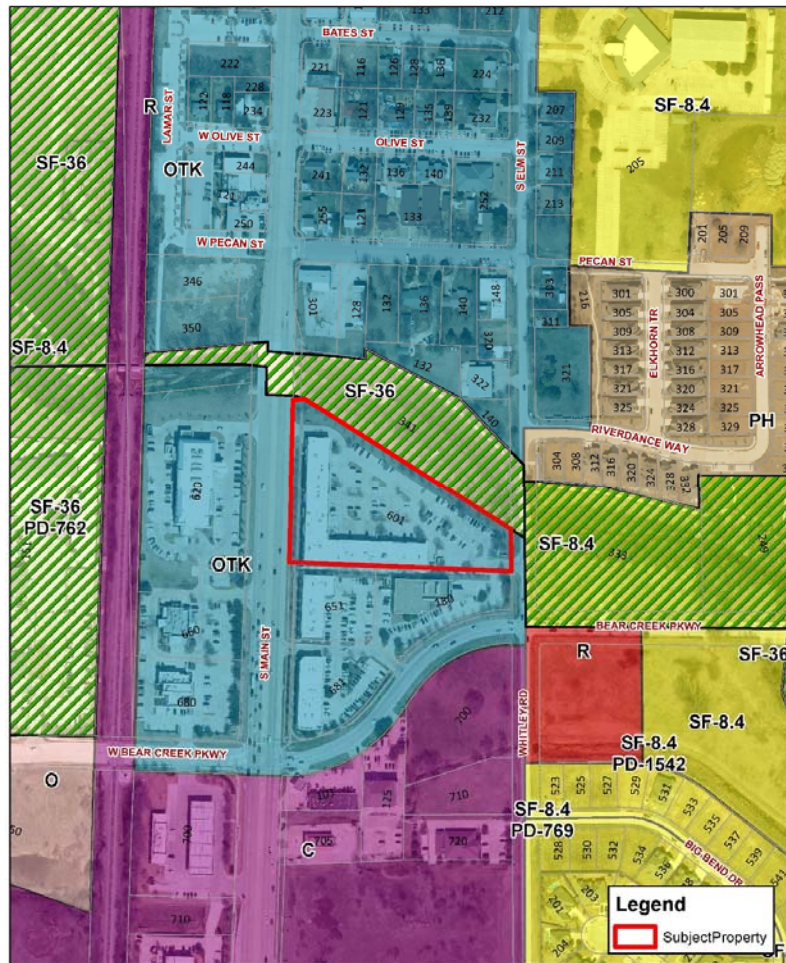


Item H-3

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for 'medical offices' to be located in 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), and zoned OTK (Old Town Keller). (SUP-18-0037)

Item H-3 Zoning Map



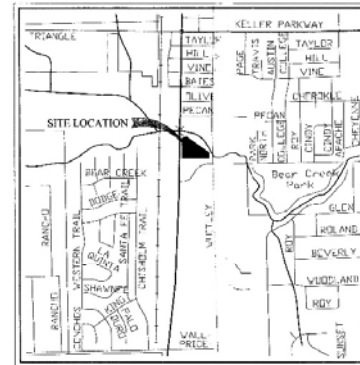
Item H-3 Aerial View



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| SITE SUMMARY TABLE | | PROVIDED | REQUIRED |
|---|--|-----------|----------|
| TOTAL BUILDING SQUARE FOOTAGE | | 38,975 sf | |
| PARKING SPACES (MIN 9720) | | 194 | 192 |
| TOTAL ACCESSIBLE SPACES (INCLUDES 1 VAN ACCESSIBLE) | | 6 | 6 |
| MAXIMUM ADDITIONAL PARKING ALLOWED (PERCENT) | | 75 | 100 |

*35,000 S.F. OF THE BUILDING AREA WAS USED TO OBTAIN 175 REQUIRED SPACES BASED ON THE MEDICAL OFFICE BUILDING REQUIREMENT IN THE CITY OF KELLER UDC (ART. 8 SEC. 6-28). THE PARKING FOR THE PLANNING 3,976 S.F. WAS BASED ON THE HOSPITAL PARKING REQ. IN THE CITY OF KELLER UDC (ART. 8 SEC. 6-22) WHICH CAME TO BE 8 SPACES.



VICINITY MAP
SCALE: 1" = 100 FT

GRAPHIC SCALE
0 30 60
SCALE 1" = 30'

OWNER/DEVELOPER

CIRRUS GROUP
1700 PACIFIC AVE., SUITE 2730
DALLAS, TX 75201
(214) 953-1722
CONTACT: JASON SIGNOR

SURVEYOR

TRI-TECH DFW SURVEYING CO., L.P.
2825 EXCHANGE BLVD., SUITE 104
SOUTHPLANE, TX 76092
(817) 442-5011
CONTACT: ANDY HOLD, RPLS

ARCHITECT
CORRAN, MCCORMACK

CORDIAN ASSOCIATES, INC.
601 ELM STREET, SUITE 500
DALLAS, TEXAS 75202
(214) 746-2000
CONTACT: TINA LARSEN, AIA

ENGINEER

ADAMS CONSULTING ENGINEERS, INC.
500 S. MOLEN DRIVE., SUITE 500
SOUTHLAKE, TEXAS 76092
(817) 329-8990
CONTACT: TIM D. HODGES, P.E.

The SITE PLAN shall NOT be modified without the approval of the Community Development Department.

ZONED "SF-8.4"

APPROVED BY CITY
COUNCIL ACTION

DATE: 3-1-77
RESOLUTION NO. 2177

RECEIVED
MAR 22 2005

ADAMS CONSULTING ENGINEERS, INC.
CIVIL • ENVIRONMENTAL ENGINEERS
500 Nasser Drive, Suite 550 • Beauchville, Texas 76022

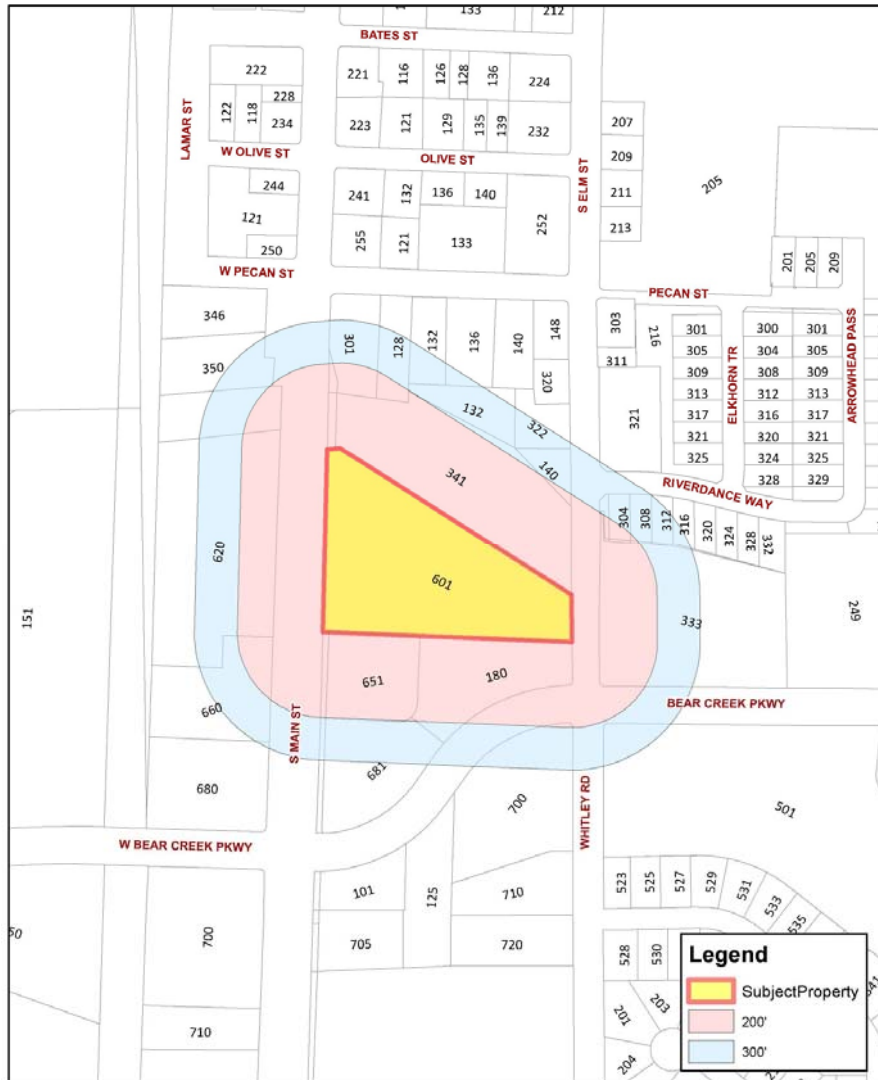
**BAYLOR MEDICAL PLAZA
IN KELLER**

THIS DOCUMENT IS RELEASED FOR THE INTEREST OF NEW YORK AND CONNECTICUT ON BEHALF OF THE D. MOORE, P.E.

| | |
|--------------|-----------|
| PROJECT NO. | 7241 |
| PROJECT NAME | 0000 |
| CIRCUIT NO. | |
| JOB NO. | 2004-2004 |
| SHEET NO. | |

C1.0

H-3



- On January 4, 2019, the City mailed out 13 letters of Notifications for a Public Hearing to property owners within 300' of this subject property.
- One (1) public hearing notice sign was also posted on the site.
- As of February 5, 2019, Staff has received no opposition.

Item H-3 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-3 Board Opinion

On January 14, 2019, the Planning and Zoning Commission recommended approval by a vote of 7-0.

Item H-3 Professional Analysis and Opinion

The professional analysis and opinion of staff is to **support** this request for an SUP, to allow 'medical offices' 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.

Please keep in mind that a 'Minor Medical Emergency Clinic (Urgent Care)' would still require an SUP.

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

1. The Specific Use Permit for the use of 'medical offices' to be located at 601 South Main Street shall be allowed.

Item H-3 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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