

## **SPECIFIC USE PERMIT (SUP) APPLICATION**

### **SECTION 1. APPLICANT/OWNER INFORMATION**

Please Print or Type

Applicant/Developer: Advance Care Medical  
Street Address: 1220 Keller parkway  
City: Keller State: Tx Zip: 76248  
Telephone: 212-380-1144 Fax: \_\_\_\_\_ E-mail: J@smgroup.nyc  
Applicant's Status: (Check One) Owner ☐ Tenant ☒ Prospective Buyer ☐

**Property Owner must sign the application or submit a notarized letter of authorization.**

Owner: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

Signature of Applicant

Date: 8/13/20

Signature of Owner

Date: 8/13/20

Printed Name of Owner

WILLIAM A. SANOLIN

### **SECTION 2. PERMIT REQUEST INFORMATION**

Property Location: 1220 Keller Parkway Keller Tx  
Legal Description:  
Lot(s): 10 Block(s): B Subdivision Name: Keller town center  
Unplatted Property Description:  
Abstract Name & Number: \_\_\_\_\_ Tract Number(s): \_\_\_\_\_  
*If property is not platted, please attach a metes and bounds description.*  
Current Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_  
Current Use of Property: \_\_\_\_\_  
Proposed Use of Property: Ambulatory Surgery Center

## **SPECIFIC USE PERMIT (SUP) APPLICATION**

### **SECTION 3. CHECKLIST**

**(Please provide each of the items below & initial next to each item)**

<input type="checkbox"/>	The application fee
<input type="checkbox"/>	Seven (7) 22" x 34" or 24" x 36" copies are needed, collated and folded to 9" x 12" paper size; electronic copy is recommended upon submittal date.
<input type="checkbox"/>	<p>A written proposal outlining all special conditions and additional requirements for the property controlled by the SUP, including but not limited to:</p> <ul style="list-style-type: none"><li>• the paving of streets, alleys and sidewalks,</li><li>• means of ingress and egress to public streets,</li><li>• provisions for drainage,</li><li>• adequate off-street parking,</li><li>• screening and open space,</li><li>• heights of structures,</li><li>• compatibility of buildings,</li><li>• hours of operation, and</li><li>• time limits.</li><li>• A letter justifying the request and addressing the decision criteria on with the Planning and Zoning Commission and City Council will base their decision.</li></ul> <ol style="list-style-type: none"><li>1) The use is harmonious and compatible with surrounding existing uses or proposed uses;</li><li>2) The activities requested by the applicant are normally associated with the permitted uses in the base district;</li><li>3) The nature of the use is reasonable and appropriate in the immediate area;</li><li>4) Any negative impact on the surrounding area has been mitigated; and</li><li>5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.</li></ol>
<input type="checkbox"/>	A legal description or meets and bounds description of the property.
<input type="checkbox"/>	<p>Concept Plan. The plan shall be to scale and show the following:</p> <ul style="list-style-type: none"><li>• topography,</li><li>• and boundary of SUP area;</li><li>• physical features of the site;</li><li>• existing streets, alleys and easements;</li><li>• location of future public facilities;</li><li>• parking ratios, the final Detailed Site Plan;</li><li>• building height and location, elevations;</li><li>• site landscaping;</li><li>• off-street parking facilities;</li><li>• size, height, construction materials, and locations of buildings and the uses to be permitted;</li><li>• location and instruction of signs;</li><li>• means of ingress and egress to public streets;</li><li>• the type of visual screening such as walls, plantings and fences;</li><li>• the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of two hundred feet (200') and;</li><li>• other information to adequately describe the proposed development and to provide data for approval.</li></ul>
<input type="checkbox"/>	Evidence of communicating the proposal with the adjacent neighborhood
<input type="checkbox"/>	Trip Generation Form and, if required per Section 5.03, Traffic Impact Analysis
<input type="checkbox"/>	Additional information or drawings, operations data, or expert evaluation when considering the application, including traffic studies and drainage studies as required by the Development Review Committee.

# Ryan & Bell Realty Partners

---

## Signs of communicating with the neighborhood:

Matt Flory with Ryan and Bell Realty Partners reached out to both adjacent property owners (1200 Keller Pkwy & 1240 Keller Pkwy) to discuss the possible zoning changes. The owner of 1240, David Washington of DW Commercial, was reached and shared his approval of the possible changes. The owner of 1200 was not reached directly, but a representative of the property was on a call with City Officials to discuss the possible changes. The City of Keller has also notified the neighbors and adjoining property owners.











# Advance Care Medical

---

## **Narrative Letter for City of Keller Special Use Permit**

Advance Care Medical is an operator of Ambulatory surgery facilities in the state of Texas which are regulated by Title 25 Chapter 135, they are overseen by the Texas Department of Health. An on-site licensing inspection is conducted prior to opening for compliance to regulations and safety requirements. Additional inspections are then generally repeated every 3 years.

An ambulatory surgery center is a facility that primarily provides surgical services to patients who do not require overnight hospitalization or extensive recovery, convalescent time or observation. The planned length of stay for an ASC patient may NOT exceed 23 hours. Patients are assessed prior to admission to assure they are a candidate for an outpatient facility.

ASC's are mandated to have oversight by a physician board as well as directed by an experienced Registered Nurse. They must be accredited by an approved organization, again for oversight of regulatory compliance. The facility will be open Monday thru Friday during normal business hours. They are designed to serve the surgical needs of the community in an efficient and user friendly manner.