

Item H-2

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for an Automobile Renting Use and Outside Storage, for Shell gas station to also be utilized as a U-Haul pick-up and drop-off location on a 0.9-acre lot on the north side of Keller Parkway, approximately 800 feet west of the intersection of North Pate Orr Road and Keller Parkway, being Lot 9B, Block 2, Meadowlands Addition, zoned R (Retail), located at 797 Keller Parkway. HAR 26 Inc., Owner, Freeway Investment Inc., Applicant/Developer. (SUP-20-0008)

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Aerial Map



Zoned:
Retail



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Zoning Map



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- 797 Keller Parkway is currently occupied by a Daily Stop Convenience Store and Shell Gas Station. The Applicant is requesting to add a U-Haul drop-off location for this site. Per the UDC, Automobile Rental is defined as the “renting of automobiles, motorcycles, and light load vehicles.”
- This use would be considered “Automobile Renting” as well as “Outside Storage.”
- Under the Retail Zoning District, Automobile Rentals and Outside Storage uses require SUPs.

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- The only U-Haul equipment that qualifies as “light load” are the following:

- 10’ moving truck
- 9’ cargo van
- 8’ pickup truck
- 4x8 and 5x8 cargo trailer
- 4x7 and 5x9 utility trailer



10' truck



Cargo vans



Pickups



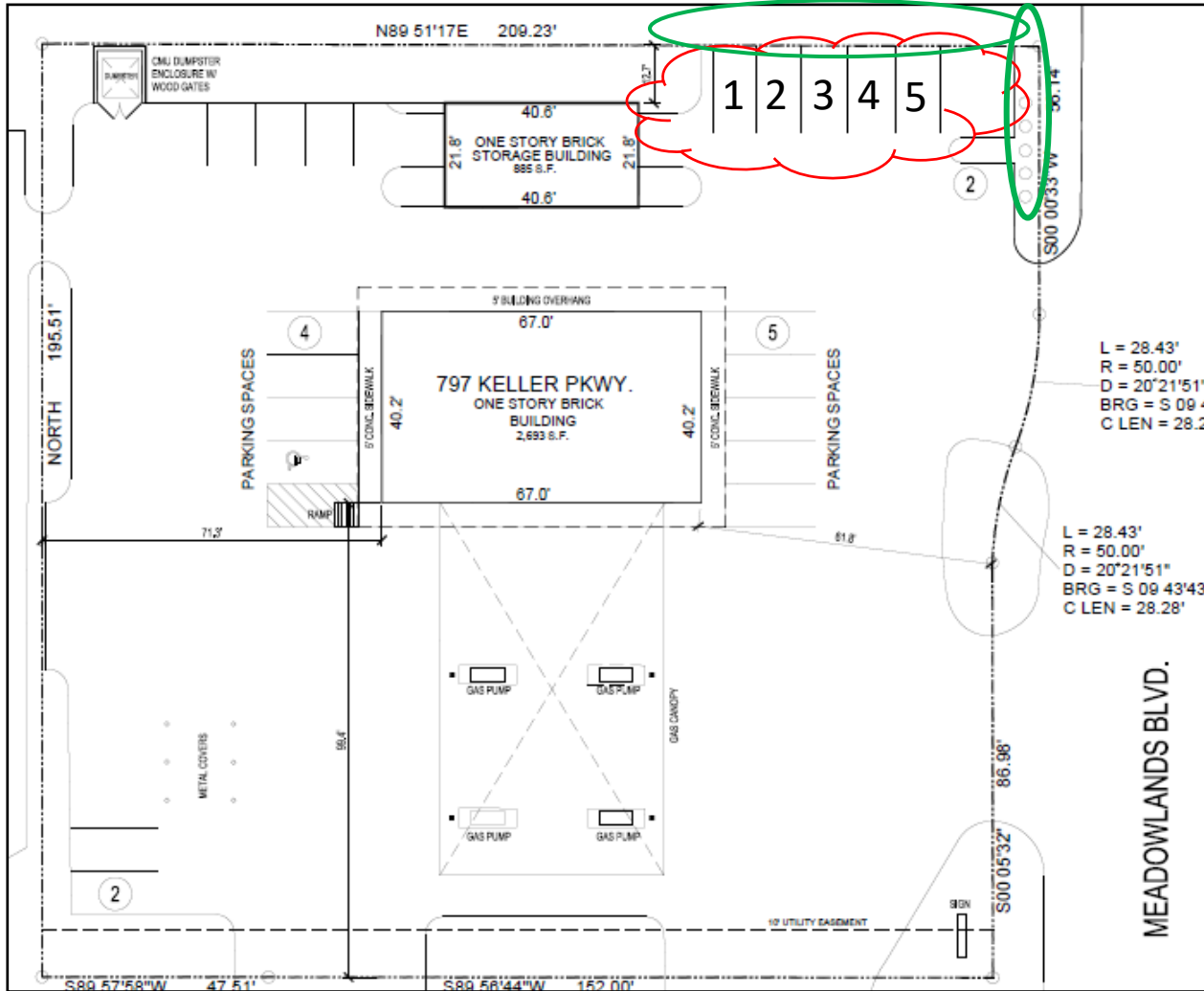
4' x 8' Cargo Trailer



4' x 7' Utility Trailer

- The Applicant has agreed to limit the truck types to the list above for drop off at this location.

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Aerial view



View from Keller Parkway



View from Meadowlands BLVD.

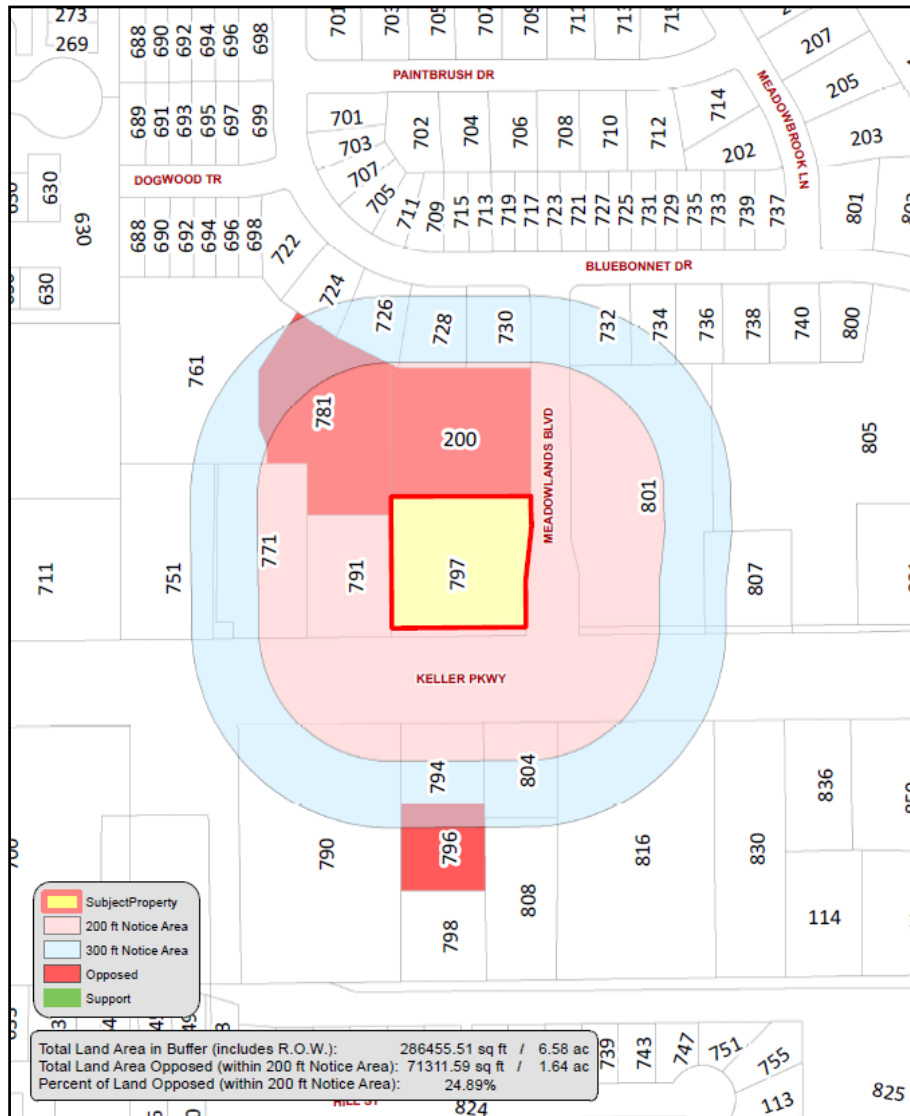
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Economic Impact:

There are four ‘truck rental and moving equipment’ businesses currently operating in the City of Keller and many other options in the surrounding area (see chart below). This is not an industry that has been identified for active recruitment. Vehicle rentals do not bring significant sales tax revenues to the city (less than \$500 YTD) and adding these services would not have a positive economic impact.

Business Name	Address	City	Zip
Penske Truck Rental	712 N Main St	Keller	76248
Keller Self Storage	432 N Main St	Keller	76248
Armor Storage	808 Katy Rd	Keller	76248
Home Depot	2013 S Main St	Keller	76248
Penske Truck Rental	6707 Rufe Snow Dr	Watauga	76148
Home Depot	6411 Precinct Line Rd	North Richland Hills	76182
Trinity Self Storage	3255 Keller Hicks Rd	Fort Worth	76244
U-Haul Neighborhood Dealer	3588 Golden Triangle Blvd	Fort Worth	76244
Compass Self Storage (Penske)	4209 Alliance Gateway Fwy	Fort Worth	76244
Home Depot	300 S Village Center Dr	Southlake	76092
U-Haul Moving & Storage of Roanoke	1600 Mesa Butte Ct	Roanoke	76262
U-Haul Neighborhood Dealer	610 E Byron Nelson Blvd #102	Roanoke	76262

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- On Nov. 25, 2020, the City mailed out twenty two (22) letters of notification for a Public Hearing to property owners within three hundred feet (300') of the subject property. Staff also posted a public hearing notice sign on the subject property.
- As of today, staff has received three letters and one email of opposition from the public regarding this SUP application. The Applicant provided 8 signatures of support from non-owners of the surrounding area.
- After applying the letters of opposition within the 200' foot buffer the percent of land opposed was 24.89%. Subsequently, a super-majority vote will be required for approval of this request.

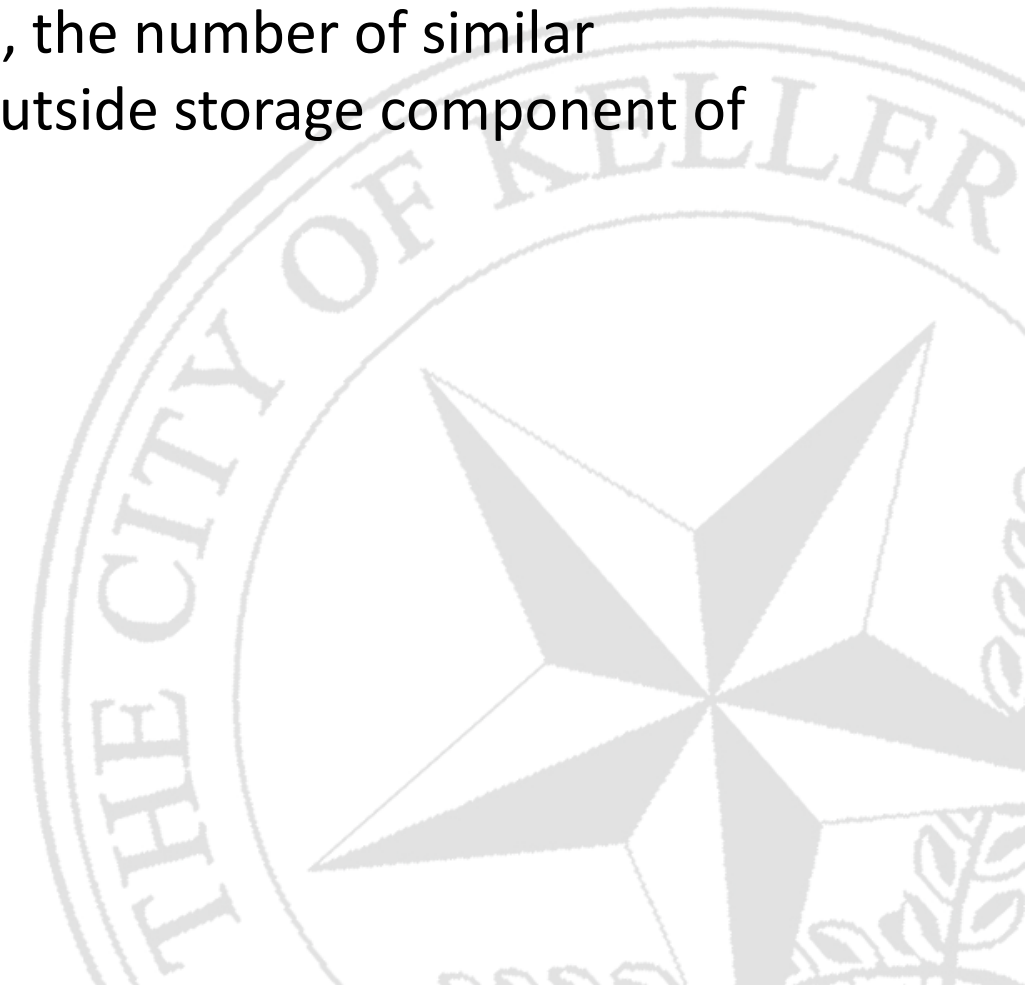
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Section 8.02 (F) (2) of the UDC states that when considering a SUP request, the Planning and Zoning Commission and City Council shall consider the following factors:

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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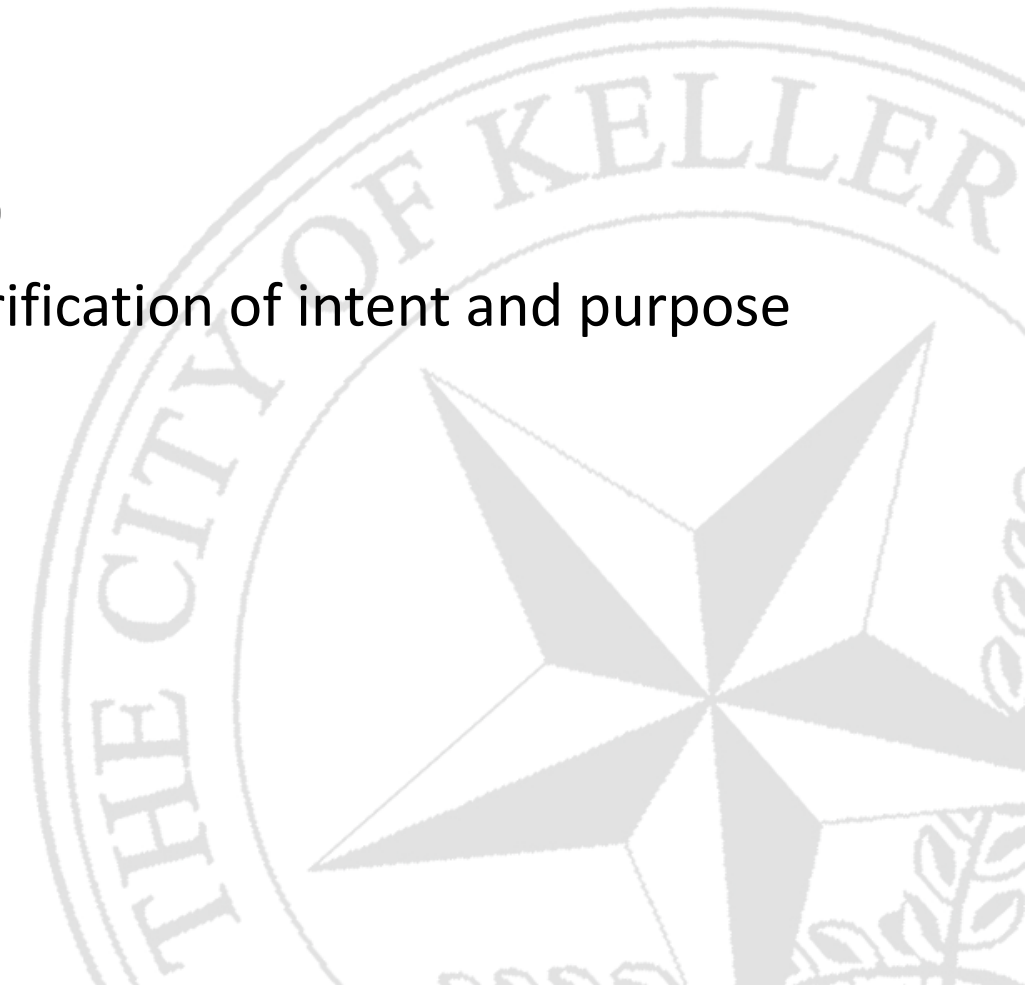
On December 8, 2020, the Planning and Zoning Commission recommended denial by a vote of 6-1 given the public opposition, the number of similar businesses close by, and concerns related to the outside storage component of this type of business located on Keller Parkway.



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

- 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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