


DATE: March 16, 2021

TO: Honorable Mayor & City Council

FROM: M. Nathan Barbera, Chair, Planning & Zoning Commission 

SUBJECT: Results of Planning & Zoning Commission Meeting of March 15, 2021

AGENDA ITEM NO (4A) – ZONING CASE 2020-020 (SUBMITTED UNDER THE PLANO TOMORROW COMPREHENSIVE PLAN)

APPLICANT: DALLAS AREA RAPID TRANSIT

Request for a Specific Use Permit (SUP) for Transit Center/Station on 1.6 acres located west of J Avenue at 12th Street. Zoned Light Commercial and Light Industrial-1. Tabled February 1, 2021. Rescheduled from the February 15, 2021 meeting which was canceled due to emergency conditions. Project #ZC2020-020.

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

Speaker Card(s) Received Support: 0 Oppose: 0 Neutral: 0

Letters Received Within 200' Notice Area: Support: 0 Oppose: 0 Neutral: 0

Petition Signatures Received: Support: 0 Oppose: 0 Neutral: 0

Other Responses: Support: 2 Oppose: 2 Neutral: 0

STIPULATIONS:

Recommended for approval as submitted.

DB/kob

cc: Timothy H. McKay, Dallas Area Rapid Transit
Karl A. Crawley, Masterplan
Jeanna Scott, Building Inspections Manager

<https://goo.gl/maps/5tV4TZCurnL1HYoWA>

CITY OF PLANO
PLANNING & ZONING COMMISSION

March 15, 2021

Agenda Item No. 4A

Public Hearing: Zoning Case 2020-020

Applicant: Dallas Area Rapid Transit

(Submitted under the Plano Tomorrow Comprehensive Plan)

DESCRIPTION:

Request for a Specific Use Permit (SUP) for Transit Center/Station on 1.6 acres located west of J Avenue at 12th Street. Zoned Light Commercial and Light Industrial-1. Tabled February 1, 2021. Project #ZC2020-020.

Due to rolling electrical blackouts which caused internet connectivity issues resulting in concerns about the lack of due process, as well as the impacts of the COVID-19 pandemic, the February 15, 2021 meeting was canceled, and this case was rescheduled for the March 15, 2021 meeting.

SUMMARY:

The applicant is requesting a Specific Use Permit (SUP) for Transit Center/Station. The requested SUP is complementary to the adjacent commercial and residential uses and zoning in the general area. The request is in conformance with the Comprehensive Plan. For these reasons, staff is in support of the SUP request.

REMARKS:

This is a request for a Specific Use Permit (SUP) for Transit Center/Station. The Zoning Ordinance defines transit center/station as any premises for the loading and unloading of passengers by a public or private transit company, including the temporary parking of transit vehicles between routes or during stopovers and excluding overnight parking, storage, and maintenance of transit vehicles.

The subject property is zoned Light Commercial (LC) and Light Industrial-1 (LI-1). The LC district is intended to provide for a wide array of retail, office, and service uses to meet the needs of local residents and businesses. Some vehicle-related uses and limited assembly, which address local service and employment opportunities, are also included in LC districts. The LI-1 district is intended to provide areas for light manufacturing firms

engaged in processing, assembling, warehousing, research and development, and incidental services that are developed in accordance with the same performance standards applicable to all other zoning districts.

The applicant has submitted plans to develop an aerial rail transit center/station on the existing DART Red Line west of J Avenue at 12th Street. As proposed by the applicant, the transit center/station will have side platforms along the rail alignment, stairs, and elevators for station access, and a pedestrian walkway on the north side of 12th Street to allow transfers to/from the at-grade Silver Line station.

A preliminary site plan, Red Line 12th Street Station, Block A, Lot 1, accompanies this request as Agenda Item 4B.

Purpose of an SUP

The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district, which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established. Section 6.100 (Specific Use Permits) of Article 6 (Specific Use Permits and Certificates of Occupancy) states the following:

“The Planning & Zoning Commission in considering and determining its recommendations to the City Council on any request for a specific use permit may require from the applicant plans, information, operating data, and expert evaluation concerning the location, function, and characteristics of any building or use proposed. The City Council may, in the interest of the public welfare and to insure compliance with this ordinance, establish conditions of operation, location, arrangement, and type and manner of construction of any use for which a permit is authorized. In authorizing the location of any of the uses listed as specific use permits, the City Council may impose such development standards and safeguards as the conditions and locations indicate important to the welfare and protection of adjacent property from noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, offensive view, traffic, or other undesirable or hazardous conditions.”

History

- In 2006, Dallas Area Rapid Transit (DART) identified the Cotton Belt Corridor (now known as the Silver Line) as a priority project in the DART 2030 Transit System Plan.
- In 2018, the DART Board approved a Service Plan Amendment for the Cotton Belt (Silver Line) Corridor, which defined the project alignment, grade separations, and station locations. This included two Silver Line station locations in Plano at 12th Street and Shiloh Road, as well as a new aerial infill light rail station on the Red Line at 12th Street.

- In 2018, City Council approved an Interlocal Agreement between DART and the City of Plano for the construction of the Cotton Belt (Silver Line) Corridor Regional Rail Project.

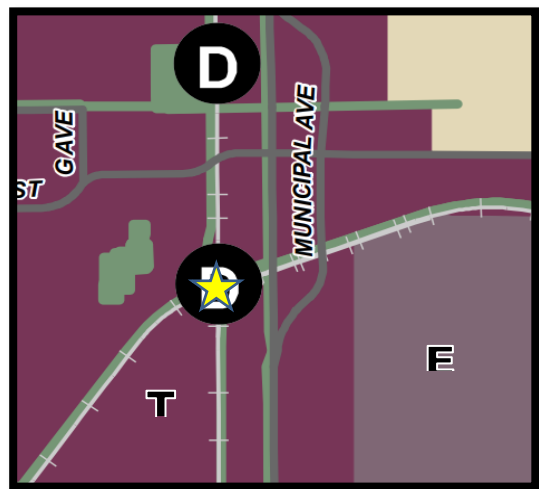
Surrounding Land Use and Zoning

North	Existing DART railroad and J Avenue parking zoned LC
East	Existing railroad corridor zoned LC, and future multifamily zoned BG
South	Existing DART railroad zoned LC and LI-1
West	Existing railroad corridor zoned LC, Single-Family Residences zoned General Residential (GR), and existing moderate-intensity manufacturing zoned LI-1

Conformance with the Comprehensive Plan

Future Land Use Map - The Future Land Use Map of the city's Comprehensive Plan designates the subject property as Transit Corridor (TC) with DART facilities designation.

The Transit Corridor future land use category applies to the Downtown Plano core and the adjoining rail corridor linking the Dallas Area Rapid Transit (DART) red/orange line and the future Cotton Belt line. It is the intention to continue the transformation of the Downtown Plano core into a distinct and authentic urban center and expand the vision for transit-oriented development within the entire corridor. Major uses within Transit Corridor include housing, retail, cultural facilities, hotels, and government offices. Infill and redevelopment projects should be compatible with the historical character of the area, and transit-oriented residential, employment, retail, and civic uses should be located between one-quarter to one-half mile walking distance of a transit stop. Uses should be serviced by parking structures to reduce surface parking and encourage efficient use of land. Street, bike trail, and sidewalk improvements will be emphasized to create a more accessible, walkable, and unified corridor. Useable open space will be included to create active and interesting public spaces. Commercial and residential uses within the corridor shall be designed to acknowledge visibility from the rail, especially where elevated, as a gateway to the community.



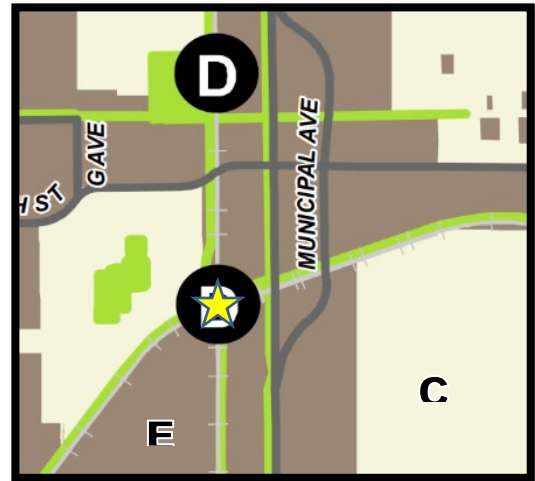
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The proposed rail transit center/station will provide a new rail station for this portion of the transit corridor, expanding mobility choices for surrounding uses. The proposed station is in a location that is designated for DART facilities on the Future Land Use Map. The request will complement the residential and nonresidential uses in the general area. This request is in conformance with the Future Land Use Map designations.

Growth and Change Map - The Growth and Change Map designates the subject property as Evolve Urban (EU) with DART facilities designation.

These existing areas are expected to experience extensive large-scale change through major redevelopment projects that evolve into distinct walkable districts.

The transit center/station would provide regional access to employment and residential uses within the area. This use will promote further economic development and provide multimodal transportation options for the area. The proposed station is in a location that is designated for DART facilities on the Growth and Change Map. This request is in conformance with the Growth and Change Map designations.



Comprehensive Plan Action Statements

The proposed transit center/station is in conformance with the following Comprehensive Plan Action Statements:

- **Regional Transportation Action Statement RT5** - *Advocate and support development of the Cotton Belt commuter rail corridor from Plano to the Dallas-Fort Worth International Airport.*
- **Public Transit Action Statement PT6** - *Support DART's efforts to fund the development of the Cotton Belt Commuter Rail to provide access to the Dallas-Fort Worth International Airport.*

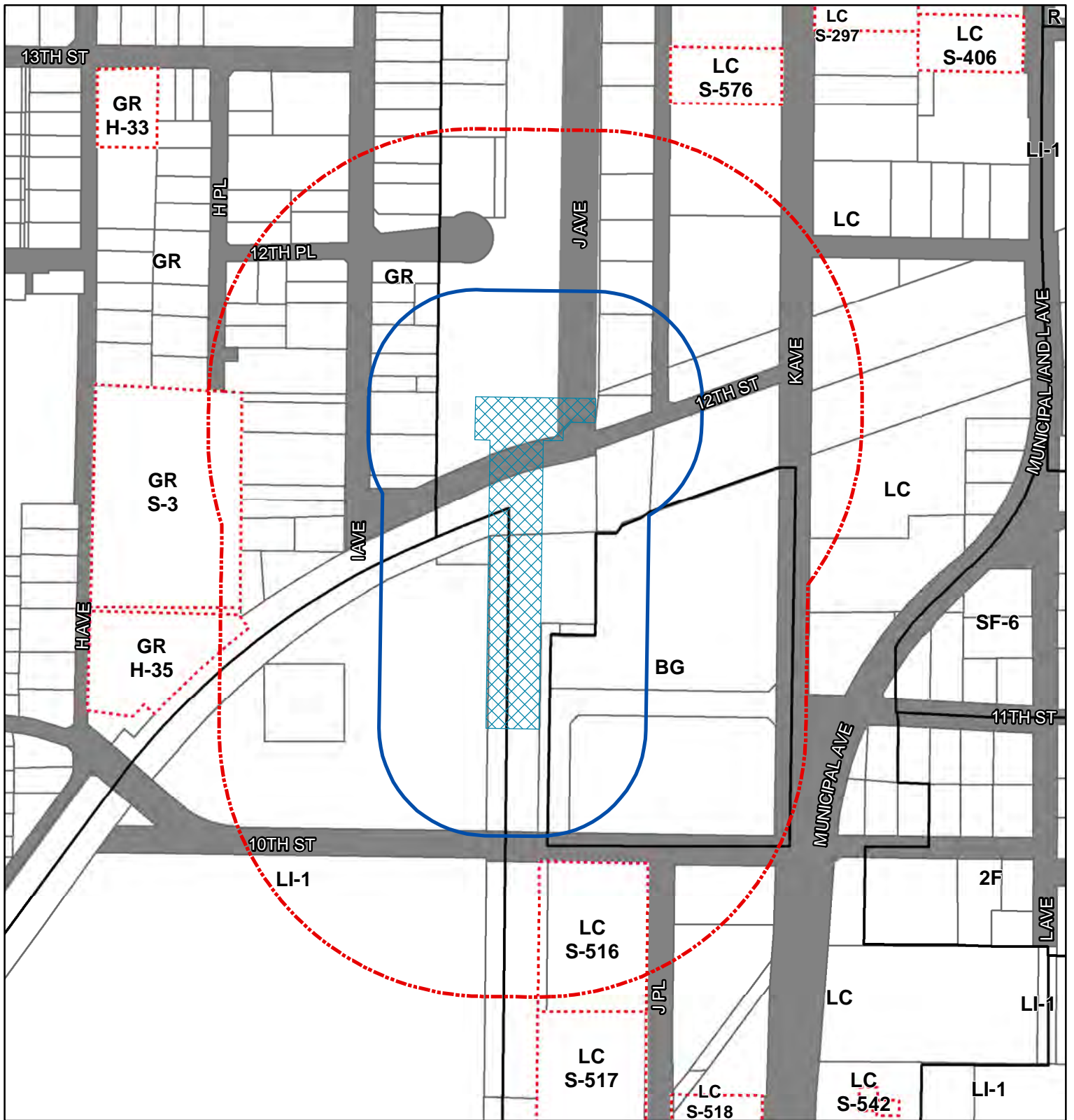
Transit Center/Station Use

The applicant is proposing to develop a transit center/station on the subject property, which will be part of the DART Red Line. The requested use is complementary to the uses in the greater downtown and Transit Corridor future land use areas. Transit centers/stations are often sited on parcels of land within convenient proximity to employment and residential uses that generate transit ridership or on thoroughfares to provide park-and-ride access. The location of the property adjacent to area businesses and neighborhoods and its location on the existing DART Red Line corridor indicate this location is appropriate for a transit center/station use.

DART has established a team of architects, artists, engineers, and neighborhood advisory committee members for each station collaborating from station concept to create a design program to consider the aesthetics of the transit center/stations. For the subject property, the proposed design is "two stations united in change," and the proposed design is intended to represent a beacon for the area, which will include representations of "airy lines that would undulate in the air along the length of the station." These lines are reflective of prairie winds and will be used within decorative column cladding and fencing as well as gateway entry features.

RECOMMENDATION:

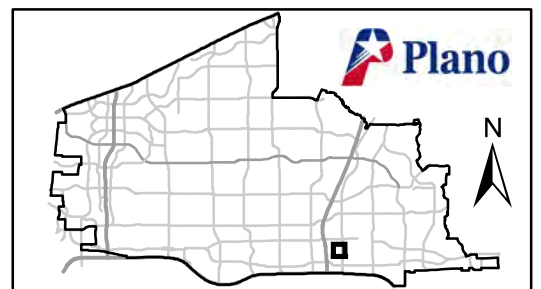
Recommended for approval as submitted.



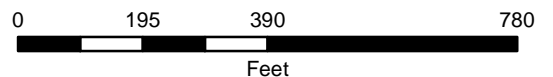
Zoning Case: 2020-020

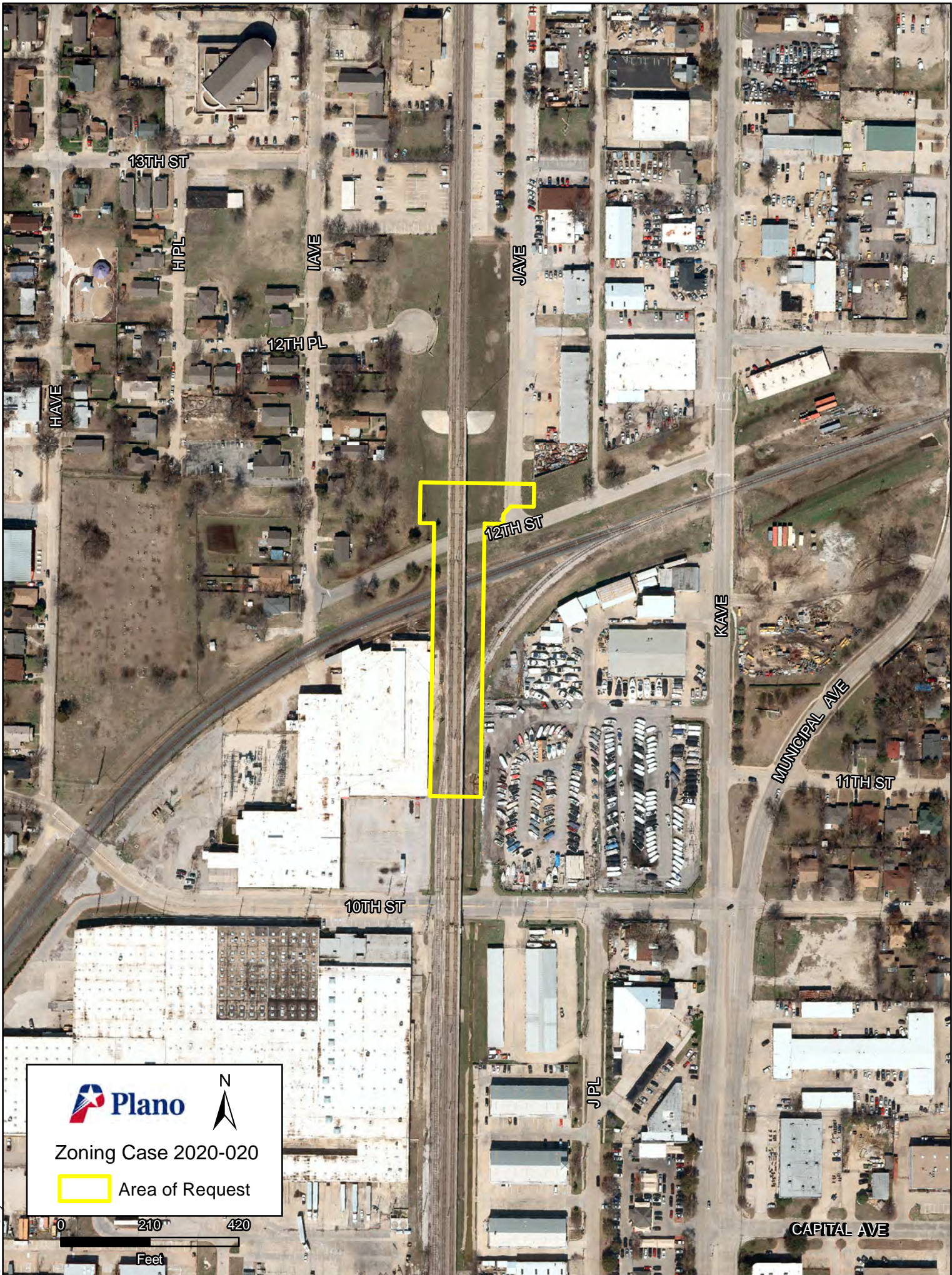
Existing Zoning: Light Commercial (LC) and Light Industrial-1 (LI-1)

Proposed Zoning: Specific Use Permit for Transit Center/Station



- 500' Courtesy Notification Buffer
- 200' Notification Buffer
- Subject Property
- Streets
- Zoning Boundary
- Zoning Boundary Change/SUP
- Specific Use Permit
- Municipal Boundaries





13TH ST

HPL

JAVE

12TH PL

HAVE

JAVE

12TH ST

KAVE



MUNICIPAL AVE

11TH ST


10TH ST

JPL

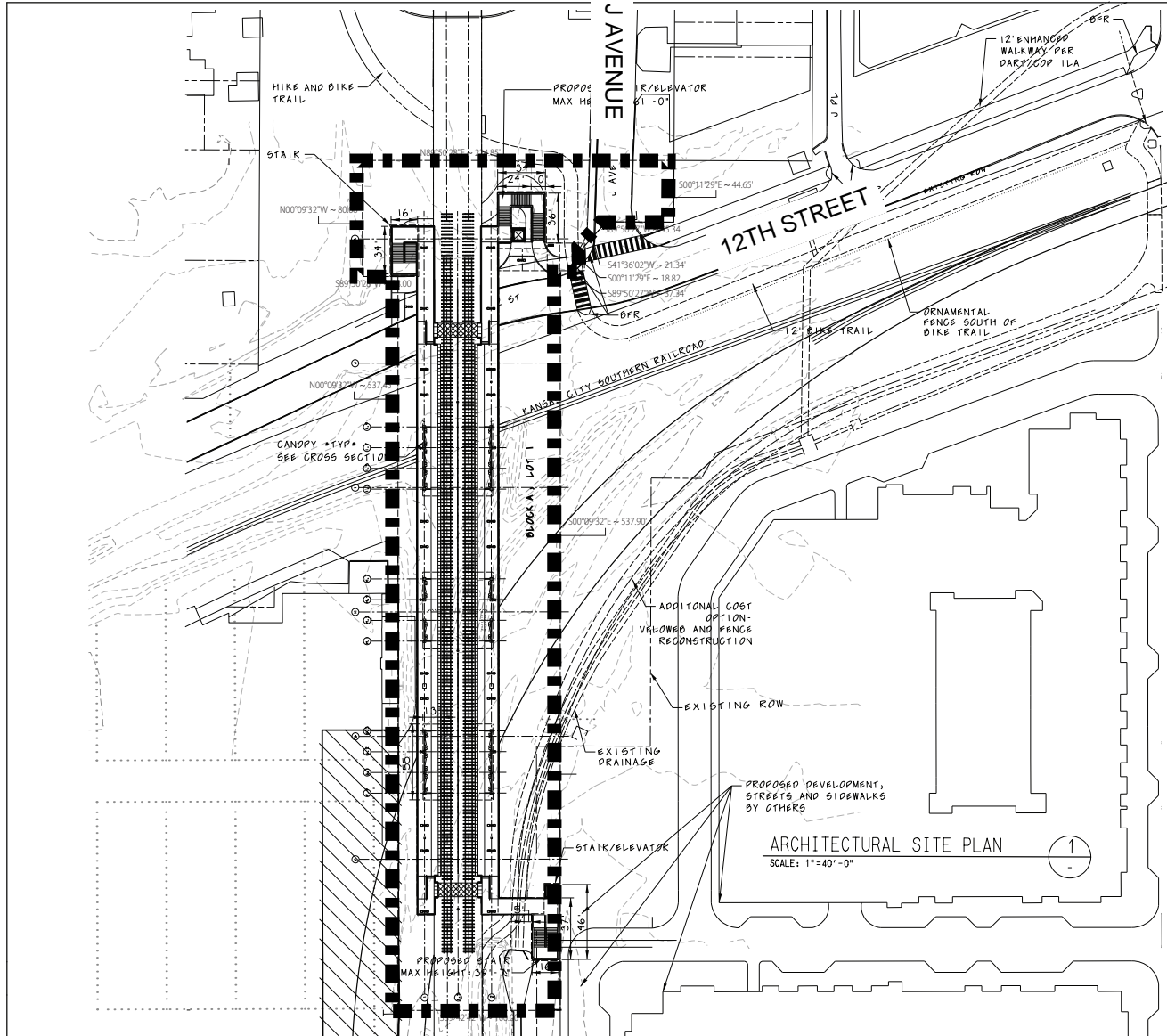
CAPITAL AVE

 **Plano** 

Zoning Case 2020-020

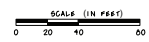
 Area of Request





GENERAL NOTES:

1. BUILDINGS 6,000 SQFT OR GREATER SHALL BE 100% FIRE SPRINKLER.
2. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
3. HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
4. FOUR-FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OFF OF THE PROPERTY LINE WITHIN THE RIGHTS-OF-WAY, 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.
5. MECHANICAL UNITS, DUMPSTERS, AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH ZONING ORDINANCE.
6. ALL SIGNAGE CONTIGENT UPON APPROVAL BY BUILDING INSPECTIONS DEPARTMENT.
7. APPROVAL OF THE SITE PLAN IS NOT FINAL UNIT ALL ENGINEERING PLANS ARE APPROVED.
8. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
9. BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE, AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES.
10. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 6-466 OF THE CODE OR ORDINANCE.
11. PLEASE CONTACT THE BUILDING INSPECTIONS DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
12. ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES MUST BE UNDERGROUND.
13. USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN ARTICLE 24 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARD MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.



GENERAL SITE DATA:	
ZONING	LC & LI-1
LAND USE	TRANSIT CENTER/STATION
LOT AREA	78,683 SQFT
BUILDING FOOTPRINT AREA	4,200 SQFT
TOTAL BUILDING AREA	4,200 SQFT
BUILDING HEIGHT (# OF STORIES)	1 STORY
BUILDING HEIGHT (FT)	12'-5 1/4" (ABOVE PLATFORM)
PLATFORM HEIGHT	VARIABLE (32'-6" MIN, 41'-0" MAX)
LOT COVERAGE	0.05 %
FLOOR AREA RATIO	N/A
PARKING	N/A
LANDSCAPE AREA	49,416 SQFT
PERMEABLE AREA:	
OTHER PERMEABLE AREA WITHIN THE LOT NOT INCLUDING LANDSCAPING OR TURF AREA	14,197 SQFT
IMPERVIOUS AREA:	
BUILDING FOOTPRINT	4,200 SQFT
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK	29,267 SQFT
OTHER IMPERVIOUS AREA	N/A
SUM OF TOTAL LANDSCAPE AREA, TOTAL PERMEABLE AREA, AND TOTAL IMPERVIOUS AREA	78,683 SQFT

ARCHITECTURAL SITE PLAN

SCALE: 1"=40'-0"

REV	AMEND	CR	DATE	DESCRIPTION	BY	ENG	CHK	APP

Owner: Dallas Area Rapid Transit
 Contact: Leticia Delgado, RPA, FMA
 Phone: 214-749-2633
 Email: ldelgado@dart.org

Jacobs
 1955 BRYAN ST, SUITE 1200
 DALLAS, TX 75201-4138
 Phone: +1 (214) 634-0145
 FIRM REGISTRATION NO. P-2956
 Prepared by Allan W. Zreet, FAIA
 214-876-8540



DART PROJECT

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CONTRACT SHEET No. _____ OF _____

Preliminary Site Plan
 City Project #PSP2020-017
 Subdivision: Red Line 12th Street Station
 Block A, Lot 1
 City of Plano, Collin County, Texas
 Date of Preparation: 3/8/2021



PROJECT PURPOSE

The 26-mile regional rail service traverses three counties (Tarrant, Dallas, and Collin), and seven cities across the northern part of the DART Service Area (Grapevine, Coppell, Dallas, Carrollton, Addison, Richardson and Plano). The Silver Line will provide passenger rail connections that improve mobility, accessibility and system linkages to major employment, population and activity centers in the northern part of the DART Service Area, as well as support sustainable growth, local and regional land-use visions, and economic development.



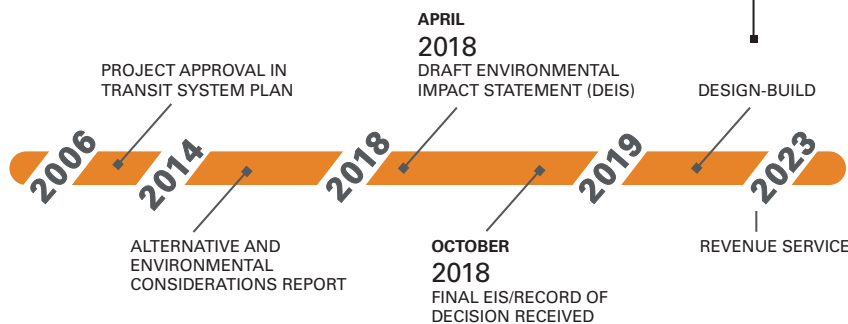
The DART Silver Line will have eight diesel-electric vehicles built by Stadler Inc.

SILVER LINE PROJECT AT A GLANCE*

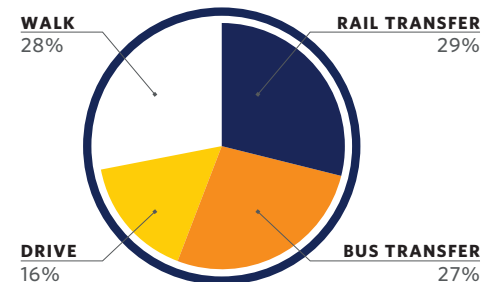


*Source: Cotton Belt Final Environmental Impact Statement/Record of Decision

PROJECT TIMELINE



MODE OF ACCESS



Due to the 2020 pandemic, all public involvement sessions will take place via video conference. DART urges you to follow the guidelines from the Centers for Disease Control and Prevention (CDC) to keep your family healthy and safe. Stay up to date by attending public involvement sessions online, signing up for construction alerts, visiting DART.org/SilverLine or calling 214-749-2835.

SERVED BY TWO SILVER LINE STATIONS: Shiloh Road Station and 12th Street Station

SHILOH ROAD STATION

- 690 Anticipated Daily Riders in 2040
- Travel Time to DFW Airport Terminal B: 58 minutes
- Pedestrian Connections: Employment centers, Cotton Belt Trail
- Transit Connections: DART Buses

12TH STREET STATION

- 340 Anticipated Daily Riders in 2040
- Travel Time to DFW Airport Terminal B: 54 minutes
- Travel Time to Shiloh Road Station in Plano: 4 minutes
- Pedestrian Connections: Toll Brothers Development, Downtown Plano, Cotton Belt Trail, Plano Transit Veloweb
- Transit Connections: New DART Infill LRT Station (Red and Orange Line), DART Buses

STATION OVERVIEW / POINTS OF INTEREST



Get involved, eat, stay, play, live and have fun in Plano. Featuring two DART Silver Line Stations (Shiloh Road, 12th Street At-Grade) and a retrofitted light rail station (12th Street Aerial), Plano is committed to extending Downtown Plano and bringing others to view what this historic area has to offer. Plano is the both the beginning and end of the Silver Line alignment; therefore, it is a portal to Plano's rich culture.



This area is perfect for a day trip or local weekend getaway with more than 1,000 restaurants, world class shopping, lively arts scene, abundant natural beauty, professional sports, performing arts, museums and much more. Immerse yourself in the variety of religions, educational opportunities, history, nature, technology and various people and businesses in this diverse area.

SILVER LINE REGIONAL RAIL

