



CITY OF PLANO COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		04/22/13		
Department:		Planning		
Department Head		Phyllis Jarrell		
Agenda Coordinator (include phone #): Doris Carter, ext. 5350				
CAPTION				
Public Hearing and Consideration of an Appeal of the Planning & Zoning Commission's Denial of Zoning Case 2013-06 and Development Plan - Request to rezone 36.3± acres located on the west side of Preston Road, 1,600± feet south of State Highway 121 from Commercial Employment to Urban Mixed-Use. Zoned Commercial Employment/State Highway 121 and Preston Road Overlay Districts. Applicant: Lincoln Property Company.				
FINANCIAL SUMMARY				
<input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR:	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	0	0
BALANCE	0	0	0	0
FUND(S):				
COMMENTS:				
SUMMARY OF ITEM				
At its April 1, 2013 meeting, the Planning & Zoning Commission denied this request by a vote of 4-2. The applicant has appealed the Commission's denial. A 3/4 majority vote, or 6 out of the 8 City Council members, is required for approval of the request.				
List of Supporting Documents:		Other Departments, Boards, Commissions or Agencies		
Letter of Appeal from Applicant		Planning & Zoning Commission		
2nd Vice Chair Report				
P&Z Follow-up Memo				
Staff Report				
Locator Map				
Aerial Map				
Zoning Exhibit and Development Plan				
Concept Plan (Village at 121 Addition, Block 1, Lot 1)				



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Good Fulton & Farrell Architects
GFF Interiors
GFF Planning

April 2, 2013

Mr. Eric Hill
City of Plano Planning Department
1520 Avenue K
Room 206
Plano, TX 75074

RE: ZONING CASE 2013-06

Dear Eric,

The purpose of this letter is to appeal the decision of the Planning and Zoning Commission in the above-referenced case to the City Council for consideration on their April 22 agenda.

Our check in the amount of \$225 is attached.

Please contact me to confirm receipt of this and our position on the Council docket.

Sincerely
GOOD FULTON & FARRELL

R. Lawrence Good, FAIA
Chairman

cc. Robert Dozier (rdozier@lpc.com)
Jeff Courtwright (jeffc@lpsi.com)
Kirk Williams (kwilliams@winstead.com)

RECEIVED

APR - 2 2013

PLANNING DEPT.

Recommendation of the Planning and Zoning Commission

Zoning Case 2013-06 and Development Plan

April 1, 2013

Second Vice Chairman's Report

Agenda Item No. 8A- Zoning Case 2013-06 and Development Plan

Zoning Case 2013-06- Request to rezone 36.3 ± acres located on the west side of Preston Road, 1,600 ± feet south of State Highway 121 **from** Commercial Employment **to** Urban Mixed-Use. Zoned Commercial Employment/State Highway 121 and Preston Road Overlay Districts.

Applicant: Lincoln Property Company

Staff recommendation: Recommended for Denial.

Commission Action:

After much discussion a motion was made to deny the zoning request. The motion was made by 1st Vice-Chair Smith and seconded by Commissioner Barbera. The motion to deny was passed by a 4-2 vote with Commissioner Pittman and 2nd Vice-Chair Cargo voting in opposition to the motion for denial.

Comments made in support of the motion to deny included:

*The proposed development appears to be an apartment complex with a little retail in front along Preston Road.

* The amount of surface parking proposed along Preston Road was not desirable in an urban mixed-use development.

* Single story nonresidential buildings were not in keeping with the intent of the UMU district which was intended to have 2-3 story buildings.

* Access to the proposed apartments and office buildings from the rear of planned commercial development to the north was not considered desirable.

* There is existing momentum within the larger general area for office campus development.

* The overall design seemed to be one office building, three retail sites along Preston Road, and an apartment complex in back such that it is a multi-use development and not mixed-use development; the proposal appears to have very little integration of mixed uses.

*The proposed development is not what the city envisioned for the UMU.

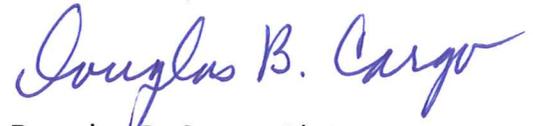
Other comments in support of the zoning include;

* There is a generous amount of open space and a large central park facility designed within the project.

*The dual 'main streets' was an interesting and a good design consideration.

Additional Comments: A concept plan was submitted with Zoning Case 2013-06, Village at 121 Addition, Block 1, Lot 1, and staff recommended for approval as submitted. On a motion for approval made by Commissioner Barbera and seconded by Commissioner Hillburn, the motion passed 6-0.

Respectively submitted,



Douglas B. Cargo, Ph.D.

Second Vice-Chair

Planning & Zoning Commission

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. 8A - PUBLIC HEARING
ZONING CASE 2013-06 AND DEVELOPMENT PLAN
APPLICANT: LINCOLN PROPERTY COMPANY**

Request to rezone 36.3± acres located on the west side of Preston Road, 1,600± feet south of State Highway 121 **from** Commercial Employment **to** Urban Mixed-Use. Zoned Commercial Employment/State Highway 121 and Preston Road Overlay Districts.

APPROVED: _____ **DENIED:** 4-2 **TABLED:** _____

LETTERS RECEIVED WITHIN 200 FOOT NOTICE AREA: **SUPPORT:** 0 **OPPOSE:** 0

LETTERS RECEIVED OUTSIDE 200 FOOT NOTICE AREA: **SUPPORT:** 0 **OPPOSE:** 0

PETITION(S) RECEIVED: N/A **# OF SIGNATURES:** N/A

STIPULATIONS:

Denied. The commissioners voting in opposition believed the Urban Mixed-Use zoning was appropriate for this location.

FOR CITY COUNCIL MEETING OF: April 22, 2013 (To view the agenda for this meeting, see www.planotx.org)

PUBLIC HEARING - ORDINANCE

EH/sf

xc: Robert Dozier, Lincoln Property Company
Larry Good, Good Fulton & Farrell Planning
Cliff Bormann, Permit Services Manager

CITY OF PLANO
PLANNING & ZONING COMMISSION

April 1, 2013

Agenda Item No. 8A

Public Hearing: Zoning Case 2013-06 and Development Plan

Applicant: Lincoln Property Company

DESCRIPTION:

Request to rezone 36.3± acres located on the west side of Preston Road, 1,600± feet south of State Highway 121 **from** Commercial Employment **to** Urban Mixed-Use. Zoned Commercial Employment/State Highway 121 and Preston Road Overlay Districts.

REMARKS:

The purpose of this request is to rezone 36.3± acres located on the west side of Preston Road, 1,600± feet south of State Highway 121 from Commercial Employment (CE) to Urban Mixed-Use (UMU). The CE district is intended to provide the flexibility for an integrated development that may include retail, office, commercial, light manufacturing, and multifamily residences. The CE district presently allows additional multifamily dwelling units subject to approval of a specific use permit. The major focus of the CE district is to be corporate headquarters and research facilities arranged in a campus-like setting. The CE district presently allows multifamily residential with a Specific Use Permit (SUP).

The requested zoning is Urban Mixed-Use (UMU). The UMU district is intended to provide a planning, regulatory, and management framework for the design, development, and operation of urban mixed-use centers which promote social interaction, community identity, and efficient use of land and resources. The UMU district should also support and encourage a variety of transportation options, including transit, bicycles, and walking. The zoning district is applicable primarily to large undeveloped properties where higher density residential and commercial uses are appropriate.

The UMU district requires that a development plan be adopted with the zoning district. The applicant's development plan shows a private grid street pattern with restaurant buildings and surface parking fronting Preston Road. Retail, restaurant, office and multifamily buildings are located along the proposed main street which runs

perpendicular to Preston Road. The plan proposes a large centralized open space area surrounded by three-story multifamily buildings which make up the bulk of the development.

The streets will be privately maintained by a property owner's association, but accessible to the public and will have parallel parking, street trees, and sidewalks on both sides of the streets. The buildings meet the required setbacks as specified in the UMU district, and the open space meets the minimum and maximum percentages as specified in the UMU district, as well as the requirement to be bounded by streets on a minimum of two sides.

Requested Exceptions to the UMU District

The UMU district allows certain exceptions to be requested to the standards of the district to provide flexibility for the individual development. The applicant is requesting several exceptions to the UMU district regulations:

1. Structured parking and tuck-under garages shall be included in the calculation of lot coverage.
2. The minimum lot coverage shall be as follows:
 - a. Blocks A and B: 12%
 - b. Blocks D, E, F, H, and J: 40%
3. The minimum floor area ratio shall be as follows:
 - a. Blocks A and B: 0.12:1
 - b. Block F: 0.5:1
4. The maximum block size for Blocks B and C shall be 3.5 acres.
5. The maximum parking provided for Blocks A and B shall be one space per 85 square feet.
6. No more than 60% of the parking for the entire development shall be surface parking.
7. The maximum front yard setback shall not apply to properties that have frontage along Preston Road.
8. Surface parking lots:
 - a. Shall not be required to be designed as future development sites.
 - b. Shall not be required to be located on the outside edge of the development.
9. One-story buildings shall be permitted along the main street provided that the minimum height is 30 feet.

The requested garage exception will allow the applicant to meet the necessary lot coverage percentages as specified in the UMU district. The intent of this stipulation is to allow the occupied areas only to be counted towards lot coverage and to enforce a more dense urban form. However, by allowing structured parking and tuck-under garages to be counted towards the lot coverage, this allows applicants to increase densities which would provide more activity for the district. This variance would be applied to all blocks. Due to the proposed block size and massing of the development, staff is in favor of this variance request.

The exceptions to minimum lot coverage and floor area ratio (FAR) will allow for a non-urban form of development contrary to the requested UMU district standards. The purpose for a higher lot coverage and floor area ratio is to require additional building mass so that higher development densities will occur within UMU districts. Minimal lot coverage and floor area ratios are consistent with traditional strip center retail and garden-style apartment development. Staff is not in favor of these exceptions.

The UMU district caps block sizes at three acres. Through discussions with the Planning & Zoning Commission and City Council, this block size was established to be large enough to allow for sufficient development mass to occur, but also small enough to encourage pedestrians to walk throughout the site. This exception would be applied to Blocks B and C only. Staff is in favor of this exception and believes it will have a minimal impact on pedestrian connectivity.

The applicant is also requesting exceptions to parking requirements which would allow for a large amount of surface parking. Structured parking is a key element in UMU districts as it allows for required parking to be incorporated into the design of the development while making the development more compact and pedestrian-oriented. Furthermore, providing a large amount of surface parking reduces the amount of buildable area available for primary, secondary and tertiary uses. Staff is not in favor of the parking exceptions and believes that they are contrary to the form of development intended by the UMU district.

The last exception that the applicant is requesting is to allow for single-story buildings along the main street. The UMU district requires buildings fronting the main street to be a minimum of two stories. The intent of this stipulation is to provide building mass along the main street in order to provide high concentrations of uses in this area and to provide a central core of activity within the development. Developing single-story buildings along the main street is not consistent with UMU districts, and it is especially not suitable in the portion of the development which should achieve the highest concentration of retail, restaurant and entertainment square footage. Staff is not in favor of this requested exception.

A concept plan, Village at 121 Addition, Block 1, Lot 1, accompanies this request as Agenda Item No. B. The concept plan applies to the areas north and west of the requested UMU district.

Surrounding Land Use and Zoning

The area of the request is currently undeveloped. To the north the land is vacant and is zoned CE. The property to the west is zoned CE, and is undeveloped. To the northeast, across Preston Road, there is an existing retail shopping center zoned Regional Commercial (RC). The property to the southeast, across Preston Road, is zoned Planned-Development-20-Mixed-Use (PD-20-MU) and is partially developed with retail, office, and multifamily uses.

Proposed UMU District Exceptions

The requested zoning is Urban Mixed-Use (UMU). There are two primary parts to this request: Land use and design standards as adopted by the Development Plan with several proposed exceptions.

Exceptions:

The permitted uses and standards shall be in accordance with the Urban Mixed-Use (UMU) zoning district unless otherwise specified herein.

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 minimum lot coverage shall be as follows:
 - a. Blocks A and B: 12%
 - b. Blocks D, E, F, H, and J: 40%
4. The minimum floor area ratio shall be as follows:
 - a. Blocks A and B: 0.12:1
 - b. Block F: 0.5:1
5. The maximum block size for Blocks B and C shall be 3.5 acres.
6. The maximum parking provided for Blocks A and B shall be one space per 85 square feet.
7. No more than 60% of the parking for the entire development shall be surface parking.
8. The maximum front yard setback shall not apply to properties that have frontage along Preston Road.

9. Surface parking lots:

- a. Shall not be required to be designed as future development sites.
- b. Shall not be required to be located on the outside edge of the development.

10. One-story buildings shall be permitted along the main street provided that the minimum height is 30 feet.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as Major Corridor Development (MCD). The city's current land use policies recommend that land along expressway corridors be reserved for economic development and employment opportunities. However, residential development may be appropriate along expressway corridors in accordance with the interim amendment policy recommendations of the Comprehensive Plan that were adopted in April 2012, provided that residential uses are set back a minimum of 1,200 feet from the centerline of State Highway 121. The proposed UMU zoning district allows for residential and nonresidential uses to develop within the subject property. This request is in conformance with the Future Land Use Plan designation and interim amendments to the comprehensive planning land use policies regarding the 1,200-foot residential setback from expressways.

Adequacy of Public Facilities - Water and sanitary sewer services are available to serve the subject property. The available sanitary sewer capacity is sufficient to handle additional commercial development in the area; however, the applicant may be responsible for making improvements to the sanitary sewer system to increase the system capacity if the property were rezoned for residential uses.

Traffic Impact Analysis (TIA) - A TIA is not required for this rezoning request.

School Capacity - This area is served by Riddle Elementary School, Fowler Middle School, and Liberty High School in the Frisco Independent School District (FISD). Based upon the current projections and feeder alignments, FISD has determined that Riddle Elementary School is currently at capacity.

Public Safety Response Time - Based upon existing personnel, equipment and facilities, fire emergency response times will be sufficient to serve the site. Residential units in this area will increase EMS and fire calls for service, and may impact future staffing levels and the type of equipment assigned to area fire stations.

Access to and Availability of Amenities and Services - The subject property is not within a Park Fee service area. There are no existing neighborhood parks or linear parks to serve this area and the Park Master Plan does not identify any proposed parks to be located within this area of the city. Private open space will serve the residents of this area.

The subject property is located within the Parr Library's service area, and service to the residents of this new area would be possible with the current library resources.

ISSUES:

Economic Development Element and Land Use Element

The Economic Development Element and the Land Use Element policies of the Comprehensive Plan discourage rezoning properties for residential uses in prime economic development areas of the city and accommodating immediate development opportunities. The intent of both policies is to ensure land that is located along the expressway corridors and in the major employment centers is developed in accordance with the Future Land Use Plan recommendations and supporting zoning districts, and to take advantage of future nonresidential development opportunities which would increase the tax base and provide employment opportunities for Plano residents.

Staff believes that it is important for the city to retain an adequate supply of undeveloped nonresidential land for future economic development opportunities. Therefore, rezoning properties within the prime economic development areas is generally not recommended and should not be rezoned to accommodate immediate development opportunities. Having undeveloped land within the city is an asset for Plano as it allows the city to attract businesses and provide for base employment opportunities, as well as increased property values and revenues for the city. This property is large, and given the property's size coupled with its existing CE zoning, the property has the potential to provide flexibility in the design and orientation of development that can adequately incorporate and create a variety of economic development and employment opportunities. Furthermore, given the property's location in proximity to State Highway 121 and Preston Road, it is a prime location for economic development opportunities. Rezoning the property to the requested UMU district reduces the amount of land available for economic development opportunities within the city.

Residential Use in a Major Corridor

The Economic Development Element and the Land Use Element policies discourage residential intrusions into the major expressway corridors in order to retain and preserve the land for future economic development opportunities. The policies further encourage a careful examination of residential rezoning requests to ensure that proposed locations are suitable for residential development and that Plano's economic viability is not jeopardized in order to accommodate short-term demand. Residential requests should be evaluated to determine if the proposed use is the best suitable use long-term for property that is otherwise a prime location for economic development opportunities. The subject property is outside the 1,200 foot setback from the centerline of State Highway 121 as recommended by the interim amendment policy recommendations of the Comprehensive Plan.

Mixed-Use Policy Statement

The mixed-use policy statement of the Comprehensive Plan defines mixed-use as vertical or horizontal integration of multiple uses that promotes easy access among uses and amenities especially by pedestrians. The mixed-use policy also provides a framework that is intended to assist with the evaluation of proposals for mixed-use projects. The following is an analysis of the proposed request compared to the policy criteria.

- **Location and Context Sensitivity** - The mixed-use policy statement encourages that proposed mixed-use projects be sensitive to surrounding land uses and character of an area. An important criterion to consider is of the uses being proposed, if the same uses were to be considered alone, would each use be appropriate in this location? The proposed multifamily would not be appropriate if it were considered alone because it is secluded from other residential uses and is immediately adjacent to nonresidential zoning districts. The location of the requested multifamily does not expand an existing residential neighborhood, nor is the number of multifamily units of sufficient size to establish a new neighborhood.

As a whole, the proposed uses are not well integrated within the overall development at this corner. The front facades for the larger retail buildings are oriented towards State Highway 121 as shown on the proposed companion concept plan for the adjacent property to the north, and these buildings are not designed to be integrated with the proposed multifamily. Additionally, the rear sides and service areas for the retail buildings to the north are oriented towards the multifamily buildings.

- **Multiple uses/integration of uses and density** - The mixed-use policy statement encourages buildings and uses that are well integrated and tightly connected or grouped. The policy considers whether the combining of land uses promotes easy access among stores, services, and amenities used by pedestrians. The applicant has provided vehicle connections between the proposed development and the proposed retail development to the north to allow for surface integration, and has designed the multifamily buildings to minimize the units facing the proposed retail development.

The UMU district requires densities which promote an urban form, but staff is concerned that the requested exceptions would allow for a form of development contrary to the intent of the UMU district. The applicant is not creating an urban form of development due to the providing large areas of surface parking, single-story buildings, and lower density nonresidential buildings.

The retail buildings are proposed on the east side of the district, with frontage on Preston Road and along the proposed east-west main street of the district. Surface parking is planned adjacent to Preston Road to serve these buildings. Although the amount of retail building square footage and the proposed building setbacks from the main street meet the requirements of the UMU district, staff

believes that the design of these blocks is not consistent with an urban form of development. The applicant's proposed design is more suitable for a traditional retail center than a dense, mixed-use urban development. Staff believes that redesigning the development to incorporate structured parking, as well as provide multi-story higher density buildings will help create a development more suitable for UMU zoning.

Staff is also concerned that the proposed live/work units along the south side of the main street will not generate the activity needed along a main street. Live/work uses traditionally do not generate a lot of pedestrians and street life activity when compared to retail, restaurant, and entertainment uses.

- **Pedestrian Orientation and Public Spaces** - The site layout has the potential to provide a convenient, attractive and safe pedestrian system. The open space provides an overall amenity for pedestrians and is centrally located within the development.

However, the overall development design, the lack of integration with the retail and restaurant uses oriented towards Preston Road as well as the adjacent proposed retail development to the north, large surface parking areas, and minimal compactness does not promote connectivity and walk-ability within the development. The physical arrangement and design of the buildings does not support a pedestrian environment. Furthermore, the project fails to fully integrate the proposed uses into a pedestrian-oriented environment.

- **Parking** - The policy statement limits surface parking to 25% of the entire development thus promoting structured parking, and provides criteria for evaluating the amount and location of surface parking. The applicant is requesting several parking exceptions in order to allow 60% of the entire development to be surface parking and increasing parking caps for nonresidential uses, thus resulting the majority of parking to be located in surface parking lots. Also, given the requested exception to allow the parking lots to not be future development sites, the applicant is acknowledging surface parking as the highest and best use of the land which is contrary to urban mixed-use development. The layout, design, and amount of surface parking provided is not consistent with the mixed-use policy statement.

This proposed project does not resemble the density and design that is expected of a mixed-use development. The project is a multi-use development instead of a mixed-use development with residential and commercial uses on the same site that are primarily physically and functionally separated from each other. The individual parts of the development are largely self-reliant entities with access to each other.

Overall, staff believes that the requested UMU district with the requested exceptions does not address the significant criteria of the mixed-use policy statement due to: the arrangement and lack of integration of uses; the lack of compact of development; dependence on the automobile to navigate the development; and the lower densities being proposed. If the city is to consider allowing a mixed-use development in an area

otherwise prime for economic development and employment growth, then the proposed development should be consistent with city policies and the existing UMU standards.

Impact on City Services and Availability of Amenities and Services

In April 2012, the City Council adopted interim amendments to the Comprehensive Plan which included recommendations pertaining to the use of the city's undeveloped land. Several of those recommendations are applicable to this zoning request:

1. All residential rezoning requests should be evaluated to determine the impact on infrastructure, public safety response, school capacity, and access to and availability of amenities and services.

The proposed site does not have nearby parks to serve the development and there are no planned or existing neighborhood park facilities that will serve residences in this location. The area also does not fall within any park fee service area. Fisd has determined that Riddle Elementary School that serves this area is currently at capacity. Finally, public safety response times are sufficient to support the proposed development.

2. Isolated residential development should not be permitted; residential rezoning requests need to establish a complete neighborhood or expand an existing neighborhood or an urban mixed-use center. Mid-rise multifamily development (5 to 12 stories) and special needs housing (i.e. senior housing) could be an exception if the surrounding land uses are compatible.

The applicant is proposing 489 residential units within the UMU district. They are also proposing office, retail, and restaurant uses in compliance with the UMU percentages of primary, secondary, and tertiary uses. Because the subject property does not expand into any existing residential neighborhoods nor expand an existing urban mixed-use center, staff is concerned that the number of units proposed within this UMU district is not sufficient to establish a new residential neighborhood development. Furthermore, since the proposed development lacks sufficient significant characteristics of mixed-use development, the requested multifamily use results an isolated residential development. The request is therefore not in conformance with this policy recommendation.

3. The 1,200-foot setback for residential uses from the centerline of State Highway 121 should be retained, and applied to the Dallas North Tollway, State Highway 190/President Bush Turnpike, and U.S. Highway 75. Factors including topography, creeks, vegetation, and existing development patterns should be considered in applying this standard.

The residential component of the UMU district is outside of the 1,200 foot boundary from State Highway 121. The request complies with this policy recommendation.

4. New multifamily zoning should require a minimum density of 40 dwelling units per acre on the project site. Phased development should have a minimum average density of 40 dwelling units per acre. However, no phase having less than 40 units per acre may be constructed, unless preceded by or concurrently

built with a phase which maintains the minimum 40 dwelling units for the overall project. Additionally, mid-rise multifamily development and neighborhood mixed-use zoning districts could be exceptions to this minimum density requirement.

The applicant is providing residential densities that meet or exceed the 40 dwelling units per acre. The development plan shows the proposed densities including a plan for phasing the property. The request is in conformance with this policy recommendation.

Type F Thoroughfare

The Thoroughfare Plan Map of the Comprehensive Plan shows a proposed Type F thoroughfare that would connect Preston Road and the frontage road of State Highway 121. The applicant has proposed a private grid street system with multiple points of ingress and egress. The proposed private grid street system provides more opportunities to disperse traffic than a single collector street; therefore, staff believes that the Type F thoroughfare requirement is satisfied through the proposed private street system.

SUMMARY:

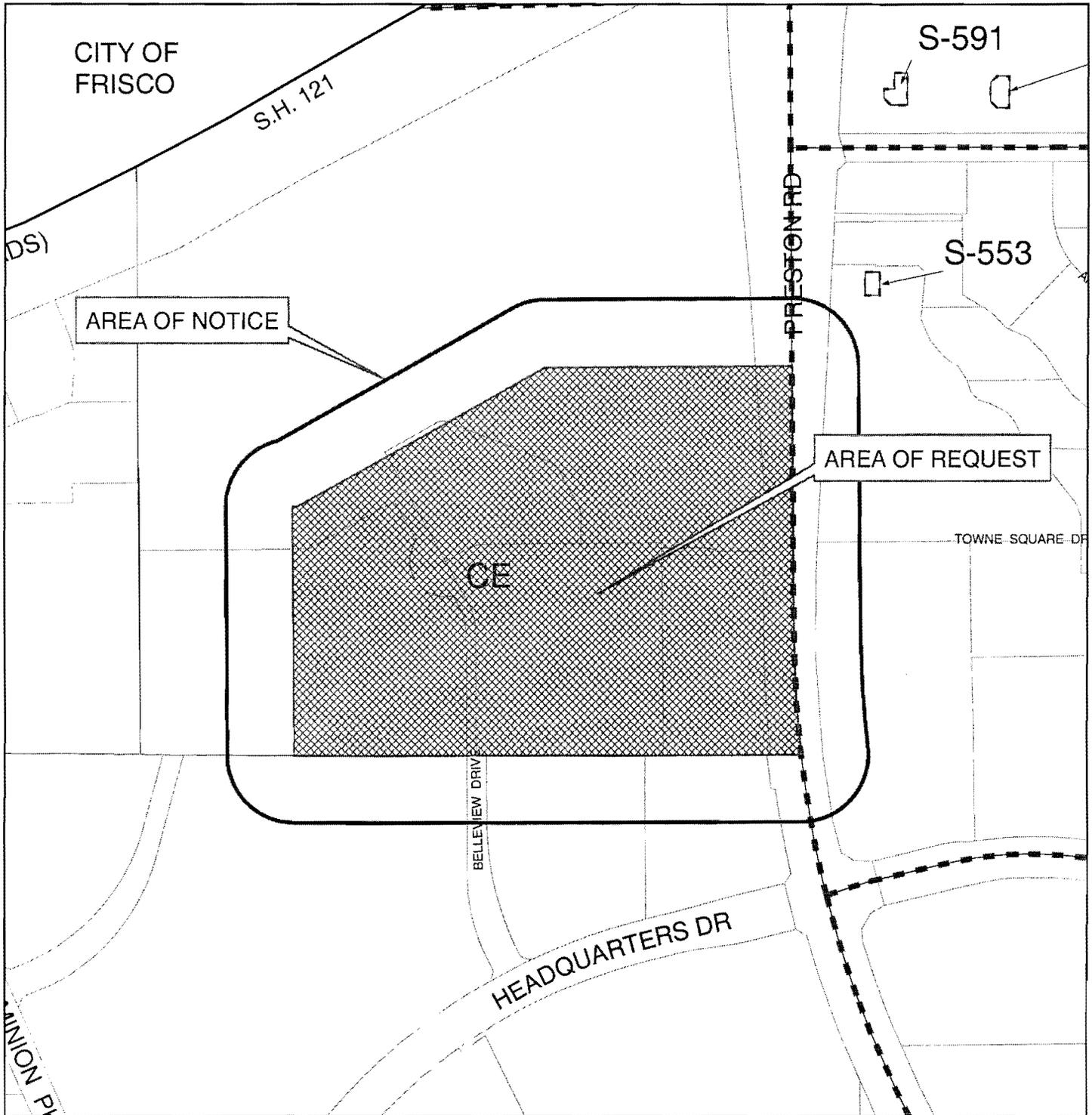
The applicant is requesting to rezone 36.3± acres located on the west side of Preston Road, 1,600± feet south of State Highway 121 from Commercial Employment (CE) to Urban Mixed-Use (UMU). The request is in conformance with the Future Land Use Plan designation Major Corridor Development, and recently adopted interim amendments to the Land Use Element of the Comprehensive Plan as it relates to the minimum 40 dwelling units per acre for multifamily residential uses and minimum 1,200 foot setback for residential uses as measured from the centerline of State Highway 121. However, the request is not consistent with the interim policy amendment that prohibits isolated residential development. Additionally, it should be noted that the request is not consistent with the preservation of land for future economic development and employment opportunities. Rezoning the property to UMU reduces the amount of land available for economic development and employment uses within the city.

If the Commission and Council determine that multifamily uses are appropriate for this area of the city within a mixed-use development setting, then careful consideration needs to be given to the requested UMU district due to the requested exceptions. The applicant is requesting a large number of exceptions in an attempt to provide a form of development that is not consistent with the requested UMU district. Staff is concerned that the extensive surface parking areas, lower densities, integration of uses, and single-story buildings are not consistent with an urban form of development as expected with the adoption of the UMU district. These exceptions will not contribute to the long term success and viability of a UMU district. Furthermore, the proposed development fails to meet the more significant mixed-use criteria as outlined in the Mixed-Use Policy Statement of the Comprehensive Plan.

The site is a prime location with significant potential for economic development that will provide for employment opportunities as envisioned in the Future Land Use Plan. The proposed development plan is not consistent with the type of development originally envisioned by the city when the UMU district was created. Therefore, staff recommends denial of the requested rezoning from CE to UMU.

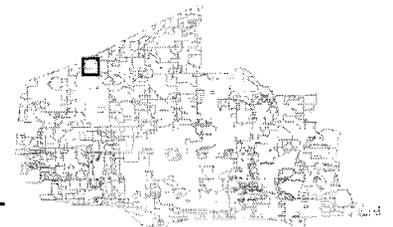
RECOMMENDATIONS:

Recommended for denial.



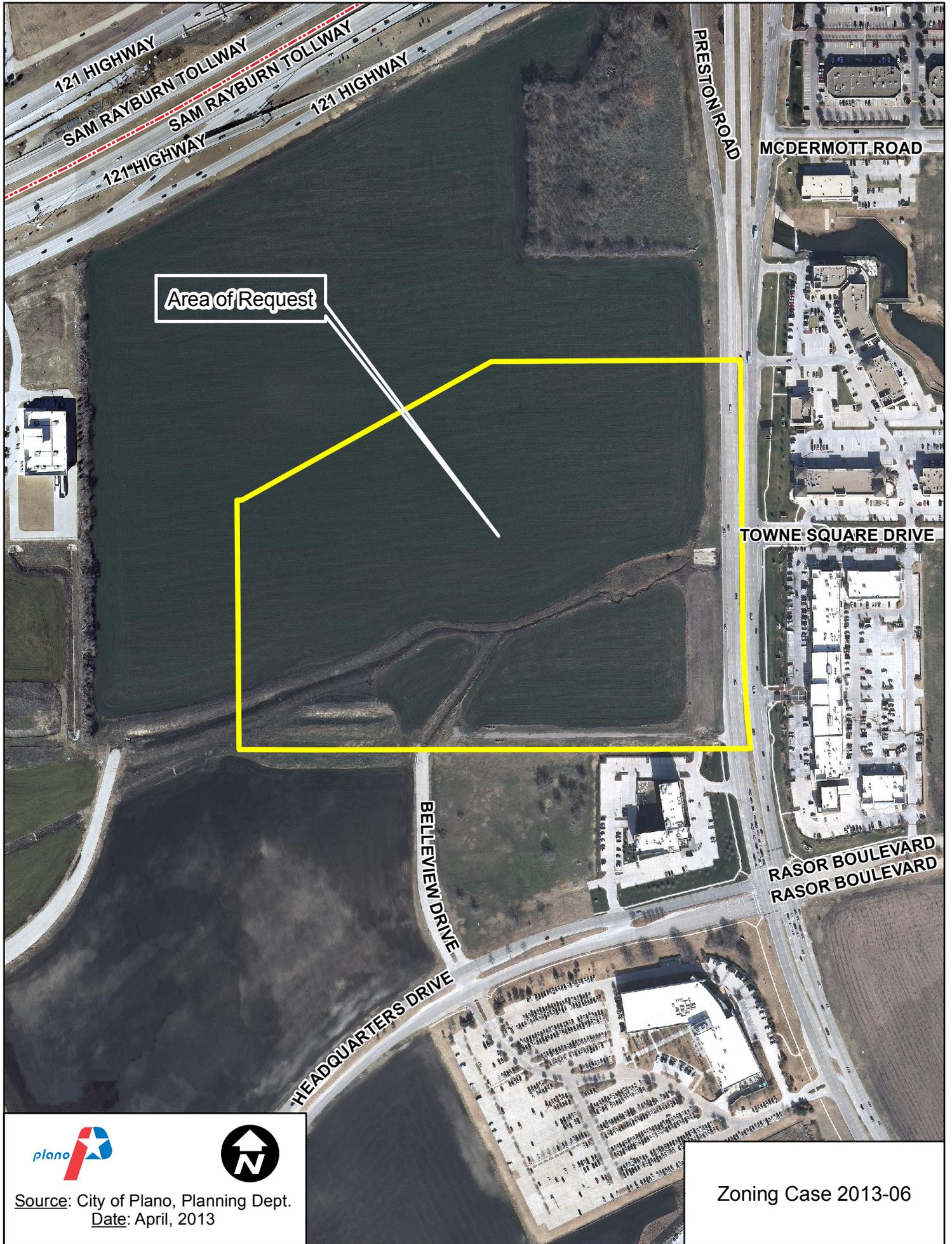
Zoning Case #: 2013-06 & DEVELOPMENT PLAN

Existing Zoning: COMMERCIAL EMPLOYMENT/
PRESTON ROAD OVERLAY DISTRICT



○ 200' Notification Buffer





121 HIGHWAY

SAM RAYBURN TOLLWAY

SAM RAYBURN TOLLWAY

121 HIGHWAY

PRESTON ROAD

MCDERMOTT ROAD

Area of Request

TOWNE SQUARE DRIVE

BELLEVUE DRIVE

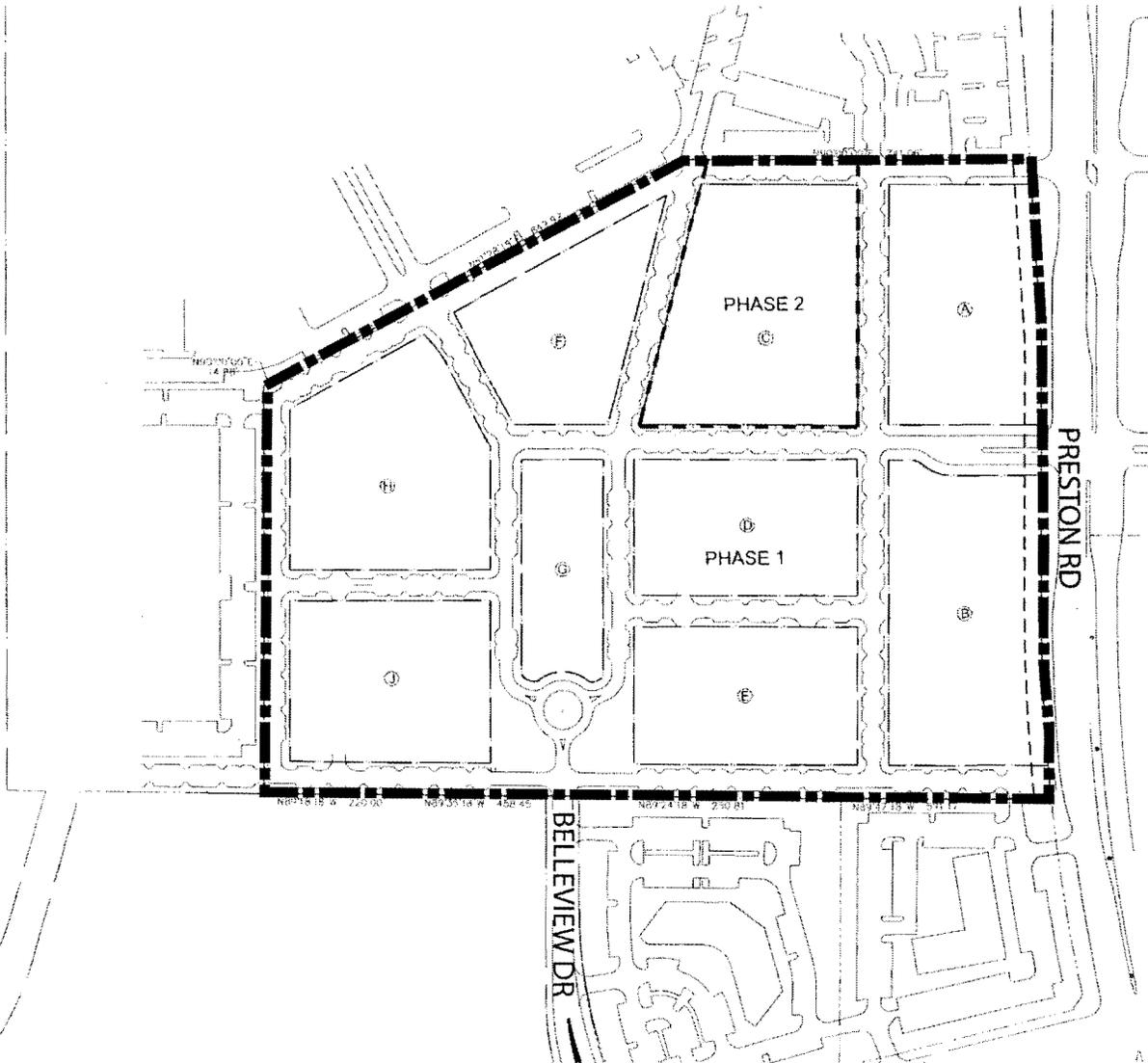
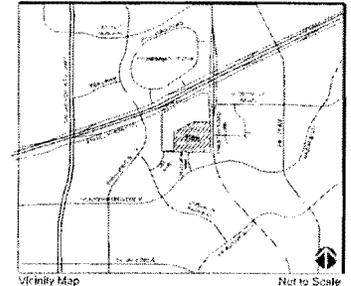
RASOR BOULEVARD
RASOR BOULEVARD

HEADQUARTERS DRIVE

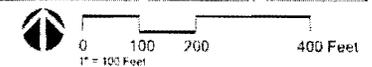


Source: City of Plano, Planning Dept.
Date: April, 2013

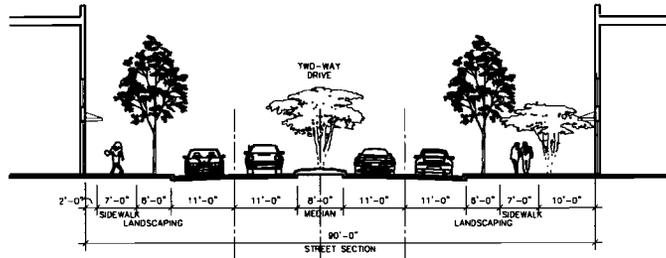
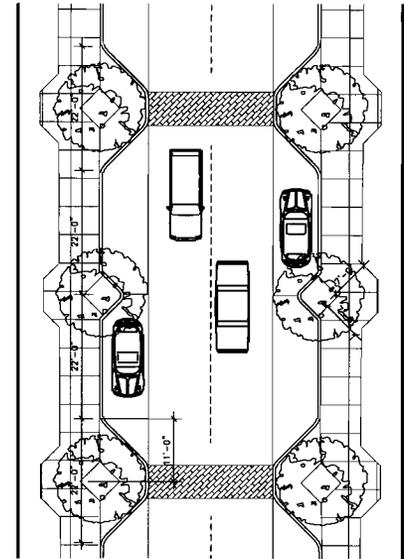
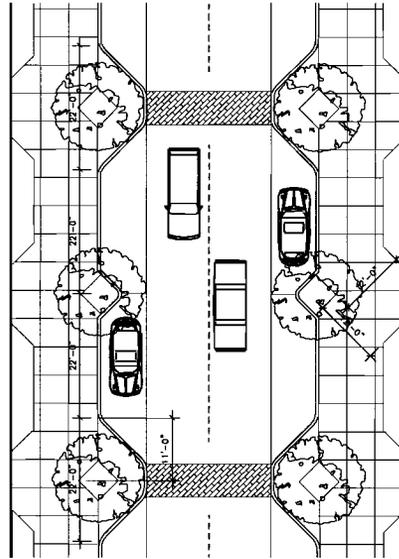
Zoning Case 2013-06



PHASE	LOT	ACRES	OFFICE	RETAIL/RESTAURANT	MULTIFAMILY	PRODUCTION SPACE
1	A	2.07	RESTAURANT: 21,300 SF PARKING: 105 SPACES	RETAIL/RESTAURANT LOT COVERAGE: 18% FAR: 18.1		
1	B	2.46	RESTAURANT: 20,000 SF PARKING: 210 SPACES OPEN SPACE: 27 AC	RETAIL/RESTAURANT LOT COVERAGE: 11% FAR: 13.1		
2	C	3.06	OFFICE: 195,000 SF PARKING: NO LIMIT ACE SPACES 073 GARAGE SPACES	OFFICE - 7 STORY LOT COVERAGE: 45% FAR: 1.131		
1	D	7.30	UNITS: 65 + 12 LIVE WORK PARKING: 102 SPACES	MULTIFAMILY LOT COVERAGE: 42% FAR: 1.021 ACTUAL DENSITY: 47.2 UPA MAX DENSITY: 48.8 UPA		
1	E	2.34	UNITS: 108 PARKING: 121 SPACES	MULTIFAMILY LOT COVERAGE: 48% FAR: 1.071 DENSITY: 45.1 UPA		
1	F	1.07	UNITS: 25 (COWHOUSE STYLE) CLUBHOUSE: 11,000 SF PARKING: 156 SPACES	MULTIFAMILY LOT COVERAGE: 40% FAR: 06.1 DENSITY: 14.7 UPA		
1	G	2.40		PRODUCTION SPACE		
1	H	2.58	UNITS: 161 PARKING: 210 SPACES	MULTIFAMILY LOT COVERAGE: 42% FAR: 1.121 DENSITY: 47.1 UPA		
1	J	2.60	UNITS: 115 PARKING: 138 SPACES	MULTIFAMILY LOT COVERAGE: 39% FAR: 1.031 DENSITY: 46.0 UPA		

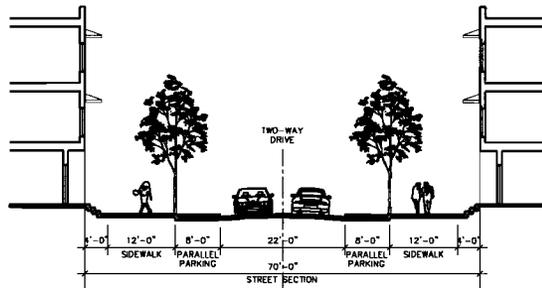


<p>Engineer: Buyer Partners Contact: Josh Millsap 5310 Harvest Hill Road Suite 100 Dallas, Texas 75230 972.991.0911</p>	<p>Owner: Lincoln Property Company Contact: Robert Doster 2000 McKinney Avenue Suite 1900 Dallas, Texas 75201-1954 214.740.3300</p>	<p>GFF Planning 7908 Fairmount Street Suite 200 Dallas, Texas 75201 214.363.1500/714 214.413.1517/fac www.gff.com</p>	<p>Job #: 05172.06 File Name: SBE-PO ConceptPlan6.dwg Date: 03/29/13 Drawn by: R. Lawrence Good / Brian E. Menze</p>	<p>DEVELOPMENT PLAN - Phasing Being Conveyance Lots 1, 2, 3, 4, and 5, Block 1, Village 121 Addition, Volume 2008, Page 221 P.P.C.C.T. Village 121 Adn. 36.310 Ac. Gross/33.8 Ac. Net Plano, Texas Collin County, Texas Survey Name: Jubee Digman Survey Abstract No: No. 279, Block 1, Lots 1 - 5</p>	<p>Page 2 of 3</p>
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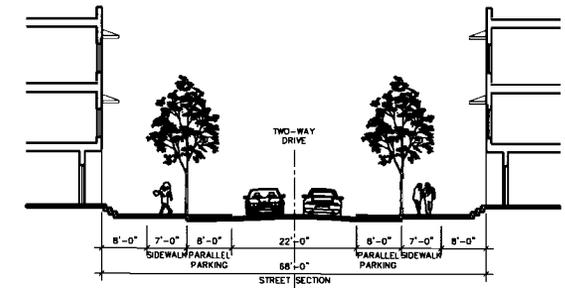
STREET SECTION "C" - ENTRY DRIVE @ MAIN STREET

1"=10'



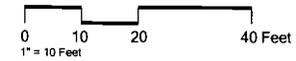
STREET SECTION "B" - MAIN STREET

1"=10'



STREET SECTION "A" - MINOR STREET

1"=10'



For Staff Use

Owner:
Lincoln Property Company
Contact: Robert Dozier
2000 McKinney Avenue
Suite 1000
Dallas, Texas 75201-1954
214.740.3300



GFF Planning

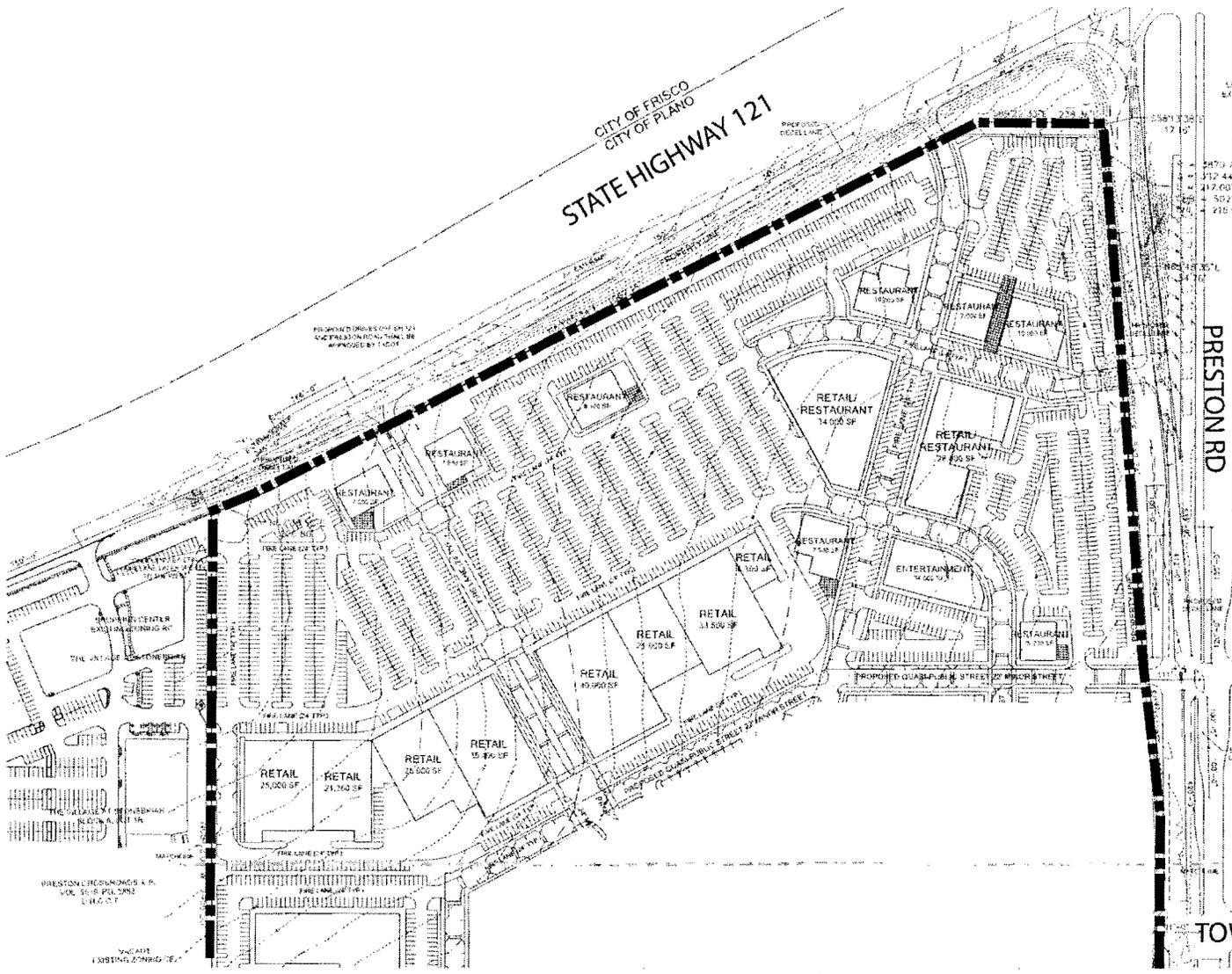
2808 Fairmount Street
Suite 300
Dallas, Texas 75201

214.303.1500/tel
214.303.1512/fax
www.gff.com

Job #: 05172.05
File Name: Site-PD RoadSection-1.dwg
Date: 03/26/13
Drawn by: R. Lawrence Good / Brian E. Moore

DEVELOPMENT PLAN

Being Conveyance Lots 1, 2, 3, 4, and 5, Block 1,
Village 121 Addition, Volume 2008, Page 221 P.R.C.C.T.
Village 121 Addn. 36.310 Ac. Gross/33.8 Ac. Net
Plano, Texas Collin County, Texas
Survey Name: Jubeez Digman Survey
Abstract No: No. 279; Block 1, Lots 1 - 5

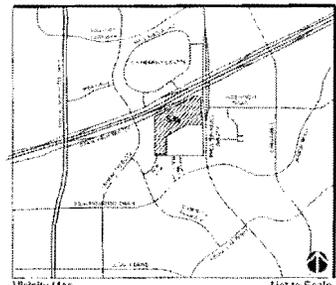


CITY OF FRISCO
CITY OF PLANO
STATE HIGHWAY 121

SHOPPING CENTER
EXISTING ZONING 90
ZONING 90
PRESTON 121
BLOCK 1, LOTS 1-5

PRESTON RD

TOWNE SQUARE DR



Notes:
All development within the property boundary is proposed.
Property lies within both the Preston and SH 121 Overlay Districts.
All fire lanes must be fire lane access and utility easements.
All streets are two way streets.
All drives subject to TxDOT approval.

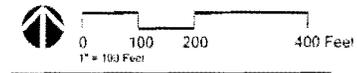
McDERMOTT RD
PD 20
THE CANAL ON PRESTON
BLOCK A LOT 1

WILLIAM BROWN SURVEY
ABSTRACT NO. 66
TRACT 24

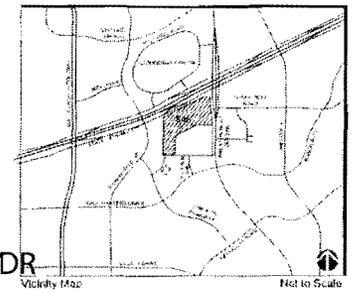
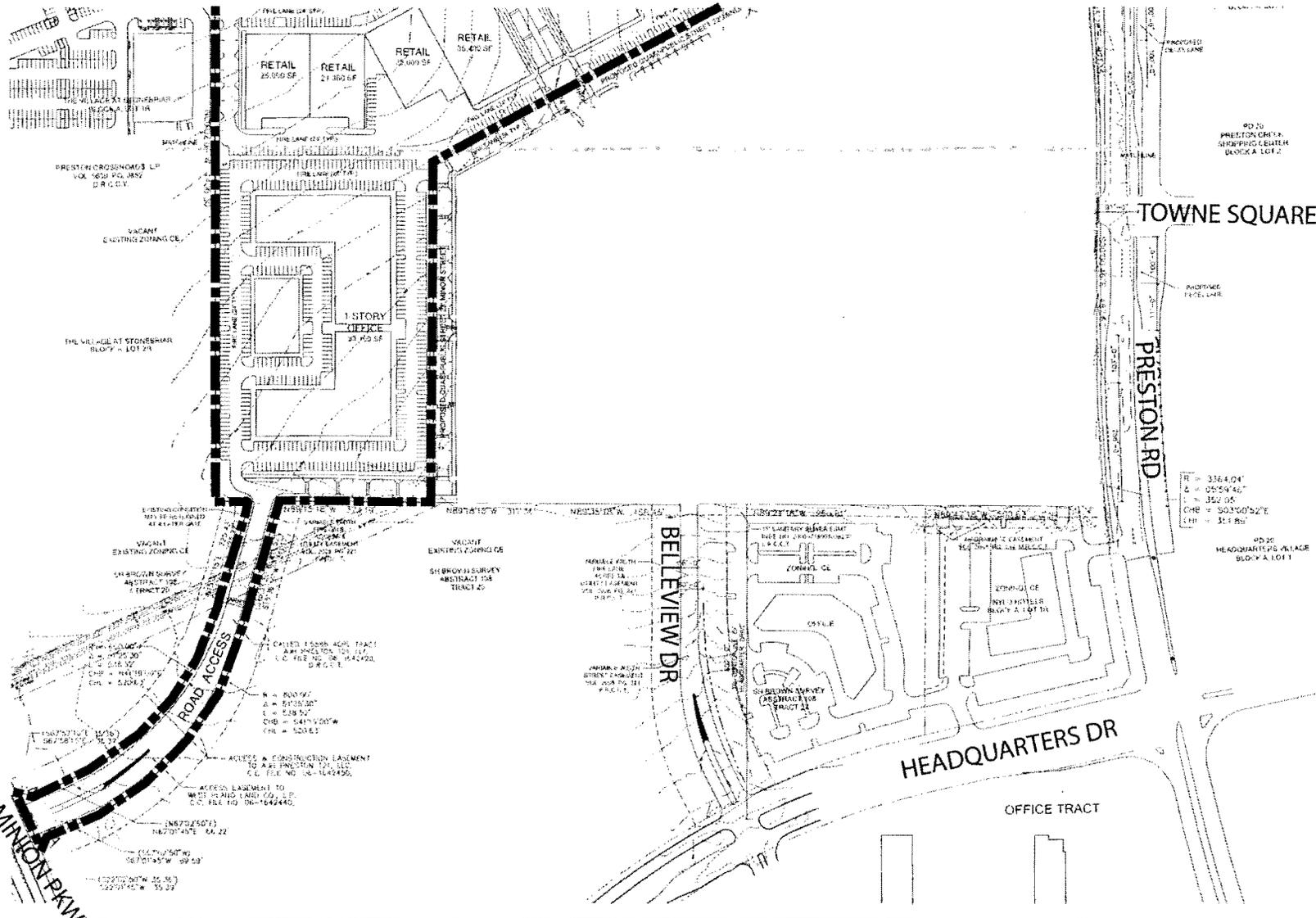
EXISTING DRIVEWAY
PD 20
PRESTON CREEK
SHOPPING CENTER
BLOCK A LOT 1

PD 20
PRESTON CREEK
SHOPPING CENTER
BLOCK A LOT 2

SITE DATA SUMMARY TABLE	
ZONING:	CE
LAND USE:	RETAIL, RESTAURANT, OFFICE
LOT AREA:	2,191,088 SF OR 50.3 ACRES
BUILDING FOOTPRINT AREA:	443,360 SF
TOTAL BLDG. AREA:	469,160 SF
BLDG HEIGHT:	2 STORIES
BLDG HEIGHT TALLEST BLDG ELEMENT:	40 FEET
LOT COVERAGE:	75%
FLOOR AREA RATIO:	21.1
PARKING RATIO:	RETAIL: 1:250; REST: 1:100; MF: 1:50 (OFFICE: 1:500)
PARKING REQUIRED:	2,198 SPACES
PARKING PROVIDED:	2,582 SPACES



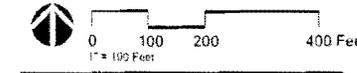
<p>Engineer: Bury + Partners Contact: Josh Mimsap 5210 Harvest Hill Road Suite 100 Dallas, Texas 75230 972.991.0911</p>	<p>Owner: Lincoln Property Company Contact: Robert Guider 2300 McKinney Avenue Suite 5050 Dallas, Texas 75201-1954 214.740.0000</p>	<p>GFF Planning 2808 Fairmount Street Suite 300 Dallas, Texas 75201 214.303.1500/td 214.303.1512/fax www.gff.com</p>	<p>Job #: 05172.05 File Name: Site-PD ConceptPlan1.dwg Date: 05/29/13 Drawn by: R. Lawrence Good / Brian E. Moore</p>	<p>CONCEPT PLAN - North Being Conveyance Lots 1, 2, 3, 4 and 5, Block 1, Village 121 Addition, Volume 2908, Page 221 P.M.C.C.I., Village 121 Addn. 50.3 Acres Gross Plano, Texas Collin County, Texas Survey Name: Jabez Digmae Stavey Abstract No: 66-279, Block 1, Lots 1 - 5 Page 1 of 2</p>
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Notes:
 All development within the property boundary extents is proposed.
 Property lies within both the Preston and SH 121 Overlay Districts.
 All fire lanes must be fire lane access and utility easements.
 All streets are two way streets.
 All drives subject to TxDOT approval.

SITE DATA SUMMARY TABLE

ZONING:	CE
LAND USE:	RETAIL, RESTAURANT, OFFICE
LOT AREA:	2,191,068 SF OR 50.3 ACRES
BUILDING FOOTPRINT AREA:	143,366 SF
TOTAL BLDG. AREA:	440,480 SF
BLDG HEIGHT:	2 STORIES
BLDG HEIGHT TALLEST BLDG ELEMENT:	40 FEET
LOT COVERAGE:	20%
FLOOR AREA RATIO:	.21:1
PARKING RATIO:	RETAIL: 1:250 RES: 1:100 MF: 1:500 OFFICE: 1:300
PARKING REQUIRED:	2,168 SPACES
PARKING PROVIDED:	2,682 SPACES



For Staff Use

DOMINION PARKWAY

Engineer:
 Barry A. Paulsen
 Conway, Josh Mills, et al
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 Suite 100
 Dallas, Texas 75220
 972.951.0011

Owner:
 Uthco Property Company
 Contact: Robert Djafer
 2030 McKinney Avenue
 Suite 1000
 Dallas, Texas 75201-1894
 214.745.3369

GFF Planning

2808 Harwood Street
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 Dallas, Texas 75201

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 214.303.3512 / Fax
 www.gff.com

Job #: 06172.05
 File Name: Site-PD-ConceptPlan.dwg
 Date: 03/29/13
 Drawn by: R. Lawrence Groat / Brian E. Moore

CONCEPT PLAN - South
 Being conveyed into Lots 1, 2, 3, 4, and 5, Block 1,
 Village 121 Addition, Volume 2008, Page 221 P.R.C.C.T.,
 Plano, Texas 75074
 Survey Name: Jubaz Dignan Survey
 Abstract No.: No. 279, Block 1, Lots 1 - 5

50.3 Acres Gross
 Collin County, Texas

Page 2 of 2