

Item H-1

PUBLIC HEARING: Consider approving an ordinance for a Specific Use Permit (SUP) for a Dental Office use, for Just for Grins, proposed in an approximately 10,750 square-foot building, on an approximately 2.21-acre property, located on the east side of North Main Street, approximately 250 feet southeast of the intersection of North Main Street and Johnson Road, zoned Old Town Keller (OTK), located at 466-468 North Main Street. Justin Insurance Agency, owner. Dr. Jonathan Angwin, applicant. (SUP-20-0014)

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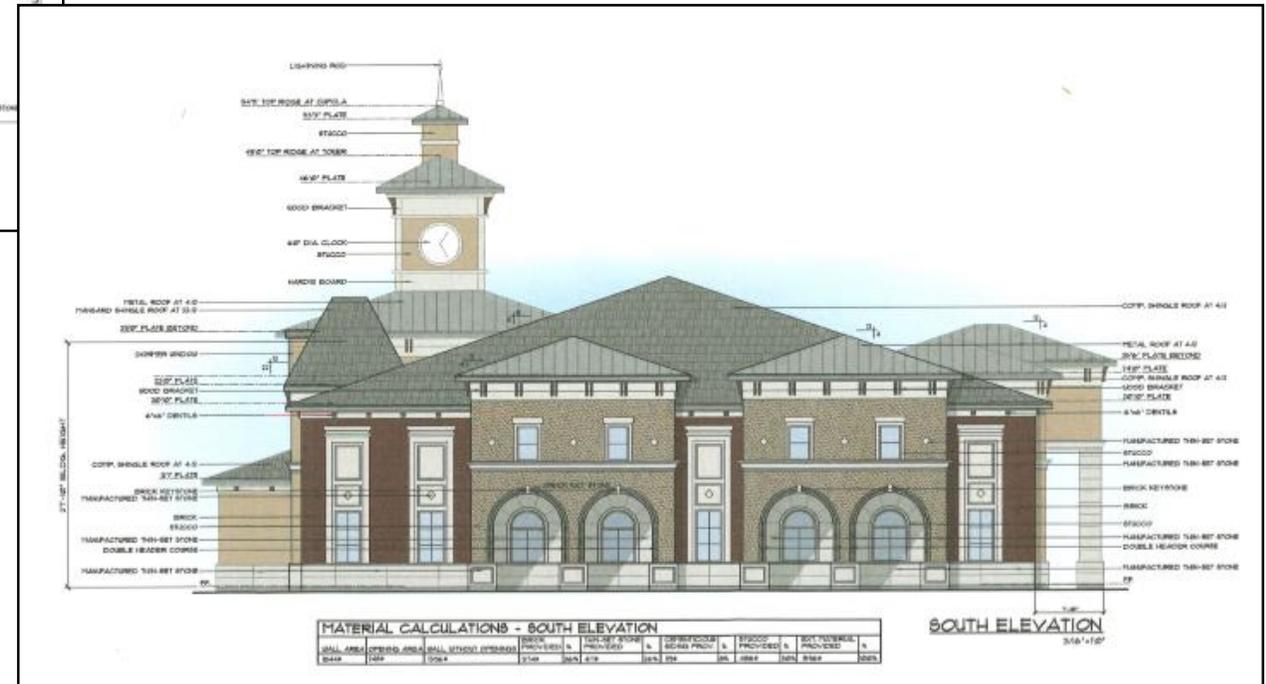
- In 2013, Just for Grins was approved for a Certificate of Occupancy at 681 South Main Street, Ste.300, as a Dental Office. Medical uses did not require an SUP at the time; the Old Town Keller zoning district was created in 2015.
- The applicant is now proposing to move to 466-468 North Main Street, still in Old Town Keller (OTK), to expand his current business. In the OTK zoning district, all Medical/Dental Offices are required to go through the SUP process.
- The business is proposing to construct a new, approximately 10,750-square-foot building.

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North Elevation

South Elevation



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MATERIAL CALCULATIONS - EAST ELEVATION

SMALL AREA	QUANTITY	SMALL AREA	SMALL UNIT	QUANTITY	BRICK	MANUFACTURED	CONCRETE	WOOD	SP. MATERIAL
SQ. FT.	LINE	SQ. FT.	LINE	LINE	PROCESSED	UNPROCESSED	PROCESSED	PROCESSED	PROCESSED
					100	100	100	100	100
					100	100	100	100	100

East Elevation

West Elevation



MATERIAL CALCULATIONS - WEST ELEVATION

SMALL AREA	QUANTITY	SMALL AREA	SMALL UNIT	QUANTITY	BRICK	MANUFACTURED	CONCRETE	WOOD	SP. MATERIAL
SQ. FT.	LINE	SQ. FT.	LINE	LINE	PROCESSED	UNPROCESSED	PROCESSED	PROCESSED	PROCESSED
					100	100	100	100	100
					100	100	100	100	100

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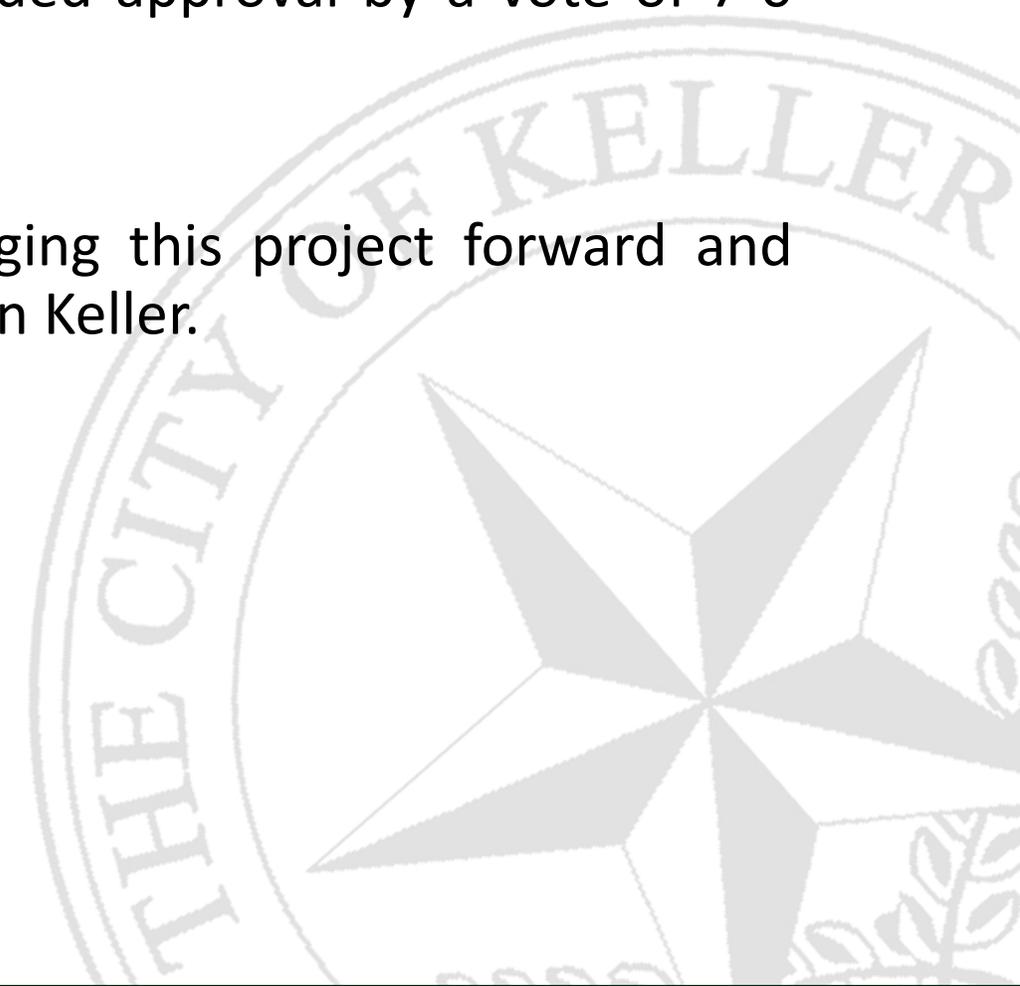
Section 8.04 (B)(2)(a) of the UDC states that when considering a SUP request, the Planning and Zoning Commission and City Council shall consider the following factors:

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.

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The Planning and Zoning Commission recommended approval by a vote of 7-0 July 14, 2020.

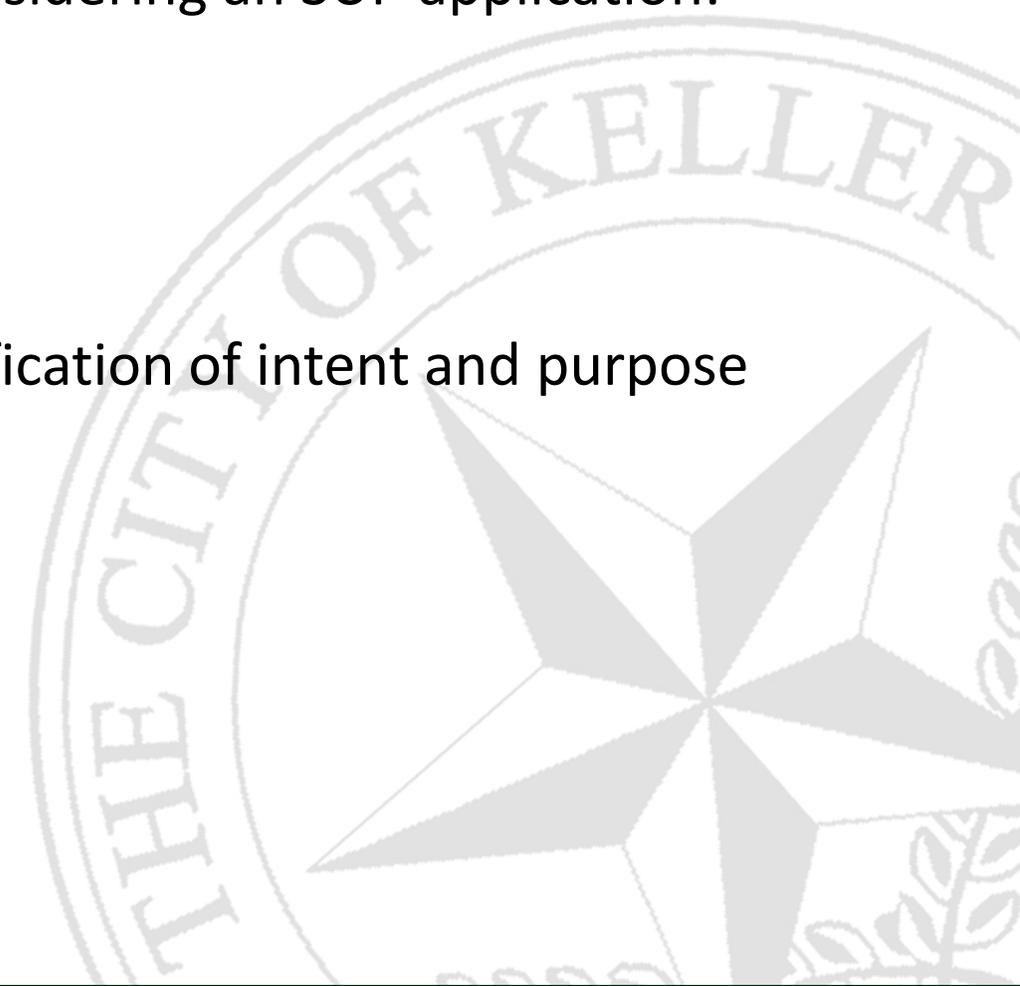
The Commission thanked the applicant for bringing this project forward and believed this would be a great addition to Old Town Keller.



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

- Approve as submitted
- Approve with modified or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny





Questions?
Julie Smith
817-743-4127

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