

## Item H-2

**PUBLIC HEARING:** Consider an ordinance approving a Specific Use Permit (SUP) for Mindwell Therapy, in a 1,192 square-foot lease space, on approximately 5.55 acres, at the intersection of Bear Creek Parkway and Town Center Lane, legally described as Lot 7, Block B of the Keller Town Center Addition, zoned Town Center (TC) and addressed 201 Town Center Lane, Ste. 1103. Katherine McCoy, Applicant. T Arthouse TX, LLC, Owner. (SUP-24-0016)

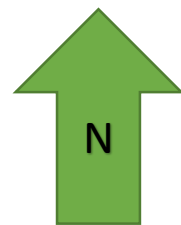


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## Aerial Map



## Zoning Map



Zoned:  
Town Center



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### Background:

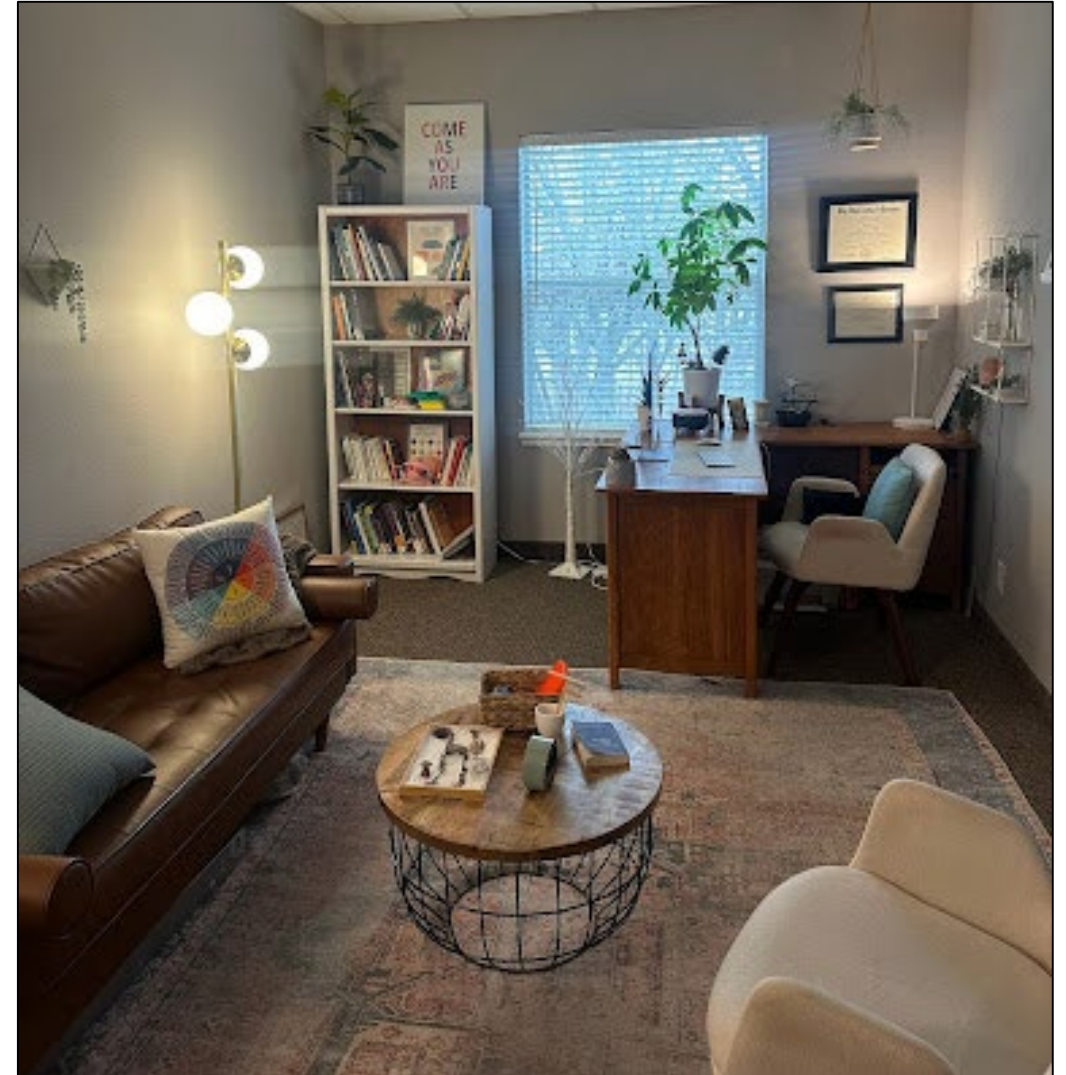
The Applicant requests a Specific Use Permit to operate a mental health therapy office in the Town Center zoning district.

Mindwell Therapy has operated out of Southlake since 2021 and has established a clientele that exceeds the available space at that location.



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The Applicant has chosen to move her practice to Keller because it is a central location to many of her existing clients, and the additional space will allow the practice to expand to four therapists.



Current location in Southlake

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### **Parking:**

Required parking for this use is 6 spaces plus the required accessible space. There are 3 spaces immediately adjacent to the suite, and additional shared parking along Town Center Lane and behind the building.

### **Hours of Operation:**

Monday through Friday 8 a.m. to 8 p.m.

Saturday 8 a.m. to 1 p.m.



MINDWELL THERAPY  
counseling services



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### Surrounding Land Uses:

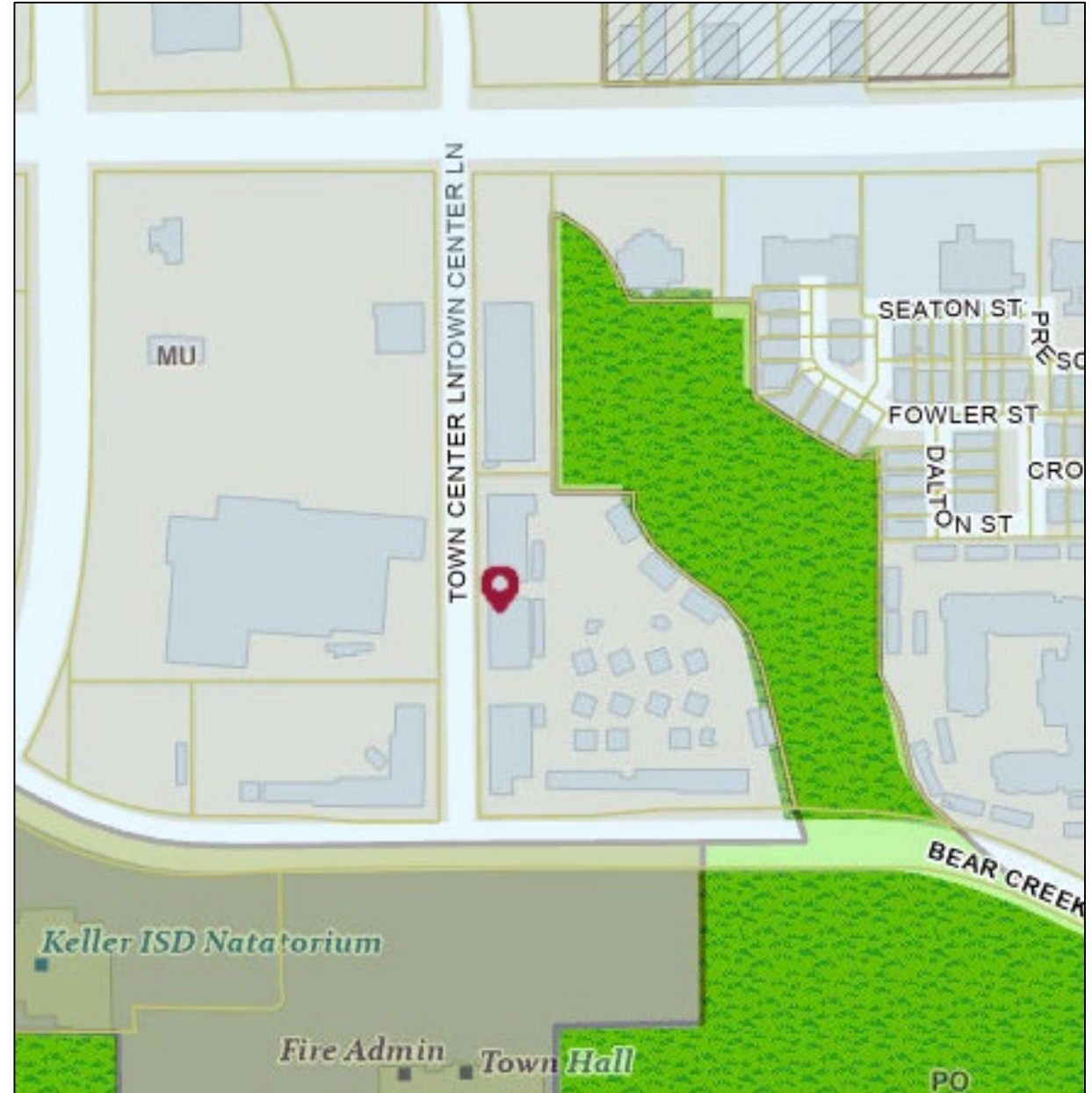
The subject property is zoned Town Center (TC) and designated Mixed Use (MU) on the city's Future Land Use Plan (FLUP). Surrounding land use designations:

**North:** Mixed Use

**East:** Mixed Use

**South:** Mixed Use; Semi Public (Town Hall); Parks and Open Space

**West:** Mixed Use

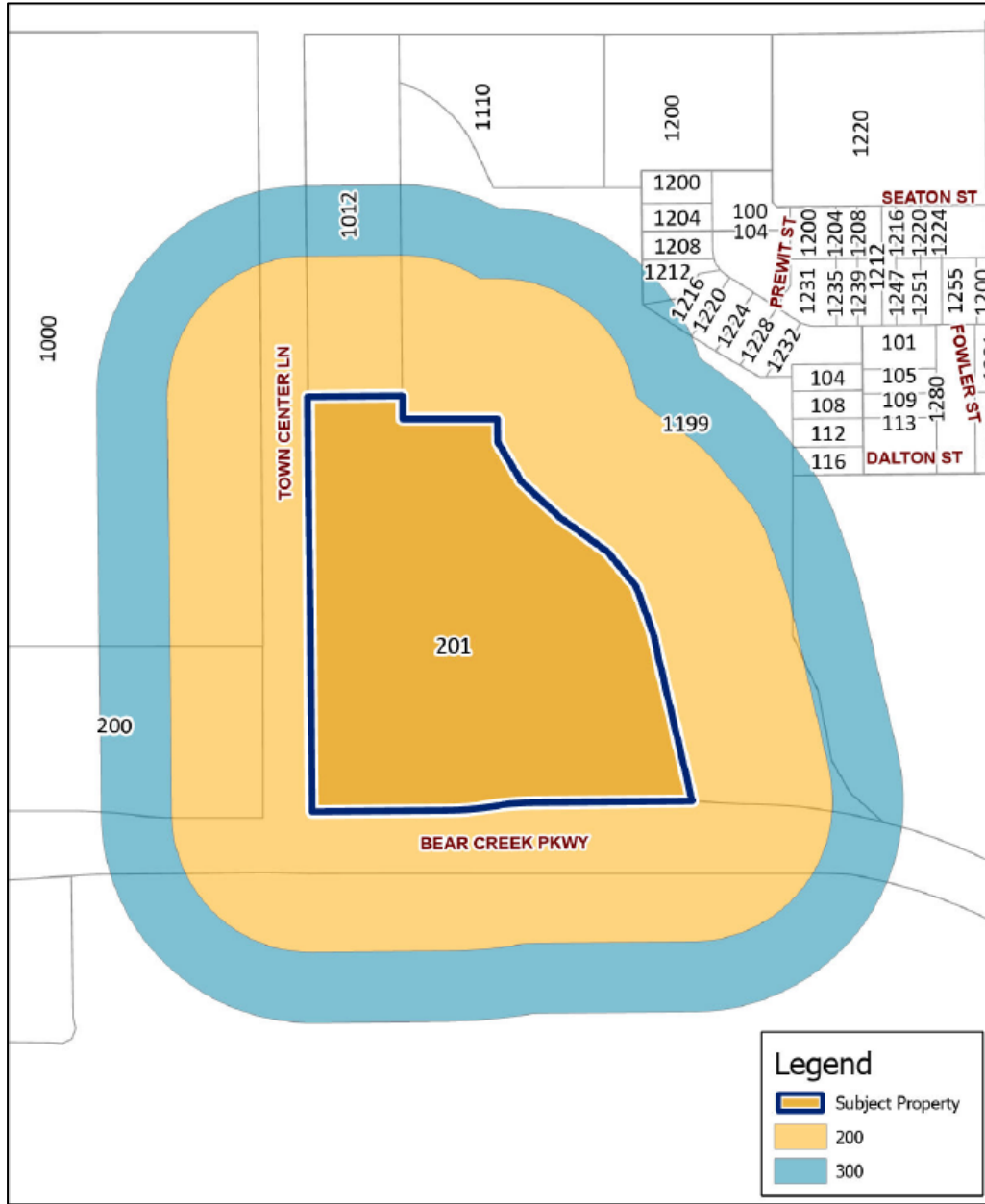


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### Existing Medical Uses in Town Center:

Name	Location	Use Category
Carter Blood Care	101 Town Center Ln.	Medical
Esthetique Dental	1240 Keller Pkwy.	Medical
Keller Eye Associates	1004 Keller Pkwy.	Medical
Keller Town Dental	121 Rufe Snow Dr.	Medical
Superior Med Spa	101 Town Center Ln.	Medical
Sacred Ground Therapy	1240 Keller Pkwy., Ste. 205	Medical

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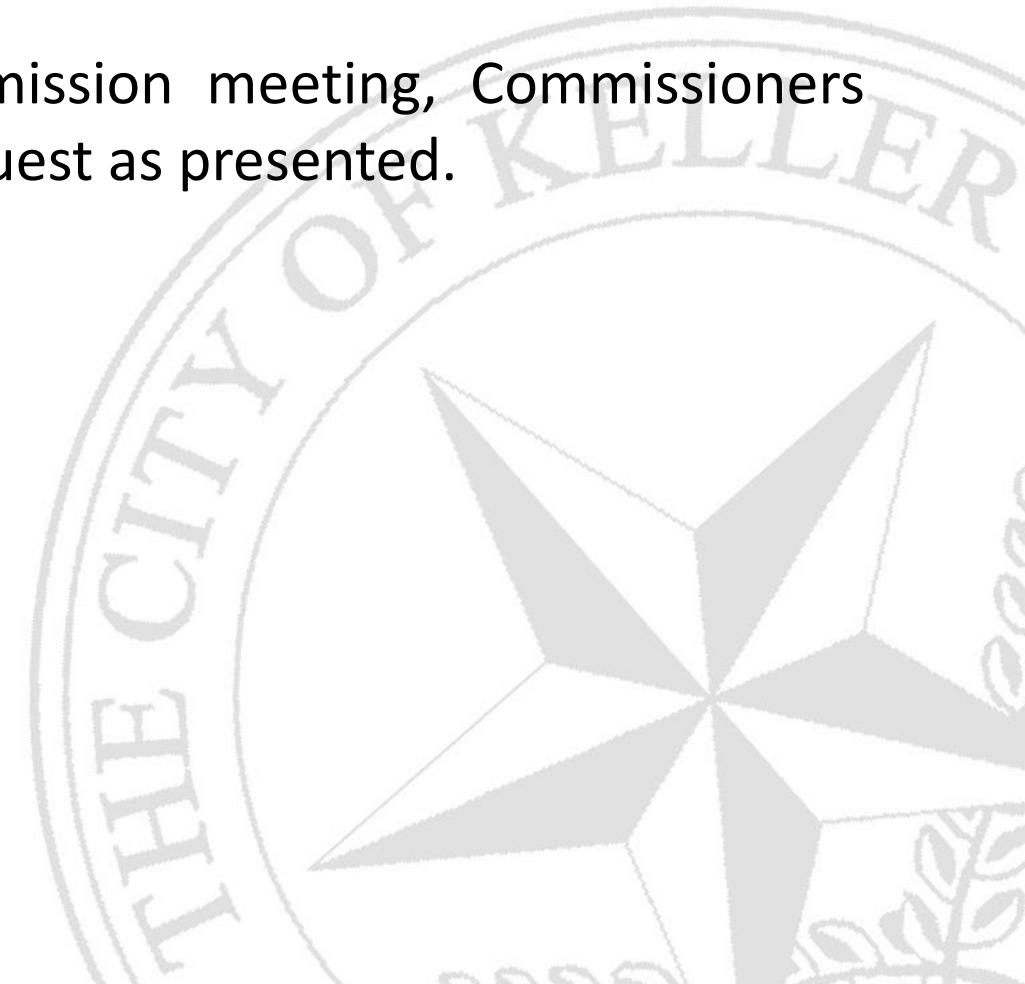
- On June 13, the city mailed 9 letters of notification to all property owners within 300' of the property. A public hearing notice sign was also placed on the property.
- Staff has received no written support or opposition to this request.



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

At the June 25, 2024 Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request as presented.



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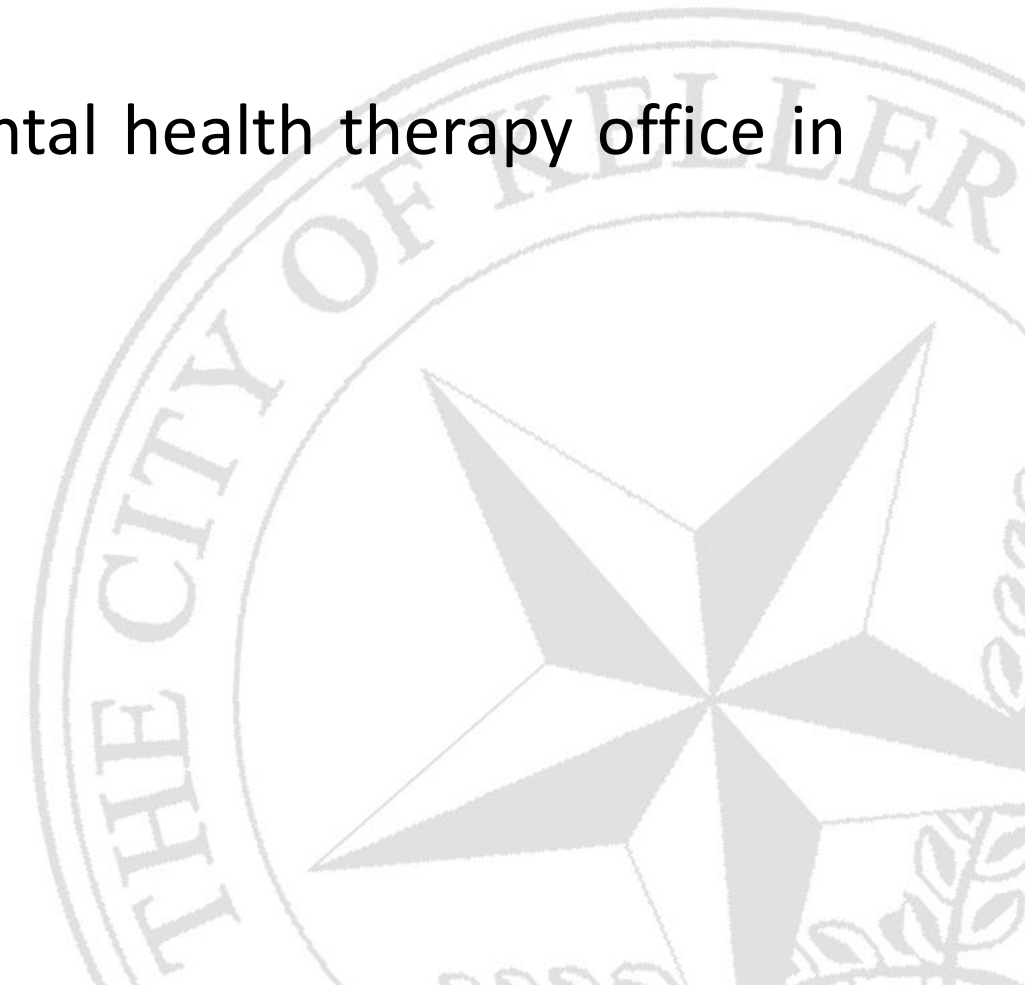
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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:**

A Specific Use Permit (SUP) to operate a mental health therapy office in the Town Center zoning district.

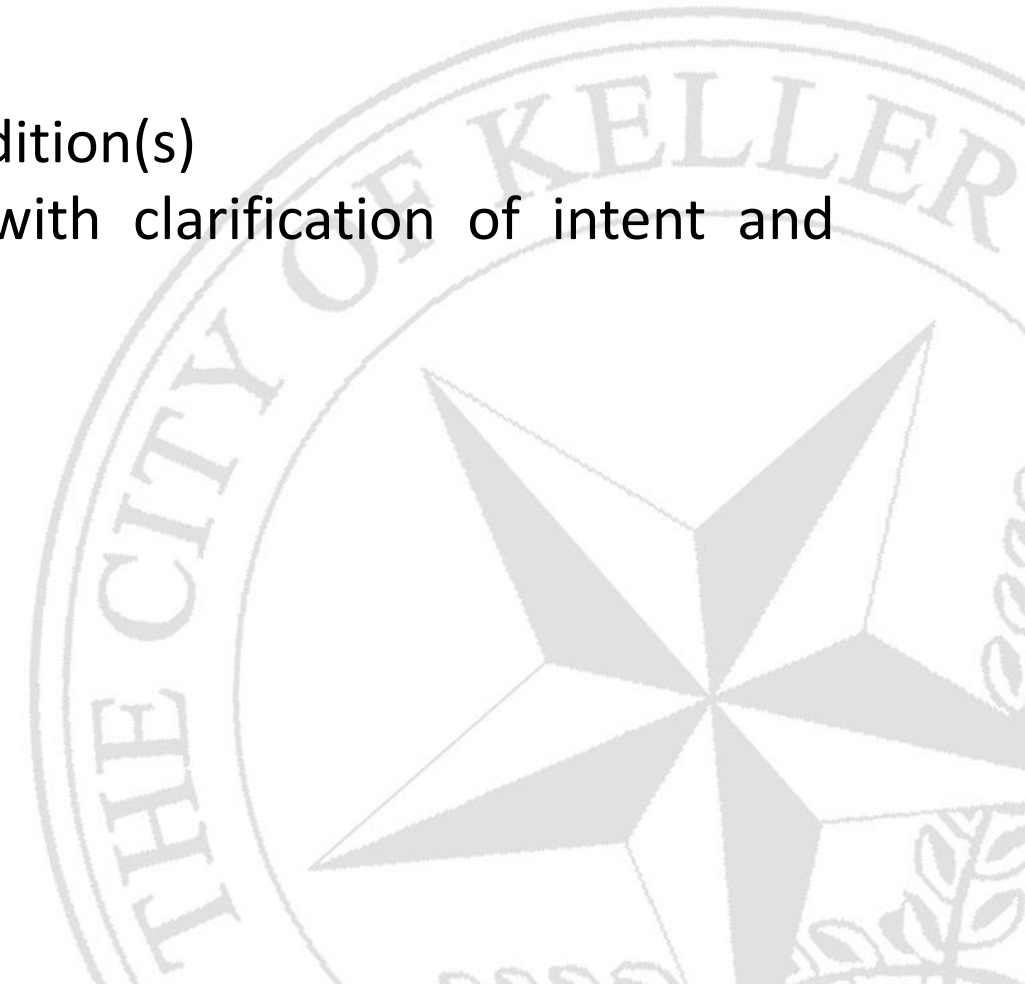




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The City Council has the following options when considering an SUP request:

- 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?**  
**Amber Washington**  
**817-743-4130**

