



Legislation Details (With Text)

File #: 18-273 Version: 1
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File created: 10/3/2018 In control: City Council
On agenda: 10/16/2018 Final action: 10/16/2018
Title: PUBLIC HEARING: Consider an ordinance for a Specific Use Permit (SUP) to allow Renewed Strength Chiropractic, a "Medical Office", located in an existing 960 square foot building, on a 0.15-acre lot on the north side of W. Olive Street, approximately 118 feet east of the Lamar Street and W. Olive Street intersection at 118 W. Olive Street, being Lot 3, Block 5, City of Keller Addition, and zoned OTK (Old Town Keller). R & L Cimonetti, LLC owner. Renewed Strength Chiropractic, Dr. Natalie Moore, applicant. (SUP-18-0027).
Attachments: 1. 101618\_RenewedStrengthChiropractic\_Ordinance 1908, 2. 101618\_RenewedStrengthChiropractic\_ExhibitA\_Application, 3. 101618\_RenewedStrengthChiropractic\_ExhibitA\_Photos\_SupportLetterwithSignatures, 4. 101618\_RenewedStrengthChiropractic\_Staff Attachment\_SitePlan, 5. 101618\_RenewedStrengthChiropractic\_Maps, 6. H-1 Presentation

Table with 5 columns: Date, Ver., Action By, Action, Result. Rows show actions taken on 10/16/2018 by City Council, including 'close the public hearing' and 'approve', both resulting in 'Pass'.

To: Mark R. Hafner, City Manager

From: Scott Bradburn, Planner I

Subject:

PUBLIC HEARING: Consider an ordinance for a Specific Use Permit (SUP) to allow Renewed Strength Chiropractic, a "Medical Office", located in an existing 960 square foot building, on a 0.15-acre lot on the north side of W. Olive Street, approximately 118 feet east of the Lamar Street and W. Olive Street intersection at 118 W. Olive Street, being Lot 3, Block 5, City of Keller Addition, and zoned OTK (Old Town Keller). R & L Cimonetti, LLC owner. Renewed Strength Chiropractic, Dr. Natalie Moore, applicant. (SUP-18-0027).

Background:

The existing building was built as a single-family home in 1951, according to the Tarrant County Appraisal District.

The business operating at 118 W. Olive prior to the applicant's request was Stewarding Life Wellness, a medical use. This business has grown and moved to a larger lease space in the 1600 block of Keller Parkway.

The applicant started chiropractic care in Grapevine and would like to relocate her business into Keller, as it has always been her goal and passion to have her business in Keller. The applicant specializes in chiropractic for pregnant women and children. The applicant will be assisted by Dr. Aubrey Tom, doctor of natural health, who focuses on natural health through herbal supplements.

Proposed Use:

The proposed use of a “Medical Office” requires approval of a SUP. The applicant has stated the hours of operation will be from 9:00am to 5:00pm, Monday through Friday. The business would remain closed on Saturdays and Sundays.

**Parking:**

The size of the building is approximately 960 square feet. The proposed use would fall under the “Medical Offices” classification for the parking requirements which requires one (1) space per two hundred (200) square feet of gross floor area. The proposed use would require five (5) parking spaces. The site meets the required UDC parking requirement with a total of six (6) parking spaces.

**Summary:**

Section 8.04 (B.2.a) of the UDC states that when considering a Specific Use Permit request, the Planning and Zoning Commission and 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.

**Professional Analysis and Opinion:**

The professional analysis and opinion of staff supports this request for a SUP to have a “Medical Office” use in the existing 960 square foot structure at 118 W. Olive Street.

The use is surrounded by office, restaurant, and other retail establishments in close proximity of the business, and the use is compatible with surrounding areas. OTK zoning district is designed to transform the area into a historic focal point of the City with the character of a small Texas town of the early to middle 1900’s. The proposed use will occupy an existing building which demonstrates this character.

The proposed use fits with the vision to establish OTK as an arts, entertainment, and retail district. Further, there are no negative impacts in terms of traffic, noise, or lighting. No additional conditions are proposed.

Staff forwards this Specific Use Permit request for City Council consideration as presented with the following condition:

1. Allow a Specific Use Permit for Renewed Strength Chiropractic, a proposed “Medical Office”, located in an existing 960 square foot structure.

This condition for this SUP is specific to this business. Any new similar type business would require a new SUP application.

**Citizen Input:**

On September 14, 2018, as required by State law, the City mailed out thirteen (13) letters of

Notifications for a Public Hearing to property owners within two hundred feet (200') and, per the City of Keller UDC requirements, three hundred feet (300') of this subject property. Staff also posted a public hearing notice sign on the subject property.

As of October 10, 2018, City staff has received no written responses from the public.

**Board Opinion:**

On September 24, 2018, the Planning and Zoning Commission voted to support the proposed SUP, 7-0.

**Alternatives:**

City Council has the following options when considering a Specific Use Permit application:

- Approve as submitted.
- Approve with modifications or conditions
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny