

## Item H-1

**PUBLIC HEARING:** Consider an ordinance approving a Specific Use Permit (SUP) to allow Renewed Strength Chiropractic, a “Medical Office”, located in an existing 960 square foot building, on a 0.15-acre lot on the north side of W. Olive Street, approximately 118 feet east of the Lamar Street and W. Olive Street intersection at 118 W. Olive Street, being Lot 3, Block 5, City of Keller Addition, and zoned OTK (Old Town Keller). R & L Cimonetti, LLC owner. Renewed Strength Chiropractic, Dr. Natalie Moore, applicant. (SUP-18-0027).

# Item H-1 Zoning Map



# Item H-1 Aerial View



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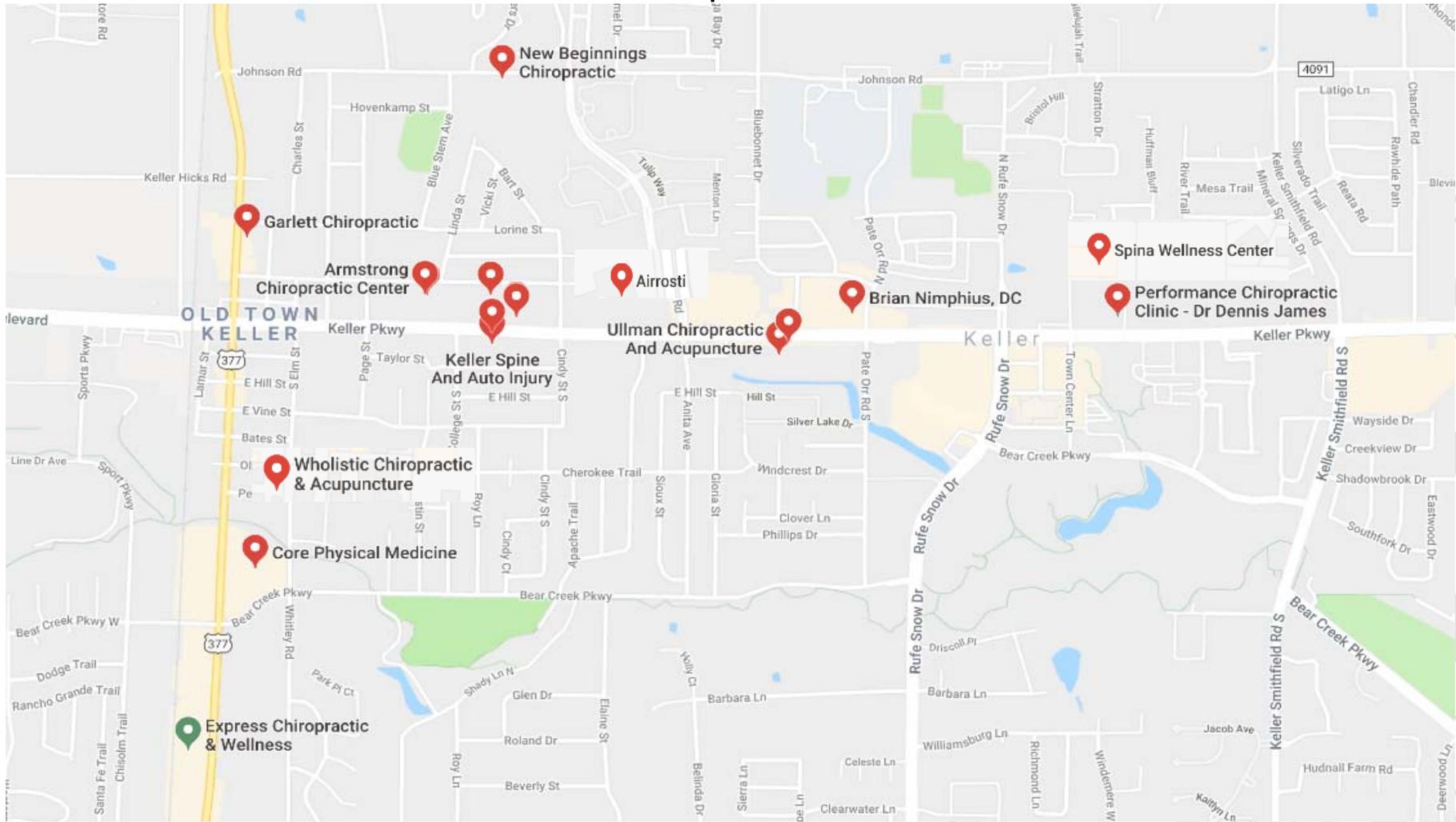
Interior Depiction

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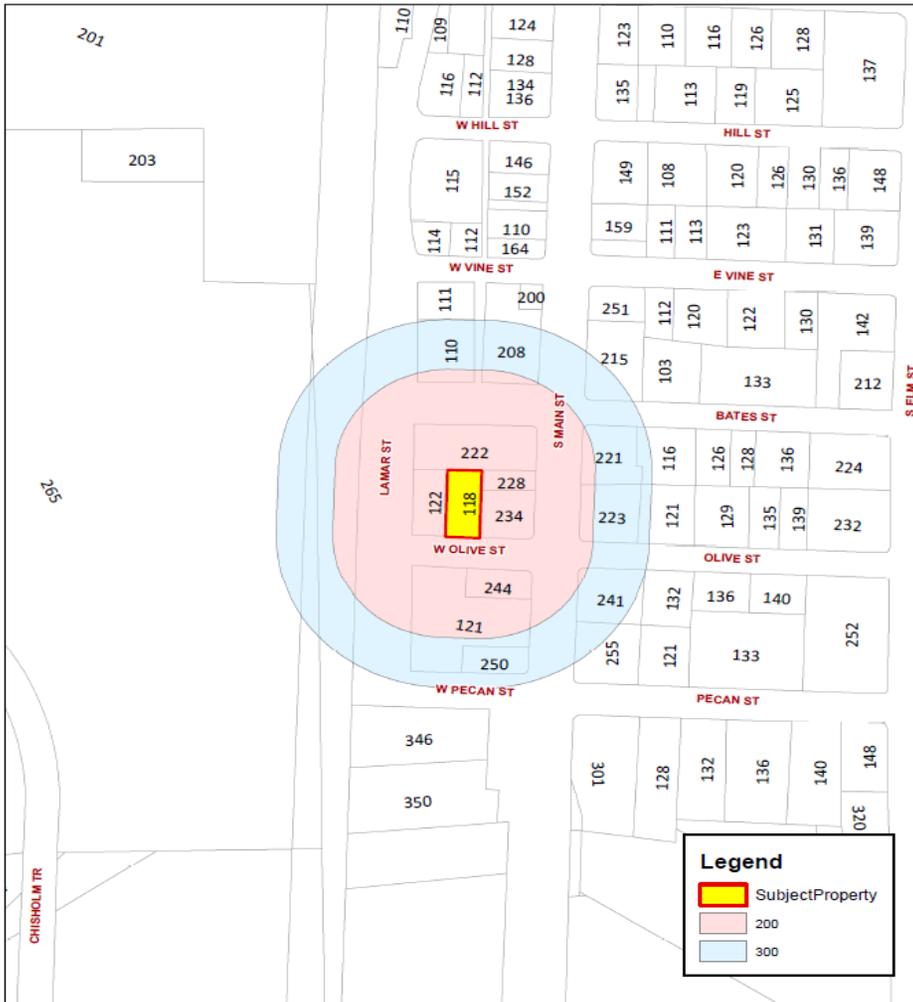
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## Item H-1 Chiropractic in Keller



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- On September 14, 2018, the City mailed out 13 letters of Notifications for a Public Hearing to property owners within 300' of this subject property.
- Staff also posted a public hearing notice sign on the subject property.
- As of October 16, 2018 Staff has not received any letters of opposition from the public regarding this SUP application.

## Item H-1 Analysis

The applicant has met the requirements of the UDC for this Specific Use Permit application.

Section 8.04 (B.2.a) of the UDC states that when considering a Specific Use Permit 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.

## Item H-1 Professional Analysis and Opinion

The Professional analysis and opinion of staff is to support this SUP request to operate a “Medical Office” in Old Town Keller (OTK) zoning district. The previous business operated a “Medical Use” in the same building. Continuing the same “medical use” with a Chiropractic office, focusing on pediatric and pregnant mother clientele, shows a use which is appropriate for the area and does not create a negative impact to the surrounding uses.

Staff forwards this Specific Use Permit application to City Council with the following conditions:

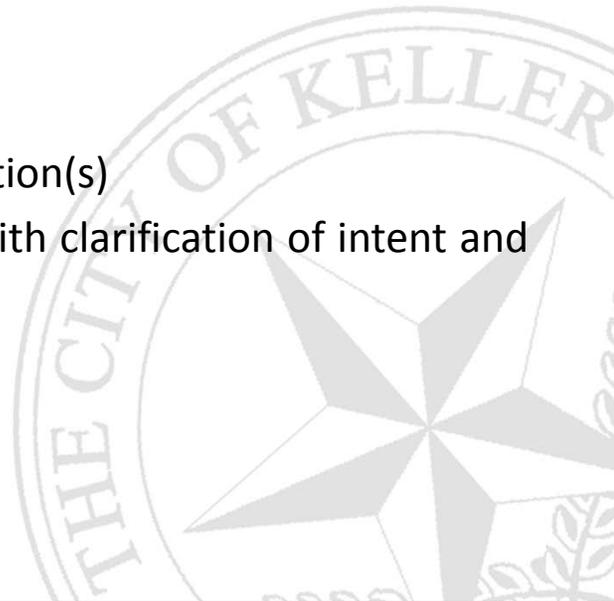
1. The Specific Use Permit for Renewed Strength Chiropractic to operate a “medical office”, shall be allowed.

*This condition for this SUP is specific to this business. Any new similar type business would require a new SUP application.*

## Item H-1 City Council Action

The City Council has the following options when considering a 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





**Questions?**  
**Scott Bradburn**  
**817-743-4125**

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