



**Monday, October 28, 2019
Planning and Zoning Commission Meeting**

**Council Chambers
3815 Sachse Road, Building B
6:00 p.m.**

To address the Commission for any public hearing item, please sign a speaker's sheet located on the tables by the front entry and submit to the acting Secretary. You will have three (3) minutes to address the Commission. In accordance to the Open Meetings Act, the Commission may not discuss or take any action on any item which has not been posted on the agenda.

A. Regular Meeting - 6:00 PM

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, October 28, 2019 at 6:00 p.m. at Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:
2. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.
3. Consider approval of the September 23, 2019 meeting minutes.
4. Receive a presentation regarding the proposed Trinity Regional Hospital development along the President George Bush Turnpike.
5. Discussion of future agenda items, update on Council actions, training topics, and requests for new business consideration.
6. Adjournment.

I, the undersigned authority, do hereby certify that this notice of meeting was posted in accordance with the regulations of the Texas Open Meetings Act and on the bulletin board, an accessible location at Sachse City Hall.

A handwritten signature in black ink that reads "Michelle Lewis Sirianni".

Michelle Lewis Sirianni, City Secretary

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Lauren Rose, ADA Coordinator, via phone at 972.429.4770, via email at lrose@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.

**Agenda Item Details**

Meeting	Oct 28, 2019 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 6:00 PM
Subject	3. Consider approval of the September 23, 2019 meeting minutes.
Access	Public
Type	Action, Minutes
Recommended Action	Approve as presented.
Minutes	View Minutes for Sep 23, 2019 - Planning and Zoning Commission Meeting

Public Content

Planning and Zoning Commission Meeting (Monday, September 23, 2019)

Generated by Charlotte Youngblood on Tuesday, September 24, 2019

Members present:

Travis Mondok, Scott Ohman, Chance Lindsey, Bill Thrash, Teddy Kinzer

Members absent:

Jeanie Marten, Fernando Gutierrez

Meeting called to order at 6:33 PM**Regular Meeting - 6:33 PM****1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, September 23, 2019 at 6:00 p.m. at Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:**

Chairman Lindsey opened the meeting of the Planning and Zoning Commission at 6:00 pm.

2. Invocation and Pledge of the Allegiance to U.S. and Texas Flags.

Commissioner Kinzer offered the invocation. Commissioner Ohman led the pledges.

3. Consider approval of the August 12, 2019 meeting minutes.

Motion by Bill Thrash, second by Teddy Kinzer.

Final Resolution: Motion Carries

Yes: Travis Mondok, Scott Ohman, Chance Lindsey, Bill Thrash, Teddy Kinzer

4. Conduct a public hearing to consider and act on a request by Tony & Ashley Fikes, to rezone approximately 13.95 acres of land from Agricultural (AG) to Planned Development District (PD), to allow for a RV, boat, and car storage facility, located at 5350 Pleasant Valley Road. Consider and act on the proposed rezoning request.

Development Director Robinson introduced the item. He explained that the subject property is identified as Parks and Open Spaces on the Future Land Use Plan. He stated the proposed zoning would allow for a RV, boat, and car storage facility. He stated the property is not served by sewer and the extension of services is not likely and there is a significant amount of floodplain located on the property. In staff's opinion, the property lends itself to either low density residential or very low intensity non-residential / office type uses.

Mr. Fikes, applicant, made a power point presentation highlighting what the concept plan for development would be.

Chairman Lindsey opened the public hearing at 6:17 pm.

Heidi Kamilar, 2242 Elm Grove Rd., stated that her husband was out of town, but that he had wrote a letter, and wanted to ensure commissioners got a copy of it. She stated Mr. Fykes came to the house and presented documents of the proposed facility. She stated that their has only been one instance where such a facility improved the equity, in the area, around it. She stated that the public hearing notices should be sent earlier than what is required.

Mark Phillips, 2320 Elm Grove Rd., He stated he was against the development. He explained there are two more types of these same facilities in the area, and doesn't see the need for another one. He asked the commission to deny this request.

The public hearing was closed at 6:25 pm.

Commissioner Mondok asked if we require zoning sings to be placed on the properties that are being rezoned and if all the noticing requirements were met. Mr. Robinson said we don't require signage at this time and all noticing requirements were met. Mondok inquired to the applicant about potential impact to the floodplain. Applicant's engineer, Jonathan Hack, stated that after zoning is approved, they we have a full drainage and flood study done. After more discussion, Mondok made a motion to approve the zoning request, with a 25-foot minimum buffer be maintained for screening.

Motion by Travis Mondok, second by Scott Ohman.

Final Resolution: Motion Carries

Yes: Travis Mondok, Scott Ohman, Teddy Kinzer

No: Chance Lindsey, Bill Thrash

5. Conduct a public hearing to consider and make a recommendation on an ordinance amending the Code of Ordinances by amending Chapter 11 titled "Zoning". Staff recommends approval of the proposed amendment to the Zoning Ordinance.

Robinson explained the proposed revisions to the Zoning Ordinance. He stated the proposed revisions are intended to update regulations to reflect state law changes and clean up errors and outdated references. More discussion followed.

Chairman Lindsey opened the public hearing. With no one speaking the public hearing was closed at 7:15 pm.

Bill Thrash made a motion to approve the proposed amendments.

Motion by Bill Thrash, second by Teddy Kinzer.

Final Resolution: Motion Carries

Yes: Travis Mondok, Scott Ohman, Chance Lindsey, Bill Thrash, Teddy Kinzer

6. Discussion of future agenda items, update on Council actions, training topics, and requests for new business consideration.

Robinson discussed future agenda items and updated the commission on new commercial development. Chairman Lindsey stated that he is not renewing his term on the Planning & Zoning Commission and wanted to inform the commissioners of his decision to do so.

7. Adjournment.

Meeting was adjourned at 7:24 pm.

**Agenda Item Details**

Meeting	Oct 28, 2019 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 6:00 PM
Subject	4. Receive a presentation regarding the proposed Trinity Regional Hospital development along the President George Bush Turnpike.
Access	Public
Type	Discussion

Public Content**BACKGROUND**

- A hospital and medical office development (Trinity Regional Hospital) is being proposed on approximately 19.9 acres located along the northside of President George Bush Turnpike.
- The proposed hospital and medical office development is located within the PGBT Zoning district.

OVERVIEW

- The developer will provide a presentation to go over the proposed details of the project and answer any of the questions the Planning & Zoning Commission has.
- As part of the discussion, the developer is seeking feedback on the proposed layout and the potential variances that will be necessary to accommodate the proposed layout.

RECOMMENDATION

- To provide feedback regarding the layout and any potential variances and waiver requests associated with the proposed Trinity Regional Hospital project.

TRHS Presentation.pdf (1,399 KB)



TRINITY REGIONAL HOSPITAL SACHS



CONTENTS

1. Project Overview
2. Status
3. Schedule
4. Benefits to Sachse
5. TRHS Need
6. Summary



PROJECT OVERVIEW

1. Five Phase Development:

- Hospital (Phase One)
- Medical Office Building I
- Hospital Bed Tower Expansion
- Medical Office Building II
- Post-Acute Care Facility (Rehab / Skilled Nursing / Wellness Center)

2. Anticipated Medical Center Development Costs:

- Hospital Development Cost = **\$81,000,000**
- MOB I (~\$15,000,000) (To be completed prior to Hospital opening)
- Hospital Bed Tower Expansion (~\$90,000,000)
- MOB II (~\$19,000,000)
- Post Acute Care Facility (~\$55,000,000)

Total Development Costs, All Phases ~\$260,000,000

3. Hospital (Phase One) includes:

- 32 inpatient beds
- Emergency Department / Trauma Center (ED) open 24/7/365
- 10 ED Exam Beds + Special Procedure & Trauma Rooms
- 4 Operating Rooms



PROJECT OVERVIEW

3. Hospital (Phase One) (con't.):

- Pre-Op / Post-Op / PACU
- Diagnostic Imaging (MRI, CT, X-Ray, Fluoroscope, Ultra Sound, Densitometry & Nuclear Medicine)
- Pharmacy / Laboratory / Blood Bank
- Cath Lab (Phase Two of Hospital Expansion)
- Outpatient Diagnostic and Treatment Center
- Dietary Department
- Telemedicine Support / Administration
- Will be fully licensed as an acute care hospital by TxDSHS and

4. Hospital Operations:

- Will Be Operated and Managed by Quorum Health Resources (www.qhr.com)
- QHR Currently Operating / Managing ~130 hospitals in Texas and
- Listed by **Forbes** as the Best (Hospital) Management Firm in 20
- Founded in 1977, public traded on NYSE. Based in Brentwood,

5. Hospital Development and Organization:

- Owner – Trinity Regional Hospital Sachse, LLC (TRHS)
- TRHS a wholly owned subsidiary of Sunland Medical Foundation



PROJECT OVERVIEW

5. Hospital Development and Organization (con't.):

- Financed with tax-exempt bonds (therefore, lowest interest rate)
- 5-7 member Board of Directors will oversee operations
- Hospital will lease land (99 year ground lease)
- Hospital will pay ad valorem (property, school, etc. taxes) annually
- Will be largest employer in Sachse: ~280 medical professionals alone
- Annual payroll ~ \$21,000,000 / \$80,000 average annual salary

6. Medical Service Demand

- Market and financial feasibility reports prepared by Navigant, QHR indicate current need in service area of 228 inpatient hospital beds
- Navigant, Wipfli and QHR reports also indicate need for **262 inpatient beds** by 2023
- Total population in service area of TRHS currently ~352,721
- Estimated total population by 2023 ~**379,662**

7. Medical Groups That Want to Practice at TRHS:

- Surgery (general / outpatient / specialty)
- Pulmonology
- Cardiology (invasive & interventional)



PROJECT OVERVIEW

7. Medical Groups That Want to Practice at TRHS (con't.):

- Oncology
- Gastroenterology
- Orthopedics
- Emergency Medicine
- Internal Medicine / Family Practice

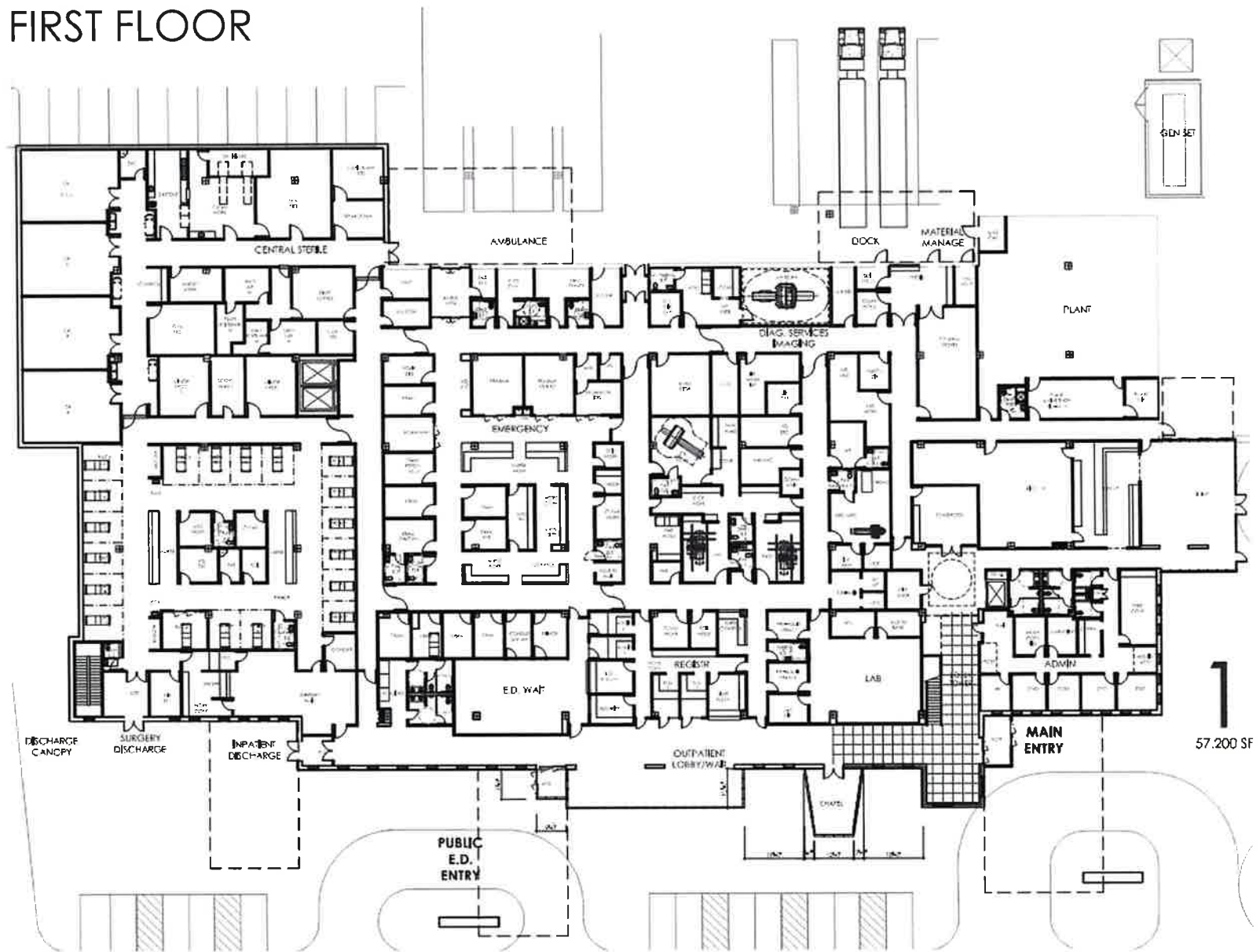
8. Development Team Overview

- Sponsor: Trinity TX Medical Holdings, LLC
 - William W. Persefield, AIA, ACHA, NCARB, Managing Member
 - James R. Campbell, Managing Member
- Investment Banking / Underwriter: NW Financial Group, LLC / Markets, Inc.
- Architect / Engineers:
 - Architect: Grace Hebert Curtis
 - Structural Engineer: Walter P Moore
 - Mechanical / Electrical Engineer: Smith Seckman Reed
 - Civil Engineer: Kimley-Horn
- Medical Planner: Quorum Health Resources
- General Contractor: Rogers-O'Brien Construction Company



PROJECT OVERVIEW

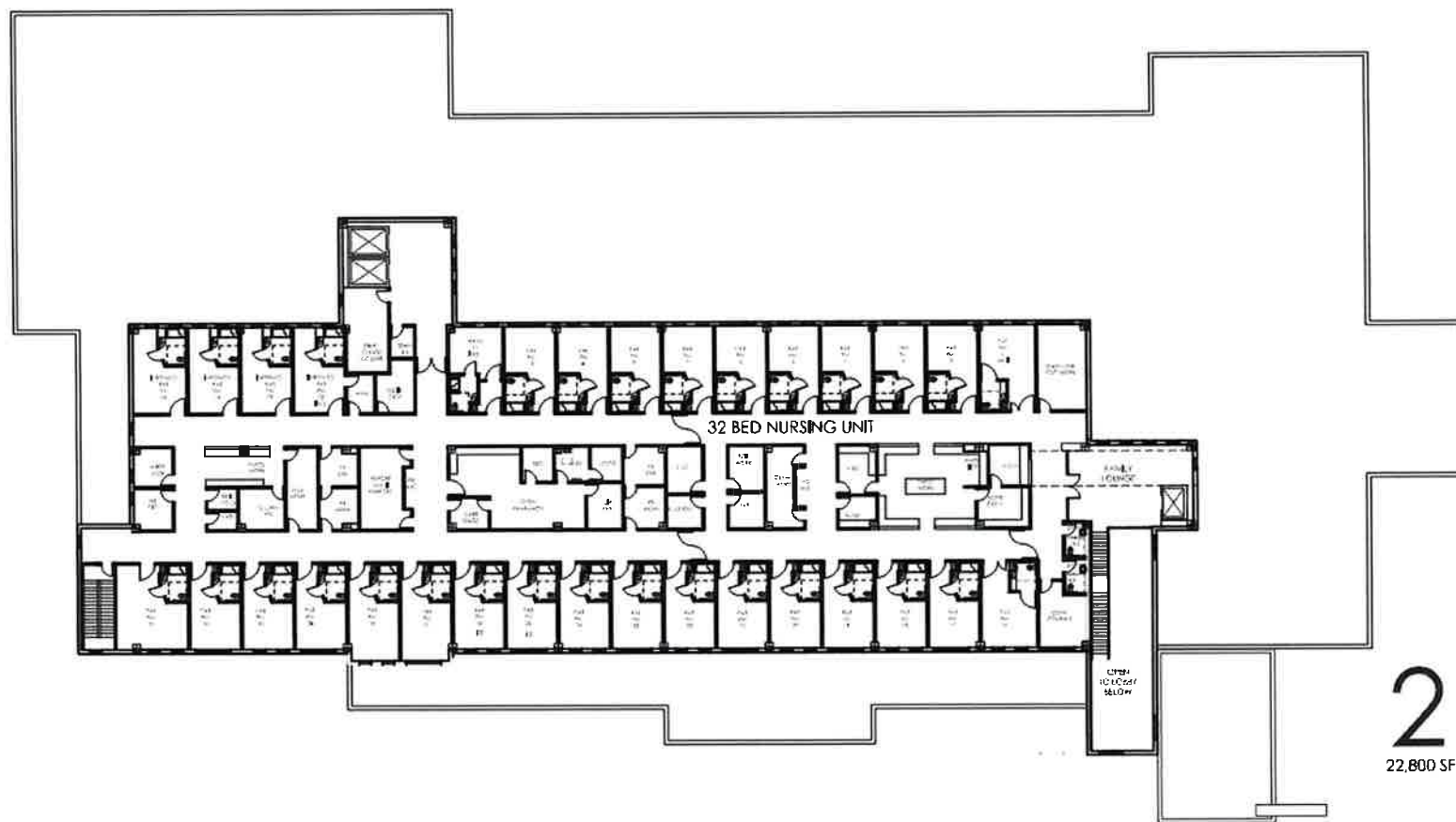
FIRST FLOOR





PROJECT OVERVIEW

SECOND FLOOR

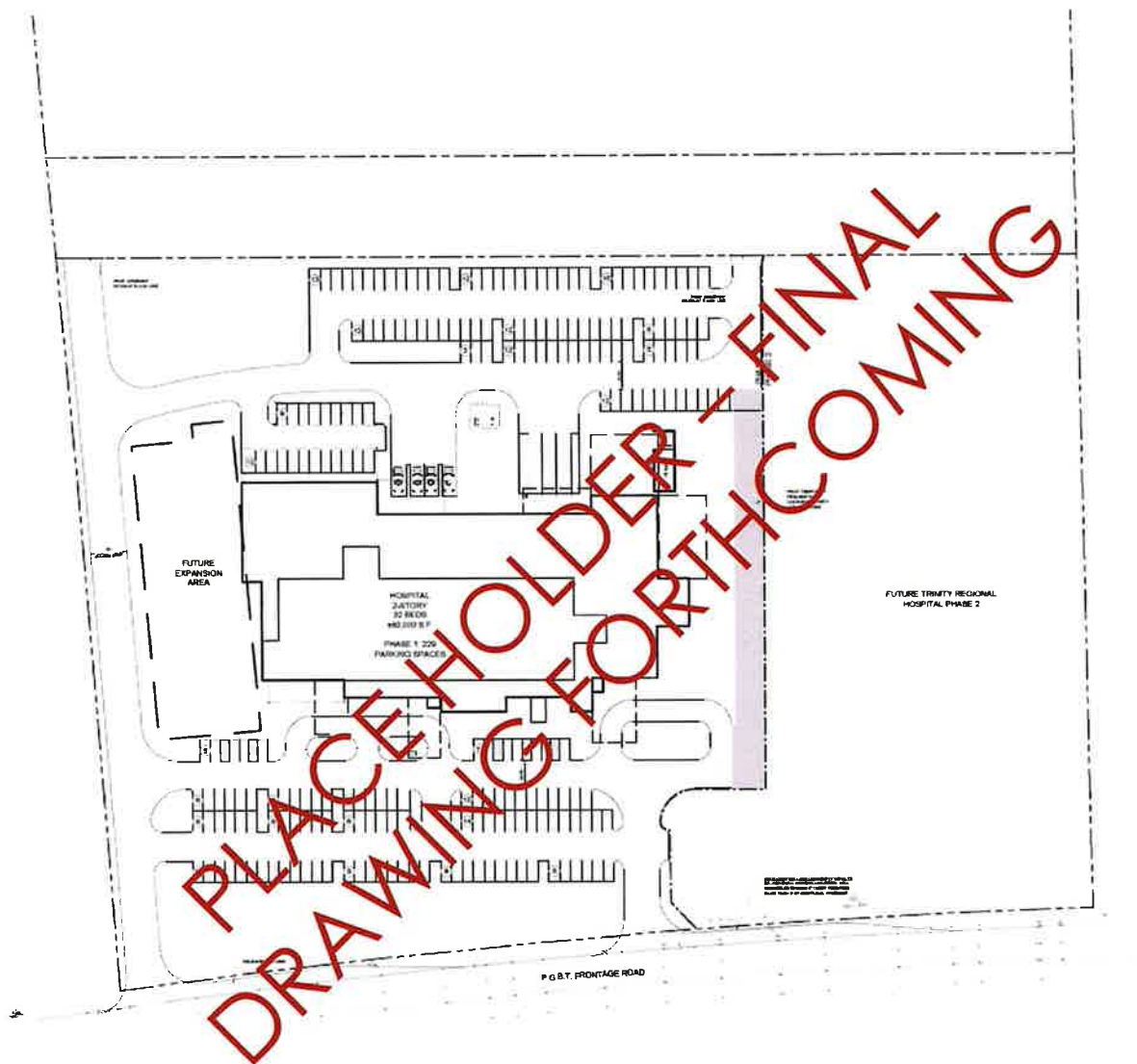


2
22,800 SF



PROJECT OVERVIEW

SITE MASTER PLAN





EXTERIOR DESIGN CONCEPT DRAWINGS





EXTERIOR DESIGN CONCEPT DRAWINGS



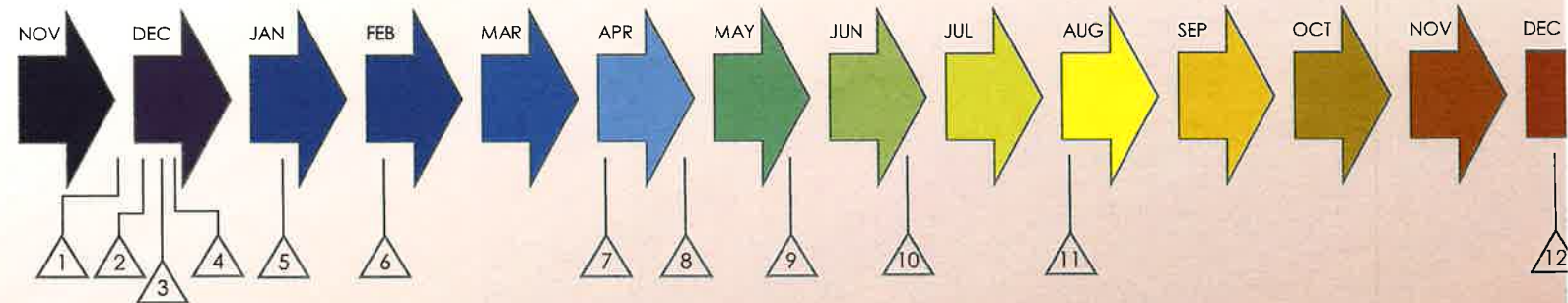


STATUS

1. \$81,000,000 of Development Funding Secured (for Hospital):
 - \$69,000,000 – Senior Debt
 - \$12,000,000 – Subordinated Debt / In-kind Equity
2. Use of Funds:
 - \$33,500,000 - Design and Construction
 - \$4,300,000 – Furnishing and Medical Equipment
 - \$10,100,000 – Start-Up Expenses & Working Capital
 - \$17,300,000 – Capitalized Interest & Debt Service Reserves
 - \$9,900,000 – Development Costs, Fees & Financing Costs
 - \$5,900,000 – Contingencies, Permits, Legal Fees & Special Cor
3. Final Drafts of Closing Documents Completed
 - Closing awaiting issue if first Building Permit (site grading & mo
4. Preliminary Plat Application Complete (to be submitted to City C
5. Complete Civil & Site Engineering (to be submitted to City Octob
6. Guaranteed Maximum (Construction) Price (GMP) Received and
7. Opening (of Hospital & MOB I Scheduled for January 2021



SCHEDULE



1. Obtain approval of requisite zoning variances
2. Rough grading and mobilization permit issued
3. Ceremonial / actual ground breaking & start of sitework
4. Mobilization (SWPPP / temporary facilities / site clearing
5. Excavation / grading / utilities / paving
6. Piers / foundation work
7. Structural frame erection
8. Roof installed
9. Exterior cladding
10. Level 1 interior fit-out
11. Level 2 interior fit our
12. Final AHJ Inspections
13. Final Punch list
14. Occupancy / Operations Start



BENEFITS TO SACHSE

1. Hospital will employ 280+ Medical Professionals (Phase I) – easily the largest employer in the City
2. Many jobs will be available to Sachse residents
3. Annual Payroll (First Year) ~**\$21,000,000**
4. Average annual salary at Hospital ~**\$80,000** per year
5. Goods & services of Sachse businesses, as well as housing, will be in demand
6. Ad Valorem Taxes (paid by Hospital) will Directly Benefit City
7. Critical Shortage of Hospital Beds Lessened
8. Sachse EMTs will have far shorter “runs” therefore making more EMTs available without requiring more vehicles and first responders
9. Hospital and Medical Center will help City attract other businesses
10. The Hospital will be an environmentally “clean” business – no smokestack pollutants produced
11. Many jobs will be created during construction. These workers will spend money on goods and services of Sachse businesses
12. Full build-out of Medical Center (All Phases ~\$260,000,000) will provide jobs for decades
13. City will have the prestige of being home to a large Medical Center
14. Medical Center will attract many people to the City.



TRHS NEEDS

1. Approval of requested variances to current zoning
 - Patient safety critical
 - Ease and convenience of wayfinding lessens anxiety
 - Parking space allotment within typical hospital planning standards
 - Visibility of entrances from SH 190 crucial
2. Expedited review of Plat Application and Sitework/Civil design documents
3. Issuance of Grading & Mobilization Permit (Funding cannot close until building permit issued)
4. As soon as possible, the City of Sachse to hold a public hearing on the proposed bonds under Section 147(f) of the Internal Revenue Code of 1986 and the Tax Reform Act of 1986 (TEFRA).

(The tax-exempt bonds used for financing the Hospital will *never* be a general indebtedness of or general obligation of the City of Sachse, but a public hearing is required by law to be conducted by the City regardless.)



SUMMARY

The "Bottom Line"

- Explosive population growth driving demand for medical services
- Sachse has the ideal location for a new hospital and medical center
- Area is vastly underserved, medically speaking
- City will be favorably impacted by tax revenues, jobs, and need for services from other businesses
- Hospital services and employment will drive growth in City
- Hospital will be the "anchor" for development of a regional Medical Center
- Ultimately, over 750 professional, high-paying jobs will be created
- City will enjoy many direct and indirect benefits from the growth of the Medical Center
- TRMC and The Station will enjoy a tremendous symbiotic relationship that will benefit residents and visitors alike



TRINITY REGIONAL HOSPITAL SACHS