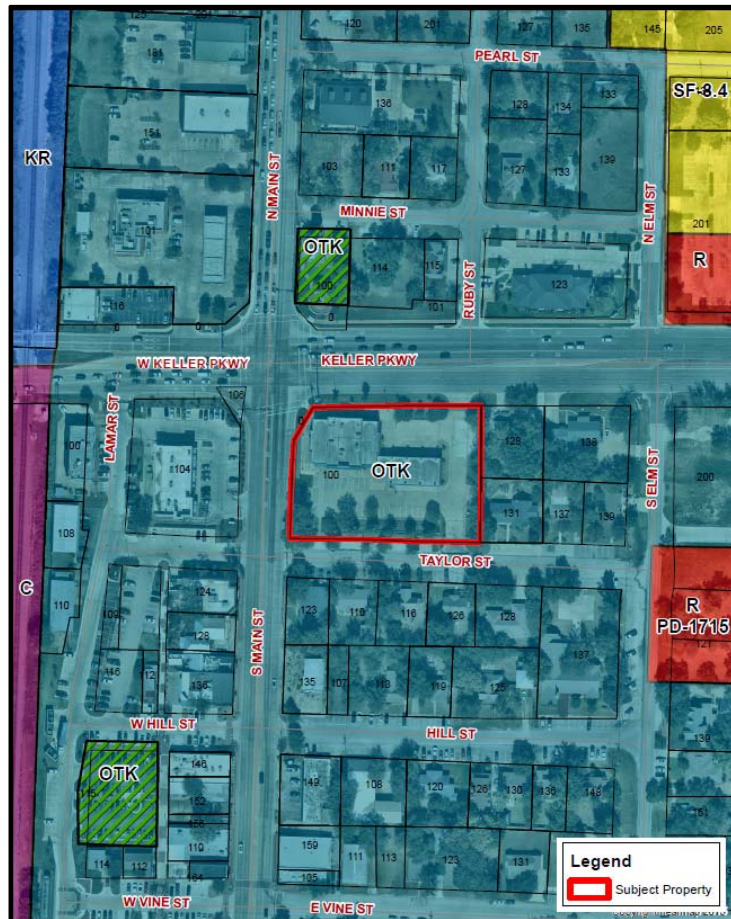


Item H-2

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) to allow Randolph Brooks Federal Credit Union to operate a proposed “Bank, saving, loan, and credit unions, including automated teller”, located in an existing 8,049 square foot building, on 1.38-acres, located on the southeast corner of the Keller Parkway (FM1709) and South Main Street (HWY 377) intersection, at 100 Keller Parkway (FM1709), being Lot 1, Block A, Hibernia-Keller Addition, and zoned OTK (Old Town Keller). Cross Development, owner/applicant. (SUP-17-0025)

Item H-2
Zoning Map

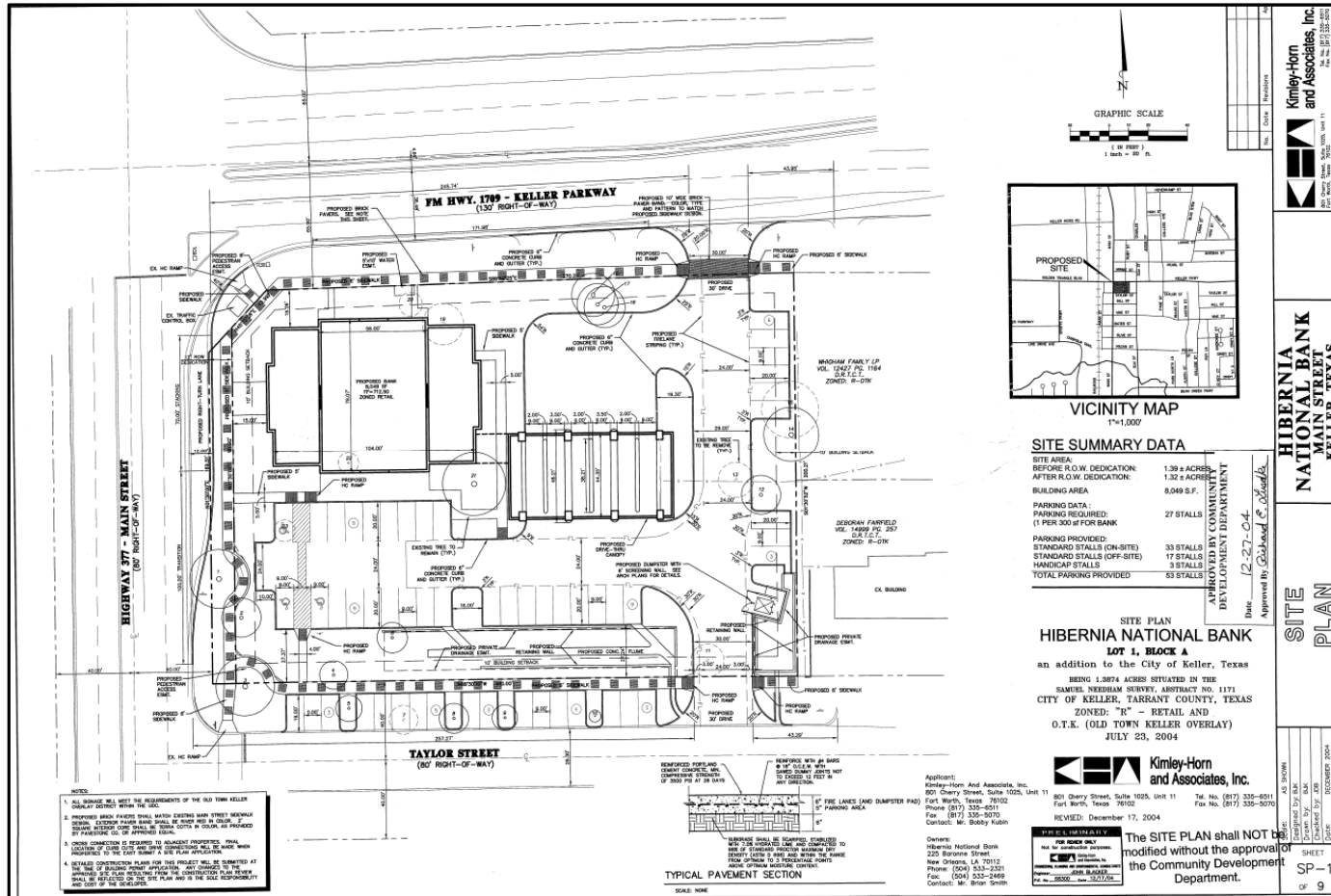


Item H-2
Aerial View



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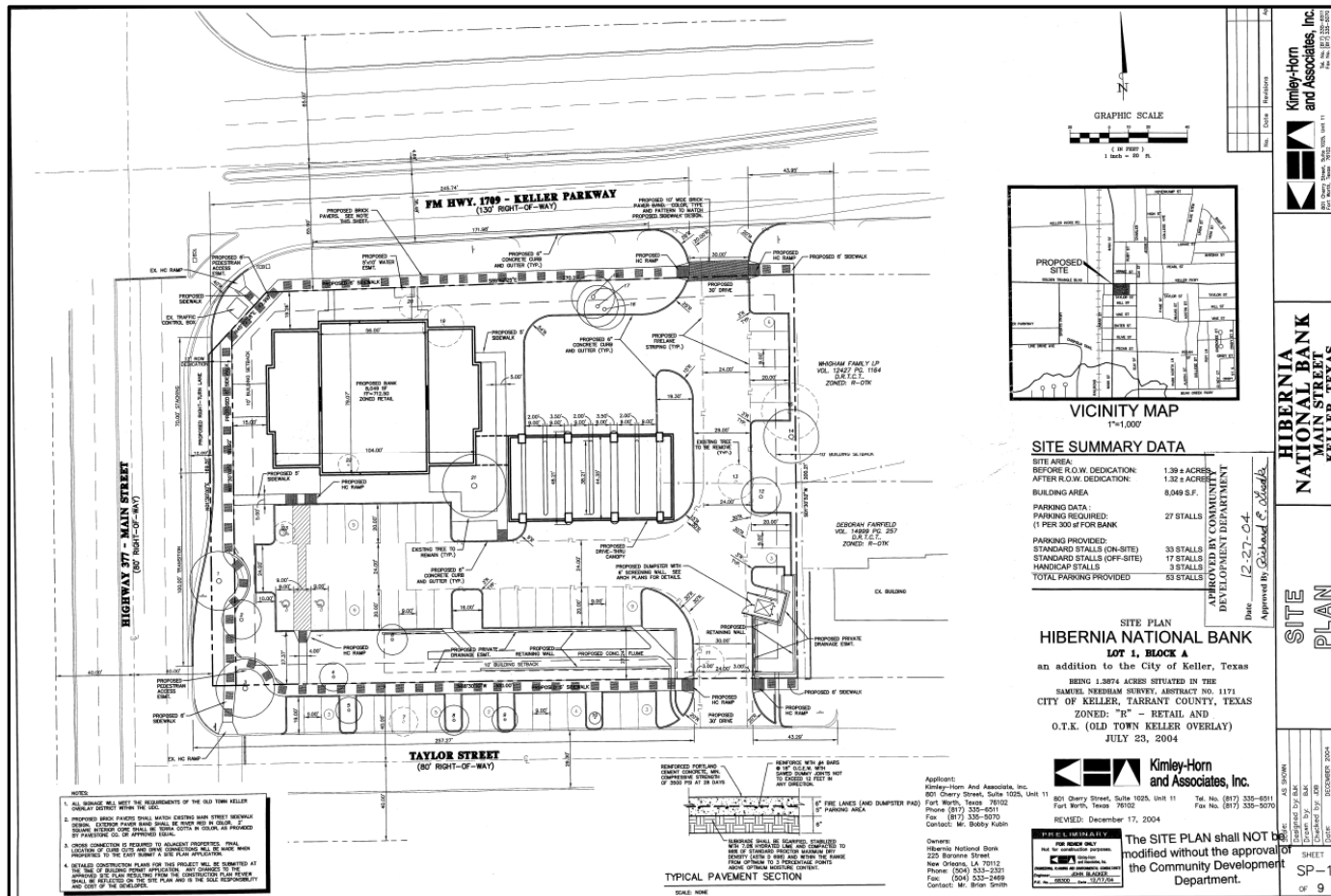
Item H-2 Background



- Site Plan Approved 2004, Res. No. 2220
- Site Plan Amended 2010, Res. No. 3013
- OTK Zoning est. 2015 – Use Chart updated to require a SUP for banks, saving, loan, and credit unions, including automated teller.

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Item H-2



Proposed Use:

- Bank, saving, loan, and credit unions, including automated teller
- Will use existing building.
- No exterior changes proposed.

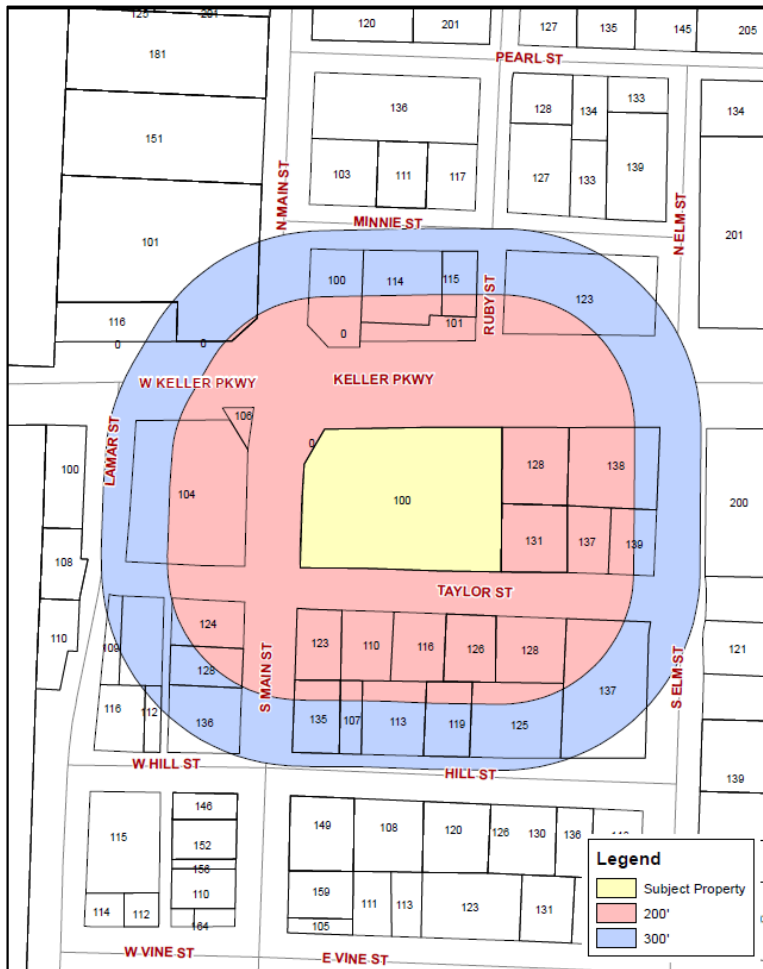
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Item H-2 Analysis

The following the staff analysis of the criteria listed Section 8.02 (F.2.a) to consider for the approval of a Specific Use Permit:

- The use will be harmonious and compatible with the surrounding uses.
- The use is permitted in OTK with the approval of a SUP.
 - The use **is not** compatible with the stated goals of the neighborhood, merchants, and City Council to establish OTK as an arts, entertainment, and retail district.
- The requested use is reasonable and appropriate.
- There is no negative impact on traffic, noise, or light anticipated.
 - *adjacently to OTK promenade and low visibility from Main Street*
- No additional conditions are being proposed.

Item H-2 Public Input



- On November 17, 2017, the City mailed out thirty-two (32) letters of Notifications for a Public Hearing to property owners within three hundred feet (300') of this subject property, to conform with state law. Staff also posted a public hearing notice sign on the subject property. Notice of a public hearing was posted in the Fort Worth Star Telegram fifteen (15) days prior to this meeting.
- As of December 19, 2017, City staff has received no written responses from the public. This item will not require a supermajority vote from City Council to approve.

Item H-2 Professional Opinion

It is the professional opinion of staff to **not support** this request as the requested use is not compatible with the stated goals of the neighborhood, merchants, and City Council to create an arts, entertainment, and retail district.

Staff forwards this Specific Use Permit request for City Council consideration as presented with the following condition:

1. Allow a Specific Use Permit for Randolph Brooks Federal Credit Union to operate a proposed “Bank, saving, loan, and credit unions, including automated teller” and to include the use of an existing drive-through window, located in an existing 8,049 square foot building at 100 Keller Parkway (FM 1709). This specific use permit is specific to Randolph Brooks Federal Credit Union. Any other “bank, saving, loan, and credit unions, including automated teller” will require a separate specific use permit.

Item H-2 Board Review

The Planning and Zoning Commission voted 6-0 to recommend approval as submitted at their December 11, 2017 meeting.



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Item H-2 City Council Action

The Council has the following options when considering a Specific Use Permit 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?

Trina Zais

817-743-4009

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