

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES, OCTOBER 1, 2012**

### **AGENDA PUBLIC HEARING ITEM: #9-S121002/SU121002, Site Plan/Specific Use Permit, 5203 Lake Ridge Parkway (City Council District 6).**

Senior Planner Mary Elliott presented the case report and a Power Point presentation to the Commission for approval of a Site Plan and Specific Use Permit for a minor care facility with emergency services on 1.888 acres. The subject property is zoned Planned Development 267 (PD-267) District and Planned Development 267A (PD-267A) District. The property is located on the southwest corner of W. Camp Wisdom Road and Lake Ridge Parkway and is within the Lake Ridge Parkway Overlay District. The owner/applicant is Office Equity Solutions, Andrew Miller and the agent is BHB Engineering & Surveying, Konstantine Bakintas.

Mrs. Elliott stated the proposed building is 13,500 square feet. The minor care facility, ER at Grand Prairie, a Department of Medical Center Arlington, will encompass 10,500 square feet. The remaining 3,000 square feet will be used for a medical office. A minor emergency clinic is defined as a health care facility, which provides diagnosis and treatment for victims of accidents, emergencies or minor illness, but where the patient is not usually kept overnight.

Mrs. Elliott said the Fire Department may pick up or drop off patients in need of emergency transport. In addition, non-emergency transfer services might bring patients there for routine care. An operational plan has been submitted for the proposed minor care facility. The facility will be open 24 hours, 365 days per year. There will be 16 total employees and 12 employees on staff at any one time. One medical provider will be present at the emergency facility at all times. The facility will include 12 examination rooms, a triage room and specialty rooms. Specialty rooms are isolation/negative pressure room, secure holding room and trauma room.

Mrs. Elliott said the UDC, Appendix F “Corridor Overlay District Standards,” recommends a design sequence for non-industrial projects. The purpose is to articulate the building envelope, and to establish a site plan layout with building footprint, parking areas, landscaped areas, required setbacks and other basic site plan elements as required by code. The next step is to establish which building facades are to be defined as primary and secondary facades.

Mrs. Elliott said the UDC, Appendix F “Corridor Overlay District Standards,” “Classification of Development Standards” establishes Section 2 and Section 4 as the development standards for commercial and general office uses. Section 2.B (1) establishes that one hundred percent (100%) of the exterior of all new buildings (excluding doors and windows) shall be finished with one or more of the principal masonry materials established in Section 2.B.(1), (2) and (3).

- The primary facades are the north and east facades with turns along the south and west facades. The building materials include brick and stone on the elevations, and a standing metal seam roof for the canopy and fascias.
- A generator is ground mounted and screened behind a six-foot high screening wall with a brick veneer. The UDC, Appendix F stipulates that ground mounted equipment shall be screened with a minimum six-foot high wall constructed of brick, stone, reinforced concrete or other similar masonry materials. The proposed enclosure meets this requirement.

- Access for the minor care facility is from mutual access easements onto Lake Ridge Parkway and W. Camp Wisdom Road. Parking required is 66 spaces and parking provided is 66 spaces. Handicapped parking required is three spaces, and four spaces are provided.
- Fire lanes follow the front property lines along Lake Ridge Parkway and W. Camp Wisdom Road. The canopies for the drop off and pick up of patients are not within the designated fire lanes. The canopies are 12 feet from the pavement to the bottom of the canopy, thus a passenger vehicle or an ambulance can clear the height.

Mrs. Elliott stated a Landscape Plan was submitted that meets and in some cases exceeds UDC requirements. The minimum landscape area required is 5%, and the landscape area provided is about 36% of the site area. The trees provided include Live Oak, Shumard Oak and Desert Willow. A continuous shrub screening of Knock Out Rose will be provided along the rights-of-way.

Mrs. Elliott stated the Development Review Committee recommends approval of this request for a minor emergency care facility in a planned development district in accordance with all Unified Development Code requirements.

Chairman Garrett noted there were no questions for staff, opened the public hearing, and asked for speakers.

Konstantine Bakintas with BHB Engineering & Surveying, 4550 S.H. 360, Suite 180, Grapevine, TX was present representing the case and to respond to questions from the Commission.

There being no questions or further discussion on the case, Commissioner Moser moved to close the public hearing and recommend approval of case S121002/SU121002 for a minor emergency care facility in a planned development district as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Gray

Ayes: Adams, Arredondo, Garrett, Gray, Moser, Moss, Motley, Philipp and Wooldridge.

Nays: None

Approved: **9-0**

Motion: **carried.**