

Item H-3

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) to situate a temporary seasonal storage pod for three months (November 1st to January 31st) out of the year for a three-year period for the UPS Store on the property legally described as Lot 7R1, Block A of Keller-Crossing Addition, being approximately 2.18-acres, located on the south side of Keller Parkway, approximately 500 feet southeast from the intersection of Keller Parkway and Keller Smithfield Road, zoned Planned Development - Retail (PD-R) and addressed as 1540 Keller Parkway Suite 108. UPS Store, Applicant; JAHCO Keller Crossing, LLC, Owner. (SUP-21-0040)

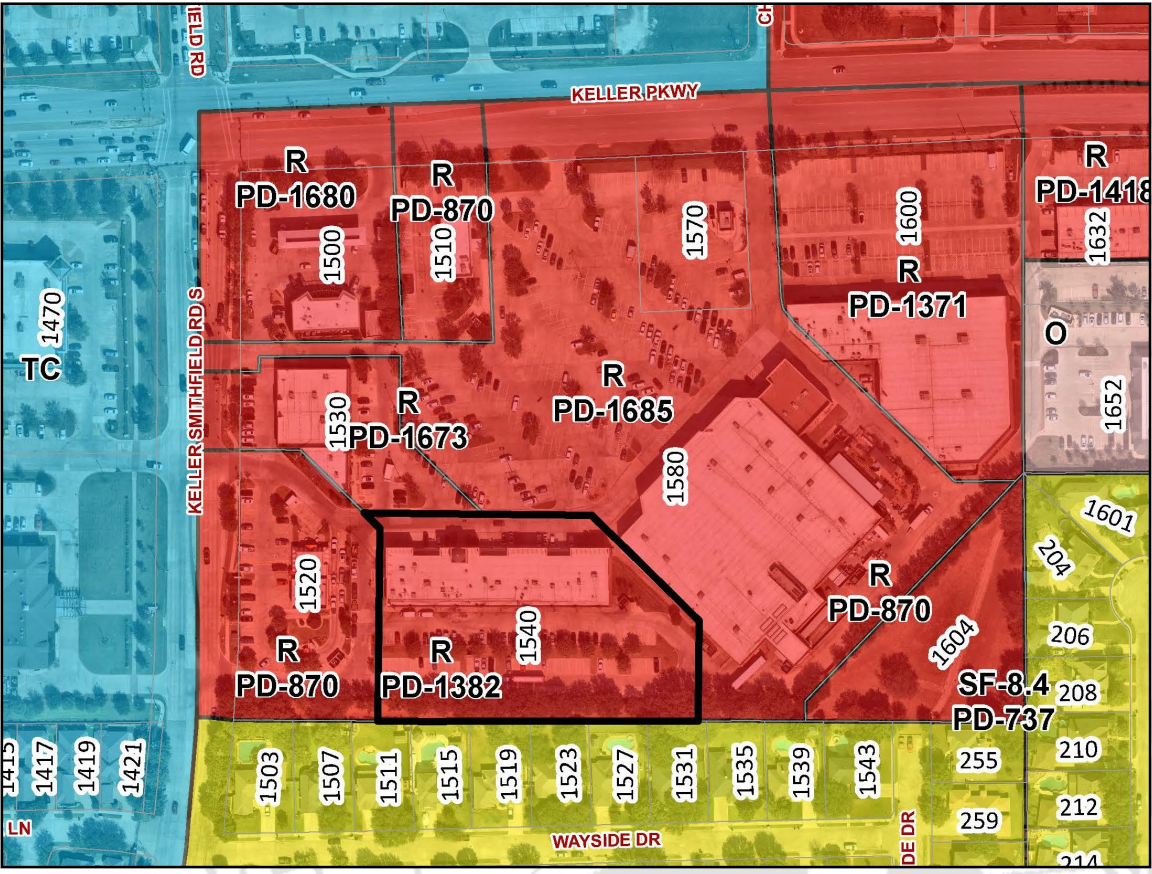
Item H-3 Aerial Map



Zoned:
PD-R



Item H-3 Zoning Map

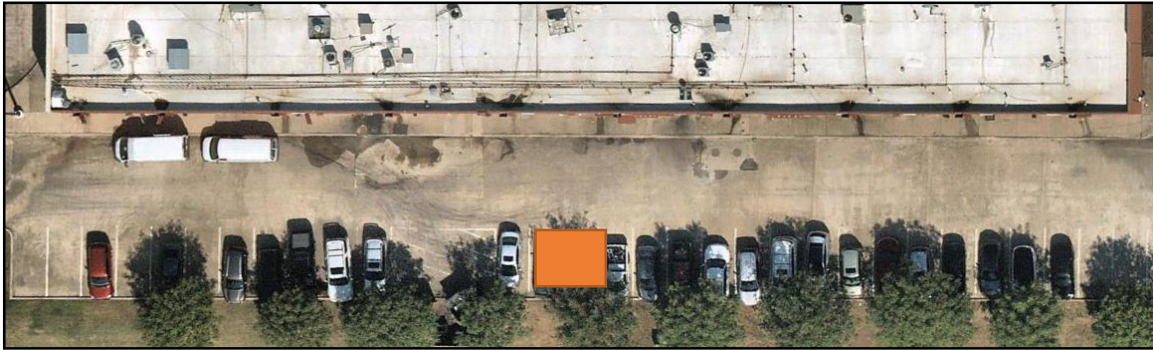


Item H-3

Background:

The property located at 1540 Keller Pkwy, Suite 108, has been a UPS Store since 2003. Because the Christmas holidays are the busiest time of the year and require additional packing supplies, the UPS Store is requesting to place a 12-foot (length) by 8-foot (width) by 8-foot (height) temporary seasonal storage pod from Nov. 1 to Jan. 31 for the next three years (November 2022 - January 2025).

Item H-3



Site Design:

The Applicant proposes to site the temporary seasonal storage pod behind the store on two existing parking spaces.

Parking:

Per the approved 1997 Planned Development, the Keller Crossing development utilizes the entire parking field as shared parking. Consequently, parking would be sufficient even with the loss of two spaces.

Store Hours of Operation:

Monday through Friday 7:30 a.m. to 7:30 p.m.

Saturday 9 a.m. to 5 p.m.

Sunday 10 a.m. to 3 p.m.

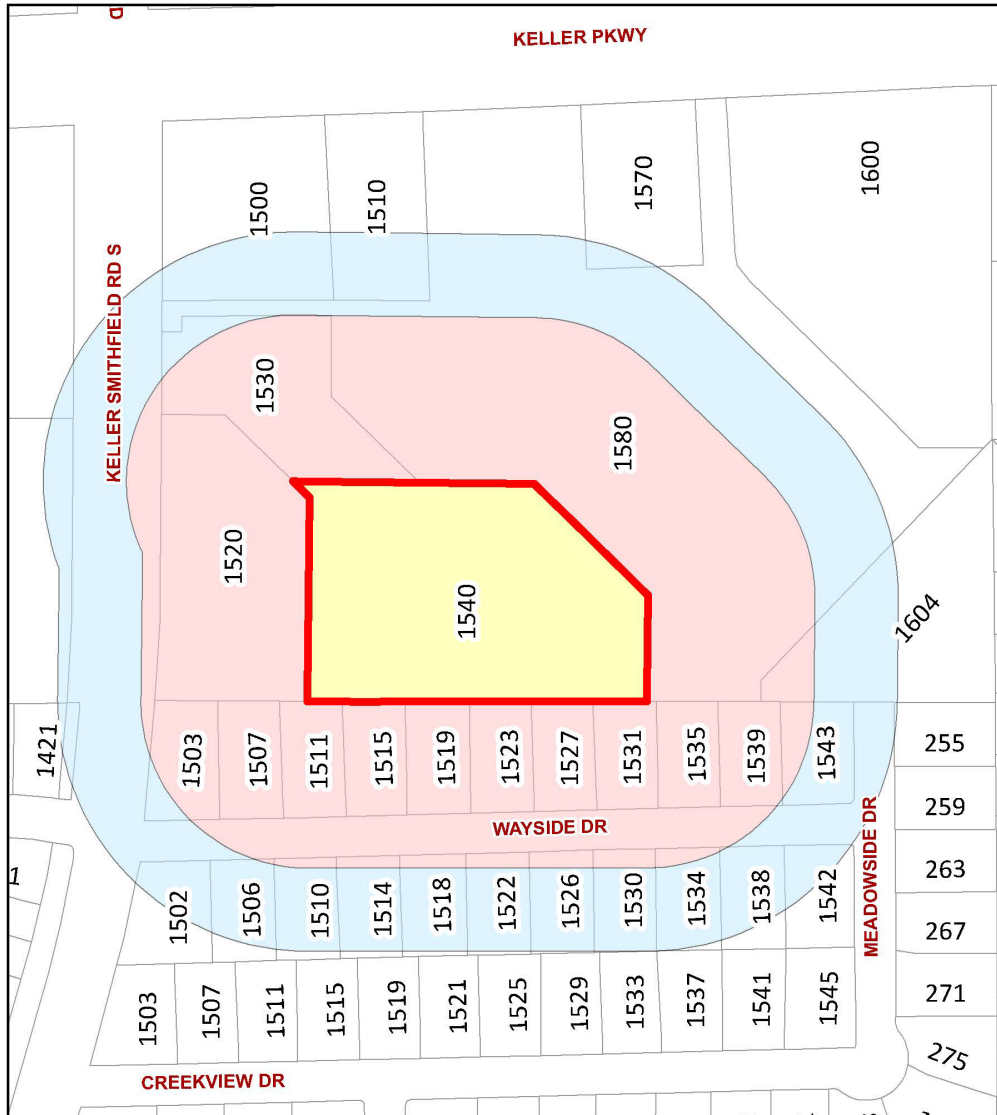


Item H-3

SUP Request:

An SUP for a 12-foot (length) by 8-foot (width) by 8-foot (height) temporary seasonal storage pod from Nov. 1 to Jan. 31 for the next three years (November 2022 - January 2025) to store additional packing supplies.

Item H-3



- On Dec. 3, 2021, the City mailed 22 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 also posted on the site on Dec. 3, 2021.
- As of today, staff has not received any responses from the public.

Item H-3

On Dec. 14, 2021, the Planning and Zoning Commission spoke to the Applicant regarding the requested dates. When the Commission considered this SUP request, it included a removal date of Jan. 5.

The Commission recommended the removal date change from Jan. 5 to Jan. 31 to provide adequate time for the removal of the pod each year. The Applicant appreciated the consideration and amendment, and legal notice for this City Council meeting included the new date of Jan. 31.

The Commission unanimously recommended approval of this item.

Item H-3

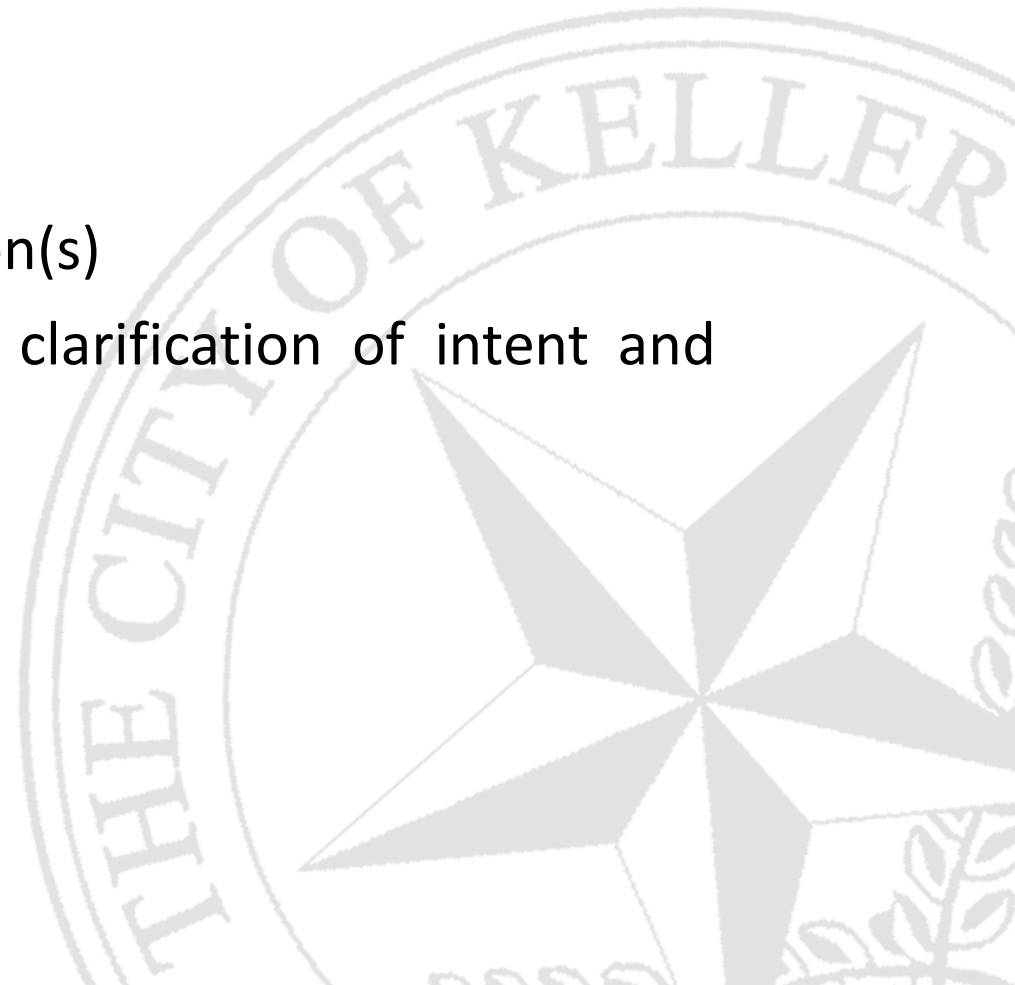
Section 8.02 (F)(2)(a) of the UDC states that when considering a SUP request, the Planning and Zoning Commission and City Council shall consider the following factors:

- 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.

Item H-3

The City Council has the following options when considering a SUP application:

- 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?
Julie Smith
817-743-4130

Excellence • Integrity • Service • Creativity • Communication