

October 21, 2014

TO: Honorable Mayor & City Council

FROM: Richard Grady, Chairman, Planning & Zoning Commission

SUBJECT: Results of Planning & Zoning Commission Meeting of October 20, 2014

**AGENDA ITEM NO. 12 - PUBLIC HEARING
COMPREHENSIVE PLAN AMENDMENT - THOROUGHFARE PLAN MAP
APPLICANT: CITY OF PLANO**

Request to amend the Thoroughfare Plan Map of the Comprehensive Plan.

APPROVED: 7-0 **DENIED:** _____ **TABLED:** _____

STIPULATIONS:

Recommended for approval as submitted.

FOR CITY COUNCIL MEETING OF: November 10, 2014 (To view the agenda for this meeting, see www.planotx.gov)

PUBLIC HEARING - ORDINANCE

SS/dc

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 20, 2014

Agenda Item No. 12

Public Hearing: Comprehensive Plan Amendment - Thoroughfare Plan Map

Applicant: City of Plano

DESCRIPTION:

Request to amend the Thoroughfare Plan Map of the Comprehensive Plan.

REMARKS:

The City of Plano proposes an amendment to the Thoroughfare Plan Map of the Comprehensive Plan for two reasons, as follows:

- 1) The reconfiguration of the intersection with Headquarters Drive and Communications Parkway; and
- 2) The extension of Communications Parkway northwards to State Highway 121.

The extension of Communications Parkway will be a Type D secondary thoroughfare, a four-lane divided roadway (see attached map for both proposed changes). The section of the roadway south of the intersection with Headquarters Drive to Chapel Hill Boulevard shall remain a Type C, six-lane divided major thoroughfare.

The purpose for the amendment to the Thoroughfare Plan Map is to fulfill the City Council's conditional approval of two concept plans accompanying Zoning Cases 2014-27 and 2014-28. Zoning Case 2014-27 expanded and amended the regulations of Planned Development-65-Central Business-1 (PD-65-CB-1) zoning district to include 69.8± acres at the northwest corner of Legacy Drive and the Dallas North Tollway. Zoning Case 2014-28 rezoned 137.3± acres of land situated at the southwest corner of State Highway 121 and the Dallas North Tollway to Planned Development-64-Central Business-1 (PD-64-CB-1) zoning district. The reason for both zoning requests is to accommodate the concept plans for the Legacy West development, a mixed-use urban center project.

Impact of the Amendments

The Traffic Engineering Division has reviewed the proposed amendment to the Thoroughfare Plan Map and concludes that the new roadway and reconfiguration of the intersection would not have a negative impact on the city's existing thoroughfare system. The amendment will provide access to an unserved area of the city and aid future development.

RECOMMENDATION:

Recommended for approval as submitted.

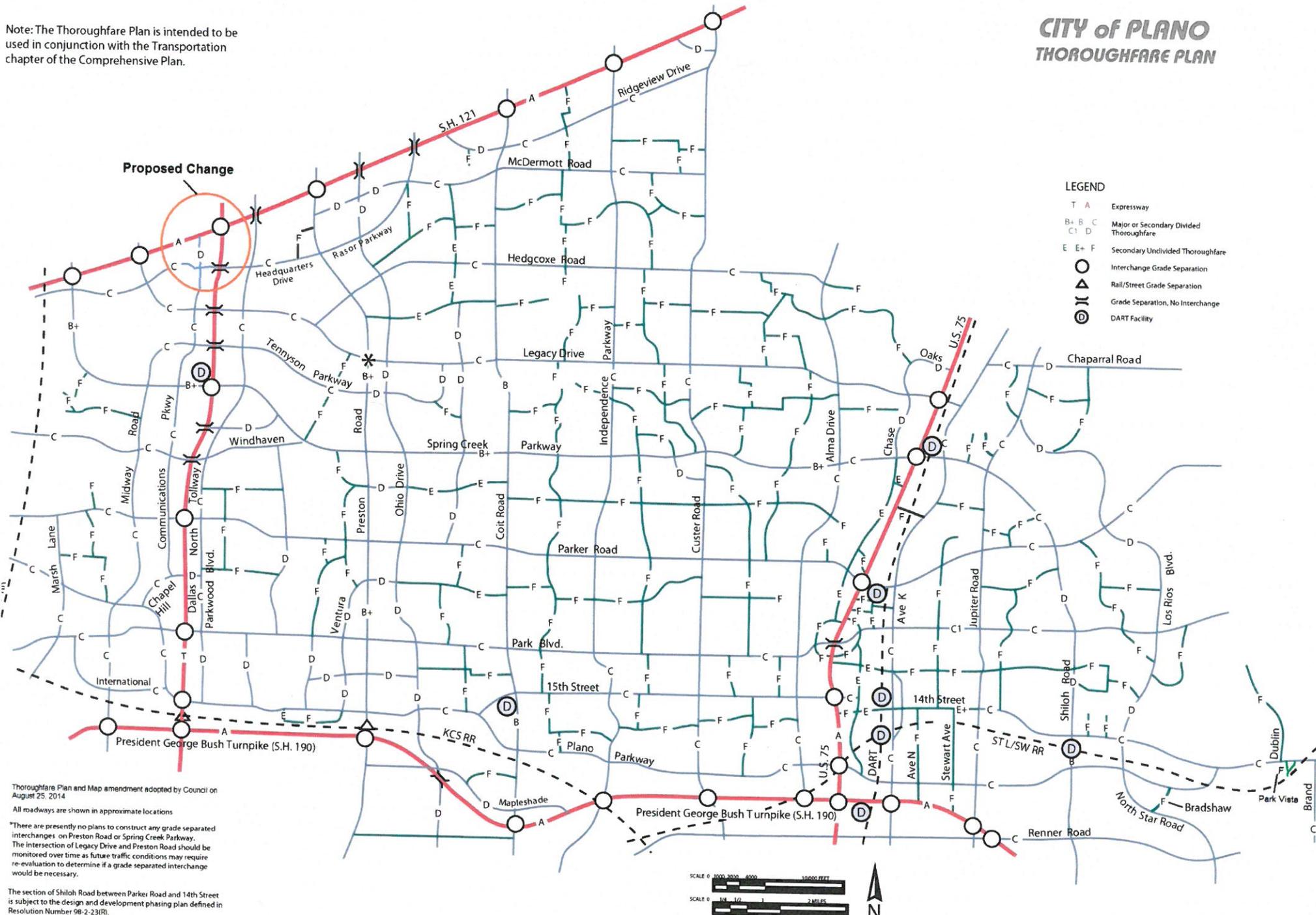
Note: The Thoroughfare Plan is intended to be used in conjunction with the Transportation chapter of the Comprehensive Plan.

CITY OF PLANO THOROUGHFARE PLAN

Proposed Change

LEGEND

- T A Expressway
- B+ B C Major or Secondary Divided Thoroughfare
- E E+ F Secondary Undivided Thoroughfare
- Interchange Grade Separation
- △ Rail/Street Grade Separation
- ⊗ Grade Separation, No Interchange
- ⊙ DART Facility



Thoroughfare Plan and Map amendment adopted by Council on August 25, 2014

All roadways are shown in approximate locations

*There are presently no plans to construct any grade separated interchanges on Preston Road or Spring Creek Parkway. The intersection of Legacy Drive and Preston Road should be monitored over time as future traffic conditions may require re-evaluation to determine if a grade separated interchange would be necessary.

The section of Shiloh Road between Parker Road and 14th Street is subject to the design and development phasing plan defined in Resolution Number 98-2-23(R).

SCALE 0 200 400 600 1000 FEET

SCALE 0 1/4 1/2 1 2 MILES



An Ordinance of the City of Plano, Texas, amending the Thoroughfare Plan map of the Comprehensive Plan as originally adopted by Resolution No. 86-11-22(R) providing procedures approving the utilization of said map as revised and amended by the appropriate personnel and departments of the City of Plano for the purpose of guiding future development within the City of Plano, Texas; and providing an effective date.

WHEREAS, the Comprehensive Plan of the City of Plano provides for regular monitoring and updating, as needed; and

WHEREAS, the Thoroughfare Plan map was last updated on August 25, 2014, (Ordinance No. 2014-8-20); and

WHEREAS, the Planning & Zoning Commission, during a public hearing held on October 20, 2014, reviewed the proposed amendment to the Thoroughfare Plan Map of the Comprehensive Plan with the reconfiguration of the intersection with Headquarters Drive and Communications Parkway, and the extension of Communications Parkway northwards to State Highway 121; and

WHEREAS, City Council has provided an opportunity for public review and input on the proposed map amendment to the Comprehensive Plan, and after receipt of the same, wishes to approve the amendment to the Comprehensive Plan as a tool to provide guidance in transportation regulations; and

WHEREAS, the City Council held a public hearing on November 10, 2014 open to all persons wishing to comment on the proposed map amendment; and

WHEREAS, the City Council, having been presented the proposed map amendment, upon full review and consideration thereof, and all matters attendant and related thereto, is of the opinion that the amended Thoroughfare Plan map of the Comprehensive Plan should be approved, adopted and utilized by the City of Plano.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. The Thoroughfare Plan map of the Comprehensive Plan is hereby amended with the reconfiguration of the intersection with Headquarters Drive and Communications Parkway, and the extension of Communications Parkway northwards to State Highway 121, a copy of which is attached hereto as Exhibit "A", and incorporated herein by reference, having been reviewed by the City Council of the City of Plano and found to be acceptable and in the best interest of the City of Plano and its citizens, is hereby approved and adopted.

Section II. The Comprehensive Plan provides a general framework of objectives and strategies for the long range development of the City. It provides a basis for establishing requirements for the development and redevelopment of public and private property, including land uses, streets, and public facilities.

Section III. Development regulations and their application should be generally consistent with the Comprehensive Plan as they relate to overall city standards and specific area or project requirements. In determining whether or not a regulation or its application is consistent with the Comprehensive Plan, the City Council, the Planning & Zoning Commission, or other City body should consider:

1. The Comprehensive Plan in its entirety;
2. Immediate or near-term constraints affecting the timing or phasing of development or redevelopment of a property in accordance with the plan;
3. The existing and planned capacities of public infrastructure and facilities serving a given site or location; and
4. Unanticipated changes in conditions or new information occurring since the last update of the plan or one of its elements.

Section IV. This Comprehensive Plan does not constitute zoning regulations nor does it establish zoning district boundaries. In addition, adoption of the plan as attached does not require the City to rezone property or amend development standards.

Section V. The Comprehensive Plan does not obligate the City to expend funds on any of the recommendations for possible activities, projects or studies.

Section VI. The City Council may amend the Comprehensive Plan following a public hearing held before the City Council and receipt of a report and recommendation of the Planning & Zoning Commission pertaining to the amendment. The Planning & Zoning Commission shall conduct a public hearing before making its report and recommendation to the City Council. Notice of a public hearing pertaining to consideration of an amendment to the Comprehensive Plan shall be given in a newspaper of general circulation not less than ten days prior to the hearing.

Section VII. City staff is permitted to add to or modify the exhibit contents of the amended Thoroughfare Plan Map so long as they are consistent with the policies and recommendations of the Comprehensive Plan, without the need for further City Council approval.

Section VIII. This ordinance shall become effective immediately from and after its passage.

DULY PASSED AND APPROVED THIS 10TH DAY OF NOVEMBER, 2014.

Harry LaRosiliere, MAYOR

ATTEST:

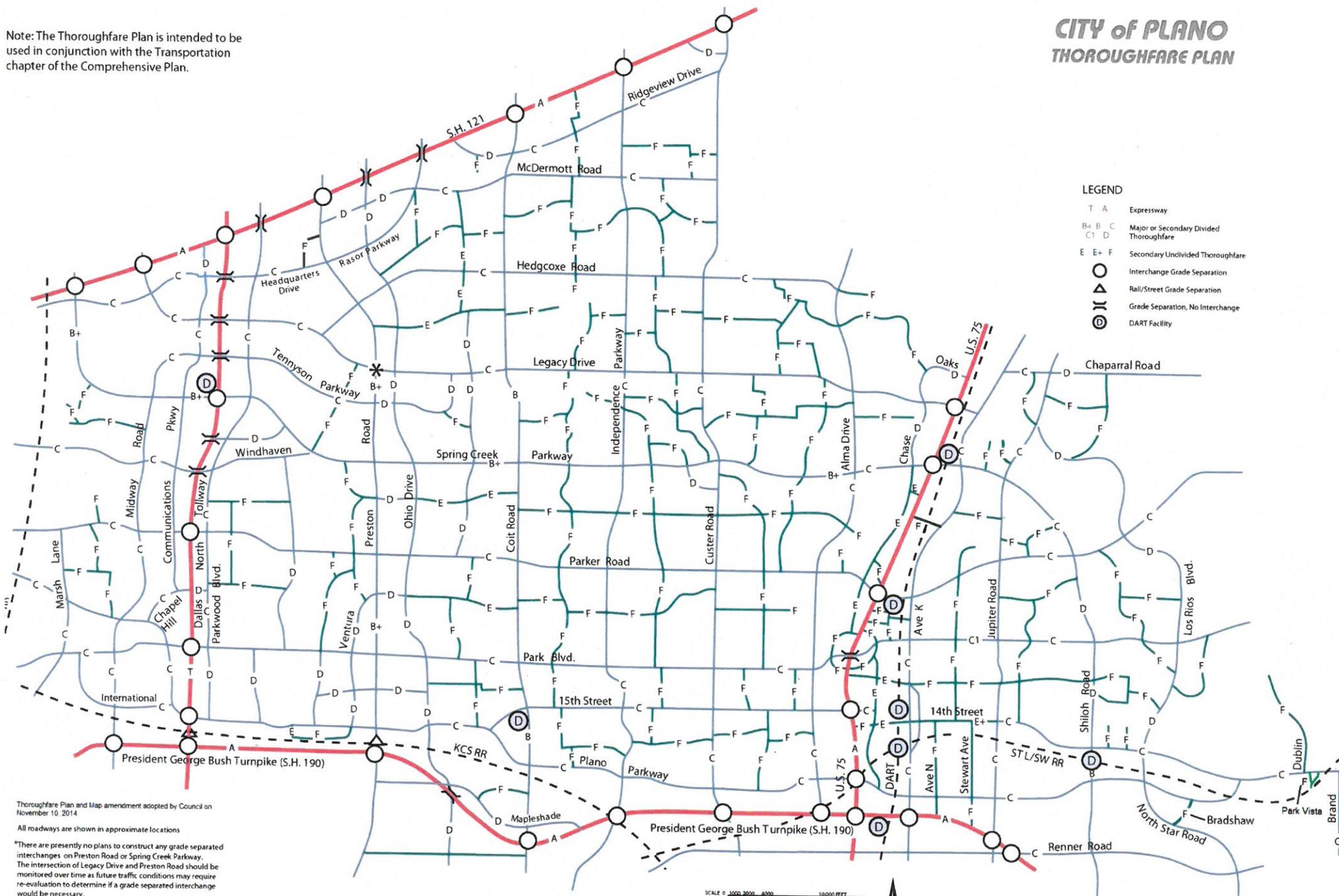
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Note: The Thoroughfare Plan is intended to be used in conjunction with the Transportation chapter of the Comprehensive Plan.

CITY of PLANO THOROUGHFARE PLAN



LEGEND

T A	Expressway
B+ B C	Major or Secondary Divided Thoroughfare
C1 D	
E E+ F	Secondary Undivided Thoroughfare
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