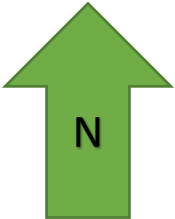
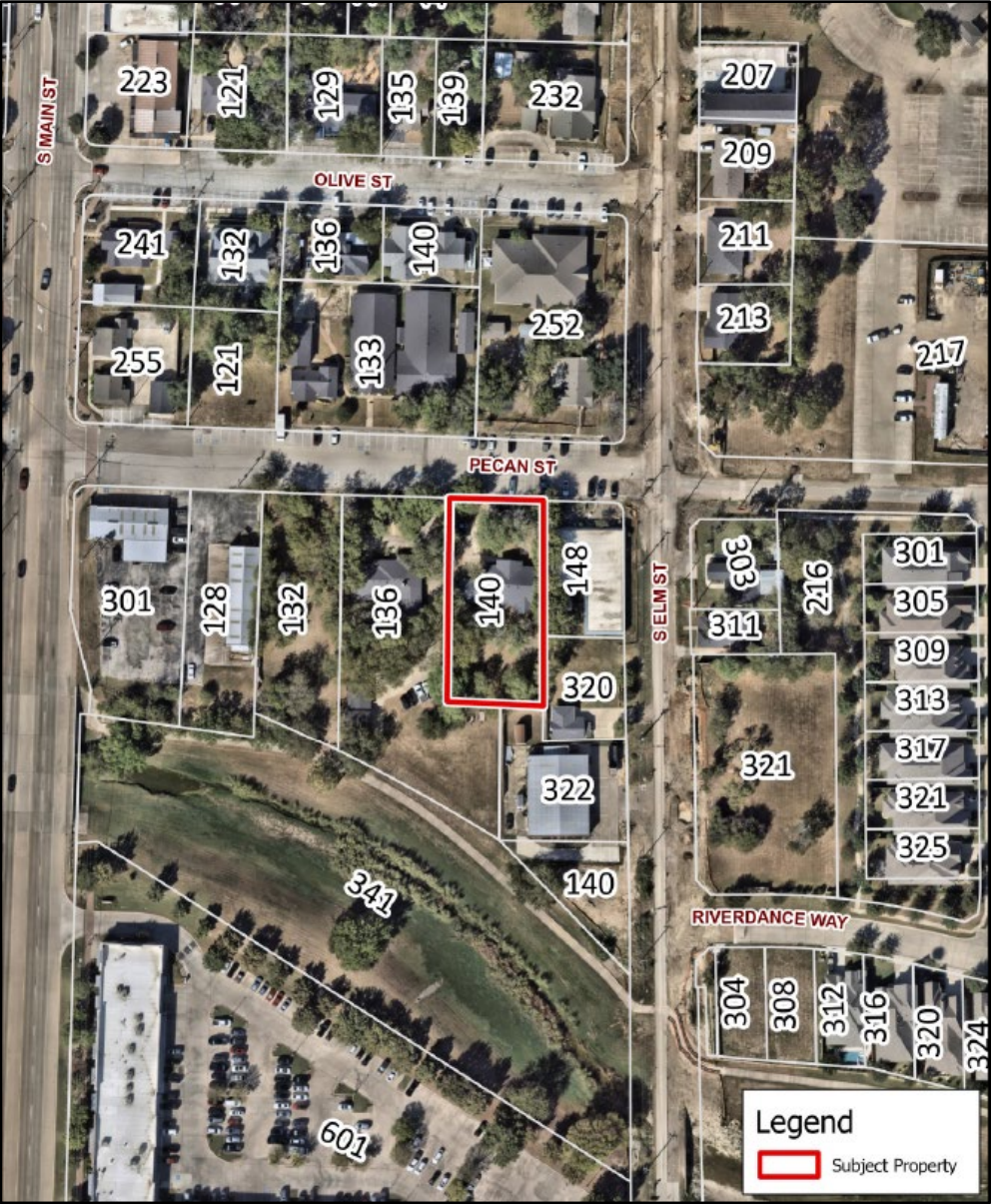


Item H-1

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Firm Foundation Wellness Center, to operate a chiropractic office in an existing 1,744 square-foot building, on approximately 0.47 acres, located on the south side of Pecan Street, approximately 100 feet west of the Pecan Street and South Elm Street intersection, legally described as Abstract 1171, Tract 19 of the Samuel Needham Survey, zoned Old Town Keller (OTK), and addressed 140 Pecan Street. Corey Strunk, Applicant. Phyllis and Ronald Lee, Owner. (SUP-2510-0041)

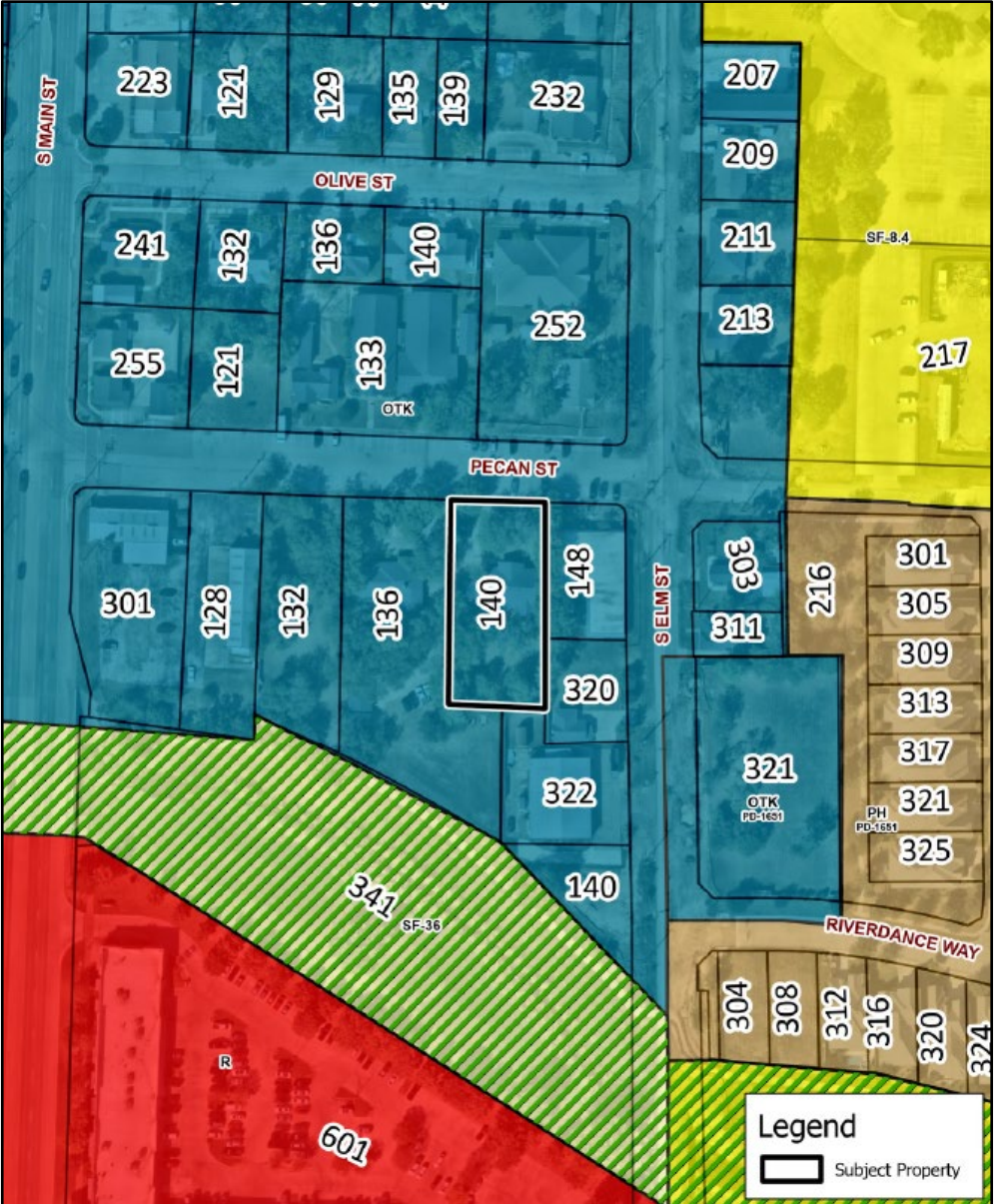
Item H-1

Aerial Map



Zoned:
Old Town
Keller (OTK)

Zoning Map



Item H-1

Background:

The Applicant wants to open Firm Foundation Wellness Center, a chiropractic office, in an existing 1,744-square-foot building at 140 Pecan St.

In the Old Town Keller (OTK) zoning district, a Specific Use Permit (SUP) is required to operate a medical office.



Item H-1

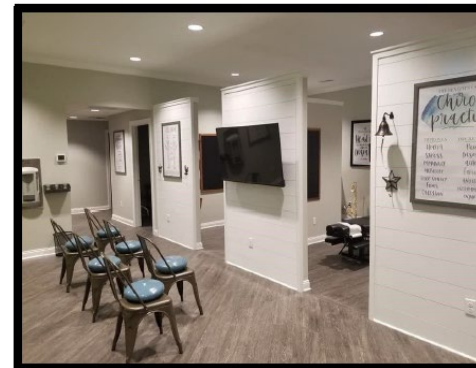
Site Design:

The chiropractic office will occupy an existing building that is approximately 1,744 square feet. The Applicant intends to remodel the interior space to create individual patient bays. No exterior modifications are planned.

140 Pecan Interior Current:



140 Pecan Interior Future Concepts



Item H-1

Business Details:

The chiropractic office will operate Monday through Friday, with hours varying from 8 a.m. to 6 p.m.

All services will be by appointment only.



Item H-1

Parking:

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 9 spaces.

While not striped, the existing driveway can accommodate 3-5 vehicles.

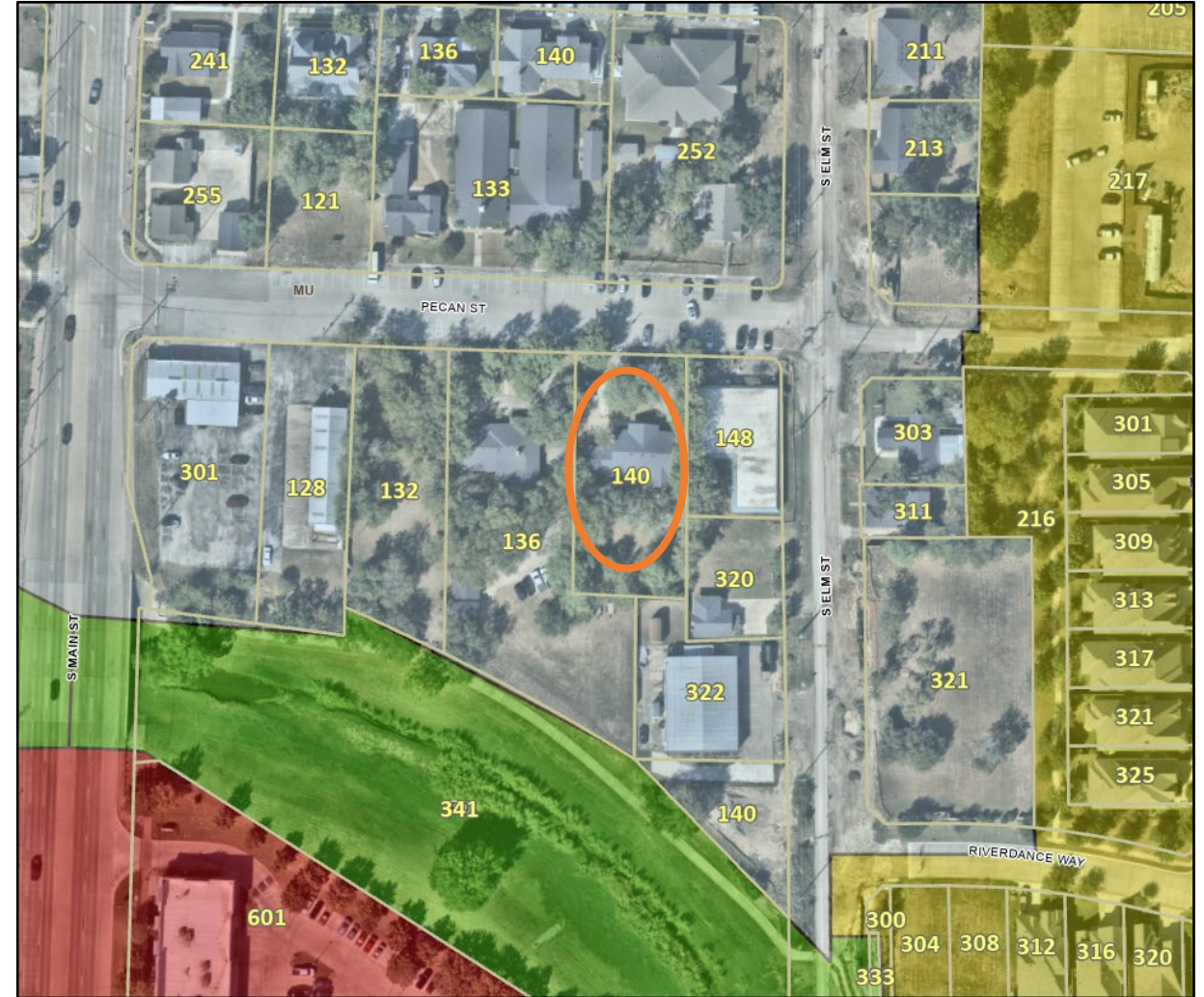
On-street public parking is shared among the various lots along Pecan Street.



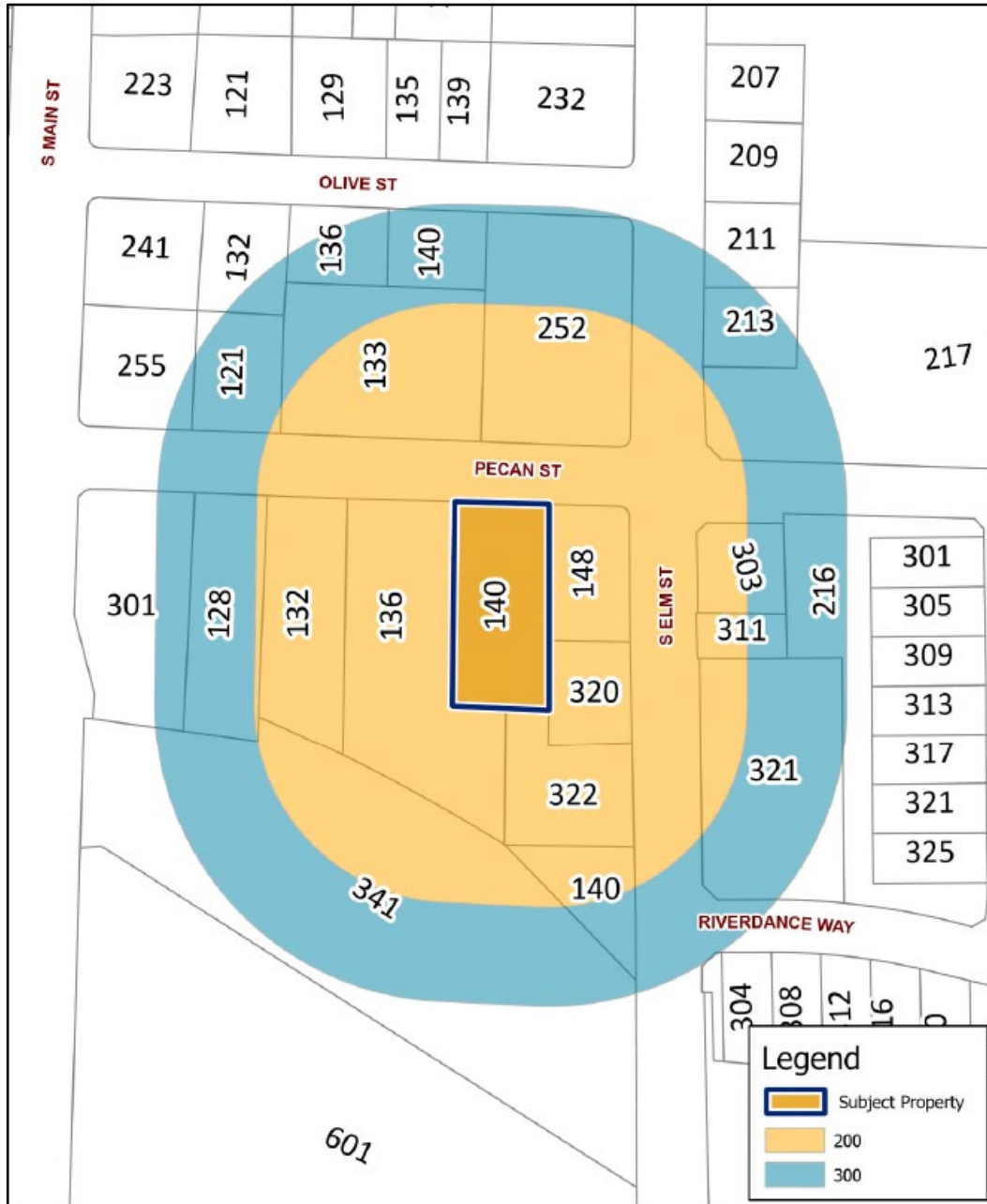
Item H-1

Surrounding Land Uses:

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 the surrounding properties adjacent to the subject property.



Item H-1



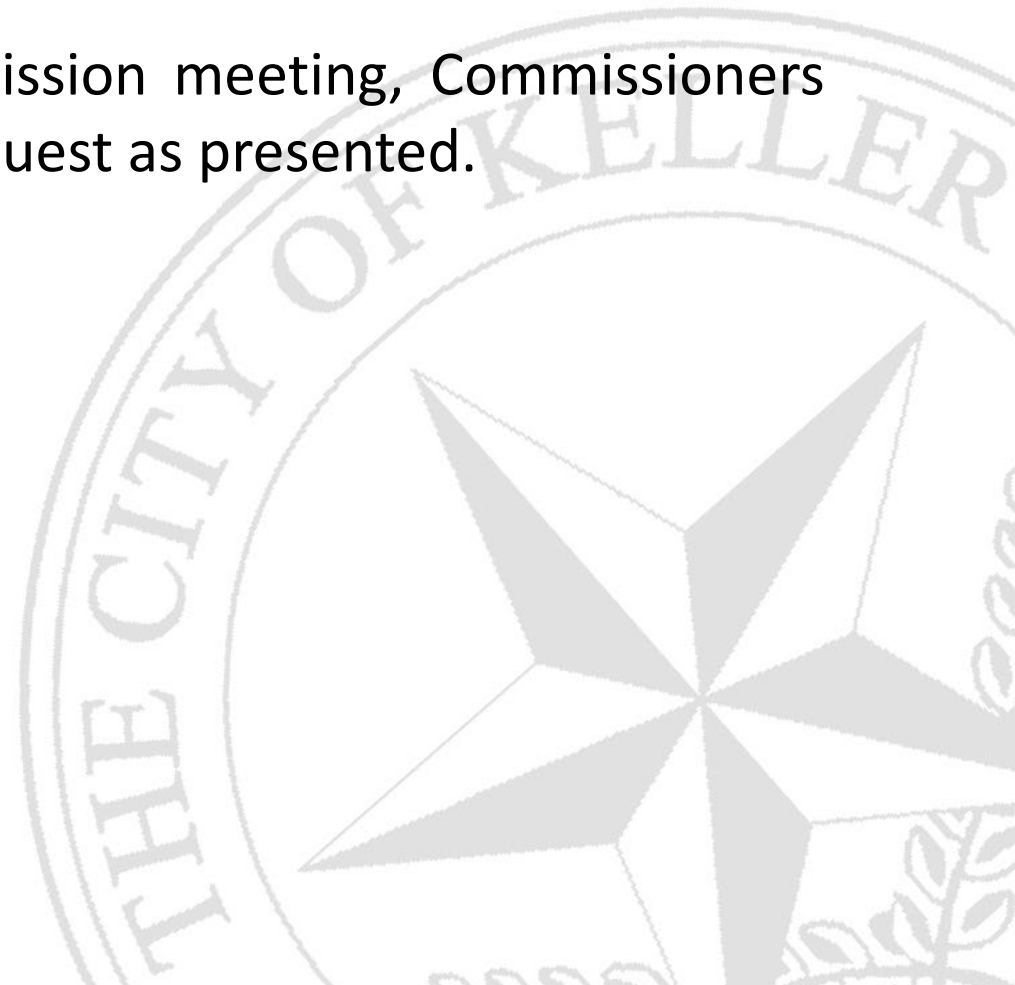
On Oct. 30, the city mailed 21 letters of notification to all property owners within 300' of the property. A public hearing notice sign was also placed on the property.

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

Item H-1

Planning and Zoning Commission Recommendation:

At the Nov. 11, 2025, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request as presented.



Item H-1

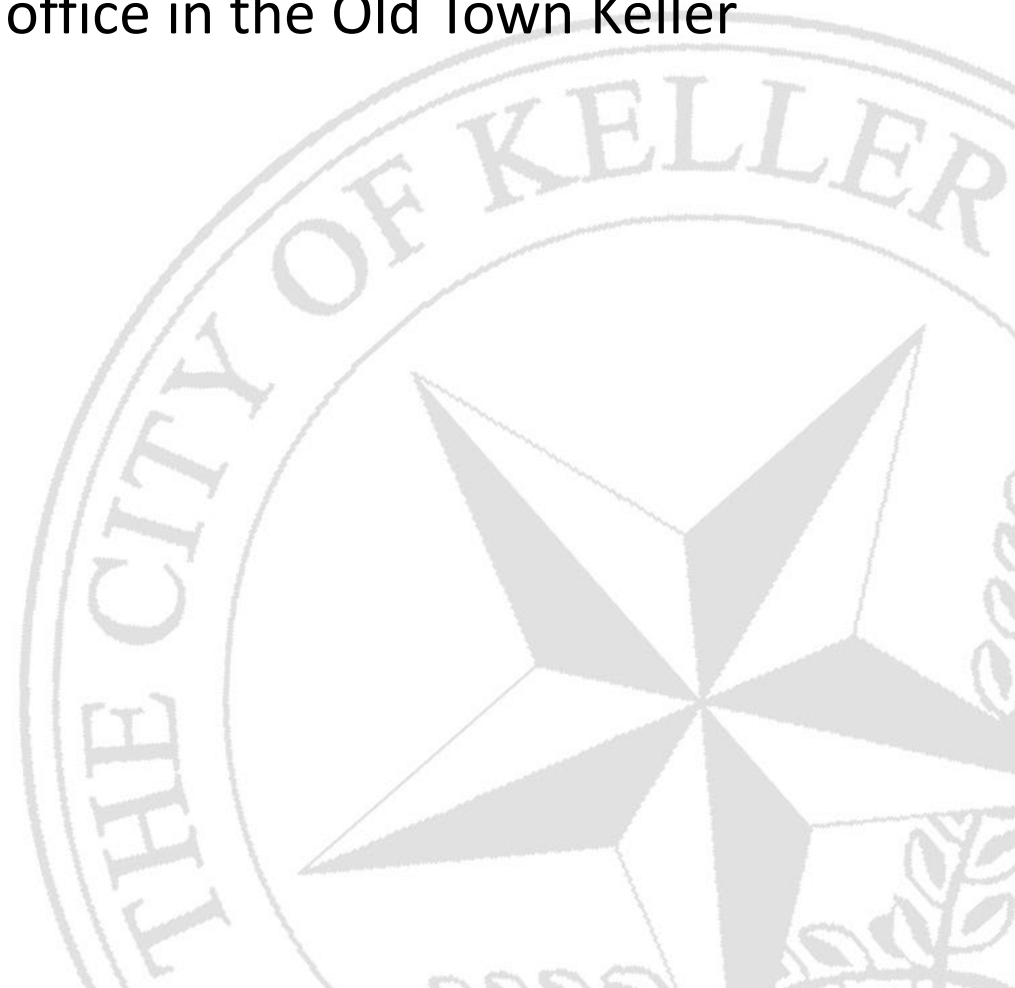
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the Planning and Zoning Commission and City Council shall consider the following factors:

- 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

Request:

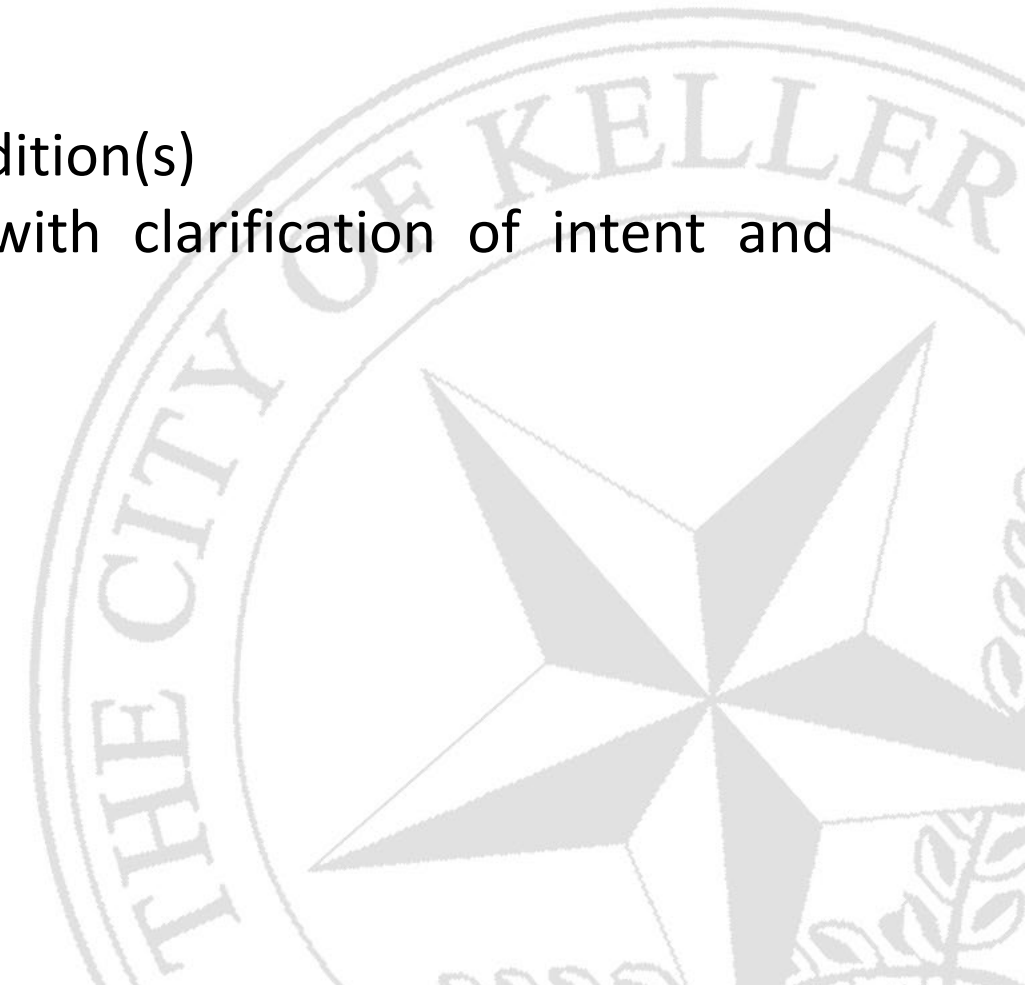
A Specific Use Permit (SUP) to operate a medical office in the Old Town Keller zoning district.



Item H-1

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?
Alexis Zimmerman
817-743-4130