

**DATE:** March 18, 2014  
**TO:** Honorable Mayor & City Council  
**FROM:** Richard Grady, Chairman, Planning & Zoning Commission  
**SUBJECT:** Results of Planning & Zoning Commission Meeting of March 17, 2014

**AGENDA ITEM NO. 7 - PUBLIC HEARING  
ZONING CASE 2014-03  
APPLICANT: COMMODORE PARTNERS, LTD.**

Request for a Specific Use Permit for Hospital and a Specific Use Permit for Helistop on 30.4± acres located at the southeast corner of Preston Road and Rasor Boulevard. Zoned Planned Development-159-General Office/Preston Road Overlay District. Neighborhood #9.

**APPROVED:** 7-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**LETTERS RECEIVED WITHIN 200 FOOT NOTICE AREA:** **SUPPORT:** 1 **OPPOSE:** 0

**LETTERS RECEIVED OUTSIDE 200 FOOT NOTICE AREA:** **SUPPORT:** 1 **OPPOSE:** 0

**PETITION(S) RECEIVED:** N/A **# OF SIGNATURES:** N/A

**STIPULATIONS:**

**Hospital SUP:** Recommended for approval as submitted.

**Helistop SUP:** Recommended for approval when operated in conjunction with a hospital.

**FOR CITY COUNCIL MEETING OF:** April 14, 2014 (To view the agenda for this meeting, see [www.planotx.gov](http://www.planotx.gov))

**PUBLIC HEARING - ORDINANCE**

ST/dc

xc: Court Westcott, Commodore Partners, Ltd.  
Dallas Cothrum, Masterplan  
Wayne Snell, Permit Services Manager

<http://goo.gl/maps/ZjHEk>

CITY OF PLANO  
PLANNING & ZONING COMMISSION

March 17, 2014

**Agenda Item No. 7**

**Public Hearing:** Zoning Case 2014-03

**Applicant:** Commodore Partners, Ltd.

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**DESCRIPTION:**

Request for a Specific Use Permit for Hospital and a Specific Use Permit for Helistop on 30.4± acres located at the southeast corner of Preston Road and Rasor Boulevard. Zoned Planned Development-159-General Office/Preston Road Overlay District. Neighborhood #9.

**REMARKS:**

The requested zoning is for a Specific Use Permit (SUP) for Hospital and an SUP for Helistop. The subject property is a 30.4± acre undeveloped tract located at the southeast corner of Preston Road and Rasor Boulevard. The current zoning is Planned Development-159-General Office (PD-159-O-2). 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 for 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.

An SUP authorizes and regulates a use not normally permitted in a district, which could benefit in a particular case the general welfare, provided that adequate development standards and safeguards are established. The Zoning Ordinance defines hospital as an institution providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity, and other abnormal physical or mental conditions and including, as an integral part of the institution, related facilities such as laboratories, outpatient facilities, or training facilities as licensed by the State of Texas. A helistop is defined as an area of land or water or a structural surface which is used, or intended for use, for the landing and taking off of helicopters. No refueling, maintenance, repairs, or storage of helicopters is permitted.

To the west of the subject property, across Preston Road, are existing general office developments zoned Commercial Employment. To the north, across Rasor Boulevard, is existing retail and a bank zoned PD-20-Mixed-Use. To the east are existing multifamily residences zoned PD-490-Multifamily Residence-2. To the south is an existing general office development zoned PD-159-O-2.

### **Hospital SUP Request**

The requested hospital SUP is consistent with existing medical and other nonresidential developments in the Preston Road corridor. At the southwest corner of Preston Road and Hedgcoxe Road, there is an existing hospital development (with a helistop). The subject property has frontage along Preston Road and Rasor Boulevard which will allow for suitable access for the hospital's potential high traffic demands. The eastern portion of the subject property is within the floodplain and contains vegetation which will serve as a natural buffer from the existing multifamily residences. Further, the applicant will be required to construct a six-foot masonry screening wall along the eastern property line.

### **Helistop SUP Request**

The requested helistop SUP is requested in conjunction with the proposed hospital development. Section 3.106 (Heliports, Helistops, and Airports) of the Zoning Ordinance requires helistops to meet certain setbacks from residential zoning; however, these provisions do not apply to helistops operated in conjunction with hospitals for medical emergency flight purposes. Staff believes that the approval of the SUP is appropriate since it is common for regional hospitals to have helistops associated with emergency operations. There are four other regional hospitals within Plano that also have helistops associated with their emergency operations.

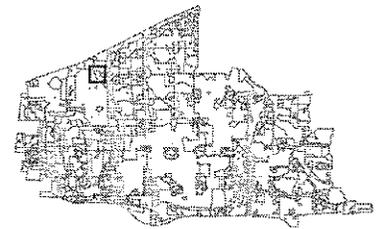
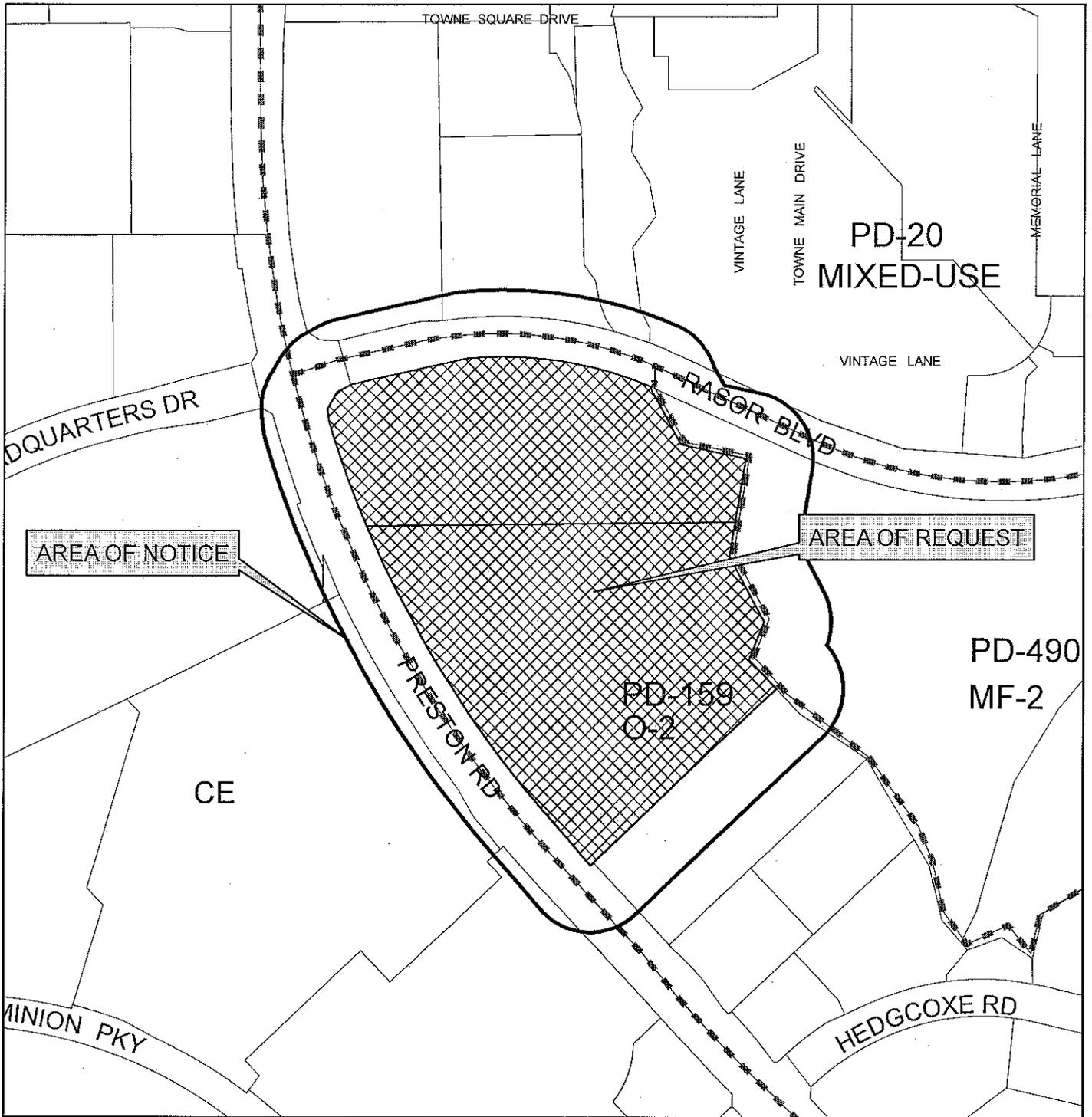
### **Summary**

The applicant is requesting an SUP for hospital and an SUP for helistop. Staff believes the proposed location is appropriate for a hospital and helistop given the existing surrounding zoning and land uses. Therefore, staff recommends approval of the requested SUPs for hospital and helistop.

### **RECOMMENDATION:**

**Hospital SUP:** Recommended for approval as submitted.

**Helistop SUP:** Recommended for approval when operated in conjunction with a hospital.

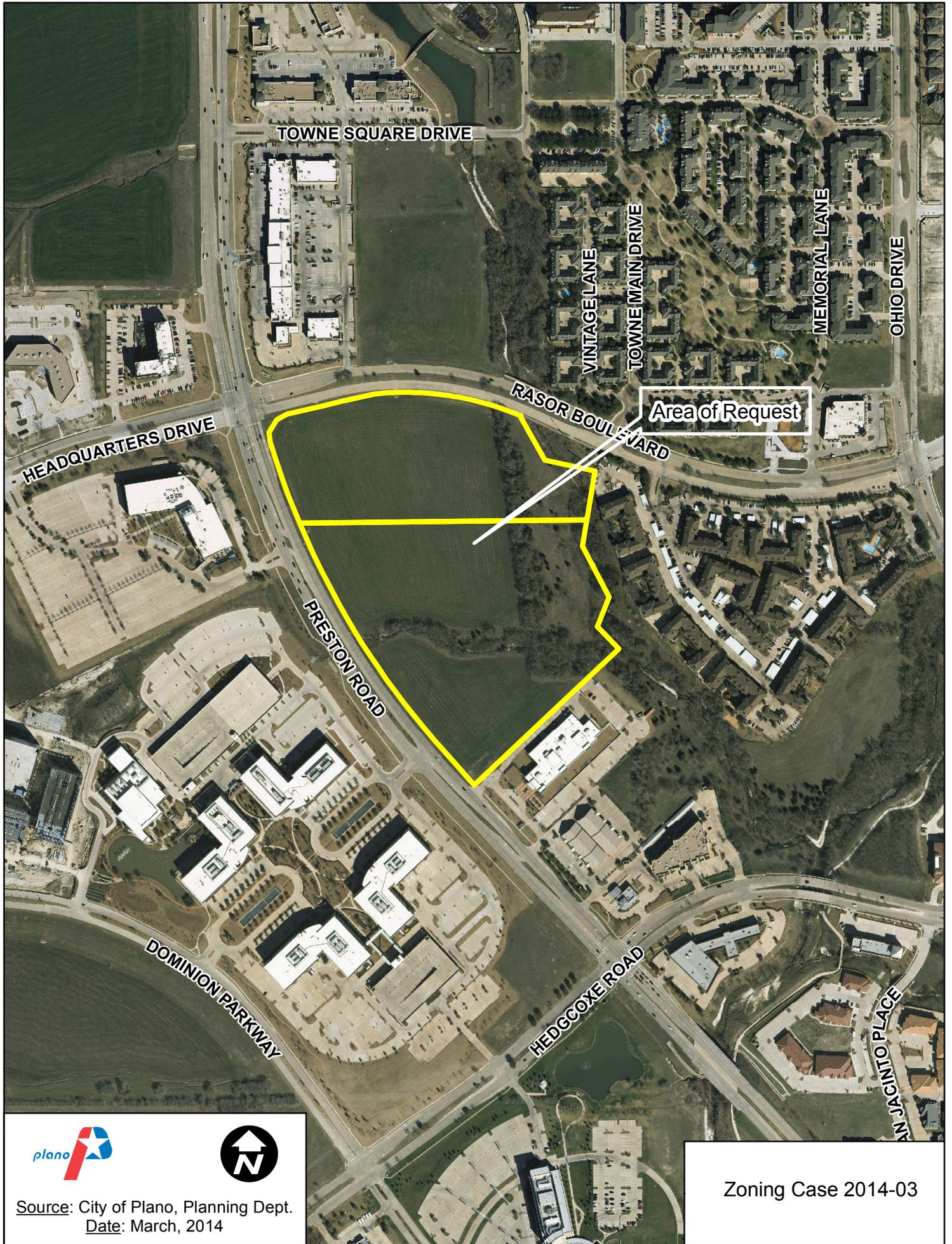


Zoning Case #: 2014-03

Existing Zoning: PLANNED DEVELOPMENT-159-GENERAL OFFICE/  
PRESTON ROAD OVERLAY DISTRICT

○ 200' Notification Buffer





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Source: City of Plano, Planning Dept.  
Date: March, 2014

Zoning Case 2014-03



## Zoning Case 2014-03

**An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, granting Specific Use Permit No. 644 so as to allow the additional use of Hospital and Specific Use Permit No. 645 so as to allow the additional use of Helistop on 30.4± acres of land out of the William Brown Survey, Abstract No. 66 and the Collin County School Land Survey No. 7, Abstract No. 153, located at the southeast corner of Preston Road and Razor Boulevard, in the City of Plano, Collin County, Texas, presently zoned Planned Development-159-General Office; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date.**

**WHEREAS**, the City Secretary of Plano, Texas, directed that notices of a hearing be issued, as required by the Zoning Ordinance of the City of Plano and laws of the State of Texas, at a meeting of the City Council, to be held on the 14th day of April, 2014, for the purpose of considering granting Specific Use Permit No. 644 for the additional use of Hospital and Specific Use Permit No. 645 for the additional use of Helistop on 30.4± acres of land out of the William Brown Survey, Abstract No. 66 and the Collin County School Land Survey No. 7, Abstract No. 153, located at the southeast corner of Preston Road and Razor Boulevard, in the City of Plano, Collin County, Texas, presently zoned Planned Development-159-General Office; and

**WHEREAS**, the City Secretary of the said City accordingly caused to be issued and published the notices required by its Zoning Ordinance and laws of the State of Texas applicable thereto, the same having been published in a paper of general circulation in the City of Plano, Texas, at least fifteen (15) days prior to the time set for such hearing; and

**WHEREAS**, the City Council of said City, pursuant to such notice, held its public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Zoning Ordinance, on the 14th day of April, 2014; and

**WHEREAS**, the City Council is of the opinion and finds that the granting of Specific Use Permit No. 644 for the additional use of Hospital and Specific Use Permit No. 645 for the additional use of Helistop on 30.4± acres of land out of the William Brown Survey, Abstract No. 66 and the Collin County School Land Survey No. 7, Abstract No. 153, located at the southeast corner of Preston Road and Razor Boulevard, in the City of Plano, Collin County, Texas, presently zoned Planned Development-159-General Office, would not be detrimental or injurious to the public health, safety and general welfare, or otherwise offensive to the neighborhood; and

**WHEREAS**, the City Council is of the opinion and finds that such change will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Plano, and as well, the owners and occupants thereof, and the City generally.

**IT IS, THEREFORE, ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:**

**Section I.** The Comprehensive Zoning Ordinance No. 2006-4-24, as the same has been heretofore amended, is hereby further amended so as to grant Specific Use Permit No. 644 for the additional use of Hospital and Specific Use Permit No. 645 for the additional use of Helistop on 30.4± acres of land out of the William Brown Survey, Abstract No. 66 and the Collin County School Land Survey No. 7, Abstract No. 153, located at the southeast corner of Preston Road and Rasor Boulevard, in the City of Plano, Collin County, Texas, presently zoned Planned Development-159-General Office, said property being more fully described on the legal description in Exhibit "A" attached hereto.

**Section II.** The change granted in Section I is granted subject to the following:

The helistop must be operated in conjunction with a hospital.

**Section III.** It is directed that the official zoning map of the City of Plano (which is retained in electronic record format) be changed to reflect the zoning classification established by this Ordinance.

**Section IV.** All provisions of the ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Plano not in conflict with the provisions of this Ordinance shall remain in full force and effect.

**Section V.** The repeal of any ordinance or part of ordinances affectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinance at the time of passage of this Ordinance.

**Section VI.** Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

**Section VII.** It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable, and the invalidity or partial invalidity of

any section, clause or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

**Section VIII.** This Ordinance shall become effective immediately upon its passage and publication as required by law.

**PASSED AND APPROVED THIS THE 14TH DAY OF APRIL, 2014.**

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Harry LaRosiliere, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

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Paige Mims, CITY ATTORNEY

Zoning Case 2014-03

BEING all of that certain lot, tract, or parcel of land situated in the William Brown Survey, Abstract No. 66 and the Collin County School Land Survey No. 7, Abstract No. 153, City of Plano, Collin County, Texas, and said tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the south corner of a corner cut-off located at the present intersection of the south right-of-way line of Razor Road (a variable width right-of-way) with the east right-of-way line of State Highway 289 (Preston Road, a variable width right-of-way);

THENCE North,  $30^{\circ} 58' 21''$  East, 56.89 feet along said corner cut-off to a 1/2-inch iron rod found for corner in the south line of Razor Road;

THENCE North,  $61^{\circ} 46' 43''$  East, 45.91 feet along the south line of Razor Road to a 1/2-inch iron rod found for corner;

THENCE North,  $77^{\circ} 20' 19''$  East, 201.18 feet along the south line of Razor Road to a 1/2-inch iron rod found for corner;

THENCE North,  $77^{\circ} 49' 10''$  East, 150.00 feet along the south line of Razor Road to a 1/2-inch iron rod found for corner at the beginning of a curve to the right having a central angle of  $28^{\circ} 41' 18''$  and a radius of 1,140.00 feet bearing South,  $04^{\circ} 36' 07''$  East;

THENCE around said curve along the south line of Razor Road, a distance of 570.60 feet to a 1/2-inch iron rod found at the northwest corner of Lot 1, Block A of Jefferson on the Bend, an addition to the City of Plano, Collin County, Texas, recorded in Cabinet I, Slide 910 of the Plat Records of Collin County, Texas;

THENCE South,  $02^{\circ} 42' 50''$  West, 7.91 feet along the west line of said Lot 1 to a 1/2-inch iron rod found for corner;

THENCE South,  $28^{\circ} 18' 01''$  East, 187.84 feet along the west line of said Lot 1 to a 5/8-inch iron rod found for corner;

THENCE South,  $77^{\circ} 07' 05''$  East, 199.15 feet along the west line of said Lot 1 to a point for corner (unable to set);

THENCE South,  $10^{\circ} 26' 25''$  West, 295.95 feet along the west line of said Lot 1 to a point for corner (unable to set);

THENCE South,  $26^{\circ} 57' 56''$  East, 223.06 feet along the west line of said Lot 1 to a point for corner (unable to set);

THENCE South, 22° 43' 28" West, 122.29 feet along the west line of said Lot 1 to a point for corner (unable to set);

THENCE South, 42° 28' 20" East, 186.33 feet along the west line of said Lot 1 to a point at the north corner (unable to set) of Lot 2, Block A of Lots 1 & 2, Block A, Preston One Addition, recorded in Cabinet P, Slide 848 of the Plat Records of Collin County, Texas;

THENCE South, 47° 37' 08" West, 771.07 feet along the north line of said Lot 2 to a 1/2-inch iron rod found for corner in the east line of State Highway 289;

THENCE North, 40° 11' 25" West, 529.55 feet along the east line of State Highway 289 to a 1/2-inch iron rod found for corner;

THENCE North, 30° 64' 22" West, 196.25 feet along the east line of State Highway 289 to a 1/2-inch iron rod found for corner;

THENCE North, 57° 55' 28" East, 40.00 feet along the east line of State Highway 289 to a 1/2-inch iron rod found for corner;

THENCE North, 37° 32' 27" West, 48.62 feet along the east line of State Highway 289 to a 1/2-inch iron rod found for corner;

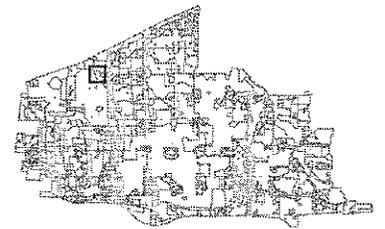
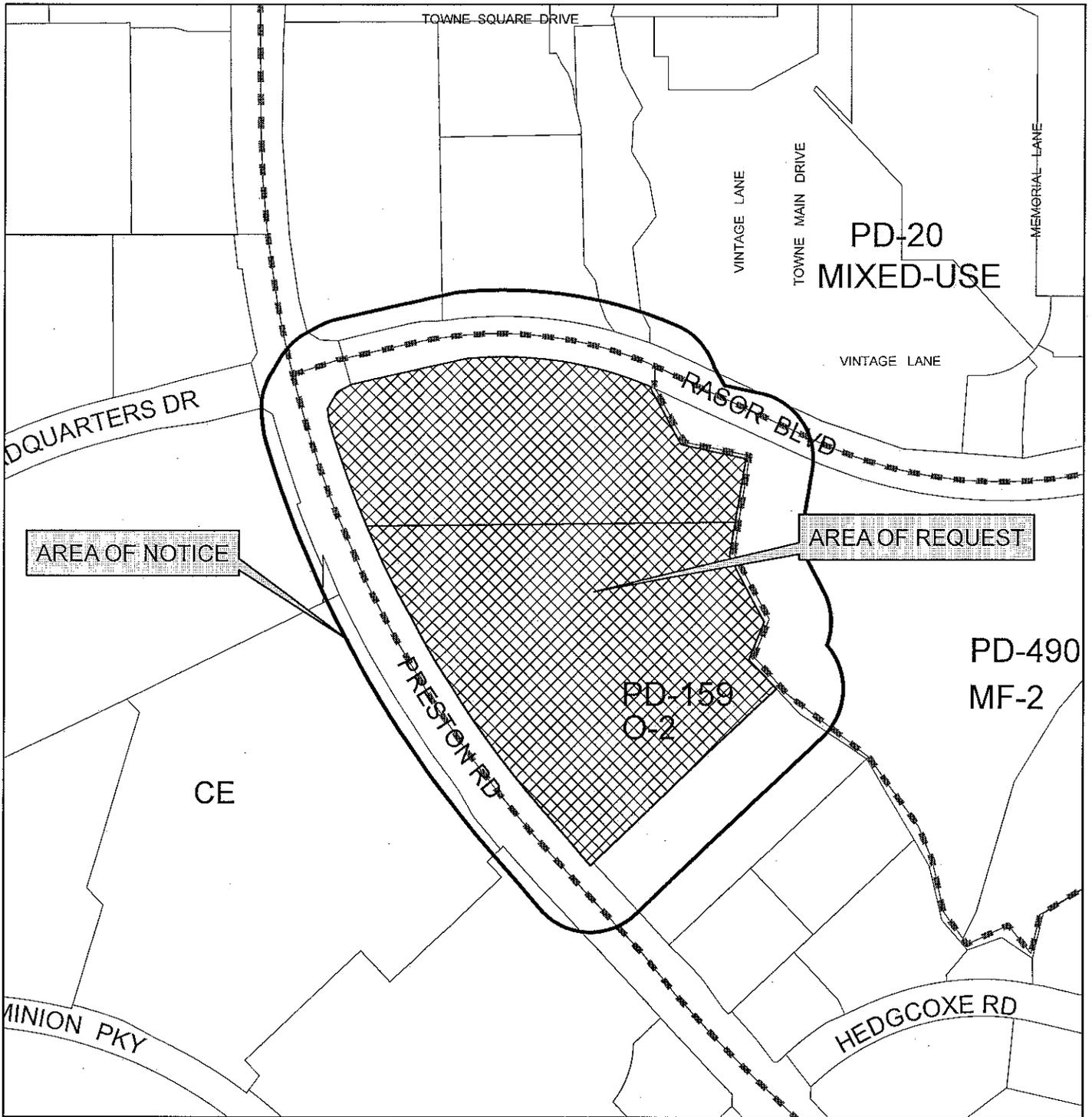
THENCE North, 62° 26' 07" West, 57.13 feet along the east line of State Highway 289 to a 5/8-inch iron rod found for corner;

THENCE North, 30° 37' 16" West, 294.09 feet along the east line of State Highway 289 to a 1/2-inch iron rod found for corner;

THENCE North, 21° 28' 40" West, 294.21 feet along the east line of State Highway 289 to a 1/2-inch iron rod found for corner;

THENCE North, 16° 36' 50" West, 195.91 feet along the east line of State Highway 289 to a 1/2-inch iron rod found for corner;

THENCE North, 06° 42' 59" West, 53.53 feet along the east line of State Highway 289 to the POINT OF BEGINNING and CONTAINING 1,323,497.91 square feet or 30.3833 acres of land.



Zoning Case #: 2014-03

Existing Zoning: PLANNED DEVELOPMENT-159-GENERAL OFFICE/  
PRESTON ROAD OVERLAY DISTRICT

○ 200' Notification Buffer



