



MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning

Date: May 10, 2016

Reference: Consider approval of an Ordinance for PD-205R2R-HC, Vista Ridge Addition, Lot 6, Block D (The Plaza), to amend the Planned Development to attach a Detail Site Plan to allow a 6,484-square-foot medical building on 1.56 acres of property located at the northwest corner of S.H. 121 and Plaza Blvd.

2030: **Business Prosperity, Community Wellness and Enrichment, Sense of Community**

Introduction:

This request is to amend the current Planned Development zoning which was approved for a 13,450-square-foot retail/restaurant building to allow for a 6,484 square foot ambulatory surgery center with a future 6,966 square foot medical office addition to the east. The architectural design of this building is similar to the building directly abutting this property to the west and building materials are compatible with the building to the north. The building design incorporates several building materials (two colors of brick and two colors of stone) and building articulation to provide architectural interest to the building. In addition to the existing entry feature sign at the corner of Plaza Boulevard and SH 121, this development will provide a monument sign with two tenant names.

Analysis:

On April 12, 2016 the City Council unanimously approved this PD for Medical office uses as recommended by the Planning and Zoning Commission

On March 24, 2016, the Planning and Zoning Commission unanimously recommended approval of this PD request, subject to the following conditions:

1. There will be additional comments during detail engineering plan review.
2. Submit a replat showing all existing and proposed easements and those to be abandoned.
3. A detail plan will be required for the building addition in the future to ensure the use, parking landscaping and architecture conform to the site.

Legal Review:

This item did not require City Attorney review.

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval

Attachments:

1. Ordinance
2. Exhibit A- Legal Description
3. Exhibit B -Site Plan
4. Exhibit C -Landscape Plan
5. Exhibit D - Elevations