

DATE: February 18, 2014
TO: Honorable Mayor & City Council
FROM: Richard Grady, Chairman, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of February 17, 2014

**AGENDA ITEM NO. 10 - PUBLIC HEARING
COMPREHENSIVE PLAN AMENDMENT - THOROUGHFARE PLAN MAP
APPLICANT: CITY OF PLANO**

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

APPROVED: 8-0 **DENIED:** _____ **TABLED:** _____

STIPULATIONS:

Approved as submitted.

SS/dc

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 17, 2014

Agenda Item No. 10

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 two amendments to the Thoroughfare Plan Map of the Comprehensive Plan. The first amendment is located in the southwest quadrant of the Sam Rayburn Tollway/State Highway 121 and Preston Road intersection. The second amendment will provide a connection from the U.S. Highway 75 northbound frontage road to K Avenue.

First Amendment - State Highway 121 and Preston Road

The Thoroughfare Plan Map presently shows a Type F thoroughfare (60 foot right-of-way width) west of Preston Road and then turning north to State Highway 121. The Planning & Zoning Commission approved a concept plan for the Village at 121 Addition at the February 3, 2014 meeting. The approved concept plan calls for the extension of Towne Square Drive west of Preston Road and for Belleview Drive north of Headquarters Drive into the site. A public way will extend north of the proposed intersection of Belleview Drive and Towne Square Drive and provide access to the State Highway 121 eastbound frontage road. The proposed amendment to the Thoroughfare Plan will redirect the Type F Thoroughfare to the west and south along the proposed alignments of Towne Square Drive and Belleview Drive (see oval no. 1 on attached Thoroughfare Plan Map).

Second Amendment - U.S. Highway 75 and K Avenue

The second amendment is an addition to the Thoroughfare Plan map of a Type F thoroughfare from U.S. Highway 75 to K Avenue, about halfway between Parker Road and Spring Creek Parkway (see oval no. 2 on attached Thoroughfare Plan Map). The

roadway would require an overpass over the Dallas Area Rapid Transit (DART) railroad right-of-way, and would connect the northbound frontage road of U.S. Highway 75 with K Avenue.

The purpose of the roadway is to provide a more direct option for motorists visiting the businesses along the east side of U.S. Highway 75, north of Parker Road, to travel southbound from the area. There are no direct routes at this time. Motorists must drive one mile north to the Spring Creek Parkway intersection with U.S. Highway 75 or navigate through surface parking lots of businesses to exit to the south of this location.

Impact of the Amendments

The Traffic Engineering Division has reviewed the proposed amendments to the Thoroughfare Plan Map and concludes that the new roadways would improve access and traffic flow at the two locations.

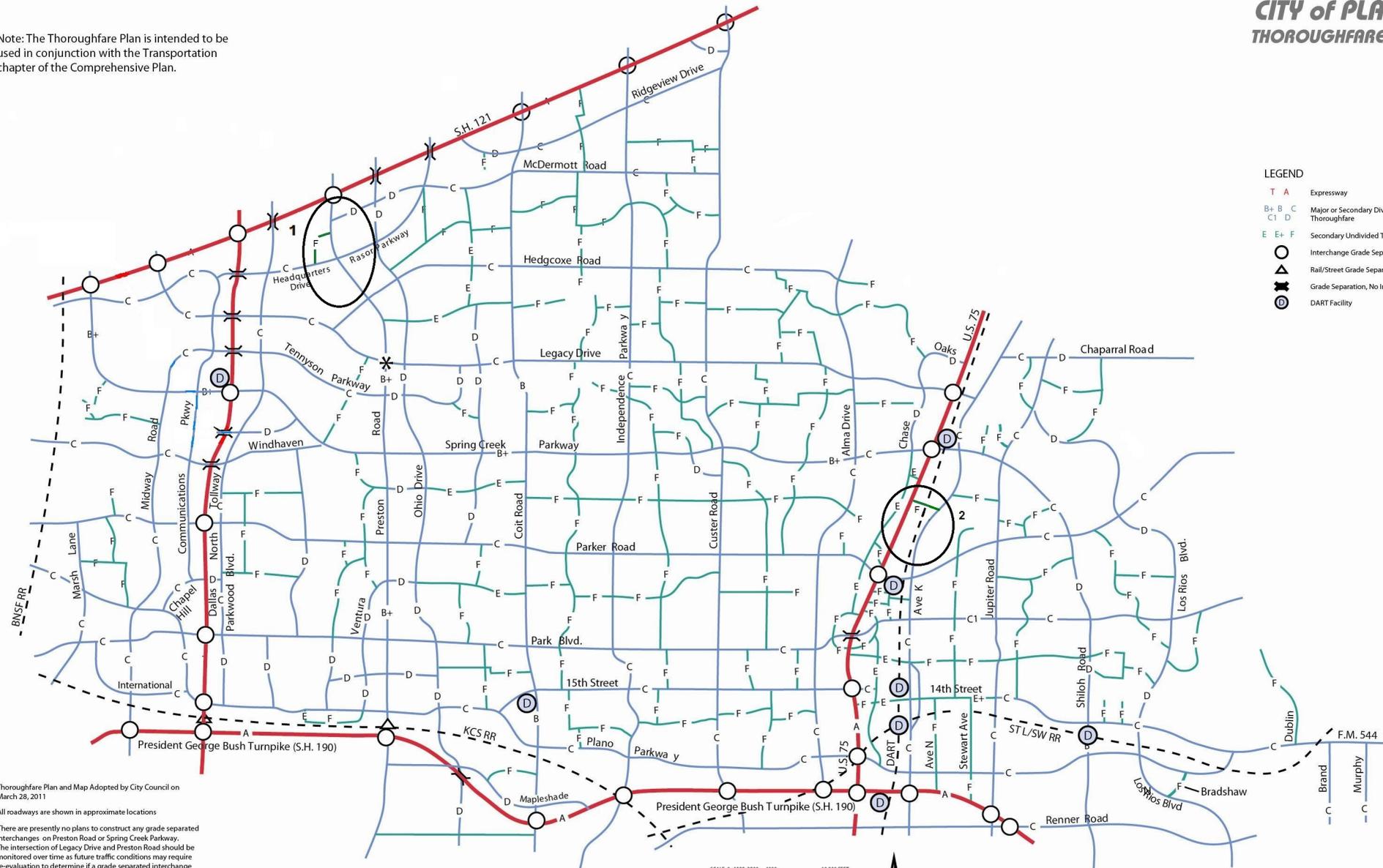
RECOMMENDATION:

Recommended for approval as submitted.

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

LEGEND

T	A	Expressway	
B+	B	C	Major or Secondary Divided Thoroughfare
C	1	D	
E	E+	F	Secondary Undivided Thoroughfare
○			Interchange Grade Separation
△			Rail/Street Grade Separation
✕			Grade Separation, No Interchange
⊙			DART Facility



Thoroughfare Plan and Map Adopted by City Council on March 28, 2011

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).



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 December 10, 2012, (Ordinance No. 2012-12-7); and

WHEREAS, the Planning & Zoning Commission has reviewed the proposed amendments to the Thoroughfare Plan map of the Comprehensive Plan redirecting the Type F Thoroughfare to the west and south along proposed alignments of Towne Square Drive and Belleview Drive, and the addition of a Type F Thoroughfare from U.S. Highway 75 to K Avenue, about halfway between Parker Road and Spring Creek Parkway, during a public hearing held on February 17, 2014; 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 February 24, 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 redirecting the Type F Thoroughfare to the west and south along proposed alignments of Towne Square Drive and Belleview Drive, and the addition of a Type F Thoroughfare from U.S. Highway 75 to K Avenue, about halfway between Parker Road and Spring Creek Parkway, 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 literary and exhibit contents of the amended Transportation Element with such materials as graphs, tables, indexes, maps, background materials, additional policy statements, etc., 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 24TH DAY OF FEBRUARY, 2014.

Harry LaRosiliere, MAYOR

ATTEST:

Alice D. Snyder, INTERIM CITY SECRETARY

APPROVED AS TO FORM:

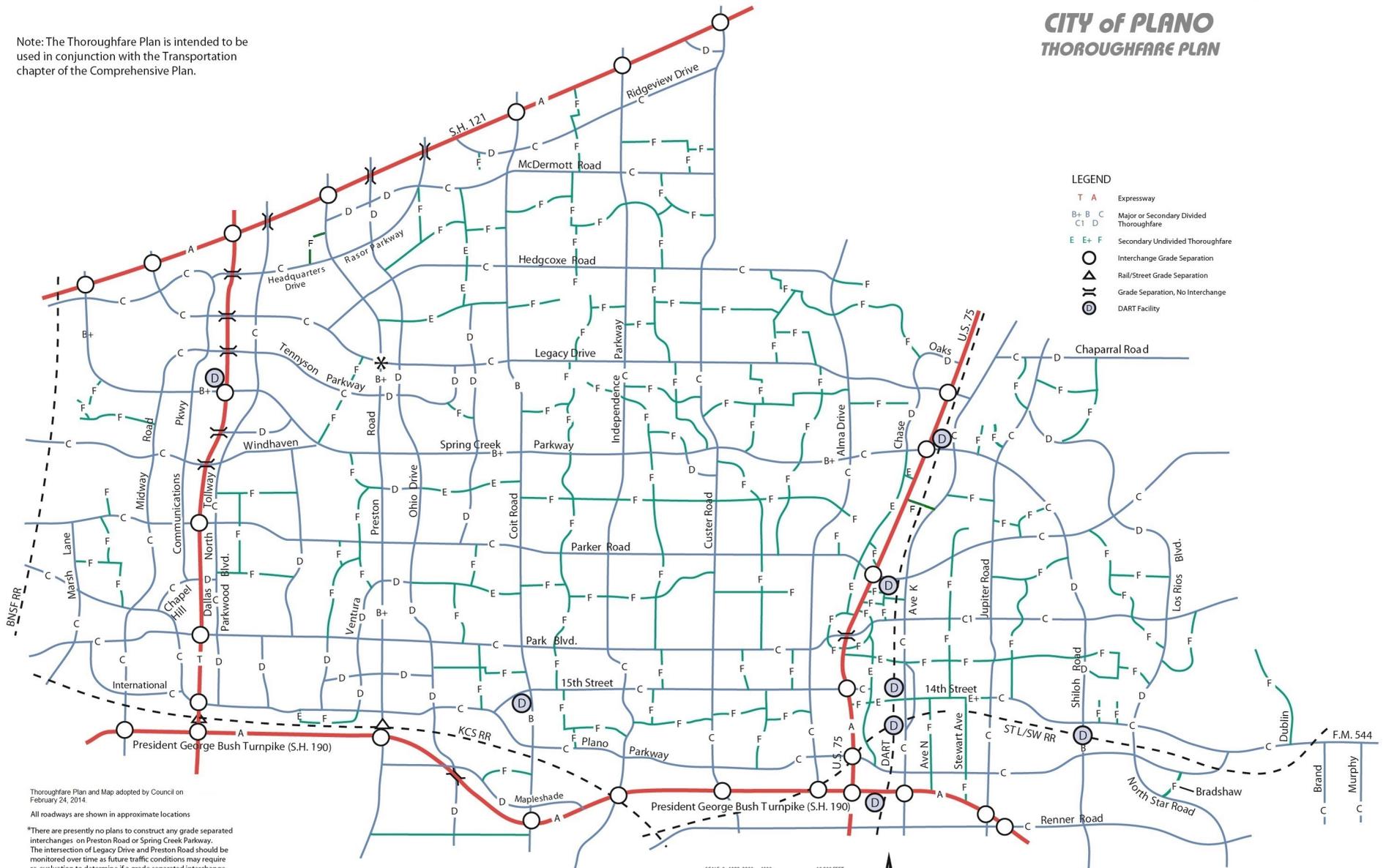
Paige Mims, CITY ATTORNEY

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
- Interchange Grade Separation
- △ Rail/Street Grade Separation
- ⌘ Grade Separation, No Interchange
- ⊙ DART Facility



Thoroughfare Plan and Map adopted by Council on February 24, 2014.
All roadways are shown in approximate locations

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