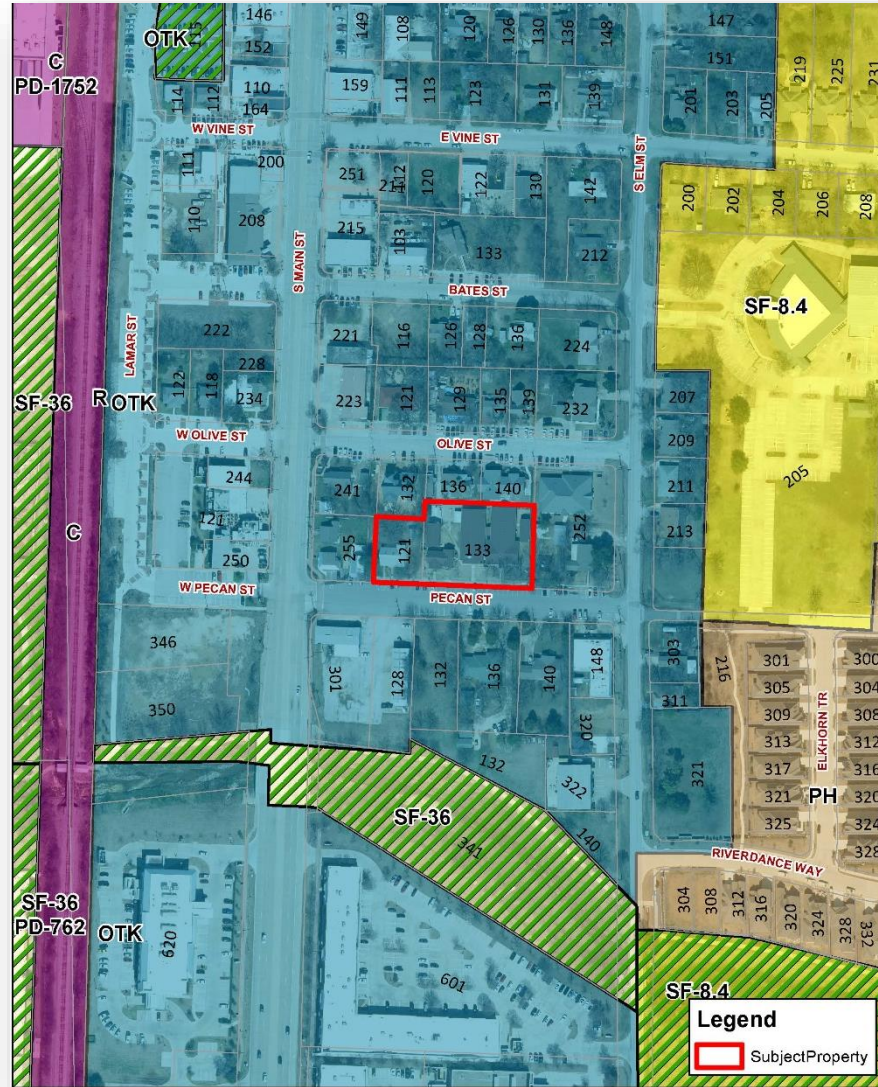


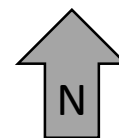
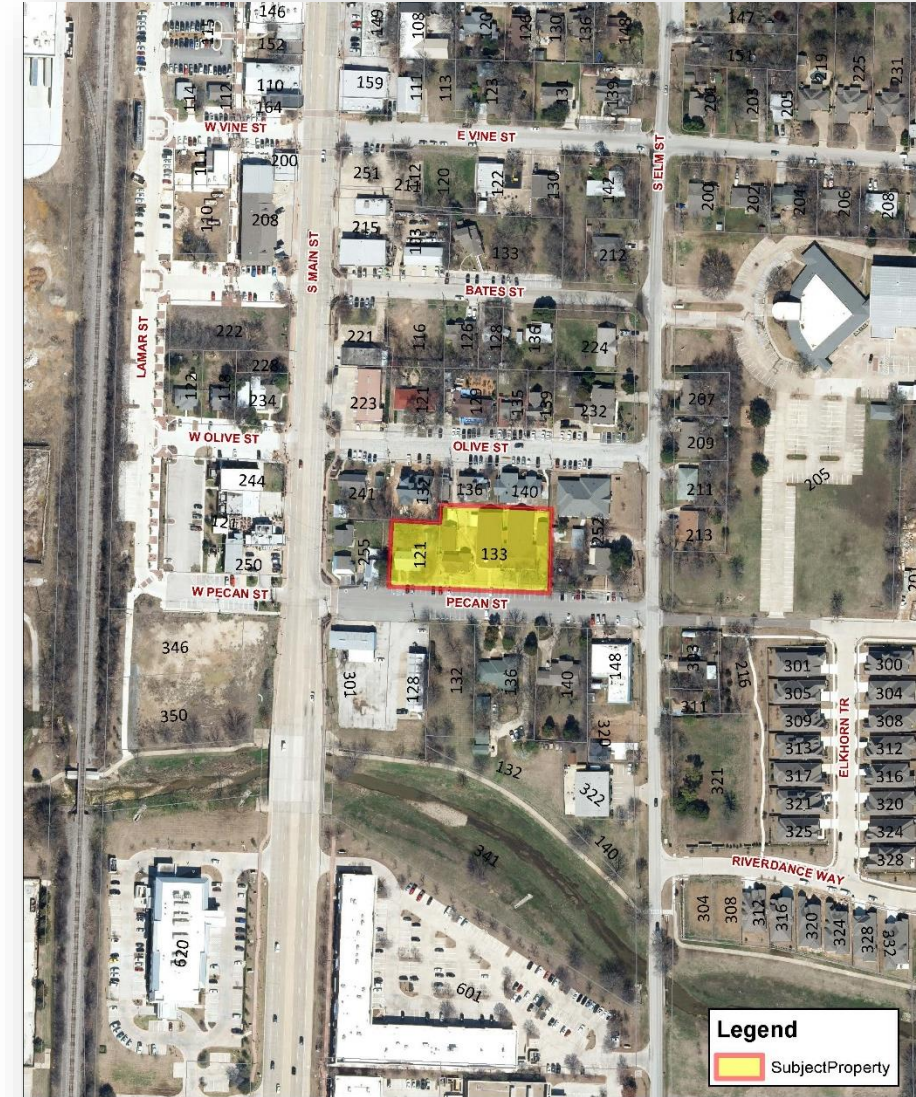
Item H-1

PUBLIC HEARING: Consider a recommendation of a Specific Use Permit (SUP) to allow the use of a Private School, located in multiple buildings totaling approximately 10,630 square feet, consisting of approximately 0.912-acres of property, located on the north side of Pecan Street, approximately 250 feet north east of the intersection of South Main Street (US 377) and Pecan Street, being Lot 7R and Lot 9, Block 7, Keller, City Addition, zoned OTK (Old Town Keller), located at 133 and 121 Pecan Street. Zadok International Ministries Church, Inc., owner. Trinity Preparatory Academy, applicant. (SUP-18-0040)

Item H-1 Zoning Map

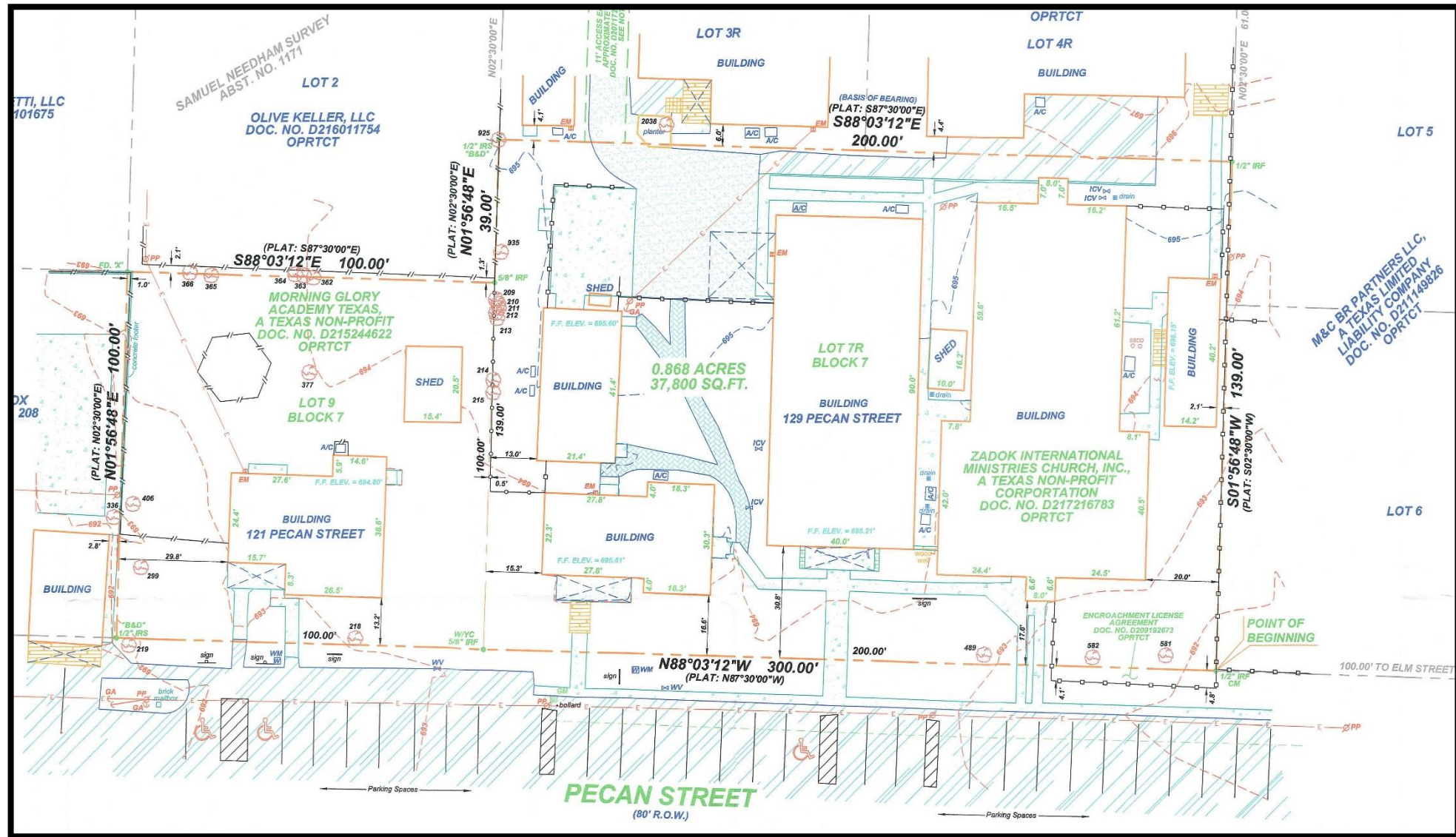


Item H-1 Aerial View



Excellence • Integrity • Service • Creativity • Communication

Item H-1



Excellence • Integrity • Service • Creativity • Communication

Item H-1



History

- Established in 2008
- Outgrew original building
- Moved to Mount Campus in 2011
- Moved to Current location in 2014



2008: 21 students (K-8th Grade)

2013: 190 students (K-12th Grade)

2019: 260 students (K-12th Grade)

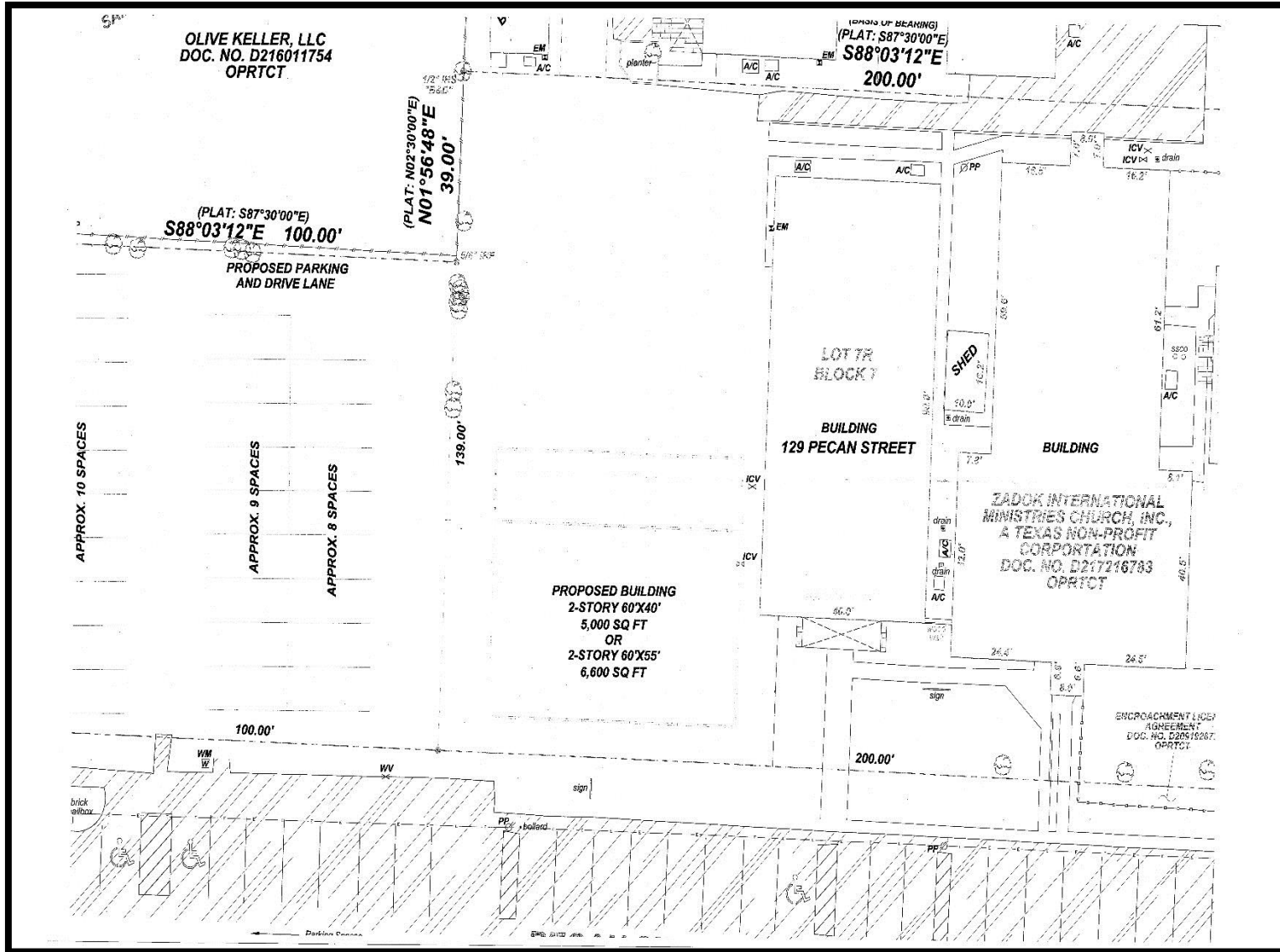
Item H-1



History

- Began leasing from Zodak International Chuch
- Use became "Church Assembly and School"
- Would now like to purchase property and be sole occupant of property altering use to strictly "Private School"

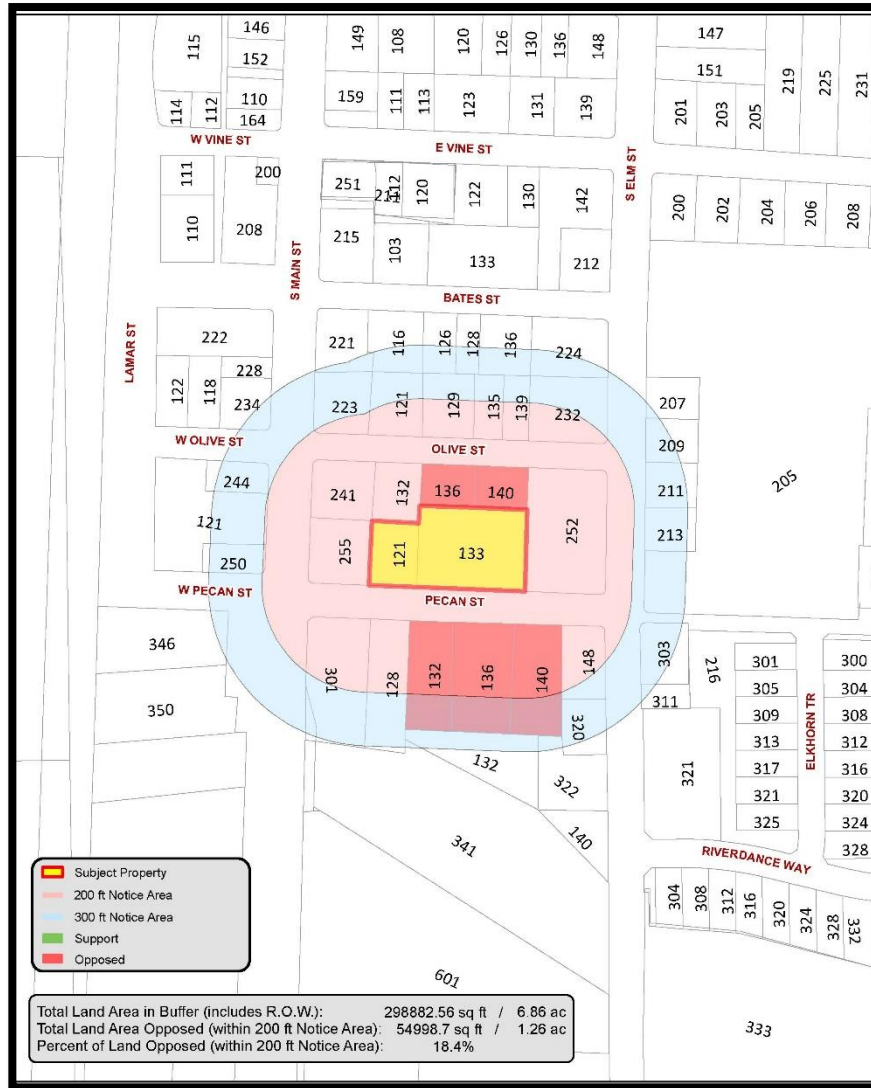
Item H-1



Future Development

- Interior renovations
- Construct new building
- Build parking and drop-off drive lane

Item H-1



- On January 3, 2019, the City mailed out 31 letters of Notifications for a Public Hearing to property owners within 300' of this subject property.
- The applicant provided staff with twelve (12) signatures of support.
- As of February 5, 2019 Staff has received eight (8) letters of opposition from the public regarding this SUP application.

Item H-1 Analysis

Section 8.04 (B.2.a) of the UDC states that when considering a Specific Use Permit request, the Planning and Zoning Commission and 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.

Item H-1 Professional Opinion

Staff is Not in support of this SUP request to allow the sole use of a Private School for Trinity Preparatory Academy. Staff recognizes that Trinity Prep has been occupying and operating from this location for approximately 5 years and is now seeking to purchase the property as the sole use, however, staff has reservations regarding the potential growth and overall impact the school could have on the surrounding area. In particular, school drop-off, recess, and school pick-up are all times of the day the immediate area is affected. Furthermore, future development will be required to accommodate the growing school. The design and vision of Old Town Keller is that of a retail and entertainment oriented district.

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

1. The Specific Use Permit for Trinity Preparatory Academy to operate a Private School, shall be considered.

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

Item H-1 Planning and Zoning Recommendation

- On January 14, 2019 the Planning and Zoning Commission recommended denial of this SUP request by a unanimous vote of (7-0)

Item H-1 Planning and Zoning Action

City Council has the following options when considering a SUP application:

- Approve as submitted
- Approval with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Denial



Questions?
Jerald "JP" Ducay
817-743-4125