

DATE:	May 3, 2022
TO:	Honorable Mayor & City Council
FROM:	David Downs, Chair, Planning & Zoning Commission

SUBJECT: Results of Planning & Zoning Commission Meeting of May 2, 2022

#### 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.

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

#### **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** 
  - Standards relating to all residential development a.
    - 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. <u>The open space exhibit for Tracts C and D is adopted as part of this ordinance and</u> 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.
- ii. 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. <u>A minimum of 5% of the gross acreage of PD-64-CB-1 and Tracts C and D within PD-65-CB-1 shall</u> <u>be provided as open space.</u>
- 2. <u>A minimum of 0.25 acre shall be located on the quasi-public street within Tract C of PD-65-CB-1.</u>
- 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

#### **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:

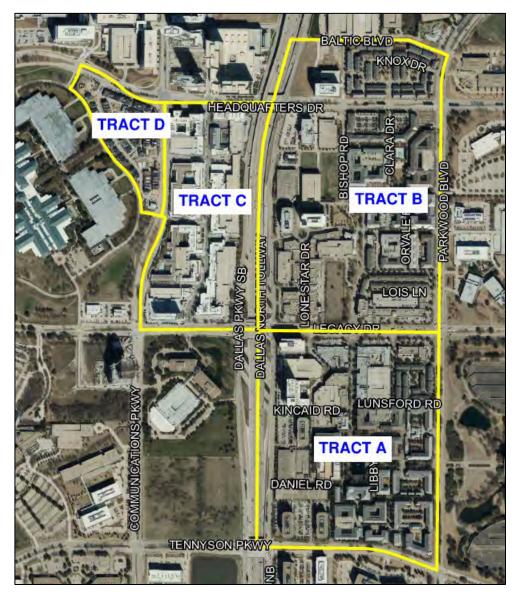
The purpose of this zoning request is to modify the requirements for open space in Tracts C and D of Planned Development-65-Central Business-1 (PD-65-CB-1) (west of the Dallas North Tollway). This request proposes to separate open space requirements from Planned Development-64-Central Business-1 (PD-64-CB-1) 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 pro	perty to the nort	h of Tra	acts C and D	, across He	adquarters Dri	ive, is
	zoned	PD-64-CB-1	and	includes	mid-rise	residential	and
	professi	onal/general ad	ministra	ative office u	ses.		

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

<u>Guiding Principles</u> – The set of <u>Guiding Principles</u> 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.

<u>Future Land Use Map and Dashboards</u> – Tracts C and D of PD-65-CB-1 are located within two Future Land Use Categories on the Future Land Use Map: <u>Urban Activity</u> <u>Centers (UA)</u> and <u>Employment Centers (EM)</u>. 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.

# <u>Open Space</u>

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.

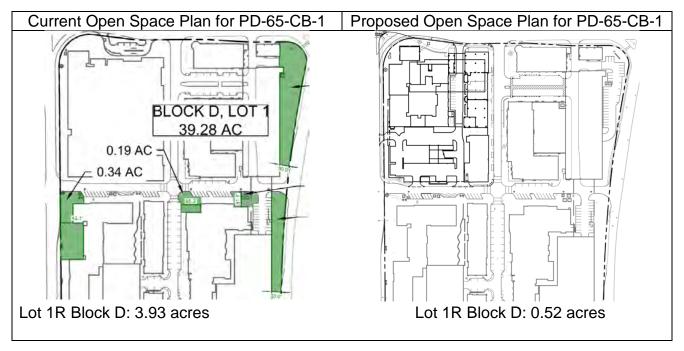
Section 13.800 of the Zoning Ordinance establishes usable open space standards that apply to specific zoning districts (Multifamily-1, -2, and -3; Single-Family Residence Attached, and Patio Home). The requirements in Section 13.800 (Usable Open Space) of Article 13 (Lot and Building Standards) of the 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. <u>The open space exhibit for Tracts C and D is adopted as part of this</u> 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.
      - <u>Useable open space must be accessible to the public at all</u> times and must not be fenced.
      - Useable open space must have a minimum dimension of 30
        feet long by 30 feet wide.
    - ii. <u>iii.</u> 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:

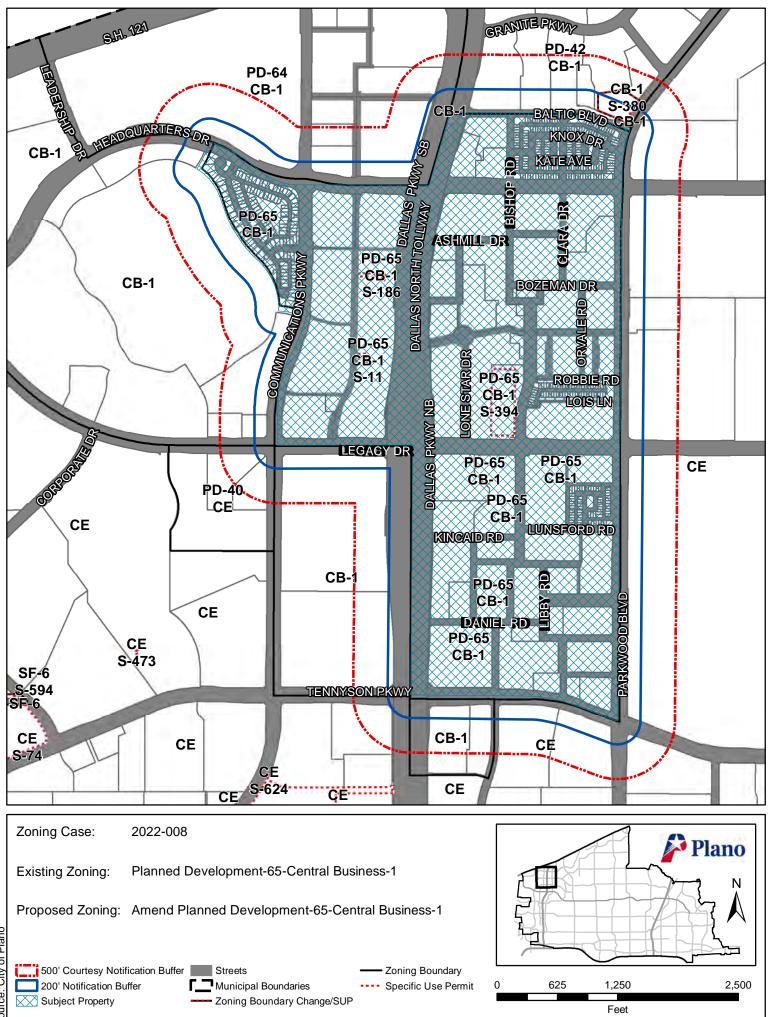
- Solid metal gates
- Masonry screening walls (in accordance with Article 20)
- Overhead doors
- Any combination of the above

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

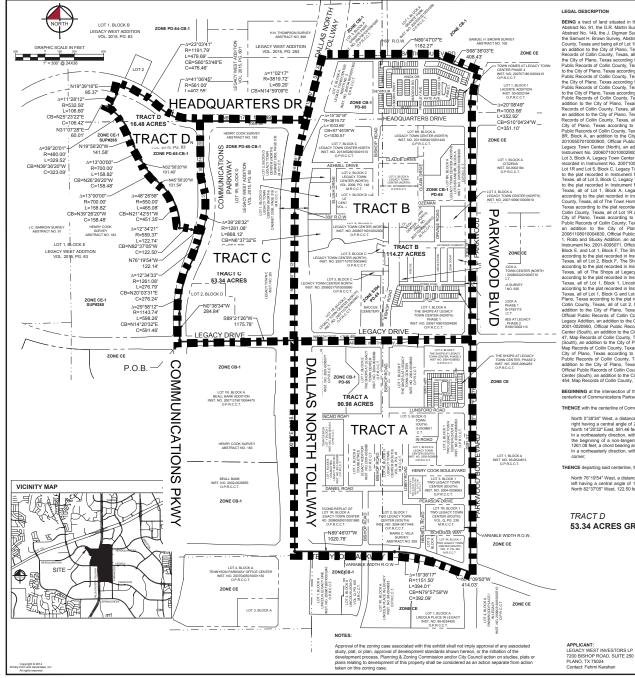
#### Open Space

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



Source: City of Plano





#### LEGAL DESCRIPTION

BEING a tract of land situated in the Henry Cook Survey, Abstract No. 183, the J.C. Barrow Survey, Abstract No. 91, the G.R. Martin Survey, Abstract No. 522, the Collin County School Land Survey No. 6, Abstract No. 149, the J. Digman Survey, Abstract No. 275, the Maria C. Veal Survey, Abstract No. 935, the Samuel H. Birown Survey, Abstract No. 103 and the H.N. Thompoon Survey, Abstract No. 896, Collin County, Toess and being all of L1 RF and L0.42 Slock O and all of L1.1 Block E, Legary WetR Addition, County, Toras and being all of Lot 1R and Lot 2, Block D and all of Lot 1, Block E, Legacy Weit Additon, an addition to the Circl of Plans. Toxas according to the pair recorded in Volume 2015, Page 83, Mag-and Block D and D an to the kuy or Hamon, lease according to the plat lecorded in Instrument No. 2007/18/01002410, Official Public Records of Calina Courty, Tessa, all of LT 80.65, C. Lapacy Tom Center (Neth), an addition to the City of Plano. Tessa according to the plat eccorded in Instrument No. 2007/18/01002410, Official Public Records of Calina Courty, Tessa, all of LT 80.65, C. Lapacy Tom Center (Neth), an addition to the City of Plano. Tessa according to the plat eccorded in Calibon Courty. Tessa, all of LT 80.65, Calibon Court, Calibon Courty, Tessa, all of LT 80.65, Calibon Courty, Tessa, all Calibon Courty, Tessa, all of LT 80.65, Calibon Courty, Tessa, all of LT 80.65, Calibon Courty, Tessa, all of LT 80.65, Calibon Courty, Tessa, all of Calibon Courty, Tessa, all of LT 80.65, Calibon Courty, Tessa, all of

BEGINNING at the intersection of the centerline of Legacy Drive (a variable width right-of-way) and the centerline of Communications Parkway (a variable width right-of-way);

THENCE with the centerline of Communications Parkway, the following courses and distances to wit:

North 0'38'34' West, a distance of 284.84 feet to a point at the beginning of a tangent curve to the right having a central angle of 29'58'12', a radius of 1143.74 feet, a chord bearing and distance of North 14'20'32' East, 891.46 feet. In a northeasterity direction, with said curve to the right, an arc distance of 588.25 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 12'3'33'', a radius of In a northeasterity direction, with said curve to the left, an arc distance of 278.79 feet to a point for onner.

THENCE departing said centerline, the following courses and distances to wit

North 76°19'54" West, a distance of 122.14 feet to a point at the beginning of a tangent curve to the left having a central angle of 12°34'21", a radius of 559.37 feet, a chord bearing and distance of left having a central angle of 12°. North 82°37'05" West, 122.50 feet,

TRACT D TRACT D 16.48 ACRES GROSS 53.34 ACRES GROSS

> APPLICANT MOON HOTEL LEGACY LTD 2605 LBJ FRWY, SUITE A DALLAS, TX 75234 Contact: Chris Carrahe

> > APPLICAN SURVEYOR/PREPARER: KIMLEY-HORN AND ASSOCIATES, INC. PLANO 12 LLC 13809 RESEARCH BLVD SUITE 655 12750 Merit Drive, Suite 1000 DALLAS, TX 78750 Dallas, Texas 75251 Contact: Dana Brown, RPLS Contact: David Doduti

APPLICANT:

PLANO, TX 75024

Contact: Fehmi Karahan

SWC TOLLWAY & 121, LLC 7200 BISHOP ROAD, SUITE 250

In a northwesterly direction, with said curve to the left, an arc distance of 122.74 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 48'26'58', a radius of 550.00 feet, a chord bearing and distance of koht: 21'42E'1 West, 451.35 feet. In a northwesterly direction, with said curve to the left, an arc distance of 465.08 feet to a point for

corner; North 45'56'20' West, a distance of 101.54 feet to a point at the beginning of a tangent curve to the right having a central angle of 13'00'00', a radius of 700.00 feet, a chord bearing and distance of North 39'26'20' West, 158.48 feet; In a northwestering direction, with said curve to the right, an arc distance of 158.82 feet to a point for

comer; North 3275/920' West, a distance of 10140 feet to a point at the beginning of a tangent curve to the right having a central angle of 13'00'00', a radius of 700.00 feet, a chord bearing and distance of North 28'2220'' West, 158.48 feet. In a northwesterly direction, with said curve to the right, an arc distance of 158.82 feet to a point for

corner; North 19'56'20' West, a distance of 141.58 feet to a point at the beginning of a tangent curve to the left having a central angle of 39'20'01', a radius of 480.00 feet, a chord bearing and distance of North 39'36'20' West, 33.03 feet; In a northwesterly direction, with said curve to the left, an arc distance of 329.52 feet to a point for

corner; North 31'07728' East, a distance of 60.01 feet to a point at the beginning of a tangent curve to the left having a central angle of 11'28'12', a radius of 532.50 feet, a chord bearing and distance of North 25'2322' East, 10642' Eest, 10642' Ees

corner; North 19'39'16' East, a distance of 95.37 feet to a point in the centerline of Headquarters Drive (a variable width right-of-way) at the beginning of a non-tangent curve to the right having a central angle of 23'0341', a radius of 1191.79 feet, a chord bearing and distance of South 60'53'48' East, 476.46 feet;

THENCE with the centerline of Headquarters Drive, in a southeasterly direction, with said curve to the right, an arc distance of 479.69 feet to a point at the beginning of a reverse curve to the left having a central angle of 41'06/45', a radius of 561.00 feet, a chord bearing and distance of South 69'5520' East, 393.96 feet;

THENCE in a southeasterly direction, with said curve to the left, an arc distance of 402.55 feet to a point

THENCE North 89°31'17\* East, a distance of 1124.49 feet to a point at the intersection of said centerlin adquarters Drive and the centerline of the Dallas North Tollway (a variable width right-of-way) and beginning of a non-tangent curve to the right having a central angle of 1\*0217\*, a radius of 72 feet, a chord bearing and distance of North 14\*59'09" East, 69.20 feet;

THENCE with said centerline of the Dallas North Tollway, the following courses and distances to with

In a northeasterly direction, with said curve to the right, an arc distance of 69.20 feet to a point for

North 15°30'18" East, a distance of 584.33 feet to the intersection of said centerline and the senterline of Baltic Boulevard:

THENCE with the centerline of Baltic Boulevard, the following courses and distances to with

North 89'4707" East, a distance of 1182.27 feet to a point for corner; South 83'8002" East, a distance of 408.43 feet to a point al intersection of said centerline and the centerline of Pharkovod Bouleand (a variable with right-ol-way) and at the beginning of a non-langent curve to the kith having a certral angle of 20'06'40°, a radius of 1003.66 feet, a chord bearing and distance d South 10'0742" West, 331.10 feet.

THENCE with the centerline of Parkwood Boulevard, the following courses and distances to with

In a southwesterly direction, with said curve to the left, an arc distance of 352.92 feet to a point for

South 0°00'00" East. a distance of 4760.63 feet to the intersection of the centerline of Parkwood

THENCE with the centerline of said Tennyson Parkway, the following courses and distances to with

North 70°09'50\* West a distance of 414.03 feet to a point at the beginning of a tangent curve to the ing a central angle of 19°36'17", a radius of 1151.50 feet, a chord bearing and dist North 79°57'59" West 392 09 feet

In a northwesterly direction, with said curve to the left, an arc distance of 394.01 feet to a point for North 80°46'07" West a distance of 1020 78 feet to the intersection of said centerline of Tennyson

Parkway and the said centerline of the Dallas North Tollway THENCE with said centerline of the Dallas North Tollway. North 0°00'00" East, a distance of 2158.23 feet

to the intersection of said centerline and said centerline of Legacy Drive THENCE with said centerline of Legacy Drive, South 89°21'26" West, a distance of 1175.78 feet to the

ving 275.07 acres of land POINT OF BEGINNING and contain Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North

American Datum of 1983

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convery or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared

#### ZONING CASE # 2022-008

#### ZONING EXHIBIT 275.07 ACRES

HENRY COOK SURVEY, ABSTRACT NO. 183 J.C. BARROW SURVEY, ABSTRACT NO. 91 G.R. MARTIN SURVEY, ABSTRACT NO. 622 COLLIN COUNTY SCHOOL LAND SURVEY NO. 6 ABSTRACT NO. 149 J. DIGMAN SURVEY, ABSTRACT NO. 279 MARIA C. VELA SURVEY, ABSTRACT NO. 935 SAMUEL H. BROWN SURVEY, ABSTRACT NO. 108 H.N. THOMPSON SURVEY, ABSTRACT NO. 896 CITY OF PLANO, COLLIN COUNTY, TEXAS





