

Item H-1

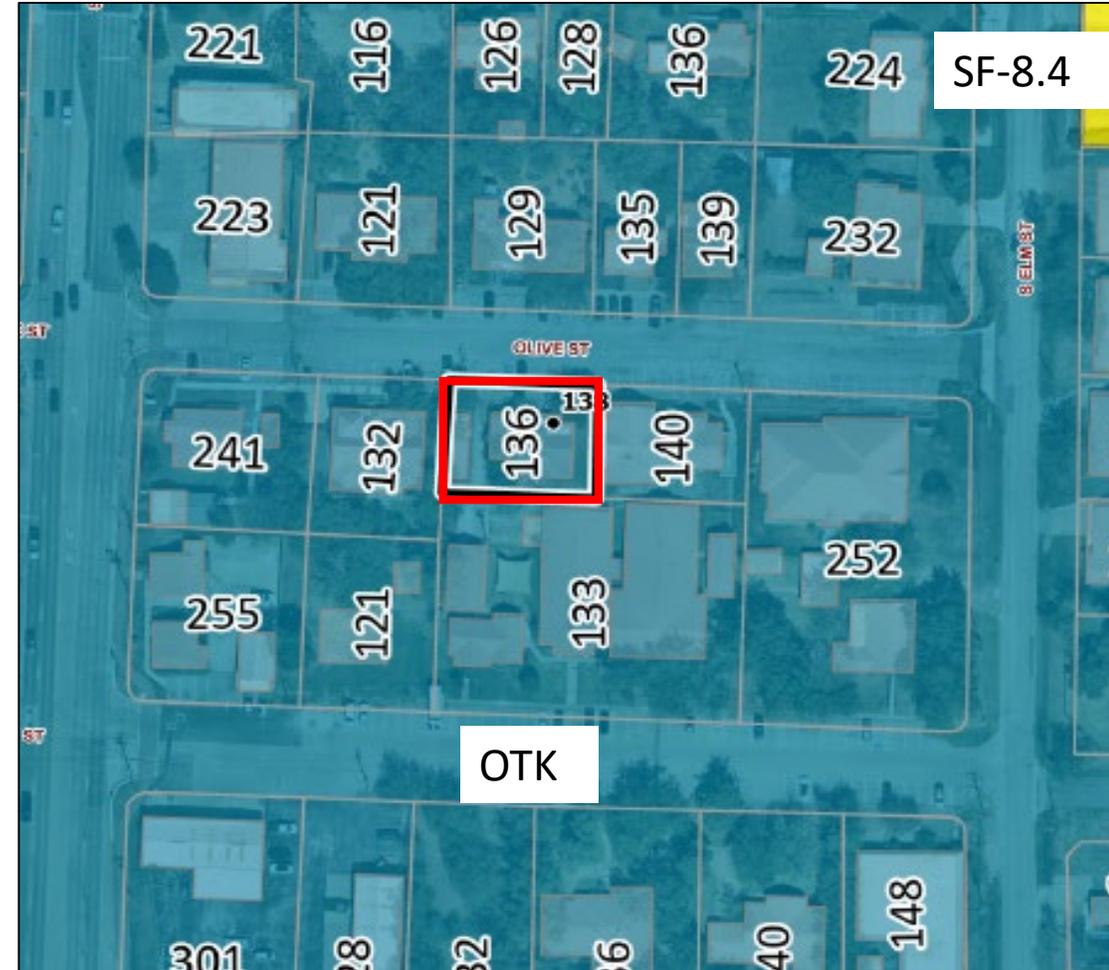
PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for CocoDay's Bazaar of Fierce Finds, a retail store selling new and used goods, in an existing 750 square-foot lease space, on .14 acres, on the south side of Olive Street, approximately 225 feet southeast from the intersection of South Main Street and Olive Street, legally described as Lot 3R, Block 7 of the Keller, City Addition, zoned Old Town Keller (OTK) and addressed 138 Olive Street. Cody Phillips, Applicant. Main Street Depot, LLC, Owner. (SUP-24-0006).

Item H-1 Aerial Map



Zoned:
OTK

Item H-1 Zoning Map



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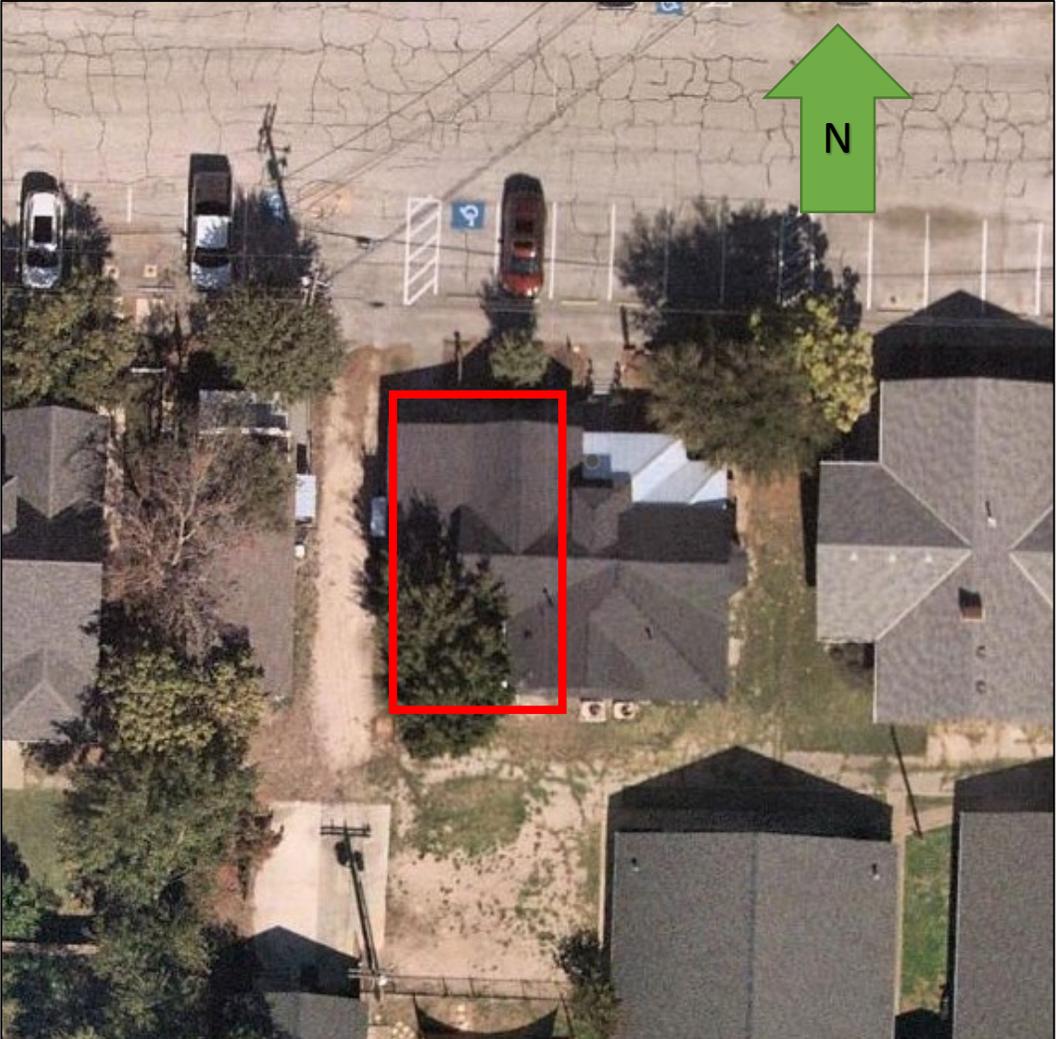
Background:

The Applicant requests an SUP to open a new and used goods retail shop in the OTK zoning district. He and his wife aim to offer “distinctive, high-quality, new and upcycled fashion items that narrate a compelling story,” while being conscientious of the environment and encouraging customers to live a more sustainable life.



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Items for sale will be sourced from artists, designers, thrift stores, estate sales, auctions, and donations.



Item E-2

Surrounding Land Uses:

The subject property is zoned Old Town Keller (OTK)-Neighborhood Subdistrict and designated Mixed-Use on the Future Land Use Plan (FLUP).

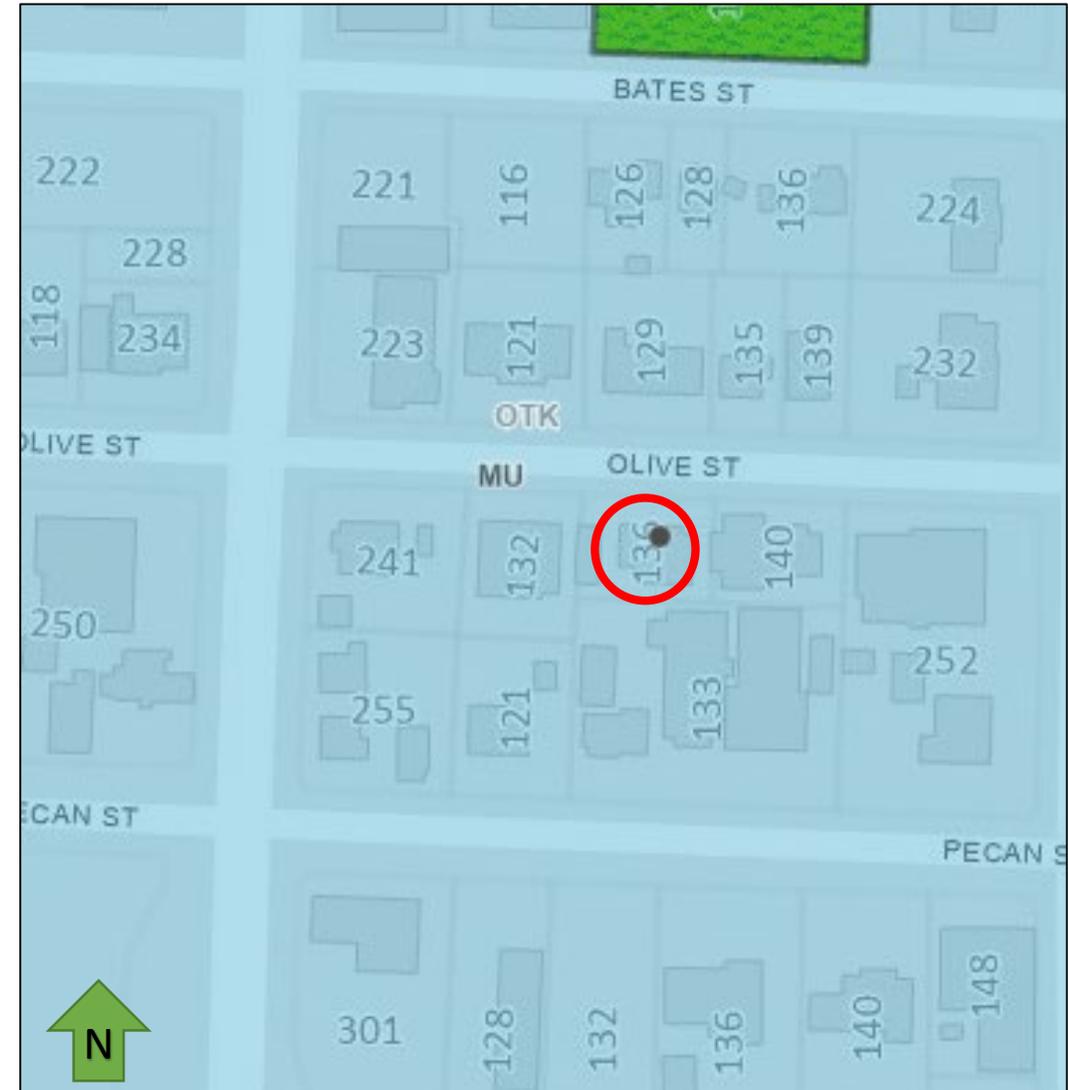
The surrounding properties are designated Mixed-Use and have the current occupants:

North: Café Medi

East: Creative Design

South: The Well Church

West: Victorian Tower House



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Hours of Operation:

Monday: 10 a.m. to 7 p.m.

Wednesday-Friday: 10 a.m. to 7 p.m.

Saturday: 10 a.m. to 5 p.m.

Sunday: Noon to 3 p.m.

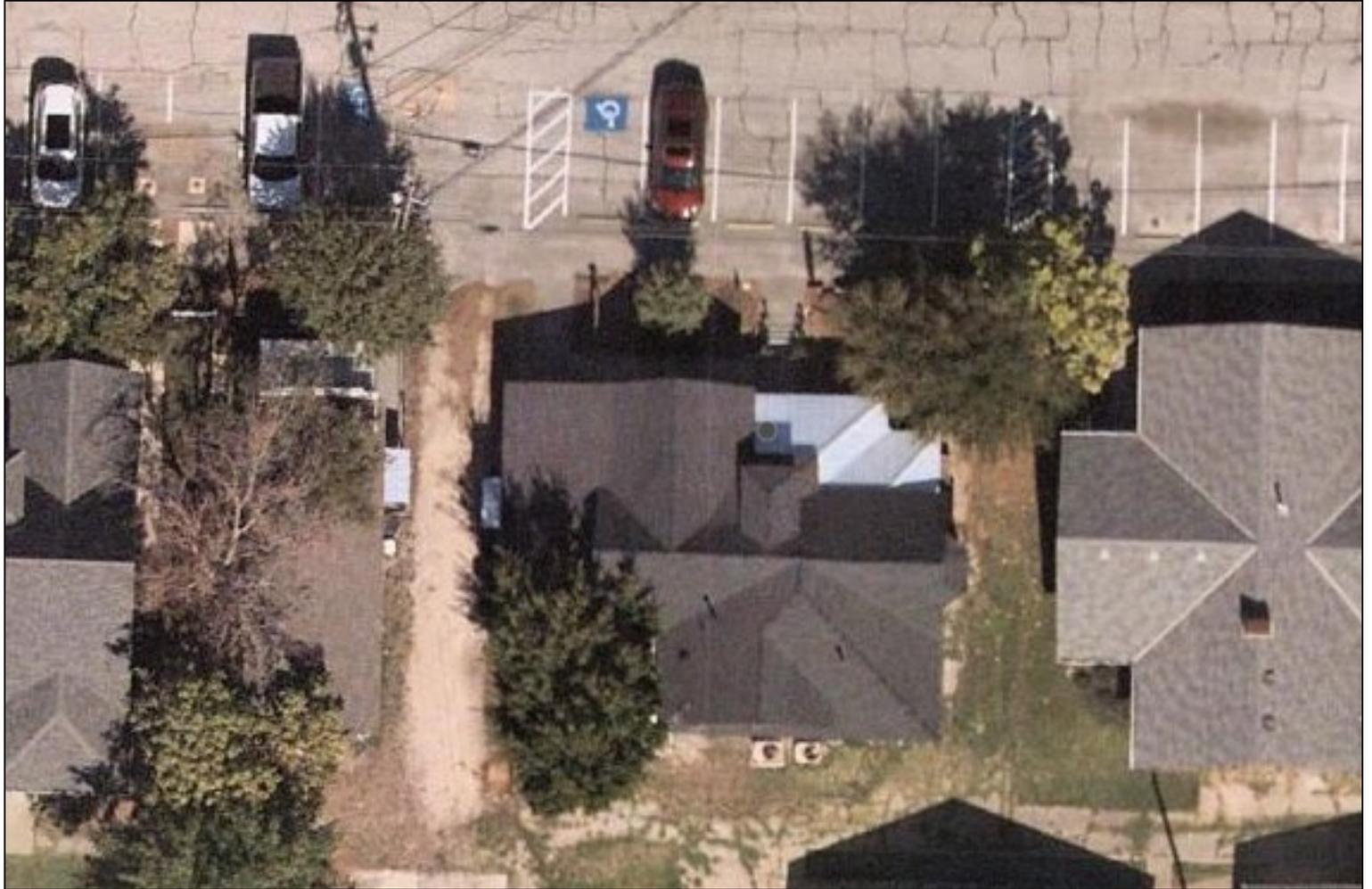


Parking:

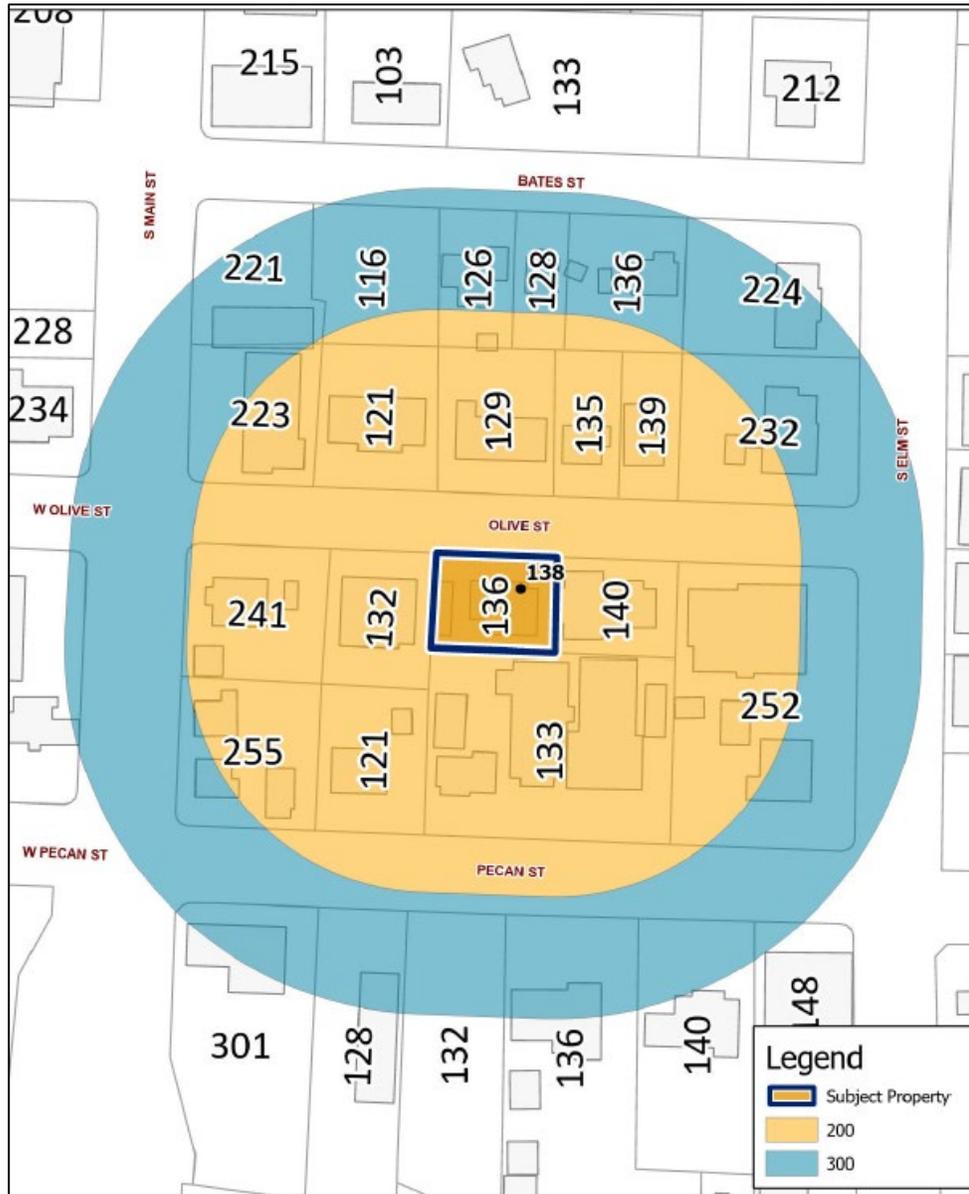
Parking in Old Town Keller is shared.

Per Section 9.02 of the UDC, “retail” parking is calculated based on 1 parking space for every 200 square feet of gross floor area. With the lease space for Coco Day’s being approximately 750 square feet, 4 parking spaces are required.

There are 5 regular parking spaces immediately in front of the building, and one accessible space.



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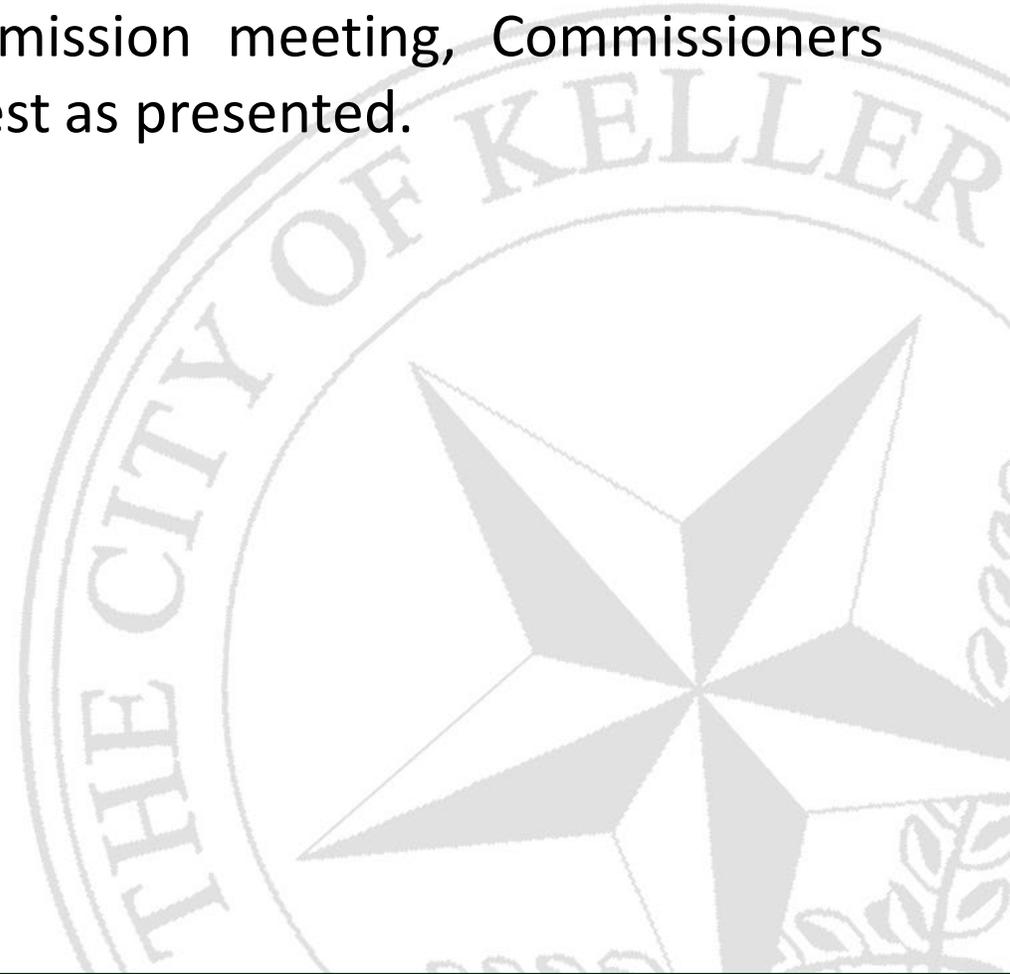


- On Feb. 29, the city mailed 24 letters of notification to all property owners within 300' of the property. A public hearing notice sign was also placed on the property.
- Staff has received no written support or opposition to this request.

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Planning and Zoning Commission Recommendation:

At the March 12, 2024 Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request as presented.



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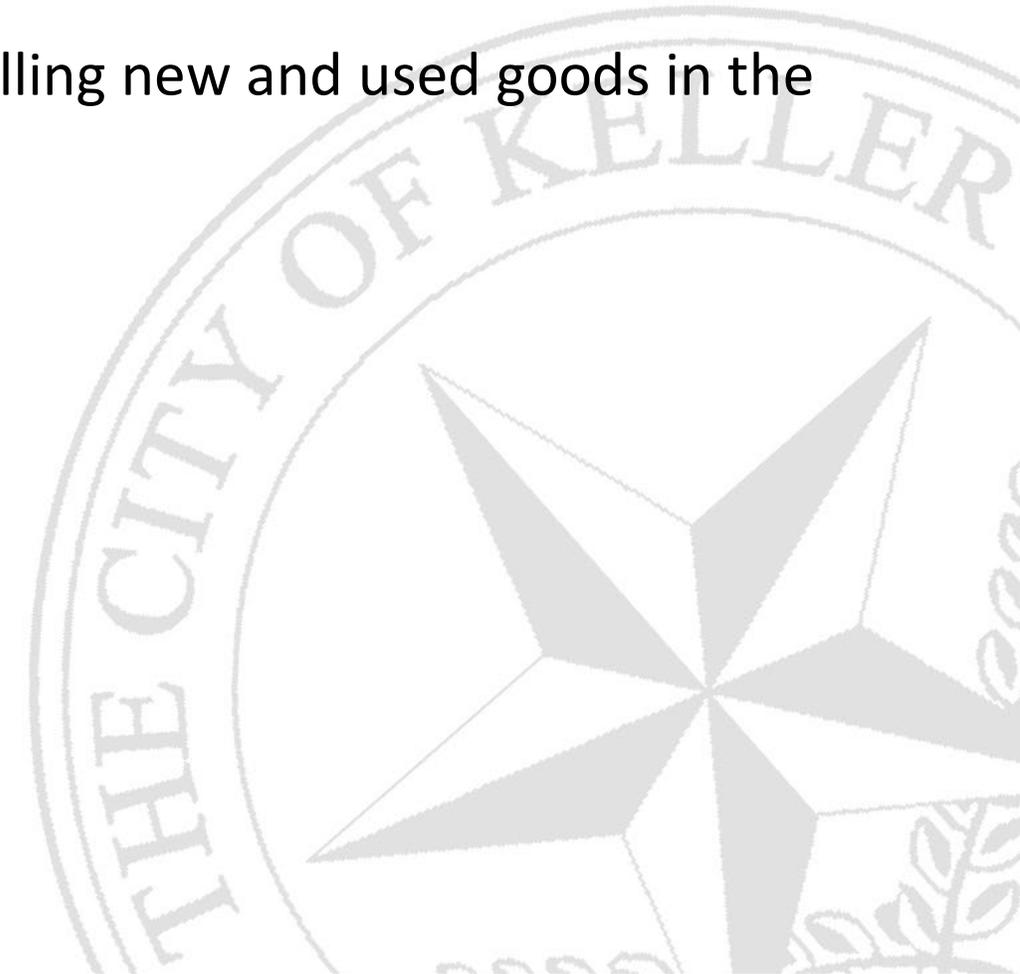
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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:

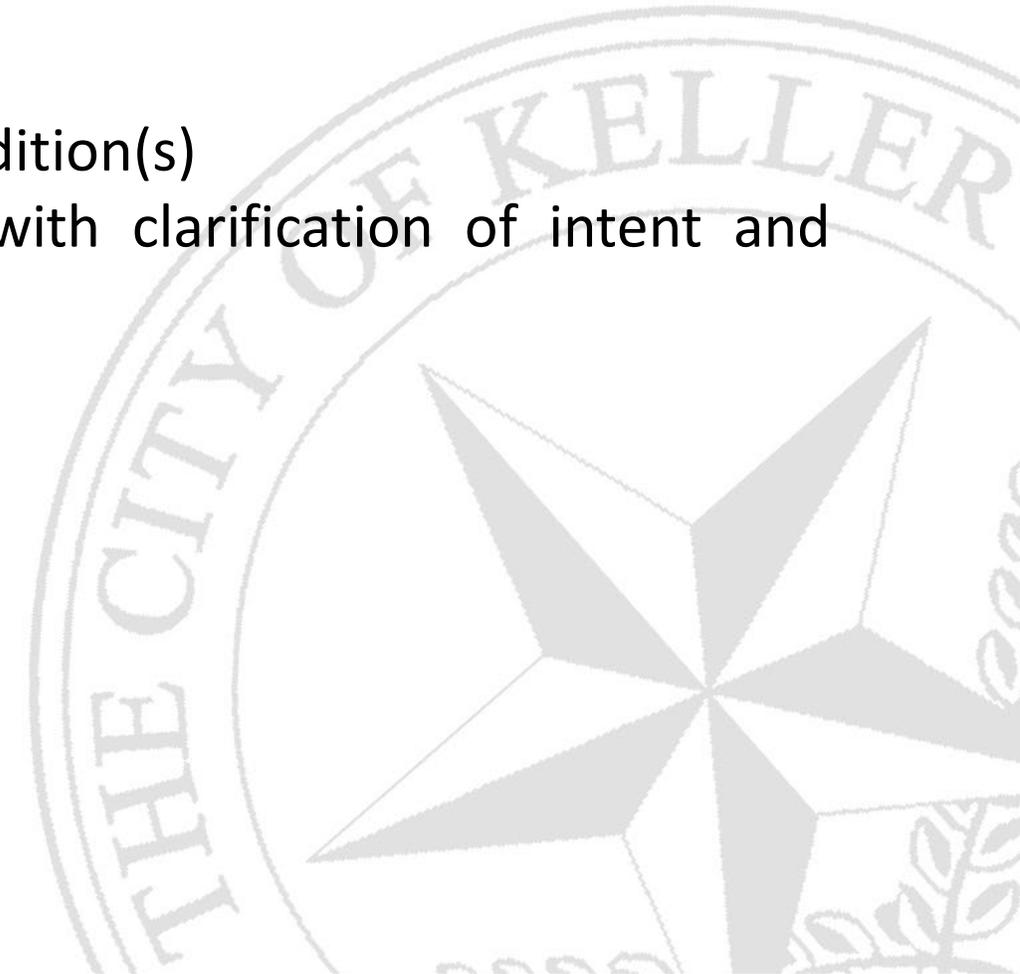
A Specific Use Permit (SUP) to open a retail store selling new and used goods in the Old Town Keller zoning district.



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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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817-743-4130