

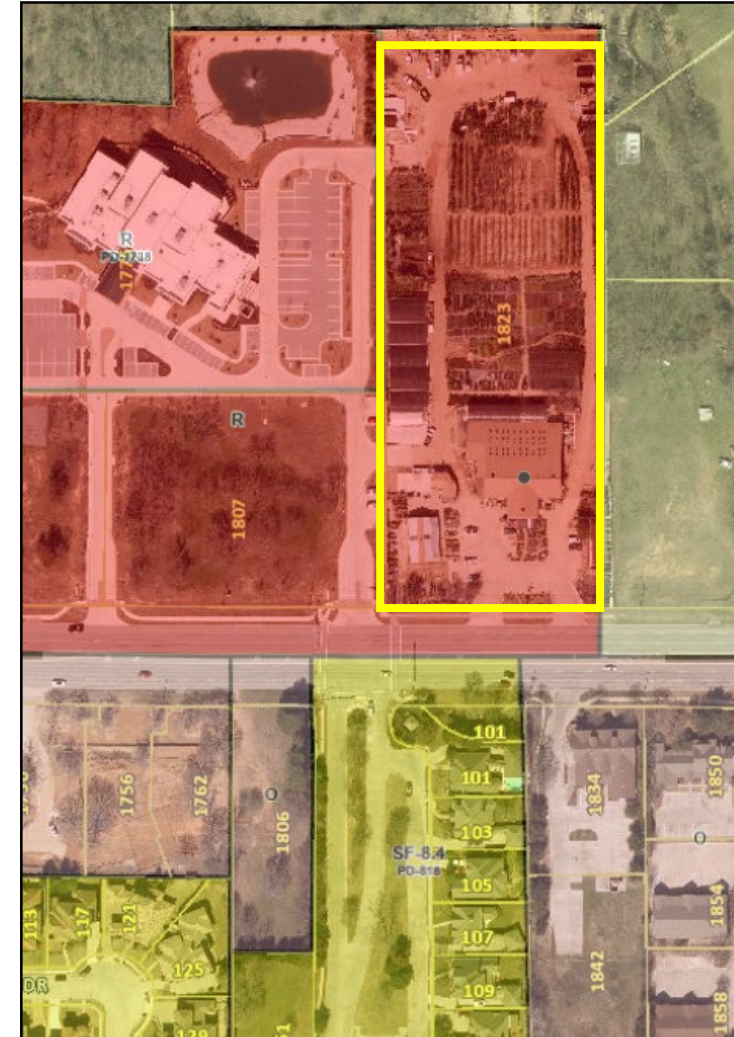
## Item H-4

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for a Light Manufacturing use, for Landscape Systems, proposed in an approximately 984 square-foot space, on an approximately 5.28 -acre property, located on the north side of Keller Parkway, approximately 100 feet northeast of the intersection of Keller Parkway and Bloomfield Drive, being Block A, Lot 1R, Sutton's Nursery, zoned Retail (R), located at 1823 Keller Parkway. Landscape Systems, applicant. Ruibal Properties, owner. (SUP-20-0023)

**Item H-4**  
**Aerial View**

**Zoned: Retail**

## Item H-4 Zoning Map



## Item H-4

- In 1996, City Council approved a resolution for a Site Plan for the Sutton Nursery Addition.
- On December 17, 2009, Landscape Systems was issued a Certificate of Occupancy.
- On May 4, 2010, Landscape Systems was granted an SUP unanimously by City Council to operate a nursery at this location.
- The applicant is requesting to utilize a 984 square-foot room within the main building to manufacture Live Edge Furniture. This is furniture that is primarily handcrafted from sliced slabs of wood.
- Since the property is zoned Retail, all Light Manufacturing uses require an SUP.

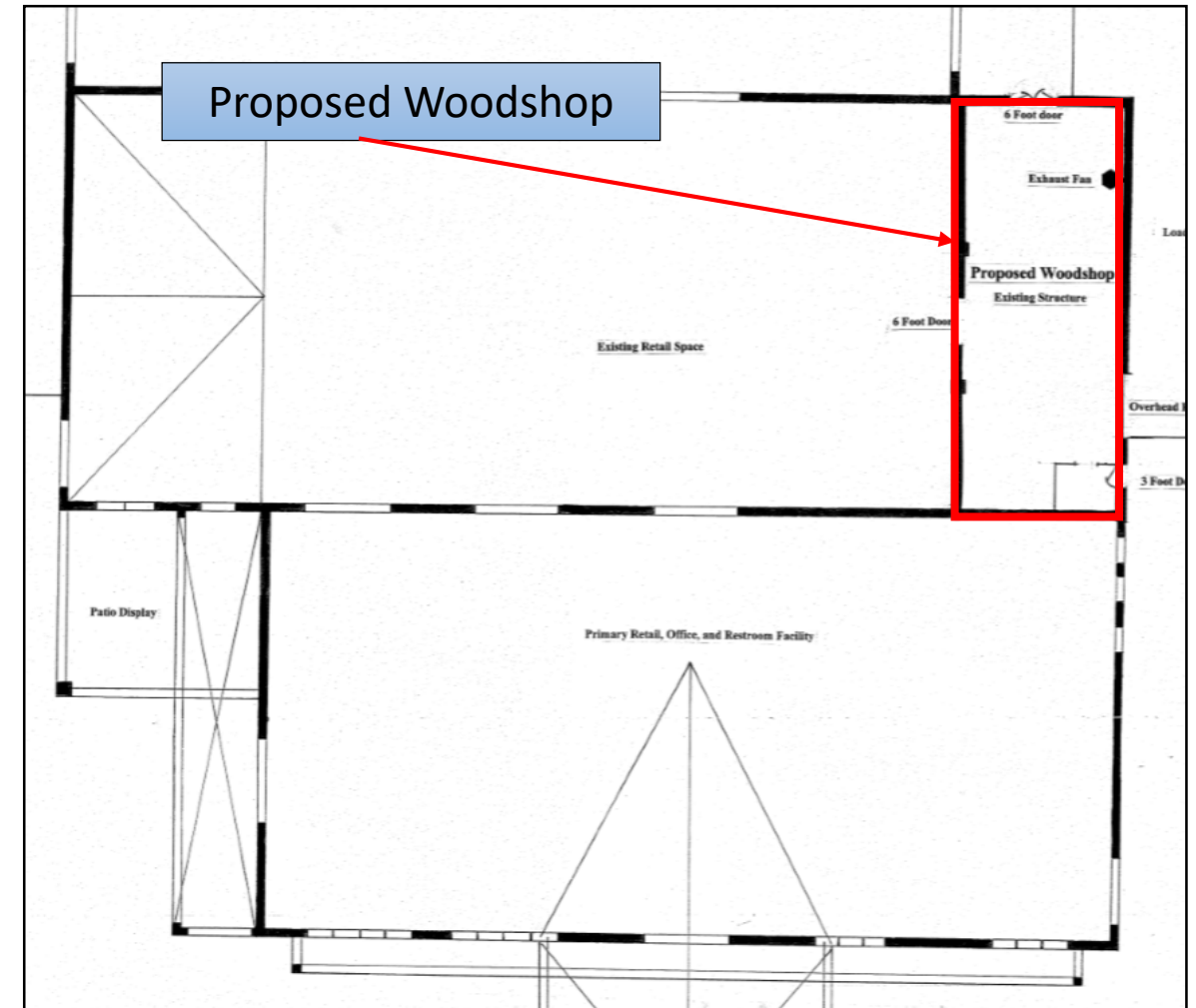
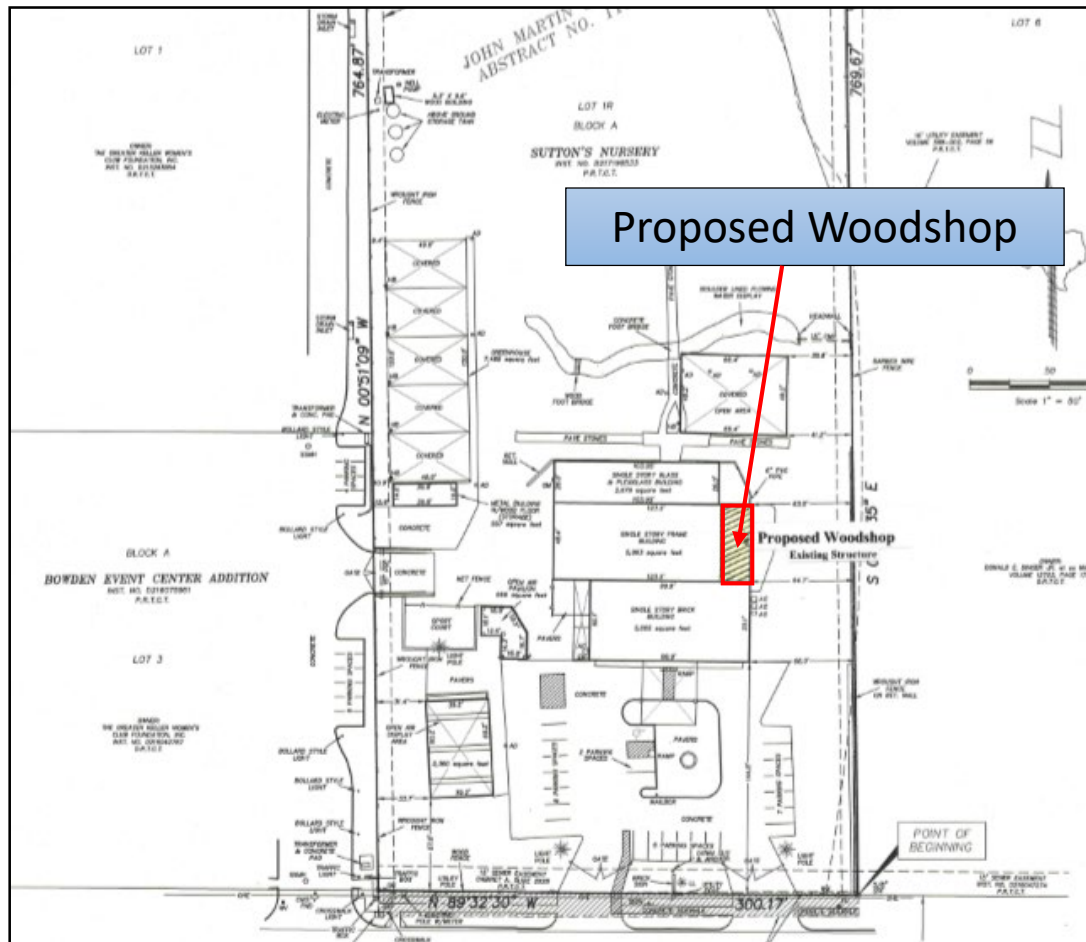
## Item H-4



### **Proposed Hours of Operation:**

Monday-Friday: 7 a.m. to 5 p.m.

## Item H-4



, 2020, the city mailed 13 letters of notice for this Public Hearing to all property owners within three-hundred feet of the subject site. A public hearing notice was posted on the site.

Today, staff has not received any written support or opposition to this SUP application.



- vice • Creativity • Communication

## Item H-4

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.

## Item H-4

On Nov. 10, 2020, the Planning and Zoning Commission voted unanimously to recommend approval of the item as presented.



## Item H-4

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

- 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?**  
**Julie Smith**  
**817-743-4130**

Excellence • Integrity • Service • Creativity • Communication