



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:		12/18/12		
Department:		Planning		
Department Head		Phyllis Jarrell		
Agenda Coordinator (include phone #): Doris Carter ext. 5350				
CAPTION				
Consideration of an appeal of the Planning & Zoning Commission's denial of the Concept Plan for Hudson Heights Phases I & II - 90 Single-Family Residence-6 lots and two open space lots on 21.9± acres located on the north side of Plano Parkway, 800± feet east of Los Rios Boulevard and 104 Single-Family Residence-6 lots and five open space lots on 27.9± acres located at the southeast corner of Plano Parkway and North Star Road. Zoned Research/Technology Center. Applicants: Plano Distribution Center, Ltd., Prologis Logistics Services Inc., & Union Pacific Railroad 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 November 19, 2012 meeting, the Planning & Zoning Commission denied the concept plan, by a vote of 7-1, due to their denial recommendation for the companion Zoning Case 2012-31. The applicant has appealed the Commission's denial. A simple majority, or 5 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		
P&Z Follow-up Memo				
Staff Report				
Locator Map				
Concept Plan				



**DOWDEY, ANDERSON
& ASSOCIATES, INC.**
CIVIL ENGINEERS

5225 Village Creek Drive
Suite 200
Plano, Texas 75093
972-931-0694
972-931-9538 Fax

RECEIVED
NOV 21 2012
PLANNING DEPT.

November 20, 2012

Ms. Phyllis Jarrell, Director of Planning
City of Plano
1520 Avenue K, Ste. 250
Plano, Texas 75074

RE: Hudson Heights (Case : 2012-31)
Plano, Texas
City Council Appeal Request

Ms. Jarrell,

As you are aware, on November 19, 2012, the Planning and Zoning Commission denied our zoning and concept plan request for Hudson Heights.

Therefore, on behalf of Lennar Homes and Doug Huey, we respectfully request that concept plan and our zoning case (case no.: 2012-0-31) be appealed to the City Council of Plano at the earliest possible date.

We appreciate your willingness to help us with this request. If you have any questions regarding this request, please contact me at your convenience.

Thank you,

Matthew Alexander, P.E.

DATE: November 20, 2012
TO: Applicants with Items before the Planning & Zoning Commission
FROM: Chris Caso, Chairman, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of November 19, 2012

**AGENDA ITEM NO. 8B - CONCEPT PLAN
69/HUDSON HEIGHTS, PHASES I & II
APPLICANT: PLANO DISTRIBUTION CENTER, LTD., PROLOGIS INC., AND
UNION PACIFIC RAILROAD COMPANY**

90 Single-Family Residence-6 lots and two open space lots on 21.9± acres located on the north side of Plano Parkway, 800± feet east of Los Rios Boulevard and 104 Single-Family Residence-6 lots and five open space lots on 27.9± acres located at the southeast corner of Plano Parkway and North Star Road. Zoned Research/Technology Center. Neighborhood #69.

APPROVED: _____ **DENIED:** 7-1 **TABLED:** _____

STIPULATIONS:

Denied.

xc: Tony Love, Union Pacific Railroad Company
Reid Dunbar, Prologis, Inc.
Ron Crowell, Plano Distribution Center, Ltd.

CITY OF PLANO
PLANNING & ZONING COMMISSION

November 19, 2012

Agenda Item No. 8B

Concept Plan: Hudson Heights, Phases I & II

Applicant: Plano Distribution Center, Ltd., Prologis Inc.,
and Union Pacific Railroad Company

DESCRIPTION:

90 Single-Family Residence-6 lots and two open space lots on 21.9± acres located on the north side of Plano Parkway, 800± feet east of Los Rios Boulevard and 104 Single-Family Residence-6 lots and five open space lots on 27.9± acres located at the southeast corner of Plano Parkway and North Star Road. Zoned Research/Technology Center. Neighborhood #69.

REMARKS:

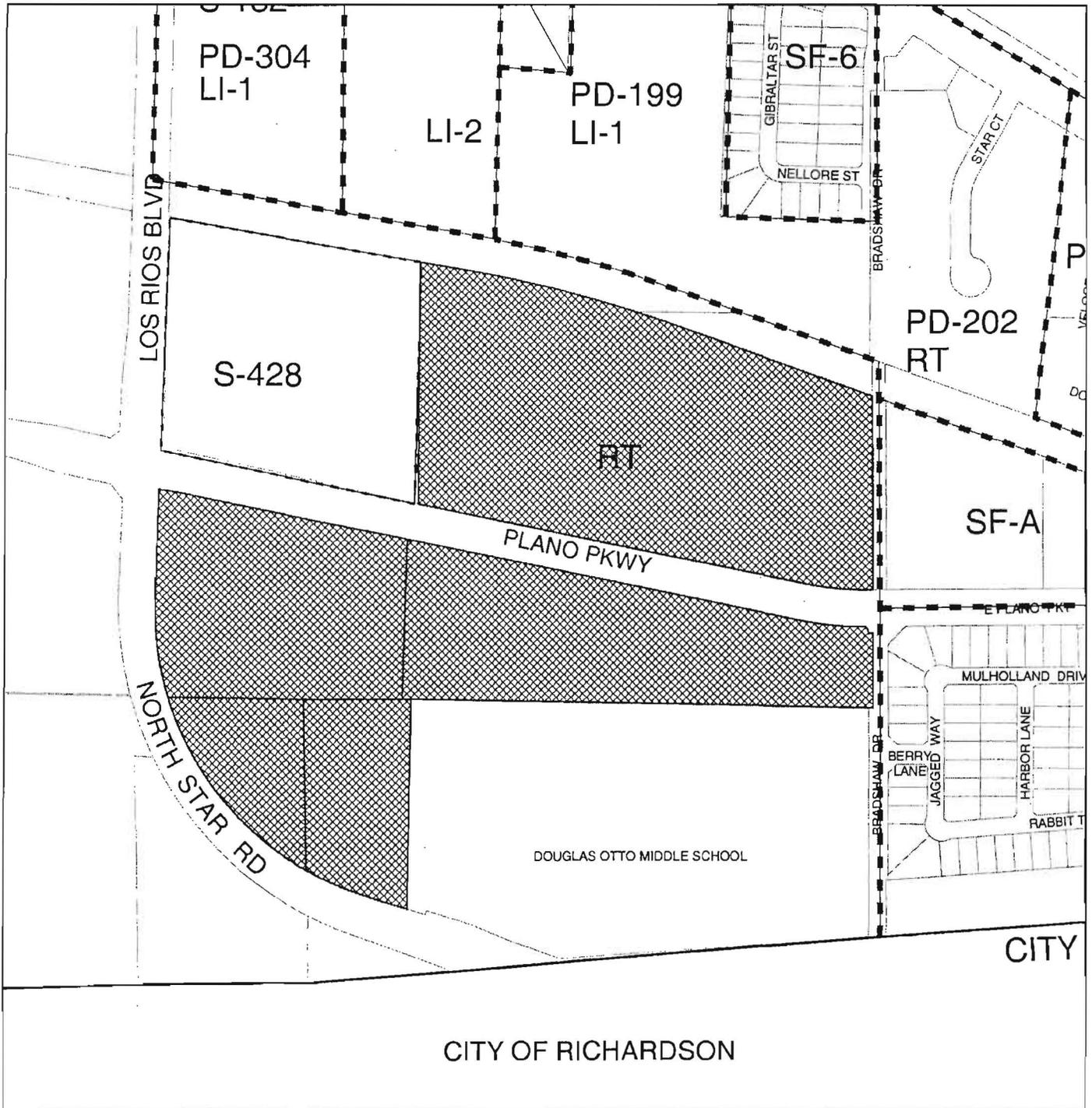
This concept plan is associated with Zoning Case 2012-31 and is contingent upon approval of the zoning case. The purpose for the concept plan is to show the proposed street and lot layouts for the single-family residential developments. The subject properties comply with the area, yard and bulk requirements as requested by the proposed Single-Family Residence-6 (SF-6) zoning.

The applicant is proposing to extend Bradshaw Drive north of Plano Parkway to serve the residential subdivision. The extension of the road in this location would require the applicant to obtain additional right-of-way from the property owner to the east of the subject property. If the Planning & Zoning Commission determines that the requested SF-6 zoning is appropriate and supports the concept plan, then the approval needs to be conditioned subject to the applicant obtaining right-of-way from the adjacent property owner for the extension of Bradshaw Drive.

Due to staff's recommendation for denial of the companion case, Zoning Case 2012-31, staff recommends denial of the proposed concept plan.

RECOMMENDATION:

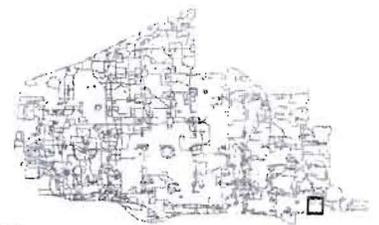
Recommended for denial.



Item Submitted: CONCEPT PLAN

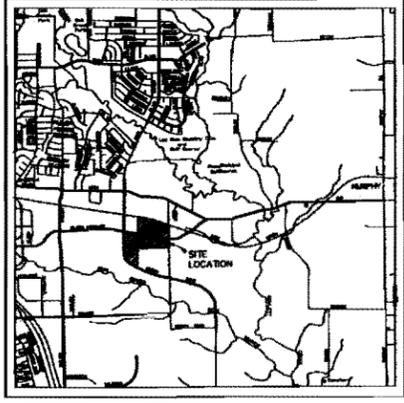
Title: HUDSON HEIGHTS, PHASES I & II

Zoning: RESEARCH/TECHNOLOGY CENTER

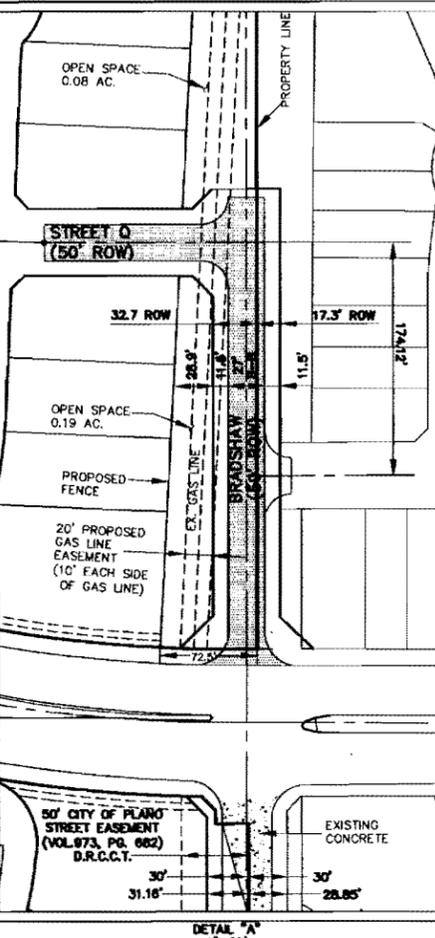
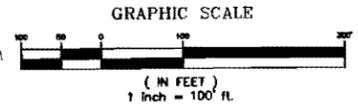


○ 200' Notification Buffer

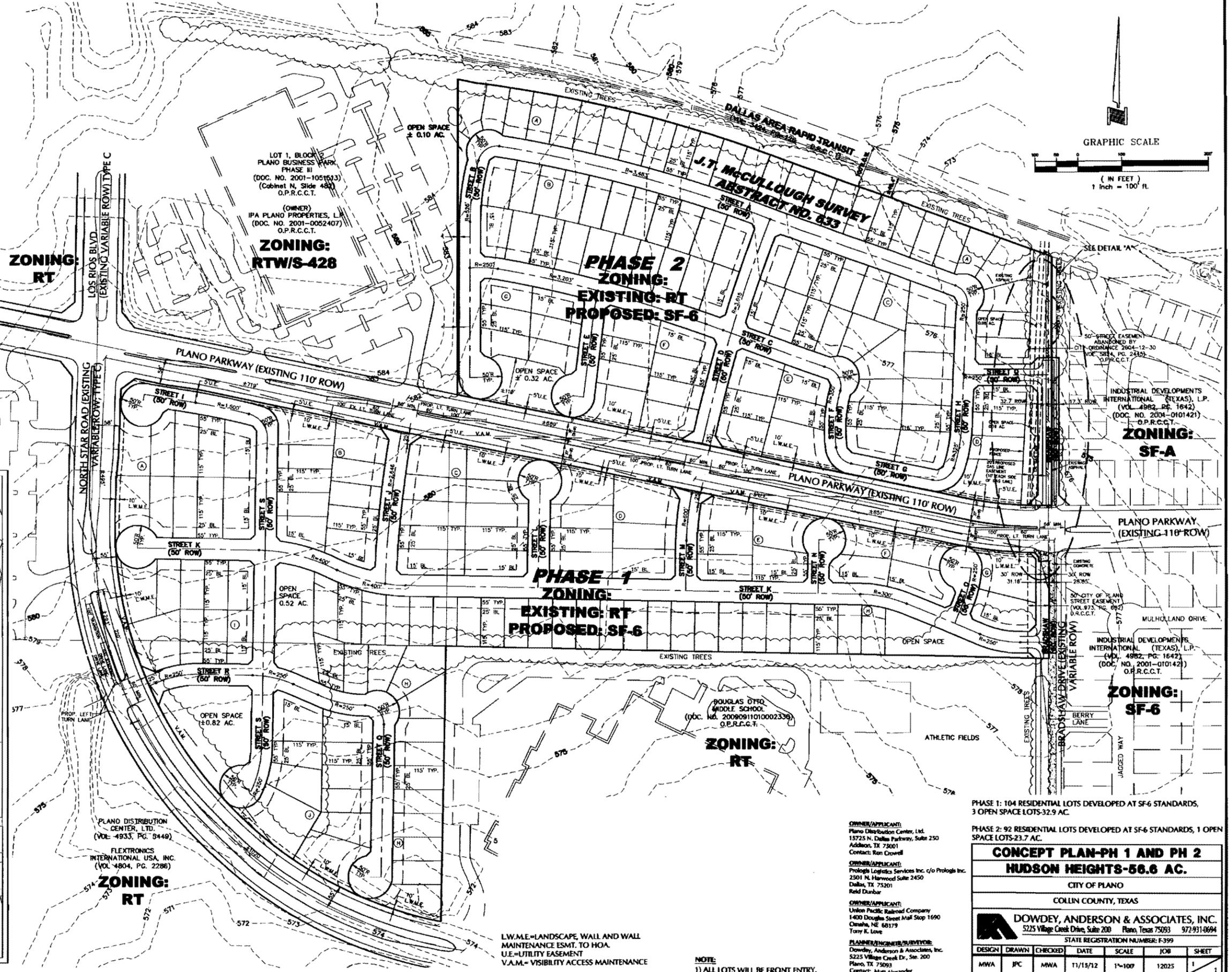




LOCATION MAP
NOT TO SCALE



DETAIL 'A'
1"=80'



(remainder)
22.451 ac.
072,989 sq. ft.
PLANO DISTRIBUTION
CENTER, LTD.
(VOL. 4786, PG. 2890)
**ZONING:
RT**

LOT 1, BLOCK 2
PLANO BUSINESS PARK
PHASE III
(DOC. NO. 2001-1051013)
(Cabinet N, Side 483)
O.P.R.C.C.T.

(OWNER)
IPA PLANO PROPERTIES, L.P.
(DOC. NO. 2001-0052407)
O.P.R.C.C.T.
**ZONING:
RTWS-428**

**PHASE 2
ZONING:
EXISTING: RT
PROPOSED: SF-6**

**PHASE 1
ZONING:
EXISTING: RT
PROPOSED: SF-6**

INDUSTRIAL DEVELOPMENTS
INTERNATIONAL (TEXAS), L.P.
(VOL. 4882, PG. 1642)
(DOC. NO. 2001-0101421)
O.P.R.C.C.T.
**ZONING:
SF-A**

INDUSTRIAL DEVELOPMENTS
INTERNATIONAL (TEXAS), L.P.
(VOL. 4882, PG. 1642)
(DOC. NO. 2001-0101421)
O.P.R.C.C.T.
**ZONING:
SF-6**

DOUGLAS OTTO
MIDDLE SCHOOL
(DOC. NO. 20090911010002338)
O.P.R.C.C.T.
**ZONING:
RT**

PLANO DISTRIBUTION
CENTER, LTD.
(VOL. 4933, PG. 8449)

FLEXTRONICS
INTERNATIONAL USA, INC.
(VOL. 4804, PG. 2286)
**ZONING:
RT**

OWNER/APPLICANT:
Plano Distribution Center, Ltd.
13723 N. Dallas Parkway, Suite 250
Addicks, TX 75001
Contact: Ron Crowell

OWNER/APPLICANT:
Prologis Logistics Services Inc. c/o Prologis Inc.
2501 N. Harwood Suite 2450
Dallas, TX 75201
Reid Dunbar

OWNER/APPLICANT:
Union Pacific Railroad Company
1400 Douglas Street Mail Stop 1690
Omaha, NE 68179
Tony K. Love

PLANNER/ENGINEER/SURVEYOR:
Dowdey, Anderson & Associates, Inc.
5225 Village Creek Dr., Ste. 200
Plano, TX 75093
Contact: Matt Alexander

L.W.A.L.E.=LANDSCAPE WALL AND WALL
MAINTENANCE ESMT. TO HOA
U.E.=UTILITY EASEMENT
V.A.M.= VISIBILITY ACCESS MAINTENANCE

NOTE:
1) ALL LOTS WILL BE FRONT ENTRY.

PHASE 1: 104 RESIDENTIAL LOTS DEVELOPED AT SF-6 STANDARDS,
3 OPEN SPACE LOTS-32.9 AC.

PHASE 2: 92 RESIDENTIAL LOTS DEVELOPED AT SF-6 STANDARDS, 1 OPEN
SPACE LOTS-23.7 AC.

CONCEPT PLAN-PH 1 AND PH 2 HUDSON HEIGHTS-56.8 AC.					
CITY OF PLANO					
COLLIN COUNTY, TEXAS					
DOWDEY, ANDERSON & ASSOCIATES, INC. 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-8694 STATE REGISTRATION NUMBER: F-399					
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB
MWA	JPC	MWA	11/19/12	1"=100'	12025
					1