



**NOTICE OF PUBLIC HEARINGS ON  
ZONING CHANGE REQUEST  
FOR LOTS 1,2, & 3 OF BLOCK 54  
OF QUITMAN TOWNSITES ADDITION  
FROM VARIOUS ZONING CLASSES  
TO PLANNED DEVELOPMENT  
MEDICAL FACILITIES DISTRICT ONE**

Notice is hereby given that public hearings on the above noted zoning change request will be held by the following bodies and on the following dates and times, in the City Council Chambers of the Quitman City Hall (which is located at 401 E. Goode; Quitman, Texas and is accessible from the rear entrance on Lipscomb Street):

**PLANNING & ZONING COMMISSION  
FEBRUARY 9, 2012 AT 7:00 PM**

**QUITMAN CITY COUNCIL  
FEBRUARY 16, 2012 AT 7:00 PM**

A complete copy of the zoning change request is available online at [www.quitmantx.org](http://www.quitmantx.org) or from City Hall. For additional information on this request or these hearings, please contact City Administrator Mike Hall at [mhall@quitmantx.org](mailto:mhall@quitmantx.org) or (903) 767-2223.

# Wood County Central Hospital District

P.O. Box 1811, Quitman, Texas

January 18, 2012

Mike Hall, City Administrator  
City of Quitman  
401 E. Goode  
Quitman, Texas 75783

RE: Zoning Request for Planned Development  
Medical Facility District One

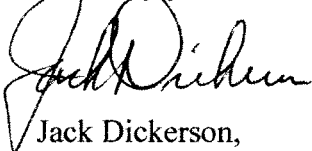
Dear Mr. Hall:

As a follow up to our recent meeting please find attached the zoning ordinance that the Wood County Central Hospital District is requesting for the Planned Development Medical District One for the redevelopment of the property more fully described in the attached.

Please present these at the next City of Quitman Zoning Board meeting and eventually the City Council. This request is being made for our new hospital construction project.

Thank you for your assistance on this matter and please advise if you need additional information.

Sincerely yours,



Jack Dickerson,  
President  
Wood County Central Hospital District

Enclosure

**CITY OF QUITMAN**  
5th Draft, 1/19/12  
**WOOD COUNTY, TEXAS**

An ordinance to create a **Planned Development Medical Facility District One** for the purpose of Wood County Central Hospital District redevelopment of the existing **Block 54, Lots 1-3 of the Wood County Central Hospital District Addition** filed in Volume 9, Page 357-358 of the Wood County Plat Records.

**PART I.**

**DEFINITIONS:**

**Planned Development Medical Facility (PDMF):** A building or series of buildings which primary functions are to provide a centralized location for hospitals, clinics, medical offices, retirement facilities, laboratories and supporting medical uses, which includes this PDMF or future PDMF zoning.

**District "PDMF1" – Planned Development Medical Facility One**

The PDMF1 is created to provide a harmonious relationship between residential, health care, cultural and commercial uses. This mixed-use district will complement the City of Quitman. It is designed to accommodate a lively social, residential and commercial campus-like environment and promote easily accessible health care services in a pedestrian-friendly setting, with convenient parking for those who drive to the District.

Expansion of health care and supporting uses within the PDMF1 is anticipated as health care services and related uses continue to expand. The PDMF1 provides the regulatory framework to permit expansion of health care and supporting uses.

**PART II.**

**USE REGULATIONS:**

No building or land shall be used and no buildings shall be erected except for one or more of the principal permitted uses, principal uses subject to special conditions, principal uses subject to special approval, or accessory structures and uses permitted in the PDMF1, in accordance with the height, area, and bulk regulations provided therein, except as otherwise provided in this Section; provided, however, that the following uses shall be permitted within the PDMF1, in addition to the uses permitted in the underlying district:

- A. Medical and health care uses including hospitals, outpatient clinics, continuing/long term care services, hospice services, laboratories, medical research facilities, urgent or emergency medical services, offices of doctors, physical therapists, dentists, pharmacies, home health services, home medical equipment facilities, sleep centers, therapy or treatment centers, ambulance facilities, and other health care providers as well as other uses typically associated with a hospital.
- B. Nursing homes, retirement homes and other residential uses dependent upon or directly related to medical care such as convalescent care, skilled nursing, group homes for the disabled and overnight accommodations, and licensed daycare facilities.
- C. Professional offices and services, including but not limited to insurance, legal, patient accounting, accounting, financial, governmental, and similar or allied professions.

**PART III.**

**DESIGN REQUIREMENTS**

**Building Height Regulations.**

Maximum building height: Two (2) stories, forty-five (45) feet, except that a building may be erected to a height of sixty (60) feet if setback from all required yard lines a distance of two (2) feet for each one (1) foot of additional height above forty-five (45) feet. Additional building height up to an additional fifteen (15) feet above the maximum requirements may be permitted for mechanical equipment and roof appurtenances. All rooftop mechanical equipment shall be screened from view by a parapet wall or other decorative screening method,

including fully enclosed structures, based on the goal of completely obscuring the view of the rooftop equipment by a 5'10" tall person standing at grade level within one hundred (100) feet of the building. The height of such parapets, screening or fully enclosed structure shall not exceed fifteen (15) feet.

### **Area Regulations**

#### Size of Yard Minimum

- A. Abutting PDMF. No Limitation.
- B. Abutting All Other Zoning. PDMF zoned property abutting an adjacent property zoned other than PDMF shall have minimum yard of thirty (30) feet.

### **Parking Regulations**

Parking regulations for this zoning shall be as follows:

#### Hospital

- A) As designated and required by the Texas Department of State Health Services Title 25, Texas Administrative Code, Chapter 133, Hospital Licensing State Regulations, 2007, Texas Administrative Code, Chapter 68
  - 1) One (1) space per patient bed
  - 2) One (1) space for each day shift employee with a minimum of two (2) spaces for each patient bed; AND
- B) the Texas Accessibility Standards, 1994
  - 1) Ten percent (10%) of the parking total required shall be ADA parking

#### All Other Site Uses

- A) As designated and required by the Texas Department of State Health Services Title 25, Texas Administrative Code, Chapter 133, Hospital Licensing State Regulations, 2007, Texas Administrative Code, Chapter 68
  - 1) One (1) space per two-hundred (200) square feet of building; AND
- B) the Texas Accessibility Standards, 1994

Except as otherwise defined by this ordinance or the above referenced regulations, parking spaces shall be designed and installed in accordance with the City of Quitman - Zoning Ordinance.

### **Permitted Accessory Uses**

Accessory structures and uses that are customarily incidental to any principal use permitted by this section shall be permitted. Accessory uses specifically include restaurants and food service within health care buildings and retail trade, including health clubs, gift stores, bookstores, parking structures, detached mechanical buildings, newsstands, florists, jewelers, and other retail ancillary to and located within a hospital campus.

### **Dimensional Requirements**

#### Surface Parking Pavement Setbacks

- A. Lots abutting PDMF zoned property:
  - No Limitation
- B. Lots abutting property zoned other than PDMF:
  - Minimum pavement setbacks shall be five (5) feet

### **Design Regulations for PDMF1 Building Separation.**

#### Minimum Separation of Buildings and Structures

For multiple structures constructed within the PDMF zoning district, structures shall have a minimum separation of 20' for fire lane access or other conformance with governing fire code.

## **PART IV**

### **APPLICATION OF REGULATIONS**

#### **Conflicts**

Land that is located within PDMF1, as specified in this ordinance, is subject to the regulations of the City of Quitman - Zoning Ordinance except as specifically designated or altered by this ordinance. In the event of a conflict between the provisions of this ordinance and the City of Quitman - Zoning Ordinance, the provisions of this ordinance shall prevail.

#### **Repealer**

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect, and the City Of Quitman Code shall remain in full force and effect, amended only as specified above.

#### **Severability**

If any section, clause or provision of this Ordinance shall be declared to be unconstitutional, void, illegal or ineffective by any Court of competent jurisdiction, such section, clause or provision declared to be unconstitutional, void or illegal shall thereby cease to be a part of this Ordinance, but the remainder of this Ordinance shall stand and be in full force and effect.

#### **Savings**

All proceedings pending and all rights and liabilities existing, acquired, or incurred at the time this ordinance takes effect are saved and may be consummated according to the law in force when they were commenced.

#### **Effective Date**

The provisions of this Ordinance are hereby ordered to take effect on the date provided by applicable law following approval of City Council.

**PART V**

**ENACTMENT**

This ordinance is declared to have been enacted by the City Council of the City of Quitman at a meeting called and held on the \_\_\_ day of \_\_\_\_\_, 2012, and ordered to be given publication in the manner prescribed by law.

**AYES:**

**NAYES:**

**ABSTENTIONS:**

**STATE OF TEXAS  
COUNTY OF QUITMAN**

I, the undersigned, the qualified and acting City Clerk of the City of Quitman, Wood County, Texas, do certify that the foregoing is a true and complete copy of the ordinance adopted by the City Council of the City of Quitman at a meeting called and held on the \_\_\_ day of \_\_\_\_\_, 2012, the original of which is on file in my office.

\_\_\_\_\_

Adopted:  
Published:

CALL 804 AC  
MILLY D. MERRIN  
804/703  
DURHAM

CALL 1.287 AC  
MERRIN ARCHITECTURE  
1000/714  
APPROX.

TOTAL: N 87°23'41" E 636.33'  
(N 87°23'41" E 636.33')

N 07°40'45" E 318.08'  
S 07°40'45" W 441.25'  
TOTAL: S 00°40'45" W 747.35'

APPROX. LOCATION  
10' UTILITY EASEMENT  
1004/700

1/2" MS

CHILLER  
ELECTRICAL  
ELEVATOR

LOADING  
DOCK

WHEEL  
TRUCK

E.D.  
PARKING (6)

PHYSICIAN  
PARKING (30)

HOSPITAL  
PARKING (124)

CLINIC  
PARKING (30)

PHYSICIAN /  
CLINIC / STAFF  
PARKING (36)

PHYSICIAN  
CLINIC

D & T  
E.D.

LOT 1  
12.368 ACRES

INPATIENT  
BED UNIT

BLOCK 54

RHC

SPECIALTY CLINIC  
SPECIALTY CLINIC PARKING (42)

LOT 3  
1.261 ACRES

PHYSICIAN /  
CLINIC

WEST 181.00'

CLINIC  
S 01°26'31" W 94.03'

LOT 2  
1.975 ACRES

CLINIC  
S 01°26'31" W 94.03'

N 88°57'11" W 203.43'

S 88°57'11" W 474.47'

S 88°57'11" W 379.81'

N 00°37'32" E 244.76'

S 88°57'11" W 224.08'

N 49°23'39" W 109.22'  
(N 49°23'39" W 109.22')

N 38°00'00" E 182.21'

N 07°40'45" E 318.08'

N 07°40'45" W 441.25'

N 88°57'11" W 203.43'

N 88°57'11" W 474.47'

N 88°57'11" W 379.81'

N 00°37'32" E 244.76'

S 88°57'11" W 224.08'

HWY 77

HWY 154

GRAPHIC SCALE

0 100 200 300 FEET

N

EXHIBIT FOR  
ILLUSTRATIVE PURPOSES ONLY  
NOT PART OF THE ZONING ORDINANCE

LOT 1  
12.368 ACRES

LOT 2  
1.975 ACRES

LOT 3  
1.261 ACRES