



## MEMORANDUM

**To:** Mayor and City Council

**From:** Mindi Hurley, Director of Community Development

**Date:** November 13, 2018

**Reference:** Consider approval of an ordinance for PD-205R3-HC, to amend the Planned Development to attach a Detail Site Plan to allow a 6,520-square-foot medical building on 1.39 acres of property located north of the northwest corner of S.H. 121 and Plaza Boulevard and authorizing the Mayor to Sign.

**2030: Business Prosperity**

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### Executive Summary:

This Detail Site Plan approval is to allow the construction of a 6,520-square foot medical building on 1.39 acres of property.

### Introduction:

The requested Planned Development amendment is to allow a 6,520-square-foot medical building on 1.39 acres which will require the replatting of Lots 3 and 4 into one lot. The architectural character of this building is similar to the buildings to the south and west of it and access to this site is provided via a proposed driveway approach on Plaza Blvd as well as an existing access and fire lane easement that runs north-south from Lot 1 through Lot 6. Parking provided exceeds the minimum requirement and the building will be fully sprinklered. The PD conditions are listed below.

### Analysis:

On October 9, 2018, the City Council unanimously approved PD-205R3-HC, Questcare subject to the conditions as recommended by the Planning and Zoning Commission, and the applicable conditions have been incorporated into the ordinance.

On September 20, 2018, the Planning and Zoning Commission unanimously recommended Approval of PD-205R3-HC, Questcare, with the following conditions:

1. There may be additional comments at the time of Building Permit and Detail Engineering Review.
2. Replat of Lots 3 and 4 must be approved and filed with Dallas County prior to construction
3. All signage must meet ordinance requirements

### Legal Review:

The City Attorney reviewed this ordinance

**Fiscal Impact:**

None

**Recommendation:**

The Planning Department recommends approval.

**Attachments:**

1. Ordinance
2. Exhibit A – Legal Description
3. Exhibit B – Detail Site Plan
4. Exhibit C - Landscape Plan/Tree Survey
5. Exhibit D – Elevations
6. Exhibit E – Signage
7. Exhibit F - Renderings