



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:		July 25, 2016			
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 a request to allow an irrigated living screen in lieu of a masonry screening wall along the southern property line of Preston Parker Addition, Block A, Lot 2 - Medical office on one lot on 2.4 acres located on the east side of Preston Road, 230 feet south of Parker Road. Zoned Neighborhood Office/Preston Road Overlay District. Applicant: Parker-Preston Development, LLC.					
FINANCIAL SUMMARY					
<input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP					
FISCAL YEAR:	2015-16	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	0	0	0	0
Encumbered/Expended Amount	0	0	0	0	0
This Item	0	0	0	0	0
BALANCE	0	0	0	0	0
FUND(S): N/A					
COMMENTS: STRATEGIC PLAN GOAL: Considering appeals from property owners of Planning & Zoning Commission decision relates to the City's goal of a Financially Strong City with Service Excellence.					
SUMMARY OF ITEM					
The applicant requested an irrigated living screen be allowed on both the southern and eastern property lines. At its June 6, 2016 meeting, the Planning & Zoning Commission denied this request to allow an irrigated living screen in lieu of a masonry screening wall along the southern property line, but approved the irrigated living screen on the eastern property line by a vote of 7-0. The applicant has appealed the decision to City Council, in effort to have an irrigated living screen on the southern property line.					
List of Supporting Documents: Letter of Appeal from Applicant Second Vice Chair Report P&Z Follow-up Memo Staff Report Locator Map Aerial SitePlan			Other Departments, Boards, Commissions or Agencies		

The approved site plan shows a living screen on the eastern boundary of the subject site, and the requested living screen on the southern boundary of the site is a natural extension of it, allowing for a more integrated site design. Particularly given the support of the residential use for the proposed living screen, more consideration should be given to integration of design within the subject site rather than integration of design with an adjacent property not controlled by the applicant.

For the above stated reasons, please place this matter for consideration on a City Council agenda.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'Tommy Mann', with a long horizontal line extending to the right.

Tommy Mann

Exhibit A

Letter of Support from Southern Adjacent Residential Property

(continued on the following pages)



906 W. McDermott Drive
Suite 116-296
Allen, Texas 75013

To:

Mr. Ross Altobelli
City of Plano Planning Department
1520 K Avenue, 2nd Floor
Suite 250, Plano, Texas 75074

RE: Central Park on Preston – Northern Screening Wall

Dear Mr. Altobelli,

As the representatives of record for Central Park on Preston, we were asked our opinion about waiving the masonry screening wall requirement for an alternative of planting a living screen by the commercial developer on our north boundary.

The builder has agreed to build a 6' Board on Board fence as previously planned as the residential lots are built upon. We support the northern neighbor in their request to plant a heavy living screen as an alternative to the 6' masonry wall. Our only caveat is that the city closely review their plant spacing and specify trees and shrubs that will adequately create a complete visual barrier as it matures.

Respectfully,

Mardy Brown

Mardy Brown
Texas Development Services
469-853-6538

Recommendation of the Planning & Zoning Commission
Second Vice Chairman's Report
Site Plan 2016-015
June 6, 2016

Site Plan 2016-015: Agenda Item No. 9. Seven commissioners were present. Commissioner Bender was absent.

Staff Recommendation: Staff recommended approval for the irrigated living screen along the eastern property line, but requested the Commission provide direction regarding the most appropriate screening method along the southern property line.

Comments from the Applicant:

- A living screen is already in place between the bank and the Assisted Living Center.
- A living screen is requested on both the Eastern and Southern property boundaries.

Comments from Citizens: There were no comments from citizens.

Comments from the Commission In Support of Denial of Living Screen on Southern Border:

- The Eastern boundary is an appropriate location for a living screen since there is already a living screen in place between the bank and the Assisted Living Center.
- Typically when the masonry screening wall requirement is waved there is some type of natural barrier already in place that would be in addition to a living screen and in this case there is none on the Southern boundary.
- It's important to enforce the masonry screening wall requirement on the southern boundary so that there is consistency between the residential development to the East, which has a masonry screening wall in place.

Comments from the Commission In Support of Living Screen on Southern Border:

- Creating a living screen in addition to a wood fence would create a taller barrier than a masonry screening wall.

A motion was made in support of the site plan subject to the site plan showing a masonry screening wall along the southern boundary and waiving the masonry screening wall requirement for the eastern property boundary. Motion for approval was approved by the Commission 7 to 0.

Respectfully Submitted,

Kayci Prince
Second Vice-Chair
Planning & Zoning Commission

DATE: June 7, 2016
TO: Applicants with Items before the Planning & Zoning Commission
FROM: John Muns, Chair, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of June 6, 2016

AGENDA ITEM NO. 9 - SITE PLAN
PRESTON PARKER ADDITION, BLOCK A, LOT 2
APPLICANT: PARKER-PRESTON DEVELOPMENT, LLC

Medical office on one lot on 2.4 acres located on the east side of Preston Road, 230 feet south of Parker Road. Zoned Neighborhood Office/Preston Road Overlay District. Project #SP2016-015.

APPROVED: 7-0 **DENIED:** _____ **TABLED:** _____

STIPULATIONS:

Approved subject to the site plan showing a masonry screening wall along the southern property boundary. The Planning & Zoning Commission found that a living screen, along the eastern property line, will provide adequate screening.

RA/amf

xc: Dan Adhamy, Parker-Preston Development, LLC
Wayne Snell, Permit Services Manager
Alan Spurgin, Utility Coordinator
Robert Elliott, Mapping & Information Tech

<https://goo.gl/maps/zcP9bnHC1g92>

CITY OF PLANO

PLANNING & ZONING COMMISSION

June 6, 2016

Agenda Item No. 9

Site Plan: Preston Parker Addition, Block A, Lot 2

Applicant: Parker-Preston Development, LLC

DESCRIPTION:

Medical office on one lot on 2.4 acres located on the east side of Preston Road, 230 feet south of Parker Road. Zoned Neighborhood Office/Preston Road Overlay District. Project #SP2016-015.

REMARKS:

The applicant is proposing a medical office development with an irrigated living screen in lieu of the required masonry screening wall adjacent to residential zoning along its eastern and southern property lines. Section 20.100 (Screening Walls or Visual Barriers) of Article 20 (Screening, Fence, and Wall Regulations) of the Zoning Ordinance requires a minimum six-foot masonry screening wall be placed between residential and commercial zoned properties. In instances where the Planning & Zoning Commission believes the screening requirement may be better met by an irrigated living screen, it may allow an irrigated living screen in lieu of a masonry wall.

There are other properties in the city where an irrigated living screen has been effectively used in lieu of a masonry wall to screen commercial properties from residential development. Typically, the Commission has taken into consideration existing vegetation or other natural features when considering allowances for irrigated living screens. Along the eastern property line, the irrigated living screen is proposed adjacent to an existing three-story assisted living facility. Staff believes the eastern property line is an appropriate location for an irrigated living screen because the existing building is set back 85 feet from the medical office property line and is separated from the subject property by a drive aisle, parking, and existing trees and landscaping.

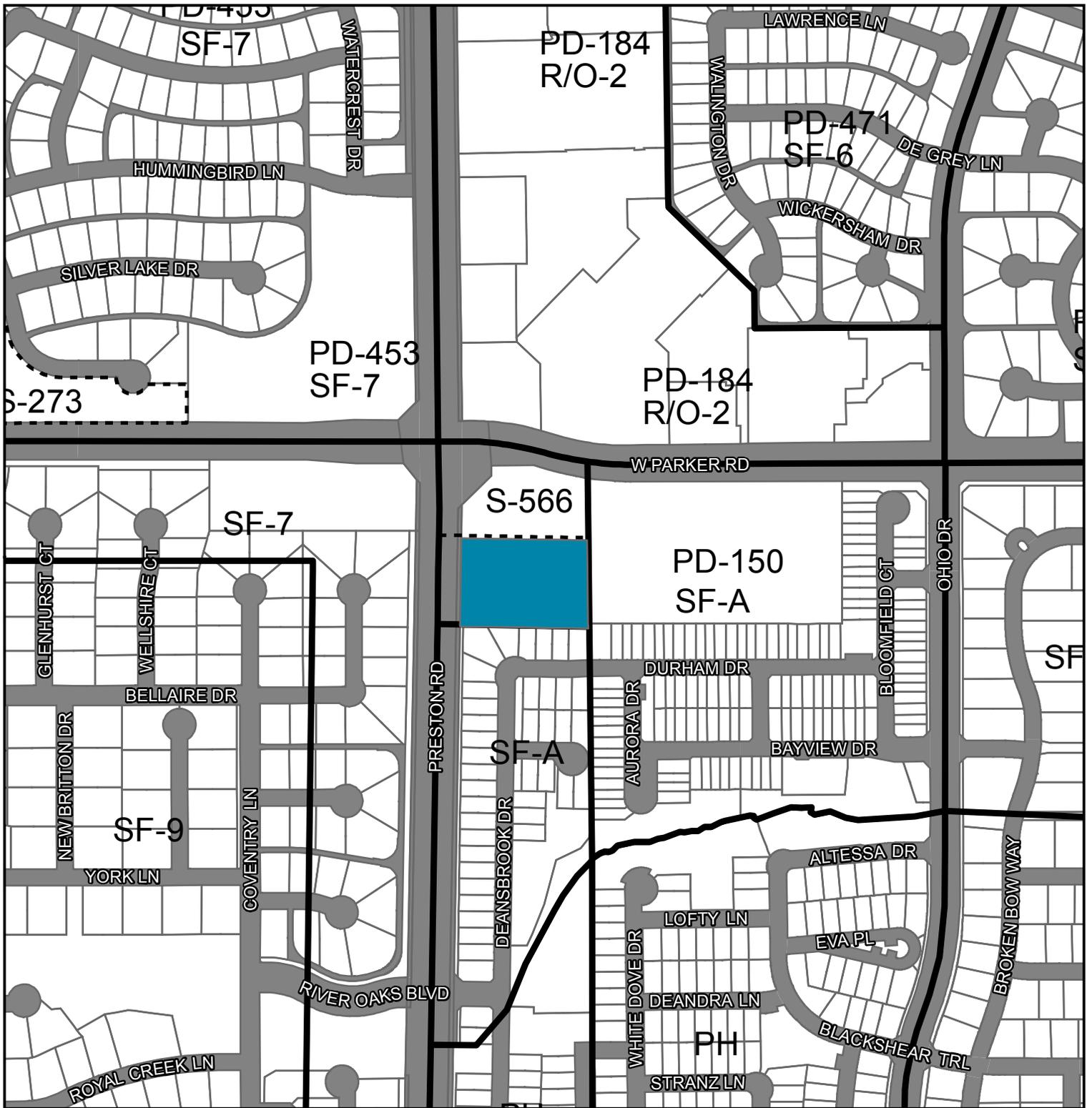
Along the southern property line, a six-foot homeowners association maintained wood fence is proposed with the residential subdivision currently under construction. In this area, a masonry screening wall may be a more effective screening element since this area will abut individual residential properties. Currently, the wood fence is not in place, and the masonry wall could serve as a permanent backyard fence for residences. A living screen may be an effective long-term option, but a masonry wall would create an

immediate solid screen for these new residential properties. For these reasons, staff is recommending approval of the irrigated living screen along the eastern property line, but is requesting the Commission provide direction regarding the most appropriate screening method along the southern property line.

RECOMMENDATION:

Recommended for approval subject to the following:

1. Planning & Zoning Commission finding that a living screen as shown on the site plan will provide adequate screening, and
2. Granting a waiver to the masonry screening wall requirement along the eastern and southern property lines.



Item Submitted: Site Plan

Title: Preston Parker Addition, Block A, Lot 2

Zoning: Neighborhood Office/Preston Road Overlay District

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



Source: City of Plano Planning Department

ID	Type	Size	No. of meters	Sanitary Sewer Size	Status
◇	Domestic	2"	1	8"	Proposed
◇	Impression	2"	1	N/A	Proposed

- SITE PLAN GENERAL NOTES**
- Buildings 5,000 square feet or greater shall be 100% fire sprinkled.
 - Fire lanes shall be designed and constructed per city standards.
 - Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current, adopted International Building Code.
 - Four-foot wide sidewalks shall be provided 2.5 feet off of the property line within the right-of-way unless a sidewalk easement is provided for a neighboring sidewalk or an alternative design is approved by the city. Barrier-free ramps, per city standards, shall be provided on sidewalks at all curb crossings.
 - Mechanical units, dumpsters and trash compactors shall be screened in accordance with the Zoning Ordinance.
 - All signage contingent upon approval by Building Inspection Department.

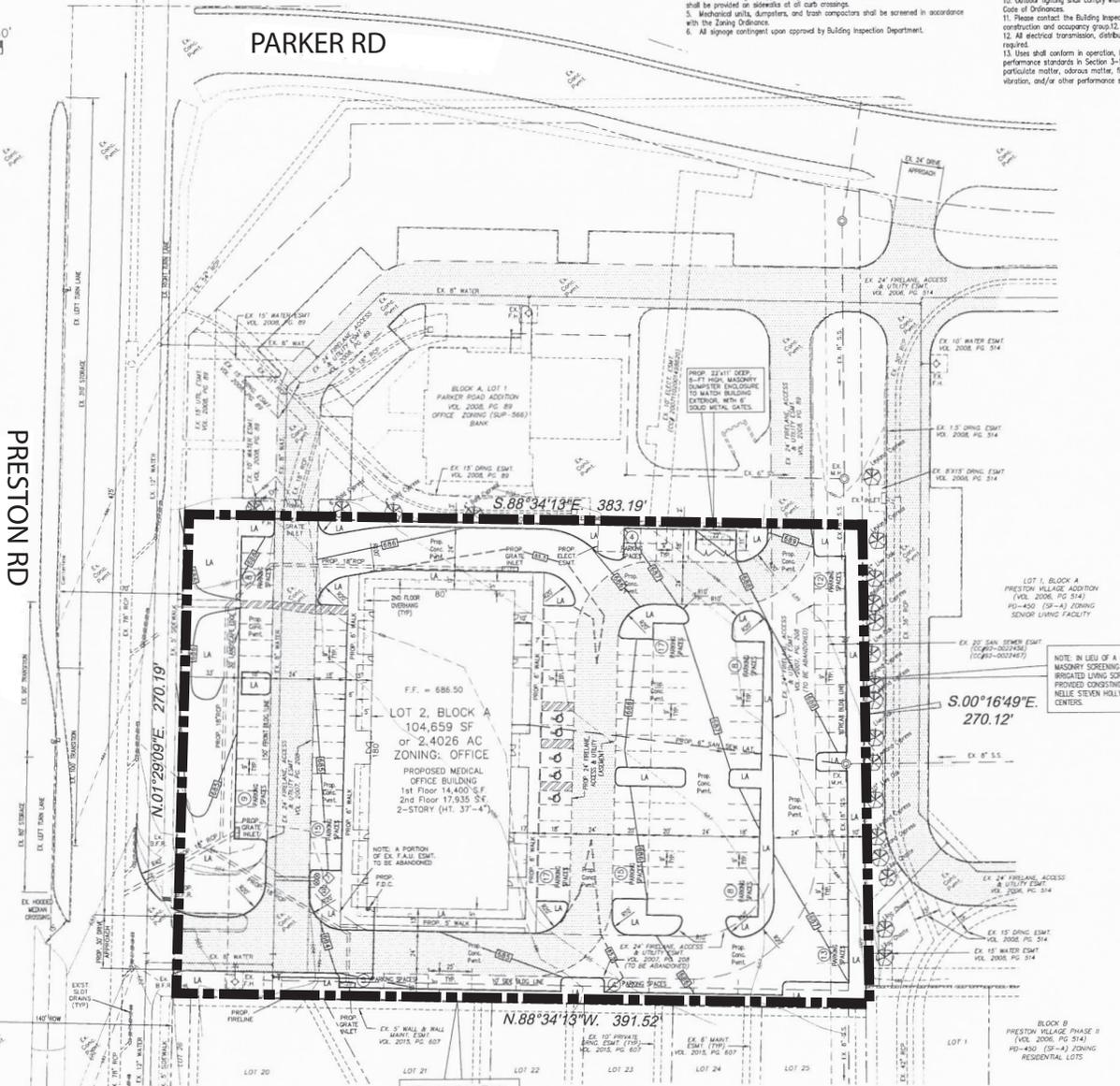
- SITE PLAN GENERAL NOTES (Cont'd)**
- Approved of the site plan is not final until all engineering plans are approved.
 - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 - Building facades within this development shall be compatible, as provided in the Retail Corner Design Guidelines.
 - Outdoor lighting shall comply with illumination standards within Section 6-466 of the Code of Ordinances.
 - Please contact the Building Inspection Department to determine the type of construction and occupancy group.
 - All electrical transmission, distribution, and service lines must be underground where feasible.
 - Users shall conform in operation, location, and construction to the following performance standards in Section 34-100 of the Zoning Ordinance: noise, smoke and particulate matter, odorous matter, fire or explosive material, toxic and noxious matter, vibration, and/or other performance standards.



LOT 1, BLOCK 1
THE CREEKS OF WILLOW BEND
GRACE GURIBACH CENTER
(CAB. 1, PG. 268)
SF-7 ZONING
CHURCH

PRESTON RD

PARKER RD



GENERAL SITE DATA	
ZONING	NEIGHBORHOOD OFFICE (O-1)
LAND USE	MEDICAL OFFICE
LOT AREA	104,659 S.F. / 2.4026 ACRES
BUILDING FOOTPRINT AREA	14,400 S.F.
TOTAL BUILDING AREA	32,335 S.F.
BUILDING HEIGHT	2-STORY
LOT COVERAGE	37'-4" (MAX)
FLOOR AREA RATIO	0.31 TO 1
PARKING	
PARKING RATIO (MEDICAL OFFICE)	1 SPACE/250 S.F.
PARKING REQUIRED (32,450 SF)	130 SPACES
PARKING PROVIDED	134 SPACES
HANDICAP PARKING REQUIRED	5 SPACES
HANDICAP PARKING PROVIDED	5 SPACES
PARKING IN EXCESS OF 110% OF REQ'D SPACES	0 SPACES
LANDSCAPE AREA	
LANDSCAPE EDGE AREA PROVIDED	6,885 S.F.
REQUIRED INTERIOR LANDSCAPE AREA	1,072 S.F.
ADDITIONAL INTERIOR LANDSCAPE AREA PROVIDED	4,010 S.F.
OTHER LANDSCAPE AREA WITHIN THE LOT	10,551 S.F.
TOTAL LANDSCAPE AREA	23,228 S.F.
PERMEABLE AREA	
PERMEABLE PAVEMENT	0 S.F.
OTHER PERM. AREA OTHER THAN LANDSCAPING	0 S.F.
TOTAL PERMEABLE AREA	0 S.F.
IMPERVIOUS AREA	
BUILDING FOOTPRINT AREA	14,400 S.F.
ALL PAVEMENT AREAS	68,031 S.F.
OTHER IMPERVIOUS AREA	0 S.F.
TOTAL IMPERVIOUS AREA	82,431 S.F.
SUM OF LANDSCAPE + PERMEABLE + IMPERVIOUS AREAS =	104,659 S.F.
BILLABLE IMPERVIOUS AREA	82,431 S.F.

- NOTE:**
- ALL PAVEMENT TO BE CONCRETE
 - ALL STANDARD PARKING SPACES TO MEASURE 9' x 18'
 - STD. HANDICAP PARKING SPACES TO MEASURE 8' x 18'
 - ONE VAN HANDICAP PARKING SPACE TO MEASURE 11' x 18'

LA DENOTES LANDSCAPE AREA
 FRELANS DENOTES FIRELANES

ADDITIONAL NOTES:
 ACCORDING TO FIRM MAP FOR COLLIN COUNTY, TEXAS & INCORPORATED AREAS, THE SUBJECT PROPERTY IS LOCATED IN UNSHADOWED ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 THERE ARE NO TREES LOCATED ON THE SUBJECT PROPERTY. OFF-SITE TREES WITHIN 10' OF PROPERTY ARE SHOWN.

NOTE: IN LIEU OF A 6-FT HIGH MASONRY SCREENING WALL, AN BRIGATED LIVING SCREEN WILL BE PROVIDED CONSISTING OF 15 GAL. NELLE STEVEN HOLLY AT 8-FT CENTERS.

APPLICANT/OWNER:
 PRESTON-PARKER DEVELOPMENT LLC
 P.O. BOX 93749
 SOUTHLAKE, TEXAS 76092
 CONTACT: DAN ADHAMY
 214-202-5750

City Approval: Block	
SITE PLAN	
LOT 2, BLOCK A PRESTON PARKER ADDITION	
2.4026 AC. or 104,652BBS.F. B.M. CRAIG SURVEY, ABSTRACT NO. 176	
CITY PROJ. NO. SP2016-015	
CITY OF PLANO, COLLIN COUNTY, TEXAS	
Date: April, 2016	Scale: 1" = 30'
Sheet: SP-1	

PRESTON PARKER PROFESSIONAL BUILDING

ENGINEER:
ROLAND FOERSTER
 CIVIL ENGINEER
 5110 C.R. 424
 ANNA, TEXAS 75409
 TEL: 972-348-8888
 email: rfoer@bcb.net
 Firm No. F-506

FOR PLANNING DEPARTMENT
 REVIEW & APPROVAL
 NOT A CONSTRUCTION DOCUMENT

PRESTON PARKER ADDITION, BLOCK A, LOT 2
 PROJ. # 6520

**Additional information provided
for City Council at the request of
the Applicant.**

Appeal of Denial of Proposed Irrigated Living Screen in Lieu of Masonry
Screening Wall Along Southern Property Line; #SP 2016-015

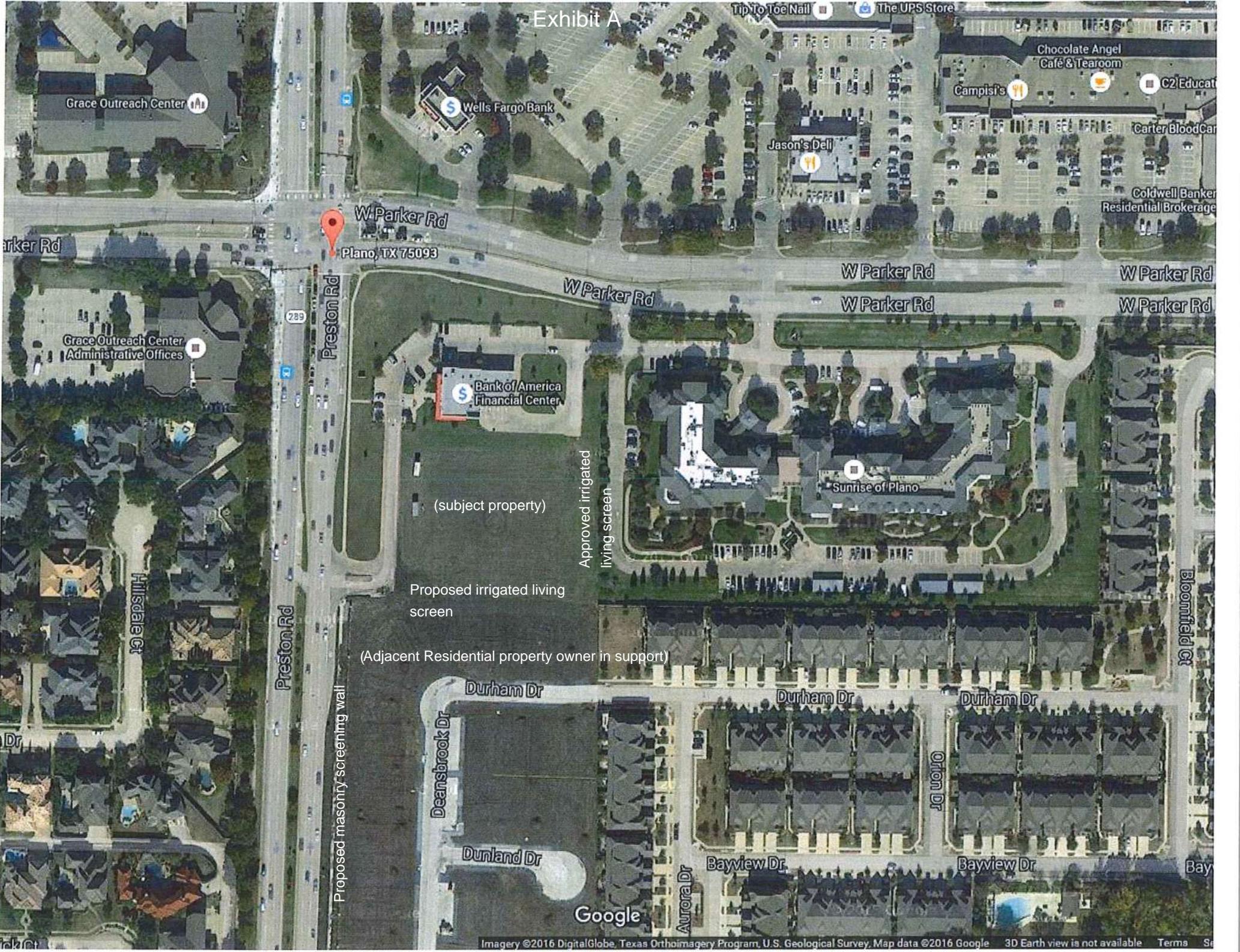
P&Z's Rationale for Denying Request for Irrigated Living Screen:

1. Concern that trees would not provide adequate screening for proposed residential development to the south.
2. Desire for integrated design between the masonry wall and another proposed masonry wall to the south providing a buffer between the residential development and Preston Road.

Applicant's Response in Support of City Council Approval of Irrigated Living Screen:

1. The irrigated living screen provides effective screening and enjoys support from the residential property owner to the south, the very property whom the screening requirement is intended to protect.
2. A living screen is more compatible with the rest of the subject site than a masonry wall. The approved site plan shows a living screen on the eastern boundary of the subject site, and the proposed living screen on the southern boundary line is a natural extension of it. The P&Z should have given more consideration to integration of design within the subject site rather than integration of design with an adjacent property not controlled by the applicant. Please find a detailed aerial, attached as Exhibit A.
3. The planned office building is two stories in height, and as such, a 6' masonry wall would be largely ineffective for screening.

Exhibit A



Plano, TX 75093

(subject property)

Proposed irrigated living screen

(Adjacent Residential property owner in support)

Proposed masonry screening wall

Approved irrigated living screen

Durham Dr

Durham Dr

Durham Dr

Dunland Dr

Bayview Dr

Bayview Dr

Google