

Item H-1

PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) for Alpha & Omega Chiropractic, a chiropractic office on .59 acre located on the west side of Elm Street, northwest of the intersection of Elm Street and Pecan Street, legally described as Lots 5 and 6, Block 7 of Keller, City Addition, zoned Old Town Keller (OTK) and addressed as 252 South Elm Street, Building A. Keller Kidz Holdings LLC/Sridhar Gajula, Owner. Morgan Himango, Applicant. (SUP-22-0004.)

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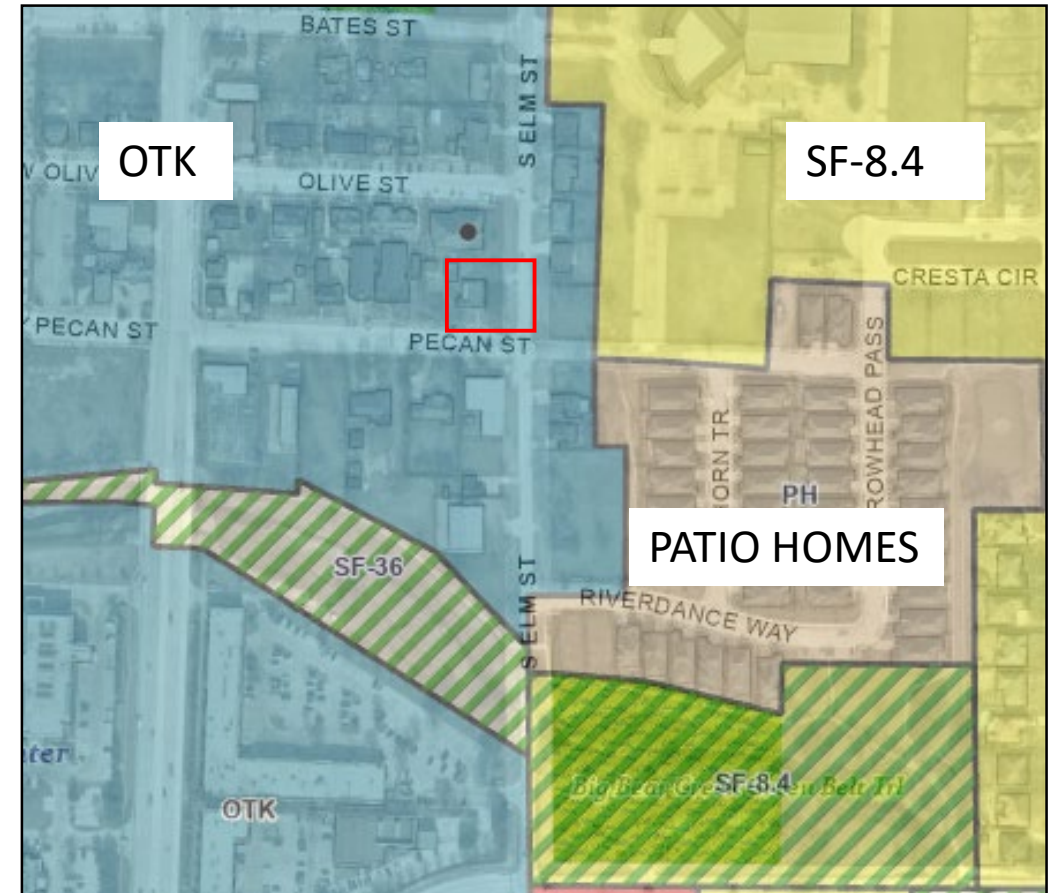
Background:

- Alpha & Omega Chiropractic (Applicant) is requesting a Specific Use Permit to operate a chiropractic office at 252 South Elm Street Building A.
- The Applicant proposes to provide cash-pay-only chiropractic care to the prenatal, pediatric, and young-family population, and sell merchandise including T-shirts, coffee mugs, essential oils, self-care products, and supplements.
- Chiropractor practices are considered medical uses and fall under Medical Offices in the UDC, which require an SUP in the Old Town Keller zoning district.

Item H-1 Aerial Map



Item H-1 Zoning Map



Zoned:OTK

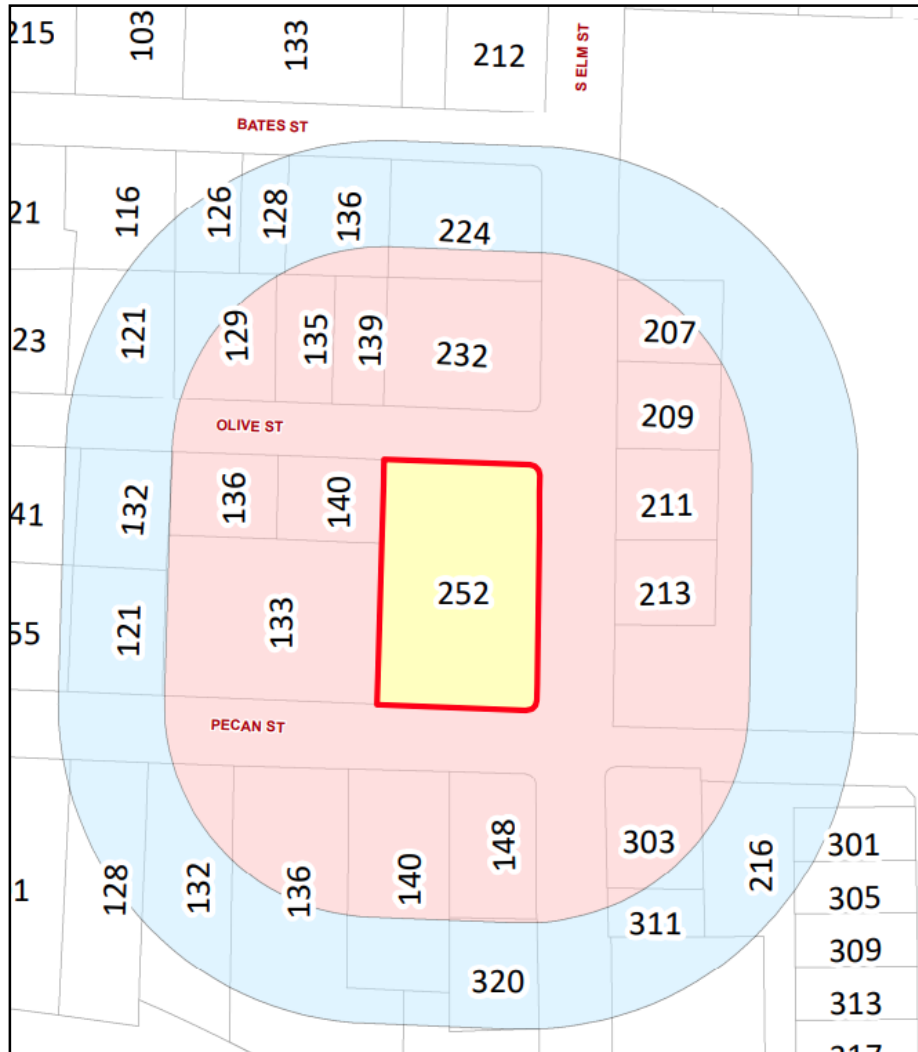
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The proposed hours of operation are Monday through Thursday 8 a.m. to noon and 2-6 p.m.

The Applicant also proposes to hold after-hours events and classes 1-2 times per month. These sessions will be in the evening from 7-8:30 p.m. on one of the regularly opened days.



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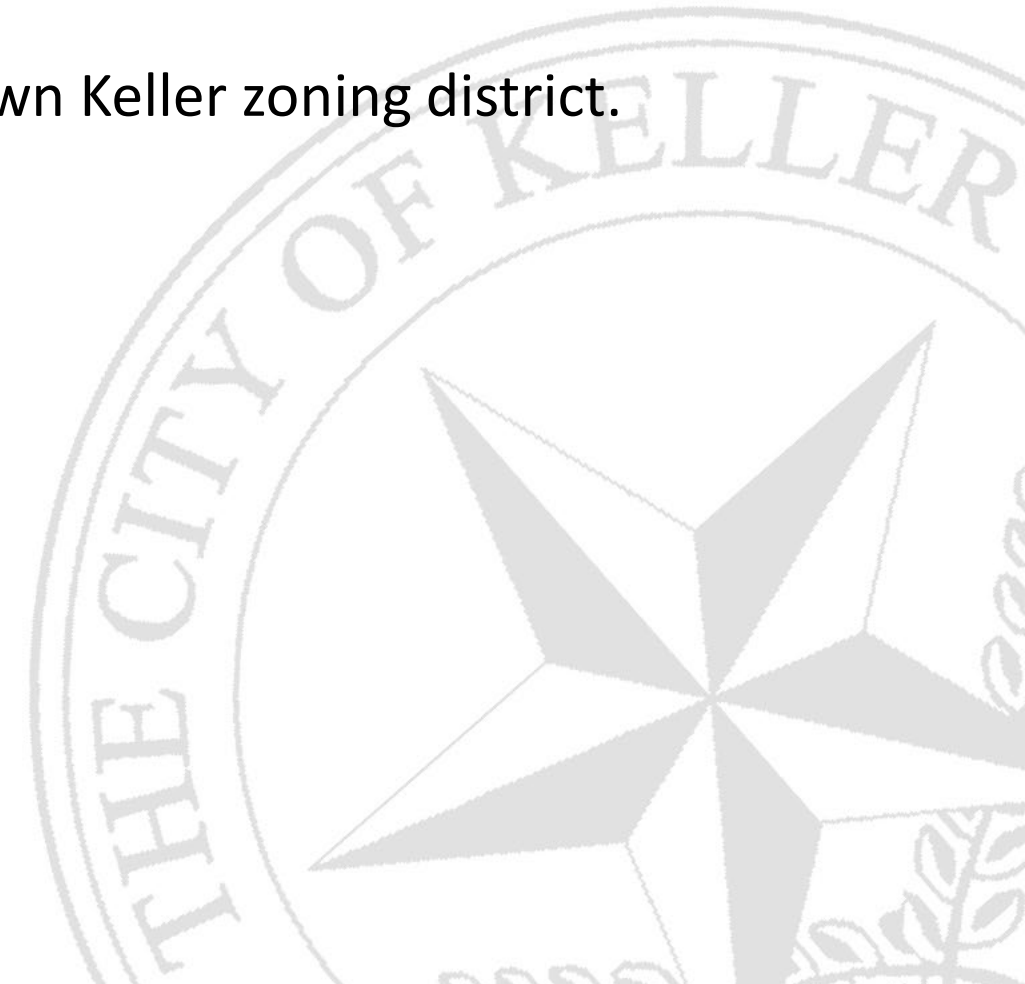


- On April 1, 2022, the City mailed 32 Letters of Notification for this public hearing to all property owners within 300 feet. A public hearing notice sign was also posted on the site.
- As of today, staff has not received any response from the public either in support or opposition to this request.

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SUP Request:

To operate a Medical Office (chiropractic) in the Old Town Keller zoning district.



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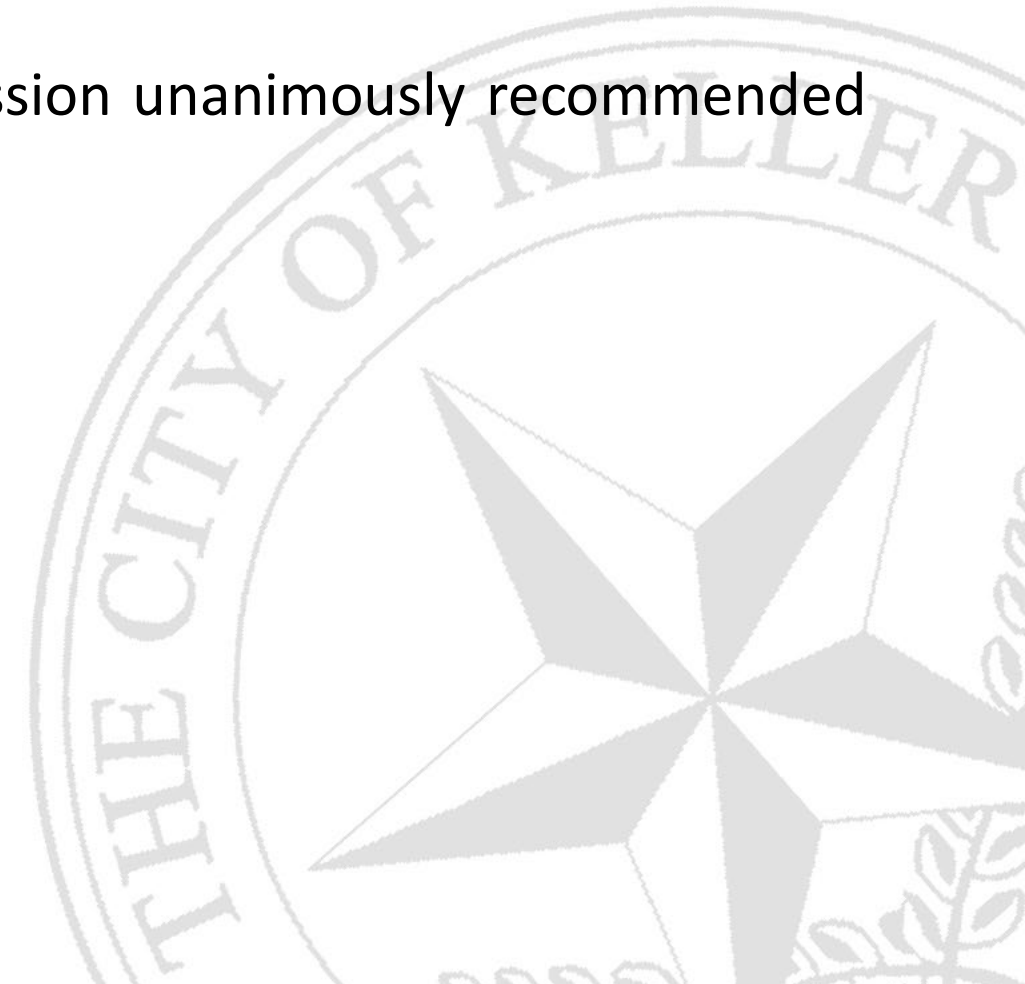
Section 8.02 (F)(2)(a) of the UDC states that when considering a SUP request, the City Council shall consider the following factors:

- 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.

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Planning & Zoning Commission Recommendation:

On April 12, 2022, the Planning and Zoning Commission unanimously recommended approval of the SUP request.



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The City Council has the following options when considering a Specific Use Permit (SUP) request:

- Approve as submitted (Planning and Zoning Commission recommendation)
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



Questions?
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