

**PLANNING & ZONING COMMISSION  
 PLANO MUNICIPAL CENTER  
 1520 K AVENUE  
 April 4, 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 &amp; 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>	
1	Call to Order/Pledge of Allegiance	
2	Approval of Agenda as Presented	
3	Approval of Minutes for the March 21, 2011, Planning & Zoning Commission meeting	
4	<p><b>General Discussion:</b> The Planning &amp; Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning &amp; Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning &amp; 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><b><u>CONSENT AGENDA</u></b></p>	
5a BM	<p><b>Revised Site Plan:</b> Thomas Wesley Andrews Elementary School, Block A, Lot 1 - Public primary school on one lot on 7.6± acres located at the southeast corner of Orchard Hill Drive and Scenic Drive. Zoned Single-Family Residence-7. Neighborhood #6. <b>Applicant: Plano Independent School District</b></p>	

<p><b>5b EH</b></p>	<p><b>Revised Site Plan:</b> The Shops at Willow Bend, Block 1, Lot 6R - Regional mall on 61.6± acres located at the northwest corner of Dallas North Tollway and Park Boulevard. Zoned Regional Commercial/Dallas North Tollway Overlay District with Specific Use Permits #434, #444, #448, and #570 for Private Clubs and Automobile Leasing/Renting. Neighborhood #40. <b>Applicant: Taubman Realty Group, L.P.</b></p> <p><b><u>END OF CONSENT AGENDA</u></b></p>	
<p><b><u>PUBLIC HEARINGS</u></b></p>		
<p><b>6A BM</b></p>	<p><b>Public Hearing:</b> Zoning Case 2011-04 - Request to rezone 20.3± acres located at the southwest corner of State Highway 121 and Parkwood Boulevard <b>from</b> Commercial Employment and Central Business-1 <b>to</b> Planned Development-Commercial Employment. Zoned Commercial Employment and Central Business-1/State Highway 121 Overlay District. Tabled 03/21/11. <b>Applicant: USL Frisco II, LLC</b></p>	
<p><b>6B BM</b></p>	<p><b>Concept Plan:</b> Parkwood Villages, Block A, Lots 1 &amp; 2 - Retail, restaurants and 400 multifamily units on two lots on 20.3± acres located at the southwest corner of Parkwood Boulevard and State Highway 121. Zoned Commercial Employment and Central Business-1/State Highway 121 Overlay District. <b>Applicant: USL Frisco II, LLC</b></p>	
<p><b>7A EH</b></p>	<p><b>Public Hearing:</b> Zoning Case 2011-05 - Request to rezone 34.6± acres located generally at the northeast corner of Coit Road and Mapleshade Lane and 5.3± acres located at the southwest corner of Mapleshade Lane and Silverglen Drive <b>from</b> Corridor Commercial and Light Industrial-1 <b>to</b> Planned Development-Corridor Commercial. Zoned Corridor Commercial/190 Tollway/Plano Parkway Overlay District. <b>Applicant: Coit 190, L.P. and Harkins Plano, L.P.</b></p>	
<p><b>7B EH</b></p>	<p><b>Concept Plan:</b> Coit Center, Block A, Lots 1R, 8, &amp; 9 and Block B, Lot 4R - Multifamily and restaurant on three lots on 34.6± acres located generally at the northeast corner of Coit Road and Mapleshade Lane, and multifamily on one lot on 5.3± acres located at the southwest corner of Mapleshade Lane and Silverglen Drive. Zoned Corridor Commercial and Light Industrial-1/190 Tollway/Plano Parkway Overlay District with Specific Use Permits #545 &amp; #546 for Regional Theater and Arcade. Neighborhood #72. <b>Applicant: Coit 190, L.P. and Harkins Plano, L.P.</b></p>	
<p><b><u>END OF PUBLIC HEARINGS</u></b></p>		

8

**Items for Future Discussion** - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.

**Council Liaisons:** Council Members Harry LaRosiliere and André Davidson

**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 30 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  
CONSENT AGENDA ITEMS

April 4, 2011

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**Agenda Item No. 5a**

**Revised Site Plan:** Thomas Wesley Andrews Elementary School,  
Block A, Lot 1

**Applicant:** Plano Independent School District

Public primary school on one lot on 7.6± acres located at the southeast corner of Orchard Hill Drive and Scenic Drive. Zoned Single-Family Residence-7. Neighborhood #6.

The purpose for the revised site plan is to show a building addition to the existing public primary school.

Recommended for approval as submitted.

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**Agenda Item No. 5b**

**Revised Site Plan:** The Shops at Willow Bend, Block 1, Lot 6R

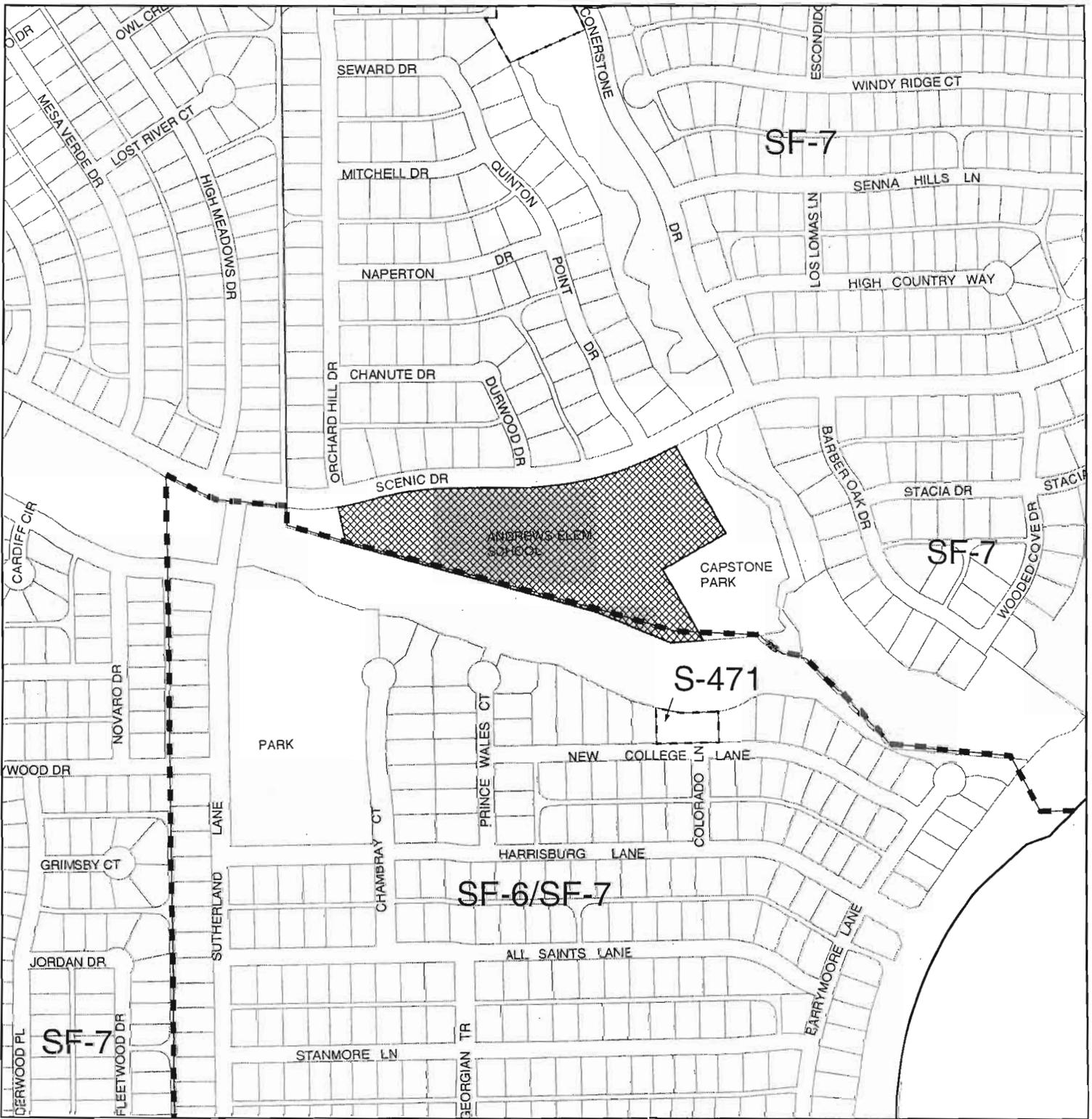
**Applicant:** Taubman Realty Group, L.P.

Regional mall on 61.6± acres located at the northwest corner of Dallas North Tollway and Park Boulevard. Zoned Regional Commercial/Dallas North Tollway Overlay District with Specific Use Permits #434, #444, #448, and #570 for Private Clubs and Automobile Leasing/Renting. Neighborhood #40.

The purpose for this revised site plan is to propose a 7,000 square foot building addition and open storage area.

Recommended for approval as submitted.

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Item Submitted: REVISED SITE PLAN

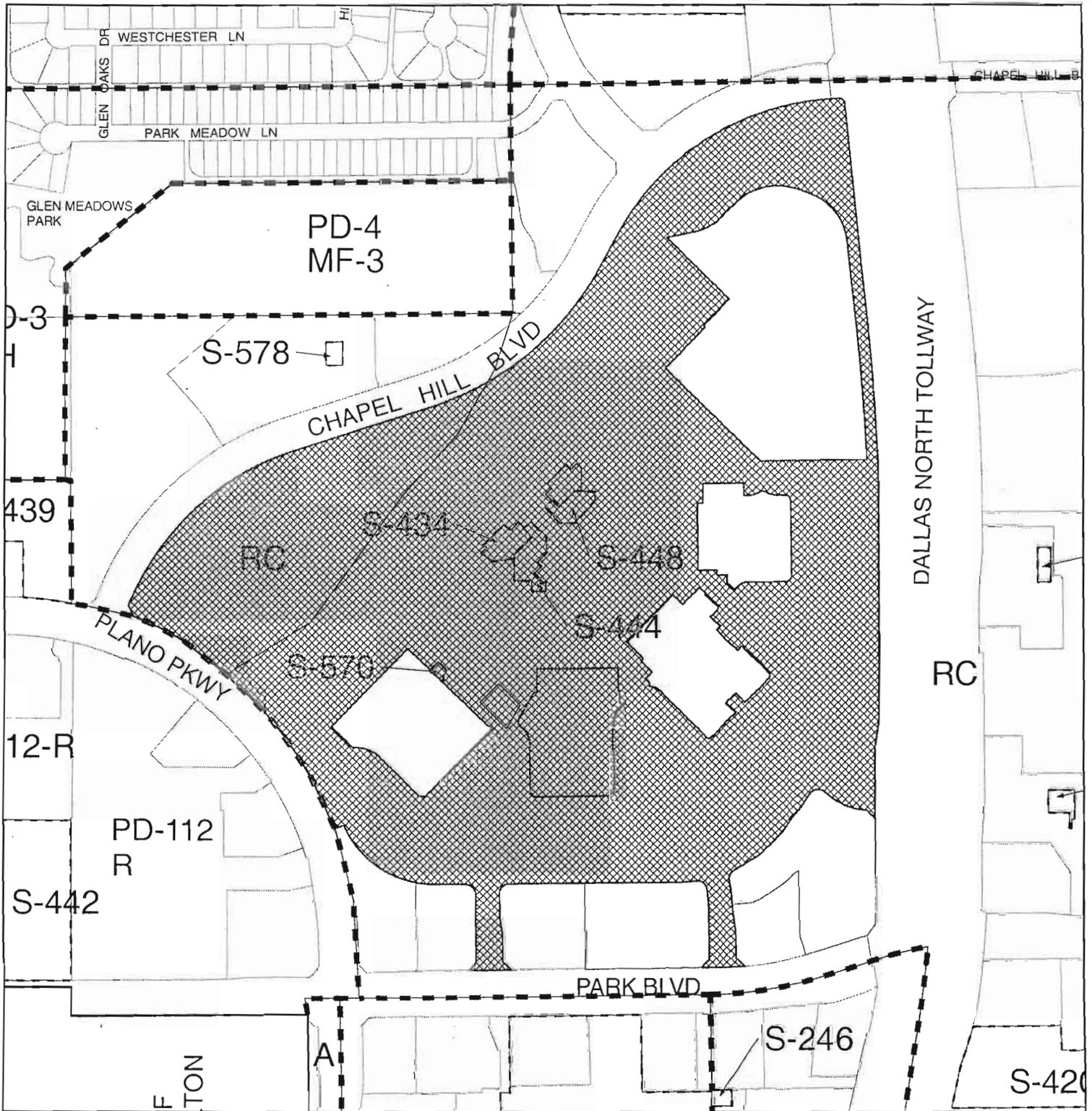
Title: THOMAS WESLEY ANDREWS  
ELEMENTARY SCHOOL  
BLOCK A, LOT 1

Zoning: SINGLE-FAMILY RESIDENCE-7



○ 200' Notification Buffer





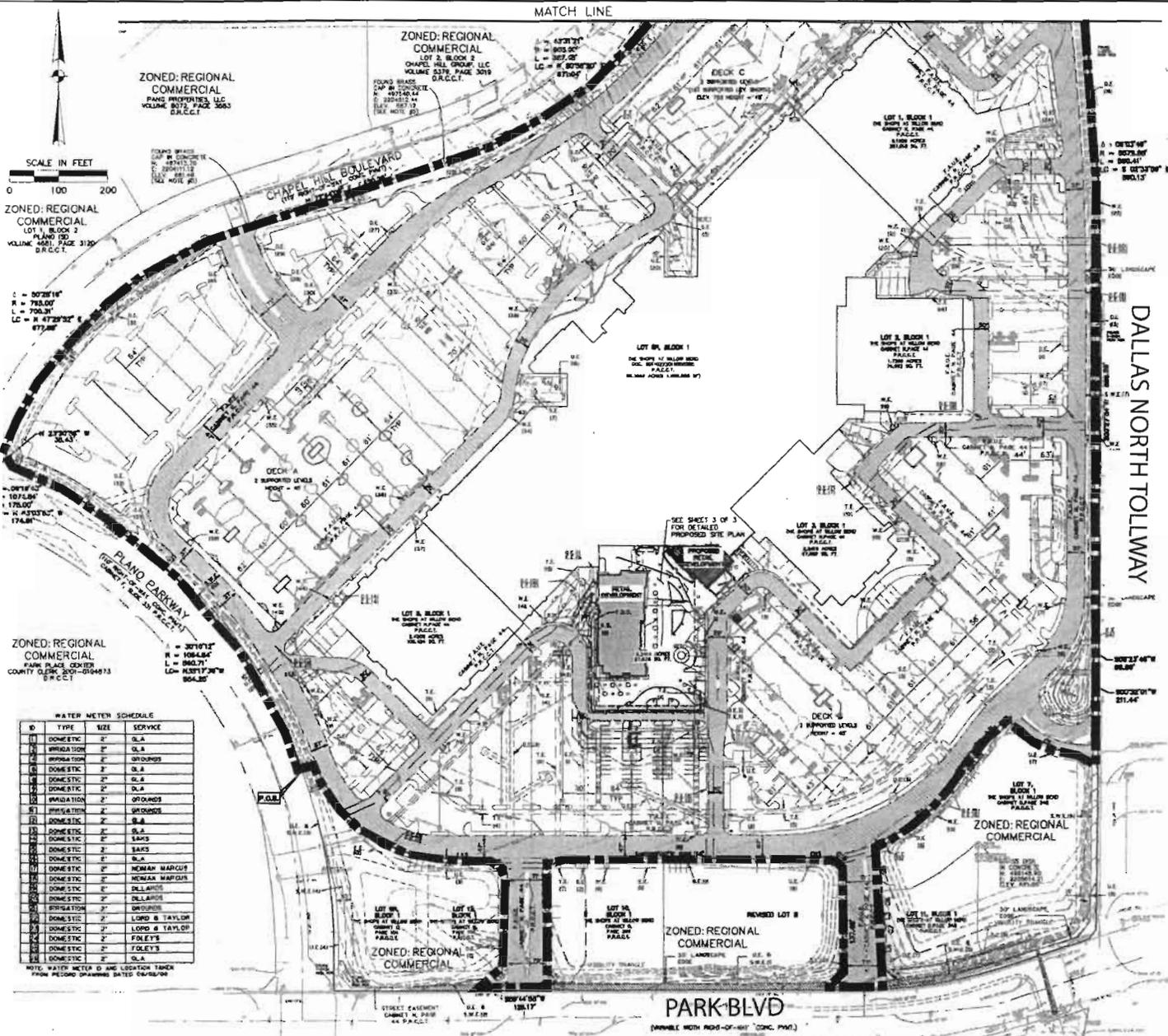
Item Submitted: REVISED SITE PLAN

Title: THE SHOPS AT WILLOW BEND  
BLOCK 1, LOT 6R

Zoning: REGIONAL COMMERCIAL/  
DALLAS NORTH TOLLWAY OVERLAY DISTRICT  
w/SPECIFIC USE PERMITS #434, #444, #448, & #570



MATCH LINE



ZONED: REGIONAL COMMERCIAL  
 PAND PROPERTIES, LLC  
 VOLUME 8072, PAGE 3063  
 D.R.C.C.T.

ZONED: REGIONAL COMMERCIAL  
 LOT 1, BLOCK 2  
 VOLUME 4881, PAGE 3130  
 D.R.C.C.T.

$C = 507211'$   
 $R = 783.07'$   
 $L = 700.37'$   
 $LC = 8' 47.2307'' E$   
 $173.88'$

ZONED: REGIONAL COMMERCIAL  
 PARK PLACE CENTER  
 COUNTY CLERK 200-0346413  
 D.R.C.C.T.

WATER METER SCHEDULE

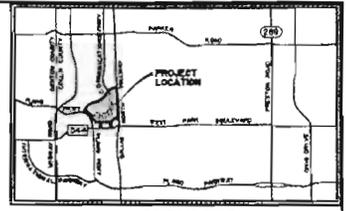
ID	TYPE	SIZE	SERVICE
01	DOMESTIC	2"	O.A.
02	IRRIGATION	2"	O.A.
03	IRRIGATION	2"	GROUND
04	DOMESTIC	2"	O.A.
05	DOMESTIC	2"	O.A.
06	DOMESTIC	2"	O.A.
07	IRRIGATION	2"	GROUND
08	DOMESTIC	2"	O.A.
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99	DOMESTIC	2"	O.A.
100	DOMESTIC	2"	O.A.

NOTE: WATER METER ID AND LOCATION TAKEN FROM RECORD DRAWINGS DATED 05/10/09

ZONED: REGIONAL COMMERCIAL  
 HOME DEPOT  
 25-077840  
 CABINET 1 - PG. 788

LEGEND

- 1" = 10'
- 2" = 20'
- 3" = 30'
- 4" = 40'
- 5" = 50'
- 6" = 60'
- 7" = 70'
- 8" = 80'
- 9" = 90'
- 10" = 100'
- 11" = 110'
- 12" = 120'
- 13" = 130'
- 14" = 140'
- 15" = 150'
- 16" = 160'
- 17" = 170'
- 18" = 180'
- 19" = 190'
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- 28" = 280'
- 29" = 290'
- 30" = 300'
- 31" = 310'
- 32" = 320'
- 33" = 330'
- 34" = 340'
- 35" = 350'
- 36" = 360'
- 37" = 370'
- 38" = 380'
- 39" = 390'
- 40" = 400'
- 41" = 410'
- 42" = 420'
- 43" = 430'
- 44" = 440'
- 45" = 450'
- 46" = 460'
- 47" = 470'
- 48" = 480'
- 49" = 490'
- 50" = 500'
- 51" = 510'
- 52" = 520'
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- 58" = 580'
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- 66" = 660'
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- 68" = 680'
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- 82" = 820'
- 83" = 830'
- 84" = 840'
- 85" = 850'
- 86" = 860'
- 87" = 870'
- 88" = 880'
- 89" = 890'
- 90" = 900'
- 91" = 910'
- 92" = 920'
- 93" = 930'
- 94" = 940'
- 95" = 950'
- 96" = 960'
- 97" = 970'
- 98" = 980'
- 99" = 990'
- 100" = 1000'



LOCATION MAP  
 SCALE: 1" = 4000'

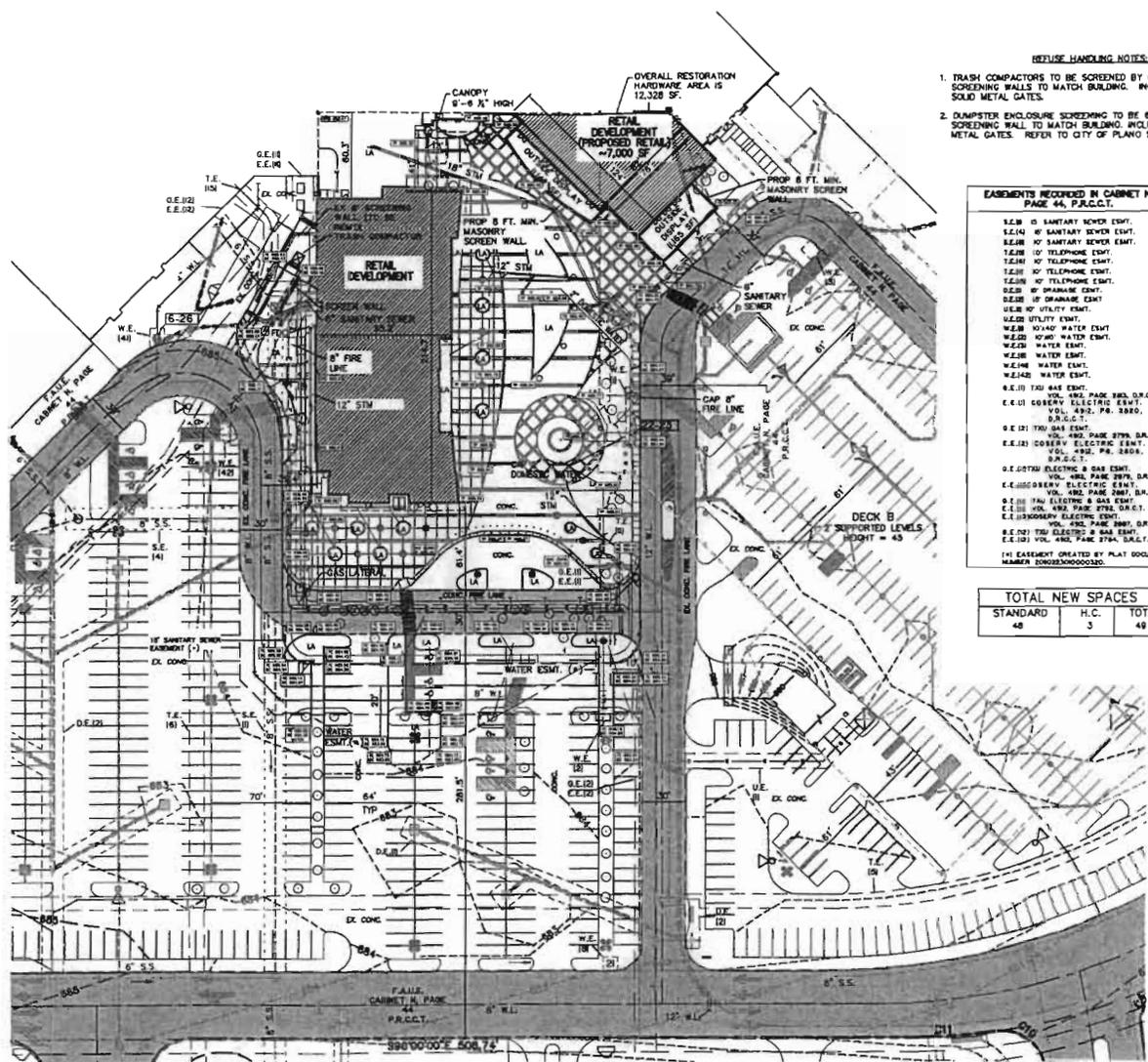
LINE TABLE

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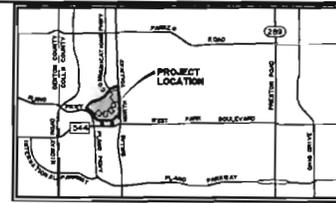
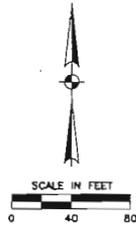
CURVE TABLE

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40	100.00	90.00	S 44° 28' 30" W	100.00
41	100.00	90.00	N 44° 28' 30" W	100.00
42	100.00	90.00	S 44° 28' 30" W	100.00
43	100.00	90.00	N 44° 2	





- REFUSE HANDLING NOTES.**
- TRASH COMPACTORS TO BE SCREENED BY 8 FOOT HIGH MASONRY SCREENING WALLS TO MATCH BUILDING. INCLUDE 8 FOOT HIGH SOLID METAL GATES.
  - DUMPSTER ENCLOSURE SCREENING TO BE 8 FOOT HIGH MASONRY SCREENING WALL TO MATCH BUILDING INCLUDE 8 FOOT HIGH SOLID METAL GATES. REFER TO CITY OF PLANO STANDARD DETAILS.



**LOCATION MAP**  
SCALE: 1" = 4000'

- EASEMENTS RECORDED IN CABINET N, PAGE 44, P.L.C.C.T.**
- S.E.18 8" SANITARY SEWER ESMT.
  - S.E.19 8" SANITARY SEWER ESMT.
  - S.E.20 8" SANITARY SEWER ESMT.
  - T.E.21 8" TELEPHONE ESMT.
  - T.E.22 8" TELEPHONE ESMT.
  - T.E.23 8" TELEPHONE ESMT.
  - S.E.24 8" DRAINAGE ESMT.
  - S.E.25 8" DRAINAGE ESMT.
  - U.E.26 8" UTILITY ESMT.
  - U.E.27 8" UTILITY ESMT.
  - W.E.28 8" WASTE WATER ESMT.
  - W.E.29 8" WASTE WATER ESMT.
  - W.E.30 8" WASTE WATER ESMT.
  - W.E.31 8" WASTE WATER ESMT.
  - W.E.32 8" WASTE WATER ESMT.
  - W.E.33 8" WASTE WATER ESMT.
  - W.E.34 8" WASTE WATER ESMT.
  - W.E.35 8" WASTE WATER ESMT.
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  - W.E.41 8" WASTE WATER ESMT.
  - W.E.42 8" WASTE WATER ESMT.
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  - W.E.98 8" WASTE WATER ESMT.
  - W.E.99 8" WASTE WATER ESMT.
  - W.E.100 8" WASTE WATER ESMT.

**WATER METER SCHEDULE**

ID	TYPE	SIZE	NO.	REAL SIZE	REMARKS
01	DOMESTIC	2"	1	6"	EXISTING
02	DOMESTIC	1"	1	6"	EXISTING

NOTE: 1. WATER METER ID AND LOCATION TAKEN FROM RECORD DRAWINGS DATED 09/05/00.

- LEGEND**
- SIGN
  - BOLLARD
  - FIRE HYDRANT
  - WATER VALVE
  - TREE (10' MINIMUM)
  - IRRIGATION CONTROL VALVE
  - GAS METER
  - CLEAN OUT
  - POWER POLE
  - TELEPHONE BOX
  - OUT WIRE
  - MONITORING WELL
  - EMERGENCY CALL BOX
  - ELECTRICAL LINE
  - DEAD REDWOOD COLLIN COUNTY TREES
  - PLANT REDWOOD COLLIN COUNTY TREES
  - LIGHT POLE
  - TRAFFIC FLOW ARROW
  - SANITARY SEWER MAN HOLE
  - DETAILION CHECK
  - CLEAN OUT
  - WELT
  - FIRE LAKE
  - LA — PROPOSED LANDSCAPE AREA
  - P — PROPOSED P.D.C.

**TOTAL NEW SPACES**

STANDARD	H.C.	TOTAL
48	3	48

**THE SHOPS AT WILLOW BEND**

**REVISED SITE PLAN FOR LOT 6R, BLOCK 1**  
MARCH 9, 2011  
61,6180 AC.  
PLANO, TEXAS  
COLLIN COUNTY

**OWNER:**  
THE TAUBMAN REALTY GROUP  
LIMITED PARTNERSHIP  
200 EAST LONG LAKE ROAD  
BLOOMFIELD HILLS, MICHIGAN 48303-0200  
(248)256-7587

**ENGINEER:**  
AECOM  
TYPE REG. NO. F-3082  
18000 DALLAS PKWY, SUITE 350  
DALLAS, TEXAS 75248  
(972)715-3000

**SURVEYOR:**  
AECOM  
TYPE REG. NO. F-3082  
1320 SUMMIT AVENUE, SUITE 800  
FORT WORTH, TEXAS 76102 (817)  
898-8770  
FAX (817) 898-8771

THE PURPOSE OF THIS REVISED SITE PLAN IS TO SHOW A 7,000 SF RETAIL ADDITION AND REVISED PLAZA IMPROVEMENTS.

CITY OF PLANO  
PLANNING & ZONING COMMISSION

April 4, 2011

**Agenda Item No. 6A**

**Public Hearing:** Zoning Case 2011-04

**Applicant:** USL Frisco II, LLC

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**DESCRIPTION:**

Request to rezone 20.3± acres located at the southwest corner of State Highway 121 and Parkwood Boulevard **from** Commercial Employment and Central Business-1 **to** Planned Development-Commercial Employment. Zoned Commercial Employment and Central Business-1/State Highway 121 Overlay District. Tabled 03/21/11.

**REMARKS:**

This agenda item was tabled at the Planning & Zoning Commission's meeting on March 21, 2011, and needs to be removed from the table for consideration.

The purpose of this request is to rezone 20.3± acres located at the southwest corner of State Highway 121 and Parkwood Boulevard from Commercial Employment and Central Business-1 (CE and CB-1) 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 major focus of the CE district is to be corporate headquarters and research facilities arranged in a campus-like setting. The CB-1 district is intended for use in conjunction with the CE district to permit a highly concentrated business center similar to traditional downtown areas of major cities. 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 400 multifamily units by right; modifying the area, yard, and bulk requirements; and modifying parking, landscaping, and screening requirements. A concept plan, Parkwood Village Addition, Block A, Lots 1 and 2, accompanies this request as Agenda Item No 6B.

## **Surrounding Land Use and Zoning**

The area of the request is currently undeveloped. The property to the east has a retail store but is otherwise predominantly vacant land and zoned CE; to the west and south are vacant CB-1 zoned properties; and State Highway 121 borders the north side of the property and is the northern city limit.

## **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. The CE base zoning would permit retail, restaurants, office, and light intensity manufacturing uses currently allowed in CE. The request also proposes a maximum of 400 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. Although smaller in scale, the intended form of development for the interior of the development is similar to Haggard Square (PD-20) and Legacy Town Center (PD-65). The concept plan indicates primarily two story restaurant and retail buildings of suburban scale on the north side of the property. Rear and side surface parking surrounds the individual buildings along the State Highway 121 frontage. A quasi-public street with angled parking which connects Parkwood Boulevard and Granite Parkway forms the core and focus of the proposed PD. The quasi-public street contains street trees and sidewalks, with reduced building setbacks. The retail and restaurant buildings are placed closer to the quasi-public street than to State Highway 121 frontage, and the multifamily uses are also positioned closer to the quasi-public street. The residential development proposes enclosed garages on the first floor of each building in addition to surface parking.

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

### **Restrictions:**

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

### **General Conditions of the Planned Development District**

1. The zoning exhibit shall be adopted as part of the ordinance.
2. Street trees shall be provided at a rate of one three-inch caliper tree per 35 feet of street frontage per side. Spacing and location of street trees shall be determined at the time of preliminary site plan approval.

3. A quasi-public street shall connect Parkwood Boulevard to Granite Parkway consistent with as shown on the zoning exhibit. For the purposes of this PD, the term "Quasi-Public Street" is defined as a street, which is privately owned and maintained drives that are open to the public. 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.
4. If the quasi-public street section is one-way, then on-street parking must be angled.
5. Landscaping shall be provided in accordance with Section 3.1200 (Landscaping Requirements) and 4.800 (State Highway 121 Overlay District) except that a 10-foot wide landscape edge is required along Parkwood Boulevard.

#### Specific Provisions of the Planned Development - Tract A (Nonresidential)

##### **Uses**

Multifamily residential is prohibited.

##### **Building Design**

1. Nonresidential buildings facing a quasi-public street, except for parking garages, shall have a minimum of 40% of each building facade of the ground floor comprised of window area. Facades facing or fronting the SH 121 frontage road are exempt from this requirement. For the purposes of this standard, ground floor is defined as that portion of the building from street-level finish floor elevation and extending 12 feet above the street-level finish floor elevation.
2. Building setback requirements will be in accordance with the development standards for the CE zoning classification, except as modified below.
  - a. Seventy-five percent of the building facade along Parkwood Boulevard shall have a maximum setback of 30 feet or to the easement line. Seventy-five percent of the building facade along Granite Parkway shall have a maximum setback of 20 feet or to the easement line. When easements are present, 75% of the building facade shall be built to the easement line. The setbacks may be increased to a maximum of 100 feet if a drive aisle with double-loaded parking is installed along Parkwood Boulevard or Granite Parkway. The setback shall be measured from the right-of-way line for Parkwood Boulevard and Granite Parkway.

3. Screening:

a. Off-street loading docks and service areas for nonresidential uses may not be located adjacent to or across a street or 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, Screening, Fence, and Wall Regulations);
- ii. Overhead doors if service area or loading dock is located internal to the building; or
- iii. Any combination of the above.

b. Refuse and recycling containers shall not be located within 30 feet of a public or quasi-public street, unless located internal to the building, and shall be screened from view from streets and required open space areas in accordance with the following:

- i. Masonry screening walls with metal gates (in accordance with Section 3.1000, Screening, Fence, or Wall Regulations);
- ii. Overhead doors if refuse and recycling containers are located internal to the building; or
- iii. Any combination of the above.

4. Parking shall be in accordance with the parking regulations of the Zoning Ordinance - Section 3.1100 (Off-Street Parking and Loading).

Specific Provisions of the Planned Development - Tract B (Multifamily)

1. Tract B must be developed using the standards required by the planned development district for multifamily development. However, Tract B may be developed solely with nonresidential uses in accordance with the CE zoning district and the State Highway 121 Overlay District regulations contained within the Zoning Ordinance. The initial development for Tract B will determine the standards to be used for the remainder of the property.
2. Retail, restaurant, office and live/work uses shall only be allowed on the ground floor of residential buildings.
3. The ground floor of residential buildings facing a quasi-public street 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.
4. The maximum number of multifamily dwelling units permitted in this district is 400.

## **Building Design**

1. Seventy-five percent of the building facade along Parkwood Boulevard shall have a maximum setback of 30 feet or to the easement line. Seventy-five percent of the building facade along Granite Parkway shall have a maximum setback of 20 feet or to the easement line. When easements are present, 75% of the building facade shall be built to the easement line. The setbacks may be increased to a maximum of 100 feet if a drive aisle with double-loaded parking is installed along Parkwood Boulevard or Granite Parkway. The setback shall be measured from the right-of-way line for Parkwood Boulevard and Granite Parkway.
2. Seventy-five percent of the building facade facing the quasi-public street shall be within 20 feet of the back of curb of the quasi-public street unless easements are present. If easements are present, 75% of the building facade shall be built to the easement line. The setback is measured from the curb of the quasi-public street (inclusive of parking, if provided).

## **Residential Development Standards**

1. Multifamily development shall be exempt from the supplementary regulations of Subsections 3.104 (Multifamily Residence) and 3.117 (Usable Open Space).
2. The minimum residential density for multifamily development shall be 30 dwelling units per acre; not to exceed 400 multifamily units on Tract B.
3. Minimum Floor Area per Dwelling Unit: 500 square feet
4. Maximum Lot Coverage: 60%
5. Street trees shall be placed in planting beds, tree grates, and/or islands located within six feet of the back of the street curb along the quasi-public street.
6. Sidewalks with a minimum unobstructed width of six feet shall be placed along the quasi-public street. Sidewalks are in addition to and placed adjacent to street tree areas.
7. Awnings may extend a maximum distance of six feet into the front yard setback, public right-of-way, and required sidewalks.
8. A minimum of 25,000 square feet of open space shall be provided and open to the public at all times. Open space shall have a minimum dimension of 30 feet.

## **Parking Regulations**

1. The minimum required parking for multifamily use is:
  - a. One bedroom or less: One space per unit
  - b. Two bedrooms: One and one-half (1.5) spaces per unit
  - c. Three bedrooms or more: Two spaces per unit

2. The minimum required parking for all nonresidential uses shall be 1:300 square feet of floor area.

### **Conformance to the Comprehensive Plan**

**Future Land Use Plan** - The Future Land Use Plan designates this property as Major Corridor Development (MCD). This request is not in conformance with the Future Land Use Plan since the applicant is proposing multifamily residential development within the expressway corridor. 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 and restaurant uses only are consistent with this policy.

### **Adequacy of Public Facilities**

Water and sanitary sewer services are available to serve the subject property. The available sanitary sewer capacity limits the maximum residential units to 400 units.

**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 therefore not in conformance with the Future Land Use Plan.

#### **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. The proposed multi-story multifamily buildings are within 220± feet of the centerline of State Highway 121, and the proposed two story retail and restaurant buildings along State Highway 121 do not offer adequate buffer for the proposed multifamily development.

The Housing Density and Infill Housing Policy Statements recognize that well-integrated pedestrian oriented mixed use centers may be appropriate within expressway corridors. An example of this is the Legacy Town Center development. Although the residential uses in Legacy Town Center are approximately 700± feet from the Dallas North

Tollway, the existing retail and office buildings provide a good buffer between the expressway and residential uses, unlike what is being proposed for the subject property.

### **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 of its proximity to a major highway, and the noise generated by the highway. Furthermore, the commercial uses being proposed along State Highway 121 do not offer the buffer and building heights that the proposed residential portion of the development needs. As a whole, the proposed uses are not well integrated within the development and have no direct connection with future development on surrounding vacant properties.
- **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 street 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 environment. Other than the proposed retail and restaurants, the proposed development has no other non-residential elements that enhance the livability of the residential portion of the development. Additionally, the proposed uses are too few to promote a synergistic and vibrant mixed use development.
- **Density** - The proposed multifamily density of 31 units per acre does not allow for more compact development as is supported by the mixed use policy. The density is limited by the available capacity of sanitary sewer service. The existing utilities were not designed for residential uses. Furthermore, the majority of the land 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.
- **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 rear side of residential buildings so that it is away from the pedestrian areas along the quasi-public streets, thus being consistent with the policy statement. The retail/commercial uses on the north side of the quasi-public street lose the compactness of an urban development given the surface parking that separates the buildings.

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, and the limited commercial service uses and amenities needed to support residential development. Furthermore, the density is limited due to lack of available utilities.

While the requested zoning has standards that provide for reduced building setbacks along a central interior quasi-public street, as well as allowing for retail, restaurant, and office uses on ground floor of residential buildings fronting the quasi-public street, and minimizing views of the surface parking particularly in the southern tract, overall the project does not resemble the density and design that is expected of a mixed use development with potential retail and restaurant pads sites along State Highway 121 and multifamily uses behind them.

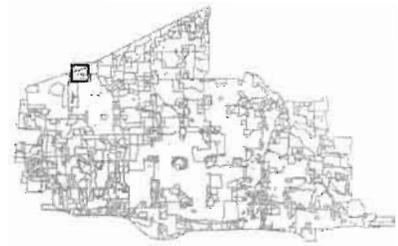
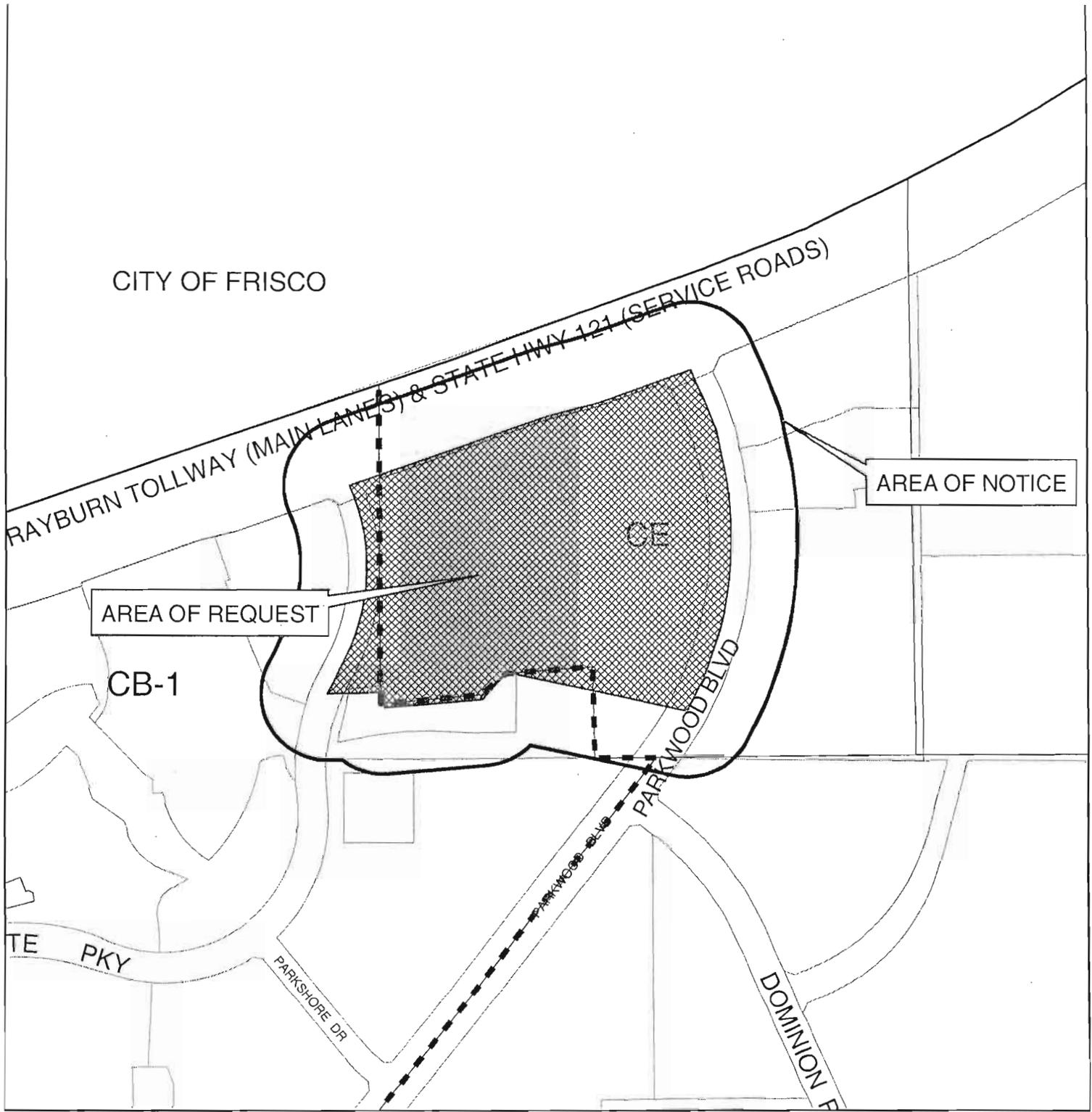
#### **SUMMARY:**

The applicant is requesting to rezone 20.3± acres located at the southwest corner of State Highway 121 and Parkwood Boulevard **from** CE and CB-1 **to** PD-CE. The request is not in conformance with the Future Land Use Plan of the Comprehensive Plan. Furthermore, the request is not consistent with the Housing Density and Infill Housing Policy Statements regarding avoiding residential development within the expressway corridors. Additionally, the project is not consistent with the preservation of land within major expressway corridors and employment centers for economic development and employment opportunities. Lastly 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 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 the multifamily residential being proposed. Therefore, staff recommends denial of the requested rezoning from CE and CB-1 to PD-CE.

#### **RECOMMENDATIONS:**

Recommended for denial.



Zoning Case #: 2011-04

Existing Zoning: COMMERCIAL EMPLOYMENT & CENTRAL BUSINESS-1/  
STATE HIGHWAY 121 OVERLAY DISTRICT



○ 200' Notification Buffer



CITY OF PLANO  
PLANNING & ZONING COMMISSION

April 4, 2011

**Agenda Item No. 6B**

**Concept Plan:** Parkwood Villages, Block A, Lots 1 & 2

**Applicant:** USL Frisco II, LLC

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**DESCRIPTION:**

Retail, restaurants and 400 multifamily units on two lots on 20.3± acres located at the southwest corner of Parkwood Boulevard and State Highway 121. Zoned Commercial Employment and Central Business-1/State Highway 121 Overlay District.

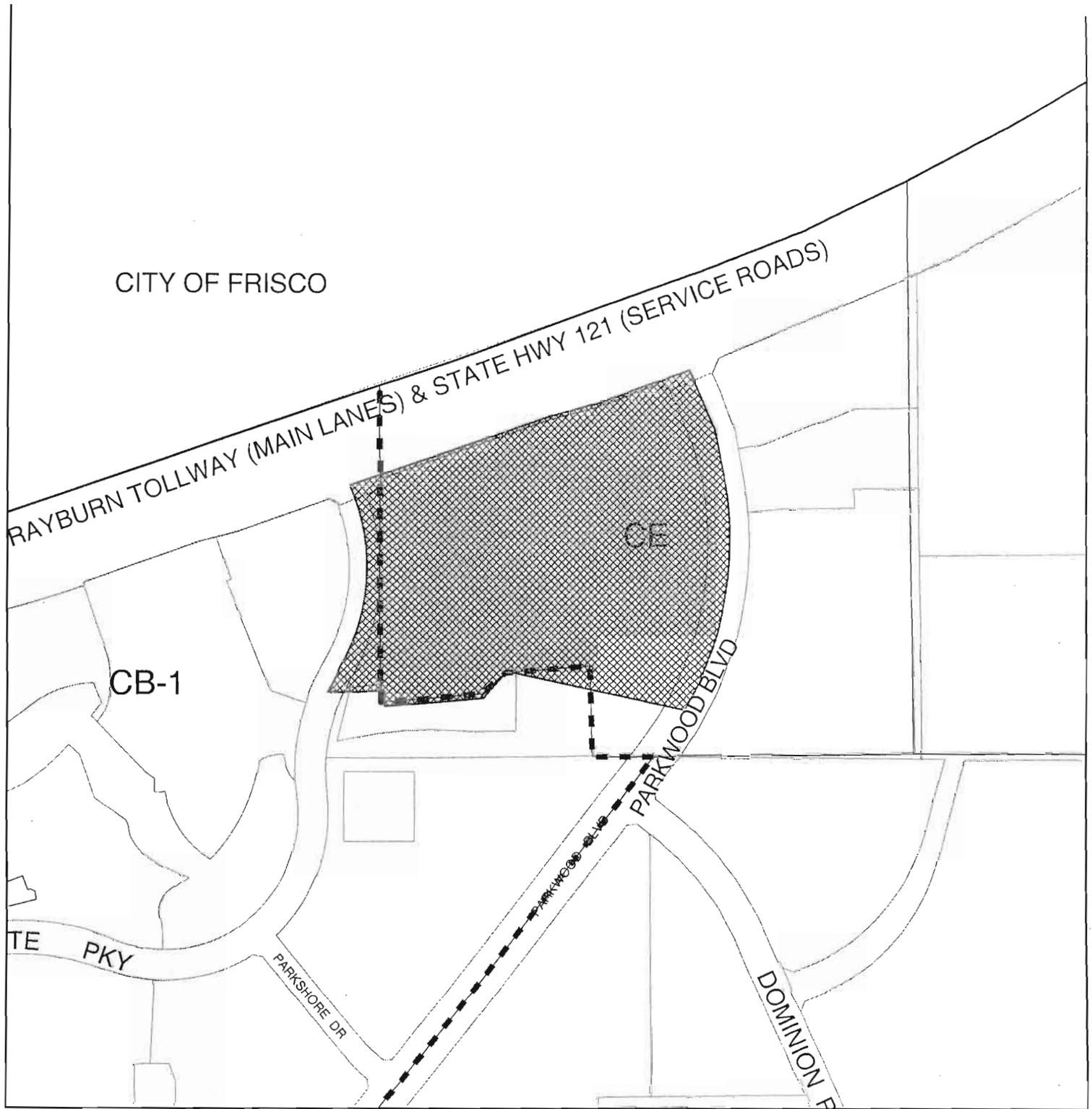
**REMARKS:**

This concept plan is associated with Zoning Case 2011-04. The purpose for this concept plan is to show the proposed mix of retail, restaurants, and multifamily residential development. The multifamily development is a maximum four stories and at a density of 30 dwelling units per acre. The site has access from State Highway 121, Parkwood Boulevard, and Granite Parkway.

Due to staff's recommendation for denial of the companion case, Zoning Case 2011-04, staff recommends denial of the proposed concept plan.

**RECOMMENDATION:**

Recommended for denial.



Item Submitted: CONCEPT PLAN

Title: PARKWOOD VILLAGES  
BLOCK A, LOTS 1 & 2

Zoning: COMMERCIAL EMPLOYMENT & CENTRAL BUSINESS-1/  
STATE HIGHWAY 121 OVERLAY DISTRICT



○ 200' Notification Buffer



# CITY OF PLANO

## PLANNING & ZONING COMMISSION

April 4, 2011

### Agenda Item No. 7A

Public Hearing: Zoning Case 2011-05

Applicant: Coit 190, L.P. and Harkins Plano, L.P.

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#### DESCRIPTION:

Request to rezone 34.6± acres located generally at the northeast corner of Coit Road and Mapleshade Lane and 5.3± acres located at the southwest corner of Mapleshade Lane and Silverglen Drive **from** Corridor Commercial and Light Industrial-1 **to** Planned Development-Corridor Commercial. Zoned Corridor Commercial/190 Tollway/Plano Parkway Overlay District.

#### REMARKS:

The purpose of this request is to rezone 34.6± acres located generally at the northeast corner of Coit Road and Mapleshade Lane and 5.3± acres located at the southwest corner of Mapleshade Lane and Silverglen Drive from Corridor Commercial (CC) to two Planned Development-Corridor Commercial (PD-CC) districts. The CC district is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors. The regulations and standards of this district are reflective of the high traffic volumes and high visibility of these regional highways. 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 to both off and onsite conditions.

The PD districts propose the following: retaining the existing uses allowed within the CC zoning district, including allowing 1,600 multifamily units by right; modifying the area, yard, and bulk requirements; and modifying parking, landscaping, and screening requirements. A concept plan, Coit Center, Block A, Lots 1R, 8 & 9 and Block B, Lot 4R, accompanies this request as Agenda Item 7B.

#### Surrounding Land Use and Zoning

The properties are currently undeveloped and separated by Mapleshade Lane. The larger property is a 34.6± acre tract located generally at the northeast corner of Coit Road and Mapleshade Lane. To the east of this parcel, the property is zoned CC and is developed as office uses. The property to the south is zoned CC and is developed as a retail shopping center. To the west, across Coit Road, are additional existing retail and

restaurant uses zoned CC. To the north, across the existing railroad tracks, the property is zoned Light Industrial-1 (LI-1) and is partially developed as a convenience store with gas pumps and warehouse/distribution uses.

The smaller property in this request is a 5.3± acre tract located at the southwest corner of Mapleshade Lane and Silverglen Drive. To the east of this property, across Silverglen Drive, is undeveloped land and zoned LI-1. To the south, the property is zoned CC and is developed as hotel and health and fitness center uses. To the west is the existing retail shopping center, zoned CC. To the north, across Mapleshade Lane, the properties are also zoned CC and developed as office uses.

### **Proposed Planned Development Stipulations**

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

**Land Use** - The applicant is proposing to retain CC as the base zoning district with the additional use of multifamily. The applicant is proposing to develop the properties as either commercial or residential uses, except for allowing first floor nonresidential uses within multistory residential buildings fronting on Coit Road only. The CC zoning would permit retail, restaurants, office, and service uses. The request proposes multifamily standards which would enable the construction of 1,600 multifamily units, of which 1,200 units are planned for the larger property and the remaining 400 units for the smaller property. The companion concept plan reflects 1,180 units total even though the proposed stipulations allow for a maximum of 1,600 units.

**Design Standards** - The request is divided into three distinct tracts. The language in the proposed PD districts would allow certain tracts to be developed as multifamily residential in an urban form with the potential for first floor nonresidential uses within certain multistory residential buildings, or solely as nonresidential uses built to comply with the existing CC zoning district's area, yard, and bulk requirements.

Tract A is a 31.3± acre tract located on the east side of Coit Road and on the north side of Mapleshade Lane. The proposed concept plan shows the intended form of the residential development which would be similar to other existing multifamily residential developments within the city such as Haggar Square (PD-20-MU) and Legacy Town Center (PD-65-CB-1). The concept plan shows multistory residential buildings throughout Tract A with surface and individual garages under residential units (i.e. tuck under parking). A quasi-public street with parallel parking is proposed to connect Coit Road with Mapleshade Lane and will contain street trees, sidewalks, and reduced building setbacks. The language in the proposed PD allows for first floor nonresidential uses within residential buildings fronting on Coit Road only. If this occurred, the applicant would have to provide parking and drive aisles to serve the commercial tenants. As an alternative to multifamily uses, this tract could also develop as commercial uses as permitted in the CC district with the existing CC district's area, yard and bulk requirements. The first phase of development - whether multifamily residential or nonresidential - will determine the uses and development standards for the tract. The PD does not allow for a combination of traditional CC uses developed at the CC area, yard and bulk requirements, and multifamily residential buildings.

Tract B is a 3.3± acre tract located generally at the northeast corner of Coit Road and Mapleshade Lane. The language in the proposed PD would allow this tract to be developed as multifamily residential only if Tract A were also developed as multifamily residential. The proposed language in the PD would also allow this tract to be developed as other uses as permitted within the CC district and built with the existing CC area, yard and bulk requirements.

Tract C is a 5.3± acre tract located at the southwest corner of Mapleshade Lane and Silverglen Drive. The concept plan shows a higher density multifamily building with structured parking similar to the Eastside Village development in downtown Plano. The proposed PD language also allows flexibility for this tract to be developed as nonresidential uses in accordance with the existing CC area, yard, and bulk requirements. However, the multifamily residential use could only be developed if Tract A was also developed as multifamily residential.

This request is for two PD-CC zoning districts with the following stipulations provided below. Due to the subject property being separated by Mapleshade Lane, two PD districts are proposed. Tracts A and B are proposed as PD #1, and Tract C is proposed as PD #2.

**Restrictions:**

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

**PLANNED DEVELOPMENT #1**

**General Provisions of the Planned Development**

1. The zoning exhibit shall be adopted as part of the ordinance.
2. Quasi-Public Streets:
  - a. A named quasi-public street shall be required connecting Mapleshade Lane and Coit Road 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 - One and one-half spaces (1.5) per unit.
    - ii. Nonresidential uses on the first floor of multistory residential buildings: One space per 300 square feet of floor area.

- iii. All other 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 interior public and quasi-public streets and fire lanes, except where prohibited for vehicular, fire, or pedestrian safety. Where on-street parking is provided, landscape islands a minimum six feet in width, shall be placed no less than every 150 feet of continuous on-street parking.
  - c. Tandem parking spaces in front of garages shall be a minimum of 20 feet in length, and shall not be used to satisfy the minimum parking requirements.
  - d. 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 street or 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, Screening, Fence, and Wall Regulations)
    - ii. Overhead doors if service area or loading dock is located internal to the building; or
    - iii. Any combination of the above.
  - b. Refuse and recycling containers shall not be located within 30 feet of a public or quasi-public street, unless located internal to the building, and shall be screened from view from streets and required open space in accordance with the following:
    - i. Masonry screening walls with solid metal gates (in accordance with Section 3.1000, Screening, Fence, and Wall Regulations);
    - ii. Overhead doors if refuse and recycling containers are located internal to the building; or
    - iii. Any combination of the above.

### **Specific Provisions of the Planned Development**

#### **Uses**

- 1. Multifamily is a permitted use.
- 2. Nonresidential uses are permitted on the first floor of multistory residential buildings fronting on Coit Road.

## General Development Standards

1. Tract A must be developed using the standards required by the PD district for multifamily development. However, Tract A may be developed solely with nonresidential uses in accordance with the Corridor Commercial (CC) zoning district and 190 Tollway/Plano Parkway Overlay District regulations contained within the Zoning Ordinance. The initial development for Tract A will determine the standards to be used for the remainder of the property.
2. Tract B may be developed as multifamily in accordance with the multifamily standards for Tract A only if Tract A is also developed as multifamily. Otherwise, Tract B shall be developed in accordance with the Corridor Commercial (CC) zoning district and 190 Tollway/Plano Parkway Overlay District.

## Multifamily Standards

1. Multifamily development shall be exempt from the supplemental regulations of Subsection 3.104 (Multifamily Residence) and Subsection 3.117 (Usable Open Space).
2. The minimum floor area per dwelling unit shall be 500 square feet.
3. Minimum rear and side yard setbacks: none.
4. Quasi-public streets and required open space shall be excluded from density calculations.
5. Maximum Density: Maximum of 50 dwelling units per acre; not to exceed a maximum of 1,200 units.
6. Minimum Density: Minimum of 30 dwelling units per acre.
7. Maximum Lot Coverage: None.
8. Building Design:
  - a. Buildings fronting Coit Road:
    - i. Buildings with no first floor nonresidential uses: Minimum 30 foot setback.
    - ii. Buildings with first floor nonresidential uses must provide parking and drive aisles between the building face and Coit Road. The setback distance shall be a maximum of 125 feet.
    - iii. Buildings with first floor nonresidential uses, except for parking garages, shall have a minimum of 40% of the ground floor facade facing Coit Road comprised of window area.

For the purposes of this standard, ground floor is defined as that portion of a building from the street-level finish floor elevation and extending 12.5 feet above the street-level finish floor elevation.

- b. Buildings fronting Mapleshade Lane and Maplelawn Drive:
  - i. Setbacks: Buildings shall be constructed such that a minimum of 75% of the façade shall be located between a minimum of ten feet and a maximum of 25 feet from the right-of-way unless restricted by easements. Where easements are present, 75% of the building facade must be built to the easement line.
- c. Buildings fronting quasi-public streets:
  - i. Setbacks: Buildings shall be constructed such that a minimum of 75% of the façade is located within 15 feet from the back of curb unless restricted by easements. Where easements are present, 75% of the facade must be built to the easement line.
- d. The maximum building length along any facade shall be 300 feet.
- e. Garage doors for residential uses shall not directly face any public or quasi-public streets.

## Design Standards

- 1. Streetscape at Public Streets:
  - a. Along Coit Road and Mapleshade Lane, sidewalks with a minimum width of six feet shall be placed a minimum of six feet from back of curb.
  - b. Outdoor patio and sidewalk dining, as well as other public seating areas, are permitted within public rights-of-way provided minimum six-foot accessible pathways are maintained.
- 2. Streetscape at Quasi-Public Streets:
  - a. 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.

3. Landscaping and Open Space:
  - a. Except as stated below, landscaping shall be provided per Section 3.1200 (Landscaping Requirements) and Section 4.700 (190 Tollway/Plano Parkway Overlay District):
    - i. No landscape edge is required along quasi-public streets.
    - ii. A minimum five-foot landscape edge shall be provided between all surface parking lots and public and quasi-public streets.
  - b. Street trees shall be provided at a rate of one tree per 50 linear feet of street along all public and quasi-public streets. Street trees may be placed in tree islands, between the curb and the sidewalk, or in the landscape edge.
  - c. A minimum of two one-acre open areas space shall be provided within Tract A and shall be open to the public at all times. Open space shall have a minimum dimension of 80 feet.
4. Fencing:
  - a. Fencing shall be permitted, except in the following areas:
    - i. Between the front facade of any building and any public or quasi-public street however, fencing shall be permitted for private residential yards at a maximum height of 48 inches above grade;
    - ii. Public parking; and
    - iii. Required open space.
  - b. Fencing must be a minimum of 50% open, except along railroad right-of-way.

## **PLANNED DEVELOPMENT #2**

### **General Provisions of the Planned Development**

1. The zoning exhibit shall be adopted as part of the ordinance.
2. Parking Regulations:
  - a. The minimum required parking shall be as follows:
    - i. Multifamily - One and one-half spaces (1.5) per unit.
    - ii. All other nonresidential uses: Parking requirements shall be determined as provided in Section 3.1100 (Off-Street Parking and Loading) of the Zoning Ordinance.

3. Screening:

- a. Off-street loading docks and service areas for nonresidential uses may not be located adjacent to or across a street or 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, Screening, Fence, and Wall Regulations)
  - ii. Overhead doors if service area or loading dock is located internal to the building; or
  - iii. Any combination of the above.
- b. Refuse and recycling containers shall not be located within 30 feet of a public or quasi-public street, unless located internal to the building, and shall be screened from view from streets and required open space in accordance with the following:
  - i. Masonry screening walls with solid metal gates (in accordance with Section 3.1000, Screening, Fence, and Wall Regulations);
  - ii. Overhead doors if refuse and recycling containers are located internal to the building; or
  - iii. Any combination of the above.

**Specific Provisions of the Planned Development**

**Uses**

1. Multifamily is a permitted use.

**General Development Standards**

1. Tract C may be developed as multifamily in accordance with the multifamily standards in this ordinance (PD #2), only if Tract A in PD #1 is also developed as multifamily. Otherwise, Tract C shall be developed in accordance with the Corridor Commercial (CC) zoning district and 190 Tollway/Plano Parkway Overlay District regulations contained within the Zoning Ordinance.

**Multifamily Standards**

1. Multifamily development shall be exempt from the supplemental regulations of Subsection 3.104 (Multifamily Residence) and Subsection 3.117 (Usable Open Space).
2. The minimum floor area per dwelling unit shall be 500 square feet.
3. Minimum rear and side yard setbacks: none.

4. Maximum Density: Maximum of 80 dwelling units per acre; not to exceed a maximum of 400 units.
5. Minimum Density: Minimum of 50 dwelling units per acre.
6. Maximum Lot Coverage: None.
7. Maximum Floor to Area Ratio: None.
8. Building Design:
  - a. Buildings fronting to Mapleshade Lane and Silverglen Drive:
    - i. Buildings shall be constructed such that a minimum of 75% of the facade is located within 25 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 75% of each facade must be built to the easement line.

### **Design Standards**

1. Streetscape at Public Streets:
  - a. Along public streets, sidewalks with a minimum width of six feet shall be placed a minimum of six feet from back of curb.
2. Landscaping:
  - a. Except as stated below, landscaping shall be provided per Section 3.1200 (Landscaping Requirements) and Section 4.700 (190 Tollway/Plano Parkway Overlay District):
    - i. Street trees shall be provided at a rate of one tree per 50 linear feet of street along all public streets. Street trees may be placed in tree islands, between the curb and the sidewalk, or in the landscape edge.
    - ii. A minimum five-foot landscape edge shall be provided between all surface parking lots and public and quasi-public streets.

### **Conformance to the Comprehensive Plan**

**Future Land Use Plan** - The Future Land Use Plan designates this property as Major Corridor Development (MCD). This request is not in conformance with the Future Land Use Plan since the applicant is proposing multifamily residential development within the expressway corridor. The city's current land use policies recommend that land along expressway corridors be reserved for economic development and employment opportunities. The proposed PD retains flexibility for the applicant to still potentially develop nonresidential uses, which is the only part of this request that is consistent with the city's land use policies.

**Adequacy of Public Facilities** - Water and sanitary sewer services are available to serve the subject properties. The available sanitary sewer capacity limits the maximum number of residential units to approximately 900 units; therefore, the developer will be responsible for making improvements to the sanitary sewer system to increase the system 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 therefore not in conformance with the Future Land Use Plan.

**Residential Use in a Major Corridor**

The Housing Density Policy Statement of the Comprehensive Plan recommends prohibiting residential development within 1,200 feet of major expressways. Similarly, the Infill Housing Policy Statement states that residential development within expressway corridors should be avoided. The reason for the 1,200 foot separation is that the proximity of residential use to an expressway does not promote a livable residential environment. The setback area allows for commercial development to serve as a buffer for residential uses located beyond the 1,200 foot distance. The proposed multifamily residential on Tracts A and B are approximately 1,300 feet from the centerline of State Highway 190, and are separated from the expressway by a large retail development. The proposed multifamily development on Tract C is approximately 950 feet from the centerline of State Highway 190, and is buffered from the expressway by a four-story hotel and two story health and fitness center.

The Housing Density and Infill Housing policy statements recognize that well-integrated pedestrian oriented mixed use centers may be appropriate within expressway corridors. An example of this is the Legacy Town Center development which complies with the policy statements. Although the residential uses proposed are within the State Highway 190 corridor, the existing retail, hotel and health and fitness center buildings provide a buffer between the expressway and residential uses. Staff is concerned that the existing commercial development may not provide as effective a buffer when compared to commercial development within Legacy Town Center. The density and massing size of commercial development within Legacy Town Center is more significant and a more effective buffer compared to the existing commercial development at Coit Road and State Highway 190.

## School Capacity

The subject property is located within the Jackson Elementary School attendance zone, which feeds into Wilson Middle School, Vines High School and Plano Senior High School. Jackson Elementary School is presently at capacity, whereas Wilson Middle School may have some capacity for growth.

## 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 that proposed mixed-use projects be sensitive to surrounding land uses and character of an area. An important criteria to consider is of the uses being proposed, 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 to be considered on its own because of its proximity to a major highway, and adjacent non-residential zoning districts. Properties to the north of Tract A and east of Tract C are zoned LI-1, allowing for more intensive land uses. Although the applicant is proposing pedestrian connections to the existing retail development, as a whole, the proposed uses are not planned to be well integrated with the existing retail development.
- **Multiple uses/integration of uses and density** - 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 as is expected in a mixed use development. While the applicant is proposing development stipulations that provide for reduced building setbacks along Mapleshade Drive, Silverglen Drive, and the required quasi-public street thus promoting an urban form, overall staff is concerned that due to the lower densities being proposed it is resulting in a development that is less compact. The proposed multifamily density of minimum 30 units per acre on Tracts A and B does not allow for more compact development as is supported by the mixed use policy statement. Additionally, if the existing retail and restaurant uses adjacent to this site were not present, this location would not be appropriate for residential development.

- **Pedestrian Orientation** - The concept plan proposes a convenient, attractive and safe pedestrian system with sidewalks and pedestrian connections. The proposed open space areas are large and centralized to the development and allow for easy access to residents. However, the north side of the proposed multifamily is approximately 1,400 feet from Mapleshade Lane and the existing retail uses to the south, and may create a distance barrier for some residents.
- **Public Spaces** - The applicant is proposing two one-acre open space areas adjacent to the required quasi-public street within Tract A. The concept plan shows the open space located in the center of Tract A and accessible via pedestrian connections to residents in Tracts B and C. The PD requires that the open space areas have a minimum dimension of 80 feet and be open to the public (not fenced) at all times. The size and minimum dimension specified for the open space is consistent with other required open space areas provided with developments such as Legacy Town Center (PD-65-CB-1) and Turnpike Commons (PD-207). The proposed open space will provide useable social and leisure areas for the benefit of the residents and the general public. The concept plan shows buildings flanking the open space on several sides providing a buffer for these areas from public streets and adjacent nonresidential development.
- **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. The applicant is proposing a majority of the parking in Tract A on the rear sides of residential buildings, away from open space and pedestrian areas along the quasi-public street. Tract C proposes structured parking wrapped by the proposed residential building. The locations of the surface parking provided within Tract A and the structured parking in Tract C are consistent with the policy statement.

Overall, staff believes that the requested zoning as proposed does not align with the Comprehensive Plan's goal to preserve land within expressway corridors for the purposes of future economic development and employment uses. Furthermore, the request does not address the significant criteria of the Mixed-Use Policy Statement in regards to the appropriateness of the location of the multifamily residential use.

While the requested zoning has standards that provide for reduced building setbacks along the public streets and provides a central, pedestrian oriented quasi-public street to connect the multifamily residential uses to existing retail, restaurant and service uses, staff believes that the rezoning of the property would not further the city's goals as established in the Comprehensive Plan.

#### **SUMMARY:**

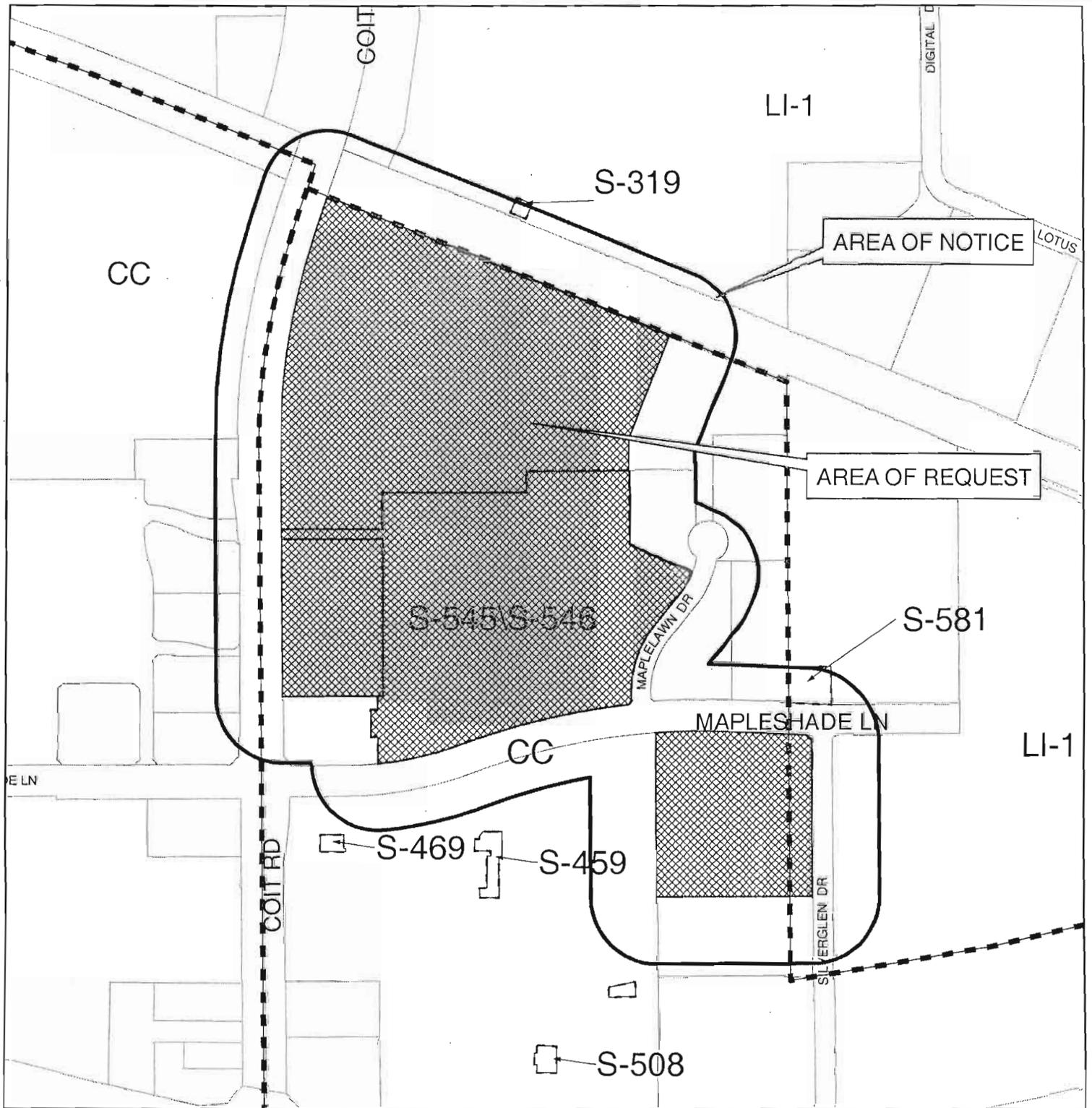
The applicant is requesting to rezone 34.6± acres located generally at the northeast corner of Coit Road and Mapleshade Lane and 5.3± acres located at the southwest corner of Mapleshade Lane and Silverglen Drive from Corridor Commercial (CC) to Planned Development-Corridor Commercial (PD-CC). The request is not in conformance with the Future Land Use Plan of the Comprehensive Plan. Furthermore,

the request is not consistent with the Housing Density and Infill Housing policy statements regarding avoiding residential development within the expressway corridors. Additionally, the proposed rezoning is not consistent with the preservation of land within major expressway corridors for future economic development and employment opportunities. Lastly, the proposed development fails to meet a significant criteria for consideration of mixed use developments and that is the appropriateness of all uses being proposed in a given location, as outlined in the Mixed Use Policy Statement of the Comprehensive Plan.

Staff believes that the multifamily residential use associated with the proposed development is not the best use for this area. The site is a prime location with the potential for economic development that will provide for employment opportunities as envisioned in the Future Land Use Plan. Also, the current CC zoning provides numerous commercial uses that are more suitable at this location than the multifamily residential being proposed. Therefore, staff recommends denial of the requested rezoning from CC to PD-CC.

**RECOMMENDATION:**

Recommended for denial.



Zoning Case #: 2011-05



Existing Zoning: CORRIDOR COMMERCIAL & LIGHT INDUSTRIAL-1/  
 190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT  
 w/SPECIFIC USE PERMITS #545 & #546



○ 200' Notification Buffer



REPLY FORM

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358

Dear Commissioners:

This letter is regarding Zoning Case 2011-05. This is a request to rezone 34.6± acres located generally at the northeast corner of Coit Road and Mapleshade Lane and 5.3± acres located at the southwest corner of Mapleshade Lane and Silverglen Drive from Corridor Commercial and Light Industrial-1 to Planned Development-Corridor Commercial. The current zoning is Corridor Commercial (CC) and Light Industrial-1 (LI-1) with Specific Use Permits #545 for Regional Theater and #546 for Arcade (SUP #545 and #546). The CC district is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors. The regulations and standards of this district are reflective of the high traffic volumes and high visibility of these regional highways. The LI-1 district is intended to provide areas for light manufacturing firms engaged in processing, assembling, warehousing, research and development, and incidental services that are developed in accordance with the same performance standards applicable to all other zoning districts. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district, which could benefit in a particular case the general welfare, provided that adequate development standards and safeguards are established. The requested zoning is Planned Development-Corridor Commercial (PD-CC). A Planned Development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions. The Planned Development district requested proposes the following but is not limited to: retaining the existing uses allowed within the CC district, including allowing multifamily use by right; modifying the area, yard and bulk requirements; and modifying parking, landscaping and screening requirements.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2011-05.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2011-05.

This item will be heard on **April 4, 2011, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Alan Moore  
Name (Please Print)

Alan Moore  
Signature

Coit 190  
Address

3-15-2011  
Date

EH

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

RECEIVED

MAR 17 2011

PLANNING DEPT

REPLY FORM

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358

Dear Commissioners:

This letter is regarding Zoning Case 2011-05. This is a request to rezone 34.6± acres located generally at the northeast corner of Coit Road and Mapleshade Lane and 5.3± acres located at the southwest corner of Mapleshade Lane and Silverglen Drive from Corridor Commercial and Light Industrial-1 to Planned Development-Corridor Commercial. The current zoning is Corridor Commercial (CC) and Light Industrial-1 (LI-1) with Specific Use Permits #545 for Regional Theater and #546 for Arcade (SUP #545 and #546). The CC district is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors. The regulations and standards of this district are reflective of the high traffic volumes and high visibility of these regional highways. The LI-1 district is intended to provide areas for light manufacturing firms engaged in processing, assembling, warehousing, research and development, and incidental services that are developed in accordance with the same performance standards applicable to all other zoning districts. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district, which could benefit in a particular case the general welfare, provided that adequate development standards and safeguards are established. The requested zoning is Planned Development-Corridor Commercial (PD-CC). A Planned Development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions. The Planned Development district requested proposes the following but is not limited to: retaining the existing uses allowed within the CC district, including allowing multifamily use by right; modifying the area, yard and bulk requirements; and modifying parking, landscaping and screening requirements.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2011-05.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2011-05.

This item will be heard on **April 4, 2011, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

PAUL GARDNER

Name (Please Print)

Paul Gardner

Signature

COIT ROAD

Address

3-15-11

Date

TRACT III

EH

**SEE BACK OF PAGE FOR REQUIRED SIGNATURES**

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MAR 17 2011

PLANNING DEPT

REPLY FORM

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358

Dear Commissioners:

This letter is regarding Zoning Case 2011-05. This is a request to rezone 34.6± acres located generally at the northeast corner of Coit Road and Mapleshade Lane and 5.3± acres located at the southwest corner of Mapleshade Lane and Silverglen Drive from Corridor Commercial and Light Industrial-1 to Planned Development-Corridor Commercial. The current zoning is Corridor Commercial (CC) and Light Industrial-1 (LI-1) with Specific Use Permits #545 for Regional Theater and #546 for Arcade (SUP #545 and #546). The CC district is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors. The regulations and standards of this district are reflective of the high traffic volumes and high visibility of these regional highways. The LI-1 district is intended to provide areas for light manufacturing firms engaged in processing, assembling, warehousing, research and development, and incidental services that are developed in accordance with the same performance standards applicable to all other zoning districts. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district, which could benefit in a particular case the general welfare, provided that adequate development standards and safeguards are established. The requested zoning is Planned Development-Corridor Commercial (PD-CC). A Planned Development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions. The Planned Development district requested proposes the following but is not limited to: retaining the existing uses allowed within the CC district, including allowing multifamily use by right; modifying the area, yard and bulk requirements; and modifying parking, landscaping and screening requirements.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2011-05.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2011-05.

This item will be heard on **April 4, 2011, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

PAUL GARDNER

Name (Please Print)

Paul Gardner

Signature

COIT 190 TEXAS L.P.

Address

3-15-11

Date

EH

TRACT II

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

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MAR 17 2011

PLANNING DEPT

REPLY FORM

RECEIVED

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358

MAR 18 2011

PLANNING DEPT

Dear Commissioners:

This letter is regarding Zoning Case 2011-05. This is a request to rezone 34.6± acres located generally at the northeast corner of Coit Road and Mapleshade Lane and 5.3± acres located at the southwest corner of Mapleshade Lane and Silverglen Drive from Corridor Commercial and Light Industrial-1 to Planned Development-Corridor Commercial. The current zoning is Corridor Commercial (CC) and Light Industrial-1 (LI-1) with Specific Use Permits #545 for Regional Theater and #546 for Arcade (SUP #545 and #546). The CC district is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors. The regulations and standards of this district are reflective of the high traffic volumes and high visibility of these regional highways. The LI-1 district is intended to provide areas for light manufacturing firms engaged in processing, assembling, warehousing, research and development, and incidental services that are developed in accordance with the same performance standards applicable to all other zoning districts. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district, which could benefit in a particular case the general welfare, provided that adequate development standards and safeguards are established. The requested zoning is Planned Development-Corridor Commercial (PD-CC). A Planned Development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions. The Planned Development district requested proposes the following but is not limited to: retaining the existing uses allowed within the CC district, including allowing multifamily use by right; modifying the area, yard and bulk requirements; and modifying parking, landscaping and screening requirements.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2011-05.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2011-05.

This item will be heard on **April 4, 2011, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Kirk R. Williams  
Name (Please Print)

Kirk R. Williams  
Signature

5400 RENAISSANCE Tower, Dallas, Tx.  
Address

3/17/11  
Date

EH

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

RECEIVED  
MAR 25 2011  
PLANNING DEPT.

REPLY FORM

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358

Dear Commissioners:

This letter is regarding Zoning Case 2011-05. This is a request to rezone 34.6± acres located generally at the northeast corner of Coit Road and Mapleshade Lane and 5.3± acres located at the southwest corner of Mapleshade Lane and Silverglen Drive from Corridor Commercial and Light Industrial-1 to Planned Development-Corridor Commercial. The current zoning is Corridor Commercial (CC) and Light Industrial-1 (LI-1) with Specific Use Permits #545 for Regional Theater and #546 for Arcade (SUP #545 and #546). The CC district is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors. The regulations and standards of this district are reflective of the high traffic volumes and high visibility of these regional highways. The LI-1 district is intended to provide areas for light manufacturing firms engaged in processing, assembling, warehousing, research and development, and incidental services that are developed in accordance with the same performance standards applicable to all other zoning districts. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district, which could benefit in a particular case the general welfare, provided that adequate development standards and safeguards are established. The requested zoning is Planned Development-Corridor Commercial (PD-CC). A Planned Development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions. The Planned Development district requested proposes the following but is not limited to: retaining the existing uses allowed within the CC district, including allowing multifamily use by right; modifying the area, yard and bulk requirements; and modifying parking, landscaping and screening requirements.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

X I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2011-05.

       I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2011-05.

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*Harkins Plano, L.L.P., by Michael Bowers, President & Manager of Managing Partner*

Name (Please Print)

Signature

13.819 ACRES AT THE NORTHEAST  
Address CORNER OF COIT ROAD  
AND MAPLESHADE LANE.

MARCH 24, 2011  
Date

EH

**SEE BACK OF PAGE FOR REQUIRED SIGNATURES**

REPLY FORM

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358

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*I believe the zoning between Preston and Independence on the north side of Bush should be zoned as a corridor together.*

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

HENRY Billingsley  
Name (Please Print)

H. Billingsley  
Signature

1722 Routh St. (Suite 1313)  
Address

March 29 2011  
Date

EA DALLAS TX 75201

214.270.0990

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

CITY OF PLANO  
PLANNING & ZONING COMMISSION

April 4, 2011

**Agenda Item No. 7B**

**Concept Plan:** Coit Center, Block A, Lots 1R, 8, & 9 and Block B, Lot 4R

**Applicant:** Coit 190, L.P. and Harkins Plano, L.P.

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**DESCRIPTION:**

Multifamily and restaurant on three lots on 34.6± acres located generally at the northeast corner of Coit Road and Mapleshade Lane, and multifamily on one lot on 5.3± acres located at the southwest corner of Mapleshade Lane and Silverglen Drive. Zoned Corridor Commercial and Light Industrial-1/190 Tollway/Plano Parkway Overlay District with Specific Use Permits #545 & #546 for Regional Theater and Arcade. Neighborhood #72.

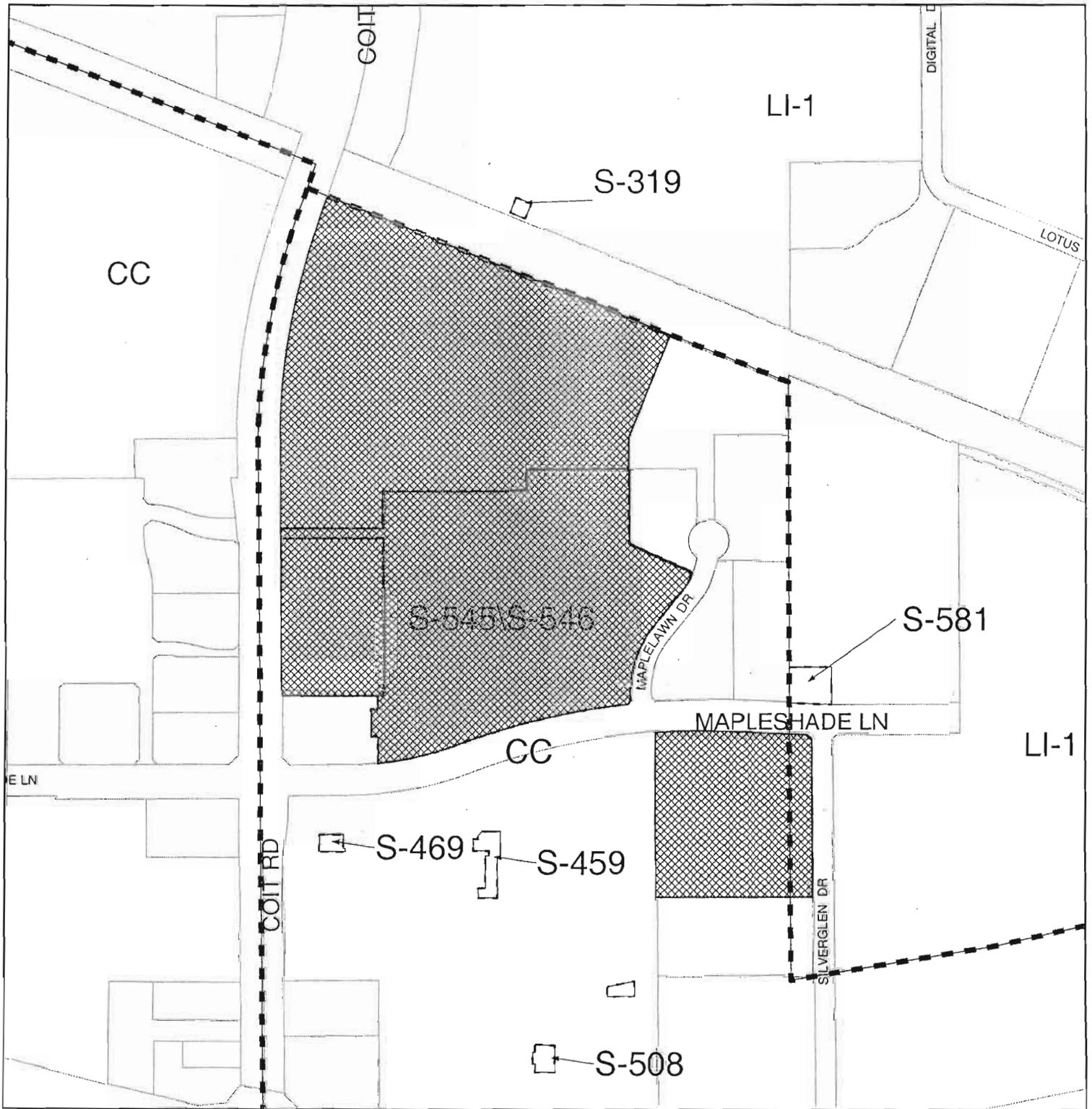
**REMARKS:**

This concept plan is associated with Zoning Case 2011-05 and is contingent upon approval of the zoning case. The purpose for the concept plan is to show the proposed multifamily residential and restaurant development. The applicant is proposing multifamily uses on Block A, Lots 1R and 9 with a combination of surface and enclosed parking and two open space areas. Multifamily use with structured parking is proposed for Block B, Lot 4R. The proposed multifamily uses have access from Coit Road, Mapleshade Drive, and Silverglen Drive. Restaurant uses are proposed for Block A, Lot 8 and front Coit Road.

Due to staff's recommendation for denial of the companion case, Zoning Case 2011-05, staff recommends denial of the proposed concept plan.

**RECOMMENDATION:**

Recommended for denial.



Item Submitted: CONCEPT PLAN

Title: COIT CENTER  
BLOCK A, LOTS 1R, 8, & 9 & BLOCK B, LOT 4R

Zoning: CORRIDOR COMMERCIAL & LIGHT INDUSTRIAL-1/  
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT  
w/SPECIFIC USE PERMITS #545 & #546

