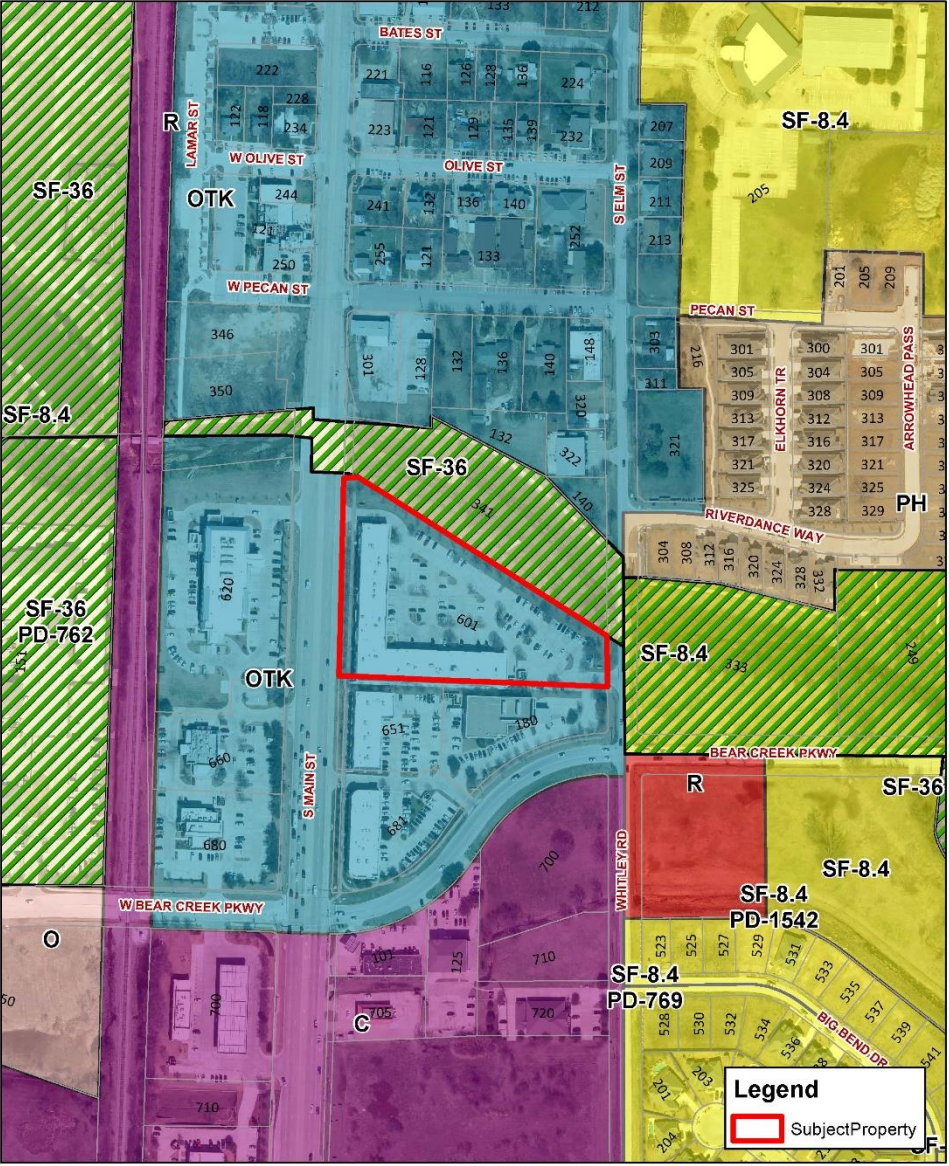


Item H-4

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for RapidCare, a proposed 'Minor medical emergency clinic' 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-18-0038)

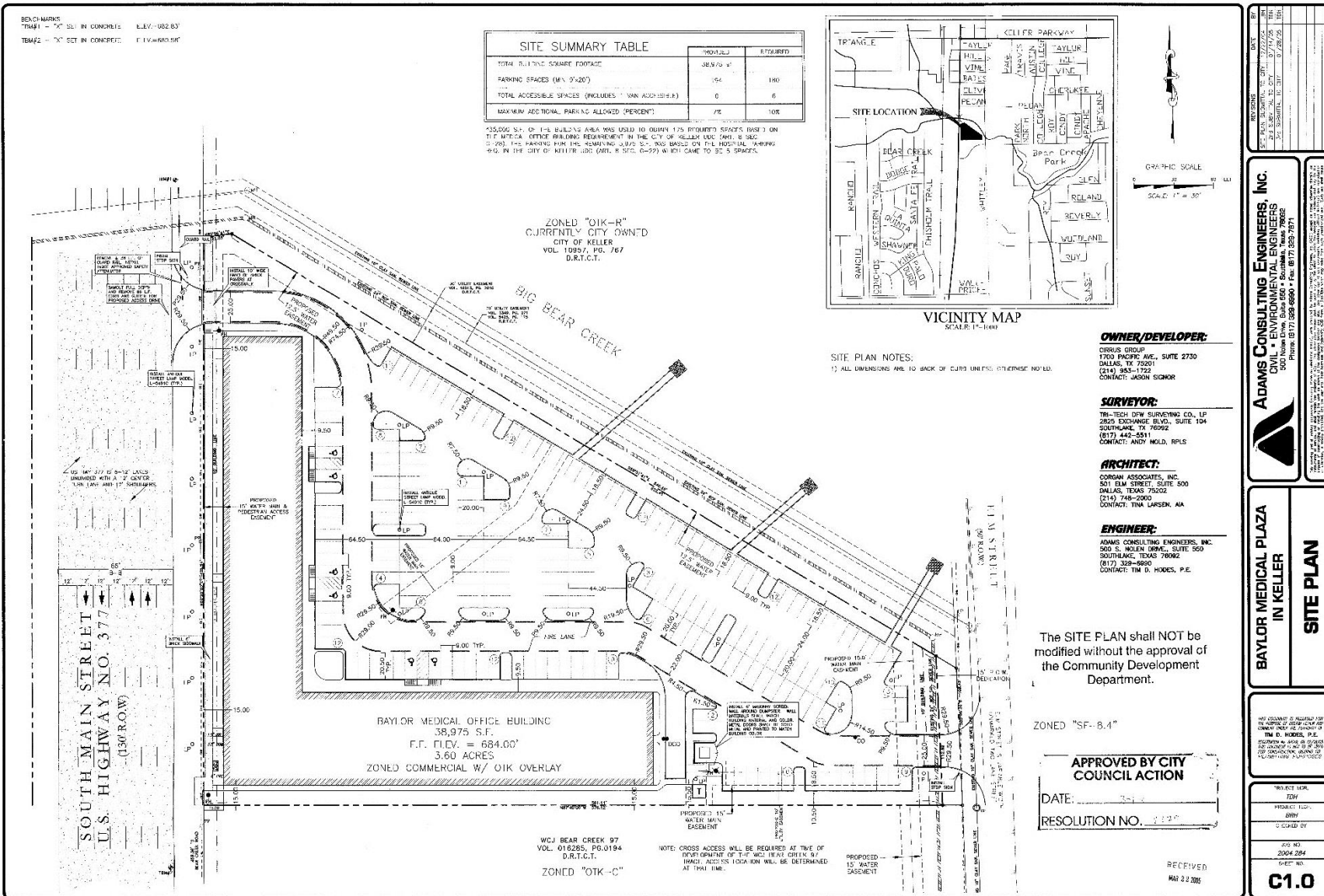
Item H-4 Zoning Map



Item H-4 Aerial View



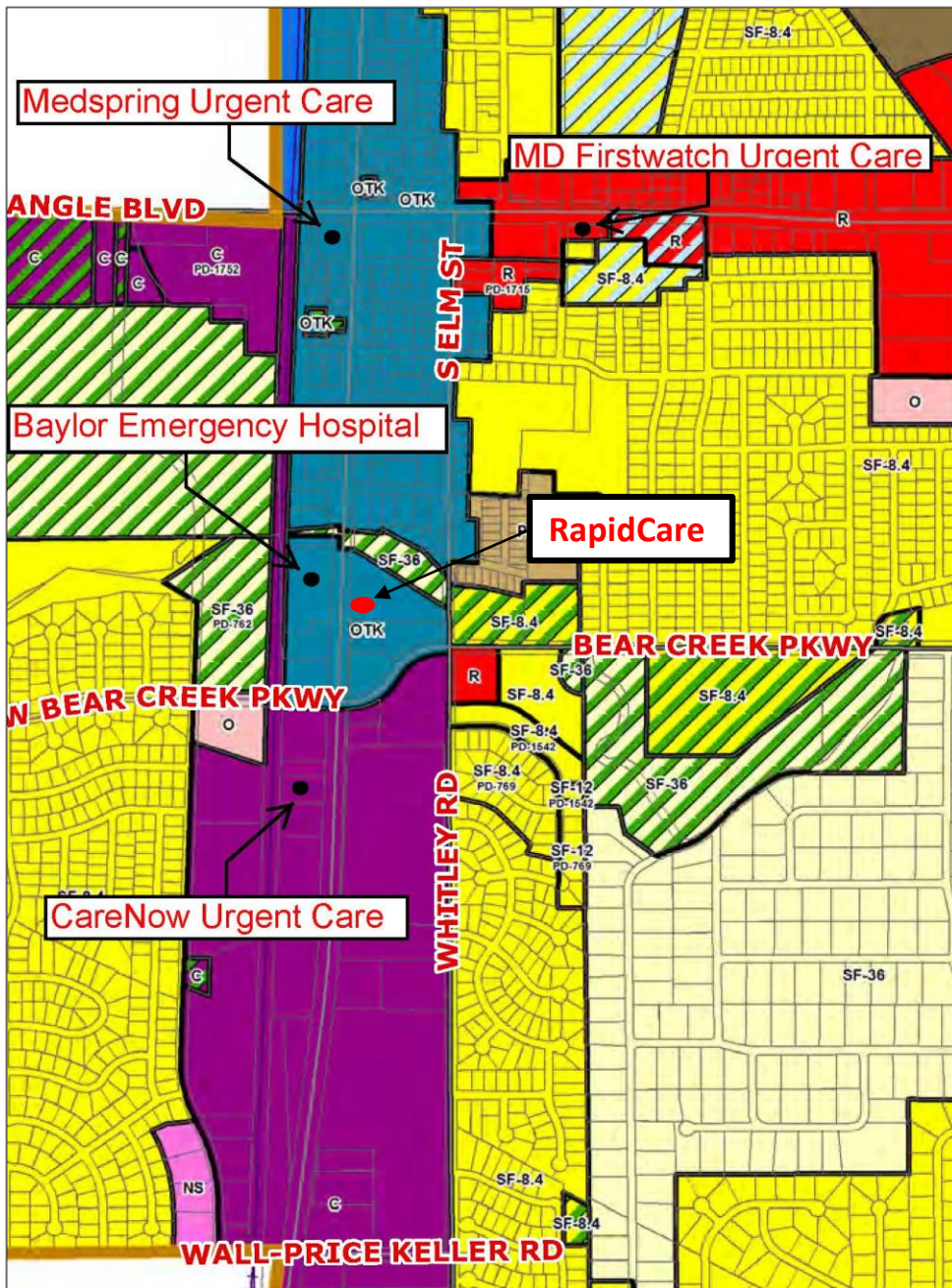
Item H-4



Hours of Operation:
Monday-Friday: 7am
to 6pm

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H-4



List:

CareNow 720 South Main Street

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

Medspring Urgent Care 104 South Main Street

Monday-Sunday: 8am – 8pm

Baylor Emergency Hospital 620 South Main Street

Open 24 Hours

MD Firstwatch 310 Keller Parkway

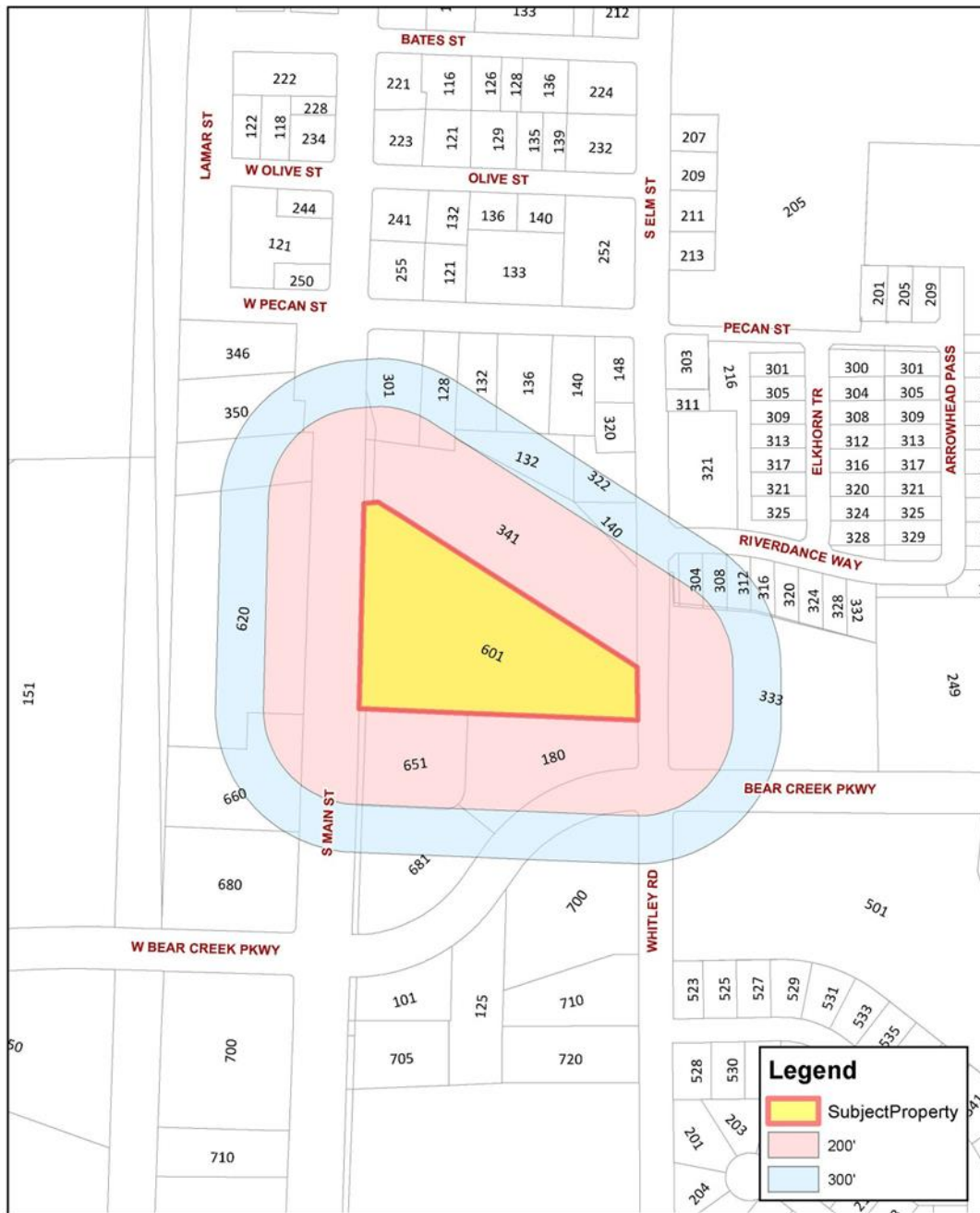
M-F: 12pm – 9pm; Saturday & Sunday: 9am – 9pm

Extended hours for November – February: 6am – 9pm

Proposed RapidCare 601 South Main Street Suite 101

M-F: 7am – 6pm

Item H-4



- 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.
- Staff also posted a public hearing notice sign on the subject property.
- As of February 5, 2019, Staff has received no opposition.

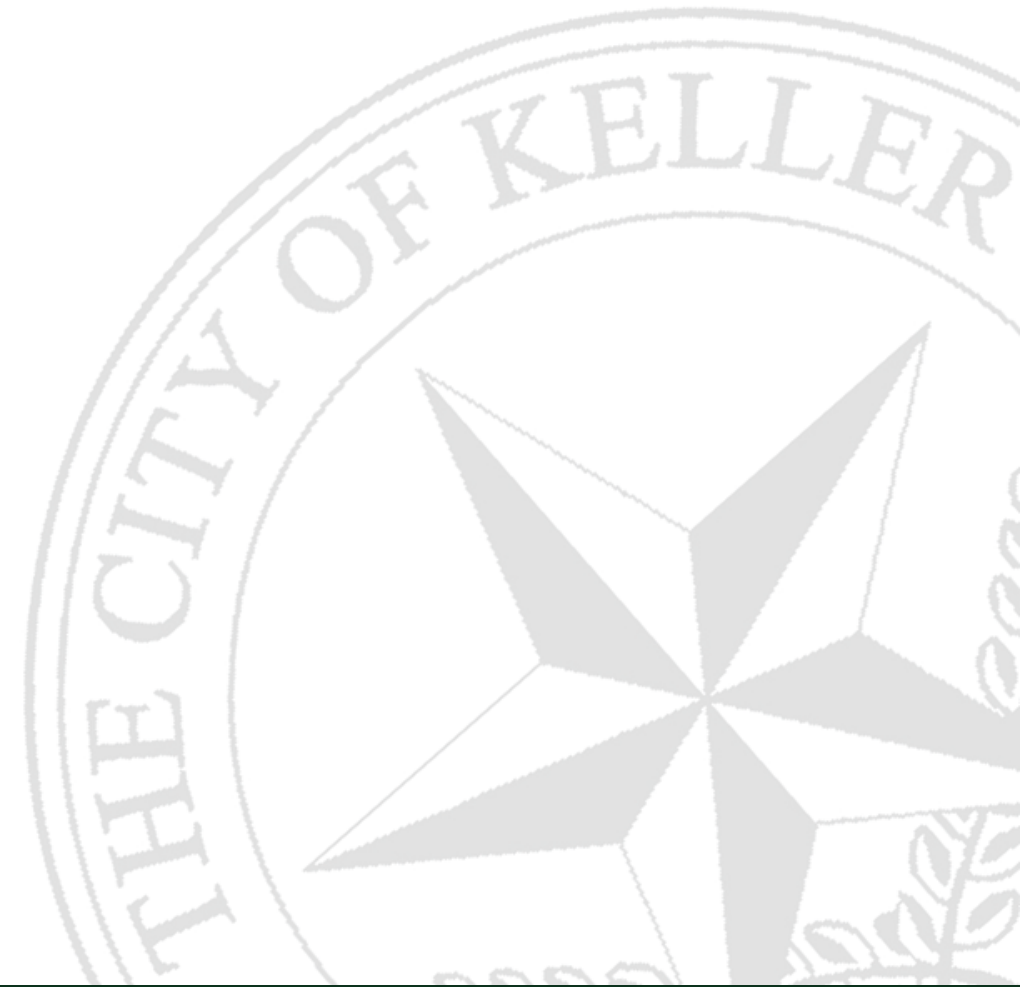
Item H-4 Analysis

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-4 Board Opinion

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



Item H-4 Professional Analysis and Opinion

Staff's Analysis and Opinion is **not supportive** of this request as it does not meet code criteria. In 2015, the UDC was updated to require an SUP for 'Minor Medical Emergency Clinic' to limit the number facilities and hours of operation. There has been discussion regarding potential saturation of 'Minor Medical Emergency Clinics' in the vicinity.

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

1. The Specific Use Permit for RapidCare to occupy 3,278 square-foot lease space for the use of a 'Minor medical emergency clinic' shall be allowed.

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

Item H-4 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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