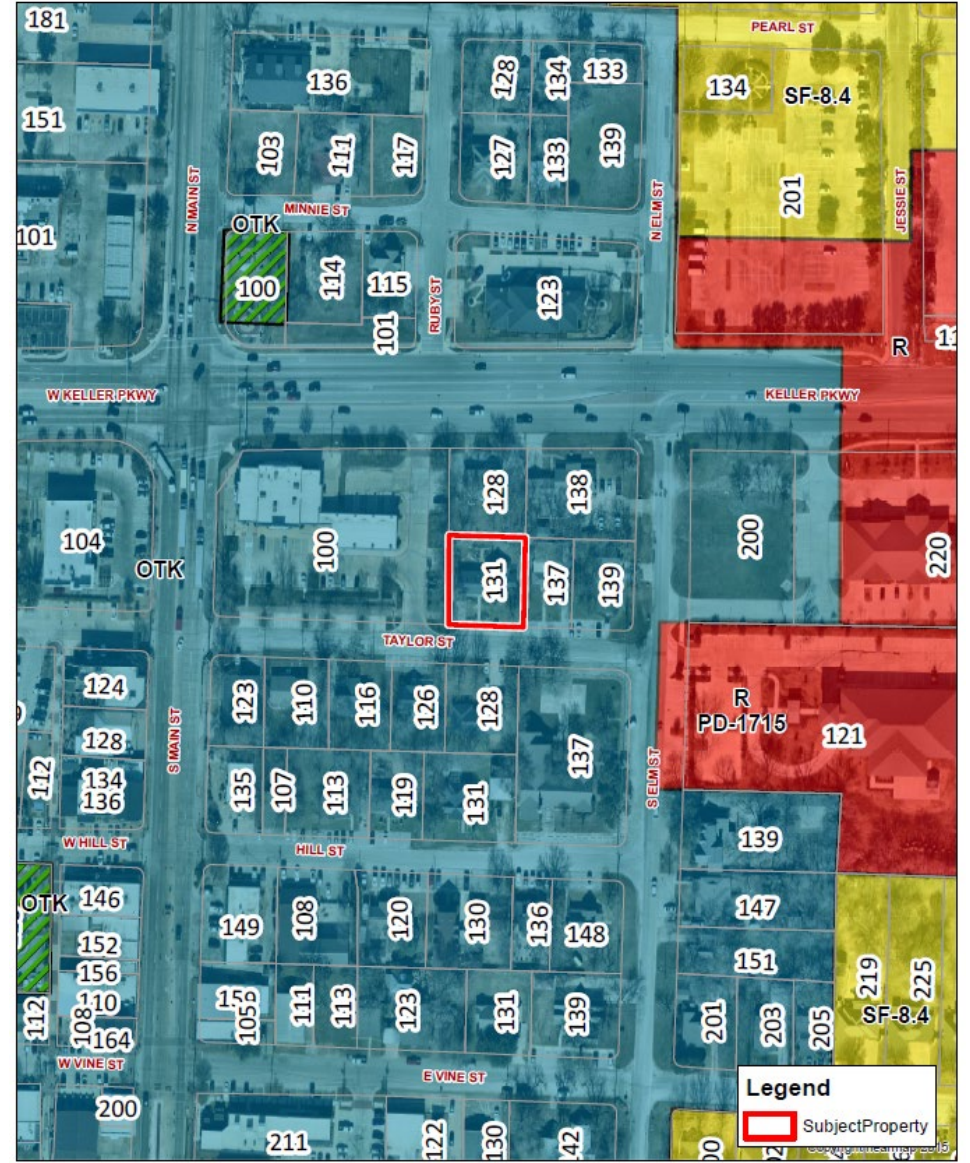
PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) to operate a retail store with used goods and merchandise sales, for Stepping Stones Foundation in a 1,910 square-foot building, situated on a .23-acre lot on the north side of Taylor Street, approximately 170 feet northwest from the intersection of Taylor Street and South Elm Street, being Lot 7, Block 12, Keller City Addition, zoned Old Town Keller (OTK), and addressed as 131 Taylor Street. Stepping Stones Foundation, Owner/Applicant. (SUP-23-0007)

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Aerial Map



Zoning Map



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Background

- Stepping Stones Foundation proposes to relocate their resale boutique from 139 Taylor St. to 131 Taylor St., an existing 1,910-square-foot building purchased by the organization.
- An SUP is required to operate a retail store with used goods and merchandise in the Old Town Keller (OTK) Zoning District.



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Foundation Details

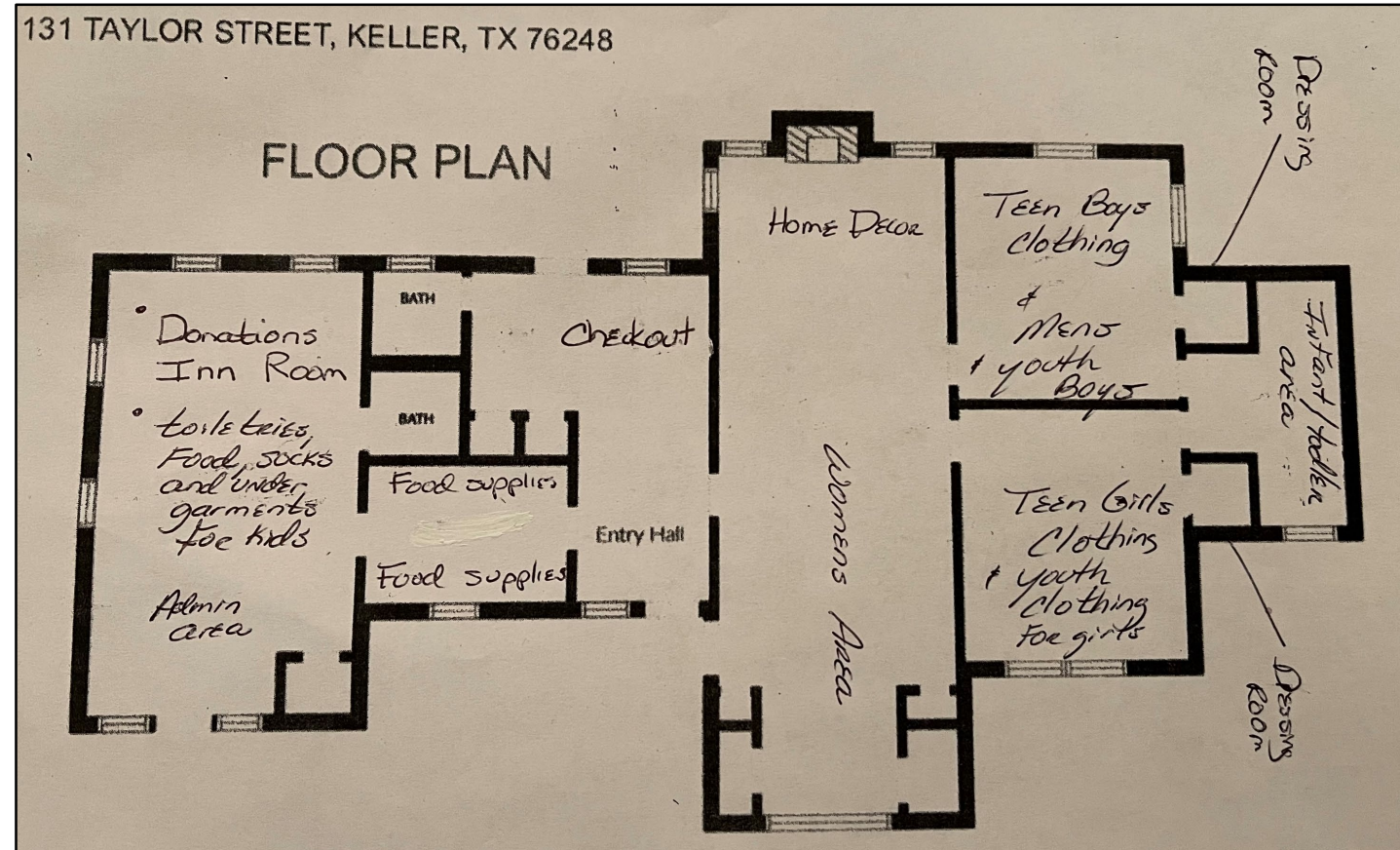
Stepping Stones is a 501(c)3 nonprofit whose mission is to serve youth in crisis throughout North Texas by providing access to emergency housing, food, clothing and medical care as well as offering an array of programs and services aimed to empower and instill the necessary tools for making positive life choices.



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Foundation Details

- The Foundation accepts private donations of gently used clothing, accessories, small furniture and other essential items during their normal business hours (Tuesday – Saturday 10 a.m. to 6 p.m.).
- The resale boutique is open to the public, and the children the Foundation serves are able to shop for free.



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Site Design

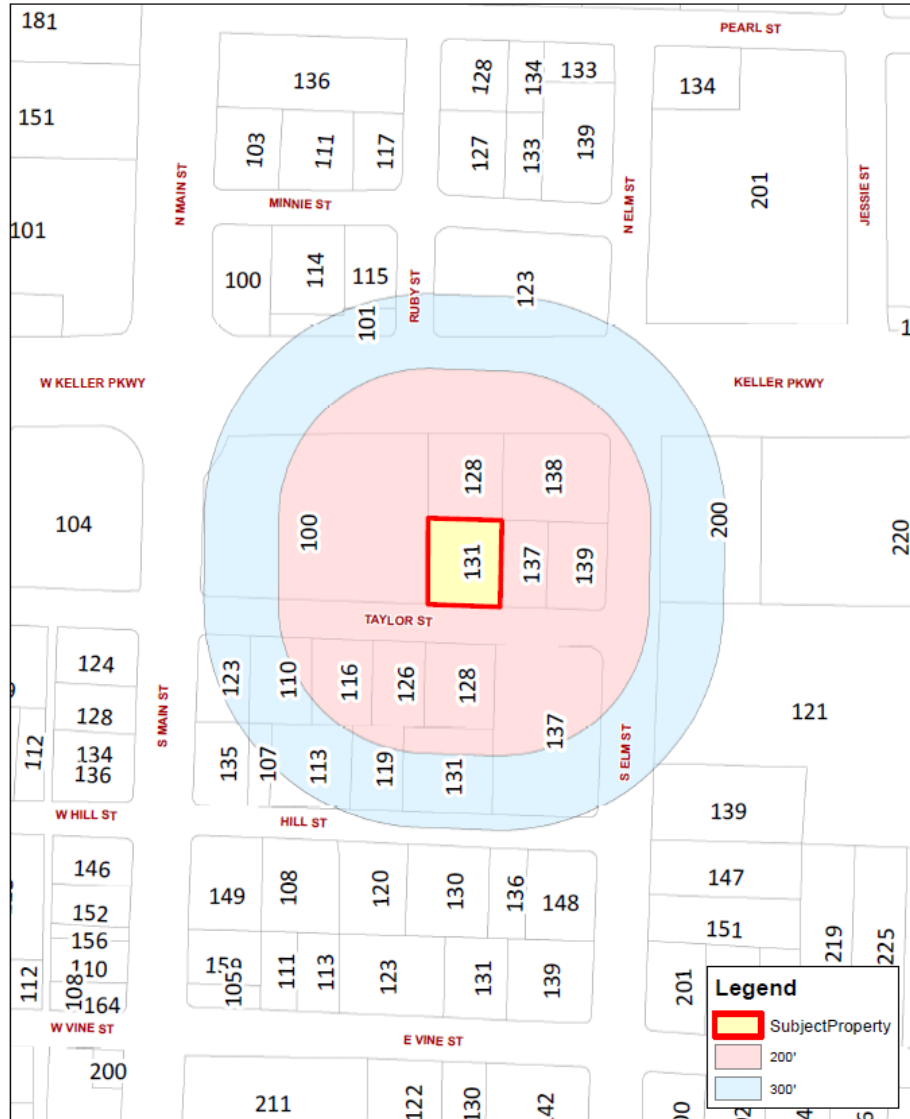
The Applicant proposes no changes to the interior or exterior of the building.



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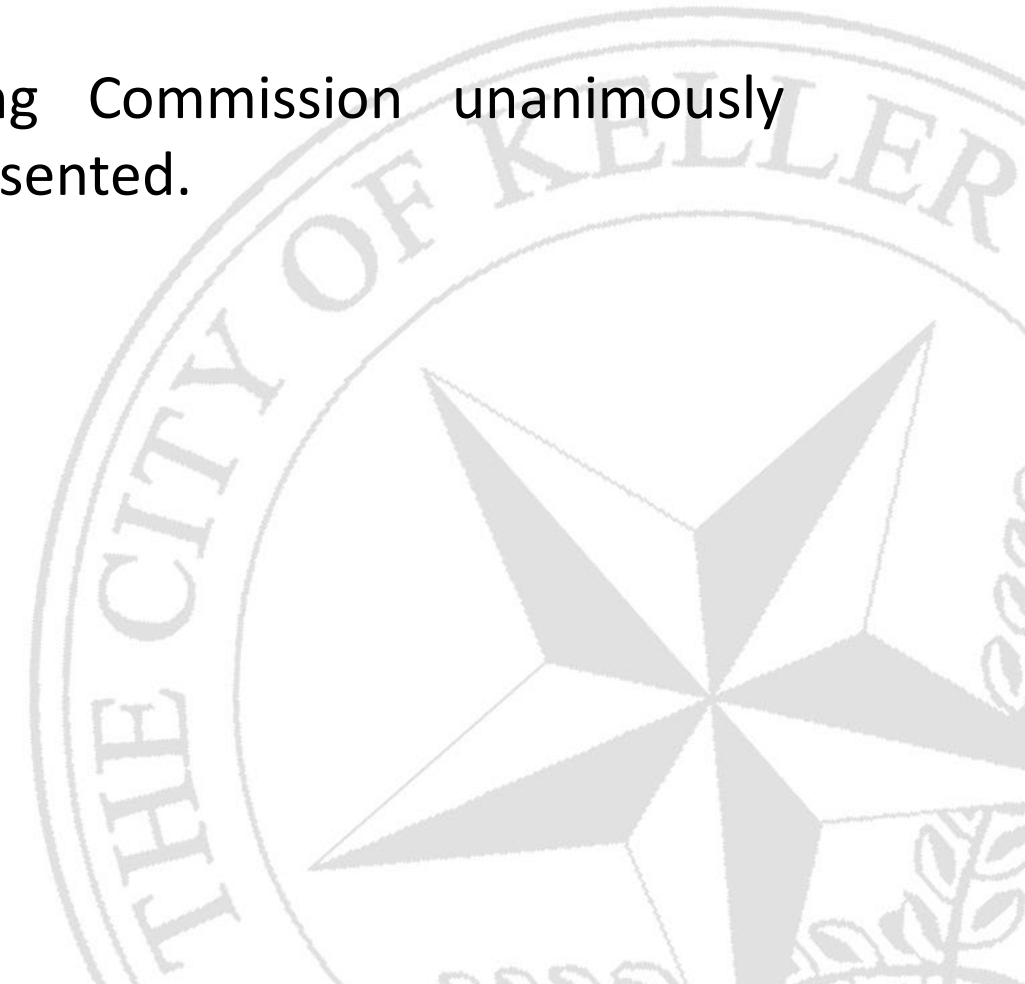
- On Feb. 16, 2023, the City mailed 23 Letters of Notification for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.
- As of today, staff has received no response from the public on this SUP request.



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Planning and Zoning Commission recommendation:

On Feb. 28, 2023, the Planning and Zoning Commission 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:

1. To operate a retail store with 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?
Sarah Hensley
817-743-4130**

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