

**Item G-2**

**PUBLIC HEARING:** Consider approving an ordinance to amend the City of Keller Unified Development Code, adopted by Ordinance No. 1746 dated July 7, 2015, by removing ‘minor medical emergency clinic’ use in the Town Center (TC) Zoning District and modifying, Article 8 – Zoning-Districts, Development Standards, Tree Preservation; authorizing publication; provide for penalties; and establishing an effective date. City of Keller, applicant. (UDC-19-0016)

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- Two developers requested that the City consider adding “medical use” to the Town Center Zoning District.
- On August 12, 2019, the Planning and Zoning Commission voted 5-1 to recommend to City Council that City Council deny the “medical use” in Town Center.
- On September 3, 2019, City Council voted 6-1 to deny ‘medical use’ by an SUP.
- Planning and Zoning Commissioners also asked Staff to bring back a proposal to remove “minor medical emergency clinic” uses in Town Center to be consistent with the original concept for Town Center.

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- Town Center is intended as “a mixed-use community retail center. Mutually supportive office, civic, cultural, entertainment, and residential uses are planned to enhance the viability of this mixed-use community retail center....Uses in Town Center District shall be generally pedestrian-oriented and encourage pedestrian traffic.”



## Item D-3

### **Citizen Input:**

During the September 9, 2019, Planning and Zoning Commission public hearing, only one person spoke. The Owner of 1220 Keller Parkway hired a broker (and Keller Resident), Matt Flory, several months prior. Mr. Flory stated that the best use of this property would be a minor medical emergency clinic. He believed the property would lose half its value if limited to office use, and Keller would lose tax revenue. He explained he understood the vision for Town Center, but believed this amendment would be a detrimental.

He explained the property had originally only opened for a couple of months before the tenant opened another emergency clinic in a neighboring city; his tenant leased the other facility, realized the competition between the two, and closed the Keller business. No grandfathering for medical use occurred, because the building has been vacant too long.

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On September 9, 2019, the Planning and Zoning Commission recommended by a vote of 6-1 to remove 'minor medical emergency clinic' from the Town Center use chart. The Commissioners wanted to be consistent with the Town Center Zoning District vision of a pedestrian-oriented retail center by removing all medical uses.

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### **Citizen Input:**

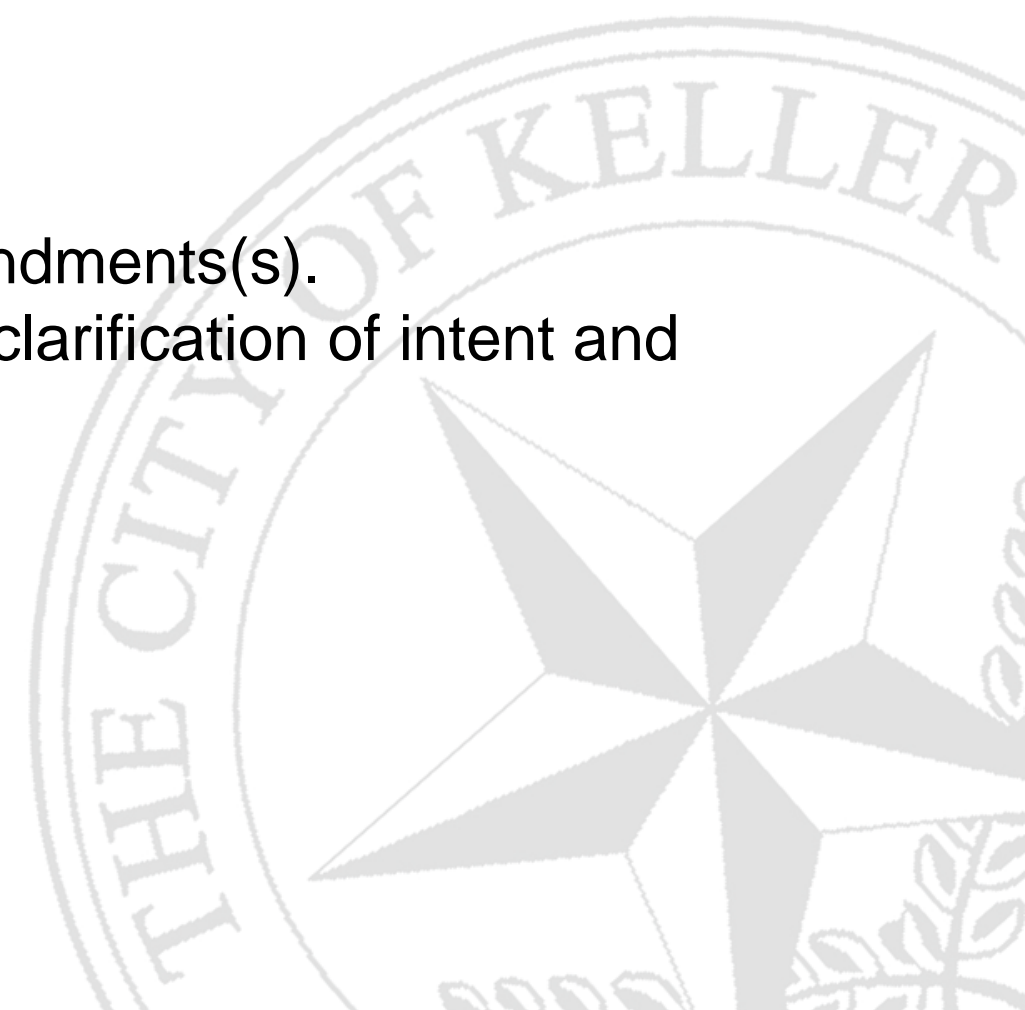
An amendment to the text of the UDC requires a public hearing notice to be published in the local newspaper fifteen (15) days prior to the scheduled City Council meeting date. The notice for the City Council public hearing was published in the September 15, 2019, edition of the Fort Worth Star-Telegram.

As of September 25, 2019, Staff has not received any written responses from the public on this UDC text amendment request.

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The City Council has the following options when considering an amendment to the text of the UDC:

- Approve as submitted.
- Approve with modifications or additional amendments(s).
- Table the agenda item to a specific date with clarification of intent and purpose.
- Deny.





**Questions?**  
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