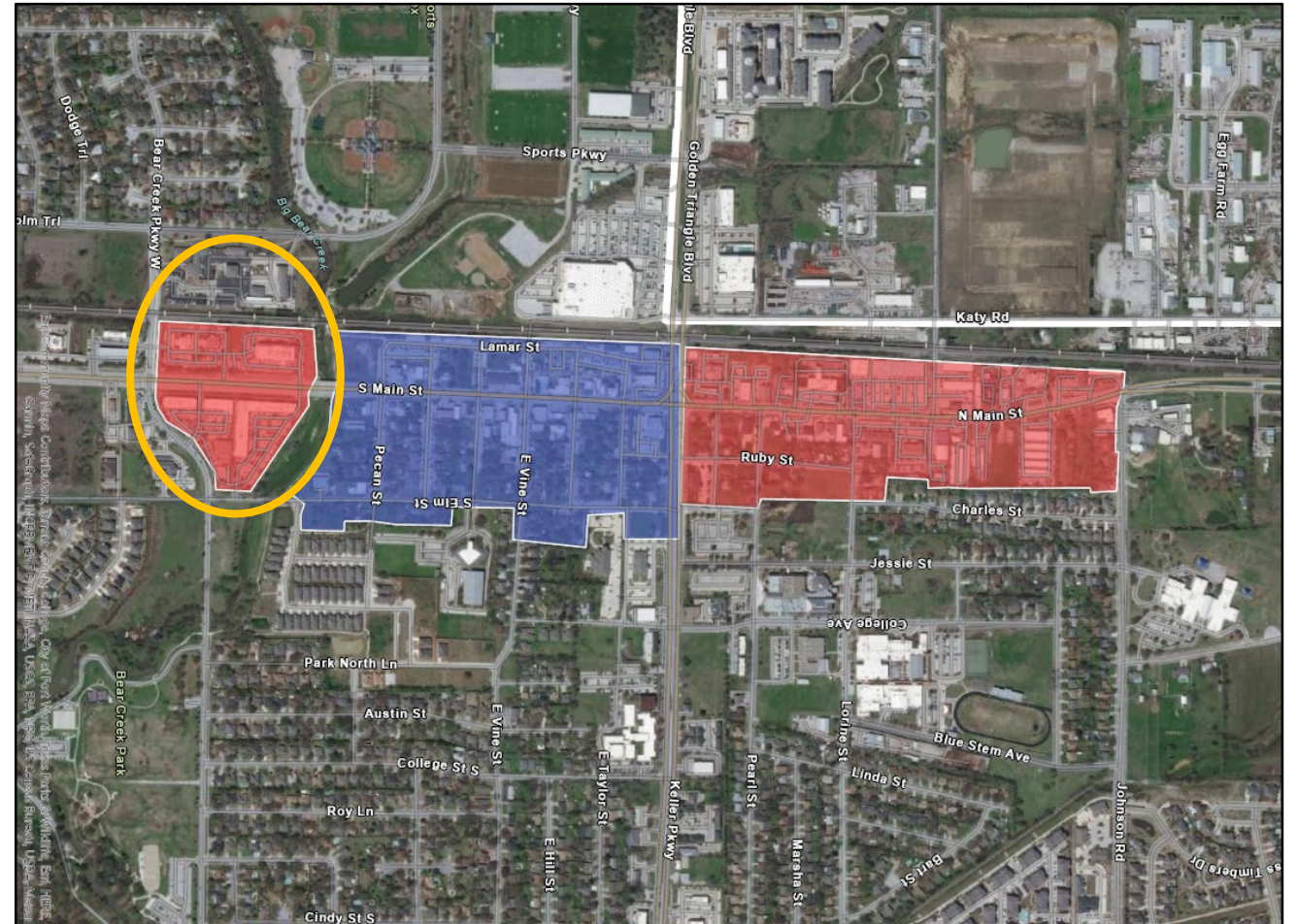


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PUBLIC HEARING: Consider a resolution approving an amendment to the Future Land Use Plan (FLUP) from Mixed Use (MU) to Retail/Commercial (RTC) for the following properties located north of the intersection at Bear Creek Parkway and South Main Street: 680 South Main Street, Block A Lot 1 of Spring Creek Keller Addition; 660 South Main Street, Block A Lot 2 of Spring Creek Keller Addition; 620 South Main Street, Block A Lot 1 of Emerus Hospital Addition; 601 South Main Street, Block A Lot 1 of Baylor Medical Plaza Addition; 651 South Main Street, Block A Lot 1 of Bear Creek 97 Subdivision; 681 South Main Street., Block A Lot 3 of Bear Creek 97 Subdivision; and 180 Bear Creek Parkway - approximately 12.66 acres total, Block A Lot 2 of Bear Creek 97 Subdivision. City of Keller, Applicant. (LUP-22-0002)

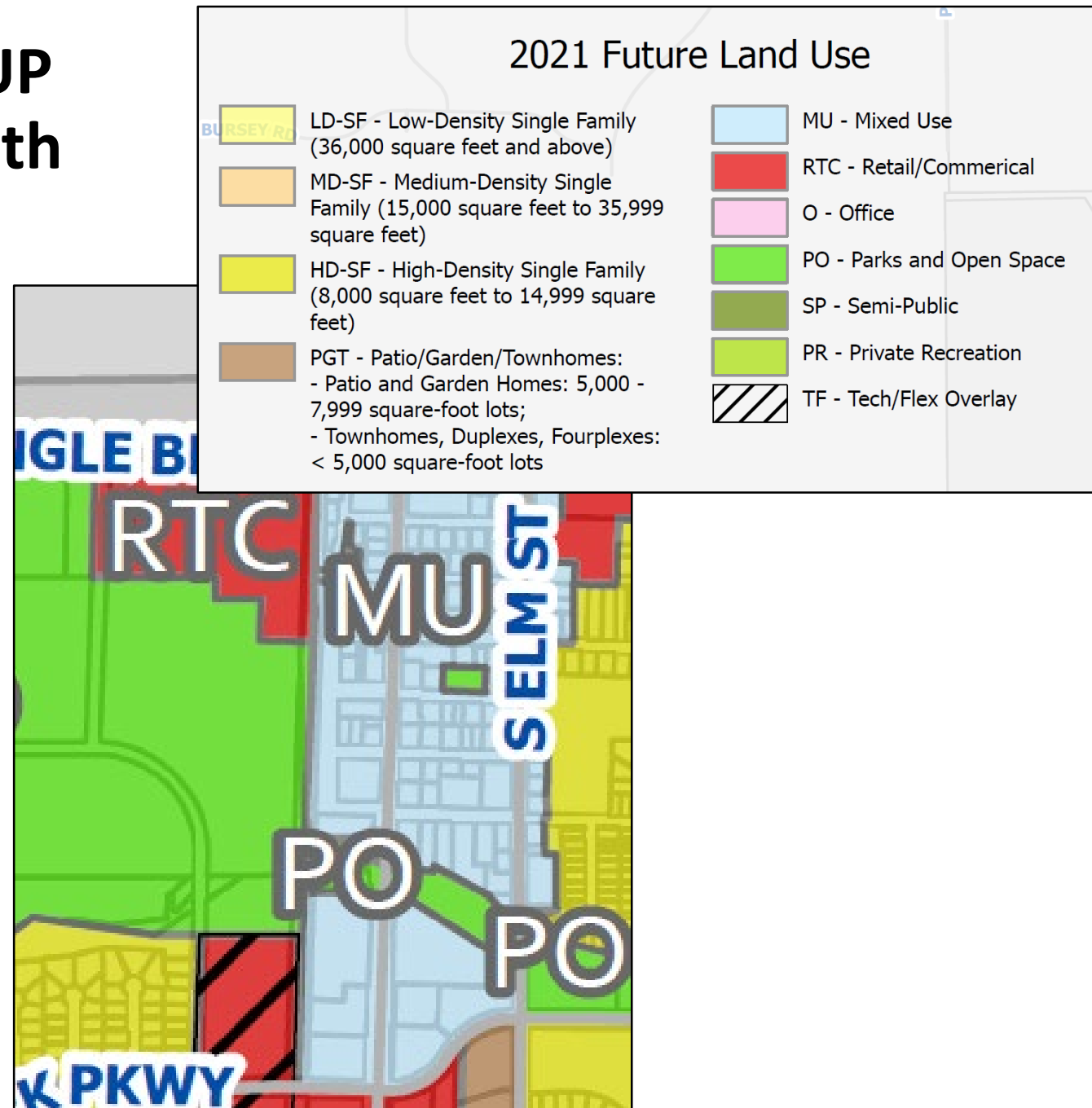
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- As part of the North Main Overlay District discussions, staff proposed rezoning – from Old Town Keller District to Retail – the properties between Bear Creek Parkway and the actual Bear Creek.
- All of OTK south of Keller Parkway is designated Mixed Use (MU) in the 2021 Future Land Use Plan (FLUP)



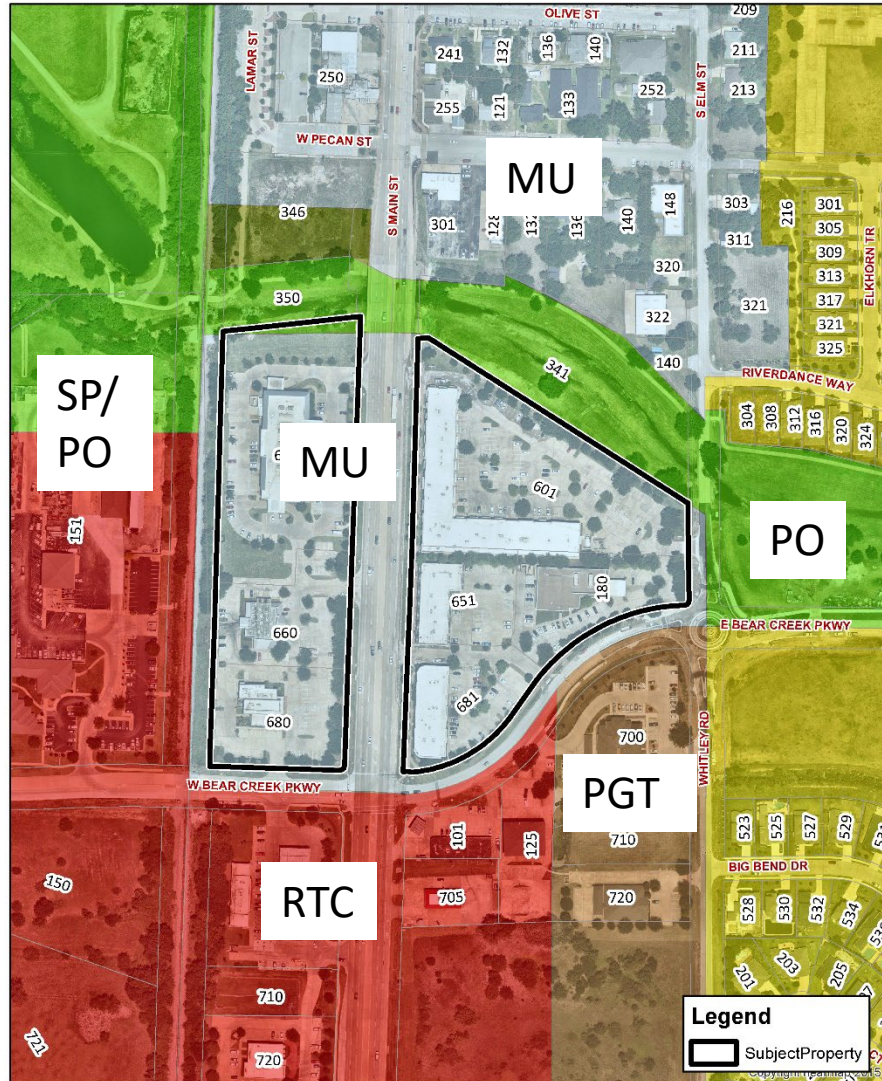
Retail/Commercial (vs MU) FLUP designation for Businesses South of Bear Creek:

- Focus is not on pedestrians (as in OTK); recognizes car-centric nature of this medical business district
- Assumes onsite parking
- Better reflects the current and intended future use (medical offices) and supports the zoning change from OTK to Retail

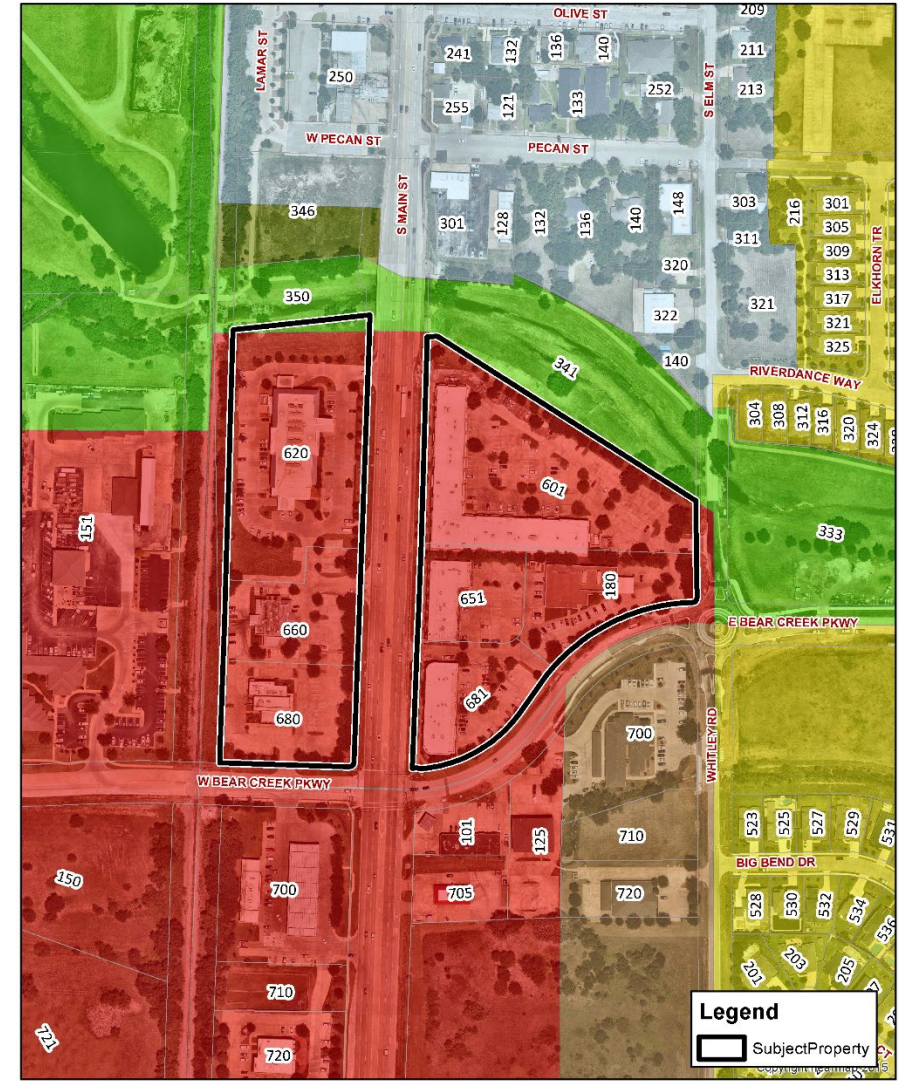


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Existing



Proposed



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Affected Properties



620 S. Main St.
Baylor Scott & White

660 S. Main St.
Spring Creek BBQ

680 S. Main St.
Mexican Inn

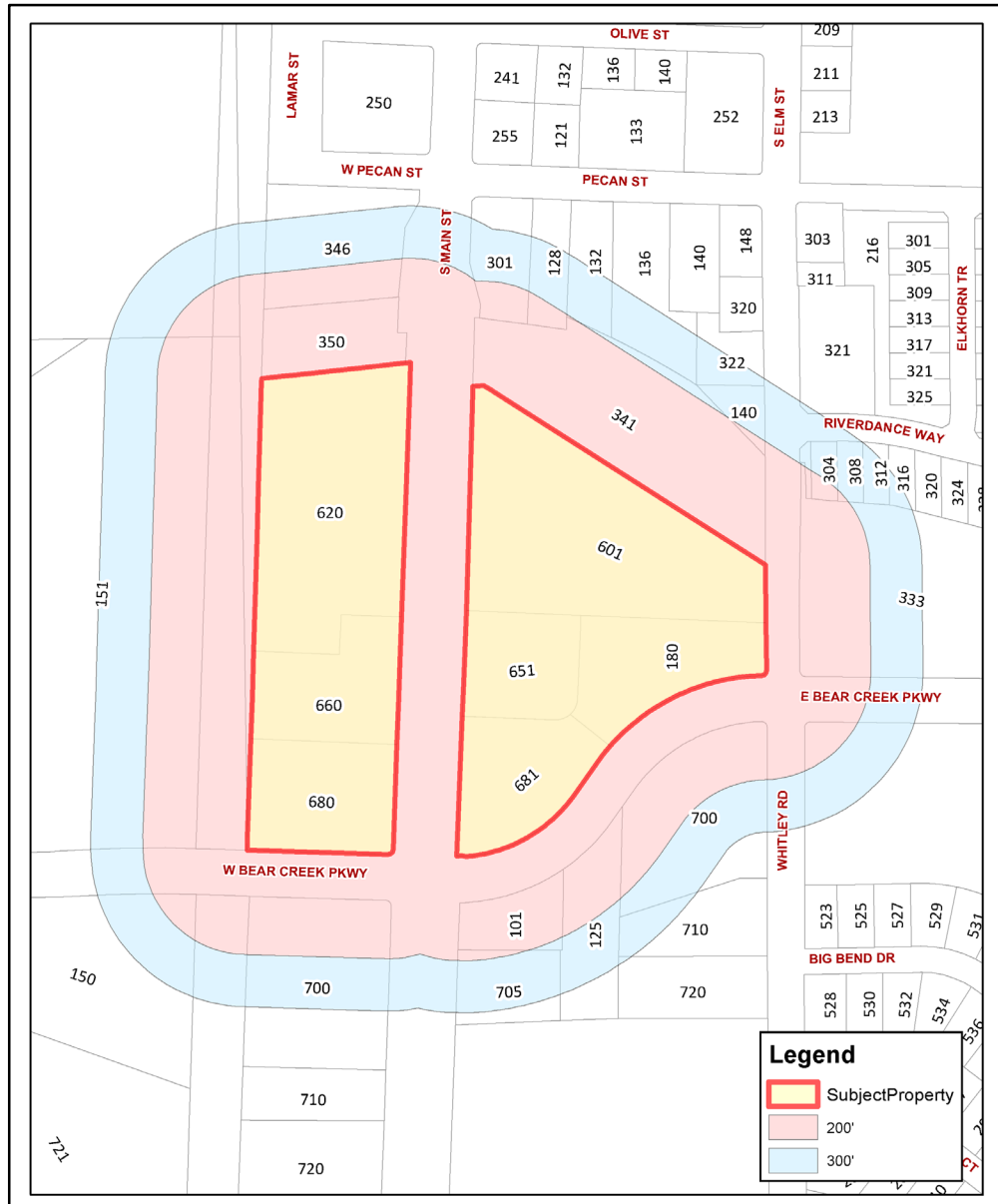
601 S. Main St.
Keller Medical Plaza

651 S. Main St.
Keller Medical Centre

180 Bear Creek Pkwy.
Lone Star Endoscopy

681 S. Main St.
Keller Medical Plaza

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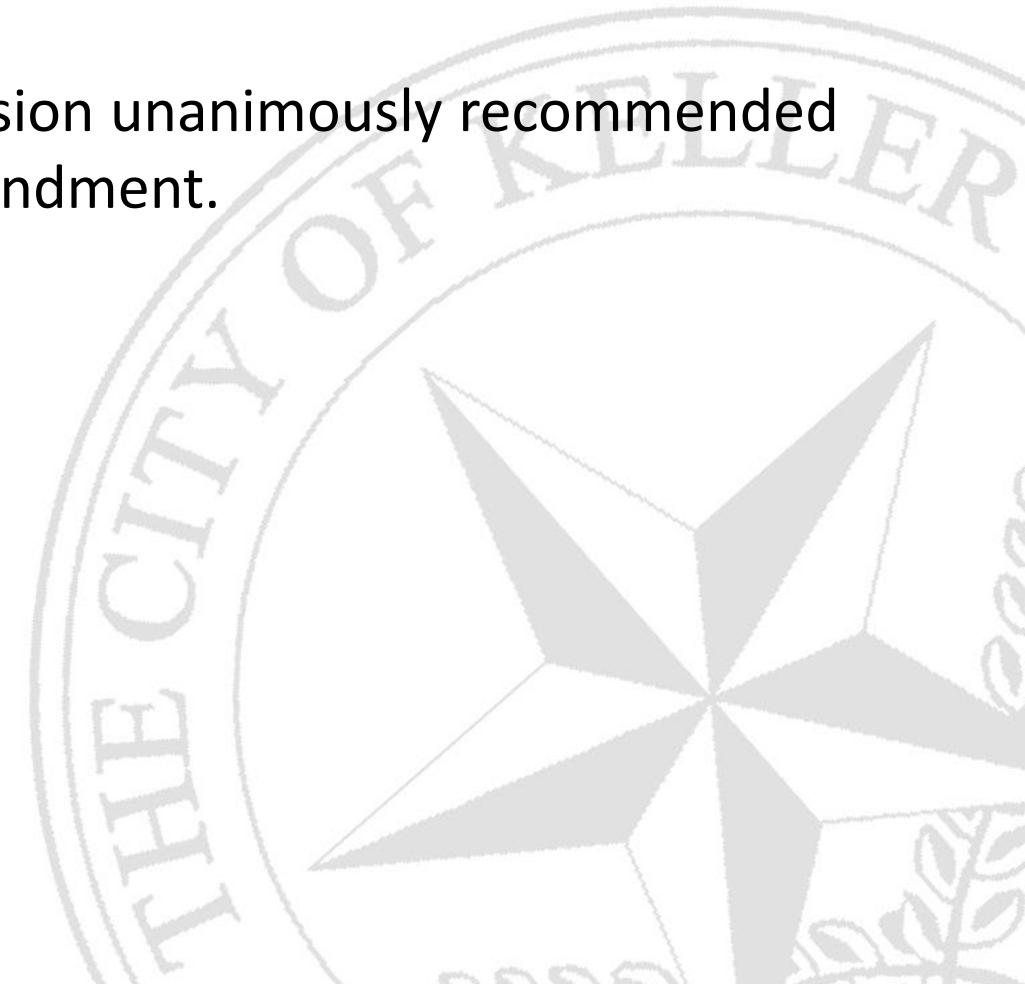


- On June 16, 2022, the City mailed nine Letters of Notification for this public hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was also posted on the site.
- As of today, staff has not received any responses from the public.

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Planning & Zoning Commission Recommendation:

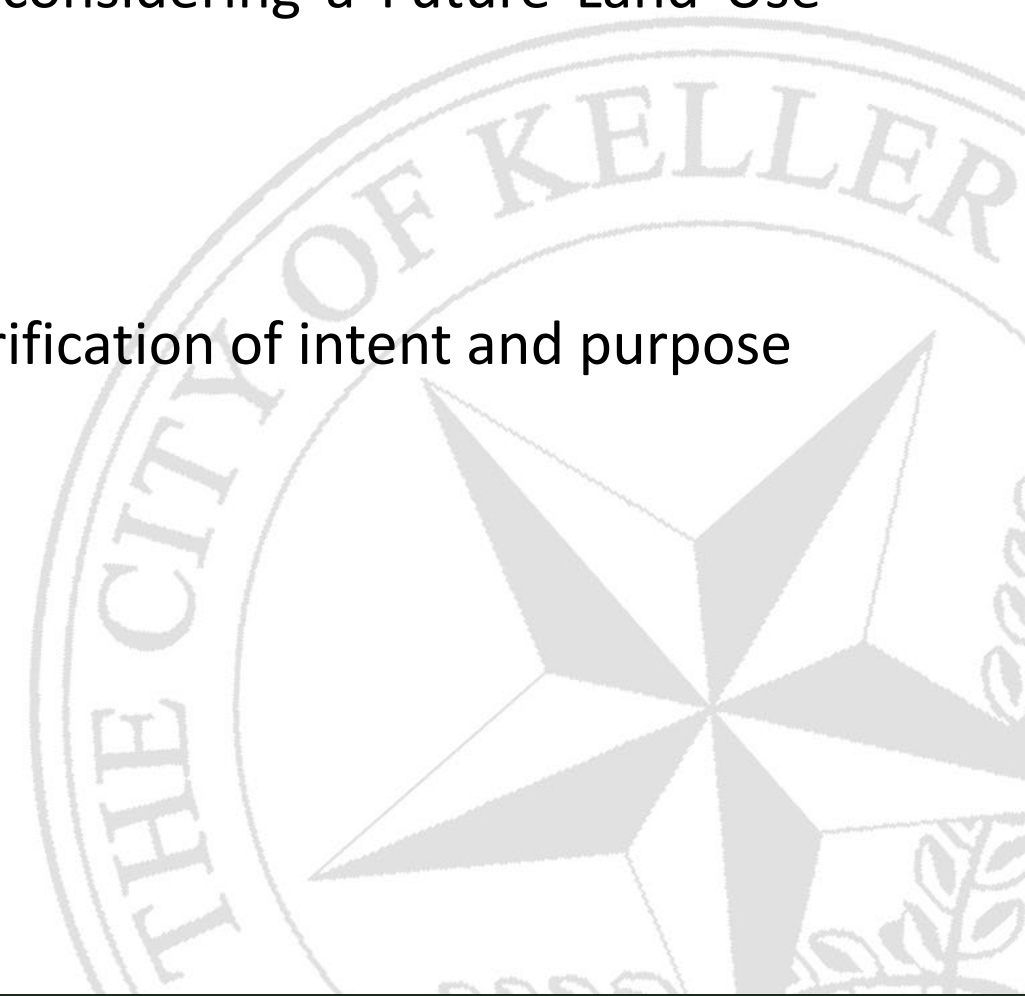
On June 28, 2022, the Planning and Zoning Commission unanimously recommended approval of the proposed Future Land Use Plan amendment.



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The City Council has the following options when considering a Future Land Use Plan amendment request:

- Approve as submitted
- 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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