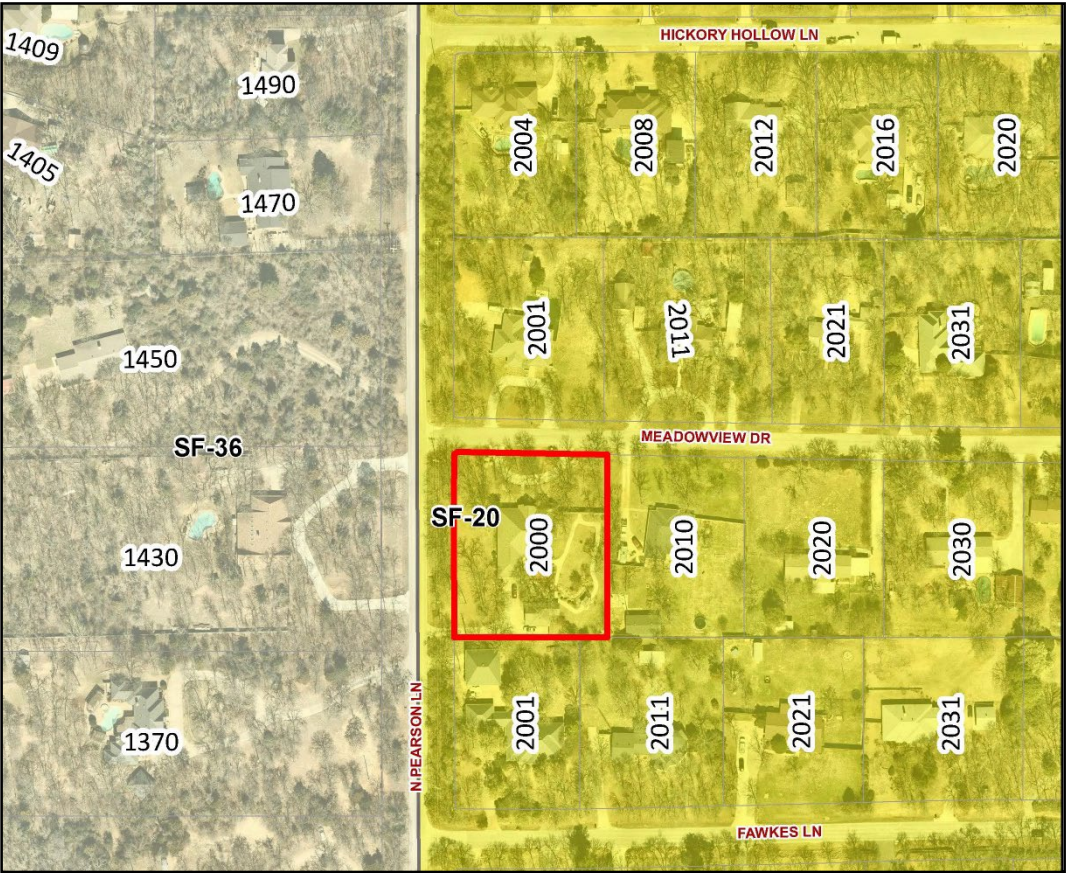


Item H-3

PUBLIC HEARING: Consider approving an ordinance for a Specific Use Permit (SUP) to allow Liberty Senior Residential, an existing assisted living facility, to continue with two (2) additional residents up to a total of eight (8) residents within a 3,500 square-foot building, located on a 1.0-acre lot on the southeast corner of the N. Pearson Road and Meadowview Drive intersection, at 2000 Meadowview Drive, being Tract 1B01Q out of the Josiah Walker Survey, Abstract No. 1604, and zoned Single Family Residential-20,000 square foot minimum (SF-20). Liberty Senior Residential Care Homes, LLC, Owner/Applicant. (SUP-21-0008)

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Zoning Map



Zoned: SF-20



Aerial Map



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- According to Tarrant County, the 3,500-square-foot house was originally constructed in 1987 and annexed into the City of Keller in 1989.
- In 2016, Thomas and Mary Pittman applied and received an approval for an SUP for an assisted-living facility to occupy up to eight residents. (The house began its conversion into an assisted-living facility in 2011 and later was licensed by the state in 2013.)
- Rusinder Bains purchased the property in February 2021, and so is required to apply for an SUP as a new owner. The owner is not seeking a new use, but rather a continuation to operate in the same manner as before.

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The 3,500-square-foot home has five bedrooms, each with its own full bathroom. The property is able to accommodate 10 vehicles and is limited to employees and guests.



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Hours of Operation:

Visiting hours are 9-11 a.m. and 1-5 p.m. daily.

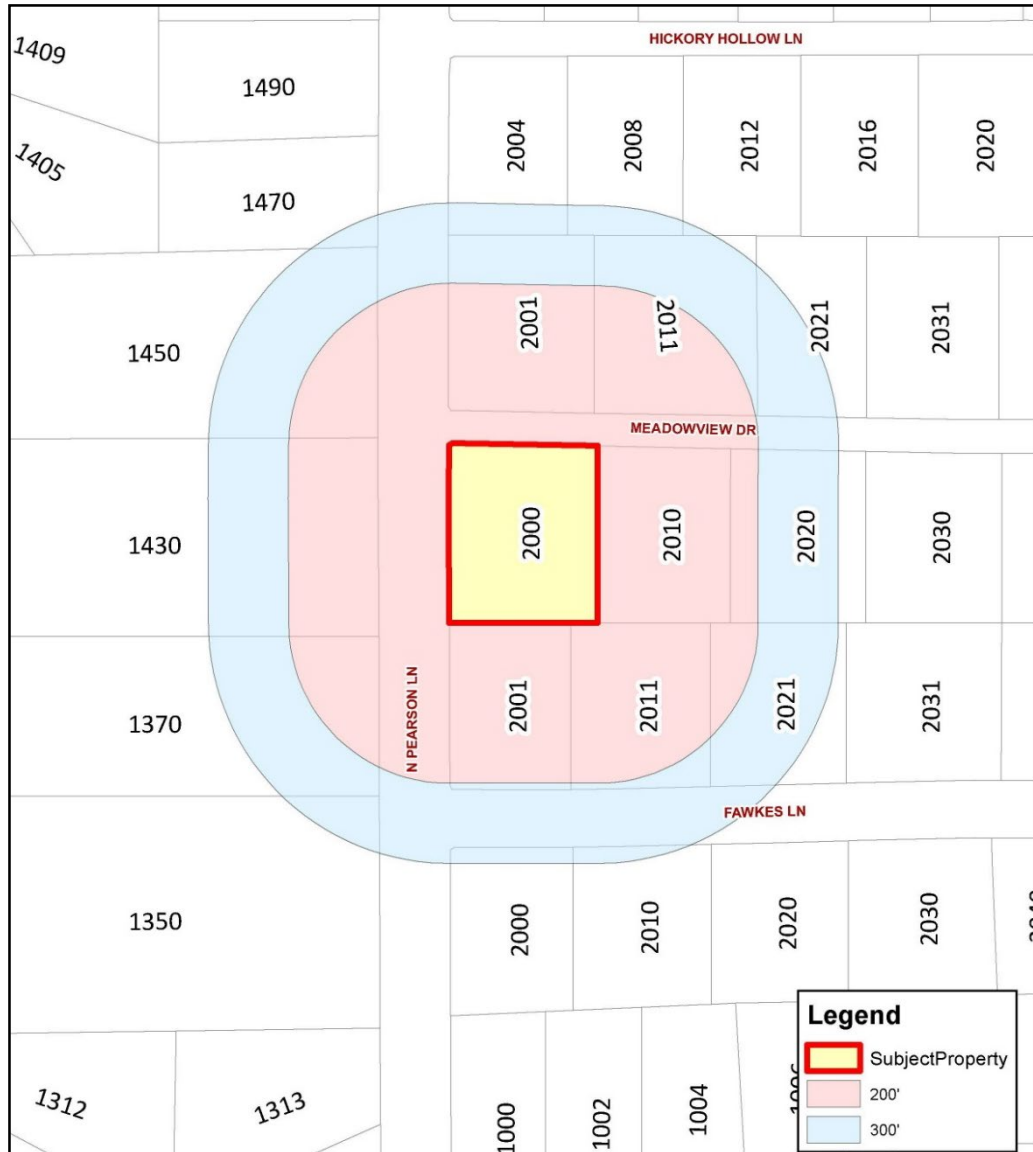
Employees:

The owner proposes three employees during the day and up to two in the evenings and overnight.



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On March 31, 2021, the city mailed out 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.

The owner also sent a letter dated March 23, 2021, to the property owners within 300-feet from the subject property. (See Staff Attachment A.)

As of today, staff has not received any comments either in support or opposition from the public.

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On April 16, 2021, the Planning and Zoning Commission voted unanimously to recommend approval of this item as presented.



Item H-3

Section 8.02 (F)(2) 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 City Council has the following options when considering a Specific Use Permit:

- Approve as recommended by the Planning and Zoning Commission
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



Questions?
Julie Smith
817-743-4130

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