

DATE: April 16, 2024

TO: Honorable Mayor & City Council

FROM: Planning & Zoning Commission

VIA: Mike Bell, AICP, Development Review Manager acting as Secretary of the Planning & Zoning Commission ^{MB}
Christina D. Day, AICP, Director of Planning *CD*

SUBJECT: Results of Planning & Zoning Commission Meeting of April 15, 2024

AGENDA ITEM NO. 4 - ZONING CASE 2024-006
PETITIONER: CITY OF PLANO

Request to rezone 7.1 acres located at the southwest corner of Independence Parkway and Lotus Drive from Planned Development-381-Retail/General Office to Light Industrial-1 and to rezone 8.1 acres situated on President George Bush Turnpike, 600 feet west of Independence Parkway from Agricultural to Light Industrial-1. Both properties are located within the 190 Tollway/Plano Parkway Overlay District. Project #ZC2024-006.

APPROVED: 8-0

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

RESULTS:

The Commission recommended the item for approval as submitted.

To view the hearing, please click on the provided link:
<https://planotx.new.swagit.com/videos/302674?ts=8972>

RP/ko

cc: Eric Hill, Assistant Director of Planning
Christina Sebastian, Land Records Planning Manager
Melissa Kleineck, Lead Planner
Justin Cozart, Sr. GIS Technician
Jeanna Scott, Building Inspections Manager
Dorothy Alatorre, Sr. Administrative Assistant

AGENDA ITEM NO. 4

PUBLIC HEARING: Zoning Case 2024-006

PETITIONER: City of Plano

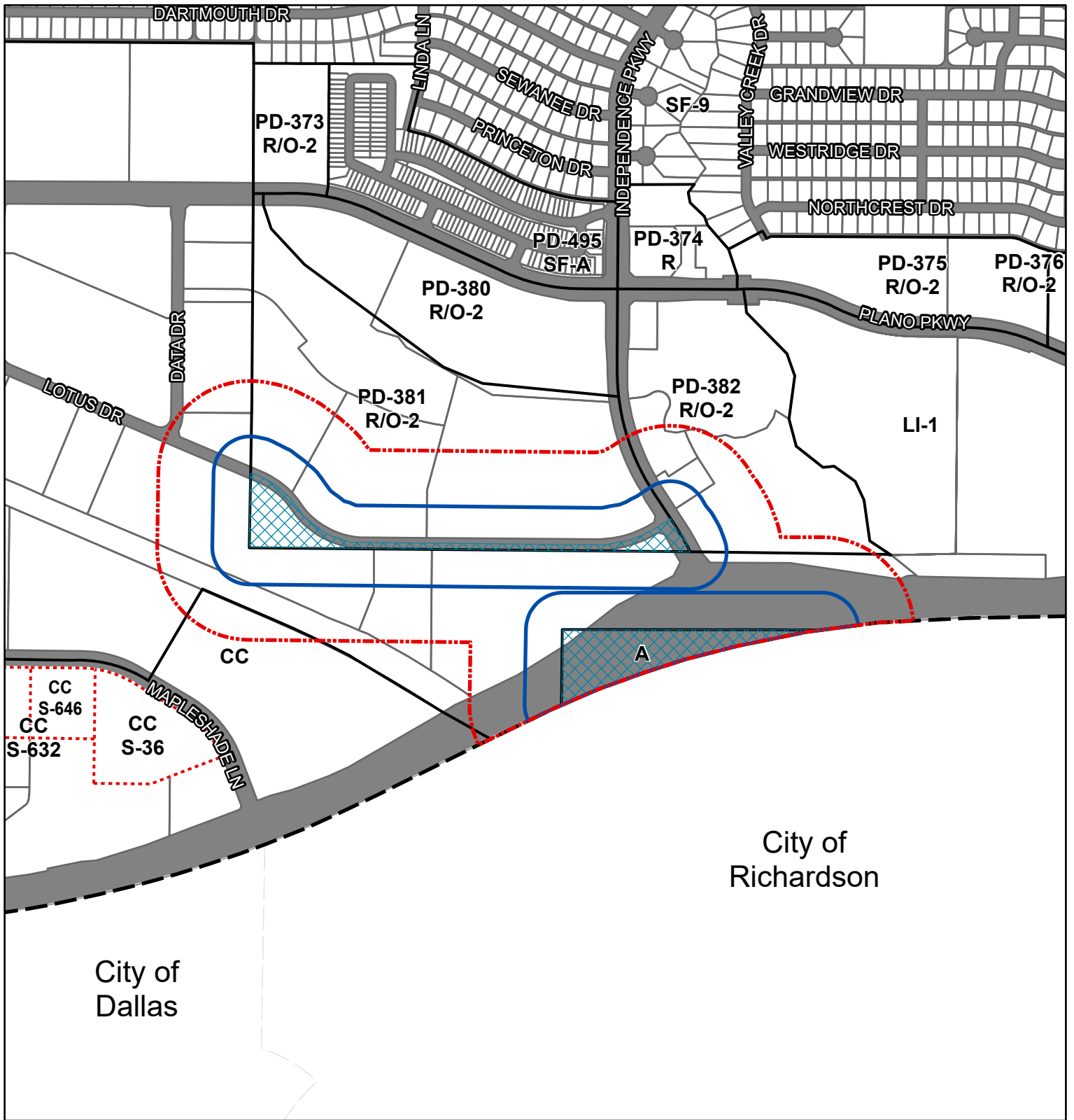
CASE PLANNER: Raha Poladi, PhD, GISP

DESCRIPTION: This is a request to rezone 7.1 acres located at the southwest corner of Independence Parkway and Lotus Drive **from** Planned Development-381-Retail/General Office **to** Light Industrial-1 **and** to rezone 8.1 acres situated on President George Bush Turnpike, 600 feet west of Independence Drive, **from** Agricultural **to** Light Industrial-1. Both properties are located within the 190 Tollway/Plano Parkway Overlay District. Project #ZC2024-006.

EXECUTIVE SUMMARY:

On February 26, 2024, the City Council called a public hearing to initiate rezoning on a portion of three lots located on the south side of Lotus Drive, west of Independence Parkway. The primary purpose of the rezoning is to remove “split zoning” from one of the properties for the purposes of promoting economic development. Split zoning is where a single lot or parcel is divided into two or more zoning districts. This rezoning would bring the entirety of these properties under LI-1 zoning. The rezoning includes two distinct areas that are not contiguous. Major considerations of the request include:

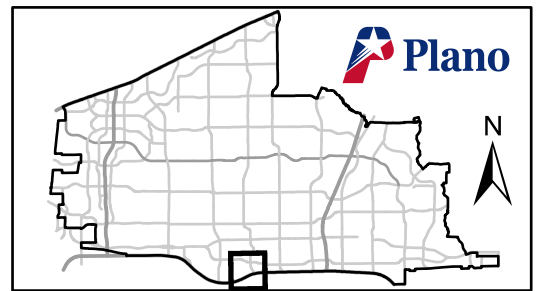
- Tract 1: PD-381-R/O-2 – Tract 1 includes approximately 7.1 acres currently zoned Planned Development-381-Retail/General Office (PD-381-R/O-2), including a portion of three lots and the southern half of the Lotus Drive right-of-way. PD-381, as well as many other properties along Plano Parkway and PGBT, were rezoned to Planned Developments with R/O-2 base zoning in 1987 as part of a city-led effort to rezone a large swath of the corridor for consistency with the 1986 Comprehensive Plan. The alignment of Lotus Drive was not established until the early 2000s. This roadway alignment divided PD-381, leaving only a small portion south of Lotus Drive.
- Tract 2: Agricultural (A) Zoning – Tract 2 includes approximately 8.1 acres currently zoned A, including a small portion of one lot but mostly land within the President George Bush Turnpike (PGBT) right-of-way. This tract was annexed in 1985 but was never rezoned due to most of the area being located within PGBT right-of-way. The city is including this rezoning to clean up zoning map boundaries and remove this remnant of A zoning.
- Economic Development – The far western property in Tract 1 is part of a larger 17.4-acre site that is currently developed with a large parking lot and a baseball field. There has been interest in redeveloping this property; however, the small portion of PD-381 has resulted in land use and site planning challenges. The City Council initiated the request to resolve these challenges.
- Conformance to the Comprehensive Plan – The request is consistent with the Employment Center (EC) category of the Future Land Use Map.



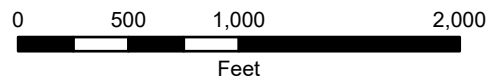
Zoning Case: 2024-006

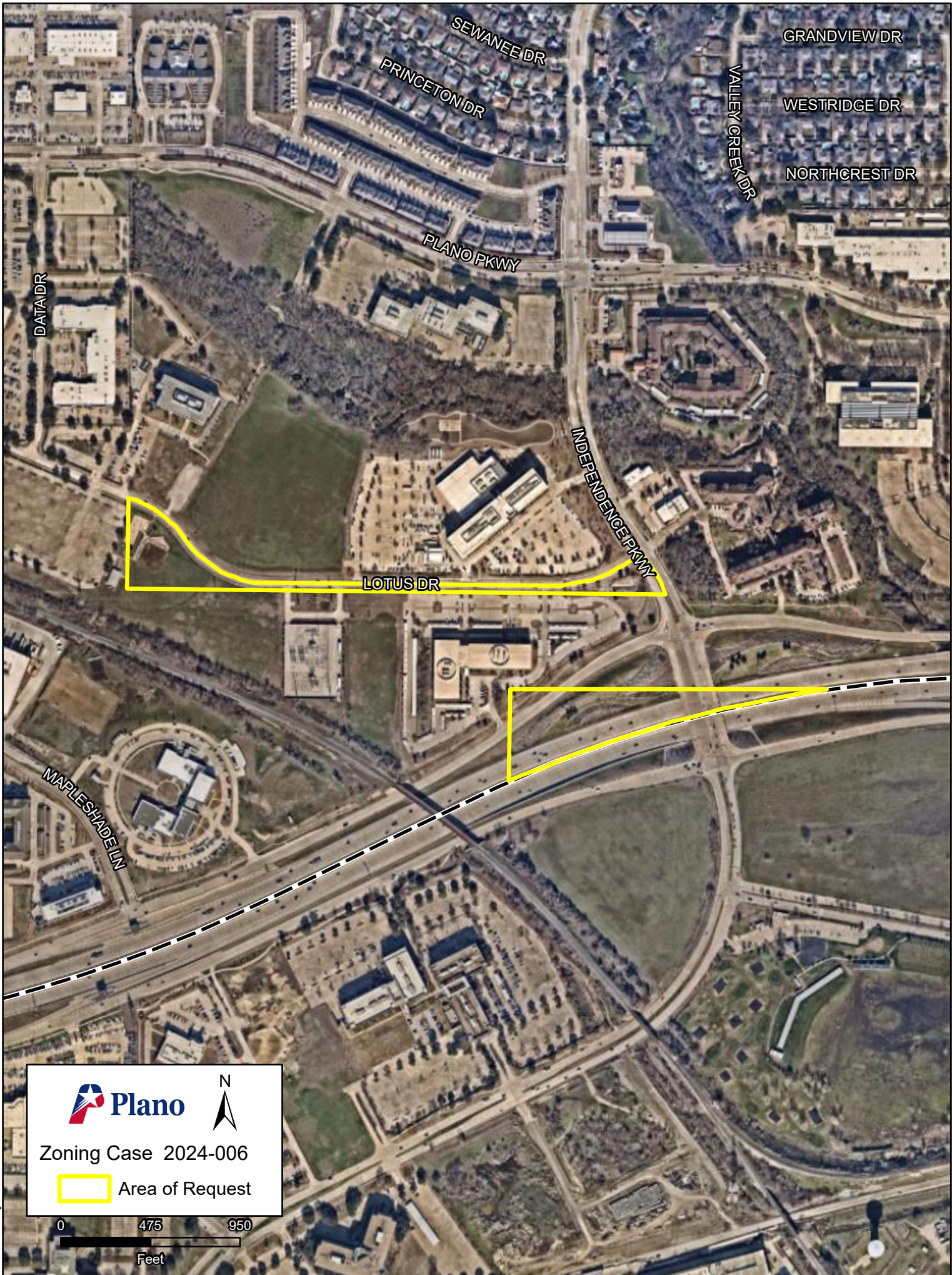
Existing Zoning: Planned Development-381-Retail/General Office and Agricultural and located within the 190 Tollway / Plano Parkway Overlay District



Proposed Zoning: Light Industrial-1




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





 **Plano** 

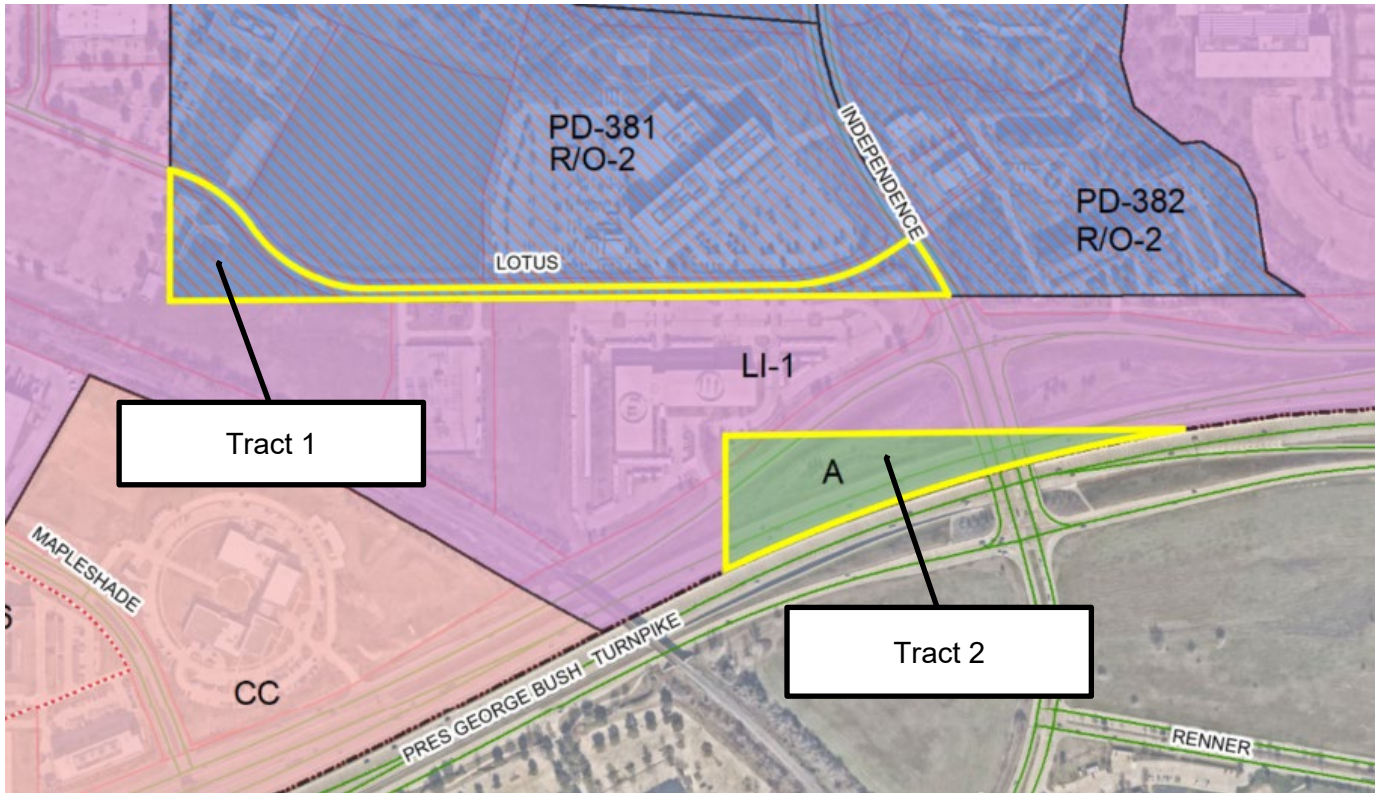
Zoning Case 2024-006

 Area of Request



STAFF PRELIMINARY REPORT – INTRODUCTORY REMARKS

The applicant is requesting to rezone the subject properties from Planned Development-381-Retail/General Office (PD-381-R/O-2) and Agricultural (A) to Light Industrial-1 (LI-1) to allow all affected properties to be fully zoned LI-1. This zoning request is comprised of two separate areas of land which for the purposes of this report will be referred to as Tract 1 and Tract 2 as shown on the map below.



History

Tract 1: Tract 1 includes approximately 7.1 acres of land currently zoned PD-381-R/O-2, including a portion of three lots and the southern half of the Lotus Drive right-of-way. PD-381, as well as many other properties along Plano Parkway and PGBT, were rezoned to Planned Developments with R/O-2 base zoning in 1987 as part of a city-initiated effort to rezone a large swath of the corridor for consistency with the 1986 Comprehensive Plan. As illustrated on the 1989 aerial photo to the right, the area within PD-381 was completely undeveloped at the time, with the southern boundary established along an existing fence line.



The property was not developed until the early 2000s, when the Alcatel USA Addition was platted and included the right-of-way dedication for Lotus Drive. This roadway alignment divided PD-381, leaving a narrow section south of the Lotus Drive that remains today.

Tract 2: Tract 2 includes approximately 8.1 acres currently zoned A, including a small portion of one lot, but is mostly land within the President George Bush Turnpike (PGBT) right-of-way. This tract was annexed in November 1985 but never rezoned due the majority of the area being located within PGBT right-of-way and the A zoning having little impact on development of the single affected lot.

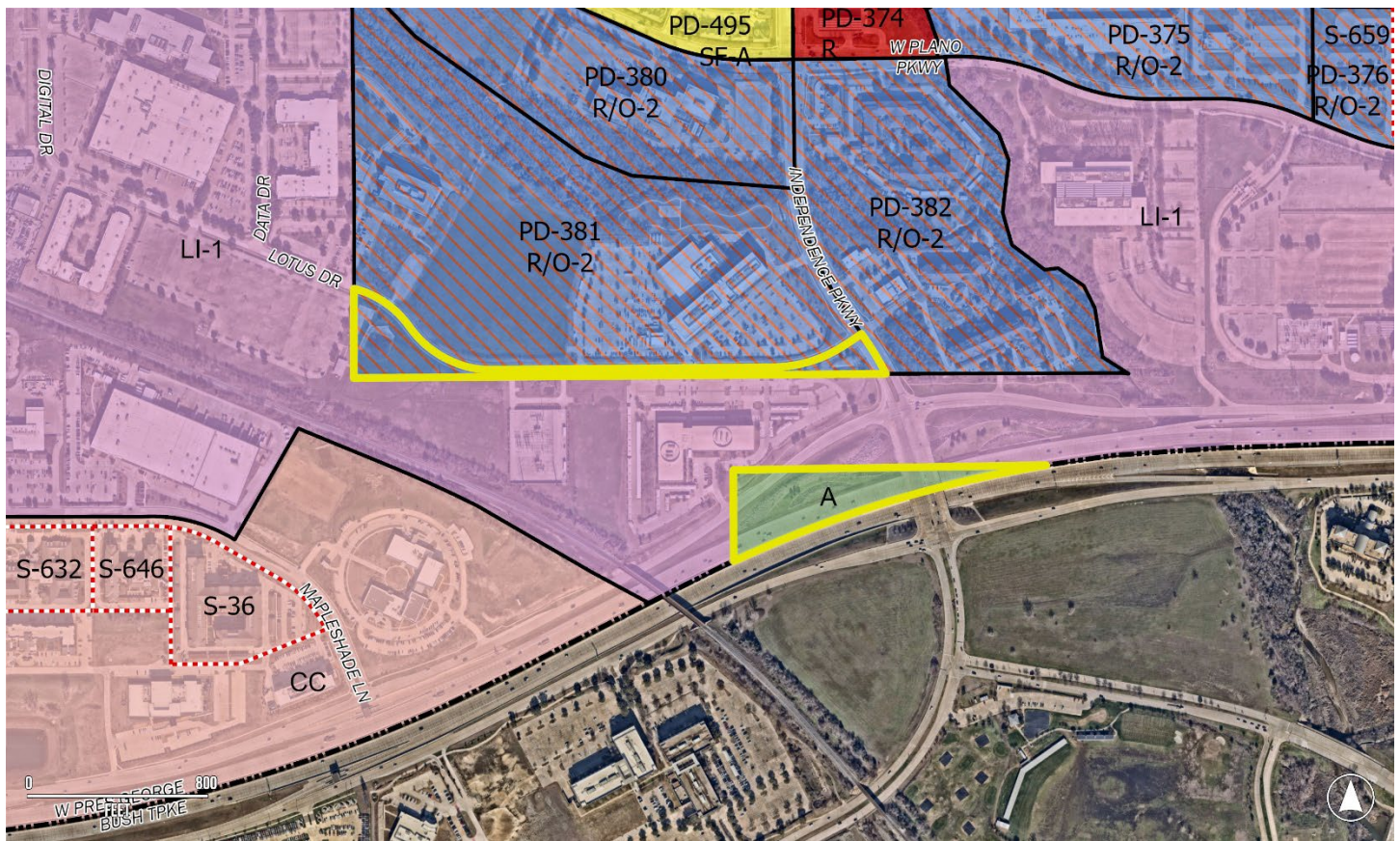
Zoning

Sections 10.400.1, 10.300.1, 9.200.1, and 10.1400.1 of the Zoning Ordinance state the purposes of the R, O-2, A, and LI-1 districts, respectively, as follows:

- *Retail (R): The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling or warehousing. Limited residential uses may be considered appropriate as an extension of surrounding neighborhoods.*
- *General Office (O-2): The O-2 district is intended to allow for a variety of low-, mid-, and high-rise office developments providing for professional, financial, medical, and similar services to local residents; corporate offices for regional and national operations; and major centers of employment for Plano and surrounding communities.*
- *Agricultural (A): The A, Agricultural district is intended to provide for farming, dairying, pasturage, horticulture, animal husbandry, and the necessary accessory uses for the packing, treating, or storing of produce. It is anticipated that all "A" districts will be changed to other zoning classifications as the city proceeds toward full development.*
- *Light Industrial-1 (LI-1): 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.*

Surrounding Land Use and Zoning

	Tract 1	Tract 2
North	The properties are zoned PD-381-R/O-2 and developed with professional/general administrative office, government facility, and vacant land.	The properties are zoned LI-1 and developed with tollway frontage roads and professional/general administrative office.
East	The properties to the east and southeast across Independence Parkway are zoned Planned Development-382-Retail/General Office (PD-382-R/O-2) and LI-1 and are developed with retail, an independent living facility, and vacant land.	The properties are located within the City of Richardson and are undeveloped.
South	The properties are zoned LI-1 and A and are developed with professional/general administrative office, electric substation, and a private recreation facility.	The properties are located within the City of Richardson and are undeveloped.
West	The properties to the west and northwest are zoned LI-1 and developed with a parking lot and professional/general administrative office.	The property is zoned LI-1 and developed with professional/general administrative office.



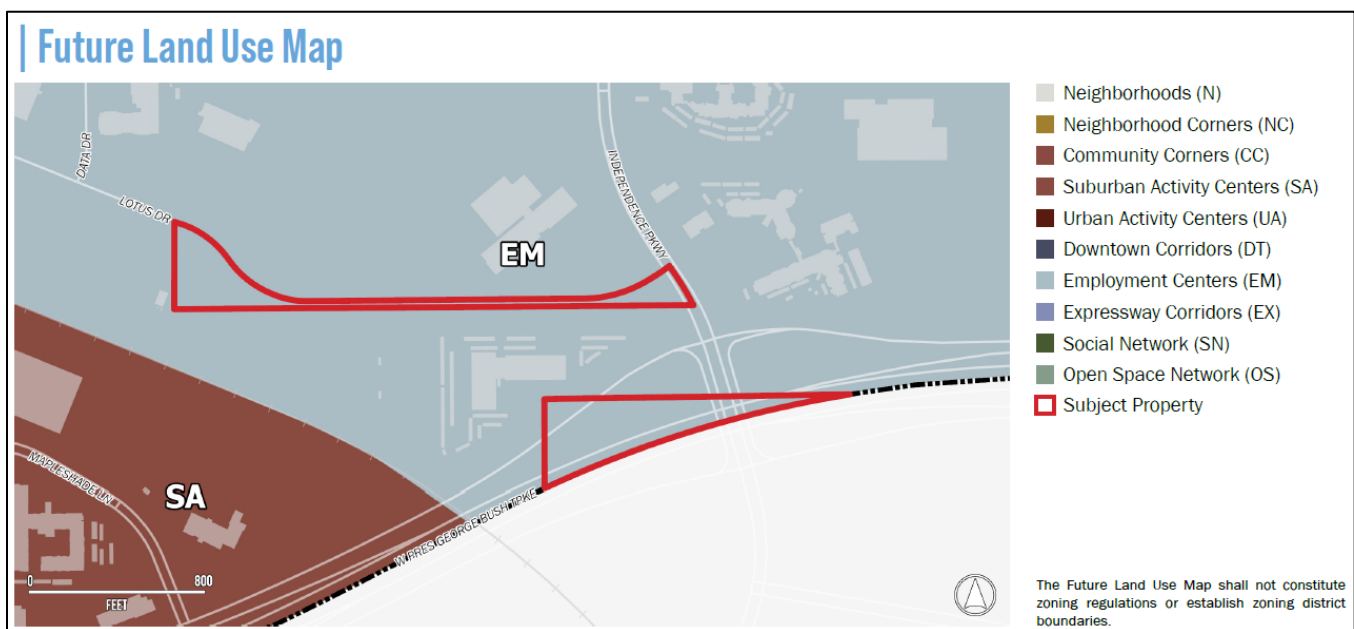
STAFF PRELIMINARY REPORT – CONFORMANCE TO THE COMPREHENSIVE PLAN

The proposed request has been reviewed for conformance with the Comprehensive Plan. A Comprehensive Plan Fact Sheet has not been provided due to the limited and unique scope of the request. Major factors included in the analysis are provided below.

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 other principles to be fully 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 & Dashboards – The subject sites are located within the Employment Centers (EM) category of the Future Land Use Map (FLUM). The EM category applies to the business centers in the Legacy area and along the Plano Parkway/President George Bush Turnpike. The primary uses within this category includes corporate office campuses, medical centers, educational facilities, technology centers, and research facilities; limited manufacturing and warehouse uses are allowed as a supporting use.

The proposed amendments apply to portions of existing rights-of-way and developed properties. There are no use changes proposed; therefore, this request does result in changes to overall land use mix, residential acreage, number of dwelling units, or building height per standards in the Comprehensive Plan. The request is a technical change to better align the zoning designations in this area. The proposed changes do not impact the Future Land Use Map & Dashboards.



Land Use Action 3 (LU3) – Review and update the Zoning Map to resolve land use inconsistencies between the Future Land Use Map and the Zoning Map.

This request will resolve some inconsistencies in the zoning districts for portions of rights-of-way and existing developed properties and bring the zoning into alignment with the Future Land Use Map. This request is in conformance with this policy.

STAFF PRELIMINARY REPORT – SUMMARY & RECOMMENDATION

SUMMARY:

On February 26, 2024, the City Council called a public hearing to rezone 7.1 acres located at the southwest corner of Independence Parkway and Lotus Drive from Planned Development-381-Retail/General Office to Light Industrial-1 and 8.1 acres situated on President George Bush Turnpike, 600 feet west of Independence Drive, from Agricultural to Light Industrial-1. This request aims to adjust zoning district boundaries so that affected properties south of Lotus Drive are completely zoned Light Industrial-1.

RECOMMENDATION:

Recommended for approval as submitted.

