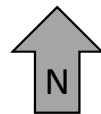
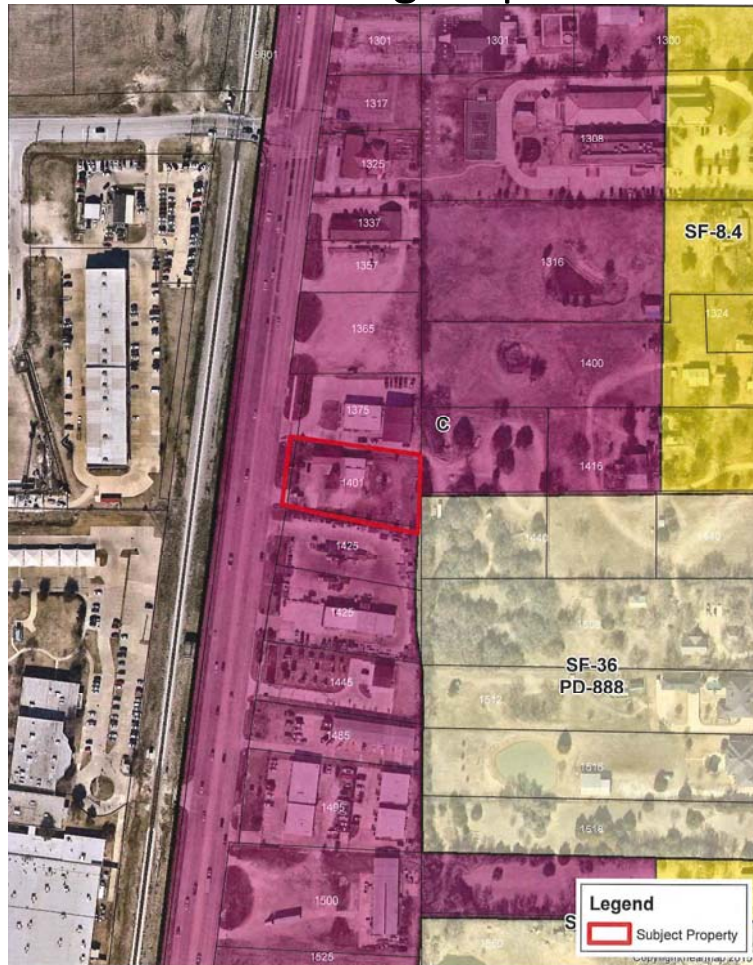


## Item H-4

Consider a recommendation of a Specific Use Permit (SUP) to allow Sunray Custom Tint, to operate an “Automobile Repair, Sales and Service” establishment including the installation of automobile, residential, and commercial window tints within a 3,375 square-foot building, located on a 0.90-acre lot on the east side of South Main Street (US HWY 377), approximately 700 feet southeast of the intersection of South Main Street (US HWY 377) and Kroger Drive at 1401 South Main Street, being Lot 2, Block 1, Keller, Fred Higgins and Birk Hendrix Addition, and Zoned C (Commercial). Sandra Leder, owner. Sunray Custom Tint, Yarnus, Inc. applicant. (SUP-18-0016)

Item H-4  
Zoning Map

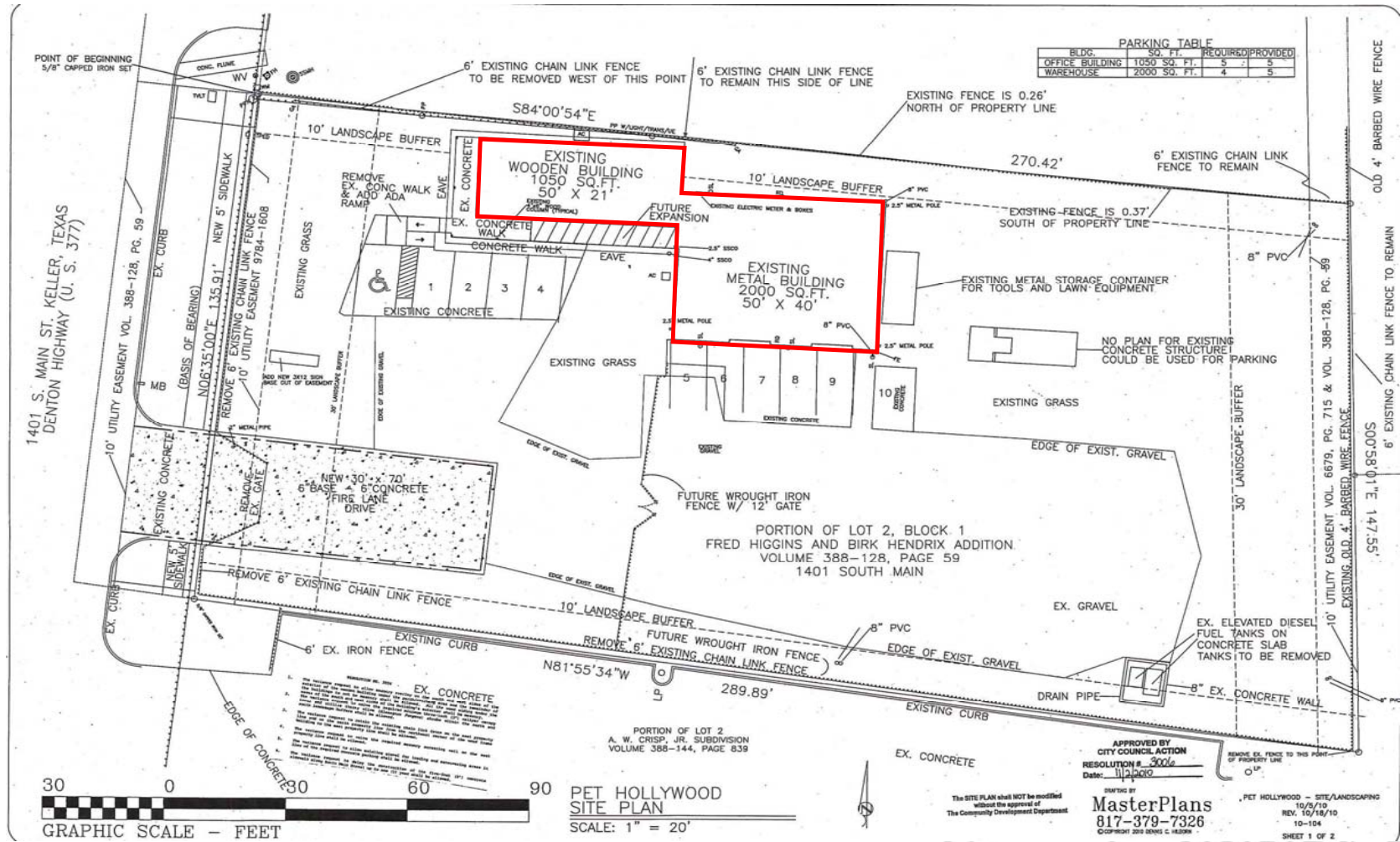


Item H-4  
Aerial View



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## Item H-4



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## Item H-4

West Elevations



South Elevations



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## Item H-4 Analysis

Section 8.04 (B.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;
- 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 properties are being upheld.

## Item H-4 Professional Opinion

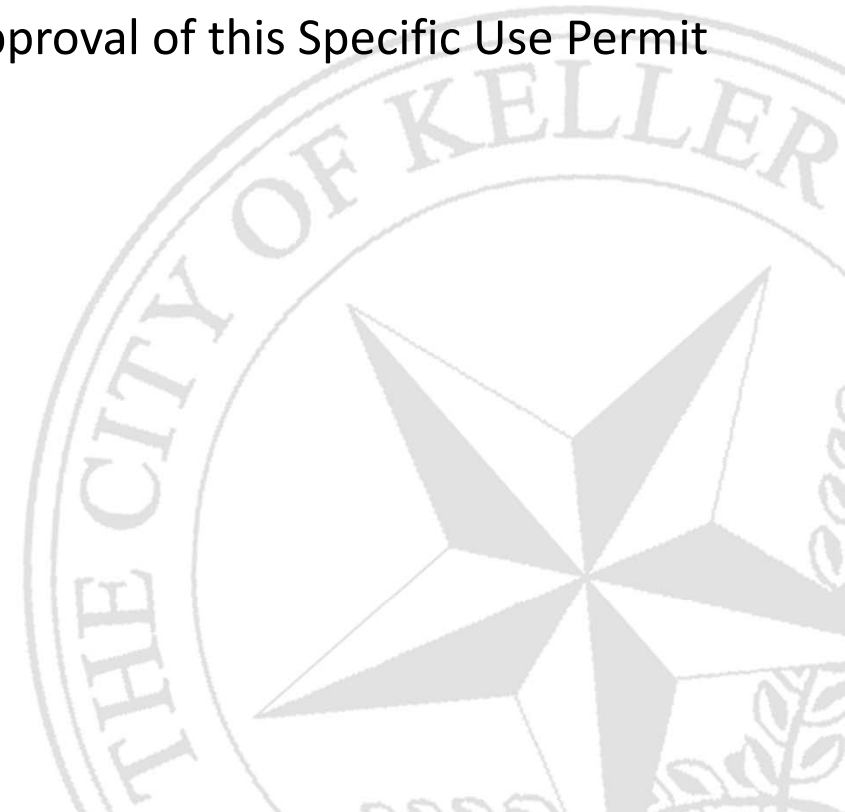
Staff recommends approval of this SUP request. Staff forwards this Specific Use Permit request for City Council consideration as presented with the following condition:

1. Allow a Specific Use Permit for Sunray Custom Tint to operate an “Automobile Repair, Sales and Service” use in a 3,375 square foot building, at 1401 S. Main.

*This condition for this SUP is specific for this business. Any new similar type business would require a new SUP application.*

## Item H-4 P&Z Recommendation

The Planning and Zoning Commission recommended approval of this Specific Use Permit request by a vote of (6-0) at its June 25, 2018 meeting.



## Item H-4 City Council Action

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

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

*City of* **KELLER**



Questions?

817-743-4127

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