

**DATE:** April 2, 2013  
**TO:** Honorable Mayor & City Council  
**FROM:** Chris Caso, Chairman, Planning & Zoning Commission  
**SUBJECT:** Results of Planning & Zoning Commission Meeting of April 1, 2013

**AGENDA ITEM NO. 6B - CONCEPT PLAN  
71/COIT CROSSINGS ADDITION, BLOCK 1, LOT 9  
APPLICANT: CROW-BILLINGSLEY LTD. NO. 10, BILLINGSLEY 121 COPPELL  
LTD. AND UNIVERSITY BUSINESS PARK PHASE II, LTD.**

General office on one lot on 30.0± acres located 100± feet north of Mapleshade Lane, 1,900± feet west of Coit Road. Zoned Corridor Commercial and Light-Industrial-1. Neighborhood #71. Tabled March 4, 2013.

**APPROVED:** \_\_\_\_\_ **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**STIPULATIONS:**

After receiving a motion for denial, the Planning & Zoning Commission voted 3-3 thus resulting in “no decision.” Per the Commission’s policies, the motion failed as a result of the tie vote but the matter is not considered approved or denied. The commissioners voting in opposition to the motion for denial voted consistently with their action related to companion Zoning Case 2013-02.

EH/sf

xc: Ken Mabry, Crow Billingsley Ltd. No. 10  
Tom Holland, Billingsley Company

Recommendation of the Planning & Zoning Commission

**Zoning Case 2013-02 and Development Plan for Coit Crossings Block 1, Lot 3R**

April 1, 2013

Second Vice Chairman's Report

**Agenda Item No. - 6A- Public Hearing**

**Zoning Case 2013-02-** Request to rezone 63.0 ± acres located on the west side of Coit Road, 950 ± feet north of Mapleshade Lane from Corridor Commercial and Light Industrial-1 to Urban Mixed use.

**Applicant:** Crow-Billingsley Ltd. No 10, Billingsley 121 Coppel Ltd. and University Business Park Phase II, Ltd.

**Staff Recommendation:** The staff recommended approval of the zoning change subject to the following exceptions of the Urban Mixed Use district:

**Exceptions of the UMU District**

1. The development plan shall be adopted as part of the ordinance.
2. Structured parking and tuck-under garages shall be included in the calculation of lot coverage.
3. The maximum block size shall be 3.5 acres for Blocks E, F, and S only.
4. For Blocks A and B only:
  - a. The maximum from yard setback shall not apply to properties that have frontage along Coit Road.
  - b. Minimum lot coverage shall be 15%.
  - c. Minimum FAR shall be 0.3:1.
5. The private 22- foot minor street connection to Mapleshade Lane shall be constructed with Phase II.

### **Commission Action:**

A motion was made and approved to remove this zoning case from the table of March 4, 2013.

After much discussion a motion was made to recommend approval of the zoning case, which resulted in a 3-3 tie vote (A motion for approval was made by Chairman Caso and seconded by 2<sup>nd</sup> Vice-Chair Cargo. Commissioners Barbera, Hillburn and 1<sup>st</sup> Vice-Chair Smith voted in opposition to the motion for approval). Per the commission rules and procedures, failure of a motion to approve shall not constitute approval, therefore, further action was required. A subsequent motion to deny was made. The motion to deny failed due to receiving a 3-3 tie vote thus resulting in a 'no decision' on the motion. (A motion to deny was made by 1<sup>st</sup> Vice-Chair Smith and Seconded by Commissioner Barbera. Chairman Caso, Commissioner Pittman, and 2<sup>nd</sup> Vice-Chairman Cargo voted in opposition to the motion to deny). The request was neither approved nor denied, therefore, the case automatically is forwarded to the City Council for final action.

Comments made in support of the motion to approve included:

\* The reorientation of the 'main street' from a north/south to an east/ west orientation as recommended by the Commission was favorable to draw people and activity into the development from Coit Road.

\* The inclusion of more retail further west into the project along the 'main street' was considered for better integration of the uses.

\* This project was discussed as a good Urban Mixed-Use project and the request meets the UMU district.

\* While the request includes rezoning existing LI-1 zoned land, the land has been zoned that way for a while and there is additional LI-1 zoned land to the east.

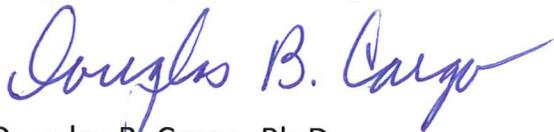
Comments made in support of the motion to deny included:

\* There was concern whether the 'Type F', 22 -foot connector street to Mapleshade Lane being sufficient enough to handle the traffic from such a large apartment complex.

\* Additionally a comment was made concerning the 'at capacity' of the neighboring schools and that there would be additional pressure to handle the additional students the development would bring.

**Additional Comments:** On a motion made by 1<sup>st</sup> Vice-Chair Smith and seconded by Commissioner Barbera, the Concept Plan associated with Zoning Case 2013-02, was denied by the Commission by a 3-3 vote. (Chairman Caso, Commissioner Pttman and 2<sup>nd</sup> vice-Chair Cargo voted in opposition to the motion for denial.)The tie vote resulted in a 'no decision' by the Commission, therefore, the case is automatically being forwarded to the City Council for final action.

**Respectively Submitted,**



Douglas B. Cargo, Ph.D.

Second Vice -Chair

Planning & Zoning Commission

CITY OF PLANO  
PLANNING & ZONING COMMISSION

April 1, 2013

**Agenda Item No. 6B**

**Concept Plan:** Coit Crossings Addition, Block 1, Lot 9

**Applicant:** Crow-Billingsley Ltd. No. 10, Billingsley 121 Coppell Ltd. and University  
Business Park Phase II, Ltd.

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**DESCRIPTION:**

General office on one lot on 30.0± acres located 100± feet north of Mapleshade Lane, 1,900± feet west of Coit Road. Zoned Corridor Commercial and Light-Industrial-1. Neighborhood #71. Tabled March 4, 2013.

**REMARKS:**

This concept plan was tabled at the March 4, 2013, Planning & Zoning Commission meeting. It must be removed from the table.

This concept plan is associated with Zoning Case 2013-02 and is contingent upon approval of the zoning case. The purpose for the concept plan is to show the proposed general office development on Lot 9. The subject property complies with the area, yard, and bulk requirements of the Corridor Commercial (CC) and Light-Industrial-1 (LI-1) zoning districts.

The subject property currently has frontage on Coit Road; however, the development plan for Lot 3R associated with Zoning Case 2013-02 proposes a lot layout which will isolate the subject property from its Coit Road frontage thus resulting in not having direct access to a public street also. The Subdivision Ordinance allows nonresidential lots to be platted to a public way instead of a dedicated street with approval of a variance. A public way is required to be constructed to minimum fire lane standards, and access and/or utilities must be provided within the required frontage of the public way. Though the proposed public way does not fully meet the Subdivision Ordinance criteria for a public way, staff believes that a public way is needed in this particular case to serve as permanent access for Lot 9. The proposed private street standards as shown on the development plan of Lot 3R would satisfy the requirements for a public way thus providing sufficient access for the property.

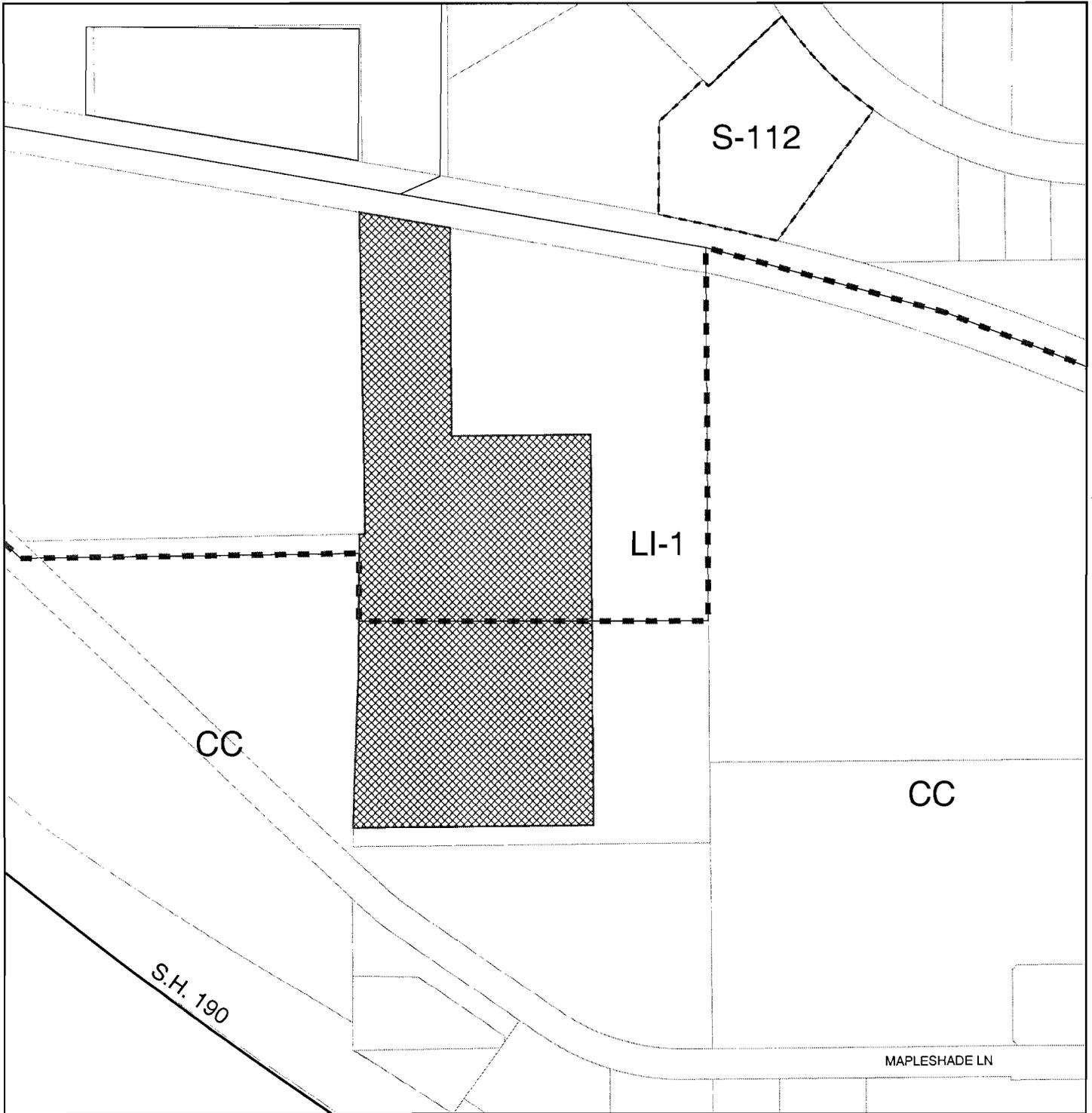
Therefore, the applicant is requesting a variance from 3.a (Frontage and Access Standards) of Subsection e (Nonresidential Plats) of Section 5.2 (Lot Design and Improvements) of Article 5 (Requirements for Public Improvements, Reservation and Design) of the Subdivision Ordinance which requires that all nonresidential lots have frontage on a public street and direct access to a public street.

Staff is concerned that the timing for the construction of the private streets located on Lot 3R may hinder the development of Lot 9. Therefore, if the Planning & Zoning Commission recommends approval of Zoning Case 2013-02 and its associated development plan, staff recommends that the concept plan be approved subject to the construction of a public way on Lot 3R to serve Lot 9, and grant a variance to the Subdivision Ordinance requirements for direct access to a public street, street frontage, and dedication of a public way.

**RECOMMENDATION:**

Recommended for approval subject to:

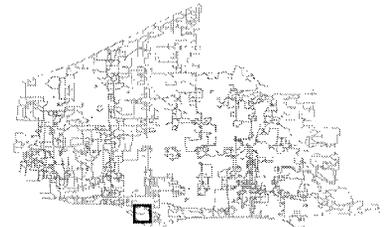
1. City Council approval of Zoning Case 2013-02;
2. Construction of a public way on Coit Crossings Addition, Block 1, Lot 3R in order to serve the subject property; and
3. The Planning & Zoning Commission granting a variance to the Subdivision Ordinance requirements for direct access to a public street, street frontage and dedication of a public way.



Item Submitted: CONCEPT PLAN

Title: COIT CROSSINGS ADDITION  
BLOCK 1, LOT 9

Zoning: LIGHT INDUSTRIAL-1 & CORRIDOR COMMERCIAL/  
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT



○ 200' Notification Buffer



