

**PLANNING & ZONING COMMISSION**  
REGULAR MEETING RESULTS



**DATE:** September 7, 2022

**TO:** Honorable Mayor & City Council

**FROM:** Planning & Zoning Commission

**VIA:** Eric Hill, AICP, Senior Planning Manager acting as Secretary of the Planning & Zoning Commission  
Christina D. Day, AICP, Director of Planning

**SUBJECT:** Results of Planning & Zoning Commission Meeting of September 6, 2022

**AGENDA ITEM NO. 1A – ZONING CASE 2022-003**

**PETITIONERS: HSP OF TEXAS, INC., COLUMBIA MEDICAL CENTER OF PLANO SUBSIDIARY, LP, DHC PLANO MEDICAL CENTER, LLC, AND TEXAS PSYCHIATRIC CO., INC.**

Request to amend and expand Planned Development-129-General Office on 63.6 acres and to rescind Specific Use Permit No. 609 for Helistop on 9.1 acres located at the northeast corner of Coit Road and 15th Street. Zoned Planned Development-129-General Office and Planned Development-137-General Office with Specific Use Permit No. 609 for Helistop. Project #ZC2022-003.

**APPROVED:** 8-0

Speaker Card(s) Received	Support:	<u>14</u>	Oppose:	<u>14</u>	Neutral:	<u>0</u>
Letters Received Within 200' Notice Area:	Support:	<u>0</u>	Oppose:	<u>7</u>	Neutral:	<u>0</u>
Petition Signatures Received:	Support:	<u>0</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Other Responses:	Support:	<u>40</u>	Oppose:	<u>133</u>	Neutral:	<u>5</u>

**RESULTS:**

The Commission recommended approval of the zoning case as noted below. Due to the complexity of this zoning case and unusual comments from the Commission, viewing the video of this item at the link below may be particularly useful.

1. Rescinding Specific Use Permit No. 609 for Helistop, and
2. With the modifications as noted below (deletions are noted in strikethrough text; additions are noted in underlined text):

PD-129-O-2

Restrictions:

1. ~~Uses shall be limited to hospital and medical and professional offices.~~
2. ~~Plano Medical Plaza, Block 1, Lot 1R may be developed in accordance with the following:~~

- ~~a. Maximum Lot Coverage: 40%~~
- ~~b. As of January 1, 2018:~~
  - ~~i. Maximum height for any new building within 80 feet of a residential district boundary line and the right of way of Amelia Court shall be four stories, not to exceed 80 feet.~~
  - ~~ii. New ground mounted mechanical units, refuse and recycling containers, and compactors shall be placed a minimum of 50 feet from the residential zoning district boundary lines.~~
- ~~c. Ground-mounted mechanical units shall be screened from view by walls constructed of the same materials and finishes as the building(s) or by a solid evergreen landscape screen. These screens shall be a minimum of 6 feet in height. Plants must be placed so as to create a 6-foot tall solid screen within 2 years of installation. All landscaping must be irrigated and must be replaced if damaged.~~
- ~~d. An irrigated landscape screen must be installed and maintained along the entire eastern property boundary adjacent to residential zoning district boundary lines. Evergreen shrubs used for a landscape screen shall be placed so as to create at least a 6-foot tall solid screen within 2 years of their installation. An opening in the landscape screen may be provided for pedestrian access from the adjacent residential uses to the hospital site. All landscaping shall be irrigated within an automatic sprinkler system and maintained in a healthy and growing condition.~~
- ~~e. A minimum 6-foot masonry screening wall shall be maintained along the southern property boundary of Park Bluff Addition, Phase II, Block B, Lot 1, shared with the hospital property.~~
- ~~f. All exterior building material made of glass shall have a maximum exterior visible reflectance of 20%.~~
- ~~3. A berm is required adjacent to Woodburn Corners Dr. with a minimum height of 6 feet, plus landscaping to provide screening for residential uses to the east.~~
- ~~4. A helistop may be constructed in conjunction with a hospital; the helistop will be restricted to transportation of patients, emergency equipment, and supplies and shall be subject to the provisions of Section 15.600.~~
- ~~5. Except as noted above, Maximum Lot Coverage: 30%~~

The permitted uses and standards shall conform with the General Office (O-2) zoning district unless otherwise specified herein.

#### SUBAREA A:

1. Maximum Floor Area Ratio: 0.6:1
2. Maximum Height: 6 story
3. A minimum of 75% of the parking shall meet medical parking standards.

#### SUBAREA B:

1. Maximum Lot Coverage: 40%
2. The Residential Buffer Area shall be established in lieu of the setback specified in Section 13.500.3.I of the Zoning Ordinance. The Residential Buffer Area shall be adopted on the zoning exhibit and may contain only one building with a maximum height of 8 stories, 142 feet. Otherwise, the maximum height for buildings within the Residential Buffer Area is restricted to two stories, 35 feet, except for elevator bulkheads, radio towers, antennas, ornamental cupolas, domes or spires, and stairways needed for roof access which may project an additional 5 feet (for a maximum height of 40 feet).
3. In lieu of the setback specified in Section 13.500.3.H and Section 13.500.3.I of the Zoning Ordinance and in the General Office (O-2) zoning district, the minimum side yard setback shall be 15 feet with the following exceptions:

- The 8-story building referenced in #2 above shall have a minimum setback of 80 feet from residential district boundary lines.
  - Any portion of the 8-story building referenced in #2 above that is 22 feet in height or less shall have a minimum setback of 60 feet from residential district boundary lines.
4. As of January 1, 2018, new ground-mounted mechanical units, refuse and recycling containers, and compactors shall be placed a minimum of 50 feet from the residential zoning district boundary lines.
  5. Ground-mounted mechanical units within the Residential Buffer Area, and where visible from rights-of-way, shall be screened by walls constructed of the same materials and finishes as the building(s), or by a solid evergreen landscape screen. These screens shall be a minimum of 6 feet in height. Plants must be placed so as to create a 6-foot tall solid screen within 2 years of installation. All landscaping must be irrigated and must be replaced if damaged.
  6. An irrigated evergreen, full to ground, solid landscape screen must be installed and maintained along the entire eastern property boundary adjacent to residential zoning district boundary lines. Along the 8-story building, two staggered rows of evergreen shrubs used for a landscape screen must be installed prior to site plan approval for the 8-story building referenced in #2 above so as to create at least an 8-foot tall solid screen at time of installation. North of the 8-story building along the eastern property boundary, a 6-foot solid evergreen screen must be maintained. All landscaping shall be irrigated with an automatic sprinkler system and maintained in a healthy and growing condition.
    - A minimum 3-foot berm or retaining wall and 6-foot ornamental metal fence shall be installed along the eastern property boundary line for a minimum of 355 feet beginning at the southwest corner of Parkbluff Addition, Phase II, Block B, Lot 1A. A minimum of four, 4-inch trees shall be planted for additional screening within this area.
  7. An 8-foot masonry wall shall be constructed on the Property along the southern boundary of the following lots in Westpark Place No. 6, Block A, Lots 4, 5, and 6; and along the southern boundary of Park Bluff Addition, Phase II, Block B, Lot 1A. Additionally, a minimum 50-foot landscape edge shall be maintained on the Property along the southern boundary line of the following lots in Westpark Place No. 6, Block A, Lots 4, 5, and 6.
  8. All exterior building material made of glass shall have a maximum exterior visible reflectance of 20%.
  9. The existing irrigated berm and trees along Woodburn Corners shall be maintained. Evergreen shrubs with a minimum installed height of 42 inches shall be planted to supplement the existing trees for the purposes of creating a continuous, full to ground, solid screen.
  10. Helistops may be constructed in conjunction with a hospital with the following restrictions:
    - Helistops (landing pad) located on top of a hospital structure must be set back a minimum of 98 feet from residential zoning district boundary lines. Landing pad equipment, such as netting and walkways, must be set back a minimum of 80 feet.
    - Helistops located on ground level must be set back a minimum of 300 feet from residential zoning district boundary lines and must be screened by a hospital building or a minimum 10-foot masonry screening wall.

SUBAREA C:

1. Uses shall be limited to hospital and medical and professional offices.
2. Maximum Lot Coverage: 30%
3. The existing irrigated berm and trees along Woodburn Corners shall be maintained. Evergreen shrubs with a minimum installed height of 42 inches shall be planted to supplement the existing trees for the purposes of creating a continuous, full-to-ground, solid screen.

~~PD-137-O-2:~~

~~Restrictions:~~

- ~~1. Maximum Floor Area Ratio: 0.6:1~~
- ~~2. Maximum Height: 6 story~~
- ~~3. A minimum of 75% of the parking shall meet medical parking standards.~~

To view the hearing, please click on the provided link: <https://planotx.swagit.com/play/09072022-947/9/>

DF/kob

cc: Eric Hill, Senior Planning Manager  
Christina Sebastian, Land Records Planning Manager  
Melissa Spriegel, Lead Planner  
Glenn Greer, Planner  
Cassidy Exum, GIS Technician  
Jeanna Scott, Building Inspections Manager  
Dorothy Alatorre, Sr. Administrative Assistant - Neighborhood Services

[Google Link](#)

**Agenda Item No. 1A**

**Public Hearing: Zoning Case 2022-003**

**Petitioners:** HSP of Texas, Inc., Columbia Medical Center of Plano Subsidiary, LP, DHC Plano Medical Center, LLC, and Texas Psychiatric Co., Inc.

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**DESCRIPTION:**

Request to amend and expand Planned Development-129-General Office on 63.6 acres and to rescind Specific Use Permit No. 609 for Helistop on 9.1 acres located at the northeast corner of Coit Road and 15th Street. Zoned Planned Development-129-General Office and Planned Development-137-General Office with Specific Use Permit No. 609 for Helistop. Project #ZC2022-003. Tabled August 1, 2022, and August 15, 2022.

**SUMMARY:**

The petitioner proposes changes to improve and expand the hospital campus while providing modified standards intended to respect the quality of life of adjacent residents, including residential setbacks and screening standards. This request also includes substantial studies and documentation to support the requested changes.

As noted in the analysis of the Comprehensive Plan, a medical center is a supported use of the property. The city should endeavor to respond to and prepare for continued increases in emergent and non-emergent medical responses. The Plan also emphasizes that commercial development should be sensitive to surrounding neighborhoods by providing adequate transitions in setbacks and building height.

The additional building height and relocation of helistops will be intrusive to residential living in the adjacent neighborhoods. Although acknowledging the proposed design helps serve the hospital's operational needs, the subject property is large and could be developed in a manner which would mitigate these concerns. Quality, expedient medical care is needed in the community, and the city should support improving access to and quality of care. However, the needs of a regional hospital and its patients should be balanced with reasonable needs of adjacent residents to have and maintain a high-quality living environment.

The City of Plano values both high-quality medical care and a high-quality living environment for residents. The Commission should carefully analyze this request to ensure that both priorities are met.

## REMARKS:

This request includes various zoning changes to expand the existing hospital campus to allow for continued growth and improvement of medical services. Expedient, high-quality patient care is of utmost importance for hospitals. Per the petitioner's request, the proposed building expansion and relocation of helipads are necessary in the proposed location due to internal elevator and hallway access to the emergency department.

The requested changes could allow the hospital to avoid a larger-scale redevelopment of its facilities, including moving the emergency department and/or access to it. When deliberating this request, the Commission should consider the petitioner's associated information and studies (discussed further below) which detail why these changes are needed to achieve the highest quality and swiftest access to patient care.

While it is important to understand the need for quality medical services, the Commission should also consider the city's development standards and policies adopted to protect and preserve the quality of life for residents. The rezoning request would place a large-scale building and helipads in close proximity to the adjacent residential development.

The petitioner's request proposes changes that are intended to support hospital services while adding standards to protect residential living. Below is a brief summary of the proposed changes:

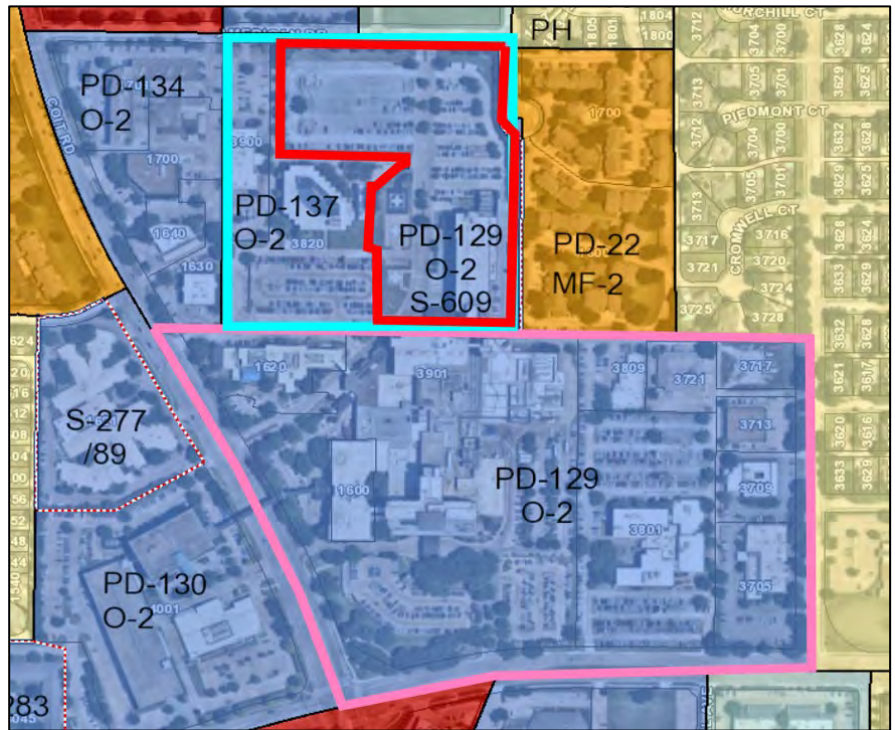
1. Increasing an existing four-story hospital building to eight stories and proposing height restrictions for other buildings;
2. Allowing helistops on top of the proposed eight-story hospital building, relocating the standards for Specific Use Permit No. 609 for Helistop, and rescinding the SUP;
3. Adding and updating screening standards from residential properties; and
4. Modifying the organization of PD to create three subareas while maintaining existing standards for properties adjacent to the hospital campus.

A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off- and onsite conditions. The O-2 district is intended to allow for a variety of low-, mid-, and high-rise office developments providing professional, financial, medical, and similar services to local residents; corporate offices for regional and national operations; and major centers of employment for Plano and surrounding communities.

A concept plan, American Drive Medical Center, Block A, Lots 1 and 2R, accompanies this rezoning request as Agenda Item 1B.

## Zoning and Development History

The property was last rezoned in 2018 to allow a four-story, 80-foot tall hospital building located approximately 80 feet from the adjacent residential zoning district. The petitioner's original request was for an eight-story building, consistent with the proposal in this zoning case. However, at the [February 19, 2018, Planning & Zoning Commission meeting](#), the Commission tabled the zoning request and directed the petitioner to make modifications based on comments from the meeting. In response to the discussion, the petitioner reduced the proposed height from eight to four stories. City Council approved the modified request at the [March 26, 2018, meeting](#).



A primary land use question is whether adequate facility planning was done to accommodate the property's reasonable growth with respect to adjacent owners. The demand for services is well established through both aging population and population growth. Has the owner done its due diligence, over time, to ensure the property was adequately planned for the programs and services expected and as a good neighbor to adjacent owners? It is reasonable to expect growth and expansion of a successful hospital facility. The question is whether the growth and expansion are being proposed reasonably, responsibly, and respectfully to the community.

Below is a brief zoning and development history of the Medical City Plano property:

1960	Annexation: The properties were annexed into the city.
1972	Zoning: Specific Use Permit No. 12 granted for hospital at the NEC of 15th and Coit (outlined in pink)
1973	Zoning: Northeast corner of 15th and Coit Road (outlined in pink) rezoned to Planned Development-86-Office (PD-86-O) with S-12 for Hospital including heliport.
1973	Development: Construction of hospital begins – per historical aerials.
1975	Development: Construction of hospital completed – per historical aerials.
1981	Zoning: Property north of Plano Medical Plaza (outlined in light blue) rezoned from Planned Development-154-Single-Family (PD-154-SF) to Planned Development-317-Office (PD-317-O) by Ashmont Development Company.
1983	Zoning: Zoning Ordinance designations updated; PD-86-O changed to PD-129-O-2; PD-317-O changed to PD-137-O-2; S-12 changed to S-105.



1988	Hospital purchased land outlined in red. Zoning: Lot coverage increased in PD-129-O-2 from 20% to 30%
1992	Development: First helistop developed on property outlined in red around 1992 – per aerials
2011	Zoning: Specific Use Permit No. 609 granted for helistops on property outlined in red with restriction that locations shall be setback a minimum of 300 feet from residential zoning district boundary lines.
2011-2013	Development: Second helistop developed on property outlined in red between 2011-2013 – per aerials
2016-2017	Development: Third helistop developed on property outlined in red in 2016-2017– per aerials
2018	Zoning: Added the property highlighted in red into PD-129-O-2; requested zoning for eight-story building; amended and approved at four stories), and rescinded S-105 for hospital on property outlined in pink.
2019	Development: Completion of four-story hospital building in property outlined in red

Regarding residential property in the vicinity, Westpark Place and Dallas North Estates single-family development occurred between 1972 and 1989. The Amelia Court patio homes were developed between 1991 and 1998. A final plat for the Park Bluff Condominiums and Aspen Court Apartments was filed in 1983, indicating development was substantially complete.

### **Surrounding Land Use and Zoning**

North	The property is zoned Retail (R), Neighborhood Office (O-1), and General Office (O-2) and is partially developed with a shopping center anchored by a neighborhood theater and an independent living facility.
East	On the north side of 15th Street, the properties are zoned Planned Development-136-Patio Home (PD-136-PH), Planned Development-22-Multifamily Residence-2 (PD-22-MF-2), and Single-Family Residence-7 (SF-7) and are developed with multifamily, single-family residences, and religious facility.  On the south side of 15th Street, the property is zoned Planned Development-132-Neighborhood Office (PD-132-O-1) and is partially developed with medical and professional/general administrative office uses.
South	The properties are zoned Planned Development-56-Neighborhood Office (PD-56-O-1) with Specific Use Permit No. 94 for Pharmacy and Planned Development-132-Neighborhood Office (PD-132-O-1) and are partially developed with medical office, professional/general administrative office uses, and multifamily residences.
West	On the east side of Coit Road, north of 15th Street, the property is zoned Planned Development-134-General Office (PD-134-O-2) and is developed with medical offices. On the east of Coit Road, south of 15th Street, the properties are zoned R with convenience store with gas pumps and restaurant uses.  On the west of Coit Road, north of 15th Street, the properties are zoned Planned Development-130-General Office (PD-130-O-2) with Specific Use Permit No. 89 for Long-term Care Facility and Specific Use Permit No. 277 for Hospital and are developed with long-term care facility, hospital uses, and medical office uses.



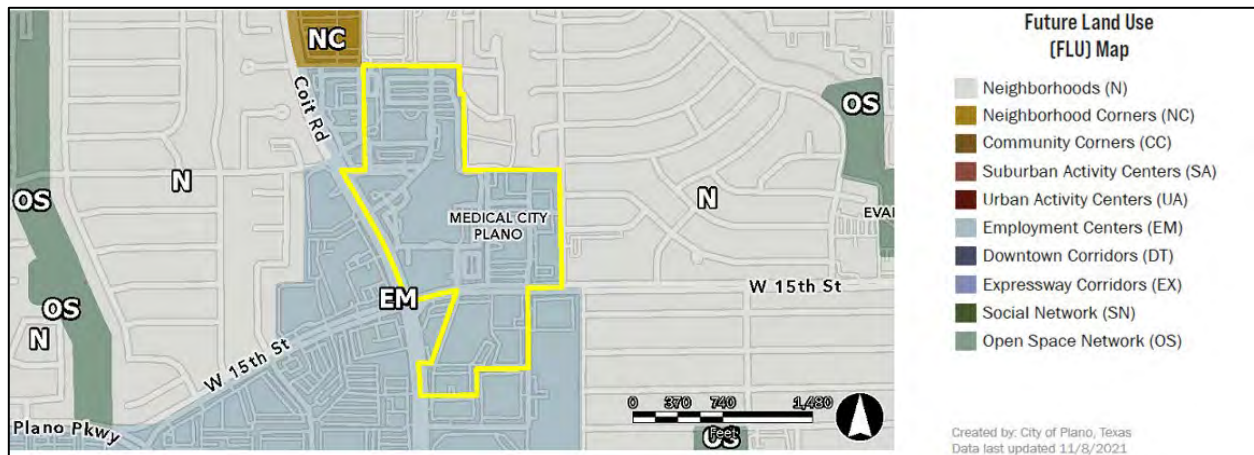
On the west side of Coit Road, south of 15th Street, the properties are zoned R with Specific Use Permit No. 233 for Drive-in Restaurant and Specific Use Permit No. 623 for Transit Center/Station and are partially developed with retail, transit center, and minor vehicle repair uses.

### **Conformance to the Comprehensive Plan**

**Guiding Principles** - The set of [Guiding Principles to the Comprehensive Plan](#) establishes overarching themes that apply to all policies and actions and express values for Plano Today, Plano 2050, and Plano Together. Since the principles do not stand alone but are used in concert with one another and carry across the Plan as a whole, each principle must be judged through a lens that incorporates all other principles to be fully and accurately understood. As such, the Commission is encouraged to review the full list of Guiding Principles and judge zoning requests through the lens of all principles.

**Future Land Use Map and Dashboards** - The subject property is designated [Employment Centers \(EM\)](#) on the Future Land Use Map, as shown below:

*The Employment Centers future land use category applies to the business centers in the Legacy area and along the Plano Parkway/President George Bush Turnpike. The primary uses for Employment Centers are corporate office campuses, medical centers, educational facilities, technology centers, and*



*research facilities. Limited manufacturing and warehouse uses may be allowed to support employment centers.*

The proposed expansions would continue the use of the property as a medical center, which is recommended as a primary use for EM-designated properties. However, the site is also directly adjacent to properties designated as Neighborhoods (N) on the Future Land Use Map. The N dashboard description states, “adequate transitions in building setbacks and height must be provided when development is proposed near established neighborhoods.” Additionally, “requiring adjacent commercial land uses to provide adequate transitions” is listed as a priority of the N Dashboard.

Although a medical center is a preferred use of the property, it is also important that adequate transitions in height and setback be considered to protect the quality of life for the existing adjacent neighborhoods. As proposed, the eight-story tower within 82 feet of the existing neighborhood would not provide an adequate transition to meet these priorities of the Comprehensive Plan.

Mix of Uses - Approval of the request will not result in any change to the Mix of Uses.

Desirable Character-Defining Elements for Employment Centers (EM) - Staff analyzed the proposal for conformance with the Desirable Character-Defining Elements of the EM Dashboard. Refer to the [How to Read the Dashboards](#) section of the Comprehensive Plan for more detailed descriptions.

Character Defining Elements	Recommended by Comprehensive Plan	Petitioner Proposal	Meets Dashboard?
Building Heights	1 to 20 stories	2-10 stories	Meets
Density	N/A	N/A	N/A
Intensity	Moderate Intensity 50 to 75% building coverage	Low Intensity 34%	Does Not Meet, but Improves
Open Space	10% to 35% Passive Open Space	16% Passive Open Space	Meets
Parking Orientation	Structured parking preferable to surface lots	The site would include a mix of structured and surface parking	Meets
Block Pattern & Streetscape	Wide Blocks; Corporate Corridor Streets	Wide blocks; internal site circulation provided by a private street system	Meets
Multimodal Access			
Automobiles	<i>High:</i> Direct access from frontage roads/major streets	<i>High:</i> The site has direct access from W 15 <sup>th</sup> St. and Coit Rd.	Meets
Transit	<i>Medium:</i> Commuter Bus Service	<i>High:</i> Served by DART Bus Route 236 and GoLink	Meets
Micromobility	<i>Medium:</i> Connected to trails and bike routes	<i>Medium:</i> On-street bike routes 18 and 51 within ¼ mile of site	Meets
Pedestrians	<i>Low:</i> Mostly served by perimeter sidewalks	<i>Low:</i> Site mostly served by perimeter sidewalks	Meets

The proposal increases the intensity on the site by increasing the lot coverage allowed by the zoning; the request brings the intensity into closer alignment with the Comprehensive Plan recommendation.

## Other Comprehensive Plan Policies

Land Use Policy - *Plano will support a system of organized land use to provide housing and employment choices aligned with the market, where new and redevelopment areas respect the viability and quality of life for existing neighborhoods, businesses, and institutions.*

The petitioner's proposed modifications would allow new development to occur, which will not respect the existing neighborhoods to the east due to the proposed height and setbacks. New development should be built with a focus on protecting the quality of life for existing residents. The proposed design focuses primarily on the most convenient location for the expansion of the hospital's operations, including primary consideration of patients' health, and as a minor consideration, mitigates the impacts of the initial land use choices. To comply with the city's land use policy, land use planning for facility growth should accommodate future needs in a manner that is within the allowances of the existing zoning (see building height and setbacks on pages 9 and 10), or, at a minimum, considers the impacts to neighboring property as a primary factor in any modifications requested.

Land Use Policy – Action 5 (LU5) - *Review and ensure residential adjacency standards provide appropriate transitions in building height and bulk that are sensitive to the physical character of adjoining neighborhoods.*

This action statement recommends that the city review the Zoning Ordinance requirements pertaining to commercial development to ensure that transitions are sensitive to surrounding neighborhoods. While the PD standards attempt to mitigate impacts, the proposed height and setback modifications disregard the normal protections provided to Plano neighborhoods.

Public Safety Policy – Action 5 (PS5) - *Respond to and prepare for continued increases in emergent and non-emergent medical responses, with consideration to the aging population, new senior living facilities, and the evolving socio-economics of the Plano community.*

The proposed expansions would increase capacity for patients of the hospital's emergency care functions and respond to the hospital's overall growth needs. The improvements to the operational efficiency of the hospital would be beneficial to serving the emergency medical response needs of the region and the Plano community.

## Comprehensive Plan Policy Summary

Policy or Study	Analysis
Future Land Use Map and Dashboards <ul style="list-style-type: none"><li>Description</li><li>Mix of Uses</li><li>Character Defining Elements</li></ul>	Neutral In Conformance In Conformance
Land Use Policy	Not in Conformance
Land Use Policy – Action 5 (LU5)	Not in Conformance
Public Safety Policy – Action 5 (PS5)	In Conformance

## Adequacy of Public Facilities

**Water and Sewer** - Water and sanitary sewer services are available to serve the subject property; however, the petitioner may be responsible for making improvements to either the water and/or sanitary sewer system to increase the system capacity if required.

**Traffic Impact Analysis (TIA)** - A TIA is not required for this rezoning request. However, a TIA will be submitted with future development plans if the zoning case is approved.

**Public Safety Response Time** - Fire emergency response times will be sufficient to serve the site based on existing personnel, equipment, and facilities.

### **ISSUES:**

#### Organization of the Planned Development District

Currently, the subject property (outlined in yellow in the adjacent image) consists of two planned development districts, PD-129-O-2 (shown in light blue) and PD-137-O-2 (shown in dark blue), as well as Specific Use Permit No. 609 (shown in red hatching).

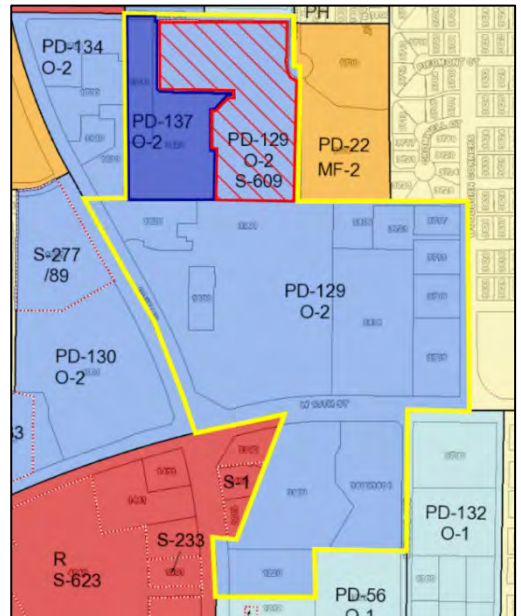
With this request, the petitioner is proposing to remove PD-137-O-2 and incorporate its existing standards into PD-129-O-2. The purpose for this is to expand the Medical City Campus development and clean up a small remainder of PD-137-O-2. If this request is approved, and PD-137-O-2 was left in place, the property in that PD would be reduced to approximately 1.7 acres, which is well below the required five-acre minimum per Section 12.400 (Minimum District Size) of Article 12 (Planned Development District) of the Zoning Ordinance.

Additionally, the petitioner is proposing to separate PD-129-O-2 into three subareas as shown in the adjacent graphic.

**Subarea A in red** - Property northwest of the hospital currently zoned PD-137-O-2. The existing PD-137-O-2 standards will be retained unchanged and placed within this subarea.

**Subarea B in blue** - The Medical City Plano Hospital campus. The campus is expanding, and the petitioner is proposing changes to the standards to accommodate future development.

**Subarea C in green** - Properties are adjacent to the hospital and south of 15th Street. The required uses and standards for these properties remain except for proposed improvements to screening requirements along Woodburn Corners.



Overall, this reorganization will provide greater clarity for the location of associated standards and resolve an inconsistency with the Zoning Ordinance that would have been created resulting from keeping a small remainder of PD-137-O-2.

#### Building Height and Setbacks (Items #2 and #3 in [Subarea B](#))

With this request, the petitioner proposes to increase an existing four-story, 80-foot tall hospital building to eight stories, 142 feet. An eight-story building was proposed with the previous rezoning request in 2018. However, at the Planning & Zoning Commission meeting on February 19, 2018, the petitioner stated that they would like to reduce the requested height to four stories based upon concerns from adjacent property owners.

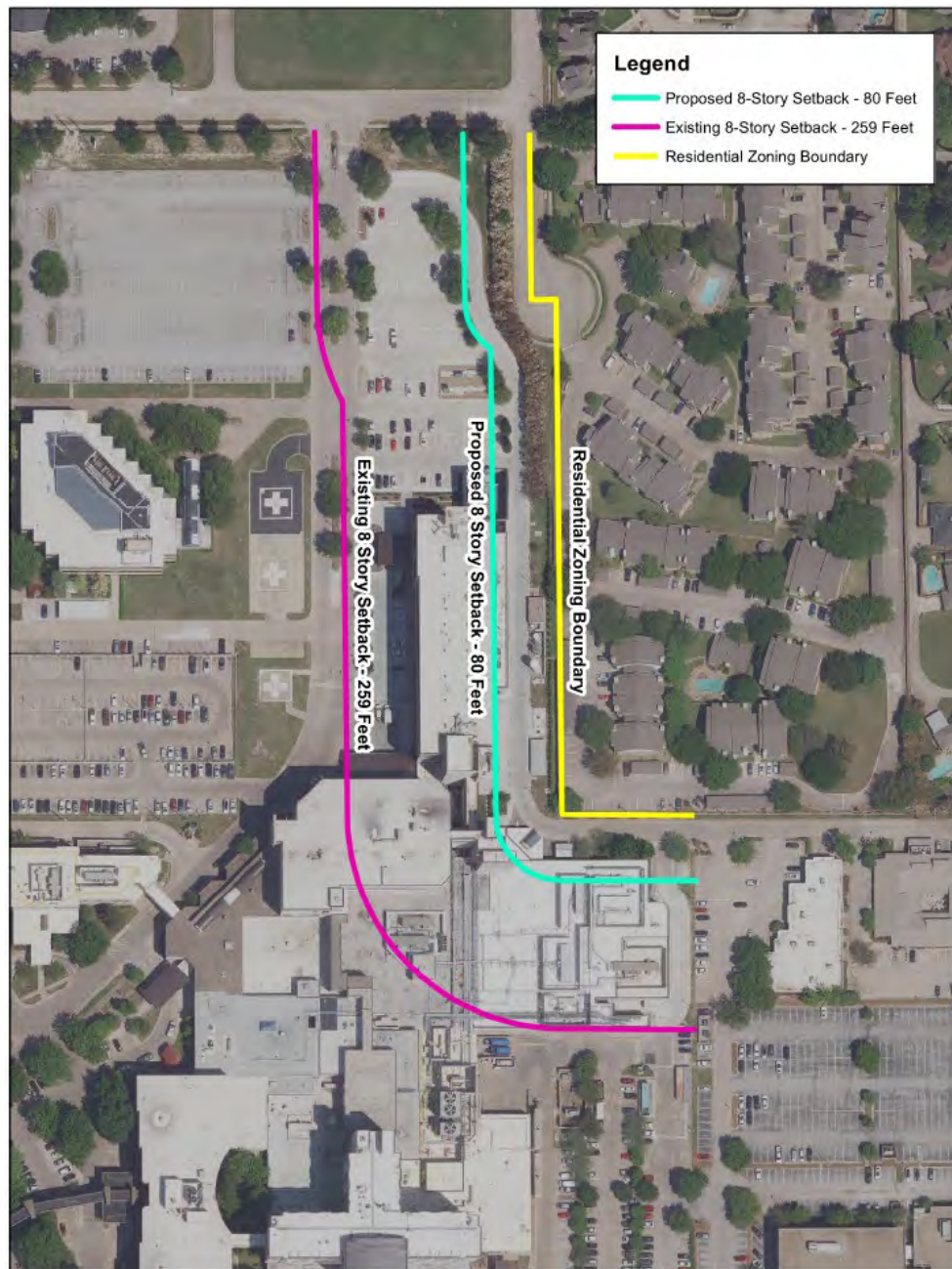
The building has two sections, a four-story portion located 84 feet west of the residential zoning district boundary along the eastern property boundary of the hospital campus, south of Amelia Court, and a 22-foot-tall portion that is located 64 feet from the residential zoning district boundary line. The four-story portion is proposed to be increased to eight stories; the 22-foot tall portion is proposed to remain as-is. As noted above, the purpose for this change is to create additional hospital bed capacity with access to the emergency department through the existing multistory building.

To offset the increase in building height, the zoning request includes adding a “Residential Buffer Area,” as defined on the zoning exhibit, and various screening improvements noted in the next section of this report. The Residential Buffer Area abuts the adjacent residential zoning district boundary lines. It restricts any other buildings to a maximum of two stories, 35 feet, with exceptions for elevator access and building articulations and appurtenances, which may extend to a maximum height of 40 feet.

The City of Plano has maintained longstanding height restrictions for nonresidential buildings constructed adjacent to residential zoning districts. These restrictions intend to preserve and protect the integrity, enjoyment, and property values of residential neighborhoods within the city.

Section 13.500 (Yard Regulations) of Article 13 (Lot and Building Standards) of the Zoning Ordinance contains standards that specify minimum building setbacks for nonresidential development adjacent to residential zoning districts relative to building height. If the petitioner were to construct an eight-story, 142-foot tall building per the current Zoning Ordinance requirements, they would be required to place the building a minimum of 259 feet from the residential zoning district boundary line, which is also the eastern property boundary. The setback conditions are shown in the following graphic:





Expanding the height of this building, due to its location, would create a significant intrusion and is insensitive to adjacent residents in a suburban setting, as expressed by the Comprehensive Plan policies and in accordance with Zoning Ordinance setback requirements. The proposed request will infringe upon the protections provided by normal setbacks reasonably expected by adjacent residential properties. As demonstrated previously, the residential development existed when the hospital purchased this property for expansion to the north. It may be reasonable to expect that long- and short-term expansion plans should align with the regulatory standards of the community.

The hospital campus is large and is designed to accommodate multistory buildings in other locations, not adjacent to residential properties. Although city staff is highly supportive of providing quality and timely patient care, with additional campus planning, it is feasible for the expansion to be located elsewhere. Creative solutions may provide alternatives that do not compromise outcomes, though may not be as readily accessible for construction.

### Helistops (Item #10 in [Subarea B](#))

The subject property currently has three helistops located on the ground, to the west of the existing four-story hospital building, outlined in yellow in the adjacent image. They are allowed by Specific Use Permit No. 609 for Helistop. The two southern helistops are currently separated from the residential areas by a four-story building constructed in 2018-19.

Helistops are only allowed by right in two zoning districts (CE and CB-1) and are otherwise disallowed or may be permitted if an SUP is granted. Since the O-2 zoning district allows helistops by Specific Use Permit, additional restrictions may be applied as necessary. As a general standard, subsection 15.600 (Heliports, Helistops, and Airports) of the Zoning Ordinance requires helistops to meet a 1,000 setback from residential zoning; however, these provisions do not apply to helistops operated in conjunction with hospitals for medical emergency flight purposes. To respect the adjacent residential uses, restrictions were proposed and approved with Specific Use Permit No. 609, which required the helistops to be located a minimum of 300 feet away from residential zoning district boundary lines. The helistop may be allowed as a condition of the Planned Development district, so the petitioner requests to rescind Specific Use Permit No. 609 and move and update standards to be located within PD-129-O-2.



This request includes a proposal to relocate helistops to the top of the eight-story hospital building, with a minimum setback of 98 feet from residential zoning district boundary lines for the landing pads and 80 feet for netting and equipment. The petitioner is proposing to maintain the 300-foot separation for ground-level helistops.

To support this request, the petitioner has provided a timing study and helicopter noise study, which are attached to this report and discussed further below. Although the petitioner's information shows that the requested relocation of the helistops will reduce time for medical care, the proximity of the helistops to residential developments is an issue of concern due to increased duration and volume of noise.

It is possible for the petitioner to place helistops in alternate locations throughout the property. However, the proposed helistop locations will create the hospital campus's most efficient operations.

### Screening (Items #4, 5, and 6 in [Subarea B](#) and #1 in [Subarea C](#))

PD-129-O-2 currently contains several screening standards. The petitioner is offering a number of additional screening standards to improve the buffer between the hospital property and the adjacent residential uses to the northeast. These standards are proposed to be retained or updated as noted:

1. Within Subarea A: No planned development screening standards are existing or proposed; all normally applicable screening standards required by the Zoning Ordinance remain in effect.



2. Within Subarea B:

- a. New Ground-Mounted Mechanical Equipment – An existing restriction will be retained unchanged that requires new ground-mounted equipment as of January 1, 2018, to be placed a minimum of 50 feet from residential zoning district boundary lines. (Item #4 in Subarea B)
- b. Ground-Mounted Mechanical Equipment – A new standard is proposed for equipment in the Residential Buffer Area to be screened from rights-of-way by a 6-foot solid screen of masonry materials or irrigated evergreen plantings, which will grow to a 6-foot solid screen within two years of installation. (Item #5 in Subarea B)
- c. Screening from Residential Zoning – A new standard is proposed along the eastern boundary of PD-129-O-2 (adjacent to the multifamily developments) that requires an eight-foot irrigated evergreen living screening consisting of two staggered rows of shrubs be installed next to the eight-story building, prior to approval of the site plan for the additional four stories. North of the eight-story building, a minimum six-foot-tall irrigated evergreen living screen must be maintained; there is already a tall, dense screen in the majority of this area which will be supplemented to ensure a solid screen exists. (Item #6 in Subarea B)
- d. Berm, Retaining Wall, Fencing, and Trees – A new standard is proposed in addition to the screening noted in (c) above. A three-foot berm or retaining wall, a six-foot ornamental metal fence, and a minimum of four 4-inch caliper trees will be planted along the eastern property boundary adjacent to the proposed eight-story building. (Item #6 a. in Subarea B)
- e. Masonry Wall and Landscape Edge – A new standard is proposed adjacent to the multifamily and single-family developments along the subject property's northern property line, which runs perpendicular to Woodburn Corners. Along this edge an eight-foot masonry wall and minimum 50-foot landscape edge will be provided. (Item #7 in Subarea B)
- f. Along Woodburn Corners – An existing standard for screening along Woodburn Corners currently requires a berm a minimum height of 6 feet, plus landscaping to provide screening for residential uses to the east of PD-129-O-2. The width of the landscape edge, though not insubstantial, in this area does not allow for a 6-foot berm; in fact, if a 6-foot berm were to be placed in this area, it would require removal of the mature trees that exist. In order to capture existing conditions and propose refinements to meet the intent of the standard, the petitioner is proposing language which confirms the existing berm, approximately 2-3 feet in height, and Live Oak trees will be maintained, and additional shrubs will be added where necessary create a continuous, full to ground solid screen. (Item #9 in Subarea B)

3. Within Subarea C: The screening along Woodburn Corners is proposed to be updated as noted in (f) above; all normally applicable screening standards required by the Zoning Ordinance remain in effect.

The large landscape buffer and masonry screening wall along the northern edge of PD-129-O-2 noted in (e) above is a significant enhancement. The proposed trees, shrubs, and berm along the property line adjacent to the multifamily development will create a substantial screen for adjacent residents. Although these improvements are significant, staff is concerned that they will not fully address the impacts of the adjacent building if it is increased to eight stories.

#### Lot Coverage (Item #10 in [Subarea B](#))

The associated concept plan shows the proposed development of the campus, which includes consolidating several lots into one overall lot for the hospital campus. To accommodate this consolidation and proposed future development, the applicant requests to increase lot coverage for the hospital (Subarea B) from 30% to 40%. Although this is an increase in lot coverage for the campus, the change is still below the maximum 50% lot coverage of the O-2 district, which is the maximum applied to Subareas A and C. With appropriate height setbacks and screening, staff is supportive of this change as it will accommodate additional density for the continued growth of the hospital campus.

#### Exterior Reflectance (Item #9 in [Subarea B](#))

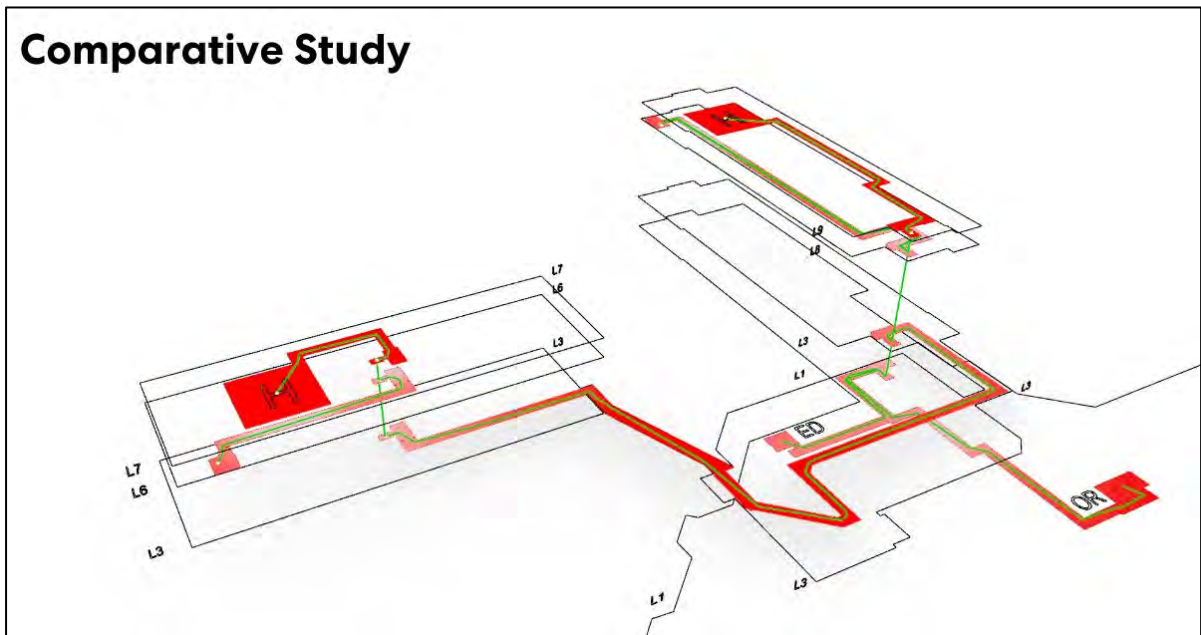
PD-129-O-2 currently includes a standard limiting exterior glass building materials to have a maximum exterior visible reflectance of 20%. This standard is maintained unchanged in the reorganization of the planned development standards.

#### Petitioner Studies

To support their request, the petitioner has provided various documents attached to this staff report. These are briefly summarized below.

1. Illustrative Site Plan – This document is a colored, illustrative image showing the existing proposed development conditions. This plan is helpful to understanding the current and future campus facilities.
2. Zoning Exhibits and Explanations – This document provides information regarding areas of concern and questions presented to the Medical City representatives. It provides some commentary on the various studies performed, discusses the neighborhood meetings held, and addresses some questions raised by staff during the review of the zoning case.
3. Land Use Narrative – Per the first page of the document, this “*land use narrative intends to (A) provide an overview of the request, (B) provide clinical support and justification for the request, (C) and provide a detailed summary of community engagement, feedback, and responsive changes.*” The information in this narrative provides vital commentary and background on the request, including health care details, helipad relocation justifications, facility options considered, and details on community engagement and changes proposed based upon those meetings.

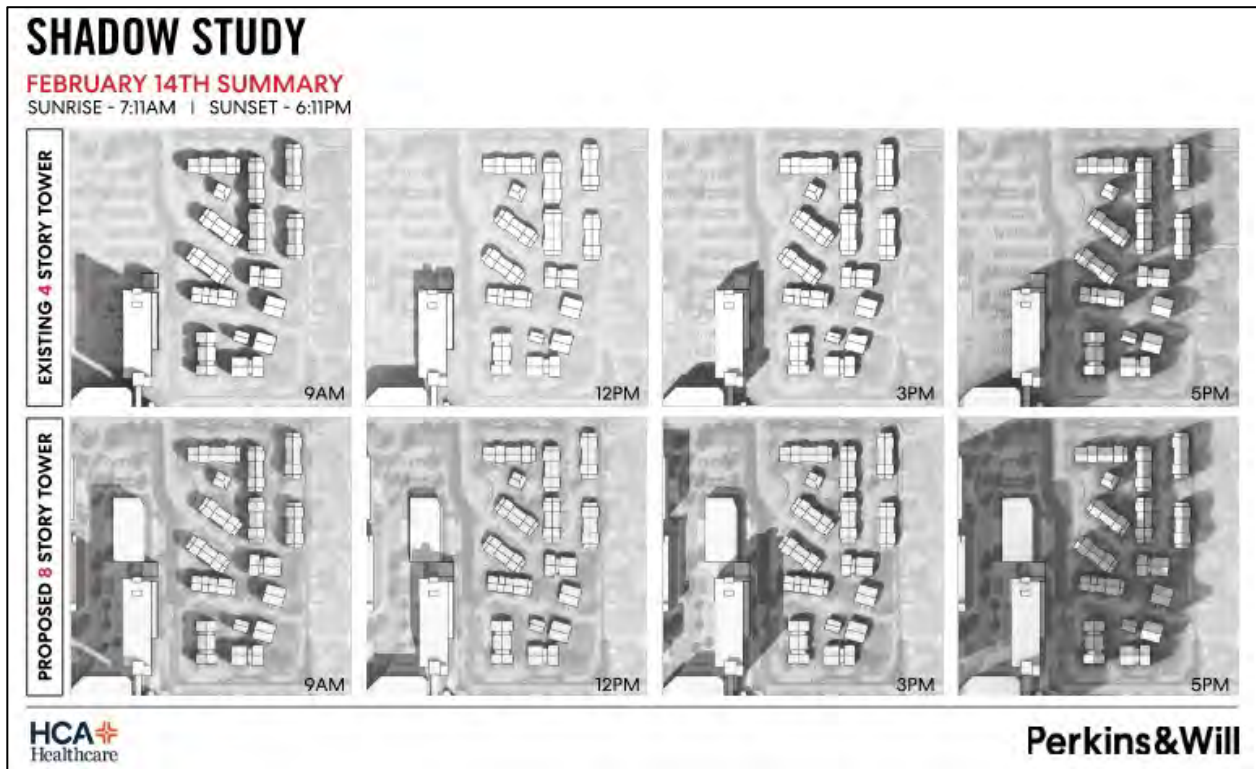
4. Clinical Commentary on Time Study – Staff recommended the helistops be placed elsewhere onsite rather than on top of the proposed 8-story building to create additional separation from adjacent residents. The petitioner provided a commentary on their timing study (described in #5 below) to justify the location of the helistops. The petitioner evaluated one other location onsite, the proposed six-story building to the west of the proposed eight-story building. The petitioner's study found that the travel time from the helipad on top of the eight-story building to the emergency room is 2:29 minutes, and the travel time on top of the 6-story building would be 5:12 minutes. The route from the six-story building includes two elevator rides and a more circuitous route through the new hospital building and existing pathways and access points in the emergency department. The two pathways compared are shown in the image below:



This study also provides clinical implications, including actual patient photos to describe the importance of immediate critical care for these patients. The study does not provide data on the travel time from the current helipad locations for comparison.

5. Time Study – The time study was performed to justify the clinical commentary noted above. It provides details on the study and data inputs.

6. Solar Study – The petitioner submitted a solar study to show the impacts of the proposed buildings on the adjacent multifamily property. The study shows shade and direct sunlight on February 14, March 21, June 21, September 21, and December 21 at 9:00 a.m., 12:00 p.m., 3:00 p.m., and 5:00 p.m. Below is a graphic of shadows generated under existing and proposed conditions on February 14:



7. Helicopter Noise Analysis – The petitioner submitted a noise study to compare helicopter noise levels at the existing helistops, which are located on the ground approximately 300 feet from the nearest residential zoning district, with the proposed helistops on top of the eight-story building, 98 feet from the residential zoning district. The noise study showed that if moved to the future eight-story addition, the dBs would increase by 1. The current sound level is a maximum of 94 dB at the eastern property line adjacent to Amelia Court. The sound level would increase to 95 dB if the helistops were placed on top of the eight-story building, and the study indicates longer duration of noise between 92 and 95 dB (approximately 10 seconds vs. 4 seconds).
8. Plano Rooftop Helipad Rebuttal – This document provides supporting information for placement of rooftop helistops. It also includes information relating to a PowerPoint presentation provided to the Commission by a resident at a prior Planning & Zoning Commission meeting.
9. Changes Made from Resident Feedback – This document provides information and images related to changes made to the request based on resident feedback. Changes include modifications of buildings, screening, and various other adjustments.

10. MCP Master Plan – Feedback – This document briefly summarizes meetings held with adjacent residents and property owners.

### Adjacent Property Owner Studies

An adjacent property owner has submitted studies for the Commission's consideration regarding the impact to their property. These are included as follows as attachments for consideration:

1. Aspen Court Apartment's Response Letter
2. Architectural Report
3. Helicopter Report
4. Helicopter Presentation
5. Acoustical Analysis

Summary and analysis are not done on information submitted outside of the petition process, but it is provided for consideration by the Commission.

### Planned Development Language

The petitioner is requesting approval subject to the following:

1. Rescinding Specific Use Permit No. 609 for Helistop, and
2. With the modifications as noted below (deletions are noted in strikethrough text; additions are noted in underlined text):

PD-129-O-2

Restrictions:

- ~~1. Uses shall be limited to hospital and medical and professional offices.~~
- ~~2. Plano Medical Plaza, Block 1, Lot 1R may be developed in accordance with the following:~~
  - ~~a. Maximum Lot Coverage: 40%~~
  - ~~b. As of January 1, 2018:~~
    - ~~e. Maximum height for any new building within 80 feet of a residential district boundary line and the right of way of Amelia Court shall be four stories, not to exceed 80 feet.~~
    - ~~i. New ground mounted mechanical units, refuse and recycling containers, and compactors shall be placed a minimum of 50 feet from the residential zoning district boundary lines.~~
  - ~~c. Ground mounted mechanical units shall be screened from view by walls constructed of the same materials and finishes as the building(s) or by a solid evergreen landscape screen. These screens shall be a minimum of 6 feet in height. Plants must be placed so as to create a 6-foot tall solid screen within 2 years of installation. All landscaping must be irrigated and must be replaced if damaged.~~
  - ~~d. An irrigated landscape screen must be installed and maintained along the entire eastern property boundary adjacent to residential zoning district boundary lines. Evergreen shrubs used~~

~~for a landscape screen shall be placed so as to create at least a 6-foot tall solid screen within 2 years of their installation. An opening in the landscape screen may be provided for pedestrian access from the adjacent residential uses to the hospital site. All landscaping shall be irrigated within an automatic sprinkler system and maintained in a healthy and growing condition.~~

- ~~e. A minimum 6-foot masonry screening wall shall be maintained along the southern property boundary of Park Bluff Addition, Phase II, Block B, Lot 1, shared with the hospital property.~~
- ~~f. All exterior building material made of glass shall have a maximum exterior visible reflectance of 20%.~~
- ~~3. A berm is required adjacent to Woodburn Corners Dr. with a minimum height of 6 feet, plus landscaping to provide screening for residential uses to the east.~~
- ~~4. A helistop may be constructed in conjunction with a hospital; the helistop will be restricted to transportation of patients, emergency equipment, and supplies and shall be subject to the provisions of Section 15.600.~~
- ~~5. Except as noted above, Maximum Lot Coverage: 30%~~

The permitted uses and standards shall conform with the General Office (O-2) zoning district unless otherwise specified herein.

#### SUBAREA A:

- 1. Maximum Floor Area Ratio: 0.6:1
- 2. Maximum Height: 6 story
- 3. A minimum of 75% of the parking shall meet medical parking standards.

#### SUBAREA B:

- 1. Maximum Lot Coverage: 40%
- 2. The Residential Buffer Area shall be established in lieu of the setback specified in Section 13.500.3.I of the Zoning Ordinance. The Residential Buffer Area shall be adopted on the zoning exhibit and may contain only one building with a maximum height of 8 stories, 142 feet. Otherwise, the maximum height for buildings within the Residential Buffer Area is restricted to two stories, 35 feet, except for elevator bulkheads, radio towers, antennas, ornamental cupolas, domes or spires, and stairways needed for roof access which may project an additional 5 feet (for a maximum height of 40 feet).
- 3. In lieu of the setback specified in Section 13.500.3.H and Section 13.500.3.I of the Zoning Ordinance and in the General Office (O-2) zoning district, the minimum side yard setback shall be 15 feet with the following exceptions:
  - The 8-story building referenced in #2 above shall have a minimum setback of 80 feet from residential district boundary lines.
  - Any portion of the 8-story building referenced in #2 above that is 22 feet in height or less shall have a minimum setback of 60 feet from residential district boundary lines.
- 4. As of January 1, 2018, new ground-mounted mechanical units, refuse and recycling containers, and compactors shall be placed a minimum of 50 feet from the residential zoning district boundary lines.

5. Ground-mounted mechanical units within the Residential Buffer Area, and where visible from rights-of-way, shall be screened by walls constructed of the same materials and finishes as the building(s), or by a solid evergreen landscape screen. These screens shall be a minimum of 6 feet in height. Plants must be placed so as to create a 6-foot tall solid screen within 2 years of installation. All landscaping must be irrigated and must be replaced if damaged.
6. An irrigated evergreen, full to ground, solid landscape screen must be installed and maintained along the entire eastern property boundary adjacent to residential zoning district boundary lines. Along the 8-story building, two staggered rows of evergreen shrubs used for a landscape screen must be installed prior to site plan approval for the 8-story building referenced in #2 above so as to create at least an 8-foot tall solid screen at time of installation. North of the 8-story building along the eastern property boundary, a 6-foot solid evergreen screen must be maintained. All landscaping shall be irrigated with an automatic sprinkler system and maintained in a healthy and growing condition.
  - A minimum 3-foot berm or retaining wall and 6-foot ornamental metal fence shall be installed along the eastern property boundary line for a minimum of 355 feet beginning at the southwest corner of Parkbluff Addition, Phase II, Block B, Lot 1A. A minimum of four, 4-inch trees shall be planted for additional screening within this area.
7. An 8-foot masonry wall shall be constructed on the Property along the southern boundary of the following lots in Westpark Place No. 6, Block A, Lots 4, 5, and 6; and along the southern boundary of Park Bluff Addition, Phase II, Block B, Lot 1A. Additionally, a minimum 50-foot landscape edge shall be maintained on the Property along the southern boundary line of the following lots in Westpark Place No. 6, Block A, Lots 4, 5, and 6.
8. All exterior building material made of glass shall have a maximum exterior visible reflectance of 20%.
9. The existing irrigated berm and trees along Woodburn Corners shall be maintained. Evergreen shrubs with a minimum installed height of 42 inches shall be planted to supplement the existing trees for the purposes of creating a continuous, full to ground, solid screen.
10. Helistops may be constructed in conjunction with a hospital with the following restrictions:
  - Helistops (landing pad) located on top of a hospital structure must be set back a minimum of 98 feet from residential zoning district boundary lines. Landing pad equipment, such as netting and walkways, must be set back a minimum of 80 feet.
  - Helistops located on ground level must be set back a minimum of 300 feet from residential zoning district boundary lines and must be screened by a hospital building or a minimum 10-foot masonry screening wall.

#### SUBAREA C:

1. Uses shall be limited to hospital and medical and professional offices.
2. Maximum Lot Coverage: 30%



3. The existing irrigated berm and trees along Woodburn Corners shall be maintained. Evergreen shrubs with a minimum installed height of 42 inches shall be planted to supplement the existing trees for the purposes of creating a continuous, full-to-ground, solid screen.

~~PD-137-O-2:~~

~~Restrictions:~~

- ~~1. Maximum Floor Area Ratio: 0.6:1~~
- ~~2. Maximum Height: 6 story~~
- ~~3. A minimum of 75% of the parking shall meet medical parking standards.~~

## **SUMMARY:**

The petitioner is proposing changes to improve and expand the hospital campus while providing standards intended to respect the quality of life of adjacent residents, including residential setbacks and screening standards. This request also includes substantial studies and documentation to support the requested changes.

As noted in the analysis of the Comprehensive Plan, a medical center is a supported use of the property. The city should endeavor to respond to and prepare for continued increases in emergent and non-emergent medical responses. The Plan also emphasizes that commercial development should be sensitive to surrounding neighborhoods by providing adequate setbacks and building height transitions.

The additional building height and relocation of helistops will be intrusive to residential living in the adjacent neighborhoods. Although acknowledging the proposed design helps serve the operational needs of the hospital, the subject property is large and could be developed in a manner that would mitigate these concerns. Quality, expedient medical care is needed in the community, and the city should support improving access to and quality of care. However, the needs of a regional hospital and its patients should be balanced with reasonable needs of adjacent residents to have and maintain a high-quality living environment.

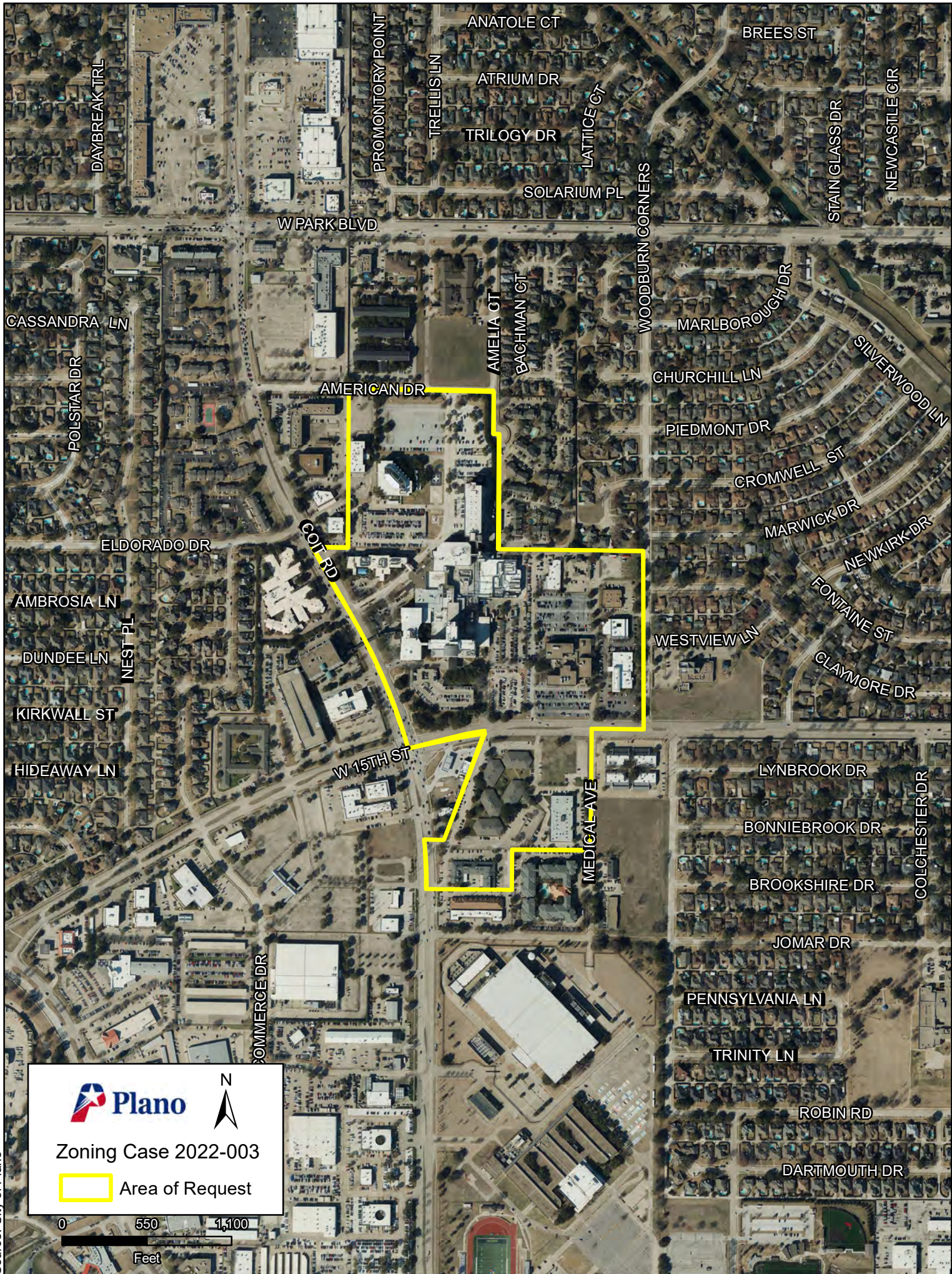
The City of Plano values high-quality medical care and a high-quality living environment for residents. The Commission should carefully analyze this request to ensure that both of these priorities are met.

## **RECOMMENDATION:**

Recommended that the Commission weigh the requested changes, the studies provided, and the city's associated policies and adopted standards, and take action consistent with the Comprehensive Plan.

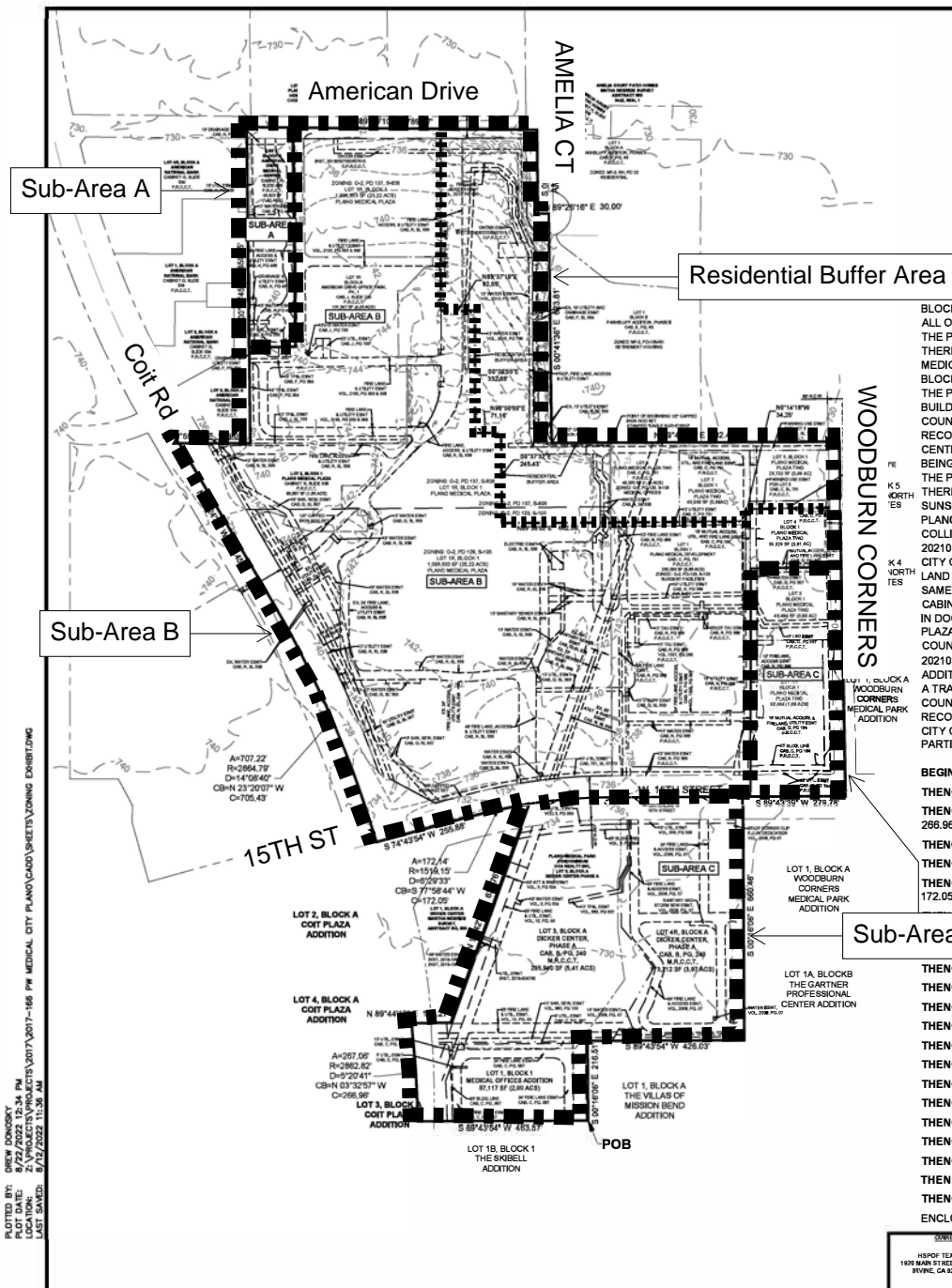




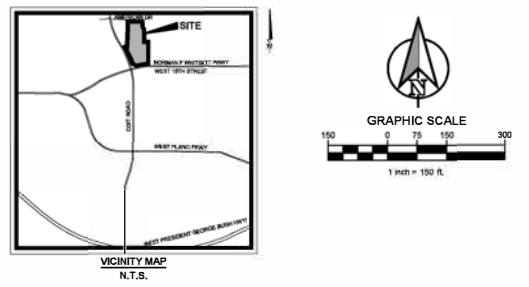
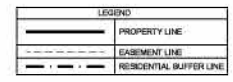




DESIGNED BY: DREW DOWNSKY  
DATE: 8/22/2022 12:34 PM  
PROJECT: MEDICAL CITY PLANO LAND SUBDIVISION ZONING EXHIBIT  
LOCATION: 3901 W 15TH STREET, PLANO, TEXAS 75075  
SHEET: 1 OF 1



NOTE  
APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAN, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON OR THE INITIATION OF THE DEVELOPMENT PROCESS, PLANNING & ZONING COMMISSION AND/OR COUNCIL ACTION ON STUDIES, PLANS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.



A 63.57 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE MARTHA MCBRIDE SURVEY, ABSTRACT NUMBER 553, COLLIN COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1 OF MEDICAL OFFICES ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 887 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, ALL OF LOT 1R, BLOCK 1, PLANO MEDICAL PLAZA, AN ADDITION TO THE CITY OF PLANO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2019, PAGE 785 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, ALL OF LOT 2, BLOCK 1, PLANO MEDICAL PLAZA, AN ADDITION TO THE CITY OF PLANO, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET N, SLIDE 538 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, ALL OF A TRACT OF LAND CONVEYED IN THE DEED TO TEXAS HCP MEDICAL OFFICE BUILDINGS, L.P., RECORDED IN VOLUME 4714, PAGE 2160 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAME BEING ALL OF LOT 1R, BLOCK A, AMERICAN DRIVE OFFICE PARK, PHASE 1, AN ADDITION TO THE CITY OF PLANO, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET J, SLIDE 735 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, ALL OF A TRACT OF LAND CONVEYED IN THE DEED TO DHC PLANO MEDICAL CENTER, L.L.C., OMORI CE PLANO MEDICAL BUILDING, L.L.C. AND OMORI SN PLANO MEDICAL BUILDING, L.L.C., RECORDED IN DOCUMENT NUMBER 20090504000524230 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAME BEING ALL OF LOT 1, BLOCK A OF AMERICAN DRIVE MEDICAL CENTER AN ADDITION TO THE CITY OF PLANO, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET K, SLIDE 489 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, ALL OF A TRACT OF LAND CONVEYED IN THE DEED TO COLUMBIA MEDICAL CENTER OF PLANO SUBSIDIARY, L.P., RECORDED IN DOCUMENT NUMBER 20220208000215730 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAME BEING ALL OF LOT 4 OF PLANO MEDICAL PLAZA TWO AN ADDITION TO THE CITY OF PLANO, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 751 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, ALL OF LOT 5 OF PLANO MEDICAL PLAZA TWO AN ADDITION TO THE CITY OF PLANO, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 751 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, ALL OF A TRACT OF LAND CONVEYED IN THE DEED TO ACRES OF SUNSHINE, LTD., RECORDED IN DOCUMENT NUMBER 20140312000228920 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAME BEING ALL OF LOT 6 OF PLANO MEDICAL PLAZA TWO AN ADDITION TO THE CITY OF PLANO, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 751 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, ALL OF A TRACT OF LAND CONVEYED IN THE DEED TO ALAN RAFFOR AND WIFE ZORHEE RAFFOR, RECORDED IN DOCUMENT NUMBER 2021010700037420 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAME BEING ALL OF LOT 7 OF PLANO MEDICAL PLAZA TWO AN ADDITION TO THE CITY OF PLANO, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 751 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, ALL OF A TRACT OF LAND CONVEYED IN THE DEED TO PHYSICIAN RELIANCE, L.P., RECORDED IN VOLUME 4233, PAGE 2751 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAME BEING ALL OF LOT 1R, BLOCK 1 OF PLANO MEDICAL PLAZA TWO AN ADDITION TO THE CITY OF PLANO, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET G, SLIDE 184 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, ALL OF A TRACT OF LAND CONVEYED IN THE DEED TO AOR REAL ESTATE, L.L.C., RECORDED IN DOCUMENT NUMBER 2014023000387470 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAME BEING ALL OF LOT 3R, BLOCK 1 OF PLANO MEDICAL PLAZA TWO AN ADDITION TO THE CITY OF PLANO, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET G, SLIDE 557 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, ALL OF A TRACT OF LAND CONVEYED IN THE DEED TO COLUMBIA MEDICAL CENTER OF PLANO SUBSIDIARY, L.P., RECORDED IN DOCUMENT NUMBER 20210305000437220 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAME BEING ALL OF LOT 1, BLOCK 1 OF PLANO MEDICAL DEVELOPMENT AN ADDITION TO THE CITY OF PLANO, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET N, SLIDE 388 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, ALL OF A TRACT OF LAND CONVEYED IN THE DEED TO MCCREEK MEDICAL, LTD., RECORDED IN VOLUME 4730, PAGE 1792 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAME BEING ALL OF LOT 4R, BLOCK A OF DICKER CENTER, PHASE A AN ADDITION TO THE CITY OF PLANO, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 240 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, ALL OF LOT 3, BLOCK A OF DICKER CENTER, PHASE A AN ADDITION TO THE CITY OF PLANO, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 236 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT THE SOUTHEAST CORNER OF SAID MEDICAL OFFICE ADDITION (CABINET C, PAGE 887);  
THENCE SOUTH 89°43'54" WEST, A DISTANCE OF 463.57 FEET;  
THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2862.82 FEET, A DELTA ANGLE OF 05°20'41", A CHORD BEARING AND DISTANCE OF NORTH 03°32'57" WEST, 266.96 FEET AND AN ARC LENGTH OF 267.06 FEET;  
THENCE NORTH 89°44'13" EAST, A DISTANCE OF 106.27 FEET;  
THENCE NORTH 19°42'34" EAST, A DISTANCE OF 631.76 FEET;  
THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1519.15 FEET, A DELTA ANGLE OF 06°29'33", A CHORD BEARING AND DISTANCE OF SOUTH 77°58'44" WEST, 172.05 FEET AND AN ARC LENGTH OF 172.14 FEET;  
THENCE NORTH 74°43'54" WEST, A DISTANCE OF 255.88 FEET;  
THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2864.79 FEET, A DELTA ANGLE OF 14°08'40", A CHORD BEARING AND DISTANCE OF NORTH 23°20'07" WEST, 172.05 FEET AND AN ARC LENGTH OF 172.22 FEET;  
THENCE NORTH 30°24'26" WEST, A DISTANCE OF 508.45 FEET;  
THENCE SOUTH 89°55'55" EAST, A DISTANCE OF 193.01 FEET;  
THENCE NORTH 00°39'45" WEST, A DISTANCE OF 858.05 FEET;  
THENCE SOUTH 89°29'10" EAST, A DISTANCE OF 788.87 FEET;  
THENCE SOUTH 00°33'43" EAST, A DISTANCE OF 227.67 FEET;  
THENCE NORTH 89°26'16" EAST, A DISTANCE OF 30.00 FEET;  
THENCE SOUTH 00°41'36" EAST, A DISTANCE OF 623.81 FEET;  
THENCE NORTH 89°43'44" EAST, A DISTANCE OF 782.48 FEET;  
THENCE SOUTH 01°04'46" EAST, A DISTANCE OF 964.93 FEET;  
THENCE SOUTH 89°43'39" EAST, A DISTANCE OF 279.78 FEET;  
THENCE SOUTH 00°16'06" EAST, A DISTANCE OF 660.48 FEET;  
THENCE SOUTH 89°43'54" WEST, A DISTANCE OF 426.03 FEET;  
THENCE SOUTH 00°16'06" EAST, A DISTANCE OF 216.51 FEET TO THE POINT OF BEGINNING,  
ENCLOSING 63.57 ACRES OR 2,768,978 SQUARE FEET OF LAND, MORE OR LESS.

OWNER 1500 PINE TEXAS INC 1500 PINE STREET SUITE 120 IRVING, TX 75039-7230	TEAMS PROJECTING CORP PO BOX 1904 AMARILLO, TX 79701-1904	COLUMBIA MEDICAL CENTER OFFPLAND SUBSIDIARY, L.P. PO BOX 1088 NASHVILLE, TN 37202-1088 NICK PAUL@COLUMBIAMEDICAL.COM	DESIGNED BY EAGLE SURVEYING, LLC 216 SOUTH 12TH STREET SUITE 100 IRVING, TX 75039 847.277.3088 EAGLE.SURV.COM	DESIGNED BY MATT MOORE, P.E. CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE 400 IRVING, TX 75039 817.281.8572 TEXAS REGISTRATION #19189	PROJECT BENCHMARK STANDARD CITY OF PLANO GPS POINT NO. 103 A 12" ALUMINUM IRON STAMPED "N" AND "103" AS SHOWN BY CITY OF PLANO MONUMENTAL DEVELOPMENT GEODETIC CONTROL SURVEY (PG 12 AND 72) ELEVATION: 714.62
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PRELIMINARY  
FOR REVIEW ONLY  
Not for construction purposes  
CLAYMOORE ENGINEERING  
1903 CENTRAL DRIVE, SUITE 400  
IRVING, TX 75039  
817.281.8572  
PE NO. 55012, Exp. 8/22/2022

MEDICAL CITY OF PLANO  
3901 W 15TH STREET  
PLANO, TEXAS 75075

ZONING  
EXHIBIT

DESIGNED BY	ASD
CHECKED BY	ASD
DATE	8/22/2022

SHEET  
**SP-1**



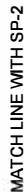




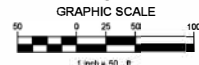




PLOTTED BY: DAN CABALLERO



W 15TH STREET



N.T.S

LEGEND	
	FIRE LANE
L5	LANDSCAPE AREA
CONC.	CONCRETE PAVEMENT

## FLOODPLAIN NOTE

ACCORDING TO MAP NO. 44085-030K, DATED JUNE 7, 2017 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN). IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM ANY FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

PROJECT BENCHMARK:  
STANDARD CITY OF PLANO GPS POINT NO. 103  
A 3.25" ALUMINUM DISK STAMPED "H-2" AND "103", AS  
SHOWN BY CITY OF PLANO MONUMENTATION GPS  
GEODETIC CONTROL SURVEY (PG 12 AND 72).  
ELEVATION: 716.02

FOR CITY USE ONLY

## CONCEPT PLAN

CITY PROJECT # CP2022-006  
LOT 1 & 2R, BLOCK A, AMERICAN DRIVE MEDICAL CENTER  
(FORMALLY LOTS 18 & 2, BLOCK 1, PLANO MEDICAL CITY PLAZA  
(FORMALLY LOT 19, BLOCK A, AMERICAN DRIVE OFFICE PARK 1  
(FORMALLY LOTS 4, 5, 6 & 7, PLANO MEDICAL PLAZA 2  
(FORMALLY LOT 1, BLOCK 1, PLANO MEDICAL DEVELOPMENT)  
CITY OF PLANO, COLLIN COUNTY, TEXAS  
PLAT CABBINET N, PAGE 539, ABSTRACT 80364 (42.61 ACS)

TEXAS PSYCHIATRIC CO INC  
PO BOX 1504  
NASHVILLE, TN 37202-1504

COLUMBIAMEDICAL CENTER  
OF PLANO SUBSIDIARY, L.P.  
PO BOX 1504  
NASHVILLE, TN 37202-1504  
NICK.PAUL@HCAHEALTHCARE.COM

**ANGEL SURVEYING, LLC**  
**10 SOUTH ELM STREET**  
 SUITE 104  
 DENTON, TX 76201  
 940.222.3009  
 JOHN COLE

**ENGINEER**  
MATT MOORE, PE  
CLAYMOORE ENGINEERING, INC.  
1903 CENTRAL DRIVE, SUITE #408  
BEDFORD, TX 76021  
PH: 817.281.0572  
TEXAS REGISTRATION #54198

DESIGN: AS  
DRAWN: AS  
CHECKED: MA  
DATE: 06/02/03  
SHEET  
**SP-3**  
SHEET NO. 0001 OF 0001

## CONCEPT SITE PLAN

**MEDICAL CITY OF PLANO  
3901 W 15TH STREET  
PLANO, TEXAS 75075**

A rectangular stamp with a black border. The text inside reads: "PRELIMINARY" in large, bold, capital letters. Below it, in smaller capital letters, is "FOR REVIEW ONLY". Underneath that is the line "Not for construction purposes." followed by "CLAYMORE ENGINEERING" and "ENGINEERING AND PLANNING CORP." in bold capital letters. Below the company name is "MATT MOORE" in bold capital letters. At the bottom, it says "Engineer: 95813" and "Date: 9/29/2022".

**CLAY MOORE**  
**ENGINEERING**