

Item H-2

PUBLIC HEARING: Consider an ordinance for a Specific Use Permit (SUP) for Breeze Urgent Care (Texas Health Resources) to occupy a 3,420 square-foot lease space, within a 5,958 square-foot multi-tenant building, on a 0.827-acre tract of land, located on the north side of North Tarrant Parkway, approximately 600 feet northeast from the intersection of Rufe Snow Drive and North Tarrant Parkway, legally described as Lot 3, Block A Highland Oaks Crossing, zoned Planned Development - Retail (PD-R), and addressed as 861 North Tarrant Parkway Suite 100 (Account #:42550121). DLR Group, Applicant; TAK Enterprises, Owner. (SUP-21-0026)

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Background:

- This application is submitted concurrently and is dependent on the approval of the Planned Development Amendment application for 861 North Tarrant Parkway (Z-21-0008).
- Breeze Urgent Care (Texas Health Resources) is proposing to occupy a 3,420-square-foot lease space, within a 5,958-square-foot multi-tenant building.

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Proposed Services:

Services include treatment for allergies, cold or flu symptoms, earaches, headaches, minor burns, minor lacerations & abscesses, rash or poison oak, sprains or breaks, upper respiratory infection, and other illnesses or injuries.

Hours of Operation:

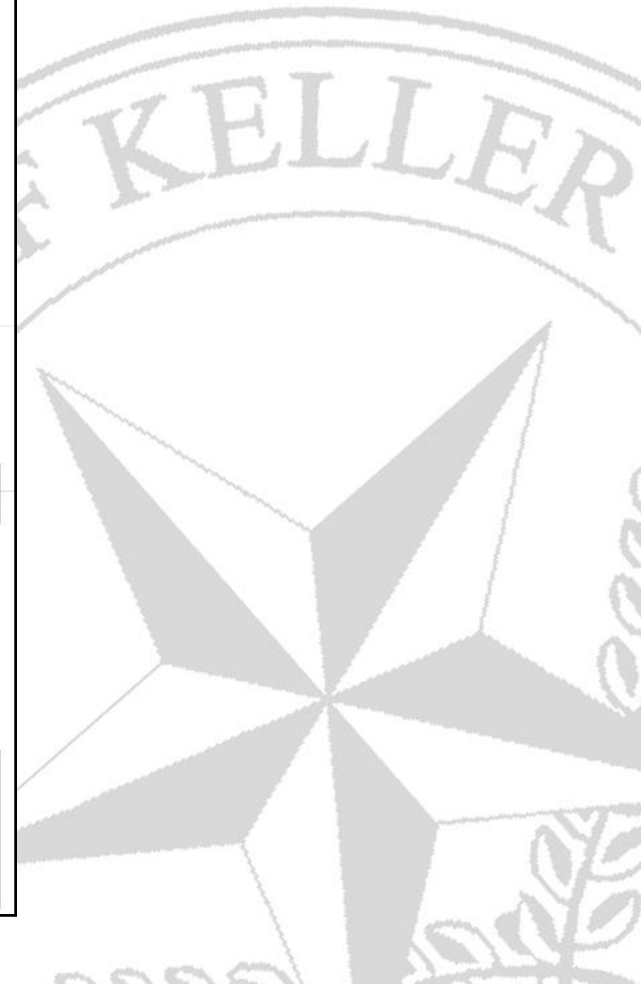
Open 7 days a week from 8 a.m. to 8 p.m.

Employees:

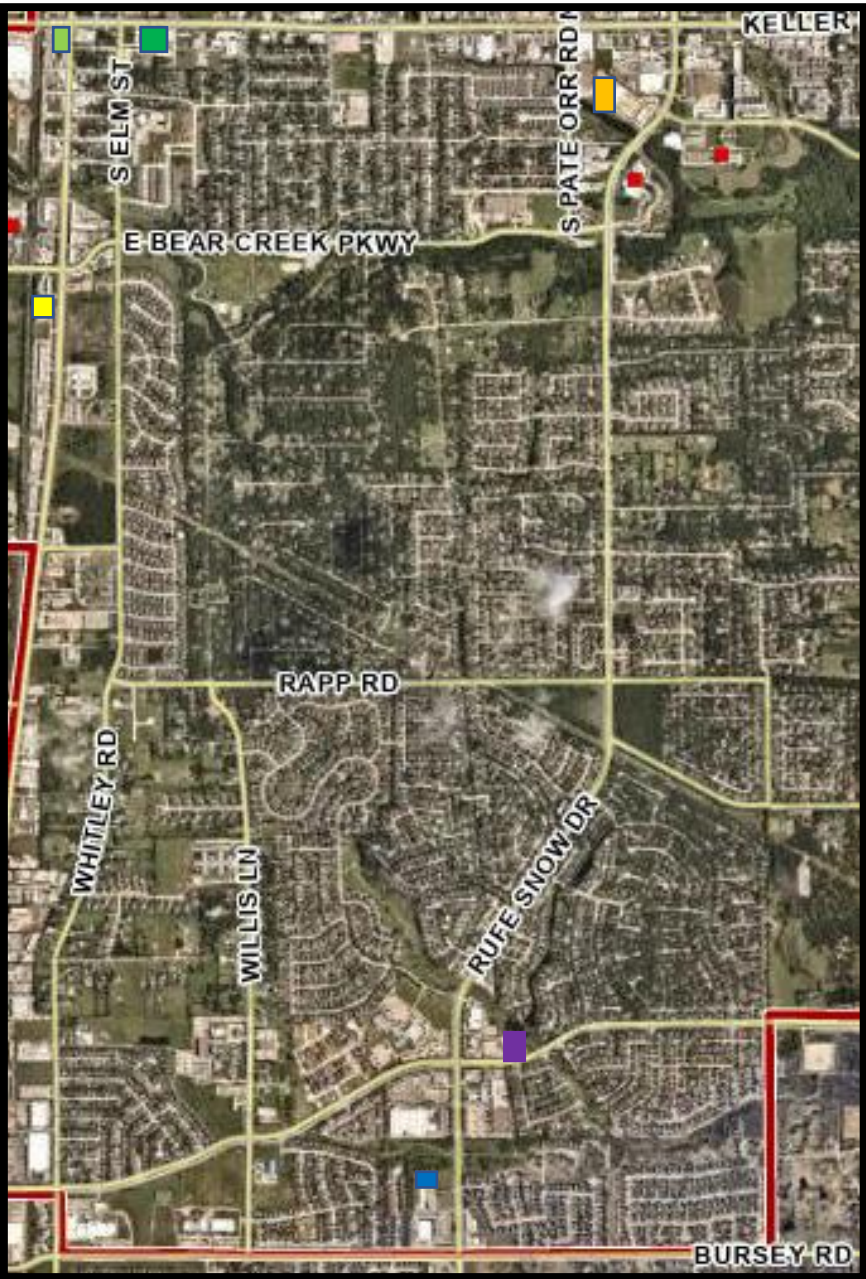
The business will employ 10 people









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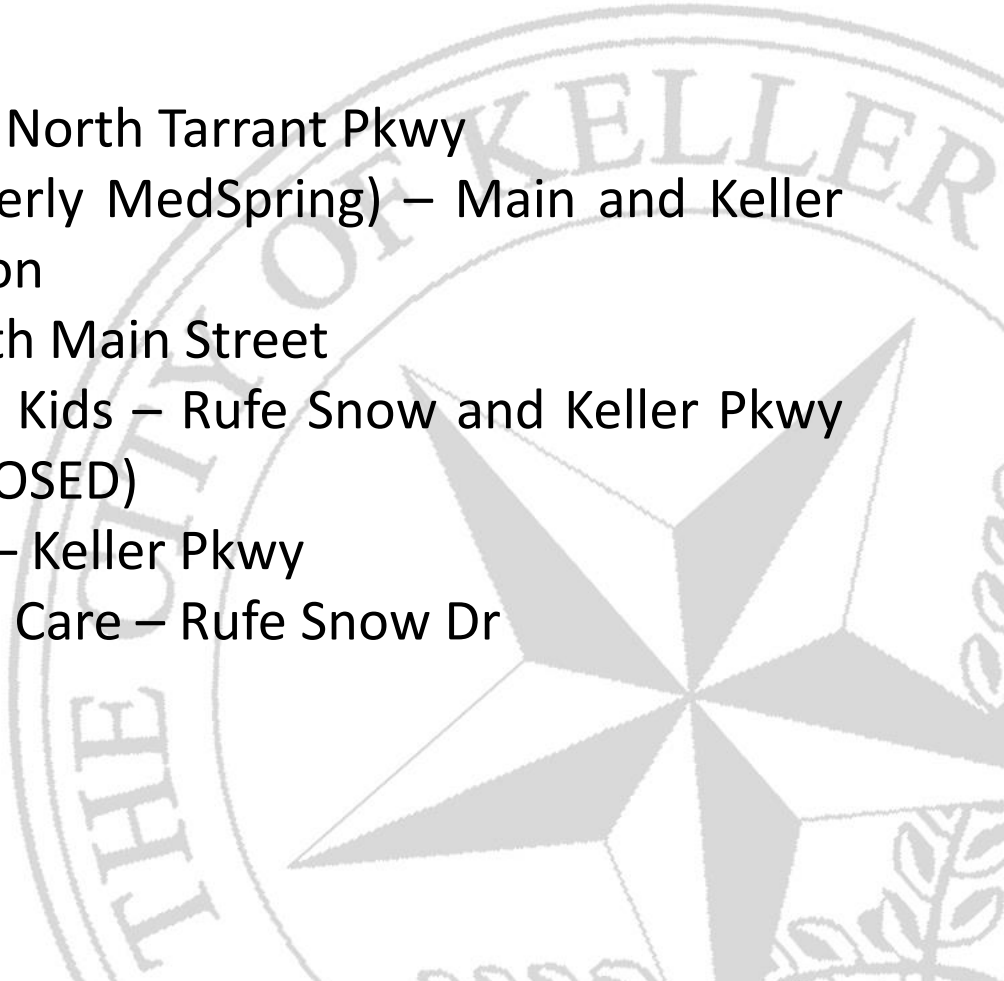


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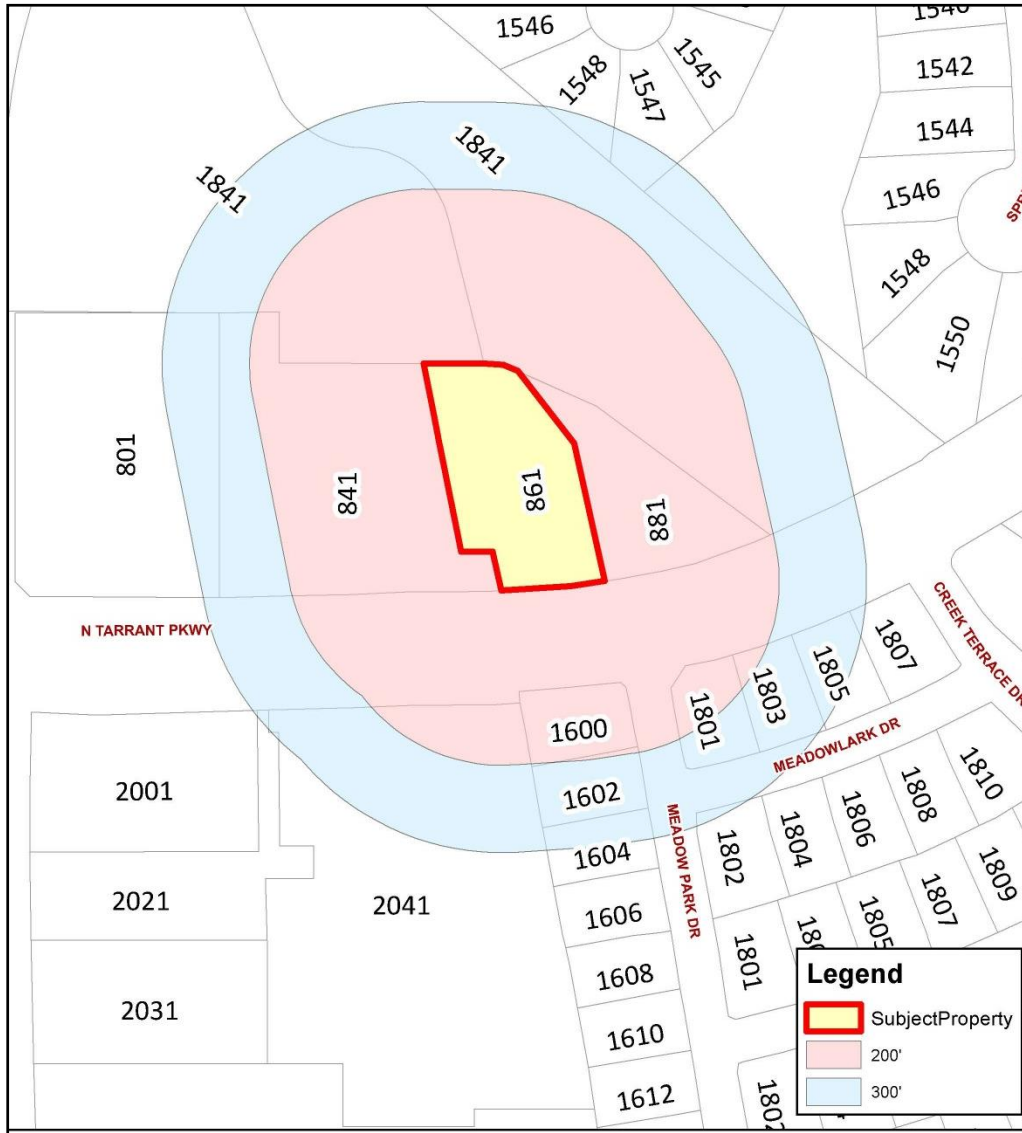


Legend:

-  Proposed Site – North Tarrant Pkwy
-  CareNow (formerly MedSpring) – Main and Keller Pkwy intersection
-  CareNow – South Main Street
-  Urgent Care for Kids – Rufe Snow and Keller Pkwy intersection (CLOSED)
-  MD FirstWatch – Keller Pkwy
-  Superior Urgent Care – Rufe Snow Dr



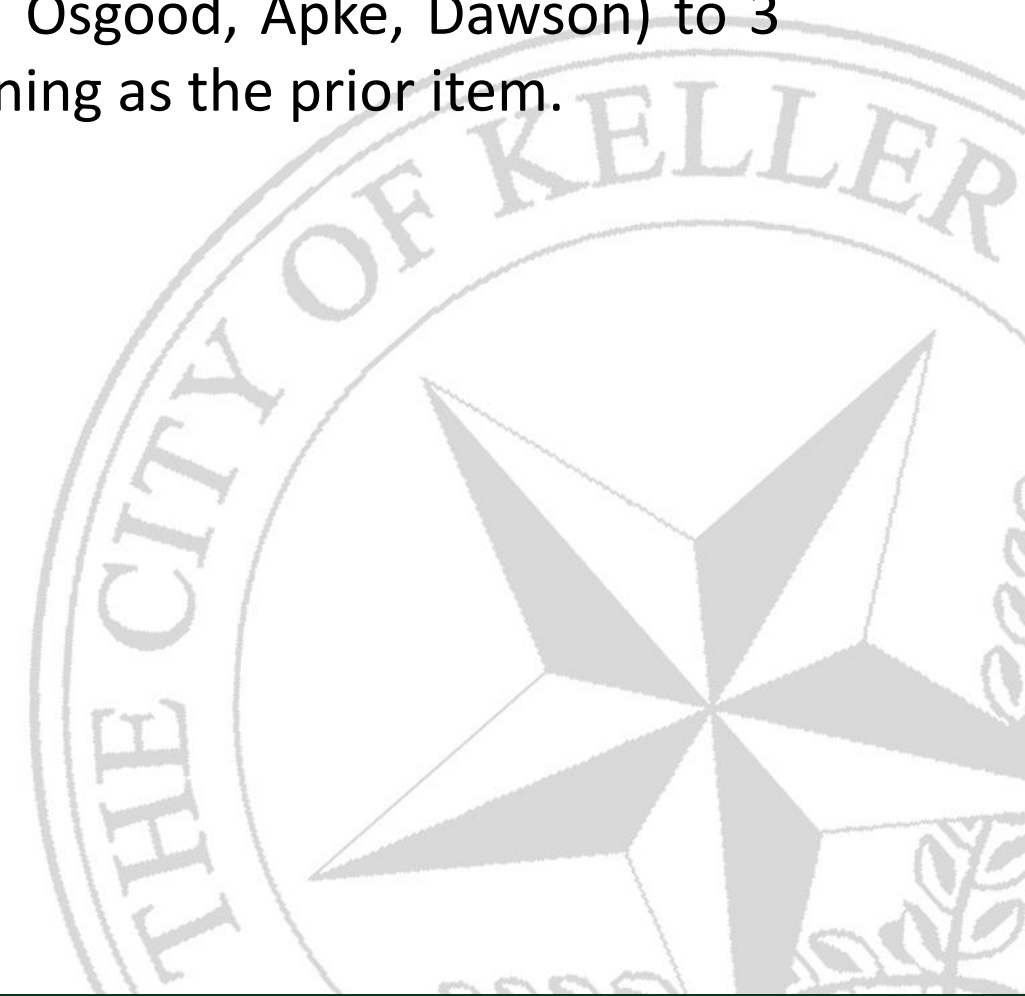
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- On July 16, 2021, the city mailed 17 Letters of Notification for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site on July 16, 2021.
- The notice for the City Council public hearing was published in the August 1, 2021 edition of the Fort Worth Star-Telegram.
- As of today, staff has not received any comments from the public.

Item H-6

On July 27, 2021, the Planning and Zoning Commission recommended approval of the item as presented by a vote of 4 (Ponder, Osgood, Apke, Dawson) to 3 (Sagar, Thompson, Alvarado) with the same reasoning as the prior item.



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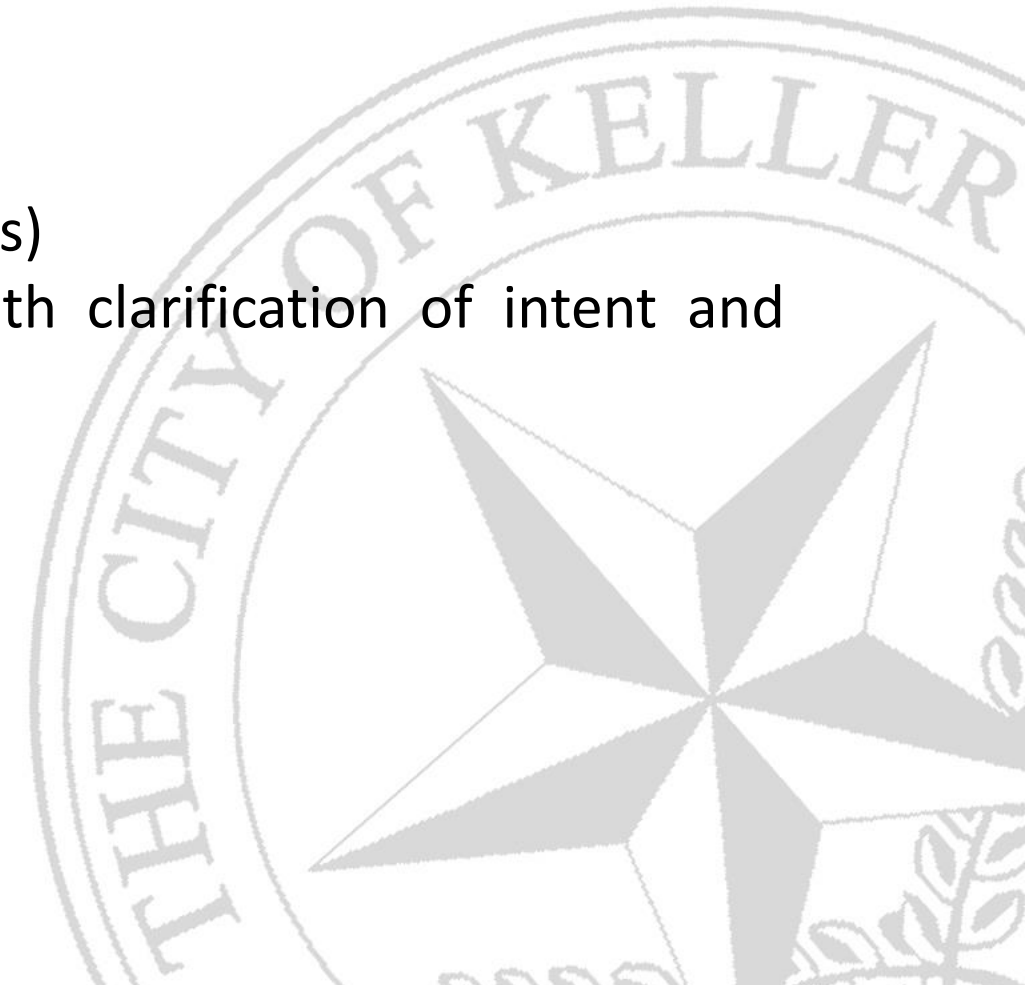
Section 8.02 (F) (2) of the UDC states that when considering a SUP request, the Planning and Zoning Commission and City Council shall consider the following factors:

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.

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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





Questions?
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