

Item H-2

PUBLIC HEARING: Consider approving an ordinance for a Specific Use Permits (SUP) to allow White Bridle Learning and Therapy, a proposed (home-based) child-care facility, situated in a home on a .2632-acre tract of land, located on the west side of Pryor Court, approximately 100 feet northwest from the intersection of Pryor Court and Bear Creek Parkway, legally described as Lot 19, Block 14 High Chaparral Addition, zoned Single Family - 8,400 square-foot lot (SF-8.4), located at 696 Pryor Court. Susan Bullen, Owner/Applicant.

(SUP-21-0018)

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Zoning Map



Aerial Map



Zoned:
SF-8.4

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- The White Bridle Learning and Therapy child care service began operation in 2015 at the Rocky Top Ranch.
- In 2018, The Birch Tennis and Racquet Club purchased and developed the property. Due to the change of use at this property, Susan Bullen (Owner/Applicant) had to find another location. She felt a residential home would be more beneficial than a commercial site for the disabled children she serves.
- The Owner has been operating within her 2,730-square-foot residential home as a home occupation believing she was within the code. However, the use classification is a home-based child-care facility and not a home occupation. Subsequently, this use requires an SUP in the SF-8.4 zoning district.

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Hours of Operation:

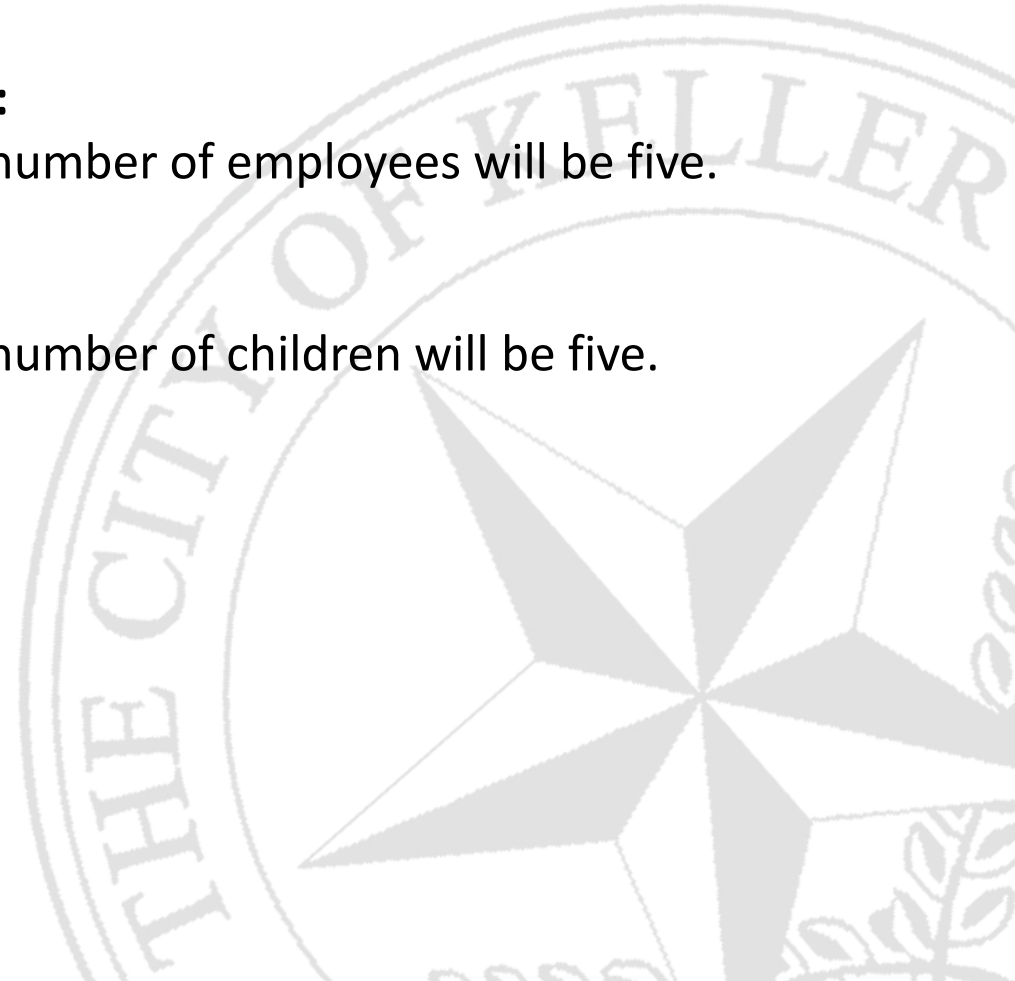
Open Monday through Friday 8:30 a.m. to 5:30 p.m.

Employees:

Maximum number of employees will be five.

Children:

Maximum number of children will be five.



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P = neighbors were agreeable with the employees parking in front of their homes on Bear Creek Parkway.

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- On May 13, 2021, the city mailed out 39 Letters of Notification for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.
- The Owner/Applicant provided a support petition with 38 signatures from her neighbors.
- As of today, staff has also received one additional letter in support and one opposition letter that is within the 200-foot buffer.

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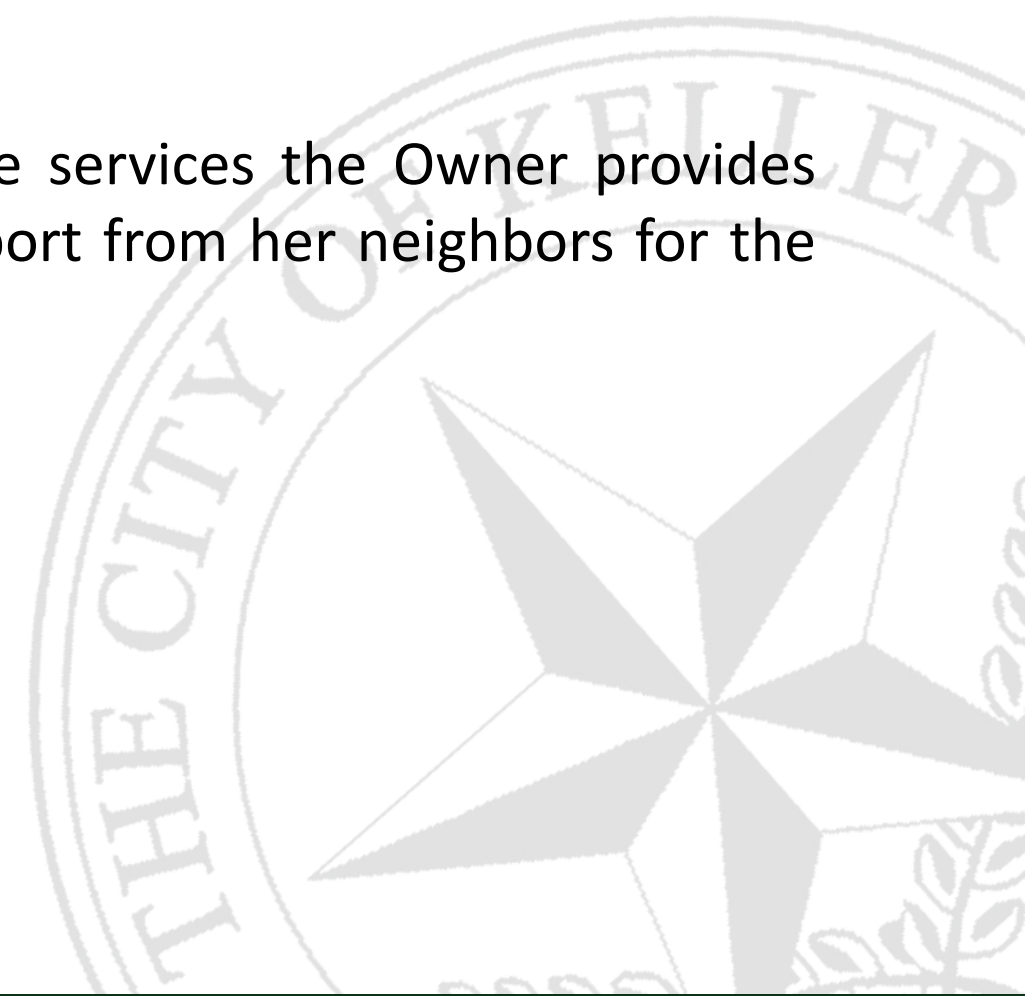
Section 8.02 (F)(2) of the UDC states that when considering a SUP request, the Planning and Zoning Commission and City Council shall consider the following factors:

- 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.

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On May 25, 2021, the Planning and Zoning Commission recommended unanimously to approve the item as presented.

The Commission expressed their gratitude for the services the Owner provides and admiration for gaining such wide-spread support from her neighbors for the SUP request.



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

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



Questions?
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