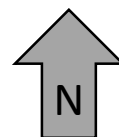


## Item H-3

PUBLIC HEARING: Consider an ordinance of a Specific Use Permit (SUP) to allow Alexa Pharmacy DBA SV LLC, to operate a 1,700 square foot “Pharmacy or Drug Store” in a vacant suite, existing within a 9,870 square-foot retail building, located on a 1.47-acre lot on the north side of Keller Parkway (FM1709), approximately 380 feet west of the Rufe Snow Dive and Keller Parkway (FM1709) intersection, being Lot 3R-1R6, Block 8, Bluebonnet Trails Addition, at 967 Keller Parkway (FM1709), and zoned TC (Town Center). KWLee Properties, LP, owner; Sarithakumari Keesari, applicant; Terry Frey, NuVision Designs, designer. (SUP-18-0021).

## Item H-3 Zoning Map



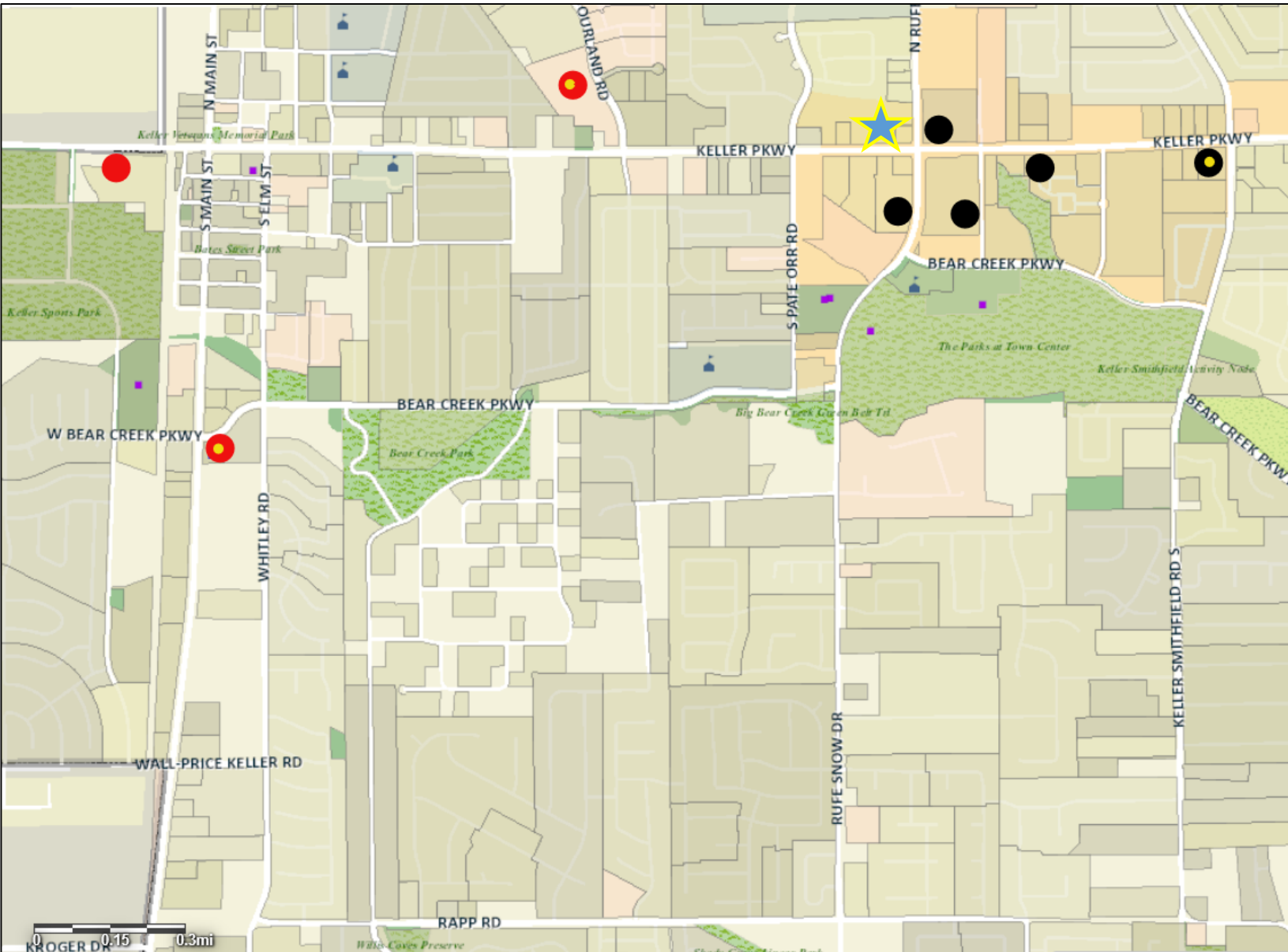
## Item H-3 Aerial View



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# Item H-3



## LEGEND:

Independent Pharmacies:

- Depicted with small yellow dot

Town Center Zoning:

- Black Circle

All other Zoning:

- Red Circle
- Applicant: 

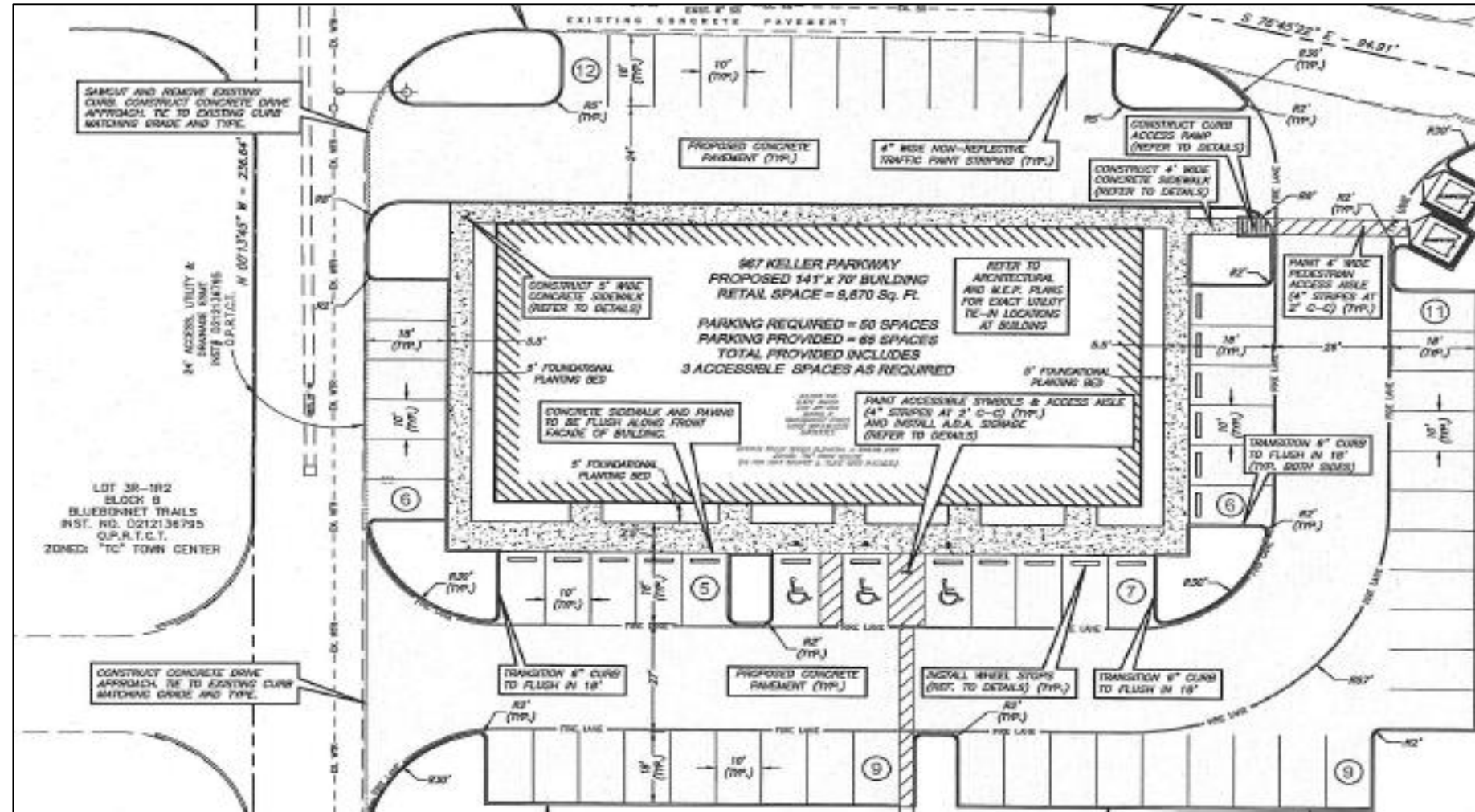
## Item H-3



**SUP: Requesting the use of a “Pharmacy or Drug Store” in Town Center Zoning.**

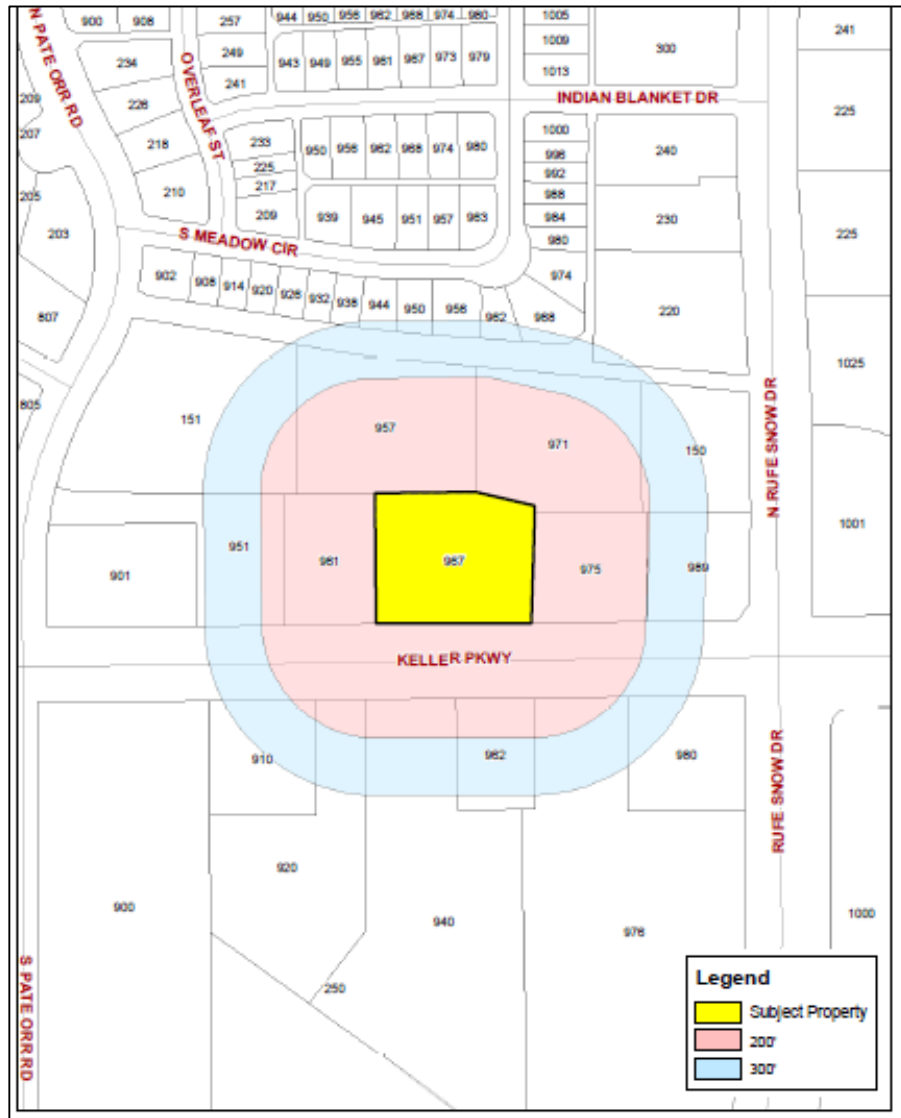
## Item H-3

- The building is 9,870 square-foot of space and provides (65) parking spaces.
- UDC Section 8.07 (G) requires one (1) parking space for every (350) square-feet of gross floor space.
- Five (5) Parking spaces are required and the applicant meets the requirement





## Item H-3



- On August 17, 2018, the City mailed out 10 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 has received support petitions by the applicant.

# Item H-3 Analysis

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

Section 8.02 (F.2.a) of the UDC states that when considering a SUP request, City Council shall consider the following factors:

1. The use is harmonious and compatible with the surrounding existing uses and 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-3 Professional Opinion

Staff **supports** this request for a Specific Use Permit to operate a “pharmacy or drug store” in Town Center (TC) zoning.

From a technical standpoint, staff has considered all factors associated with a Specific Use Permit. In addition, staff has taken into consideration; saturation, surrounding business support, potential for business growth within the city, and business turnover.

Staff forwards this Specific Use Permit to City Council for their consideration as presented with the following conditions:

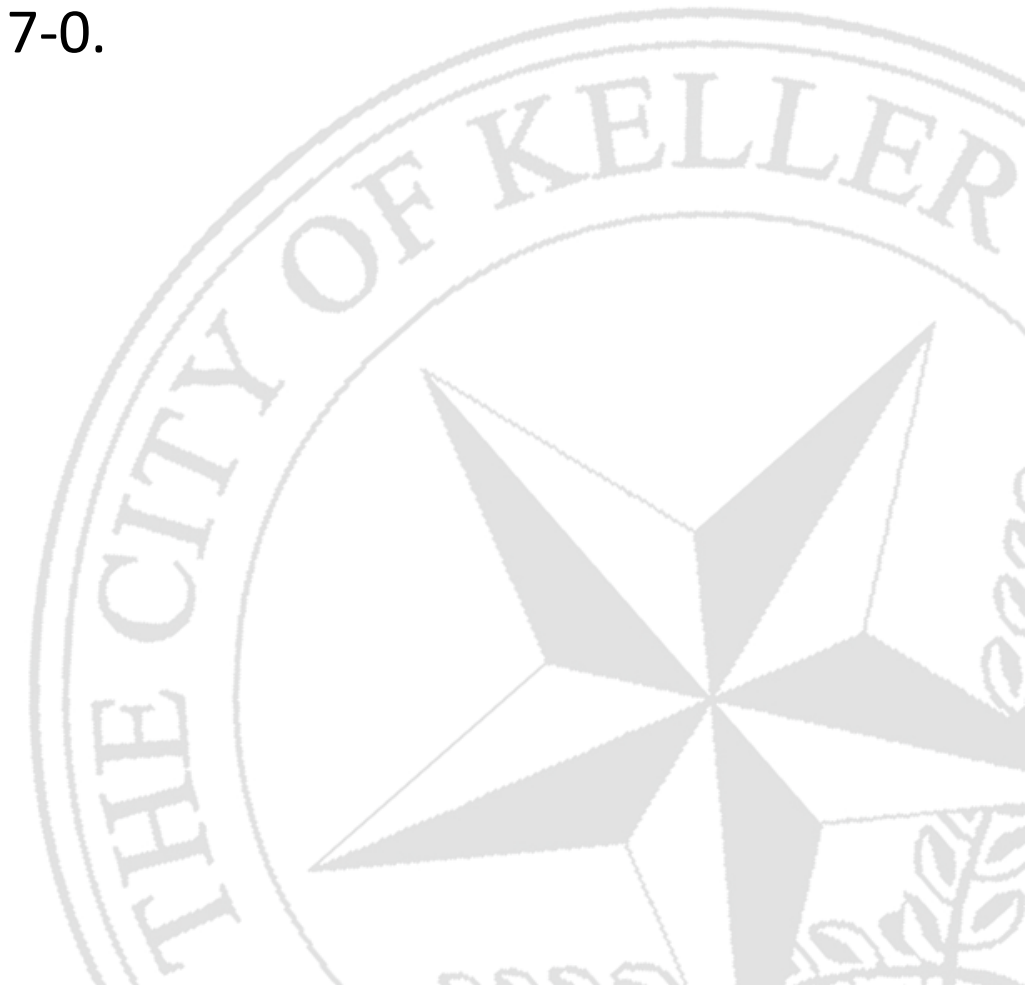
1. Allow a Specific Use Permit for Alexa Pharmacy to operate “A pharmacy or drug store” in a 1,700 square-foot suite within an existing 9,870 square-foot building located at 967 Keller Parkway.

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



## Item H-3 Planning and Zoning Recommendation

On August 27, 2018, the Planning and Zoning Commission voted to recommend approval of the SUP application for Alexa Pharmacy by a vote of 7-0.



## Item H-3 City Council Action

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?**  
**Scott Bradburn**  
**817-743-4125**

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