



# City of Keller

Keller Town Hall  
1100 Bear Creek Parkway  
Keller, TX 76248  
817-743-4000  
www.cityofkeller.com

## Legislation Text

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**File #:** 20-394, **Version:** 1

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**To:** Mark Hafner, City Manager

**From:** Julie Smith, Community Development Director

**Subject:**

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for The Rabbit Hole to operate a used goods retail business located in an approximately 1,600 square-foot building, on an approximately .11 -acre tract, 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, located at 130 East Vine Street, Suite B, and zoned (OTK) Old Town Keller), in the City of Keller, Texas, Tarrant County, Texas; providing a penalty; and authorizing publication. 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.
- The Applicant proposes to initially occupy approximately 800 square-feet before expanding in the future.

**Proposed Hours of Operation:**

- Wednesday- Saturday: 12 p.m. - 6 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 August 26, 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 August 11, 2020 Planning and Zoning Commission meeting.

**Alternatives:**

The City Council has the following options when considering an SUP application:

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