



## CITY OF PLANO COUNCIL AGENDA ITEM

<b>CITY SECRETARY'S USE ONLY</b>				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		April 25, 2011		
Department:		Planning		
Department Head		Phyllis M. Jarrell		
Agenda Coordinator (include phone #): <b>T. Stuckey, ext. 7156</b>				
<b>CAPTION</b>				
Consideration of an Appeal of the Planning & Zoning Commission's Denial of the Concept Plan for Coit Center, Block A, Lots 1R, 8, & 9 and Block B, Lot 4R - Multifamily and restaurant on three lots on 34.6± acres located generally at the northeast corner of Coit Road and Mapleshade Lane, and multifamily on one lot on 5.3± acres located at the southwest corner of Mapleshade Lane and Silverglen Drive. Zoned Corridor Commercial and Light Industrial-1/190 Tollway/Plano Parkway Overlay District with Specific Use Permits #545 and #546 for Regional Theater and Arcade. Applicant: Coit 190, L.P. and Harkins Plano, L.P.				
<b>FINANCIAL SUMMARY</b>				
<input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR:	<b>Prior Year (CIP Only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	0	0
<b>BALANCE</b>	0	0	0	0
<b>FUND(S):</b>				
<b>COMMENTS:</b>				
<b>SUMMARY OF ITEM</b>				
At its April 4, 2011 meeting, the Planning & Zoning Commission denied the concept plan, by a vote of 5-3, due to their denial recommendation for the companion Zoning Case 2011-05. 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.				
List of Supporting Documents: Letter of Appeal from Applicant P&Z Follow-up Memo Staff Report Locator Map Concept Plan			Other Departments, Boards, Commissions or Agencies Planning & Zoning Commission	

April 5, 2011

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1201 Elm Street  
Dallas, Texas 75270214.745.5400 OFFICE  
214.745.5390 FAX  
winstead.com[tinaf@plano.gov](mailto:tinaf@plano.gov)Tina Fergens, AICP  
Planning Manager  
City of Plano  
1520 K Avenue  
Plano, TX 75074Kirk R. Williams  
Direct: (214) 745-5746  
[kwilliams@winstead.com](mailto:kwilliams@winstead.com)RE: Zoning Case 2011-05 & Concept Plan for Coit Center  
P&Z Agenda Items 7A & 7B on April 4, 2011

Dear Tina:

As you are aware, I represent the Applicants/Owners of the land involved in the referenced matter. As a result of the tie vote (4-4) on the zoning case and the denial of the Concept Plan (5-3), we respectfully appeal the recommendations of the P&Z to the City Council.

It is my understanding that you will schedule both items for consideration by the City Council at its meeting on Monday, April 25, 2011. Your attention to this matter is appreciated. If you have questions or need additional information, please let me know.

Best regards,



Kirk R. Williams

KRW/plg

Dallas\_1\5659300\1  
39956-7 4/5/2011

**DATE:** April 5, 2011  
**TO:** Applicants with Items before the Planning & Zoning Commission  
**FROM:** Chris Caso, Chairman, Planning & Zoning Commission  
**SUBJECT:** Results of Planning & Zoning Commission Meeting of April 4, 2011

**AGENDA ITEM NO. 7B - CONCEPT PLAN  
72/COIT CENTER, BLOCK A, LOTS 1R, 8, & 9 AND BLOCK B, LOT 4R  
APPLICANT: COIT 190, L.P. AND HARKINS PLANO, L.P.**

Multifamily and restaurant on three lots on 34.6± acres located generally at the northeast corner of Coit Road and Mapleshade Lane, and multifamily on one lot on 5.3± acres located at the southwest corner of Mapleshade Lane and Silverglen Drive. Zoned Corridor Commercial and Light Industrial-1/190 Tollway/Plano Parkway Overlay District with Specific Use Permits #545 & #546 for Regional Theater and Arcade. Neighborhood #72.

**APPROVED:** \_\_\_\_\_ **DENIED:** 5-3 **TABLED:** \_\_\_\_\_

**STIPULATIONS:**

Denied. The Commission voted denial of the concept plan due to their denial recommendation for the companion Zoning Case 2011-05.

EH/dc

xc: Paul Gardner, Coit 190, L.P.  
Krik Williams and Tommy Mann, Winstead PC

CITY OF PLANO

PLANNING & ZONING COMMISSION

April 4, 2011

**Agenda Item No. 7B**

**Concept Plan:** Coit Center, Block A, Lots 1R, 8, & 9 and Block B, Lot 4R

**Applicant:** Coit 190, L.P. and Harkins Plano, L.P.

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**DESCRIPTION:**

Multifamily and restaurant on three lots on 34.6± acres located generally at the northeast corner of Coit Road and Mapleshade Lane, and multifamily on one lot on 5.3± acres located at the southwest corner of Mapleshade Lane and Silverglen Drive. Zoned Corridor Commercial and Light Industrial-1/190 Tollway/Plano Parkway Overlay District with Specific Use Permits #545 & #546 for Regional Theater and Arcade. Neighborhood #72.

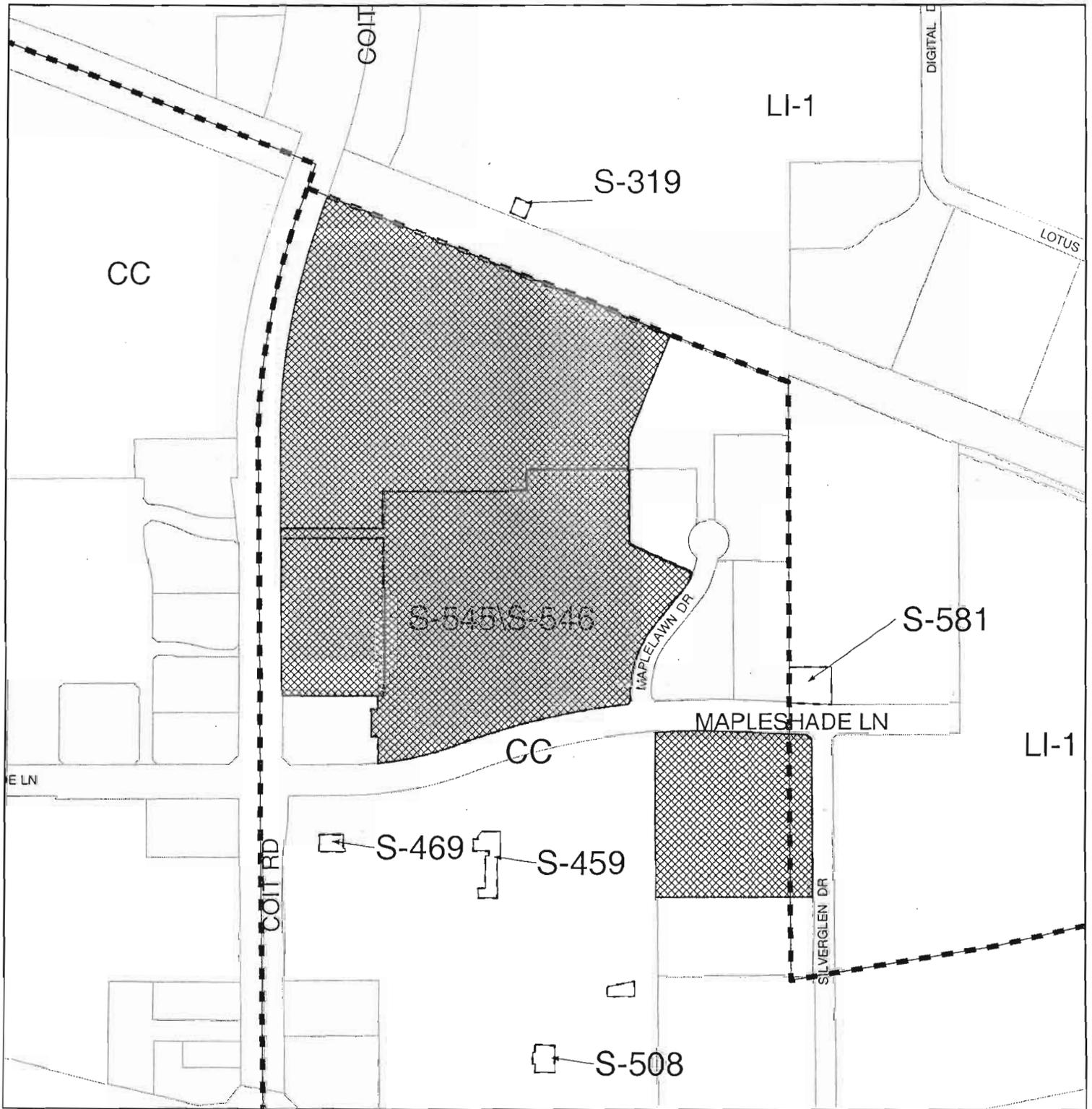
**REMARKS:**

This concept plan is associated with Zoning Case 2011-05 and is contingent upon approval of the zoning case. The purpose for the concept plan is to show the proposed multifamily residential and restaurant development. The applicant is proposing multifamily uses on Block A, Lots 1R and 9 with a combination of surface and enclosed parking and two open space areas. Multifamily use with structured parking is proposed for Block B, Lot 4R. The proposed multifamily uses have access from Coit Road, Mapleshade Drive, and Silverglen Drive. Restaurant uses are proposed for Block A, Lot 8 and front Coit Road.

Due to staff's recommendation for denial of the companion case, Zoning Case 2011-05, staff recommends denial of the proposed concept plan.

**RECOMMENDATION:**

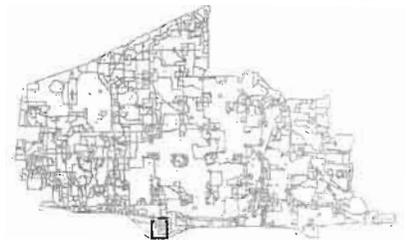
Recommended for denial.



Item Submitted: CONCEPT PLAN

Title: COIT CENTER  
BLOCK A, LOTS 1R, 8, & 9 & BLOCK B, LOT 4R

Zoning: CORRIDOR COMMERCIAL & LIGHT INDUSTRIAL-1/  
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT  
w/SPECIFIC USE PERMITS #545 & #546



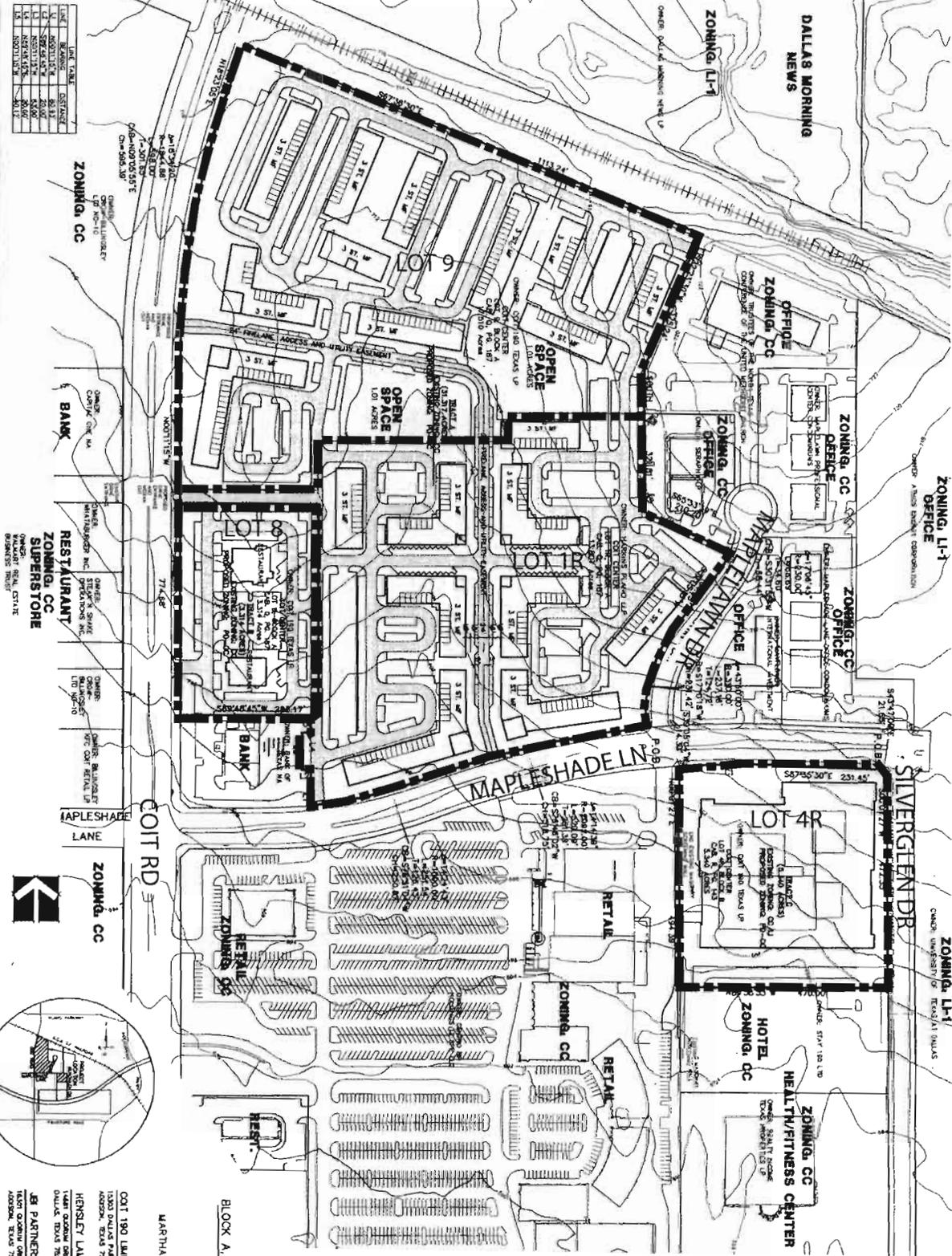
NO.	DATE	REVISION	BY	DATE
1	07/24/11	ISSUE FOR PERMITS	W. B. BROWN	07/24/11
2	08/15/11	REVISED PERMITS	W. B. BROWN	08/15/11
3	09/01/11	REVISED PERMITS	W. B. BROWN	09/01/11
4	09/15/11	REVISED PERMITS	W. B. BROWN	09/15/11
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10	12/15/11	REVISED PERMITS	W. B. BROWN	12/15/11



**CONCEPT PLAN**  
 BLOCK A, LOTS 1R, 8 & 9, BLOCK B, LOT 4R  
 COIT CENTER  
 39,971 SQUARE FEET  
 MARATHA WARRIOR PARTNERSHIP  
 COLLIN COUNTY, TEXAS  
 OWNER/DEVELOPER  
 COIT 190 LIMITED PARTNERSHIP  
 10000 W. COIT RD., SUITE 250  
 ADDICKS, TEXAS 75001  
 972-968-9959  
 HENSLEY LAWREN RACHEL, INC.  
 10000 W. COIT RD., SUITE 250  
 ADDICKS, TEXAS 75001  
 972-718-9400  
 ARCHITECT/PLANNER  
 SURETOR/ENGINEER  
 872-246-7176