



# City of Keller

Keller Town Hall  
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## Legislation Text

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**File #:** 20-312, **Version:** 1

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**To:** Planning and Zoning Commission

**From:** Matthew Cyr, Planner I

**Subject:**

PUBLIC HEARING: Consider a request 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 150 feet southeast of the intersection of North Main Street and Johnson Road, zoned Old Town Keller (OTK), located at 466-468 North Main Street. Dr. Jonathan Angwin, owner/applicant. (SUP-20-0014).

**Background:**

- In 2013, Just for Grins was approved for a Certificate of Occupancy at 681 South Main Street Suite #300, as a Dental Office and did not require an SUP at the time.
- The applicant is now proposing to move to 466-468 North Main Street, which is zoned 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 applicant has also submitted a Site Plan application in conjunction with the SUP application. However, since the Site Plan does not require any variances it may be approved administratively and is not required to go forward to the Planning and Zoning Commission followed by City Council.
- The business is proposing to construct and relocate to a new 10,750 square-foot building (pending Site Plan approval).

**Proposed Hours of Operation (same as existing business):**

- Monday - Tuesday: 7:00 A.M. - 5:00 P.M.
- Wednesday: 8:00 A.M. - 5:00 P.M.
- Thursday: 7:00 A.M. - 5:00 P.M.
- Friday: 7:00 A.M. - 3:00 P.M.
- Saturday: Closed
- Sunday: Closed

**Summary:**

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.

**Citizen Input:**

On July 2, 2020, the City mailed out 34 letters of Notifications for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was also posted on the site.

As of July 8, 2020, Staff has received one phone call expressing support over the application. No other comments were received.

**Alternatives:**

The Planning and Zoning Commission has the following options when considering an SUP application:

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

**City Council Action:**

If the Planning and Zoning Commission takes action and makes a recommendation on this agenda item, then this SUP application will be scheduled for City Council action on August 4, 2020.

**Supporting Documents:**

- Aerial and Zoning Maps
- Exhibit A - Application and Narrative Letter
- Staff Attachment- Building Elevations