

Item H-3

PUBLIC HEARING: Consider an ordinance 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 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. Caitlyn McNicholl, Applicant. Regency Centers LP, Owner. (SUP-2604-0009)

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Background:

Baylor Scott & White Rehabilitation Services currently operates a physical therapy clinic at 460 Keller Pkwy.

Due to space limitations at the existing location, the Applicant has proposed relocating the business to an existing 4,791-square-foot lease space at 1006 Keller Pkwy. to expand services and patient capacity.

In the Town Center zoning district, an SUP is required to operate a medical office.



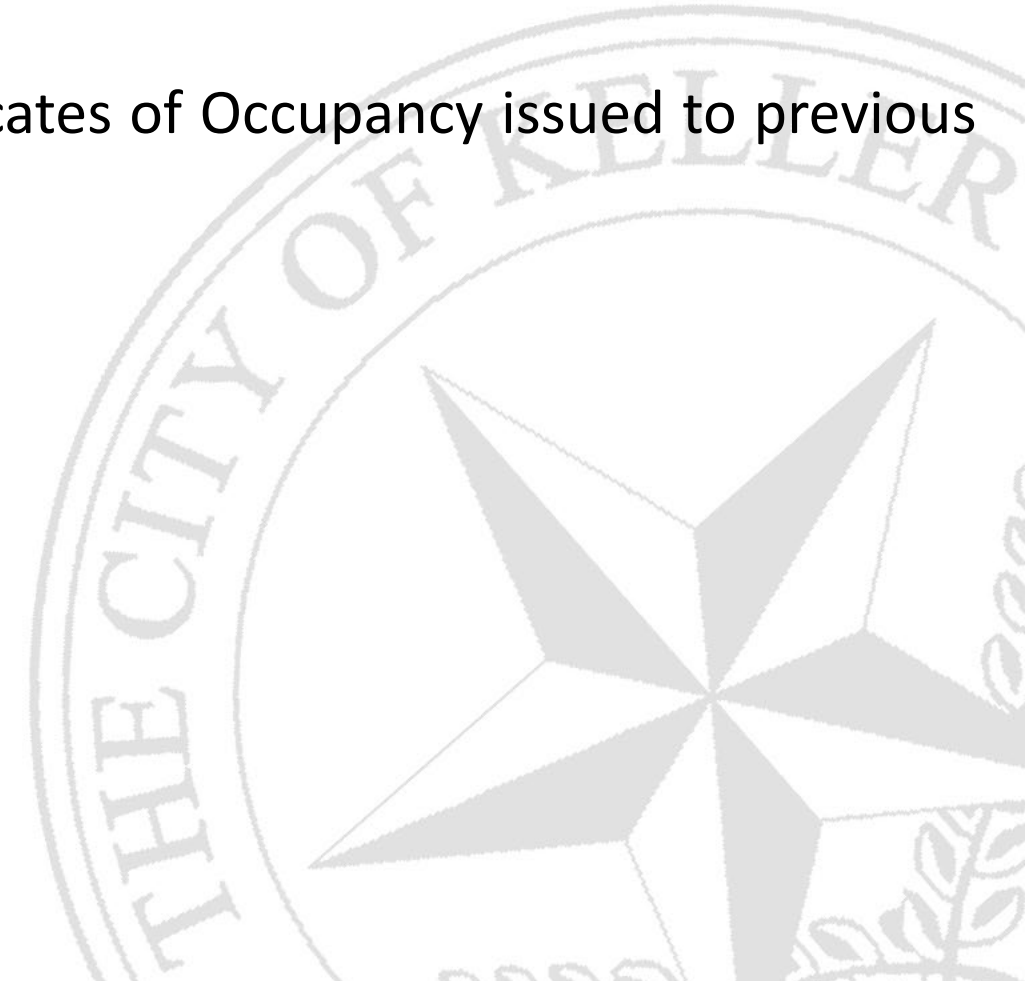
Proposed location at 1006 Keller Pkwy.

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Background:

The following timeline provides a brief history of Certificates of Occupancy issued to previous tenants for the lease space:

- 2000: Cooks Children's Pediatrics
- 2013: Unleashed by Petco
- 2016: Petco
- 2025: Petco vacated lease space



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Site Design

The Applicant intends to modify the interior of the approximately 4,791-square-foot space to accommodate the medical office. No exterior modifications have been proposed.

The parking requirement for a medical office is one space per 200 square feet of gross floor area, bringing the total parking requirement for this business to 24 spaces. This requirement is met with parking spaces shared among lease spaces on the property.



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Business Details:

The clinic will have 4 to 8 employees on-site during operating hours, including licensed physical therapists, physical therapist assistants and front office staff.

Primary services conducted on-site will include:

- Physical therapy examinations and individualized treatment
- Therapeutic exercise and functional training
- Return-to-sport programs and performance-based rehabilitation
- Injury prevention education
- Patient consultations and follow-up visits

Proposed Hours of Operation:

Monday - Thursday: 7 a.m. - 7 p.m.

Friday: 7 a.m. - 2 p.m.

Potential future expansion may include extended Friday hours and/or limited Saturday hours based on patient demand and community needs.



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Surrounding Land Uses:

The subject property is zoned Town Center (TC) and designated Mixed Use (MU) on the city's Future Land Use Plan (FLUP).

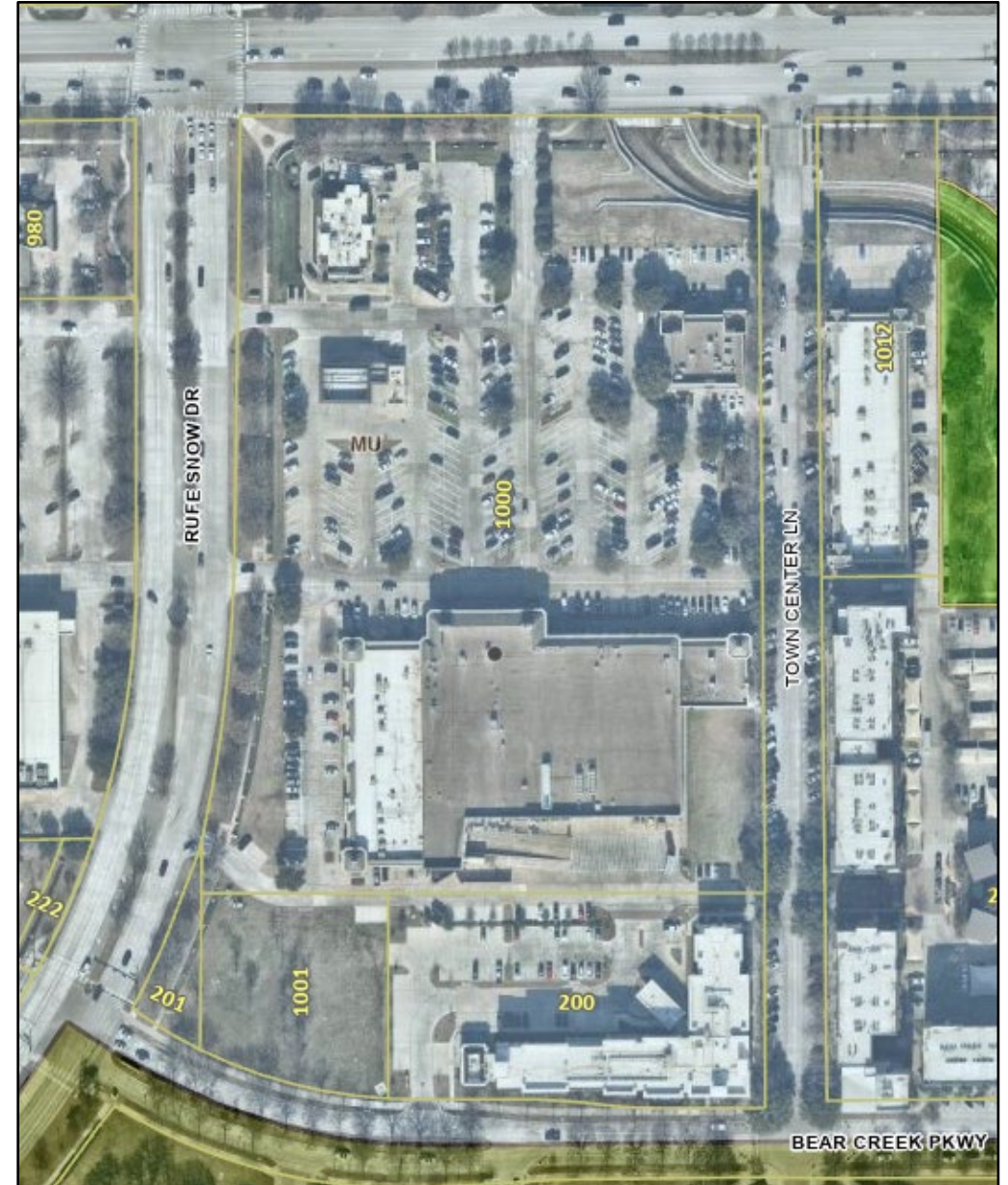
Surrounding FLUP Designations:

North: Mixed Use (MU)

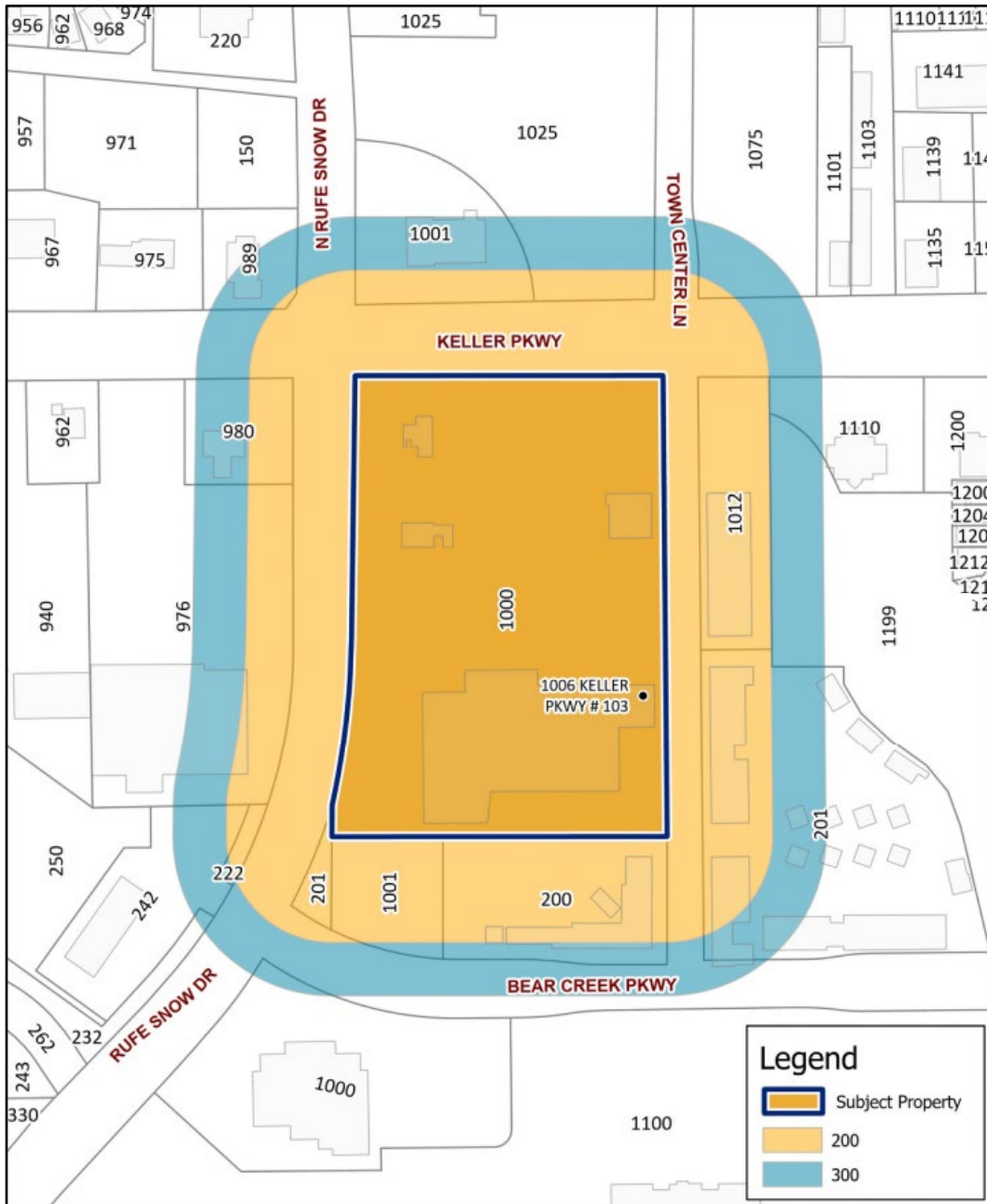
East: Mixed Use (MU)

South: Mixed Use (MU)

West: Mixed Use (MU)



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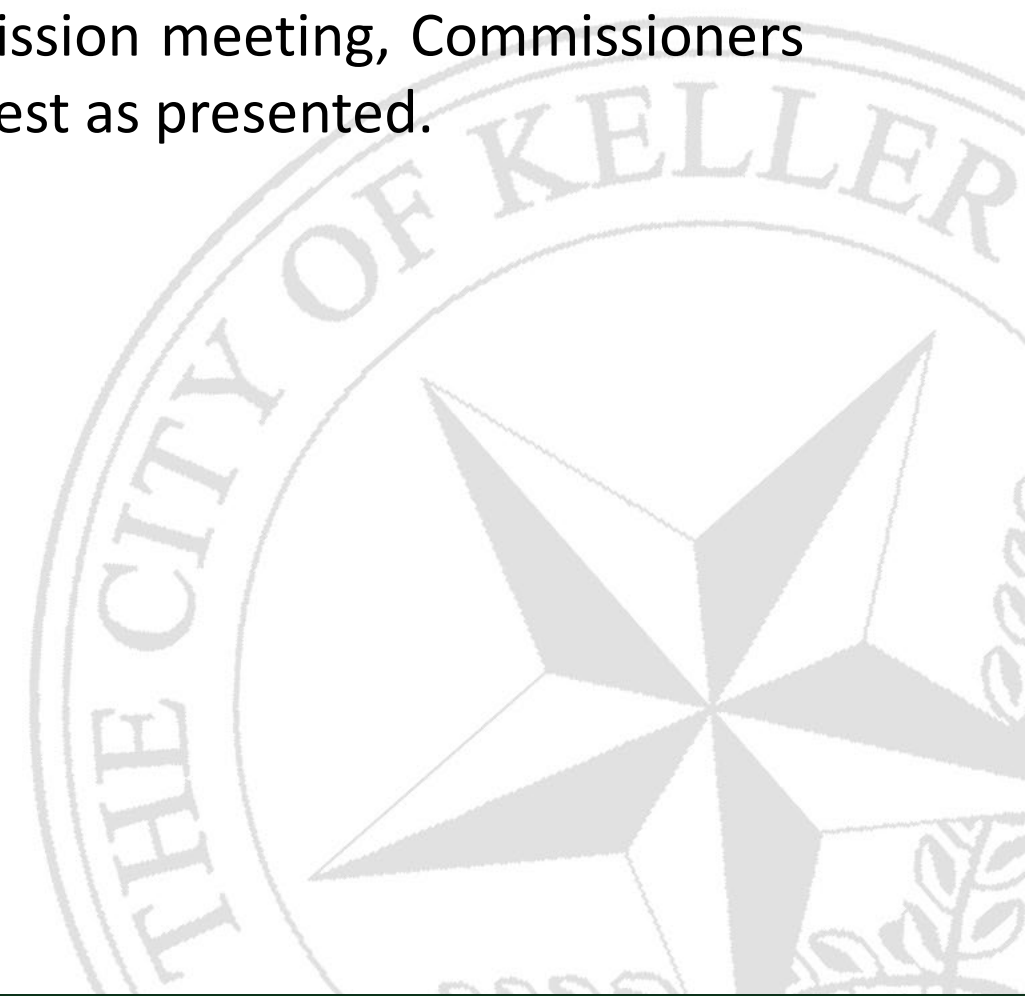


- On April 16, 2026, the City mailed 12 letters of notification to all property owners within 300' of the property. A public hearing notice sign was also placed on the property.
- Staff has received no written support or opposition to this request.

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Planning and Zoning Commission Recommendation:

At the April 28, 2026, Planning and Zoning Commission meeting, Commissioners voted 5-1 to recommend approval of the SUP request as presented.



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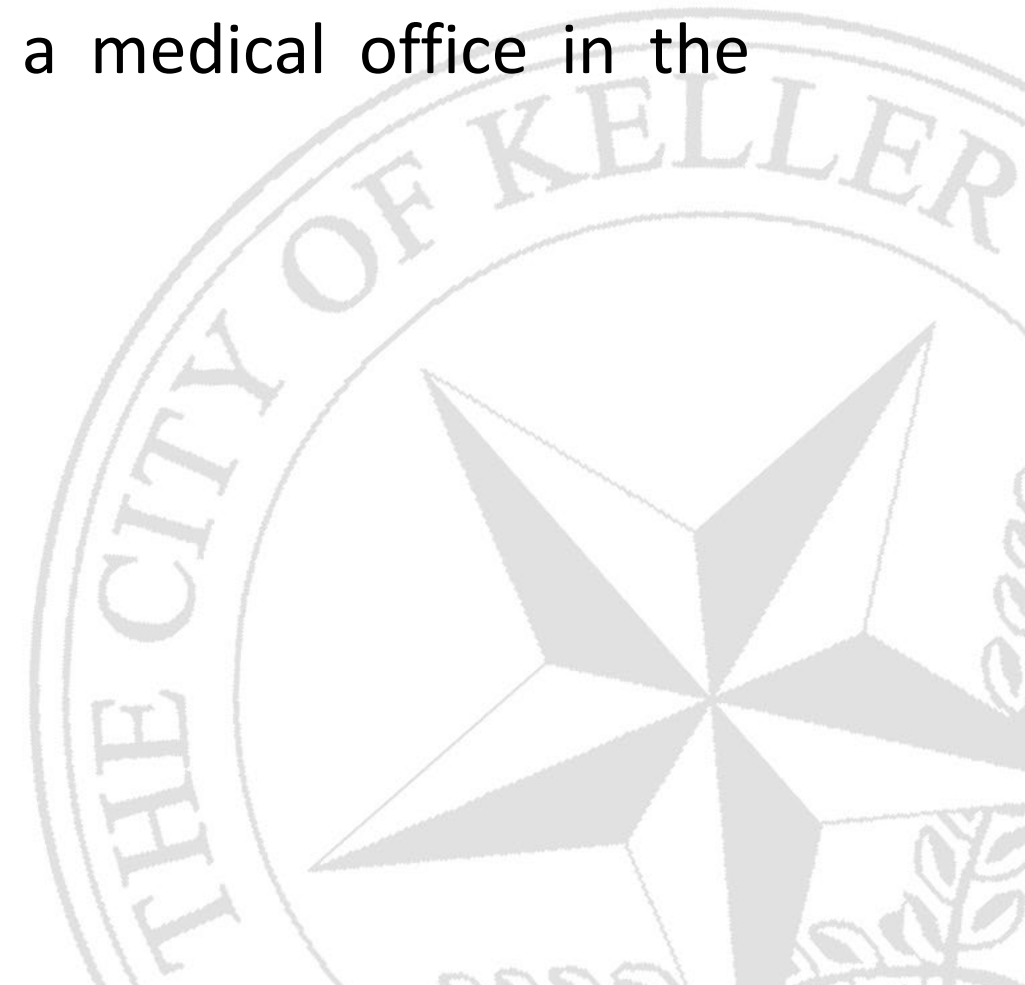
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 1) The use is harmonious and compatible with surrounding existing uses or proposed uses;
- 2) The activities requested by the applicant are normally associated with the permitted uses in the base district;
- 3) The nature of the use is reasonable and appropriate in the immediate area;
- 4) Any negative impact on the surrounding area has been mitigated; and
- 5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.

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Request:

A Specific Use Permit (SUP) to operate a medical office in the Town Center Zoning District.



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The City Council has the following options when considering an SUP request:

- Approve as submitted
- 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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