

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

October 3, 2011

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>6:30 p.m. - Dinner - Planning Conference Room 2E</p> <p>7:00 p.m. - Regular Meeting - Council Chambers</p> <p>The Planning & Zoning Commission may convene into Executive Session pursuant to Section 551.071 of the Texas Government Code to Consult with its attorney regarding posted items in the regular meeting.</p> <p>1 Call to Order/Pledge of Allegiance</p> <p>2 Approval of Agenda as Presented</p> <p>3 Approval of Minutes for the September 19, 2011, Planning & Zoning Commission meeting</p> <p>4 General Discussion: The Planning & Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning & Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning & Zoning Commission authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.</p> <p><u>PUBLIC HEARINGS</u></p> <p>5 EH Public Hearing: Zoning Case 2011-14 - Request to amend Planned Development-185-Regional Commercial on 14.8± acres located at the northeast corner of Dallas North Tollway and Parker Road to modify the development standards and uses of the district. Zoned Planned Development-185-Regional Commercial/Dallas North Tollway Overlay District. Tabled June 6, 2011, July 5, 2011, August 1, 2011, and September 6, 2011. Applicant: Cencor Realty Services</p>	

<p>6 EH</p>	<p>Public Hearing: Zoning Case 2011-17 - Request to amend Subsection 3.105 (Private Clubs) of Section 3.100 (Supplementary Regulations for Principal Permitted Uses and Specific Uses) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance regarding minimum distance separation requirements from certain uses and private clubs. Applicant: City of Plano</p>	
<p>7A BM</p>	<p>Public Hearing: Zoning Case 2011-27 - Request to rezone 108.2± acres located at the southwest corner of State Highway 121 and Preston Road from Commercial Employment to Planned Development-Commercial Employment. Zoned Commercial Employment/State Highway 121 and Preston Road Overlay Districts. Applicant: Lincoln Property Company</p>	
<p>7B BM</p>	<p>Concept Plan: Village 121 Addition, Block 1, Lot 1 - Retail, restaurant, office, and multifamily on one lot on 84.1± acres located at the southwest corner of State Highway 121 and Preston Road. Zoned Commercial Employment/State Highway 121 Overlay District. Neighborhood #8. Applicant: Lincoln Property Company</p>	
<p>8 EH</p>	<p>Public Hearing - Preliminary Replat: Trinity Presbyterian Church Addition, Block A, Lot 5R - Day care center on one lot on 1.4± acres located on the north side of Hedgcoxe Road, 520± feet west of Ohio Drive. Zoned Planned Development-159-General Office/Preston Road Overlay District. Neighborhood #4. Applicant: Gary Fang</p> <p><u>END OF PUBLIC HEARINGS</u></p>	
<p>9</p>	<p>Items for Future Discussion - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p> <p>Council Liaisons: Mayor Pro Tem Pat Miner and Council Member Lee Dunlap</p>	

ACCESSIBILITY STATEMENT

Plano Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning Department at (972) 941-7151.

**CITY OF PLANO
PLANNING & ZONING COMMISSION
PUBLIC HEARING PROCEDURES**

The Planning & Zoning Commission welcomes your thoughts and comments on these agenda items. The Commission does ask, however, that if you wish to speak on an item you:

1. **Fill out a speaker card.** This helps the Commission know how many people wish to speak for or against an item, and helps in recording the minutes of the meeting. **However, even if you do not fill out a card, you may still speak.** Please give the card to the secretary at the right-hand side of the podium before the meeting begins.
2. **Limit your comments to new issues dealing directly with the case or item.** Please try not to repeat the comments of other speakers.
3. **Limit your speaking time so that others may also have a turn.** If you are part of a group or homeowners association, it is best to choose one representative to present the views of your group. The Commission's adopted rules on speaker times are as follows:

- 15 minutes for the applicant - After the public hearing is opened, the Chair of the Planning & Zoning Commission will ask the applicant to speak first.
- 3 minutes each for all other speakers, up to a maximum of 45 minutes. Individual speakers may yield their time to a homeowner association or other group representative, up to a maximum of 15 minutes of speaking time.

If you are a group representative and other speakers have yielded their 3 minutes to you, please present their speaker cards along with yours to the secretary.

- 5 minutes for applicant rebuttal.
- Other time limits may be set by the Chairman.

The Commission values your testimony and appreciates your compliance with these guidelines.

For more information on the items on this agenda, or any other planning, zoning, or transportation issue, please contact the Planning Department at (972) 941-7151.

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 3, 2011

Agenda Item No. 5

Public Hearing: Zoning Case 2011-14

Applicant: Cencor Realty Services

DESCRIPTION:

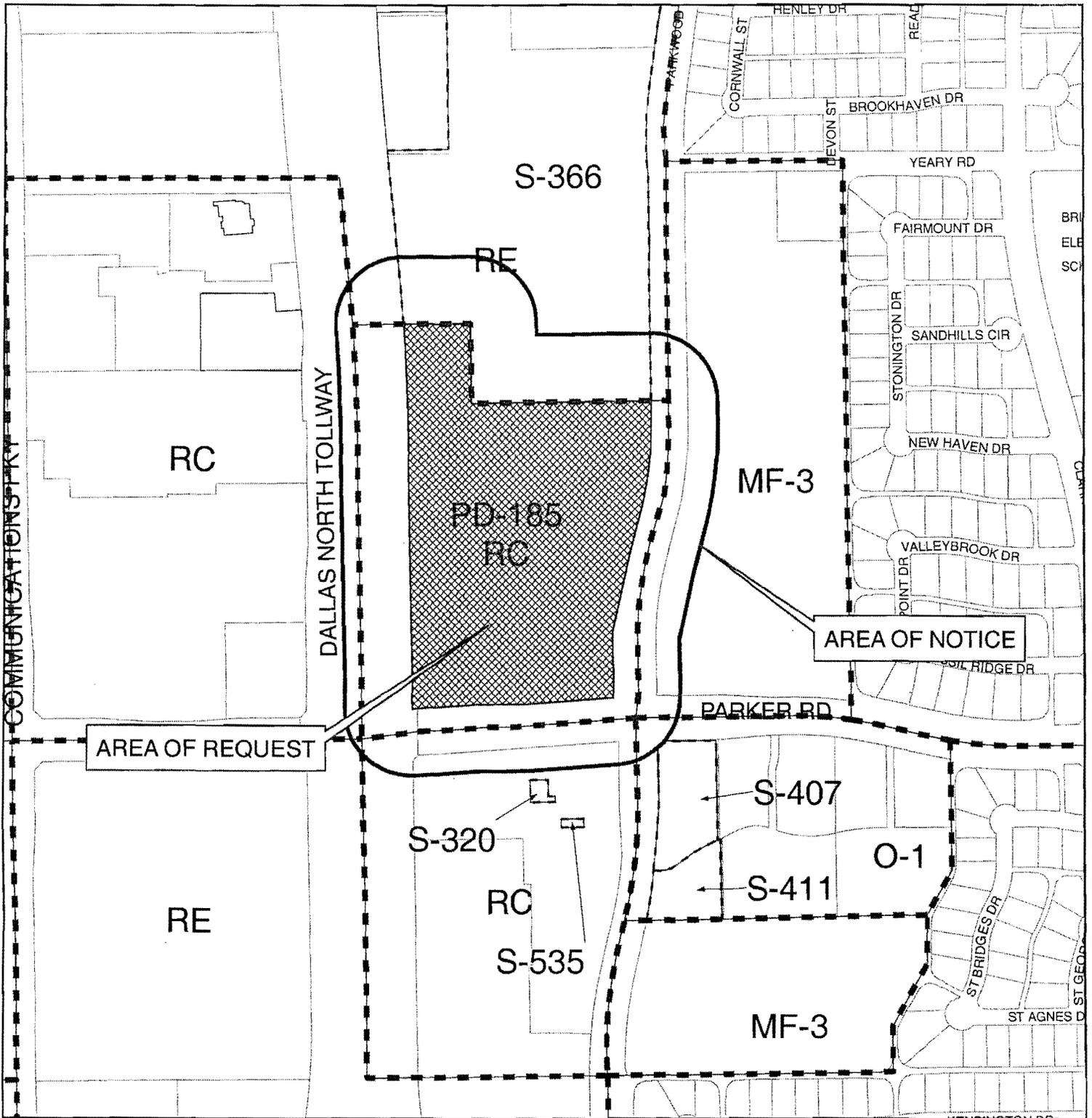
Request to amend Planned Development-185-Regional Commercial on 14.8± acres located at the northeast corner of Dallas North Tollway and Parker Road to modify the development standards and uses of the district. Zoned Planned Development-185-Regional Commercial/Dallas North Tollway Overlay District. Tabled June 6, 2011, July 5, 2011, August 1, 2011, and September 6, 2011.

REMARKS:

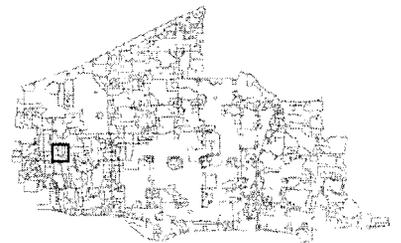
This item was tabled at the September 6, 2011, Planning & Zoning Commission meeting. The applicant is requesting additional time to address staff comments and is requesting that the item be tabled until the October 17, 2011 meeting.

RECOMMENDATION:

Recommended that the Planning & Zoning Commission accept the applicant's request to table this item until the October 17, 2011 meeting.



Zoning Case #: 2011-14



Existing Zoning: PLANNED DEVELOPMENT-185-REGIONAL COMMERCIAL/
DALLAS NORTH TOLLWAY OVERLAY DISTRICT



○ 200' Notification Buffer

David C. Palmer
Executive Vice President

dpalmer@cencorrealty.com

September 26, 2011

Mr. Eric Hill
Planner
City of Plano
P.O. Box 860358
Plano, Texas 75086

Via email (erich@plano.gov)

**Re: West Plano Village, Ltd.
Development Application/Zoning Petition**

Dear Eric:

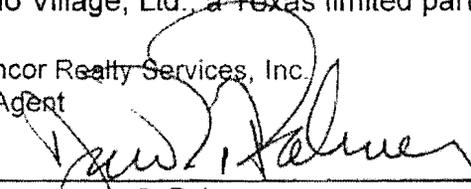
Applicant West Plano Village, Ltd., herein requests the referenced applications to be tabled to October 17, 2011 for consideration by the Planning & Zoning Commission.

Thank you for your continued attention to this matter.

Sincerely,

West Plano Village, Ltd., a Texas limited partnership

By: Cencor Realty Services, Inc.
its Agent

By: 
Name: David C. Palmer.
Title: Executive Vice President

cc: Gary DeVleer, (via email)

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 3, 2011

Agenda Item No. 6

Public Hearing: Zoning Case 2011-17

Applicant: City of Plano

DESCRIPTION:

Request to amend Subsection 3.105 (Private Clubs) of Section 3.100 (Supplementary Regulations for Principal Permitted Uses and Specific Uses) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance regarding minimum distance separation requirements from certain uses and private clubs.

REMARKS:

Staff is requesting additional time in order to examine issues and refine proposed language related to this ordinance amendment. We are requesting that this item be tabled until the November 7, 2011 Planning & Zoning Commission meeting.

RECOMMENDATION:

Recommended that the Planning & Zoning Commission accept staff's request to table this item until the November 7, 2011 meeting.

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 3, 2011

Agenda Item No. 7A

Public Hearing: Zoning Case 2011-27

Applicant: Lincoln Property Company

DESCRIPTION:

Request to rezone 108.2± acres located at the southwest corner of State Highway 121 and Preston Road **from** Commercial Employment **to** Planned Development-Commercial Employment. Zoned Commercial Employment/State Highway 121 and Preston Road Overlay Districts.

REMARKS:

The purpose of this request is to rezone 108.2± acres located at the southwest corner of State Highway 121 and Preston Road from Commercial Employment (CE) to Planned Development-Commercial Employment (PD-CE). The CE district is intended to provide the flexibility for an integrated development that may include retail, office, commercial, light manufacturing, and multifamily residences. The CE district presently allows additional multifamily dwelling units subject to approval of a specific use permit. The major focus of the CE district is to be corporate headquarters and research facilities arranged in a campus-like setting. A planned development (PD) 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 PD district proposes the following: retaining the existing uses allowed within the CE zoning district; adding provisions to allow multifamily uses by right; modifying the area, yard, and bulk requirements; and modifying parking, landscaping, screening, and signage requirements. A concept plan, Village 121 Addition, accompanies this request as Agenda Item No. 7B.

Surrounding Land Use and Zoning

The area of the request is currently undeveloped. To the north, across State Highway 121, the properties are within the city of Frisco and developed with retail uses, including a regional mall property. The property to the west is zoned CE, has a retail store, and is otherwise primarily vacant. To the northeast across Preston Road, there is an existing

retail shopping center zoned Regional Commercial (RC). The property to the southeast, across Preston Road, is zoned Planned-Development-20-Mixed Use (PD-20-MU) and is partially developed with retail, office, and multifamily uses.

Proposed Planned Development Stipulations

The requested zoning is Planned Development-Commercial Employment. There are two primary parts to this request: land use and design standards.

Land Use - The applicant proposes to retain CE as the base zoning district. The CE base zoning would permit retail, restaurants, office, and light-intensity manufacturing uses currently allowed. The CE district presently allows additional multifamily dwelling units subject to approval of a specific use permit. Therefore, the applicant is requesting to allow multifamily by right. The range of multifamily units that could potentially be built within the proposed PD is approximately 1,215 to 2,390 units due to the minimum and maximum densities being proposed. However, the stipulations allow for quasi-public streets and required open space to be excluded from density calculations which allows a developer to provide fewer number of units. As such, the applicant proposes to construct 759 multifamily residence units by right, with retail, restaurants, office, and live/work uses on the first floor of the residential buildings.

Design Standards - The request proposes a mix of commercial and residential uses within the development, similar to the Haggar Square (PD-20-MU) development at the northwest corner of Rasor Boulevard and Ohio Drive. The concept plan indicates primarily one-story restaurant and retail buildings of suburban scale on the northwest and southeast areas of the property with surface parking. Multistory office buildings and parking structures are planned at the center and northeast areas of the development. Multifamily uses are planned for the southern portion of the property. Quasi-public streets with parallel parking are proposed to connect the entire development. Two large open spaces with outdoor pavilions form the core and focus of the proposed development. The retail and restaurant buildings are placed closer to the internal quasi-public streets than to the State Highway 121 frontage road and Preston Road.

The property is divided into three tracts. Tract 1 (47.9 acres) allows for all nonresidential uses permitted in the CE district, and the development standards provide for the modification of the area, yard, and bulk requirements as well as providing modified standards related to parking, landscaping, screening, and signage requirements. Multifamily is prohibited in Tract 1. Tract 2 (27.9 acres) and Tract 3 (8.6 acres) allows for both nonresidential and residential uses, and the development standards provide for the modification of the area, yard, and bulk requirements as well as providing modified standards related to parking, landscaping, screening, and multifamily requirements. If properties within Tracts 2 and 3 develop as multifamily uses, the development shall follow the standards required by the PD district for multifamily. Otherwise, nonresidential uses shall be developed in accordance with the CE zoning district and the State Highway 121 and Preston Road Overlay Districts' regulations contained within the Zoning Ordinance, except as otherwise amended in the PD. It is important to note that the initial developments within Tracts 2 and 3 will determine the standards to be used for the remainder of the properties within

each tract respectively. Also, in order for Tract 3 to be developed as multifamily, Tract 2 must be developed as multifamily. Should Tract 2 develop as nonresidential uses, Tract 3 cannot develop as multifamily.

This request is for PD-CE zoning with the following stipulations.

Restrictions:

The permitted uses and standards shall be in accordance with the existing Commercial Employment (CE) zoning district unless otherwise specified herein.

General Provisions of the Planned Development

1. The zoning exhibit shall be adopted as part of the ordinance.
2. Quasi-Public Streets
 - a. Quasi-public streets shall be provided throughout the district, consistent with as shown on the zoning exhibit.
 - b. Quasi-Public Streets Definition: Quasi-public streets are privately owned and maintained drives open to public access. A fire lane shall be located within all quasi-public streets. Lots may derive required street frontage from quasi-public streets and may be platted to the centerline of quasi-public streets.
3. Parking Regulations
 - a. The minimum required parking shall be as follows:
 - i. Multifamily - 1.5 spaces per unit
 - ii. All nonresidential uses: Parking requirements shall be determined as provided in Section 3.1100 (Off-Street Parking and Loading) of the Zoning Ordinance.
 - b. On-street parking adjacent to each lot may count toward the required parking for that lot and shall be permitted on both sides of quasi-public streets and fire lanes, except where prohibited for vehicular, fire, or pedestrian safety.
 - c. No parking is required for outdoor patio and sidewalk cafe/dining areas or other public seating areas except for freestanding restaurants.
4. Screening
 - a. Off-street loading docks and service areas for nonresidential uses may not be located adjacent to or across a quasi-public street from buildings containing residential uses unless the loading dock or service area is screened in accordance with the following:
 - i. Masonry screening walls with solid metal gates (in accordance with Section 3.1000)

- ii. Overhead doors if service area or loading dock is located internal to the building; or
 - iii. Any combination of the above.
5. Open space
 - a. A minimum of five acres of open space shall be required within the planned development district.
 - b. The open space shall be open to the public at all times
 - c. A minimum of two open space areas shall be provided in Tract 2 and each open space area shall not be less than 0.5 acre in area. A minimum of one open space area shall be provided in Tract 3 and this open space area shall not be less than 0.5 acre in area. In all tracts, the required open space areas shall not have a dimension less than 80 feet.
6. Signage
 - a. In addition to signs permitted by Section 3.1600 of the Zoning Ordinance, the following additional signs and/or revised sign definitions and standards are permissible.
 - i. Multi-Purpose Wall Signs
 - A multi-purpose wall sign is any sign mounted on the wall of a building which is used to identify shopping centers, retail districts, office districts, or commercial sites and may include a listing of occupants within the development being identified.
 - Multi-purpose wall signs are exempt from Subsections 3.1603 (1)(b) and (2)(f) of Section 3.1600.
 - A multi-purpose wall sign shall not be limited in height or width except that the sign shall be limited to 300 square feet in size.
 - A maximum of one multi-purpose wall sign may be mounted to a parking structure that has street frontage along State Highway 121 and/or Preston Road only, and the multi-purpose wall sign shall face State Highway 121 or Preston Road. A maximum of two multipurpose wall signs are allowed within the district.
 - ii. Directional Signs
 - A directional sign is any noncommercial sign, which directs the public to various locations, for instance, but not limited to, the retail, apartments, office or parking areas within the planned development district.
 - A directional sign may be a freestanding sign, a wall sign, a projecting sign, or a sign mounted to a vertical support. These signs shall not contain advertising and shall be specifically directional in nature.

- A directional sign mounted to a vertical support shall not exceed 15 square feet and the maximum sign width is three feet wide. The bottom of the sign shall not fall below four feet from the ground surface.

Specific Provisions of the Planned Development - Tract 1

1. Uses : Multifamily is prohibited
2. Design Standards
 - a. Building Placement and Orientation: Buildings fronting quasi-public streets shall be constructed such that a minimum of 75% of the facade shall be located between a minimum of 15 feet and a maximum of 25 feet from the back of curb, except along quasi-public streets with a curve radius less than 250 feet from the centerline, which shall adhere to a minimum of 60%. Parking structures are exempt. Where easements are present, the buildings shall be built to the easement line.
 - b. Streetscape: Outdoor patio and sidewalk dining as well as other public seating areas are permitted within the quasi-public street easements provided minimum six-foot accessible pathways are maintained.
 - c. Landscaping
 - i. Except as stated below, landscaping shall be provided per Section 3.1200 (Landscape Requirements), Sections 4.800 (State Highway 121 Overlay District) and 4.500 (Preston Road Overlay District).
 - ii. No landscape edge is required along quasi-public streets, except for where surface parking lots abut quasi-public streets, where a minimum five foot landscape edge shall be provided.
 - iii. Street trees shall be provided at a rate of a minimum of one tree per 60 linear feet of street along all quasi-public streets.
 - iv. Where service areas for nonresidential uses face Tract 2 and/or Tract 3, a minimum 10 foot landscape edge shall be provided including screening shrubbery and trees planted at an average rate of one tree per 50 linear feet of the landscape edge length. A minimum six-foot high (maximum eight-foot high) ornamental fence may be provided within this required landscape edge.
 - d. Maximum Lot Coverage: 80%

Specific Provisions of the Planned Development - Tract 2

1. Uses

- a. Tract 2 must be developed using the standards required by the planned development district for multifamily development. However, Tract 2 may be developed solely with nonresidential uses in accordance with the CE zoning district and the State Highway 121 and Preston Road Overlay District regulations contained within the Zoning Ordinance. The initial development for Tract 2 will determine the standards to be used for the remainder of the property with Tract 2.
- b. Retail, restaurant, office, and live/work uses may be allowed on the ground floor of residential buildings only, and the ground floor shall be designed to accommodate nonresidential uses with a minimum floor to ceiling height of 12 feet; however, the ground floor may be used for residential uses.
- c. Multifamily is a permitted use by right within Tract 2.

2. Design Standards

- a. Building Placement and Orientation Along Quasi-Public Streets: Buildings fronting quasi-public streets shall be constructed such that a minimum of 75% of the facade shall be located between a minimum of 15 feet and a maximum of 25 feet from the back of curb. Where easements are present, the buildings shall be built to the easement line.
- b. Streetscape
 - i. Outdoor patio and sidewalk dining, as well as other public seating areas, are permitted within the quasi-public street easements provided minimum six-foot accessible pathways are maintained.
 - ii. Along quasi-public streets, sidewalks with a minimum width of six feet shall be placed adjacent to the back of curb except when landscape areas are provided.
- c. Landscaping
 - i. Except as stated below, landscaping shall be provided per Section 3.1200 (Landscape Requirements)
 - ii. No landscape edge is required along quasi-public streets, except for where surface parking lots abut quasi-public streets, where a minimum five-foot landscape edge shall be provided.
 - iii. Street trees shall be provided at a rate of a minimum of one tree per 60 linear feet of street along all quasi-public streets.
- d. Maximum Lot Coverage: 80%

3. Multifamily Design Standards

- a. Buildings fronting quasi-public streets shall be constructed such that a minimum of 75% of the facade shall be located between a minimum of 15 feet and a maximum of 25 feet from the back of curb. Where easements are present, the buildings shall be built to the easement line.

- b. Multifamily development shall be exempt from the supplementary regulations of Subsections 3.104 (Multifamily Residence) and 3.117 (Usable Open Space).
- c. Minimum Floor Area per Dwelling Unit: 500 square feet.
- d. Minimum Rear and Side Yard Setbacks: none.
- e. Quasi-public streets and required open space shall be excluded from density calculations.
- f. Maximum Density: 65 units per acre
- g. Minimum Density: 33 units per acre
- h. Maximum Lot Coverage: None.

Specific Provisions of the Planned Development - Tract 3

1. Uses

- a. Tract 3 must be developed using the standards required by the planned development district for multifamily development. However, Tract 3 may be developed solely with nonresidential uses in accordance with the CE zoning district and the State Highway 121 and Preston Road Overlay Districts' regulations contained within the Zoning Ordinance. The initial development for Tract 3 will determine the standards to be used for the remainder of the property with Tract 3.
- b. Multifamily is a permitted use by right within Tract 3. Tract 3 may be developed as multifamily only if Tract 2 is also developed as multifamily. Otherwise Tract 3 shall be developed in accordance with the Commercial Employment (CE) zoning district.
- c. Retail, restaurant, office, and live/work uses may be allowed on the ground floor of residential buildings only, and the ground floor shall be designed to accommodate nonresidential uses with a minimum floor to ceiling height of 12 feet; however, the ground floor may be used for residential uses.

2. Design Standards

- a. Building Placement and Orientation Along Quasi-Public Streets: Buildings fronting quasi-public streets shall be constructed such that a minimum of 75% of the facade shall be located between a minimum of 15 feet and a maximum of 25 feet from the back of curb. Where easements are present, the buildings shall be built to the easement line.
- b. Streetscape
 - i. Outdoor patio and sidewalk dining as well as other public seating areas are permitted within the quasi-public street easements provided minimum six-foot accessible pathways are maintained.
 - ii. Along quasi-public streets, sidewalks with a minimum width of six feet shall be placed adjacent to the back of curb except when landscape areas are provided.

- a. Landscaping
 - i. Except as stated below, landscaping shall be provided per Section 3.1200 (Landscape Requirements)
 - ii. No landscape edge is required along quasi-public streets, except for where surface parking lots abut quasi-public streets, where a minimum five-foot landscape edge shall be provided.
 - iii. Street trees shall be provided at a rate of a minimum of one tree per 60 linear feet of street along all quasi-public streets.
 - b. Maximum Lot Coverage: 80%.
3. Multifamily Design Standards
- a. Buildings fronting quasi-public streets shall be constructed such that a minimum of 75% of the facade shall be located between a minimum of 15 feet and a maximum of 25 feet from the back of curb. Where easements are present, the buildings shall be built to the easement line.
 - b. Multifamily development shall be exempt from the supplementary regulations of Subsections 3.104 (Multifamily Residence) and 3.117 (Usable Open Space).
 - c. The Minimum Floor Area per Dwelling Unit: 500 square feet.
 - d. Minimum Rear and Side Yard Setbacks: none
 - e. Quasi-public streets and required open space shall be excluded from density calculations.
 - f. Maximum Density: 65 units per acre
 - g. Minimum Density: 33 units per acre
 - h. Maximum Lot Coverage: None

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as Major Corridor Development (MCD). The city's current land use policies recommend that land along expressway corridors be reserved for economic development and employment opportunities, and the proposed retail, office and restaurant uses are consistent with this policy. However, the multifamily portion is not in conformance with the Future Land Use Plan since the applicant is proposing multifamily residential development which is not consistent with preserving land for economic development and employment opportunities.

Adequacy of Public Facilities

Water and sanitary sewer services are available to serve the subject property. The developer of the property shall be responsible for confirming the available sanitary sewer capacity.

Traffic Impact Analysis (TIA) - A TIA is not required for this rezoning request.

ISSUES:

Future Land Use Plan

As noted above, the Future Land Use Plan designates this property as Major Corridor Development (MCD). The city's current land use policies recommend that land along expressway corridors be reserved for economic development and employment opportunities. Development in these major corridors is also expected to include a mix of commercial, office, and technical production uses. The proposed multifamily residential development is not in conformance with the Future Land Use Plan since it does not provide for economic development and employment opportunities.

Economic Development Element and Land Use Element

The Economic Development Element and the Land Use Element policies of the Comprehensive Plan discourage rezoning properties for residential uses in prime economic development areas of the city and accommodating immediate development opportunities. The intent of both policies is to ensure land that is located along the expressway corridors and in the major employment centers is developed in accordance with the Future Land Use Plan recommendations and supporting zoning districts, and to take advantage of future nonresidential development opportunities which would increase the tax base and provide employment opportunities for Plano residents. State Highway 121 is a regional development corridor that runs along the northern boundary of the City of Plano. It is highly visible, readily accessible, and suitable for many commercial uses that create base employment for the city. Retailers and office developers state that locations along expressway corridors are important for business success.

Staff believes that it is important for the city to retain an adequate supply of undeveloped nonresidential land for future economic development opportunities. Therefore, rezoning properties within the prime economic development areas is generally not recommended and should not be rezoned to accommodate immediate development opportunities. Having undeveloped land within the city is an asset for Plano as it allows the city to attract businesses and provide for base employment opportunities, as well as increased property values and revenues for the city. This property is a large property that is under single ownership which provides potential flexibility in the design and orientation of development that can adequately incorporate a variety of economic development opportunities and create employment opportunities as well.

Residential Use in a Major Corridor

The Housing Density Policy Statement of the Comprehensive Plan recommends no residential development within 1,200 feet of the centerline of State Highway 121, and the Infill Housing Policy Statement reaffirms that residential development within expressway corridors should be avoided. A reason for the 1,200-foot setback provision is due to proximity of residential uses to an expressway and promoting a livable

residential environment. The setback allows for commercial development to serve as a buffer for residential uses located beyond the 1,200 foot distance.

While the proposed multifamily residential is generally at and beyond the 1,200 buffer, (approximately 1,155 feet from the highway centerline), the Economic Development Element and the Land Use Element policies discourage residential intrusions into the State Highway 121 corridor in order to retain and preserve the land for future economic development opportunities. The policies further encourage a careful examination of residential rezoning requests to ensure that proposed locations are suitable for residential development and that Plano's economic viability is not jeopardized in order to accommodate short-term demand. Residential requests should be evaluated to determine if the proposed use is the best suitable use long-term for property that is otherwise a prime location for economic development opportunities.

The Commission revisited the 1,200 residential setback policy in September 2011 and recommended that the setback be reduced to 750 feet, as measured from the State Highway 121 centerline. Staff has not discussed this policy revision with the City Council to determine whether or not the Council supports modifying this policy.

Regardless of the residential setback distance from State Highway 121, the Housing Density and Infill Housing Policy Statements recognize that well integrated pedestrian-oriented mixed use centers may be appropriate within expressway corridors including allowing for residential development in a mixed use context. An example of this is the Legacy Town Center development. Requests for mixed use centers should be evaluated in accordance with the city's adopted Mixed Use Policy Statement when considering whether a proposed development furthers the objectives of the Housing Density and Infill Housing Policy Statements.

Mixed Use Policy Statement

The Mixed Use Policy Statement of the Comprehensive Plan defines mixed use as vertical or horizontal integration of multiple uses that promotes easy access among uses and amenities, especially by pedestrians. The mixed use policy also provides a framework that is intended to assist with the evaluation of proposals for mixed use projects. The following is an analysis of the proposed request compared to the policy criteria.

- **Location and Context Sensitivity** - The Mixed Use Policy Statement encourages proposed mixed use projects to be sensitive to surrounding land uses and character of an area. An important criteria to consider is, if the same uses were to be considered alone, would each use be appropriate in this location? The proposed multifamily would not be appropriate if it were considered alone because it is secluded from other residential uses and does not have supporting infrastructure nearby for residential uses (i.e. parks and schools). As a whole, the proposed uses are not well integrated within the development, particularly given the rear sides and service areas for the retail buildings being oriented towards the multifamily. The front facades for the larger retail buildings are oriented towards State Highway 121 and are not designed to be integrated with the proposed multifamily.

- **Multiple Uses/Integration of Uses** - The Mixed Use Policy Statement encourages buildings and uses that are well integrated and tightly connected or grouped. The policy considers whether the combining of land uses promotes easy access among stores, services, and amenities used by pedestrians. Additionally, it considers whether the first phase of the development is sufficient to stand on its own as a mixed use development. The proposed buildings are not tightly connected and grouped, particularly within the northern tract, as is expected in a mixed use development. The residential buildings on the southern tract are positioned closer to the quasi-public streets providing for closer connectivity. Staff is concerned that the residential portion of the development will not be sufficient to stand on its own if it is developed first because it lacks other amenities and uses that support a livable residential environment. The proposed development has limited nonresidential elements that enhance the livability of the residential portion of the development.

The proposed project is typical of suburban retail developments with potential pad sites along State Highway 121 and Preston Road, with larger retail building behind the pad sites. The nonresidential building layouts and surface parking arrangements, coupled with the multifamily uses, are not all integrated in a manner that creates a single and cohesive development project.

- **Density** - The proposed multifamily minimum density of 33 units per acre does not allow for more compact development as is supported by the mixed use policy. Legacy Town Center has a minimum density of 40 dwelling units per acre, of which many of the multifamily projects have developed at densities higher than 60 units per acre to promote the compactness of development. Furthermore, the majority of the subject property is used for surface parking which hinders building compactness.
- **Pedestrian Orientation** - The site layout has the potential to provide a convenient, attractive, and safe pedestrian system. Additionally, the open space provides an overall amenity for pedestrians. However, the overall building design and compactness does not promote connectivity and walk-ability within the development. The proposed suburban density, combined with the overall arrangement of uses and buildings, promotes automobile use more than any other transportation mode. One has to drive to, in, and around the development. People cannot comfortably walk without being tempted to move their car. The physical arrangement and design of the buildings does not support a pedestrian environment. Furthermore, the project fails to fully integrate the proposed uses into a pedestrian-oriented environment.
- **Parking** - The policy statement does not require structured parking, recognizing that it may be a barrier to development. Therefore, the policy provides criteria for evaluating the amount and design of surface parking. In this case, the proposed development provides the majority of the parking on the north side of the larger retail buildings so that it is away from the pedestrian areas along the quasi-public streets, thus being consistent with the policy statement. However, the

retail/commercial buildings proposed along State Highway 121, in relation to the larger retail buildings near the center of the development, loses the compactness of an urban development given the surface parking that separates the buildings.

As stated previously, the Housing Density and Infill Housing Policy Statements recognize that well integrated pedestrian-oriented mixed use centers may be appropriate within expressway corridors. However, this proposed project does not resemble the density and design that is expected of a mixed use development. The project is more of a multi-use development instead of a mixed use development with residential and commercial uses on the same site that are primarily physically and functionally separated from each other. The individual parts of the development are largely self reliant entities with cross access to each other.

Overall, staff believes that the requested zoning as proposed does not address the significant criteria of the mixed use policy statement due to: the lack of appropriateness for residential uses within the expressway corridor; the arrangement of uses; dependence on the automobile to navigate the development; and the lower densities being proposed. If the city is to consider allowing a mixed use development in an area otherwise prime for economic development and employment growth, then the proposed development needs to strongly resemble a mixed use development consistent with city policies. Otherwise, the city should not be compelled to change the existing zoning. Furthermore, staff believes that the proposed development is not the best and most appropriate development for the site.

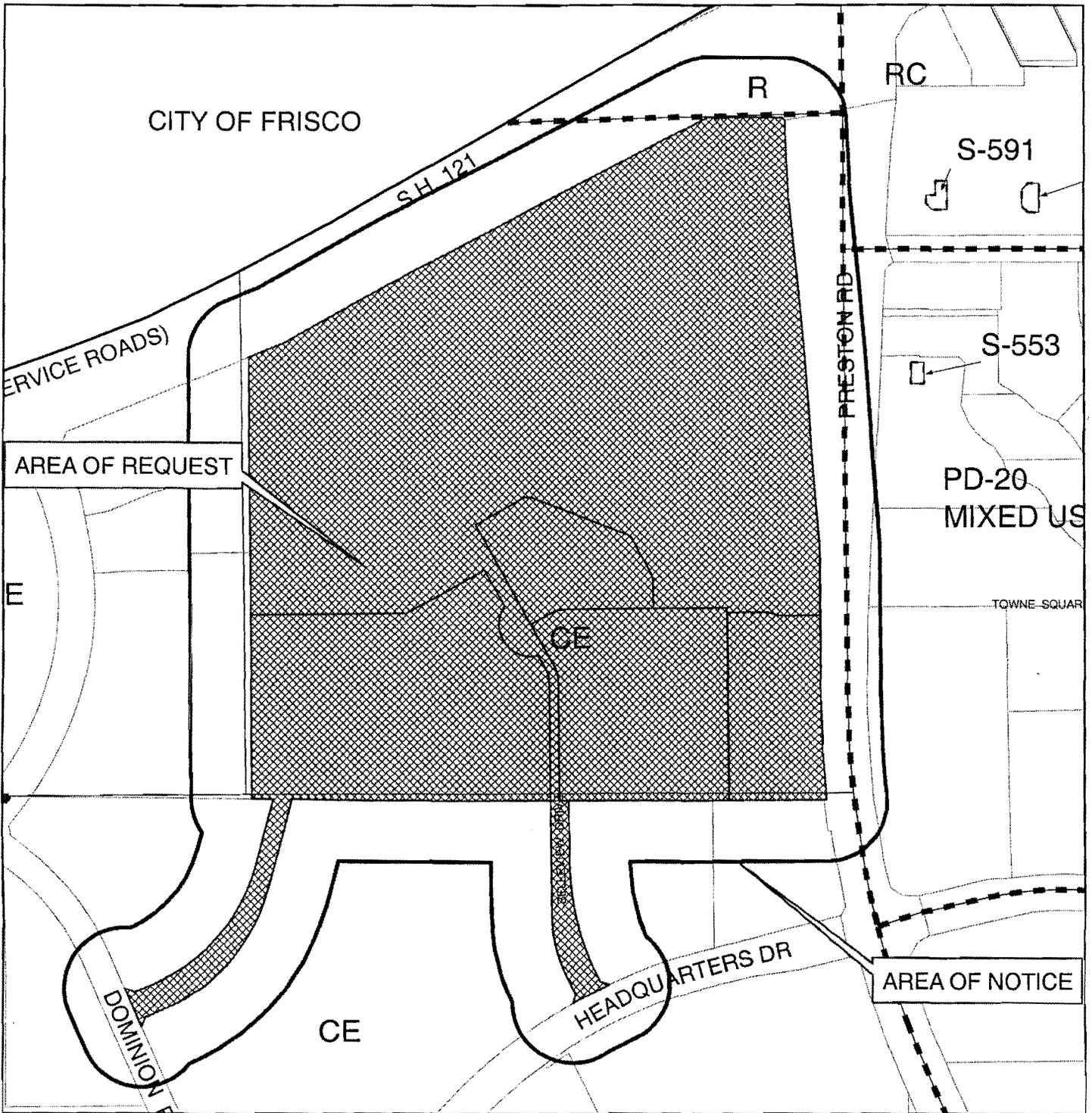
SUMMARY:

The applicant is requesting to rezone 108.2± acres located at the southwest corner of State Highway 121 and Preston Road **from** CE **to** PD-CE. The request is not in conformance with the Future Land Use Plan of the Comprehensive Plan regarding the preservation of land within major expressway corridors and employment centers for economic development and employment opportunities. Furthermore, the request is not consistent with the Housing Density, Infill Housing, and Mixed Use Policy Statements regarding allowing mixed use developments within the expressway corridors. The proposed development fails to meet the more significant mixed use criteria as outlined in the Mixed Use Policy Statement of the Comprehensive Plan.

The site is a prime location with significant potential for economic development that will provide for employment opportunities as envisioned in the Future Land Use Plan. The current CE zoning also provides numerous commercial uses that are more suitable at this location than introducing multifamily residential uses as proposed. Therefore, staff recommends denial of the requested rezoning from CE to PD-CE.

RECOMMENDATIONS:

Recommended for denial.

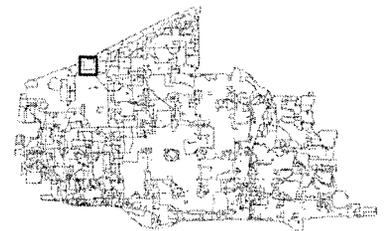


Zoning Case #: 2011-27

Existing Zoning: COMMERCIAL EMPLOYMENT/

STATE HIGHWAY 121 & PRESTON ROAD OVERLAY DISTRICTS

○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

October 3, 2011

Agenda Item No. 7B

Concept Plan: Village 121 Addition, Block 1, Lot 1

Applicant: Lincoln Property Company

DESCRIPTION:

Retail, restaurant, office, and multifamily on one lot on 84.1± acres located at the southwest corner of State Highway 121 and Preston Road. Zoned Commercial Employment/State Highway 121 Overlay District. Neighborhood #8.

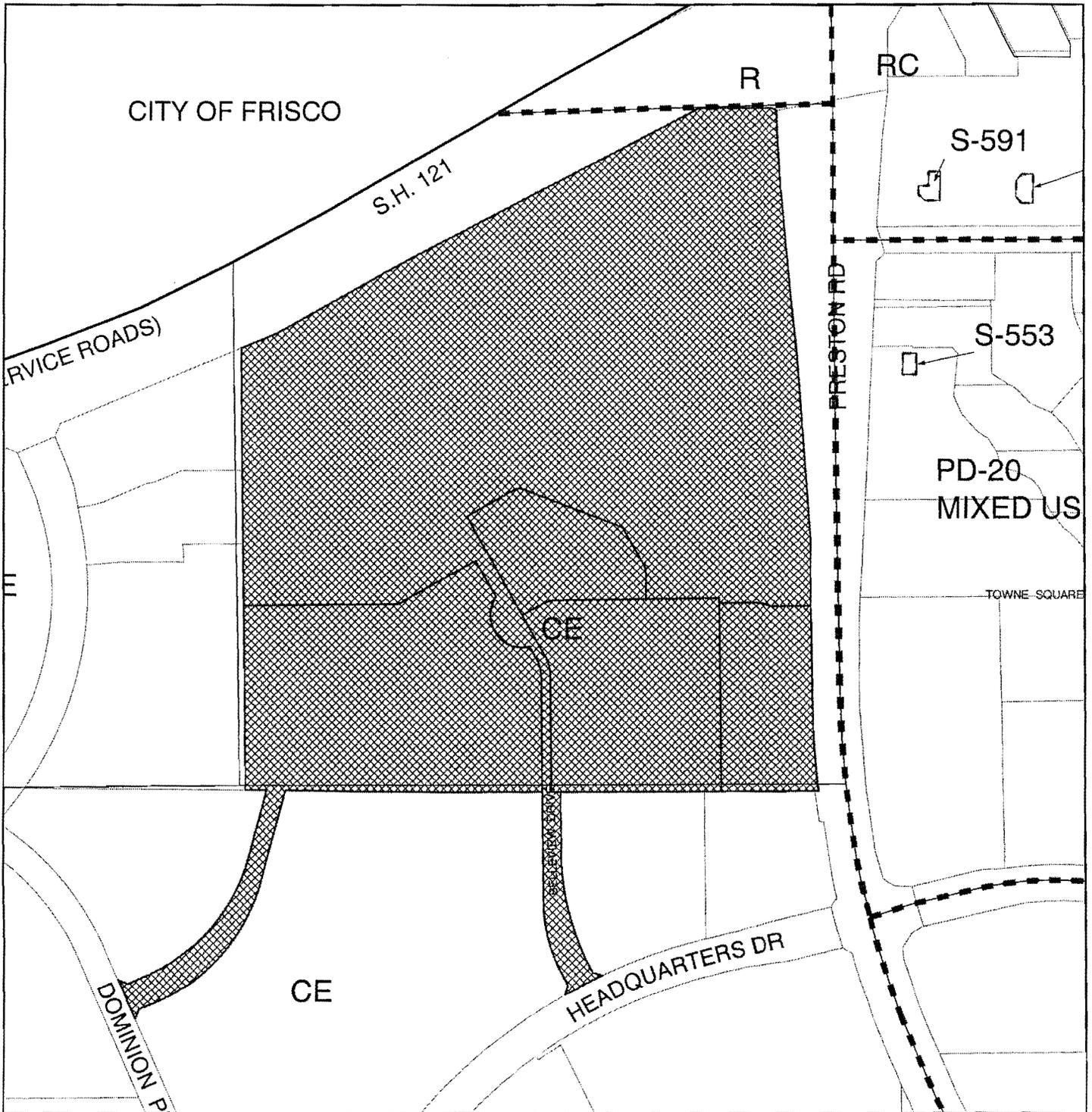
REMARKS:

This concept plan is associated with Zoning Case 2011-27. The purpose for this concept plan is to show the proposed mix of retail, restaurants, general office, and multifamily residential development. The multifamily development is a maximum four stories and at a minimum density of 33 dwelling units per acre. The site has access from State Highway 121, Preston Road, Dominion Parkway, and Headquarters Drive. A network of quasi-public streets is proposed throughout the property in order to facilitate the development of the property with the various uses being proposed. The concept plan is consistent with the development standards provided within the companion zoning case. Additionally, the concept plan meets the city's development regulations except that not all buildings comply with the 150-foot hoselay requirement. If the Commission recommends approval of the companion zoning case, then the concept plan could be approved subject to the applicant obtaining a variance to the 150-foot hoselay requirement from the Fire Department.

Due to staff's recommendation for denial of the companion case, Zoning Case 2011-27, staff recommends denial of the proposed concept plan.

RECOMMENDATION:

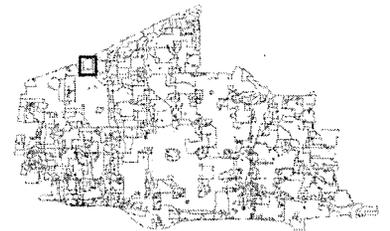
Recommended for denial.

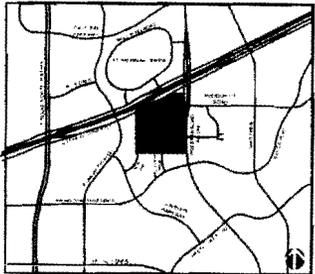
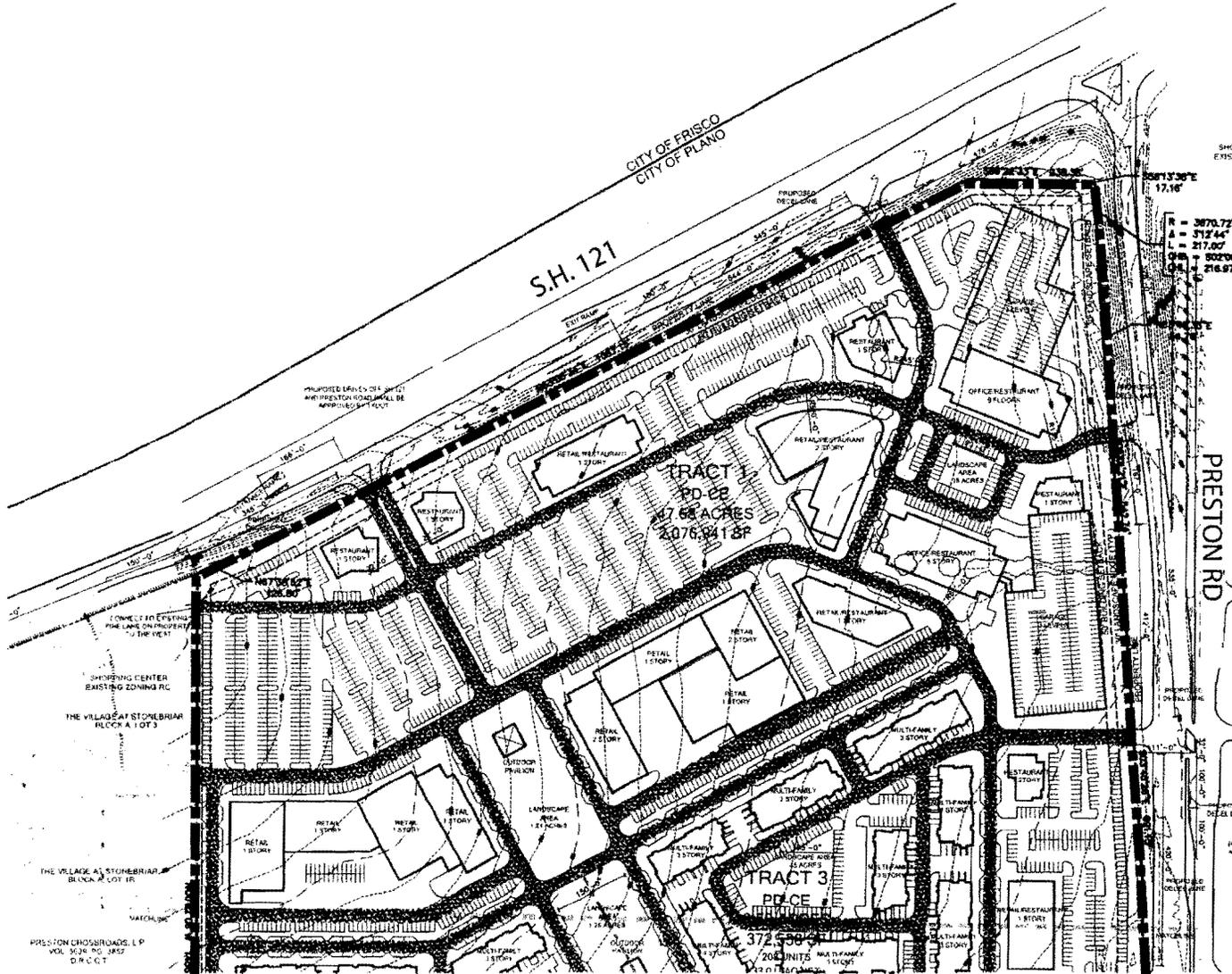


Item Submitted: CONCEPT PLAN

Title: VILLAGE 121 ADDITION
BLOCK 1, LOT 1

Zoning: COMMERCIAL EMPLOYMENT/
STATE HIGHWAY 121 & PRESTON ROAD OVERLAY DISTRICTS





Notes:

All development within the property boundary is proposed.

Property lies within both the Preston and SH 121 Overlay Districts

Proposed zoning: PD Mixed Use

All fire lanes must be fire lane access and utility easements.

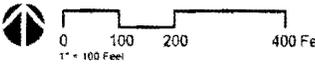
All streets are two way streets

Multi-Family units per acre are calculated net of roads, quasi-public streets and open space.

All quasi-public streets are 24 feet in width unless otherwise noted.

SITE DATA SUMMARY TABLE:

ZONING	PD-CE
LAND USE	RETAIL, RESTAURANT, OFFICE, MULTI-FAMILY
LOT AREA	3,664,295 SF OR 84.13 ACRES
BUILDING FOOTPRINT AREA	681,700 SF
TOTAL BLDG AREA	1,706,900 SF 359 UNITS
BLDG HEIGHT	6 STORIES
BLDG HEIGHT TALLEST BLDG ELEMENT	90 FEET
LOT COVERAGE	18%
FLOOR AREA RATIO	.471
PARKING RATIO	RETAIL 1:200, REST 1:100, MF 1:50 UNIT, OFFICE 1:300
PARKING REQUIRED	4,054 SPACES
PARKING PROVIDED	4,316 SPACES



For Staff Use

CITY OF FRISCO
CITY OF PLANO

S.H. 121

McDERMOTT ROAD

PRESTON RD

TRACT 1
PD-28
47.66 ACRES
2,076,341 SF

TRACT 3
PD-CE
372,500 SF
208 UNITS
1,516,000 SF

SHOPPING CENTER
EXISTING ZONING RC

PROPOSED DRIVE
127.16'
R = 3870.72
A = 312.44°
L = 217.00'
CH = 5020.01'
CB = 216.97'

ZONING RC
PRESTON RD
BLOCK 1, LOT 5

PD 20
THE CANAL ON PRESTON
BLOCK A, LOT 1

WILLIAM BROWN SURVEY
ABSTRACT NO. 96
TRACT 30

WILLIAM BROWN SURVEY
ABSTRACT NO. 86
TRACT 29

PD 20
PRESTON CREEK
SHOPPING CENTER
BLOCK A, LOT 1

PD 20
PRESTON CREEK
SHOPPING CENTER
BLOCK A, LOT 2

Owner
Lincoln Property Company
Contact: Robert Dozier
2000 McKinney Avenue
Suite 1000
Dallas, Texas 75201-1954
214 740 3300



GFF Planning

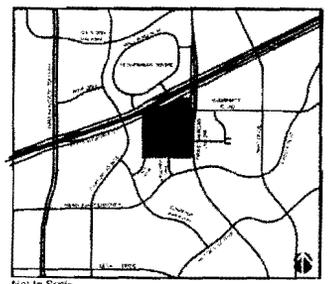
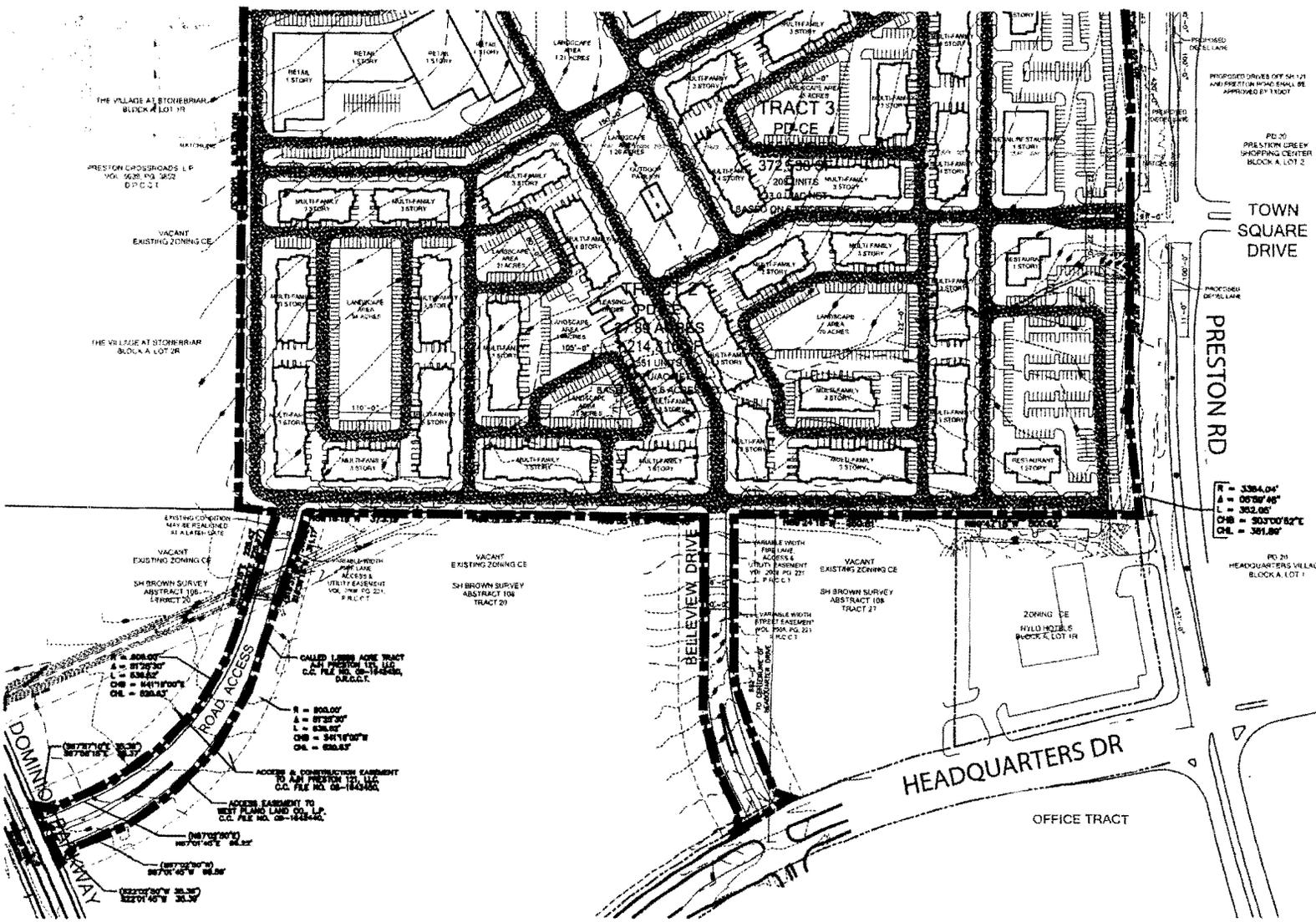
2808 Fairmount Street
Suite 300
Dallas, Texas 75201
214 303 1500/761
214 303 1512/Fax
www.gff.com

Lot 1, Block 1

Job #: 05172.05
File Name: Snc-PD ConceptPlan2.dwg
Date: 09/28/11
Drawn by: R. Lawrence Good / Brian E. Moore

CONCEPT PLAN - North

Being Conveyance Lots 1, 2, 3, 4, and 5, Block 1,
Village 121 Addition, Volume 2008, Page 221 P.R.C.C.T.
Village 121 84.13 Acres Net
Plano, Texas Collin County, Texas
Survey Name: Jubeez Digmon Survey
Abstract No. No. 279, Block 1, Lots 1 - 5

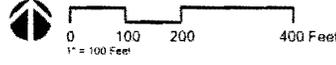


Not to Scale

Notes
 All development within the property boundary extents is proposed.
 Property lies within both the Preston and SH 121 Overlay Districts
 Proposed zoning: PD Mixed Use.
 All fire lanes must be for lane access and utility easements.
 All streets are two way streets.
 Multi-Family units per acre are calculated net of roads, quasi-public streets and open space.
 All quasi-public streets are 24 feet in width unless otherwise noted.

SITE DATA SUMMARY TABLE:

ZONING	PD-MIXED USE
LAND USE	RETAIL, RESTAURANT OFFICE, MULTI-FAMILY
LOT AREA	3,664,295 SF OR 84.13 ACRES
BUILDING FOOTPRINT AREA	681,700 SF
TOTAL BLDG. AREA	1,700,900 SF 759 UNITS
BLDG HEIGHT	6 STORIES
BLDG HEIGHT TALLEST BLDG ELEMENT	201 FEET
LOT COVERAGE	18%
FLOOR AREA RATIO	47:1
PARKING RATIO	RETAIL 1:200, REST. 1:100 MF 1:500 (OFFICE 1:300)
PARKING REQUIRED	4,084 SPACES
PARKING PROVIDED	4,316 SPACES



R = 3384.04'
 A = 0578'45"
 L = 302.85'
 CB = 30370'82"
 CL = 381.88'

PD 20
 PRESTON GREY SHOPPING CENTER
 BLOCK A, LOT 2

PD 21
 HEADQUARTERS VILLAGE
 BLOCK A, LOT 1

Owner Lincoln Property Company Contact: Robert Dozier 2000 McKinney Avenue Suite 1100 Dallas, Texas 75201-1954 214.740.3300	 GFF Planning 2808 Fairmount Street Suite 300 Dallas, Texas 75201 214.333.1500/Tel 214.333.1512/Fax www.gff.com	Lot 1, Block 1 Job #: 051722.05 File Name: Site-PD ConceptPlan2.dwg Date: 09/28/11 Drawn by: R. Lawrence Good / Brian E. Moore	CONCEPT PLAN - South Being Conveyance Lots 1, 2, 3, 4, and 5, Block 1, Village 121 Addition, Volume 2008, Page 221 P.R.C.C.T. Village 121 84.13 Acres Net Plano, Texas Collin County, Texas Survey Name: Jubee Dgman Survey Abstract No. No. 279, Block 1, Lots 1 - 5
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CITY OF PLANO
PLANNING & ZONING COMMISSION

October 3, 2011

Agenda Item No. 8

Public Hearing - Preliminary Replat: Trinity Presbyterian Church Addition,
Block A, Lot 5R

Applicant: Gary Fang

DESCRIPTION:

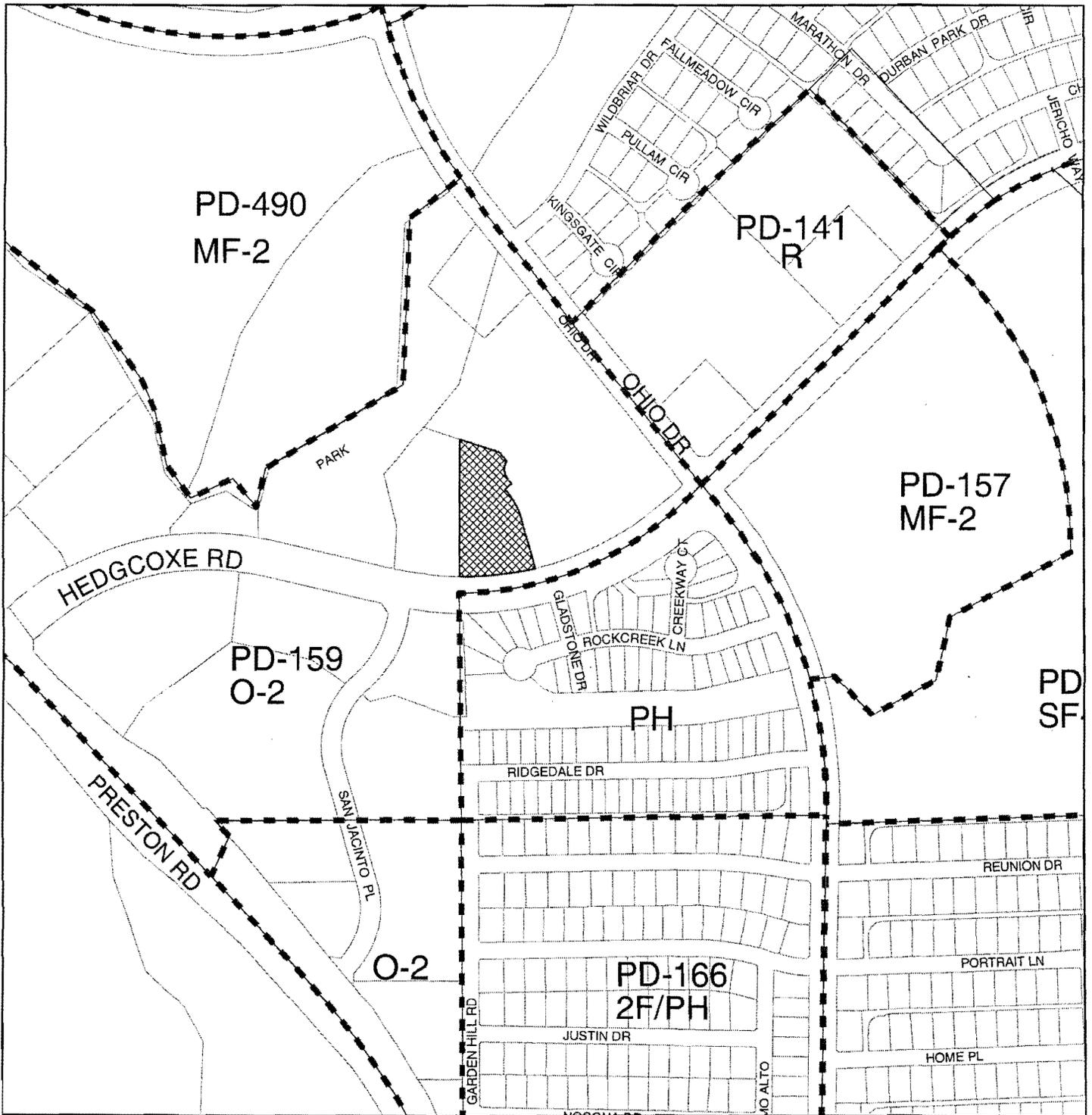
Day care center on one lot on 1.4± acres located on the north side of Hedgcoxe Road, 520± feet west of Ohio Drive. Zoned Planned Development-159-General Office/Preston Road Overlay District. Neighborhood #4.

REMARKS:

The purpose for the preliminary replat is to propose easements necessary for the development of the site as a day care center.

RECOMMENDATION:

Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.



Item Submitted: PRELIMINARY REPLAT

Title: TRINITY PRESBYTERIAN CHURCH ADDITION
BLOCK A, LOT 5R

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

