

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 29, 2016

Mr. Hinderaker noted cases S160902 and Z160902 are related cases and would be heard concurrently.

PUBLIC HEARING AGENDA Item #15 – S160902 - Site Plan - Methodist Convenient Care Campus (City Council District 6). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for approval of a request authorizing the construction and operation of the Methodist Convenient Care Campus, a proposed 42,700 square foot, multi-story medical clinic. The 10.08-acre property, currently zoned Planned Development 49 (PD-49) District for medium to high density residential uses and set within the Lake Ridge Corridor Overlay District, is located at the northeast corner of Lake Ridge Parkway and Polo Road. The applicant is Dan Blizzard, Methodist Health System and the owner is W.D. Masterson, Kilgore Law Center, LLC.

PUBLIC HEARING AGENDA Item #16 – Z160902 – Zoning Change - Methodist Convenient Care Campus (City Council District 6). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for approval of a Zone Change request from Planned Development 49 (PD-49) District to a planned development zoning district allowing for the establishment of a medical clinic as a primary principal use permitted by right within a General Retail (GR) District base zoning designation. The 10-08-acre property, currently zoned PD-49 District for medium to high density residential uses and set within the Lake Ridge Corridor Overlay District, is located at the northeast corner of Lake Ridge Parkway and Polo Road. The property is being rezoned to accommodate the development of the proposed 42,700 square foot Methodist Convenient Care Campus (medical clinic). The applicant is Dan Blizzard, Methodist Health System and the owner is W.D. Masterson, Kilgore Law Center, LLC.

Mr. Hinderaker stated in accordance with Section 16.2.1 of the Article 16 of the Unified Development Code, site plan approval is required whenever a project is located within a Planned Development District. In addition, development located within a corridor overlay district requires site plan approval. The development must meet the minimum requirements prescribed in the UDC for the property's underlying zoning district classification and adhere to the additional architectural standards specified in UDC, Appendix F "Corridor Overlay District Standards", as applicable. This application was reviewed based on the revised standards as proposed and contained within this application's companion zoning change application Case File No. Z1600902. In addition to the site plan and zoning change request, the applicant has filed another companion case that is being reviewed concurrently with these applications. The Final Plat application creates one non-residential lot on 10.08 acres being processed via Planning Case No. P160902. The Methodist Convenient Care Campus is an outpatient medical clinic providing urgent care, diagnostic imaging and physical therapy services. In addition, the 3rd floor of the facility is being reserved as leasable office space for up to 8-10 specialist physicians that want to lease space within the facility. Of the 10.08-acre subject property, only 7.33-acres will be used for the siting of the clinic. The balance of the property is not a part of this site plan request. Any development of the remaining 2.75 acres will be subject to a separate review process.

Mr. Hinderaker stated the 10.08-acre subject property is a vacant tract of land where the existing grade slopes primarily from south to north. Subject to final City Council approval of the

proposed zoning change being reviewed concurrently with this application, the base zoning designation to be applied to the property will be General Retail District. As part of the zoning change request, the applicant is seeking an increase in the maximum permissible height within the GR District from 25-ft. to 50-ft. As proposed, the development meets or exceeds all minimum lot & dimensional standards. Due to the “pie shaped” configuration of the lot that narrows from south to north, the lot dimensions and proposed building setbacks will be measured from the proposed medical office building and the nearest property line. Access to the subject property will be provided via a single driveway approach on Lake Ridge Parkway and another single driveway approach on W. Polo Road. The Lake Ridge Parkway access is limited to a right-in and right-out only turning movements due to the existing center median. A median opening is not proposed on Lake Ridge Parkway. The W. Polo Road access will be a three turning movement intersection with a right-in and right-out and a hooded left turn-in. A left-out turning movement is not proposed.

Mr. Hinderaker stated the applicant is proposing to pave both access approaches, drive aisles/fire lanes and all parking areas with concrete per city standard. The UDC requires a minimum of one striped parking space per 200 square feet of medical office space. Per the below chart, the required minimum parking spaces are being provided and will be located on the north, west and south sides of the medical office building. A 5-foot wide sidewalk is proposed to be installed adjacent to W. Polo Road. There is an existing sidewalk along the entire west property abutting Lake Ridge Parkway.

Mr. Hinderaker noted the proposed medical office is a three-story “modern” style building with clean lines, significant glazing and few embellishments. The building consists of two rectangle forms slightly off set from one another both vertically and horizontally. The exterior façade of the smaller rectangle form, less doors and windows/glazing, is clad in 100% thin-brick masonry. The exterior façade of the larger rectangle form is proposed to be clad in a terracotta panel system or possibly a metal panelized system. The building has a flat roof with parapets designed to screen all roof mounted equipment from view. The building is also designed so that the first floor of the rear portion of the building will be below grade, thus reducing the scale of the building nearest the existing residential development on the east side of the subject property. Provided that the zoning request is approved, the building elevations meet the minimum masonry, articulation, canopy, and glazing standards. Staff is not supportive of the use of a metal panelized system.

Mr. Hinderaker stated the landscape and screening requirements of the subject site are governed by Article 8 of the UDC and Section 4 of Appendix F of the UDC. As stated, only 7.33-acres of the 10.08-acre subject property is proposed to be developed with this project. Per the General Retail District standards, five percent of the site must be developed as open space landscaping. The applicant is providing approximately fifty-seven percent open space landscaping.

Mr. Hinderaker stated in accordance with Section 8.9.5 of Article 8 of the UDC, non-residential development, except for schools and day care centers, are required to erect a Type 1 masonry screening fence when located next to a residential zoning district. The subject property abuts, on its southernmost 740-ft. of its east property line, the Trailwood Addition Increment 4A single family detached residential development. This development is zoned PD-81 for single family

residential uses and therefore the masonry screening fence is required. In addition to the masonry screening fence requirement, Section 4.C.3 of Appendix F: Corridor Overlay District Standards, stipulates that a 15-foot wide landscaped buffer located inside the required masonry screening wall must be provided. This section further stipulates that native trees, a minimum of 3-inch caliper, are required every 15-foot on center. Said trees must be capable of reaching a mature height of between 10 to 12 feet. The applicant is seeking approval of an exception or appeal of the masonry screening fence requirement and proposes to establish a 30-ft. landscape buffer with a living 6-ft. tall (mature height) evergreen shrub row. The applicant is also seeking approval of an exception or appeals to use an 8-ft. tall wire panel (2-inch x 2-inch galvanized steel tubes) with vegetative screening around the fence in lieu of the required 4-ft tall wrought iron fence required to be located around a detention pond if located closer than 120-ft. from a street right of way.

Mr. Hinderaker stated the applicant proposes to build a dumpster enclosure on the north side of the building and parking lot. The enclosure is a masonry structure with decorative metal gates that conforms to minimum city standards.

Mr. Hinderaker stated conceptual plans are required to be submitted with all planned development zone change applications. However, since the applicant chose to submit a site plan application that is being reviewed concurrently with this application, the final approved site plan will be used in lieu of the conceptual plan. Staff is supportive of establishing the General Retail District as the base or underlying zoning designation. The purpose of this base or underlying zoning designation is to provide for the general dimensional, landscaping, parking, signage, and other base standards as contained within the Unified Development Code. Due to the residential adjacency, staff is not supportive of increasing the maximum permissible height from 25-feet to 50-feet; however, staff will be supportive of an exception or appeal to allow the proposed medical clinic, being reviewed concurrently with this application, to be constructed at a maximum height of 50-ft. Staff recommends that all uses currently listed as permitted by right or by specific use permit, as may be amended by City Council, within the General Retail District, will continue to be either a permitted use by right or by use by specific use permit. In addition, staff is supportive of added the requested medical uses as uses permitted uses by right: Urgent Care, Diagnostic Imaging, Physical Therapy, Physician's Offices, Ambulatory Surgery Center, Pharmacy, Dental/Hygiene, Laboratory Services, Dermatology, Plastic Surgery, Cardiac Catherization Lab. Staff recommends that the following list of uses be prohibited: check cashing, pay check loan and car title loans; any auto related business.

Mr. Hinderaker stated staff is not supportive of changing the architectural standards of the property; however, staff is supportive of an exception or appeal to allow the proposed medical clinic, being reviewed concurrently with this application, to be constructed as proposed. Staff is not supportive of changing the signage standards of the property. The Development Review Committee recommends approval of the request w/ adherence to review comments, but staff is not supportive of the use of a metal panel system nor the elimination of the masonry screening wall. Mr. Hinderaker stated staff recommends approval of the proposed zoning change with the following provisions:

1. The Site Plan application, per Planning Case File No. S160902, with all final appeals and exceptions, shall be incorporated within the zone change ordinance.
2. All future development of the property shall limited to only those uses herein defined. All other development standards and regulations of the General Retail District and Appendix F: Corridor Overlay District Standards, whichever is more restrictive, shall apply.

Commissioner Womack asked if there is an alley between this site and the residential development, he would rather see a living screen than a masonry wall.

Commissioner Spare said what concerns him is the zoning of general retail and what could go there in the future if this property is rezoned.

Mr. Hinderaker replied the future land use map calls for this area to be commercial, but because this case is a planned development any future use would need Planning and Zoning and City Council approval.

Commissioner Lopez asked if the appeal to the masonry requirements due to the cost of putting up the wall.

Commissioner Dr. Perez stated this facility sounds like it could be a very busy facility and asked how many handicap parking spaces they would need to provide.

Mr. Hinderaker noted the site plan indicates seven handicap parking spaces for this development.

Chairperson Motley noted there were no more questions for staff, opened the public hearing, and asked for speakers.

Jeff Hall, 16728 White Rock Boulevard, Prosper, TX was present representing the case and to respond to questions from the Commission.

Commissioner Lopez asked why they are asking for an exception to the screening wall.

Mr. Hall said in order to give the area a more open feel they would rather have more landscaping with irrigation adjacent to an alley than a masonry wall.

Commissioner Smith noted there are several other Methodist clinics in the area.

Dan Blizzard, 1411 N. Beckley, Dallas, TX stepped forward in support of this request. Mr. Blizzard said there are two existing Methodist clinics in the area that would be relocating into these offices as soon as their lease is up they plan on having ten primary doctors, an urgent care, radiology, and specialist at this location.

Commissioner Johnson said he would rather see the masonry fence abutting the adjacent neighborhood than to see a living 6-ft tall evergreen screening.

Chairperson Motley asked when they anticipate construction of his development.

Mr. Blizzard replied as soon as they are approved they are ready to begin construction.

There being no further discussion on the case, Commissioner Womack moved to close the public hearing and approve case S160902/Z160902 per staff's recommendation including the masonry screening fence abutting the residential zoning, and granting the appeal to utilize a metal panel system, 8-ft. tall wire panel (2-inch x 2-inch galvanized steel tubes) with vegetative screening around the fence located around a detention pond, and the uses permitted be limited according to the ordinance. The action and vote being recorded as follows:

Motion: Womack

Second: Spare

Ayes: Conner, Johnson, Lopez, Moser, Motley, Dr. Perez, Smith, Spare, and Womack

Nays: None

Approved: 9-0

Motion: **carried.**