

PLANNING & ZONING COMMISSION
October 4, 2010

COMMISSIONERS PRESENT

James Duggan, Chairman
Craig Perry, 1st Vice Chair
Christopher Caso, 2nd Vice Chair
Tracey Dry
Jim Norton
Michael Coleman
David Downs
Doug Hazelbaker

STAFF PRESENT

Phyllis Jarrell, Director of Planning
Tina Firgens, Planning Manager
Eric Hill, Planner
David Ellis, Plano Economic Development Board
Paige Mims, Assistant City Attorney
Dee Sarver, Sr. Planning Technician
Donna White, Technical Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Duggan at 7:00 p.m., Tuesday, October 4, 2010.

Second Vice Chair Caso made a motion to approve the agenda as presented. Commissioner Coleman seconded the motion, which passed 8-0.

First Vice Chair Perry made a motion to approve the minutes of the September 20, 2010, Planning & Zoning Commission meeting as submitted. Commissioner Dry seconded the motion, which passed 8-0.

PUBLIC HEARINGS

AGENDA ITEM NO. 5A - PUBLIC HEARING
ZONING CASE 2010-15
APPLICANT: TURNPIKE COMMONS PLANO, LLC

Eric Hill, Planner, stated this is a request to amend Planned Development-207-Retail on 119.9± acres located at the northwest corner of Shiloh Road and Renner Road in order to modify the development standards and definitions, and to limit uses within certain areas of the district. Staff recommended approval as follows: (Additions are indicated in underlined text and deletions are shown as strike-through text.)

Restrictions:

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

General Standards

1. The zoning exhibit shall be adopted as part of the ordinance.
2. Maximum Lot Coverage: 50% increased to 70% if structured parking is provided
3. Maximum Floor to Area Ratio: 1.75:1
4. Maximum Height: Five story (75 feet) for buildings with multifamily residential use; 20 story for all other buildings
5. Minimum Side Yard: None, except as required by building or fire codes
6. Minimum Rear Yard: None, except as required by building or fire codes
7. Parking Regulations:
 - a. The minimum required parking shall be as follows:
 - Multifamily - One Bedroom or Less: One parking space per unit
Two Bedrooms: One and one-half parking spaces per unit
Three Bedrooms or More: Two spaces per unit
 - Freestanding Restaurant - One space per 100 square feet of floor area
 - Hotel: See Section 3.1100 (Off-Street Parking and Loading)
 - Theater: See Section 3.1100 (Off-Street Parking and Loading)
 - All Other Nonresidential Uses: One space per 300 square feet of floor area.
 - b. On-street parking may count toward required parking 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. On-street parking may be parallel, angle, or 90° to the street. Where on-street parking is provided, islands shall be placed as a break to delineate travel lanes. An island break of a minimum six feet in width shall be placed no less than every 150 feet of continuous on-street parking.
 - c. No off-street loading spaces are required. Off-street loading for the loading and unloading of merchandise and goods must not occur in public streets or fire lanes, but may occur in parking areas or private drive aisles. Designated off-street loading spaces for nonresidential uses, if provided, may not be located adjacent to or across a street or alley from buildings containing residential uses unless the loading dock is screened by solid

metal gates, masonry screening walls, overhead doors, buildings, or any combination of these.

- d. Except for freestanding restaurants, no parking is required for outdoor patio and sidewalk dining areas or other public seating areas and open space.

Design Standards

~~8.~~ 1. Street Pattern: The maximum block length shall be 500 feet. Public streets, quasi-public streets, and/or fire lanes may be used to obtain this required block length.

~~9.~~ 2. Streetscape:

- a. Along Wynnwood Dr., Wynhurst Dr., Wyngate Blvd., Wynview Dr., and required named quasi-public streets, sidewalks with a minimum width of six feet shall be placed no more than six feet from back of curb. Street trees shall be provided at a rate of one tree per 50 linear feet of street.
- b. Outdoor patio and sidewalk dining, as well as other public seating areas, are permitted within public rights-of-way provided accessible pathways are maintained.

3. 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.

~~10.~~ 4. Building Design:

- a. Nonresidential, ~~multi-use~~ buildings, except for parking garages, shall have a minimum of 40% of the ground floor comprised of window area. Buildings fronting S. H. 190 frontage road, Renner Rd., and Shiloh Rd. are exempt from this requirement. 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. Canopies, balconies, stoops, bay windows, awnings, and other building projections may encroach up to five feet into the public right-of-way provided accessible pathways are maintained.

~~11.~~ 5. Landscaping and Open Space:

- a. Except as stated in standard ~~11.~~ 5.b. below, landscaping shall be provided per Section 3.1200 (Landscaping Requirements) and Section 4.700 (190 Tollway/Plano Parkway Overlay District) except as follows:

- i. No landscape edge is required along Wynnwood Dr., Wynhurst Dr., Wyngate Blvd., Wynview Dr., and required named quasi-public streets, except for lots located within Tract 1.
 - ii. Landscape edge width may be reduced to 10 feet along Shiloh Rd., north of Wynview Dr. and along Renner Rd. between Wyngate Blvd. and Shiloh Rd.
- b. A minimum five-foot landscape edge shall be provided between all surface parking lots and public and quasi-public streets, except for lots located within Tract 1. Street trees shall be provided at a rate of one tree per 50 linear feet of street.
 - c. A minimum of two acres of open space shall be provided and shall be open to the public at all times. Open space shall have a minimum dimension of 80 feet.

~~12.~~ 6. Screening:

- a. The rear and service sides of nonresidential buildings oriented toward residential use or open space shall be screened as provided in Section 3.1000 (Screening, Fence, and Wall Regulations).
- b. Refuse and recycling containers shall not be located within 30 feet of a public or quasi-public street, unless internal to the building, and shall be screened from view from streets and open space in accordance with Section 3.1000 (Screening, Fence, and Wall Regulations).

~~13.~~ 7. Fencing: For residential use only, fencing is allowed in the front yard setback up to eight feet in height. Fencing must be a minimum of 50% open.

~~14.~~ 8. Signage:

- a. For buildings fronting S.H. 190 frontage road, Renner Rd., and Shiloh Rd., signage must comply with Section 3.1600 (Sign Regulations) and Section 4.700 (190 Tollway/Plano Parkway Overlay District).
- b. Signage for all other buildings must comply Area A standards within Subsection 3.1605 (Downtown Sign District). Additionally, freestanding, single tenant buildings may have monument signs per Section 4.700 (190 Tollway/Plano Parkway Overlay District).

Multifamily Residential Development Standards

~~15.~~ 1. Maximum Number of Dwelling Units: 1,200 units

~~16.~~ 2. Minimum Density: 35 dwelling units per acre

17. 3. Multifamily development shall be exempt from the supplemental regulations of Subsection 3.104 (Multifamily Residence).

Standards Specific to Tracts 1 and 5-10

1. Tract 1 shall be developed in accordance with Retail (R) zoning district area, yard and bulk requirements.

18. 2. Uses:

- a. Regional theater use is permitted. Multifamily use is an additional permitted use.
- b. Car wash use is prohibited.

19. ~~Building Design:~~

a. ~~Buildings fronting to Renner Road or Shiloh Road:~~

- i. ~~The minimum front yard setback shall be 10 feet.~~
- ii. ~~Buildings shall be constructed such that a minimum of 60% of the facade falls within 30 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line. The 30 feet distance may be increased to a maximum of 85 feet if parking or drive aisles are located between the building face and the street.~~

b. ~~Buildings fronting to Wynnwood Drive, Wynhurst Drive, Wyngate Boulevard, or Wynview Drive:~~

- i. ~~There is no minimum front yard setback.~~
- ii. ~~Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line.~~

c. ~~Buildings fronting required named quasi-public streets:~~

- i. ~~Front yard setbacks are measured from the street easement line.~~
- ii. ~~There is no minimum front yard setback.~~
- iii. ~~Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the street easement line.~~

Standards Specific to Tract 2

~~20.~~ 1. Uses:

- a. Regional theater use is permitted.
- b. Car wash use is prohibited.

~~24.~~ 2. Building Design:

- a. Buildings fronting to Renner Rd. ~~or Shiloh Rd.:~~
 - i. Minimum front yard setback: 30 feet
 - ii. Maximum front yard setback: None
- b. Buildings fronting to Wyngate Blvd. or Wynview Dr.:
 - i. Minimum front yard setback: None
 - ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line.

Standards Specific to Tracts 3 and 4

~~22.~~ 1. Uses:

- a. Regional theater use ~~and multifamily use are~~ is additional permitted uses.
- b. Car wash use is prohibited.

~~23. Street Pattern: Tract 4 shall be bisected by a named quasi-public street and shall comply with the streetscape requirements in standard 9 above.~~

~~24.~~ 2. Building Design:

- a. Buildings fronting to Wynnwood Dr., or Wynhurst Dr., ~~Wyngate Blvd., or Wynview Dr.:~~
 - i. Minimum Front Yard Setback: None

- ii. Buildings shall be constructed such that a minimum of 50% of the facade falls within 30 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 50% of each facade must be built to the easement line. The 30 feet distance may be increased to a maximum of 100 feet if parking or drive aisles are located between the building face and the street.
- b. Buildings fronting required named quasi-public streets:
- i. Front yard setbacks are measured from the street easement line.
 - ii. Minimum Front Yard Setback: None
 - iii. Maximum Front Yard Setback: 15 feet unless restricted by easements. If easements are present, the facade must be built to the easement line.

Standards Specific to Tract 4

1. Uses:

- a. Multifamily use is permitted.
- b. Car wash use is prohibited.
- c. Office, retail, service and restaurant uses may only occupy space within the first floor of multi-story residential buildings. Free standing office, retail, service and restaurant buildings are prohibited.

2. Street Pattern: Tract 4 shall be bisected by a named quasi-public street and shall comply with the streetscape requirements as stated in 'Design Standards 2. Streetscape' above.

3. Building Design:

- a. Buildings fronting to Wynnwood Dr., Wynhurst Dr., Wyngate Blvd., or Wynview Dr.:
 - i. Minimum Front Yard Setback: None
 - ii. Buildings shall be constructed such that a minimum of 50% of the facade falls within 30 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 50% of each facade must be built to the easement line. The 30 feet distance may be increased to a maximum of 100 feet if parking or drive aisles are located between the building face and the street.

b. Buildings fronting required named quasi-public streets:

- i. Front yard setbacks are measured from the street easement line.
- ii. Minimum Front Yard Setback: None
- iii. The maximum front yard setback shall be 15 feet unless restricted by easements. If easements are present, the facade must be built to the easement line.

Standards Specific to Tracts 5 & 7

1. Uses:

- a. Multifamily use is permitted.
- b. Car wash use is prohibited.
- c. Retail, service and restaurant uses are prohibited.

2. Building Design:

a. Buildings fronting to Wynnwood Dr.:

- i. Minimum Front Yard Setback: None
- ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line.

b. Buildings fronting required named quasi-public streets:

- i. Front yard setbacks are measured from the street easement line.
- ii. Minimum Front Yard Setback: None
- iii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the street easement line.

Standards Specific to Tracts 6, 8, 9 & 10

1. Uses: Car wash use is prohibited.

2. Building Design:

a. Buildings fronting to Renner Rd. or Shiloh Rd.:

- i. The minimum front yard setback shall be 10 feet.
- ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 30 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line. The 30 feet distance may be increased to a maximum of 85 feet if parking or drive aisles are located between the building face and the street.

b. Buildings fronting to Wyngate Blvd. or Wynview Dr.:

- i. Minimum Front Yard Setback: None
- ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line.

c. Buildings fronting required named quasi-public streets:

- i. Front yard setbacks are measured from the street easement line.
- ii. Minimum Front Yard Setback: None
- iii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the street easement line.

Mr. Hill stated the item was tabled at the September 20, 2010, Planning & Zoning Commission meeting and would need to be removed from the table.

Second Vice Chair Caso made a motion to remove the item from the table. Commissioner Downs seconded the motion, which passed 8-0.

The public hearing was opened. David Hicks, applicant, was available to answer any questions. No one spoke for or against the item. The public hearing was closed.

After a brief discussion, 1st Vice Chair Perry made a motion to approve the item as submitted. Second Vice Chair Caso seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 5B - REVISED CONCEPT PLAN
68/TURNPIKE COMMONS ADDITION, BLOCK 1, LOT 3
APPLICANT: TURNPIKE COMMONS PLANO, LLC**

Mr. Hill stated this is a request for mixed use development on one lot on 119.9± acres located at the northeast corner of State Highway 190 and Renner Road. Zoned Research/Technology Center. Neighborhood #68. Staff recommended approval subject to City Council approval of Zoning Case 2010-15.

After a brief discussion, 2nd Vice Chair Caso made a motion to approve the item subject to City Council approval of Zoning Case 2010-15. Commissioner Coleman seconded the motion, which passed 8-0.

END OF PUBLIC HEARINGS

**AGENDA ITEM NO. 6 - PRELIMINARY SITE PLAN
8/LEGACY TOWN CENTER (NORTH) BLOCK C, LOTS 2 & 6
APPLICANT: KDC**

Mr. Hill stated this is a request for general offices on two lots on 7.3± acres located at the northwest corner of Bishop Road and Legacy Circle. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District. Neighborhood #8. Staff recommended approval subject to:

1. Planning & Zoning Commission finding based upon the Traffic Impact Analysis, that the thoroughfares can accommodate anticipated traffic volumes at an acceptable level of service.
2. City Council abandonment and the subsequent recordation at the County of the separate instrument documents necessary to abandon a portion of the Infinity Avenue right-of-way between Elijah Drive and Bishop Road.

Don Mills, applicant was available to answer any questions.

There being no discussion, Commissioner Downs made a motion to approve the item subject to:

1. Planning & Zoning Commission finding based upon the Traffic Impact Analysis, that the thoroughfares can accommodate anticipated traffic volumes at an acceptable level of service.
2. City Council abandonment and the subsequent recordation at the County of the separate instrument documents necessary to abandon a portion of the Infinity Avenue right-of-way between Elijah Drive and Bishop Road.

Commissioner Coleman seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 7 - DISCUSSION & DIRECTION
RESEARCH/TECHNOLOGY CENTER DISTRICT
APPLICANT: CITY OF PLANO**

Tina Firgens, Planning Manager, stated this is a request for discussion and direction regarding the appropriate boundaries of the Research/Technology Center zoning district.

Ms. Firgens introduced David Ellis, Director Technology Marketing & Redevelopment, Plano Economic Development Board. Mr. Ellis gave a presentation and was available to answer any questions.

Much discussion was held regarding the appropriateness of the RT boundaries. Additional comments included:

- Allowing residential uses east of Bradshaw Drive;
- Properties west of Bradshaw Drive should remain within the RT area for economic development;
- Factors that went into consideration regarding establishing the western RT boundary of the district;
- Area north of the railroad tracks, west of Los Rios may be appropriate for other uses; and
- Whether the western portion of the RT district should be rezoned to a different district.

AGENDA ITEM NO. 8 - ITEMS FOR FUTURE DISCUSSION

The Commission had no items they wished to discuss.

There being no further discussion, Chairman Duggan adjourned the meeting at 8:27 p.m.

Planning & Zoning Commissioner

xc: Honorable Mayor and City Council
Thomas H. Muehlenbeck, City Manager