

## Item H-2

**PUBLIC HEARING:** Consider an ordinance approving a Specific Use Permit (SUP) for WellMed Primary Care Medical Clinic, in an existing approximately 7,200 square-foot building, on 1.25 acres located on the south side of Keller Parkway, approximately 160 feet east of the intersection of Keller Parkway and Town Center Lane, legally described as Lot 3, Block B of Keller Town Center Addition, zoned Town Center (TC) and addressed 1110 Keller Parkway. VC Keller Parkway LLC, Owner. The Casas Group, Applicant. (SUP-2407-0003)





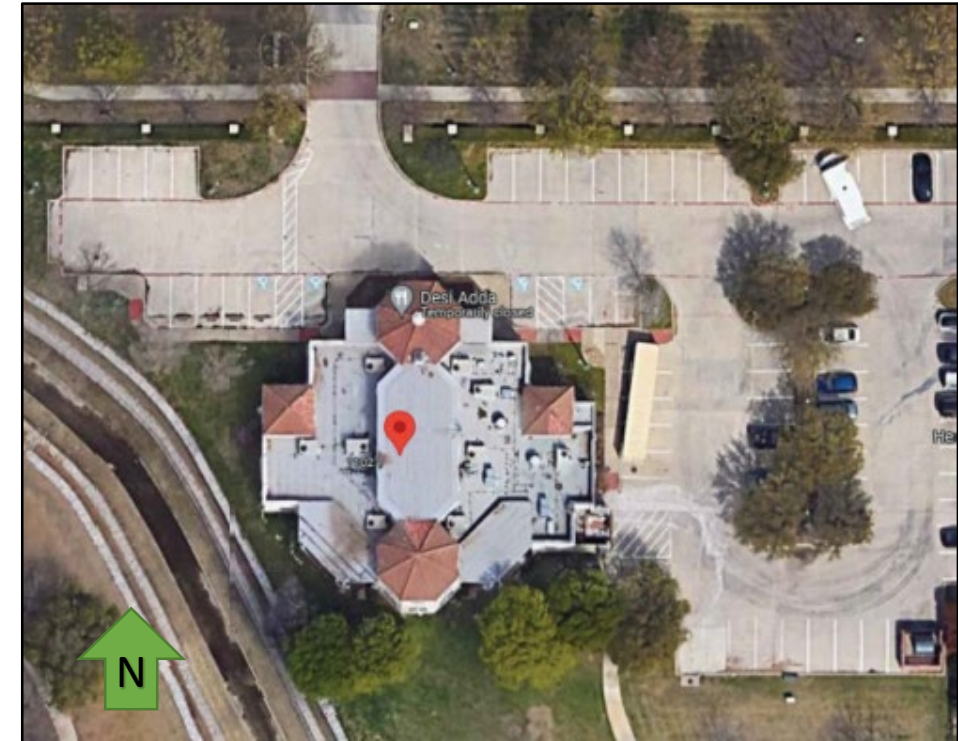


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### Background:

WellMed Medical Management, Inc. proposes to repurpose the vacant building located at 1110 Keller Parkway, Keller, TX for a primary care medical clinic.

The property has been vacant since 2019.



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### Internal Modifications:

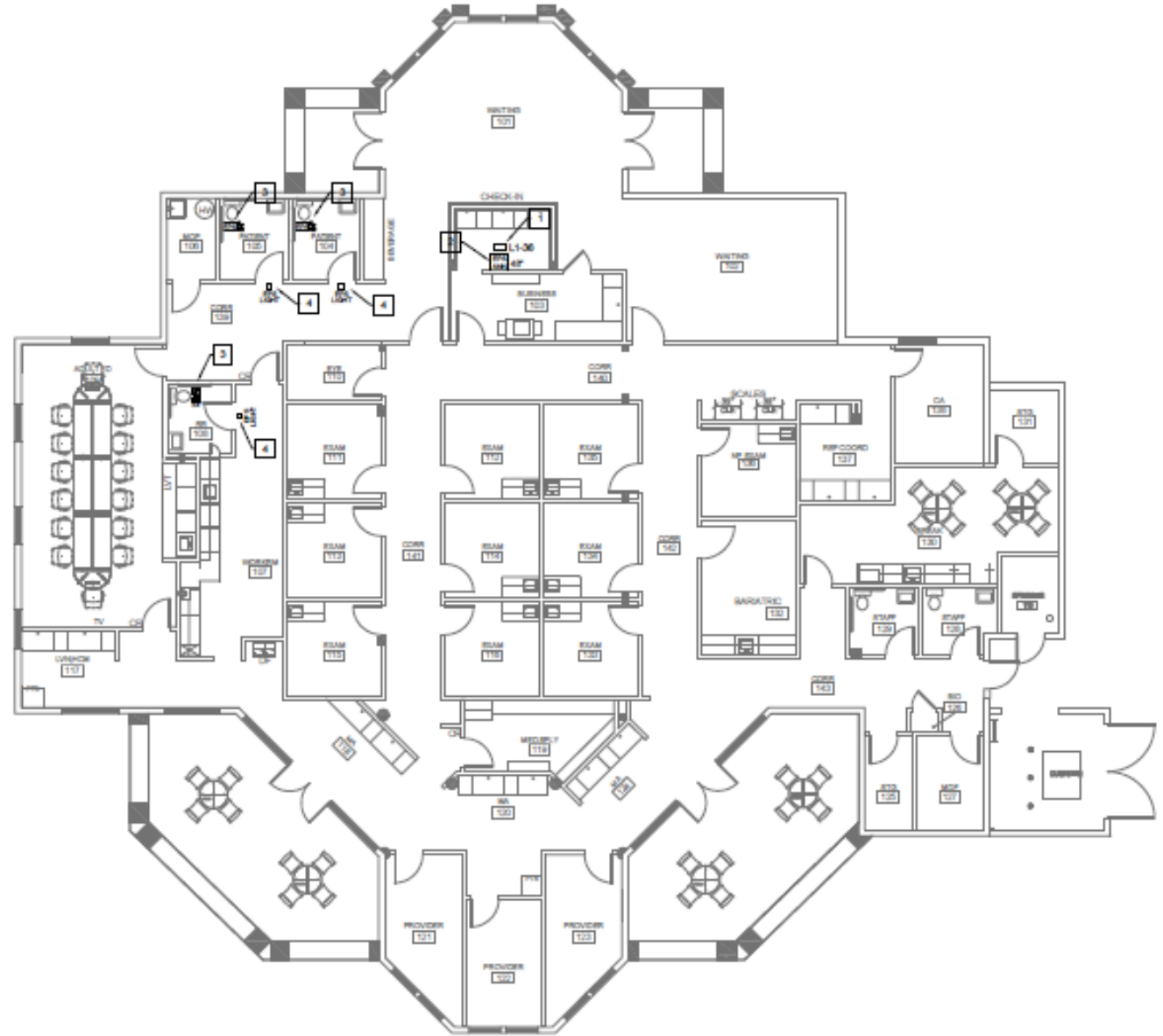
Redesign and refurbish the interior to create functional medical spaces, including:

- Reception area and waiting room
- Examination rooms
- Offices for medical staff
- Specialized treatment rooms
- Restrooms
- Utility and storage spaces

### External Modifications:

The existing building, existing parking, and all ingress and egress will remain.

The applicant intends to paint the exterior and update the landscaping of the site to meet current code.

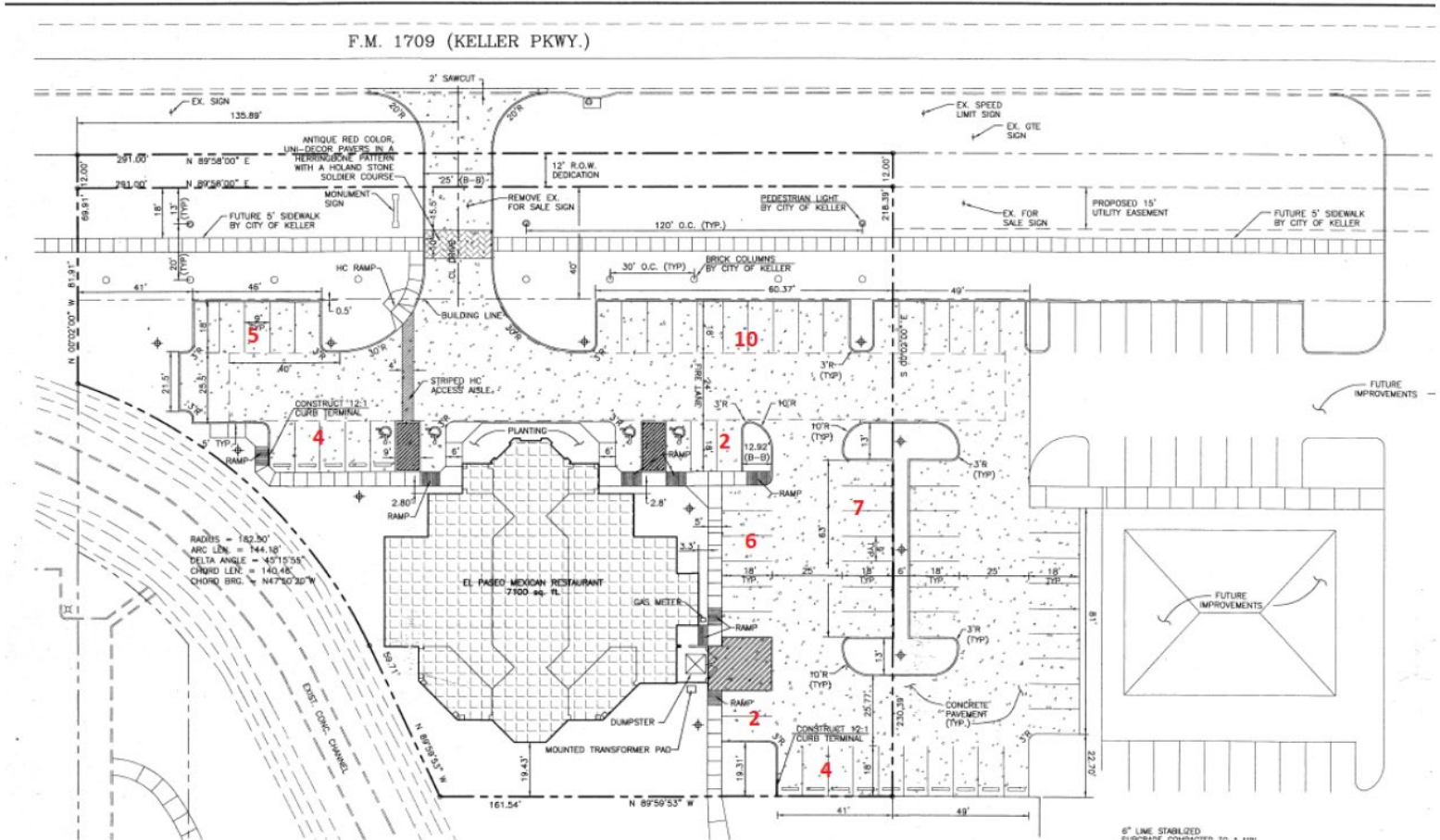




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## Parking

- The parking requirement for a medical office is one space per 200 square feet of gross floor area
- Total parking requirement: 36 spaces + 2 accessible spaces
- Total parking provided: 40 spaces + 4 accessible spaces



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### **Employees:**

Approximately 20 staff, including 3 providers and supporting staff.

### **Hours of Operation:**

Monday through Friday 8 a.m. to 5:30 p.m.

Average patient visit duration: 45 minutes

WellMed has about 80+ locations in the DFW area that consist of:

- WellMed primary care clinics
- USMD primary and specialty clinics
- HCAT primary care clinics



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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 land use designations:

**North:** Mixed Use and Tech Flex

**East:** Mixed Use

**South:** Parks and Open Space

**West:** Mixed Use



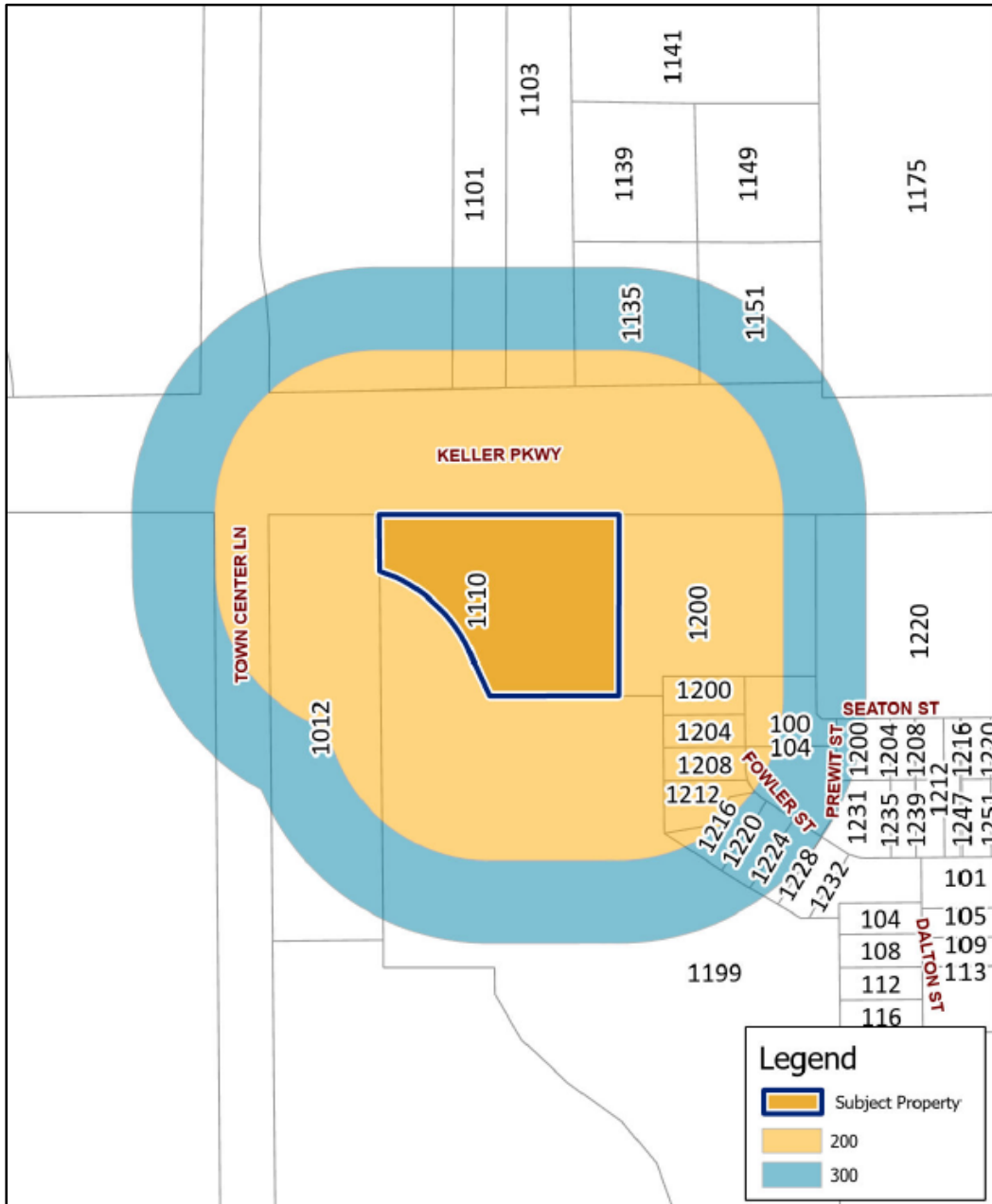
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### Existing Medical Uses in Town Center:

Name	Location	Use Category
Carter Blood Care	101 Town Center Ln.	Medical
Esthetique Dental	1240 Keller Pkwy.	Medical
Keller Eye Associates	1004 Keller Pkwy.	Medical
Keller Town Dental	121 Rufe Snow Dr.	Medical
Superior Med Spa	101 Town Center Ln.	Medical
Sacred Ground Therapy	1240 Keller Pkwy., Ste. 205	Medical
Mindwell Therapy	201 Town Center Ln., Ste. 1103	Medical



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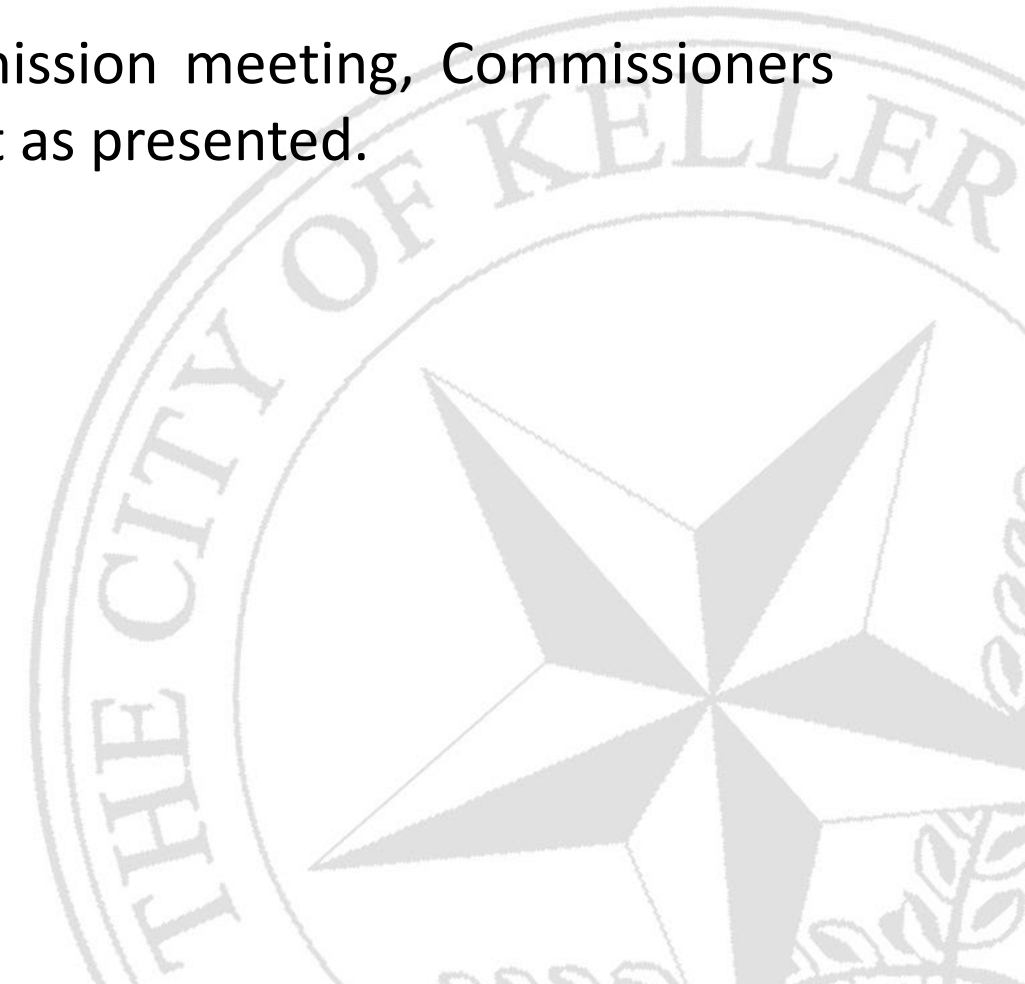


- On July 30, the city mailed 25 letters of notification to all property owners within 300' of the property. A public hearing notice sign was also placed on the property.
- Staff has received no written support or opposition to this request.

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### **Planning and Zoning Commission Recommendation:**

At the Aug. 13, 2024, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the request as presented.





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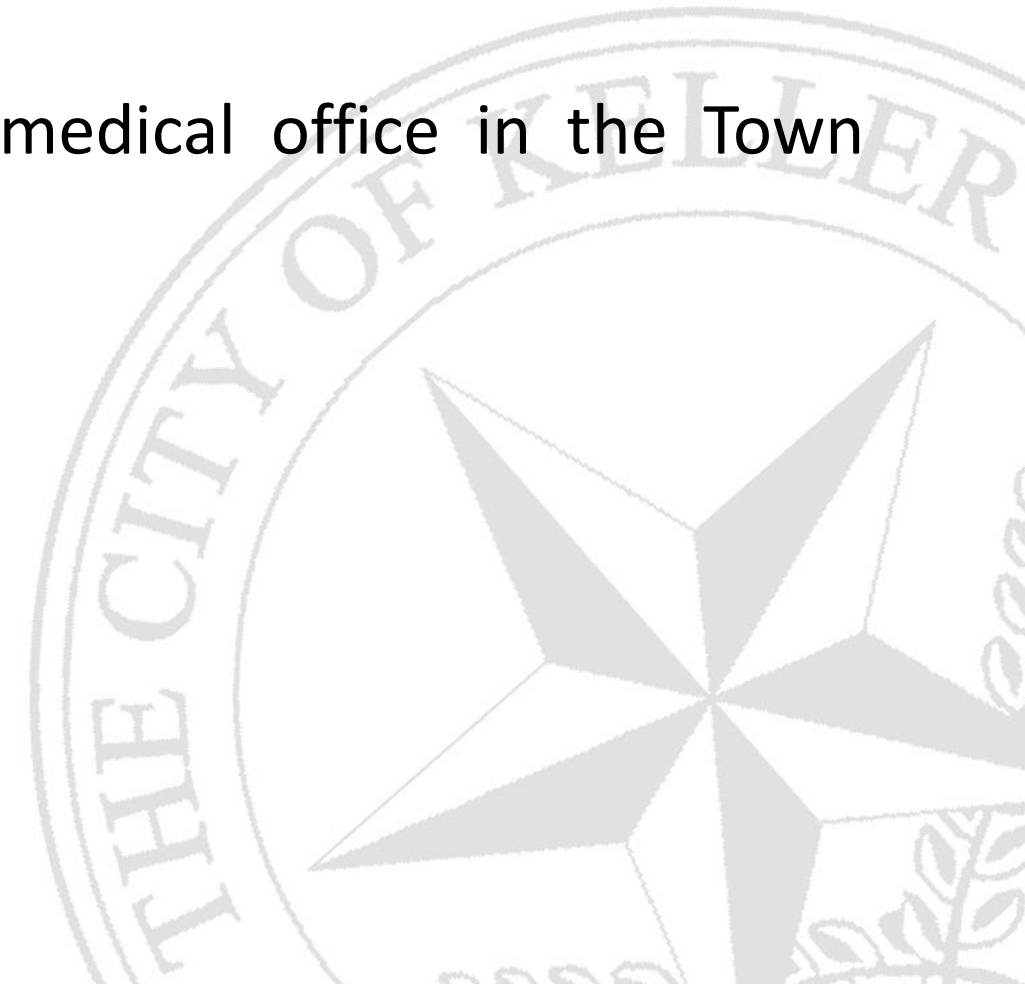
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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 a Specific Use Permit (SUP) request:

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



**Questions?  
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