



Legislation Details (With Text)

File #:	20-311	Version:	1
Type:	New Business	Status:	Agenda Ready
File created:	7/8/2020	In control:	Planning & Zoning Commission
On agenda:	7/14/2020	Final action:	
Title:	PUBLIC HEARING: 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 East Vine Street, being Block 9, Lot 14, KELLER CITY ADDITION, zoned Old Town Keller (OTK), located at 130 East Vine Street, Suite B. Geneva Cox, owner. Maria Halley, applicant. (SUP-20-0013)		
Attachments:	1. 071420_TheRabbitHole_Maps, 2. 071420_TheRabbitHole_ExhibitA		

Date	Ver.	Action By	Action	Result
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To: Planning and Zoning Commission

From: Matthew Cyr, Planner I

Subject:

PUBLIC HEARING: 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 East Vine Street, being Block 9, Lot 14, KELLER CITY ADDITION, zoned Old Town Keller (OTK), located at 130 East Vine Street, Suite B. Geneva Cox, owner. Maria Halley, applicant. (SUP-20-0013)

Background:

- In 2014, Divine Junque, a used goods store, obtained a Certificate of Occupancy located at 130 E. Vine Street.
- Divine Junque recently left the property in late 2018 and the property has since remained vacated.

Proposed Hours of Operation:

- Wednesday- Saturday: Noon-6:00 P.M.
 - Once the pandemic subsides the applicant plans on opening five days a week and extending the hours to open earlier.

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 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 also posted on the site.

As of July 8, 2020, Staff has not received a response from the public regarding this SUP application.

Alternatives:

The Planning and Zoning Commission has the following options when considering an SUP application:

- Recommend approval as submitted.
- Recommend approval with modified or additional condition(s).
- Table the agenda item to a specific date with clarification of intent and purpose.
- Recommend denial.

City Council Action:

If the Planning and Zoning Commission takes action and makes a recommendation on this agenda item, then this SUP application will be scheduled for City Council action on August 4, 2020.

Supporting Documents:

- Aerial and Zoning Maps
- Exhibit A - Application and Narrative Letter