

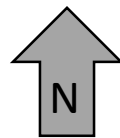
## Item H-1

**PUBLIC HEARING:** Consider an ordinance approving a rezone from Town Center (TC) to Town Center - Medical Overlay District, on an approximately 2.82-acre property, being Lot 5, Block B and Lot 10, Block B situated in Keller Town Center Addition, located on the south side of Keller Parkway, located 500-feet southwest from the intersection of Country Brook Drive and Keller Parkway, addressed as 1200 and 1220 Keller Parkway. City of Keller, Applicant. (Z-20-0004).

# Item H-1 Zoning Map



Zone: Town Center



# Item H-1 Aerial View



## Item H-1

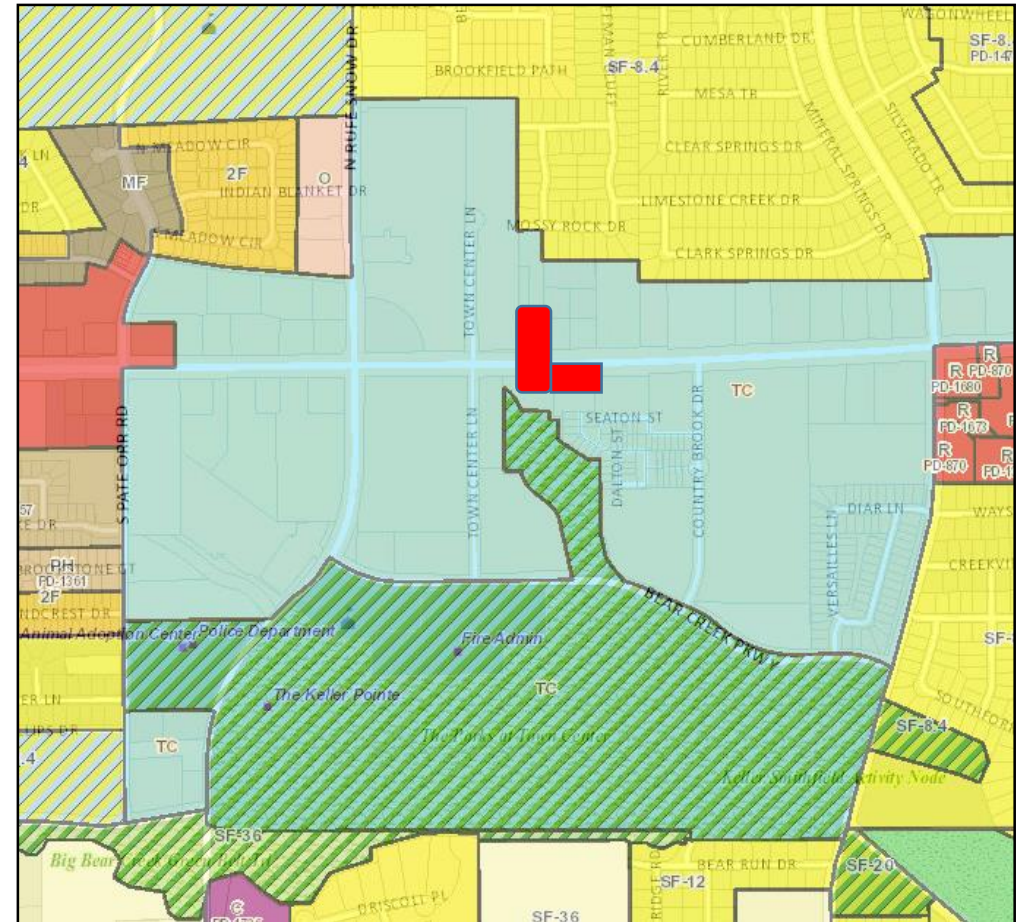
- On December 3, 2019, the City Council unanimously approved an ordinance to add the Town Center Medical Overlay District to the following properties: 1135, 1139, 1141, 1149, and 1151 Keller Parkway.
- Staff has received inquiries from the property owners of 1200 and 1220 Keller Parkway to include their properties and rezone them to the Town Center Medical Overlay District. The subject properties are immediately adjacent to the previously approved Town Center Medical Overlay District.
- On July 21, 2020, at a City Council work session, staff was given direction to pursue this Medical Overlay District expansion.

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Town Center Medical overlay district would expand to 1200 and 1220 Keller Parkway.



Proposed  
Zone: TCM



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1240 Keller Parkway (Frost Bank) has a dentist located in the building and has also inquired about potential rezoning to TCMOD in the future. They are not part of this rezoning request.

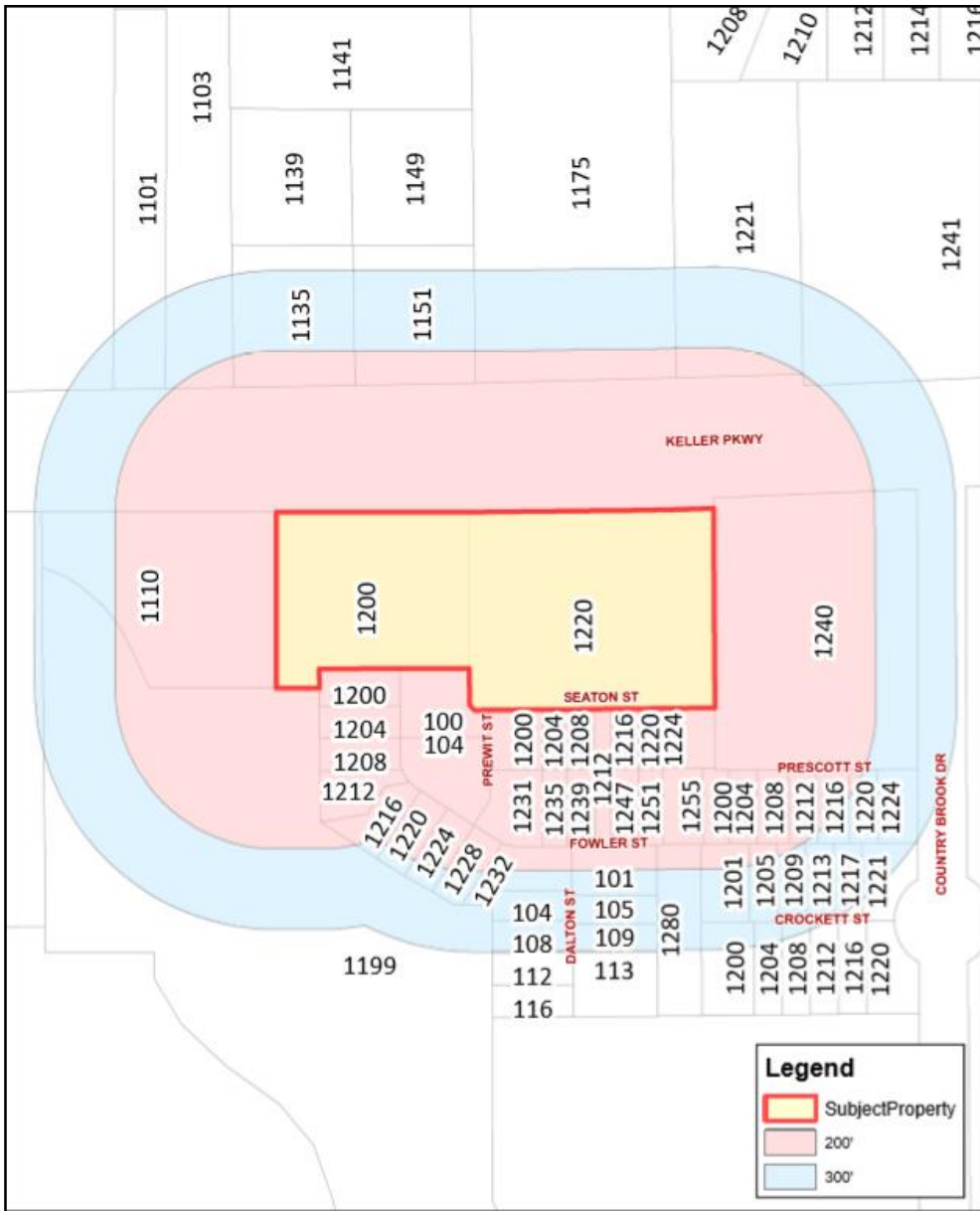
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- 1220 Keller Parkway has been vacant for approximately four years and was formerly used as a Medical Emergency Clinic.
- The Town Center Zoning District, created in 1992, describes the purpose as follows: The Town Center district is intended to serve as a mixed use community retail center. Mutually supportive office, civic, cultural, entertainment, and residential uses are planned to enhance the viability of this mixed use community retail center.

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- The property owners of 1200 and 1220 would like to be included in the Medical Overlay District so they can rent to medically-oriented tenants.
- 1200 Keller Parkway already has two grandfathered “Medical Office” uses occupying the building - a medical office and a pharmacy. However, the property owner has been required to turn away potential tenants because Medical Offices are not currently permitted in the Town Center Zoning District.
- The property owners of 1220 Keller Parkway, in addition to medical uses, would also like to have the ability, with an SUP, to rent to a potential tenant (ready to occupy immediately) that would be classified as a “Surgical Outpatient Facility.” However, the UDC does not permit this type of use in Town Center nor would the Town Center-Medical Overlay District.
- If this request to extend the Medical Overlay District is approved by City Council, then the staff will bring forward, on behalf of the applicant, an amendment that defines and permits a “Surgical Outpatient Facility” use in the Medical Overlay District with an SUP. The applicant will also be requesting such an SUP for the building at this location. These items would run concurrently to P&Z and City Council.

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- On July 31, 2020, the city mailed 56 letters of notification for a Public Hearing to all property owners within 300' of the subject site.
- As of August 17, 2020, staff has received approximately 10 phone calls to inquire about the application. However, staff has not received any written opposition or support for this application.



## Item H-1

The Planning and Zoning Commission recommended approval of this request by a vote of 5-2 on August 11, 2020.



## Item H-1

The City Council has the following options when considering a Zoning Change application:

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



**Questions?**  
**Julie Smith**  
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