



City of Keller

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Legislation Text

File #: 19-353, **Version:** 1

To: Planning and Zoning Commission

From: Scott Bradburn, Planner I

Subject:

PUBLIC HEARING: Consider a recommendation for a Specific Use Permit (SUP) to allow the use of “outside storage” for the business, Complete Trailers, located on a 1.72-acre-lot on the east side of South Main Street, approximately 1,300 feet north from the intersection of South Main Street and Calverley Place, being A.W. Crisp, Jr Addition, Lot 1A and 2A, Block 1, at 1425 South Main Street (Account # 04986458) zoned Commercial (C). Complete Trailers, applicant; Woodall Properties, owner (SUP-19-0016).

Background:

The original plat was approved by City Council on April 7, 1983. Improvements to the property were recorded with the Tarrant County Appraisal District in 1985. On September 10, 1996, United Rentals occupied the building and made improvements to the structure and fencing.

In early 2018, United Rentals moved out of 1425 S Main Street. August 3, 2018, United Rentals applied for a Specific Use Permit (SUP) for outside storage of enclosed trailers, used as portable toilets. During the Planning and Zoning Commission meeting, the Commission tabled the SUP, requesting further information on needed improvements to the structure and the property as it was not up to Code. In turn, United Rentals withdrew their application.

Staff met with the Owner of the property regarding the improvements that would be required to be done prior to the issuance of a Certificate of Occupancy for a business on May 2, 2019. Complete Trailers is looking to rent this location from the owner, working with the owner in order to bring this property up to Code. Complete Trailers is proposing to display and store trailers on the lot, triggering a request for a SUP for outside storage.

Analysis:

The base zoning district is Commercial and designed for predominately retail, light intensity wholesale and commercial uses of a service nature which typically have operating characteristics of traffic service requirements generally compatible with typical office, other retail, shopping, and residential environments. Current adjacent uses to the north and south are zoned commercial with SF-36 - Single-Family Residential - 36,000 square-foot lots bordering to the east. The property is secured by a six-foot iron fence with two automatic gate openers. The perimeter is monitored by CCTV and the building is equipped with a burglar alarm. The Applicant proposed business hours would be Monday through Friday (9AM-5PM) and Saturday (9AM-1PM).

The Owner of the property is working on a Site Plan to bring the structure and the property up to Code. In addition, the Owner has reached out to the Texas Department of Transportation for a permit to construct a required sidewalk.

Citizen Input:

On June 28, 2019, as required by State law, the City mailed out twelve (12) letters of notifications for a Public Hearing to all property owners within three-hundred feet (300') of the subject property. Staff also posted a public hearing notice sign on the subject property. As of July 2, 2019, Staff has not received either in opposition or support from the public regarding this SUP application. However, the applicant has sent out letters regarding the business and once the Applicant receives responses, staff will receive copies of the letters.

Summary:

Section 8.02 (F.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.

Recommended

Actions:

The Planning and Zoning Commission has the following options when considering a Specific Use Permit:

- Recommend approval as submitted.
- Recommend approval with modified or additional conditions.
- Tabling 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 Specific Use Permit application will be scheduled for City Council action on August 6, 2019.