



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:		September 22, 2014		
Department:		Planning		
Department Head		Christina Day		
Agenda Coordinator (include phone #): Doris Carter, ext. 7151				
CAPTION				
Consideration of an appeal of the Planning & Zoning Commission's approval of the Preliminary Site Plan and Concept Plan for Haggard Farm Addition, Block A, Lots 1 & 2. Zoned Regional Commercial/Dallas North Tollway Overlay District. Applicant: Director of Planning.				
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): N/A				
COMMENTS:				
SUMMARY OF ITEM				
At its September 2, 2014 meeting, the Planning & Zoning Commission approved the Preliminary Site Plan and Concept Plan by a vote of 8-0 with the stipulation that the City Council approve Zoning Case 2014-30. Attached is a memo from the Director of Planning requesting an appeal of the approval by the Planning & Zoning Commission.				
List of Supporting Documents:		Other Departments, Boards, Commissions or Agencies		
Appeal Memo from the Director of Planning		Planning & Zoning Commission		
P&Z Follow-up Memo				
Staff Write-up				
Locator Map				
Preliminary Site Plan and Concept Plan				



Memorandum

Date: September 11, 2014

To: Bruce D. Glasscock, City Manager
Frank F. Turner, Deputy City Manager

From: Christina D. Day, Director of Planning

Subject: Appeal of Preliminary Site Plan and Concept Plan for Haggard Farm Addition

At its September 2, 2014, meeting, the Planning & Zoning Commission (P&Z) considered this preliminary site plan and concept plan for mid-rise residential development. The P&Z recommended approval with a vote of 8-0. Upon further review of the plan and associated zoning case, staff noted the floor area ratio and garage height were not in conformance with the underlying Regional Commercial zoning district. Since the plan is not in conformance with the zoning, I have appealed the plan to Council in order to correct these oversights.

Staff is recommending the most direct solution is to call a public hearing to consider a planned development district which includes the following stipulations (described in further detail in the Zoning Case 2014-30 information):

Stipulation 1: Floor Area Ratio (FAR) not to exceed 4:1.

Stipulation 2: Structured parking may be four levels above grade; however parking is prohibited on the top deck which is reserved for a private recreation area.

While staff supports these changes, we cannot recommend approval of the plan today due to its incompatibility with the base zoning. Therefore, we recommend that the Council remand this plan to the P&Z for consideration in conjunction with a zoning case providing for these development standards, pending Council approval of Zoning Case 2013-30 allowing mid-rise residential as an allowable use on the site.

Recommendation

Remand this plan to the P&Z for consideration in conjunction with a zoning case providing for necessary development standards, subject to approval of Zoning Case 2013-30.

XC: Paige Mims, City Attorney
Victoria Huynh, Deputy City Attorney
Eric Hill, Development Review Manager

DATE: September 3, 2014

TO: Applicants with Items before the Planning & Zoning Commission

FROM: Richard Grady, Chairman, Planning & Zoning Commission

SUBJECT: Results of Planning & Zoning Commission Meeting of September 2, 2014

**AGENDA ITEM NO. 7B - PRELIMINARY SITE PLAN/CONCEPT PLAN
HAGGARD FARM ADDITION, BLOCK A, LOTS 1 & 2
APPLICANT: ACRES OF SUNSHINE, LTD**

Mid-rise residential on one lot on 8.3± acres located at the southwest corner of Spring Creek Parkway and Parkwood Boulevard. Zoned Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #27.

APPROVED: 8-0 **DENIED:** _____ **TABLED:** _____

STIPULATIONS:

Approved subject to City Council approval of Zoning Case 2014-30.

ST/dc

xc: Owen Haggard, Acres of Sunshine, LTD.
Sarah Scott, Kimley-Horn and Associates, Inc.

CITY OF PLANO
PLANNING & ZONING COMMISSION

September 2, 2014

Agenda Item No. 7B

Preliminary Site Plan/Concept Plan: Haggard Farm Addition, Block A, Lots 1 & 2

Applicant: Acres of Sunshine, LTD

DESCRIPTION:

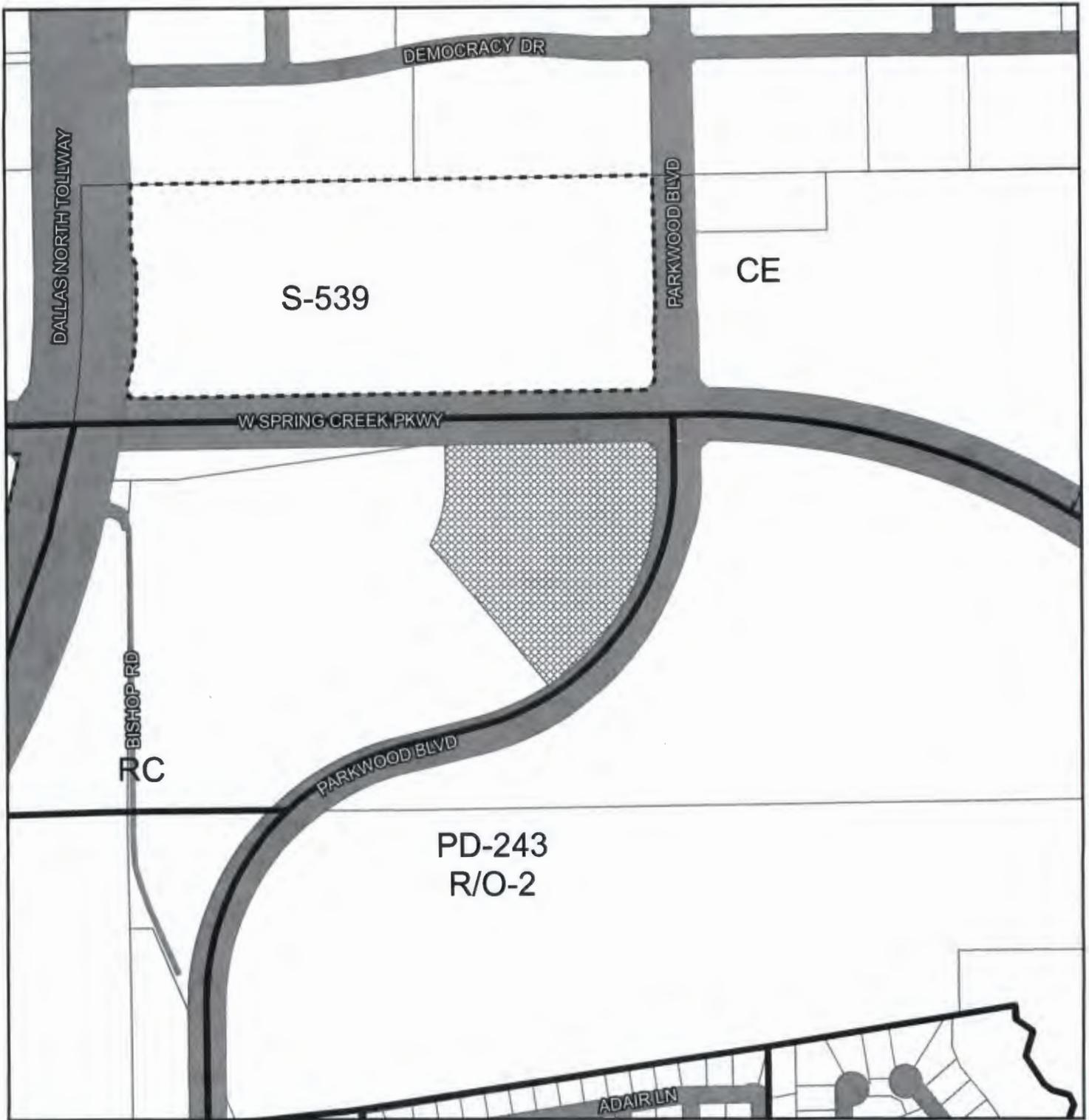
Mid-rise residential on one lot on 8.3± acres located at the southwest corner of Spring Creek Parkway and Parkwood Boulevard. Zoned Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #27.

REMARKS:

The preliminary site plan is associated with Zoning Case 2014-30 and is contingent upon approval of the zoning case. The purpose for the preliminary site plan and concept plan is to show the proposed mid-rise residential development and related site improvements.

RECOMMENDATION:

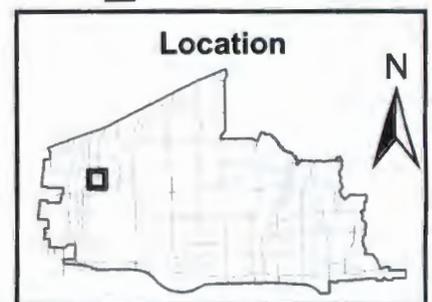
Recommended for approval subject to City Council approval of Zoning Case 2014-30.



Item Submitted: PRELIMINARY SITE PLAN/CONCEPT PLAN

Title: HAGGARD FARM ADDITION
BLOCK A, LOTS 1 & 2

Zoning: REGIONAL COMMERCIAL/
DALLAS NORTH TOLLWAY OVERLAY DISTRICT



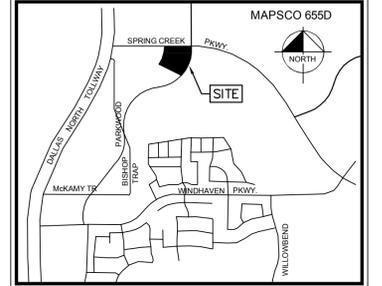
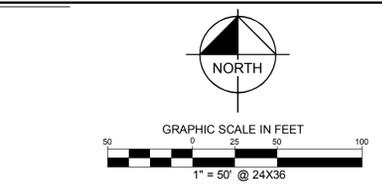
Source: City of Plano Planning Department

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

THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION IS STRICTLY PROHIBITED.

LOT 1R, BLOCK 1,
 CLASSIC BMW ADDITION,
 VOL. 2013, PG. 183, L.R.C.C.T.

LOT 2, BLOCK A, PARKWOOD
 STORAGE ADDITION



LEGEND

- PROPOSED FIRE LANE, ACCESS, & UTILITY EASEMENT
- PROPERTY LINE
- EASEMENT
- SETBACK LINE
- TREE NUMBER - REFER TO TREE LEGEND (THIS SHEET)
- PARKING STALL COUNT
- LANDSCAPE AREA
- BARRIER FREE RAMP
- SIDEWALK
- EXISTING TREE

SITE DATA SUMMARY TABLE

ITEM	LOT 1
GENERAL SITE DATA	
ZONING	RC - DALLAS N. TOLLWAY OVERLAY
LAND USE	MID-RISE RESIDENTIAL
LOT AREA (SF)	128,873 SF
LOT AREA (AC)	2.91 AC
BUILDING FOOTPRINT AREA (SF)	21,500 SF
BUILDING HEIGHT (# STORIES)	20 STORY
BUILDING HEIGHT (FEET - DIST. TO TALLEST BLDG. ELEMENT)	325'-0"
LOT COVERAGE (PERCENT - XXX%)	16.8%
FLOOR AREA RATIO (RATIO - XXX:1)	0.17:1
PARKING	
PARKING RATIO (FROM ZONING ORDINANCE)	2 SPACES PER UNIT
REQUIRED PARKING (# SPACES)	210 SPACES (105 UNITS)
PROVIDED PARKING (# SPACES)	310 SPACES
ACCESSIBLE PARKING (# SPACES)	7 SPACES
ACCESSIBLE PARKING PROVIDED (# SPACES)	8 SPACES
PARKING IN EXCESS OF 110% OF REQ'D. PARKING (# SPACES)	69 SPACES
LANDSCAPE AREA (INCLUDING TURF AREAS)	
LANDSCAPE EDGE AREA PROVIDED (SF)	10,967 SF
REQUIRED INTERIOR LANDSCAPE AREA (SF)	7,473 SF
INTERIOR LANDSCAPE AREA PROVIDED (SF)	42,191 SF
OTHER LANDSCAPE AREA WITHIN THE LOT INCLUDING STORM WATER CONSERVATION AREAS (SF)	0 SF
TOTAL LANDSCAPE AREA (SF)	52,758 SF
PERMEABLE AREA (NOT INCLUDING LANDSCAPE OR TURF AREAS)	
PERMEABLE PAVEMENT (SF)	0 SF
OTHER PERMEABLE AREA WITHIN THE LOT (NOT INCLUDING LANDSCAPE OR TURF AREAS-SF)	0 SF
TOTAL PERMEABLE AREA (SF)	0 SF
IMPERVIOUS AREA	
BUILDING FOOTPRINT AREA (SF)	21,500 SF
AREAS OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK (SF)	52,615 SF
OTHER IMPERVIOUS AREA (SF)	0 SF
TOTAL IMPERVIOUS AREA	74,115 SF
SUM OF TOTAL LANDSCAPE AREA+TOTAL IMPERVIOUS AREA (SF)	126,873 SF
TOTAL IMPERVIOUS AREA (SF)	74,115 SF
LESS BMP IMPERVIOUS AREA CREDIT	0 SF
BILLABLE IMPERVIOUS AREA (SF)	74,115 SF

CONCEPT PLAN SITE DATA SUMMARY TABLE

ITEM	LOT 2
GENERAL SITE DATA	
ZONING	RC - DALLAS N. TOLLWAY OVERLAY
LAND USE	MID-RISE RESIDENTIAL
LOT AREA (SF)	226,072 SF
LOT AREA (AC)	5.19 AC
BUILDING FOOTPRINT AREA (SF)	37,880 SF
TOTAL BUILDING AREA (SF)	359,860 GSF
BUILDING HEIGHT (# STORIES)	12 & 7 STORIES
LOT COVERAGE (PERCENT - XXX%)	16.8%
FLOOR AREA RATIO (RATIO - XXX:1)	0.17:1

TREE NOTE:
 IT IS ANTICIPATED THAT NO TREES ON SITE WILL NEED TO BE RELOCATED WITH THE DEVELOPMENT AND 3 TREES IN PARKWOOD BLVD. MEDIAN WILL BE RELOCATED. THIS WILL BE COORDINATED WITH CITY OF PLANO.

- SITE PLAN GENERAL NOTES**
- BUILDINGS 6,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
 - FIRE LANES SHALL BE DESIGNATED 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 RIGHTS-OF-FWAY, UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR A MEANDERING 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.
 - APPROVAL 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 6-486 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 REQUIRED.
 - USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 3-1300 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.

NO.
REVISIONS
DATE
BY

Kimley»Horn

12750 MERIT DRIVE, SUITE 1000, DALLAS, TEXAS
 PHONE: 972-770-1300 FAX: 972-299-9820
 TEXAS REGISTERED ENGINEERING FIRM #1928

ONE HAGGARD PLACE
 SWC SPRING CREEK & PARKWOOD
 PLANO, TEXAS

CONCEPT PLAN,
 PRELIMINARY SITE PLAN &
 GENERAL TREE SURVEY

PROJECT No. 09477600
DATE: AUGUST 2014
SCALE: AS SHOWN
DESIGNED BY: SES
JCM
DRAWN BY: JRM
CHECKED BY: JRM

SHEET NUMBER

PRELIMINARY SITE PLAN & GENERAL TREE SURVEY
LOT 1, BLOCK A - 2.91 ACRES
CONCEPT PLAN
LOT 2, BLOCK A - 5.19 ACRES
OF
HAGGARD FARM ADDITION
 OUT OF THE
 MARIA C. VELA SURVEY, ABSTRACT NO. 935
 CITY OF PLANO, COLLIN COUNTY, TEXAS
 DATE : AUGUST 28, 2014

Owner: ACRES OF SUNSHINE, LTD. 800 Central Parkway East, Suite 100 Dallas, TX 75074 Tel. No. 972-442-4515 Contact: Owen Haggard	Developer: VISIONS 7007 Sparky Branch Court Dallas, TX 75248 Tel. No. 214-727-7011 Contact: John Richardson	Engineer/Surveyor: KIMLEY-HORN AND ASSOCIATES, INC. 12750 Merit Drive, Suite 1000 Dallas, Texas 75251 Tel. No. 972-770-1300 Contact: Sarah E. Scott, P.E.
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