



Legislation Text

File #: 18-2770, **Version:** 1

Review and Consideration of the Detailed Site Plan for Texas Health Resources Hospital at SouthPointe by Texas Health Resources on Approximately 38.236 Acres, Generally Located East of U.S. Hwy 287 and South of Lone Star Road by Beck Architects (DS#18-003)

To consider the subject request.

The Planning and Zoning Commission held a public hearing on June 4, 2018 and voted 6 - 0 (Smithee absent) to recommend approval.

The subject property consists of approximately 38 acres located at the southeast corner of Lone Star Road and US Hwy 287 within the SouthPointe Planned Development District. Per the approved PD for the area, this non-residential development requires Detailed Site Plan review and approval. The applicant is requesting to build several buildings including a 191,600 sq. ft. hospital with future expansions and future medical office buildings on Lot 1, as well as a medical office building on Lot 2. The primary focus of this plan is the hospital, although the site plan criteria in SouthPointe require that you show all of your proposed development for your ownership.

Three access points to the hospital site are proposed from Lone Star Road, SouthPointe Crossing and US Hwy 287. Access to lot 2 will be provided through Lot 1 and along US Hwy 287. Ample parking is provided for the site and the future expansions. The parking stalls will be primarily on the north and northeast sides of the building, convenient to the public entrance on the north and northeast future building elevations.

The elevations of the building primarily include brick, stone, and stucco with glazed aluminum window wall systems. All hospital elevations include variations in wall height, recesses and projections. Although the elevations do not meet the articulation requirements to the letter, the elevations are heavily articulated creating many shadows and reveals. Building in future phases will have to submit their elevations for a detailed site plan review following the same process outlined in the SouthPointe PD. This size building does not lend itself to the parapet being one foot taller than the tallest piece of equipment on the roof, therefore they are proposing a penthouse structure on the roof which encloses the equipment similar to what Methodist Hospital did. A trash enclosure that will be compliant with the architectural and screening requirements of the Zoning Ordinance will be provided along the south/southeast portion of the hospital.

The Landscape Plan shows that all sides of Lot 1 will be landscaped and screened in accordance with Section 7300 of the Zoning Ordinance. Landscaping and Screening Requirements. The plan proposes to delay the plantings in the southeast corner until residential development occurs in SouthPointe. Additional trees and shrubs are provided in the parking lot peninsulas as well as foundation landscaping are provided in the plan.

A signage plan has not been developed. The applicant indicates they will comply with C-2 zoning. From experience, we know that hospitals require a great deal of signage including directional signage and emergency signage dictated by the State which would not comply with C-2 rules. Since the plan is in its infancy, they are not prepared to submit anything at this point. Staff recommends that a sign plan be approved by staff as it is developed in the future. Staff always has the option to revisit the sign plan with the City council if a reasonable plan cannot be agreed upon.

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