

Item H-2

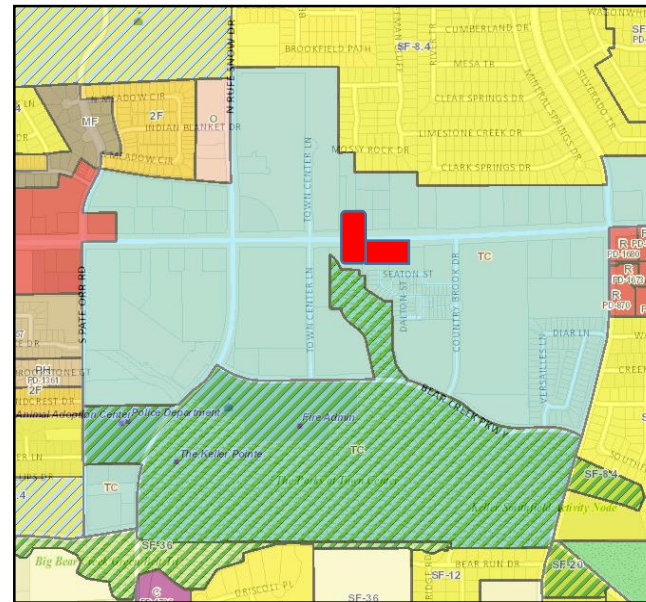
PUBLIC HEARING: Consider amendments to the City of Keller Unified Development Code (UDC), adopted by Ordinance No. 1746 dated July 7, 2015, by providing provisions to permit a “Surgical Out-patient Facility” use in the Town Center-Medical Overlay district by a Specific Use Permit, Article Eight -Zoning Districts, Development Standards, Tree Preservation; providing penalties; providing a severability clause; providing a conflicting of ordinances clause; authorizing publication; and establishing an effective date. (UDH-20-0005)

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- In 2014, an SUP and Site Plan were approved for “E-Care Emergency” at 1220 Keller Parkway. The second tenant (Legacy) operated out of this building less than a year before they moved out around 2015.
- In 2014, medical uses were permitted by an SUP or by right (depending on the medical use). However, the 2015 UDC update prohibited medical offices in the Town Center zoning district.

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On December 3, 2019, the City Council unanimously approved an ordinance to add the Town Center Medical Overlay District to the following properties: 1135, 1139, 1141, 1149, and 1151 Keller Parkway. This was followed by an expansion of the Town Center Medical Overlay district to the properties of 1200 and 1220 Keller Parkway, by City Council on August 18, 2020.



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- The property owner of 1220 Keller Parkway is requesting to amend Section 8.03 of the UDC to allow a Surgical Out-patient Facility use by an SUP in the TCM overlay district.
- A Surgical Out-patient Facility use is defined in the UDC as “An establishment offering any type of surgical procedures and related care which, in the opinion of the attending physician, can be performed safely without requiring inpatient overnight hospital care and exclusive of such surgical and related care as licensed physicians ordinarily may elect to perform in their private offices.” However, patients may be held for up to 24 hours, which could occasionally entail “outpatient” overnight care.

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If this request is approved by City Council, the owner of 1220 Keller Parkway will bring forward an SUP Application for a Surgical Out-patient Facility for this building to the Planning and Zoning Commission on September 8, 2020, and to City Council on September 15, 2020.



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- An amendment to the text of the UDC requires a public hearing notice to be published in the local newspaper 10 days prior to the scheduled Planning and Zoning Commission meeting date. The notice for the City Council public hearing was published in the August 12, 2020, edition of the *Fort Worth Star-Telegram*.
- As of today, staff has not received any letters written in either support or in opposition from the public.

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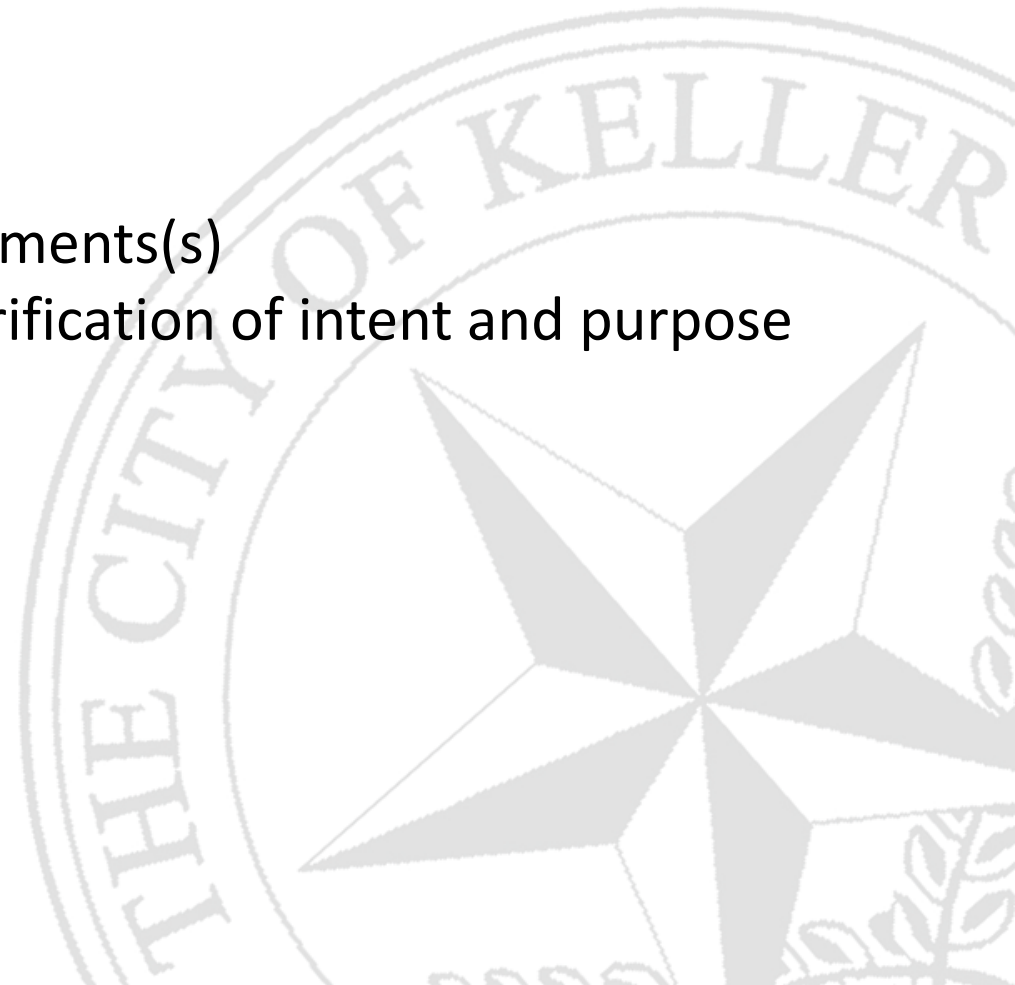
The Planning and Zoning Commission recommended approval by a vote of 5-2 on August 25, 2020.



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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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