

Written Proposal: Specific Use Permit

Alpha & Omega Chiropractic | City of Keller, Texas

Proposed Use of Property

Alpha & Omega Chiropractic is a family-centered chiropractic and wellness practice dedicated to caring for pregnant women, infants, children, and the families who support them. Our goal is to create a calm, welcoming environment where families can receive consistent, high-quality care that supports their overall health and well-being.

The proposed use of the property is a professional outpatient healthcare office operating within the existing building. Services include chiropractic evaluations, gentle spinal adjustments, and ongoing wellness care. All care is non-invasive and provided in a quiet, appointment-based setting.

This use is consistent with other low-intensity professional and medical office uses and aligns with the intent of providing community-oriented services within the City of Keller.

Interior Layout and Complementary Services

The space has been thoughtfully designed with families in mind. It includes one open adjusting area with a dedicated children's play space, three private exam rooms, and additional rooms reserved for supportive wellness services.

These complementary services may include massage therapy, lactation consulting, and ultrasound services. Each provider operates on a limited, appointment-only basis and offers services that naturally support the primary use of the clinic.

All services provided on-site are quiet, non-invasive, and conducted in a professional office environment. These offerings are secondary to the primary chiropractic use and are intended to enhance the overall care experience for families.

Staffing and Patient Flow

The practice is staffed by three licensed chiropractors and two administrative team members. Complementary providers coordinate their schedules with the clinic to maintain a smooth and predictable flow throughout the day.

All visits are scheduled by appointment only. There are no walk-in visits and no emergency services provided on-site.

Appointments are brief, typically lasting 10 to 15 minutes. The clinic anticipates approximately 60 to 90 visits per day, spread evenly throughout operating hours. Because of staggered scheduling and short visit durations, patient overlap is minimal at any given time, resulting in a steady and unhurried flow.

Occupancy at any one time remains low and is consistent with other professional office uses.

Hours of Operation

The office will operate during the following hours:

- Monday and Wednesday: 9:00 AM to 6:00 PM
- Tuesday: 10:00 AM to 5:00 PM
- Thursday: 10:00 AM to 1:00 PM
- Friday: 9:00 AM to 12:00 PM

No late-night hours are proposed.

Parking and Traffic Impact

The property provides seven on-site parking spaces, with additional street parking available nearby.

Because all visits are scheduled in advance and are relatively short in duration, parking demand is expected to remain low. Appointments are intentionally staggered to reduce overlap, allowing for consistent turnover of parking spaces throughout the day.

Traffic generated by the clinic is comparable to other small professional office uses and is not expected to create congestion or strain on surrounding streets.

Compatibility with Surrounding Properties

The proposed use is designed to operate in a manner that is fully compatible with surrounding properties. The clinic does not generate excessive noise, odor, or outdoor activity. All services take place within the building in a calm and controlled environment. There are no amplified sounds, no outdoor gatherings, and no delivery or operational activity that would disrupt neighboring properties.

The nature of the practice, which focuses on short, scheduled visits, results in a predictable and low-impact presence within the community.

Community Impact

Alpha & Omega Chiropractic is built around serving local families and creating a space where people feel welcomed, cared for, and supported.

No hazardous materials are used or stored on-site. The clinic operates in a clean, professional manner and is committed to maintaining a peaceful atmosphere that reflects the character of the surrounding area.

We are proud to serve the Keller community and aim to contribute positively by providing a trusted, family-focused healthcare option.

Compliance with City Regulations

The proposed use will comply with all applicable codes, ordinances, and development standards set forth by the City of Keller.

Summary

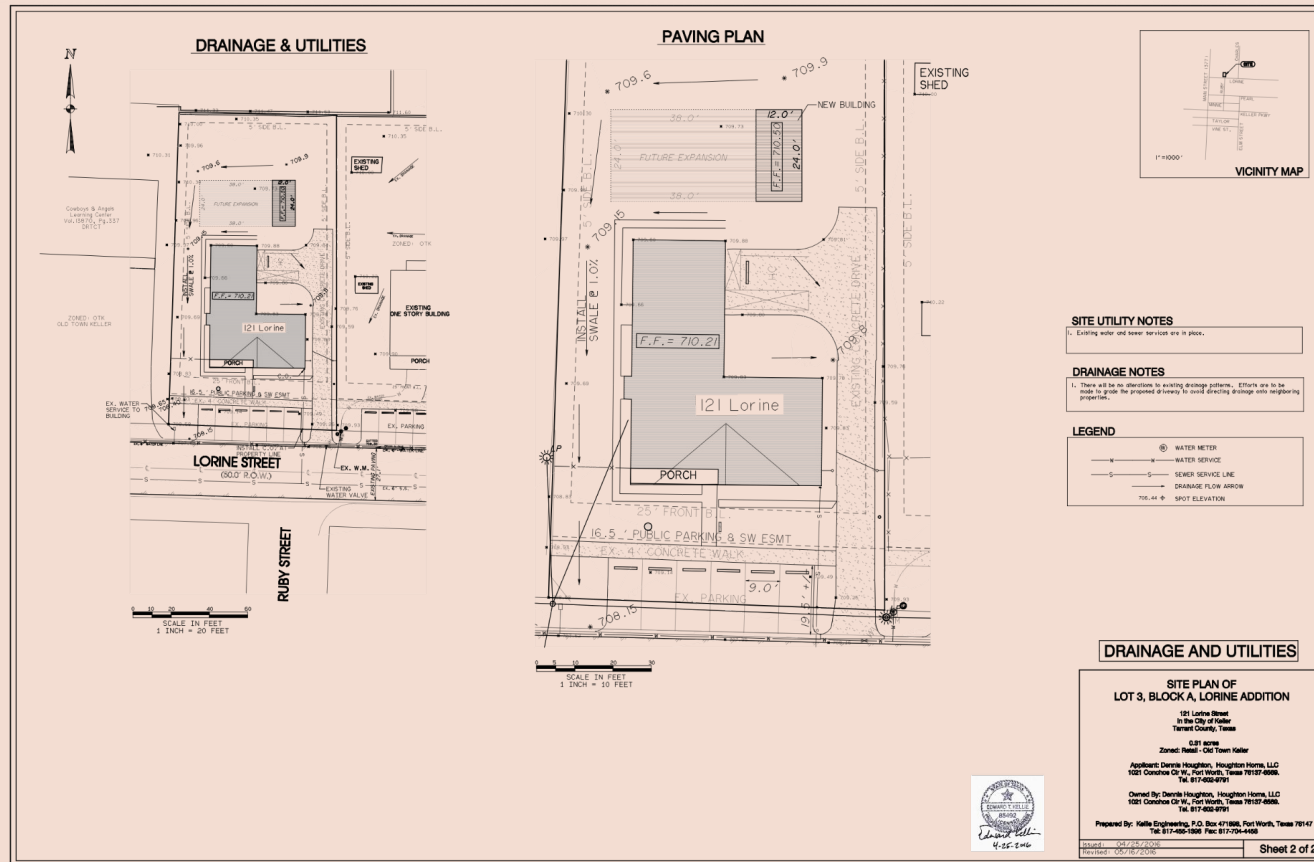
The proposed use reflects a low-intensity, appointment-based professional office setting that is consistent with similar healthcare and office uses within the community.

With minimal traffic impact, low occupancy, and a quiet, family-centered environment, Alpha & Omega Chiropractic is designed to integrate seamlessly into the surrounding area while providing a meaningful service to Keller families.

Concept Plan

Alpha & Omega Chiropractic

PROPERTY ADDRESS	ZONING DESIGNATION	BUILDING SQUARE FOOTAGE	EXISTING USE
121 Lorine St Keller, TX 76248	OTK	2,472 sq ft	Professional office building

**MUST INCLUDE**

- Building footprint
- 7 parking spaces (labeled)
- Driveways & entrances
- Adjacent street names
- Nearby properties (optional)
- North arrow & scale

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Parking & Access

On-site capacity, street parking, and entry/exit points

ON-SITE PARKING SPACES

7 spaces

Sized for typical office-use turnover

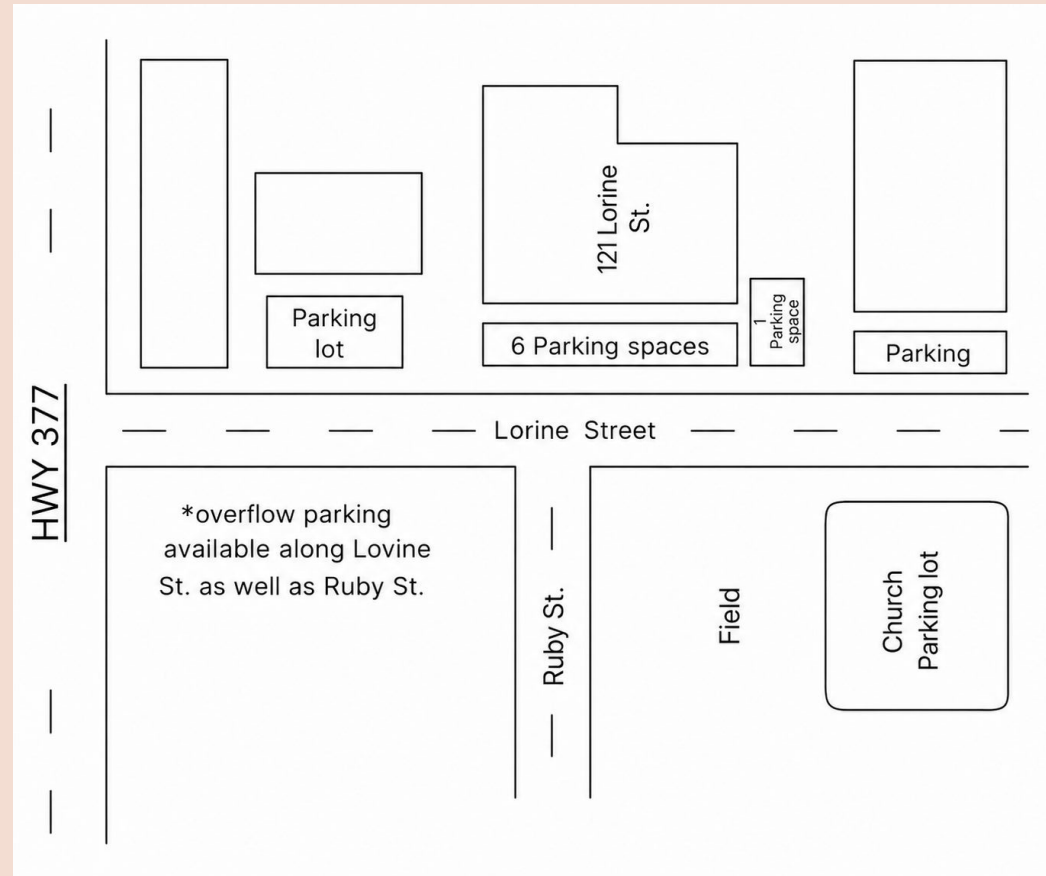
STREET PARKING

Available nearby

Serves overflow during rare peak periods

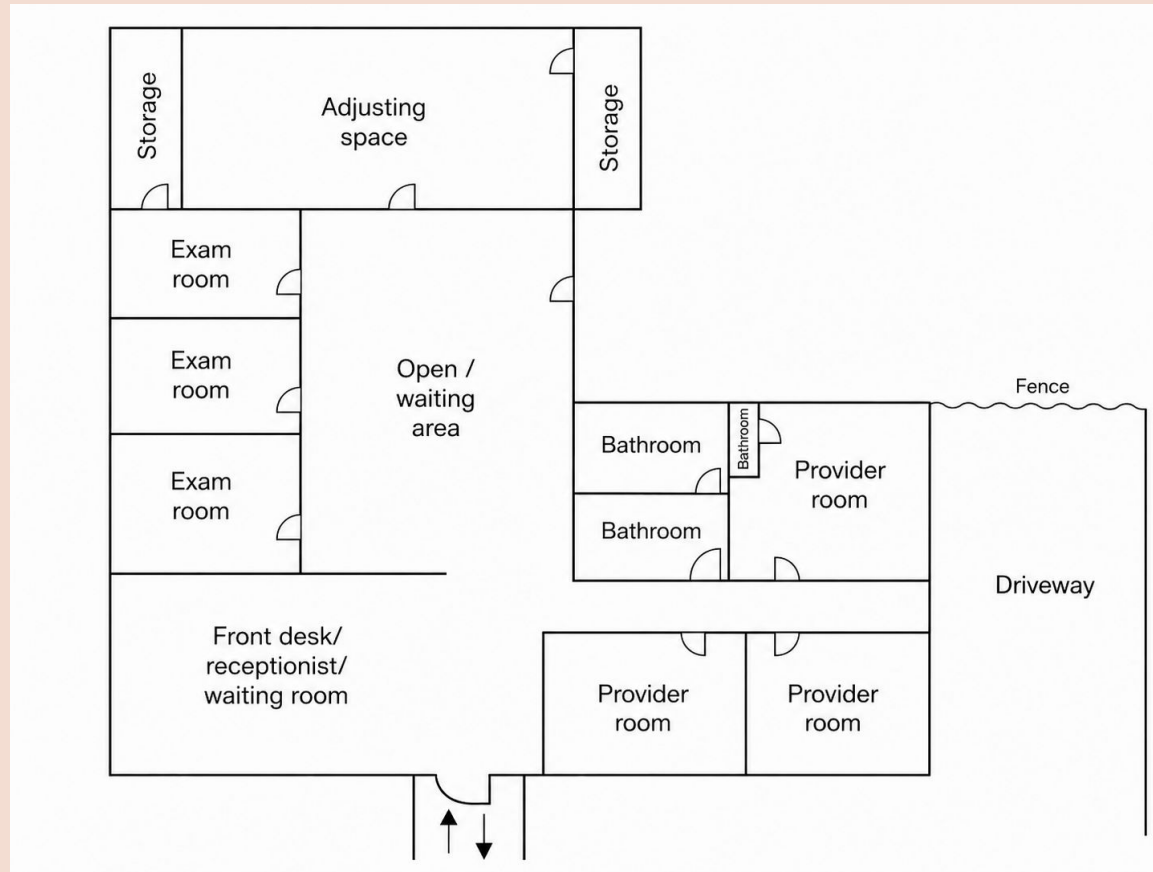
PEAK DEMAND

Reduced by appointment-based scheduling
Staggered arrivals spread demand throughout the day



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Interior Layout



LABELED SPACES

- **Open adjusting area**
Primary care space
- **Children's play space**
Within adjusting area
- **Exam Room 1**
Private consultation
- **Exam Room 2**
Private consultation
- **Exam Room 3**
Private consultation
- **Massage**
Complementary service
- **Lactation**
Complementary service
- **Ultrasound**
Complementary service

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Circulation & Flow

How a typical patient moves through the clinic — short and staggered



FLOW CHARACTERISTICS

- Short visit flow — no waiting-room congestion
- Staggered appointments throughout the day
- Low simultaneous occupancy at any given time
- Predictable, steady pace — no walk-ins, no emergencies

KEY PRINCIPLE

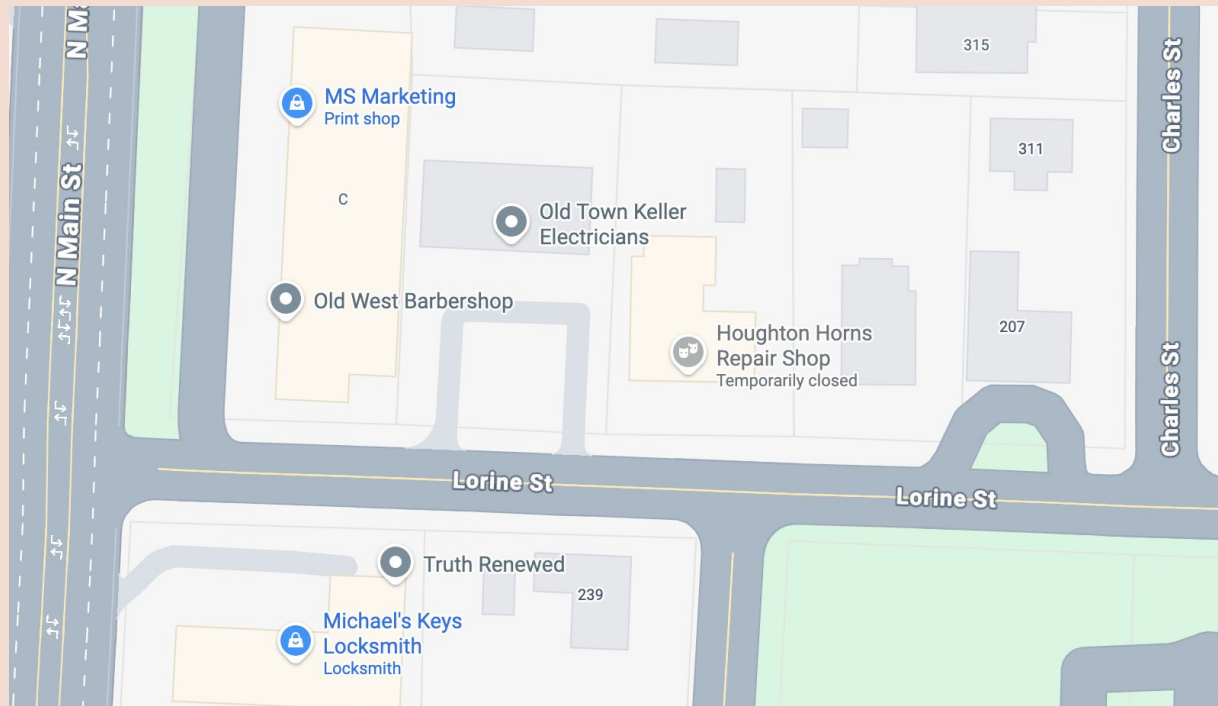
Visits are 10–15 minutes and staggered throughout the day.

Low, predictable occupancy at any given time.

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Surrounding Uses & Context

Compatibility with neighboring properties



COMPATIBILITY STATEMENT

Surrounded by similar low-intensity commercial uses. The proposed chiropractic office aligns in scale, hours, and impact with adjacent properties.



Hours & Operations

Predictable, low-impact scheduling

HOURS OF OPERATION

Monday	9:00 AM – 6:00 PM
Tuesday	10:00 AM – 5:00 PM
Wednesday	9:00 AM – 6:00 PM
Thursday	10:00 AM – 1:00 PM
Friday	9:00 AM – 12:00 PM
Saturday	Closed
Sunday	Closed

SCHEDULING

Appointment-only · No walk-ins

EMERGENCY SERVICES

None provided on-site

EXPECTED VISITS / DAY

~60–90 visits, evenly spread across open hours



Complementary Services

Secondary to — and supportive of — the primary chiropractic use

Massage

Supports recovery and musculoskeletal care between chiropractic visits.

Lactation

Consulting services that support new mothers and infants — aligned with family-centered care.

Ultrasound

Wellness-focused ultrasound services for prenatal and infant patients.

KEY CLARIFICATIONS

Appointment-Only

Each provider operates by appointment — no walk-ins.

Limited Use

Low-frequency, low-volume; no change in building load.

Supports Primary Use

Services directly complement chiropractic and family care.



Traffic & Parking Justification

Why this use generates low, predictable demand

10–15

min

Typical visit length

60–90

visits

Per day, evenly spread

7

spaces

On-site parking

0

Peak surges expected

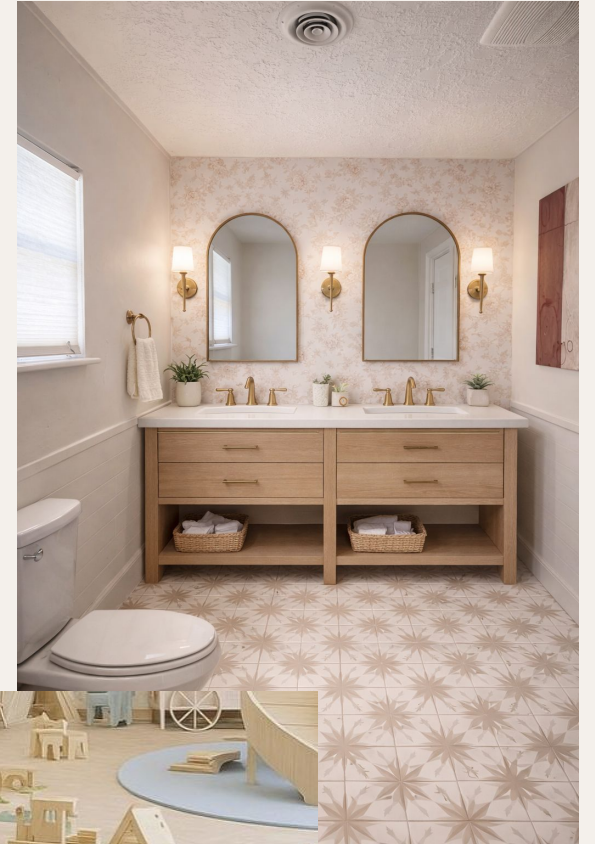
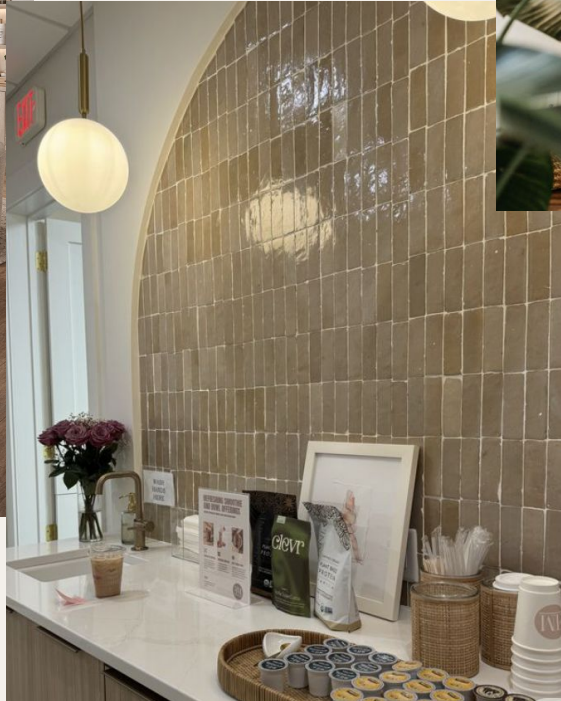
WHY IMPACT REMAINS LOW

- Appointments are staggered throughout the day — minimal overlap in parking demand.
- Short visit durations keep parking turnover consistent and predictable.
- No walk-ins and no emergency services — demand does not spike.
- Traffic volume is comparable to other small professional office uses in the area.

Photos of the Existing Site



Interior Design Inspiration



SUMMARY

A Low-Intensity, Family-Centered Professional Office

01

Low-Intensity Use

Quiet, non-invasive, contained entirely within the existing building.

02

Appointment Based

No walk-ins. No emergencies. Predictable, scheduled visits only.

03

Minimal Traffic Impact

Short, staggered visits spread evenly across operating hours.

04

Family-Centered Care

Built around pregnant women, infants, children, and the families that support them.

Alpha & Omega Chiropractic is designed to integrate seamlessly into the Keller community.