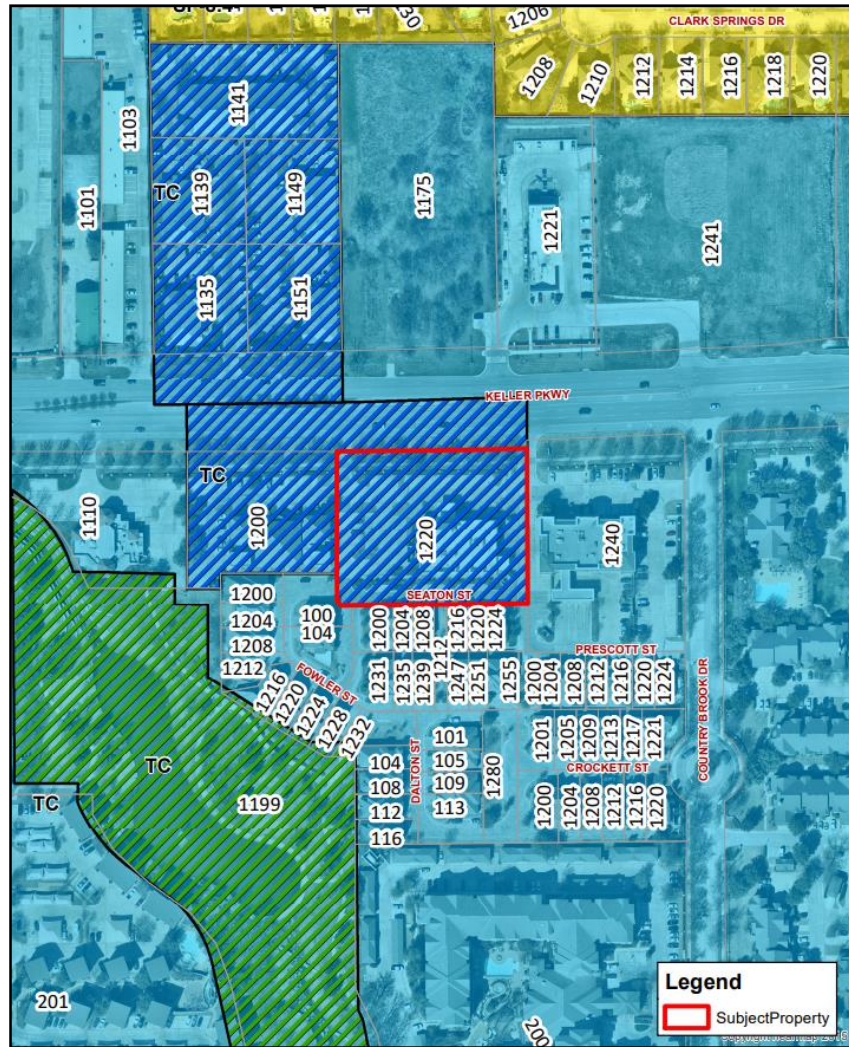


## Item H-5

PUBLIC HEARING: Consider an ordinance approving an amendment to a Specific Use Permit (SUP) for an ownership change of a Surgical Out-patient Facility, for SARC by HSH ASC Keller, LLC, proposed in an approximately 10,389 square-foot building, on an approximately 1.72-acre property, located on the south side of Keller Parkway, approximately 450 feet southwest from the intersection of Keller Parkway and Country Brook Drive, zoned Town Center Medical (TCM), located at 1220 Keller Parkway. SARC by HSH ASC Keller, LLC, Applicant/Owner. (SUP-21-0024)



## Item H-5 Zoning Map



Zoned: TCM

## Item H-5 Aerial View



## Item H-5

An SUP for an outpatient surgical facility was approved by City Council on Oct. 6, 2020. The Applicant is now requesting an SUP Amendment to reflect the ownership change.

### **List of Services Include:**

Orthopedic, cardiology, vascular, general surgery, urology, ENT, and spinal surgery.

### **Proposed Hours of Operation:**

- Monday- Friday: 8 a.m. to 6 p.m.



## Item H-5



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- On July 2, 2021, the city mailed 54 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 also posted on the site on July 2, 2021.
- As of today, staff has received one response. However, the response did not express opposition or support.



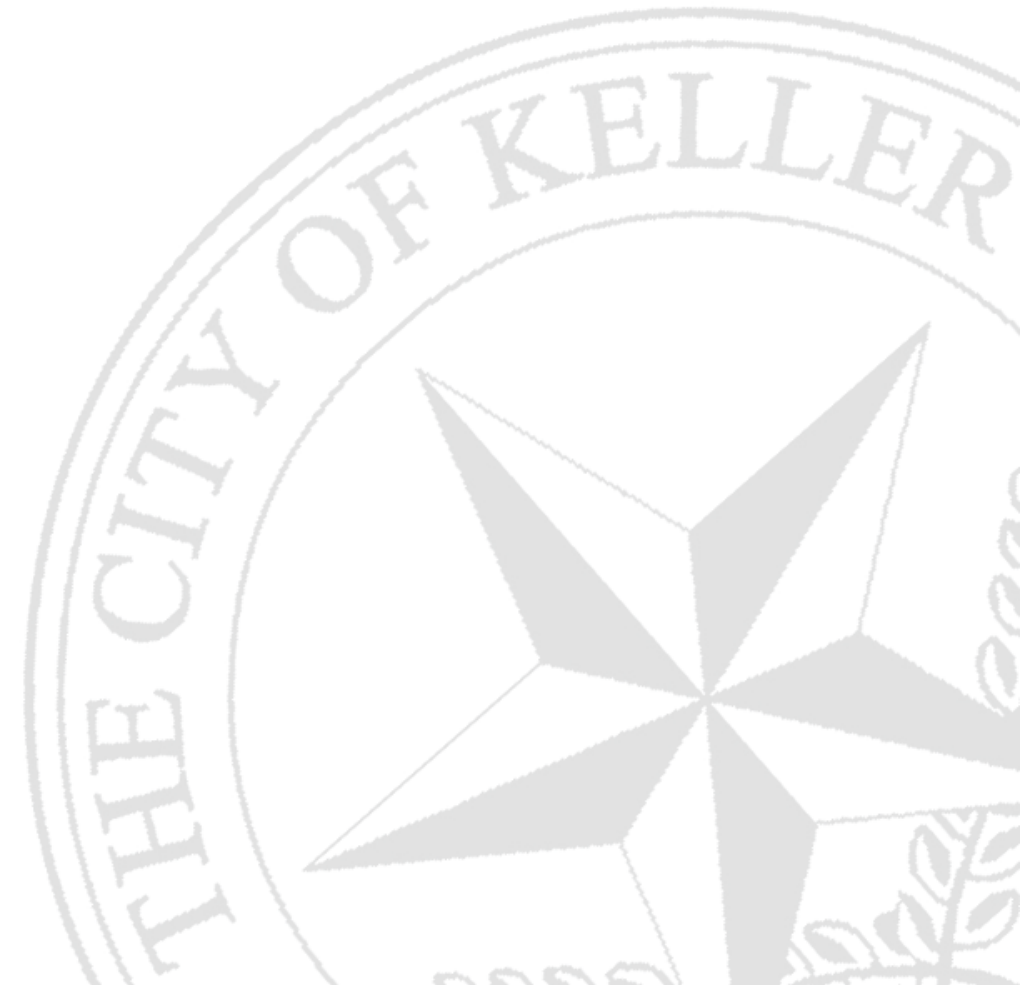
## Item H-5

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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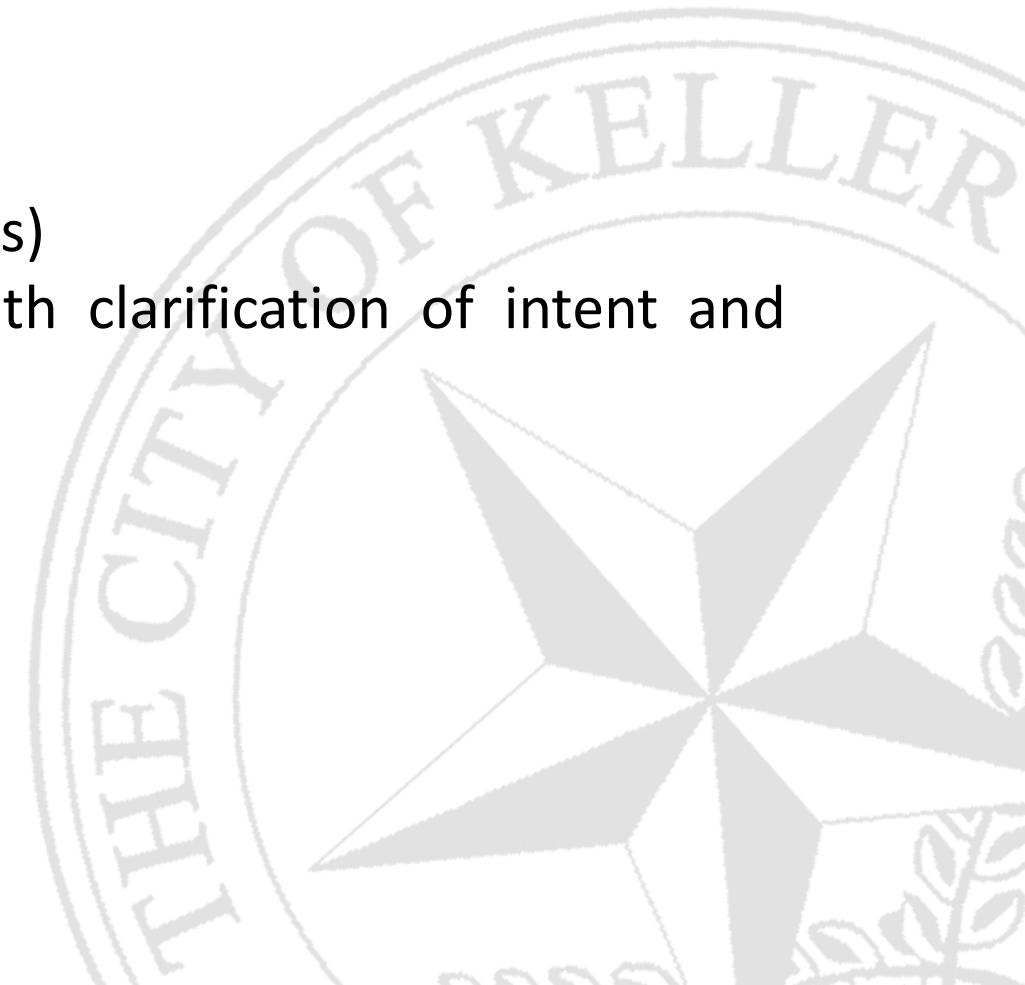
On July 13, 2021, the Planning and Zoning Commission unanimously recommended approval of the item as presented.



## Item H-5

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?**  
**Trish Sinel**  
**817-743-4129**

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