

PLANNING & ZONING COMMISSION
July 16, 2012

COMMISSIONERS PRESENT

Chris Caso, Chairman
Fred Balda, 1st Vice Chair
Alan Smith, 2nd Vice Chair
Olufemi Adeoye
Tracey Dry
Michael Coleman
Douglas Cargo

COMMISSIONERS ABSENT

David Downs

STAFF PRESENT

Phyllis Jarrell, Director of Planning
Tina Firgens, Planning Manager
Eric Hill, Sr. Planner
Bester Munyaradzi, Planner
Jon Hubach, Planner
Paige Mims, Deputy City Attorney
Dee Sarver, Sr. Planning Technician
Doris Carter, Senior Administrative Assistant
Shari Forbes, Technical Administrative Assistant

Chairman Caso called the meeting to order on Monday, July 16, 2012, at 7:00 p.m. in the Council Chamber of the Plano Municipal Center, 1520 K Avenue. A quorum was present.

Commissioner Dry led the Commission in the Pledge of Allegiance.

Commissioner Cargo made a motion to approve the agenda as submitted. First Vice Chair Balda seconded the motion, which passed 7-0.

Commissioner Coleman made a motion to approve the July 2, 2012, Planning & Zoning Commission meeting minutes. Second Vice Chair Smith seconded the motion, which passed 7-0.

COMMENTS OF PUBLIC INTEREST

There were no comments of public interest.

CONSENT AGENDA

Second Vice Chair Smith made a motion to approve the Consent Agenda as submitted. Commissioner Coleman seconded the motion, which passed 7-0.

AGENDA ITEM NO. 5A - REVISED SITE PLAN 8/CAPITAL ONE ADDITION, BLOCK 1, LOT 4 APPLICANT: CAPITAL ONE NATIONAL ASSOCIATION

General office on one lot on 23.5± acres located at the southeast corner of Dominion Parkway and Headquarters Drive. Zoned Commercial Employment. Neighborhood #8.

Approved as submitted.

AGENDA ITEM NO. 5B - REVISED PRELIMINARY PLAT 8/CAPITAL ONE ADDITION, BLOCK 1, LOT 4 APPLICANT: CAPITAL ONE NATIONAL ASSOCIATION

General office on one lot on 23.5± acres located at the southeast corner of Dominion Parkway and Headquarters Drive. Zoned Commercial Employment. Neighborhood #8.

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

AGENDA ITEM NO. 5C - REVISED PRELIMINARY SITE PLAN 16/ROBB AND STUCKY ADDITION, BLOCK 1, LOT 1 APPLICANT: OLP-TCC PLANO JV, LLC

General office on one lot on 6.3± acres located at the southeast corner of Dallas North Tollway and Legacy Drive. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District. Neighborhood #16.

Approved as submitted.

AGENDA ITEM NO. 5D - PRELIMINARY PLAT 9/LEGACY CORPORATE CENTER, BLOCK A, LOTS 6R, 7R, & 8 APPLICANT: SCHERER INVESTMENTS

Medical office on three lots on 7.6± acres located on the east side of Preston Road, 370± feet north of Legacy Drive. Zoned General Office/Preston Road Overlay District. Neighborhood #9.

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

END OF CONSENT AGENDA

PUBLIC HEARINGS

AGENDA ITEM NO. 6 - PUBLIC HEARING ZONING CASE 2012-12 APPLICANT: RACETRAC

Eric Hill, Senior Planner, stated this is a request to amend Planned Development-374-Retail on 6.9± acres located at the northeast corner of Plano Parkway and Independence Parkway to modify the development standards of the district in order to remove or amend the stipulation limiting the hours of operation. Zoned Planned Development-374-Retail/190 Tollway/Plano Parkway Overlay District. Tabled March 19, 2012, and April 16, 2012. Staff recommended that the Planning & Zoning Commission accept the applicant's request to table this item until the August 20, 2012 meeting.

Commissioner Coleman made a motion to remove the item from the table. Second Vice Chair Smith seconded the motion, which passed 7-0.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

Second Vice Chair Smith made a motion to table the item until the August 20, 2012 meeting, per the applicant's request. Commissioner Cargo seconded the motion, which passed 7-0.

AGENDA ITEM NO. 7 - PUBLIC HEARING ZONING CASE 2012-19 APPLICANT: CITY OF PLANO

Bester Munyaradzi, Planner, stated this is a request to amend Planned Development-20-Mixed Use on 135.3± acres located at the northeast corner of Preston Road and Rasor Boulevard to modify the development standards related to Single-Family Residence Attached. Zoned Planned Development-20-Mixed Use. Staff recommended approval as follows. Also, the original adopted PD-20-MU district and as amended includes exhibits that are being retained by this proposed ordinance amendment.

Restrictions:

The map attached hereto as exhibit B, as amended by Exhibits C and D is hereby adopted as part of this ordinance.

1. Sub-Area A (Preston Rd. Mixed Use)
 - a. Uses Permitted

- i. By Right: All those uses permitted in the Retail, ~~and~~ Office-2 districts, ~~plus~~ 1 regional theater and single-family attached residences.
- ii. By Specific Use Permit: All those uses permitted by specific use permit in the Retail and Office-2 districts, plus multifamily. Multifamily residential units are limited to the second floor and above and may not exceed 10% of total floor area in Sub-Area A.

b. Standards for Retail, Office-2 districts and 1 regional theater

- b i. Minimum Front Yard: 50 feet; however, this distance may be reduced to 30 feet if no parking or drive aisles are located between the building face and the street.
- e ii. Minimum Side Yard: None, except as required by building or fire codes.
- d iii. Minimum Rear Yard: None, except as required by building or fire codes.
- e iv. Maximum Height: 8 stories. Maximum height for parking structures is 3 levels above grade.
- f v. Parking Requirements: As required by Section 3.1100 of the Comprehensive Zoning Ordinance, except multifamily residence, which shall be parked at 1 space per bedroom.
- g vi. A minimum of 12.0± acres of land along the White Rock Creek shall be maintained as open space and shall be open to the public at all times.
- h vii. Landscaping: As required by Section 3.1200, Landscaping Requirements, and Section 4.500, Preston Road Overlay District, of the Comprehensive Zoning Ordinance.

c. Standards for Single-Family Residence Attached (SF-A) development

Single-Family Residence Attached shall be developed according to Subsection 2.809 (Single-Family Residence Attached) of Article 2 (Zoning Districts and Uses) of the Comprehensive Zoning Ordinance except for the following:

- i. Single-family residence attached lots shall abut a quasi-public street or private mews street as the only point of street frontage and access. Mews streets shall be provided in accordance with the following:

Private mews streets are designed to provide garage and service access to individual lots. The minimum design standard for mews streets is 28 feet of easement with a minimum 22 feet of paved drive lane. Parkways

must be paved with a contrasting material. No parking is allowed on mews streets unless additional easement width is provided. Private mews streets shall not be gated.

- ii. Front Yard: Minimum 10 feet and maximum 20 feet measured from the back of curb of the quasi-public streets, private mews street or fire lanes.
- iii. Side Yard (Corner Lot): Minimum 10 feet and maximum 20 feet measured from the back of curb of the quasi-public streets, private mews street or fire lane.
- iv. Rear Yard: There shall be no minimum setback except for garages. Rear entry garages shall be required; no front entry garages shall be allowed. Individual garages shall access private mews streets. The distance from the garage to the private mews street pavement shall be 3 or less feet in length from the pavement, or shall be 20 feet or greater in length from the pavement.
- v. Lot Depth: Minimum 70 feet.
- vi. Single-family attached uses shall be exempt from the usable open space requirements in Sections 2.809.3 and 2.809.5 of the Comprehensive Zoning Ordinance.
- vii. Height: Minimum height shall be two stories; there shall be no maximum height.
- viii. Maximum lot coverage: 100%

i. d. Phasing

- i. A Certificate of Occupancy shall not be issued until the White Rock Creek tributary greenbelt park and lake are completed and available for public access.
- ii. A Certificate of Occupancy shall not be issued for a regional theater or any property abutting the proposed Type "D" thoroughfare between Preston Rd. and Ohio Dr. until the southern half of the street is completed.

2. Sub-Area B (Town Center)

a. Uses Permitted

- i. Multifamily residences and single family attached residences
- ii. Recreation center (public and private)
- iii. Post office

- iv. Private club
- v. All office uses
- vi. All uses permitted in the Retail district except the following:
 - 1. Dry cleaning plant
 - 2. Indoor commercial amusement
 - 3. Mortuary/funeral parlor
 - 4. Motel/hotel
 - 5. Residence hotel
 - 6. Small engine repair shop
 - 7. Theater
 - 8. Tool rental shop
 - 9. Veterinary clinic/kennel
 - 10. Automotive parts sales
 - 11. Automobile repair-minor/service station
 - 12. Car wash
 - 13. Building materials and hardware
 - 14. Tire dealer
- vii. No single occupancy may exceed 7,500 square feet except as permitted by specific use permit.

b. Standards for Single-Family Residence Attached (SF-A) development

Single-Family Residence Attached shall be developed according to Subsection 2.809 (Single-Family Residence Attached) of Article 2 (Zoning Districts and Uses) of the Comprehensive Zoning Ordinance except for the following:

- i. Single-family residence attached lots shall abut a quasi-public street or private mews street as the only point of street frontage and access. Mews streets shall be provided in accordance with the following:

Private mews streets are designed to provide garage and service access to individual lots. The minimum design standard for mews streets is 28 feet of easement with a minimum 22 feet of paved drive lane. Parkways must be paved with a contrasting material. No parking is allowed on mews streets unless additional easement width is provided. Private mews streets shall not be gated.

- ii. Front Yard: Minimum 10 feet and maximum 20 feet measured from the back of curb of the quasi-public streets, private mews street or fire lanes.
- iii. Side Yard (Corner Lot): Minimum 10 feet and maximum 20 feet measured from the back of curb of the quasi-public streets, private mews street or fire lane.
- iv. Rear Yard: There shall be no minimum setback except for garages. Rear entry garages shall be required; no front entry garages shall be allowed. Individual garages shall access private mews streets. The distance from the garage to the private mews street pavement shall be 3 or less feet in length from the pavement, or shall be 20 feet or greater in length from the pavement.
- v. Lot Depth: Minimum 70 feet.
- vi. Single-family attached uses shall be exempt from the usable open space requirements in Sections 2.809.3 and 2.809.5 of the Comprehensive Zoning Ordinance.
- vii. Height: Minimum height shall be two stories; there shall be no maximum height.
- viii. Maximum lot coverage: 100%

c. Standards for Multifamily Residences and Nonresidential Uses:

b i. Minimum Nonresidential Floor Area: The ground floor of any building fronting on Town Square, ~~except the south building, shall~~ may be a nonresidential use to a minimum depth of 50 feet back from the facade facing Town Square. ~~The south Buildings facing Town Square is exempt from this requirement, and~~ also be developed entirely for residential uses and ~~This building must~~ shall be developed as single-family residence attached.

e ii. Maximum Multifamily Residential Density: 35 units per acre

d iii. Required Front Yard (Town Square): Building facades must be constructed such that 80% of the building face is no less than 10 feet and no more than 20 feet from the parking curb line at Town Square.

e iv. Minimum Interior Side Yard: None, except as required by building or fire codes.

f v. Required Rear Yard: Building facades must be constructed such that there is 20 feet from the face of enclosed garage doors to the nearest line of a private way, if a tandem parking space is desired; otherwise a 10 foot setback for the garage from the aisle is required.

g vi. Minimum Floor Area per Dwelling Unit: 400 square feet; in addition, no more than 10 percent of the units may be less than 550 square feet in size.

h vii. Maximum Lot Coverage: None

i viii. Maximum Height: 4 story (65 feet)

j ix. Minimum Height: Two-and-one-half story for the southern building. Three story for the northern and eastern buildings; however, loft or multilevel space may be included in these buildings.

k x. Parking Requirements

i 1. Multifamily: 1 parking space per bedroom (Tandem parking space permitted in 20 feet behind enclosed garage doors.)

ii 2. Nonresidential Uses: 1 space per 300 square feet

iii 3. Community Facilities: No parking required

iv 4. Parking is restricted to quasi-public streets, parking garages or tandem spaces provided for the multifamily residential units. Parking lots are prohibited within this sub-area. Additional parking, if necessary, must be provided offsite, as required by Section 3.1100 of the Comprehensive Zoning Ordinance.

† xi. Landscaping: As required by Section 3.1200, Landscaping Requirements, and Section 4.500, Preston Road Overlay District, of the Comprehensive Zoning Ordinance.

3. Sub-Area C (Multifamily Residential)

a. Uses Permitted: Multifamily residences, retirement housing, and single-family attached.

b. Residential Density

i. Minimum Residential Density: 28 units per acre. Residential units developed in Town Center shall be included in the density. Quasi-public streets required open space areas and the 30-foot landscape edge

required along public streets shall be excluded from the density calculation. A minimum of 15 acres, not to exceed 25 acres, shall be developed at a density of 8-12 units per acre. The minimum site area is 5 acres for density of 8-12 units per acre.

- ii. Maximum Residential Density: 50 units per acre, not to exceed 1,450 units.
- c. Required Front Yard
- i. Public Street: 30 feet
 - ii. Quasi-public Street: Building facades must be constructed such that 80% of the building face is no less than 10 feet and no more than 20 feet from a quasi-public street or the parking curb line on quasi-public streets.
- d. Minimum Side Yard: None, except as required by building and fire codes.
- e. Required Rear Yard: Building facades must be constructed such that there is 20 feet from the face of enclosed garage doors to the nearest line of a private way, if a tandem parking space is desired; otherwise a 10 foot setback for the garage from the aisle is required.
- f. Minimum Floor Area per Dwelling Unit: 400 square feet; in addition, no more than 10% of the units may be less than 550 square feet in size.
- g. Maximum Lot Coverage: None
- h. Maximum Height: 7 story
- i. Minimum Height: 2 story for densities at 8-12 units per acre. Three story for higher density development.
- j. Minimum Usable Open Space
- i. A minimum of 3 acres of public open space shall be configured to link Sub-Area C to Sub-Area B (Town Center) and Sub-Area D.
 - ii. An illuminated, pedestrian pathway shall be constructed and paved to connect the sub-areas.
 - iii. At least 1 active recreation area shall be created along each pathway containing a minimum contiguous area of 30,000 square feet.
 - iv. One hundred square feet per unit as defined by Section 1.600 of the Comprehensive Zoning Ordinance. Excluded are the required

landscaping and the 3 acres of required open space referenced in j.i. above. The open space shall have a minimum width of 15 feet.

- k. Landscaping: As required by Section 3.1200, Landscaping Requirements, and Section 4.500, Preston Road Overlay District, of the Comprehensive Zoning Ordinance.
- l. Parking Requirements for Multifamily Residential: One parking space per bedroom. (Tandem parking space permitted in 20 feet behind enclosed garage doors may be counted toward this requirement.)
- m. Architectural and signage requirements shall be adopted by ordinance prior to approval of any plans.
- n. Phasing: A Certificate of Occupancy shall not be issued for any phase until:
 - i. The entire pedestrian greenbelt abutting a particular phase is completed from Town Square to either Sub-Area D or Ohio Dr. and opens to the public.
 - ii. The southern and eastern buildings fronting Town Square have been substantially completed.

4. Sub-Area D

- a. Uses Permitted: Same as Sub-Area B, except veterinary clinics are allowed by right and gasoline sales are allowed as an accessory use. Single-family attached residence is prohibited.
- b. Development Options - This property may develop as any one of the following:
 - i. Entirely Nonresidential - A minimum of 30,000 square feet of nonresidential uses must be developed. This requirement may be phased, with the first phase containing a minimum of 15,000 square feet of nonresidential development. Each retail building must have storefronts on at least 2 sides.
 - ii. Mixed Use - A minimum of 30,000 square feet of nonresidential uses must be developed. This requirement may be phased, with the first phase containing a minimum of 15,000 square feet of nonresidential development. Each retail building must have storefronts on at least 2 sides. A maximum of 200 residential units may be developed.
 - iii. Entirely Residential - Residential development shall be constructed in accordance with the regulations contained within this sub-area and the

approved preliminary site plan which is attached as a part of this ordinance. A maximum of 120 residential units may be developed.

- c. Maximum Residential Density: 80 units per acre
 - d. Minimum Front Yard (Public Streets): 50 feet. This distance may be reduced to 30 feet if no drive aisles or parking areas are located between the street and the building face.
 - e. Minimum Setback (Quasi-public Streets): 10 feet from the curb line
 - f. Minimum Side Yard: None, except as required by building and fire codes
 - g. Minimum Rear Yard: None, except as required by building and fire codes
 - h. Minimum Floor Area per Dwelling Unit: Same as Sub-Area B
 - i. Maximum Lot Coverage: None
 - j. Maximum Height: Same as Sub-Area B
 - k. Parking Requirements
 - i. Multifamily Residential: 1 parking space per bedroom
 - ii. Nonresidential Uses: 1 space per 250 square feet
 - l. Landscaping: As required by Section 3.1200, Landscaping Requirements, and Section 4.500, Preston Road Overlay District, of the Comprehensive Zoning Ordinance
 - m. Architectural and signage requirements shall be adopted by ordinance prior to approval of any plans.
5. Urban Design Standards (Applicable to Sub-Areas A through D)
- a. Quasi-public Streets: 22 feet in width. Within Sub-Area A, the width of the quasi-public streets may be increased to 28 feet. Parking is limited to parallel spaces with angle parking allowed only in the Town Center area and Sub-Area A.
 - i. Open for the use of the public (not gated).
 - ii. Parking permitted on both sides of street with no more than 4 spaces contiguous without a break for street tree and planting island.
 - iii. Sidewalk 6 feet in width required on both sides of street.

- b. Private Ways: 22 feet in width. Can be gated/secured for private use of residents. Twenty foot required setback from edge of private way to face of enclosed garages, if tandem parking space desired, otherwise a 10 foot setback is required. Private ways does not include private mews streets.

6. Architecture and Landscape Design - General Requirements

a. Definitions:

- i. Diagonal Greenbelts - Greenbelts located in Sub-Area C connecting to Town Center.
- ii. Dormer Windows - Windows projecting from a pitched roof.
- iii. Masonry - Stone, clay-fired brick or tile, exterior plasters, or a combination of these materials.
- iv. Promenade - An east/west oriented walkway and open space located in Sub-Area A.
- v. Primary Roof - The roof covering enclosed building space.
- vi. Pathway - A paved walkway within a usable open space connecting a building to a street or greenbelt.
- vii. Quasi-public Streets - Quasi-public streets are privately owned and maintained drives open to public access. Required quasi-public streets are designated on the zoning exhibit as amended by Exhibits C and D. Additional quasi-public streets proposed by the developer may be designed on subsequent plans approved by the city. A fire lane shall be located within all quasi-public streets. Lots may be platted to quasi-public streets.
- viii. Streets - A public street or quasi-public street unless otherwise specified.
- ix. Town Center - All of Sub-Area B.
- x. Town Square - The public open space and plaza in Sub-Area B.
- xi. White Rock Creek Greenbelt - The open space area and related facilities in Sub-Area A along White Rock Creek.

b. Site Plan Review: The procedures and standards contained in Article 5 of the Comprehensive Zoning Ordinance pertaining to site, landscape, and facade plans shall apply unless otherwise specified within this ordinance. The submittal and approval of plans may be phased in accordance with the planned development conditions.

c. ~~Streetscape~~

~~1. Street Furniture and Fixture Program: A standardized street furniture and fixture program shall be developed for the planned development district. It shall include street lights, metal or masonry trash receptacles, metal benches, bike racks, kiosks, mailboxes, and news racks. Design and specification of these items shall be required prior to issuance of a building permit. Lighting fixtures may be varied in Sub-Area A and Sub-Area D to provide adequate parking lot lighting.~~

c. Street Trees: Along quasi-public streets, trees (4-inch minimum diameter) shall be required at a rate of one per 50 linear feet per side. Exact spacing and location of street trees shall be determined at the time of site plan approval. Along public streets, landscaping requirements shall be those contained in Section 3.1200 of the Comprehensive Zoning Ordinance or those contained within the Preston Road Overlay District as applicable.

d. Telecommunications Plan: A plan for providing telecommunications service within the district and wireless antenna sites serving the larger area shall be completed by the property owners within one year of the approval of this ordinance.

e. Parking: Except as otherwise provided, parking requirements shall be in accordance with Section 3.1100 of the Comprehensive Zoning Ordinance.

i. Parking shall be permitted on both sides of quasi-public streets, except where prohibited for vehicular, fire, or pedestrian safety. (See sub-area requirements.)

ii. Tandem parking spaces are permitted in front of a multifamily-residential garage door provided that the space is assigned to the same unit as is the garage.

iii. Parking lot landscaping shall conform to Section 3.1200 of the Comprehensive Zoning Ordinance.

f. Screening

- i. The rear and service sides of nonresidential buildings oriented toward residential development or greenbelts and open space shall be screened as provided in Section 3.1000 of the Comprehensive Zoning Ordinance.
 - ii. Roof-mounted equipment, including telecommunication antennas, shall be screened in accordance with Section 3.1000 of the Comprehensive Zoning Ordinance. Telecommunication antennas are permitted (public and private) but must be screened from view or integrated with the architectural detailing of buildings.
 - iii. Where permitted, roof-mounted and ground-mounted mechanical units must be screened from public view. Landscaping may be used to provide screening. Ground-mounted mechanical units may not be placed along the front of a building located in Sub-Areas A, B, or D.
 - iv. Dumpsters shall not be located within 30 feet of a street and shall otherwise be screened from view from streets and greenbelts in accordance with Section 3.1000 of the Comprehensive Zoning Ordinance.
- g. Street Naming and Addressing
- i. All quasi-public streets shall be named.
 - ii. Except in Sub-Area A, all buildings shall have an individual address and may be named (e.g. The Bentley) but not numbered (e.g. Building 1 or B). Single-family Residence Attached shall be individually addressed.
 - iii. These requirements are subject to the regulations of the U.S. Postal Service, Plano Fire Department, and other applicable agencies and jurisdictions.
- h. Building Design
- i. Except for a flat roof screened by a parapet, the minimum pitch of the primary roof shall be 6:12 or greater. Roof extensions over doorways, balconies, and porches may be of any pitch.
 - ii. Roofing materials on sloped roofs shall be limited to masonry, metal, or composition shingles of a minimum weight of 225 lb./square.
 - iii. Unless specified, the exterior surface of a building may be any material allowed by the building and fire codes.
 - iv. No residential garage may face or directly access a street. Garage doors shall be of steel construction.

- I. Miscellaneous: Outdoor storage of consumer goods shall comply with Subsection 3.902.2. of the Comprehensive Zoning Ordinance.

7. Sub-Area A

a. Building Arrangement

- i. Buildings located along the promenade west of Town Square shall be arranged in a pattern generally consistent with that illustrated in Exhibit B, as amended by Exhibits C and D.
- ii. For buildings within (including a portion thereof) 200 feet of the White Rock Creek greenbelt, the following regulations shall apply:
 1. Buildings must connect to the greenbelt by a direct or shared entrance or walkway.
 2. No more than 10% of the required parking may be provided between the rear or service side of a building and the greenbelt.
 3. Buildings less than 10,000 square feet in size shall be placed adjacent to the greenbelt and may not be separated from the greenbelt by a vehicular driveway, service area, or fire lane. Plazas, patios, and open space may be used to connect buildings to the greenbelt. Single-Family Residence Attached uses shall be exempt from this provision.
 4. Freestanding restaurants shall provide an outdoor patio dining area equal to or larger than 20% of the restaurant's gross floor area.

b. Building Design

- i. A minimum of 80% of any exposed exterior wall shall consist of glass or masonry.
- ii. Where visible to the public, the rear of buildings and/or service areas shall be of the same material and finish as the rest of the building.
- iii. The Planning & Zoning Commission may allow concrete, concrete block, or tile to be used on exterior walls that are not visible from streets with site plan approval. Where permitted, alternative finishes must be consistent in color with the remainder of the building, and may be used for the walls of service courts and other facilities that are secluded from view by the specific design of a building or group of buildings.
- iv. The following shall apply to buildings intended for retail occupancy (including restaurants):

1. A minimum of 50% of the surface area of the first level of the front facade and 25% of the side facades must be glass windows, doors, or display windows. The surface area shall be calculated by multiplying the length of the facade by 15 feet.
 2. Covered walkways must be provided along a minimum of 50% of the length of the front facade and a minimum of 25% of the length of all side facades. This may be done through the use of awnings, arcades, roof overhangs, or similar architectural features.
 3. The rear facades of buildings fronting quasi-public streets shall have rear entrances and shall comply with the glass windows, doors, or display windows and covered walkway standards for front facades in iv.1. and iv.2. above.
- v. The following shall apply to buildings adjacent to the promenade regardless of use:
1. A minimum of 50% of the surface area of the first level of the facade adjacent to the promenade and 25% of the side facades must be glass windows, doors, or display windows. The surface area shall be calculated by multiplying the length of the facade by 15 feet.
 2. Covered walkways must be provided along a minimum of 50% of the length of the facade adjacent to the promenade and a minimum of 25% of the length of all side facades. This may be done through the use of awnings, arcades, roof overhangs, or similar architectural features.

8. Sub-Area B (Town Center)

a. Building Arrangement

- i. The buildings in Town Center shall be arranged in a pattern generally consistent with that illustrated in Exhibit B, as amended by Exhibits C and D.
- ii. The northern and southern buildings shall be no less than 250 feet in length; the eastern building no less than 150 feet in length. Single-Family Residence Attached uses shall be exempt from this provision.

b. Building Design

- i. Except for windows, doors, and garage doors, the exterior of all building elevations shall be 80% masonry.

- ii. The rear or service side of buildings shall be of the same material and finish as the rest of the building.
 - iii. All sloped roofs in Town Center shall utilize the same material, except for roofs over towers or cupolas and accents over doorways, balconies, and porches.
 - iv. Windows and glass doors shall comprise 60% of the surface area of the ground floor nonresidential building elevations facing Town Square. Windows shall comprise 30% of all other building elevations.
 - v. Except for decorative windows, all residential windows shall be operable. All living area and bedroom windows, except for dormer windows, shall be a minimum of 15 square feet in size.
 - vi. All residential units and nonresidential lease space shall have direct or shared access to a street along Town Square.
 - vii. All buildings must use 3 or more of the following architectural features: balconies, window awnings, entry stairs and stoops, bay windows or dormer windows.
 - viii. The main entrance of each commercial lease space and shared entrances shall be covered or protected in some manner such as an awning, recessed entry, or arcade walkway.
 - ix. Outdoor patio or sidewalk dining is allowed. An unrestricted sidewalk, a minimum of 5 feet in width, must be maintained. These areas shall not be included in parking calculations.
- c. Streets: Streets shall have a one-way traffic flow in a counter-clockwise direction around Town Center; however, two-way traffic shall be permitted along the west side of Town Center. On-street parking is limited to angled parking.
9. Sub-Area C
- a. Building Arrangement
 - i. Buildings shall be placed square to streets and diagonal greenbelts illustrated in Exhibit B, as amended by Exhibits C and D. Where a building abuts 2 or more streets or a greenbelt, the primary quasi-public street shall take priority in determining building orientation.

- ii. Buildings shall be arranged in rows, squares, and similar geometric patterns to create corridors and courtyards.
- iii. Along streets, buildings shall not be separated by more than 40 feet, unless they are separated by an intersecting street, in which case they may be separated by no more than 75 feet.

b. Building Design

- i. Except for windows, doors, and garage doors, the exterior of all building elevations shall be 80% masonry.
- ii. Flat primary roofs are prohibited in this sub-area.
- iii. All building elevations facing streets, greenbelts, and pathways shall contain windows occupying 30% or more of the elevation.
- iv. Except for decorative windows, all residential windows shall be operable. The windows in living areas and bedrooms, except for dormer windows, shall be a minimum of 15 square feet in size.
- v. All units must have either direct or shared access to a quasi-public street, greenbelt, or pathway.
- vi. All stairs (except entry stairs and stoops to individual units and shared hallways) and elevated walkways shall be substantially screened from view from streets and open space pathways.
- vii. All buildings must use 3 or more of the following architectural features: balconies, window awnings, entry stairs and stoops, bay windows, or dormer windows.
- viii. A minimum of 3 architectural styles shall be developed within Sub-Area C. Each style shall include a set of common elements such as massing and articulation, materials, doors, windows, etc. Any one phase may consist of a single architectural style.
- ix. Each building within a specific style group must use architectural detailing, as listed in viii. above, to achieve a unique identity; however, basic building dimensions may remain the same.
- x. A facade plan illustrating the compliance of the prototypical design of each building style with these provisions shall be submitted concurrent with the site plan for each phase.

c. Parking

- i. Parking on quasi-public streets is limited to parallel parking. No more than 4 parking spaces may be placed in a row without a break (minimum 6 feet wide).
- ii. Parking lots, garages, carports, and parking structures must be screened from streets and greenbelts by buildings, walls, or landscaping, or a combination of the three.

10. Sub-Area D

a. Building Arrangement

- i. The buildings in Sub-Area D shall be arranged in a pattern generally consistent with that illustrated in Exhibit B, as amended by Exhibits C and D.
- ii. Building entries and storefronts shall be arranged to access both public streets and the adjacent quasi-public street in Sub-Area C.

b. Building Design

- i. Except for windows, doors, and garage doors, the exterior of all building elevations shall be 80% masonry.
- ii. Where visible to the public, the rear of buildings and/or service areas shall be of the same material and finish as the rest of the building.
- iii. All sloped roofs in Sub-Area D shall utilize the same material, except for roofs over towers or cupolas and accents over doorways, balconies, and porches.
- iv. Windows and glass doors shall comprise 60% of the ground floor building elevations facing Robinson Road and Ohio Drive. Windows shall comprise 30% of the remaining elevations.
- v. Except for decorative windows, all residential windows shall be operable. All living area and bedroom windows, except for dormer windows, shall be a minimum of 15 square feet in size.
- vi. All buildings must use 3 or more of the following architectural features: balconies, window awnings, entry stairs and stoops, bay windows, or dormer windows.

- vii. A special building element such as a tower, cupola, spire, or taller roof form shall be constructed to terminate the diagonal open space axis originating in Town Center. This building element shall extend a minimum of 10 feet above the height of the adjacent building(s).
- viii. The main entrance of each commercial lease space or shared entrance shall be covered or protected in some manner such as an awning, recessed entry, or arcade walkway.
- ix. Outdoor patio or sidewalk dining is allowed. An unrestricted sidewalk, a minimum of 5 feet in width, must be maintained. These areas shall not be included in parking calculations.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

After some discussion, Commissioner Coleman made a motion to approve the item as submitted. Commissioner Dry seconded the motion, which passed 7-0.

AGENDA ITEM NO. 8 - PUBLIC HEARING
59/PRELIMINARY REPLAT & SITE PLAN: NORTH CENTRAL PARK PHASE 6,
BLOCK B, LOT 4R
APPLICANT: PARK 75 ENTERPRISES

Jon Hubach, Planner, stated this is automotive repair-minor/service station and tire dealer (no open storage) on one lot on 0.6± acre located at the southeast corner of U.S. Highway 75 and Park Boulevard. Neighborhood #59. Staff recommended approval as follows:

Preliminary Replat: Approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Site Plan: Approval as submitted.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

After a brief discussion, Commissioner Coleman made a motion to approve item as submitted. Commissioner Adeoye seconded the motion, which passed 7-0.

AGENDA ITEM NO. 9 - PUBLIC HEARING
59/PRELIMINARY REPLAT: SOUTHERN LAND DOWNTOWN ADDITION,
BLOCK A, LOT 1
APPLICANT: SOUTHERN LAND COMPANY, LLC

Mr. Hill stated this is 279 multifamily residential units and retail on one lot on 3.0± acres located at the southeast corner of 15th Street and I Avenue. Zoned Downtown Business/Government with Specific Use Permit #340 for Arcade. Neighborhood #59. Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

There being no discussion, Commissioner Dry made a motion to approve the item as submitted. Second Vice Chair Smith seconded the motion, which passed 7-0.

AGENDA ITEM NO. 10 - PUBLIC HEARING
30/REPLAT: TINSELTOWN ADDITION, BLOCK A, LOT 4R
APPLICANT: CINEMARK PROPERTIES, INC.

Mr. Hill stated this is a Regional theater on one lot on 18.0± acres located on the east side of the Dallas North Tollway, 900± feet north of Parker Road. Zoned Regional Employment/Dallas North Tollway Overlay District with Specific Use Permit #366 for Regional Theater. Neighborhood #30. Staff recommended approval as submitted.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

There being no discussion, Commissioner Cargo made a motion to approve the item as submitted. Commissioner Coleman seconded the motion, which passed 7-0.

AGENDA ITEM NO. 11 - PUBLIC HEARING
3/REPLAT & REVISED SITE PLAN/PRELIMINARY SITE PLAN:
MCDERMOTT PAVILION ADDITION, BLOCK A, LOTS 5R & 7
APPLICANT: JP MORGAN CHASE BANK

Mr. Hill stated this is a bank and restaurant on two lots on 1.8± acres located on the west side of Custer Road, 330± feet north of McDermott Road. Zoned Retail. Neighborhood #3. Staff recommended approval as submitted.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

There being no discussion, 1st Vice Chair Balda made a motion to approve the item as submitted. Second Vice Chair Smith seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 12 - PUBLIC HEARING
13/REPLAT & REVISED SITE PLAN/CONCEPT PLAN:
THE PLAZA AT CHASE OAKS ADDITION, BLOCK A, LOTS 2R & 3
APPLICANT: UHF TUSCANY VILLAS HOUSING, L.P.**

Ms. Munyaradzi stated this is an independent living facility and general office on two lots on 14.1± acres located on the south side of Chase Oaks Boulevard, 1,500± feet west of U.S. Highway 75. Zoned Planned Development-277-Retail/General Office and Corridor Commercial. Neighborhood #13. Staff recommended approval as submitted.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

There being no discussion, Commissioner Cargo made a motion to approve the item as submitted. Commissioner Coleman seconded the motion, which passed 7-0.

END OF PUBLIC HEARINGS

**AGENDA ITEM NO. 13 - PRELIMINARY SITE PLAN
37/PARKER TRIANGLE ADDITION, BLOCK A, LOT 1
APPLICANT: MEADERS-HALE, LTD**

Convenience store with gas pumps on one lot on 2.4± acres located at the northwest corner of Jupiter Road and Parker Road. Zoned Planned Development-229-Retail. Neighborhood #37. Staff recommended approval subject to the Planning & Zoning Commission finding that an irrigated living screen will provide adequate screening, and granting a waiver to the masonry screening wall requirement.

Dallas Cothrum, representing the applicant, was available to answer questions.

After some discussion, Commissioner Coleman made a motion to approve the item as submitted, finding that an irrigated living screen will provide adequate screening and granting a waiver to the masonry screening wall requirements. Second Vice Chair Smith seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 14
DISCUSSION & DIRECTION
PROPOSED URBAN MIXED-USE ZONING DISTRICT STANDARDS**

Phyllis Jarrell, Director of Planning, stated this is a discussion and direction on proposed standards for an Urban Mixed-Use zoning district. At the Planning & Zoning Commission's last meeting, staff introduced a rough draft of the proposed Urban Mixed-Use zoning district. This item is to follow up on discussion at that meeting, and to provide some issues to consider as the Commission tours several area mixed-use developments on July 17, 2012.

Comments received from the Commission included consideration being given to the following:

- A preamble or purpose statement for the district;
- Regulations that address covered walkways;
- Possibly increasing the percentage of open space; and
- Whether residential uses should be allowed on the first floor of buildings.

**AGENDA ITEM NO. 15
ITEMS FOR FUTURE DISCUSSION**

Commissioner Dry has requested that discussion be held regarding additional parking being provided for downtown Plano.

There being no further discussion, Chairman Caso adjourned the meeting at 7:45 p.m.

Chris Caso, Chair