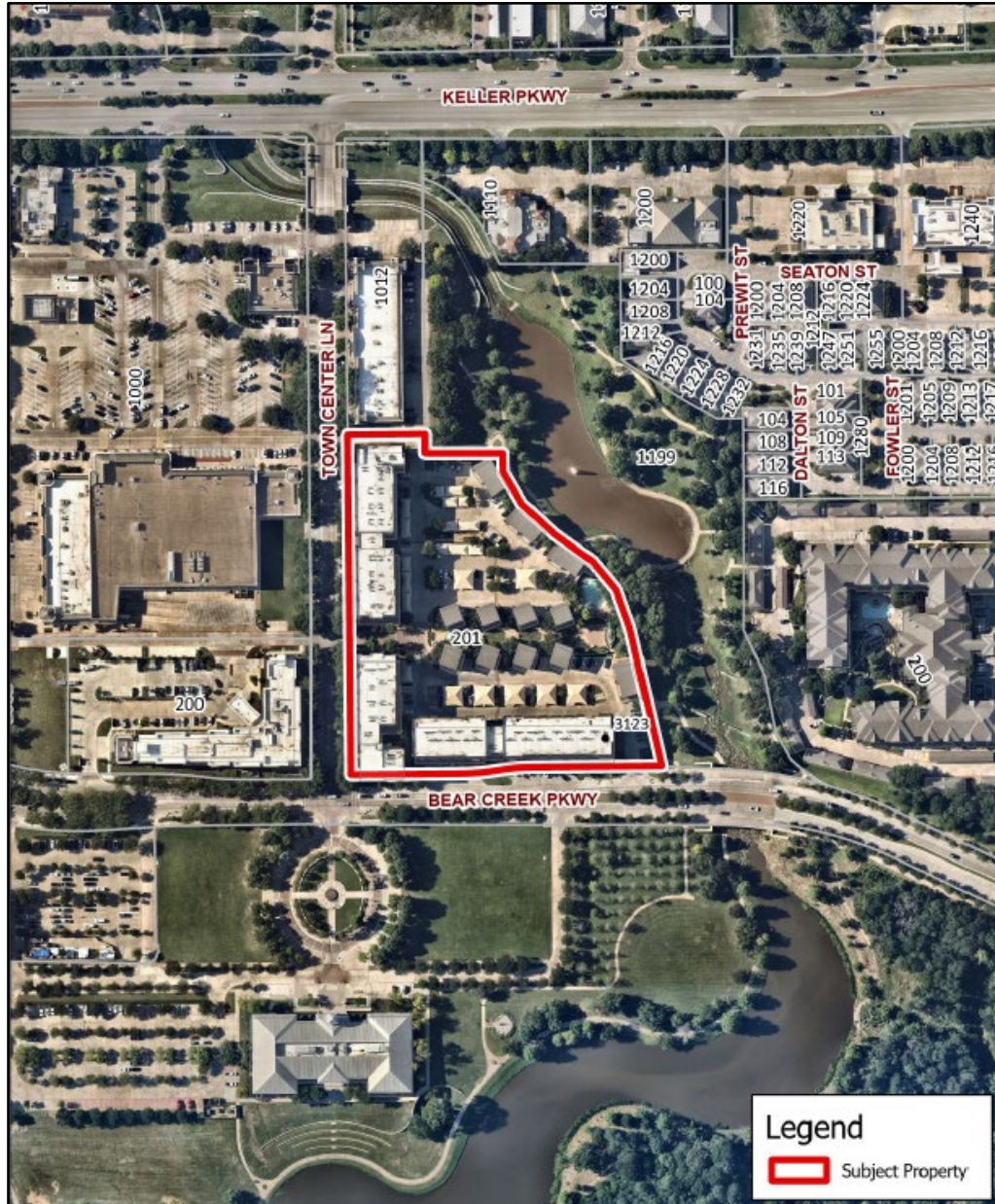


Item H-3

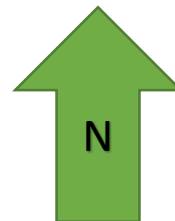
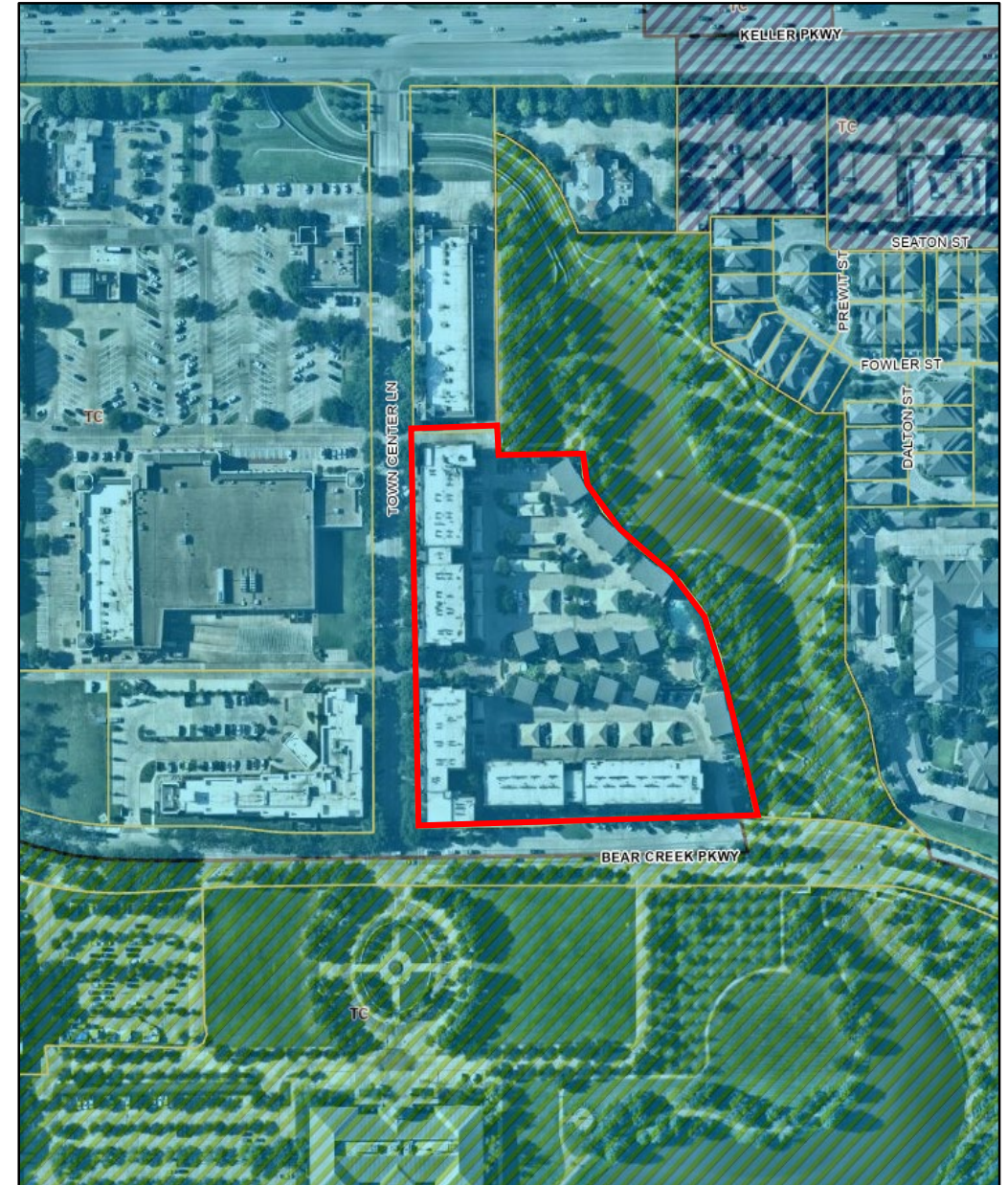
PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for A House With Books, to operate a retail store with used goods and merchandise sales, located in an approximately 1,600 square-foot lease space, on approximately 5.55 acres located at the intersection of Bear Creek Parkway and Town Center Lane, legally described as Lot 7, Block B of the Keller Town Center Addition, zoned Town Center (TC) and addressed to 201 Town Center Lane, Suite 3123. Hayley Smith, Applicant. T Arthouse, TX, LLC, Owner. (SUP-2409-0008).

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Aerial Map



Zoning Map



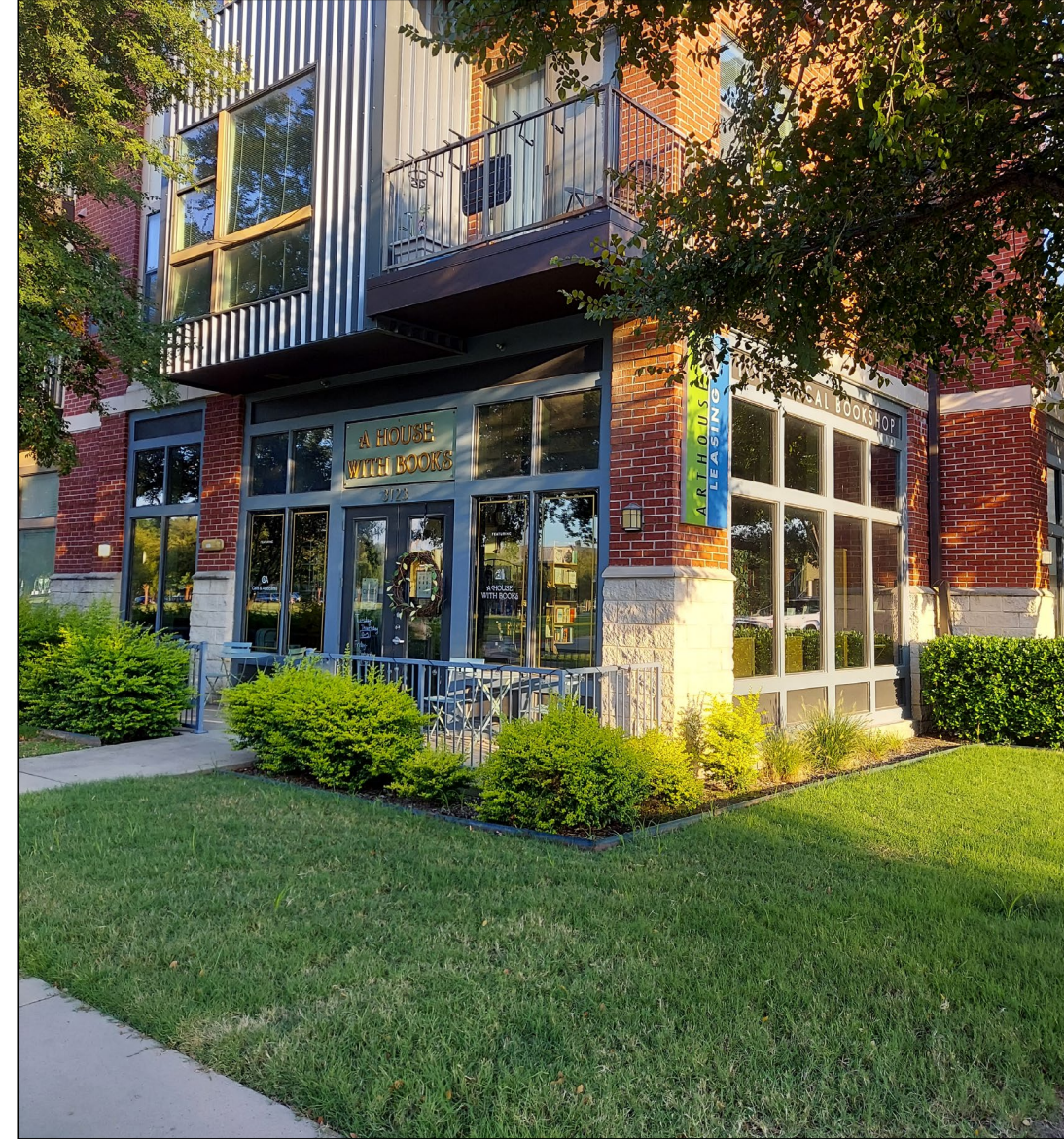
Zoned:
Town Center
(TC)

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Background:

A House With Books has been operating at this location since February 2023 with the sale of new merchandise. The Applicant is requesting a SUP to sell used goods and merchandise.

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

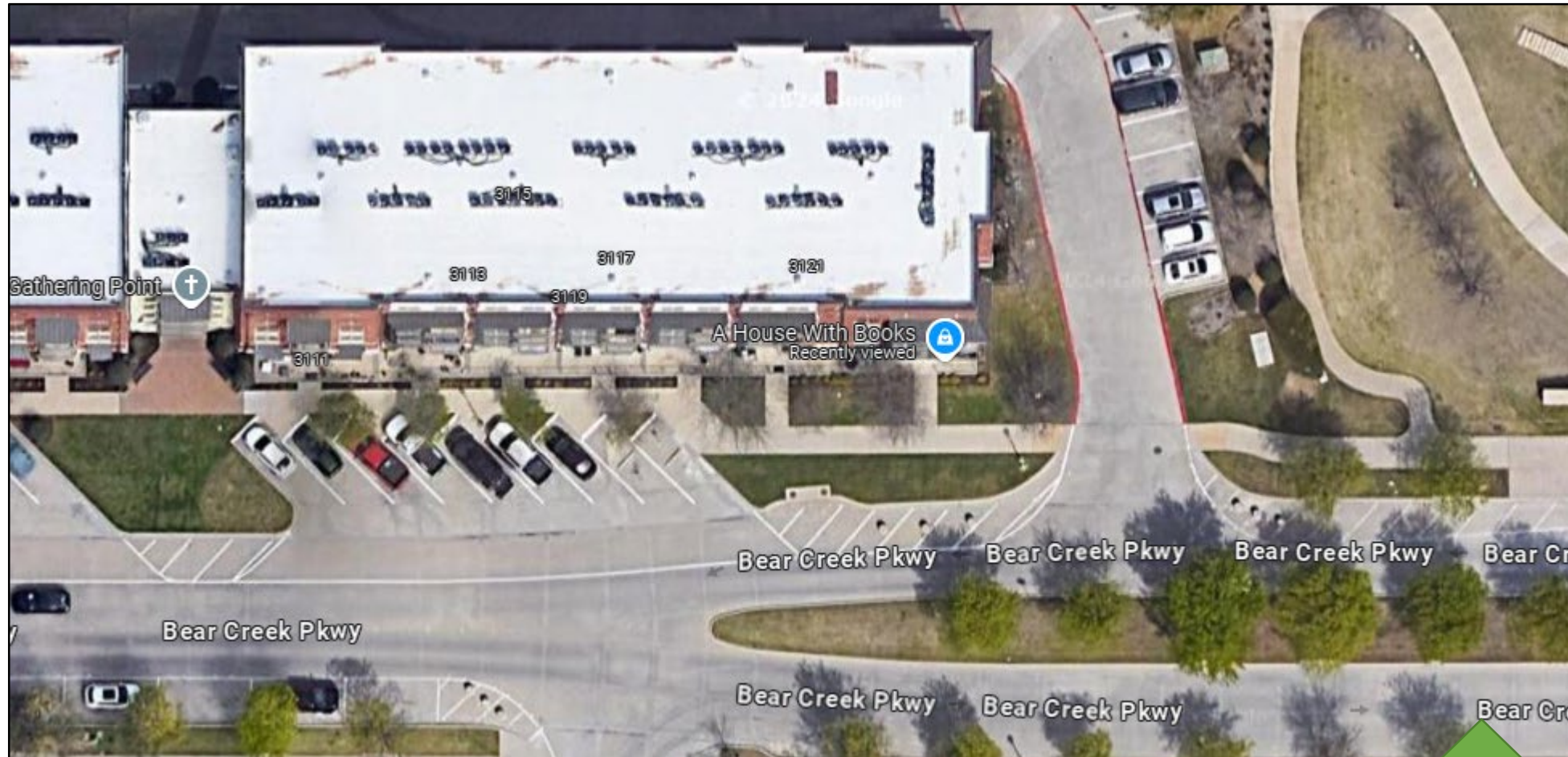


Existing location

Item E-5

Site Design

The bookstore currently occupies an existing lease space that is approximately 1,600 square feet. Parking is shared between the various lease spaces along Bear Creek Parkway.



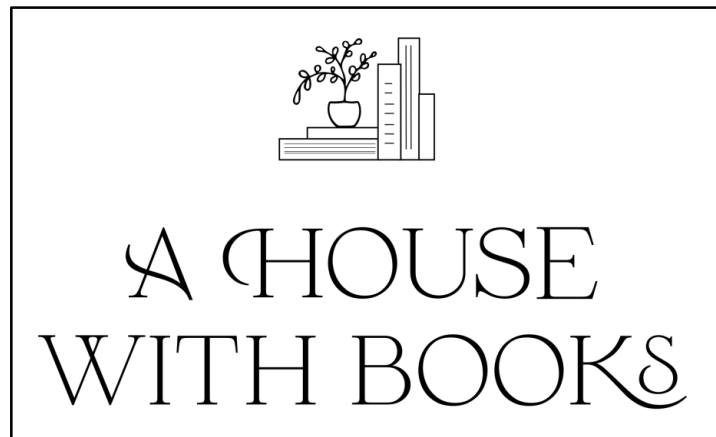
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Hours of Operation:

Tuesday - Thursday 10 a.m. to 5 p.m.

Friday and Saturday 10 a.m. to 6 p.m.

The shop currently sells new books for adults and kids, gifts and home decor pieces.



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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).

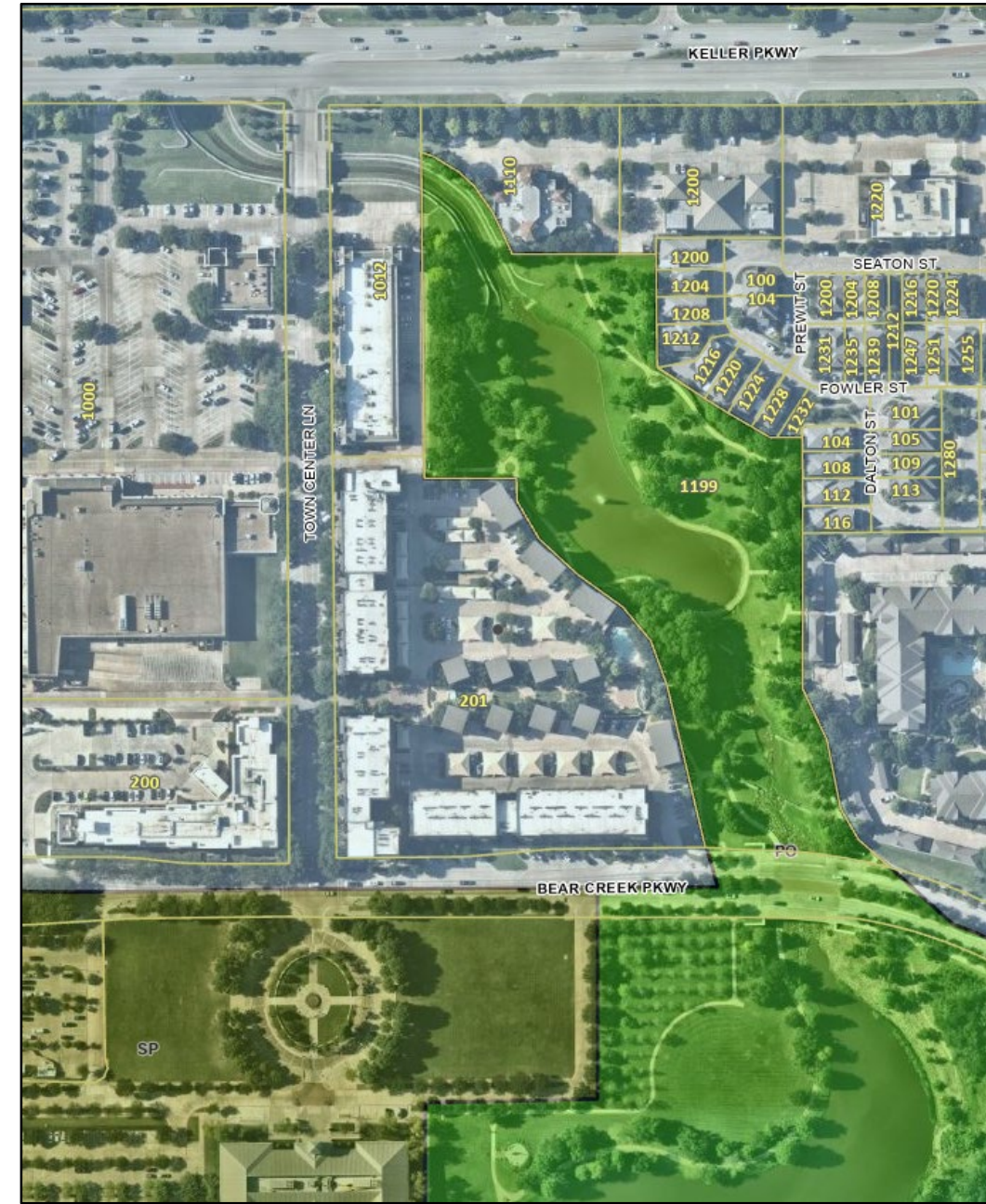
Surrounding FLUP Designations:

North: Mixed Use (MU), various retail

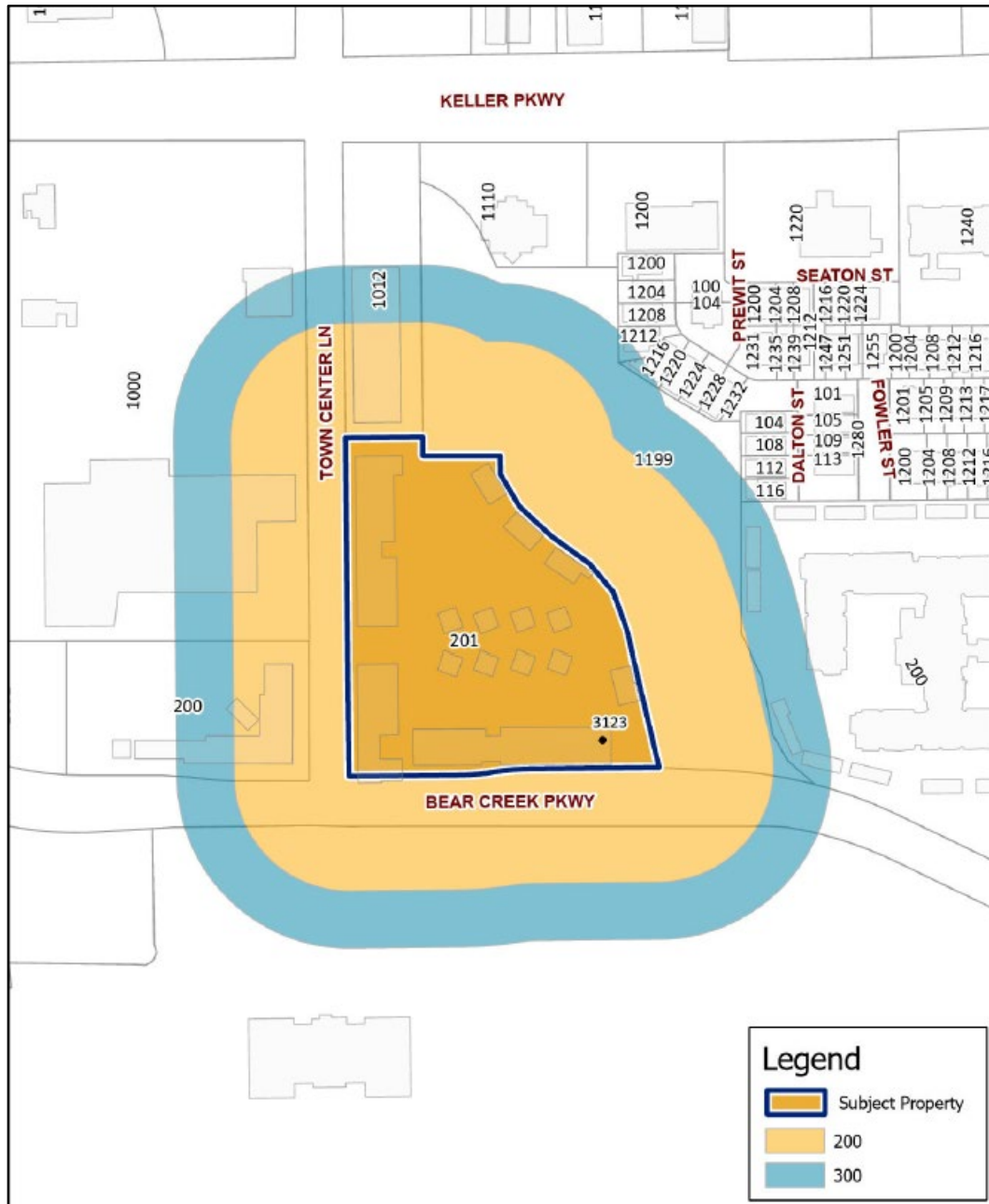
East: Parks and Open Space

South: Semi-Public, Town Hall

West: MU, Hampton Inn hotel, various retail



Item H-3

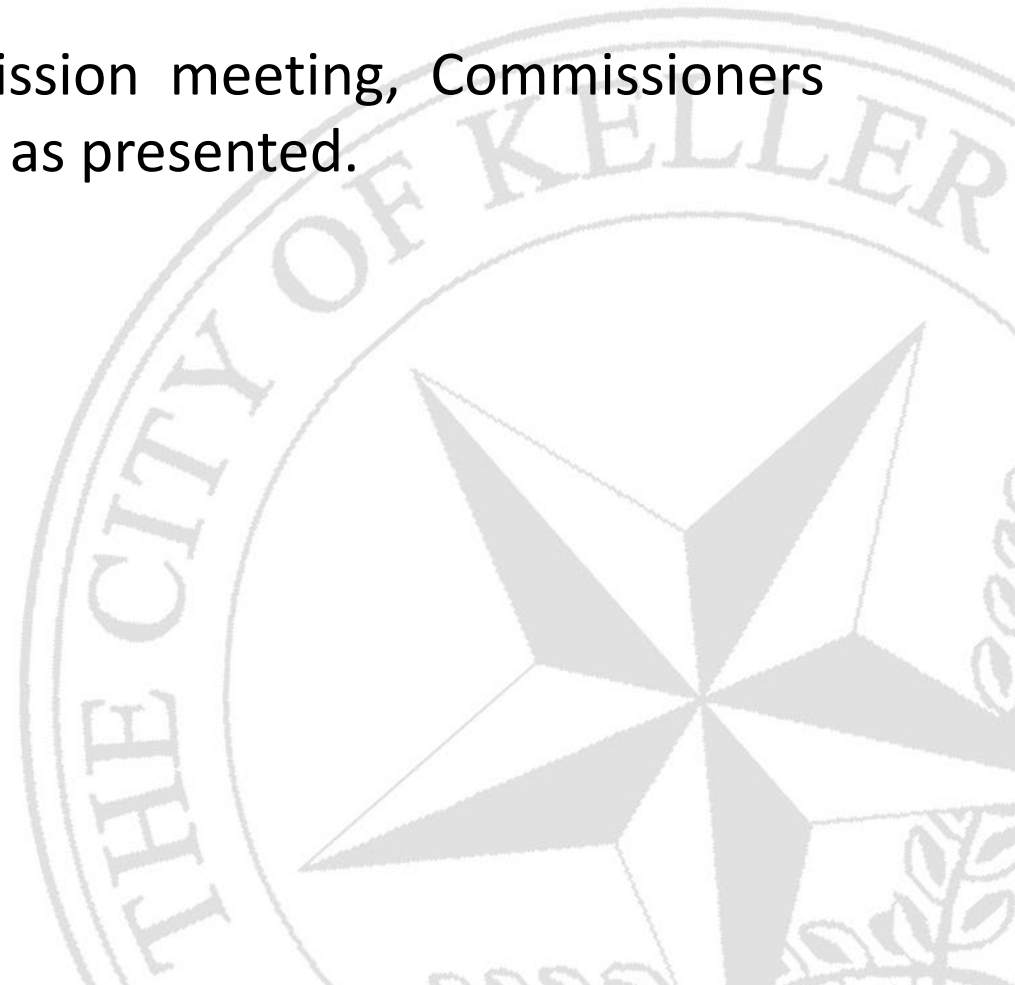


- On Sept. 26, the city mailed 12 letters of notification to all property owners within 300' of the property. A public hearing notice sign was also placed on the property.
- Staff has received no written support or opposition to this request.

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Planning and Zoning Commission Recommendation:

At the Oct. 8, 2024, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the request as presented.



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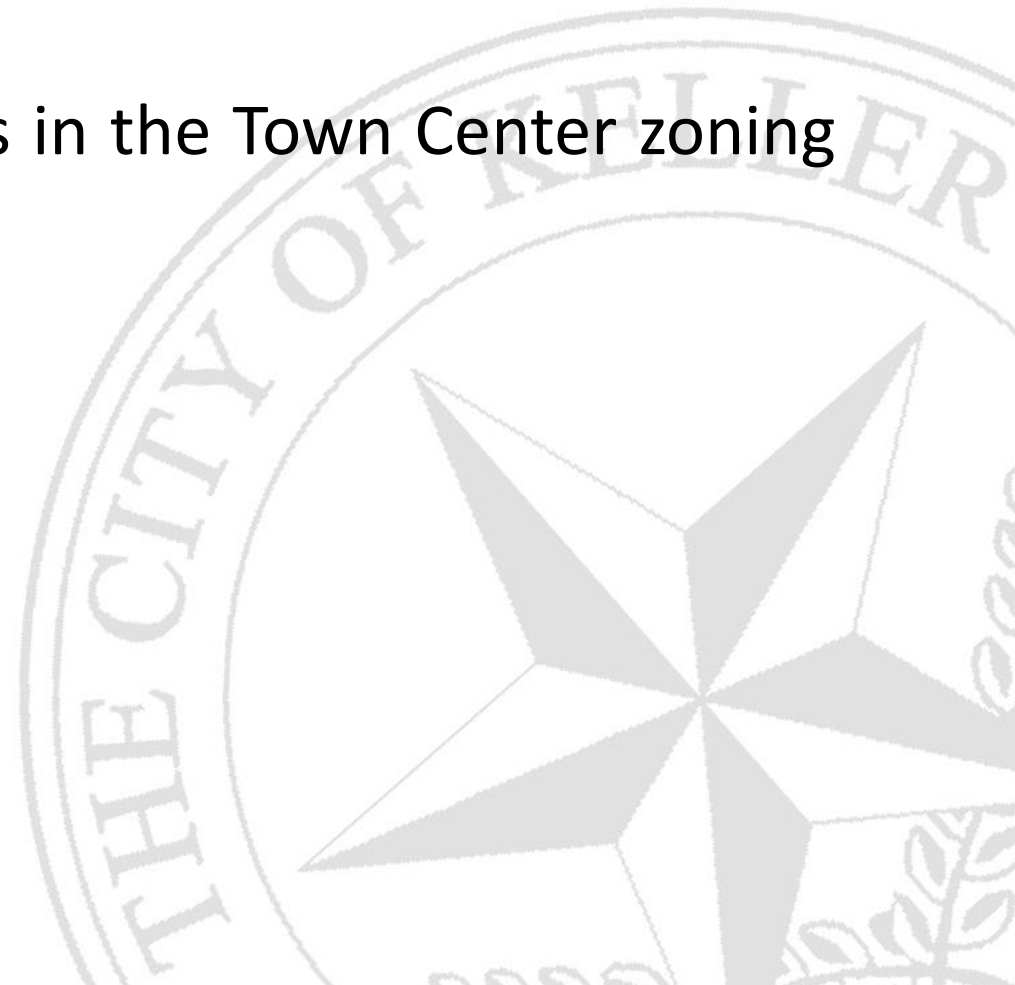
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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.

Item H-3

Request:

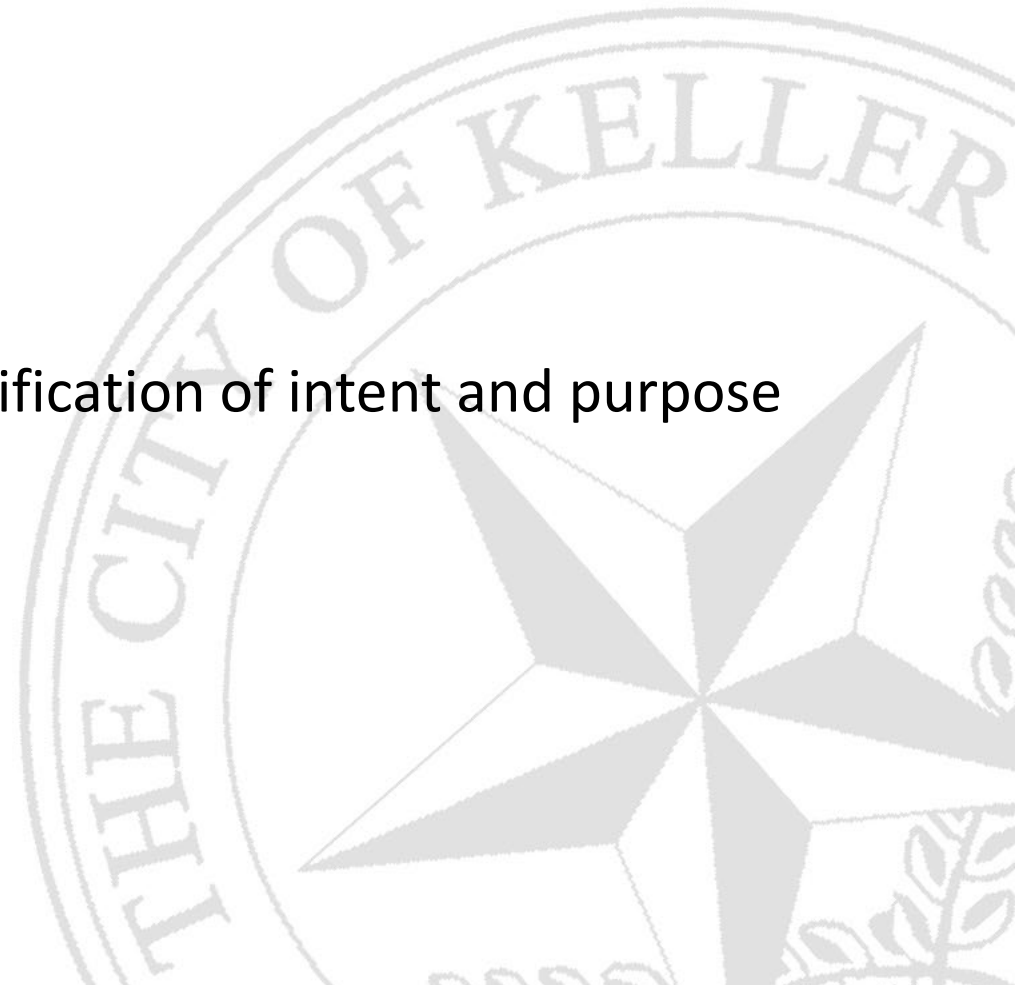
A Specific Use Permit (SUP) to sell used goods in the Town Center zoning district.



Item H-3

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

- Approve as submitted
- Approve with modified 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