

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 06/13/2017

APPLICANT: Matt Moore; *Claymoore Engineering, Inc.*

AGENDA ITEM: **SP2017-017**; Rockwall Regional Hospital, LLC

SUMMARY:

Discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Rockwall Regional Hospital, LLP for the approval of an amended site plan for a hospital [Presbyterian Hospital] on a 18.871-acre parcel of land identified as Lot 22, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3150 Horizon Road, and take any action necessary.

PURPOSE AND BACKGROUND:

On June 13, 2006, the Planning and Zoning Commission approved a site plan [SP2006-004] for a hospital [i.e. Presbyterian Hospital of Rockwall]. At that time, the applicant expressed their intention to expand the hospital and also construct two (2) medical office buildings on the site. On June 19, 2006, the City Council approved a variance to allow less than 20% [i.e. 15%] stone on the west elevation that is visible from Summer Lee Dr.

The applicant is requesting approval of an *amended site plan* for the purpose of constructing a 5,600 SF expansion on the existing hospital. This expansion is the first step to a larger expansion of the hospital, which is planned for the future. The project scope involves the emergency department patient walk-in entrance and vestibule, the drop-off canopy, and a renovated waiting area. The proposed expansion doesn't appear to increase the variance to the stone requirement on the west façade and will utilize the same exterior building materials as the existing hospital. Additionally this expansion will have limited visibility from Rockwall Parkway [i.e. east elevation] due to the medical office building (MOB) that is currently in the process of being constructed. Additionally, the expansion will have limited to no visibility from the north and south due to the layout of the existing hospital.

The submitted site plan, landscape plan, photometric plan, and building elevations conform to the technical requirements contained within the Unified Development Code (UDC) for properties located in Planned Development District 9 (PD-9) and zoned for General Retail (GR) District land uses.

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On May 30, 2017, the Architectural Review Board's motion to recommend approval of the site plan and building elevations passed by a vote of 5-0 with Board Member Craddock absent and one vacant position.

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

- 1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- 2) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History



Project Number	SP2017-017	Owner	ROCKWALL, REGIONAL HOSPITAL LLP	Applied	5/15/2017	LM
Project Name	THR Presbyterian	Applicant	CLAYMOORE ENGINEERING, INC	Approved		
Type	SITE PLAN			Closed		
Subtype				Expired		
Status	STAFF REVIEW			Status	5/15/2017	LM

Site Address	City, State Zip	Zoning
3150 HORIZON RD	ROCKWALL, TX 75032	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
PRESBYTERIAN HOSPITAL OF ROCKWALL ADDIT	15	A	15	4703-000A-0015-00-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING Buildings to have a minimum 10' separation.	John Ankrum	5/15/2017	5/22/2017	5/17/2017	2	COMMENTS	
ENGINEERING (5/19/2017 9:05 AM AW) Must submit engineering drawings for the water/fire hydrant relocation along with a replat after engineering is approved	Amy Williams	5/15/2017	5/22/2017	5/19/2017	4	APPROVED	See Conditions
FIRE	Ariana Hargrove	5/15/2017	5/22/2017	5/19/2017	4	APPROVED	
GIS	Lance Singleton	5/15/2017	5/22/2017	5/19/2017	4	APPROVED	
PLANNING (5/24/2017 4:05 PM KB) SP2017-017 Presbyterian Hospital: Please address the following comments (M= Mandatory Comments; I = Informational Comments)	Korey Brooks	5/15/2017	5/22/2017	5/24/2017	9	COMMENTS	Comments

I.1 Discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Rockwall Regional Hospital, LLP for the approval of an amended site plan for a hospital [Presbyterian Hospital] on a 18.871-acre portion of a larger 8.867-acre parcel of land identified as Lot 22, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3150 Horizon Road, and take any action necessary.

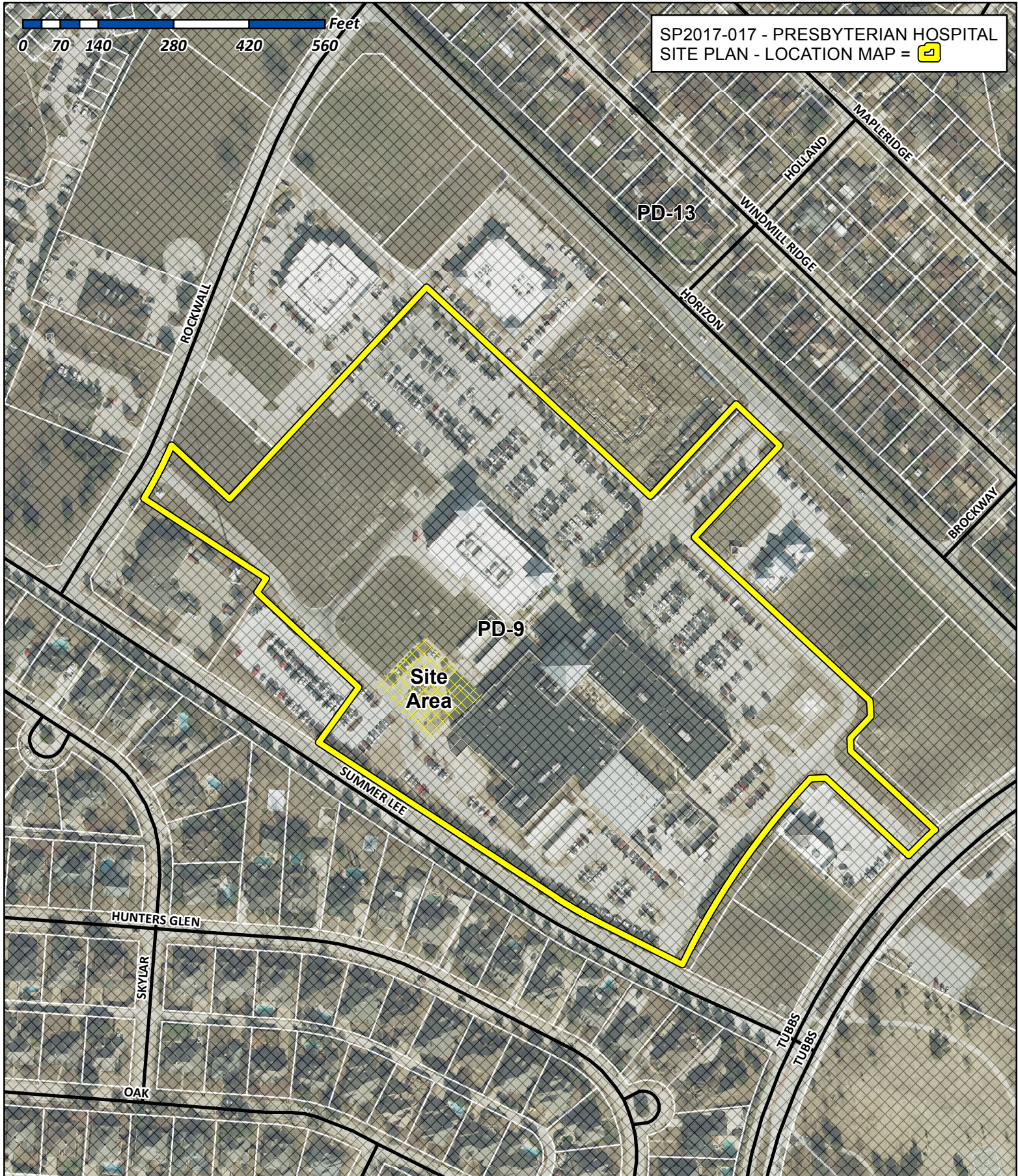
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com
M.3 For reference, include the case number (SP2017-017) in the lower right hand corner of all pages on future submittals.

M.4. Please provide dimensions for all walls on the expansion.

I.5 The Architectural Review Board (ARB) meeting for this case will be held on May 30, 2017 at 5:00 pm.

I.6 The Planning and Zoning Worksession for this case is May 30, 2017 at 6:00 pm. The Planning and Zoning Meeting is June 13, 2017.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested as soon as possible to give staff ample time to review the case prior to the May 30, 2017 Planning & Zoning Meeting.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

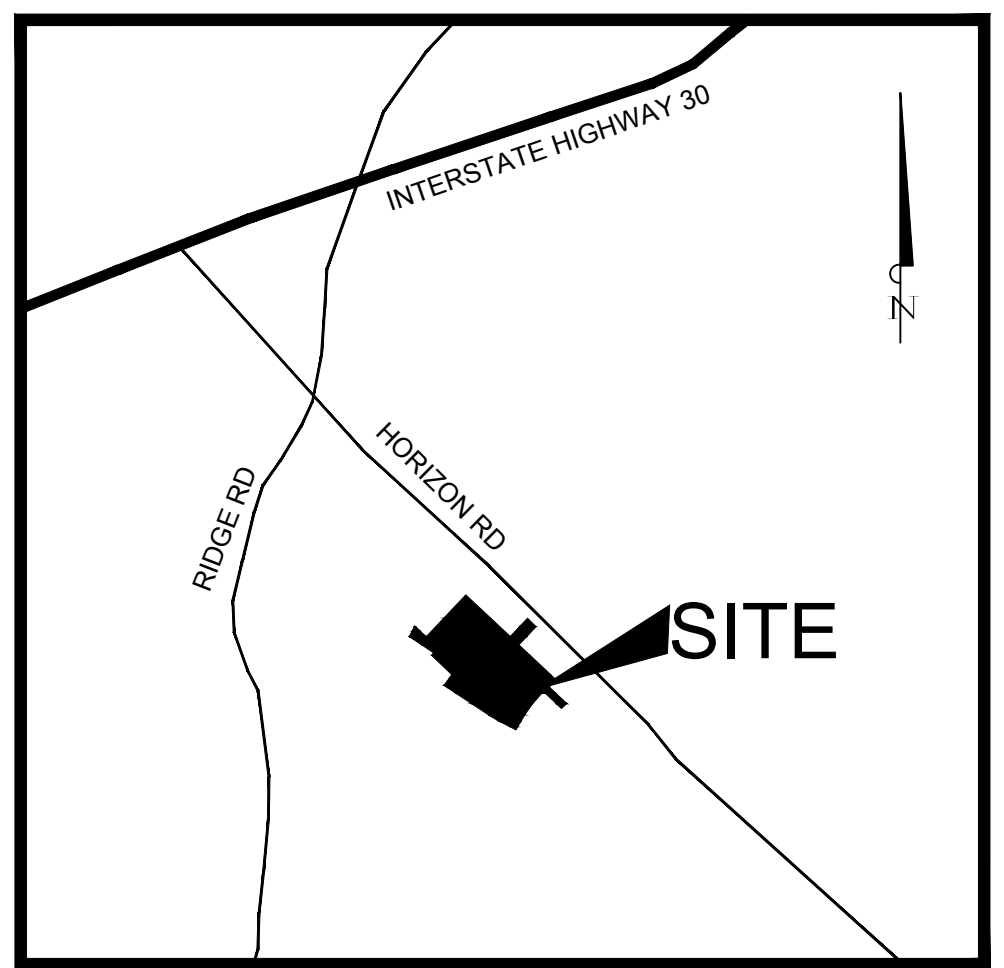
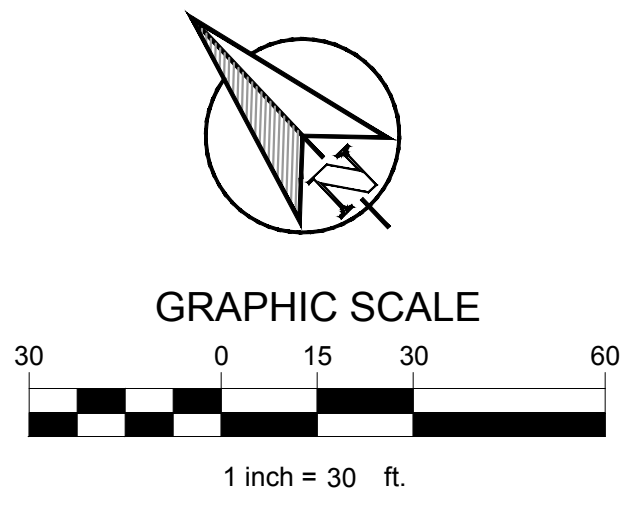
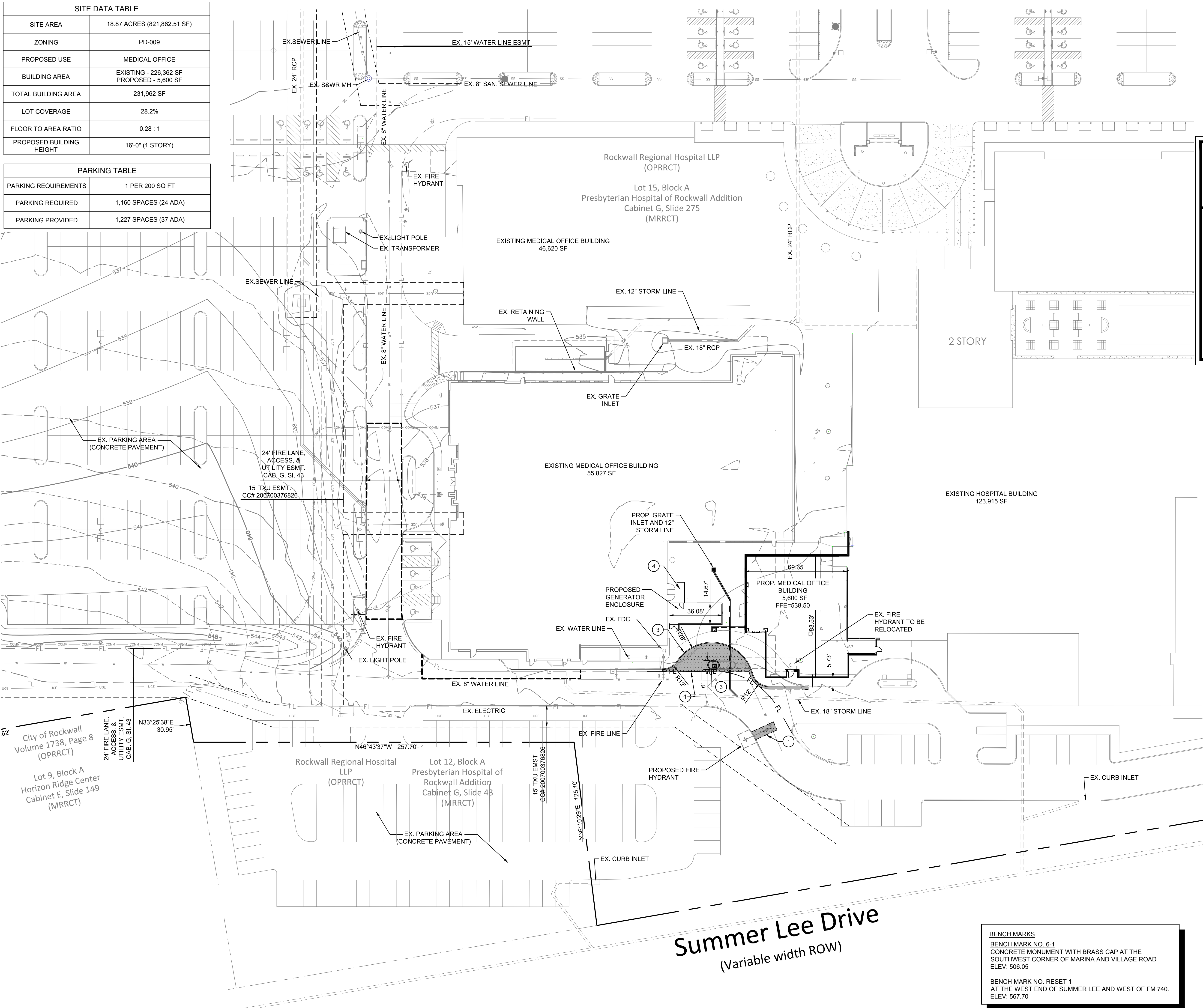
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



PLOTTED BY: BOBBY KUBIN
 PLOT DATE: 5/12/2017 7:37 AM
 LOCATION: Z:\PROJECTS\PROJECTS\2017-085 P-W THR ROCKWALL ED EXPANSION\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 5/12/2017 7:36 AM

SITE DATA TABLE	
SITE AREA	18.87 ACRES (821,862.51 SF)
ZONING	PD-009
PROPOSED USE	MEDICAL OFFICE
BUILDING AREA	EXISTING - 226,362 SF PROPOSED - 5,600 SF
TOTAL BUILDING AREA	231,962 SF
LOT COVERAGE	28.2%
FLOOR TO AREA RATIO	0.28 : 1
PROPOSED BUILDING HEIGHT	16'-0" (1 STORY)

PARKING TABLE	
PARKING REQUIREMENTS	1 PER 200 SQ FT
PARKING REQUIRED	1,160 SPACES (24 ADA)
PARKING PROVIDED	1,227 SPACES (37 ADA)



VICINITY MAP
N.T.S.

LEGEND	
	PROPOSED 6" MEDIUM DUTY CONCRETE PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE

CONSTRUCTION SCHEDULE	
1	SAW CUT FULL DEPTH EXISTING PAVEMENT
2	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
3	CURB & GUTTER
4	PROPOSED PRIVATE SIDEWALK
5	PROPOSED GENERATOR ENCLOSURE REFER TO ARCH PLANS FOR DETAILS

NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
3. REFER TO ARCHITECTURAL PLANS FOR FENCE AND GATE DETAILS.

BENCH MARKS
BENCH MARK NO. 6-1
CONCRETE MONUMENT WITH BRASS CAP AT THE SOUTHWEST CORNER OF MARINA AND VILLAGE ROAD
ELEV: 506.05

BENCH MARK NO. RESET 1
AT THE WEST END OF SUMMER LEE AND WEST OF FM 740.
ELEV: 567.70

THR PRESBYTERIAN

LEGAL DESCRIPTION:
LOT 15, BLOCK A
PRESBYTERIAN HOSPITAL OF ROCKWALL ADD.
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
ROCKWALL REGIONAL HOSPITAL, LLP
612 E. LAMAR BLVD.
ARLINGTON, TX 76011
CONTACT:
PH:

DEVELOPER:
ROCKWALL REGIONAL HOSPITAL, LLP
612 E. LAMAR BLVD.
ARLINGTON, TX 76011
CONTACT:
PH:

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DR., SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572

CITY CASE #:
SP2017-___

TEXAS FIRM #14199
CLAYMOORE ENGINEERING
PHONE: 817.281.0572
1903 CENTRAL DR., SUITE #406
BEDFORD, TX 76021
WWW.CLAYMOOREENGINE.COM

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS
Engineer: **MATT MOORE**
P.E. No. 95816 Date: 05/12/2017

**THR PRESBYTERIAN
ROCKWALL - ED EXPANSION
3144 HORIZON ROAD,
ROCKWALL, TX 75032**

NO.	DATE	REVISION	BY

SITE PLAN

DESIGN: BJK
DRAWN: BJK
CHECKED: MAM
DATE: 5/12/2017

SHEET
SP-1

File No. 2017-085

CONSULTANTS

CIVIL
CLAYMOORE ENGINEERING, INC.
1903 Central Drive, Suite 405, Bedford, TX 76021

STRUCTURAL
PONCE-FUESS ENGINEERING, LLC
3333 Lee Parkway, Suite 475, Dallas, TX 75219

MEP
HES Consulting Engineers
3102 Maple Ave, Suite 450, Dallas, TX 75201

LANDSCAPING
KENDALL + Landscape Architecture
8150 North Central, Suite 701, Dallas, TX 75206

PROJECT

THR PRESBYTERIAN
ROCKWALL - ED
EXPANSION
HORIZON RD AT ROCKWALL
PKWY
ROCKWALL, TEXAS 75032

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
Job Number		147243.000
Drawn		DRG
Checked		MSK
Approved		MSK

TITLE

LANDSCAPE SITE
PLAN

SHEET NUMBER

L01-01

B LANDSCAPE ORDINANCE - ROCKWALL, TEXAS

- 10' LANDSCAPE BUFFER
NOT APPLICABLE
- SCREENING OF OFF-STREET LOADING AREAS
NOT APPLICABLE
- RESIDENTIAL ADJACENCY
NOT APPLICABLE
- BUFFER LANDSCAPING
NOT APPLICABLE
- PARKING LOT LANDSCAPING
NOT APPLICABLE
- OPEN SPACE
OFFICE ZONING REQUIRES 20%
- IMPERVIOUS AREA

10,350	*.20	2,070	REQUIRED SQUARE FEET
		2,238	PROVIDED SQUARE FEET
		1,938	SQUARE FEET PERVIOUS AREA
		8,412	SQUARE FEET IMPREVIOUS AREA

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PARKING TABLE	
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A PLANT LISTING

ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED.

BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION
LARGE TREES			
PISTACHIO CHINENSIS	PISTACHIO	100 GALLON CONTAINER, 3"-3 1/2" CALIPER, 8' - 10' HEIGHT, 4'-5' SPREAD	SINGLE STRAIGHT LEADER
ULMUS CRASSIFOLIA	CEDAR ELM	100 GALLON CONTAINER, 3"-3 1/2" CALIPER, 8' - 10' HEIGHT, 4'-5' SPREAD	SINGLE STRAIGHT LEADER.
LAWN			
CYNDON SPP.	BERMUDA GRASS - SOLID SOD		

B TREE PRESERVATION NOTES

CONTRACTOR SHALL ADHERE TO THE FOLLOWING TREE PROTECTION MEASURES:

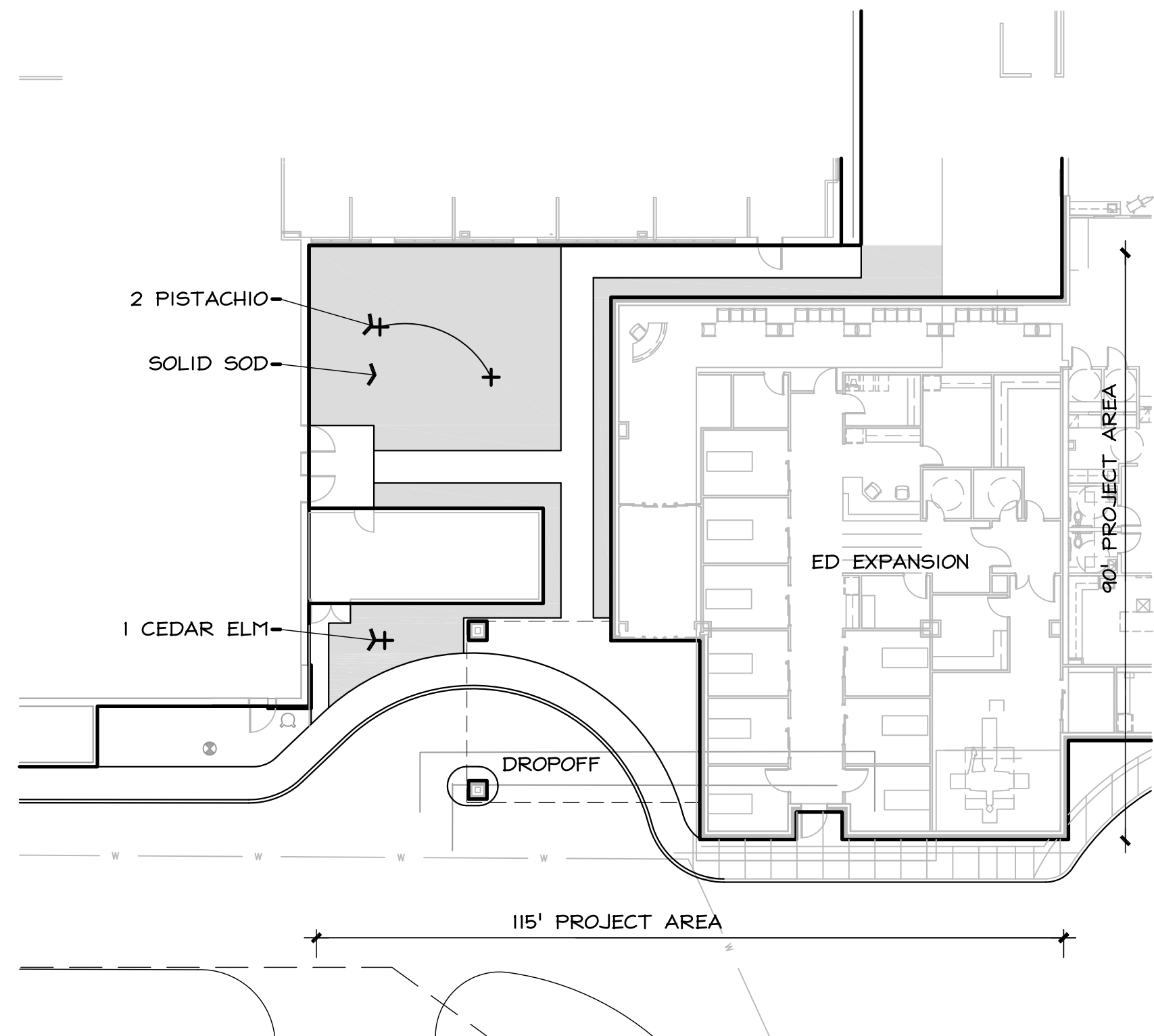
- THE CONTRACTOR SHALL ERECT A PLASTIC MESH FENCE A MINIMUM OF FOUR (4') FEET IN HEIGHT AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF DEBRIS OR FILL WITHIN THE DRIP LINE.
- DURING THE CONSTRUCTION PHASE OF DEVELOPMENT, THE CONTRACTOR SHALL PROHIBIT CLEANING, PARKING OR STORAGE OF EQUIPMENT OR MATERIALS UNDER THE CANOPY OF ANY TREE OR GROUP OF TREES BEING PRESERVED. THE CONTRACTOR SHALL NOT ALLOW THE DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC. IN THE CANOPY AREA.
- NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO FILL OR EXCAVATION MAY OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED.

C PREPARATION GENERAL NOTES

- PLAN PREPARED BY:
MICHAEL S. KENDALL
KENDALL + LANDSCAPE ARCHITECTURE
8150 NORTH CENTRAL EXPRESSWAY
SUITE M2025
DALLAS, TEXAS 75206
PHONE: (214) 739-3226
E-MAIL: MIKE@KENDALL7.COM
TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127
- ALL AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE.
- ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.

D PLANTING GENERAL NOTES

- ALL SOIL EXCAVATION MAY BE DISPOSED OF ON SITE.
- IF A LIVE UTILITY IS ENCOUNTERED DURING EXCAVATION, CONTACT OWNER'S REPRESENTATIVE.
- SEE PLANTING SPECIFICATIONS FOR A COMPLETE DESCRIPTION OF PLANT MATERIAL AND INSTALLATION.
- ALL BEDS MUST BE LAID OUT AND APPROVED PRIOR TO THE INSTALLATION OF THE IRRIGATION FOR COORDINATION.
- ALL PLANT MATERIAL SHALL BE STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION.
- ALL PLANTING DETAILS ARE TYPICAL.
- ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS MUST BE EITHER HYDROMULCHING OR SOLID SODDED UNLESS NOTED.
- IRRIGATION WILL MEET REQUIREMENTS OF UDC.



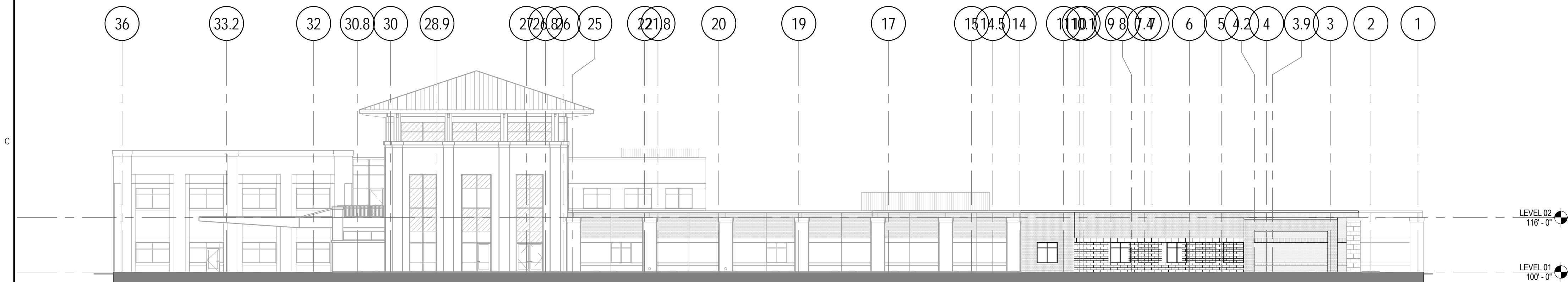
A LANDSCAPE PLAN

1" = 20'-0"

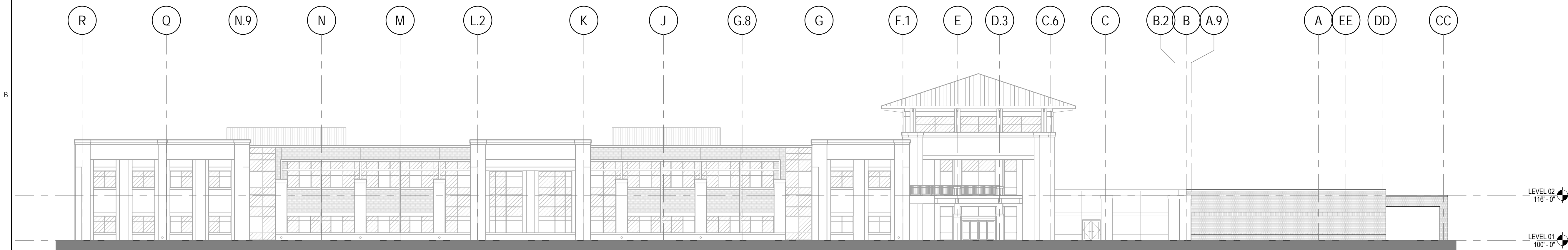
0 10' 20' 40'



5/12/2017 10:30:40 AM _C:\mp\ARCH-THR Presby Rockwall-ED-EXP_dwg.dwg



3 NORTH ELEVATION
1" = 20'-0"



2 EAST ELEVATION
1" = 20'-0"



1 WEST ELEVATION
1" = 20'-0"

PERKINS + WILL

10100 North Central Expressway
Suite 300
Dallas, Texas 75231
t 214.283.8700
f 214.283.8701
www.perkinswill.com

CONSULTANTS

CIVIL

CLAYMOORE ENGINEERING, INC.
1903 Central Drive, Suite 406, Bedford, TX
76021

STRUCTURAL

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3333 Lee Parkway, Suite 475, Dallas, TX 75219

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75206

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ROCKWALL, TEXAS 75032

KEYPLAN

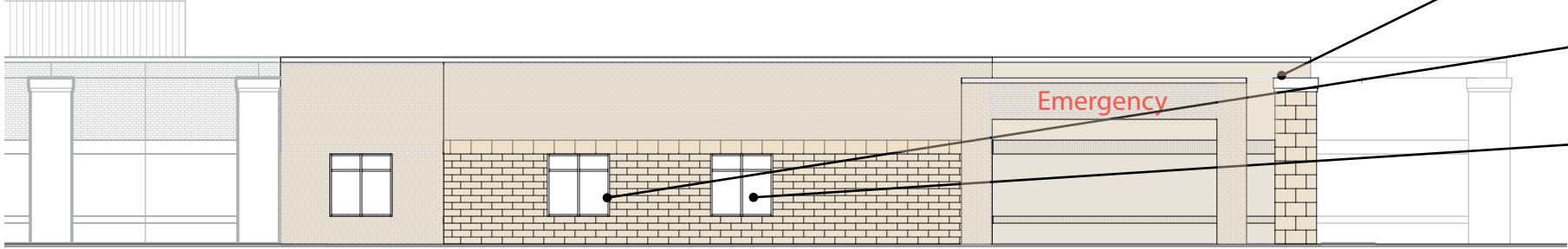
ISSUE CHART

MARK	ISSUE	DATE
Job Number	147243.000	
Drawn	STB	
Checked	Checker	
Approved	Approver	
TITLE		

EXTERIOR ELEVATIONS

SHEET NUMBER


A20-01

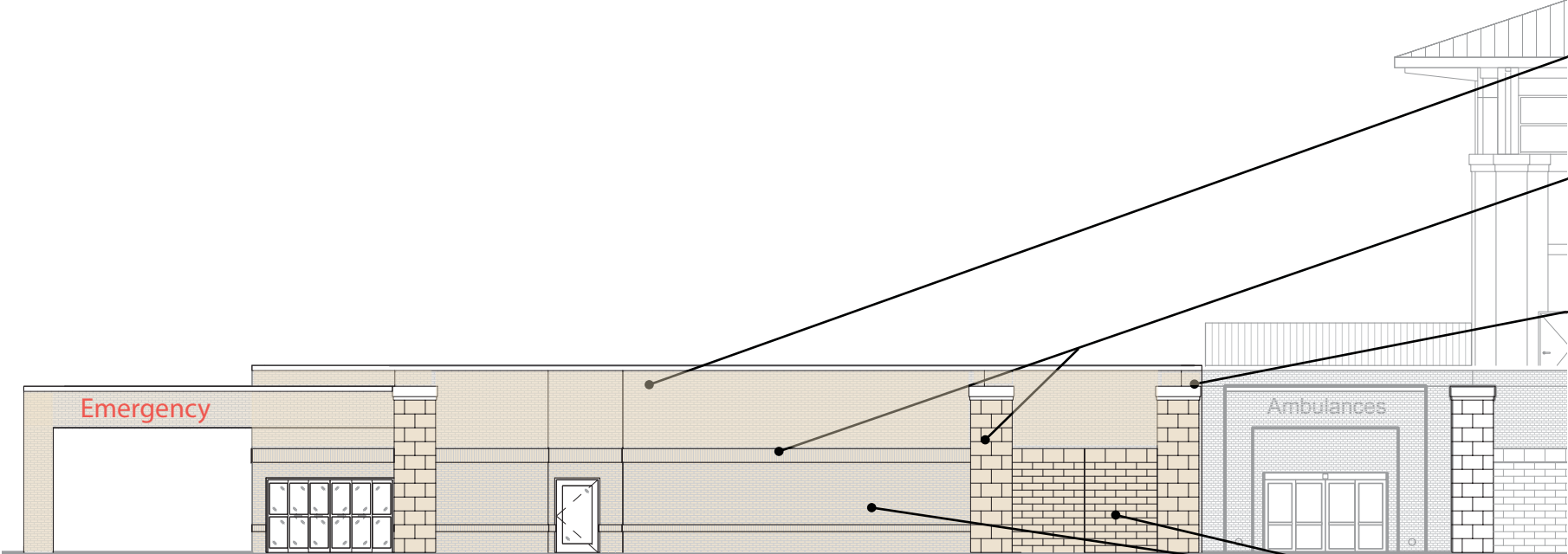


CAST STONE

WINDOW FRAMING- ANODIZED ALUMINUM (MATCH EXISTING)

GLAZING- LOW- E COATED, TINTED GLASS (MATCH EXISTING)

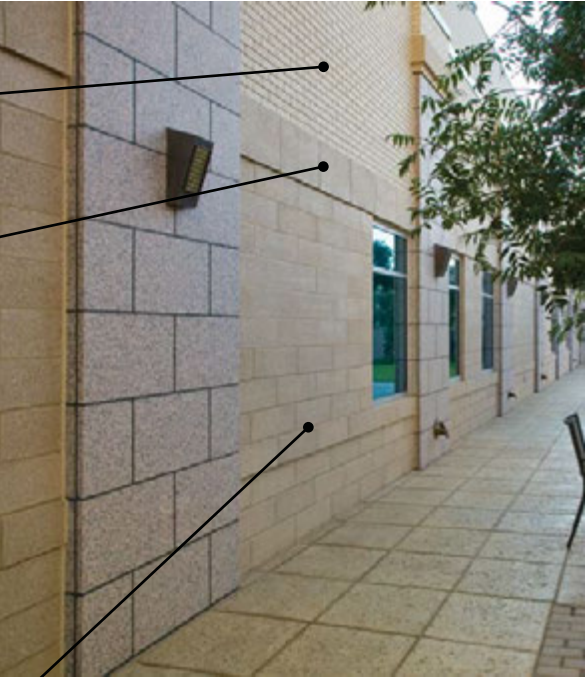


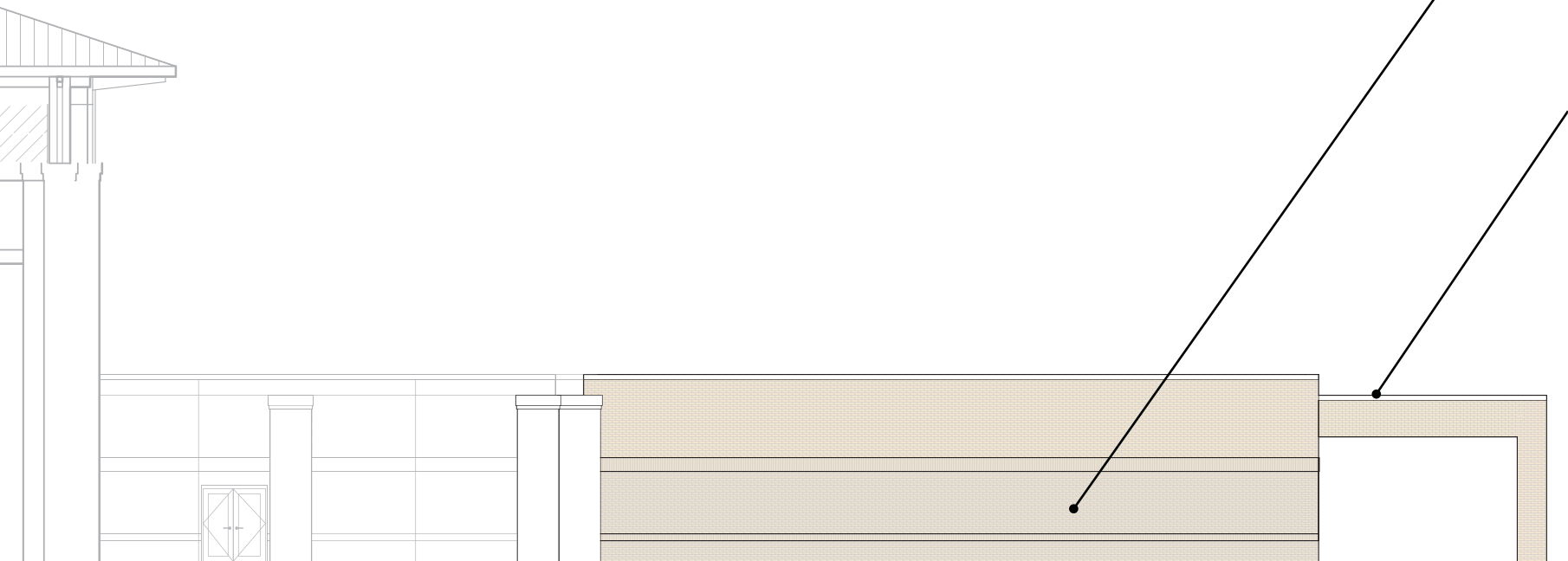


MODULAR FACE BRICK (MATCH EXISTING)

4" CMU VENEER - BURNISHED FEATHERLITE, 16"X24" (MATCH EXISTING)


CAST STONE





4" CMU VENEER - BURNISHED FEATHERLITE, 8"X24" (MATCH EXISTING)

METAL COPING - MATCHING STOREFRONT SYSTEM COLOR



APPLICANT INFORMATION
 MATT MOORE
 CLAYMOORE ENGINEERING, INC.
 1903 CENTRAL DRIVE, SUITE 406
 BEDFORD, TX 76021
 817-281-0572
OWNER INFORMATION
 ROCKWALL REGIONAL HOSPITAL, LLP
 CINDY PARIS
 612 E LAMAR BLVD, SUITE 150
 ARLINGTON, TX 76011