

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

April 3, 2006

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 55.071 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 - March 20, 2006, Pre-meeting & Meeting Minutes, & March 22, 2006, Work Session Minutes</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>CONSENT AGENDA</u></p> <p>5a CDD Final Plat: The Canal on Preston Addition, Block A, Lot 1 - A general office and retail building on one lot on 1.3± acres located at the southwest corner of Preston Road and McDermott Road. Zoned Planned Development-20-Mixed Use. Neighborhood #1. Applicant: Prestonmac Properties, Ltd.</p> <p>5b CDD Revised Conveyance Plat: Tradition Trail Industrial Park Addition, Block 1, Lots 1 & 2 - Two conveyance lots on 5.2± acres located at the southwest corner of Tradition Trail and Fulgham Road. Zoned Planned Development-131-Light Industrial-1. Neighborhood #55. Applicant: Tradition Trail, L.P.</p>	

5c EH	<p>Preliminary Site Plan: Coit-Spring Creek Addition, Block 1, Lot 3 - A retail store on one lot on 0.9± acre located on the south side of Spring Creek Parkway, 620± feet west of Coit Road. Zoned Retail. Neighborhood #32. Applicant: Autozone Tire Development</p>
5d EH	<p>Preliminary Site Plan: Southwest Corporate Federal Credit Union, Block A, Lot 2 - A general office building on one lot on 3.5± acres located at the northeast corner of Bishop Road and Democracy Drive. Zoned Commercial Employment. Neighborhood #16. Applicant: Holt Lunsford Commercial</p>
5e BT	<p>Revised Site Plan: Westwind Exxon Addition, Block A, Lot 1 - A bank with drive-through lanes on one lot on 0.9± acre located at the northeast corner of Independence Parkway and Legacy Drive. Zoned Retail. Neighborhood #11. Applicant: First National Bank</p>
<p><u>END OF CONSENT AGENDA</u></p>	
<p><u>PUBLIC HEARINGS</u></p>	
6 CDD	<p>Public Hearing: Zoning Case 2005-54 - Request to rezone 16.2± acres from Agricultural and Estate Development to Single-Family Residence-7 located on the east side of Los Rios Boulevard, 120± feet south of Trail Walker Drive. Tabled 02/06/06 & 03/20/06. Applicant: Abby Bahreini</p>
7 TE	<p>Public Hearing: Zoning Case 2006-02 - Request to amend various sections of the Zoning Ordinance, including regulations and administrative procedures regarding storm water infrastructure improvements intended to improve storm water quantity and quality. Applicant: City of Plano</p>
8 TE	<p>Public Hearing: Subdivision Ordinance Amendment - Request to amend regulations and administrative procedures of the Subdivision Ordinance regarding storm water infrastructure improvements intended to improve storm water quantity and quality. Applicant: City of Plano</p>
9 EH	<p>Public Hearing - Replat: Raney Addition, Block 1, Lot 1R - An existing car wash and an indoor commercial amusement building on one lot on 1.9± acres located on the north side of Spring Creek Parkway, 650± feet east of K Avenue. Zoned Retail. Neighborhood #22. Applicant: NMCA, LLC</p>
10 CDD	<p>Public Hearing - Preliminary Replat: White Rock Creek Multi-Purpose Complex, Block A, Lot 2R - A public park on one lot on 15.4± acres located at the northeast corner of Parker Road and Clark Parkway. Zoned Single-Family Residence-9, Single-Family Residence-7, and Agricultural. Neighborhood #30. Applicant: City of Plano</p>

11
BT

Public Hearing - Replat: Parker Square Addition, Block 2, Lots 1R-3R - Retail development on three lots on 2.7± acres located at the southwest corner of Park Boulevard and K Avenue. Zoned Planned Development-23-Light Commercial. Neighborhood #59. **Applicant: M&M Joint Venture**

END OF PUBLIC HEARINGS

12
BT

Preliminary Site Plan: Preston/Hedgcoxe Addition, Block B, Lot 1 - General and medical offices on one lot on 1.9± acres located at the southwest corner of San Jacinto Lane and Hedgcoxe Road. Zoned Planned Development-159-General Office. Neighborhood #9. **Applicant: Scherer Investments**

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
CONSENT AGENDA ITEMS

April 3, 2006

Agenda Item No. 5a

Final Plat: The Canal on Preston Addition, Block A, Lot 1

Applicant: Prestonmac Properties, Ltd.

A general office and retail building on one lot on 1.3± acres located at the southwest corner of Preston Road and McDermott Road. Zoned Planned Development-20-Mixed Use. Neighborhood #1.

Recommended for approval as submitted.

Agenda Item No. 5b

Revised Conveyance Plat: Tradition Trail Industrial Park Addition, Block 1, Lots 1 & 2

Applicant: Tradition Trail, L.P.

Two conveyance lots on 5.2± acres located at the southwest corner of Tradition Trail and Fulgham Road. Zoned Planned Development-131-Light Industrial-1. Neighborhood #55.

The purpose of the revised conveyance plat is to remove a utility easement and dedicate a sanitary sewer easement on Lot 2 necessary for the development of Lot 1.

Recommended for approval as submitted.

Agenda Item No. 5c

Preliminary Site Plan: Coit-Spring Creek Addition, Block 1, Lot 3

Applicant: Autozone Tore Development

A retail store on one lot on 0.9± acre located on the south side of Spring Creek Parkway, 620± feet west of Coit Road. Zoned Retail. Neighborhood #32.

Recommended for approval as submitted.

Agenda Item No. 5d

Preliminary Site Plan: Southwest Corporate Federal Credit Union, Block A, Lot 2
Applicant: Holt Lunsford Commercial

A general office building on one lot on 3.5± acres located at the northeast corner of Bishop Road and Democracy Drive. Zoned Commercial Employment. Neighborhood #16.

Recommended for approval as submitted.

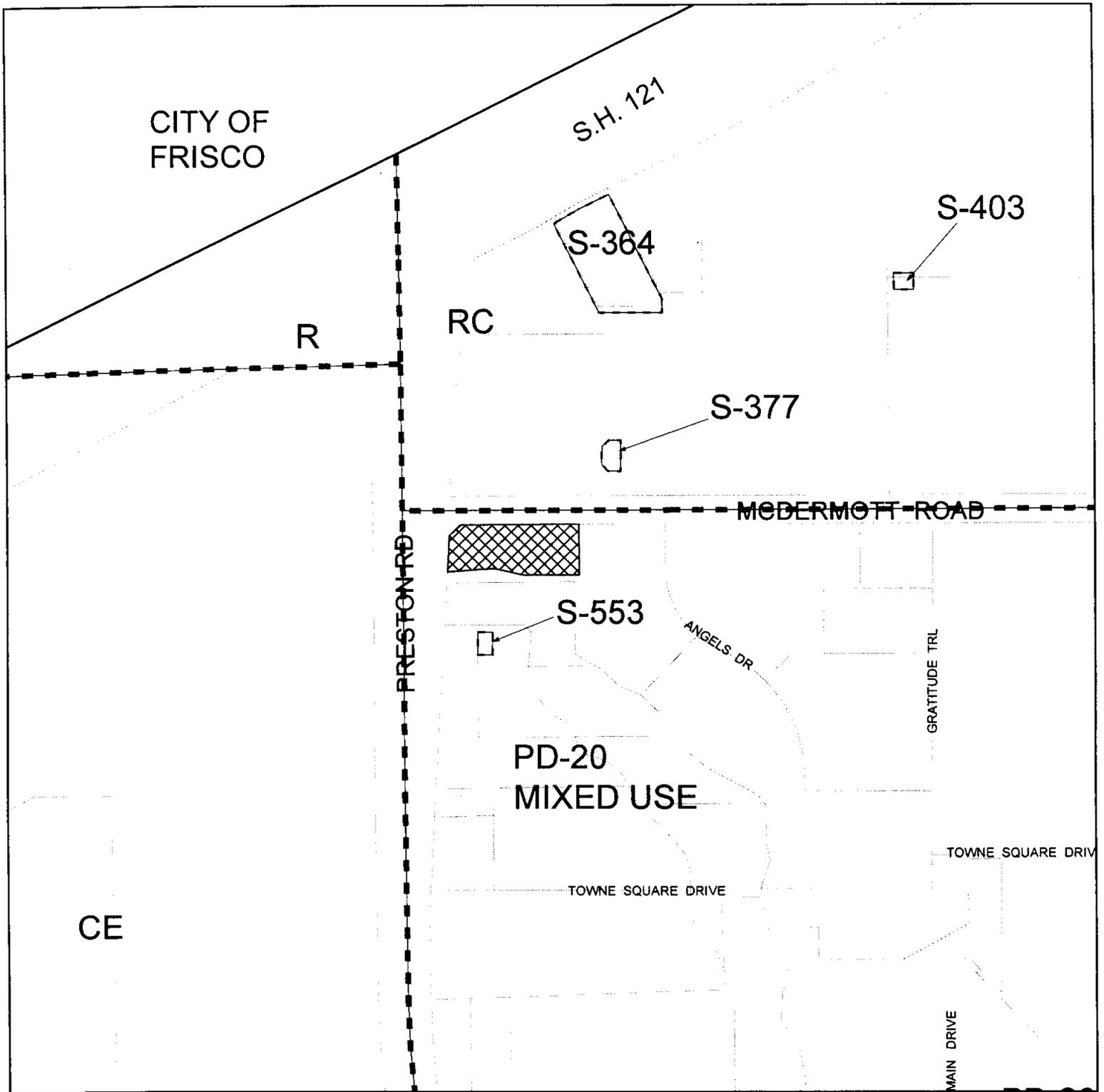
Agenda Item No. 5e

Revised Site Plan: Westwind Exxon Addition, Block A, Lot 1
Applicant: First National Bank

A bank with drive-through lanes on one lot on 0.9± acre located at the northeast corner of Independence Parkway and Legacy Drive. Zoned Retail. Neighborhood #11.

The purpose of the revised site plan is to propose a new bank building and add parking spaces.

Recommended for approval as submitted.



Item Submitted: FINAL PLAT

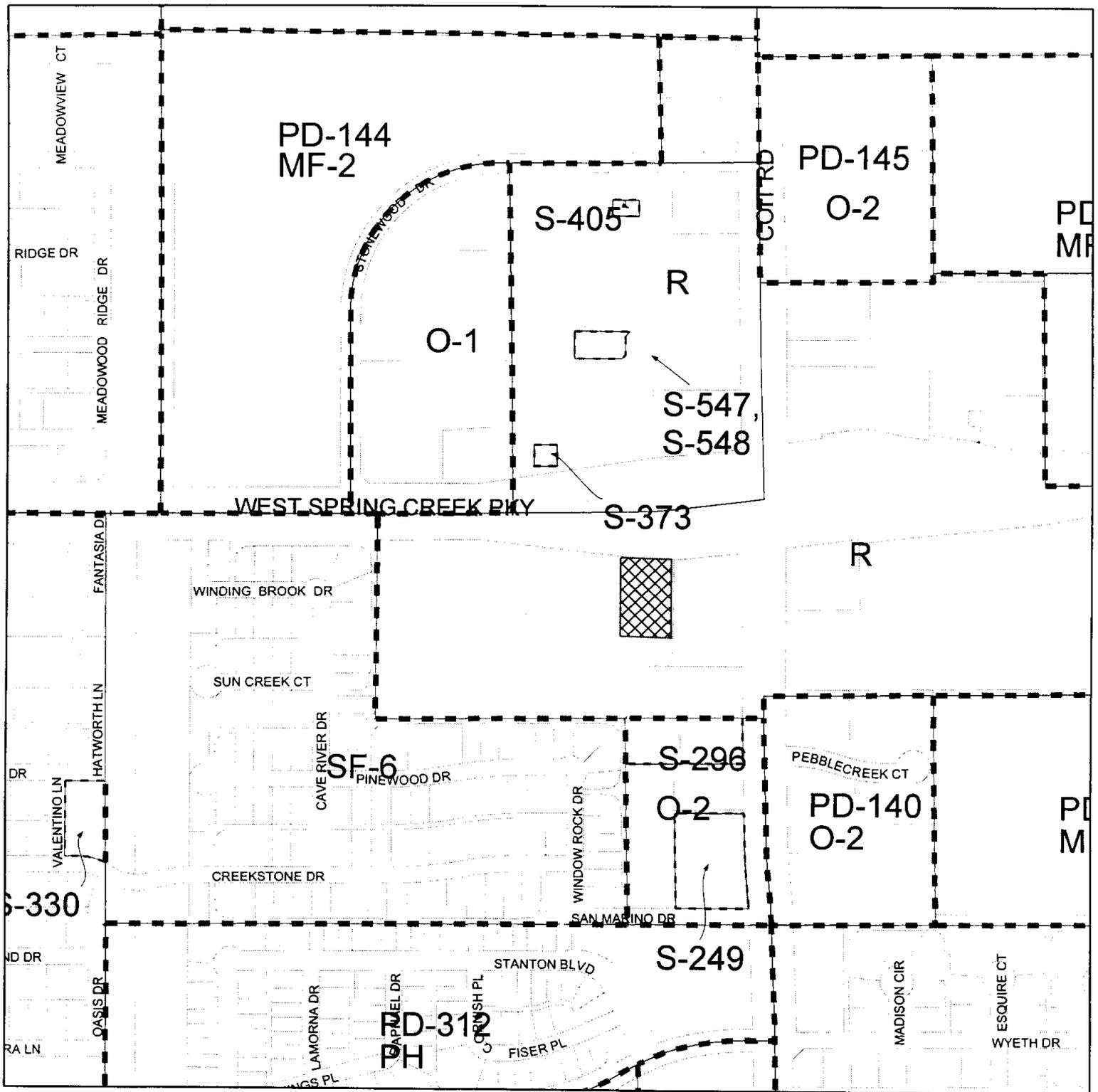
Title: THE CANAL ON PRESTON ADDITION
BLOCK A, LOT 1



Zoning: PLANNED DEVELOPMENT-20-
MIXED USE

○ 200' Notification Buffer





Item Submitted: PRELIMINARY SITE PLAN

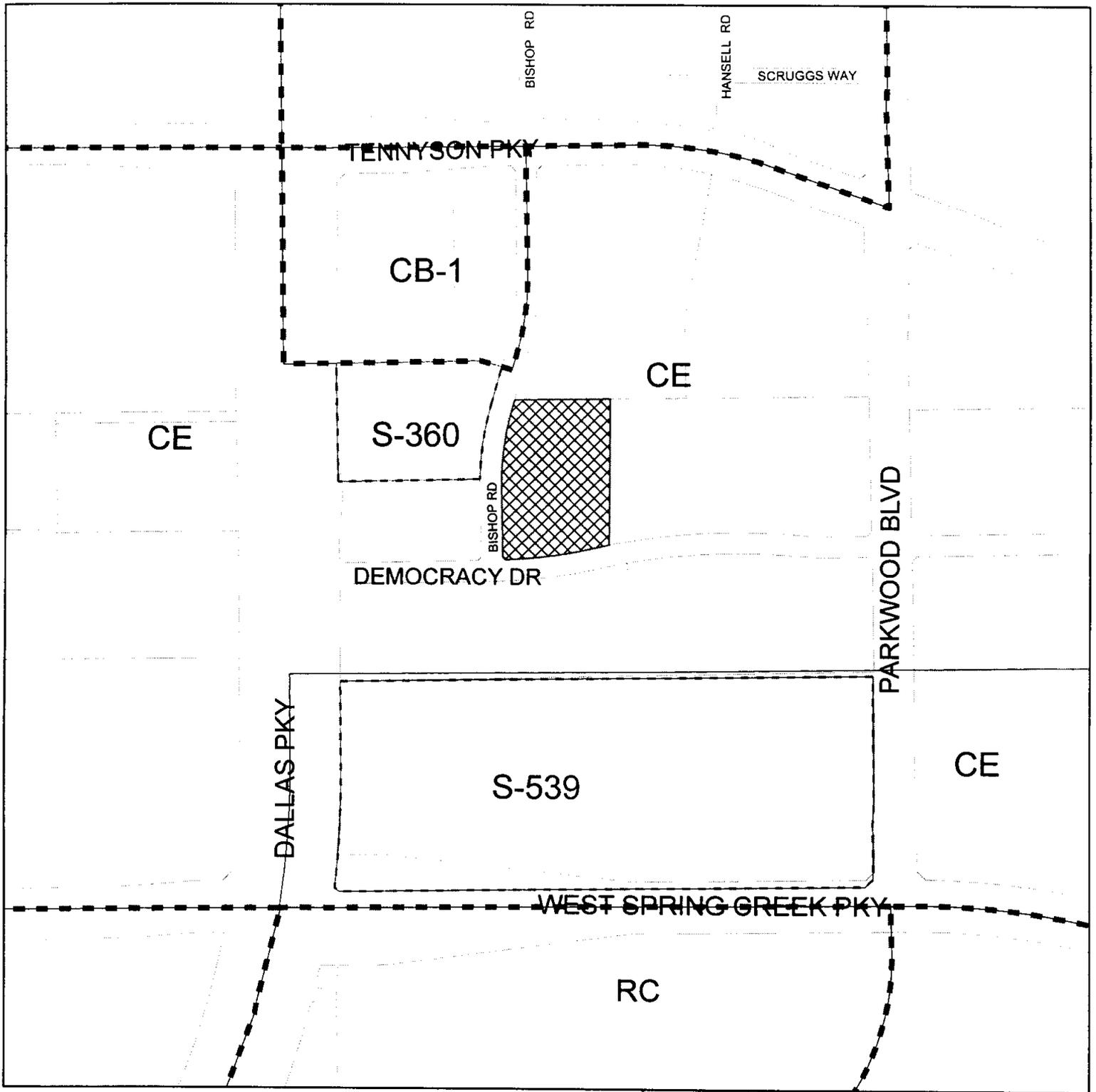
Title: COIT-SPRING CREEK ADDITION
BLOCK 1, LOT 3

Zoning: RETAIL



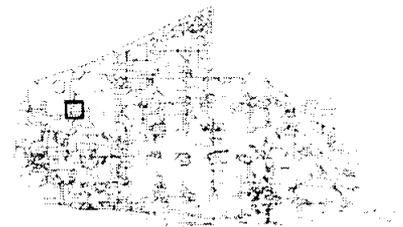
○ 200' Notification Buffer





Item Submitted: PRELIMINARY SITE PLAN

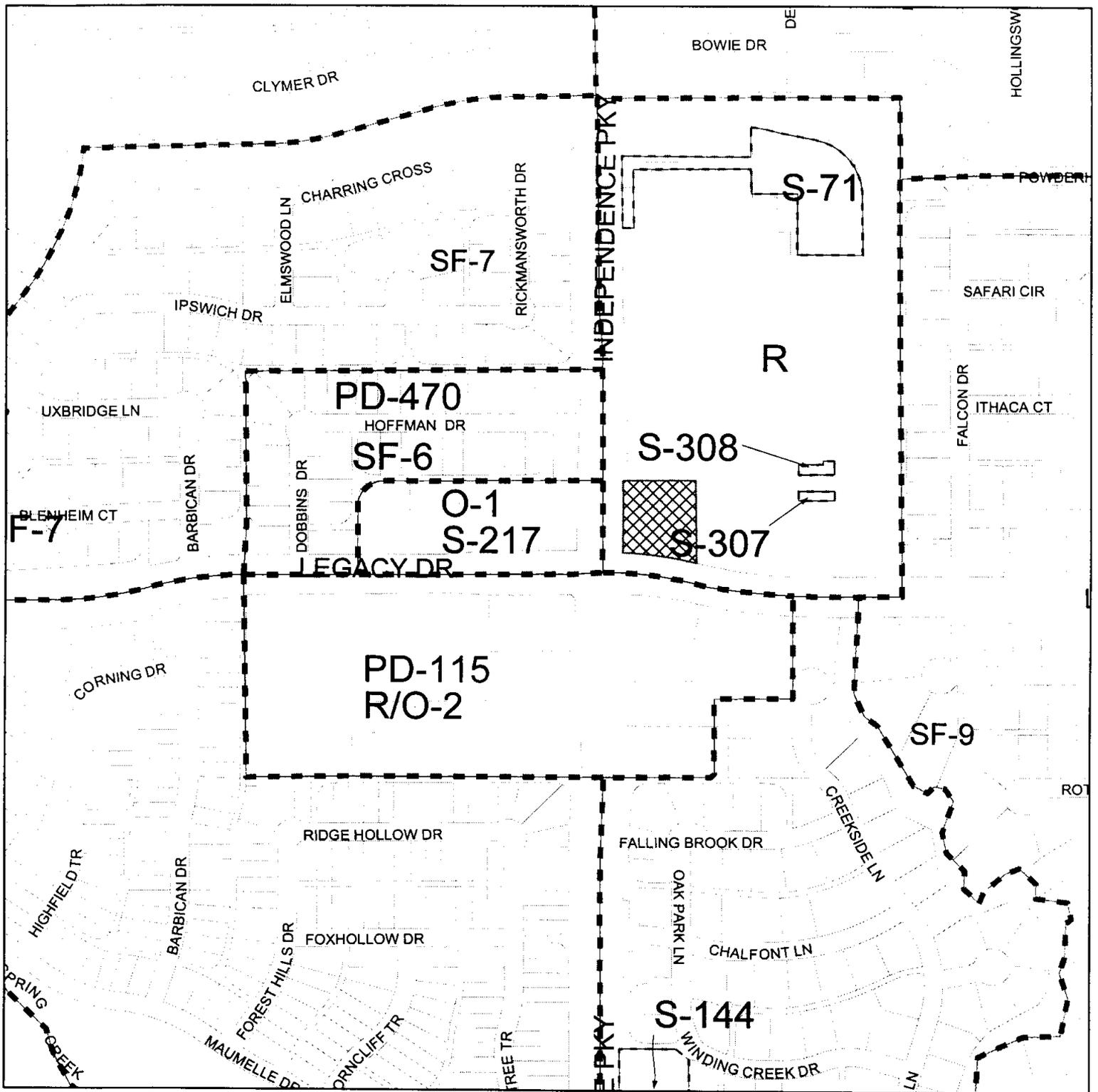
Title: SOUTHWEST CORPORATE
FEDERAL CREDIT UNION
BLOCK A, LOT 2



Zoning: COMMERCIAL EMPLOYMENT

○ 200' Notification Buffer





Item Submitted: REVISED SITE PLAN

Title: WESTWIND EXXON ADDITION
BLOCK A, LOT 1

Zoning: RETAIL



○ 200' Notification Buffer



First National Bank
PLANO, TEXAS
2913 LEGACY BARK
Architect/Engineer



REVISED
SITE
PLAN



Revised
Site Plan
Lot 1, Block A
Westward Excon Addition
Cabinet C, Page 145
[PCCCT]

Owner
First National Bank
1620 Dodge Street
Overland Park, KS 66207
(402)633-3281
Contact: Susan Bishop

Date
March 9, 2006

C 100

General Notes

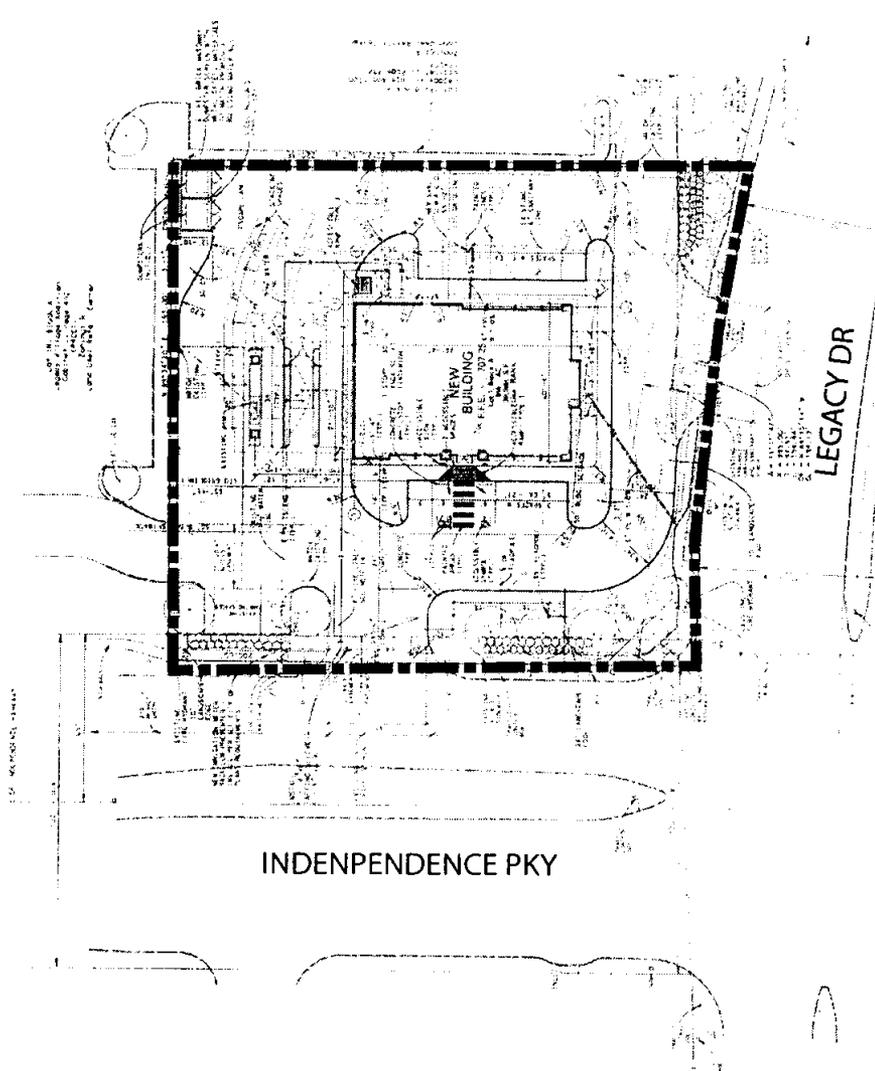
1. THIS PLAN IS A REVISION OF THE PREVIOUS PLAN AND SHOULD BE READ IN CONJUNCTION WITH THE PREVIOUS PLAN. ALL NOTES ON THE PREVIOUS PLAN APPLY TO THIS PLAN UNLESS OTHERWISE NOTED.

2. THE EXISTING BUILDING IS TO BE DEMOLISHED AND A NEW BUILDING IS TO BE CONSTRUCTED ON THE SAME SITE. THE NEW BUILDING IS TO BE A MASSIVE BRICK BUILDING WITH A FLAT ROOF AND A CENTRAL TOWER. THE NEW BUILDING IS TO BE 100 FEET LONG AND 100 FEET WIDE. THE NEW BUILDING IS TO BE CONSTRUCTED ON A 100' X 100' LOT.

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Site Data Summary Table

NO.	DESCRIPTION	UNIT	AMOUNT
1	AREA	SQ. FT.	10,000
2	PERIMETER	FEET	400
3	PERIMETER	FEET	400
4	PERIMETER	FEET	400
5	PERIMETER	FEET	400
6	PERIMETER	FEET	400
7	PERIMETER	FEET	400
8	PERIMETER	FEET	400
9	PERIMETER	FEET	400
10	PERIMETER	FEET	400



LOCATION MAP



Water Meter Schedule

NO.	DESCRIPTION	UNIT	AMOUNT
1	WATER METER	EA	1
2	WATER METER	EA	1
3	WATER METER	EA	1
4	WATER METER	EA	1
5	WATER METER	EA	1
6	WATER METER	EA	1
7	WATER METER	EA	1
8	WATER METER	EA	1
9	WATER METER	EA	1
10	WATER METER	EA	1

Owner

First National Bank
1620 Dodge Street
Overland Park, KS 66207
(402)633-3281
Contact: Susan Bishop

Revised Site Plan
of
Lot 1, Block A
Westward Excon Addition
Cabinet C, Page 145
[PCCCT]

Use: Bank
Contact: Susan Bishop

CITY OF PLANO
PLANNING & ZONING COMMISSION

April 3, 2006

Agenda Item No. 6

Public Hearing: Zoning Case 2005-54

Applicant: Abby Bahreini

DESCRIPTION:

Request to rezone 16.2± acres from Agricultural and Estate Development to Single-Family Residence-7 located on the east side of Los Rios Boulevard, 120± feet south of Trail Walker Drive. Tabled 02/06/06 & 03/20/06.

REMARKS:

This item was tabled at the March 20, 2006, Planning & Zoning Commission meeting. It must be removed from the table for consideration.

This zoning case was originally submitted as a request to rezone 2.8± acres considered on February 6, 2006; however, the applicant has since added 13.4± acres to the request. The zoning case was renotified to include the new acreage. The second notice included a total of 16.2± acres and called for a public hearing on the April 3, 2006, Planning & Zoning Commission meeting to consider the expanded request.

The applicant is requesting to rezone 16.2± acres of property to Single-Family Residence-7 (SF-7). The SF-7 district is intended to provide for areas of urban, single-family development on moderate-size lots. No development plans accompany this request.

The area of the request currently includes three houses, accessory structures, and undeveloped acreage. The current zoning is Agricultural (A) (14.1± acres) and Estate Development (ED) (2.1± acres). The A district is intended to provide for farming, dairying, pasturage, horticulture, animal husbandry, and the necessary accessory uses for the packing, treating, or storing of produce. It is anticipated that all A districts will be changed to other zoning classifications as the city proceeds toward full development. The ED district is intended to provide areas for single-family development in a rural or ranch-like setting or where topography and/or utility capacities limit the use of the land. Provisions are made for limited ranching pursuits as well as those uses necessary and incidental to single-family living.

Surrounding Land Use and Zoning

To the north, the property is zoned Planned-Development-320-Single Family Residence-7/Single-Family Residence-9 (PD-320-SF-7/SF-9) and is developed as a single-family residential subdivision. To the east, a creek flows through a floodway and drainage easement. A public park is located within the floodway easement to the northeast. Beyond the floodway to the east, the land is developed as residential acreages within the City of Parker. The Plano East Senior High School campus is developed to the south on property zoned ED. West across Los Rios Boulevard, there is an existing church and vacant land zoned PD-320-ED.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as Residential (R). This request is in conformance with the Future Land Use Plan. Please note that the Future Land Use Plan does not individually designate low, medium, and high density residential uses since the city desires to develop residential neighborhoods with a mix of housing opportunities.

Adequacy of Public Facilities - Water and sanitary sewer services are available.

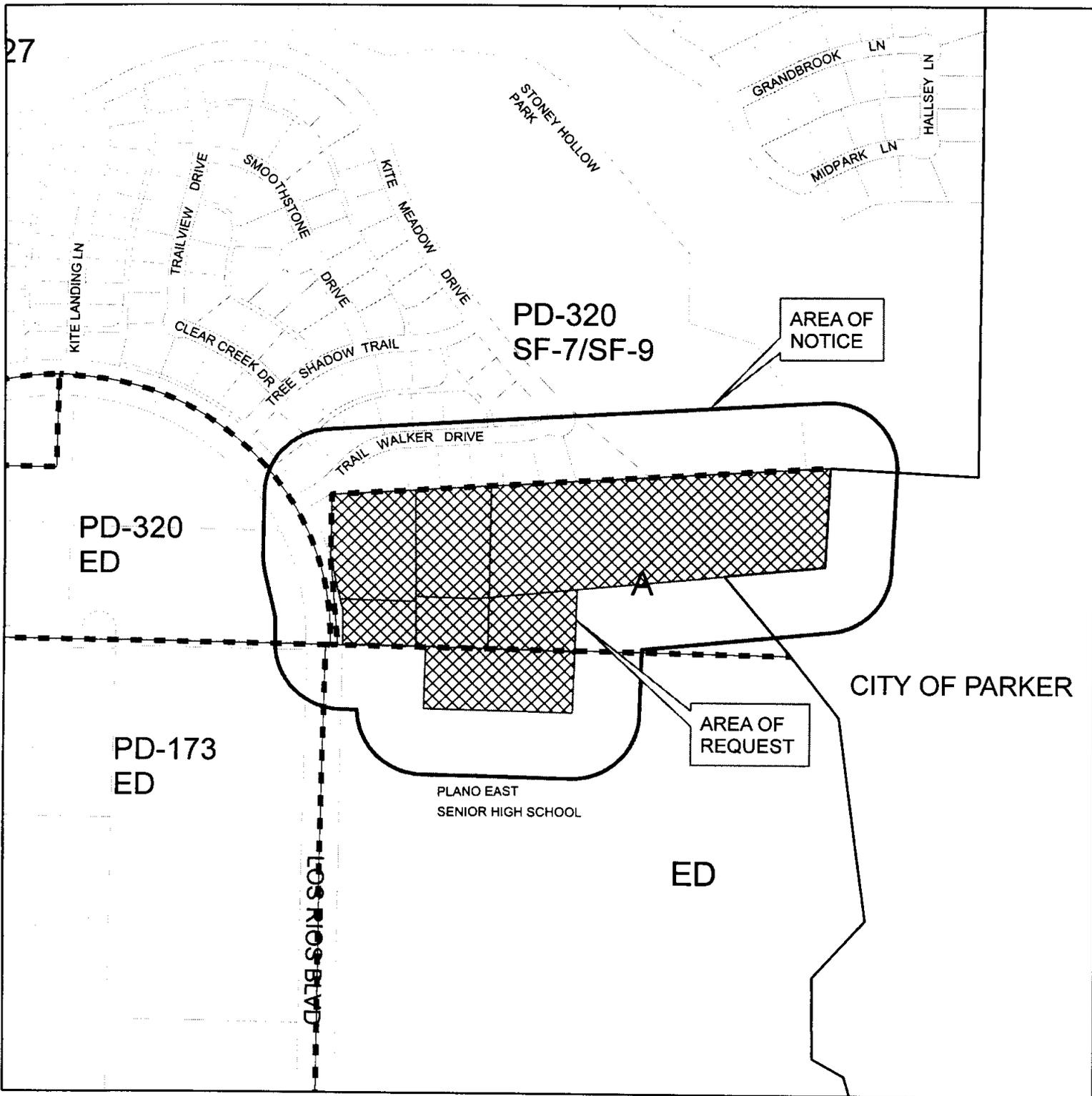
Traffic Impact Analysis (TIA) - A TIA is not required for residential zoning requests.

SUMMARY:

The applicant is requesting to rezone the property to allow the development of a single-family residential subdivision on the site. The majority of the property is zoned A, and the Zoning Ordinance specifically states that A zoning is anticipated to change as the city develops. The adjacent ED property is developed with a senior high school and a church. This request is in conformance with the Comprehensive Plan.

RECOMMENDATION:

Recommended for approval as submitted.



Zoning Case #: 2005-54

Existing Zoning: AGRICULTURAL & ESTATE DEVELOPMENT



○ 200' Notification Buffer

RECEIVED

MAR 27 2006

PLANNING DEPT.

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2005-54. The property is a 16.2± acre tract located on the east side of Los Rios Boulevard, 164± feet south of Trail Walker Drive. The requested zoning is Single-Family Residence-7 (SF-7). The SF-7 district is intended to provide for areas of urban, single-family development on moderate-size lots. This request has been amended to add 13.4± acres to the original 2.8± acre request.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2005-54.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2005-54.

This item will be heard on **April 3, 2006, 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.

YUE CHEN

Name (Please Print)

Yue Chen

Signature

4160 KITE MEADOW DR., 75074

Address

03/24/2006

Date

CDD

RECEIVED

MAR 13 2006

PLANNING DEPT

REPLY FORM

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



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ZOHRA B. G. MEKHITARIAN
Name (Please Print)

[Signature]
Signature

3624 TRAIL WALKER DRIVE
Address

3-13-2006
Date

CDD

REPLY FORM

RECEIVED

MAR 13 2006

PLANNING DEPT

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



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We were told when we purchased our lot no one would ever build behind us! We are older & enjoy our quiet neighborhood. We do not want an alley behind our home!!!

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

Nell Baker
Name (Please Print)

Nell Baker
Signature

3616 Trail Walkers Dr.
Address
Plano, TX

3-10-06
Date

CDD
75074

RECEIVED

2006

REPLY FORM

PLANNING DEPT.

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



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THIS CHANGE WILL HAVE A NEGATIVE IMPACT ON TRAFFIC
ENVIRONMENTAL POLLUTION, DRAINAGE, LOCAL ~~WILDLIFE~~ WILDLIFE,
NOISE POLLUTION, ROAD CONGESTION - WE DON'T NEED
MORE DEVELOPMENT - WE NEED TO KEEP TREES AND MAKE
PARKS! THANKS, THE WALLER FAMILY.

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

KENNETH WALLER

Name (Please Print)

Signature

3613 TRAIL WALKER DR

Address

20 APR 2006

Date

CDD

REPLY FORM

RECEIVED

MAR 24 2006

PLANNING DEPT.

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



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Four horizontal lines for writing comments.

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

ALAN HAYATE
Name (Please Print)

[Signature]
Signature

3601 TRAIL WALKER
PLANO, TX 75074
Address

3/22/06
Date

CDD

CITY OF PLANO
PLANNING AND ZONING COMMISSION

April 3, 2006

Agenda Item No. 7

Public Hearing: Zoning Case 2006-02

Applicant: City of Plano

DESCRIPTION:

Request to amend various sections of the Zoning Ordinance, including regulations and administrative procedures regarding storm water infrastructure improvements intended to improve storm water quantity and quality.

HISTORY:

The City of Plano has adopted a Storm Water Management Program (SWMP) as part of the city's Texas Commission on Environmental Quality (TCEQ) Texas Pollution Discharge Elimination System (TPDES) permit. The SWMP prescribes measures that the city must take to improve storm water quality throughout the city and timetables for implementing those measures. Past development and engineering design practices have focused primarily on the quantity of storm water runoff. The objective was to get the storm water runoff from the property into an underground drainage system to the creeks, consequently taking with it oils and other pollutants from the streets, parking lots, and roof drains. The SWMP requires a shift in focus to reducing the quantity of and improving the quality of storm water runoff using new development techniques. Some of these techniques, such as retention/detention ponds, have been used extensively in the North Texas area. Others, such as bio-retention areas and grassy swales, are not as familiar.

The first implementation of the new development and redevelopment requirements of the City's SWMP began in April 2005. Plano's zoning and subdivision ordinances were amended to remove potential impediments for storm water improvement. Staff developed a Storm Water Quality Issues brochure to inform consultants and developers of site design principles that will minimize the impact of development on storm water quantity and quality.

In November 2005, the City Council and Planning & Zoning Commission convened in a joint retreat. Representatives from the North Central Texas Council of Governments (NCTCOG) presented the regional approach to integrated storm water management. City engineering and planning staff led a discussion of the creation of development incentives to promote storm water best management practices. In work session in December 2005 and February 2006, the Planning & Zoning Commission and engineering and planning staff further discussed development incentives and other requirements to implement the next phase of Plano's SWMP. On March 17, 2006, the Planning & Zoning Commission called a public hearing to consider such amendments to the Zoning Ordinance.

REMARKS:

This zoning request proposes to amend regulations and administrative procedures of the Zoning Ordinance regarding storm water infrastructure improvements intended to improve storm water quantity and quality. Please note that this request has a companion Subdivision Ordinance request.

The proposed amendments are consistent with the objectives of the second phase of the new development and redevelopment requirements in Plano's SWMP, which is to provide development incentives to encourage storm water friendly development. Following is a summary of the proposed amendments and their respective SWMP objectives:

1. Pre-application conferences with developers and consultants will be required prior to application submittal. The purpose of a pre-application conference is to discuss the storm water impacts of a proposed development and to recommend storm water quality protective measures.
2. Parking standards will be amended to permit the use of permeable pavement; to establish parking caps for nonresidential uses; and to allow a reduction in required parking for nonresidential uses. The purpose of these amended standards is to reduce impermeable surface, thereby decreasing storm water runoff quantity and reducing the amount of storm water pollutants that reach the creeks and natural drainageways.
3. Interior parking lot landscaping and landscape edge requirements will be amended to allow more flexible placement of landscaping. The purpose of the flexible placement is to allow landscape areas to be placed in alternative areas of a site to accommodate grassy swales, buffer strips, and other storm water friendly improvements.
4. Usable open space requirements for multifamily, patio home and townhouse will be amended to allow more flexible use of open space. The purpose of the flexible use is to allow areas of open space to remain at natural grade and to function as storm water conservation areas.

5. For two-family, single-family attached, patio home, and certain single-family detached residential development, the area, yard, and bulk standards will be amended to provide options to reduce lot size, reduced setbacks, and increased lot coverage. The purpose of the optional area, yard, and bulk standards is to allow these developments to cluster homes so that storm water conservation areas may be provided.
6. All nonresidential development will be required to use floatables exclusion methods. The purpose of these methods is to keep litter and other debris from entering into creeks and other natural drainageways.
7. Residential and nonresidential developments that take advantage of storm water development incentives or alternative development standards will be required to submit a site-specific storm water management plan. The purpose of the plan is to allow staff to evaluate the design, appropriateness, and effectiveness of proposed storm water friendly improvements.

Please note that implementation of the above components will require amendments to the Zoning Ordinance and the Subdivision Ordinance. Each component as it relates to proposed Zoning Ordinance amendments will be further discussed below.

Pre-Application Conferences

The Zoning Ordinance currently requires pre-application conferences prior to submittal of applications for concept plan, preliminary site plan, and/or site plan review. The current purpose of the pre-application conference is to review a proposed development and to discuss the application procedure and process. The proposed amendments add to the purpose of the pre-application conference by stating that the proposed development will be reviewed with regard to the storm water quality and quantity goals of Plano's TPDES permit.

Parking Standards

The Zoning Ordinance currently has parking caps, or maximum parking, for retail and office development. The maximum parking may be exceeded if additional landscape area and trees are provided. The proposed amendments would extend these parking caps to most nonresidential uses. In addition to the option to provide extra landscaping to exceed the maximum parking, two additional options are proposed. The parking in excess of maximum may be constructed with permeable pavement, or grassy swales and/or buffer strips may be provided to mitigate the runoff from the excess parking. Please note that excess parking provided in parking structures is exempt from the landscaping, permeable pavement, and grassy swale and/or buffer strip options.

Currently, the Zoning Ordinance only allows "large single-tenant buildings" to take advantage of parking reductions. To take advantage of this option, the project must demonstrate that car pooling, mass transit, and other parking management techniques will be used to reduce parking demand so that less parking than the minimum required may be provided. The proposed amendments will provide another option for parking reduction. Where the minimum required parking for a development is 100 or more spaces, the required parking may be reduced by up to 10% provided that the corresponding parking area is set aside as a storm water conservation area and/or used as area for storm water controls. This proposed option does not require demonstration of parking demand reduction techniques.

Flexible Placement of Landscaping

The Zoning Ordinance requires that multifamily and nonresidential developments provide interior parking lot landscaping. Interior landscaping must be within the limits of parking areas; landscape areas outside of the parking area do not count toward the interior parking lot landscaping requirements. The proposed amendments would allow up to 50% of the required interior parking lot landscape area to be relocated outside of the limits of parking areas provided the relocated area is used for dual purposes as a landscape area and as a storm water conservation area and/or for storm water controls. The proposed amendments do not reduce the overall tree or landscape plant material requirements for interior landscape parking lot landscaping.

The Zoning Ordinance requires that multifamily and nonresidential developments provide landscaping along street rights-of-way. The width and/or planting requirements of these landscape edges are determined by the type of development, the location of development with regard to overlay districts and/or proximity to intersections, and the type of adjacent roadway. The proposed amendments would allow the landscape edge width be reduced by up to 50% provided the commensurate area of landscape edge reduction is relocated to other areas of the site to be used for dual purposes as a landscape area and as a storm water conservation area and/or for storm water controls. The proposed amendments do not reduce the overall tree or landscape plant material requirements for landscaping along street rights-of-way.

The Research/Technology Center (RT) zoning district requires that 20% of the total lot area of a development be used for landscaping. The landscape area may include "courtyards, plazas, walkways, water features, and related treatments." The proposed amendments would allow up to 50% of the lot landscape area in the RT district to be used for dual purposes as a landscape area and as a storm water conservation area and/or for storm water controls.

Flexible Use of Usable Open Space

The Zoning Ordinance has usable open space requirements for multifamily, townhouse, and patio home development in the Multifamily-Residence-1 (MF-1), Multifamily Residence-2 (MF-2), Multifamily Residence-3 (MF-3), Patio Home (PH), and Single-Family Residence Attached (SF-A) zoning districts. The standards for usable open space are found scattered throughout the Zoning Ordinance in the definition for usable open space, in supplemental regulations for multifamily development, and in the miscellaneous area, yard, and bulk requirements of the PH and SF-A zoning districts. The PH and SF-A usable open space standards are similar but differ slightly in dimensional and minimum size standards.

Currently, required usable open space for multifamily, patio home, and townhouse development cannot have a slope greater than ten percent. For patio home and townhouse development, the Commission or City Council may permit up to 100% of the usable open space to have a slope greater than ten percent if the area is "environmentally or aesthetically significant." The proposed amendments do not change this allowance. The proposed amendments, however, would permit up to 50% of the usable open space to have a slope greater than ten percent if the area is used as a storm water conservation area and/or for storm water controls.

The proposed amendments consolidate all usable open space standards for multifamily, patio home, and townhouse development into a new stand-alone "Usable Open Space" supplemental regulation, and create a uniform standard for usable open space for patio home and townhouse development. Please note that the proposed amendments do not reduce the current required area of usable open space.

Optional Area, Yard, and Bulk Standards

Each residential zoning district has area, yard, and bulk standards that specify minimum lot area, width, and depth, minimum front, side, and rear yard setbacks, maximum height, maximum lot coverage, and other standards. The proposed amendments provide two options to the area, yard, and bulk standards for residential development in the PH, SF-A, Single-Family Residence-6 (SF-6), Single-Family Residence-7 (SF-7), Single-Family Residence-9 (SF-9), and Two-Family (2F) zoning districts.

The two options would permit reductions in minimum lot area, lot depth, front yard setback, and/or rear yard setback, and increases in lot coverage. The options do not propose changes to the minimum side yard setback or maximum building height. To take advantage of the optional area, yard, and bulk standards, a residential development has to have a minimum gross area of ten acres, and has to provide storm water conservation area equal to either five percent (Option 1) or ten percent (Option 2) of the gross area of the development.

No optional area, yard, and bulk standards are proposed for the Estate Development (ED), General Residential (GR), Single-Family Residence-20 (SF-20), and Urban Residential (UR) zoning districts. The ED and SF-20 districts have relatively large lot sizes with significant pervious area; there would little additional benefit to storm water quality or quantity improvements if either of the two options were allowed. The GR and UR districts are comparatively small in total area. The lots in the area zoned GR are relatively small. When coupled with house design and material standards of the GR district, it would be difficult to implement optional area, yard, and bulk standards. Many of the properties in the UR district are designated individually and/or designated as an area of Heritage Resource. The site and building constraints of Heritage Resource designation would make it difficult to implement optional area, yard, and bulk standards.

Floatables Exclusion Methods

This component is addressed exclusively in the proposed Subdivision Ordinance amendments.

Site-Specific Storm Water Management Plan

The amendments propose a new "Storm Water Management" supplemental regulation. This regulation is applicable for any development that proposes to use storm water development incentives or alternative standards. The supplemental regulation establishes the requirement for a site-specific storm water management plan in addition to current site plan and plat requirements. The supplemental regulation provides additional standards for development incentives and alternative storm water friendly design, and establishes general criteria for staff evaluation of the design, appropriateness, and effectiveness of proposed development incentives and alternative storm water friendly design.

SUMMARY:

The proposed amendments comply with Plano's SWMP and TPDES permit. The expansion of the pre-application conference purpose gives engineering and planning staff the ability to discuss storm water friendly site design alternatives for prospective developments. The proposed residential and nonresidential development incentives provide reasonable, balanced alternatives to the current development regulations and practices, and minimize the impact of development on storm water quantity and quality.

RECOMMENDATION:

Recommended for approval as submitted. The proposed amendments are attached under separate cover. Changes to the current ordinance are highlighted by "clouding" the revised text.

CITY OF PLANO
PLANNING AND ZONING COMMISSION

April 3, 2006

Agenda Item No. 8

Public Hearing: Subdivision Ordinance Amendment

Applicant: City of Plano

DESCRIPTION:

Request to amend regulations and administrative procedures of the Subdivision Ordinance regarding storm water infrastructure improvements intended to improve storm water quantity and quality.

HISTORY:

The City of Plano has adopted a Storm Water Management Program (SWMP) as part of the city's Texas Commission on Environmental Quality (TCEQ) Texas Pollution Discharge Elimination System (TPDES) permit. The SWMP prescribes measures that the city must take to improve storm water quality throughout the city and timetables for implementing those measures. Past development and engineering design practices have focused primarily on the quantity of storm water runoff. The objective was to get the storm water runoff from the property into an underground drainage system to the creeks, consequently taking with it oils and other pollutants from the streets, parking lots, and roof drains. The SWMP requires a shift in focus to reducing the quantity of and improving the quality of storm water runoff using new development techniques. Some of these techniques, such as retention/detention ponds, have been used extensively in the North Texas area. Others, such as bio-retention areas and grassy swales, are not as familiar.

The first implementation of the new development and redevelopment requirements of the City's SWMP began in April 2005. Plano's zoning and subdivision ordinances were amended to remove potential impediments for storm water improvement. Staff developed a Storm Water Quality Issues brochure to inform consultants and developers of site design principles that will minimize the impact of development on storm water quantity and quality.

In November 2005, the City Council and Planning & Zoning Commission convened in a joint retreat. Representatives from the North Central Texas Council of Governments (NCTCOG) presented the regional approach to integrated storm water management. City engineering and planning staff led a discussion of the creation of development incentives to promote storm water best management practices. In work session in December 2005 and February 2006, the Planning & Zoning Commission and engineering and planning staff further discussed development incentives and other requirements to implement the next phase of Plano's SWMP. On March 17, 2006, the Planning & Zoning Commission called a public hearing to consider such amendments to the Subdivision Ordinance.

REMARKS:

This request proposes to amend regulations and administrative procedures of the Subdivision Ordinance regarding storm water infrastructure improvements intended to improve storm water quantity and quality. Please note that this request has a companion Zoning Ordinance request.

The proposed amendments are consistent with the objectives of the second phase of the new development and redevelopment requirements in Plano's SWMP, which is to provide development incentives to encourage storm water friendly development. Following is a summary of the proposed amendments and their respective SWMP objectives:

1. Pre-application conferences will be required prior to application submittal. The purpose of a pre-application conference is to discuss the storm water impacts of a proposed development and to recommend storm water quality protective measures.
2. Parking standards will be amended to permit the use of permeable pavement; to establish parking caps for nonresidential uses; and to allow a reduction in required parking for nonresidential uses. The purpose of these amended standards is to reduce impermeable surface, thereby decreasing storm water runoff quantity and reducing the amount of storm water pollutants that reach the creeks and natural drainageways.
3. Interior parking lot landscaping and landscape edge requirements will be amended to allow more flexible placement of landscaping. The purpose of the flexible placement is to allow landscape areas to be placed in alternative areas of a site to accommodate grassy swales, buffer strips, and other storm water friendly improvements.
4. Usable open space requirements for multifamily, patio home and townhouse will be amended to allow more flexible use of open space. The purpose of the flexible use is to allow areas of open space to remain at natural grade and to function as storm water conservation areas.

5. For two-family, single-family attached, patio home, and certain single-family detached residential development, the area, yard, and bulk standards will be amended to provide options to reduce lot size, reduced setbacks, and increased lot coverage. The purpose of the optional area, yard, and bulk standards is to allow these developments to cluster homes so that storm water conservation areas may be provided.
6. All nonresidential development will be required to use floatables exclusion methods. The purpose of these methods is to keep litter and other debris from entering into creeks and other natural drainageways.
7. Residential and nonresidential developments that take advantage of storm water development incentives or alternative development standards will be required to submit a site-specific storm water management plan. The purpose of the plan is to allow staff to evaluate the design, appropriateness, and effectiveness of proposed storm water friendly improvements.

Please note that implementation of the above components will require amendments to the Zoning Ordinance and the Subdivision Ordinance. Each component as it relates to proposed Subdivision Ordinance amendments will be further discussed below.

Pre-Application Conferences

The Subdivision Ordinance currently requires pre-application conferences prior to submittal of applications for Phase I land study and/or Phase II land study review. The current purpose of the pre-application conference is to review a proposed development and to discuss the application procedure and process. The amendments also propose to add to the purpose of the pre-application conference by stating that the proposed development will be reviewed with regard to the storm water quality and quantity goals of Plano's TPDES permit, and to add the pre-application conference requirement for conveyance plat, preliminary plat, and development plat applications.

Parking Standards

The proposed Zoning Ordinance parking standards amendments permit or require use of storm water conservation areas, and/or permeable pavement, grassy swales, buffer strips, or other storm water controls. The proposed Subdivision Ordinance amendments would require that these conservation areas and improvements be dedicated as storm water quality easements.

Flexible Placement of Landscaping

The proposed Zoning Ordinance amendments to interior parking lot landscaping, landscaping along street rights-of-way, and Research/Technology Center landscaping permit use of storm water conservation areas, and/or permeable pavement, grassy swales, buffer strips, or other storm water controls. The proposed Subdivision Ordinance amendments would require that these conservation areas and improvements be dedicated as storm water quality easements.

Flexible Use of Usable Open Space

The proposed Zoning Ordinance usable open space amendments permit use of open space as storm water conservation areas, and/or for permeable pavement, grassy swales, buffer strips, or other storm water controls. The proposed Subdivision Ordinance amendments would require that these conservation areas and improvements be dedicated as storm water quality easements.

Optional Area, Yard, and Bulk Standards

The proposed Zoning Ordinance area, yard, and bulk standards provide options to cluster homes if a storm water conservation area is provided. Staff proposes that the storm water conservation area be owned and maintained by a property owner association and not by the City. Correspondingly, the Subdivision Ordinance amendments propose that any residential addition that takes advantage of either of the two optional area, yard, and bulk standards would be required to have a property owners association. The proposed Subdivision Ordinance amendments would also require that storm water conservation areas be dedicated as storm water quality easements.

Floatables Exclusion Methods

Floatables exclusion methods keep litter and other debris from entering into creeks and other natural drainageways, and are part of the overall storm drainage system. An example of a floatable exclusion method is a grated storm drain inlet. The Subdivision Ordinance amendments would require floatables exclusion methods for all nonresidential development.

Site-Specific Storm Water Management Plan

The Zoning Ordinance amendments propose a new "Storm Water Management" supplemental regulation that is applicable for any development that uses storm water development incentives or alternative standards. The supplemental regulation provides general criteria for staff evaluation of the design, appropriateness, and effectiveness of storm water conservation area and storm water controls. The Subdivision Ordinance amendments propose that the NCTCOG Integrated Storm Water Management manual be the primary criteria for staff evaluation of structural and nonstructural storm water controls subject to approval by the City Engineer.

SUMMARY:

The proposed amendments comply with Plano's SWMP and TPDES permit. The expansion of the pre-application conference purpose gives engineering and planning staff the ability to discuss storm water friendly site design alternatives for prospective developments. The proposed Subdivision Ordinance amendments provide standards, evaluation criteria, and responsibilities for the construction, maintenance, and inspection of storm water friendly infrastructure.

RECOMMENDATION:

Recommended for approval as submitted. The proposed amendments are attached under separate cover. Changes to the current ordinance are indicated in the revised text.

CITY OF PLANO
PLANNING & ZONING COMMISSION

April 3, 2006

Agenda Item No. 9

Public Hearing - Replat: Raney Addition, Block 1, Lot 1R

Applicant: NMCA, LLC

DESCRIPTION:

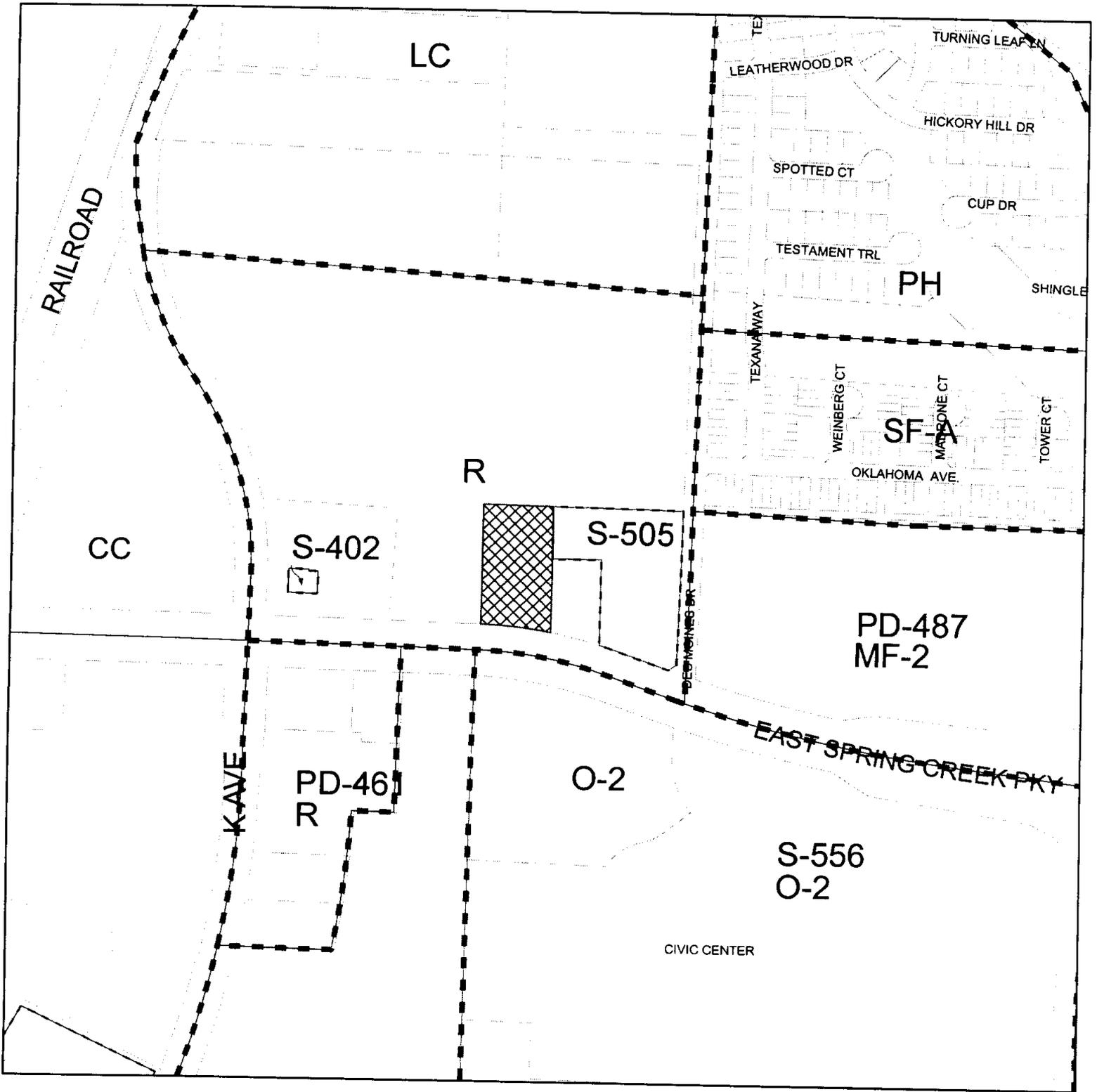
An existing car wash and an indoor commercial amusement building on one lot on 1.9± acres located on the north side of Spring Creek Parkway, 650± feet east of K Avenue. Zoned Retail. Neighborhood #22.

REMARKS:

The purpose of the replat is to dedicate required easements for the expansion of the existing development of the property.

RECOMMENDATIONS:

Recommended for approval as submitted.



Item Submitted: REPLAT

Title: RANEY ADDITION
BLOCK 1, LOT 1R

Zoning: RETAIL



○ 200' Notification Buffer

CITY OF PLANO
PLANNING & ZONING COMMISSION

April 3, 2006

Agenda Item No. 10

Public Hearing - Preliminary Replat: White Rock Creek Multi-Purpose Complex,
Block A, Lot 2R

Applicant: City of Plano

DESCRIPTION:

A public park on one lot on 15.4± acres located at the northeast corner of Parker Road and Clark Parkway. Zoned Single-Family Residence-9, Single-Family Residence-7, and Agricultural. Neighborhood #30.

REMARKS:

The purpose for the replat is to combine two lots into one and dedicate the necessary easements to accommodate the development of a public recreation center on the site.

RECOMMENDATIONS:

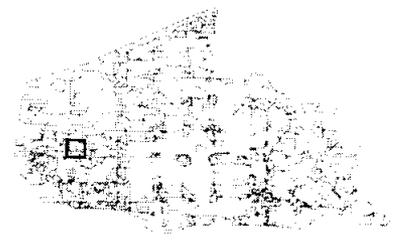
Recommended for approval subject to additions and/or alterations to the engineering plans as required by the engineering department.



Item Submitted: PRELIMINARY REPLAT

Title: WHITE ROCK CREEK
MULTI PURPOSE COMPLEX
BLOCK A, LOT 2R

Zoning: SINGLE-FAMILY RESIDENCE-9 &
SINGLE-FAMILY RESIDENCE-7 &
AGRICULTURAL



○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

April 3, 2006

Agenda Item No. 11

Public Hearing - Replat: Parker Square Addition, Block 2, Lots 1R-3R

Applicant: M&M Joint Venture

DESCRIPTION:

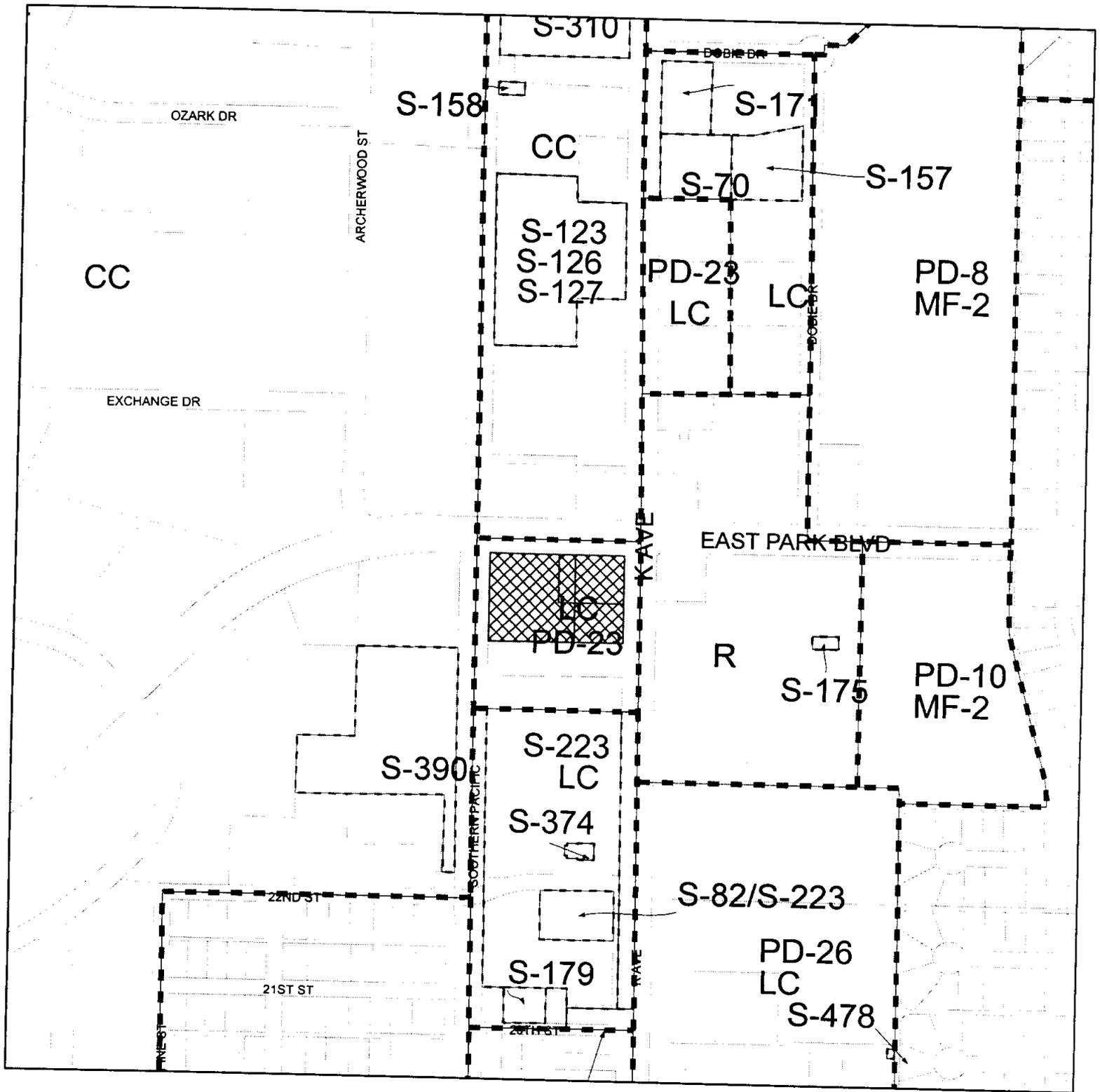
Retail development on three lots on 2.7± acres located at the southwest corner of Park Boulevard and K Avenue. Zoned Planned Development-23-Light Commercial. Neighborhood #59.

REMARKS:

The purpose of the replat is to abandon and re-establish fire lane, access, and utility easements.

RECOMMENDATION:

Recommended for approval as submitted.



Item Submitted: REPLAT

Title: PARKER SQUARE ADDITION
BLOCK 2, LOTS 1R-3R

Zoning: PLANNED DEVELOPMENT-23-
LIGHT COMMERCIAL



○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

April 3, 2006

Agenda Item No. 12

Preliminary Site Plan: Preston/Hedgcoxe Addition, Block B, Lot 1

Applicant: Scherer Investments

DESCRIPTION:

General and medical offices on one lot on 1.9± acres located at the southwest corner of San Jacinto Lane and Hedgcoxe Road. Zoned Planned Development-159-General Office. Neighborhood #9.

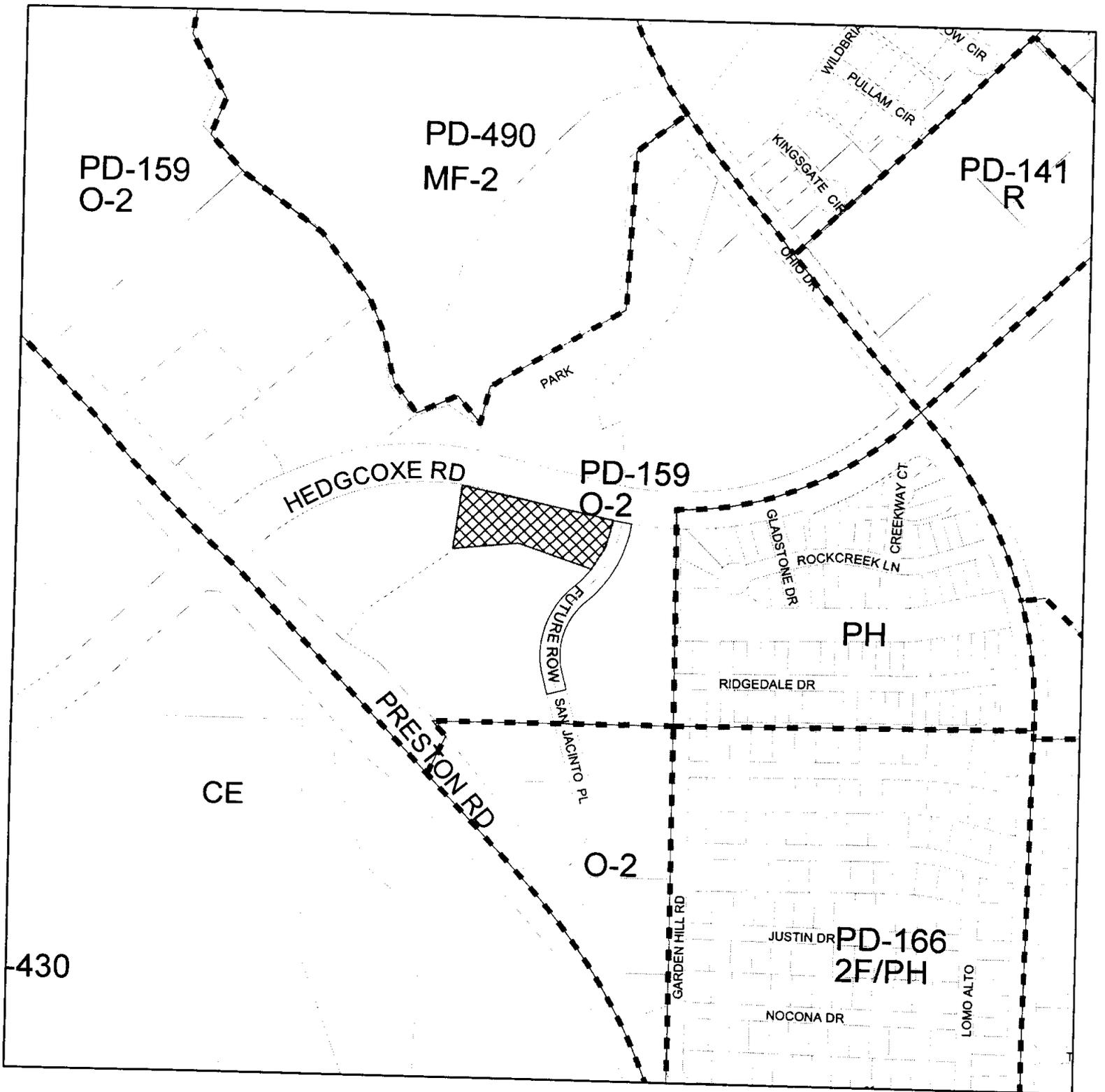
REMARKS:

The proposed development falls within the Preston Road Overlay District which requires a minimum 30-foot wide landscape edge. A creek runs through the property making the site shallow and difficult to efficiently develop while providing the required 30-foot wide landscape edge. The applicant is, therefore, requesting to reduce the required landscape edge width from 30 feet to 15 feet due to the physical constraints of the property.

Section 4.504 (6) of the Zoning Ordinance states that "During the site plan review process, the Planning & Zoning Commission (or the City Council upon appeal) may reduce the width of the landscape edge by as much as 15 feet upon a finding that the full landscape requirement would prevent a property's reasonable development in a safe, efficient manner". Staff concurs that the shallow depth of the property limits the ability of the site to develop in a reasonable manner, and supports the applicant's request for a reduction in the required landscape edge width.

RECOMMENDATION:

Recommended for approval subject to the Planning & Zoning Commission finding that the full 30-foot landscape edge width requirement would prevent the property's reasonable development in a safe, efficient manner.



 Item Submitted: PRELIMINARY SITE PLAN

Title: PRESTON/HEDGCOXE ADDITION
BLOCK B, LOT 1

Zoning: PLANNED DEVELOPMENT-159-
GENERAL OFFICE



○ 200' Notification Buffer

