



SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: Christina DeAmicis
Street Address: 2525 McKinnon Suite 800
City: Dallas State: TX Zip: 75201
Telephone: 214-452-1276 Fax: _____ E-mail: cdeamicis@dlrgroup.com
Applicant's Status: (Check One) Owner Tenant Prospective Buyer

Property Owner must sign the application or submit a notarized letter of authorization.

Owner: TAK Enterprises Inc., Attention: Paul Moss, Principle
Street Address: 8821 Davis Blvd. #220
City: Keller State: TX Zip: 76248
Telephone: 817-431-4279 Fax: _____ E-mail: paul@mainabayhomes.net

Christina DeAmicis

Digitally signed by Christina DeAmicis
DN: cn=Christina DeAmicis, o=dlrgroup.com, cn=Christina DeAmicis
Location: Dallas, TX
Reason: I am approving this document
Contact info: 214-452-1276
Date: 2021.07.15 11:29:45-0500

Signature of Applicant
Date: 07/15/2021

Paul Moss Paul Moss
Signature of Owner Printed Name of Owner
Date: 07/15/2021

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 861 N Tarrant Parkway Keller, TX 76248
Legal Description:
Lot(s): 3 Block(s): A Subdivision Name: Highland Oaks Crossing Addition
Unplatted Property Description:
Abstract Name & Number: N/A Tract Number(s): N/A
If property is not platted, please attach a metes and bounds description.
Current Zoning: PD-R Planned Development Proposed Zoning: PD-R Planned Development
Current Use of Property: Existing building & parking for medical and retail uses
Proposed Use of Property: Minor Medical Emergency Clinic (Urgent Care)



Architecture Engineering Planning Interiors

2525 McKinnon, Suite 800
Dallas, TX 75201

THR UC – 861 N Tarrant Pkwy Suite 100
July 15, 2021

Attn: Katasha Smithers
City of Keller
1100 Bear Creek Parkway
Keller, TX 76248

City of Keller,

Attached is the required documentation from DLR Group to move forward with the special use permit of 861 N. Tarrant Pkwy Suite 100 in Keller, TX on behalf of Texas Health Resources for Breeze Urgent Care use. We are responsible for the interior finish out the urgent care space. In the attached package is a thorough description of the use of the suite. There is a reference to the website in that document for a precedence of what the other Breeze urgent care locations look like. Breeze Urgent Care is planning to take 3,420 SF of the building. The operation hours of these clinics are 8AM – 8 PM every day of the week. The Urgent Care has 10 employees. The site plans have been provided by the landlord's architect. We are not proposing any changes on the existing site with exception of the addition of signage. We have no additional changes beyond the PD Amendment (attached) that was submitted for this site location. Please reach out to me with any questions.

Thank you,
Christina DeAmicis
cdeamicis@dlrgroup.com



Memorandum

To: DLR Group
From: Urgent Care Partners (UCP)
Re: THR Modern Urgent Care Model
Date: July 30, 2020

Driven by the customization and convenience offered in other industries, individuals are increasingly expecting the same retail experience from their healthcare providers. Health systems delivering on these service expectations while providing high-quality care are rewarded with the consumers' trust and loyalty.

That is why Texas Health Resources (THR) is developing a modern urgent care platform in the Dallas/Fort Worth market. Distinctly different from legacy urgent care models, Texas Health Breeze Urgent Care is designed first around the consumer's needs, combining convenience, access, and predictability with clinical needs. This consumer-centric approach allows modern urgent cares to achieve both high levels of consumer satisfaction and positive standalone economic results.

The modern urgent care model is characterized by several key components of consumer care and experience. All modern urgent care clinics have high visibility branding, consistent and extended hours, and are located in convenient, retail locations (see the photo of the recently-opened location in McKinney for an illustrative example of THR Breeze Urgent Care branding in a retail-centric environment). They offer a one-stop-shop approach with pre-packaged medications, 30-minute door-to-door times and transparent pricing.



Compared to traditional healthcare clinics, the Texas Health Breeze Urgent Care locations are smaller in size (generally 3,000 to 3,500 square feet). The scope of services offered at the modern urgent care center is strictly limited to only those patient complaints that are appropriate in the urgent care environment – relatively minor illnesses and injuries. Each location will offer x-ray and basic procedures (laceration suturing, for example), but will *not* be a location for the treatment of major injuries or to perform surgeries. When patients present with chief complaints whose diagnosis is outside the pre-defined scope, they are referred to the proper setting for care such as an emergency room. This helps consumers get to the most appropriate care as quickly as possible and reduces care complexity in the urgent care environment.

For more information on Texas Health Breeze Urgent Care, please visit www.BreezeUrgentCare.com.

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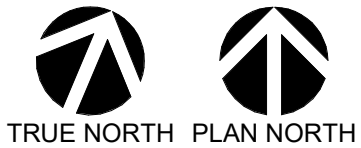
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TEXAS HEALTH URGENT CARE
861 N TARRANT PKWY
KELLER, TX 76248
SPACE PLAN #4 - 3,420 USF APPROX *

SHEET NO.
SP.04
SDL
06/11/2021

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