

Item H-8

PUBLIC HEARING: Consider an ordinance approving a zoning change from Old Town Keller (OTK) to Retail (R), 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. (Z-22-0002)

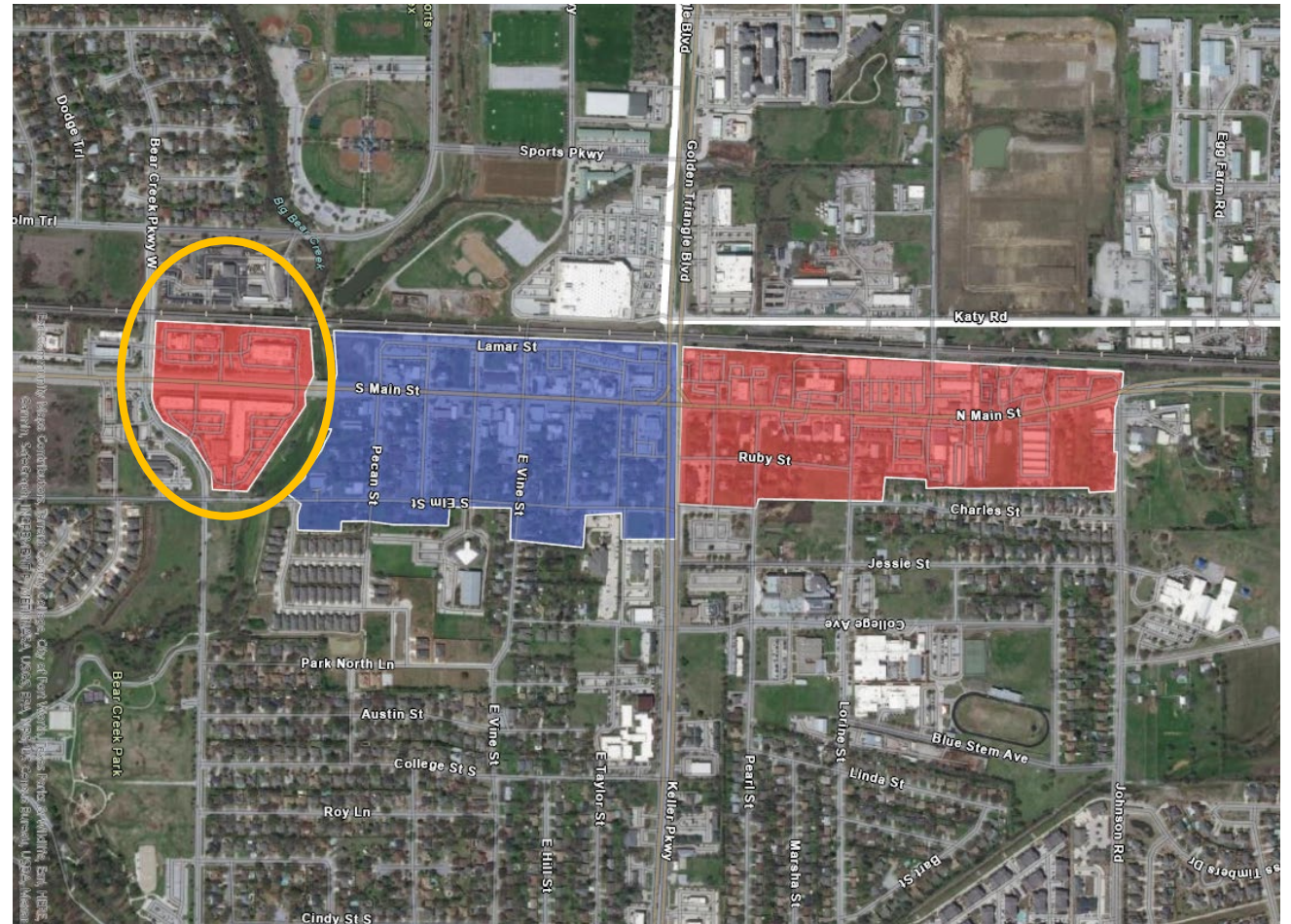
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OTK Zoning District



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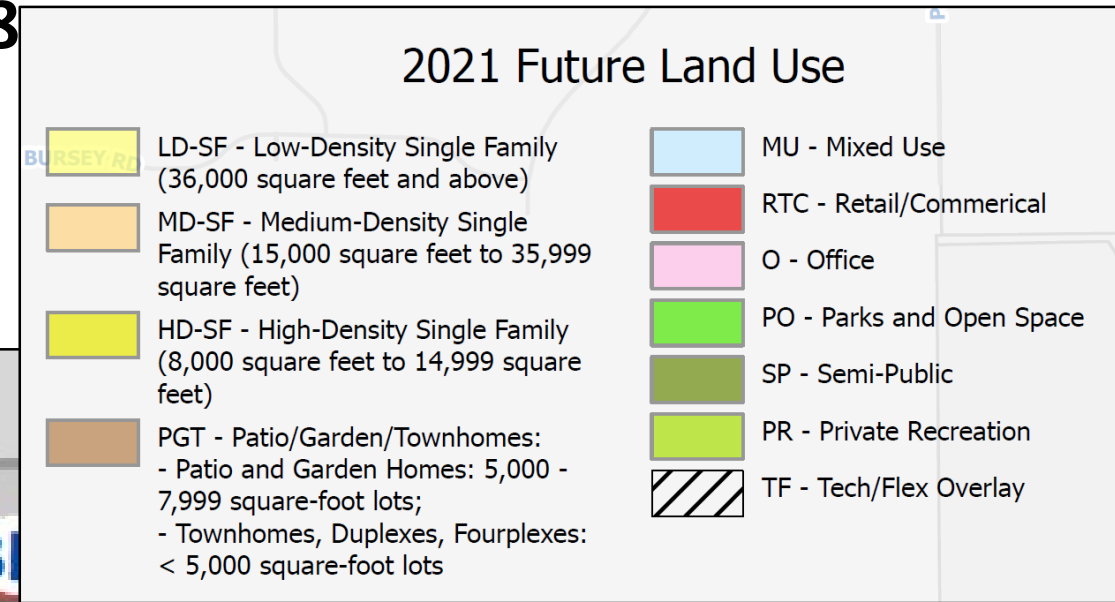
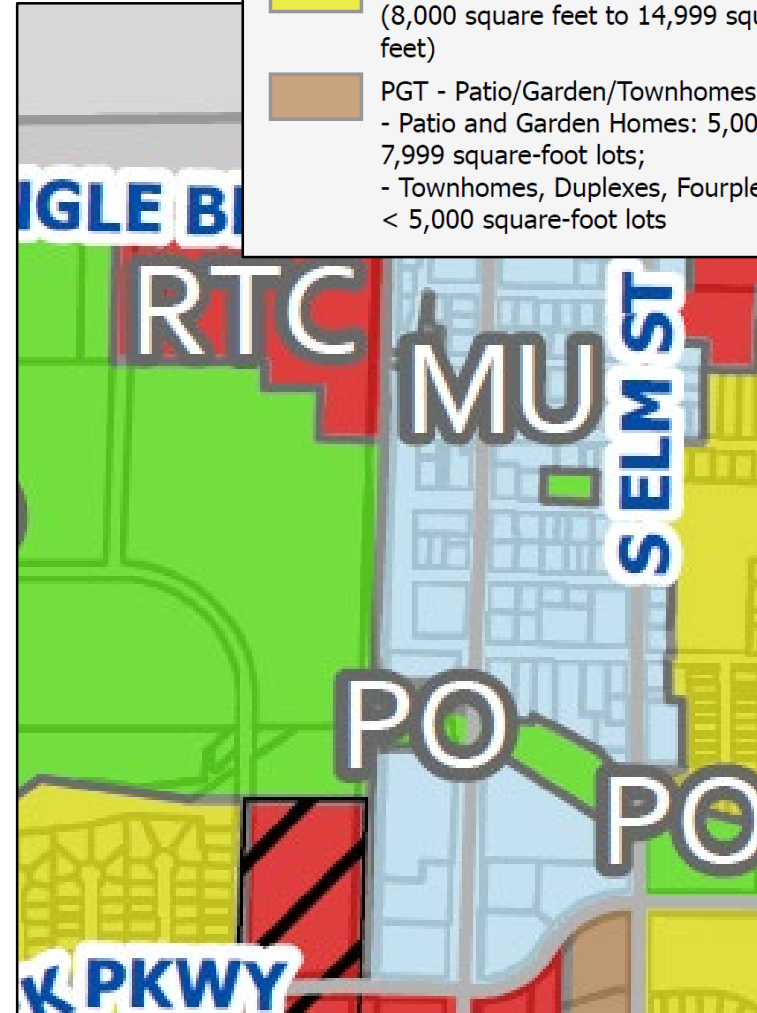
- As part of the North Main Overlay District discussions, staff proposed rezoning – from Old Town Keller District to Retail – the properties between Bear Creek Parkway and the actual Bear Creek
- All of OTK south of Keller Parkway is designated Mixed Use (MU) in the 2021 Future Land Use Plan (FLUP)



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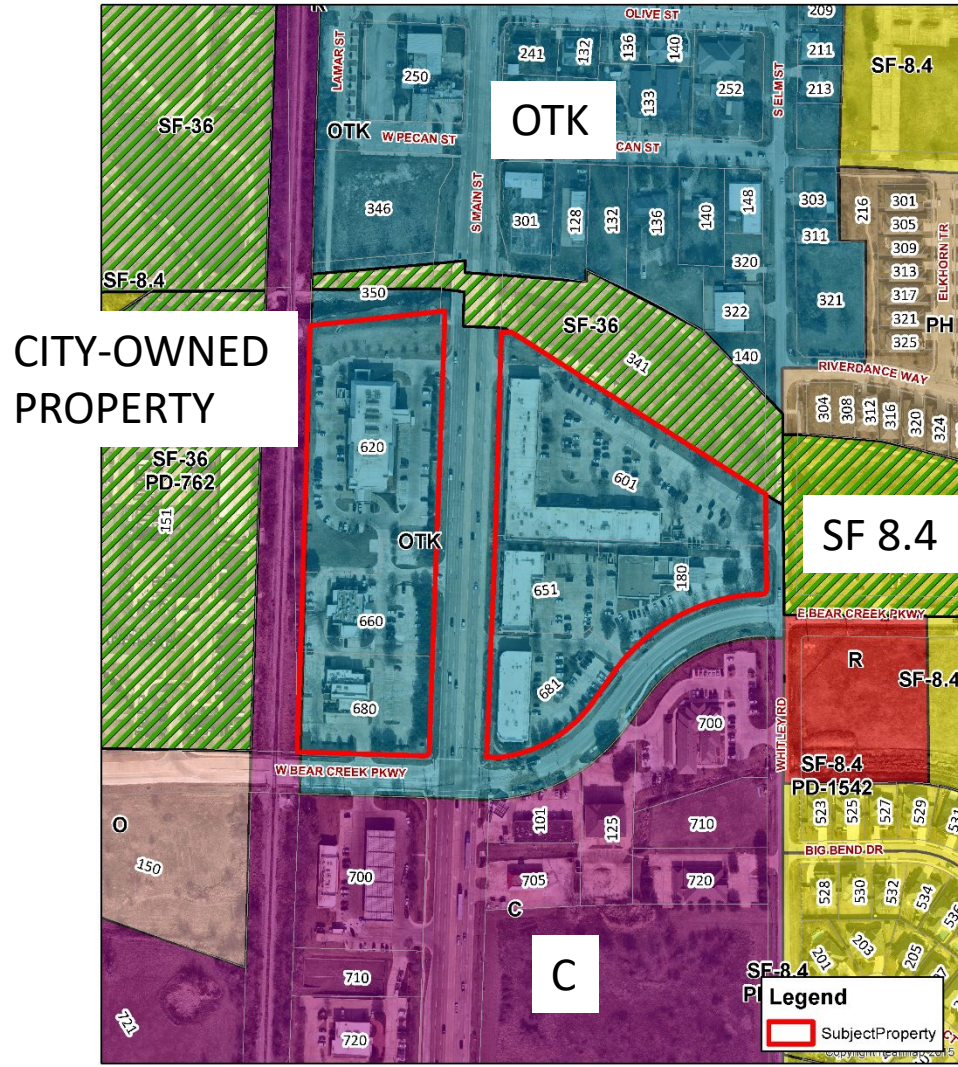
Retail (vs OTK) Zoning for Businesses South of Bear Creek:

- Focus is not on pedestrians; recognizes car-centric nature of this medical business district
- Permits businesses not allowed in OTK, i.e. Medical Offices, Restaurants by right and Hospitals by SUP



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Existing



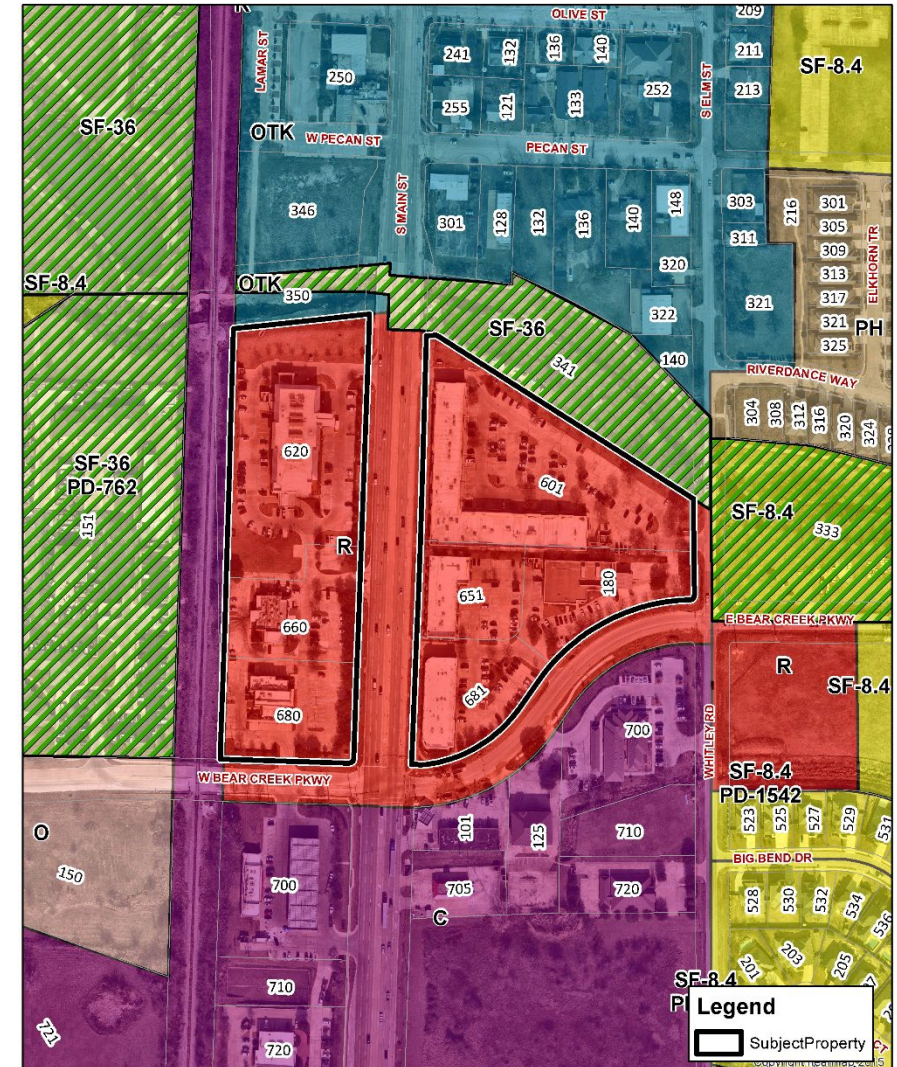
Updated: 6/13/2022



OTK Rezone

DISCLAIMER
 This data has been compiled for the City of Keller.
 Various official and unofficial sources were used to gather this information.
 Every effort was made to ensure the accuracy of this data.
 However, no guarantee is given or implied to the accuracy of said data.

Proposed



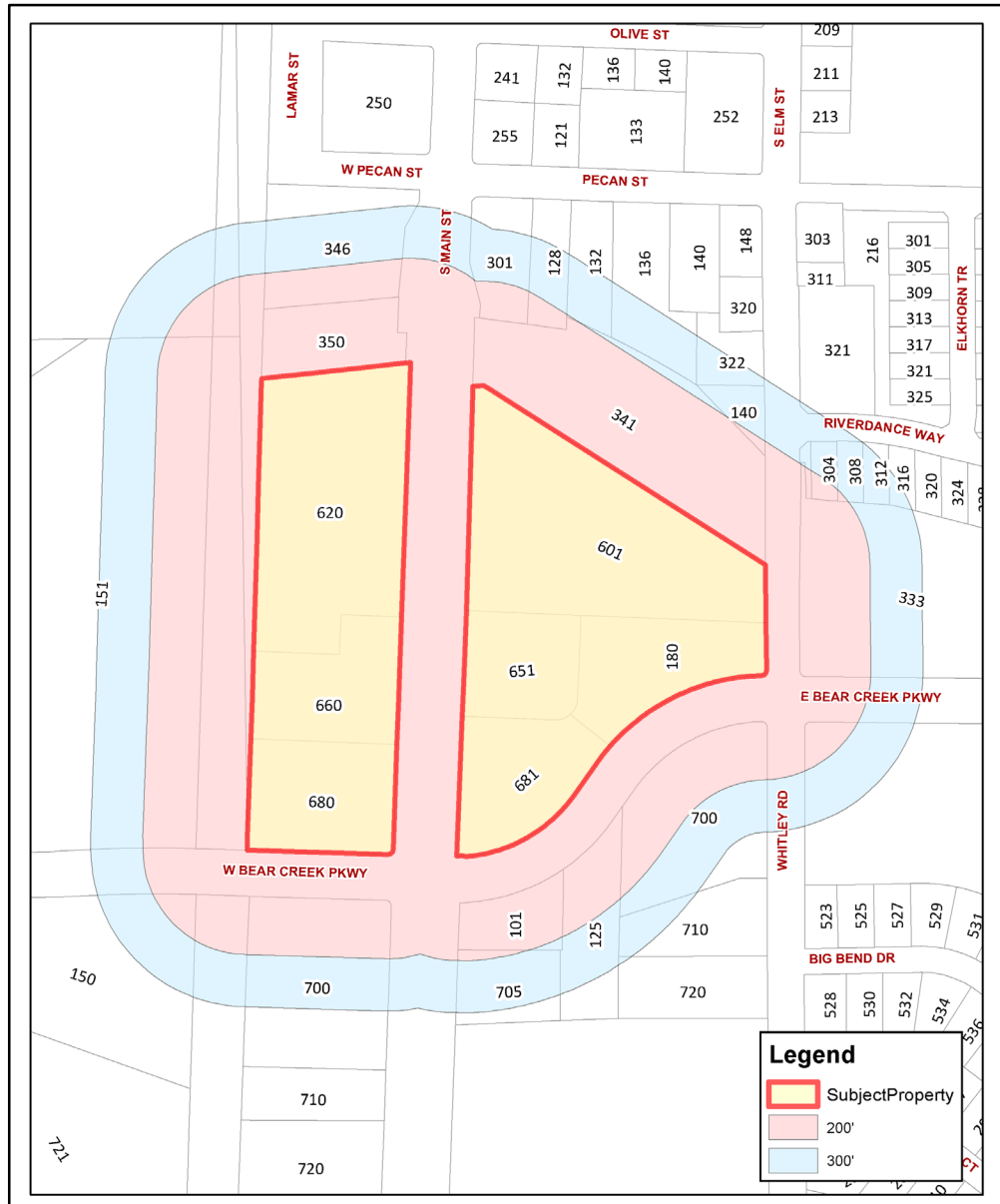
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- On June 16, 2022, the City mailed nine Letters of Notification for this public hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was also posted on the site.
- As of today, staff has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

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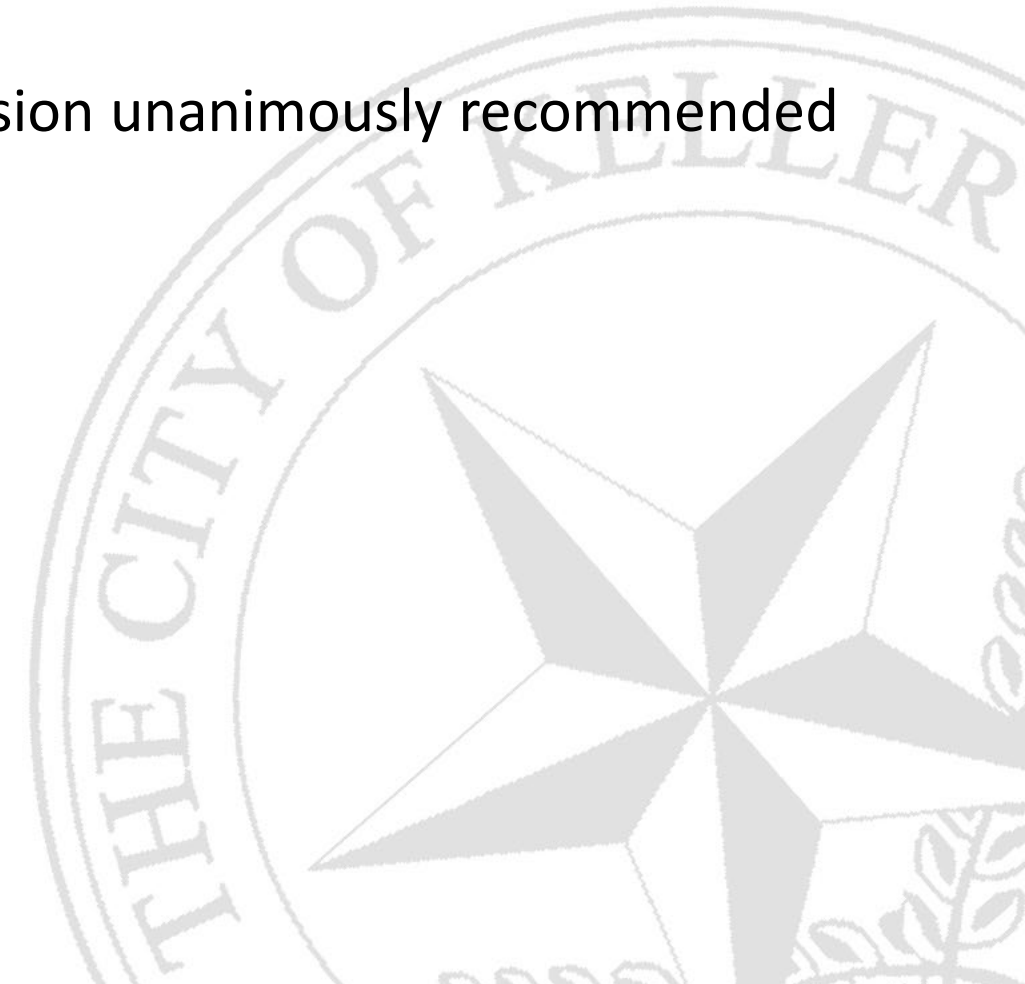
Section 8.02 (D)(1)(e) of the UDC states that when considering a zoning change request, the City Council shall consider the following factors:

- 1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole, and in compliance with the Future Land Use Plan.
- 2) Whether the proposed change is in accord with any existing or proposed plans for providing streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings.
- 3) The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.
- 4) The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.
- 5) How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved.
- 6) Any other factors which will substantially affect the health, safety, morals, or general welfare.

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Planning & Zoning Commission Recommendation:

On June 28, 2022, the Planning and Zoning Commission unanimously recommended approval of the proposed zoning change.



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The City Council has the following options when considering a zoning change request:

- Approve as submitted (Planning and Zoning Commission recommendation)
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



Questions?
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