



**CITY OF PLANO  
COUNCIL AGENDA ITEM**

<b>CITY SECRETARY'S USE ONLY</b>				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		4/25/11		
Department:		Planning		
Department Head		P. Jarrell		
Agenda Coordinator (include phone #): <b>T. Stuckey - x7156</b>				
<b>CAPTION</b>				
Public Hearing and Discussion concerning the Comprehensive Plan and Undeveloped Land Study as they relate to Major Corridor Development in the Coit Road/Bush Turnpike Area.				
<b>FINANCIAL SUMMARY</b>				
<input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR:	<b>Prior Year (CIP Only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	0	0
<b>BALANCE</b>	0	0	0	0
<b>FUND(S):</b>				
<b>COMMENTS:</b>				
<b>SUMMARY OF ITEM</b>				
Please see attached memo.				
List of Supporting Documents:		Other Departments, Boards, Commissions or Agencies		
Memo				
Maps				

April 19, 2011

**MEMO**

**TO:** Bruce D. Glasscock, City Manager  
Frank F. Turner, Deputy City Manager

**FROM:** Phyllis M. Jarrell, Director of Planning

**SUBJECT:** Comprehensive Plan and Undeveloped Land Study Issues Related to the Coit Road/Bush Turnpike Area

City Council has requested information on the Comprehensive Plan and Undeveloped Land Study as they relate to the general area around the Coit Road and Bush Turnpike area. This memo addresses the area's Comprehensive Plan land use recommendations over time, its zoning and development history, and its prominence in the Undeveloped Land Study based on the amount of remaining vacant land.

Comprehensive Plan Recommendations

The 1986 Comprehensive Plan called for high intensity office uses south of Mapleshade Lane from Ohio Drive to Independence Parkway. Low intensity office/light industrial was recommended for areas north of Mapleshade Lane from Ohio Drive to Coit Road, and high intensity office east of Coit Road. These designations remained in place until the 1999 update of the Plan, which introduced the concept of "Major Corridor Development" in all areas south of the railroad from Ohio Drive to Independence Parkway. This designation is still in place. In areas proposed for "Major Corridor Development", development is expected to include a mix of commercial, office and technical production uses. Floor area ratios should range from 0.4:1 to 1:1, and heights should be limited by proximity to residential areas. Residential development is generally not appropriate within these corridors.

Zoning and Development History

As Coit Road was extended northward from Dallas, Plano began annexing property and by 1974 had completed annexation of much of the land between Ohio Drive, the railroad and Frankford Road. In the early 1990's, with the determination of the final alignment of the Bush Turnpike, all land south of the new tollway was disannexed from Plano and annexed by Dallas. As with much of Coit Road south from 15th Street, Light Industrial-1 zoning had been assigned to properties on both sides of the street. In 1987 the northeast corner of Coit Road and Bush Turnpike was zoned PD-Office-2/Retail, which allowed primarily high rise office development with some limited retail uses. At the northwest corner, a small planned development district was also created in 1987 and addressed the automotive uses and Sam's Wholesale Club which had recently been developed at the intersection.

To address the patchwork of zoning districts lining the US 75 and Bush Turnpike corridors, the city created the Corridor Commercial zoning district in 2000. This new district was applied to almost all of the land in the Coit Road/Bush Turnpike area, with the exception of properties immediately adjacent to the railroad. Since this area contained most of the remaining undeveloped land zoned for industrial uses in western Plano, some LI-1 zoning was retained for future industrial economic development prospects.

Development started in the mid-1980's with the construction of Sam's Club and several automotive uses along the west side of Coit Road. In 2002 Wal-Mart, along with several restaurant pad sites, were built north of Mapleshade Drive. Until recently, properties west of Wal-Mart and Sam's Club lacked sanitary sewer service, which has delayed additional development in the area west to Ohio Drive.

After being rezoned to Corridor Commercial, the east side of Coit Road began to develop in the early 2000's as well, with Central Market and the shopping center at the northeast corner of the intersection. A hotel, fitness club, and small medical and general offices were built as the Mapleshade Drive and Silverglen Drive connection was completed. The most recent development in this area is Atmos Energy's service yard and training facility, located on the north side of Mapleshade Drive adjacent to the railroad tracks.

#### Undeveloped Land Study

In 2011, staff prepared a study of the city's remaining undeveloped land. Approximately 8% or 3900 acres of the city's land remains available for development; the vacant land in the Coit Road/Bush Turnpike area comprises 173 acres or 4.4% of this total. The Undeveloped Land Study includes a review of the major Comprehensive Plan policy recommendations related to preserving land for economic development, infill housing, mixed-use development and other factors. The study also addresses the appropriate locations for additional multi-family development in the city.

The Planning & Zoning Commission's recommendations recognize that there is not a "one size fits all" approach for the ultimate development of this remaining land. Appropriate development types for major corridors may be different than what is appropriate for a parcel of land in an interior location. The Commission's recommendations focused on the need to continue to preserve land for economic development and employment-generating uses, especially in the city's major tollway/expressway corridors. However, higher density multi-family development may be appropriate in the expressway corridors, but only within mixed-use and urban center developments.

The Commission recommended that the location of potential sites for urban centers noted in the Urban Centers Study should be added to the Future Land Use Plan, and additional urban center locations should be considered in the future. The Coit Road/Bush Turnpike area is not one of the three potential locations identified in the Urban Centers Study.

Another recommendation of the Commission in the Undeveloped Land Study is that no single-family development should occur within the expressway corridors and major employment centers. Instead, single-family development should be limited to complete neighborhoods with access to schools, parks and amenities.

Please let me know if you need additional information.

XC: Tina Firgens, Planning Manager



# Major Developments

Date: April 2011

Source: City of Plano, GIS Division



