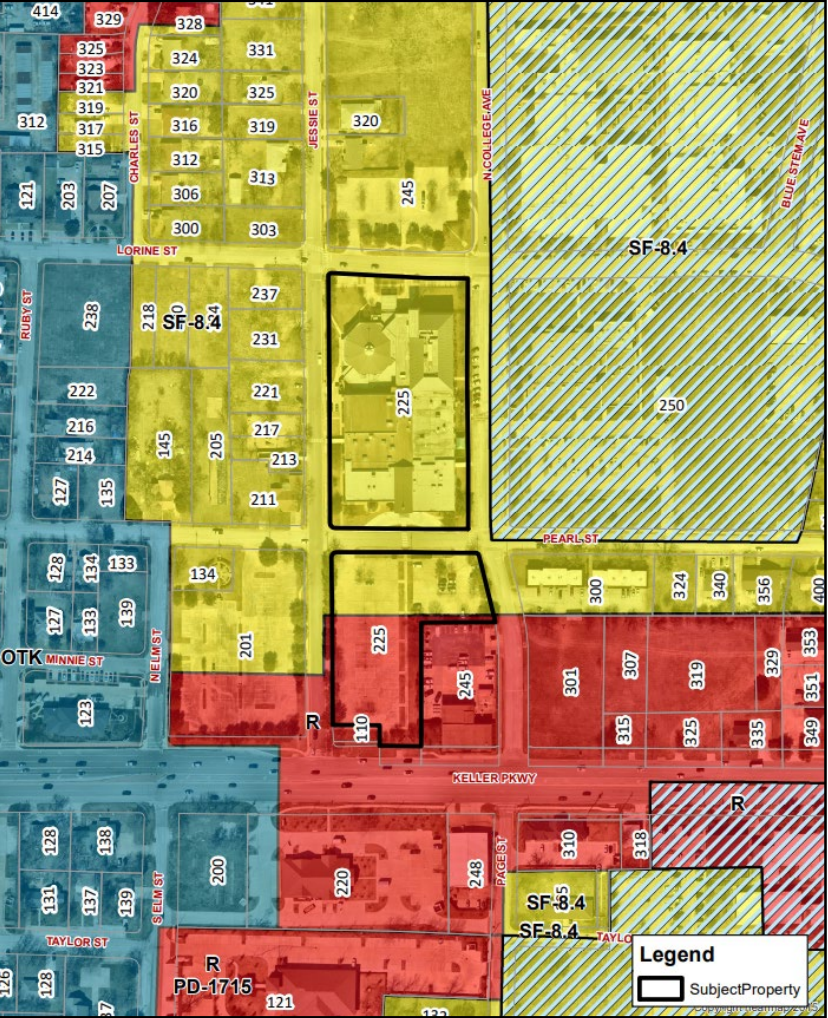


Item H-1

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for First Baptist Church to allow a private school (Harvest Christian Academy) to occupy an approximately 101,186 square-foot existing building, situated on a 4.78-acre tract of land, located on the north side of Pearl Street, approximately 100 feet northeast of the intersection of Pearl Street and Jessie Street, legally described as Lot 1, Block 1 and 2, First Baptist Church Addition Keller, zoned SF-8.4, located at 225 Keller Parkway. First Baptist Church, owner/applicant. (SUP-21-0010)

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Zoning Map



Zoned: SF-8.4/Retail

Aerial View



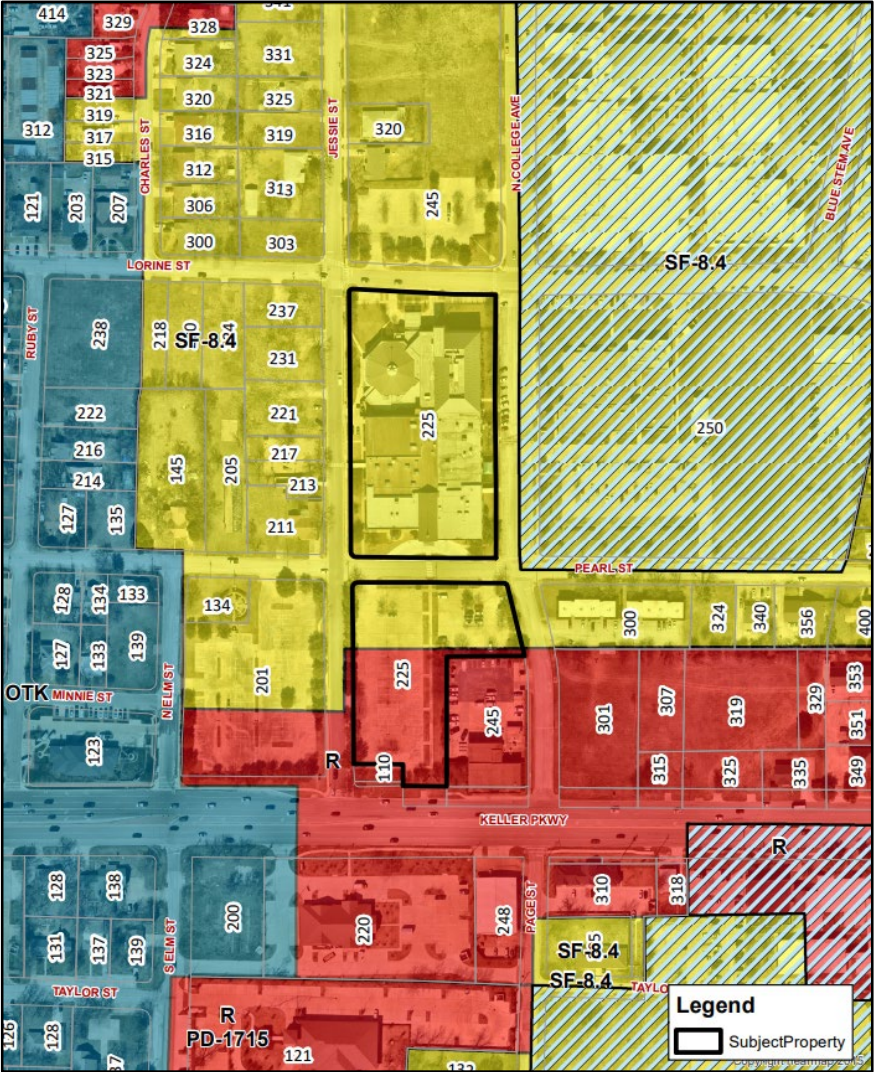
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Adjacent Zoning:

- North: SF- 8.4
- South: SF-8.4/Retail
- East: SF-8.4/Retail
- West: SF-8.4/Retail

Current Adjacent Uses:

- North: Parking Lot
- South: Frontier Communication (245 Keller Pkwy.)
- East: Residential/Keller Middle School
- West: First Baptist Property/Residential



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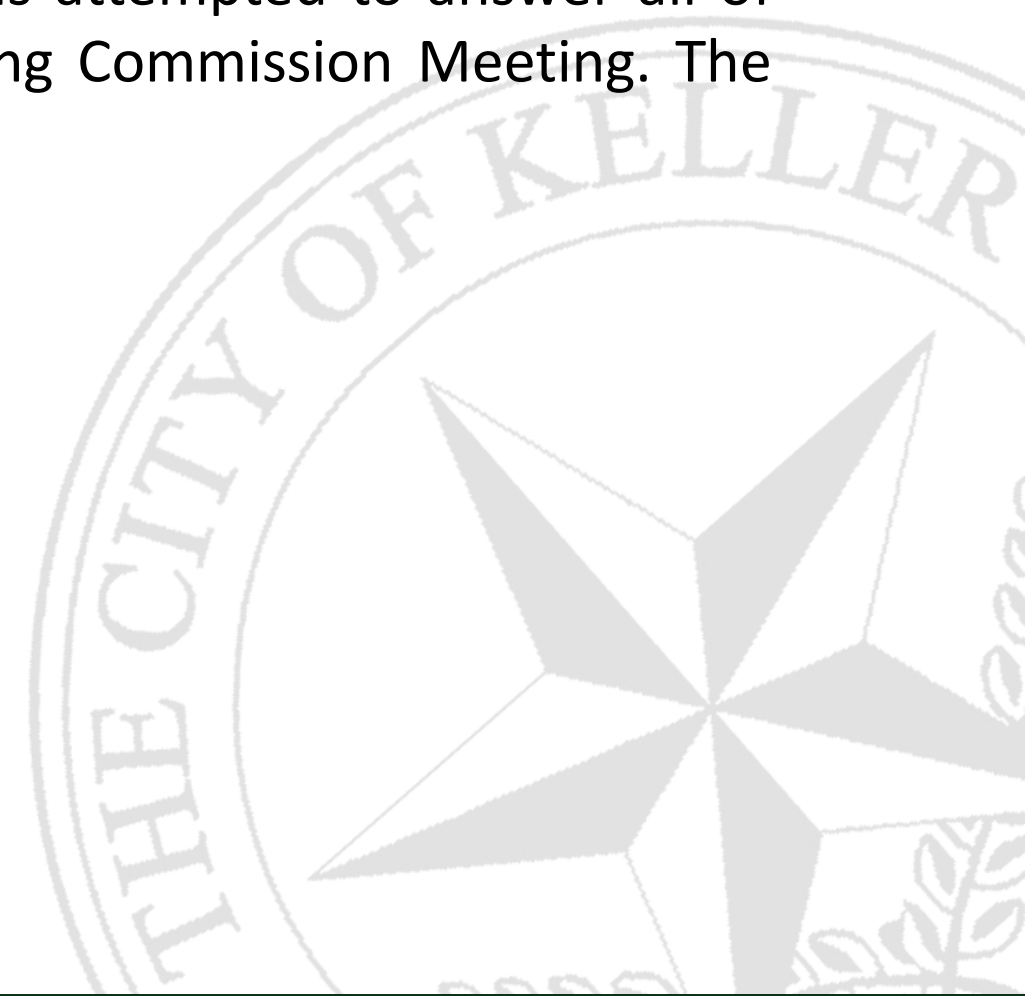


The Applicant is requesting an SUP to allow a Private School (Harvest Christian Academy) to use the existing building located at 225 Keller Parkway:

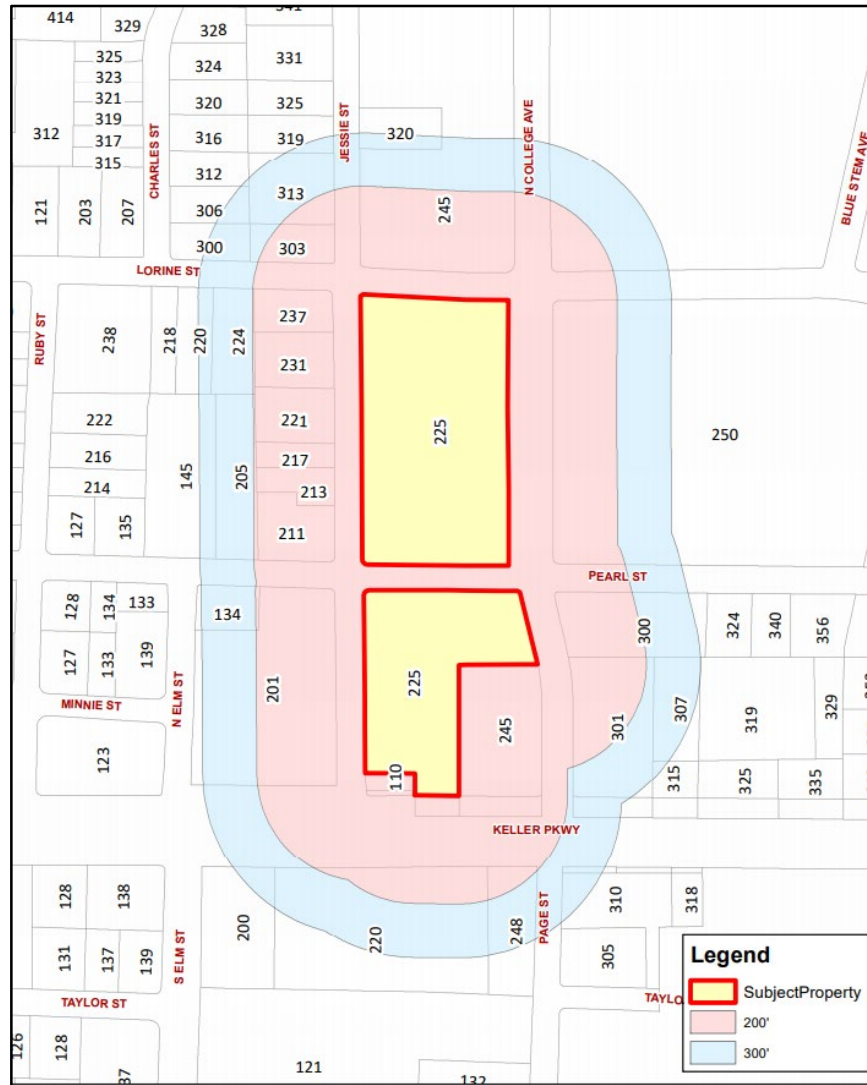
- Approximately 200 students
- Approximately 35 faculty members
- Grades K-12
- Monday-Friday: 7:30 a.m.- 4 p.m.

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Staff received the latest Traffic Flow Diagram from First Baptist and Harvest Christian Academy on May 10. The Applicant has attempted to answer all of the concerns outlined in the Planning and Zoning Commission Meeting. The diagram is under review.

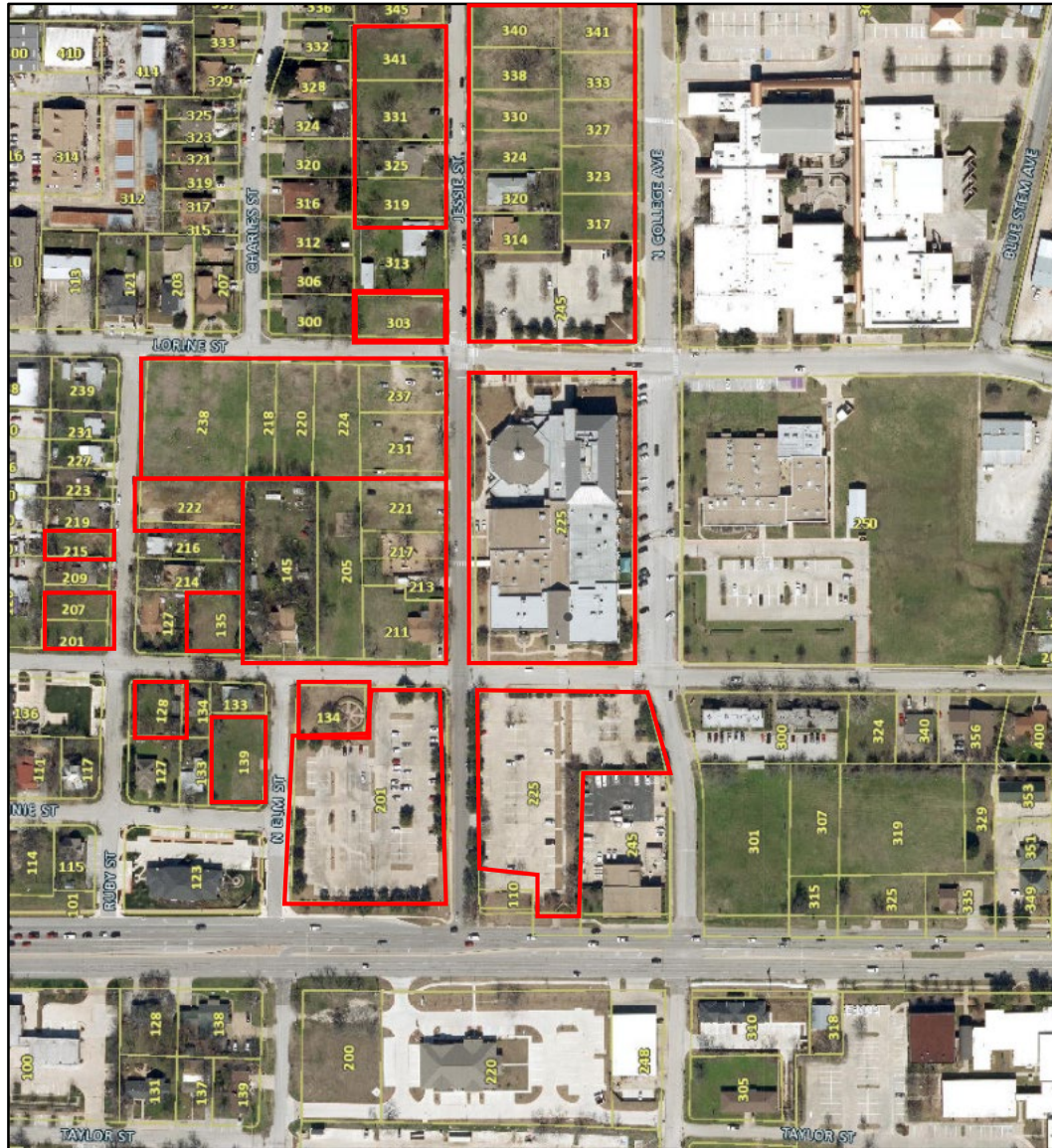


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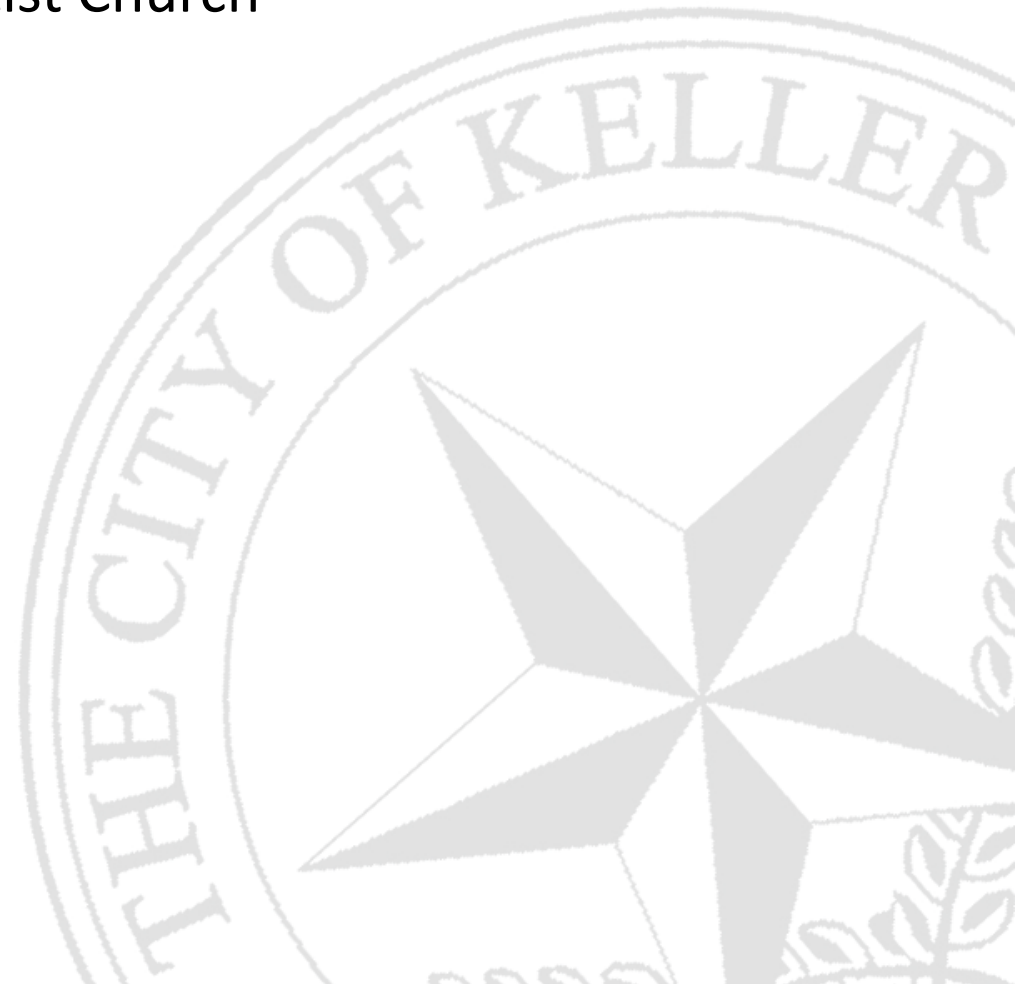


- On April 16, 2021, the city mailed 12 Letters of Notification for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. The majority of these properties are owned by First Baptist. A public hearing notice sign was also posted on the site.
- As of today, staff has received one email in opposition regarding this application.

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Properties owned by
First Baptist Church



Item H-1

On April 27, 2021, the Planning and Zoning Commission held a public hearing at which one resident spoke in opposition based on potential impact to the surrounding neighborhood. The commission voted 6-1 to approve the SUP for one year.

The commission felt this action would meet the short timeline the school faces, while also allowing the church, school, and Keller ISD to rectify concerns regarding the traffic impact and safety for the adjacent middle school and surrounding neighborhood. Assuming an agreeable plan is developed, the one-year SUP allows the plan to be put in place and tested before the Applicant comes back for an SUP for future years.

Item H-1

Section 8.02 (F) (2) of the UDC states that when considering an 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.

Item H-1

The City Council has the following options when considering an SUP :

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



Questions?
Julie Smith
817-743-4130