

Item H-4

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Yeti Business Group to operate a retail store with sales of CHP, tobacco, e-cigarettes or non-traditional smoking-related products, located in an existing 1,190 square-foot lease space, on 1.38 acres located at approximately 260 feet northeast of the Rufe Snow Drive and Bursey Road intersection, legally described as Lot 1R, Block A of the Bursey Park Addition, zoned Retail (R) - PD - 1092 and addressed to 2131 Rufe Snow Drive, Suite 100. Khanal Rajendra, Applicant. Family Video Movie Club Inc., Owner. (SUP-2412-0020).

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Background:

The Applicant has requested a Specific Use Permit (SUP) to operate a retail store with sales of CHP, tobacco, e-cigarettes or non-traditional smoking-related products. The lease space was formerly occupied by a vape store, which permanently closed in March 2023.

Per the City of Keller Unified Development Code (UDC), a business with the use of "retail sales of CHP, tobacco, e-cigarettes or non-traditional smoking-related products" may be approved by SUP only in the Retail and Commercial zoning districts. City Council adopted these regulations on May 3, 2022.



Proposed lease space (Previously occupied by Vapor 100)

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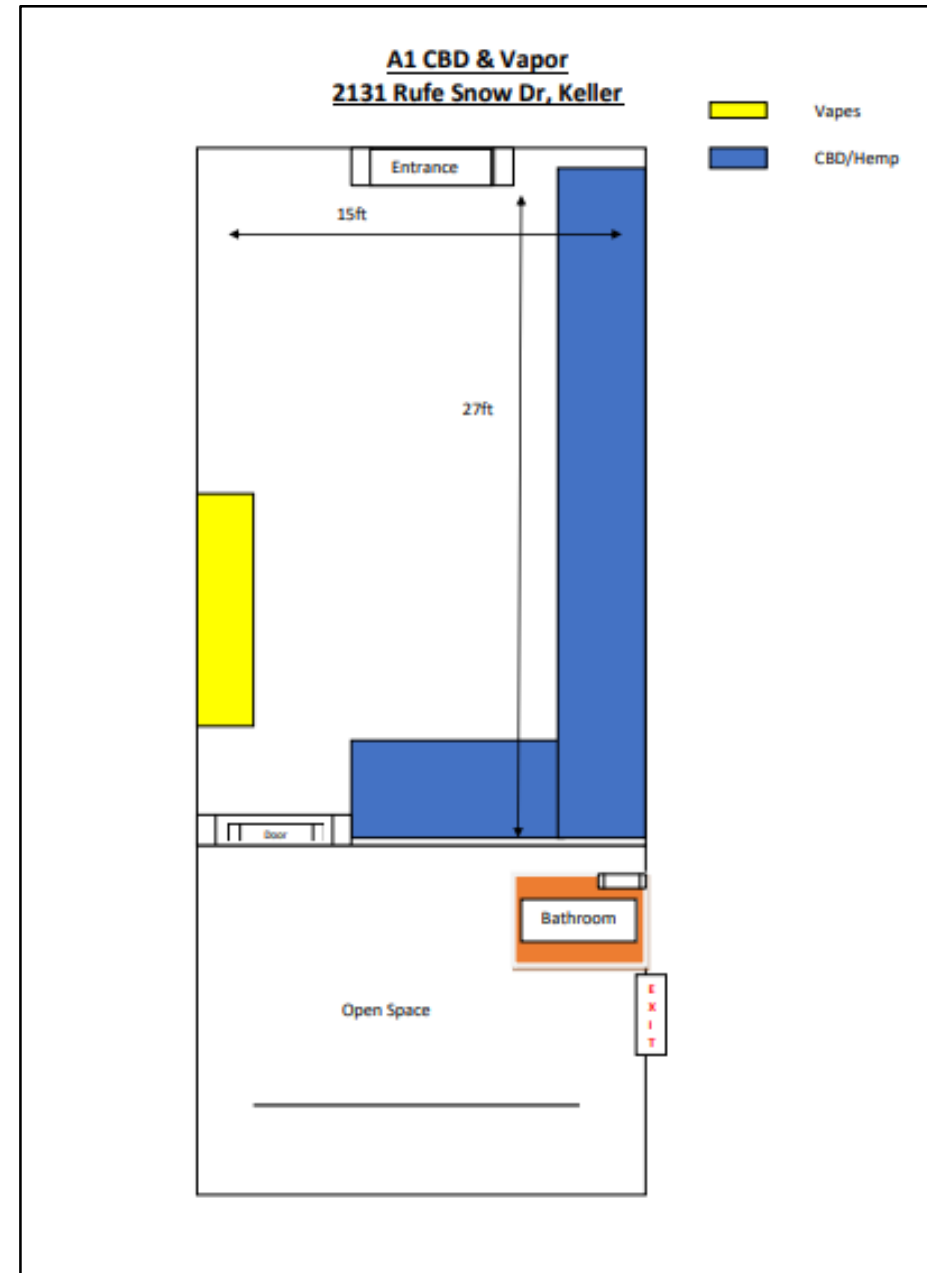
Business Details:

The Applicant has stated the store will primarily offer CBD products, Kratom, and traditional smoke shop products, excluding paraphernalia.

Hours of Operation

Monday to Saturday: 9 a.m. – 7 p.m.

Sunday: 10 a.m. – 6 p.m.

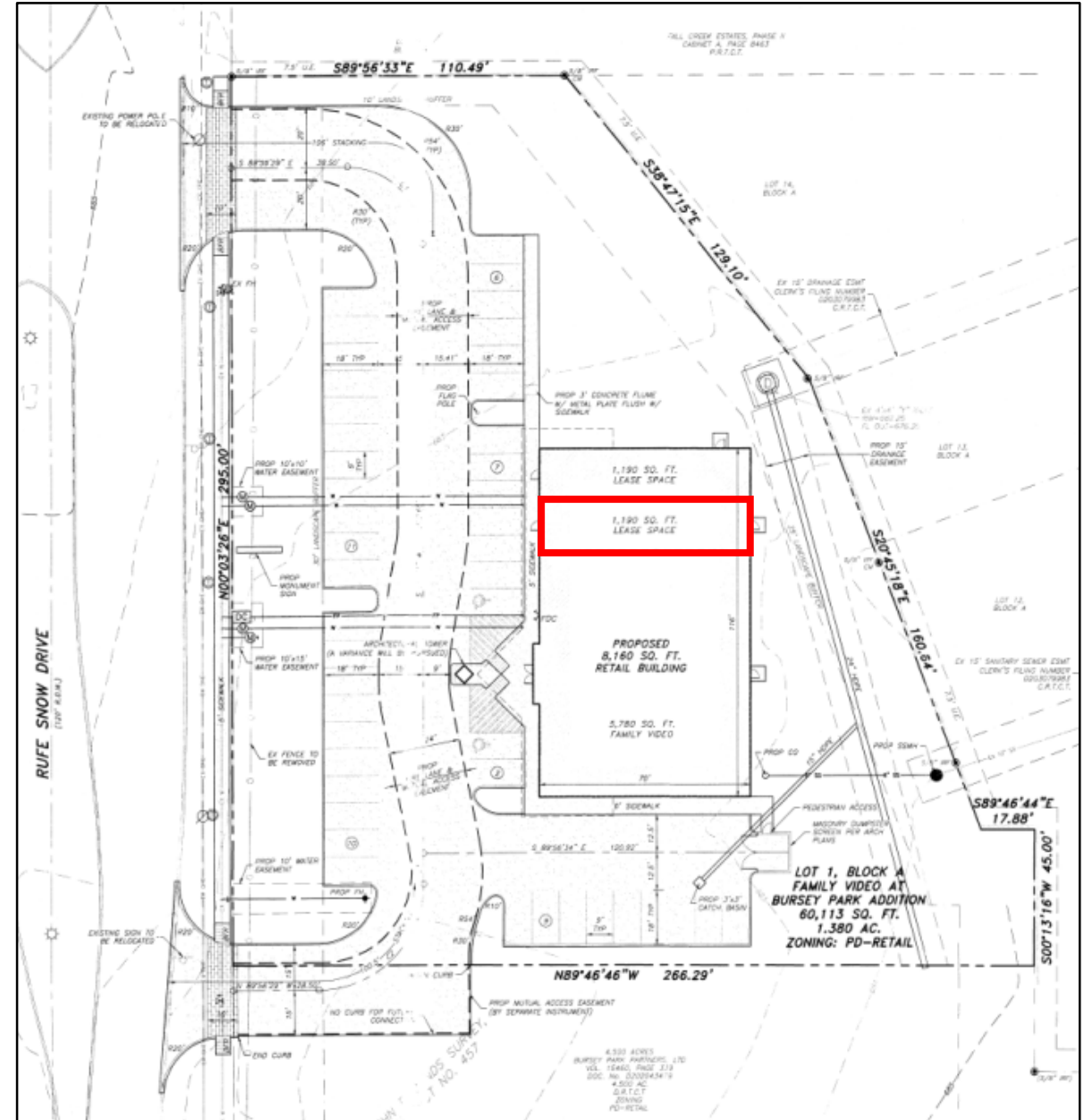


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Site Design:

The Applicant is proposing to operate out of a 1,190-square-foot lease space at 2131 Rufe Snow Drive.

No exterior modifications are proposed.



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Land Use:

The property is designated Retail-Commercial (RTC) on the Future Land Use Plan (FLUP).

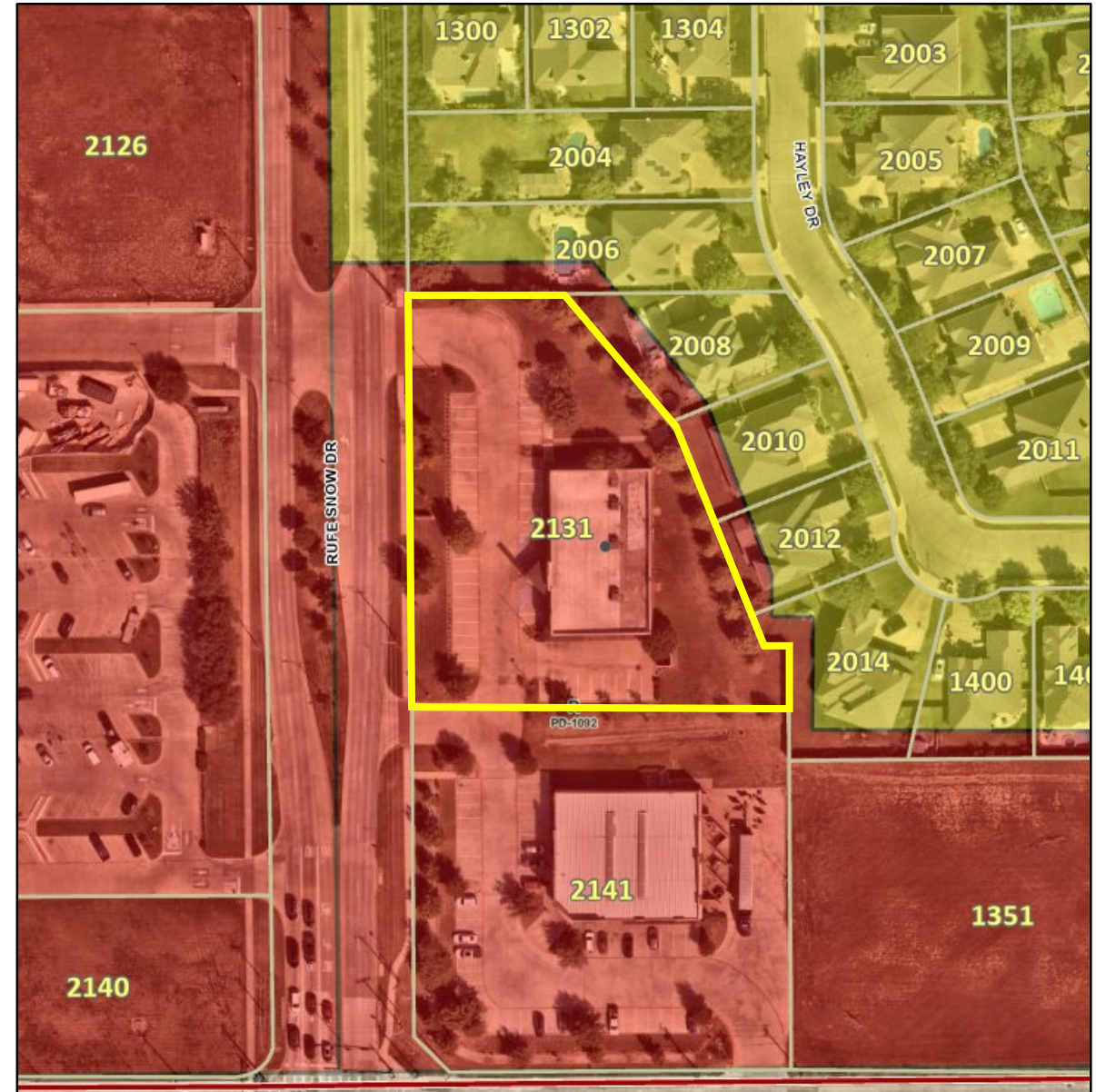
Surrounding FLUP Designations:

North: High-Density Single Family (HD-SF)

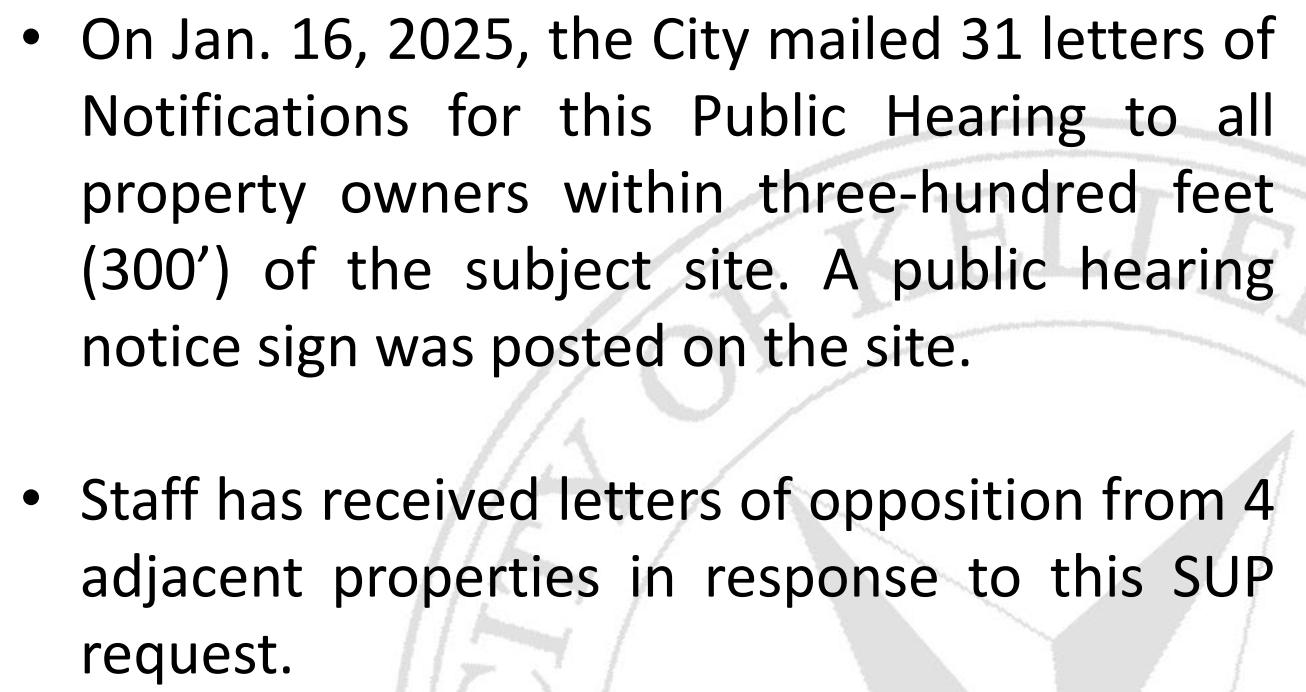
East: High-Density Single Family (HD-SF)

South: RTC

West: RTC



received letters of opposition from 4 properties in response to this SUP

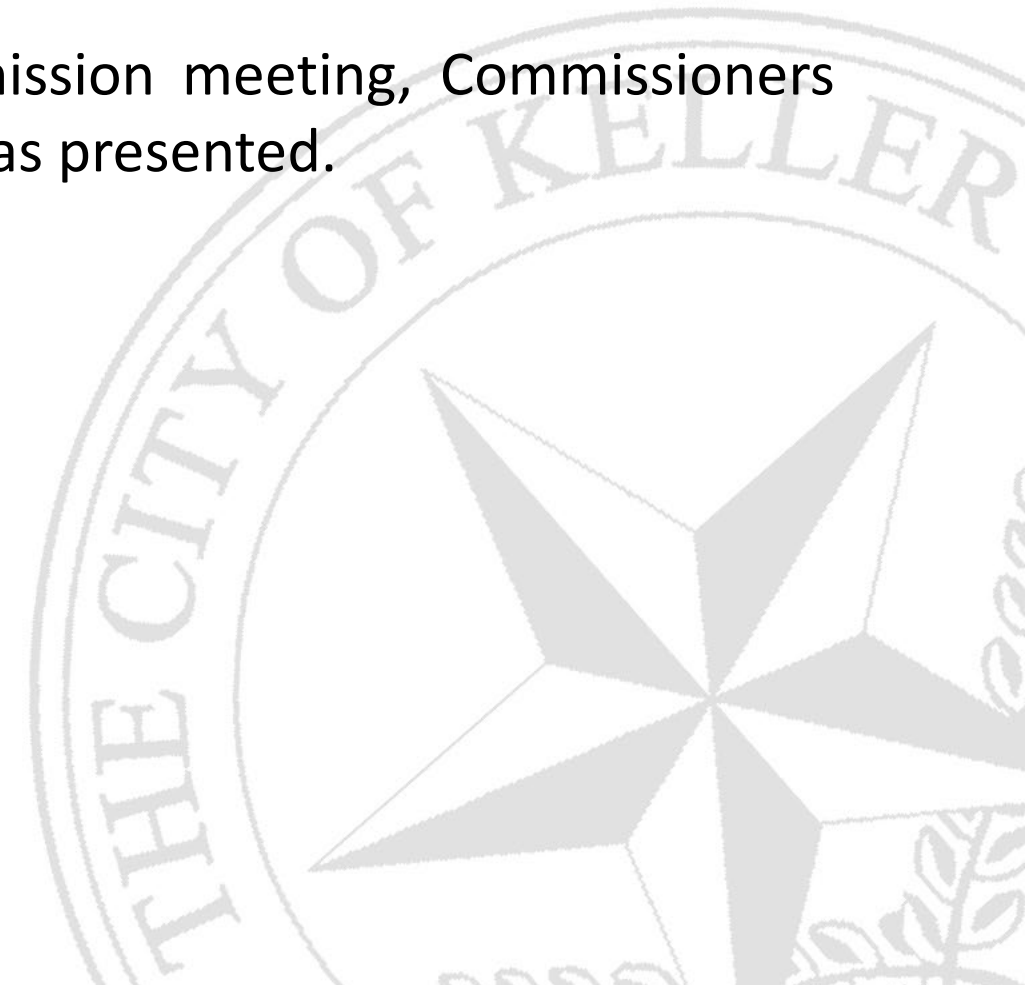


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Planning and Zoning Commission Recommendation:

At the Jan. 28, 2025, Planning and Zoning Commission meeting, Commissioners voted 5-1 to recommend denial of the SUP request as presented.



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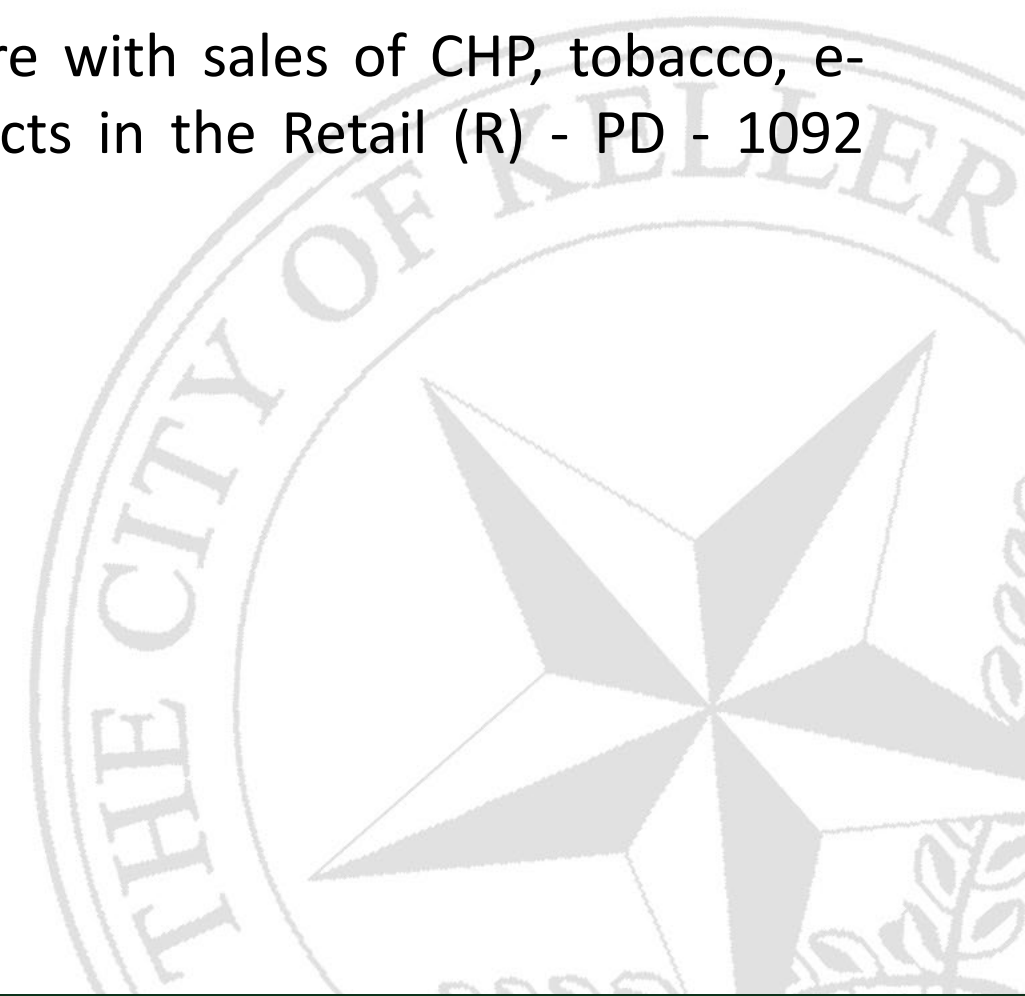
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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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Request:

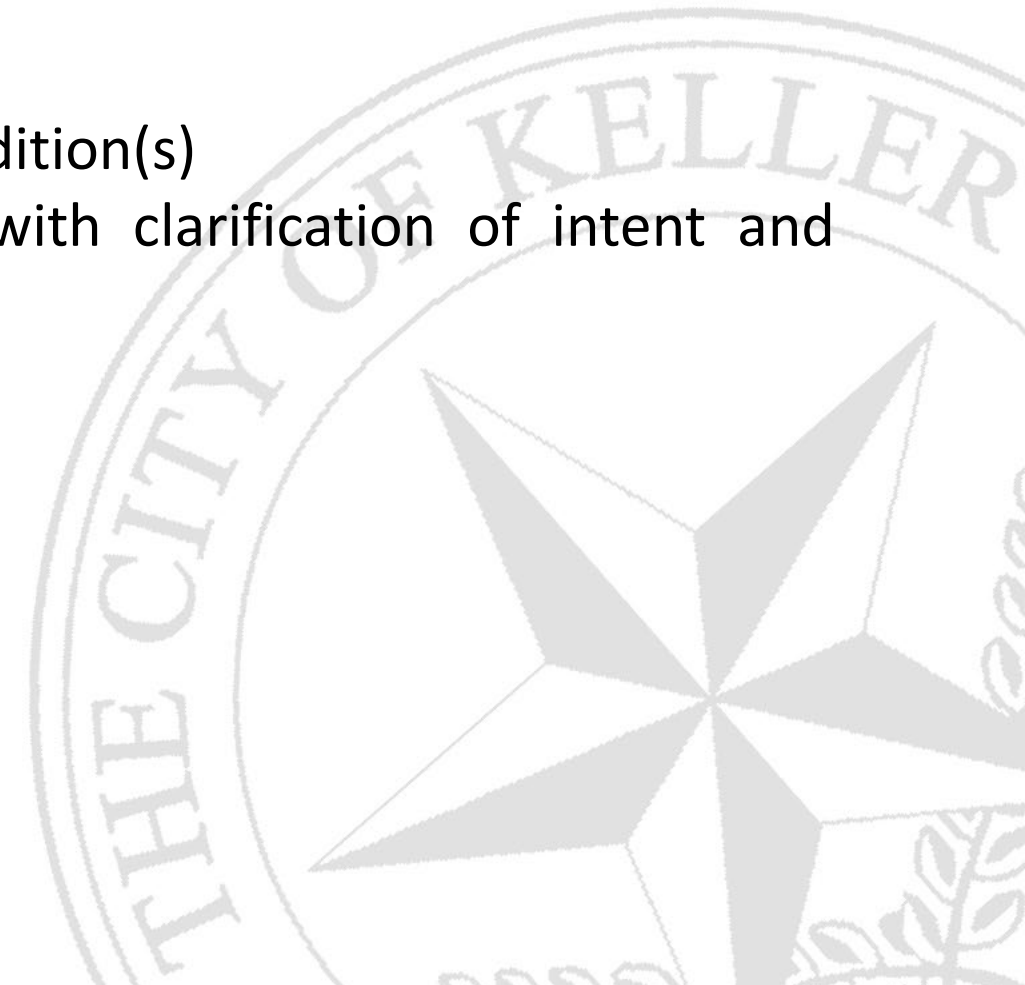
A Specific Use Permit (SUP) to operate a retail store with sales of CHP, tobacco, e-cigarettes or non-traditional smoking-related products in the Retail (R) - PD - 1092 zoning district.



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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?
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