

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP) FOR BAYLOR SCOTT & WHITE, TO OPERATE A MEDICAL OFFICE IN AN EXISTING 4,791 SQUARE-FOOT LEASE SPACE, ON APPROXIMATELY 11.96 ACRES, LOCATED ON THE SOUTHEASTERN INTERSECTION OF KELLER PARKWAY AND RUFÉ SNOW DRIVE, LEGALLY DESCRIBED AS BLOCK A, LOT 1R, OF THE KELLER TOWN CENTER ADDITION, ZONED TOWN CENTER (TC), AND ADDRESSED 1006 KELLER PARKWAY, SUITE 103, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Caitlyn McNicholl, Applicant, and Regency Centers LP, Owner, submitted a Specific Use Permit (SUP) application for the operation of a medical office in an existing 4,791 square-foot lease space at 1006 Keller Parkway, Suite 103. (SUP-2604-0009); and

WHEREAS, an Specific Use Permit (SUP) is required to operate a medical office in the Town Center (TC) zoning district; and

WHEREAS, the City's Planning and Zoning Commission and the City Council, in accordance with the Charter of the City of Keller, State Law, and the ordinances of the City of Keller, have given the required notices and have held the required public hearings regarding the Specific Use Permit application described in this ordinance; and

WHEREAS, the City Council is of the opinion that the Specific Use Permit (SUP) herein effectuated furthers the purpose of zoning as set forth in the Unified Development Code;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS:

Section 1: THAT, the above findings are hereby found to be true and correct and are incorporated herein in their entirety.

Section 2: THAT, in accordance with the Unified Development Code, the City Council of the City of Keller, Texas hereby approves a Specific Use Permit (SUP) for Baylor Scott & White, to operate a medical office in an existing 4,791 square-foot lease space, on approximately 11.96 acres, located on the southeastern intersection of Keller Parkway and Rufe Snow Drive, legally described as Block A, Lot 1R, of the Keller Town Center Addition, zoned Town Center (TC), and addressed 1006 Keller Parkway, Suite 103.

Section 3: THAT, any person, firm, or corporation violating any of the provisions of this Ordinance, as read together with the Unified Development Code and accompanying map thereto, shall be guilty of a misdemeanor and upon final conviction therefore shall be fined in a sum not to exceed Two Thousand Dollars (\$2,000.00). Each and every day such violation continues shall constitute a separate offense and shall be punishable as such hereunder.

Section 4: THAT, the City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication provided by law.

AND IT IS SO ORDAINED.

Passed and approved by a vote of \_\_\_ to \_\_\_ on this 19th day of May 2026.

CITY OF KELLER, TEXAS

BY: \_\_\_\_\_  
Armin R. Mizani, Mayor

ATTEST:

\_\_\_\_\_  
Kelly Ballard, City Secretary

Approved as to Form and Legality:

\_\_\_\_\_  
L. Stanton Lowry, City Attorney