

4100 West Galveston Street

Northwest Corner of North McClintock Drive and West Galveston Street
APN 301-90-661

Owner:

Norte URMTA LLC

GKLife Services LLC

Existing Zoning: PAD - Industrial / Office / Warehouse (Limited)

Request: Amend PAD to include Medical Office uses

Narrative:

The existing commercial building at 4100 West Galveston Street was constructed in 2016 and is PAD zoned which allows for Industrial / Office / and Warehouse (Limited) uses. The request is for an amendment to the PAD to include Medical Office uses in the east two suites.

The existing 85,800sf building is divided into three suites. Suite 1 is 42,800sf on the west end, Suite 2 is 26,000sf in the center, and Suite 3 is 17,000sf on the east end. The suites at both ends of the building are currently occupied. The center 26,000sf suite has not been occupied since being constructed in 2016 and has an interested tenant that requires medical offices.

The request is for the PAD amendment to include Medical Office uses to allow for flexibility for potential tenants in Suites 2 and 3. No exterior changes are planned, all work for potential tenants will be interior tenant improvements.