



Legislation Text

File #: 17-2212, **Version:** 3

Ordinance - Third and Final Reading for an Ordinance Approving a Specific Use Permit for Hospital/Home/Center for Substance Addiction or Psychiatric Patients on Approximately 40.199 Acres, Generally Located North of the Intersection of Heritage Parkway and SH 360; Texas Health Resources (ZC#17-001)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on February 21, 2017, and voted 7-0 to recommend approval.

First Reading

In 2016, City Council amended the Reserve PD regulations to require a specific use permit for "Hospital/Home/Center for Substance Addiction or Psychiatric Patients" with the requirement of full-time medical and nursing staff, a minimum of 80 beds and land area of 40 acres.

Texas Health Resources has a facility currently under construction on the northern portion of the subject property. It was grandfathered as it was initiated prior to the amendment.

THR is proposing a second facility on the southern portion of the property. The proposed facility will have approximately 49,500 sf and 50 semi-private inpatient behavioral health beds for 16 adults, 12 geriatrics, 14 adolescents and 8 small children. The secure patient area will provide nursing support space, patient lounge, group activity rooms, multi-purpose gym with half-court basketball and secured outdoor spaces. There will also be 4 outpatient rooms that will each accommodate 20 people.

Second Reading

The applicant has provided color renderings of the proposed building, landscaping and CMU courtyard wall. There will be a representative at the Council hearing to answer questions related to staff/patient ratio and safe/security procedures.

Third Reading

Based on Council comments, the applicant has increased the landscaping immediately around the building (see updated landscape plans).

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