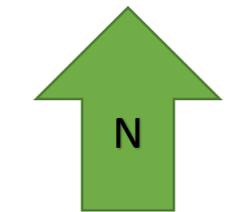


Item H-1

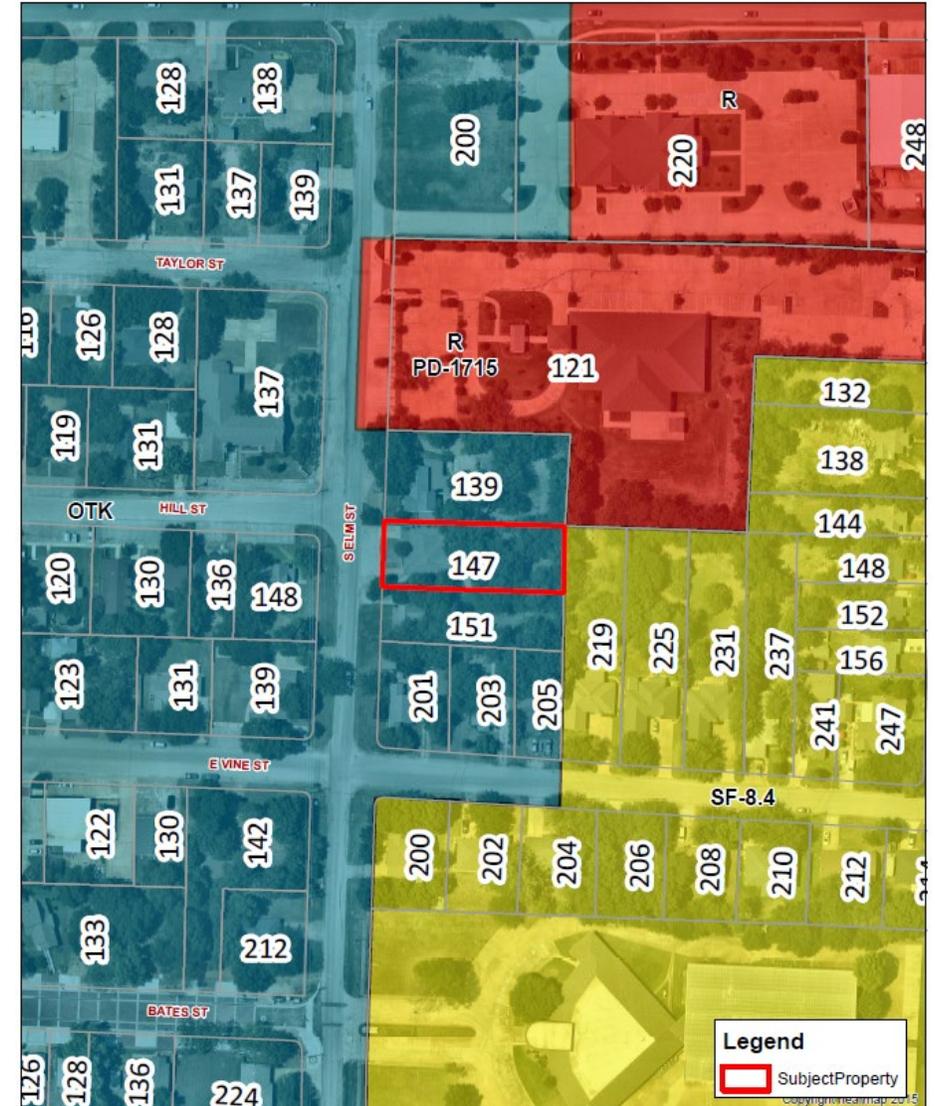
PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Corporate Office, for ServeVita Holdings LLC, in an existing 2,245 square-foot building on approximately 0.34 acres, legally described as Lot 1, Block A of Jones Addition - Keller, being 0.34 acres, approximately 50 feet southeast of the intersection of Hill Street and South Elm Street, zoned Old Town Keller and addressed as 147 South Elm Street. Kara Elizabeth Jones Trust, Owner/BEN Investments LLC, Applicant. (SUP-23-0029)

Item H-1 Aerial Map



Zoned: OTK

Item H-1 Zoning Map

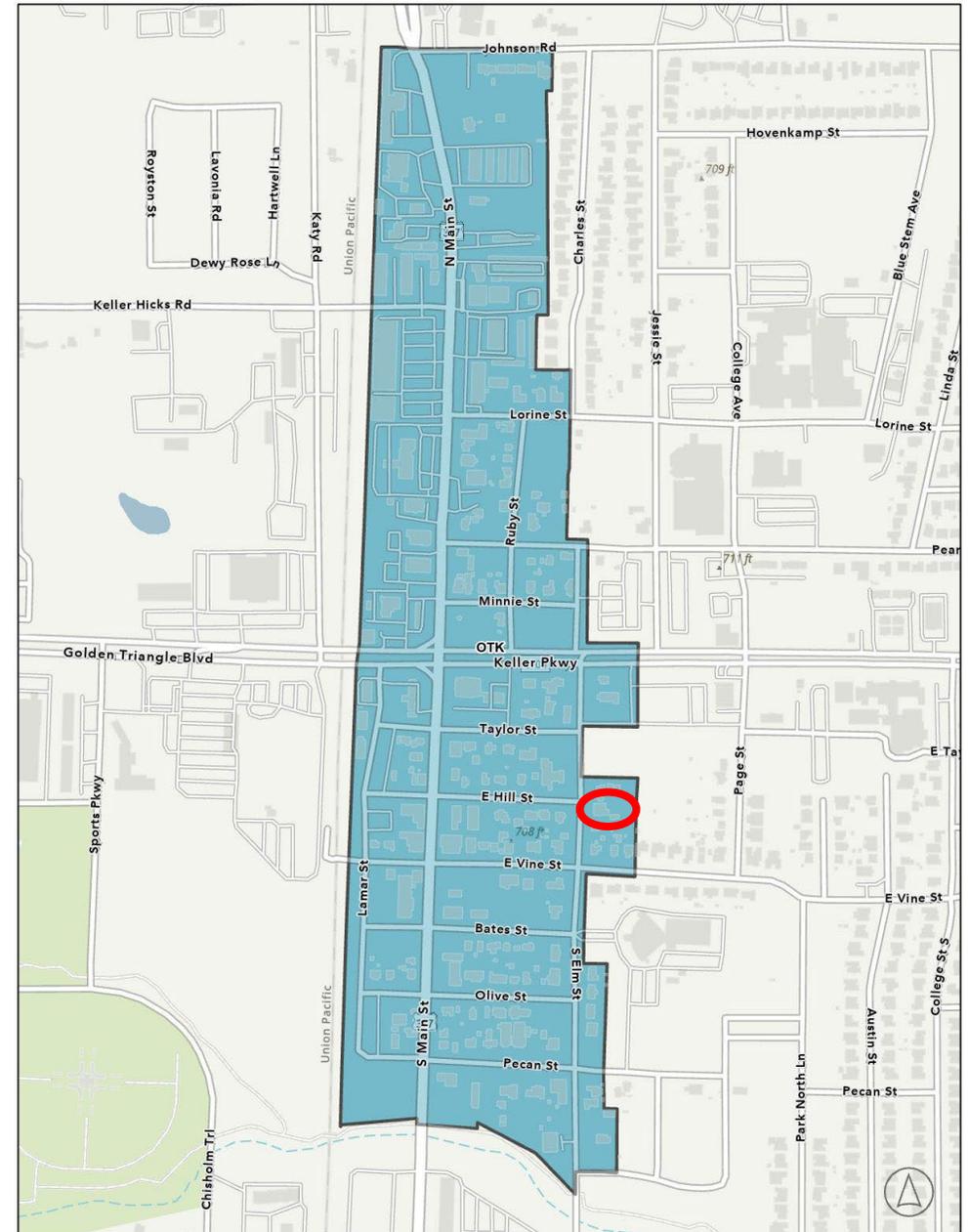


Item H-1

Background:

- The subject property is located in the Neighborhood Subdistrict of the Old Town Keller (OTK) Zoning District.
- The Applicant has entered into a conditional agreement to purchase the property to use as corporate headquarters for ServeVita Holdings LLC, a software consulting business with a focus on the travel and hospitality industries. The existing structure the Applicant hopes to occupy is 2,245 square feet.
- A Specific Use Permit (SUP) is required for a Corporate Office over 1,200 square feet on the ground floor in this subdistrict.

 Subject Property



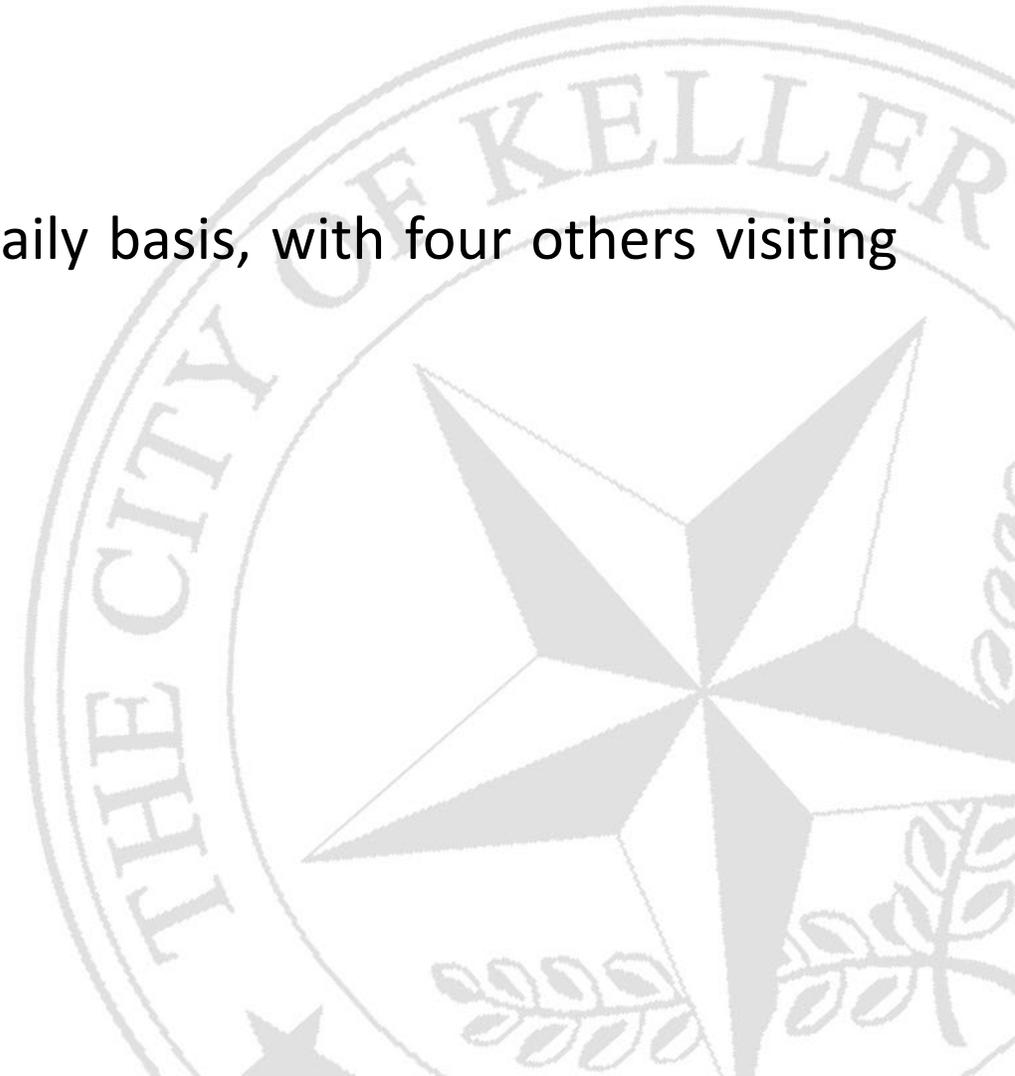
Item H-1

Business Details:

Hours of Operation:

Monday-Friday, 8 a.m. to 5 p.m.

The office will have three full-time employees on a daily basis, with four others visiting the office one to two times weekly on different days.



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Surrounding Land Uses:

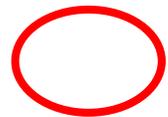
The subject property is zoned Old Town Keller (OTK)-Neighborhood Subdistrict and designated Mixed-Use on the Future Land Use Plan (FLUP).

East: High Density Single-Family

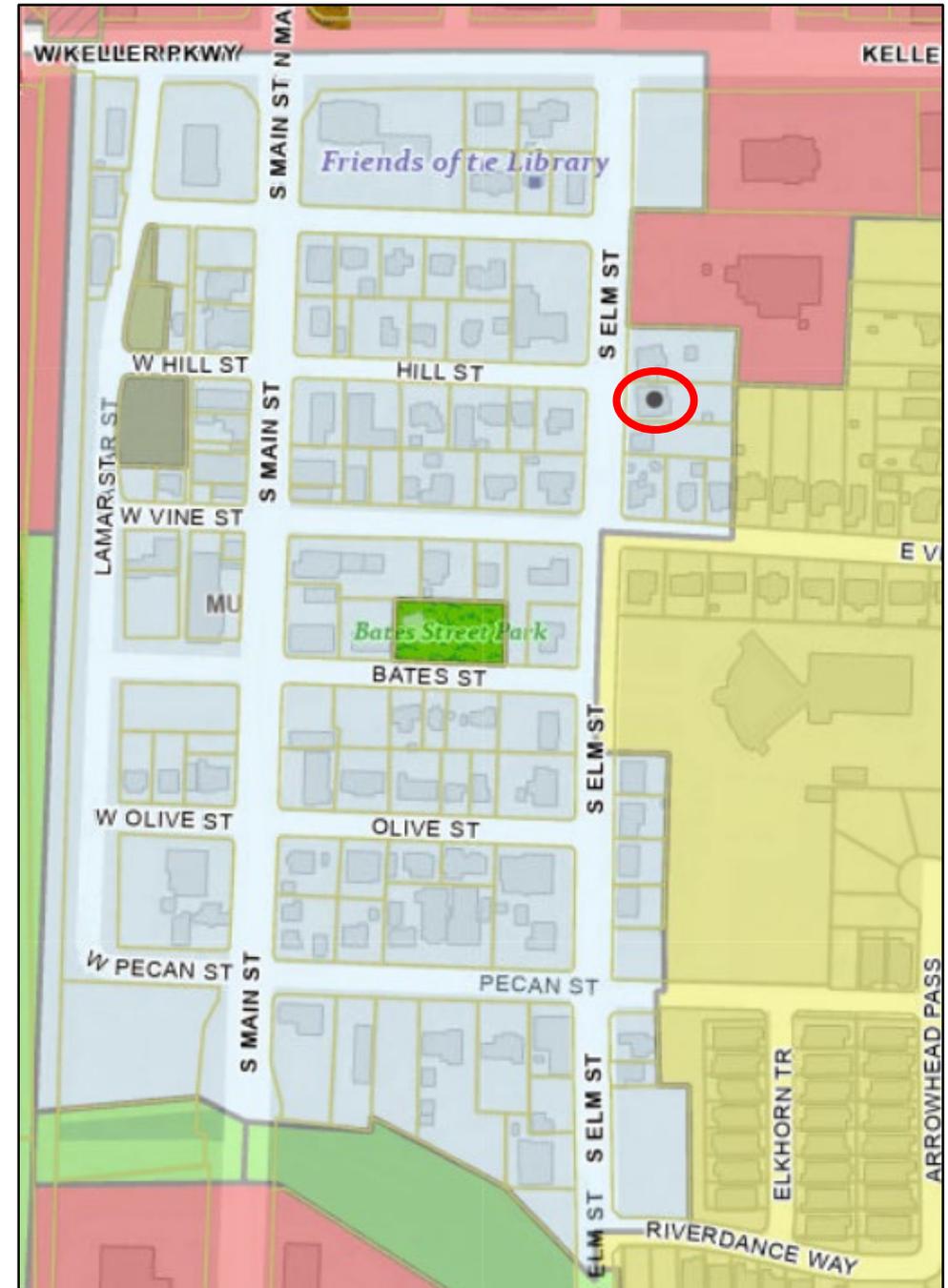
South: Mixed-use (Current single-family residence)

West: Mixed-use (County Line Records)

North: Mixed-use (Elm Street Studio)



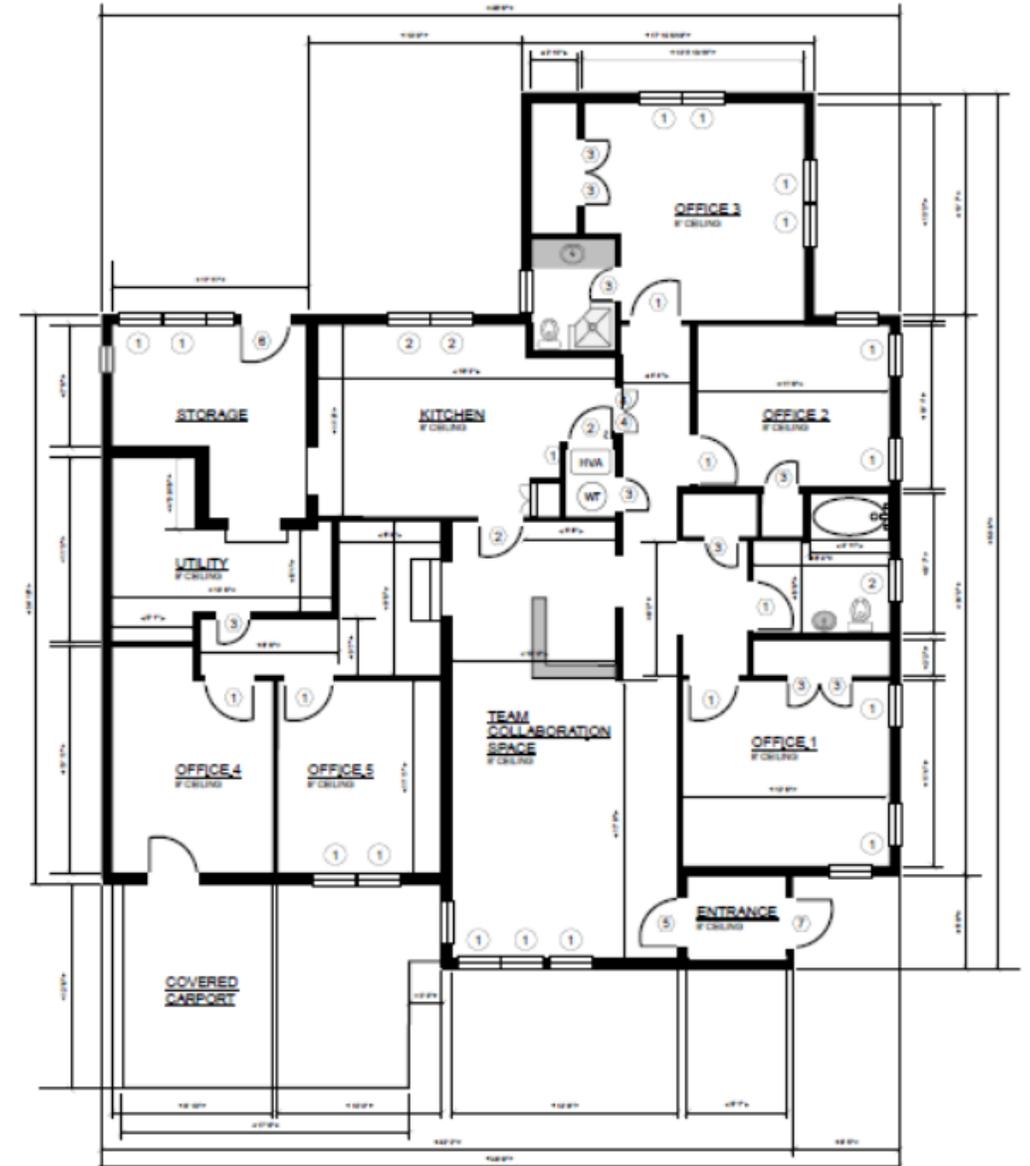
Subject Property



Item H-1

Site Details:

The existing structure was previously used as a massage therapy office. The Applicant intends to completely remodel the interior and remove all fixtures to create an open team collaboration space, offices, kitchen and storage areas.



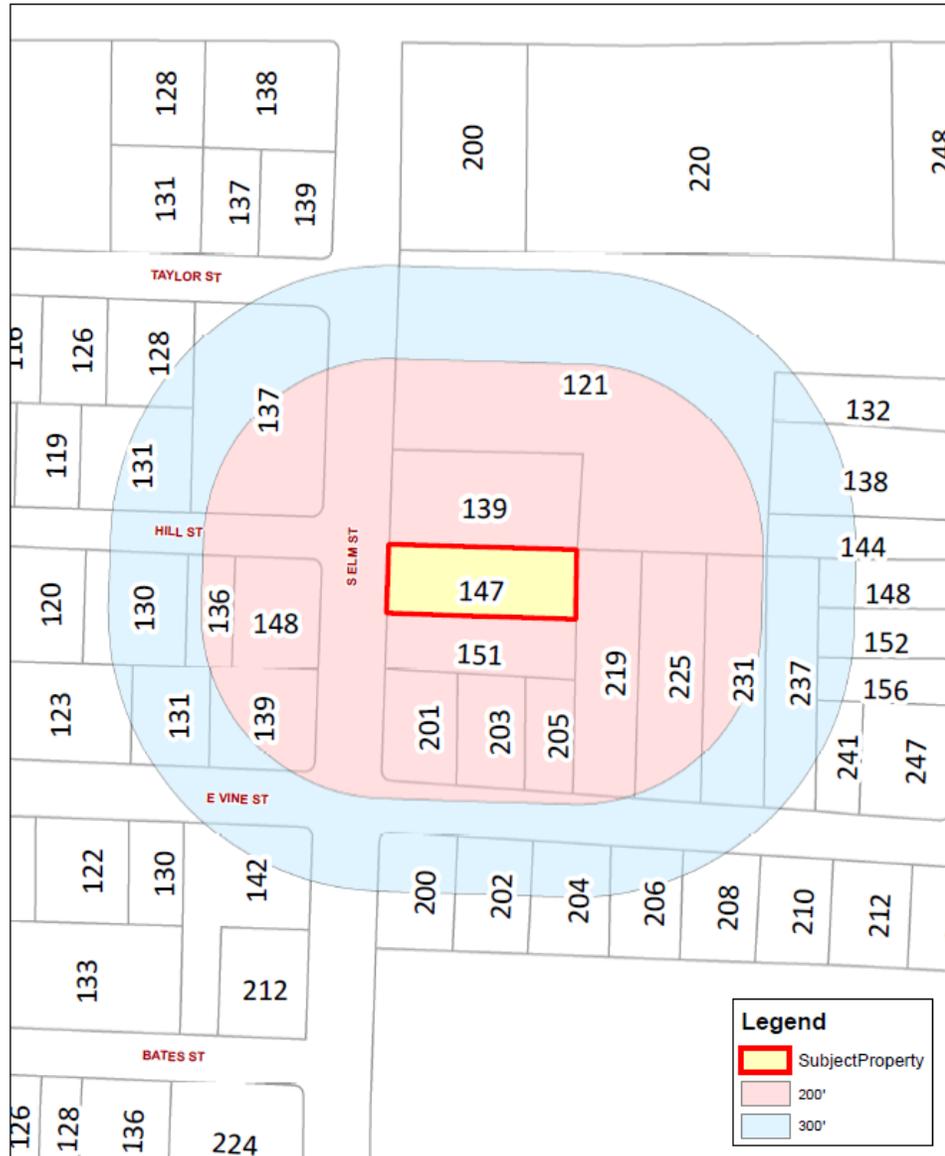
Item H-1

Site Details:

On the exterior, the Applicant intends to remove the enclosed carport, repair the brick and wood siding, paint all surfaces, and replace and clean up the landscaping in the front and back yards. Currently, the Applicant has no plans for the existing accessory structures in the backyard.



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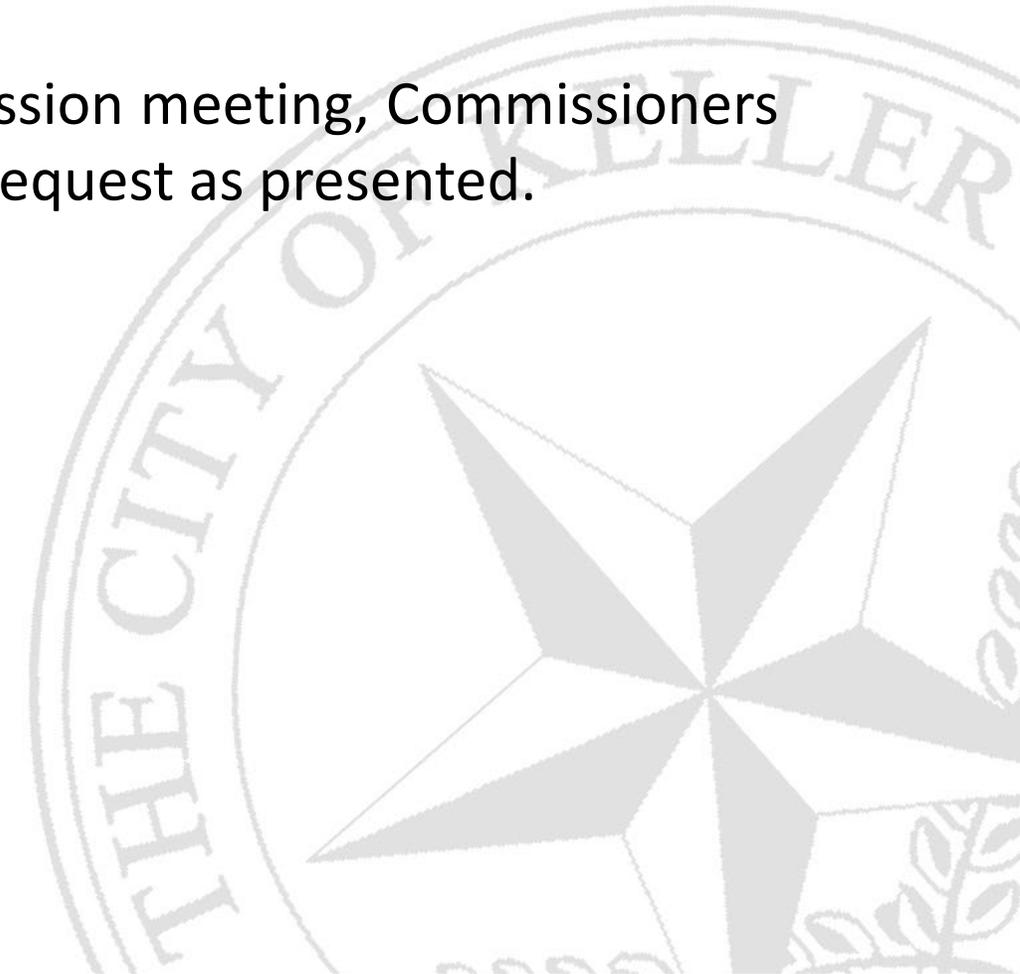


- On Sept. 28, 2023, the city mailed 32 Letters of Notification for this Public Hearing to all property owners within 300' of the subject site. A public hearing notice sign was posted on the site.
- Staff has received no written support or opposition to this request.

Item H-1

Planning & Zoning Commission Recommendation:

At the Oct. 10 , 2023 Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request as presented.



Item H-1

Section 8.02 (F)(2)(a) of the UDC states that when considering an 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.

Item H-1

SUP Request:

A Specific Use Permit (SUP) to operate an approximately 2,245-square-foot Corporate Office in the Neighborhood Subdistrict of the OTK Zoning District.

The City Council has the following options when considering a Specific Use Permit (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?
Sarah Hensley
817-743-4130

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