



City of Keller

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Legislation Text

File #: 19-396, **Version:** 1

To: Mark Hafner, City Manager

From: Scott Bradburn, Planner I

Subject:

PUBLIC HEARING: Consider an Ordinance approving 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:

Staff met with the Owner of the property regarding the improvements that would be required prior to the issuance of a Certificate of Occupancy for a typical business on May 2, 2019. The Owner is now working with Complete Trailers, the Applicant interested in renting this location, to bring the property up to Code. The Owner is also working with the Texas Department of Transportation for a permit to construct the required sidewalk.

Analysis:

The property is zoned Commercial and designed for predominately retail, light intensity wholesale and commercial uses. Property to the north and south are also zoned commercial and to the east SF-36 - Single-Family Residential (36,000 square-foot lots). The Applicant’s proposed business hours would be Monday through Friday (9AM-5PM) and Saturday (9AM-1PM). Complete Trailers is proposing to display and store trailers on the lot and therefore requires a SUP for outside storage.

Citizen Input:

On June 28, 2019, the City mailed out 12 notification letters 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 property. As of August 2, 2019, Staff has not received any letters either in opposition or support from the public regarding this SUP application.

Summary:

Section 8.02 (F.2.a) of the UDC states that when considering a SUP request, the 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.

Planning and Zoning Commission:

On July 8, 2019, the Planning and Zoning Commission took action on this agenda item and recommended approval by a unanimous vote.

City Council Actions:

The City Council has the following options when considering a Specific Use Permit:

- Approve.
- Approve with modifications or additional conditions.
- Table the agenda item to a specific date with clarification of intent and purpose.
- Deny.