

### Item H-3

- Consider an ordinance for 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-18-0007)

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Zoning Map

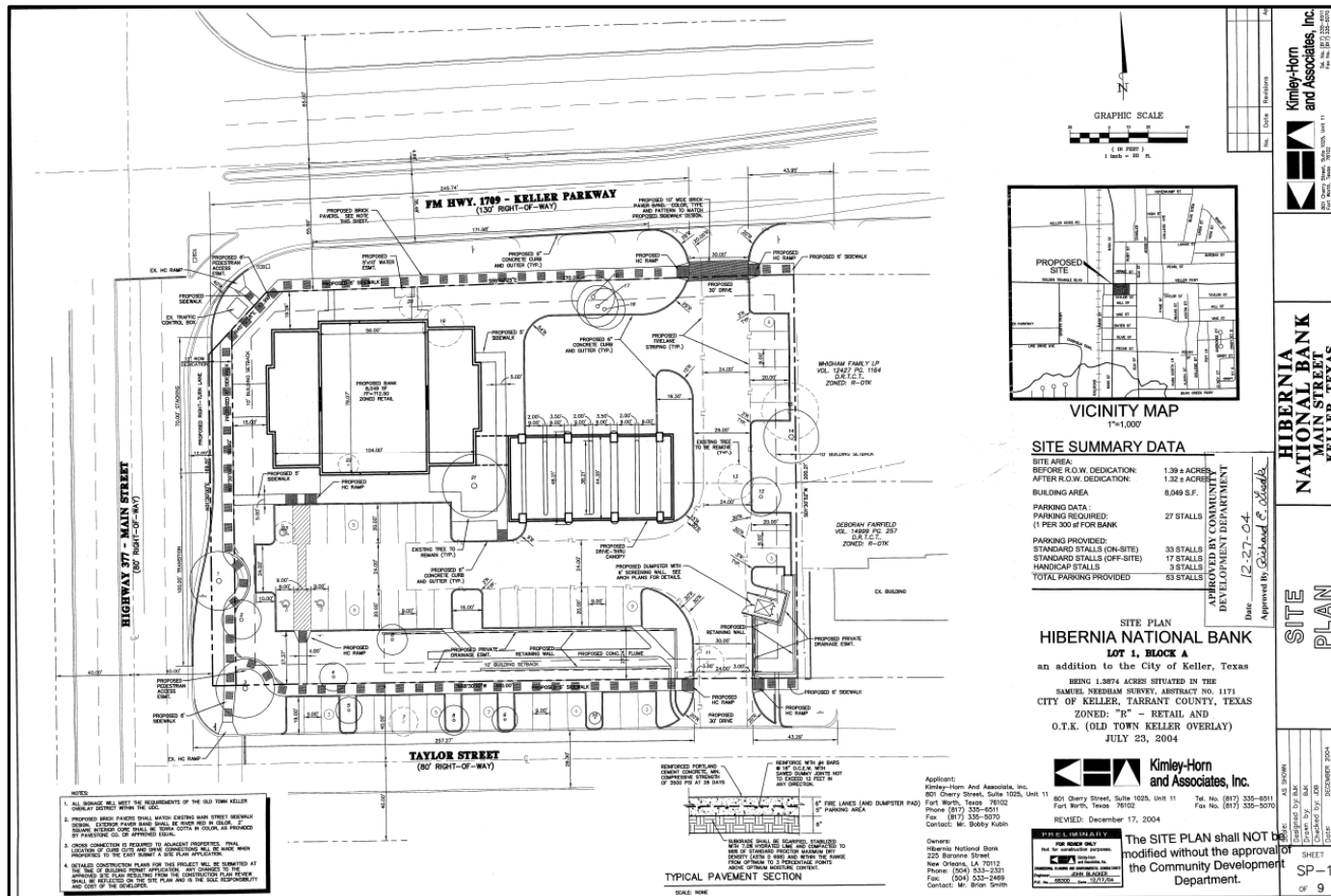


Item H-3  
Aerial View



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## Item H-3 Background

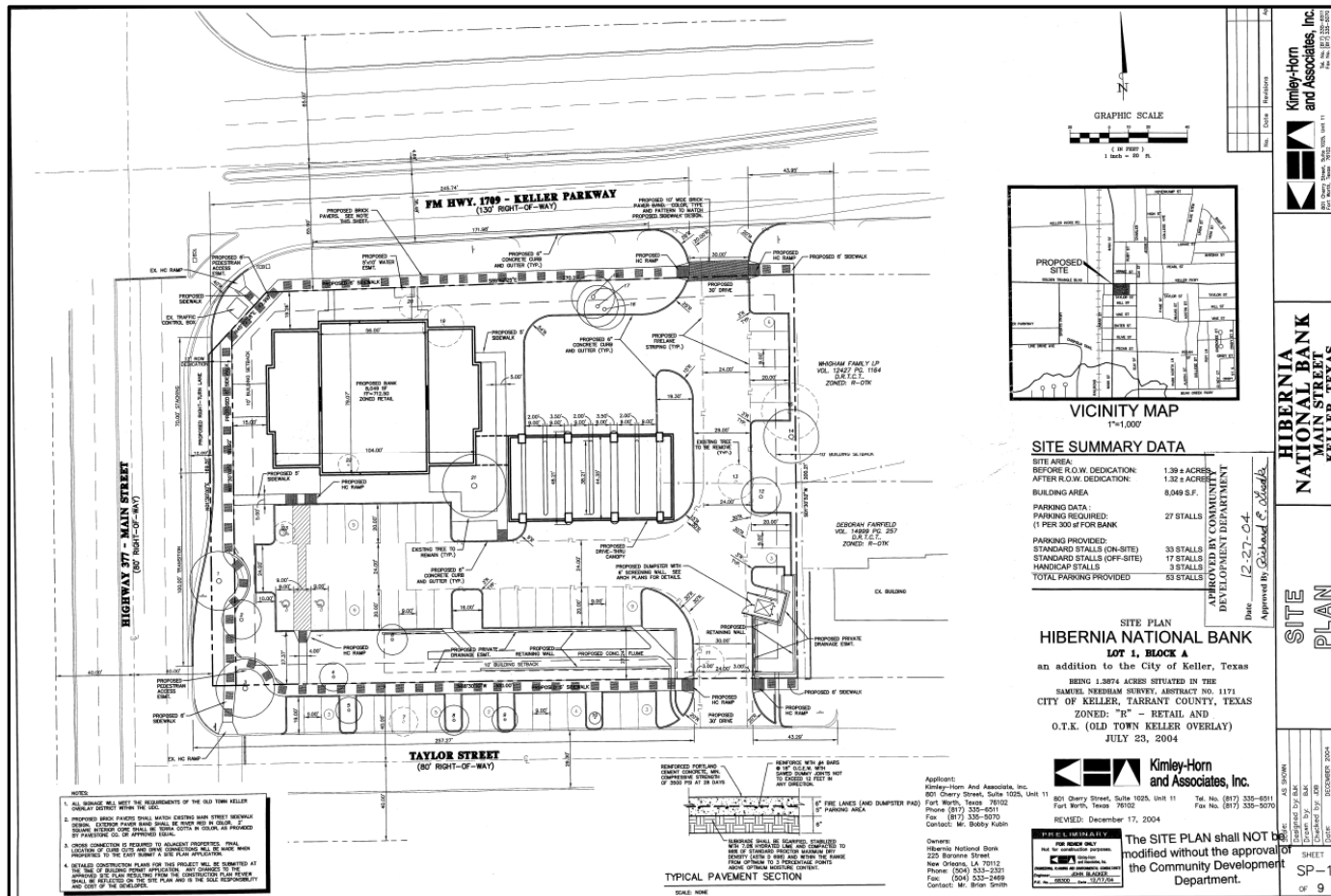


- Site Plan Approved 2004, Res. No. 2220
- Site Plan Amended 2010, Res. No. 3013
- OTK Zoning est. 2015 – Use Chart updated to require a SUP for banks, saving, loan, and credit unions, including automated teller.

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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-3 Analysis

Section 8.02 (F.2.a) of the UDC states that when considering a Specific Use Permit request, 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;  
***The use requested is reasonable and appropriate for the immediate area. A bank was in operation in this building from 2005 until December 2016.***
- 4) Any negative impact on the surrounding area has been mitigated; and  
***No negative impacts in terms of traffic, noise or light are anticipated.***
- 5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.  
***No additional conditions are proposed. No additional conditions are required to approve the use of the building.***

## Item H-3 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 to City Council for 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 F-3 City Council Action

City Council has the following options when considering a Specific Use Permit:

- Approve as submitted
- Approve with modified or additional condition(s)
- Tabling the agenda item to a specific date with clarification of intent and purpose
- Deny



**Questions?**  
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**817-743-4130**

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