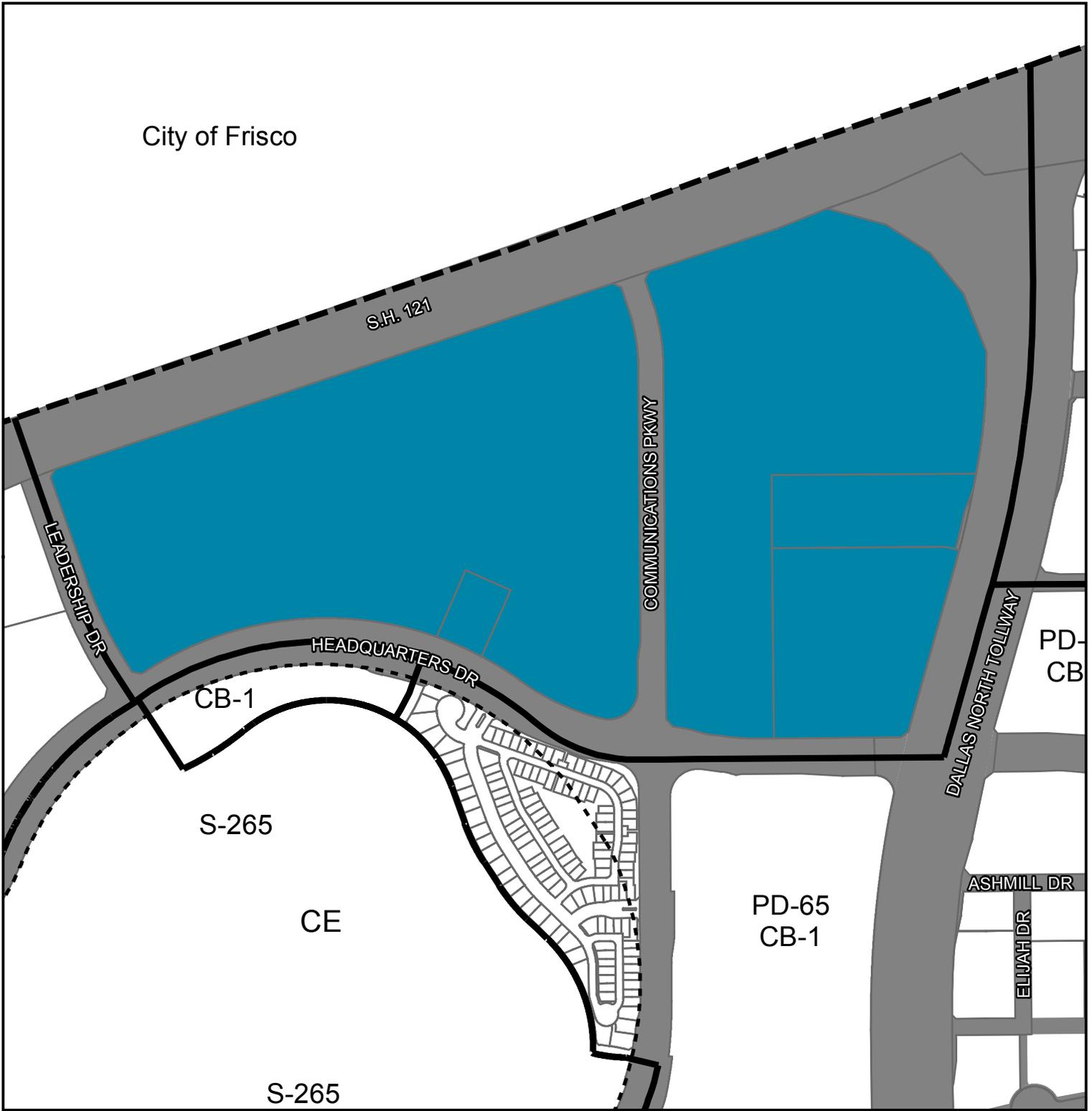


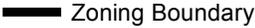


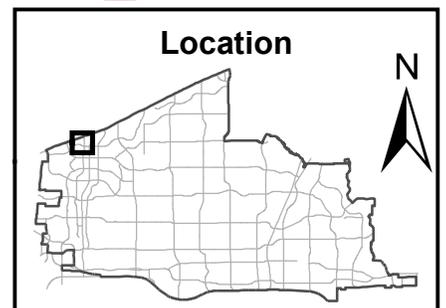
CITY OF PLANO COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		12/22/15		
Department:		Planning		
Department Head		Christina Day		
Agenda Coordinator (include phone #): T. Stuckey - Ext. 7156				
CAPTION				
Request to call a Public Hearing to consider amending the zoning requirements for Planned Development-64-Central Business-1 (PD-64-CB-1), located at the southwest corner of the Sam Rayburn Tollway and the Dallas North Tollway, and Planned Development-65-Central Business-1 (PD-65-CB-1), located at the northwest corner of Legacy Drive and the Dallas North Tollway, and on both sides of Legacy Drive east of the Dallas North Tollway. Applicant: SWC Tollway & 121, 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
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 financial impact. STRATEGIC PLAN GOAL: Initiating a public hearing to consider amending zoning requirements in planned development districts relates to the City's goal of Exciting Urban Centers - Destination for Residents and Guests.				
SUMMARY OF ITEM				
The Zoning Ordinance requires that all property owners within a planned development district authorize the submission of a request to amend the zoning regulations that apply within the district. As an alternative, the City Council may initiate the zoning amendment when there are multiple property owners. SWC Tollway & 121, LLC, one of the property owners within both PD-64-CB-1 and PD-65-CB-1, is requesting that the Council initiate certain amendments, as noted in the attached letter. If the Council approves the call for a public hearing, the zoning case will follow the standard public hearing process and be considered first by the Planning & Zoning Commission before coming back to the Council at a future meeting.				
List of Supporting Documents:			Other Departments, Boards, Commissions or Agencies	
Map				
Letter				

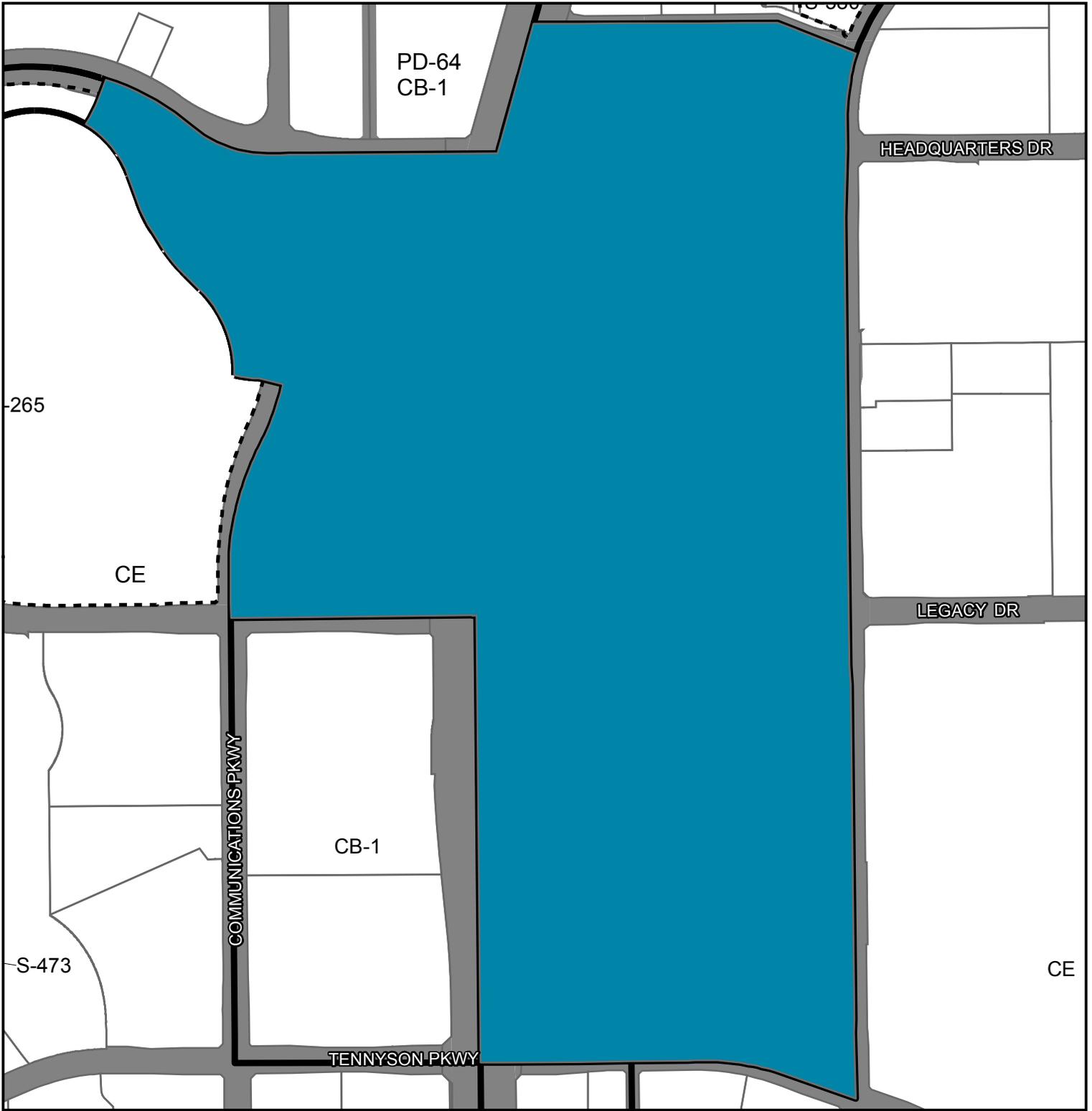


Planned Development-64-Central Business-1

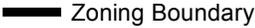
-  200' Notification Buffer
-  Subject Property
-  Zoning Boundary
-  City Limits
-  Specific Use Permit
-  Right-of-Way

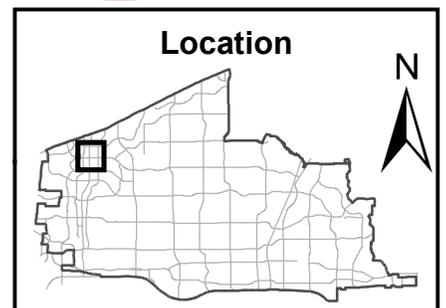


Source: City of Plano Planning Department



Planned Development-65-Central Business-1

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



Source: City of Plano Planning Department

SWC TOLLWAY & 121 LLC

7200 Bishop Road, Suite 250
Plano, Texas 75024
Phone: 214-473-9700

December 11, 2015

Christina Day
City of Plano
1520 K Avenue
Suite 365
Plano, Texas 75074

Re: Request for Public Hearing to Modify PD-64 and PD-65

Dear Christina:

I hereby request that the Plano City Council call a public hearing to initiate zoning amendments to modify PD-64 and PD-65 to permit the following modifications:

In PD 64, the requested changes are:

- Reducing the minimum height for residential development to five (5) stories instead of seven (7) stories.
- Clarify that the distance restriction for residential from DNT and SH-121 is from the ROW line to the building rather than to the property line.
- Clarify that the maximum acreage is ten (10) acres, net of public or private streets and firelanes.

In PD-65, the requested change is:

- To increase the maximum allowed size for digital wall signs from 450 SF to 500 SF.

Since both of these planned development districts have multiple property owners, I am requesting that City Council initiate the zoning amendments on our behalf. All property owners will be notified as part of the zoning process.

Please do not hesitate to contact me if you have any questions. Thank you for your consideration.

Sincerely,

SWC TOLLWAY & 121 LLC,
a Delaware limited liability company

By: Team Legacy Land, LLC,
a Texas limited liability company,
its Manager



By: Felmi Kordon, President