CITY OF PLANO
COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY	
☐ Consent ☐ Regular ☐ Statutory	
Council Meeting Date:	June 22, 2015
Department:	Planning
Department Head	Christina Day
Agenda Coordinator (include phone #):	**Tammy Stuckey, ext 7156**

CAPTION

Consideration of an Appeal of the Planning & Zoning Commission's denial of the Concept Plan for Central Plano Industrial Park, Phase 3, Block 24, Lot 1R - Office-showroom/warehouse on one lot on 13.7± acres located on the south side of Plano Parkway, 1,950± feet west of Shiloh Road. Zoned Research/Technology Center/190 Tollway/Plano Parkway Overlay District. Applicant: Industrial Developments International, LLC (IDI Gazeley)

FINANCIAL SUMMARY

☒ NOT APPLICABLE ☐ OPERATING EXPENSE ☐ REVENUE ☐ CIP

FISCAL YEAR: **2014-2015**	**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): N/A

COMMENTS: This item has no immediate financial impact.

STRATEGIC PLAN GOAL: Hearing an appeal of a Planning & Zoning Commission decision relates to the City's goal of a Financially Strong City with Service Excellence.

SUMMARY OF ITEM

At its May 18, 2015 meeting, the Planning & Zoning Commission denied this request by a vote of 5-2. The applicant has appealed the Commission's denial. A simple majority, or 5 of the 8 City Council members, is required for approval of the request. The associated zoning case, 2015-11, has also been appealed and is included as a separate agenda item.

List of Supporting Documents:	Other Departments, Boards, Commissions or Agencies
Letter of Appeal from Applicant	Planning & Zoning Commission
First Vice Chair Report	
P&Z Follow-up Memo	
Staff Report	
Locator Map	
Concept Plan	

5420 LBJ Freeway
Suite 1275
Dallas, TX 75240

Tel 972.560.7000
Fax 972.560.7007
www.brookfieldlogisticsproperties.com

IDI Gazeley
Brookfield Logistics Properties

RECEIVED
MAY 26 2015
PLANNING DEPT.

May 26, 2015

Erica Marohnic, ACIP
Senior Planner
City of Plano
1520 Avenue K – 2nd Floor
Suite 250
Plano, Texas 75074

RE: P&Z Zoning Petition and Concept Plan decision

Erica,

By way of this letter, IDI Gazeley does hereby appeal both the P&Z's decision regarding our Zoning Petition as well as P&Z's decision regarding our concept plan. Please place our case on the immediate upcoming City Council meeting agenda.

Enclosed is $110 fee plus the $5 fee per property owner notice for the 15 property owners that were notified.

Please let us know what further steps, if any, that we need to make to appeal both decisions made by P&Z.

Thank you for your time and consideration.

Doug Johnson
IDI | SVP and Regional Managing Director

DIRECT 972.560.7001 **FAX** 972.560.7007
5420 LBJ Freeway, Suite 1275 Dallas, TX 75240

Latest news at **www.idi.com**

RECOMMENDATION OF THE PLANNING & ZONING COMMISSION

ZONING CASE 2015-11 AND CONCEPT PLAN

MAY 18, 2015

FIRST VICE CHAIRMAN'S REPORT

Agenda Item No. 9A – Public Hearing

Zoning Case 2015-11 – Request to rezone 14.5 acres located on the south side of Plano Parkway, 1,950 +- feet west of Shiloh Road, from Research/Technology Center to Planned Development-Research/Technology Center in order to allow Office-Showroom/Warehouse with modified development standards.

Applicant: Industrial Developments International, LLC (IDI Gazeley)

Staff Recommendation: Staff recommended denial of the zoning change.

Commission Action: After hearing from the Applicant and one speaker for the request and two speakers against the request, some discussion was held by the commission prior to a motion to deny the requested zoning change being made by First Vice Chair Barbera and seconded by Second Vice Chair Hilburn. The motion was approved with a vote of 6-1. Commissioner O'Hanlon voted against the motion.

Comments made in support of the motion to deny included:

- The RT district should be preserved to continue to bring high paying, well educated jobs to East Plano.

Additional Comments: On a motion made by Second Vice Chair Hilburn and seconded by First Vice Chair Barbera, the Concept plan associated with Zoning Case 2015-11 was denied as well, by a 5-2 vote. Chairman Bender and Commissioner O'Hanlon voted against the motion.

Respectfully Submitted,

M. Nathan Barbera
First Vice Chair
City of Plano Planning & Zoning Commission

DATE: May 19, 2015

TO: Applicants with Items before the Planning & Zoning Commission

FROM: Doug Bender, Chairman, Planning & Zoning Commission

SUBJECT: Results of Planning & Zoning Commission Meeting of May 18, 2015

AGENDA ITEM NO. 9B - PUBLIC HEARING - CONCEPT PLAN
CENTRAL PLANO INDUSTRIAL PARK PHASE 3, BLOCK 24, LOT 1R
APPLICANT: INDUSTRIAL DEVELOPMENTS INTERNATIONAL, LLC (IDI GAZELEY)

Office-showroom/warehouse on one lot on 13.7± acres located on the south side of Plano Parkway, 1,950± feet west of Shiloh Road. Zoned Research/Technology Center/190 Tollway/Plano Parkway Overlay District. Neighborhood #68.

APPROVED: _____ **DENIED:** 5-2 **TABLED:** _____

STIPULATIONS:

Denied. The commissioners voting in opposition to the motion did not state a reason for their opposition.

EM/ks

xc: David Seaman, Industrial Developments International, LLC
Eddie Eckart, Goodwin & Marshall, Inc.

CITY OF PLANO

PLANNING & ZONING COMMISSION

May 18, 2015

Agenda Item No. 9B

Concept Plan: Central Plano Industrial Park Phase 3, Block 24, Lot 1R

Applicant: Industrial Developments International, LLC (IDI Gazeley)

DESCRIPTION:

Office-showroom/warehouse on one lot on 13.7± acres located on the south side of Plano Parkway, 1,950± feet west of Shiloh Road. Zoned Research/Technology Center/190 Tollway/Plano Parkway Overlay District. Neighborhood #68.

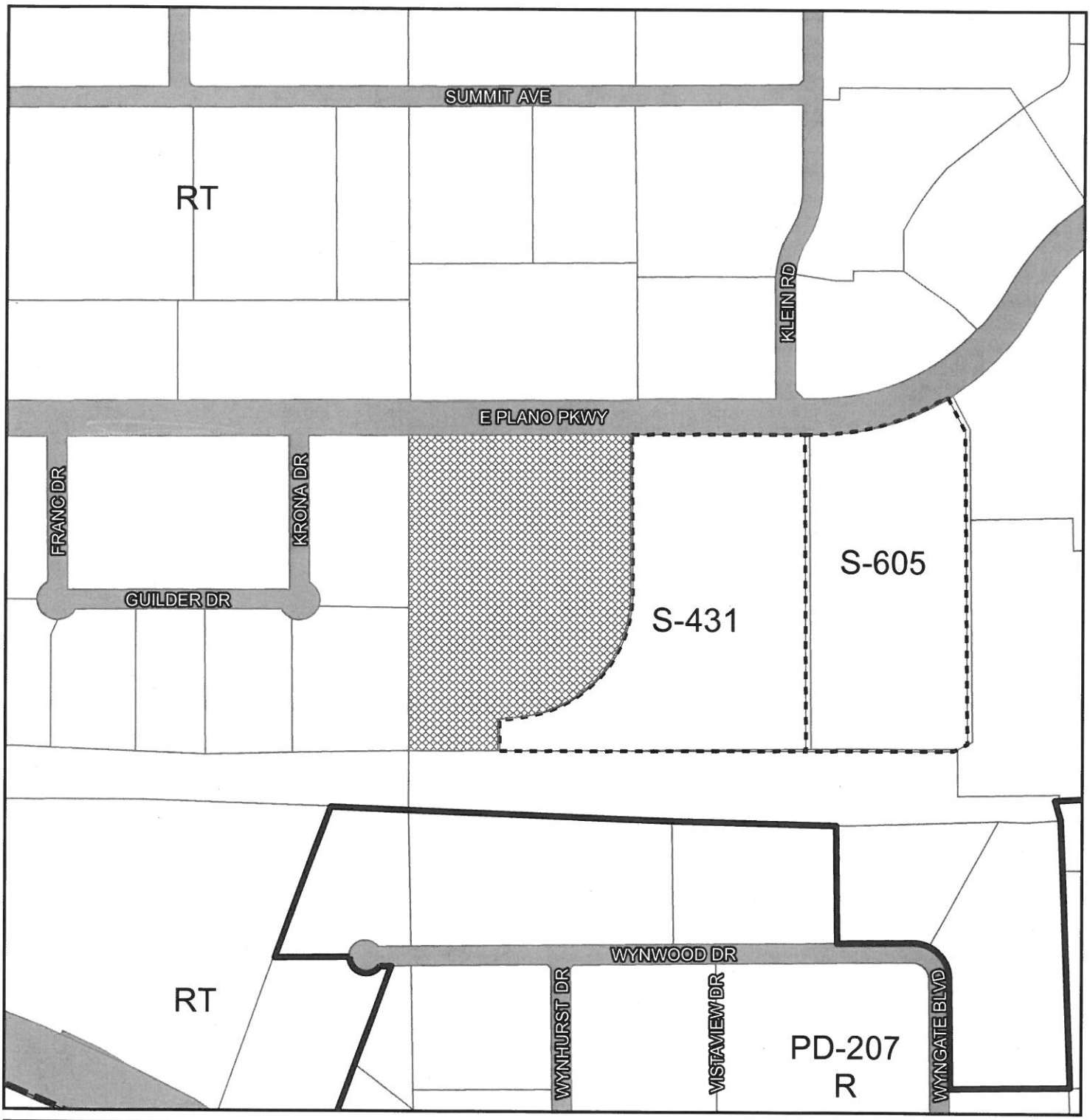
REMARKS:

This concept plan is associated with Zoning Case 2015-11 and is contingent upon approval of the zoning case. The purpose for the concept plan is to show the proposed office-showroom/warehouse development and related site improvements. The concept plan complies with the stipulations as requested by Zoning Case 2015-11.

Due to staff's recommendation for denial of the companion case, Zoning Case 2015-11, staff recommends denial of the proposed concept plan.

RECOMMENDATION:

Recommended for denial.



Item Submitted: CONCEPT PLAN

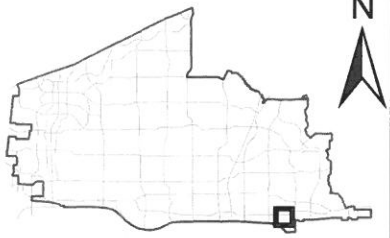
Title: CENTRAL PLANO INDUSTRIAL PARK, PHASE 3
BLOCK 24, LOT 1R

Zoning: RESEARCH/TECHNOLOGY CENTER/
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT

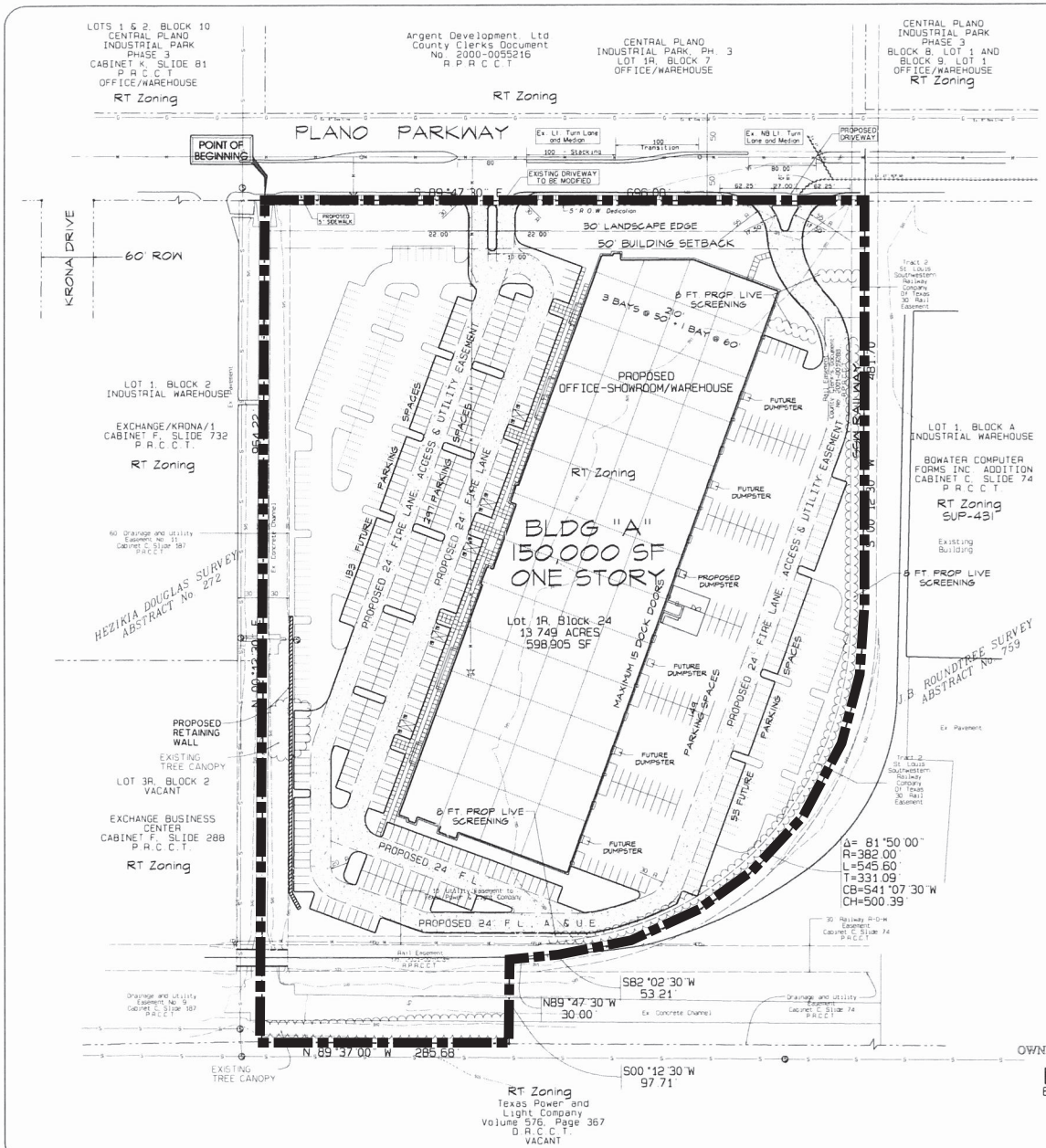
200' Notification Buffer
Subject Property
Zoning Boundary
City Limits
Specific Use Permit
Right-of-Way

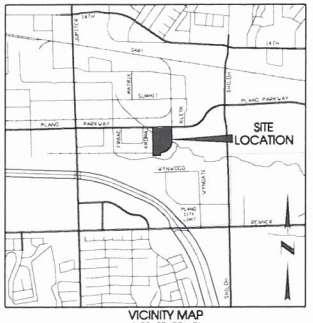
Plano

Location



Source: City of Plano Planning Department





SITE DATA TABLE

GENERAL SITE DATA	
# OF LOTS	ONE
EXISTING ZONING	RT
PROPOSED ZONING	PD-RT
LAND USE	OFFICE-SHOWROOM/WAREHOUSE
PROPOSED BUILDING USE	30%-OFFICE-SHOWROOM/70% WAREHOUSE
LOT AREA	13.749 Ac
BUILDING FOOTPRINT AREA	150,000 S.F.
TOTAL BUILDING AREA	150,000 S.F.
BUILDING HEIGHT (# STORIES)	One Story
LOT COVERAGE	25%
FLOOR AREA RATIO	0.25:1
PARKING	
PARKING RATIO	OFFICE 1 SPACE/300 SF WAREHOUSE 1 SPACE/1000 SF
REQUIRED PARKING	255 SPACES
PROVIDED PARKING (INCLUDING ADA SPACES)	446 SPACES
FUTURE PARKING	186 SPACES
ACCESSIBLE PARKING REQUIRED	7 SPACES
ACCESSIBLE PARKING PROVIDED	10 SPACES
PARKING IN EXCESS OF 110% OF REQUIRED	166 SPACES

NOTES:

1) Site shall comply with all regulation requirements associated with the 190 Tollway/Plano Parkway Overlay District

OWNED/DEVELOPED BY:

IDI Gazeley
Brookfield Logistics Properties
5420 LBJ FREEWAY, Ste 1275
DALLAS, TEXAS 75240
(972) 991-9399
Contact Name: David Seaman

PREPARED BY:

GOODWIN MARSHALL
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373
G&M, Inc. ~ TBPE Reg. #F-2944
TBPLS FIRM #10021700
Contact Name: Edward Eckart, P.E.

CONCEPT PLAN

for

CENTRAL PLANO INDUSTRIAL PARK PHASE 3
BLOCK 24, LOT 1R

BEING 13.749 ACRES

SITUATED IN THE
J.B. ROUNDTREE SURVEY, ABSTRACT No. 759
CITY OF PLANO, COLLIN COUNTY, TEXAS
APRIL 2015

F:\Civil\...\Plano Commerce\Preliminary\Site Plan.pro Plotted: Tue Apr 14 09:47:02 2015