

## Item H-3

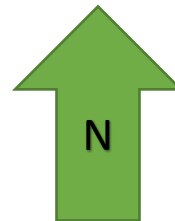
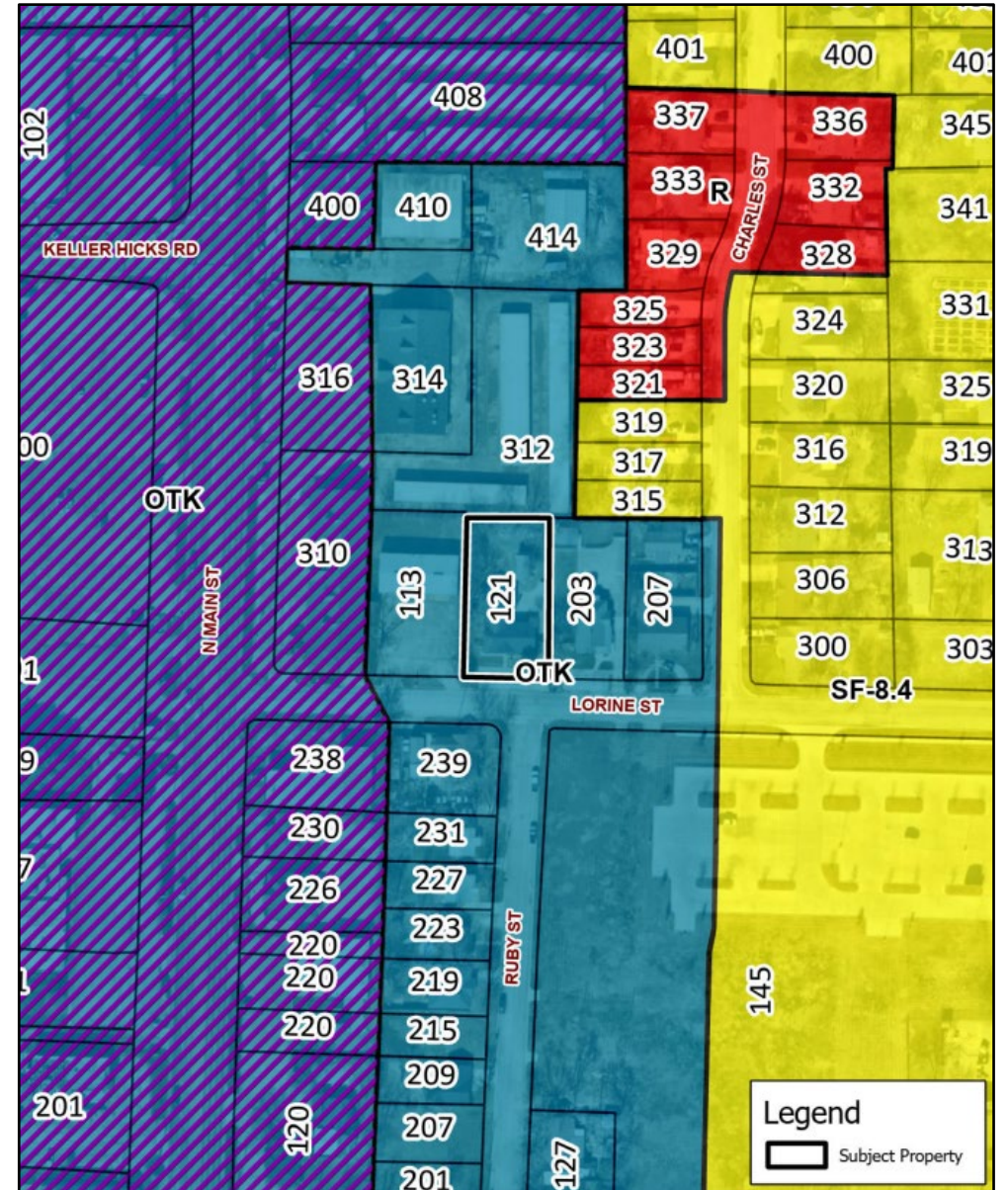
**PUBLIC HEARING:** Consider an ordinance approving a Specific Use Permit (SUP) for Alpha & Omega Chiropractic, to operate a chiropractic office in an existing 1,992 square-foot building, on approximately 0.32 acres, located on the north side of Lorine Street, approximately 225 feet east of the North Main Street and Lorine Street intersection, legally described as Lot 3, Block A of the Lorine Addition, zoned Old Town Keller (OTK), and addressed 121 Lorine Street. Hannah Traweek, Applicant. Houghton Horns LLC, Owner. (SUP-2605-0012)

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## Aerial Map



## Zoning Map



Zoned:  
Old Town  
Keller (OTK)

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### Background:

Alpha & Omega Chiropractic currently operates at 252 S. Elm St., where they were previously approved for an SUP in 2022. They are now looking to relocate their office to an existing building located at 121 Lorine St.

Chiropractic practices are considered medical uses and fall under medical offices in the Unified Development Code (UDC). In the Old Town Keller (OTK) zoning district, a Specific Use Permit (SUP) is required to operate a medical office.



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### Site Design:

The chiropractic office will occupy an existing building that is approximately 1,992 square feet. The Applicant intends to remodel the interior space, but no exterior modifications have been proposed.

The UDC parking requirement for “medical or dental office” is one space per 200 square feet of gross floor area, bringing the total requirement for this applicant to 10 spaces. There are currently 6 public parking spaces adjacent to the property on Lorine Street and a driveway that may be used for additional parking.



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### Business Details:

Alpha & Omega Chiropractic offers services including chiropractic evaluations, gentle spinal adjustments and ongoing wellness care. The Applicant has also stated that they intend to design the space to support complementary services that may include massage therapy, lactation consulting and ultrasound.

All services will be by appointment only.

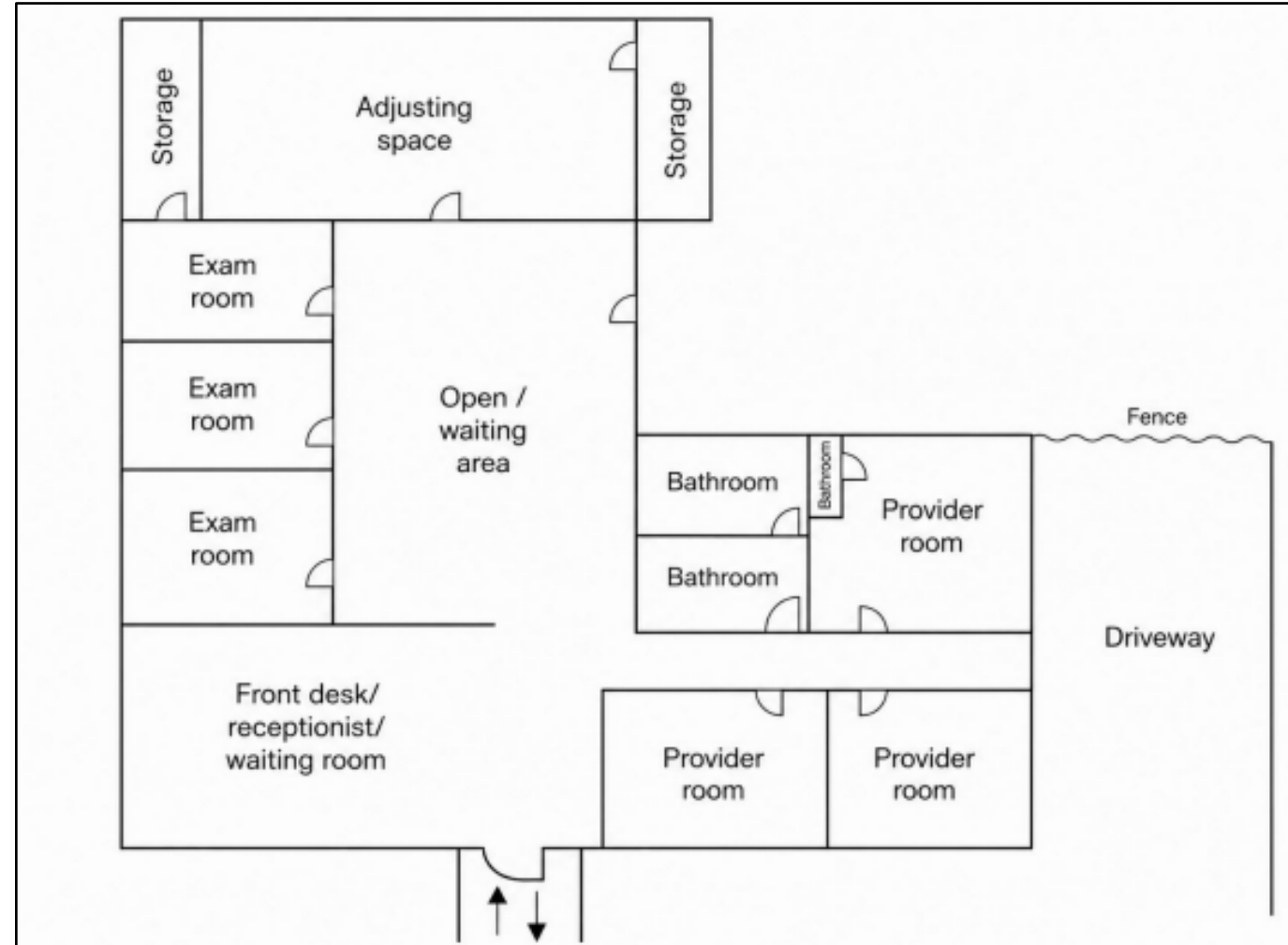
### Proposed Hours of Operation:

Monday and Wednesday: 9 a.m. to 6 p.m.

Tuesday: 10 a.m. to 5 p.m.

Thursday: 10 a.m. to 1 p.m.

Friday: 9 a.m. to noon



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### Surrounding Land Uses:

The subject property is zoned Old Town Keller and designated Retail/Commercial (RTC) on the city's Future Land Use Plan (FLUP).

North: Retail/Commercial (RTC)

East: High Density-Single Family (HD-SF)

South: Retail/Commercial (RTC)

West: Retail/Commercial (RTC)

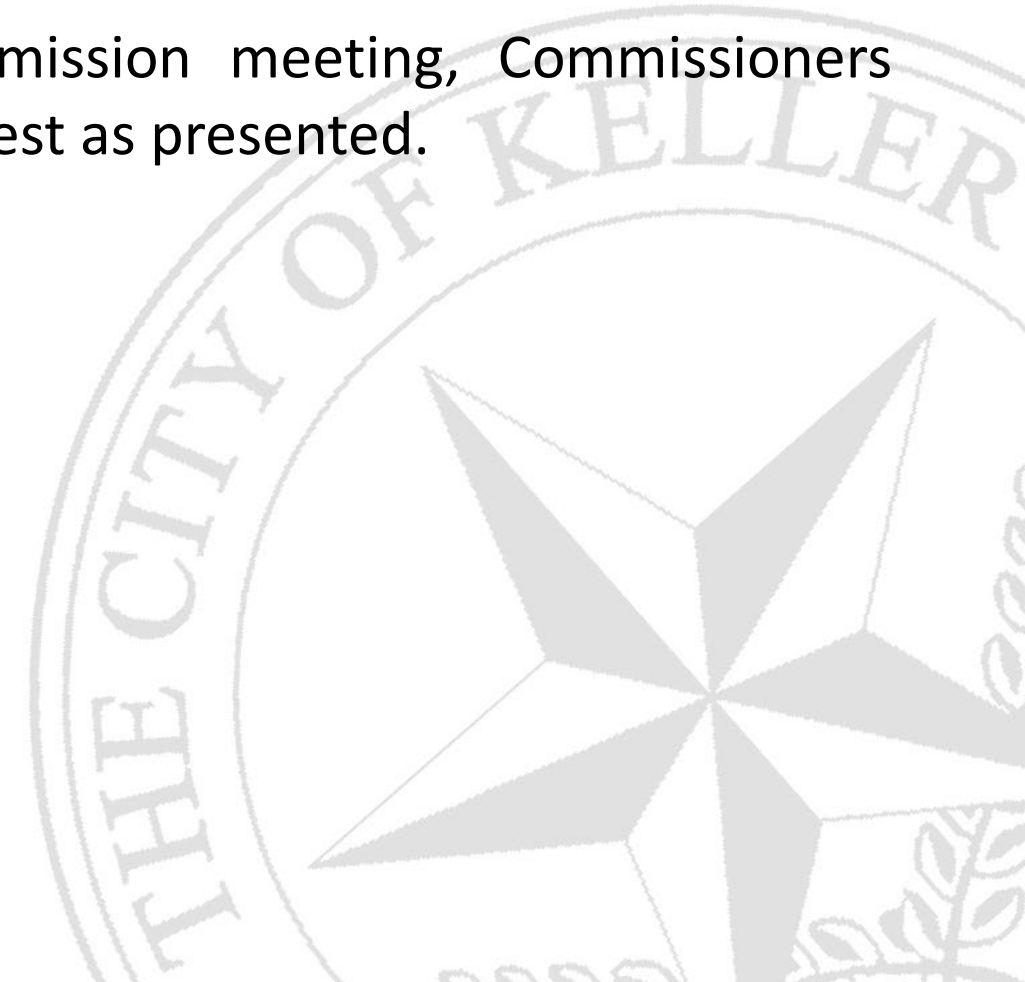




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### **Planning and Zoning Commission Recommendation:**

At the May 26, 2026, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request as presented.



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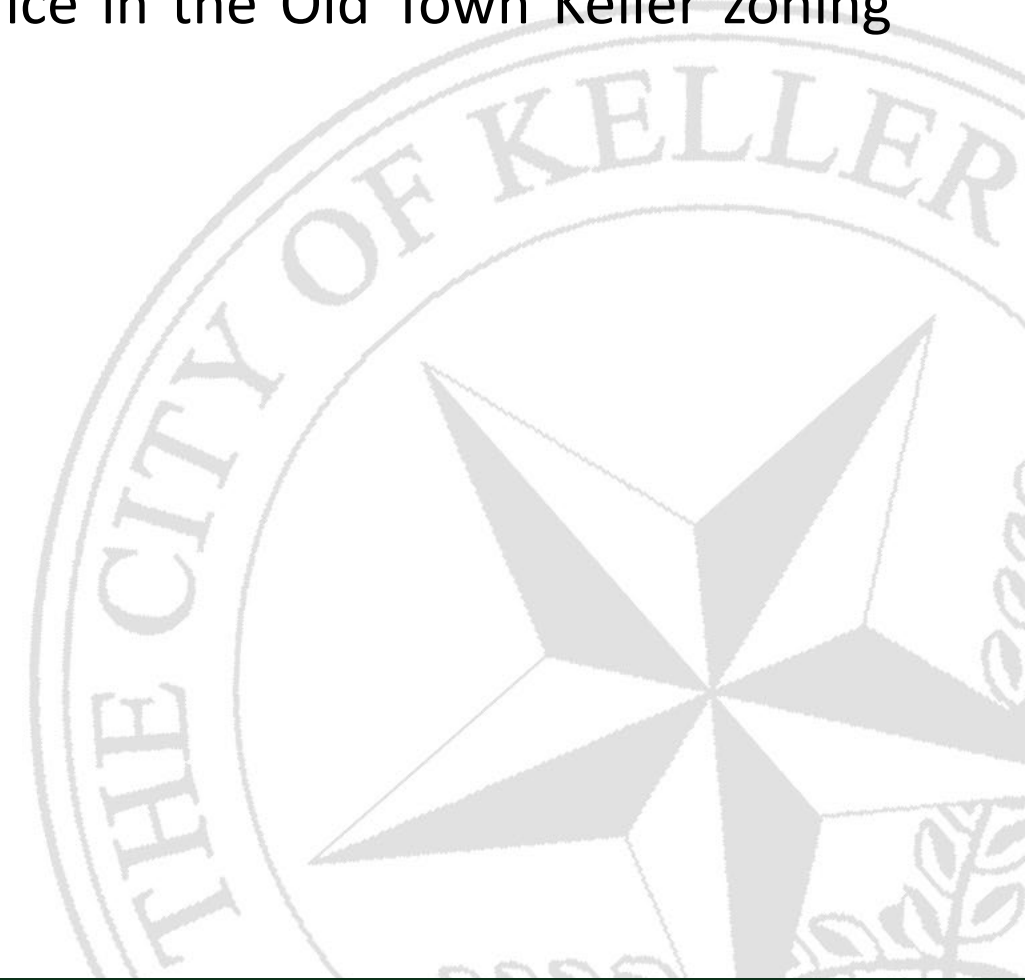
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the Planning and Zoning Commission and City Council shall consider the following factors:

- 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.

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### **Request:**

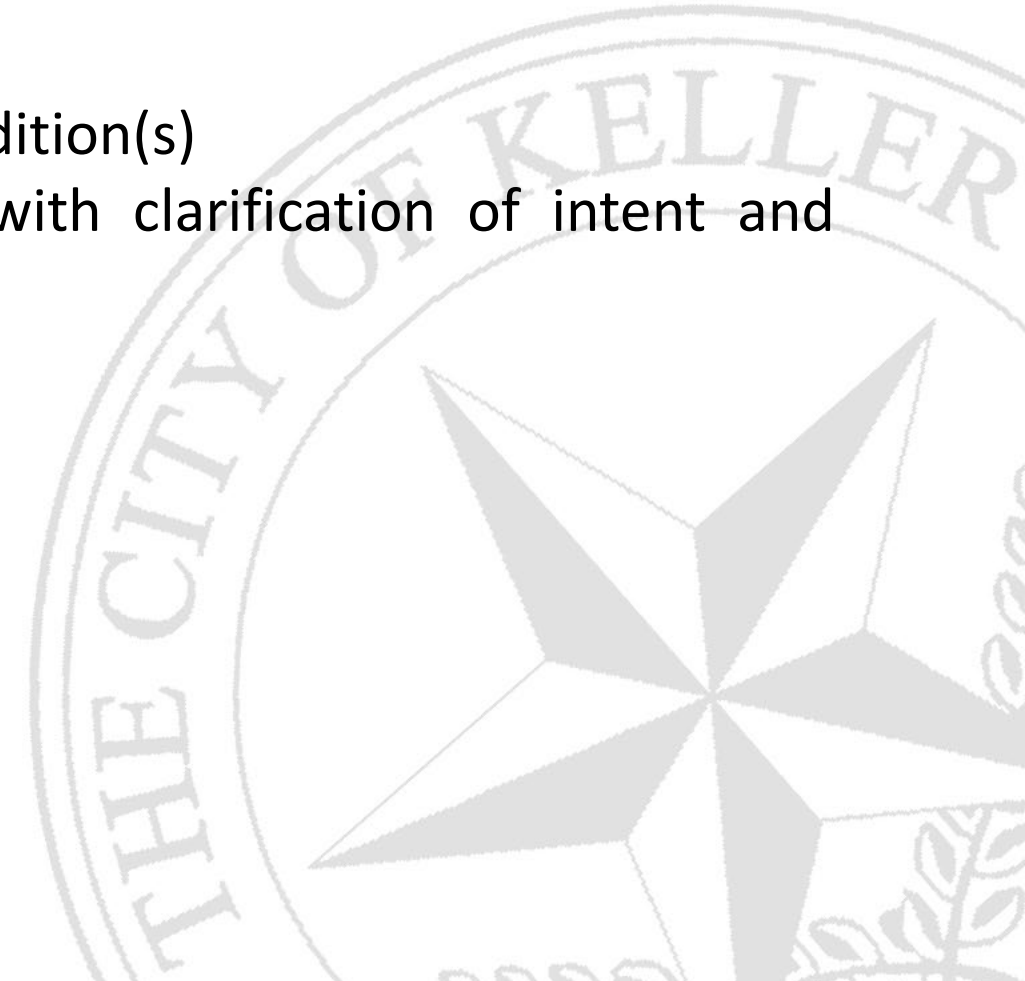
A Specific Use Permit (SUP) to operate a medical office in the Old Town Keller zoning district.



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

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





**Questions?**  
**Kalvin Eddleman**  
**817-743-4130**

