



PLANNED DEVELOPMENT (PD) AMENDMENT APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION
Please Print or Type

Applicant/Developer: Agent: Dunaway Associates, Attention: Barry Hudson, AICP, CNU-A

Street Address: 550 Bailey Avenue, Suite 400

City: Fort Worth State: Texas Zip: 76107

Telephone: Office: 817-632-4720 Cell: 817-995-9703 E-mail: bhudson@dunaway.com

Applicant's Status: (Check One) Owner Tenant Prospective Buyer

Property Owner must sign the application or submit a notarized letter of authorization.

Owner: TAK Enterprises, Inc., Attention: Paul Moss, Principle

Street Address: 8821 Davis Blvd. #220

City: Keller State: Texas Zip: 76248

Telephone: Office: 817-431-4279 Cell: 817-723-7860 E-mail: paul@marinabayhomes.net

Barry L. Hudson
Signature of Applicant
Date: 07/15/2021

Paul Moss Paul Moss
Signature of Owner Printed Name of Owner
Date: 07/15/2021

Planner
Engineer/Surveyor: Dunaway Associates Contact Name(s): Barry Hudson, AICP

Street Address: 550 Bailey Avenue, Suite 400

City: Fort Worth State: Texas Zip: 76107

Telephone: Office: 817-632-4720 Cell: 817-995-9703 E-mail: bhudson@dunaway.com

SECTION 2. PLANNED DEVELOPMENT REQUEST INFORMATION

Property Location: 861 N. Tarrant Parkway, Keller, Texas 76248

Legal Description:

Lot(s): 3 Block(s): A Subdivision Name: Highland Oaks Crossing Addition

Unplatted Property Description:

Abstract Name & Number: NA Tract Number(s): NA

If property is not platted, please attach a metes and bounds description.

Current Zoning: PD-R Planned Development Proposed Zoning: PD-R Planned Development

Current Use of Property: Existing building & parking for medical and retail uses

Proposed Use of Property: Existing building & parking for all medical uses

Memo

To: Planning & Zoning Commission/City Council
City of Keller

From: Barry L. Hudson, AICP, CNU-A
Sr. Discipline Lead (Planning)
Dunaway Associates, LLC

Date: July 15, 2021

Dunaway #: 210019.00

Re: Planned Development (PD-1875) Amendment for Medical Uses, and including uses within the Retail Use Table of the Keller UDC, on Highland Oaks Crossing, Lot 3, Block A, 861 N. Tarrant Parkway

Introduction/ PD 1875 use text amendment

Lot 3, Block A of Highland Oaks Crossing addition is currently zoned PD-R per Ordinance #1875. Section 2.3. cites the 6,600 sq. ft. building (Lot 3) as a retail building. Medical/Dental clinic or office uses are permitted by right in the "R" Retail zoning district. There is an abundance of existing retail in this area of Keller, but there is a lack of medical facilities in this area. As a result of COVID-19 retail uses are scaling back leases and expansion, while medical uses are expanding in the current market conditions.

The property owner has a medical tenant ready for immediate occupancy to address this lack of medical facilities. To accommodate this, an amendment to the existing PD text is requested to allow the entire building on Lot 3, be used for medical uses, and including uses within the Retail Use Table of the Keller UDC.

Existing Building/Site Plan

The 12-6-19 permit review site plan for Lot 3 accurately shows the existing shared driveways, parking and building footprint. This permit review site plan Site Data Summary Chart indicated that the 5,956 sq. ft. building on Lot 3 was permitted for 4,156 sq. ft. of retail/medical use (70%) and 1,800 sq. ft. of food service use (30%). The site plan includes a recently constructed full access driveway at an existing median opening along North Tarrant Parkway. Also constructed was a left-turn bay for eastbound North Tarrant Parkway. Lot 3 includes 35 parking spaces and an access easement which connects to the existing development located to the west of the existing building.

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The all-masonry (brick) building has a design similar to and consistent with the retail building immediately adjacent to the west. The existing building and site plan improvements have complied with all of the other provisions of PD #1875, including shared dumpsters, shared drainage/detention, shared parking, lot size, and evergreen shrubs planted to screen the parking and service areas from view of The Lakes of Highland Oaks.

Updated Trip Generation Memo

The June 24, 2021, updated Trip Generation Memo concludes that the change in land use will result in a 39% reduction in the daily traffic volume to/from the site. The memo also indicates that during the traditional peak hours, the expected site traffic will be less than the previous development plan.

Summary

The revised PD use for this existing building for all medical uses, and including uses within the Retail Use Table of the Keller UDC, will facilitate the productive use of the building and jobs. This use complies with the Keller Comprehensive Plan and is compatible with adjacent land uses. Medical uses in this location will provide a positive impact on the health, safety and general welfare of the residents and business owners in Keller.