

Planned Development (PD) Amendment Application for Minor emergency medical clinic, Spa and Medical Spa Use. Property Address: 1801 Rufe Snow Drive, Keller, TX 76248 Zoning: PD-NS (Planned Development-Neighborhood Service)

To Whom It May Concern,

I am submitting this letter in support of a PD Amendment application for the property located at 1801 Rufe Snow Drive in Keller, Texas for the purpose to streamline the tenant approval process. The site is currently a mostly shell building within the Highland Oaks Crossing development and is zoned PD-NS, which supports neighborhood-oriented commercial uses.

Given the evolving nature of tenant interest and the increasing demand for wellness services, I am requesting approval for Minor Medical Emergency Clinic, Spa, and Medical Spa use across the entire building. This proactive approach will allow future tenants to operate licensed Minor Emergency Clinic, Spa and Medical Spa businesses without delay or the need for individual SUP applications, thereby reducing administrative burden and supporting Keller's economic development goals.

The proposed minor medical emergency clinic, spa and medical spa use aligns with the City's updated Unified Development Code (UDC) definitions.

The building will remain compliant with all applicable zoning, parking, and licensing requirements.

This PD Amendment request is intended to:

Establish Minor medical emergency clinic, spa and medical spa use as a permitted option for all future tenants

Avoid piecemeal applications and delays due to unknown tenant profiles

Ensure consistency with the City's vision for neighborhood service zones

I appreciate your consideration and look forward to working with the City of Keller to support responsible development and tenant flexibility at this location.

Sincerely, Frank Roszell
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