



# Memorandum

**DATE:** May 3, 2022  
**TO:** Honorable Mayor & City Council *GD*  
**FROM:** David Downs, Chair, Planning & Zoning Commission  
**SUBJECT:** Results of Planning & Zoning Commission Meeting of May 2, 2022

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**AGENDA ITEM NO. 2 – ZONING CASE 2022-008**  
**APPLICANT: CITY OF PLANO**

Request to amend Planned Development-65-Central Business-1 to amend the design guidelines for open space for Tracts C and D in Planned Development-65-Central Business-1 on 275.1 acres located at the northeast corner of the Dallas North Tollway and Tennyson Parkway. Project #ZC2022-008.

**APPROVED:** 7-0

Speaker Card(s) Received	Support:	<u>0</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Letters Received Within 200' Notice Area:	Support:	<u>4</u>	Oppose:	<u>3</u>	Neutral:	<u>1</u>
Petition Signatures Received:	Support:	<u>0</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Other Responses:	Support:	<u>7</u>	Oppose:	<u>3</u>	Neutral:	<u>2</u>

**RESULTS:**

The Commission recommended approval subject to City Council approval of Zoning Case 2022-001 and as follows (additions are indicated in underline text; deletions are indicated in strikethrough text):

Specific Provisions of the Planned Development

1. Building Design
  - ...
  - i. ~~Refer to Design Guidelines after PD-65-CB-1 for additional stipulations.~~
2. Residential Development Standards
  - a. Standards relating to all residential development
    - i. Within Tracts A and B, no minimum open space shall be required per residential dwelling unit. However, 2 park or courtyard areas must be provided within the planned development district, one on each side of Legacy Dr. The park areas shall

total 5 acres in size. These areas may be publicly or privately owned. Parks, courtyards, and streetscape areas shall be shown at the time of concept plan or site plan approval on the concept plan or site plan.

ii. The open space exhibit for Tracts C and D is adopted as part of this ordinance and open space for these tracts will be in accordance with the following:

- Usable public open space must be provided in an amount not less than 8.7 acres. The 7.1 acres of public park land located on the south side of Tract C within PD-65-CB-1 can be counted towards the credit, and a minimum of 1.6 acres of useable open space must be provided within Tracts C and D as defined in the open space plan.
- Useable open space must be accessible to the public at all times and must not be fenced.
- Useable open space must have a minimum dimension of 30 feet long by 30 feet wide.

iii. No off-street loading docks shall be required for buildings containing residential uses. Off-street loading docks for nonresidential uses may not be located adjacent to or across a street or alley from buildings containing residential uses unless the loading dock is screened in accordance with the following:

- Solid metal gates
- Masonry screening walls (in accordance with Article 20)
- Overhead doors
- Any combination of the above

Refer to Design Guidelines after PD-65-CB-1 for additional stipulations.

~~Design Guidelines for Planned Development 64-Central Business-1 and Planned Development 65-Central Business-1~~

#### Open Space

- ~~1. A minimum of 5% of the gross acreage of PD-64-CB-1 and Tracts C and D within PD-65-CB-1 shall be provided as open space.~~
- ~~2. A minimum of 0.25 acre shall be located on the quasi-public street within Tract C of PD-65-CB-1.~~
- ~~3. Open space shall be accessible to the public at all times and shall not be fenced.~~

Open space shall have a minimum dimension

To view the hearing, please click on the provided link: <https://planotx.swagit.com/play/05032022-530>

RP/kob

cc: Eric Hill, Senior Planning Manager  
Christina Sebastian, Land Records Planning Manager  
Melissa Spriegel, Lead Planner  
Glenn Greer, Planner  
Cassidy Exum, GIS Technician  
Jeanna Scott, Building Inspections Manager  
Dorothy Alatorre, Property Standards

<https://goo.gl/maps/pdnfKMj855kdtknV6>

CITY OF PLANO  
PLANNING & ZONING COMMISSION

May 2, 2022

**Agenda No. 2**

**Public Hearing:** Zoning Case 2022-008

**Applicant:** City of Plano

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**DESCRIPTION:**

Request to amend Planned Development-65-Central Business-1 to modify the requirements for open space for Tracts C and D on 275.1 acres located at the northeast corner of the Dallas North Tollway and Tennyson Parkway. Zoned Planned Development-65-Central Business-1 and located within the Dallas North Tollway Overlay District. Project #ZC2022-008.

**SUMMARY:**

The purpose of this zoning request is to modify the requirements for open space in Tracts C and D of Planned Development-65-Central Business-1 (PD-65-CB-1) (west of the Dallas North Tollway). This request proposes to separate open space requirements from Planned Development-64-Central Business-1 (PD-64-CB-1) and to clarify the locations for open space based upon existing development. Bruce Glasscock Park, which abuts the subject property, is requested to be included as an open space credit. Overall, this request and the companion zoning case, ZC2022-001, include an additional 0.96 acre of open space to serve residents in the general area. The request is in conformance with the recommendations of the Comprehensive Plan. Staff recommends approval as noted in the recommendation section below.

**REMARKS:**

On March 21, 2022, the Planning & Zoning Commission called a public hearing to amend Planned Development-65-Central Business-1 (PD-65-CB-1) to modify development standards related to the requirements for open space for Tracts C and D.

PD-65-CB-1 was initially created in 1998 and has been amended and expanded multiple times since, with the most recent amendment being approved in 2016. With this proposal, modifications are requested to the requirements for open space for Tracts C and D, due to its tie back to Planned Development-64-Central Business-1 (PD-64-CB-1). A planned development district provides the ability to amend use, height, setback, and other



development standards at the time of zoning to promote innovative design and better development controls appropriate to both off- and onsite conditions.

PD-65-CB-1 is divided into four tracts as shown in the graphic below:



This request pertains only to Tracts C and D, and further, only to the open space requirements for those tracts.

### **Surrounding Land Use and Zoning**

North	The property to the north of Tracts C and D, across Headquarters Drive, is zoned PD-64-CB-1 and includes mid-rise residential and professional/general administrative office uses.
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East	To the east of Tracts C and D, across the Dallas North Tollway, is the Shops of Legacy mixed-use development, which includes Tracts A and B of PD-65-CB-1.
South	To the south of Tracts C and D, across Legacy Drive, are existing professional/general administrative office developments zoned Central Business-1 (CB-1).
West	To the west of Tracts C and D, on the west side of Communications Parkway, is a professional/general administrative office zoned CB-1.

### **Conformance to the Comprehensive Plan**

Guiding Principles – The set of [Guiding Principles](#) to the Comprehensive Plan establishes overarching themes that apply to all policies and actions and express values for Plano Today, Plano 2050, and Plano Together. Since the principles do not stand alone but are used in concert with one another and carry across the Plan as a whole, each principle must be judged through a lens that incorporates all of the other principles to be full and accurately understood. As such, the Commission is encouraged to review the full list of Guiding Principles and judge zoning requests through the lens of all principles.

Future Land Use Map and Dashboards – Tracts C and D of PD-65-CB-1 are located within two Future Land Use Categories on the Future Land Use Map: [Urban Activity Centers \(UA\)](#) and [Employment Centers \(EM\)](#). As the request is limited to reconsideration of administration of the previously-established open space requirements of the Planned Development (PD), an analysis of the UA, EM, and OS Dashboards does not apply.

Findings Policy – Findings are not required to approve the request.

### **Open Space**

PD-64-CB-1 and PD-65-CB-1 have a joint open space plan tied to both developments. With this zoning case, and the companion case, ZC2022-001 (Agenda Item 1A), the open space plan is proposed to be divided, with each planned development district having its own adopted plan and required open space calculation. The proposed open space plan is included as an exhibit to this staff report.

The current open space requirements for the PDs are as follows:

#### **Open Space**

1. A minimum of 5% of the gross acreage of PD-64-CB-1 and Tracts C and D within PD-65-CB-1 shall be provided as open space.
2. A minimum of 0.25 acre shall be located on the quasi-public street within Tract C of PD-65-CB-1.

3. Open space shall be accessible to the public at all times and shall not be fenced.
4. Open space shall have a minimum dimension of 30 feet long by 30 feet wide.

The open space currently provided in Tracts C and D of PD-65-CB-1 is 5.14 acres. Currently, open space is provided in portions of the landscape edges and in other minor landscaped areas on various properties. Some of these areas are in proximity to the expressways, are impacted by utilities and development, or are otherwise situated in locations that are not ideal for public open space.

With this request, the applicant is proposing to reduce the designated open space areas within the tracts to 1.6 acres. The purpose for the reduction is to ensure that open space is in areas which are consistent with city policies, does not conflict with development, and which will best support residents. To offset the reduction, the applicant is requesting to utilize the 7.1 acres of Bruce Glasscock Park located on the west side of Communications Parkway, immediately adjacent to the subject property.

At the time of the initial rezoning of the subject property which established Tracts C and D, Bruce Glasscock Park was not contemplated for future park land and the area was not designated on the Parks Master Plan. Public park land is a typical component of mixed-use developments, a current example can be seen at the redevelopment of the Collin Creek Mall property. The inclusion of Bruce Glasscock Park as open space to serve residents ensures that the area will be preserved and supported by the city and will not be dependent on private improvements or maintenance.

Section 13.800 of the Zoning Ordinance establishes usable open space standards that apply to specific zoning districts (Multifamily-1, -2, and -3; Single-Family Residence Attached, and Patio Home). The requirements in Section 13.800 (Usable Open Space) of Article 13 (Lot and Building Standards) of the Zoning Ordinance allow open space credit for adjacent public park land and provision of private amenities. A reduction of up to one-third of required open space is allowed for park land and credit of three-to-one is given for amenity areas, such as swimming pools and decks.

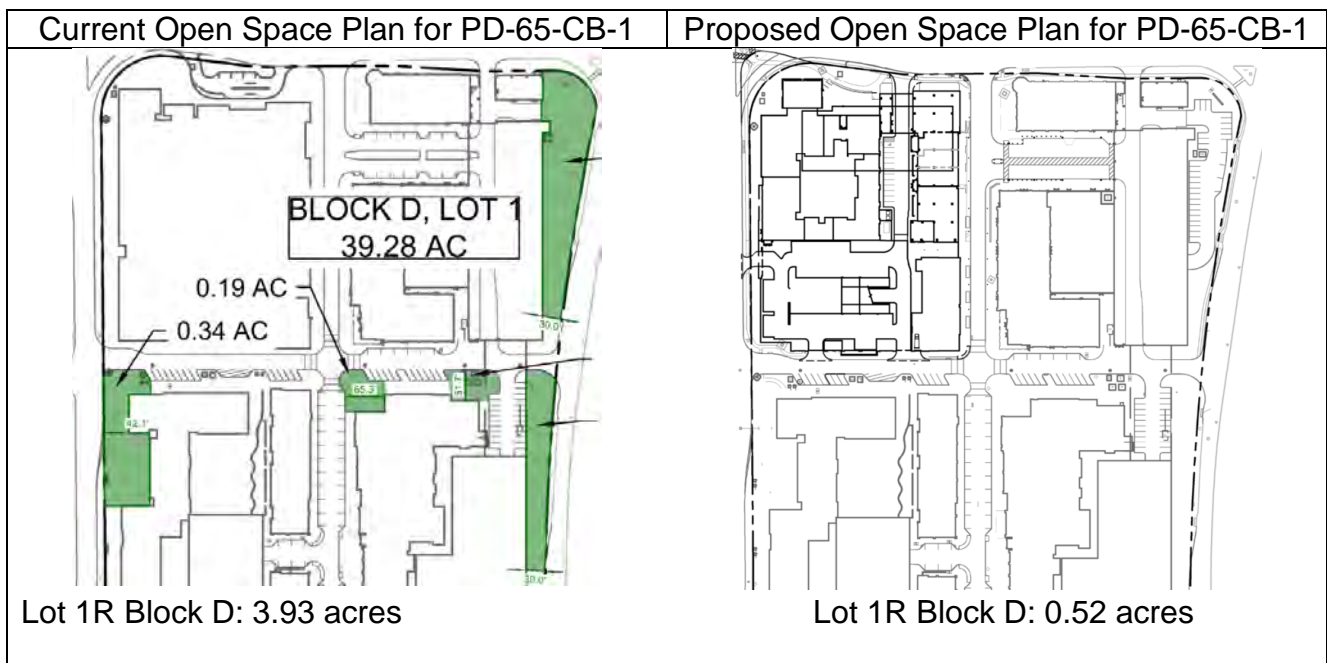
While CB-1 is not one of the districts referenced in 13.800, this section does establish a parallel for how usable open space may be considered. Deliberation of credits for off-site, usable open space is based generally upon the following:

- a. 15% or more of the site's boundary is adjacent to park land.
- b. The park land is suitable, as defined by the intent for usable open space, for use by residents.
- c. There are defined pedestrian connections between the development and the park land.
- d. The design of the development provides a significant visual connection to the park land.

Tracts C and D are immediately adjacent to Bruce Glasscock Park; however, due to the size of the properties, there is approximately 13.4% of the site boundary (1,033 linear feet along the 7,717-foot boundary) adjacent to the park land. The park land is suitable for use by residents in accordance with the intent for usable open space which the Ordinance states is *“to provide for outdoor living and/or recreation in an open area or recreational facility.”* There are sidewalks in the area which create defined pedestrian connections between the tracts and the park land, and the west side of the development is oriented such that it provides resident views towards the park land. There are additionally, at least three swimming pools with large deck areas, and other significant private amenity areas, located within the residential areas of the site that could be credited toward the open space under Section 13.800.

The city purchased park land for the purpose of serving residents in the area. Since this request is consistent with the general criteria, park land was not a consideration in the original zoning, and no private amenity space is being credited, staff recommends the 7.1 acres of park land be included as an open space credit. With the inclusion of Bruce Glasscock Park, the overall open space between the two PDs will be increased by 0.96 acre.

The changes are shown in the images below:







Staff is in support of the proposed open space changes as they will reserve high quality open space areas for residents.

### SUMMARY:

The purpose of this zoning request is to modify the requirements for open space in Tracts C and D of PD-65-CB-1 (west of the Dallas North Tollway). This request proposes to separate open space from PD-64-CB-1 and to clarify the locations for open space based upon existing development. Bruce Glasscock Park abuts the subject property and is requested to be included as an open space credit. Overall, this request and the companion zoning case, ZC2022-001, include an additional 0.96 acre of open space to serve residents in the general area. The request is in conformance with the recommendations of the Comprehensive Plan. Staff recommends approval as noted in the recommendation section below.

## RECOMMENDATION:

Recommended for approval subject to City Council approval of Zoning Case 2022-001 and as follows (additions are indicated in underline text; deletions are indicated in strikethrough text):

### Specific Provisions of the Planned Development

#### 1. Building Design

...

i. ~~Refer to Design Guidelines after PD-65-CB-1 for additional stipulations.~~

#### 2. Residential Development Standards

##### a. Standards relating to all residential development

i. Within Tracts A and B, no minimum open space shall be required per residential dwelling unit. However, 2 park or courtyard areas must be provided within the planned development district, one on each side of Legacy Dr. The park areas shall total 5 acres in size. These areas may be publicly or privately owned. Parks, courtyards, and streetscape areas shall be shown at the time of concept plan or site plan approval on the concept plan or site plan.

ii. The open space exhibit for Tracts C and D is adopted as part of this ordinance and open space for these tracts will be in accordance with the following:

- Usable public open space must be provided in an amount not less than 8.7 acres. The 7.1 acres of public park land located on the south side of Tract C within PD-65-CB-1 can be counted towards the credit, and a minimum of 1.6 acres of useable open space must be provided within Tracts C and D as defined in the open space plan.
- Useable open space must be accessible to the public at all times and must not be fenced.
- Useable open space must have a minimum dimension of 30 feet long by 30 feet wide.

iii. No off-street loading docks shall be required for buildings containing residential uses. Off-street loading docks for nonresidential uses may not be located adjacent to or across a street

or alley from buildings containing residential uses unless the loading dock is screened in accordance with the following:

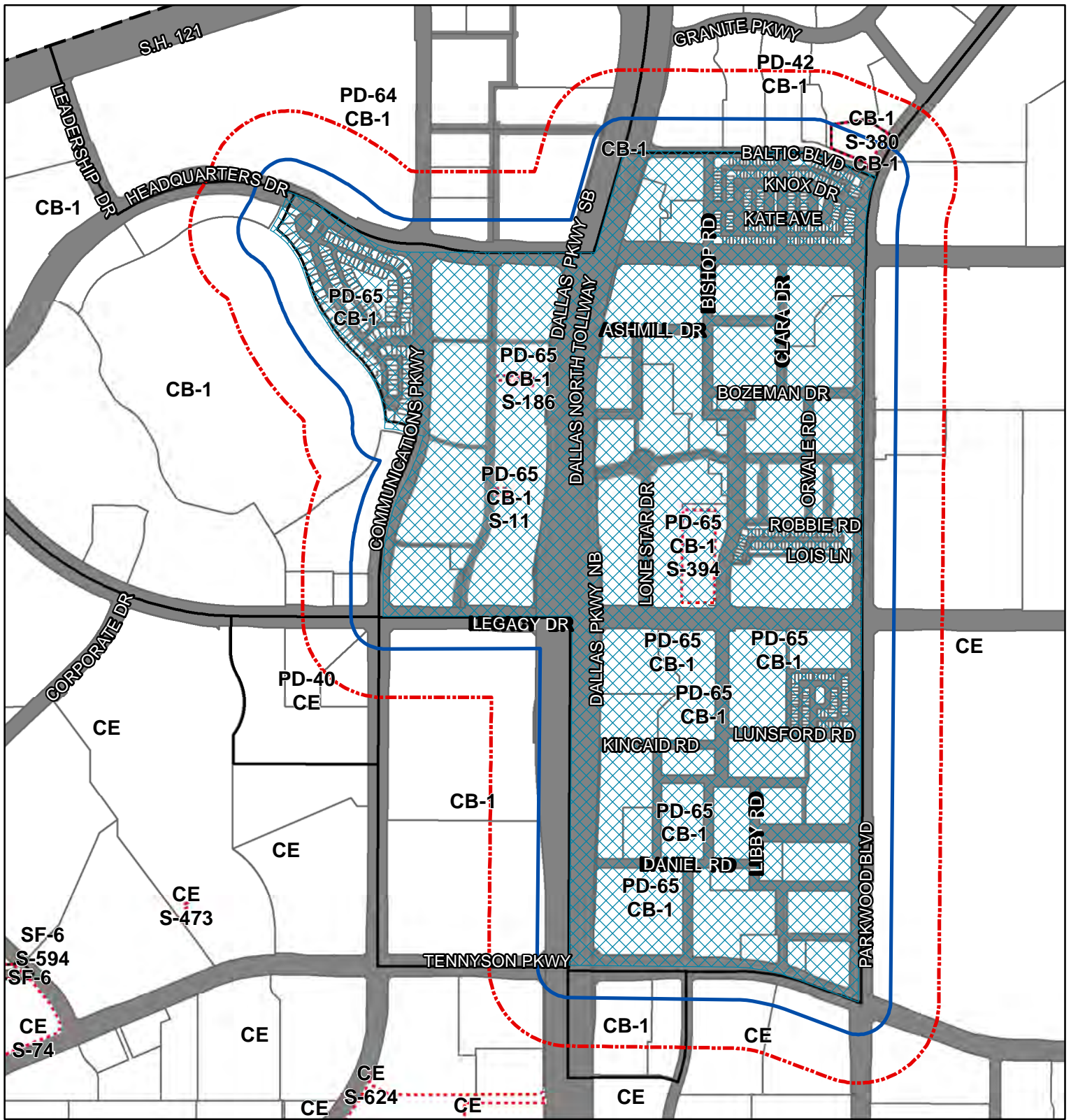
- Solid metal gates
- Masonry screening walls (in accordance with Article 20)
- Overhead doors
- Any combination of the above

~~Refer to Design Guidelines after PD-65-CB-1 for additional stipulations.~~

~~Design Guidelines for Planned Development-64-Central Business-1 and Planned Development-65-Central Business-1~~

#### Open Space

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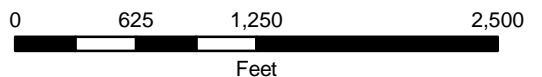
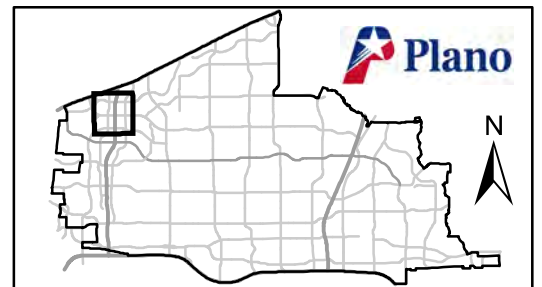
Zoning Case: 2022-008

Existing Zoning: Planned Development-65-Central Business-1

Proposed Zoning: Amend Planned Development-65-Central Business-1

- 500' Courtesy Notification Buffer
- 200' Notification Buffer
- Subject Property

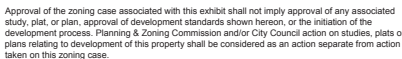
- Streets
- Municipal Boundaries
- Zoning Boundary
- Specific Use Permit
- Zoning Boundary Change/SUP









[illegible]

**APPLICANT:**  
PLANO 12 LLC  
13809 RESEARCH BLVD SUITE 655  
DALLAS, TX 78750  
Contact: David Doduti

ZONING CASE # 2022-008

12750 Merit Drive, Suite 1000  
Dallas, Texas 75251

FIRM # 101155-00

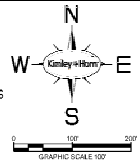
Tel. No. (972) 770-1300  
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet
1" = 300'	SRD	TR	APRIL 2022	068111009	1 of 1

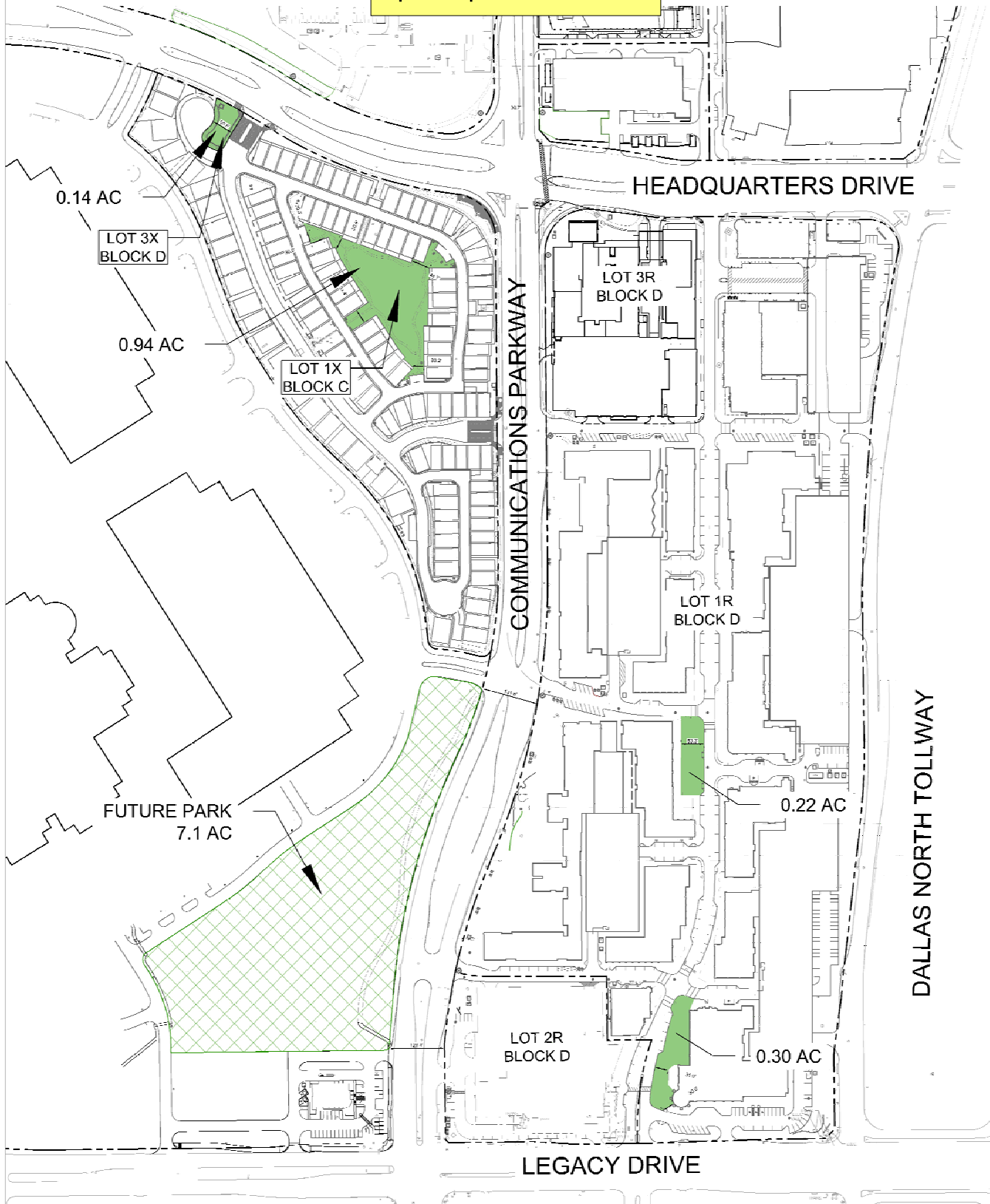
# OPEN SPACE TABLE

BLOCK - LOT	OPEN SPACE (AC)
D - 1R	0.52
D - 3X	0.14
C - 1X	0.94
PARKLAND	7.10
TOTAL PROVIDED	8.70
TOTAL REQUIRED	8.70

- USABLE PUBLIC OPEN SPACE MUST BE PROVIDED IN AN AMOUNT NOT LESS THAN 8.7 ACRES. THE 7.1 ACRES OF PARK LAND LOCATED ON THE SOUTH SIDE OF TRACT C WITHIN PD-65-CB-1 CAN BE COUNTED TOWARDS THE CREDIT, AND A MINIMUM OF 1.6 ACRES OF USABLE OPEN SPACE MUST BE PROVIDED WITHIN TRACTS C AND D AS DEFINED IN THE OPEN SPACE PLAN.
- USABLE OPEN SPACE MUST BE ACCESSIBLE TO THE PUBLIC AT ALL TIMES AND MUST NOT BE FENCED.
- USABLE OPEN SPACE MUST HAVE A MINIMUM DIMENSION OF 30 FEET LONG BY 30 FEET WIDE.



## Proposed Open Space plan for PD 65



**Kimley»Horn**

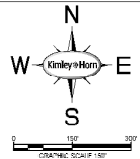
100 W. Oak Street  
Suite 203  
Denton, Texas 76201  
940-538-0175  
State of Texas Registration No. F-928

LEGACY WEST | PD 65 CB 1 | TRACTS C & D  
R0 80 AC/2025  
REVISED OPEN SPACE PLAN  
10/05/2022-002  
LEGACY WEST ADDITION  
LO1 1R BLOCK D  
100W AT LEGACY WEST ADDITION  
LO1 3X, BLOCK A AND LO1 1X, BLOCK C  
H. COOK SURVEY, ABSTRACT NO. 183  
H.N. THOMPSON SURVEY, ABSTRACT NO. 880  
CITY OF PLANO, COLLIN COUNTY, TEXAS  
DATE: 4/27/2022

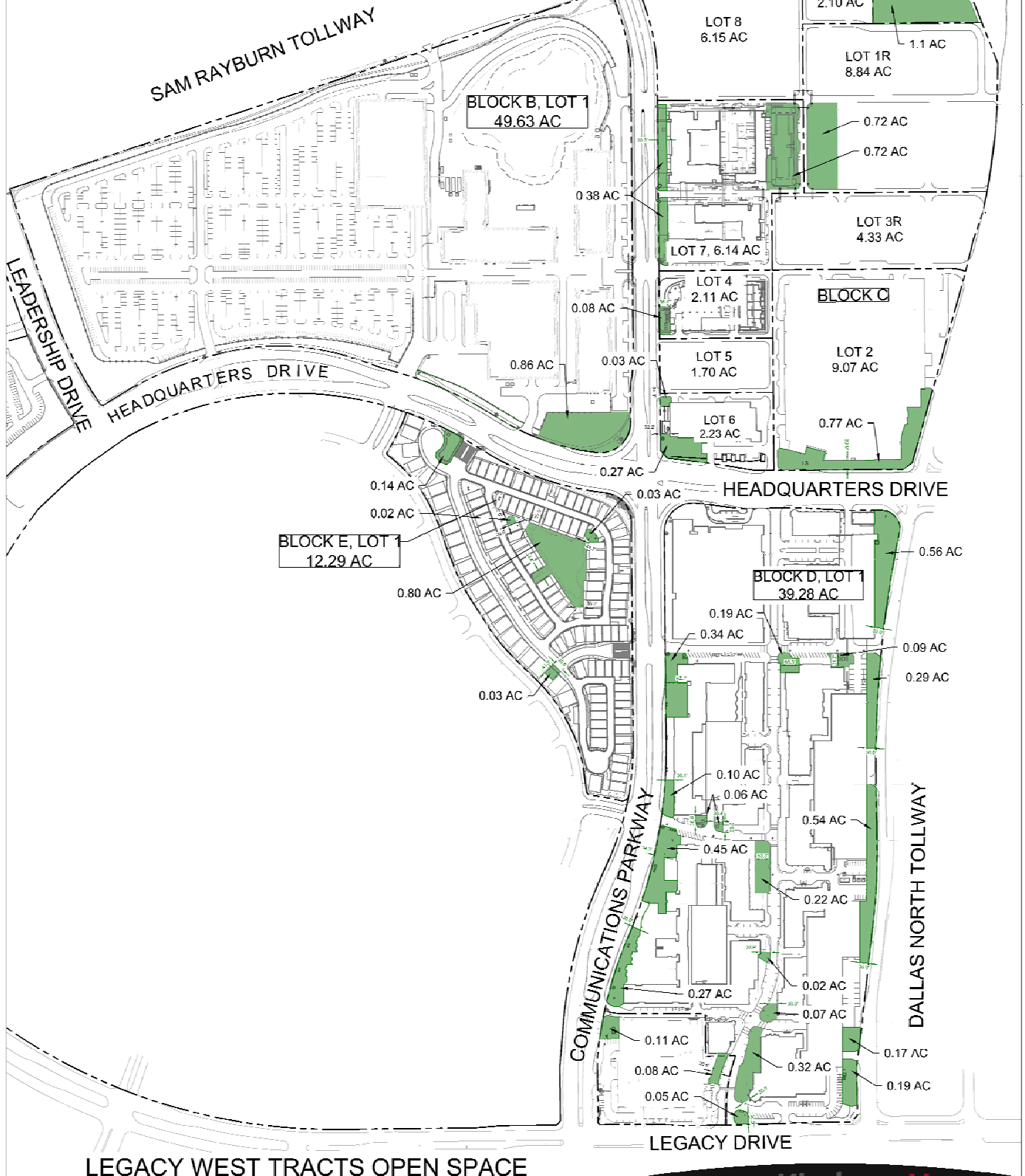
# OPEN SPACE TABLE

BLOCK	LOTS	OPEN SPACE (AC)
B	1R	0.86
C	2,6,7,1R	4.27
D	1R & 2	4.12
E	1	1.02
TOTAL PROVIDED		10.27 AC
TOTAL REQUIRED (5% OF GROSS AREA)		9.43 AC *

## Current Open Space plan for PDs 64 & 65



1. A MINIMUM 5% OF THE GROSS ACREAGE OF PD-64-CB-1 AND TRACTS C AND D WITHIN PD-65-CB-1 SHALL BE PROVIDED AS OPEN SPACE.
2. A MINIMUM OF 0.25 ACRE SHALL BE LOCATED ON THE QUASI-PUBLIC STREET WITHIN TRACT C OF PD-65-CB-1.
3. OPEN SPACE SHALL BE ACCESSIBLE TO THE PUBLIC AT ALL TIMES AND SHALL NOT BE FENCED.
4. OPEN SPACE SHALL HAVE A MINIMUM DIMENSION OF 30' X 30'.



### LEGACY WEST TRACTS OPEN SPACE

**Kimley»Horn**

Plano, Texas  
March 9th, 2017

5750 Genesis Court  
Suite 200  
Frisco, Texas 75034  
972-335-3580  
State of Texas Registration No. F-928