

Item H-1

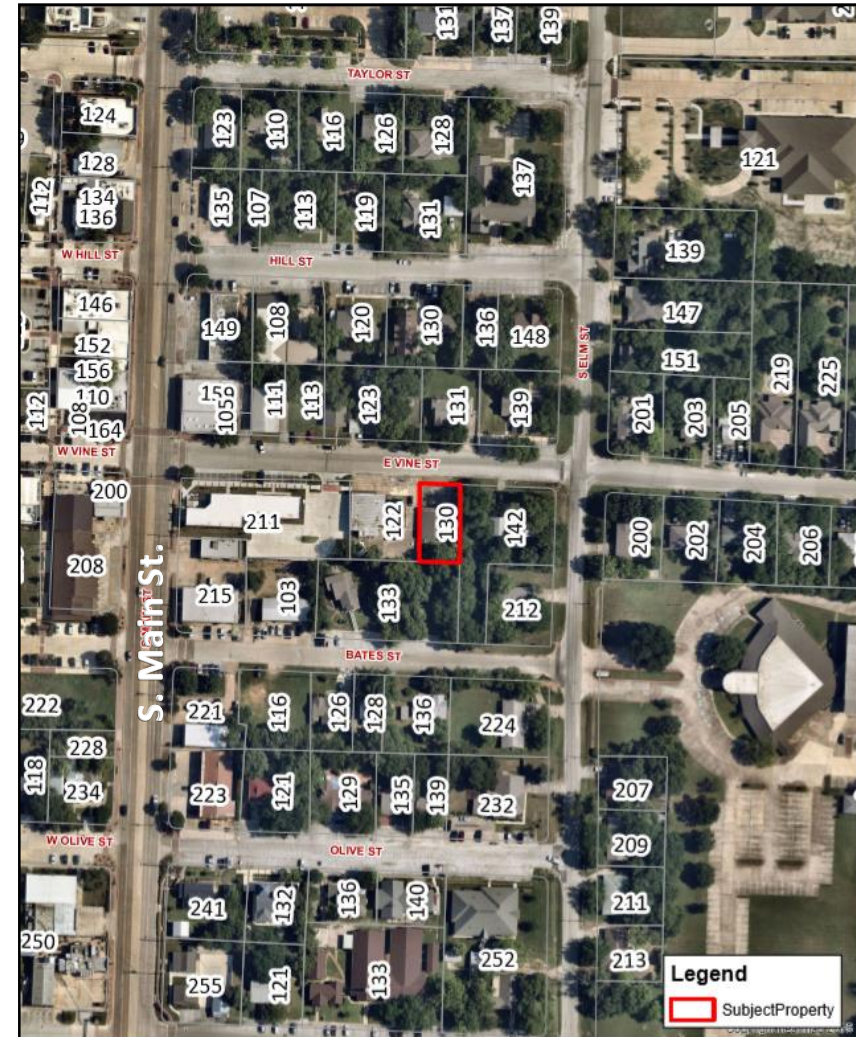
Consider a request for a Specific Use Permit (SUP) for a retail store to include sales of used goods, for The Rabbit Hole, proposed in an approximately 1,600 square-foot building, on an approximately .11 -acre property, located on the east side of South Main Street, approximately 425 feet southeast of the intersection of South Main Street and E. Vine Street, being Block 9, Lot 14, KELLER CITY ADDITION, zoned Old Town Keller (OTK), located at 130 E. Vine Street Suite B. Geneva Cox, owner. Maria Halley, applicant. (SUP-20-0013)

Item H-1 Zoning Map



Zoned: OTK

Item H-1 Aerial View



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- In 2014, used goods store Divine Junque obtained a Certificate of Occupancy for this location. They left the property in late 2018, and the property has remained vacant.
- The Rabbit Hole will occupy approximately 800 square feet and proposes to sell used merchandise, and therefore is requesting the requisite SUP.

Proposed Hours of Operation:

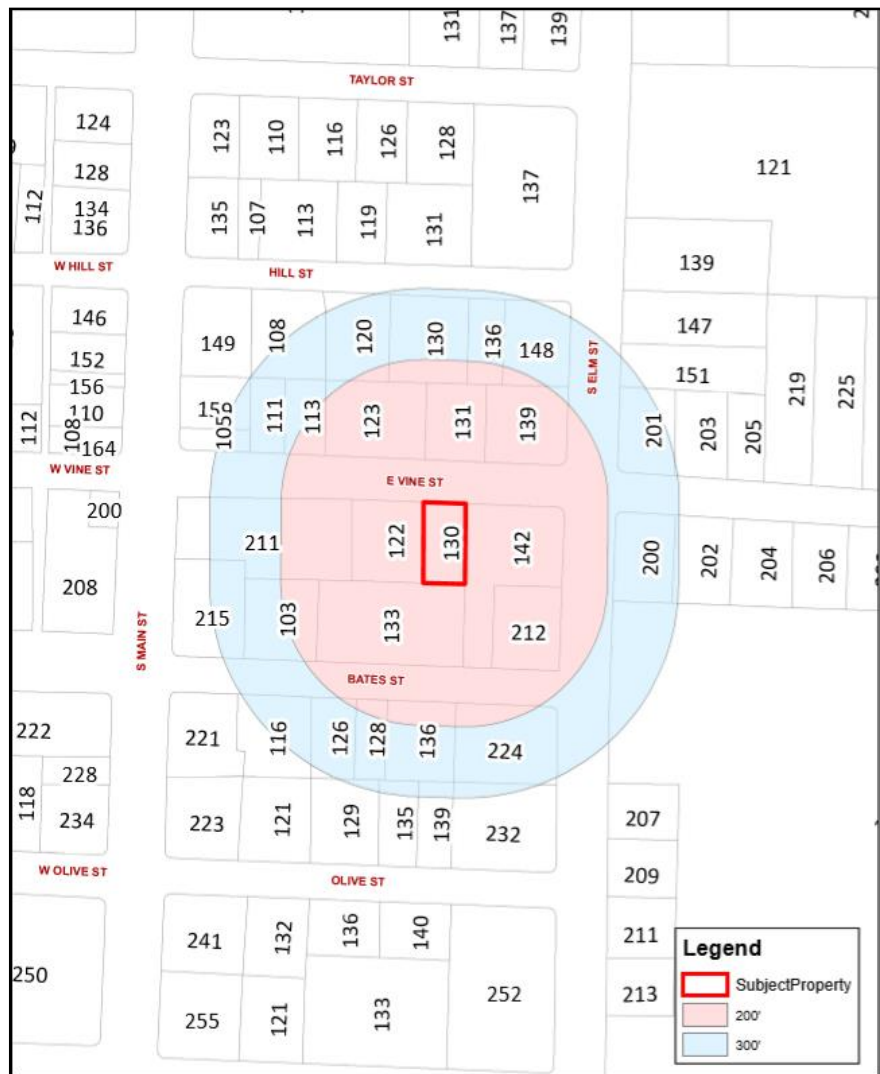
- Sunday-Tuesday: Closed
- Wednesday-Saturday: noon-6 p.m.



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- On July 2, 2020, the city mailed out 29 letters of Notifications for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site. Staff did receive a letter from The Montessori School asking several questions, but not taking a position either for or against the proposed business.
- On July 14 and July 28, the Planning and Zoning Commission held public hearings. No one came forward in either opposition or support. However, the commission tabled the item both times to provide the business owner an opportunity to attend so that commissioners could ask the owner questions related to the type of merchandise.

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- At the August 11 P&Z meeting, the owner attended and answered questions. She explained that the merchandise would primarily be home décor. The P&Z unanimously recommended approval.
- As of today, staff has not received any additional written support or opposition regarding this SUP application.

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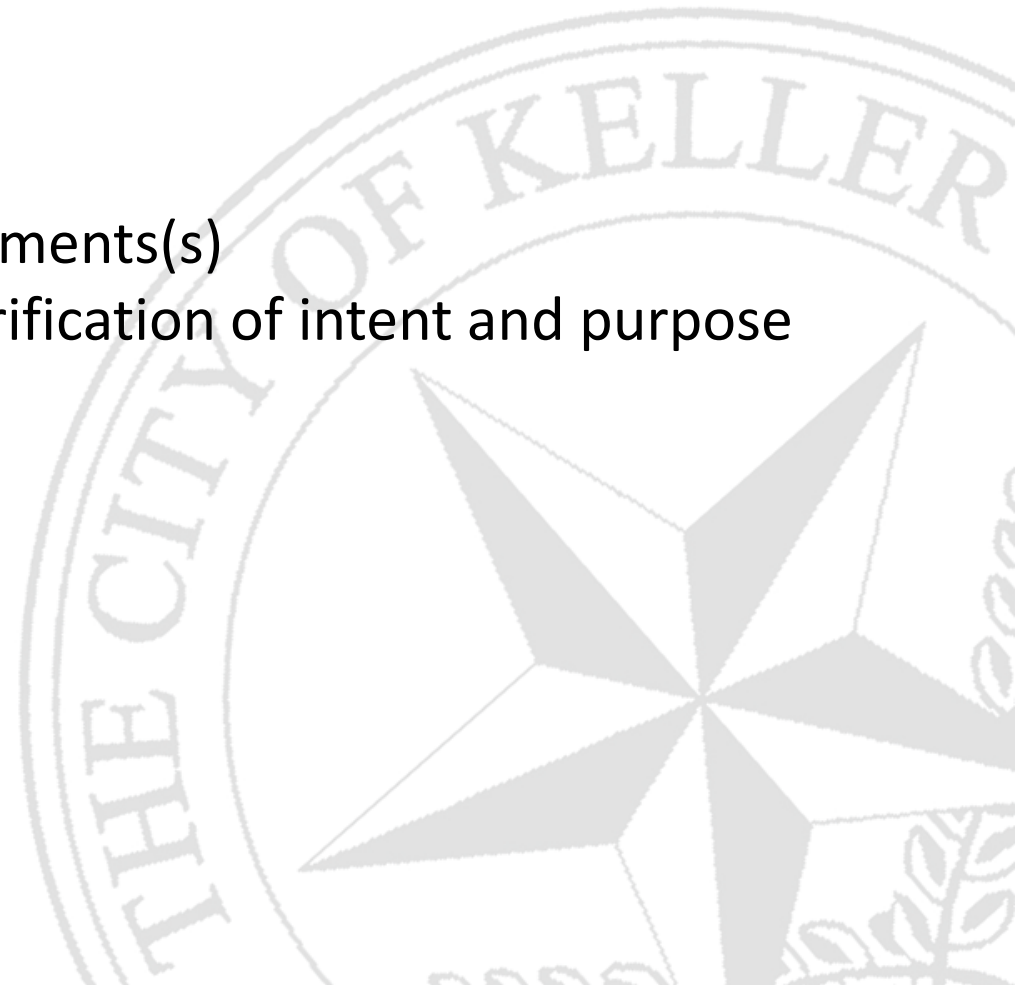
Section 8.02 (F) (2) of the UDC states that when considering a SUP request, the Planning and Zoning Commission and City Council shall consider the following factors:

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.

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The City Council has the following options when considering an amendment to the text of the UDC:

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





Questions?
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