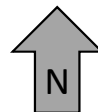


## Item H-1

PUBLIC HEARING: Consider an ordinance approving of a Specific Use Permit (SUP) for MedSmith, a proposed medical office to occupy a 3,278 square-foot lease space within a 38,975 square-foot multi-tenant building, located on a 3.595-acre tract of land, located on the east side of South Main Street (U.S. HWY 377), approximately 525 feet north from the intersection of Bear Creek Parkway and South Main Street (U.S. HWY 377), being Lot 1, Block A, Baylor Medical Plaza Addition, at 601 South Main Street (U.S. HWY 377), suite 110, and zoned OTK (Old Town Keller). (SUP-18-0026)

Item H-1  
Zoning Map



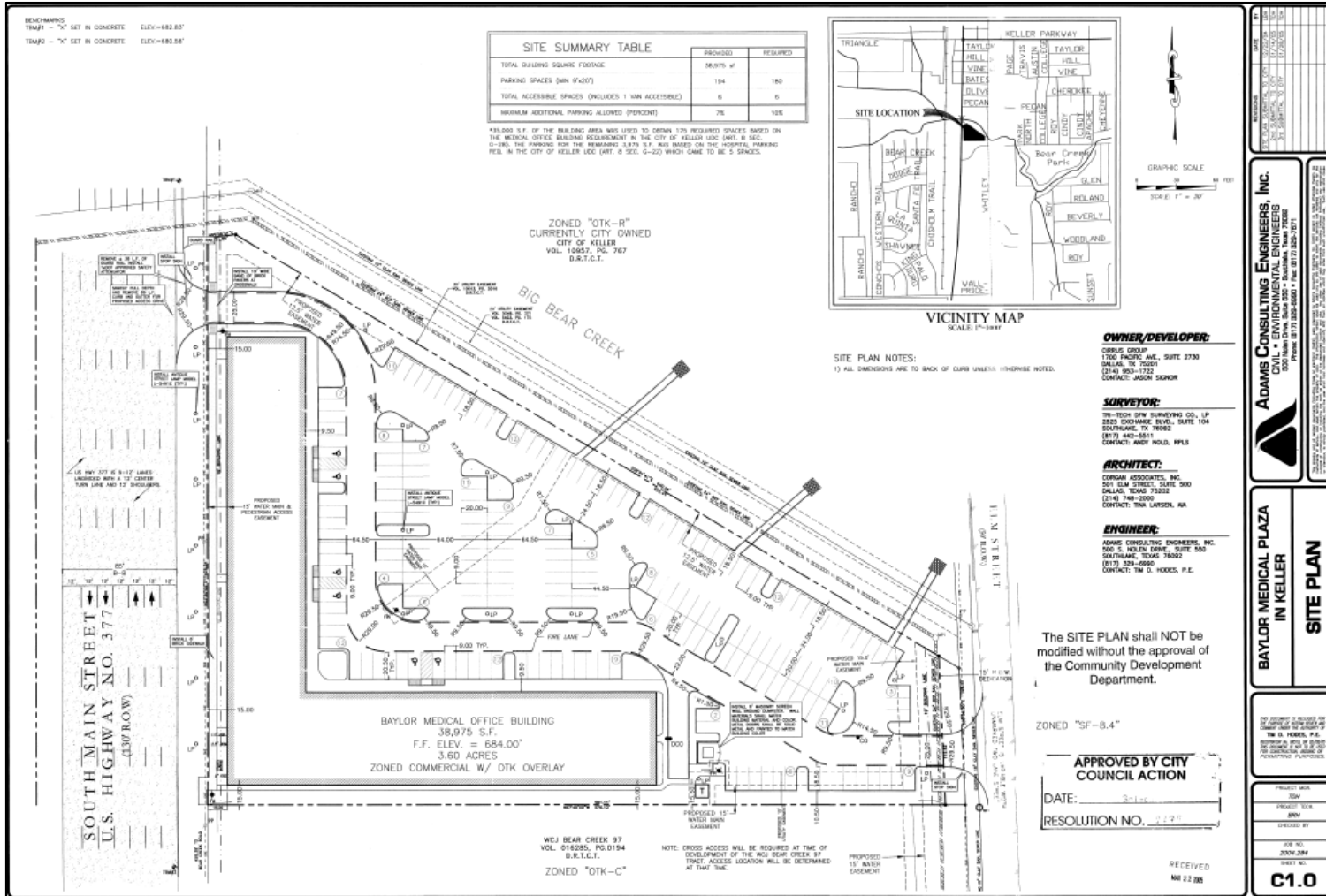
Item H-1  
Aerial View



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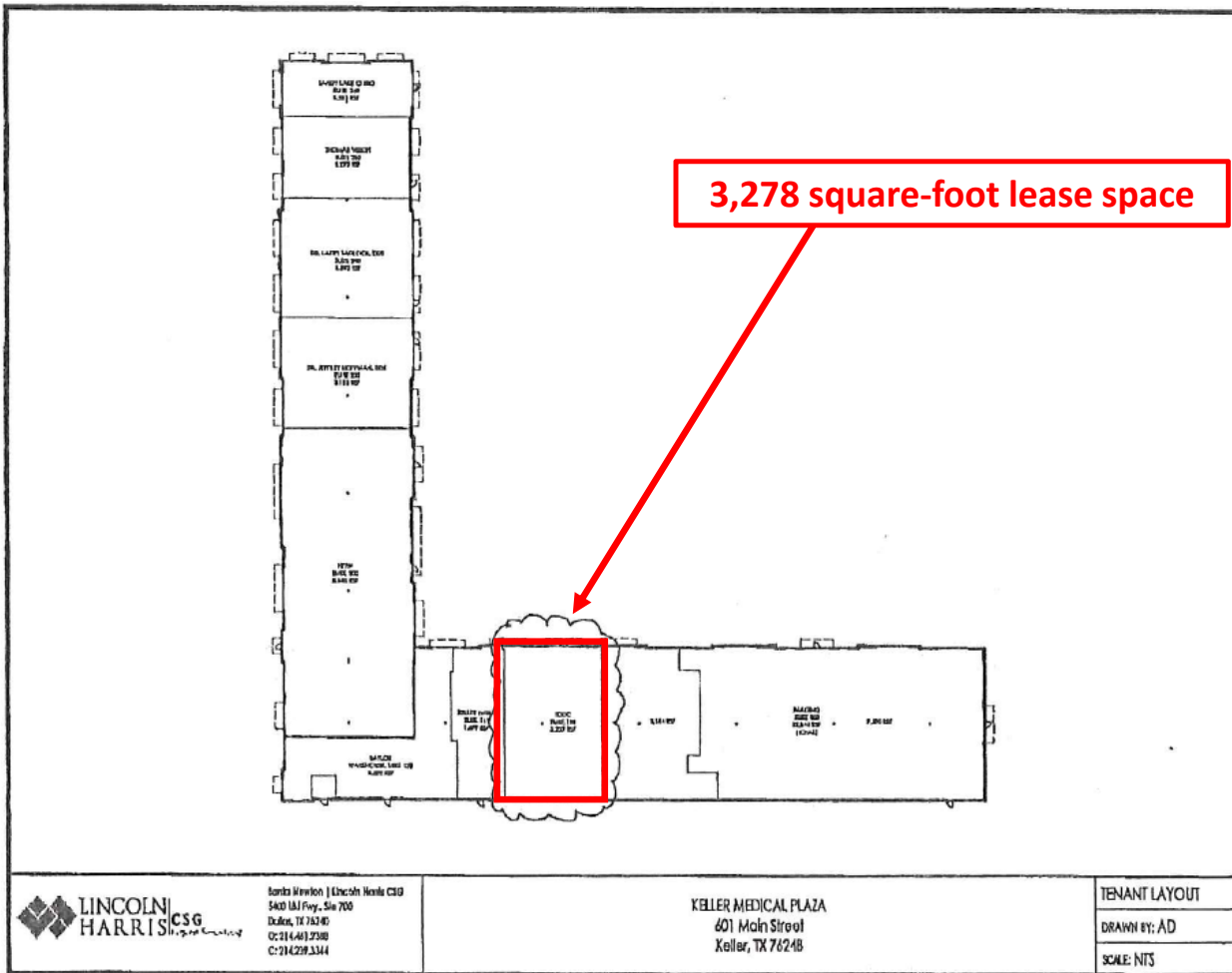
## Item H-1



- On March 1, 2005, City Council approved the Site Plan for Baylor Medical Plaza by Resolution No. 3327.
- On June 14, 2005, City Staff issued a building permit and the Certificate of Occupancy was approved and finalized on May 5, 2006.

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## Item H-1

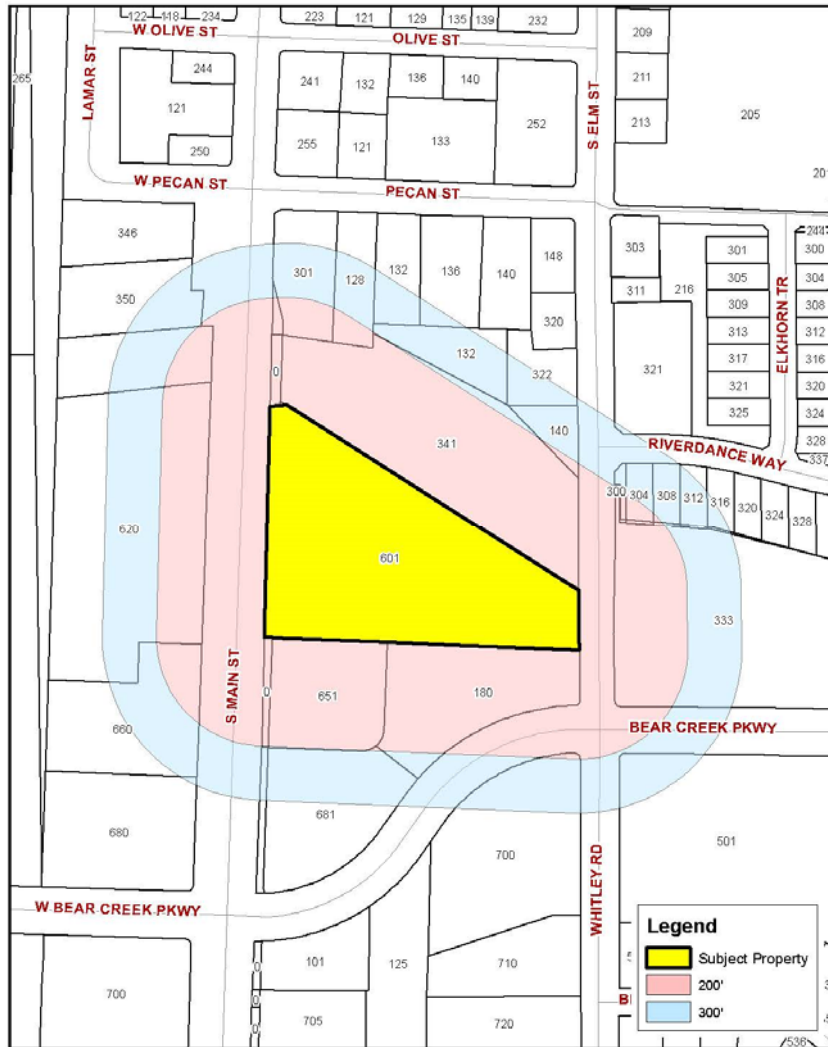


### Hours of Operation:

- Monday-Friday  
8:00 a.m. to 6:00 p.m.

\*The applicant also expressed this will **not** be an Urgent Care facility.

## Item H-1



- On August 31, 2018, the City mailed out thirteen (13) letters of Notifications for a Public Hearing to all property owners within three hundred feet (300') of the subject site.
- One (1) public hearing notice sign was also posted on the site.
- As of September 18, 2018, City Staff has not received any written responses.

## Item H-1 Analysis

The applicant has met the requirements of the UDC for this Specific Use Permit application.

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 Analysis & Opinion

The professional analysis and opinion of staff is to support this request for an SUP, to allow a medical office in the existing Baylor Medical Plaza within Old Town Keller zoning district. The medical office would be supported and compatible by the Site Plan that was previously approved by City Council as Baylor Medical Plaza.

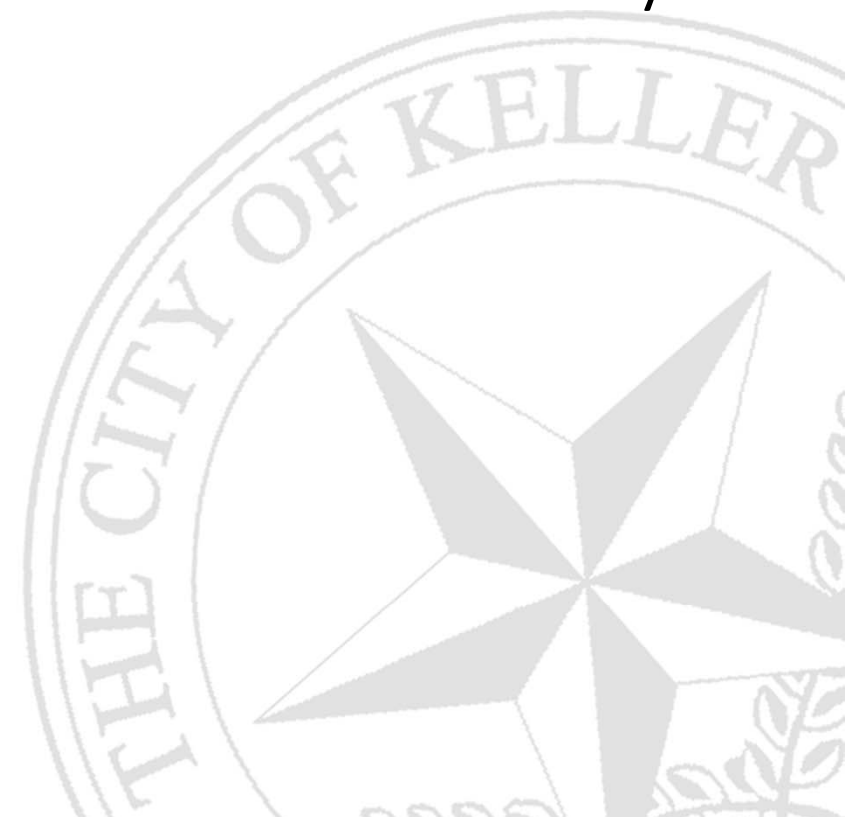
Staff forwards this Specific Use Permit application for Planning and Zoning Commission consideration with the following condition:

1. The Specific Use Permit for MedSmith to occupy 3,278 square-foot lease space for the use of a medical office 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 Planning and Zoning Recommendation

On September 10, 2018, the Planning and Zoning Commission voted to recommend approval of the SUP application for MedSmith by a vote of 7-0.





## 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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