



Legislation Details (With Text)

File #: 21-467 **Version:** 1

Type: New Business **Status:** Approved

File created: 7/21/2021 **In control:** City Council

On agenda: 8/3/2021 **Final action:** 8/3/2021

Title: PUBLIC HEARING: Consider an ordinance approving an amendment to a Specific Use Permit (SUP) for an ownership change 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 TMC (Town Center Medical), located at 1220 Keller Parkway. SARC by HSH ASC Keller, LLC, Applicant/Owner. (SUP-21-0024)

Attachments: 1. 080321_1220 Keller Parkway_Proposed Ordinance, 2. 080321_1220 Keller Parkway_Aerial and Zoning Maps, 3. 080321_1220 Keller Parkway_Application and Narrative Letter, 4. 080321_1220 Keller Parkway_Site Plan and Floor Plan, 5. Item H-5 1220 Keller

Date	Ver.	Action By	Action	Result
8/3/2021	1	City Council	close the public hearing	Pass
8/3/2021	1	City Council	approve	Pass

To: Mark Hafner, City Manager

From: Julie Smith, Community Development Director

Subject:

PUBLIC HEARING: Consider an ordinance approving an amendment to a Specific Use Permit (SUP) for an ownership change 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 TMC (Town Center Medical), located at 1220 Keller Parkway. SARC by HSH ASC Keller, LLC, Applicant/Owner. (SUP-21-0024)

Background:

An SUP for an outpatient surgical facility was approved by City Council on October 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 (see the attachment "List of Services" for more information)

Proposed Hours of Operation:

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

Summary:

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.

Citizen Input:

On July 2, 2021, the City mailed out 54 letters of Notifications 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 July 26, 2021, Staff has not received any support or opposition from the public regarding this application.

Planning and Zoning Recommendation:

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

Alternatives:

The City Council has the following options when considering an SUP application:

- Approve as recommended by the Planning and Zoning Commission
- Approve with modified or additional condition(s).
- Table the agenda item to a specific date with clarification of intent and purpose.
- Deny.