

# **A G E N D A**

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, November 14, 2023 at 7:00 p.m.*** at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas.

Commission Members:      Rick Keeler, Chairman  
                                     Erik Test, Vice Chairman  
                                     Bonney Ramsey  
                                     David Hudgins  
                                     Ron Ansell  
                                     Adrian Cooper  
                                     Marlene Norcross

1.      Call to Order
2.      Invocation
3.      ***Public Comments:*** Persons may address the Planning & Zoning Commission on any issues. This is the appropriate time for citizens to address the Commission on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Commission may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code.
4.      ***Consider*** minutes of the regular Planning & Zoning Commission meeting of October 24, 2023
5.      ***Public Hearing*** on a request by Katy Dockery, HKS Inc., for a Site Plan for the Baylor Scott & White Hospital Tower Expansion II, located at 2400 N Interstate 35E (Property ID: 180334) – Owner: Baylor Health Care System (SP-141-2023) Staff: Zack King
6.      ***Consider*** recommendation of Site Plan No. SP-141-2023
7.      ***Public Hearing*** on a request by Maxwell Fisher, ZoneDev, for an Amendment to Ordinance 2281 to allow for revised development standards and a detailed site plan within an approved Planned Development located southwest of the intersection of FM 878 and FM 879 (Property ID: 290675) – Owner: ASD Waxi Fee Owner LLC (ZDC-69-2023) Staff: Zack King
8.      ***Consider*** recommendation of Zoning Change No. ZDC-69-2023
9.      Adjourn

**The Planning and Zoning Commission reserves the right to go into Executive Session as authorized by Section 551.071(2) of the Texas Government Code, for the purpose of seeking confidential legal advice from legal counsel on any agenda item listed herein.** This meeting location is wheelchair-accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the City Secretary at 469-309-4006 or (TDD) 1-800-RELAY TX

***Notice of Potential Quorum***

***One or more members of the Waxahachie City Council may be present at this meeting.***

***No action will be taken by the City Council at this meeting.***

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, October 24, 2023 at 7:00 p.m. at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas.

Members Present: Rick Keeler, Chairman  
Erik Test, Vice Chairman  
Bonney Ramsey  
David Hudgins  
Ron Ansell  
Adrian Cooper  
Marlene Norcross

Others Present: Jennifer Pruitt, Senior Director of Planning  
Zack King, Senior Planner  
Oanh Vu, Planner  
Amber Villarreal, City Secretary  
Chris Wright, Council Representative

1. **Call to Order**
2. **Invocation**

Chairman Rick Keeler called the meeting to order and gave the invocation.

3. **Public Comments**

None.

4. **Consider minutes of the regular Planning & Zoning Commission Meeting of October 10, 2023**

**Action:**

*Bonney Ramsey moved to approve the minutes of the regular Planning & Zoning Commission Meeting of October 10, 2023 as presented. Motion was amended by David Hudgins to correct the vote of Item 13 from 7-0 to 6-1. Bonney Ramsey accepted the amendment to the motion. Motion was seconded by David Hudgins and carried unanimously (7-0).*

5. **Present Proclamation proclaiming October 2023 as Community Planning Month**

Mayor Pro Tem Chris Wright presented a Proclamation recognizing October 2023 as Community Planning Month.

6. **Public Hearing on a request by Kenneth Taft, Bobby Cox Companies, for a Specific Use Permit (SUP) for a Restaurant with a Drive-Through use within a Commercial (C) zoning district located at 1735 North Highway 77 (Property ID 237029)- Owner: CCP T Molly Wax 323 LP (ZDC-137-2023) Staff: Oanh Vu**

The Item was presented by Planner Oanh Vu and Kenneth Taft requested approval of the Specific Use Permit.

Chairman Keeler opened the Public Hearing at approximately 7:10 p.m.

There being no others to speak for or against ZDC-137-2023, Chairman Keeler closed the Public Hearing at approximately 7:13 p.m.

**7. Consider recommendation of Zoning Change No. ZDC-137-2023**

**Action:**

*Ron Ansell moved to recommend approval of ZDC-137-2023, a Specific Use Permit (SUP) for a Restaurant with a Drive-Through use, subject to the conditions of the staff report with sign option 1, authorizing the City Manager and/or Mayor to execute all documents accordingly. Motion was seconded by Erik Test and carried unanimously (7-0).*

**8. Public Hearing on a request by Tim Jackson, Texas Reality Capture & Surveying, LLC, for a Replat of Block 239 and a portion of Blocks 237 and 238, Town Addition to create Lots 1 and 2, Coyote Pass, 2 residential lots, being 4.177 acres, located at 1333 E. Marvin Avenue (Property ID 171607) – Owner: Dan & Shasta Cox (SUB-138-2023)**

The Item was presented by Ms. Vu.

Chairman Keeler opened the Public Hearing at approximately 7:18 p.m.

There being no others to speak for or against SUB-138-2023, Chairman Keeler closed the Public Hearing at approximately 7:21 p.m.

**9. Consider approval of SUB-138-2023**

**Action:**

*Erik Test moved to approve SUB-138-2023, a Replat of Block 239 and a portion of Blocks 237 and 238, Town Addition to create Lots 1 and 2, Coyote Pass, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Bonney Ramsey and carried unanimously (7-0).*

**10. Adjourn**

There being no further business, the meeting adjourned at 7:22 p.m.

Respectfully submitted,

Amber Villarreal  
City Secretary

(5+6)

# Planning & Zoning Department

## Zoning Staff Report

Case: SP-141-2023



### MEETING DATE(S)

Planning & Zoning Commission: November 14, 2023

City Council: November 20, 2023

### CAPTION

**Public Hearing** on a request by Katy Dockery, HKS Inc., for a **Site Plan** for the Baylor Scott & White Hospital Tower Expansion II, located at 2400 N Interstate 35E (Property ID: 180334) – Owner: Baylor Health Care System (SP-141-2023) Staff: Zack King

### RECOMMENDED MOTION

*"I move to recommend approval of SP-141-2023, a Site Plan for Baylor Scott & White Hospital Tower Expansion II, subject to the conditions the staff report."*

### APPLICANT REQUEST

The applicant requests approval of a Site Plan to allow for the construction of an additional hospital tower, ICU expansion, diagnostic and imaging expansion, and a new parking garage at the Baylor Scott & White hospital campus. The existing Planned Development (PD) zoning for the property requires the Planning & Zoning Commission and City Council to provide Site Plan approval for an expansion to the campus.

### CASE INFORMATION

**Applicant:** Katy Dockery, HKS Inc.

**Property Owner(s):** Baylor Health Care System

**Site Acreage:** 43.76 acres

**Current Zoning:** Planned Development-Commercial (PD-C) – Ord. 2649 & 3287

**Requested Zoning:** Planned Development-Commercial (PD-C) – Ord. 2649 & 3287, with update Site Plan

### SUBJECT PROPERTY

**General Location:** 2400 N Interstate 35E

**Parcel ID Number(s):** 180334

**Existing Use:** Baylor Scott & White Hospital

**Development History:**

On May 7, 2012, City Council approved a zoning change to a Planned Development (PD) district on the subject property, allowing the development of the Baylor Scott & White Hospital.

On November 17, 2014, City Council approved a Final Plat for the subject property.

On February 1, 2021, City Council approved relocating a billboard sign for the subject property.

On August 16, 2021, City Council approved a PD Amendment for the subject property to allow for an additional Medical Facility use on the subject property.

**Adjoining Zoning & Uses:**

Direction	Zoning	Current Use
North	Heavy Industrial (HI)	Altec Service Center
East	Heavy Industrial (HI)	Lifoam Industries
South	N/A – Right of Way (ROW)	US Highway 287 Bypass
West	N/A – Right of Way (ROW)	Interstate 35E

**Future Land Use Plan:**

Regional Commercial & Industrial

**Comprehensive Plan:**

**Commercial:** These places are first identified by their principal focus on auto-oriented traffic. Logically placed near high-traffic intersections, these spaces bring people from many surrounding neighborhoods. Typical uses will include regional businesses including but not limited to restaurants, retail, gas stations, and offices. To create a more sustainable development, care should be given to make the experience for users pleasant once they exit their vehicle. A focus on adding spaces for public gathering and pedestrian shading to encourage people to walk from one establishment to another and interact with other patrons should be a priority of future development in the Regional Commercial Placetype. Though the size of a regional commercial node is flexible based on local context, generally these are about a half mile in diameter.

**Industrial:** Industrial uses vary from the technology industry to manufacturing. The designated locations for heavier industrial uses are intended to keep them away from residential categories. These are located along roadways that have adequate capacity to serve the larger industrial vehicles. Required parking is encouraged to be placed behind structures to keep these areas more readily able to redevelop into more urban places over time. When uses are abutting a residential property, a separation should be provided such as a landscape buffer, deeper setback, and/or a screening wall.

**Thoroughfare Plan:**

The subject property is accessible via the North I35E service road, the US Highway 287 Bypass service road, and Baylor Way.

**Site Image:****PLANNING ANALYSIS****Purpose of Request:**

The applicant is requesting approval of a Site Plan to allow for the construction of an additional hospital tower, ICU expansion, diagnostic and imaging expansion, and a new parking garage at the Baylor Scott & White hospital campus. The existing PD zoning (ord. 2649) for the property requires the Planning & Zoning Commission and City Council to provide Site Plan approval for an expansion to the campus.

**Proposed Use:**

The applicant proposes three additions to the existing hospital building, totaling 159,950 square feet. To accommodate the parking demands of this addition, the applicant is also proposing a detached 4-level parking garage totaling 195,000 square feet. These additions have been categorized into three (3) building elements by the applicant. Building Element 1 will include a two-story ICU expansion and a six-story medical tower expansion that is intended to house patient beds, medical/surgical rooms, and women's care rooms. Building Element 2 includes the parking garage; which will provide 504 additional parking spaces. The additional parking provided by the garage is sufficient to meet the additional parking demand generated by the expansion. Building Element 3 includes a two-story diagnostic and treatment addition. Below, **Exhibit 1** can be referenced for additional detail on the facilities proposed with each building element.

**Phasing:**

The applicant is proposing to construct the expansion in four total phases. Access to the site via the private ring road around the facility will be preserved throughout the construction of the expansion. Fire lanes around the campus will be re-routed; but will remain accessible during construction. Phase 0 will include the preparation of a construction yard and initial site work for the relocation of utilities, drive-ises, and fire lanes. Phase 1 will include the construction of the new parking garage and detention pond. Phase 2 will initiate the construction of the medical tower and ICU. Phase 3 will include the construction of diagnostic and treatment addition. The applicant intends to begin initial construction efforts in January 2024.

**Exhibit 1:****Program Validation****Building Element #1**

Inpatient Patient Care Unit Expansion

Med/Surg: 50 Beds + 75 Shell Beds

ICU: 6 Beds + 16 Shell Beds

Post-Partum: 9 Beds (6 beds conversions of Existing LDR)

NICU/CCN: 14 NICU beds

Labor &amp; Delivery: 10 LDR

OB ED: 3 Exam

Support Services Expansion

Dietary, Mat's MGMT, Pharmacy/Lab, HIM, EVS/Linen, Facilities

**Building Element #2**

New Structured Parking Garage

500 Spaces

**Building Element #3**

O&amp;T Expansion

Emergency: 14 Exam Rooms (includes 2 Trauma)

Imaging: 1 MRI, 1 CT

Surgery: 4 ORs + 2 Shell

Pre/Post/PACU Expansion

Central Sterile Relocation/Expansion

Central Utility Plant Expansion



HKS

Baylor Scott & White Health  
Waxahachie Medical Center

Project Scope

**Elevation/Façade Plan:**

The applicant has provided a detailed elevation/façade plan for each building element included in the expansion. The elevation/façade uses of the same exterior construction materials as the existing building in an effort to seamlessly extend the existing façade. Specifically, the additions will utilize brick, calcium silicate masonry, glazing, EIFS, and composite metal panels. The elevation/façade plan adheres to the articulation requirements of the Waxahachie Zoning Ordinance. Adequate screening for roof-mounted equipment is provided. The location of additional signage is identified on the elevation/façade plan. The proposed signage adheres to the requirements of the existing PD for the property. Staff is recommending the execution of a Development Agreement to memorialize the elevation/façade plan.

**Landscaping:**

The applicant is proposing additional landscaping for the subject property to accommodate both the landscaping requirements of the expansion and the existing landscaping that will be removed to make room for the expansion. The proposed Landscape Plan meets the requirements of the Waxahachie Zoning Ordinance. However, the applicant has clustered trees on the site to maintain a clear flight path for the helicopter landing pad on the property. A permanent irrigation system will be installed for all additional landscape areas.

**RECOMMENDATION**

Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends approval of the Site Plan request subject to the conditions noted below.

**Conditions:**

1. A mutually agreed upon Development Agreement shall be executed between BS&W and the City in conjunction with the Site Plan.



**ATTACHED EXHIBITS**

1. Project Narrative & Phasing Plan
2. Concept Renderings
3. Site Plan
4. Landscape Plan
5. Elevation/Façade Plan
6. Signage Plan

**APPLICANT REQUIREMENTS**

1. If approved by City Council, the applicant is required to provide the City with a hard copy of the signed Development Agreement for the expansion.
  - a. Once the development agreement is recorded, the applicant can apply for civil construction permits with the Public Works & Engineering Department and building permits from the Building and Community Services Department.

**STAFF CONTACT INFORMATION**

*Prepared by:*

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Senior Planner

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*Reviewed by:*

Jennifer Pruitt, AICP, LEED-AP, CNU-A

Senior Director of Planning

[jennifer.pruitt@waxahachie.com](mailto:jennifer.pruitt@waxahachie.com)



September 13, 2023  
  
Planning and Zoning Board  
City of Waxahachie  
401 S. Rogers  
Waxahachie, Texas 75168

Re: Baylor Scott and White  
Hospital - Tower II expansion  
HKS Project No. 25866

Baylor Scott and White Health is planning to construct a new addition to the main hospital at its existing campus in Waxahachie, Texas located at the intersection of I-35E and Hwy 287 Bypass. The current address for the site is:  
  
2400 N. Interstate 35E  
Waxahachie, TX 75165

The current PD for the site describes the zoning as PD-C. No change to this designation is needed for the new project. The new structure would be located on Lot 1, Block A and is 43.76 ac. The provided site plan describes the site in more detail.

The current use of the site is a hospital campus that included a Hospital, Cancer center, two Medical Office Buildings, and Central Energy plant. The proposed project will include an addition to the existing hospital building and new parking garage. The project is planned to begin construction in January 2024 and substantial completion is expected in October 2026.

Building Operations

The existing hospital is a 24-hour facility. There will be no changes to the function of the building or connections to other buildings on the campus with this new addition to the facility.

Parking & Site Access

Access to the proposed structure will be provided by the existing site drives. Additional parking will be provided to serve the new building. The minimum parking requirements have been calculated based on the building occupancy for the new hospital areas. Any shell space incorporated in the project has been calculated utilizing the future intended use. Parking will be provided anticipating the full buildout as noted in the table below:

Type of Use	Quantity	Factor	# of spaces
Beds	+68 beds	1 per 2 beds or exam rooms	34
Beds (Future)	+41 Future beds	1 per 2 beds or exam rooms	21
Exam rooms	+14 exam room	1 per 2 beds or exam rooms	7
Medical Facility (Building Element 1)	+35,230 sqft	1 per 200 sq ft	177
Medical Facility (Building Element 3)	+29,870 sqft	1 per 200 sq ft	150
Total New spaces Required:			389



## Landscaping, Screening, & Lighting

Landscaping is intended to match the design of the existing site. Some existing trees will be required to be removed for the new structure and related parking and site updates. Additional understory trees and shrubs will be provided to replace the removed trees. All landscaping areas will be fully irrigated with an automatic underground irrigation system that will be connected to the existing irrigation system for the site.

The new addition will require new MEP equipment to meet the requirements and demands of the new spaces. All equipment is planned to be in the existing Central Utility Plant (CUP). The existing CUP meets the screening requirements for the City of Waxahachie.

Exterior site lighting will match the existing wherever possible. Additional pole mounted LED fixtures will be provided in parking lots and drive areas. A combination of building mounted fixtures, bollards and pedestrian fixtures will be provided for building entrances and exits. Exterior site lighting will be designed with consideration of IES recommended illuminance levels, in accordance with City of Waxahachie lighting ordinances, and comply with the 2018 IECC with addenda.

## Signs

There are two existing monument signs at the main entries of the campus. The site also contains additional directional signage through the site. The existing signage will be utilized and updated to include information for the new building as needed to provide wayfinding for the new structure. Existing locations can be referenced on the provided site plan.

An internally illuminated sign is planned for the south and west elevations. Locations can be referenced in the site submission overall elevations. Below is a list of anticipated signage locations:

- West elevation of the ICU addition
- North elevation of the new tower

Signage is also assumed on the entry and exit of the new parking garage. Refer to signage document for additional information.



Building information

The new structure is planned to be an addition to the existing hospital. There are three building elements accounted for in the project.

Program Validation

Building Element #1

ICU & Tower Care Unit Expansion

Med/Surg - 100 beds + 20 Shift beds  
ICU - 6 beds + 10 Shift beds  
Post-Partum - 9 beds (6 beds conversion of existing 20)  
NICU/CCU - 14 h. CCU beds  
Labor & Delivery - 10 LDR  
OR PD - 3 Peds  
Special Services Expansion  
Dietary, Med's MOH, Pharmacy Lab, HIV, LVS/Immun, etc. Area

Building Element #2

New Structured Parking Garage

300 Spaces

Building Element #3

Diagnostic & Treatment

Emergency - 11 Exam Rooms (includes 2 Trauma)  
Imaging - 1 MRI, 1 CT  
Surgery - 4 ORs - 2 Shift  
Peri/Post/Pre/Post Anesthesia  
Central sterile Re-processor / Expansion  
Central Utility Plant Expansion



Location	Added sqft by level	Total added sqft
Building Element 1 (ICU & Tower)	L1 - 18,600	120,320 sqft
	L2 - 19,340	
	L3 - 22,140	
	L4 - 22,080	
	L5 - 22,080	
	L6 - 22,080	
Building Element 2 (Garage)	L1 - 48,750	195,000 sqft
	L2 - 48,750	
	L3 - 48,750	
	L4 - 48,750	
Building Element 3 (Diagnostic & Treatment)	L1 - 24,320	39,630 sqft
	L2 - 15,310	

Total New spaces Required:

354,950 sqft

Building element #1 contains the bed expansions for the project. The ICU expansion is a two-story addition that will include a new entry on level 1. The height of the ICU expansion is 48' to the top of the screen wall. The Med/surg & Women's expansion is a six-story expansion that will tie into the existing bed tower on all floors. The height of the Med/surg & Woman's expansion is 106' - 4" to the top of the screen wall. There will also be a secondary beacon element at the end of the tower. The height of this screen wall will be 106' - 11"



which is lower than the existing beacon element on the existing tower. Building element 1 will add about 113,260 sqft (78,030 sqft of new or existing beds) to the existing building.

Building element #2 is a four-story garage 195,000 sqft garage that will provide parking for 504 cars to support the addition. The height of the new parking garage is 52' to the top of the highest point, the elevator enclosure.

Building element #3 is a 39,630 sqft diagnostic and imaging expansion (9,760sqft includes the Emergency Department exams). This expansion includes an addition to the existing ambulance canopy, renovations to the existing dock to enclose the space. The height of the expansion is 48' to the top of the screen wall.

The exterior skin is planned to consist of Brick Masonry, Calcium Silicate masonry, glass, EIFS, and composite metal panel. These materials all have precedent on the existing campus. A breakdown of materials for each elevation is provided in the site submission.

Currently, the design of the building proposes as little as 14.62% up to 37.94% glazing per elevation including the existing building. Typically, healthcare construction must accommodate for lots of privacy as well as infrastructure to support the building use. As a result, there is much less need for glazing. Where possible the intent is to incorporate windows wherever possible as access to daylight and exterior views to improve the experience and outcomes for patients, visitors, and staff.



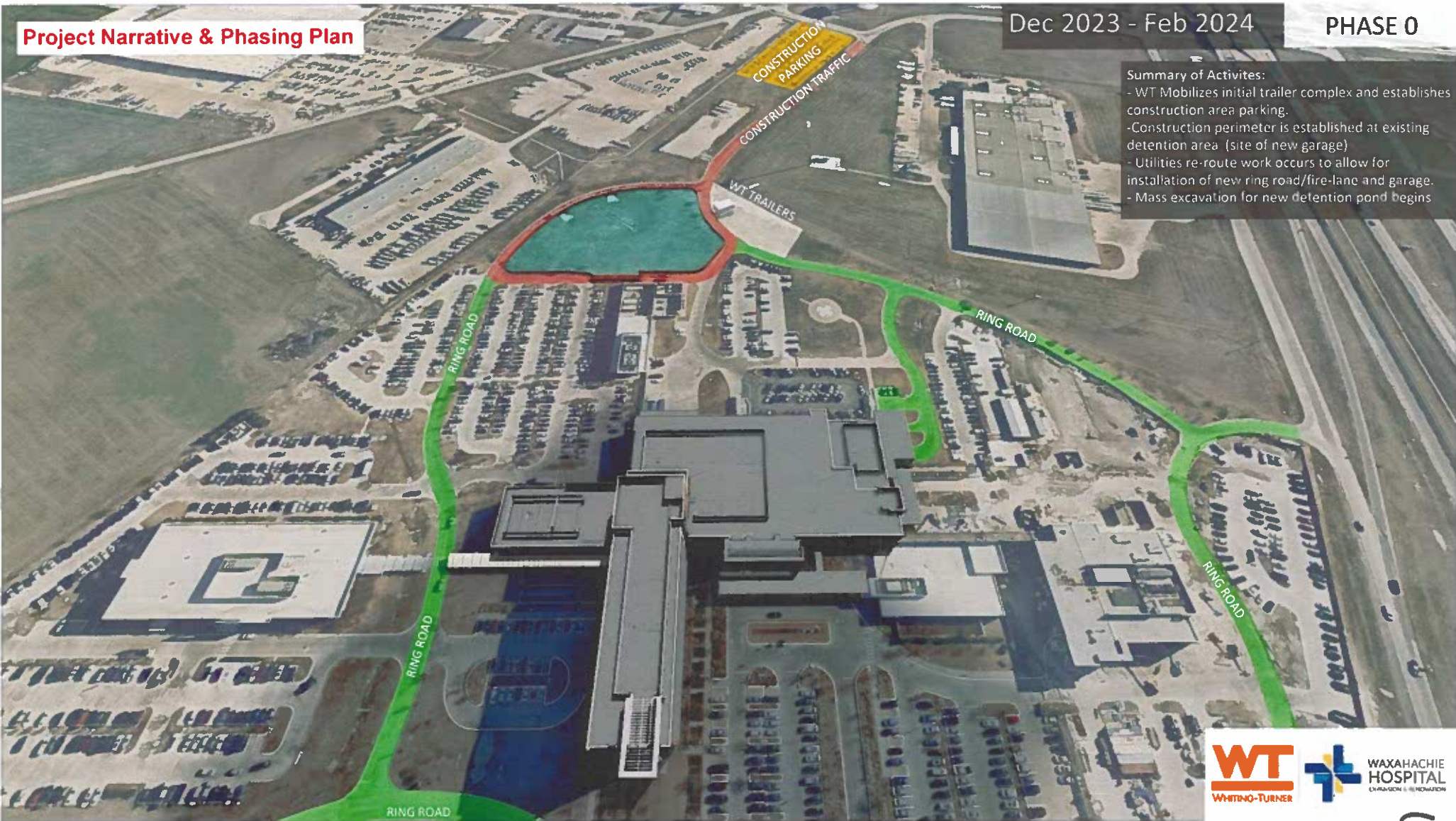
## Project Narrative & Phasing Plan

Dec 2023 - Feb 2024

PHASE 0

### Summary of Activities:

- WT Mobilizes initial trailer complex and establishes construction area parking.
- Construction perimeter is established at existing detention area (site of new garage)
- Utilities re-route work occurs to allow for installation of new ring road/fire-lane and garage.
- Mass excavation for new detention pond begins



**WT**  
WHITINO-TURNER

**WAXAHACHIE  
HOSPITAL**  
CONSTRUCTION & RENOVATION

(15+16)



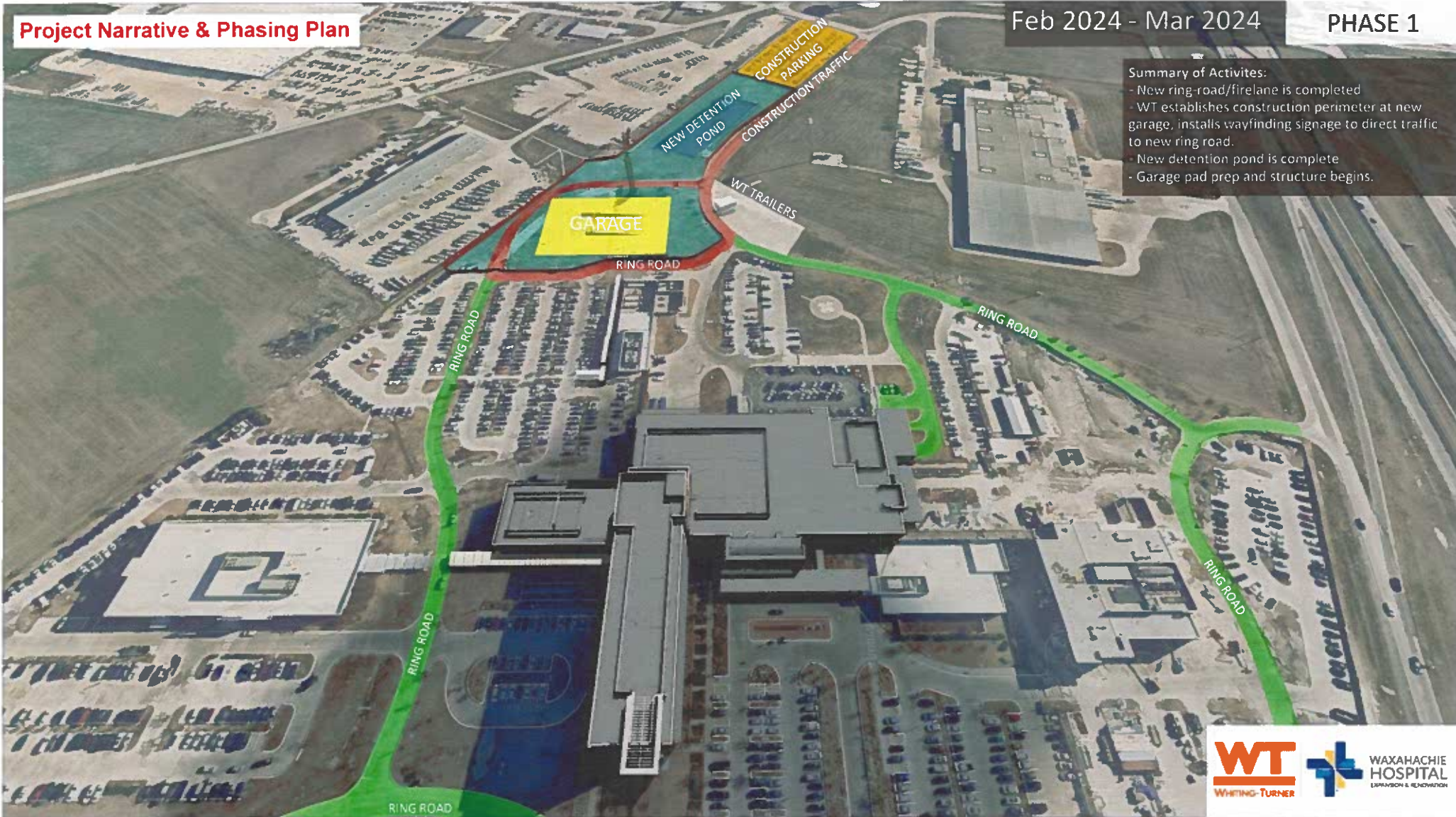
## Project Narrative & Phasing Plan

Feb 2024 - Mar 2024

PHASE 1

### Summary of Activities:

- New ring-road/firelane is completed
- WT establishes construction perimeter at new garage, installs wayfinding signage to direct traffic to new ring road.
- New detention pond is complete
- Garage pad prep and structure begins.



**WT**  
WHITING-TURNER

**WAXAHACHIE HOSPITAL**  
EXPANSION & RENOVATION

(545)



## Project Narrative & Phasing Plan

Apr 2024 - Oct 2024

PHASE 2

### Summary of Activities:

- Garage Construction continues
- WT establishes construction perimeter at tower and ICU expansions.
- WT trailer complex expands.
- Tower and ICU expansion sitework and structure begin.
- Approx. (70) existing parking spaces are displaced at this time from tower parking lot.

CONSTRUCTION  
DELIVERY TRAFFIC

MAINTAIN DOCK  
ACCESS

REROUTED  
PEDESTRIAN WALKWAY

ADDITION

BED TOWER

GARAGE

RING ROAD

NEW DETENTION  
POND

CONSTRUCTION  
PARKING

CONSTRUCTION TRAFFIC

WT TRAILERS

TEMPORARY PARKING

RING ROAD

RING ROAD

RING ROAD



(542)



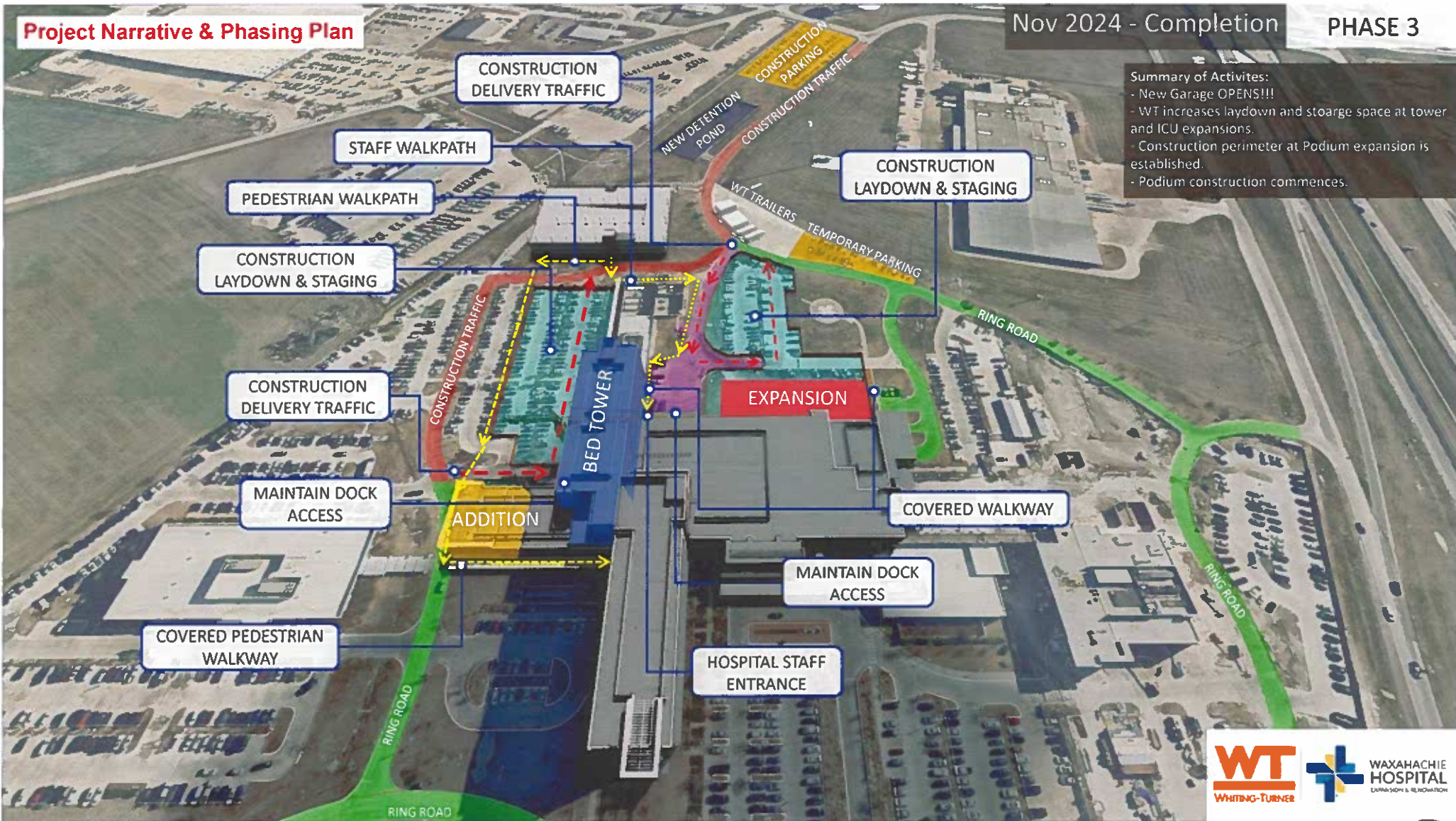
## Project Narrative & Phasing Plan

Nov 2024 - Completion

PHASE 3

### Summary of Activities:

- New Garage OPENS!!!
- WT increases laydown and storage space at tower and ICU expansions.
- Construction perimeter at Podium expansion is established.
- Podium construction commences.



**WT**  
WHITING-TURNER

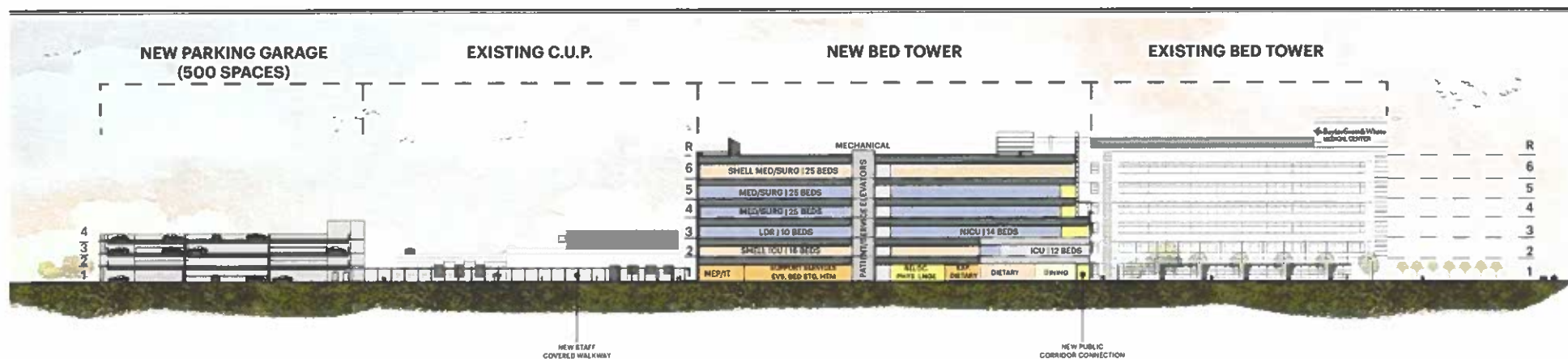
**WAXAHACHIE HOSPITAL**  
EXPANSION & RENOVATION

(5+6)

## Concept Renderings



### NORTH/SOUTH STACKING DIAGRAM



### WEST/EAST STACKING DIAGRAM

$$(5+4)$$



Concept Renderings



North Drive View



Baylor Scott & White Health  
Waxahachie Medical Center

(5+6)



Concept Renderings



North View

(542)



Concept Renderings



North Entry View

(5+1)



Concept Renderings



Northeast Entry View

HKS

Baylor Scott & White Health  
Waxahachie Medical Center

WAXAHACHIE, TX | #25866.000 | 06/27/2023

(5+6)



## Concept Renderings



Northeast Entry View

**HKS**

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Baylor Scott & White Health  
Waxahachie Medical Center

WAXAHACHIE, TX | #25866.000 | 06.27.2023

(5+U)



Concept Renderings



Northeast Tower View



Concept Renderings



Bird's Eye - East D&T View



Concept Renderings



East D&T View



## Concept Renderings



Staff Walkway from Parking Garage



Concept Renderings



Staff Walkway from Parking Garage



Concept Renderings



Staff Walkway from Parking Garage



Concept Renderings



North Bird's Eye View

(546)



## Concept Renderings



North Bird's Eye View



Concept Renderings



North Bird's Eye View

(5824)



Concept Renderings



Parking Garage - North View

(5+4)



Concept Renderings



Parking Garage - West View

(546)



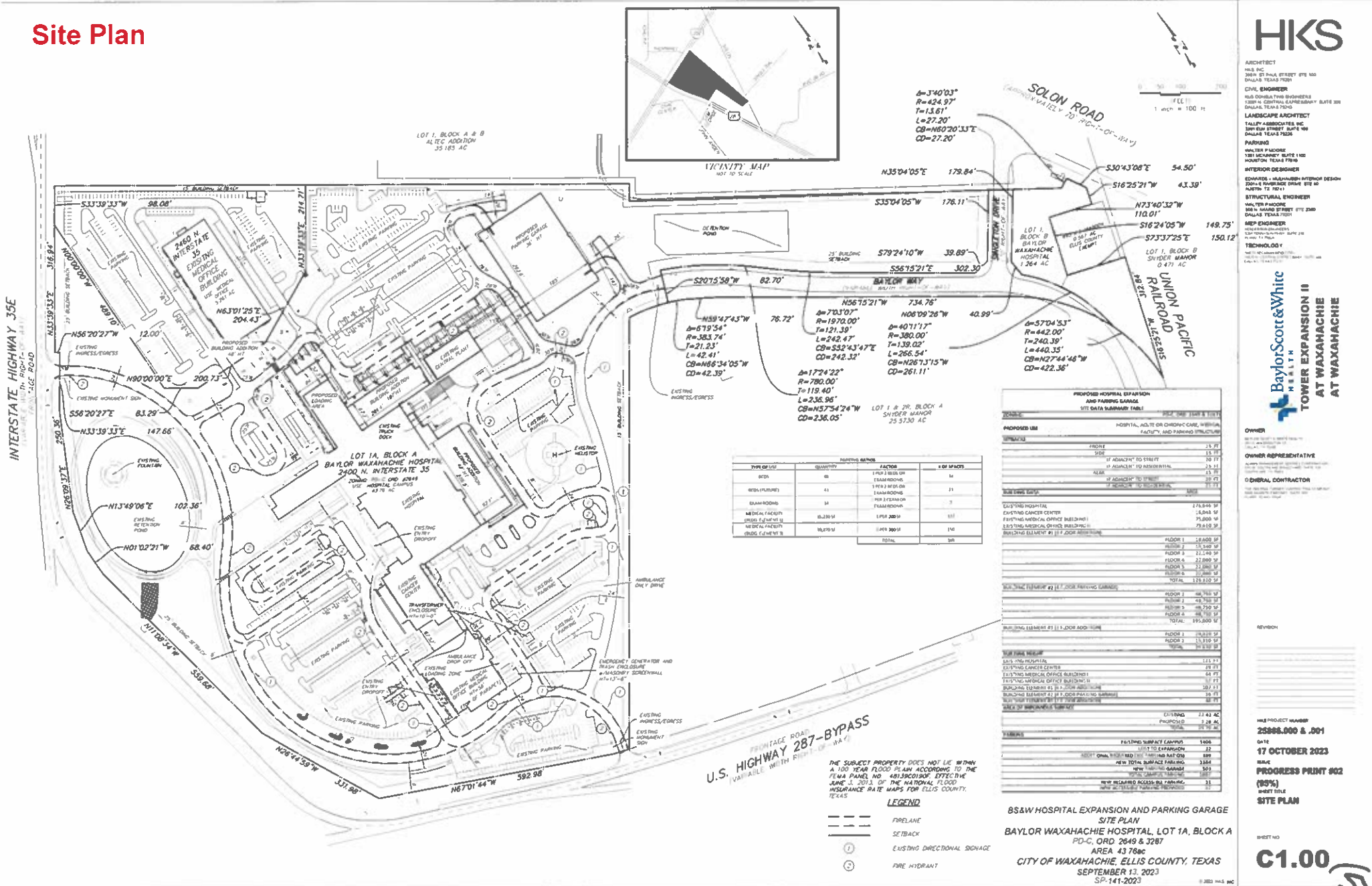
Concept Renderings



Parking Garage - South East View

(546)  
(746)

## Site Plan

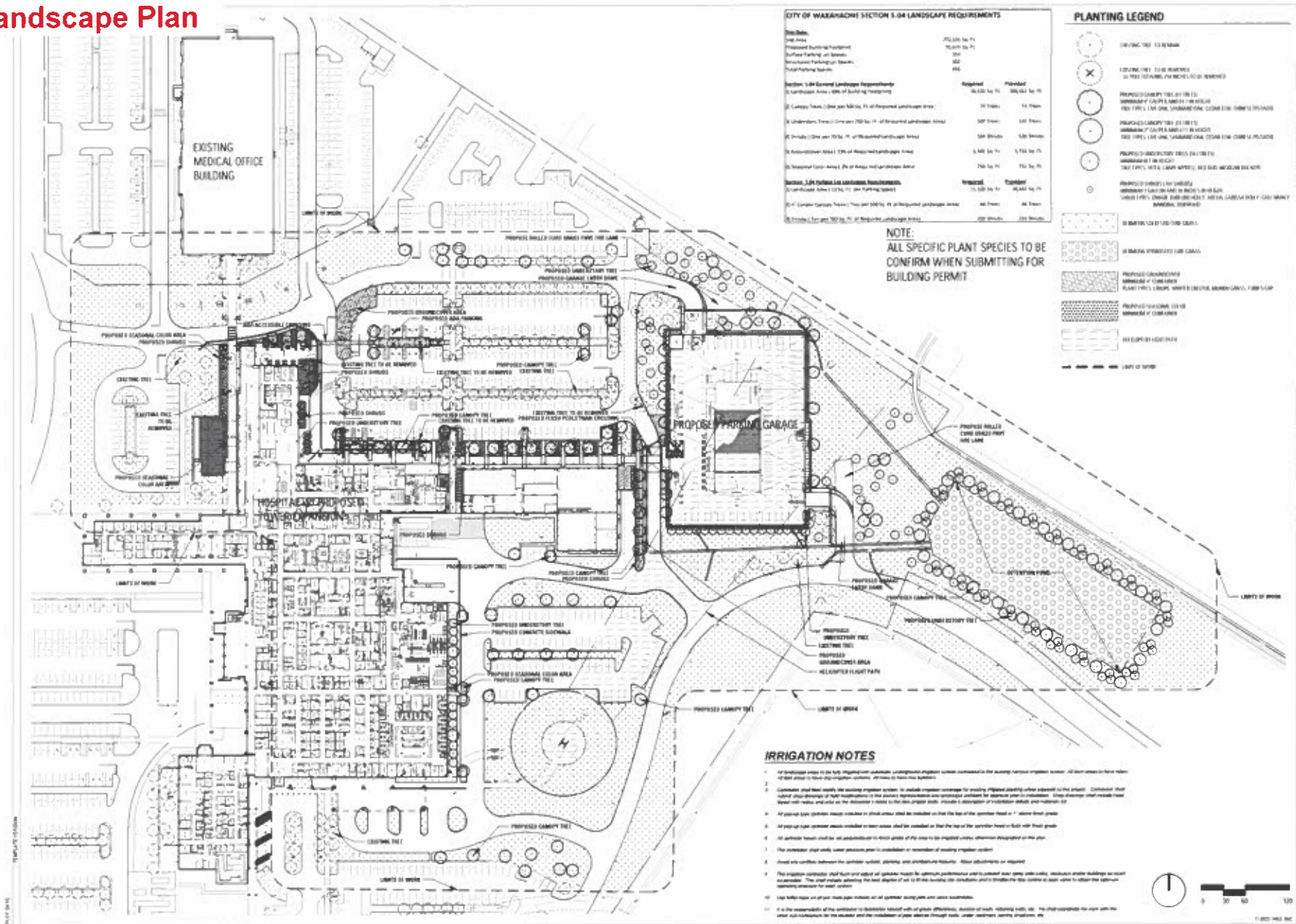


C1.00

## Index



Landscape Plan



HKS

ARCHITECT  
HKS  
10000 WEST STREET, SUITE 100  
DALLAS, TEXAS 75241

CIVIL ENGINEER  
HKS  
10000 WEST STREET, SUITE 100  
DALLAS, TEXAS 75241

LANDSCAPE ARCHITECT  
HKS  
10000 WEST STREET, SUITE 100  
DALLAS, TEXAS 75241

PAVING  
HKS  
10000 WEST STREET, SUITE 100  
DALLAS, TEXAS 75241

STRUCTURAL ENGINEER  
HKS  
10000 WEST STREET, SUITE 100  
DALLAS, TEXAS 75241

MECHANICAL ENGINEER  
HKS  
10000 WEST STREET, SUITE 100  
DALLAS, TEXAS 75241

ELECTRICAL ENGINEER  
HKS  
10000 WEST STREET, SUITE 100  
DALLAS, TEXAS 75241

PLUMBING ENGINEER  
HKS  
10000 WEST STREET, SUITE 100  
DALLAS, TEXAS 75241

MECHANICAL ENGINEER  
HKS  
10000 WEST STREET, SUITE 100  
DALLAS, TEXAS 75241

ELECTRICAL ENGINEER  
HKS  
10000 WEST STREET, SUITE 100  
DALLAS, TEXAS 75241

PLUMBING ENGINEER  
HKS  
10000 WEST STREET, SUITE 100  
DALLAS, TEXAS 75241

OWNER  
Baylor Scott & White  
10000 WEST STREET, SUITE 100  
DALLAS, TEXAS 75241

OWNER REPRESENTATIVE  
HKS  
10000 WEST STREET, SUITE 100  
DALLAS, TEXAS 75241

GENERAL CONTRACTOR  
HKS  
10000 WEST STREET, SUITE 100  
DALLAS, TEXAS 75241

REVISION  
NO. DESCRIPTION DATE

PROJECT NUMBER  
20040000 & 201

DATE  
SEPTEMBER 13, 2023

CITY OF WAXAHACHIE  
SITE PLAN REVIEW  
LANDSCAPE PLAN

PROJECT NO.  
L 1.00

(746)

Elevation/Facade Plan

WEST FACADE MATERIAL TAKEOFF - HORIZONTAL, NEW			
MATERIAL	SF	%	
BRICK MANUFACTURE	2,087.54	22.24	
CALCIUM SILICATE	499.88	4.97	
CMU	0.00	0.00	
GLAZING	4,142.73	44.14	
SPS	0.00	0.00	
COMPOSITE METAL PANEL	1,584.77	16.86	
ROOFED METAL PANEL	4,873.25	51.97	
TOTAL FACADE SF	9,418.25		

WEST FACADE MATERIAL TAKEOFF - HORIZONTAL, EXISTING + NEW TOTAL			
MATERIAL	SF	%	
BRICK MANUFACTURE	34,762.81	36.43	
CALCIUM SILICATE	4,428.30	4.65	
CMU	0.00	0.00	
GLAZING	33,068.04	34.57	
SPS	0.00	0.00	
COMPOSITE METAL PANEL	2,644.86	2.76	
ROOFED METAL PANEL	5,331.76	5.59	
TOTAL FACADE SF	84,933.97		

SOUTH FACADE MATERIAL TAKEOFF - HORIZONTAL, NEW			
MATERIAL	SF	%	
BRICK MANUFACTURE	7,342.35	23.79	
CALCIUM SILICATE	761.05	2.33	
CMU	0.00	0.00	
GLAZING	5,338.75	16.36	
SPS	0.00	0.00	
COMPOSITE METAL PANEL	0.00	0.00	
ROOFED METAL PANEL	1,612.26	4.93	
TOTAL FACADE SF	36,054.41		

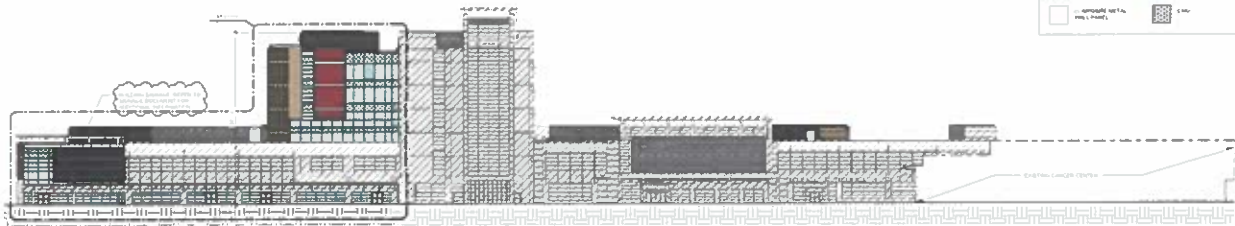
SOUTH FACADE MATERIAL TAKEOFF - HORIZONTAL, EXISTING + NEW TOTAL			
MATERIAL	SF	%	
BRICK MANUFACTURE	35,476.89	22.35	
CALCIUM SILICATE	7,388.23	4.59	
CMU	1,799.00	1.17	
GLAZING	15,829.02	18.27	
SPS	232.45	0.18	
COMPOSITE METAL PANEL	1,179.21	1.62	
ROOFED METAL PANEL	7,338.83	6.22	
TOTAL FACADE SF	95,842.23		

EAST FACADE MATERIAL TAKEOFF - HORIZONTAL, NEW			
MATERIAL	SF	%	
BRICK MANUFACTURE	4,939.32	23.22	
CALCIUM SILICATE	2,459.23	5.97	
CMU	779.34	1.96	
GLAZING	4,127.01	16.28	
SPS	1,647.11	4.68	
COMPOSITE METAL PANEL	492.29	1.23	
ROOFED METAL PANEL	1,784.38	4.89	
TOTAL FACADE SF	26,077.41		

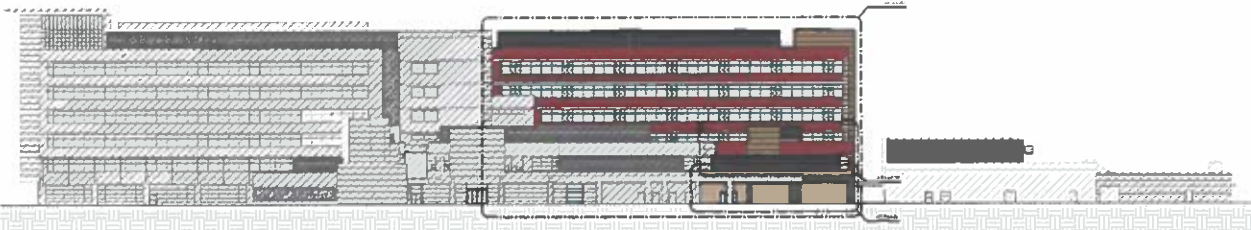
EAST FACADE MATERIAL TAKEOFF - HORIZONTAL, EXISTING + NEW TOTAL			
MATERIAL	SF	%	
BRICK MANUFACTURE	13,264.23	21.85	
CALCIUM SILICATE	2,488.83	3.62	
CMU	8,311.48	4.67	
GLAZING	5,932.81	7.41	
SPS	1,655.39	2.79	
COMPOSITE METAL PANEL	472.29	0.68	
ROOFED METAL PANEL	5,537.71	4.99	
TOTAL FACADE SF	46,532.38		

NORTH FACADE MATERIAL TAKEOFF - HORIZONTAL, NEW			
MATERIAL	SF	%	
BRICK MANUFACTURE	11,834.84	28.34	
CALCIUM SILICATE	6,943.23	15.79	
CMU	0.00	0.00	
GLAZING	33,292.88	39.33	
SPS	0.00	0.00	
COMPOSITE METAL PANEL	0.00	0.00	
ROOFED METAL PANEL	1,178.87	1.37	
TOTAL FACADE SF	53,246.02		

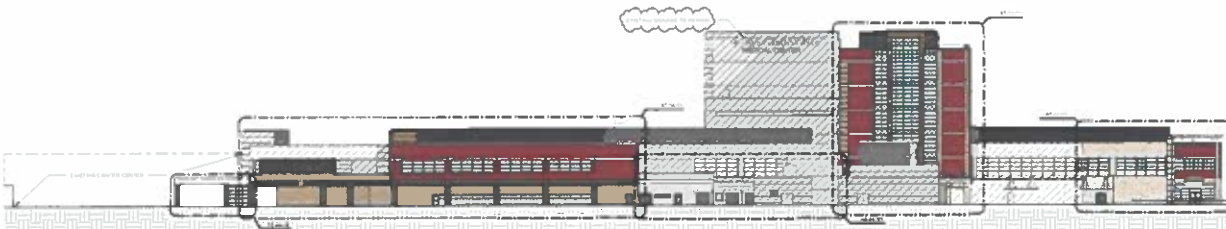
NORTH FACADE MATERIAL TAKEOFF - HORIZONTAL, EXISTING + NEW TOTAL			
MATERIAL	SF	%	
BRICK MANUFACTURE	23,404.95	41.98	
CALCIUM SILICATE	7,838.29	12.94	
CMU	1,734.96	2.83	
GLAZING	26,392.34	34.81	
SPS	309.88	0.45	
COMPOSITE METAL PANEL	406.18	0.61	
ROOFED METAL PANEL	4,363.58	6.88	
TOTAL FACADE SF	68,136.16		



04 OVERALL WEST ELEVATION  
1" = 30'-0"



03 OVERALL SOUTH ELEVATION  
1" = 30'-0"



02 OVERALL EAST ELEVATION  
1" = 30'-0"



01 OVERALL NORTH ELEVATION  
1" = 30'-0"

**EXTERIOR MATERIAL LEGEND**

BRICK MANUFACTURE	BRICK MANUFACTURE
CALCIUM SILICATE	CALCIUM SILICATE
CMU	CMU
GLAZING	GLAZING
SPS	SPS
COMPOSITE METAL PANEL	COMPOSITE METAL PANEL
ROOFED METAL PANEL	ROOFED METAL PANEL

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**Baylor Scott & White HEALTH**  
TOWER EXPANSION II  
AT WAXAHACHIE

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OWNER REPRESENTATIVE  
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GENERAL CONTRACTOR  
BAYLOR SCOTT & WHITE HEALTH  
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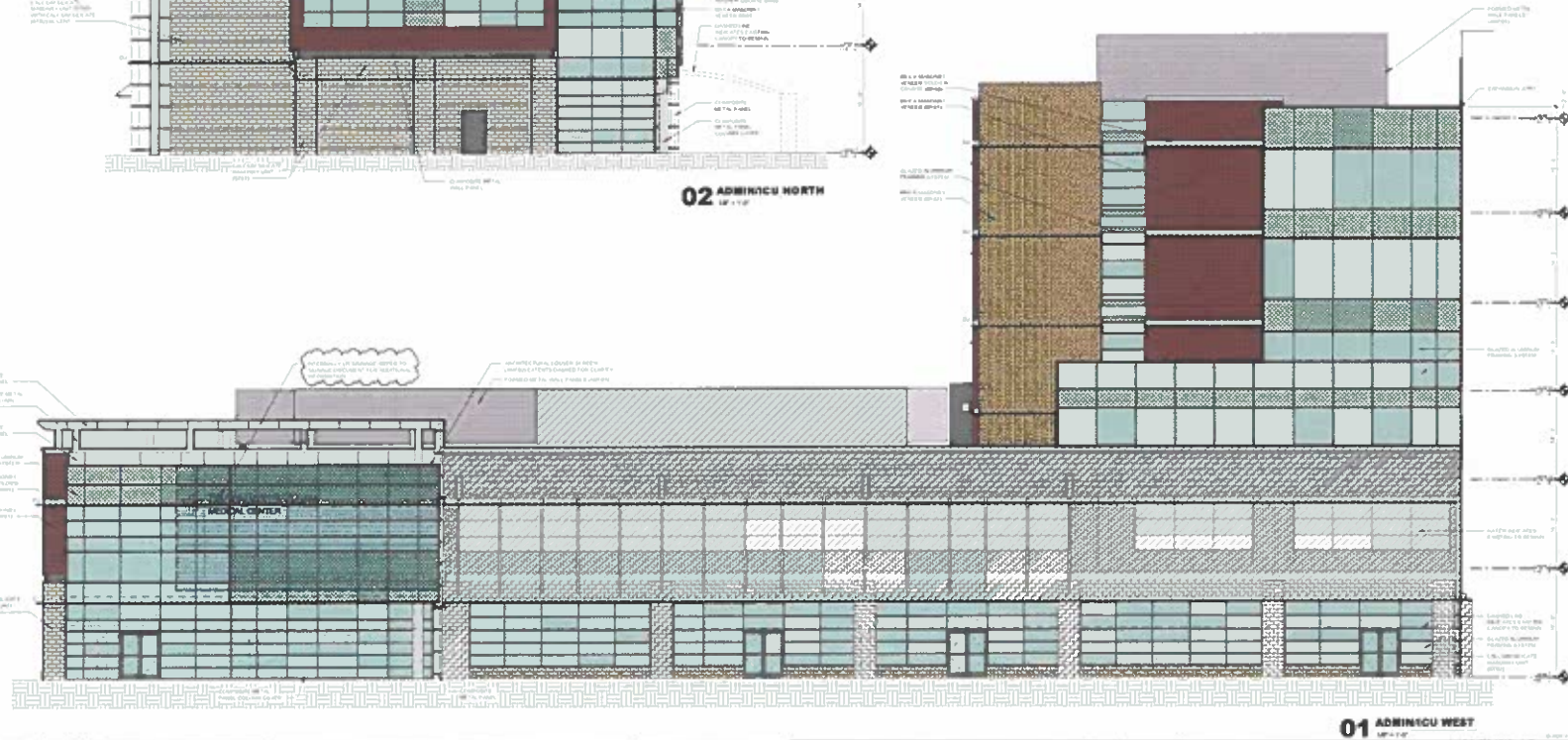
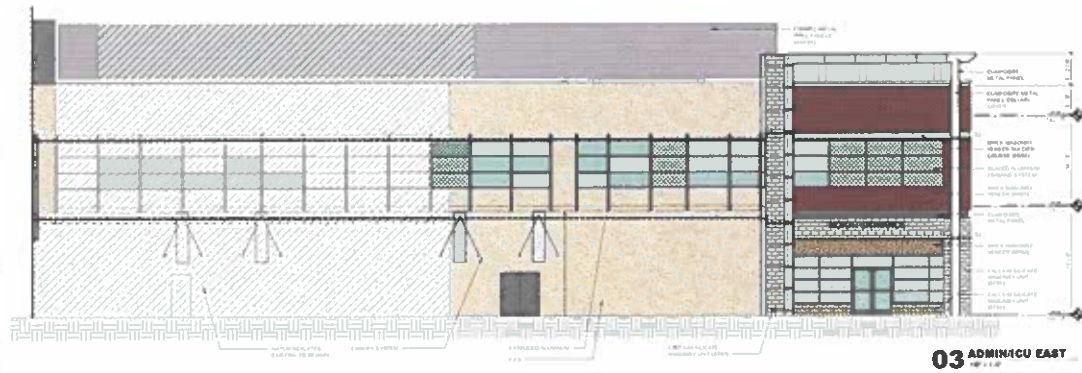
13 SEPTEMBER 2023  
CITY OF WAXAHACHIE  
SITE PLAN REVIEW  
OVERALL BUILDING  
ELEVATIONS

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### Elevation/Facade Plan



**EXTERIOR MATERIAL LEGEND**

- 1. **BRICK** - Red brick pattern
- 2. **STONE** - Natural stone pattern
- 3. **WOOD** - Vertical wood grain
- 4. **CONCRETE** - Smooth concrete finish
- 5. **GLASS** - Reflective glass panels
- 6. **ALUMINUM** - Horizontal aluminum slats
- 7. **STEEL** - Corrugated steel panels
- 8. **CERAMIC** - Large ceramic tiles
- 9. **COMPOSITE** - Composite material finish
- 10. **PAVING** - Interlocking paving stones
- 11. **ROOFING** - Asphalt shingle pattern
- 12. **LANDSCAPE** - Gravel or mulch texture

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**STRUCTURAL ENGINEER**

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**FOOD SERVICES**  
 100% A (10 years) STANCO  
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**Baylor Scott & White**  
HEALTH  
**TOWER EXPANSION II  
AT WAXAHACHIE**

**OWNER REPRESENTATIVE**  
 JAMES HARRINGTON, JR. 220-475-0000  
 1000 N. 17TH ST. SUITE 1000  
 DENVER, CO 80202

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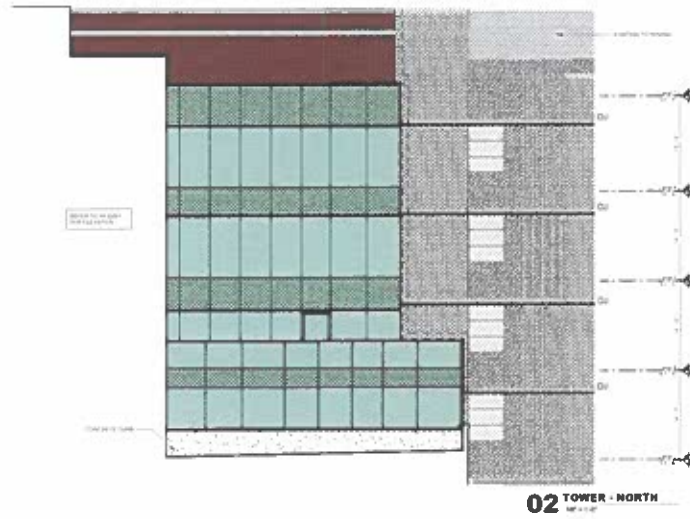
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13 SEPTEMBER 2023

**CITY OF WAUWATACHE**  
**SITE PLAN REVIEW**  
6-07-102  
**HIGHWAYBUILT**  
**ELEVATIONS**

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## Elevation/Facade Plan



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**Abstract**

## OWNER REPRESENTATIVE

## GENERAL CONTRACTOR

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13 SEPTEMBER 2023

**CITY OF WALXAMACHIE  
SITE IS AN ISSUE**

### TOWER ELEVATIONS

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## 01 TOWER - NORTH

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HEALTH  
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AT WAXAHACHIE

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Fax: 281.416.1001  
www.hks.com

**ELECTRICAL ENGINEER**  
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10000 Katy Freeway, Suite 1000  
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Tel: 281.416.1000  
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**POSS SERVICES**  
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Houston, Texas 77059  
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Houston, Texas 77059  
Tel: 281.416.1000  
Fax: 281.416.1001  
www.hks.com

**BaylorScott&White**  
**HEALTH**  
**TOWER EXPANSION II**  
**AT WAXAHACHIE**

**OWNER**  
Baylor Scott & White Health  
10000 Katy Freeway, Suite 1000  
Houston, Texas 77059  
Tel: 281.416.1000  
Fax: 281.416.1001  
www.hks.com

**OWNER REPRESENTATIVE**  
Baylor Scott & White Health  
10000 Katy Freeway, Suite 1000  
Houston, Texas 77059  
Tel: 281.416.1000  
Fax: 281.416.1001  
www.hks.com

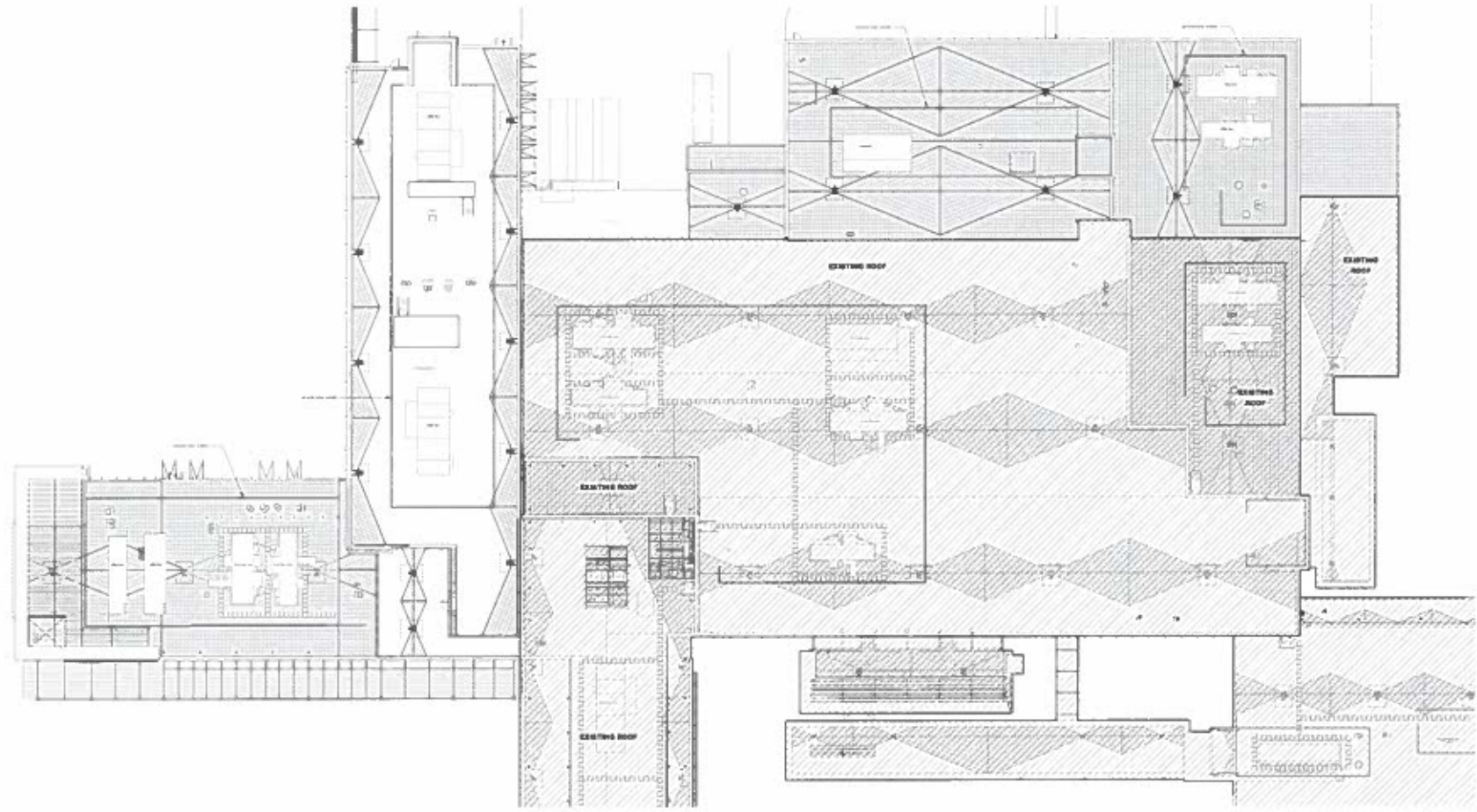
**GENERAL CONTRACTOR**  
Baylor Scott & White Health  
10000 Katy Freeway, Suite 1000  
Houston, Texas 77059  
Tel: 281.416.1000  
Fax: 281.416.1001  
www.hks.com

NO.	DESCRIPTION	DATE
1	Overall Roof Plan	08/10/2023
2	Roof Section	08/10/2023
3	Roof Detail	08/10/2023
4	Roof Detail	08/10/2023
5	Roof Detail	08/10/2023
6	Roof Detail	08/10/2023
7	Roof Detail	08/10/2023
8	Roof Detail	08/10/2023
9	Roof Detail	08/10/2023
10	Roof Detail	08/10/2023

25000.000  
08 OCTOBER 2023  
CITY OF WAXAHACHIE  
SITE PLAN REVIEW  
OVERALL ROOF PLAN

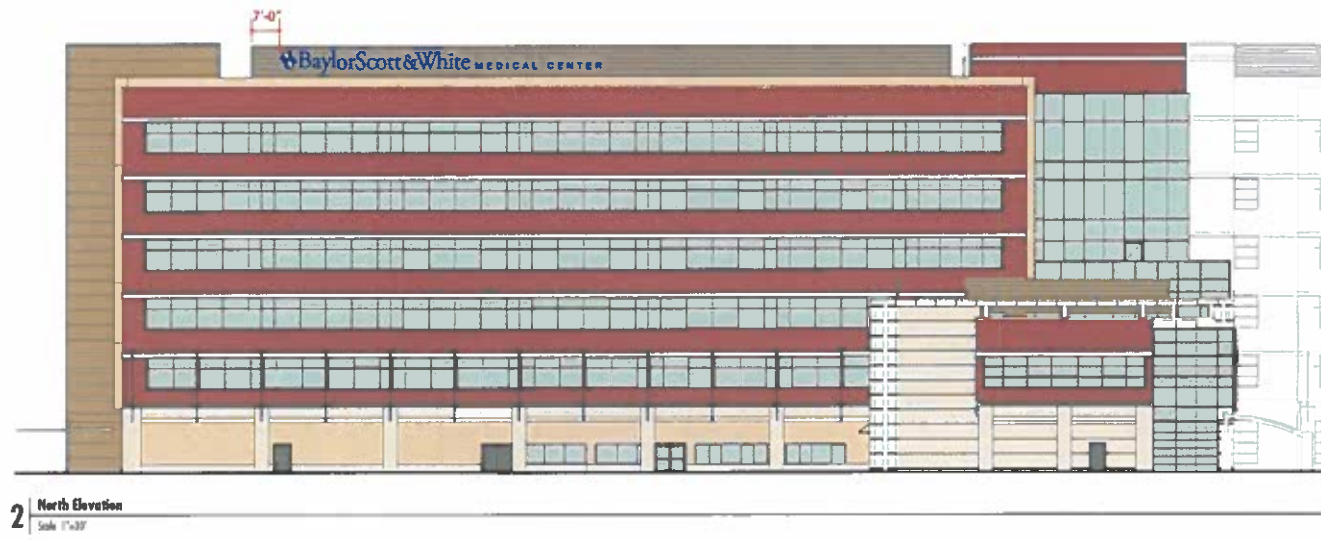
08/10/2023  
A2.80

(n45)



**01 OVERALL ROOF PLAN**  
1"=20'

# Signage Plan



Babendure Design Group  
8140 Walnut Hill Ln. #950  
Dallas, Texas 75231  
214.265.1960  
www.babendure.com

(544)

Illuminated Logo

BSW Waxahachie Medical Center

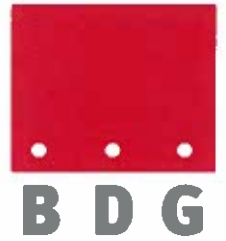
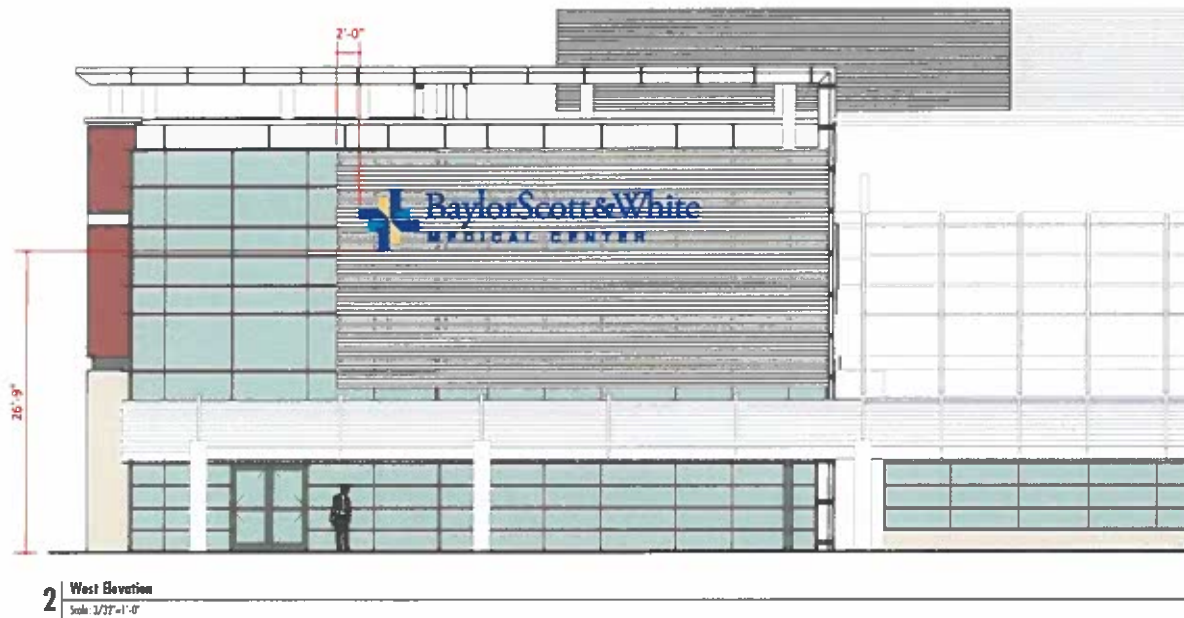
October 06, 2023



# Signage Plan



Size to match existing



Babendure Design Group  
8140 Walnut Hill Ln, #950  
Dallas, Texas 75231  
214.265.1960  
www.babendure.com

(5+6)

Non-illuminated Logo

BSW Waxahachie Medical Center

October 06, 2023

(7+8)



## Memorandum

To: Honorable Mayor and City Council

From: Jennifer Pruitt, AICP, LEED-AP, CNU-A, Senior Director of Planning

Thru: Michael Scott, City Manager

Date: November 14, 2023

Re: ZDC-692-2023 ASD Waxahachie – PD Amendment

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On November 8, 2023, the applicant requested to continue case no. ZDC-69-2023 from the November 14, 2023, Planning and Zoning Commission agenda and the November 20, 2023, City Council meeting agenda to the November 29, 2023, Planning and Zoning Commission agenda and the December 4, 2023, City Council meeting agenda.