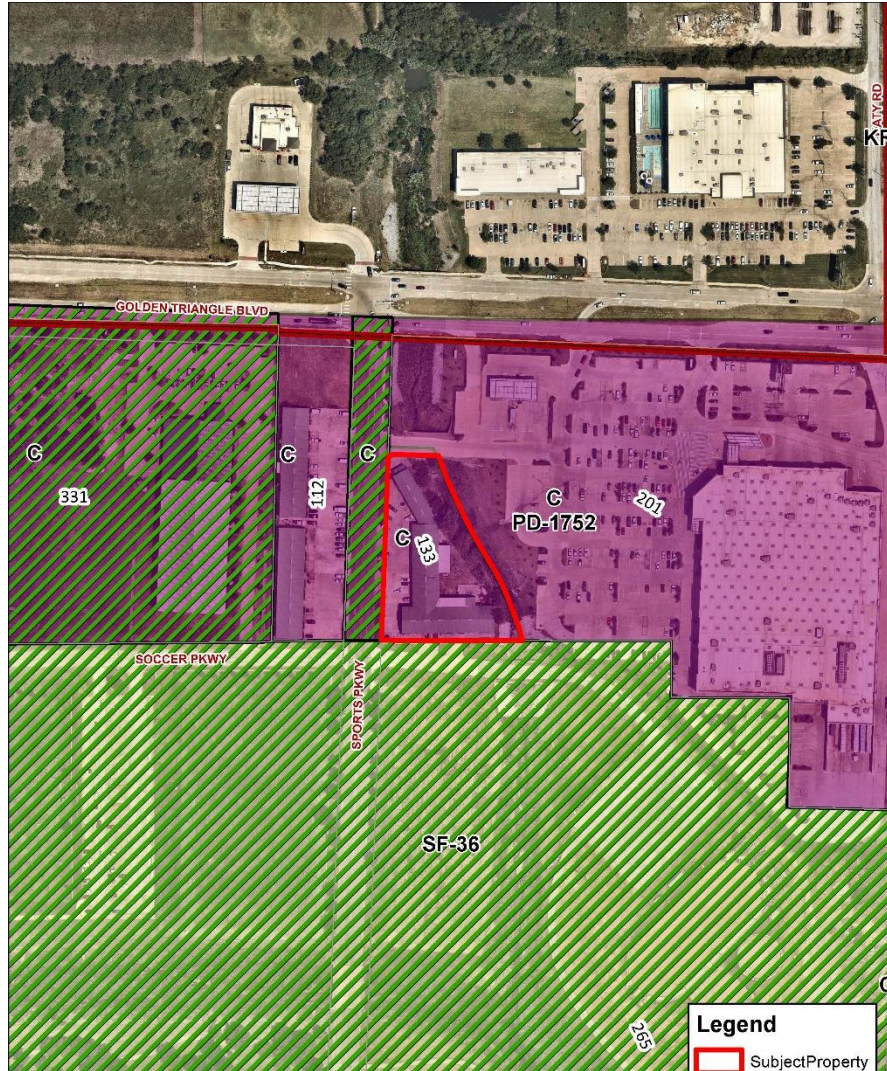


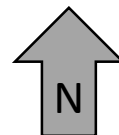
Item G-3

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Palafox Roofing Systems, an existing “Contractor Shop,” located on an approximately 1.402-acre tract of land, on the south side of Golden Triangle Boulevard and approximately 300 feet southwest of the intersection of Golden Triangle Boulevard and Sports Parkway, being Billingsley Jesse Survey, Abstract 70, Tract 7 & 7F2, at 133 Sports Parkway, Suite E, Account (#: 05686490), and zoned Commercial (C). David Palafox, Applicant. Tamara Thomas, Property Owner.

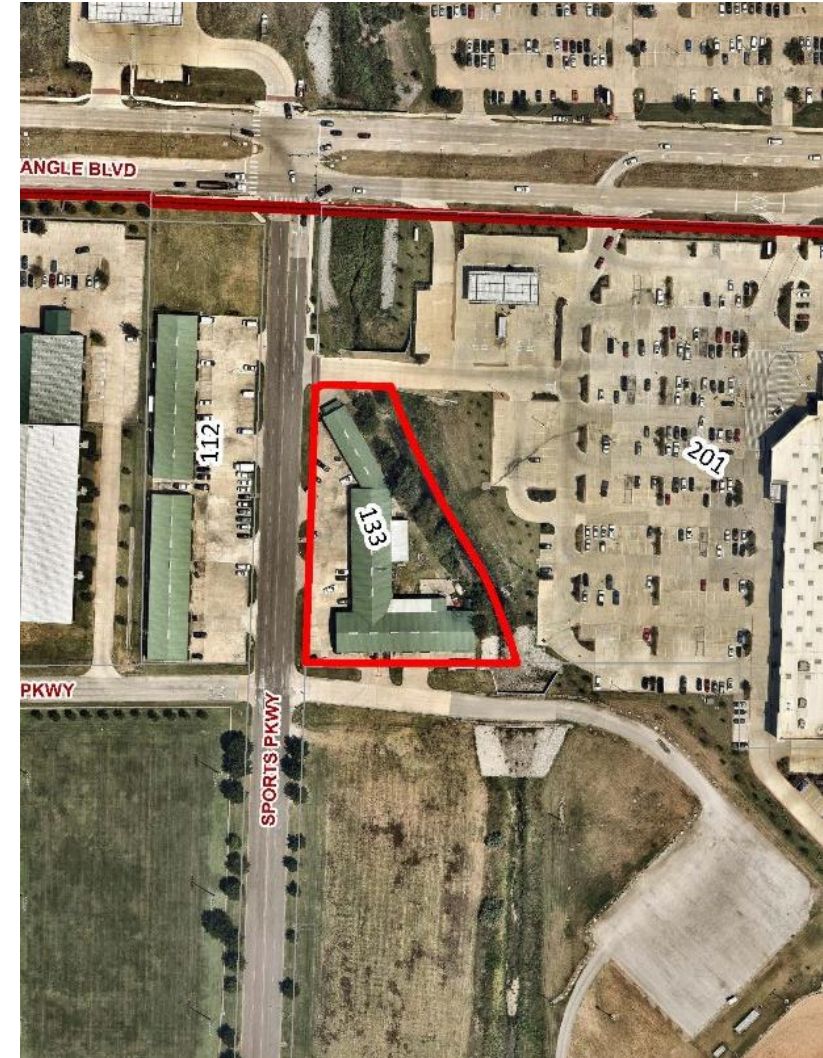
Item G-3 Zoning Map



Zone:
Commercial



Item G-3 Aerial View

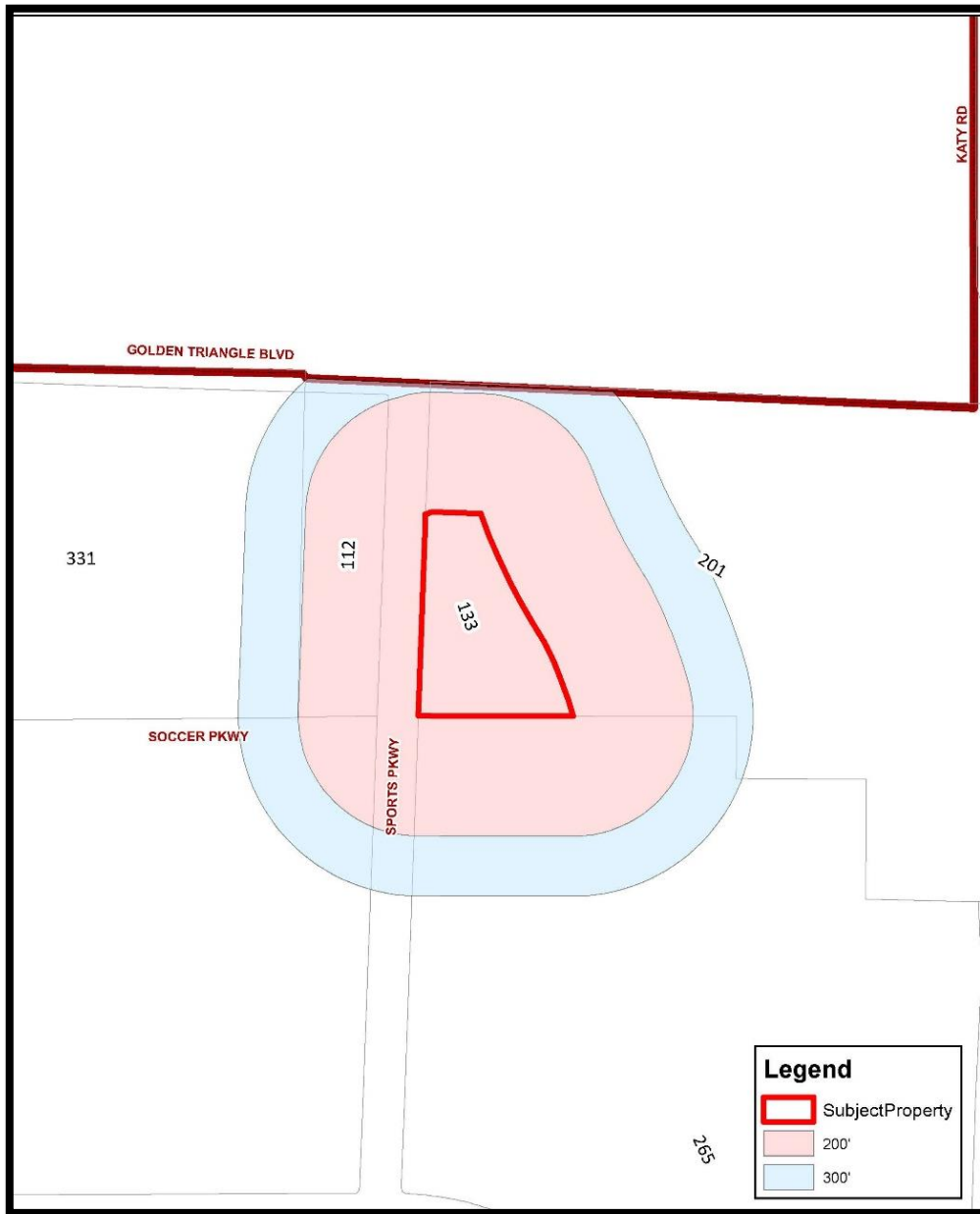


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- Palafox Roofing has been operating in the City of Keller since 2013 without the required SUP or a Certificate of Occupancy due to mistakes made by both the owner and the City.
- Earlier this year Palafox moved suites within the same complex, now located at 133 Sports Parkway, Suite E.
- A Certificate of Occupancy application was submitted in April 2019.
- During the review process, the Community Development Department determined the use was considered a “Contractor Shop,” and a SUP would be required to operate in the Commercial Zoning District.



Item G-3 Citizen Input



- On August 15, 2019, the City mailed out 4 letters of notification for Public Hearing to all property owners within (300') of the subject site.
- The notice for the City Council public hearing was published in the September 15, 2019, edition of the Fort Worth Star-Telegram.
- *As of today*, Staff has not received any letters from the public regarding this application.

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Section 8.02 (F.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 G-3

The Planning and Zoning Commission recommended approval by a vote of 7-0 on September 9, 2019.



Item G-3

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

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



Questions?
Julie Smith
817-743-4127

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