



# City of Keller

Keller Town Hall  
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## Legislation Text

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**File #:** 18-266, **Version:** 1

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**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