

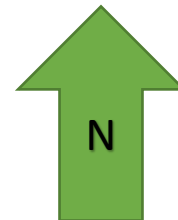
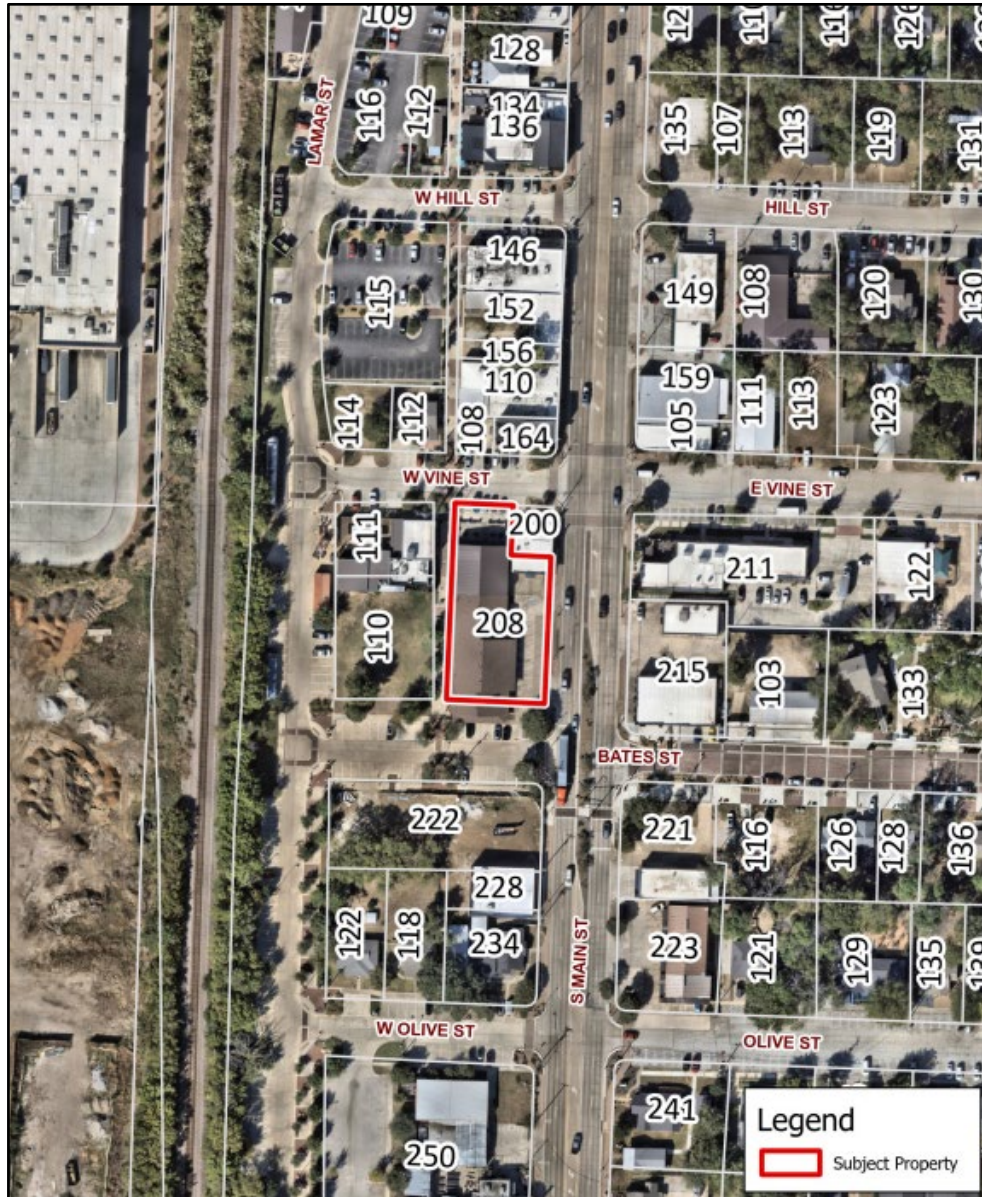
## Item H-3

**PUBLIC HEARING:** Consider an ordinance approving a Specific Use Permit (SUP) to allow counseling offices to operate within an existing multi-tenant office building, on approximately 0.41 acres, located on the northwestern corner of the intersection of South Main Street and Bates Street, legally described as Lot 3R, Block 4, of the Keller, City Addition, zoned Old Town Keller (OTK), and addressed 208 South Main Street. Susan O'Connor, Applicant. Keller Main St Depot LLC, Owner. (SUP-2510-0042)



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## Aerial Map



Zoned:  
Old Town  
Keller (OTK)

## Zoning Map





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### Background:

Main Street Depot is an existing multi-tenant office building with 25 suites. Currently, there are 5 suites occupied by counseling offices, with respective leases originating in 2019, 2020, 2022, September 2025 and October 2025.

After staff was made aware that counseling offices were operating at this location, the property owner was contacted and informed of the SUP requirement.



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### Site Design:

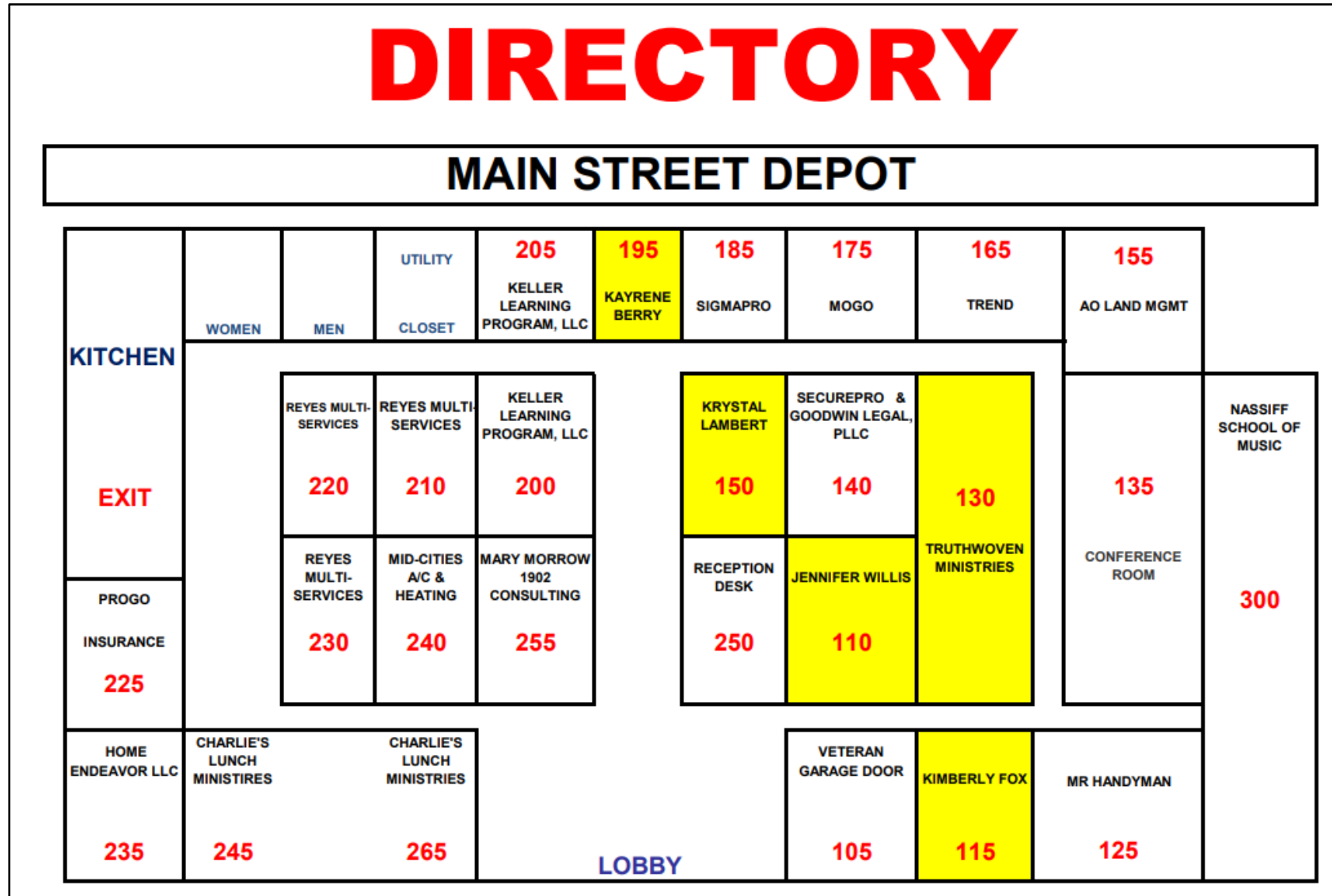
The counseling offices occupy 5 suites in an existing multi-tenant building that is approximately 7,706 square feet in gross building area.

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 39 spaces. There are currently 10 regular parking spaces and 1 accessible space on the property. However, the property is located adjacent to the shared public parking spaces on Bates Street.



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## Floorplan:





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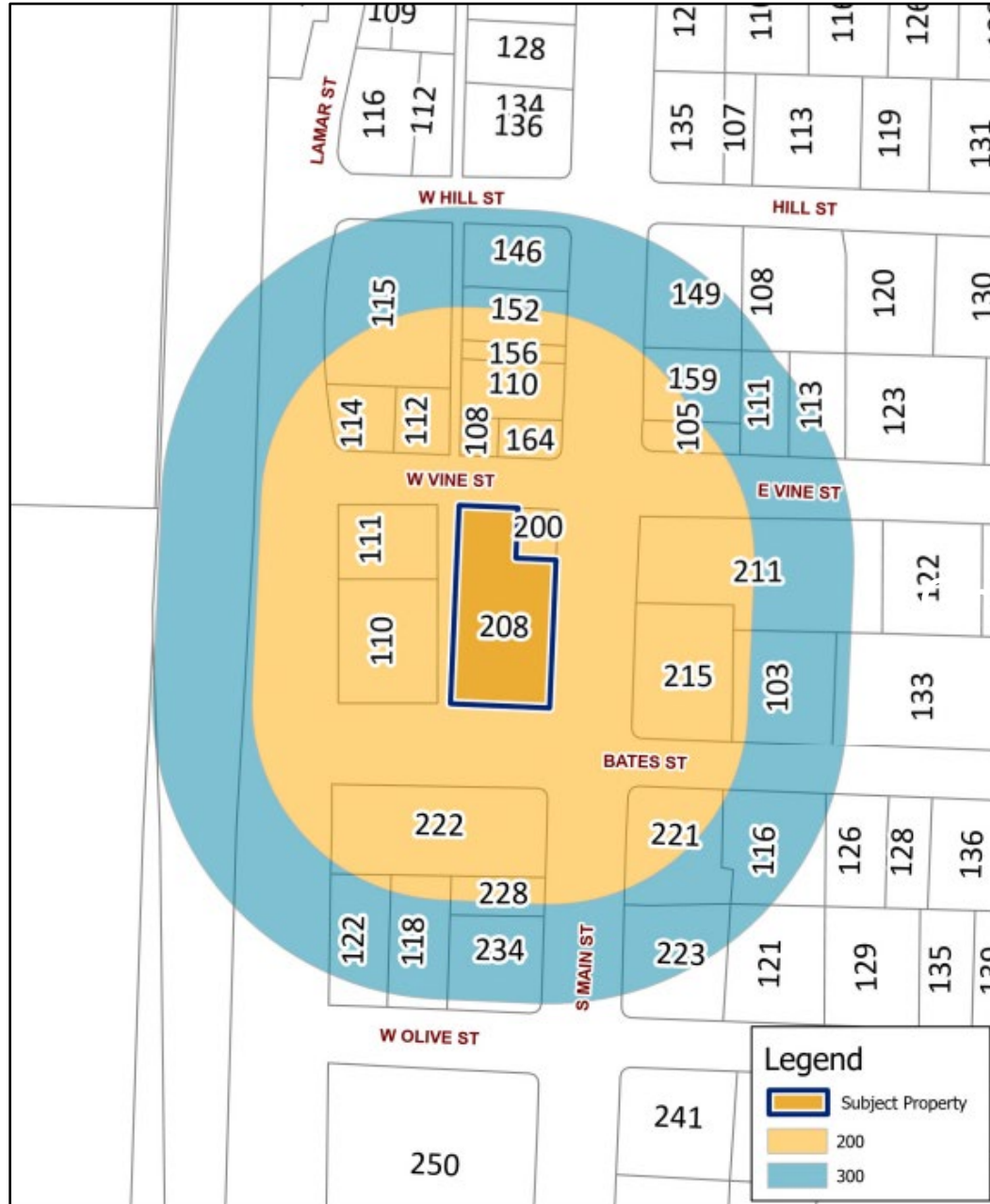
### Surrounding Land Uses:

Surrounding Zoning and Land Use:

The subject property is zoned Old Town Keller and designated Mixed Use (MU) on the city's Future Land Use Plan (FLUP), as are all of the surrounding properties adjacent to the subject property.



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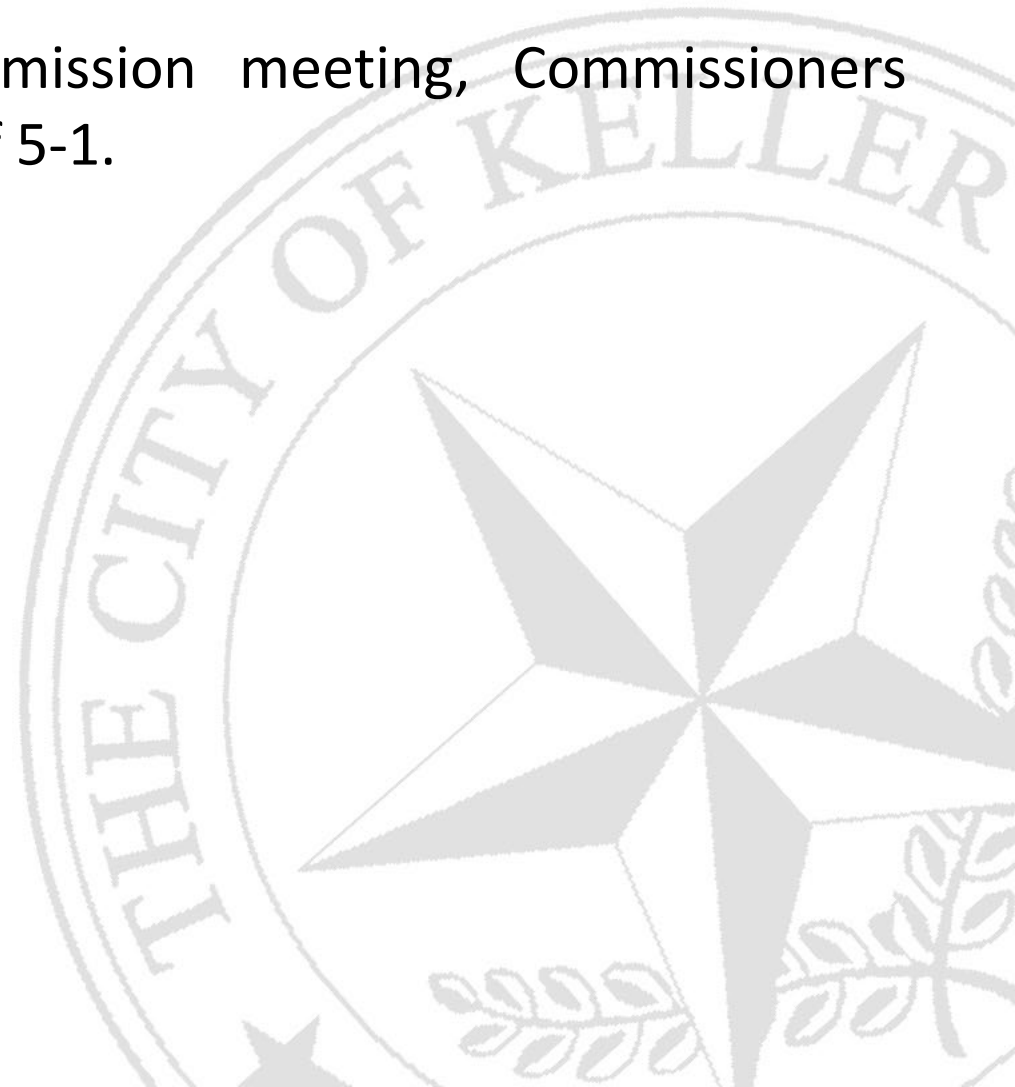
On Oct. 30, 2025, the City mailed 27 letters of notification for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.

Staff has received no public feedback in response to this SUP request.

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

At the Nov. 11, 2025, Planning and Zoning Commission meeting, Commissioners recommended approval of the SUP request by a vote of 5-1.





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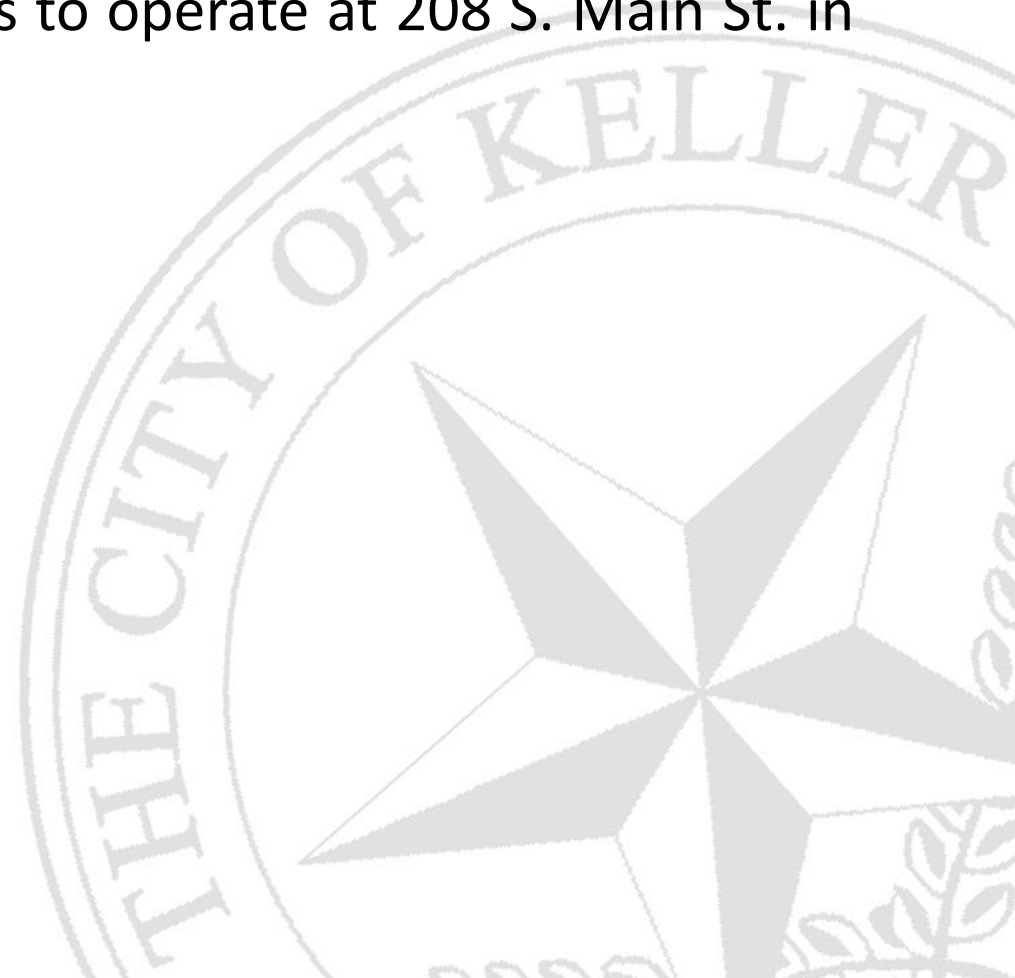
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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.

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### **Request:**

An SUP to allow current and future counseling offices to operate at 208 S. Main St. in the Old Town Keller (OTK) zoning district.

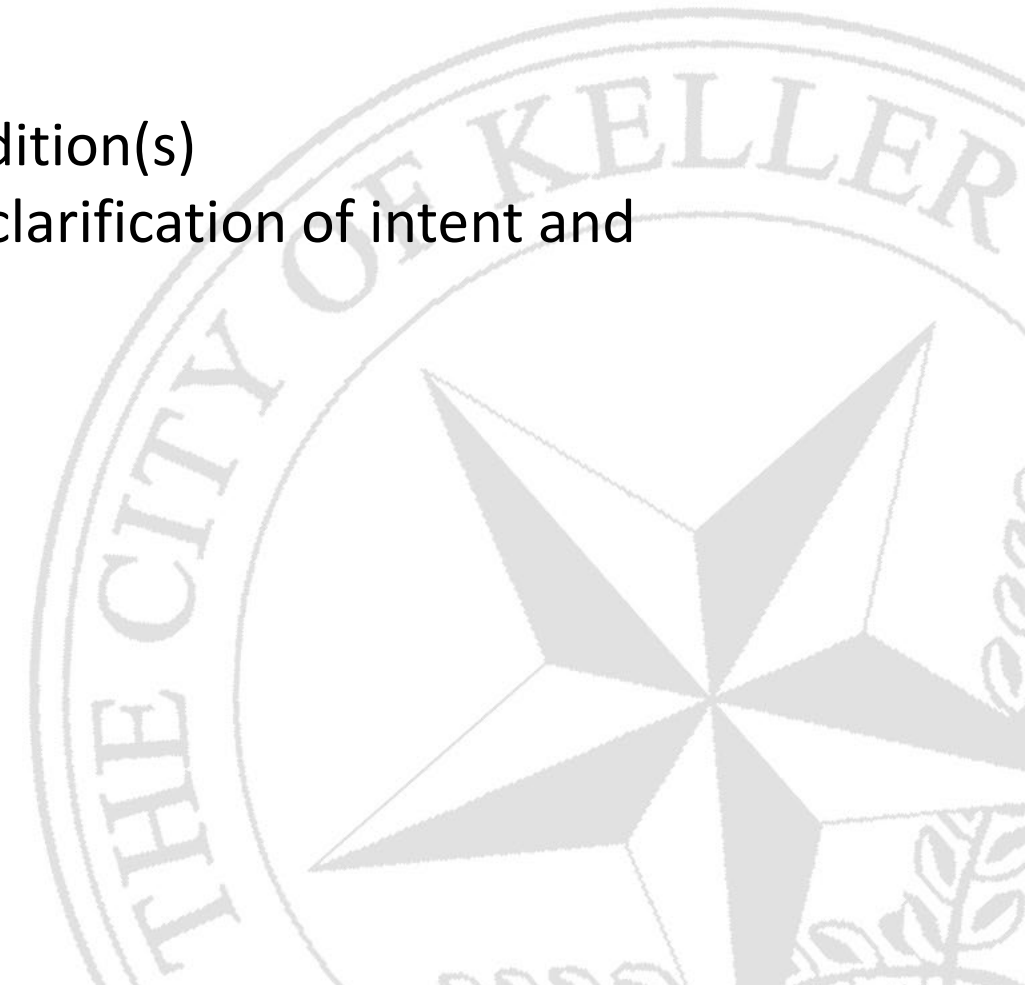




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The City Council has the following options when considering an SUP request:

- 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**