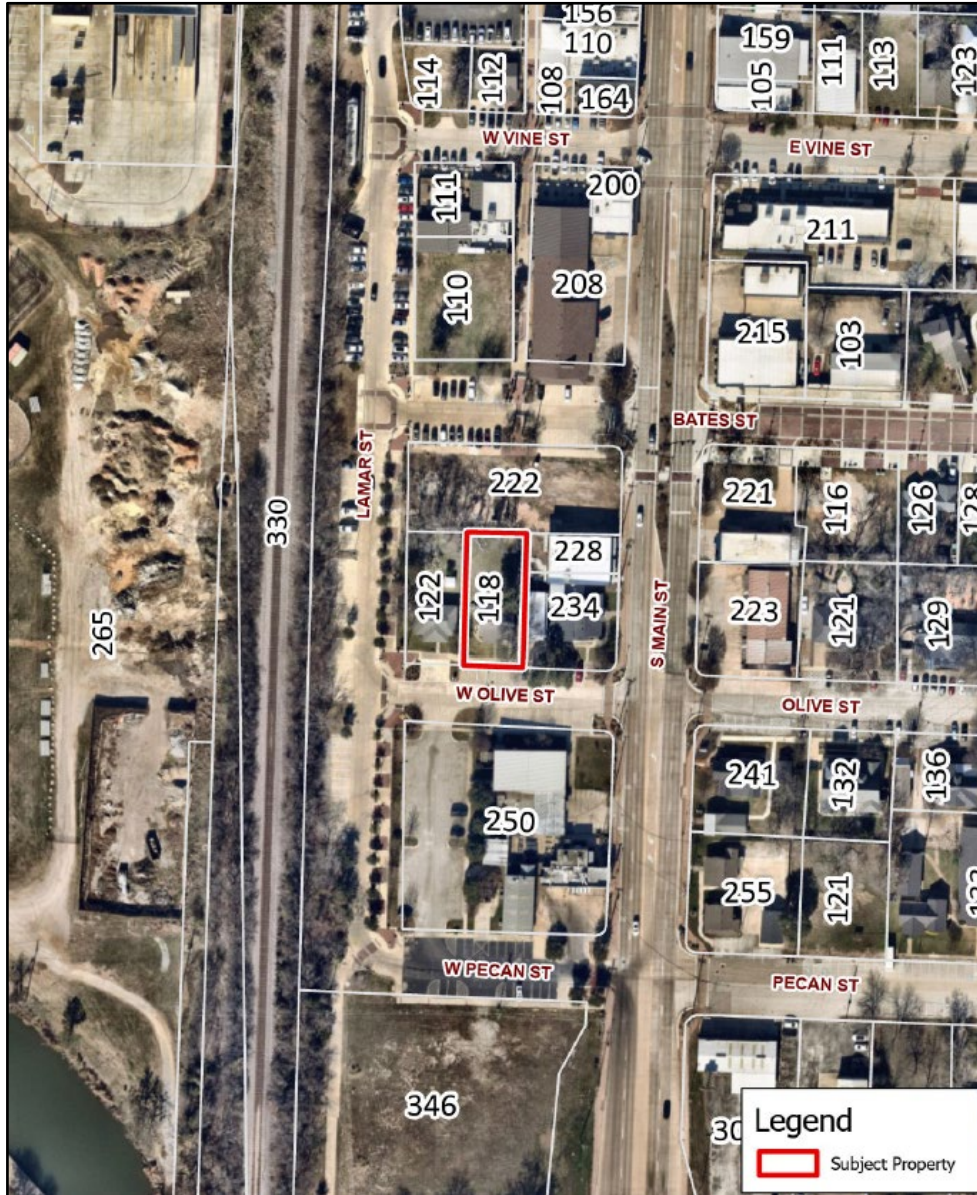


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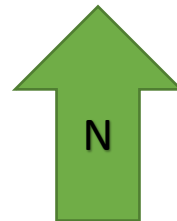
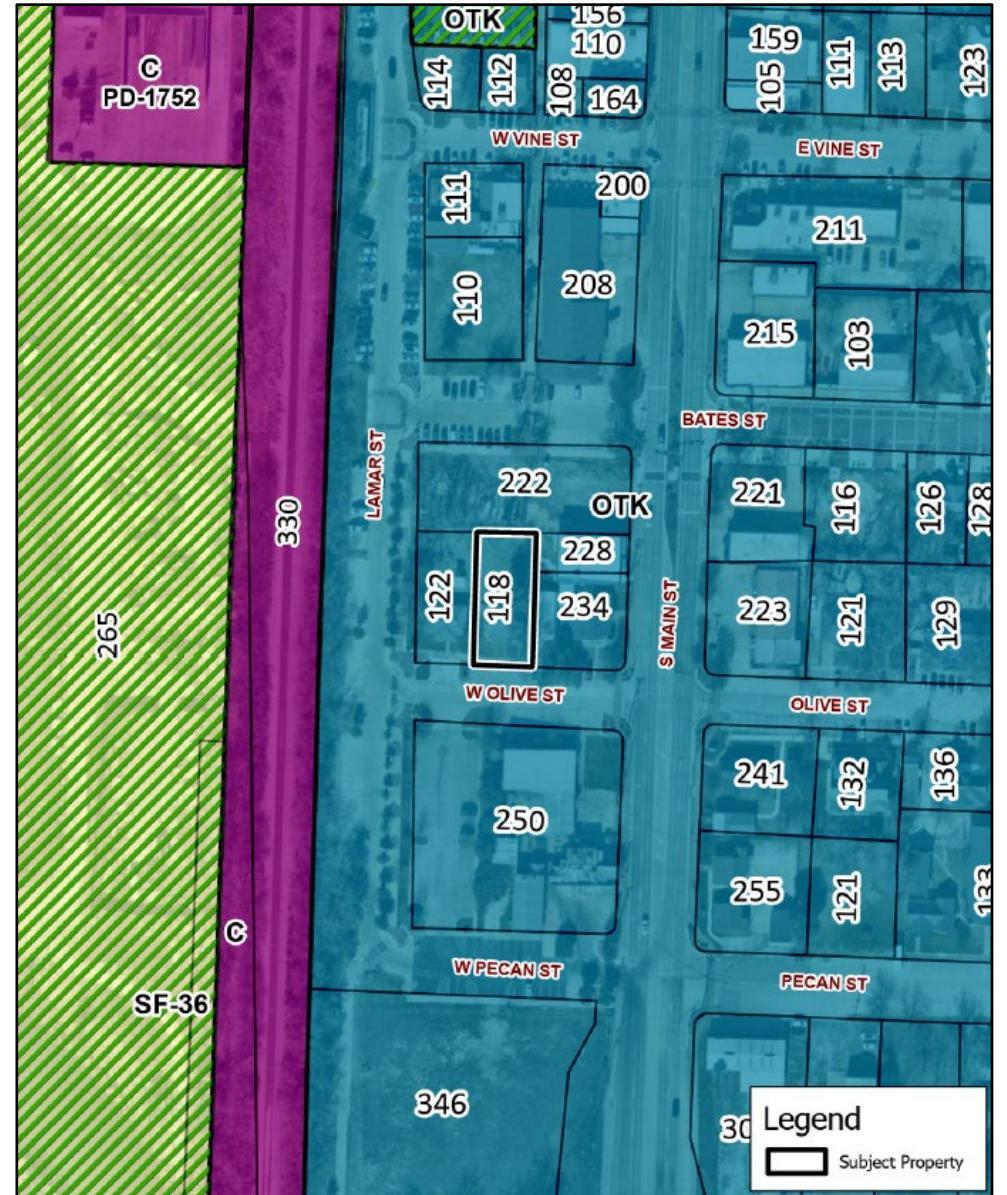
PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) to allow office space in excess of 1,200 square feet on the first floor in Old Town Keller, on approximately .15 acres, located approximately 135 feet northwest of the intersection of Olive Street and South Main Street, legally described as Block 5, Lot 3, of the Keller City Addition, zoned Old Town Keller, and addressed 118 West Olive St. James Henderson, Applicant. Bluegrass Legacy Holdings LLC, Owner. (SUP-2605-0015)

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Aerial Map



Zoning Map



Zoned:
Old Town
Keller
(OTK)

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Background:

The Applicant has requested a Specific Use Permit (SUP) for Bluegrass Legacy to operate office space in excess of 1,200 square feet on the first floor in the Old Town Keller zoning district.



118 W. Olive St

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Background:

The following timeline provides a brief history of previous tenants for the lease space:

2005: The Funkey Monkey

2007: Amy's Attic

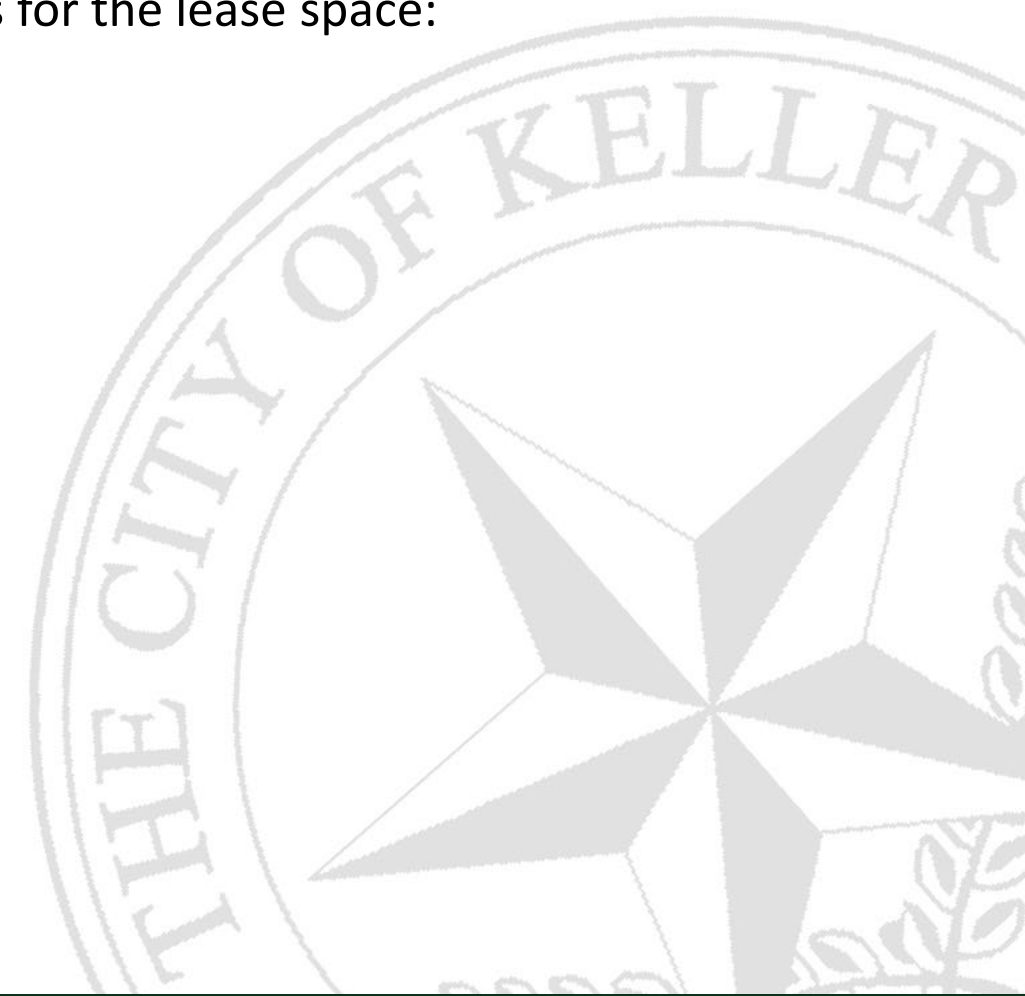
2010: Clean and Show

2010: Create Joy Workshops

2017: Stewarding Life Wellness

2018: Renewed Strength Chiropractic

2021: Bluegrass Legacy



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Business Details:

The business currently operates at the property and has been there since 2021. The business offers financial planning, wealth management, retirement planning, and other financial services.

The business employs 4-5 employees and anticipates continued growth.

Hours of Operation:

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

Friday: 8 a.m. to 3:30 p.m.

Saturday-Sunday: Closed




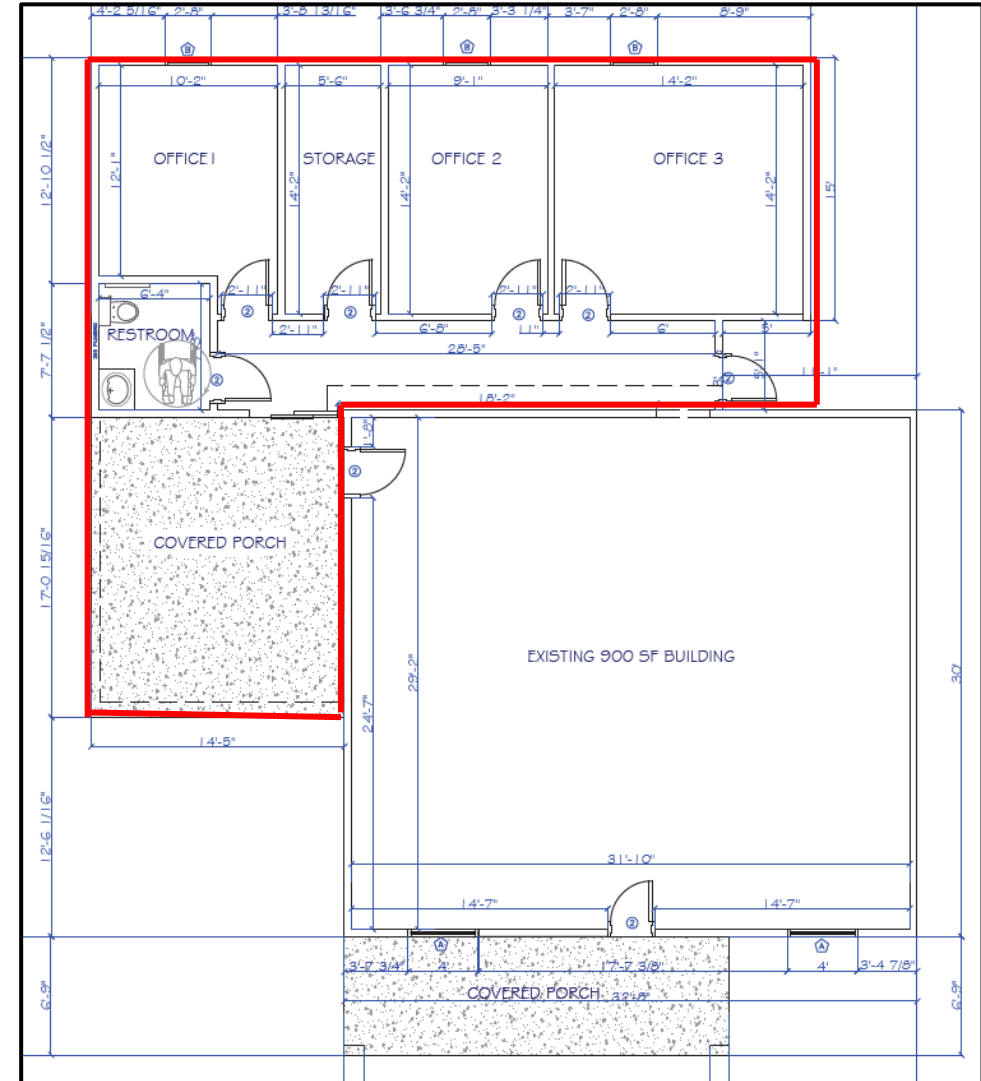
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Site Details:

The existing size of the space is approximately 1,045 square feet. They are expanding and requesting to add approximately 1,059 square feet of additional space to the property.

The additional space will consist of three offices, a storage room, restroom and covered porch.

 Requested additional space



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Site Design:

The Unified Development Code (UDC) parking requirement for office is one space per 350 square feet of gross floor area, bringing the total requirement for this applicant to 7 spaces. There are 9 parking spaces adjacent to the property, with additional public parking across the street on Olive Street and to the west along Lamar Street.

 Subject property: 118 W Olive St



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Surrounding Land Uses:

The subject property is zoned Old Town Keller (OTK), and designated Mixed Use (MU) on the city's Future Land Use Plan (FLUP).

North: Mixed Use (MU)

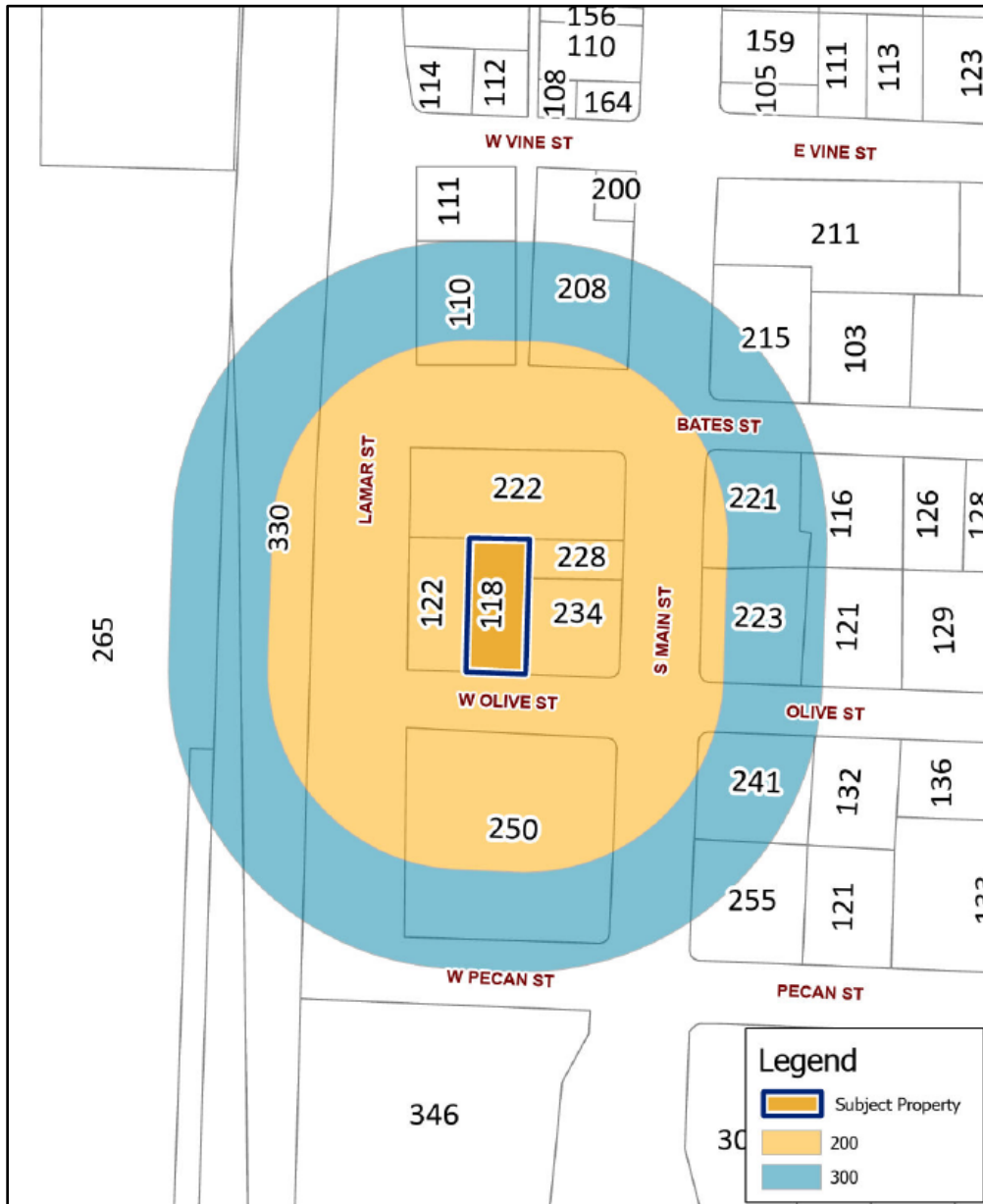
East: Mixed Use (MU)

South: Mixed Use (MU)

West: Mixed Use (MU)



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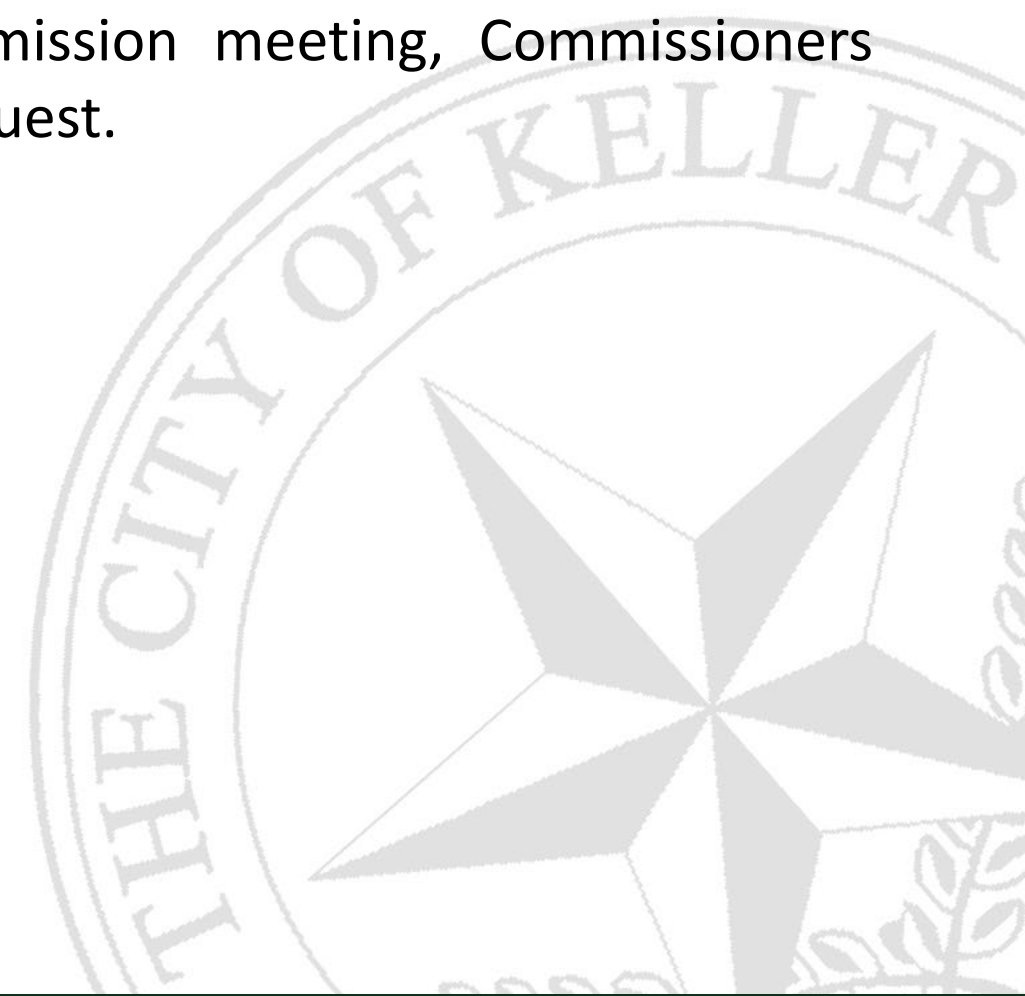
On May 28, 2026, the City mailed 16 letters of notification for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.

Staff has not received any public feedback regarding this SUP request.

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Planning and Zoning Commission Recommendation:

At the June 9, 2026, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request.



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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:

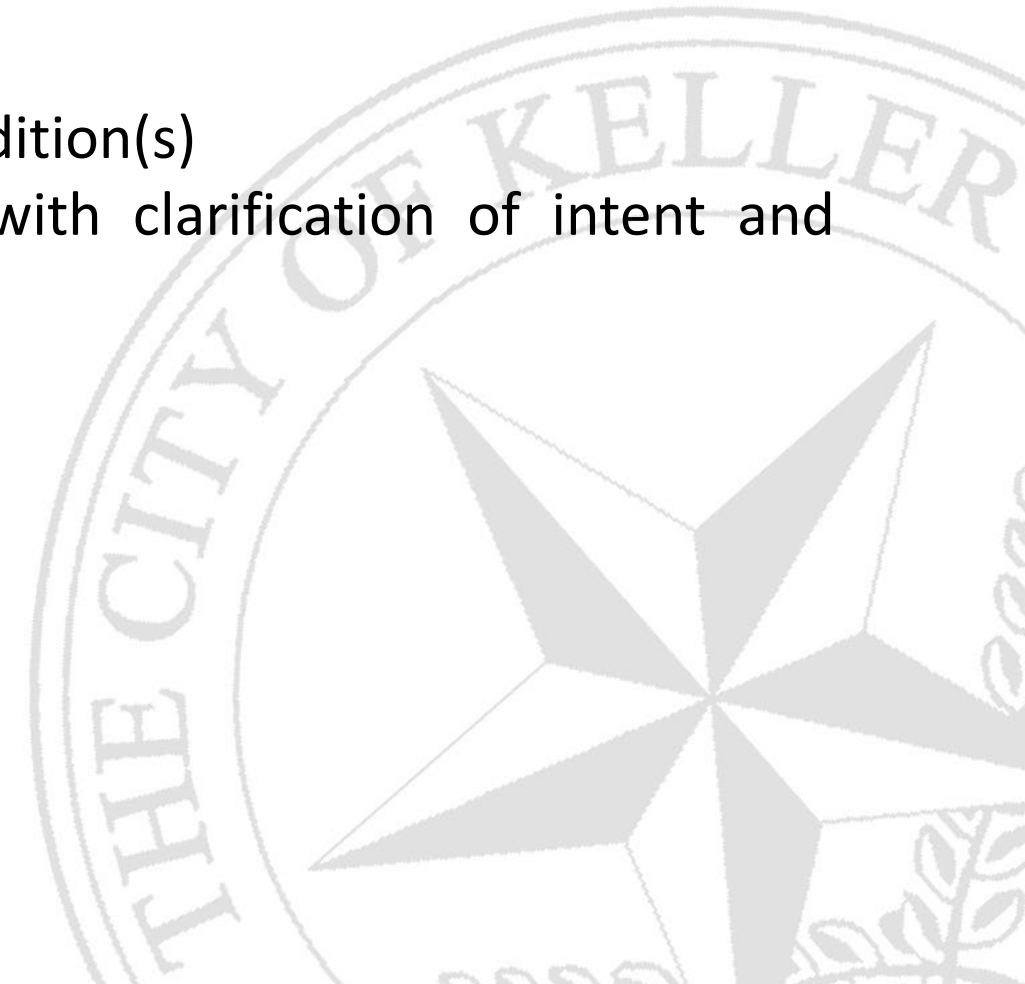
An SUP to allow office space in excess of 1,200 square feet on the first floor in Old Town Keller.



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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





City of **KELLER**

Questions?

Ethan Flanders

817-743-4130



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