

Item H-1

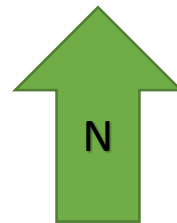
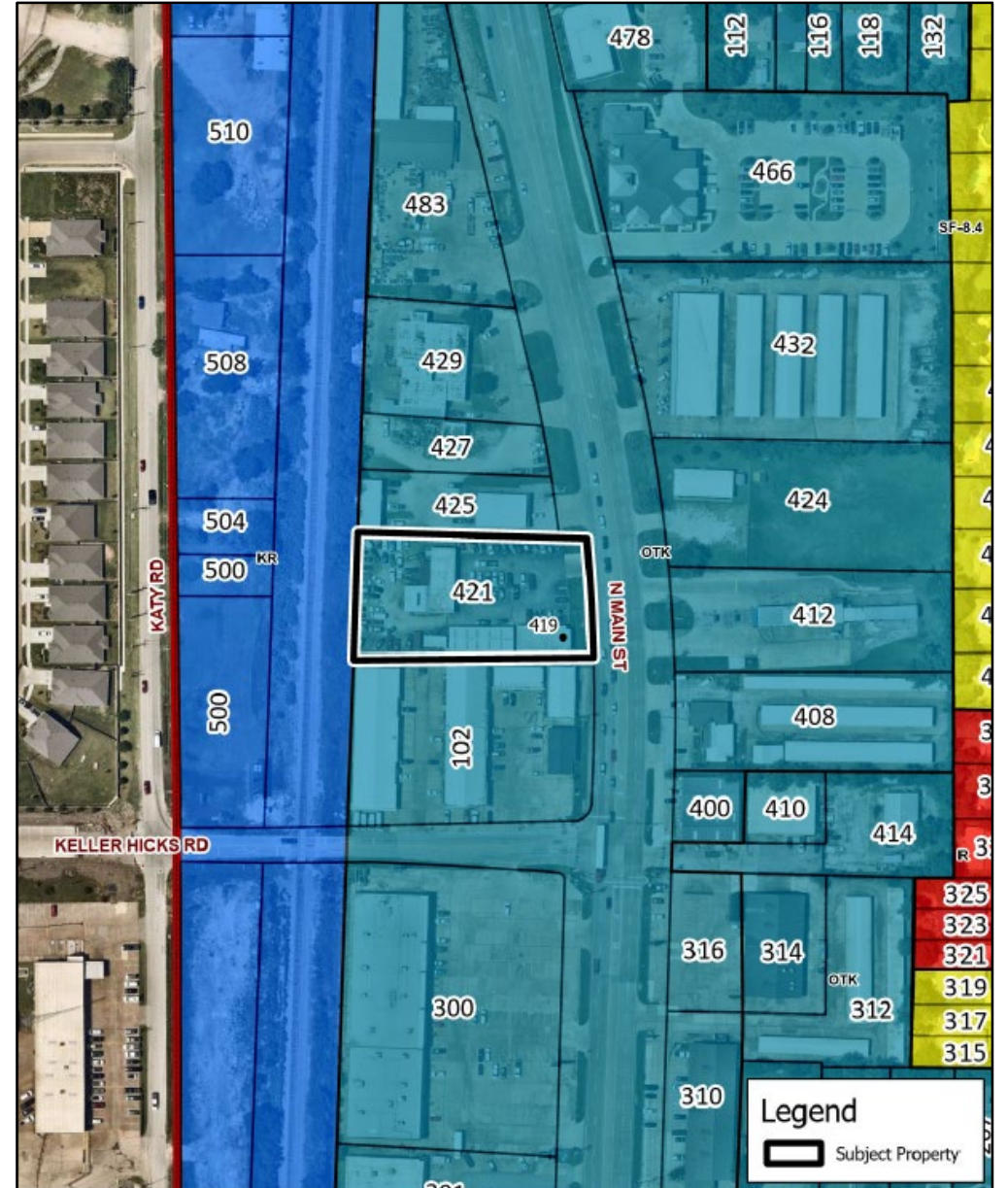
PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for A + Boxes & More, to operate a retail store with used goods and merchandise sales, located in an existing multi-tenant building on 0.92 acres, located on the west side of N. Main Street, approximately 240 feet northwest of the N. Main Street and Keller Hicks Road intersection, legally described as part of the Samuel Needham Survey, Abstract No. 1171, Tract 1E, zoned Old Town Keller and addressed 419 N. Main Street. Donald Morris, Owner. Brenda Carrier, Applicant. (SUP-2407-0004)

Item H-1

Aerial Map



Zoning Map



Zoned:
Old Town
Keller

Item H-1

Background:

A+ Boxes & More has been operating out of the secondary building at 600 N. Main St. The property was recently approved for an SUP for Fossil Creek Tree Farm, so the Applicant is looking to relocate.

The business buys and sells new and used boxes, as well as packing paper, bubble wrap, and other moving supplies.

An SUP is required to sell used goods in the Old Town Keller (OTK) zoning district.



Existing location



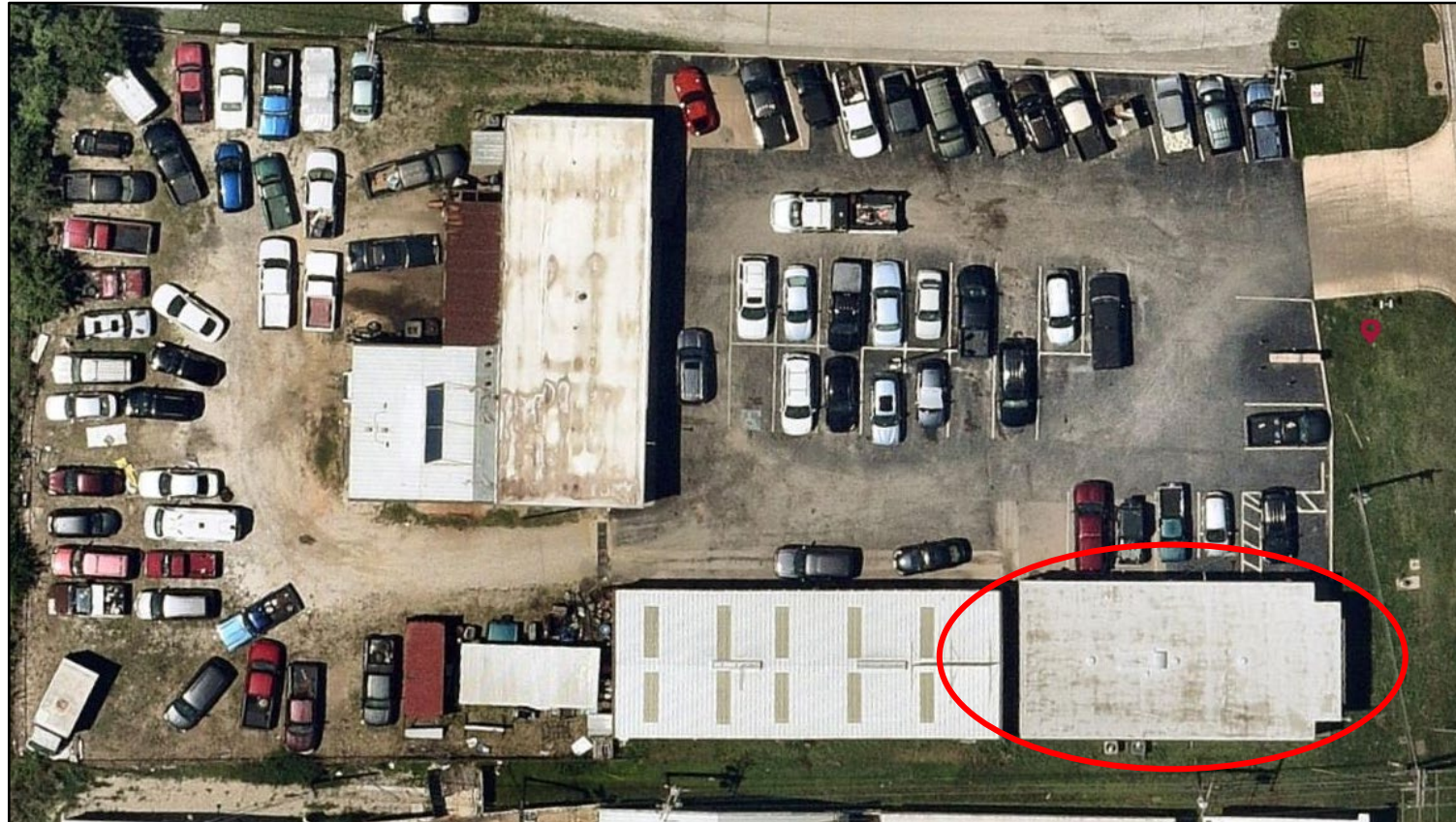
Proposed location

Item H-1

Site Design

The Applicant is proposing to operate out of a lease space in the southeast building of 421 N. Main St. Parking is shared between the various lease spaces on the lot.

There are 5 parking spaces directly adjacent to the proposed lease space.



Item H-1

Hours of Operation:

Monday through Friday 10 a.m. to 5:30 p.m.

The company currently has 2 employees.

“We sell gently used moving boxes and then pay you money to return the moving boxes to us when you are finished.”



Item H-1

Surrounding Land Uses:

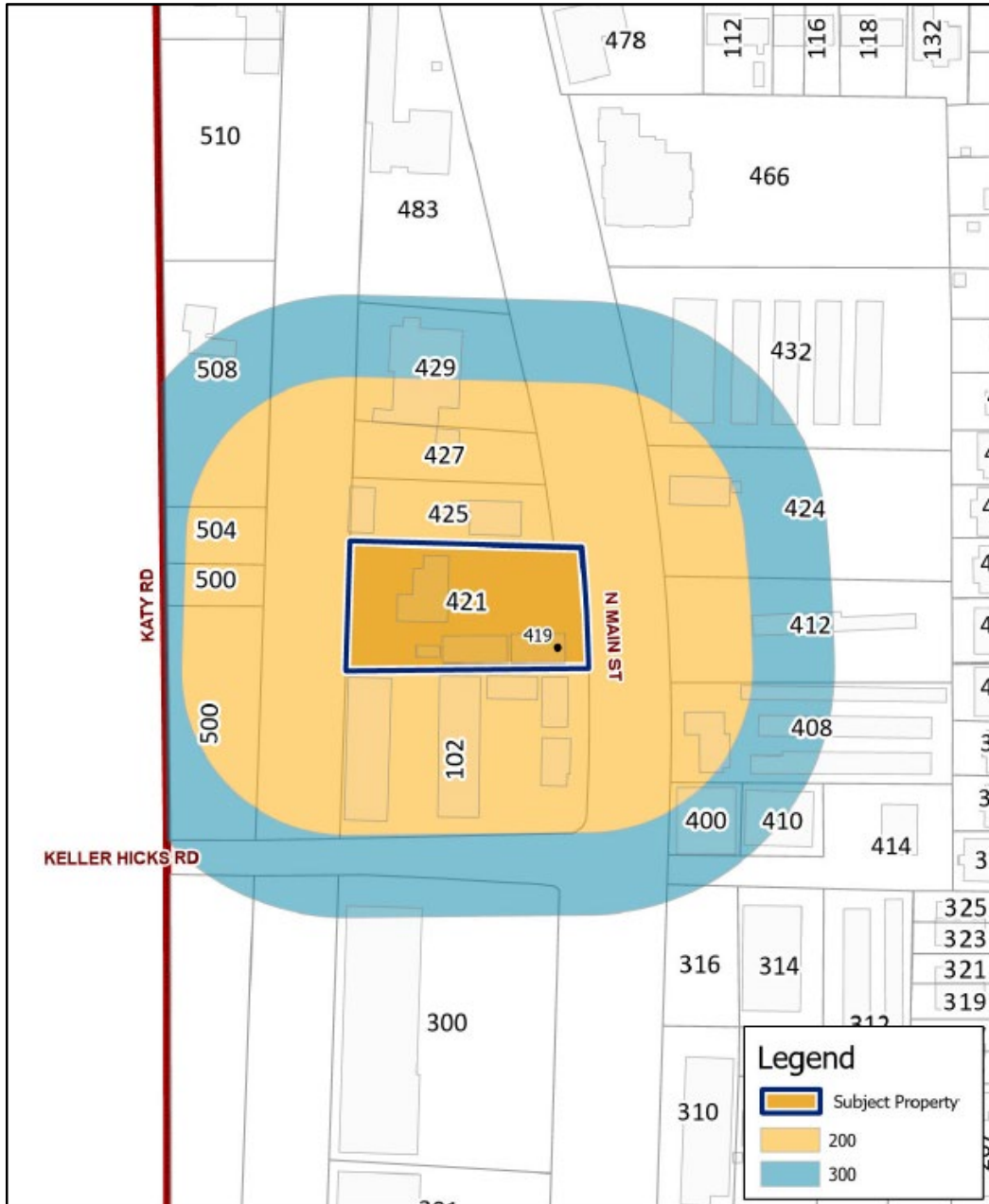
The subject property (421 N. Main St.) is zoned Old Town Keller (OTK) and designated Retail/Commercial (RTC) on the city's Future Land Use Plan (FLUP).

The surrounding land use designations are also RTC. The properties to the west fall under RTC with a Tech/Flex overlay.

Other businesses located at 421 N. Main St. are Kings Automotive and Transmissions and Morris Auto Service Inc.



Item H-1

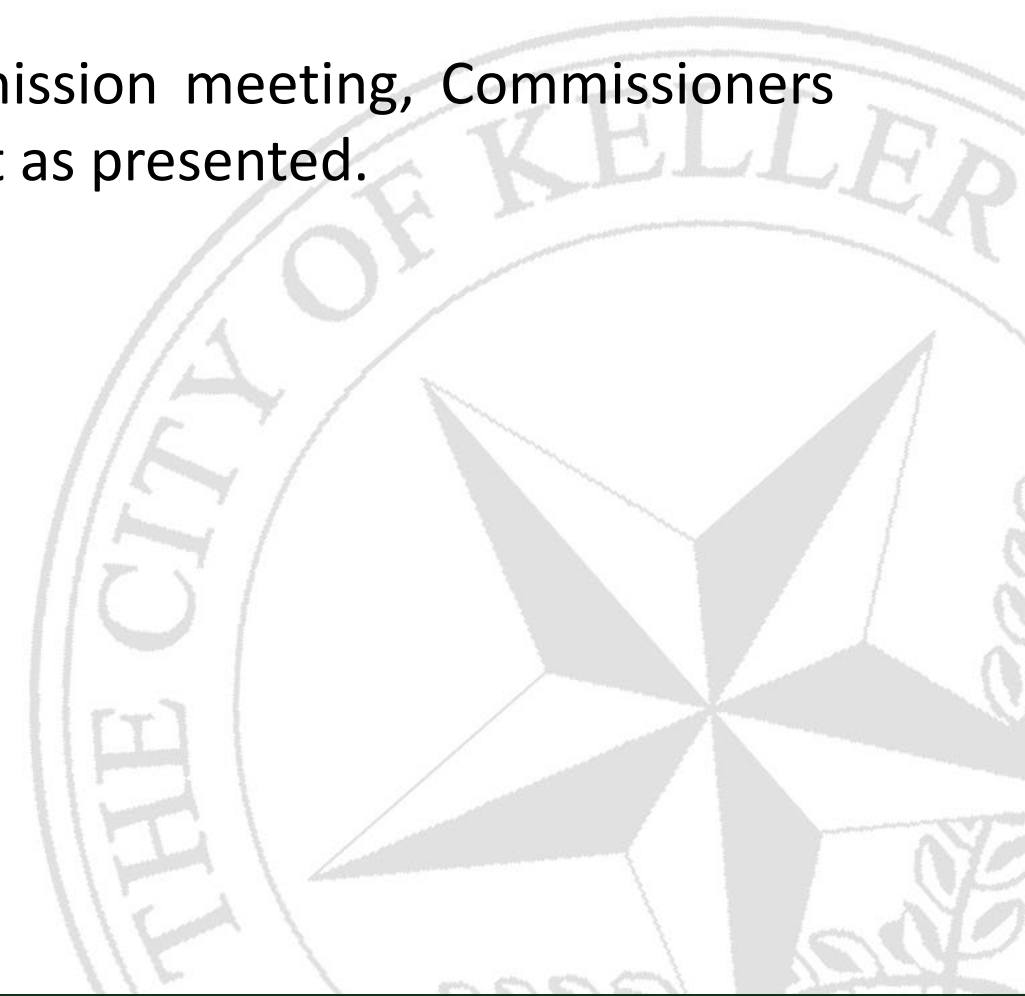


- On Aug. 15, the city mailed 18 letters of notification to all property owners within 300' of the property. A public hearing notice sign was also placed on the property.
- Staff has received no written support or opposition to this request.

Item H-1

Planning and Zoning Commission Recommendation:

At the Aug. 27, 2024, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the request as presented.



Item H-1

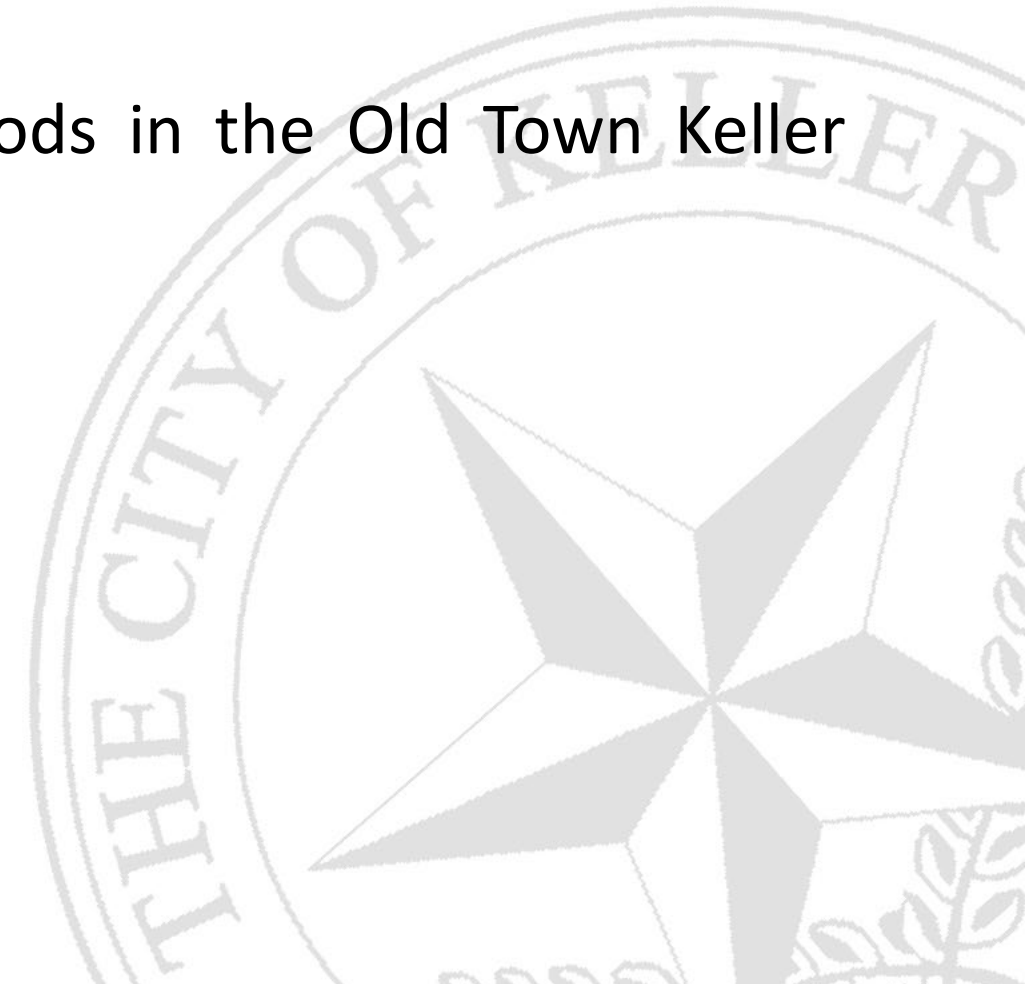
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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.

Item H-1

Request:

A Specific Use Permit (SUP) to sell used goods in the Old Town Keller zoning district.



Item H-1

The City Council has the following options when considering a Specific Use Permit (SUP) request:

- 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?
Alexis Russell
817-743-4130



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