

Item H-4

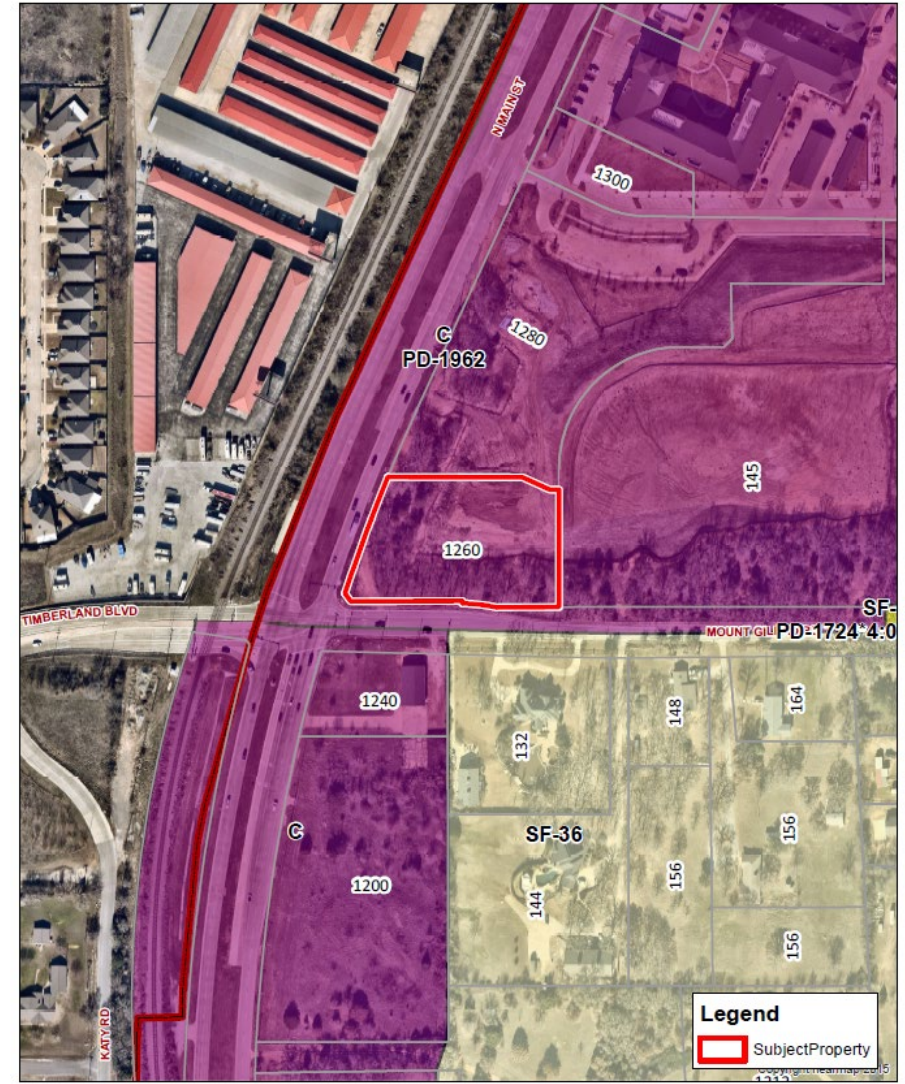
PUBLIC HEARING: Consider an ordinance approving a Detailed Site Plan for a Medical Office Building, for Center Stage, an existing Mixed Use Planned Development, on an approximately 1.91-acre property, legally described as Lot 10, Block A, Center Stage Addition, located on the east side of North Main Street, directly north east of the North Main Street and Mount Gilead Road intersection, zoned Planned Development - Mixed Use - Commercial/Residential and addressed as 1260 North Main Street. Castle Development Group, Applicant, Mount Gilead Development Partners LLC, Owner. (SP-22-0035)

Item H-4 Aerial Map



Zoned:
PD-Commercial/
Residential

Item H-4 Zoning Map



Item H-4

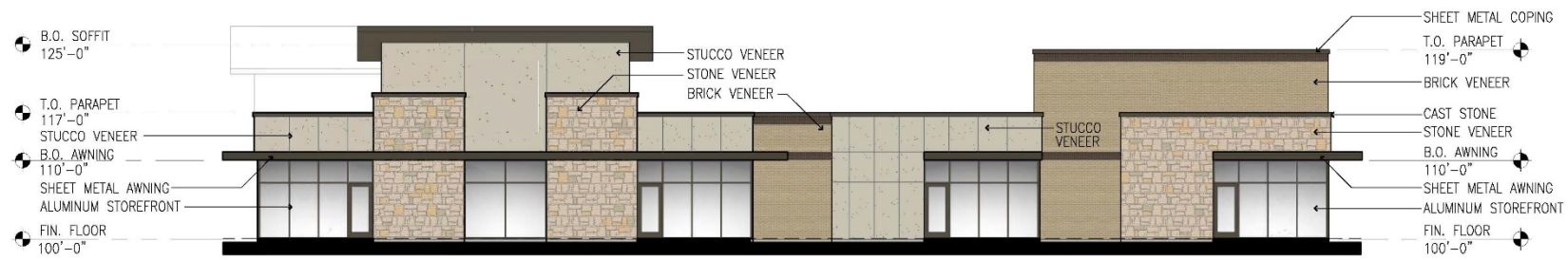
Background:

- The Center Stage Planned Development (PD) was approved on Jan. 21, 2020, as a mixed-use development that included a variety of residential and commercial uses in a phased approach.
- As per UDC guidelines and the approved Planned Development Ordinance, each site plan that is not in substantial conformance shall be subject to public hearings at the Planning and Zoning Commission for consideration and recommendation and at City Council for consideration and approval prior to applying for building permits.

Item H-4

Updated PD Concept Plan

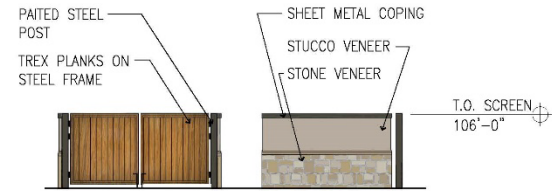




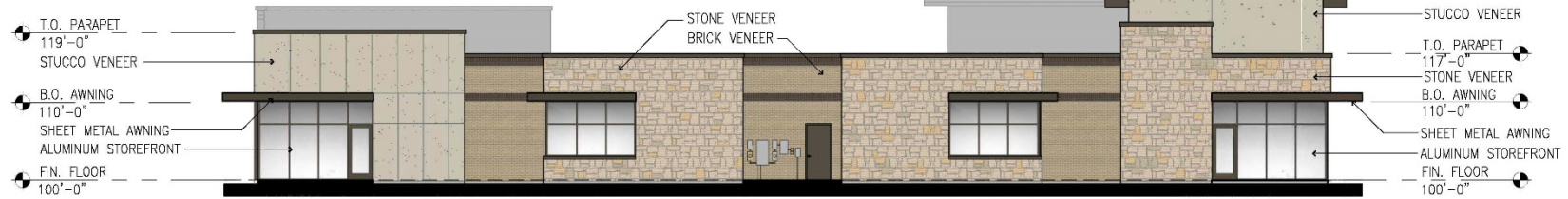
01 PRELIMINARY EAST ELEVATION



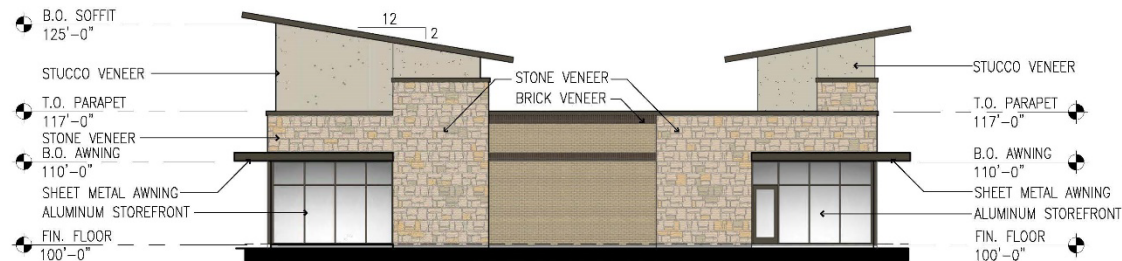
02 PRELIMINARY NORTH ELEVATION



05 DUMPSTER SCREEN



03 PRELIMINARY WEST ELEVATION



04 PRELIMINARY SOUTH ELEVATION

MATERIAL SUMMARY	
EAST ELEVATION	
CROSS AREA	2, '23 sf
BRCK AREA	604 sf 28%
STONE AREA	640 sf 30%
STUCCO AREA	661 sf 31%
METALS AREA	218 sf 11%
NORTH ELEVATION	
CROSS AREA	1,340 sf
BRCK AREA	568 sf 44%
STONE AREA	251 sf 19%
STUCCO AREA	706 sf 30%
METALS AREA	95 sf 7%
WEST ELEVATION	
CROSS AREA	2,081 sf
BRCK AREA	481 sf 23%
STONE AREA	897 sf 43%
STUCCO AREA	532 sf 26%
METALS AREA	171 sf 8%
SOUTH ELEVATION	
CROSS AREA	1,217 sf
BRCK AREA	313 sf 26%
STONE AREA	565 sf 46%
STUCCO AREA	748 sf 20%
METALS AREA	91 sf 8%

CASTLE DEVELOPMENT
MEDICAL OFFICE BUILDING

1400 N MAIN STREET
KELLER, TX

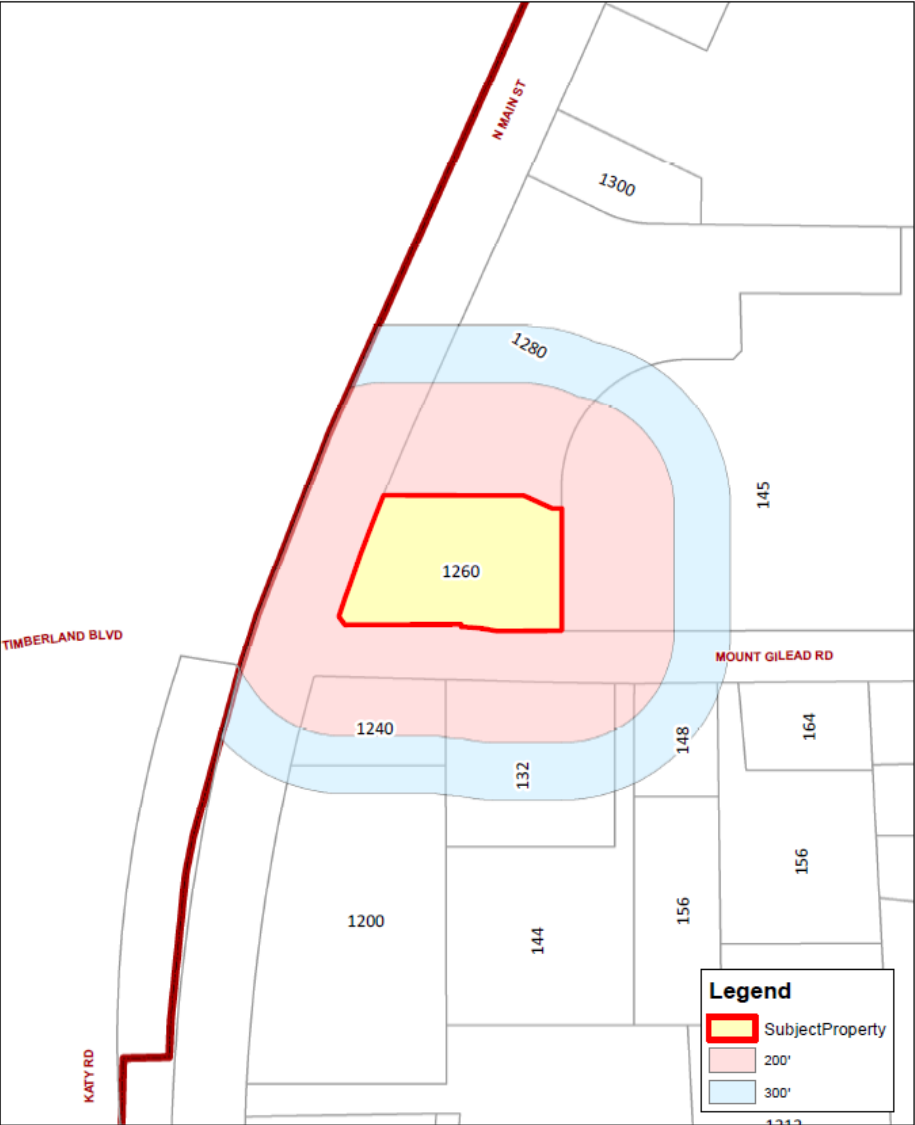


ISSUE DATE
08-28-2022

PRELIM DRAWING
NOT FOR BIDDING,
PERMITTING, OR
CONSTRUCTION

MATT WILLIAMS
17691

Item H-4



On June 1, 2023, the City mailed 12 Letters of Notification for this Public Hearing and the associated planned development zoning change to all property owners within three hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.

As of today, staff has received one inquiry regarding this request, but no formal support or opposition.

Item H-4

Section 2(F) of the approved Planned Development, lists the requirement of site plan approval.

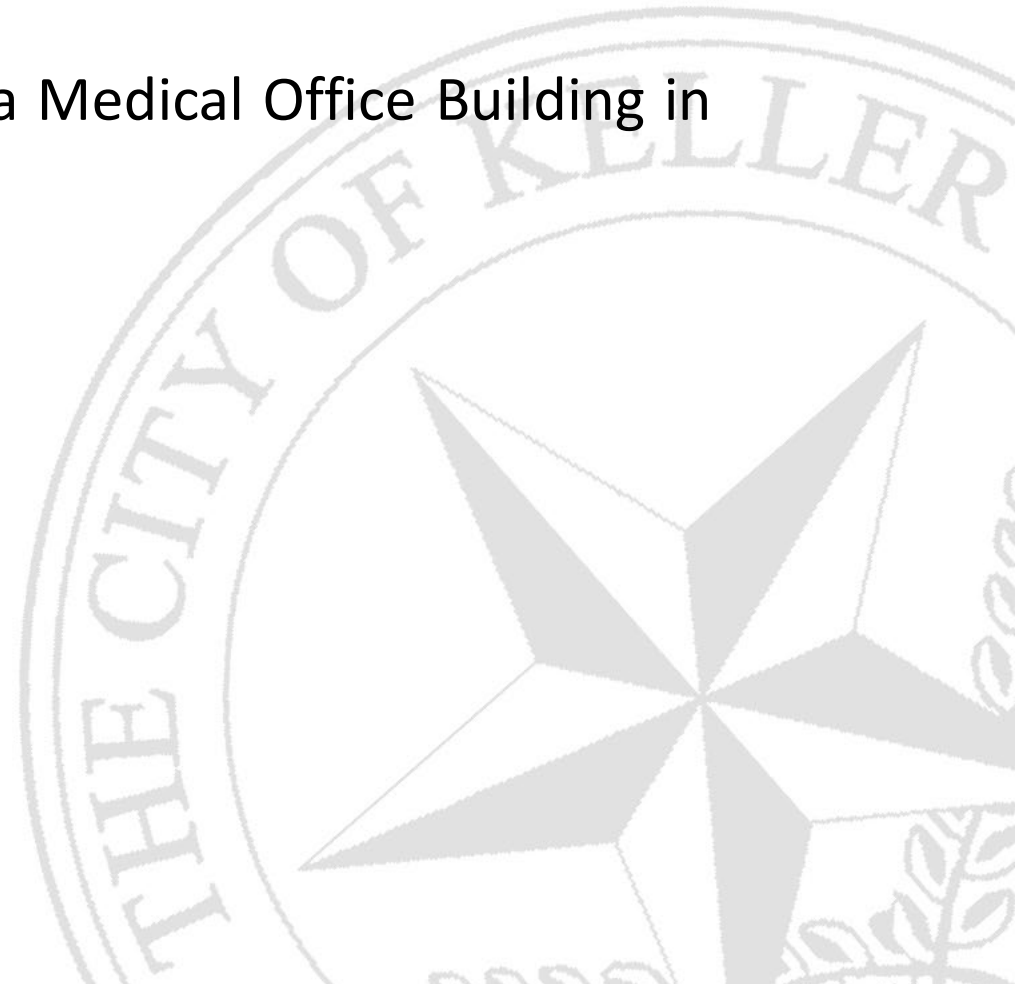
f. Site Plan Non-conformance

If the Detailed Site Plan is not in Substantial Conformance as described by the UDC with the Center Stage Planned Development Regulations, then the DSP shall be subject to public hearings at the Planning and Zoning Commission for consideration and recommendation and at City Council for consideration and approval prior to applying for building permits.

Item H-4

Request:

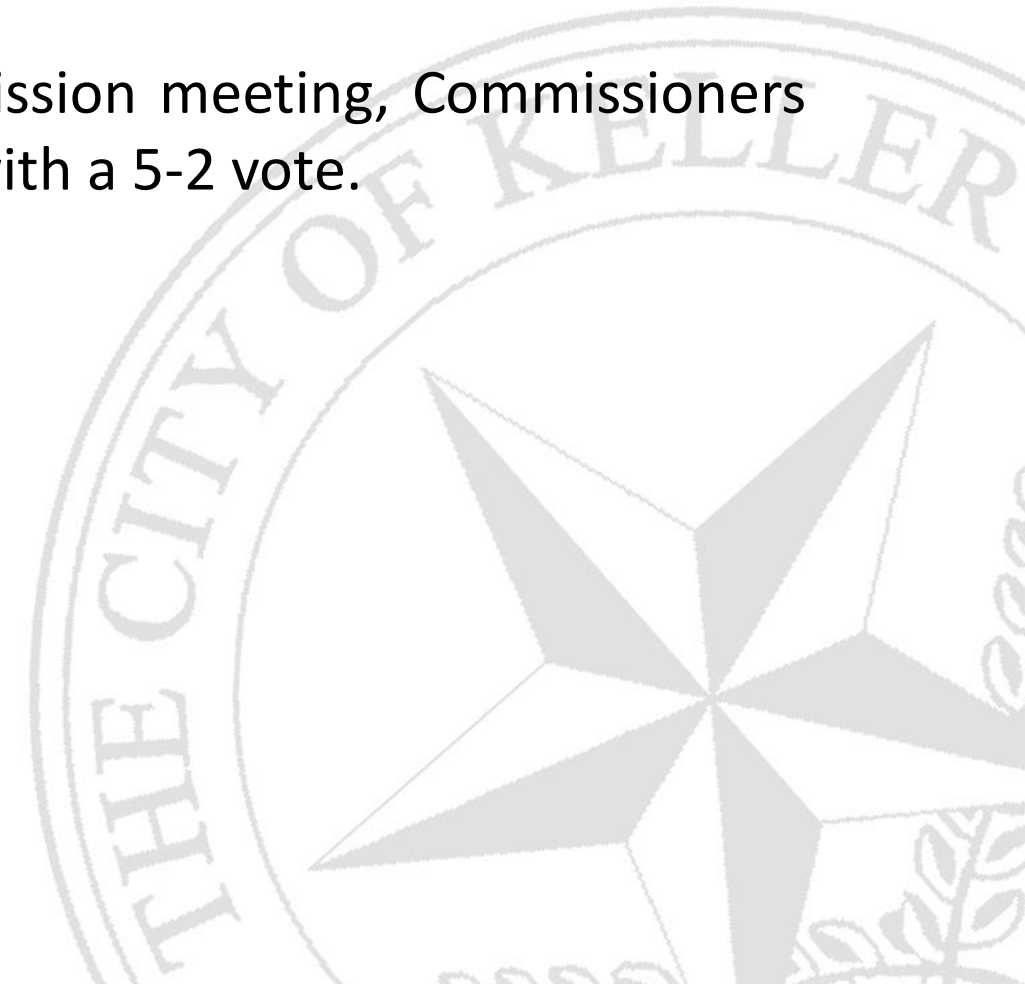
Consider a request for a Detailed Site Plan for a Medical Office Building in the Center Stage Planned Development.



Item H-4

Planning and Zoning Commission Recommendation:

At the July 11, 2023, Planning and Zoning Commission meeting, Commissioners recommended approval of the Detailed Site Plan with a 5-2 vote.



Item H-4

City Council Alternatives:

The City Council has the following options when considering a Detailed Site Plan application:

- Approval as submitted
- Approval with modifications or additional condition(s)
- Tabling the agenda item to a specific date with clarification of intent and purpose
- Deny



Questions?
Iván G. Gonzalez, AICP
817-743-4130