

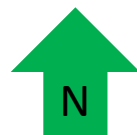
Item H-1

PUBLIC HEARING: Consider an ordinance approving two Specific Use Permits (SUPs) to allow the use of a pharmacy and light manufacturing, wholly enclosed in a building, for Vital Care Pharmacy in an existing 3,237 square-foot lease space, within a 38,975 square-foot, multi-tenant building on the property legally described as Lot 1, Block A of the Baylor Medical Plaza Addition, being 3.595-acres, approximately 500 feet northeast from the intersection of Bear Creek Parkway and South Main Street (US HWY 377), zoned Old Town Keller (OTK), and addressed as 601 South Main Street, Suite 110. David Alvarez, Precise Elite Services, Applicant. PMAK Keller 601, LLC., Owner. (SUP-22-0002)

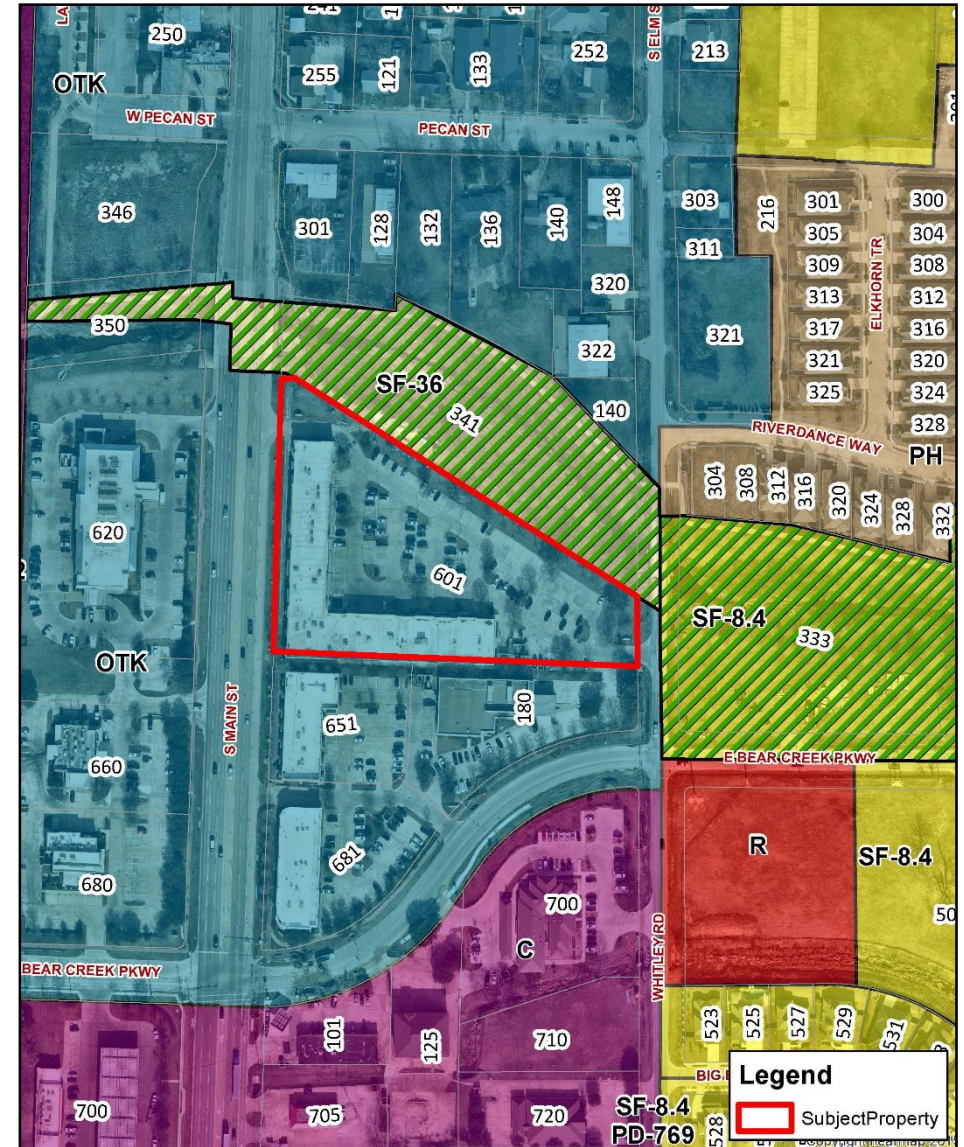
Item H-1 Aerial Map



Zoned: Old
Town Keller



Item H-1 Zoning Map



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Background

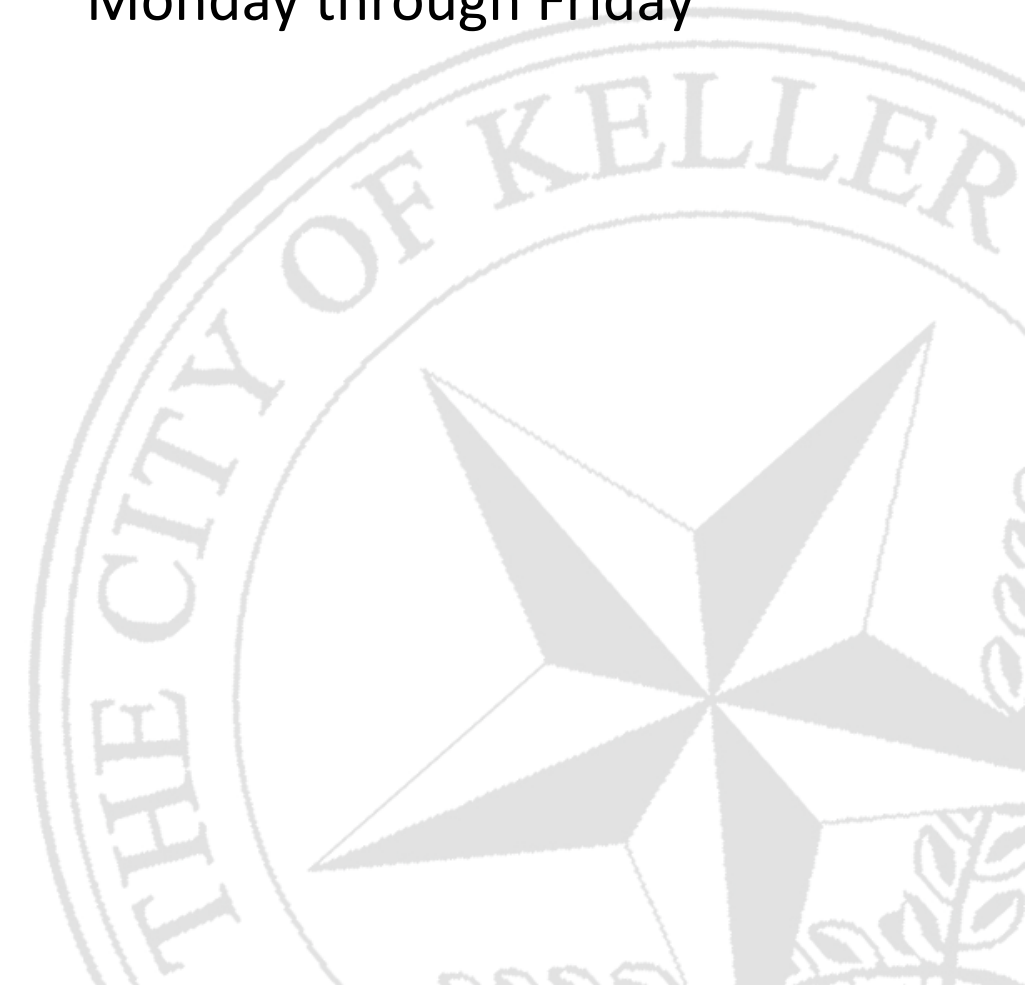
The building located at 601 South Main Street has been utilized for medical office uses since the building was first occupied in 2006.

The Applicant is proposing to operate a pharmacy with light manufacturing (wholly enclosed in a building) to mix and ship infusions as well as occasionally administer infusions to doctor-referred patients. The work will be performed by pharmacists.

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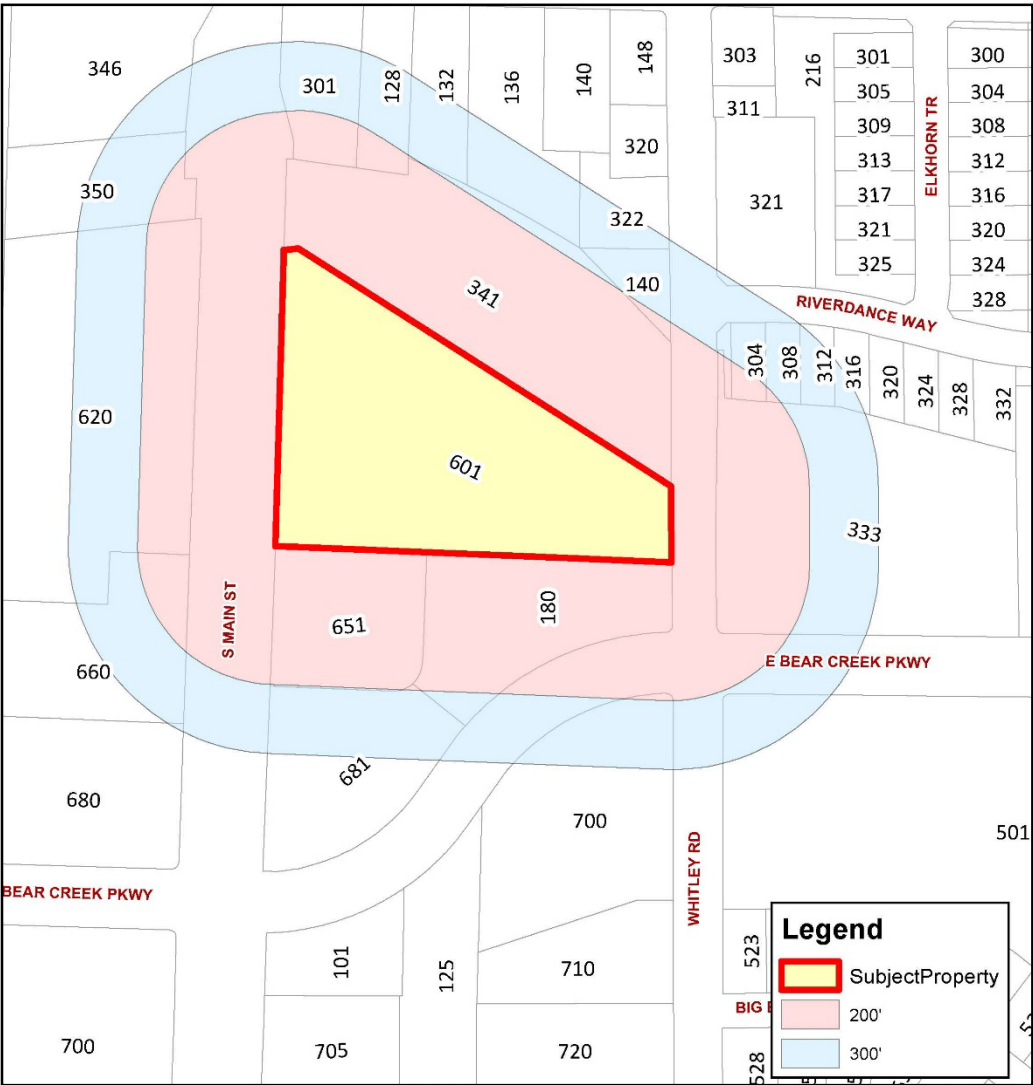


Hours of Operation:
8 a.m. to 4 p.m.
Monday through Friday



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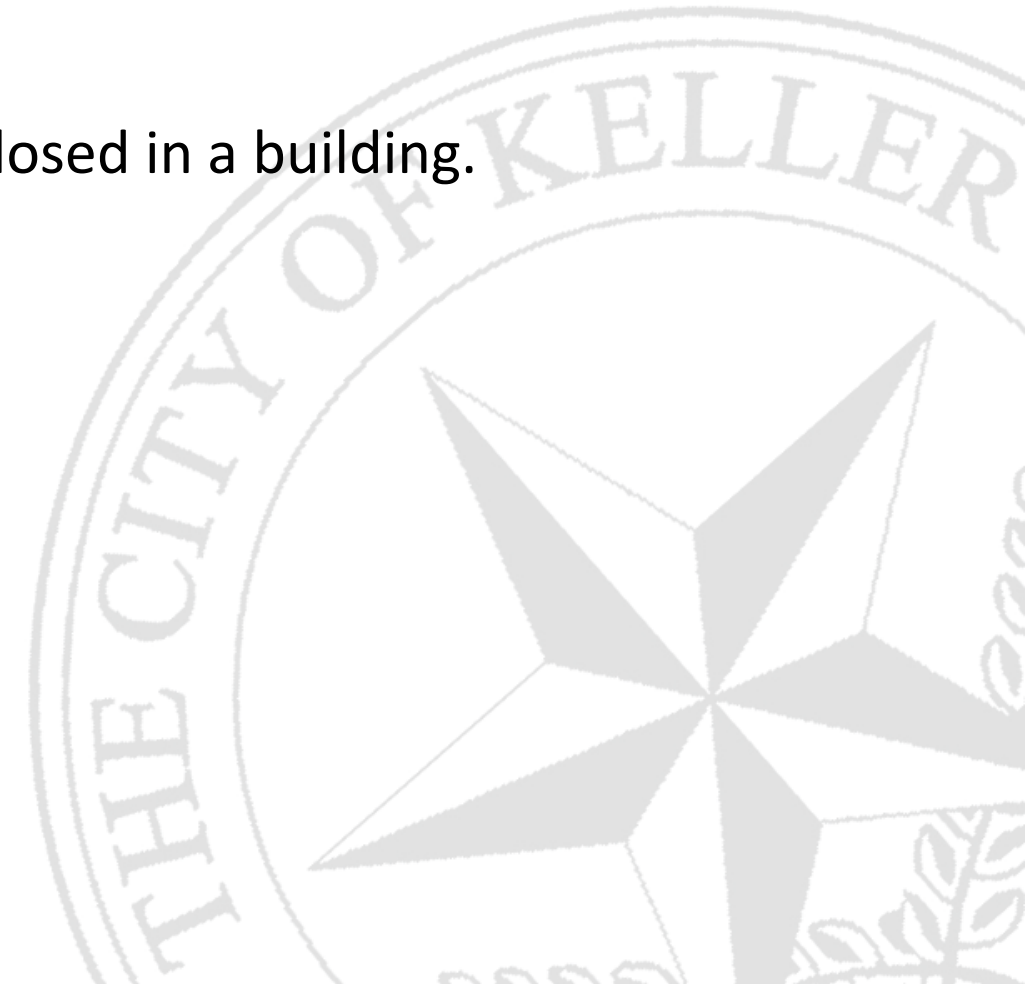


- On Jan. 25, 2022, the Property Manager for 601 South Main Street forwarded a letter from the Applicant regarding Vital Care to all tenants within the building.
- On Jan. 28, 2022, the City mailed 16 Letters of Notification for this public hearing to all property owners within three-hundred feet (300’) of the site. A public hearing notice sign was also posted on the site.
- As of today, staff has not received any further responses from the public.

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SUP Requests:

1. To operate a pharmacy.
2. To operate light manufacturing, wholly enclosed in a building.



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Section 8.02 (F)(2)(a) of the UDC states that when considering a SUP request, the Planning and Zoning Commission and 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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On Feb. 8, 2022, the Planning and Zoning Commission unanimously recommended to approve the item as presented.



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The City Council has the following options when considering two Specific Use Permits (SUPs):

- Approve as submitted. (Planning and Zoning Commission Recommended)
- 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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