



City of Keller

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Legislation Text

File #: 18-233, **Version:** 1

To: Mark R. Hafner, City Manager

From: Katasha Smithers, Planner I

Subject:

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)

Background:

On September 3, 2002, the OTK (Old Town Keller) overlay zoning district was established by Ordinance No. 1115.

On February 28, 2005, City Staff approved the final plat for Baylor Medical Plaza Addition.

On March 1, 2005, City Council approved the Site Plan for Baylor Medical Plaza, a proposed 38,975 square foot medical office building to be constructed by Resolution No. 3327.

On June 14, 2005, City Staff issued a building permit and the Certificate of Occupancy was approved and closed on May 5, 2006.

On November 29, 2010, City Staff approved a Site Plan Amendment for the applicant to install a chiller pad and screening wall.

Existing Roadway Access:

South Elm Street, a two lane street.

Bear Creek Parkway, a two lane street

South Main Street (U.S. HWY), a six lane divided arterial street

Hours of Operation:

The hours of operation are proposed to be Monday-Friday 8:00 a.m. to 6:00 p.m. The applicant also expressed this will not be an Urgent Care facility.

Summary:

Section 8.04 (B.2.a) of the UDC states that when considering a SUP request, the Planning and Zoning Commission and 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.

Professional Analysis and 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 conditions:

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.

Citizen Input:

On August 31, 2018, as required by State law, 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. A sign was also posted on the site.

As of September 11, 2018, Staff has not received any written responses.

Board Opinion:

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.

Alternatives:

The City Council has the following options when considering a Specific Use Permit:

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