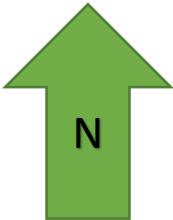
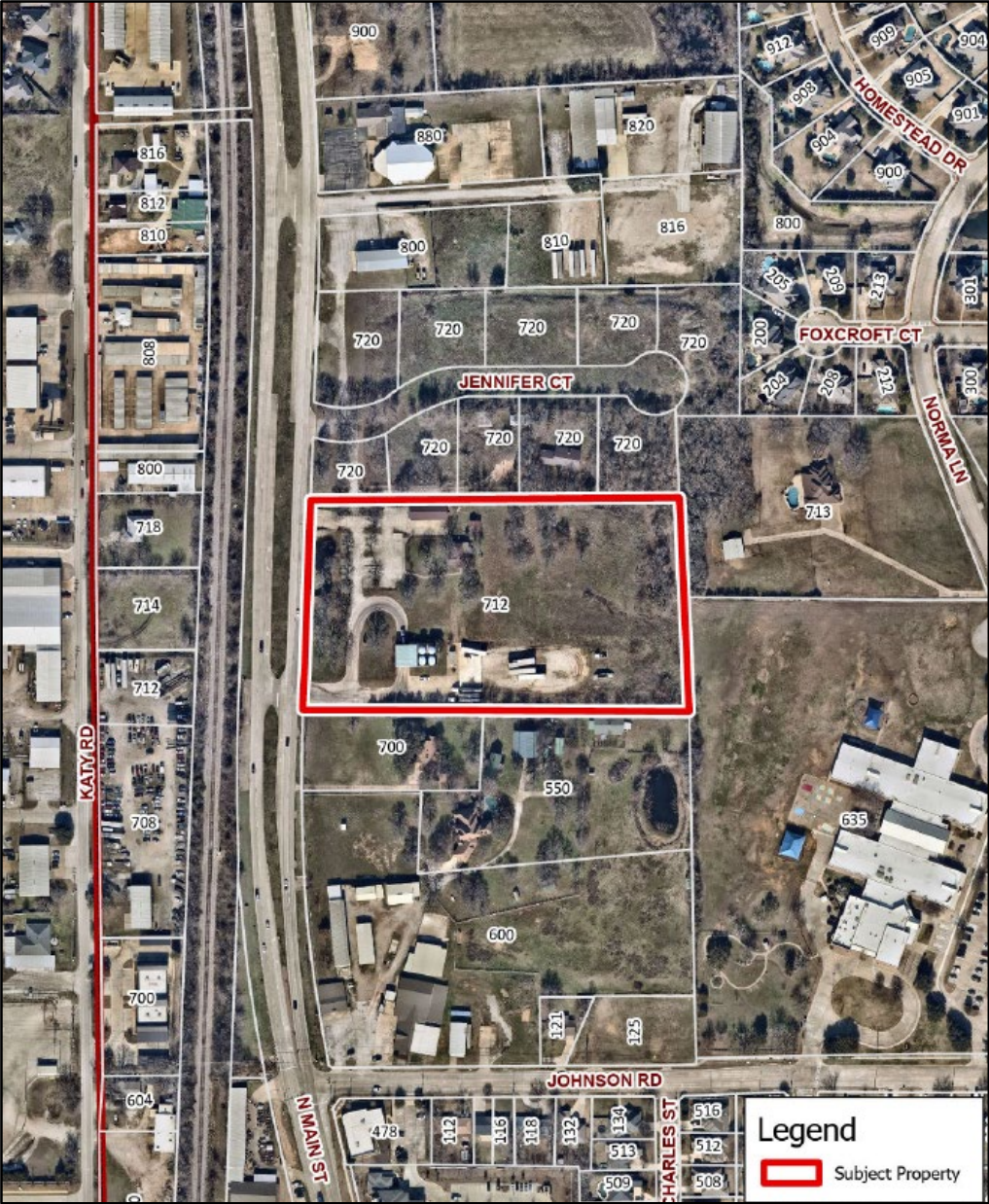


Item H-3

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for The Ship Shop, a packing and shipping retail store with truck and trailer rental, to be located in an existing 2,600 square-foot building on 5.99 acres, on the east side of N. Main Street, approximately 1036 feet northeast of the N. Main Street and Johnson Road intersection, legally described as Lot 1B, Block A, of the Samantha Springs Addition, zoned Light Industrial, and addressed 712 N. Main Street. Joe McCombs, Owner. David Sanders, Applicant. (SUP-2505-0021).

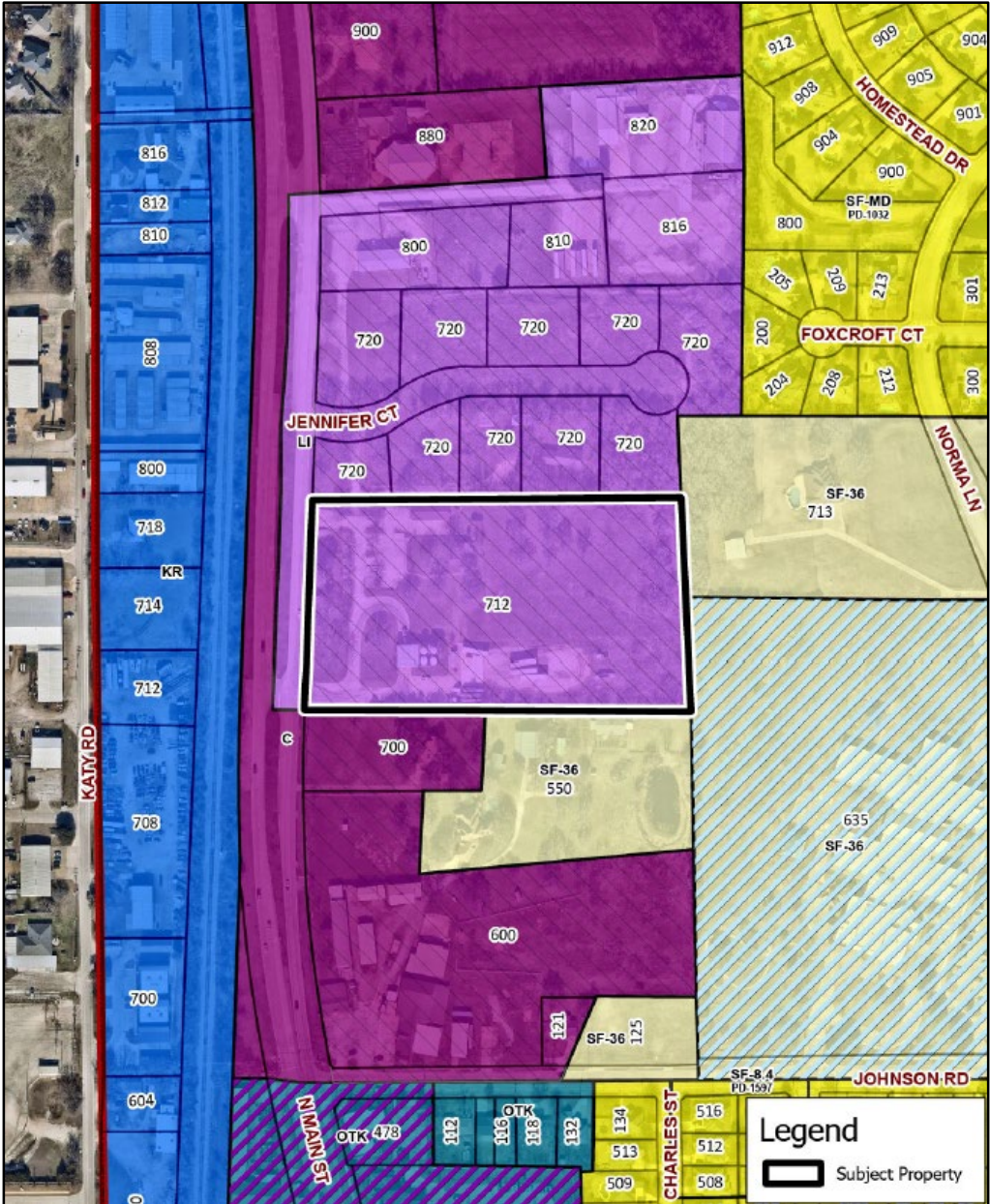
Item H-3

Aerial Map



Zoned:
Light
Industrial (LI)

Zoning Map



Item H-3

Background:

The Ship Shop, currently operating in Trophy Club, is looking to bring its business to Keller.

The Ship Shop offers packing and shipping supplies and U-Haul truck and trailer rental.

In the Light Industrial (LI) Zoning District, an SUP is required for truck rental or leasing.



Item H-3

Site Design

The Applicant is proposing to operate out of an existing 2,600-square-foot building on the northwest corner of 712 N. Main St.

The parking requirement for “bus or truck repair, parking, storage area, or garage” use is one space per 500 square feet of floor area, with a minimum of 5 spaces, bringing the total number of spaces needed to 6 plus the 1 required accessible space. There is an existing parking area to the southwest of the lease space. The approved site plan for Samantha Springs shows 43 parking spaces.

 Tenant space



Item H-3

Business Details:

Along with packing and shipping, The Ship Shop also offers a variety of cargo vans, box trucks, and open trailer rentals.

Hours of Operation:

Monday-Friday 8 a.m.-7 p.m.

Saturday 8 a.m.-4 p.m.

Sunday 11 a.m.-4 p.m.

Staff will consist of the Applicant and two part-time employees.



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Truck and Trailer Rental:

The UDC defines a truck as a light or heavy load vehicle. Most of the trucks offered by the Ship Shop will be heavy load vehicles.

Heavy Load Vehicle:

Any other self-propelled vehicle having a manufacturer's Gross Vehicle Weight Rating (GVWR) of greater than eleven thousand (11,000) pounds, such as tractor-trailers, buses, box vans, and other similar vehicles; or any towed vehicle with a manufacturer's Maximum Loaded Trailer Weight (MLTW) greater than eleven thousand (11,000) pounds or more than two (2) axles, such as flatbed trailers, utility trailers, and cargo trailers.

Outside Storage:

This use would also be considered outside storage. No outside storage is permitted unless approved by a SUP in the Light Industrial zoning district.

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Existing Similar Businesses:

Keller Self Storage	432 N Main	Old Town Keller	Truck/Trailer Rental
Armor Self Storage	808 Katy Rd	Katy Road	Truck/Trailer Rental
Home Depot/Penske Truck	2013 S Main	Commercial	Truck/Trailer Rental
U-Haul Neighborhood Dealer	1085 S Main St	Commercial	Truck/Trailer Rental
Enterprise Rent-A-Car	830 Keller Pkwy	Retail	Car Rental
EquipmentShare	1675 S Main St	Light Industrial	Equipment Rental
United Rentals	1201 S Main St	Light Industrial	Equipment Rental
A+ Boxes	419 N Main St	Old Town Keller	Mailing/Packing Supplies
Copy & Ship HQ	750 S Main St	Commercial	Mailing/Packing Supplies
UPS	1540 Keller Pkwy, Suite 108	Retail	Mailing/Packing Supplies
Virtual Post Solutions Inc	1710 Keller Pkwy, Suite 102, 103, 104	Office	Mailing/Packing Supplies

Excellence • Integrity • Service • Creativity • Communication

Item H-3

Surrounding Land Uses:

The subject property is zoned Light Industrial (LI) and designated Retail/Commercial (RTC) and Patio/Garden/Townhomes (PGT) on the city's Future Land Use Plan (FLUP).

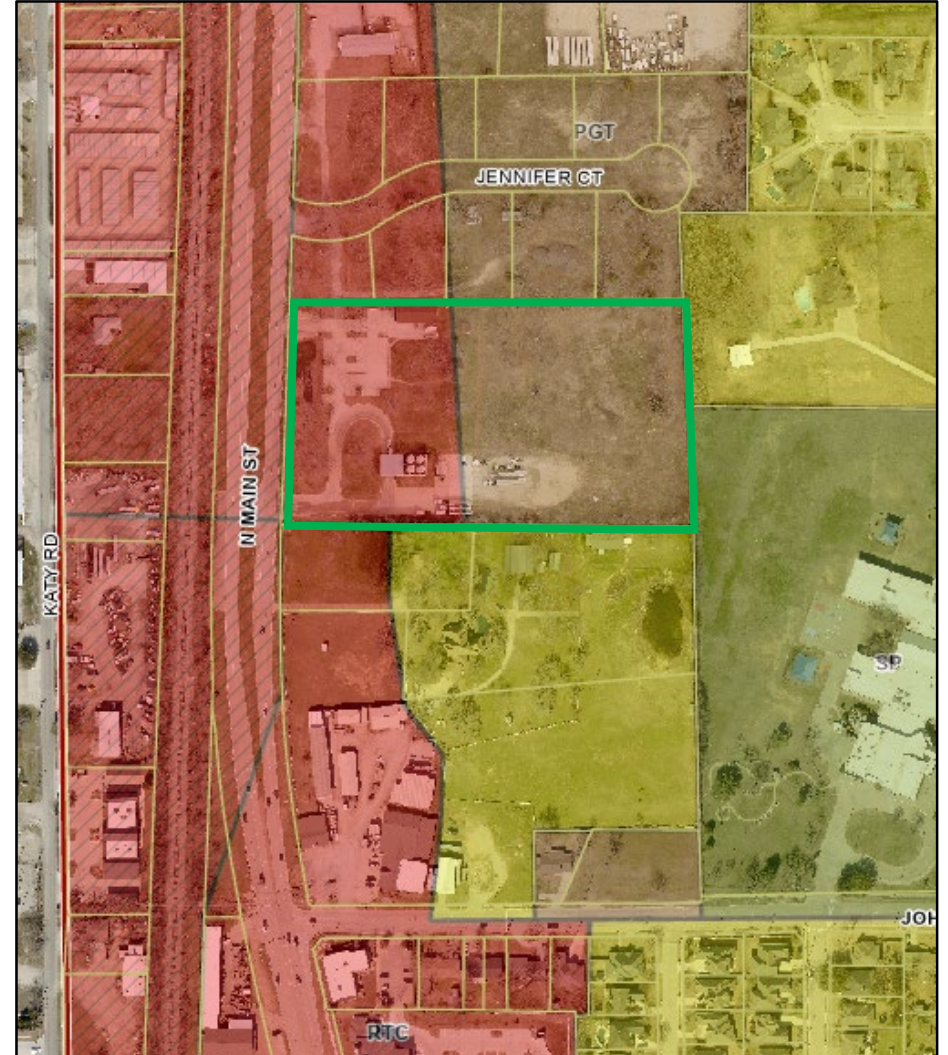
Surrounding FLUP Designations:

North: RTC and PGT

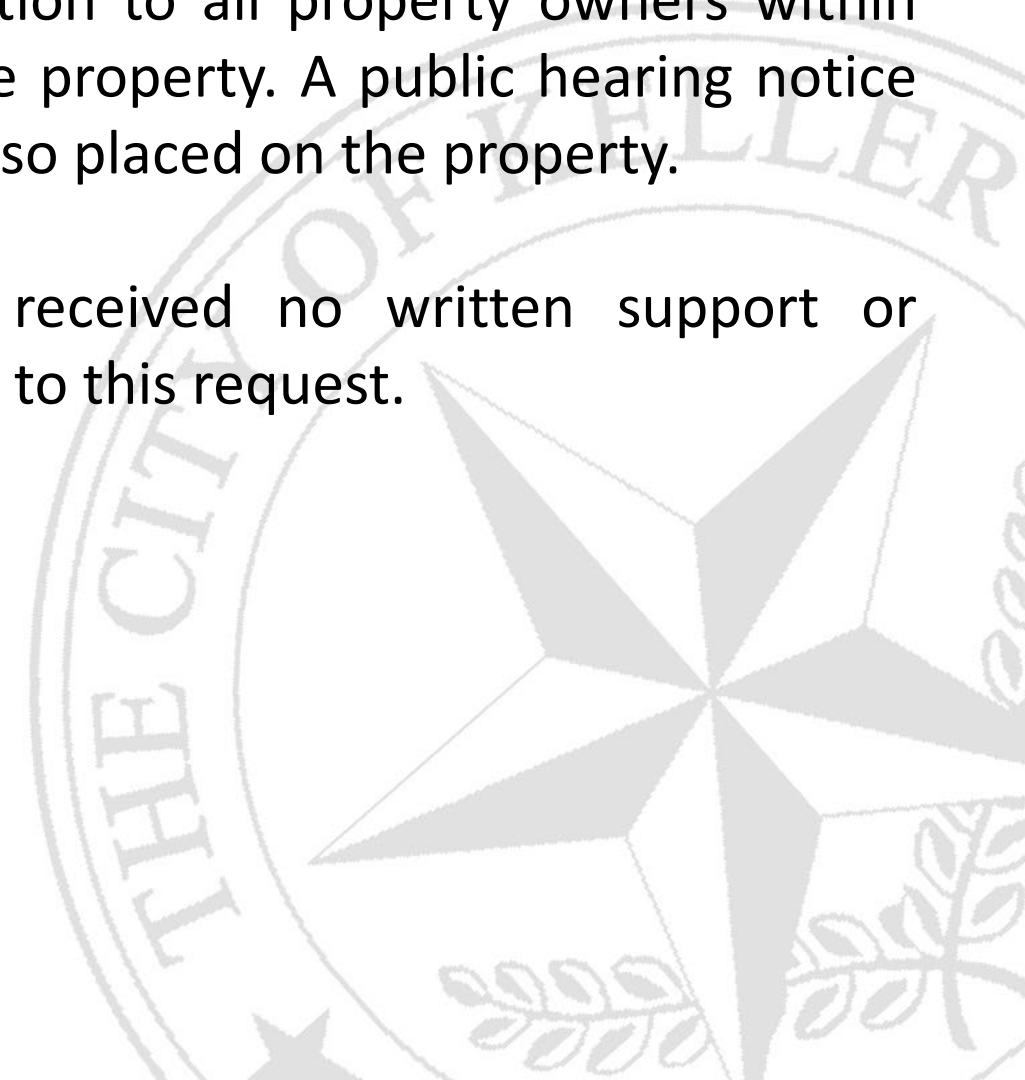
East: HD-SF and SP

South: RTC and HD-SF (Rosebury PD)

West: RTC



received no written support or to this request.

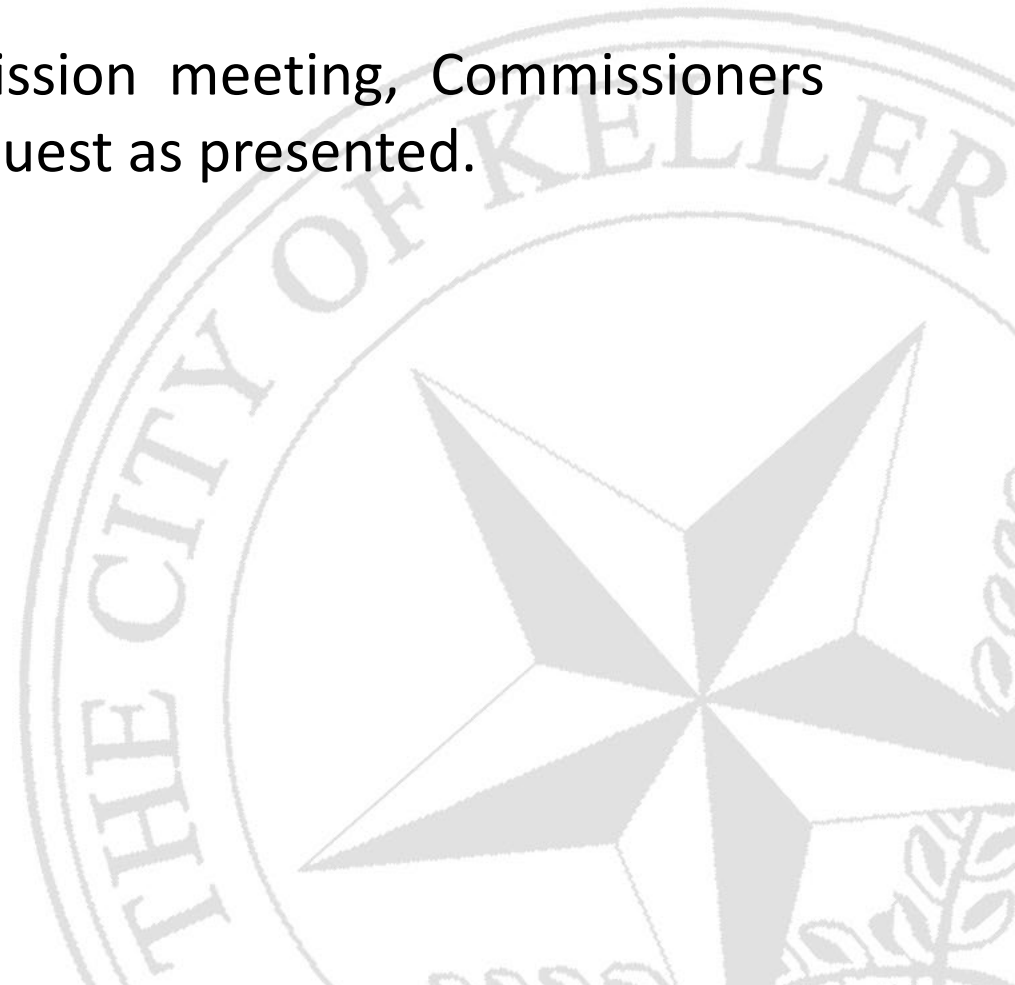


- received no written support or to this request.

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Planning and Zoning Commission Recommendation:

At the July 8, 2025, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request as presented.



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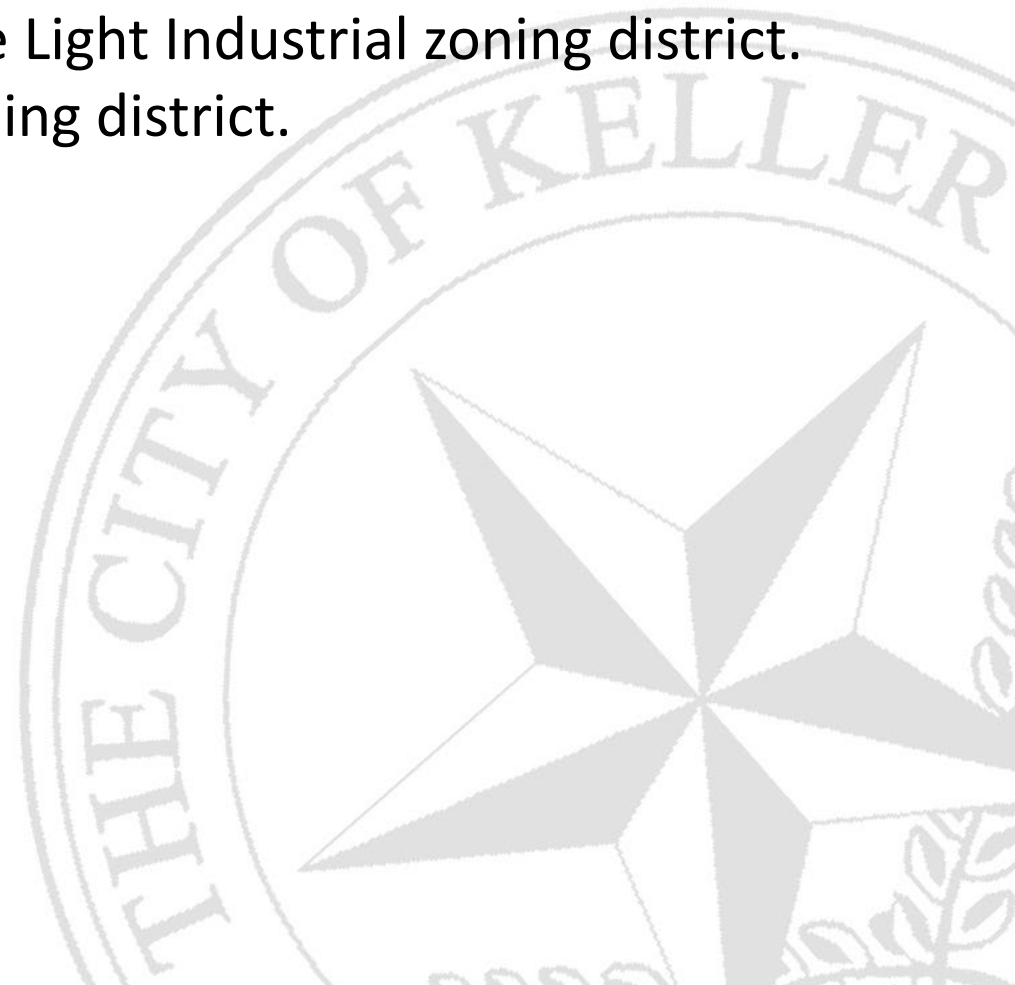
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the Planning and Zoning Commission and City Council shall consider the following factors:

- 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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Requests:

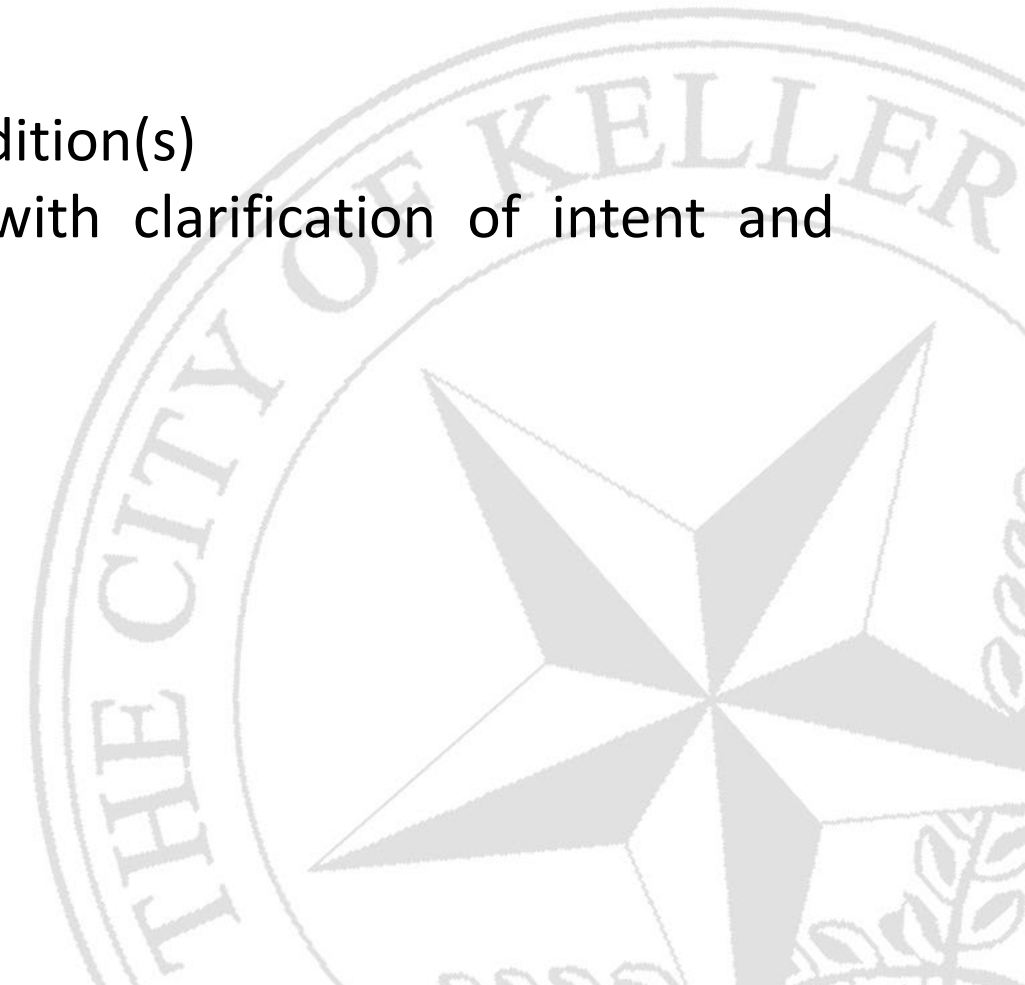
1. To operate a truck rental or leasing business in the Light Industrial zoning district.
2. To allow outside storage in the Light Industrial zoning district.



Item H-3

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?
Alexis Russell
817-743-4130