

Item H-2

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Nostalgic Nerd to operate a used goods and merchandise retail business (retro video game store) located in an approximately 2,413 square-foot building on an approximately 0.25-acre tract, on the north side of East Olive Street, approximately 250 feet northeast of the intersection of South Main Street and West Olive Street, being KELLER, CITY ADDITION Block 8 Lot 9 & 2A at 121 Olive Street, and zoned Old Town Keller (OTK). Kopiu Bay Properties, owner. Patrick Gonzales, applicant. (SUP-20-0011)

Item H-2 Zoning Map



Zoned: OTK

Item H-2 Aerial View



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- Nostalgic Nerd is proposing to sub-lease a 350-square-foot room within the 2,413-square-foot commercial building (former residence) that now houses Bakeology.
- Nostalgic Nerd plans to sell refurbished electronic goods, including retro video games and consoles.
- In 2018 a Certificate of Occupancy was issued for Bakeology (a custom dessert store) at this location. Because Bakeology is reducing square footage in order to accommodate Nostalgic Nerd, the parking requirements are the same for both businesses; existing parking will meet the UDC.
- The applicant has also provided two support petitions containing signatures from 30 existing businesses (primarily around Old Town Keller).

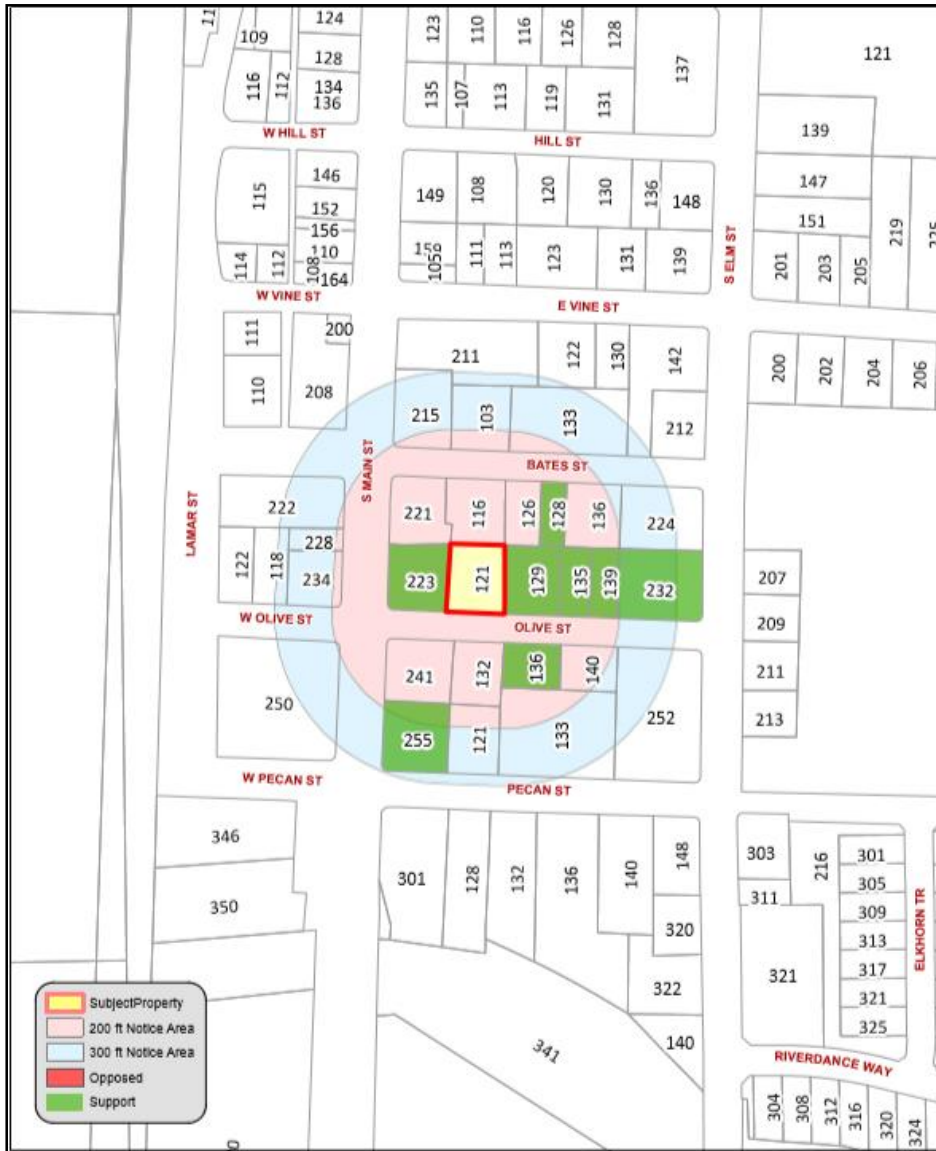
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Proposed Hours of Operation:

- Monday - Tuesday: Closed
- Wednesday - Thursday: 4-8 p.m.
- Friday: 4-10 p.m.
- Saturday: 11 a.m.-10 p.m.
- Sunday: noon- 5 p.m.

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- On May 1, 2020, the city mailed out 24 letters of Notifications 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 May 28, 2020, staff has received 30 signatures of support from neighboring businesses with 8 inside the three-hundred foot buffer.

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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 this item for approval by a vote of 7-0 on May 12, 2020.



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

- 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?

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