



Legislation Details (With Text)

File #: 20-529 **Version:** 1

Type: New Business **Status:** Approved

File created: 11/20/2020 **In control:** City Council

On agenda: 12/1/2020 **Final action:** 12/1/2020

Title: 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)

Attachments: 1. 120120_1823KellerParkway_SUP-20-0023_Ord1996, 2. 120120_1823KellerParkway_SUP-20-0023_Maps, 3. 120120_1823KellerParkway_SUP-20-0023_Application, 4. 120120_1823KellerParkway_SUP-20-0023_Supporting_Documentation, 5. Item H-4 Landscape Systems Presentation

| Date | Ver. | Action By | Action | Result |
|-----------|------|--------------|--------------------------|--------|
| 12/1/2020 | 1 | City Council | close the public hearing | Pass |
| 12/1/2020 | 1 | City Council | approve | Pass |

To: Mark Hafner, City Manager

From: Julie Smith, Community Development Director

Subject: 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)

Background:

- 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 any applicant to go forward with an SUP.

Proposed Hours of Operation:

- Monday- Friday: 7:00 A.M.-5:00 P.M.

Summary:

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.

Citizen Input:

On October 30, 2020, the City mailed out thirteen letters of notification for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was also posted on the site.

As of November 20, 2020, Staff has not received a response from the public regarding this SUP application.

Planning and Zoning Commission Action:

The Planning and Zoning Commission recommended approval by a vote of 7-0 at the November 10, 2020, Planning and Zoning Commission meeting after holding a public hearing at which no one spoke in favor or opposition.