



Legislation Details (With Text)

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Title: PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Z-Bar Cattle Company, a proposed "Grocery store or food market" to occupy a 1,685 square-foot lease space within a 9,398 square-foot multi-tenant building, located on a 0.75 acre tract of land, approximately 220 feet southwest of the intersection of Keller Parkway (FM 1709) and Bear Hollow, being Lot 1, Block A, Jones - 1709 Addition, at 1632 Keller Parkway, Suite 200, and zoned R (Retail). Stephan Kirkland, applicant. Jahco Keller Crossing, LLC, owner. (SUP-18-0024).
Attachments: 1. 100218_ZBarCattleSUP_Ordinance 1907, 2. 100218_ZBarCattleSUP_ExhibitA_ApplicationAndNarrative, 3. 100218_ZBarCattleSUP_ExhibitA_PicturesAndSupport, 4. 100218_ZBarCattleSUP_SitePlan, 5. 100218_ZBarCattleSUP_FinalPlat, 6. 100218_ZBarCattleSUP_Maps

Table with 5 columns: Date, Ver., Action By, Action, Result. Rows show actions taken on 10/2/2018 by City Council to close the public hearing and approve.

To: Mark R. Hafner, City Manager
From: JP Ducay, Planner I

Subject: PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Z-Bar Cattle Company, a proposed "Grocery store or food market" to occupy a 1,685 square-foot lease space within a 9,398 square-foot multi-tenant building, located on a 0.75 acre tract of land, approximately 220 feet southwest of the intersection of Keller Parkway (FM 1709) and Bear Hollow, being Lot 1, Block A, Jones - 1709 Addition, at 1632 Keller Parkway, Suite 200, and zoned R (Retail). Stephan Kirkland, applicant. Jahco Keller Crossing, LLC, owner. (SUP-18-0024).

Zoning: R (Retail)

Background: On February 2, 2005, City Staff approved the final plat for The Jones - 1709 Addition. On May 20, 2008, a Planned Development Zoning request change was approved by City Council per Ordinance No: 1418.

On August 5, 2008, the Site Plan for this development was approved by City Council per Resolution No. 2725.

According to Tarrant County Appraisal District, the building was constructed in 2009.

Operation Schedule:

The applicant has proposed that the hours of operation would be Monday-Friday from 9 a.m. to 7 p.m. and Saturday 10:00 a.m. to 5 p.m.

Existing Roadway Access:

Keller Parkway (1709), a six lane street.

Surrounding Zoning & Land Uses:

North, East: Various retail uses zoned R (Retail)

South, West: Various office uses zoned O (Office) in addition to Single Family Residential - 8,400 S.F. Lots zoned (SF-8.4)

Citizen Input:

On August 31, 2018, as required by State law, the City mailed out fifteen (15) letters of notifications for a Public Hearing, to all property owners within three hundred feet (300') of the subject site. A sign was also posted on the site.

As of October 2, 2018, City Staff has not received any written responses.

Summary:

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

Section 8.04 (B.2.a) 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.

Professional Opinion:

The professional analysis and opinion of staff is to support this SUP request to allow the use of a "Grocery store or food market" for Z Bar Cattle Company. Staff perceives this particular business will provide a unique and complementary service to the City of Keller. The applicant is proposing an all-natural meat market with an in house butcher for custom meat orders.

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

1. The Specific Use Permit for Z Bar Cattle Company to operate a "Grocery store or food market", shall be considered.

This condition for this SUP is specific to this business. Any new similar type businesses being a

“Grocery store or food market” would require a new SUP application.

Planning and Zoning Commission Recommendation:

On September 10, 2018, the Planning and Zoning Commission voted to recommend approval of this SUP by a vote of 7-0