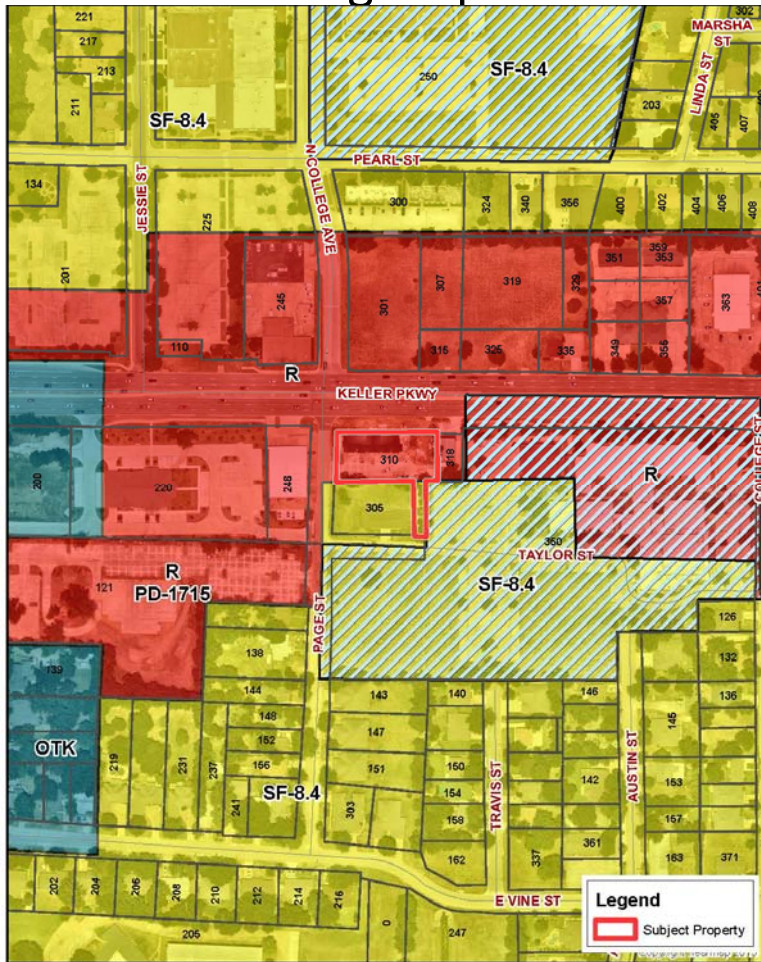


Item H-1

PUBLIC HEARING: Consider an ordinance to approve a Specific Use Permit (SUP) for MD Firstwatch Urgent Care to operate a 'Minor medical emergency clinic', in an approximately 3,658 square-foot building, located on a 0.521-acre tract of land on the southeast corner of Keller Parkway (FM 1709) and Page Street, being Lot 1R, Block 1, Mays and Sweet Addition, at 310 Keller Parkway (FM 1709), and zoned R (Retail). Rali Zali LLC, owner. MJ Wright and Associates, applicant/engineer/architect. (SUP-18-0017)

Item H-1
Zoning Map

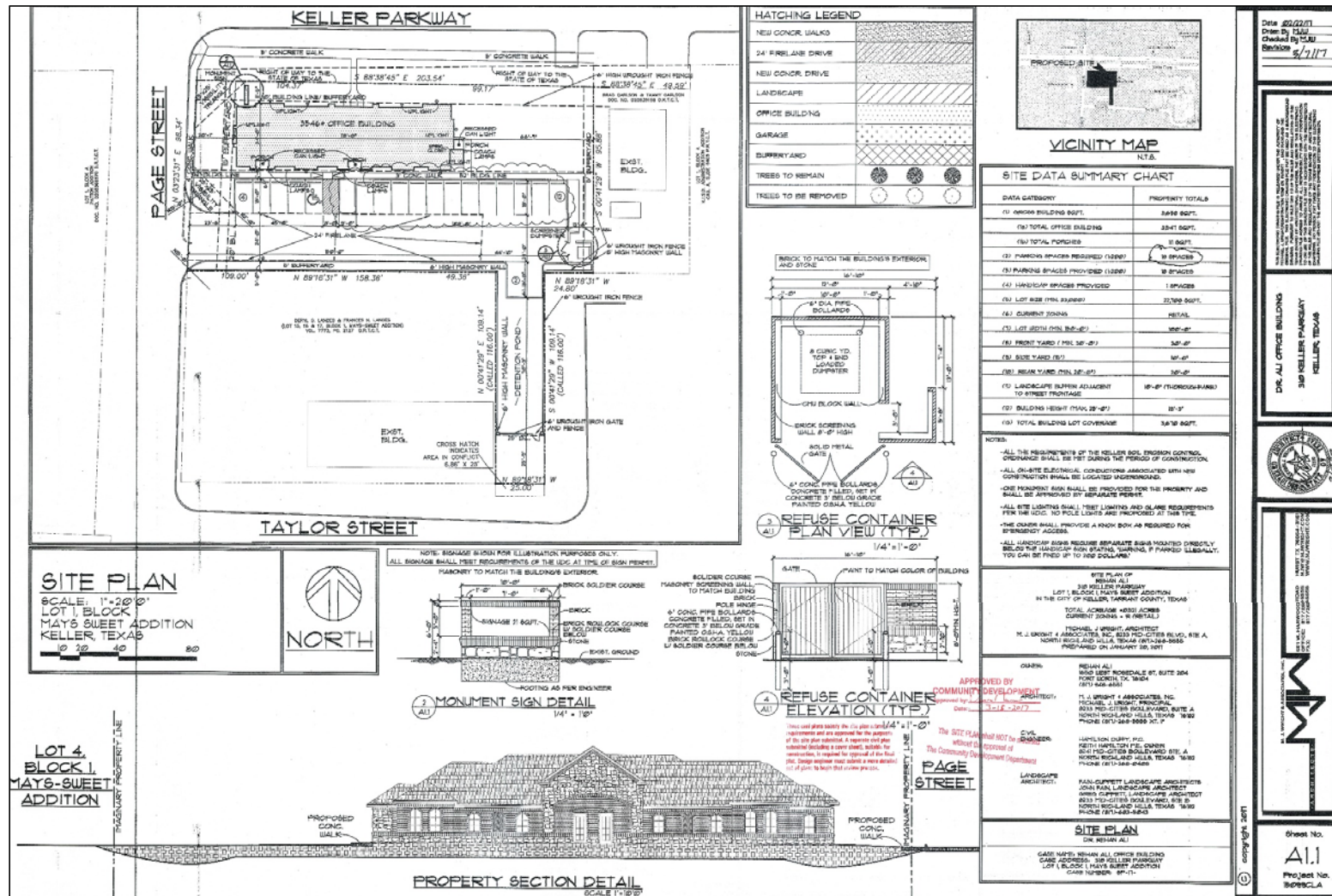


Item H-1
Aerial View



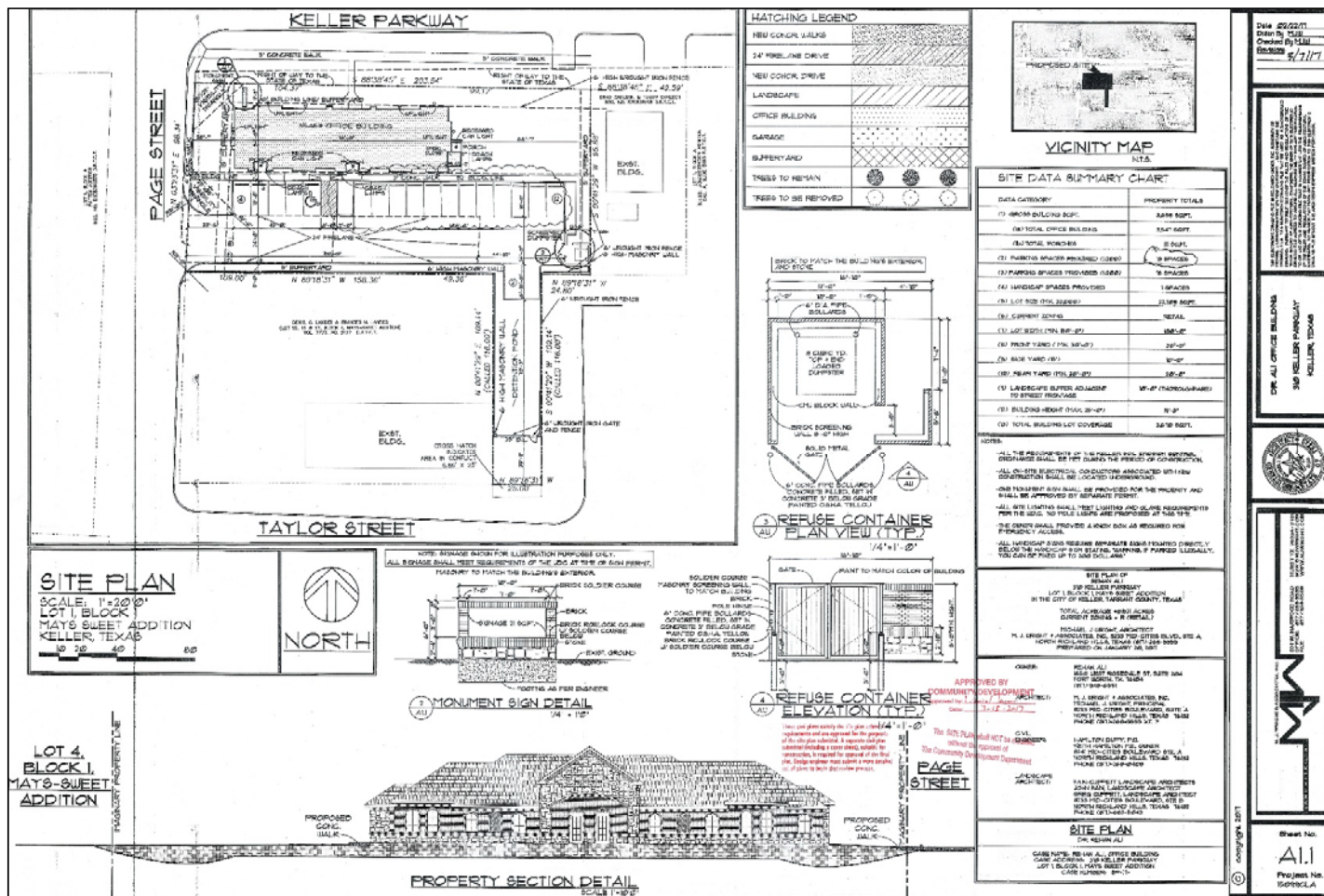
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Item H-1



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Hours of Operation:
Monday-Saturday:
7am to 8pm
Sunday: 10am to 6pm
Extended Hours for
November through
February: 6am to 9pm

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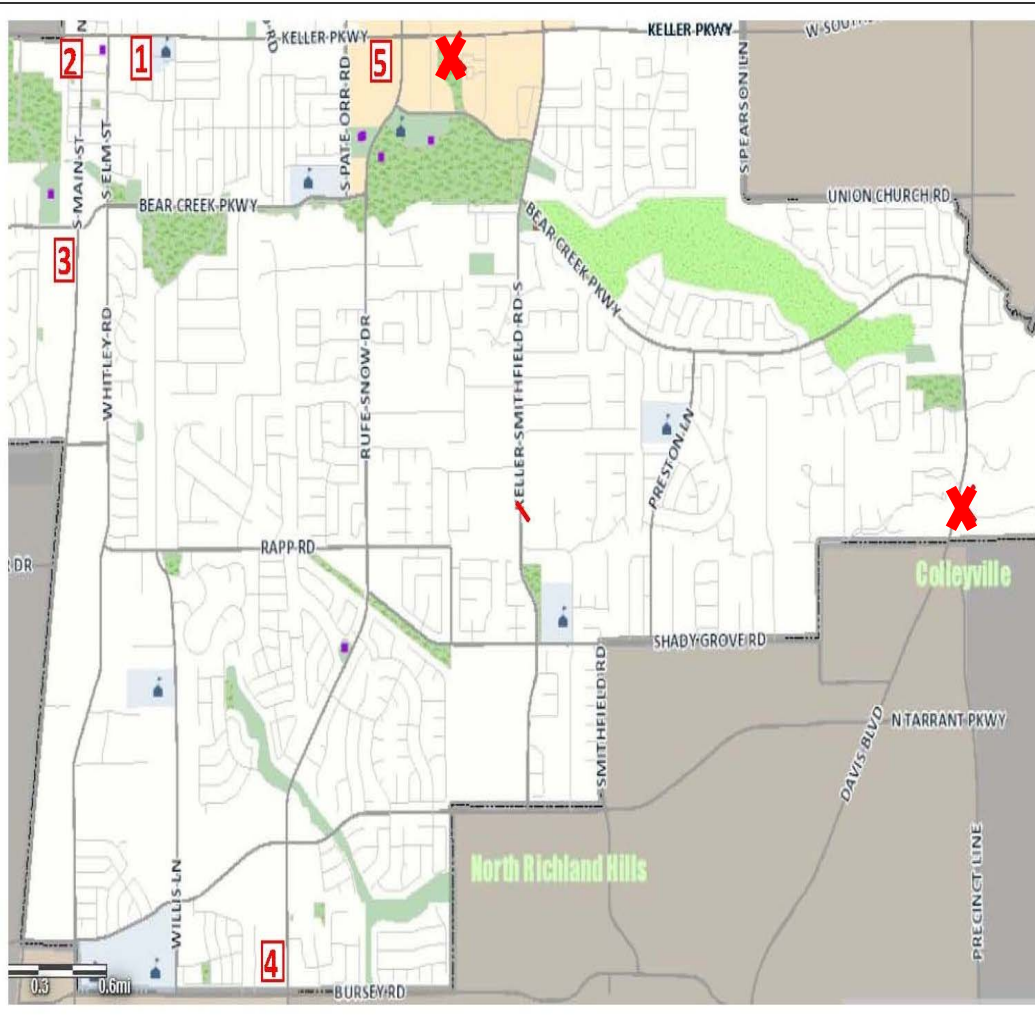
Item H-1

UDC Definitions:

Dental, Medical, or Chiropractic Clinic - A facility or group of offices for one or more physicians for the examination and treatment of ill and afflicted human outpatients provided that patients are not kept overnight except under emergency conditions.

Minor Emergency Care Clinic – (also known as Urgent Care Medicine clinic) an establishment providing immediate medical service offering outpatient care for the treatment of acute and chronic illness and injury. There is some overlap in the scope of practice between minor emergency and all existing medical specialties that involve direct patient care. ***Because of the convenience of minor emergency centers, patients choose these facilities when they are unable to see their usual doctor in a timely fashion or choose not to go to a hospital emergency department.*** (aaucm.org)

Item H-1



	Facility	Location
1	MD FirstWatch Urgent Care (Subject Property)	310 Keller Pkwy
2	MedSpring Urgent Care	104 S Main St
3	CareNow	720 S Main St
4	Superior Urgent Care	2122 Rufe Snow Dr. St 132
5	Urgent Care for Kids	940 Keller Pkwy St 250
X	Texas Walk-in & Urgent Care (Closed)	769 Bandit Trail
X	Legacy Urgent Care (Closed)	1220 Keller Pkwy

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Urgent Care List:

CareNow 720 South Main Street

M-F: 8am – 9pm; Saturday: 8am – 8pm; Sunday: 8am – 5pm

2 Providers, 3 Medical Assistants & 2 Front Desk Staff

*CareNow rotates facilities with extended hours during flu season; Keller did not have extended hours last year

Medspring Urgent Care 104 South Main Street

Monday-Sunday: 8am – 8pm

1 Provider, 1 Medical Assistant & 1 Front Desk Staff

*No extended hours during winter months

Superior Urgent Care 2122 Rufe Snow Drive, Suite 132

Monday-Saturday: 9am – 8pm; Sunday: 12pm – 9pm

1 Provider, 1 Medical Assistant & 1 Front Desk Staff

*No extended hours during winter months

Urgent Care for Kids 940 Keller Parkway, Suite 250

M-F: 12pm – 9pm; Saturday & Sunday: 9am – 9pm

1 Provider, 1 Medical Assistant & 1 Front Desk Staff

*No extended hours during winter months

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The map displays a residential neighborhood with various streets and property lots. The central focus is on Keller Pkwy, which runs horizontally across the middle. To the left of Keller Pkwy, there are several streets including Jessie St, N College Ave, Page St, and Travis St. To the right, there are streets like Taylor St, Austin St, and College St. The map also shows several other streets such as Pearl St, Linda St, and Marsha St. The subject property is located at 310 Keller Pkwy, highlighted in yellow. A pink shaded area represents a 200-foot buffer zone around the subject property, and a blue shaded area represents a 300-foot buffer zone. The map includes a legend in the bottom right corner.

Legend

- Subject Property
- 200'
- 300'

- On July 13, 2018, the City mailed out 17 letters of Notifications for a Public Hearing to property owners within 300' of this subject property.
- Staff also posted a public hearing notice sign on the subject property.
- Staff received a support petition by the applicant.

Item H-1 Analysis

Section 8.04 (B.2.a) of the UDC states that when considering a Specific Use Permit request, the Planning and Zoning Commission and 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.

Item H-1 Professional Opinion

Staff does not have a clear recommendation of this SUP request for a 'Minor medical emergency clinic' because, while all particulars of the UDC are met, there are concerns due to area saturation and recent closures.

Staff forwards this Specific Use Permit application for City Council consideration with the following conditions:

1. The Specific Use Permit for MD Firstwatch Urgent Care to occupy approximately 3,658 square feet for the use of 'Minor medical emergency clinic' shall be considered.

This condition for this SUP is specific to this business. Any new similar type business would require a new SUP application.

Item H-1 City Council Action

The City Council has the following options when considering a SUP application:

- 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?
Katasha Smithers
817-743-4128

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