

Item H-5

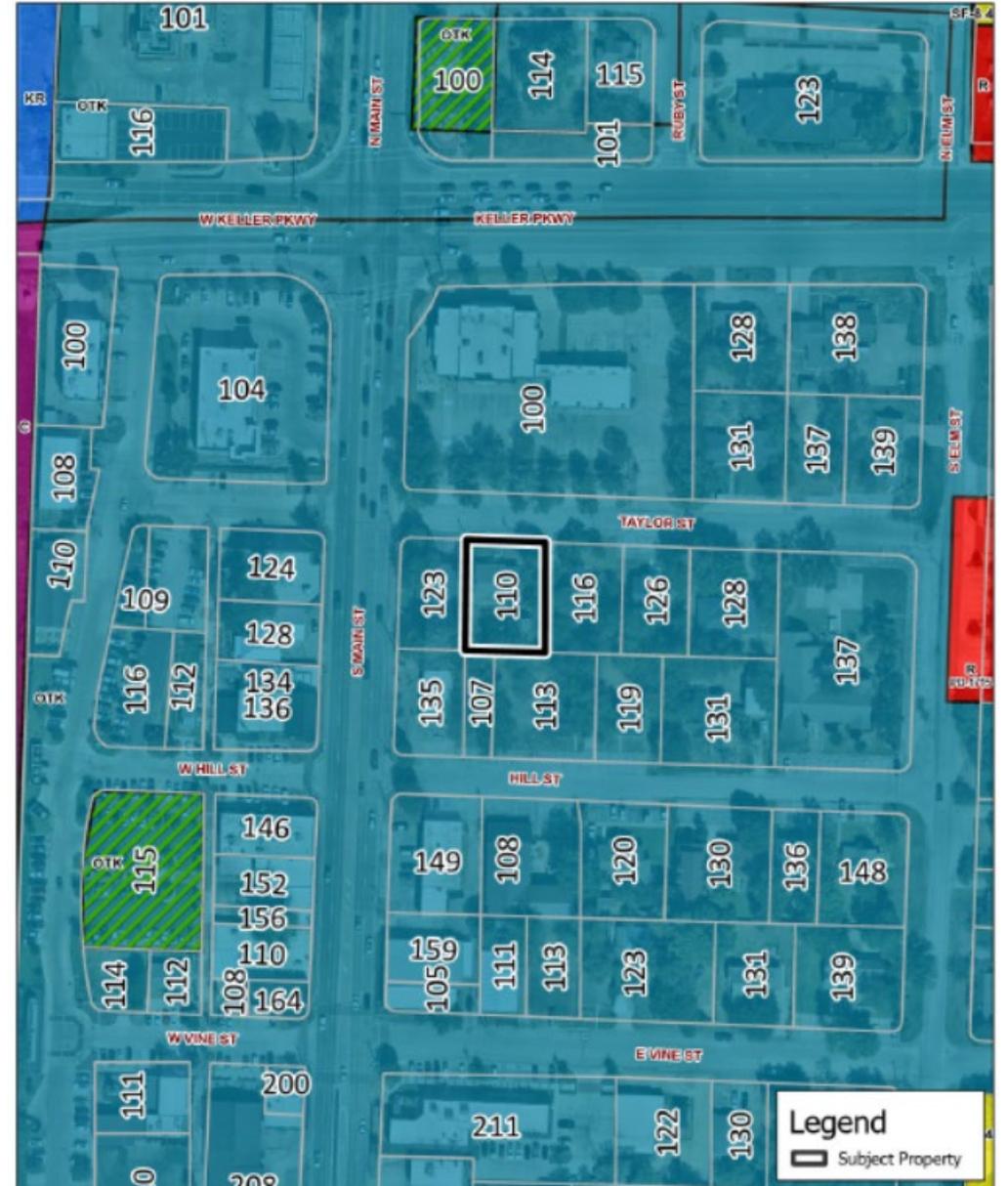
PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) to allow Office/Medical Use in an existing 1,260 square-foot structure, on 0.17 acres located on the south side of Taylor Street, approximately 85 feet southeast from the Taylor Street and South Main Street intersection, legally described as Lot 2A, Block 11 of Keller, City Addition, zoned Old Town Keller (OTK) and addressed 110 Taylor Street. David Simmons, Owner. Cary Stillwell, Applicant. (SUP-23-0036)

Item H-5

Aerial Map



Zoning Map



Zoned OTK

Item H-5

Background

- The Applicant intends to convert the property from a residence to medical and/or office space.
- The subject property is located in the Neighborhood Subdistrict of the Old Town Keller (OTK) Zoning District, where a Specific Use Permit (SUP) is required for administrative, professional or corporate offices exceeding 1,200 square-feet on the first floor of a building, and for any medical uses.

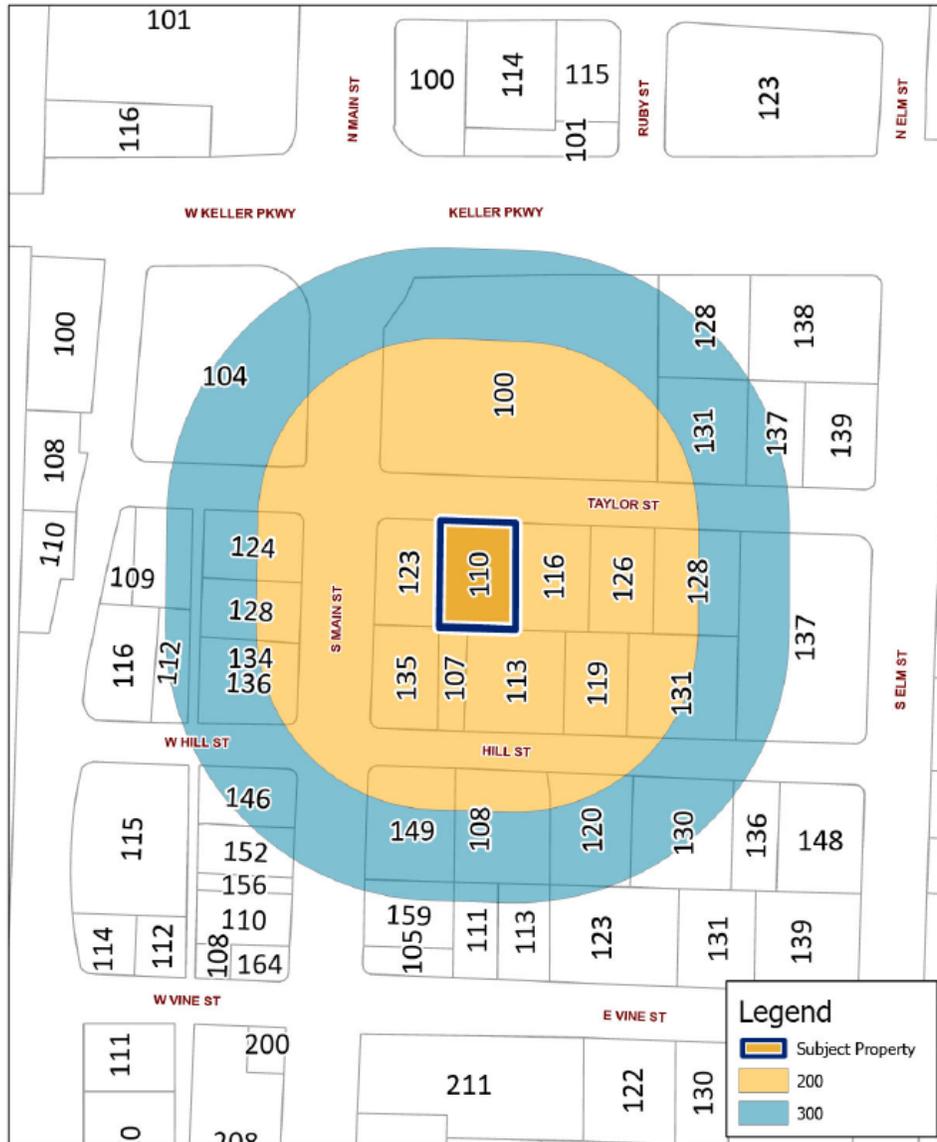


Item H-5

Site Details

- The Applicant intends to remodel the interior to be conducive to life coaching or office use.
- On the exterior, the Applicant plans to update the siding and modify the front ramp and access. The existing detached garage will remain on the property.
- 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 4 spaces. The property has a drive off Taylor Street that will allow the Applicant to accommodate about three vehicles on site.

Item H-5

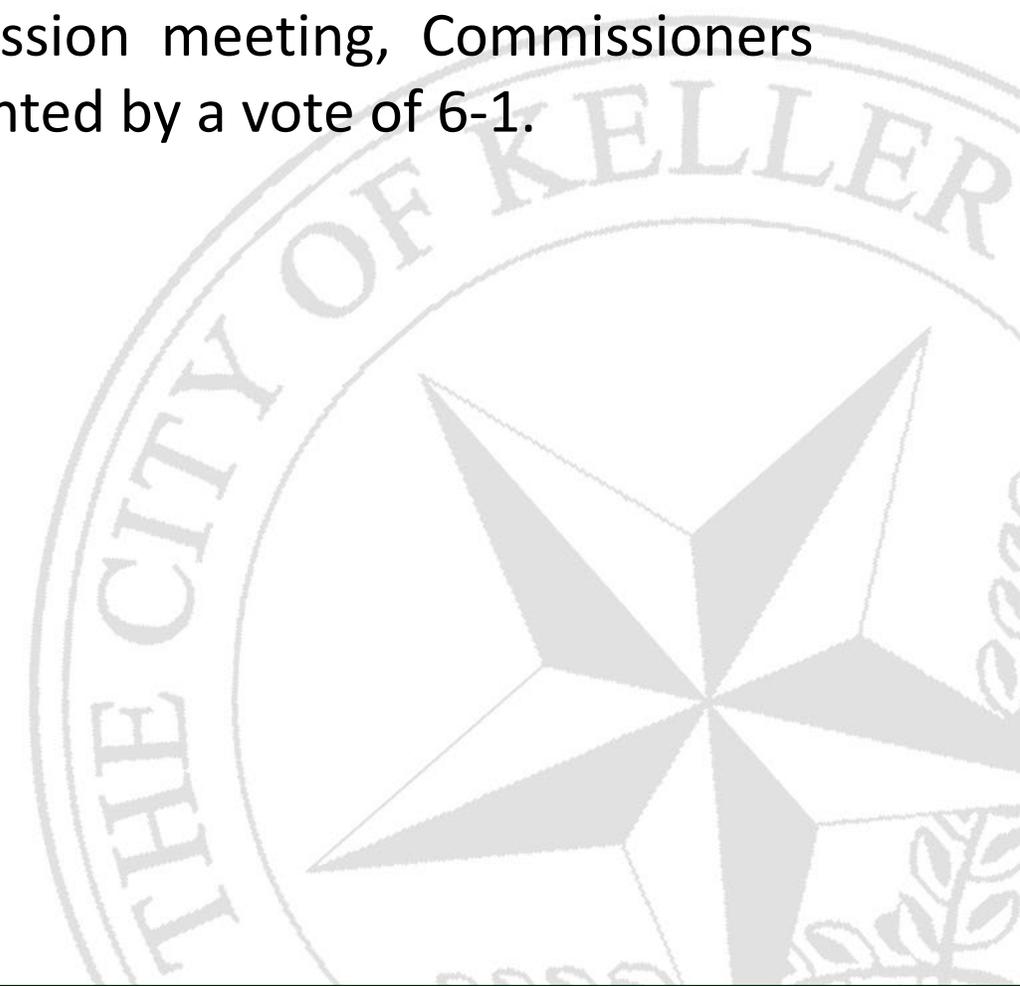


- On Dec. 21, 2023, the City mailed 18 Letters of Notification for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.
- Staff has received no response from the public related to this SUP request.

Item H-5

Planning and Zoning Commission Recommendation:

At the Jan. 9, 2024, Planning and Zoning Commission meeting, Commissioners recommended approval of the SUP request as presented by a vote of 6-1.



Item H-5

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.

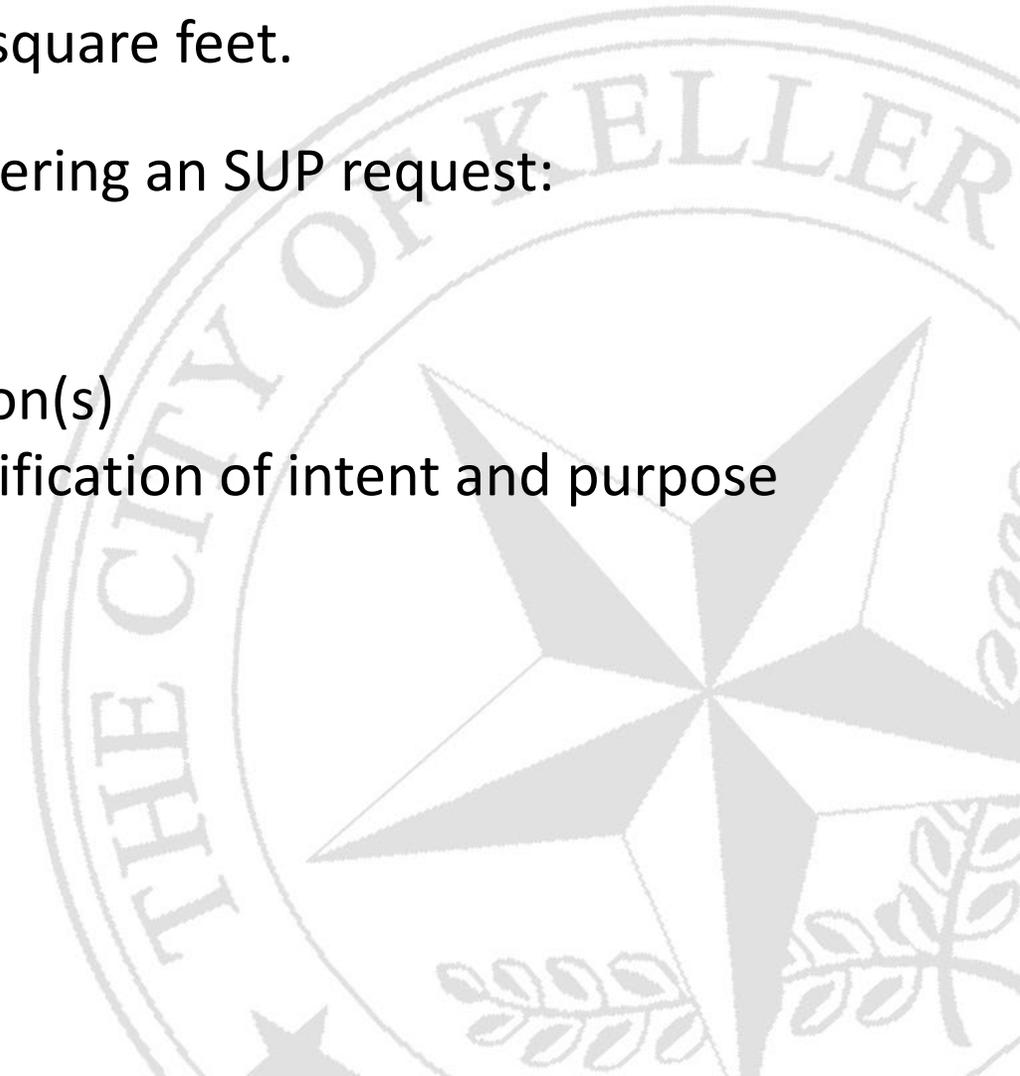
Item H-5

SUP Request:

1. To allow a Medical/Office use in the Neighborhood Subdistrict of the Old Town Keller Zoning District in a structure that exceeds 1,200 square feet.

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?
Sarah Hensley
817-743-4130

Excellence • Integrity • Service • Creativity • Communication