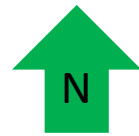
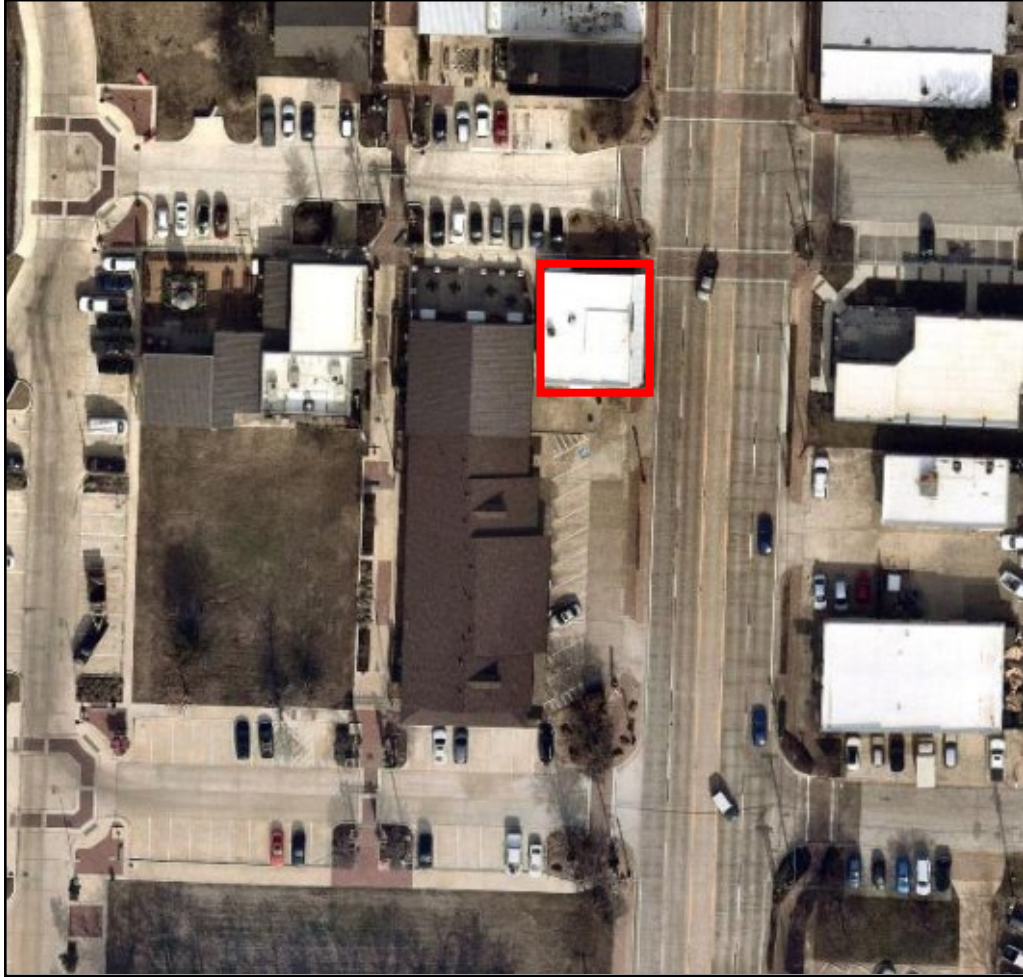


Item H-1

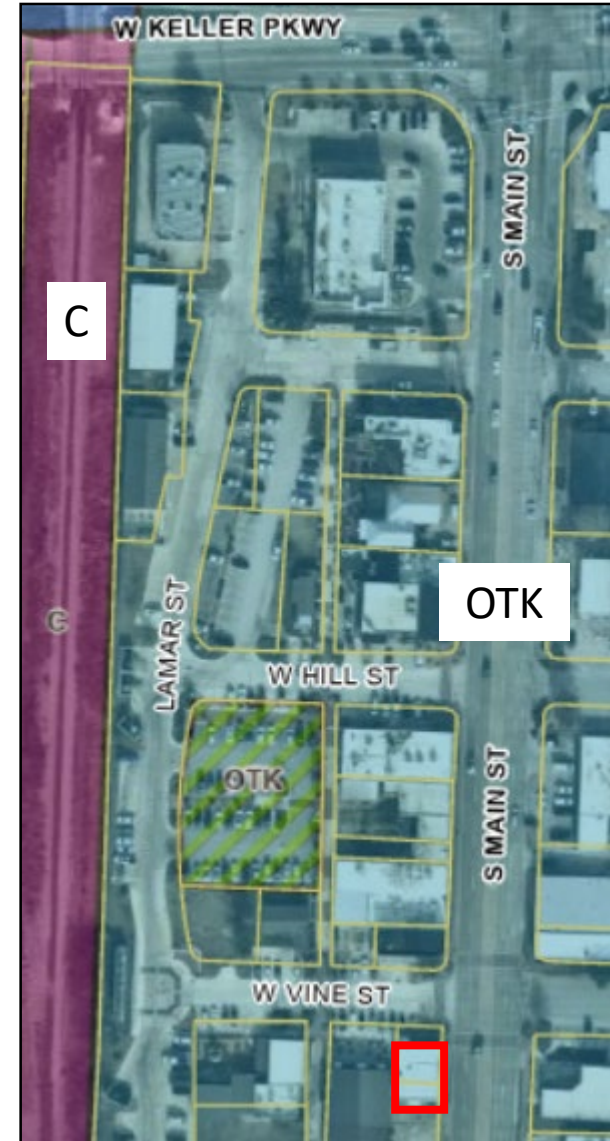
PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) to allow the use of “professional offices” for Routzon Law Firm and Routzon Properties, LLC, to occupy a 2,000 square-foot building, on an approximately 0.047-acre tract of land, being Lot 2R, Block 4 of the Keller, City Addition, located on the west side of South Main Street (HWY 377), situated at the intersection of South Main Street and West Vine Street, zoned Old Town Keller (OTK), and addressed as 200 South Main Street. Routzon Properties, LLC, Owner/Applicant. (SUP-22-0010)

Item H-1 Aerial Map



Zoned:
OTK

Item H-1 Zoning Map



Item H-1

Background:

- The Applicant purchased the property and applied for a certificate of occupancy (CO) for “office” use of the entire 2,000-square-foot building in early April 2022. Because the overall office square-footage exceeds 1,200 square feet, an SUP is required in the Old Town Keller (OTK) zoning district.
- Since the Applicant’s previous lease at another location was ending, he obtained a CO on April 26, 2022 for the Routzon Law Firm to occupy 1,200 square feet of the building while pursuing an SUP for the remaining 800 square feet to be used as an office for Routzon Properties, LLC.
- The requested SUP would allow the Law Firm and Routzon Properties, LLC, to occupy the entire building.

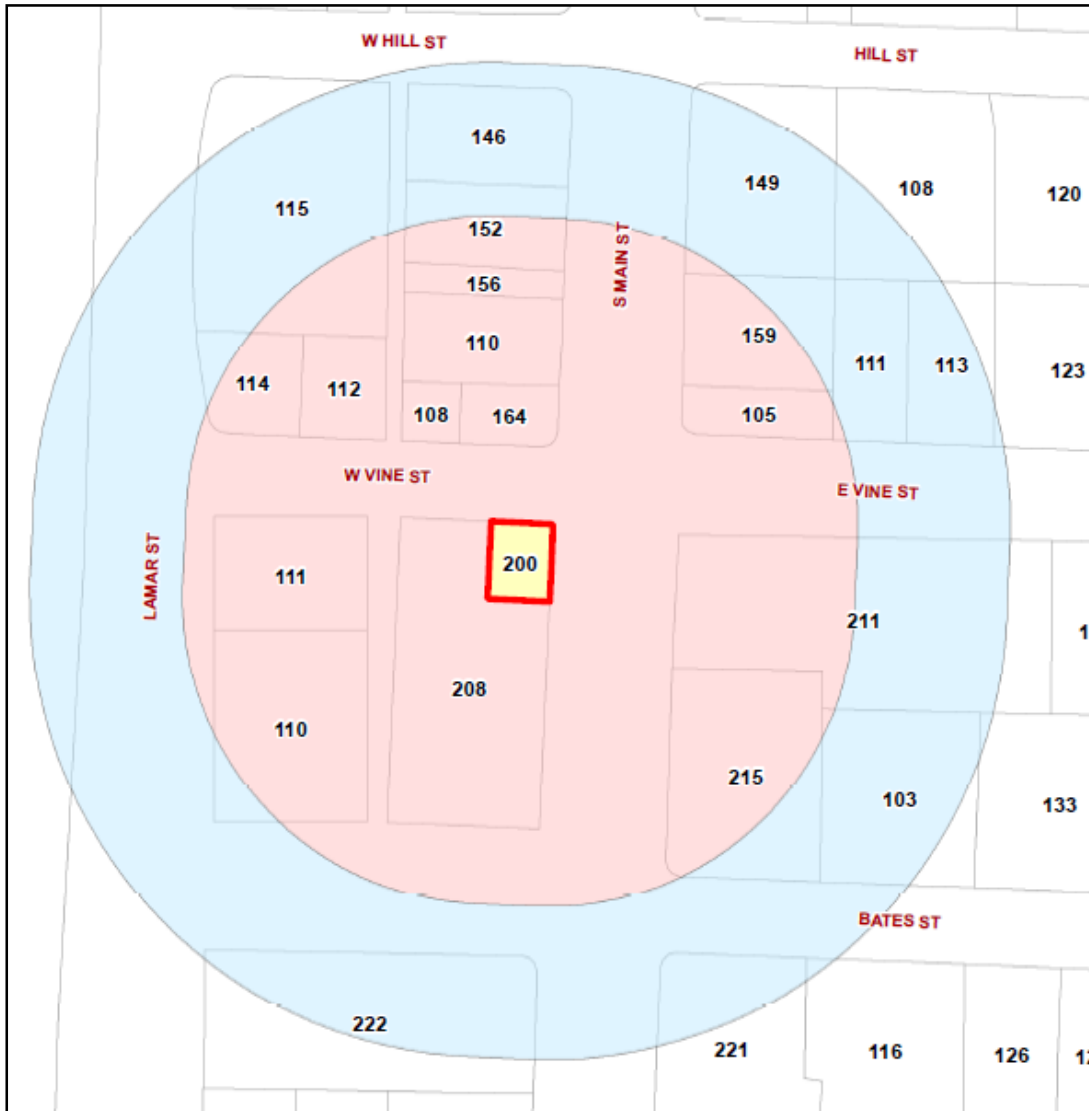
Item H-1

Hours of Operation:

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



Item H-1



- On April 29, 2022, the City mailed 22 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.
- As of today, staff has not received any comments from the public regarding the proposed SUP.

Item H-1

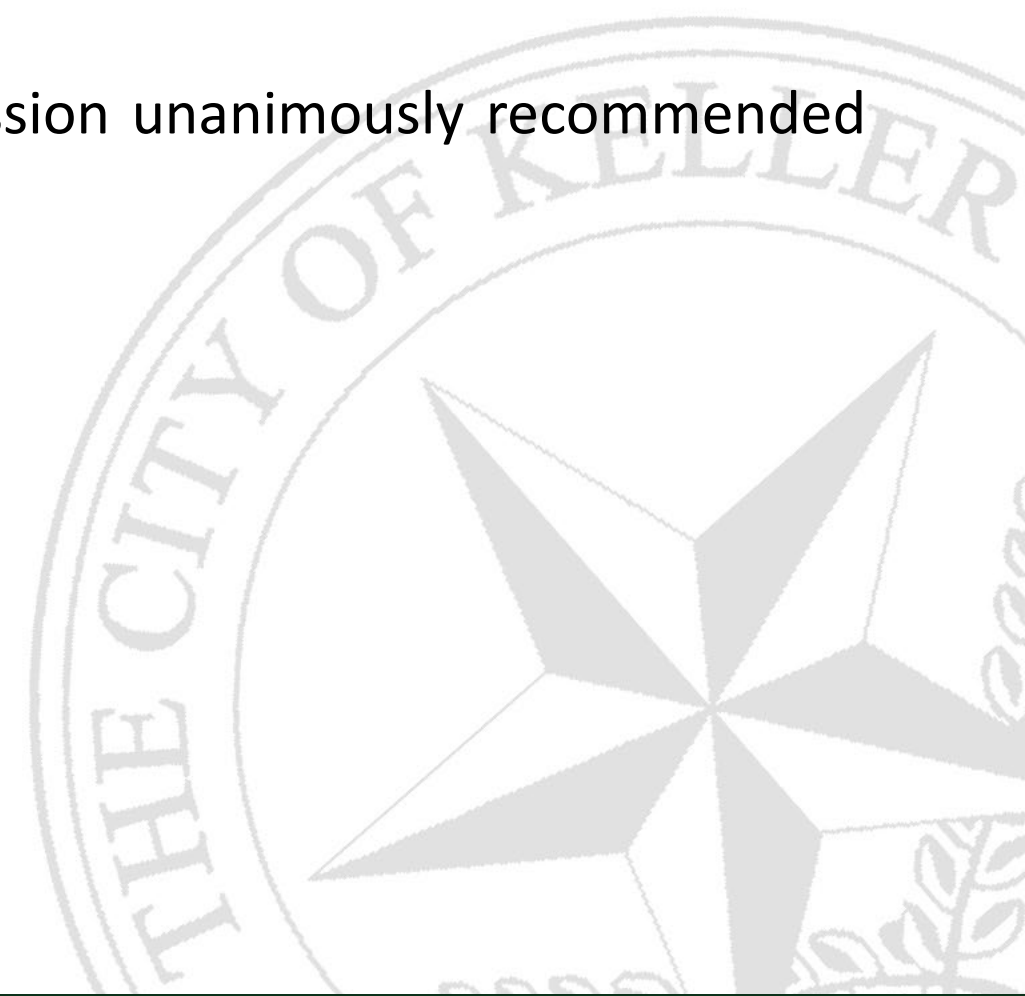
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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

Planning & Zoning Commission Recommendation:

On May 10, 2022, the Planning and Zoning Commission unanimously recommended approval of the SUP request.



Item H-1

SUP Request:

- To allow the use of professional offices in the Old Town Keller zoning district to exceed 1,200 square feet for a total of 2,000 square feet.

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?
Julie Smith
817-743-4130