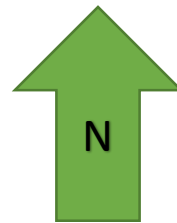
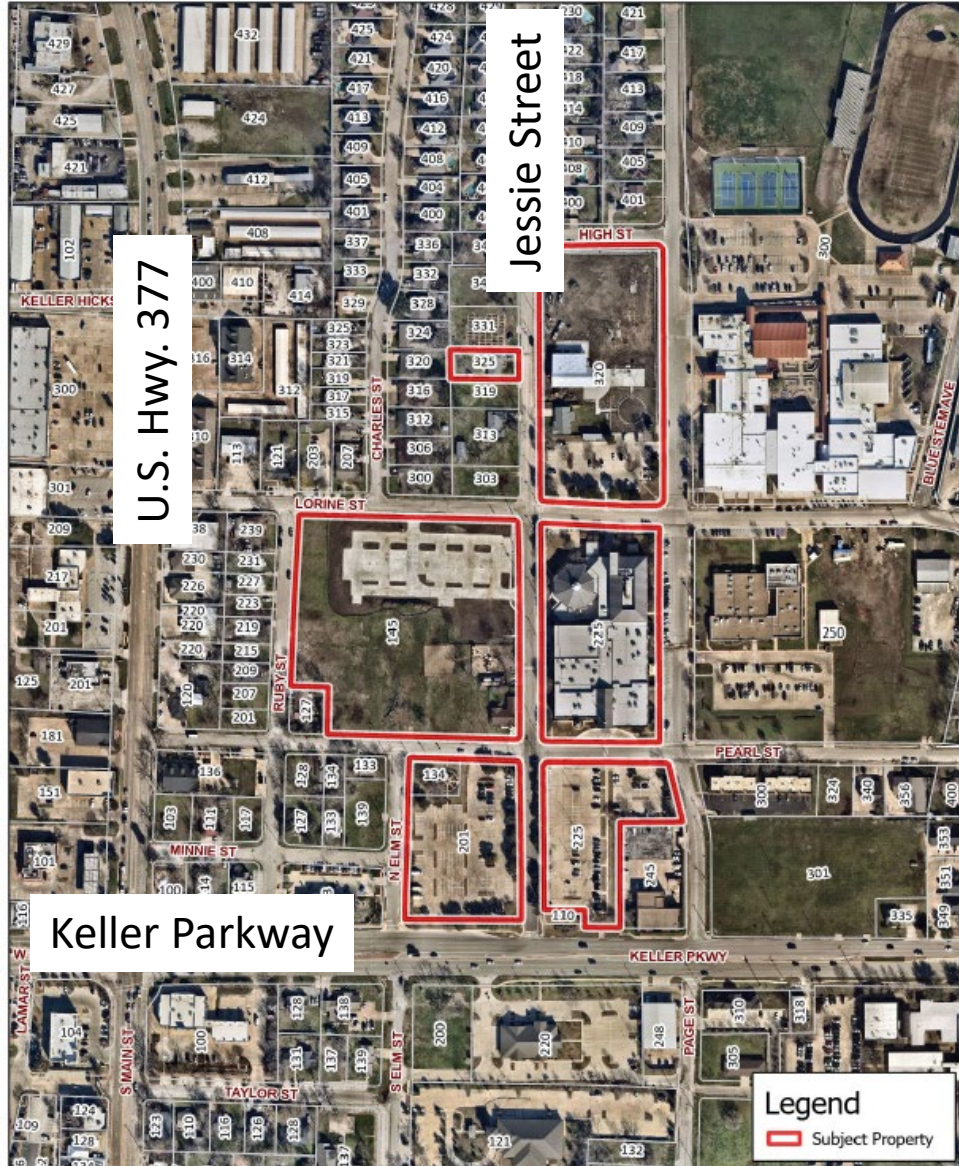


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PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Harvest Christian Academy, on the properties legally described as Lot 5, Block 1 of the B.B. Willard Subdivision, Lot 1R1A, Block 3 of the Johnson Addition, Lot 10-R, Block A of the First Baptist Church Addition, Lot 1 2A&4, Block 5 of the O. L. Sweet Addition, Lot 1A, Block A of the First Baptist Church Parking Lot Addition, Lot 1, Block 1 of the First Baptist Church Addition, and Lot 1, Block 2 of the First Baptist Church Addition; zoned Single-Family Residential - 8,400 square-foot lots (SF-8.4), Old Town Keller (OTK) and Retail (R) and addressed 325 Jessie Street, 320 Jessie Street, 145 Pearl Street, 134 North Elm Street, 201 Keller Parkway, and 225 Keller Parkway (two lots). Harvest Christian Academy, Applicant. First Baptist Church Keller, Owner. (SUP-24-0010)

Item H-3 Aerial Map



Zoned:
SF-8.4, Retail and
OTK

Item H-3 Zoning Map



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Background:

In May 2021, City Council approved a Specific Use Permit (SUP) for Harvest Christian Academy to operate a private school on the First Baptist Church campus. The SUP was limited to three years of operation; the school is now requesting a permanent SUP.

An SUP is required to operate a private school in the SF-8.4 and OTK zoning districts. The school leases 35,000 square feet in an approximately 101,186-square-foot building owned by First Baptist Church at 225 Keller Parkway.



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Surrounding Land Uses:

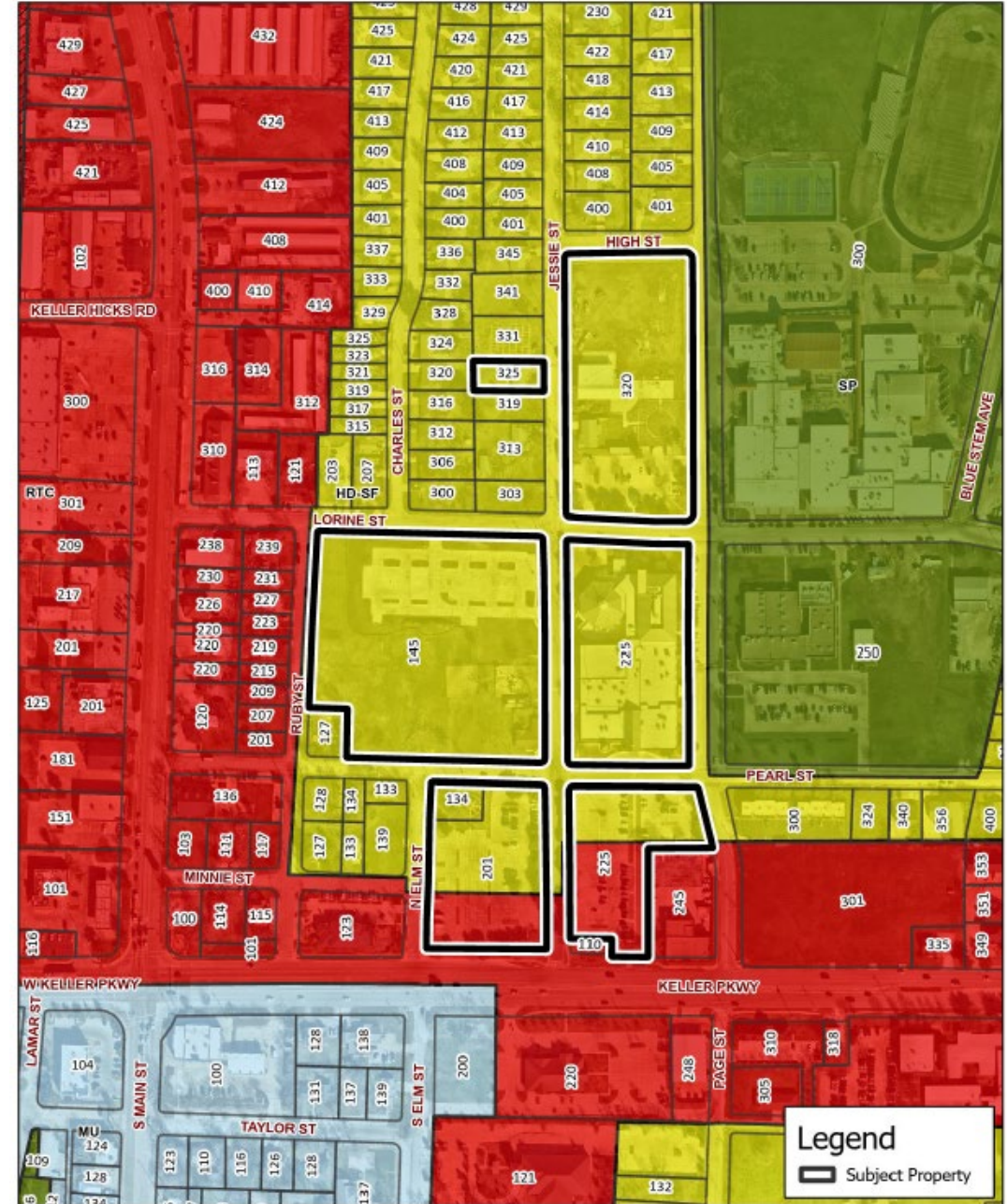
The subject properties are zoned SF-8.4, OTK and Retail, and designated High-Density-Single Family (HD-SF) and Retail/Commercial (RTC) on the city's Future Land Use Plan (FLUP). Surrounding land use designations:

North: HD-SF

South: Mixed Use and RTC

East: HD-SF and Semi-Public (Keller Middle and Learning Center)

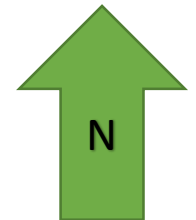
West: HD-SF and RTC



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Parking:

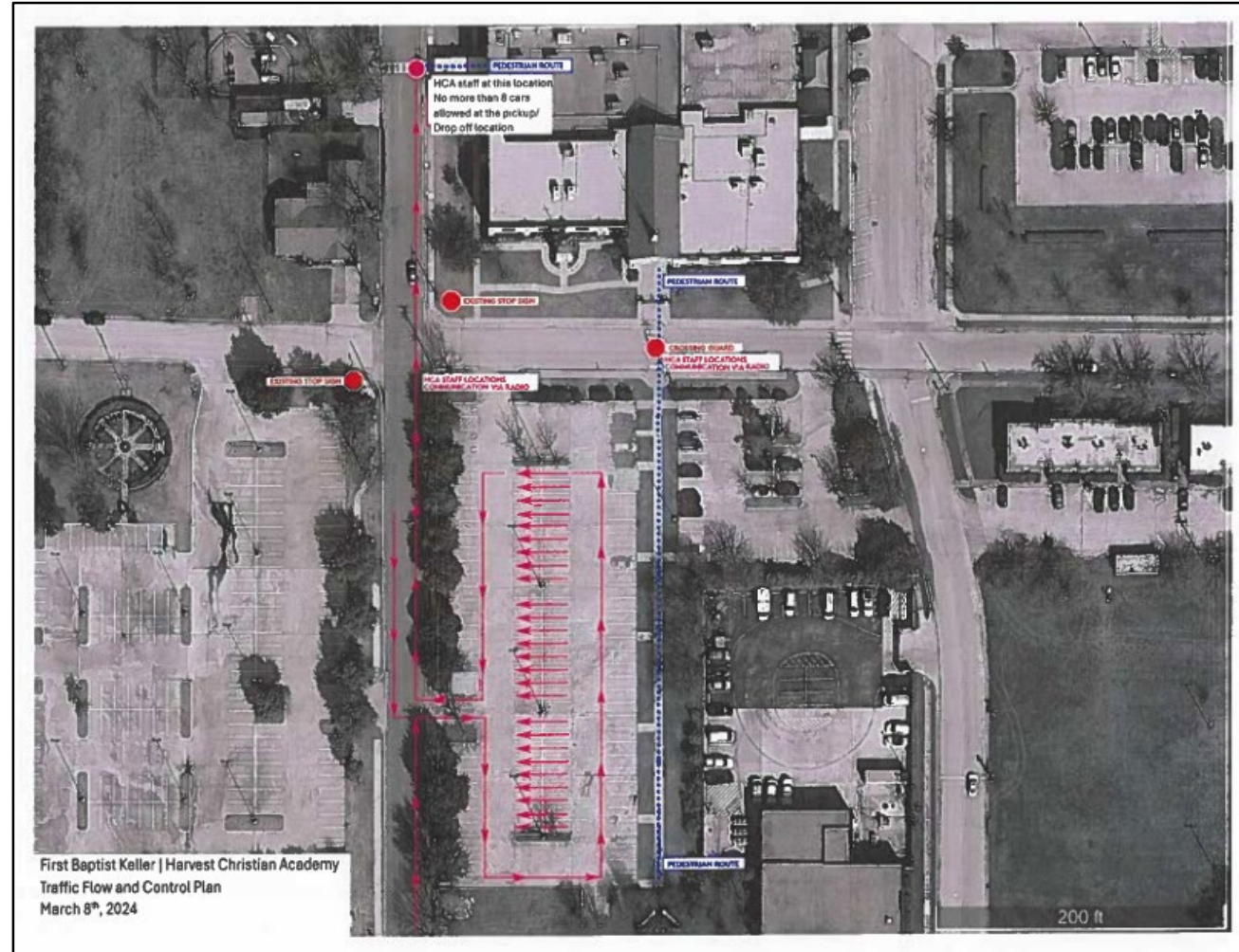
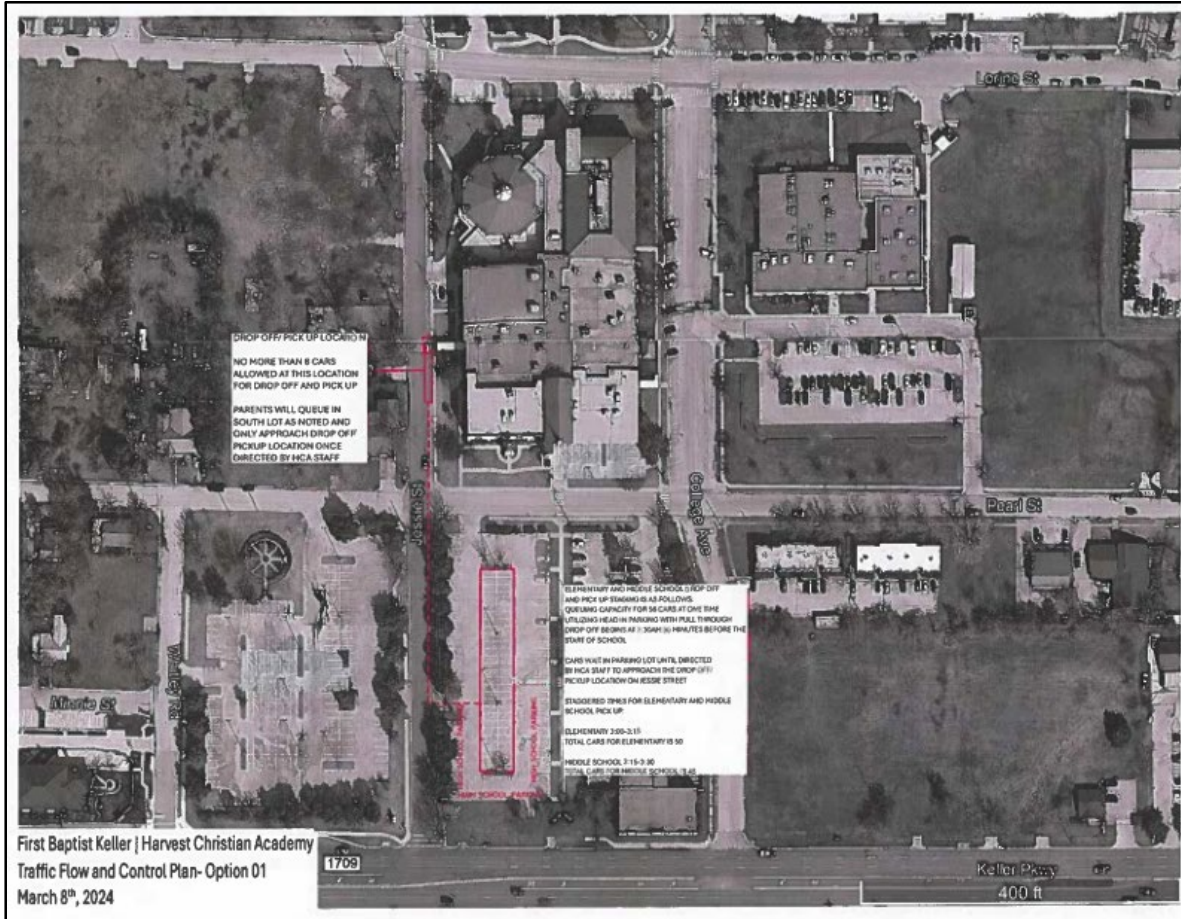
- If calculated at the most intensive use, the total parking requirement for the school would be 154 spaces plus accessible parking.
- The church campus has just under 500 parking spaces available for use during normal school hours.



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Site Design:

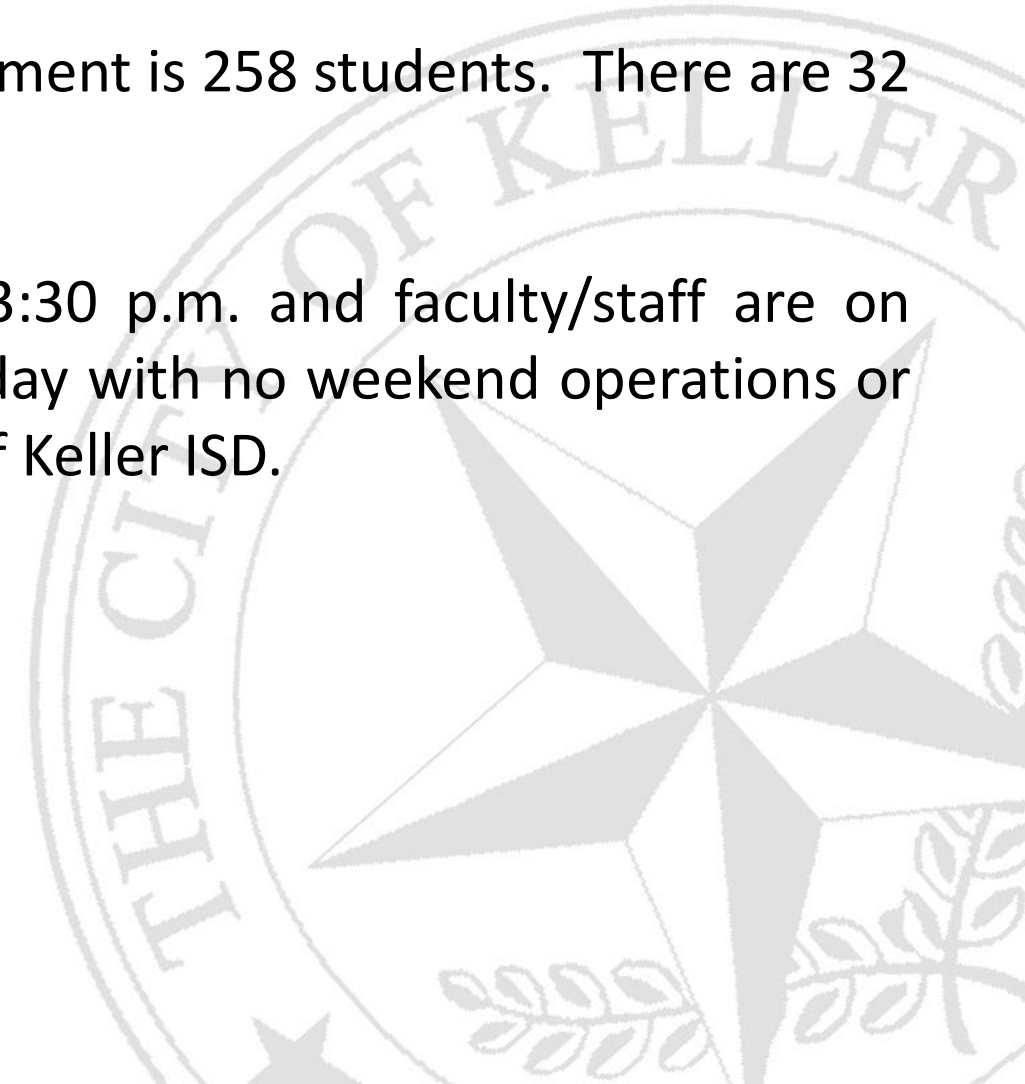
The Applicant provided a copy of the trip generation form from 2021 and the current staging and traffic control plans for student drop off and pick up.



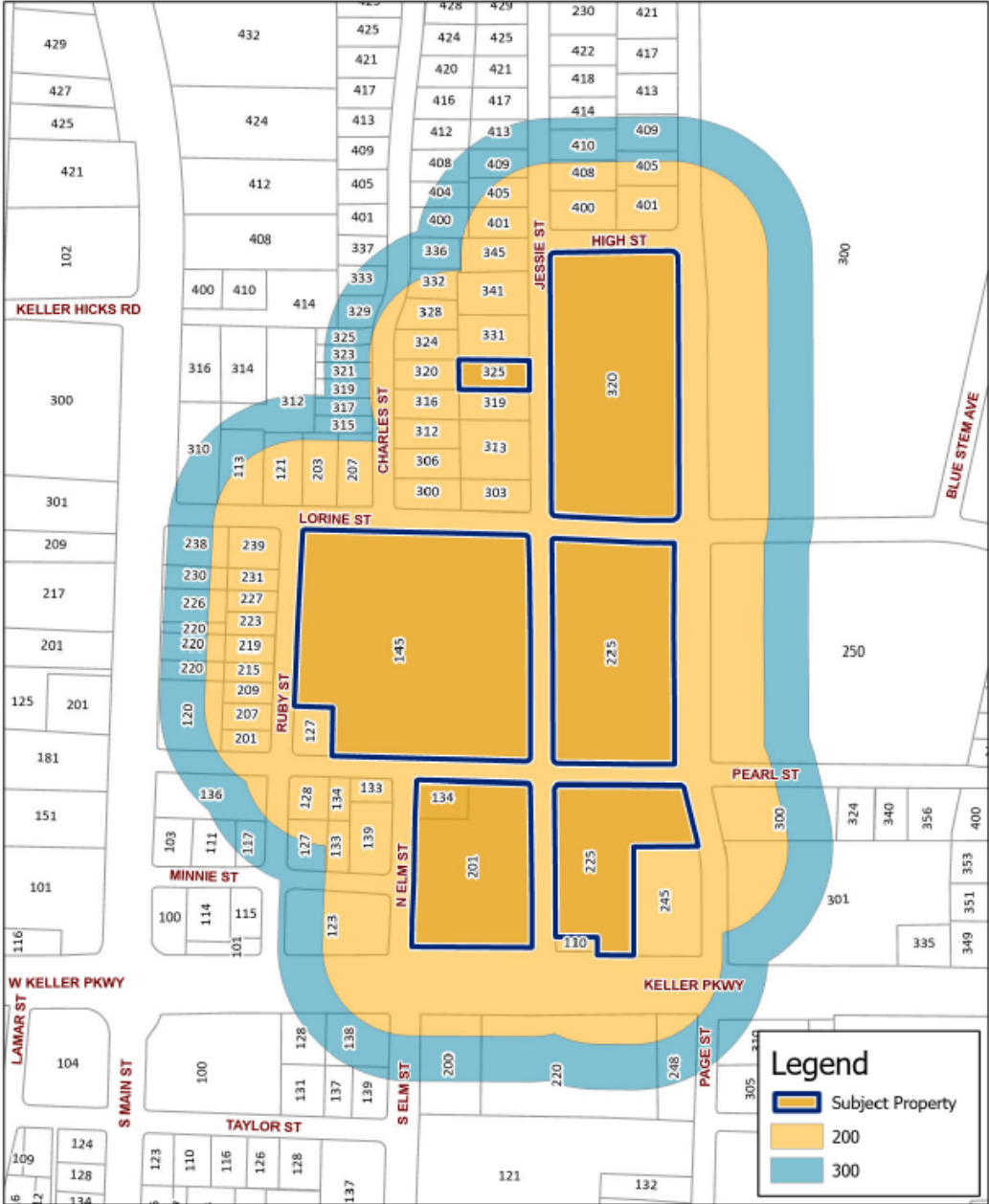
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School Details:

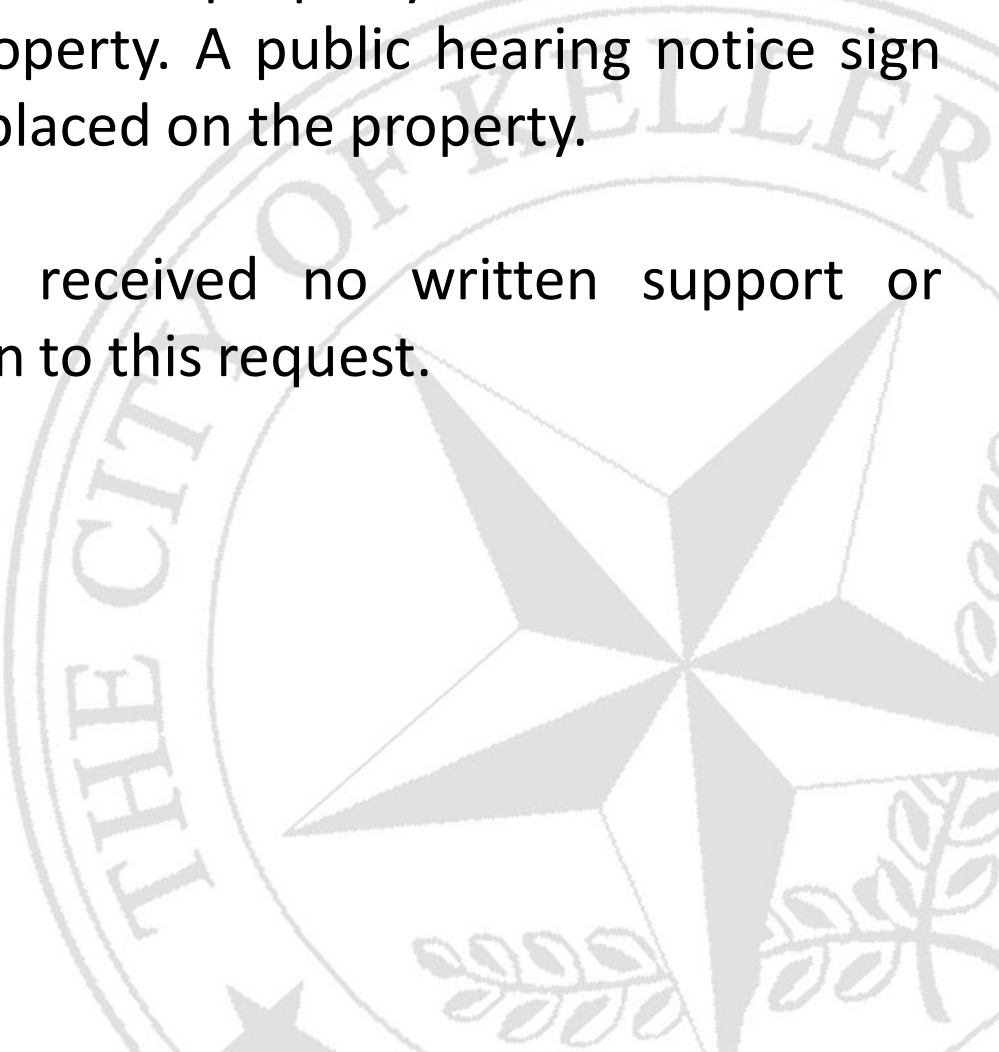
- The school offers classes for K-12 and current enrollment is 258 students. There are 32 full-time and 15 part-time employees.
- Academy students are in school from 8 a.m. to 3:30 p.m. and faculty/staff are on campus from 7 a.m. to 4 p.m. Monday through Friday with no weekend operations or activities. The academic calendar is similar to that of Keller ISD.



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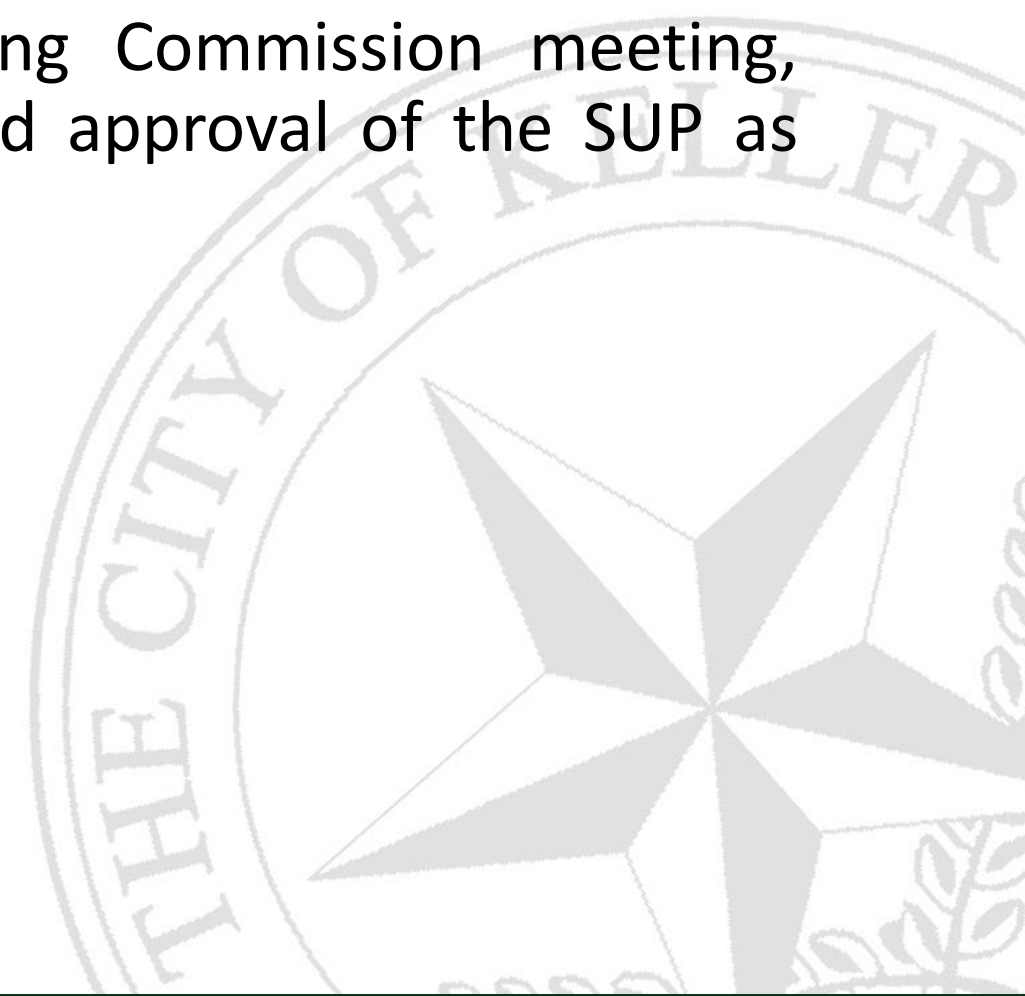
- On April 11, the city mailed 92 letters of notification to all property owners within 300' of the property. A public hearing notice sign was also placed on the property.
- Staff has received no written support or opposition to this request.



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Planning and Zoning Commission Recommendation:

At the April 23, 2024 Planning & Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP as presented.



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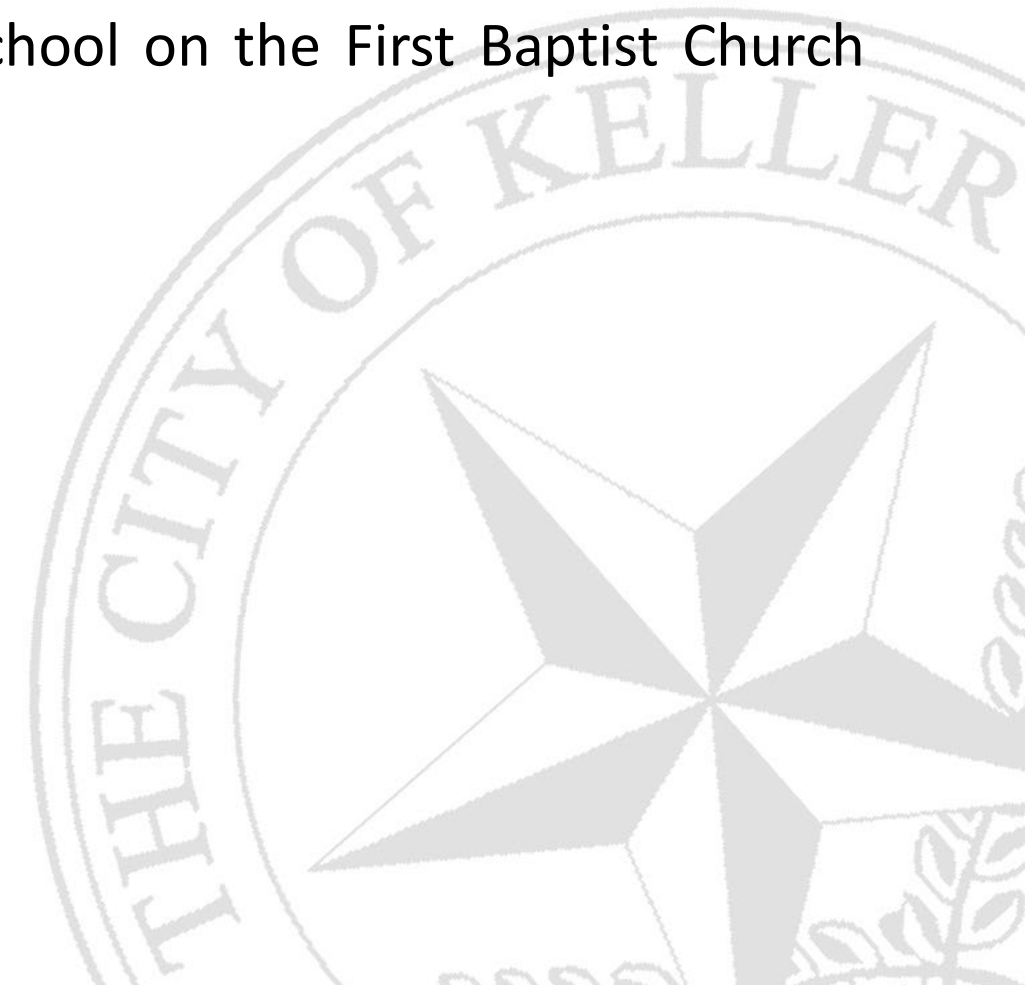
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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:

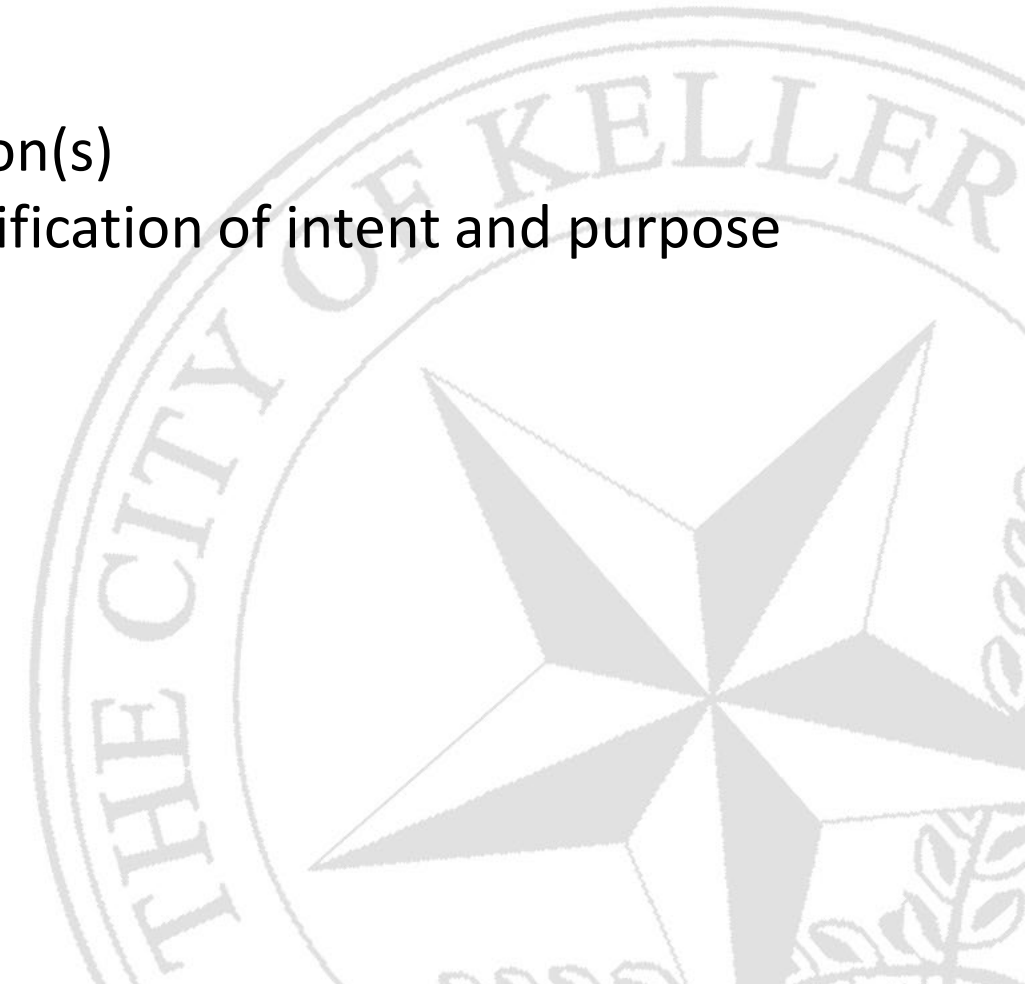
A Specific Use Permit (SUP) to operate a private school on the First Baptist Church Keller campus.



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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?
Sarah Hensley
817-743-4130**