

DATE: April 20, 2021

TO: Honorable Mayor & City Council

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

SUBJECT: Results of Planning & Zoning Commission Meeting of April 19, 2021

AGENDA ITEM NO (1A) - ZONING CASE 2020-018 (SUBMITTED UNDER THE PLANO TOMORROW COMPREHENSIVE PLAN)

APPLICANT: DALLAS AREA RAPID TRANSIT, CITY OF PLANO, AND ONCOR ELECTRIC DELIVERY COMPANY

Request for a Specific Use Permit for Transit Center/Station on 7.8 acres located on the west side of Shiloh Road, 347 feet north of Plano Parkway. Zoned Research/Technology Center with Specific Use Permit No. 639 for Electrical Substation and located within the 190 Tollway/Plano Parkway Overlay District. Project #ZC2020-018.

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

Speaker Card(s) Received Support: 1 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: 3 Oppose: 3 Neutral: 3

STIPULATIONS:

Recommended for approval as submitted.

DB/kob

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

<https://goo.gl/maps/iM3DY6GwNFD3EQQq5>

CITY OF PLANO
PLANNING & ZONING COMMISSION

April 19, 2021

Agenda Item No. 1A

Public Hearing: Zoning Case 2020-018

Applicant: Dallas Area Rapid Transit, City of Plano, and Oncor Electric Delivery Company

(Submitted under the Plano Tomorrow Comprehensive Plan)

DESCRIPTION:

Request for a Specific Use Permit for Transit Center/Station on 7.8 acres located on the west side of Shiloh Road, 347 feet north of Plano Parkway. Zoned Research/Technology Center with Specific Use Permit No. 639 for Electrical Substation and located within the 190 Tollway/Plano Parkway Overlay District. Project #ZC2020-018.

SUMMARY:

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

REMARKS:

This is a request for a Specific Use Permit 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 Research/Technology Center (RT) with Specific Use Permit No. 639 for Electrical Substation. The RT district is intended to create a low-density employment center consisting of offices, research and development facilities, and limited assembly operations. RT districts should generally accommodate several users in a campus environment.

The property is currently owned by Dallas Area Rapid Transit, Oncor, and the City of Plano. DART is in the process of acquiring the full property and has submitted plans to

develop an at-grade rail transit center/station. As proposed, the transit center/station will have side platforms along the rail alignment, bus bays, and a parking area with 295 parking spaces to the south of the alignment.

A preliminary site plan, Shiloh Road Station Station, Block A, Lot 1, accompanies this request as Agenda Item 1B.

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, located at 12th Street and at 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 data center, religious facilities, and household care institution zoned LC with Specific Use Permits No. 90 for Household Care Institution and No. 590 for Commercial Antenna Support Structure.
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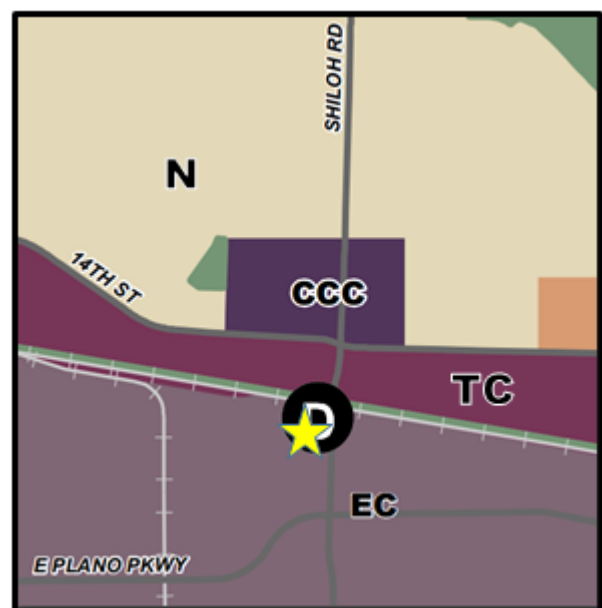
East	Adjacent to the site, existing electrical substation zoned RT with Specific Use Permit No. 639 for Electrical Substation, and across Shiloh Road, existing light-intensity manufacturing, moderate-intensity manufacturing, and office showroom/warehouse zoned RT.
South	Existing light-intensity manufacturing zoned RT
West	Existing light-intensity manufacturing zoned RT

Conformance with the Comprehensive Plan

This zoning request was reviewed for conformance with the Plano Tomorrow Comprehensive Plan.

Future Land Use Map - The Future Land Use Map of the Comprehensive Plan designates the subject property as Employment Center (EC) and is adjacent to the DART facilities designation.

The Employment Center future land use category applies to business centers. The primary uses for employment centers are commercial uses which provide corporate office campuses, medical centers, educational facilities, technology centers, and research facilities. Limited manufacturing and warehouse use may be allowed to support the employment centers. Adequate building setbacks must be considered when development is proposed near neighborhoods. Residential development is not appropriate within these centers in order to ensure the city's ability to attract and maintain employment generating uses.

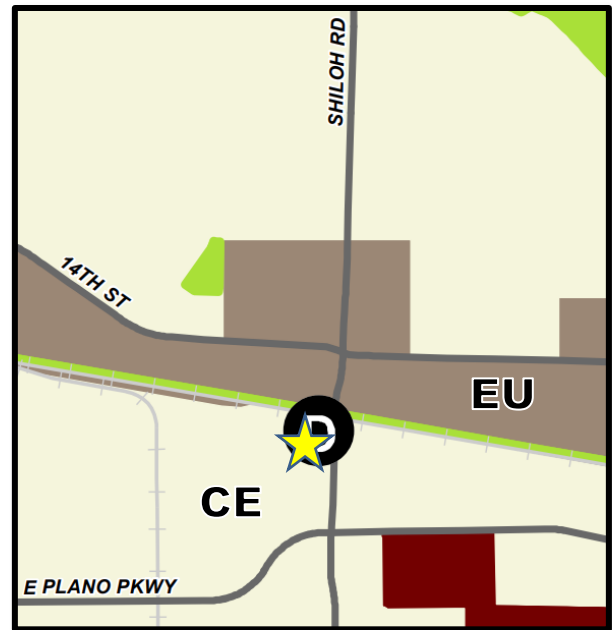


The proposed rail transit center/station will provide a transportation hub for the eastern end of the transit corridor, expanding mobility choices for surrounding uses. The proposed station is in a location that is adjacent to the DART facilities' designation on the Future Land Use Map. The request will complement the 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 Conserve and Enhance (CE) and includes the DART facilities designation.

These areas are expected to retain the current form of development but will experience some minor infill and ongoing rehabilitation consistent with the present form and character.

The proposed transit center/station development would provide regional access to employment and residential uses within the area through the rail line, associated bus stop, sidewalks, and onsite parking. This use will enhance the existing Research/Technology District by providing multimodal transportation options to properties in the area. The proposed station is in a location identified as a DART facilities designation 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. The requested use is complementary to the uses in the Employment Center 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, along with its access to a public thoroughfare (Shiloh Road), indicates 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 to collaborate from initial concept in order to create a design program which cohesively considers the aesthetics of the transit center/stations. For the subject property, the proposed design theme is "Plano Power Portal," symbolizing not only the power of electricity but the energy of the surrounding area. The proposed

design will include bold, vivid graphics in the style of “pop art” as thematic elements. Physical improvements will include patterned pavers, vivid color column cladding and fencing, and an art feature consisting of a giant replica of an electrical outlet. These elements are intended to complement the existing TEXRail stations in the same rail corridor while providing an identifiable brand for the Silver Line section of the corridor.

Public Outreach Efforts

Beginning in March 2019, DART has held quarterly public meetings to update community stakeholders on the progress on the design and construction of the Silver Line rail corridor and stations. Due to the pandemic, all public involvement sessions since early 2020 have taken place via video conference. At each public meeting, DART staff has provided an overview of the status of the rail and station design, the Betterments Program, the Art & Design Program, the hike and bike trail, and the construction schedule.

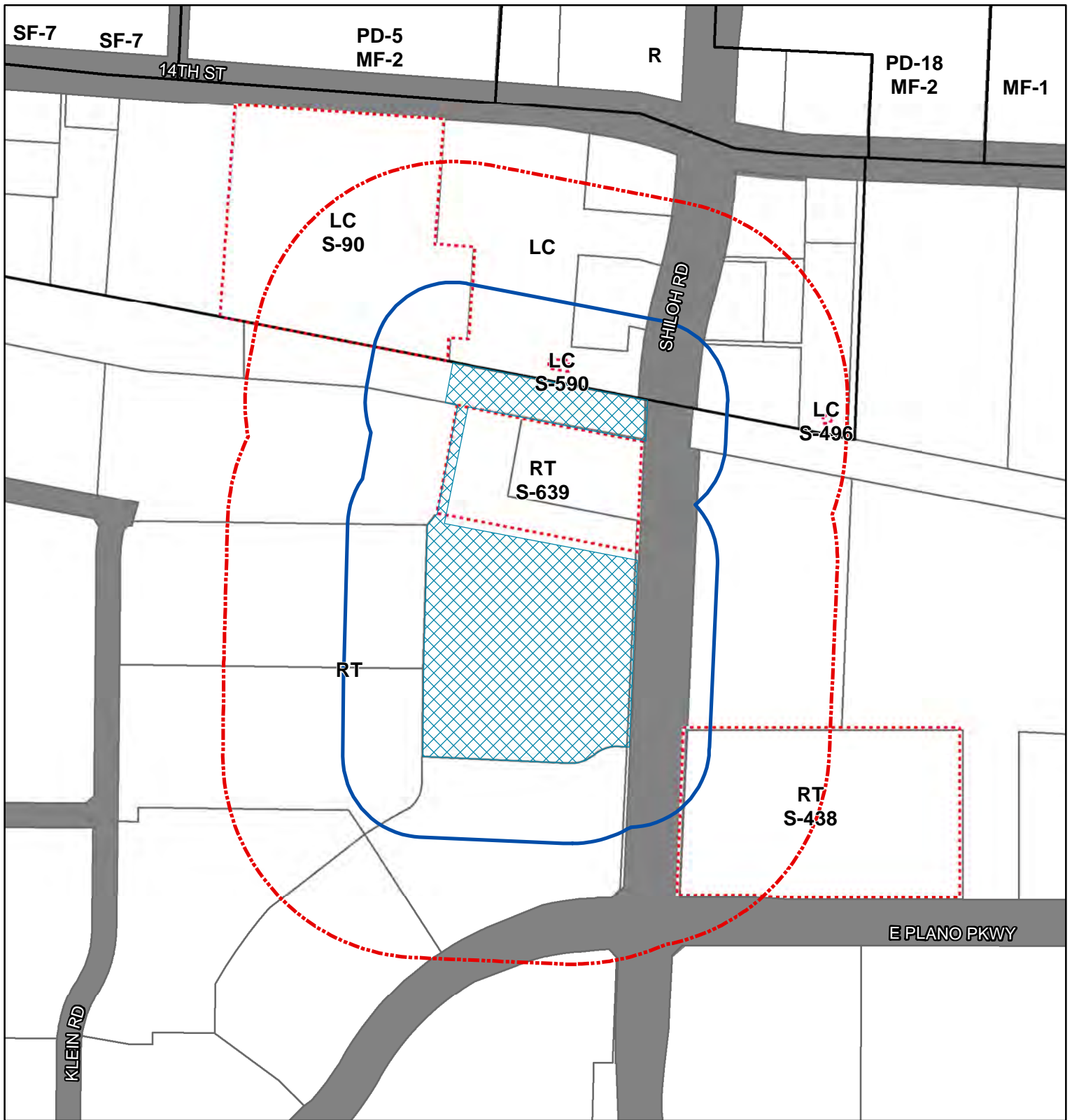
These meetings have included an update on both the 12th Street and Shiloh Road Silver Line stations, as well as the 12th Street LRT Red Line station. Attendees were invited to submit questions or concerns at each meeting, and DART has addressed questions from the public on topics including security features, station maintenance, quiet zones, rail/vehicle design, parking, and the construction timing of the hike and bike trail. DART has posted all meeting notices and information on the Silver Line project website and has maintained an email mailing list to notify stakeholders of upcoming meetings, Silver Line project updates, and construction alerts.

SUMMARY:

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

RECOMMENDATION:

Recommended for approval as submitted.

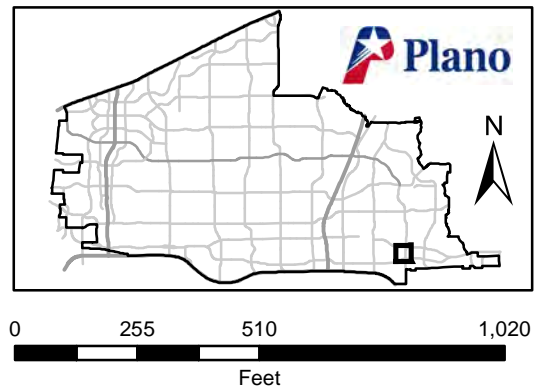


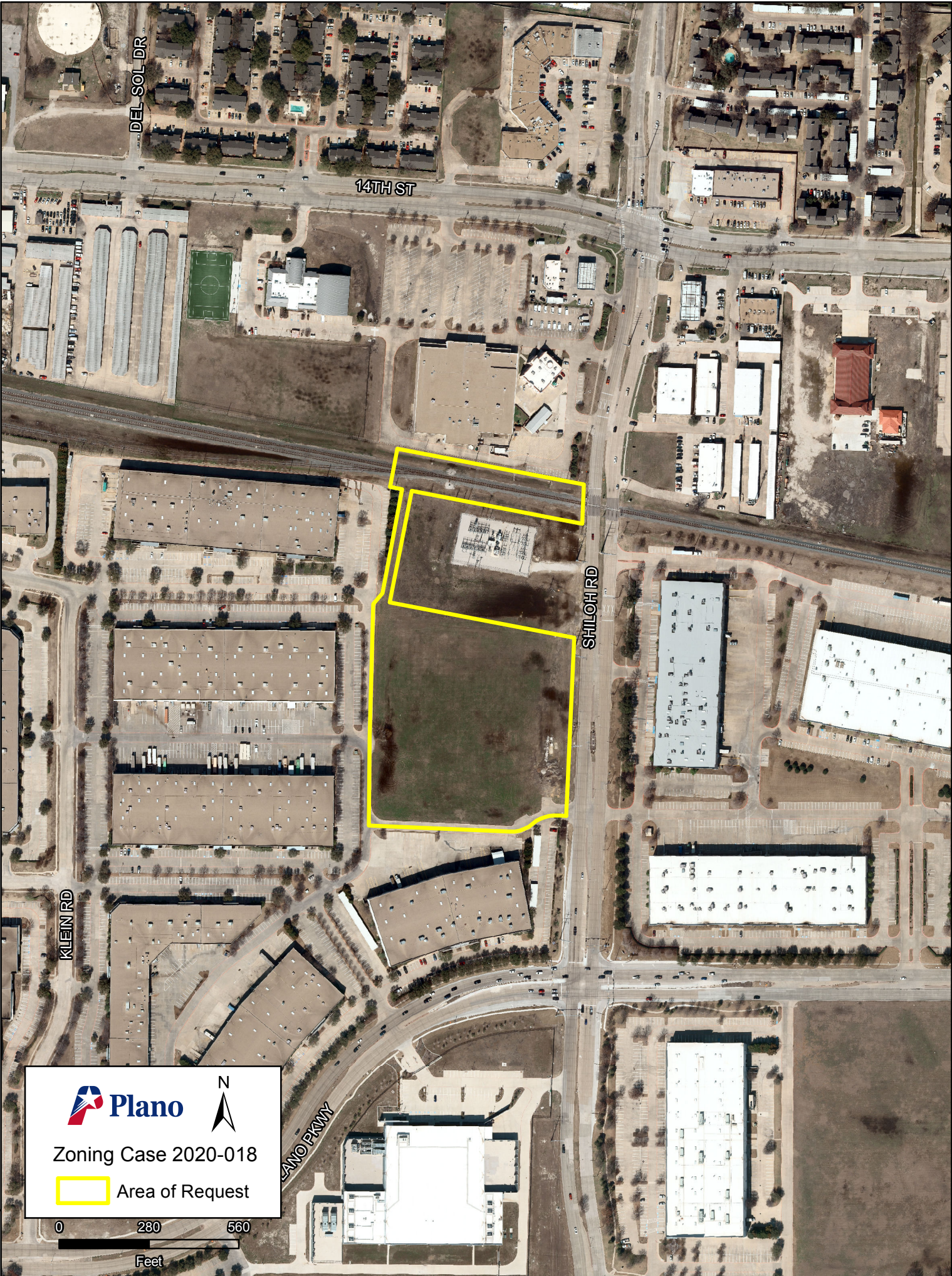
Zoning Case: 2020-018

Existing Zoning: Research/Technology Center with Specific Use Permit No. 639 for Electrical Substation and located within the 190 Tollway/Plano Parkway Overlay District

Proposed Zoning: Specific Use Permit for Transit Center/Station

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



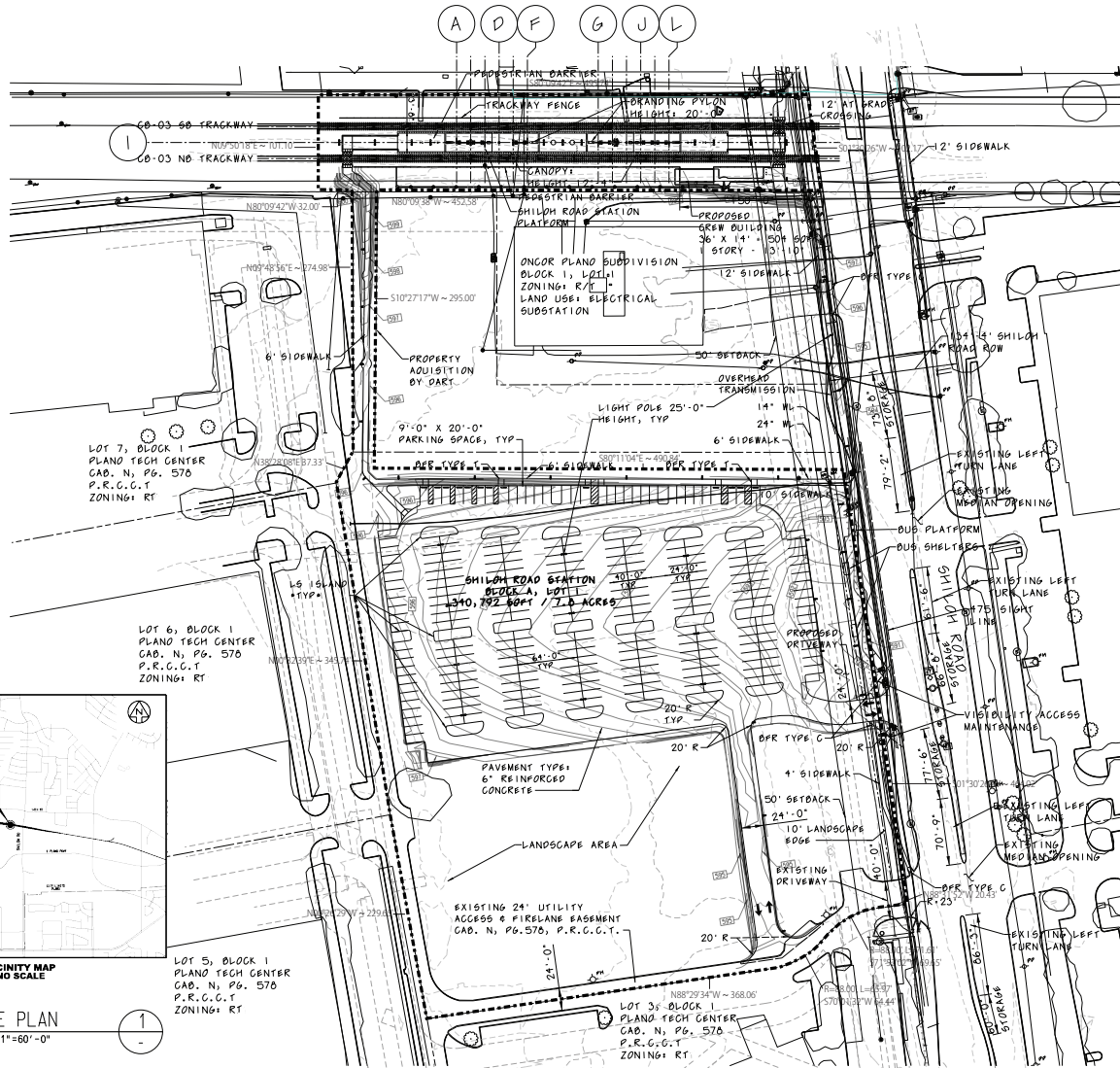


Zoning Case 2020-018



Area of Request

0 280 560
Feet



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 UNTIL 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.



SCALE (IN FEET)
0 30 60 120
SCALE: 1"=60'-0"

GENERAL SITE DATA:	
ZONING	RT W/ SUP 830
LAND USE	TRANSIT CENTER/STATION
LOT AREA	340,792 SQFT / 7.8 ACRES
BUILDING FOOTPRINT AREA	504 SQFT
BUILDING HEIGHT (# OF STORIES)	1 STORY
BUILDING HEIGHT (FT)	13'-10"
CANOPY AREA	4,050 SQFT
CANOPY HEIGHT (FT)	12'-4"
TOTAL BUILDING AREA	4,554 SQFT
LOT COVERAGE	0.01 %
FLOOR AREA RATIO	0.01 %
PARKING:	
REQUIRED PARKING	295
PROVIDED PARKING	295
ACCESSIBLE PARKING REQUIRED	6
ACCESSIBLE PARKING PROVIDED	14
BUS BAYS	2
LANDSCAPE AREA	
	167,044 SQFT
PERMEABLE AREA:	
OTHER PERMEABLE AREA WITHIN THE LOT NOT INCLUDING LANDSCAPING OR TURF AREA	21,478 SQFT
IMPERVIOUS AREA:	
BUILDING FOOTPRINT	4,554 SQFT
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK	130,045 SQFT
OTHER IMPERVIOUS AREA	N/A
SUM OF TOTAL LANDSCAPE AREA, TOTAL PERMEABLE AREA, AND TOTAL IMPERVIOUS AREA	
	301,643 SQFT

SITE PLAN
SCALE: 1"=60'-0"

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

Jacobs
1900 BRYAN ST., SUITE 1200
DALLAS, TX 75201-1108
Phone: +1 (214) 634-1443
FIRM REGISTRATION NO. P-2006
Prepared by Allan W. Zreft, FAIA
214-876-8540



DART PROJECT



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SCALE	1"=60'-0"
DRAWN	D. SMITH
DESIGNED	A. DOE
CHECKED	C. WAFFEE
IN CHARGE	A. DOE
DATE	12/1/2019



CONTRACT SHEET No.		OF
<p>Preliminary Site Plan City Project #PSP2020-016 Shiloh Road Station Block A, Lot 1 7.8 ACRES BEING A PORTION OF LOT B, BLOCK 1, PLANO TECH CENTER, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN CABINET N, PAGE 578, P.R.C.T. City of Plano, Collin County, Texas Date of Preparation: 4/13/2021</p>		
CONTRACT	C-2033270-01	REV B
DWG No.	PSP 2020-016	



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.



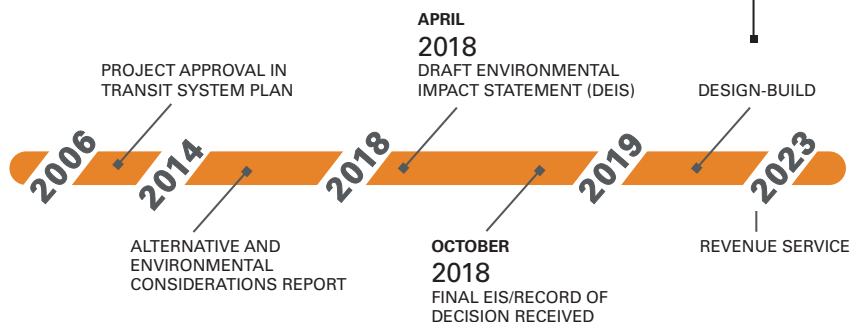
The DART Silver Line will have eight diesel-electric vehicles built by Stadler Inc.

SILVER LINE PROJECT AT A GLANCE*

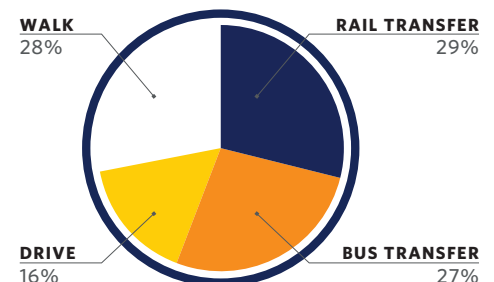


*Source: Cotton Belt Final Environmental Impact Statement/Record of Decision

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 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

