

DATE: March 8, 2011
TO: Honorable Mayor & City Council
FROM: Chris Caso, Chairman, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of March 7, 2011

**AGENDA ITEM NO. 6 - PUBLIC HEARING
ZONING CASE 2010-22
APPLICANT: CITY OF PLANO**

Request to amend Subsection 3.1107 (Schedule of Off-Street Parking) of Section 3.1100 (Off-Street Parking and Loading) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance pertaining to medical office parking requirements.

APPROVED: 6-0 **DENIED:** _____ **TABLED:** _____

STIPULATIONS:

Recommended for approval subject to the following: (Deletions are indicated in strikethrough text; additions are indicated in underlined text)

Amend Subsection 3.1107 (Schedule of Off-Street Parking) of Section 3.1100 (Off-Street Parking and Loading) of Article 3 (Supplementary Regulations) as follows:

Medical Office: 1 space for each ~~475~~ 250 square feet of floor area.

FOR CITY COUNCIL MEETING OF: March 28, 2011 (To view the agenda for this meeting, see www.planotx.org)

PUBLIC HEARING - ORDINANCE

BM/dc

CITY OF PLANO
PLANNING & ZONING COMMISSION

March 7, 2011

Agenda Item No. 6

Public Hearing: Zoning Case 2010-22

Applicant: City of Plano

DESCRIPTION:

Request to amend Subsection 3.1107 (Schedule of Off-Street Parking) of Section 3.1100 (Off-Street Parking and Loading) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance pertaining to medical office parking requirements. Tabled 02/21/11.

REMARKS:

This agenda item was tabled at the Planning & Zoning Commission's meeting on February 21, 2011, and needs to be removed from the table for consideration.

On November 15, 2010, the Commission called a public hearing to consider an amendment to the Zoning Ordinance pertaining to medical office parking requirements. The Commission was requested to consider amendments to medical office parking requirements due to challenges associated with reusing existing office buildings initially planned for general office uses. The general office buildings have insufficient parking to accommodate medical office uses.

HISTORY:

In 1980, the City of Plano instituted the current medical office parking requirement of 1 space per 175 square feet (1:175) of floor area. Prior to 1980, the medical office parking requirement was 1:300, the same as the general office parking requirement that existed then and which remains today. The rationale to change the medical office parking requirement from 1:300 to 1:175 was due to medical office uses generating 6 times more vehicular trips per day than general office uses. In 1980, staff also monitored the usage of medical office parking facilities and found that medical office parking facilities were operating at or near full capacity even when they were providing more parking spaces than what was required at that time. Additionally, some sites had vehicles parked within fire lanes due to insufficient available parking. Staff studies and surveys of medical office parking requirements resulted in a Zoning Ordinance amendment changing the parking requirement to 1:175.

CURRENT:

As stated above, the City of Plano is currently using 1:175 for medical office parking as was established in 1980. The 1:175 parking requirement for medical office buildings is considered restrictive by developers and property owners. Property owners wanting to lease existing general office buildings to medical office uses are unable to do so because the city’s current medical office parking requirement inhibits the reuse of existing general office buildings. The Zoning Ordinance requires 1:300 for general office uses. The difference between medical office and general office parking requirements is such that some buildings originally built for general office use cannot be changed to medical office use without experiencing inadequate parking facilities. Further complicating the issue is that some of those same sites do not have any remaining land to add parking.

Staff consulted some medical office developers to get their feedback regarding the city’s medical office parking requirement. Medical office developers are in favor of amending the medical office parking requirement to a maximum ratio of 1:200 because they believe the current parking requirement is too high. Some developers recommend the 1:200 requirement because they believe it is a more reasonable requirement and that it is comparable to retail parking requirements (also 1:200).

Additionally, staff researched 12 surrounding cities to determine what ratios they are using for their medical office parking requirements. A comparison of these cities shows that the City of Plano requires more parking for medical office use than any other city as shown on the following table.

Surrounding Cities

City	Medical Office	General Office
Fort Worth	1:400 sq. ft.	1:400 sq. ft.
Mesquite	1:300 sq. ft.	1:300 sq. ft.
McKinney	1:300 sq. ft.	1:400 sq. ft.
Richardson	1:250 sq. ft.	1:300 sq. ft.
Allen	1:250 sq. ft.	1:300 sq. ft.
Carrollton	1:225 sq. ft.	1:350 sq. ft.
Arlington	1:200 sq. ft.	1:333 sq. ft.
Burleson	1:200 sq. ft.	1:200 sq. ft.
Dallas	1:200 sq. ft.	1:333 sq. ft.
Denton	1:200 sq. ft.	1:450 sq. ft.
Frisco	1:200 sq. ft.	1:300 sq. ft.
Garland	1:200 sq. ft.	1:300 sq. ft.
Plano	1:175 sq. ft.	1:300 sq. ft.

Proposed Amendment

To promote reuse of buildings and attract potential tenants while at the same time reducing paved areas, staff recommends that the current medical office parking requirement be amended. Amending the parking requirement is further justified given the feedback received from medical office developers and research from surrounding

cities, as well as an assessment of other cities outside the metroplex. Amending the city's current medical office parking requirement would attract potential medical office developers, as well as medical office tenants wanting to occupy existing office buildings.

Staff recommends that the medical office parking requirement be amended to 1 space per 200 square feet of floor area (1:200). A parking ratio of 1:200 could encourage reuse of existing buildings while reducing the amount of paved areas. The proposed parking ratio would also make the city at par with other surrounding cities such as Frisco, Garland, Arlington, and Dallas.

RECOMMENDATIONS:

Recommended for approval subject to the following: (Deletions are indicated in strikethrough text; additions are indicated in underlined text)

Amend Subsection 3.1107 (Schedule of Off-Street Parking) of Section 3.1100 (Off-Street Parking and Loading) of Article 3 (Supplementary Regulations) as follows:

Medical Office: 1 space for each ~~475~~ 200 square feet of floor area.

Zoning Case 2010-22

An Ordinance of the City of Plano, Texas, amending Subsection 3.1107 (Schedule of Off-Street Parking) of Section 3.1100 (Off-Street Parking and Loading) of Article 3 (Supplementary Regulations) and related sections of the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, pertaining to medical office parking requirements; and providing a publication clause, a penalty clause, a repealer clause, a savings clause, a severability clause, and an effective date.

WHEREAS, the City Secretary of Plano, Texas, directed that notices of a hearing be issued, as required by the Zoning Ordinance of the City of Plano and laws of the State of Texas, at a meeting of the City Council, to be held on the 28th day of March, 2011, for the purpose of considering a change in the Zoning Ordinance; and

WHEREAS, the City Secretary of the said City accordingly caused to be issued and published the notices required by its Zoning Ordinance and laws of the State of Texas applicable thereto, the same having been published in a paper of general circulation in the City of Plano, Texas, at least fifteen (15) days prior to the time set for such hearing; and

WHEREAS, the City Council of said City, pursuant to such notice, held its public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Zoning Ordinance, on the 28th day of March, 2011; and

WHEREAS, the City Council is of the opinion and finds that such change would not be detrimental to the public health, safety, or general welfare, and will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Plano, and as well, the owners and occupants thereof, and the City generally.

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

Section I. Subsection 3.1107 (Schedule of Off-Street Parking) of Section 3.1100 (Off-Street Parking and Loading) of Article 3 (Supplementary Regulations) of the Comprehensive Zoning Ordinance No. 2006-4-24, as the same has been heretofore amended, is hereby further amended pertaining to medical office parking requirements, such portion of Subsection to read as follows:

Section 3.1100 Off-Street Parking and Loading

Subsection 3.1107 Schedule of Off-Street Parking

Office - Medical: 1 space for each 250 square feet of floor area.

Section II. All provisions of the ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Plano, not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section III. The repeal of any ordinance or part of ordinances affected by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinance at the time of passage of this Ordinance.

Section IV. Any person, firm or corporation found to be violating any term or provision of this Ordinance, shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section V. It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable and the invalidity or partial invalidity of any section, clause or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

Section VI. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED THIS THE 28TH DAY OF MARCH, 2011.

Phil Dyer, MAYOR

ATTEST:

Diane Zucco, CITY SECRETARY

APPROVED AS TO FORM:

Diane C. Wetherbee, CITY ATTORNEY