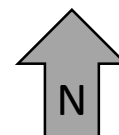
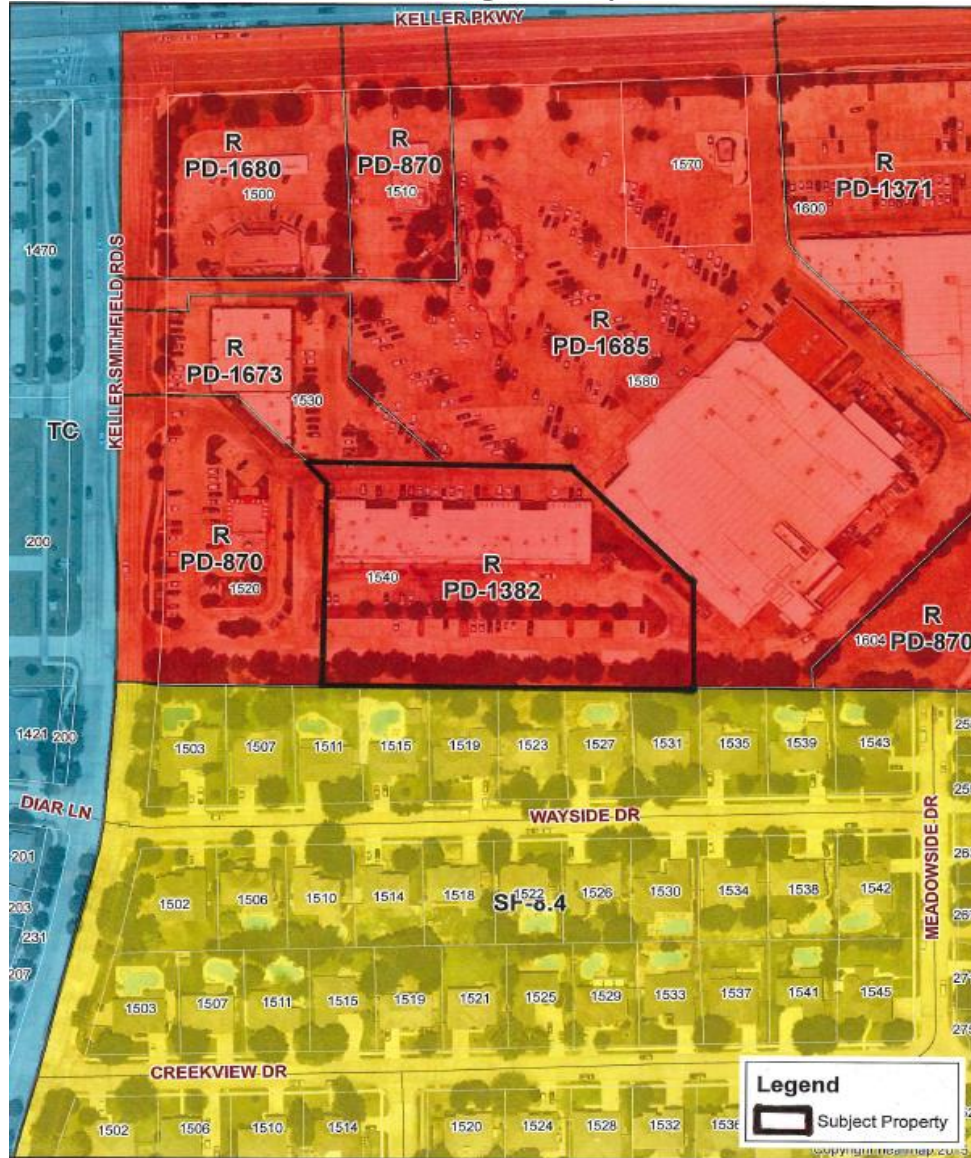


Item H-2

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) to allow Comic Warriors, to operate a 1,018 square foot retail and “Sales of Used Goods and Merchandise” in a vacant suite, existing within a 19,120 square-foot retail building, located on a 2.17-acre lot on the south side of Keller Parkway (FM1709), approximately 572 feet south east of the Keller Parkway (FM1709), and Keller Smithfield South intersection, being Lot 7R-1, Block A, Keller Crossing Addition, at 1540 Keller Parkway (FM1709), Suite 110, and zoned R (Retail). Jahco Keller Crossing, LLC, owner; Thomas and Neysha Kurilenko, applicants. (SUP-18-0028).

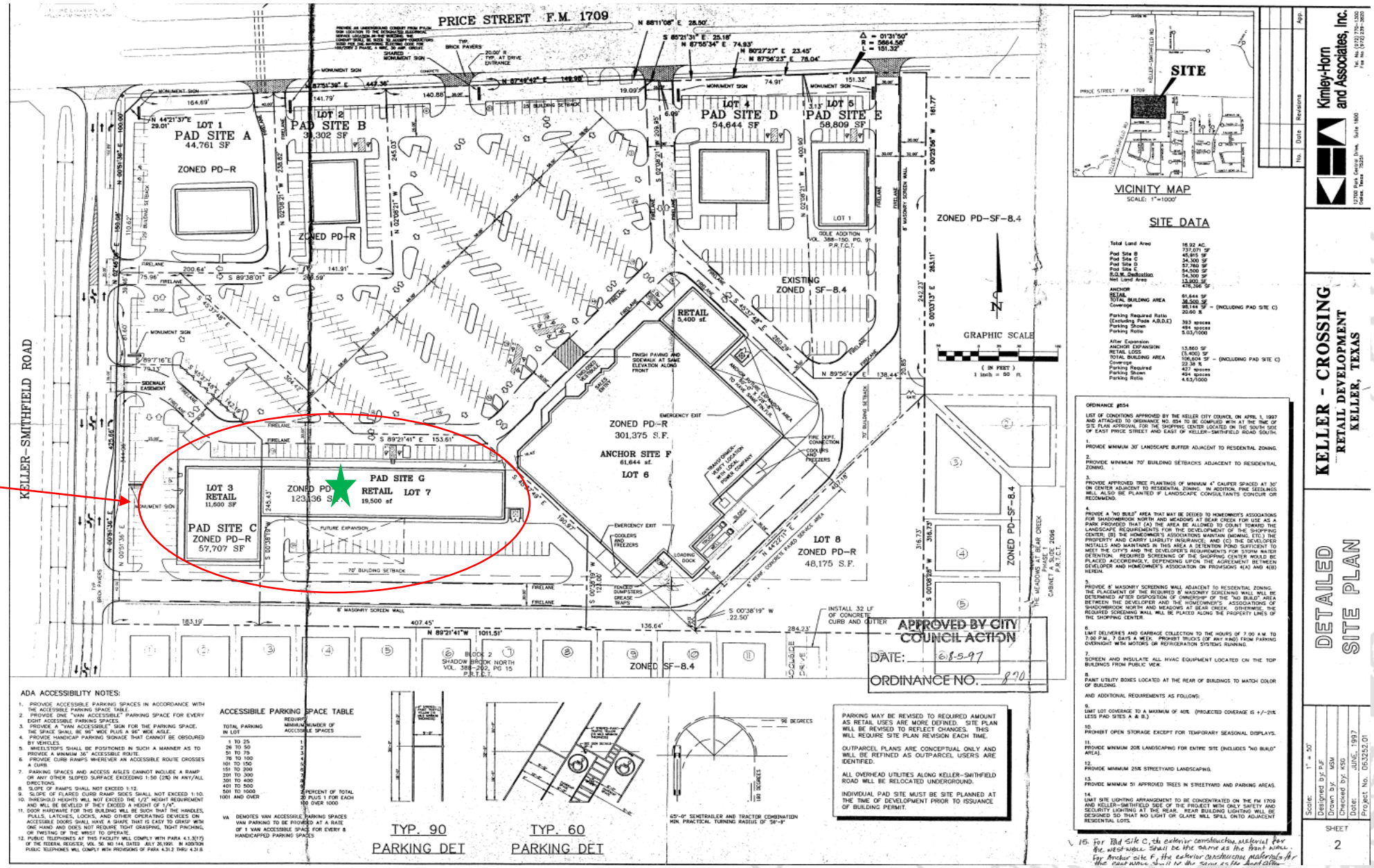
Item H-2
Zoning Map



Item H-2
Aerial View



Location of the building
for the Comic Warrior
business.



Item H-2

Interior Depiction



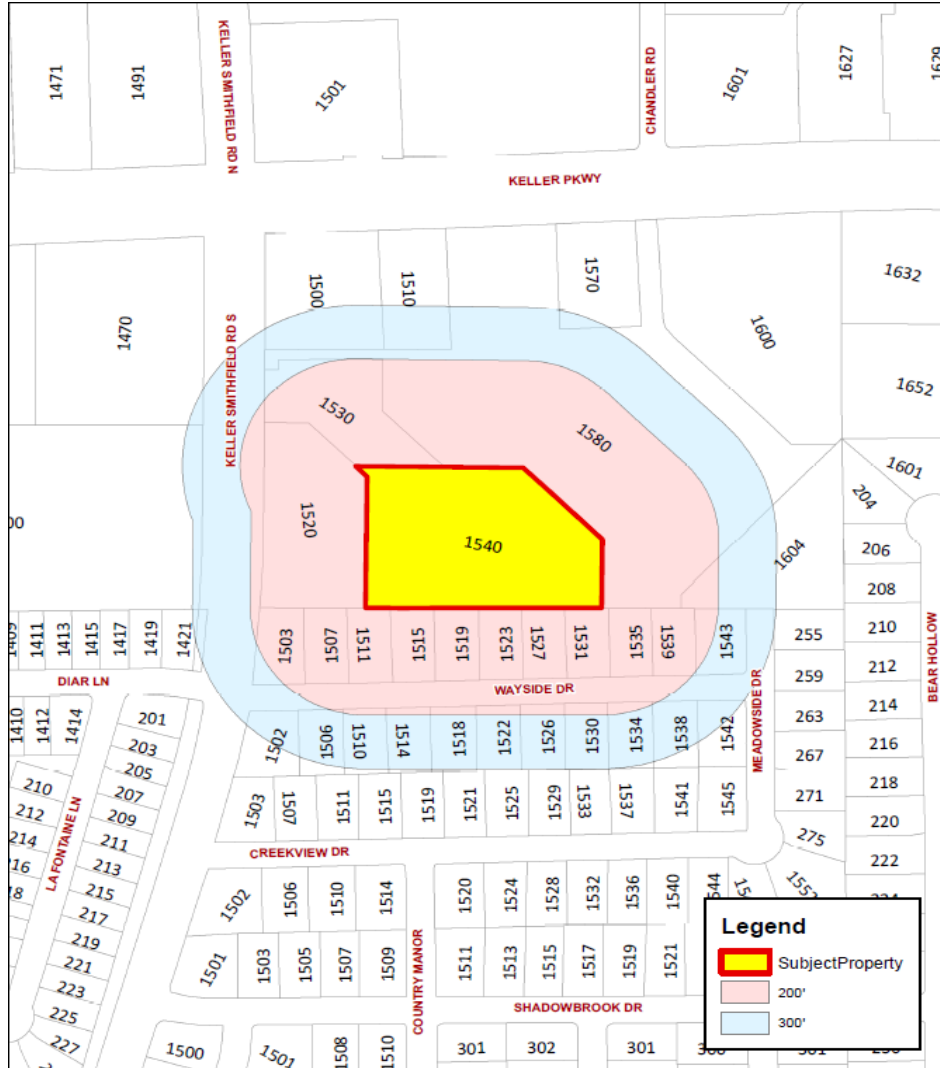
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Item H-2

Comic book retail sales and resale of vintage comic books in the area:

- Alliance Corridor of Fort Worth (2) locations/ of which (1) is Half-Priced Books
- Watauga (2) locations/ of which (1) is Half-Priced books
- N. Richland Hills (1) location/Sci Fi Factory (Franchise)
- Southlake (1) locations/ Barnes and Noble
- Bedford (1) location/ Half-Priced Books
- Hurst (1) location

Item H-2



- On September 14, 2018, the City mailed out 32 letters of Notifications for a Public Hearing to property owners within 300' of this subject property.
- Staff also posted a public hearing notice sign on the subject property.
- As of October 16, 2018 Staff has not received any letters of opposition from the public regarding this SUP application.

Item H-2 Analysis

The applicant has met the requirements of the UDC for this Specific Use Permit application.

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 purposes are being upheld.

Item H-2 Professional Analysis and Opinion

The Professional analysis and opinion of staff is to support this SUP request to operate a retail and “Sales of used goods and merchandise” in a Retail (R) zoning district. Staff sees this particular business providing unique retail sales of new and vintage merchandise to a marketable area within the City of Keller, where the use is harmonious and the spirit of the UDC code is met.

Staff forwards this Specific Use Permit application for City Council’s consideration with the following conditions:

1. The Specific Use Permit for Comic Warriors to operate a retail and “Sales of used goods and merchandise”, shall be allowed.

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

Item H-2 City Council Action

The City Council has the following options when considering a SUP 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?
Scott Bradburn
817-743-4125

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