

DATE: May 7, 2024
TO: Petitioners with Items before the Planning & Zoning Commission
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 May 6, 2024

AGENDA ITEM NO. 3A - ZONING CASE 2024-009
PETITIONER: LIBERTY MUTUAL PLANO, LLC

Request to amend Planned Development-64-Central Business-1 to modify development standards for mid-rise residential on 137.3 acres located at the northwest corner of the Dallas North Tollway and Headquarters Drive, within the Dallas North Tollway Overlay District. Project #ZC2024-009.

APPROVED: 7-0

Speaker Card(s) Received:	Support:	<u>4</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Letters Received Within 200' Notice Area:	Support:	<u>4</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>5</u>	Oppose:	<u>1</u>	Neutral:	<u>1</u>

RESULTS:

The Commission recommended the item for approval subject to the following amendments to the stipulations (additions are indicated by underline; deletions are indicated by strike-through):

Restrictions:

The permitted uses and standards shall be in accordance with the Central Business-1 (CB-1) zoning district unless otherwise specified herein.

1. Mid-rise residential is an additional permitted use subject to the following standards:
 - a. A maximum of 13 acres may be developed as mid-rise residential.
 - b. Mid-rise residential is prohibited within 400 feet of the right-of-way line of S.H. 121 and the Dallas North Tollway, ~~except for the site located on the southeast corner of Windrose Ave and S.H. 121, which may be developed as mid-rise residential with the following restrictions:~~

- c. The site located at the northeast corner of Windrose Avenue and Columbus Avenue may be developed with the following restrictions:
- i. The maximum number of units is 177.
 - ~~ii. Minimum setback from northern and eastern property lines: 40 feet.~~
 - ii. A parking structure must be located between the residential units and the frontage road of the Dallas North Tollway, the design of which must conform to the Multifamily Site & Massing Study dated December 5, 2023.
 - iii. 50% of all units on the western and southern facades must have a true balcony to create outdoor living space.
 - iv. All ground floor units facing the northern, western, and southern facades are to have stoops or patios.
 - v. No building facade may exceed a length of 100 feet without a break in the facade of a minimum depth of 5 feet for a minimum length of 10 feet.
 - vi. A minimum of two benches, trash receptacles, and/or bicycle racks, or any combination thereof, must be provided every 200 linear feet along the public ways.
 - vii. Intake openings for outdoor air, as defined in the adopted International Mechanical Code, as amended, must be located on the southern, and/or western, and northern exterior facades and the courtyard facades.
 - viii. Pollution and Noise Mitigation Measures – The following standards must be used during initial construction and must be added as notes to the site plan. The Building Official or designee may substitute equivalent or superior construction methods upon replacement or reconstruction, consistent with building code requirements.
 - ~~1. Mechanical ventilation must exceed the building code as follows:
 - a. All ventilation units will be “outdoor air sourced.”
 - b. Units will be installed on the roof of the buildings with air intakes “ducted” to the southernmost elevation of the building.~~
 2. ~~All ventilations units will be “outdoor air sourced.”~~
 - a. ~~Each “outdoor air sourced” mechanical ventilation unit must contain a filter box on its air intake side.~~
 - b. ~~These filter boxes must contain a filter (or combination of filters in “series”), capable of filtering outdoor airborne “particulates” to the MERV 16 standard or greater, based on American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) ratings.~~
1. All ventilation units will be “outdoor-air sourced.”

2. Each "outdoor-air sourced" mechanical ventilation unit must contain a filter box on its air-intake side with a MERV 13 filter, based on American Society of Heating, Refrigerating, and Air-Conditioning (ASHRAE) Engineers.

3. No balconies above the ground floor on the northern facade.

~~ix. Noise Mitigation Measures—The following standards must be used during initial construction and must be added as notes to the site plan. The Building Official or designee may substitute equivalent or superior construction methods upon replacement or reconstruction, consistent with building code requirements.~~

~~1. Construction documents sealed by an architect must be provided as part of the building construction plan set that details mitigation of the interior noise at each unit to a maximum level of 45 dBA. The engineer of record will be responsible for testing the interior noise and providing a noise study for all units to the Building Inspections Department prior to final building inspection.~~

~~2. The minimum height for individual balcony is 4 feet. The minimum height for the pool terrace will be 5 feet. Laminated glass will be used in the railings.~~

c. Maximum Density: None

d. Building Height: A maximum of 400 units may be constructed at a minimum height of 5 stories, except that additional units may be constructed at 5 stories in accordance with Section 1.c. above. The remaining units must be constructed at a minimum of 7 stories.

e. Maximum Number of Dwelling Units: 1,000

2. Open Space

a. The open space exhibit is adopted as part of this ordinance.

b. Usable public open space must be provided in an amount not less than 2.5 acres as defined in the open space exhibit.

c. Useable open space must be accessible to the public at all times and must not be fenced.

d. Useable open space must have a minimum dimension of 30 feet long by 30 feet wide.

To view the hearing, please click on the provided link:

<https://planotx.new.swagit.com/videos/304307?ts=430>

DS/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 - Neighborhood Services

AGENDA ITEM NO. 3A

PUBLIC HEARING: Zoning Case 2024-009

PETITIONER: Liberty Mutual Plano, LLC

CASE PLANNER: Donna Sepulvado

DESCRIPTION: Request to amend Planned Development-64-Central Business-1 to modify development standards for mid-rise residential on 137.3 acres located at the northwest corner of the Dallas North Tollway and Headquarters Drive within the Dallas North Tollway Overlay District. Project #ZC2024-009.

EXECUTIVE SUMMARY:

The purpose of the request is to consider amendments to Planned Development-64-Central Business-1 (PD-64-CB-1), which is currently developed with several corporate offices and residential developments. The applicant has acquired the rights to the 177 remaining units in the Planned Development (PD) and intends to relocate them to a lot located at the northeast corner of Windrose and Columbus Avenues. The units are already permitted by-right at this location if constructed at a minimum of 7 stories in height; however, the applicant is requesting to reduce the minimum height to 5 stories and include new architectural standards requiring balconies, stoops, and other street activation. On March 18, 2024, the Planning & Zoning Commission called a public hearing to amend PD-64-CB-1 for this purpose.

Major topics of consideration in this request include:

- Mid-Rise Residential – 177 units are currently permitted by-right on the tract, so long as they are more than 400 feet away from the Dallas North Tollway and a minimum of 7 stories in height. The applicant intends to meet the separation requirement; therefore, the primary purpose of the request is to reduce the minimum height to 5 stories. No additional units are being requested above the 1,000 total units originally approved.
- Noise and Air Pollution Mitigation – The subject property is located within areas protected by the Expressway Corridor Environmental Health Map; however, the units are already permitted by current zoning, and an EHA analysis is not required as part of this request. To mitigate potential impacts, the applicant is proposing PD stipulations that limit balcony placement, require a parking garage to buffer the residential units, and standards for air filtration and ventilation.
- Building Height and Street Activation – PD-64-CB-1 currently requires the remaining 177 units to be constructed at 7 stories. This requirement was originally established in 2014 because building codes at the time required 7-story buildings to be constructed with higher-quality materials, such as steel and concrete. Changes to the building codes resulting from improved construction methods have since nullified the intent of this standard. As a result, the applicant

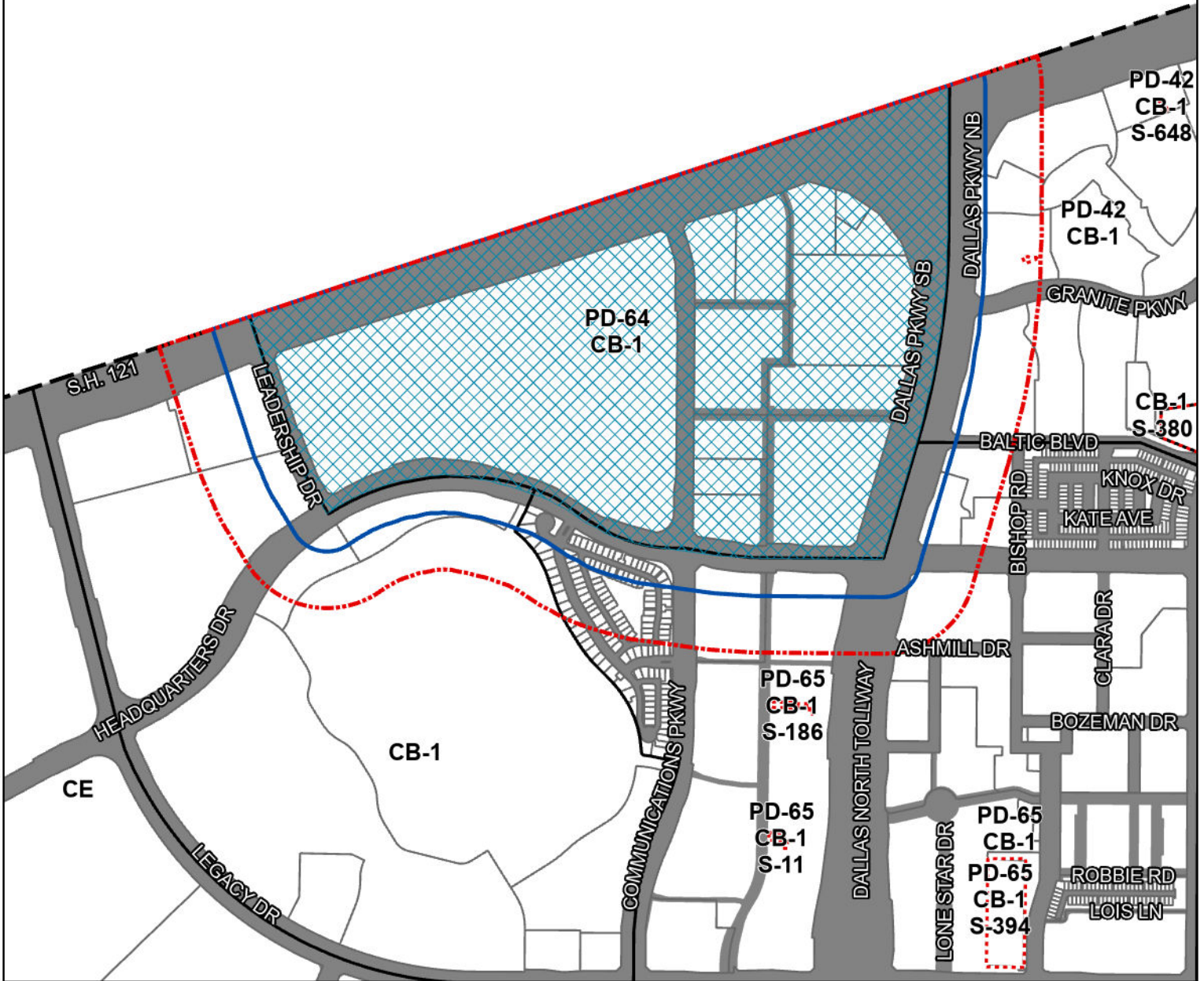
is requesting to reduce the minimum height to 5 stories. Staff is in support of this change with the proposed PD stipulations relating to patios, stoops, balconies, facade design, and street furniture intended to maintain ground-floor activity and contribute to a pedestrian-friendly environment.

- Conformance to the Comprehensive Plan – The subject property is located within the Urban Activity Centers (UA) category on the Future Land Use Map, which is for areas designated for significant development or redevelopment with high-intensity mixed-use activity centers attracting large corporations, specialty shopping, dining, and entertainment, and high-density residential development. This request is consistent with the Comprehensive Plan.

For these reasons, staff is supportive of the request.

A revised concept plan accompanies this request as Agenda Item No. 3B.

City of Frisco

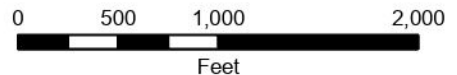
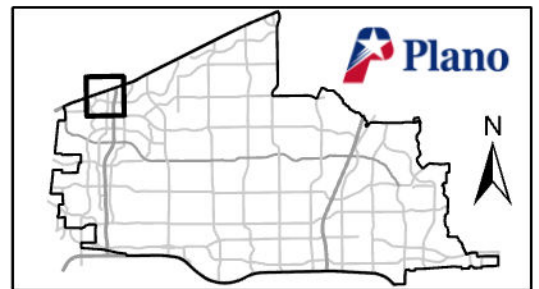


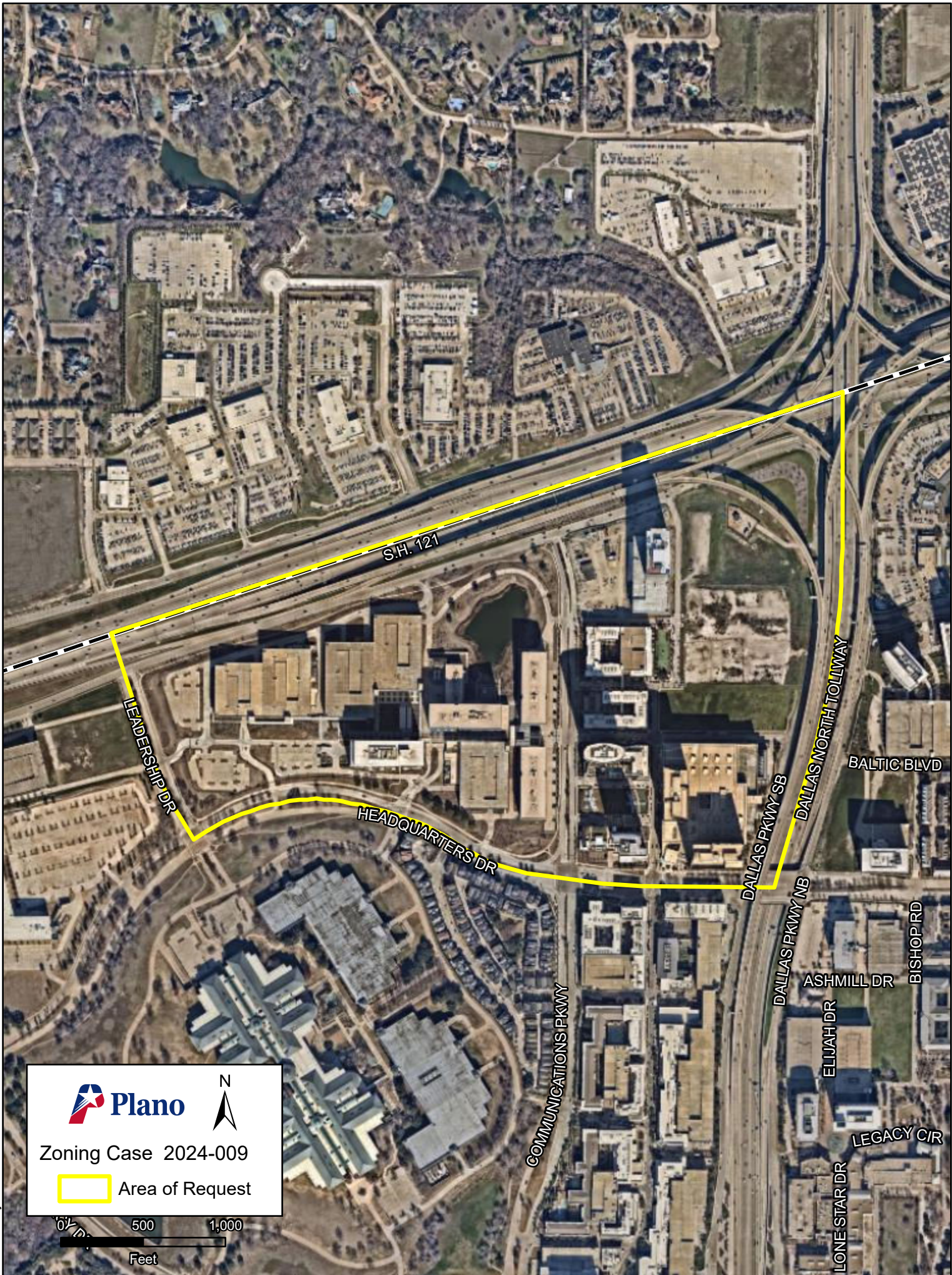
Zoning Case: 2024-009

Existing Zoning: Planned Development-64-Central Business-1 and located within the Dallas North Tollway Overlay District

Proposed Zoning: Amend Planned Development-64-Central Business-1

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






Source: City of Plano



Zoning Case 2024-009

 Area of Request



STAFF PRELIMINARY REPORT – HISTORY AND INTRODUCTORY REMARKS

The applicant is requesting to amend Planned Development-64-Central Business-1 (PD-64-CB-1) to modify development standards related to mid-rise residential.

Zoning – Section 10.900 of the Zoning Ordinance states the purpose for the CB-1 district as follows:

Central Business-1 (CB-1): The CB-1 district is intended for use in conjunction with the [Commercial Employment (CE)] district to permit a highly concentrated business center similar to traditional downtown areas of major cities.

Mid-Rise Residential – Section 8.200 (Terms Defined) of the Zoning Ordinance defines Mid-Rise Residential as follows:

Mid-Rise Residential: Buildings containing not less than five floors designed for residential occupancy and including accessory uses including but not limited to parking garages, recreational amenities, meeting space, storage, and personal services. A mid-rise residential development may include a mix of residential and non-residential uses in the same structure.

Planned Developments – A Planned Development (PD) 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. Section 12.100 (Purpose) of Article 12 (Planned Development District) of the Zoning Ordinance guides the establishment of planned development districts. This section states that planned developments are intended for the following purposes:

- 1. To protect and provide for the public health, safety, and general welfare of the city.*
- 2. To guide the future development of the city in accordance with the Comprehensive Plan.*
- 3. To accommodate innovation by modifying regulations to better accomplish the city's development goals.*
- 4. To mitigate developmental impacts, especially those related to the environment, traffic, public services and facilities, and adjacent and area land uses.*
- 5. To protect and enhance the aesthetic and visual quality of development.*

PD-64-CB-1 History

PD-64-CB-1 was initially established in 2014, in association with amendments to PD-65-CB-1, as part of the rezoning for the Legacy West development. These PDs are companion zoning districts that share standards for open space, with PD-65-CB-1 inclusive of the areas commonly referred to as The Shops at Legacy and the remaining portions of Legacy West (outside PD-64-CB-1). When originally established in 2014, PD-64-CB-1 included an allowance for up to 1,000 mid-rise residential units on 10 acres. These units were required to be located 700 feet or more from the Dallas North Tollway and State Highway 121 to allow a separation of residential units from the expressways. It also required the units to be a minimum building height of seven stories to provide diversity of housing options and, at the time, resulted in specific construction standards under the building code.

Amendments to the PD in 2015 and 2016 increased the acreage to 13 acres, reduced the setback from expressways to 400 feet, and allowed 400 of the 1,000 total units to have a minimum height of 5 stories. Of the 1,000 units originally approved, 823 have been constructed, leaving 177 units remaining:

- Windsor Metro West: 394 units, 5 stories
- LVL29: 101 units, 29-stories
- Windrose Tower: 328 units, 27 stories

In June 2022, the most recent amendments to PD-64-CB-1 were approved, which granted an exception to the 400-foot separation from the adjacent expressways for the remaining 177 units. This exception was specific to the tract of land located at the southeast corner of Windrose Avenue and State Highway 121 (shown in orange on the map to the right) and required additional air pollution and noise mitigation protections.



Below is a summary of those changes with a comparison to the changes proposed as part of this request. No changes to the other PD-64-CB-1 standards related to open space are proposed.

Mid-Rise Residential Standards	2014 (Original)	2015 Amendments	2016 Amendments	2022 Amendments	2024 (Proposed)
Max. Units	1,000	1,000	1,000	1,000	1,000
Max. Density	None	None	None	None	None
Max. Acreage	10	10	13	13	13
Min. Height	7story	7-story	Up to 400 units at 5-story, the rest at 7-story	Up to 400 units at 5-story, the rest at 7-story	Up to 577 units at 5-story, the rest at 7-story
Min. Setback from SH 121 and DNT	700 feet	450 feet	400 feet	400 feet, with exceptions for one specific lot	400 feet

Planned Development Stipulations

PD-64-CB-1 stipulations are proposed to be amended as follows (additions are indicated by underline; deletions are indicated by strike-through):

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~~Ave and S.H. 121, which may be developed as mid-rise residential with the following restrictions:~~

c. The site located at the northeast corner of Windrose Avenue and Columbus Avenue may be developed with the following restrictions:

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3. No balconies above the ground floor on the northern facade.

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2. Open Space

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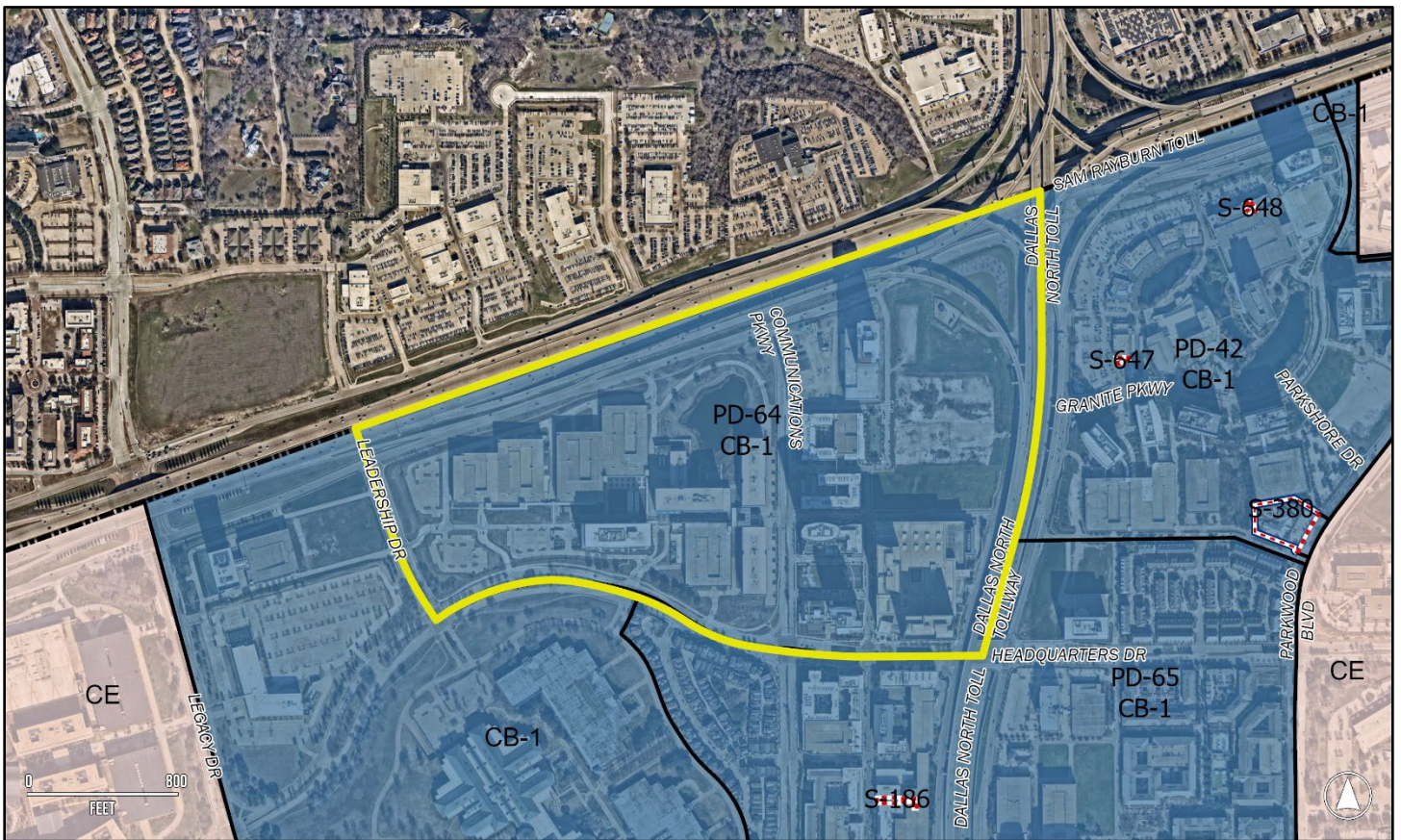
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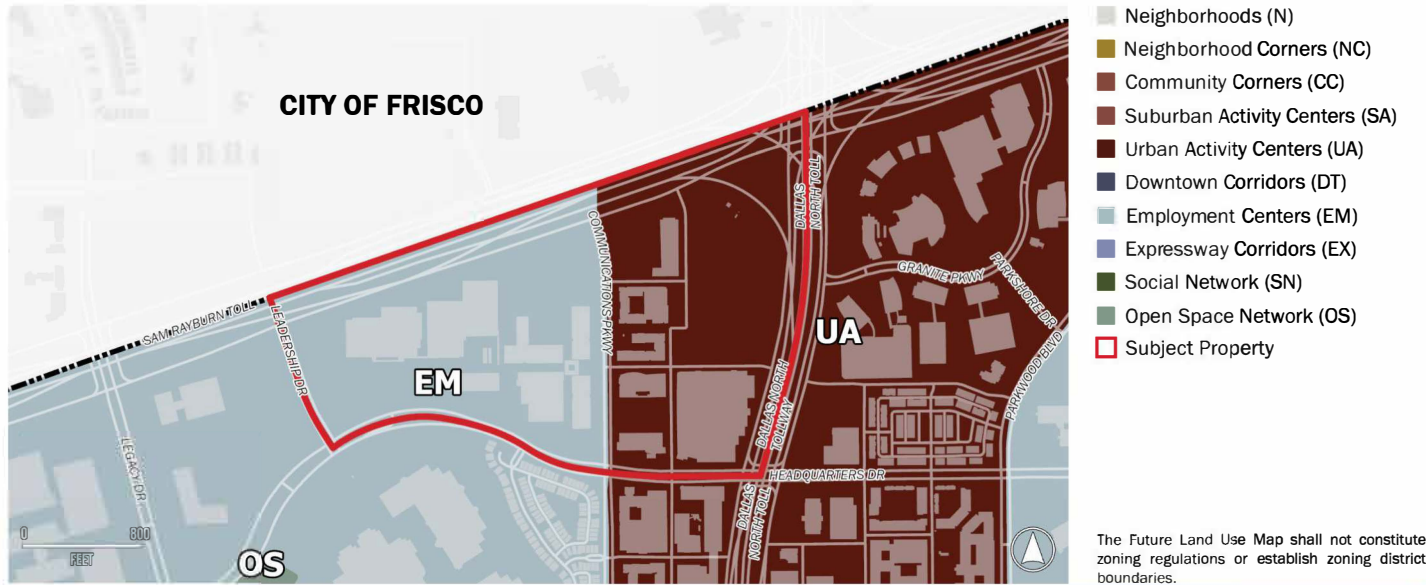
Surrounding Land Use and Zoning

North	The properties to the north across State Highway 121, are in the City of Frisco and are developed with new vehicle dealer uses.
East	The properties to the east across the Dallas North Tollway are general/professional office, restaurant, hotel, and retail zoned Planned Development-42-Central Business-1 (PD-42-CB-1) and a mixed-use development zoned Planned Development-65-Central Business-1 (PD-65-CB-1).
South	The properties to the south across Headquarters Drive are zoned PD-65-CB-1 and Central Business-1 (CB-1) and are developed with single-family residence detached, professional/general administrative office, vacant land, retail, and restaurants.
West	The properties are zoned CB-1 and are developed with professional/general administrative office and vacant land.



VISION: "Plano is a global leader, excelling in exceptional education, abounding with world class businesses and vibrant neighborhoods"
GUIDING PRINCIPLES: Plano Today. Plano 2050. Plano Together.

1 | Future Land Use Map



Planned Development-64-Central Business-1 (PD-64-CB-1) is located in the Employment Centers (EM) and Urban Activity Centers (UA) future land use designations. Changes request with this zoning case are focused in the UA designation only.

Urban Activity Centers (UA)

The Urban Activity Centers future land use category applies to areas designated for significant development or redevelopment with high intensity mixed-use activity centers attracting large corporations, specialty shopping, dining, and entertainment, and high density residential development. These areas are typically a minimum of 100 acres and include mid- to high-rise buildings with a compact block structure, and human-scale street and building design, which create a highly walkable urban form.

Complete Neighborhoods - Uses should be highly integrated, creating self-contained neighborhoods with a variety of housing types, convenient access to jobs, active open spaces, bicycle and pedestrian connections, cultural activities, and supporting services. Parking structures should be provided to reduce surface parking and encourage efficient use of land. Where possible, these areas should incorporate principles of Transit-Oriented Development to accommodate future transit connections.

Design Standards - These areas will be developed on the principles of mixed-use and urban form, creating active and engaging social hubs for residents and visitors. Structured parking and high-rise buildings will allow maximum efficiency of the land, while also providing active, usable open space with plazas, fountains, public art, and linear greenspaces.

PRIORITIES

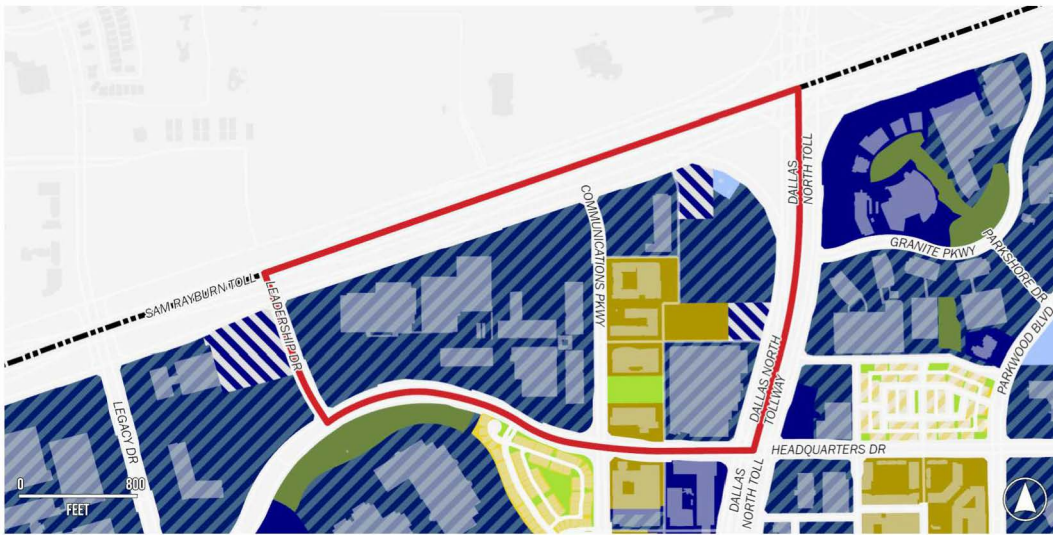
1. Attracting corporate headquarters and promoting economic development
2. High standards for mixed-use form, amenities, and open space
3. Providing amenities in early phases of development.



2 | Mix of Uses

[Click here for "How to Read The Dashboards"](#)

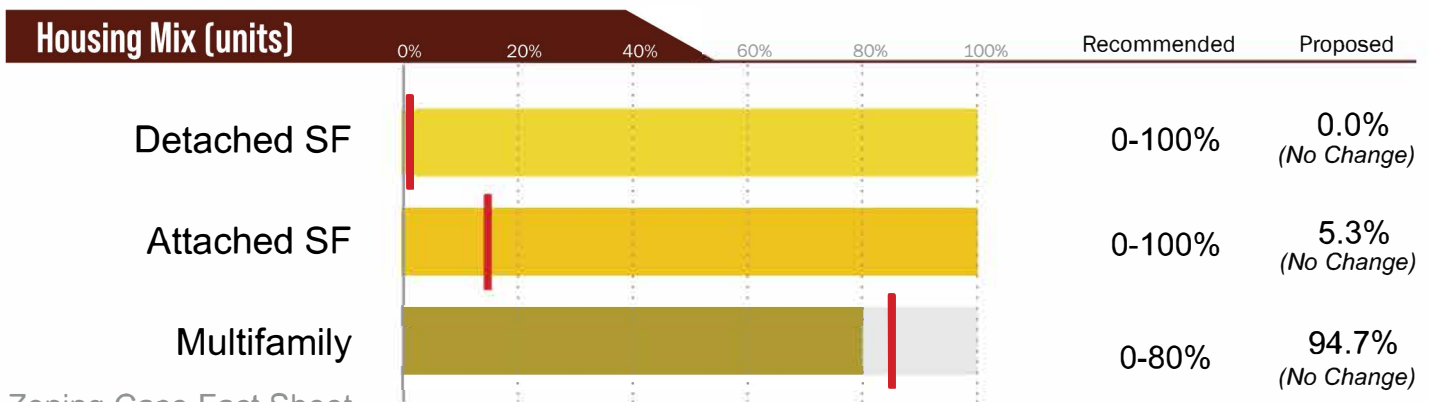
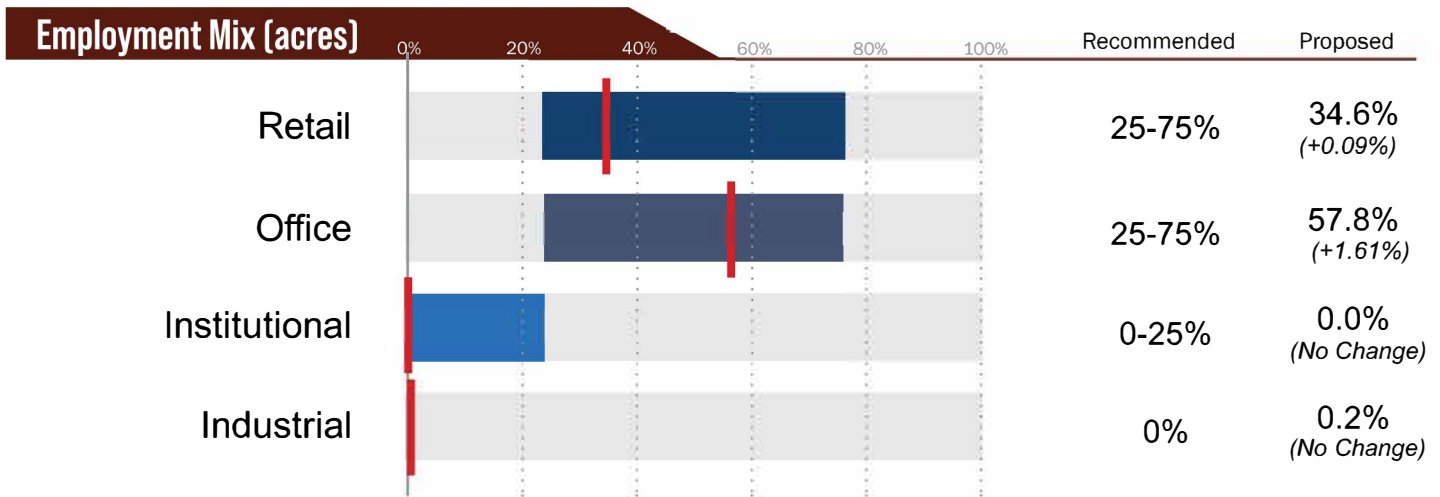
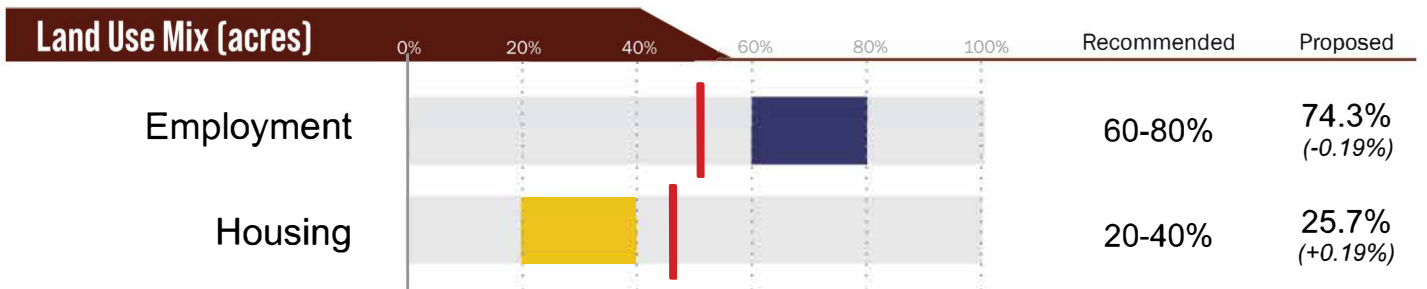
If approved, the request would result in the following Mix of Uses:



Land Use & Housing Inventory (LUHI)


- Employment, Retail Types
- Employment, Office Types
- Employment, Institutional Types
- Employment, Industrial Types
- Housing, Detached SF Types
- Housing, Attached SF Types
- Housing, Multifamily Types
- Housing, Open Space
- Employment, Undeveloped
- Housing, Undeveloped
- General Open Space
- Subject Property

LUHI Snapshot Date: 1/1/2023
 Measurement Area: All properties within the EX Category along US 75



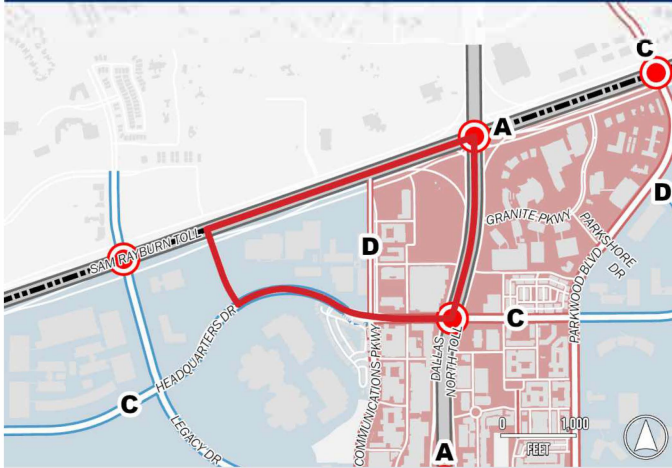
3 | Desirable Character Defining Elements

 [Click here for "How to Read The Dashboards"](#)

DESIRABLE CHARACTER DEFINING ELEMENT	RECOMMENDED BY COMPREHENSIVE PLAN	APPLICANT PROPOSAL
Building Heights	1 to 20 stories	5 Stories
Density	SF: 10 to 40 DUA MF: 30 to 120 DUA	No changes are proposed.
Intensity	High (75 to 100% Lot Coverage)	Intensity is not applicable to this request.
Open Space	10% to 15% Active Open Space	No changes are proposed.
Parking Orientation	Structured, on-street, and valet; surface lots limited to single aisles	Structured parking garage and on-street parking
Block Pattern & Streetscape	Short block grid Urban Streets	No changes are proposed.
Multimodal Access		
1. Automobiles	MEDIUM: May require short walk to destination	HIGH: Direct access from Windrose Avenue, Columbus Avenue, and Wilmont Avenue.
2. Transit	HIGH: Integrated bus and rail when possible	HIGH: DART Bus Route #241 stop is located 0.25 miles south of the site along Headquarters Drive. The site is located within the Legacy West GoLink Shuttle Zone which provides on-demand curb-to-curb service. Additionally, rail service is not possible as there are no existing rail services in the area.
3. Micromobility	HIGH: Integrated bike routes and trails	HIGH: On-Street Bike Route #80 and #13 are located south of the subject site respectively, along Headquarters Drive and Communications Parkway. A trail is proposed along Headquarters Drive east of Dallas North Tollway. 
4. Pedestrians	HIGH: Highly Walkable	HIGH: Sidewalks and crosswalks provide pedestrian connectivity to Windrose Avenue, the PD-64-CB-1 site as a whole, and Legacy West directly to the south of the site.

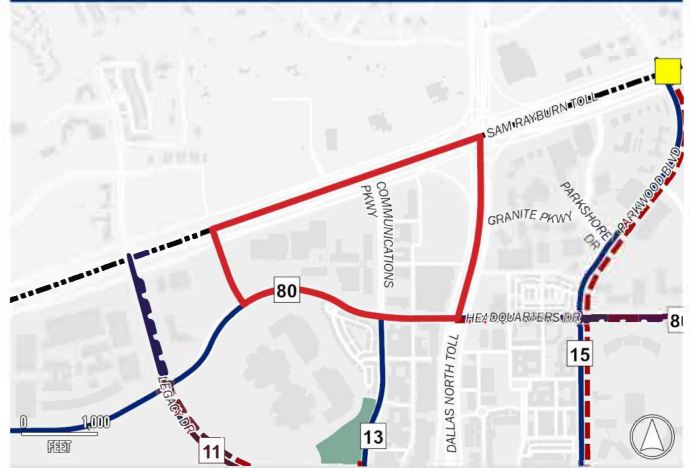
4 | Other Comprehensive Plan Maps

Thoroughfare Plan Map



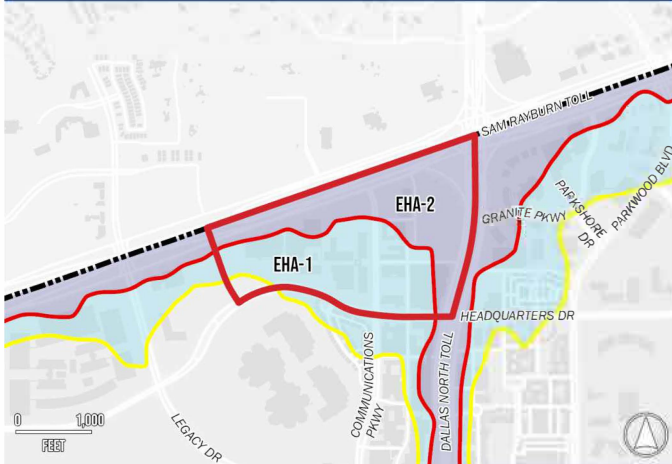
Headquarters Drive south of the site is designated as a Type C: Major Arterial Mixed Use Context Street and Dallas North Tollway East of the site is designated as a Type A Expressway. No street improvements are required as a part of this request.

Bicycle Transportation Plan Map



On-Street Bike Route #80 is located approximately 0.15 miles south of the subject site along Headquarters Drive. On-Street Bike Route #13 is located approximately 0.15 miles south of the site along Communications Parkway. A trail is proposed along Headquarters Drive east of the site and Dallas North Tollway.

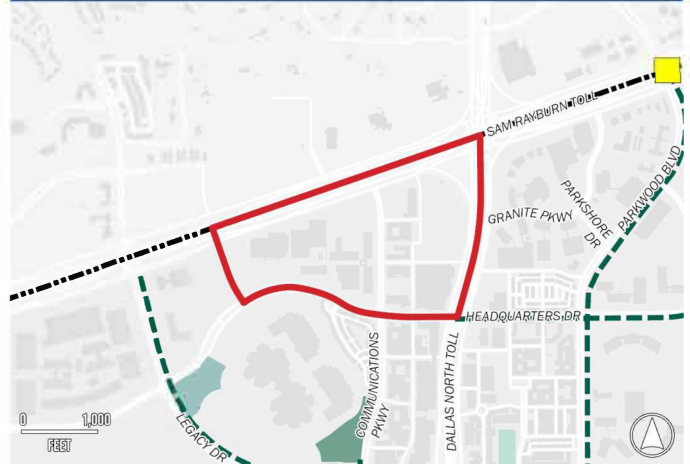
Expressway Corridor Environmental Health Map



The subject site is located within the EHA-1 and EHA-2 boundaries.

- EHA-1
- EHA-2
- Not Applicable

Parks Master Plan Map



Bruce Glasscock Park is the closest existing park located approximately 0.5 miles south of the subject site along Communications Parkway. Additionally, a Proposed Trail - Not on Park Land is included along Headquarters Drive east of Dallas North Tollway.

5 | Comprehensive Plan Policies & Actions

CORE POLICIES: The following policies are applicable to all zoning cases. No specific analysis of these policies are provided in the staff report as these serve as the fundamental basis for all staff recommendations.



Land Use: Plano will support a system of organized land use to provide housing and employment choices aligned with the market, where new and redevelopment areas respect the viability and quality of life for existing neighborhoods, businesses, and institutions.



Redevelopment & Growth Management: Plano will protect and preserve the well-established built environment of Plano and prevent overcrowding by requiring new growth and redevelopment to respect the unique development patterns, suburban character, housing needs, infrastructure capacity considerations, and fiscal constraints of our community.

LAND USE-RELATED POLICIES: The following policies are applicable on a case-by-case basis depending upon the type, location, and general nature of the request. Refer to the staff report for analysis of these policies with the respect to the proposed zoning change, where applicable.



Redevelopment of Regional Transportation Corridors: Plano will encourage reinvestment and redevelopment of identified regional transportation corridors to create cohesive developments that incorporate well-designed commercial, retail, and housing opportunities, where those uses are appropriate according to the Future Land Use Map and other related Comprehensive Plan standards.

- Applicable
- Not Applicable



Revitalization of Retail Shopping Centers: Plano will encourage reinvestment, revitalization, and redevelopment of underperforming neighborhood retail corners to accommodate a viable combination of local commercial, retail, and entertainment uses. Where appropriate transitions can be maintained, redevelopment may present opportunities to introduce residential uses and improve access.

- Applicable
- Not Applicable



Special Housing Needs: Plano will support the special housing needs of residents including seniors, people with disabilities, and low- to moderate-income households through inclusive regulations and programs and actions furthering the goals stated in the Consolidated Plan. Proposed locations for special housing needs should be afforded the same health and safety considerations as other housing.

- Applicable
- Not Applicable



Transit-Oriented Development: Plano will proactively encourage development within walking distance of existing and planned transit stations to create an integrated mix of uses including residential, employment, retail, and civic spaces.

- Applicable
- Not Applicable



Undeveloped Land: Plano will reserve its remaining undeveloped land for high quality development with distinctive character, prioritizing businesses offering skilled employment. New housing in these areas will only be considered appropriate where it is consistent with the Future Land Use Map and other related Comprehensive Plan standards.

- Applicable
- Not Applicable

OTHER POLICIES/DOCUMENTS: Additional policies may apply where applicable:

No other policies or documents are applicable to this request.

- Envision Oak Point (2018)
- Downtown Vision & Strategy Update (2019)
- Spring Creekwalk Master Plan (1990)
- Preservation Plano 150 (2018)

FOR RESIDENTIAL AND MIXED-USE DEVELOPMENTS ONLY: The following actions from the Redevelopment & Growth Management (RGM) Policy are applicable to requests for mixed-use developments:

RGM5: Ensure that any rezoning requests for multiuse development include:

- Applicable
 Not Applicable

- A) No more than 50% square footage for residential uses. Requests should also conform with other identifying elements (density, building heights, etc.) in the applicable Dashboard descriptions.
- B) Phasing requirements that prevent the disproportionate completion of residential uses prior to nonresidential uses within the development. Nonresidential square footage must constitute a minimum of 33% of all square footage approved for occupancy during development (e.g., every 2 square feet of residential development requires at least 1 square foot of nonresidential development; and
- C) Key design features provided prior to, or concurrent with, the construction of any residential uses. These include elements of the development supporting the long-term value to the overall community, and specifically any new residents, such as open/green space, amenities, street enhancements, and trails.

RGM8: Limit new residential development to areas that are appropriate based on individual site considerations and consistency with the Future Land Use Map and Dashboards. Multifamily developments should also meet a housing diversification or economic development need of the city, including transit-oriented development, special housing needs (as defined by the city's Consolidated Plan), or be constructed as part of a high-rise 10 stories or greater.

- Applicable
 Not Applicable

6 | Findings Policy

RGM1: Mix of Uses, Density, & Building Height

In accordance with the Redevelopment and Growth Management (RGM) Policy Action 1, zoning change requests that do not conform to the mix of uses, density, and building heights as described in the Dashboards are **disfavored**. Requests that do not conform to these criteria may be occasionally allowed when found:

- ▶ Consistent with the Guiding Principles of the Comprehensive Plan; and
- ▶ Substantially beneficial to the immediate neighbors, surrounding community, and general public interest.

RGM5: Mixed-Use Developments

In addition, the Redevelopment and Growth Management (RGM) Policy Action 2 requires findings when approving a mixed-use development that exceeds 50% square footage for residential uses and/or does not conform to other identifying elements (density, height, etc.) in the applicable Dashboard.

Are Findings Required?

- Yes, because the request does not comply with the Mix of Uses of the associated Dashboard.
- Yes, because the request does not comply with the Building Heights of the associated Dashboard.
- Yes, because the request does not comply with the Maximum Density of the associated Dashboard.
- Yes, because the request is inconsistent with Action RGM5 (for mixed-use developments).
- No, findings are not required.

STAFF PRELIMINARY REPORT – CONFORMANCE TO THE COMPREHENSIVE PLAN

The proposed request has been reviewed for conformance with the Comprehensive Plan. Major factors included in the analysis are provided below, but the Comprehensive Plan Fact Sheet has more specific details about the request.

Guiding Principles – This 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 Category & Dashboard

Future Land Use Map & Dashboards – The boundary of PD-64-CB-1 is within the [Employment Centers \(EM\)](#) and [Urban Activity Centers \(UA\)](#) categories of the Future Land Use Map. However, the subject site and requested changes apply only to the portion of the property within the UA designation. The applicant’s request generally meets the description and priorities of the UA category.

FLUM – UA Description and Priorities		
Description		Meets
Priorities	Attracting corporate headquarters and promoting economic development	N/A
	High standards for mixed-use form, amenities, and open space	N/A
	Providing amenities in early phases of development	N/A

Mix of Uses – The request as proposed does not alter the maximum number of units permitted in PD-64-CB-1, therefore, there are no changes to the Housing Mix of Uses for this area. With the slight change in acreages from the previous location to the proposed location for the remaining units, there are marginal changes to the Land Use Mix and Employment Mix.

FLUM – UA Mix of Uses	
Land Use Mix	Meets
Employment Mix	Meets
Housing Mix	No Change

Desirable Character-Defining Elements – The requested change in height is consistent with the recommended building heights of the UA district and does not alter existing zoning regulations related to the UA desirable character-defining elements.

FLUM – UA Desirable Character Defining Elements			
Building Height	Meets	Multimodal Access	
Maximum Density	N/A	• Automobiles	N/A
Intensity	N/A	• Transit	N/A
Open Space	N/A	• Micromobility	N/A
Parking Orientation	N/A	• Pedestrians	N/A
Block Pattern & Streetscape	N/A		

Other Comprehensive Plan Maps

PD-64-CB-1 includes both EHA-1 and EHA-2 of the Expressway Corridor Environmental Health Map. The mid-rise units are located more than 400 feet from the right-of-way of Dallas North Tollway, consistent with the setback for residential units required by the PD but still within EHA-1. To provide mitigation, the PD stipulations require a parking garage to buffer the residential units, "outdoor-air sourced" ventilation units, MERV 13 or greater filter boxes, and restricting balconies above the ground floor on the northern facade. Thus, the request is providing mitigation which will provide additional conformance to the Expressway Corridor Environmental Health Map.

The request does not require any improvements related to the Thoroughfare Plan Map, Bicycle Transportation Plan Map, or Parks Master Plan Map.

Other Comprehensive Plan Maps	
Thoroughfare Plan Map	Meets
Bicycle Transportation Plan Map	Meets
Parks Master Plan Map	Meets
Expressway Corridor Environmental Health Map	Meets

Policies & Actions of the Comprehensive Plan and Other Studies

Undeveloped Land Policy – The proposed zoning change will modify the location for the remaining 177 mid-rise residential units from the site located at the southeast corner of State Highway 121 and Windrose Avenue and construct them at the site located at the northwest corner of the Dallas North Tollway and Columbus Avenue. Staff finds that the relocation could be beneficial to the PD-64-CB-1 site as a whole, as Lot 9R, located at the southeast corner of State Highway 121 and Windrose Avenue may be better suited for employment use due to its proximity and access to State Highway 121. Additionally, the request is consistent with the Future Land Use Map and other Comprehensive Plan standards, as previously mentioned. Therefore, this request is in conformance with the Undeveloped Land Policy.

Comprehensive Plan Policy Summary

Policy or Study	Analysis
Future Land Use Map and Dashboards <ul style="list-style-type: none"> • Description & Priorities • Mix of Uses • Character Defining Elements 	<ul style="list-style-type: none"> • Meets • Not Applicable • Not Applicable
Thoroughfare Plan Map	Meets
Bicycle Transportation Plan Map	Meets
Parks Master Plan Map	Meets
Expressway Corridor Environmental Health Map	Meets
Undeveloped Land Policy	Meets

Adequacy of Public Facilities – Water and sanitary sewer services are available to serve the subject property.

Traffic Impact Analysis (TIA) – A TIA is not required for this rezoning request.

Public Safety Response Time -- Fire emergency response times will be sufficient to serve the site based on existing personnel, equipment, and facilities.

Access to and Availability of Amenities and Services

Parks: The subject property is located within Park Fee Service Area 14.

Libraries: The subject property is located within the Parr Library's service area, and service to future residents would be possible with the current library resources.

STAFF PRELIMINARY REPORT – ANALYSIS & RECOMMENDATION

Minimum Building Height: The 177 proposed mid-rise residential units are currently allowed by-right at this location if constructed at a minimum height of 7 stories and located 400 feet away from the Dallas North Tollway. As the applicant intends to meet the 400-foot setback requirement, the only substantive change requested is to lower the minimum height from 7 stories to 5 stories. Staff was initially reluctant to support this change, as the 7-story minimum was established to require steel and concrete construction methods (at the time, building codes restricted wood-frame construction to five stories above a single ground-floor concrete podium). However, changes to the building code now allow for multi-story podiums, effectively nullifying the intent of requiring seven stories. The applicant could meet the existing 7-story requirement by constructing a multi-story, concrete podium with parking at the ground level. However, ground-level parking would not foster the street activity and pedestrian-friendly environment intended for this mixed-use area. It would also limit the protections the parking garage will provide from the effects of the Dallas North Tollway. Therefore, staff supports the request with PD stipulations that require a percentage of ground-floor residential units to include exterior entrances with a stoop or patio (see Street Activation section below).

Setbacks from Expressways/Mitigation Measures: Since 2016, PD-64-CB-1 has required a setback of 400 feet from the Dallas North Tollway and State Highway 121 to protect residents from noise and air quality impacts. This setback was established prior to the creation of the city's Expressway Corridor Environmental Health Map in 2017, which now guides the development of residential and other sensitive land uses within proximity of the expressways. In 2022, an exception to the 400-foot setback was approved for the parcel at the southeast corner of Windrose Avenue and State Highway 121, with requirements to provide noise and air pollution mitigation measures. As the newly proposed location does not require the same exception, it will be removed from the PD stipulations. The original 400-foot setback will still apply.

The applicant is proposing to maintain similar noise and air pollution mitigations to those originally approved for the previous location. These include requiring all ventilation to be “outdoor-air sourced,” prohibiting intake openings for outdoor air on the eastern side of the building facing the Dallas North Tollway, providing MERV 13 filters in the mechanical ventilation, and limiting balconies on the northern side of the building. The residential units must also be buffered by a parking garage that complies with the Multifamily Site & Massing Study provided to the city.

Street Activation: To support the change from 7 stories to 5 stories, the applicant is proposing PD stipulations relating to patios, stoops, balconies, facade design, and street furniture to contribute to the pedestrian realm. The proposed PD stipulations aim to ensure that the height reduction does not compromise the quality of the built environment or the pedestrian experience. By requiring these elements, the applicant seeks to create an inviting urban environment that benefits both residents and the surrounding community.

Setbacks: The PD stipulations include the removal of a 40-foot setback from the northern and eastern property lines which were specific to the previously-planned site at the southeast corner of State Highway 121 and Windrose Avenue. They are no longer needed and will be removed.

Planned Development Stipulations Summary

	Current	Proposed
Max. Number of Units	1,000	No change
Max. Acreage	13 acres	No change
Max. Density	None	No change
Setback from Expressways	Permitted beyond 400 feet of the right-of-way line of State Highway 121 and the Dallas North Tollway, with an exception for the site located on the southeast corner of Windrose Avenue and State Highway 121.	Permitted beyond 400 feet of the right-of-way line of State Highway 121 and the Dallas North Tollway.
Setbacks	Minimum setback from northern and eastern property lines: 40 feet.	None (consistent with the current CB-1 requirements)
Minimum Height	<ul style="list-style-type: none"> Up to 400 units may be a minimum of 5 stories. The remainder must be a minimum of 7 stories. 	<ul style="list-style-type: none"> Up to 400 units may be a minimum of 5 stories. An additional 177 units may be a minimum of 5 stories when constructed in accordance with standards specific to the lot at the northeast corner of Windrose and Columbus Avenues. The remaining units must be a minimum of 7 stories.
Street Activation	No requirements.	<ul style="list-style-type: none"> 50% of units shall have a balcony, except for the north facade, due to noise mitigation from State Highway 121. All ground-floor units shall include a patio or stoop. No building facades exceeding 100 feet in length without articulation break. At least two benches, trash receptacles, or bike racks for every 200 feet of frontage.
Pollution Mitigation Measures	<ul style="list-style-type: none"> Intake openings for outdoor air are required to be located on sides of the building facing away from the expressway. All ventilation must be "outdoor-air sourced." Units will be installed on the roof of the building with air intakes "ducted" to the southernmost elevation of the building. MERV 16 filters. 	<ul style="list-style-type: none"> Intake openings for outdoor air required in courtyards and on sides of the building facing away from the expressway. All ventilation must be "outdoor-air sourced." MERV 13 filters.
Noise Mitigation Measures	<ul style="list-style-type: none"> Construction documents sealed by an architect must be provided as part of the building construction plan set that details mitigation of the interior noise at each unit to a maximum level of 45 dBA. The engineer of record will be responsible for testing the interior noise and providing a noise study for all units to the Building Inspections Department prior to the final building inspection. The minimum height for individual balcony rails is 4 feet. The minimum height for the pool terrace rail will be 5 feet. Laminated glass will be used in the railings. 	<ul style="list-style-type: none"> A parking garage must be constructed between the residential building and the Dallas North Tollway. No balconies above the ground floor on the northern facade.
Open Space	<ul style="list-style-type: none"> Open Space exhibit is part of the ordinance. 	No change.

	<ul style="list-style-type: none">• Useable open space not less than 2.5 acres.• Useable open space accessible to the public and not fenced.• Useable open space must have a minimum dimension of 30 ft. x 30 ft.	
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SUMMARY:

In summary, the applicant’s request entails relocating 177 mid-rise residential units from the southeast corner of State Highway 121 and Windrose Avenue to the northwest corner of the Dallas North Tollway and Columbus Avenue. The current zoning allows for the construction of these units at the new site, but the applicant proposes reducing the height requirement for these units from 7 stories to 5 stories and introducing street activation requirements and other protections. The request is in conformance with the recommendations and policies of the Comprehensive Plan. For these reasons, staff is supportive of the request.

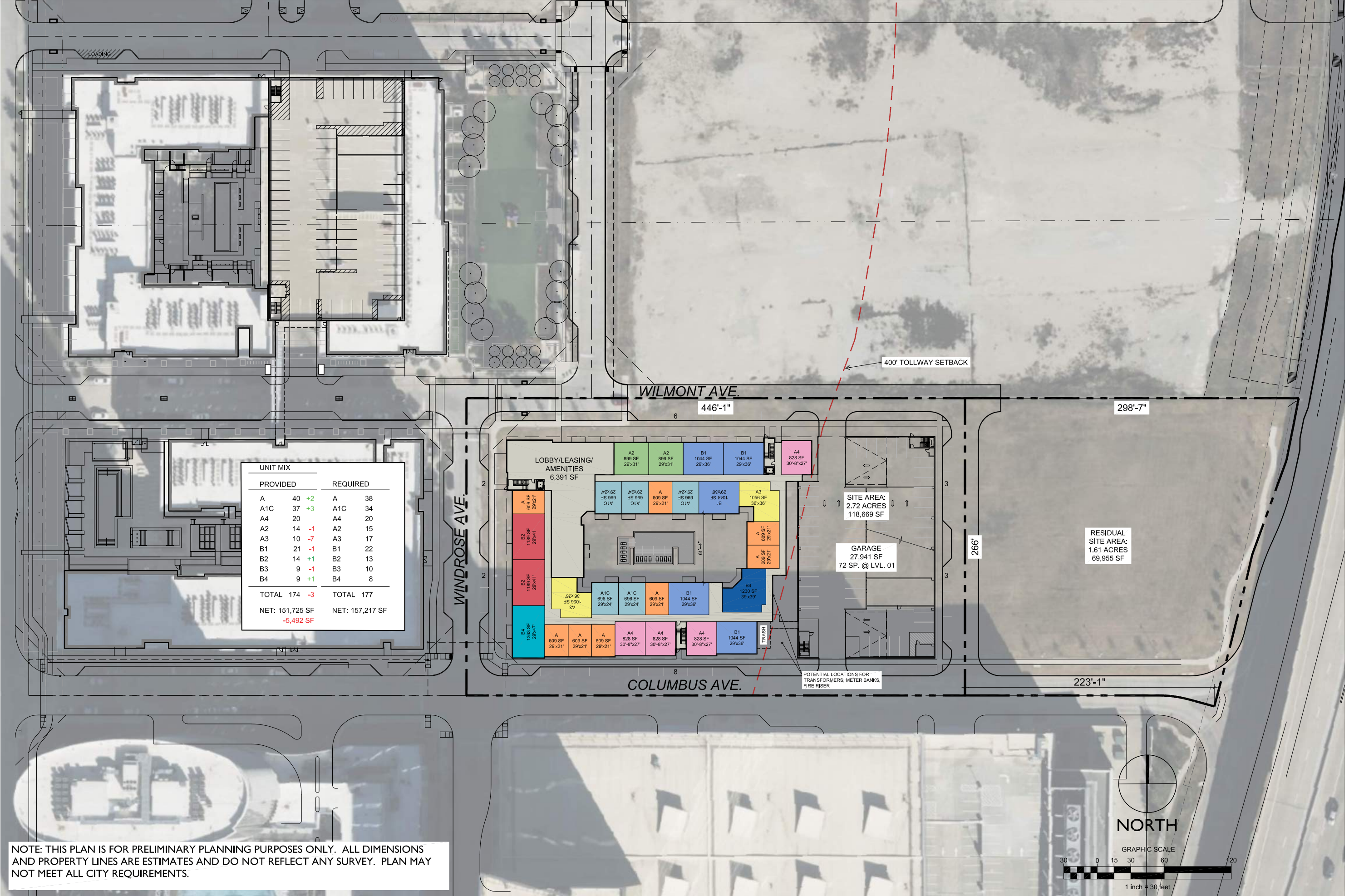
RECOMMENDATION:

Recommended for approval.



COLUMBUS LEGACY WEST

MULTIFAMILY SITE & MASSING
STUDY
12.05.2023



NOTE: THIS PLAN IS FOR PRELIMINARY PLANNING PURPOSES ONLY. ALL DIMENSIONS AND PROPERTY LINES ARE ESTIMATES AND DO NOT REFLECT ANY SURVEY. PLAN MAY NOT MEET ALL CITY REQUIREMENTS.

Legacy West - Windrose Ave.

Columbus Realty Partners, LTD.

Plano, TX

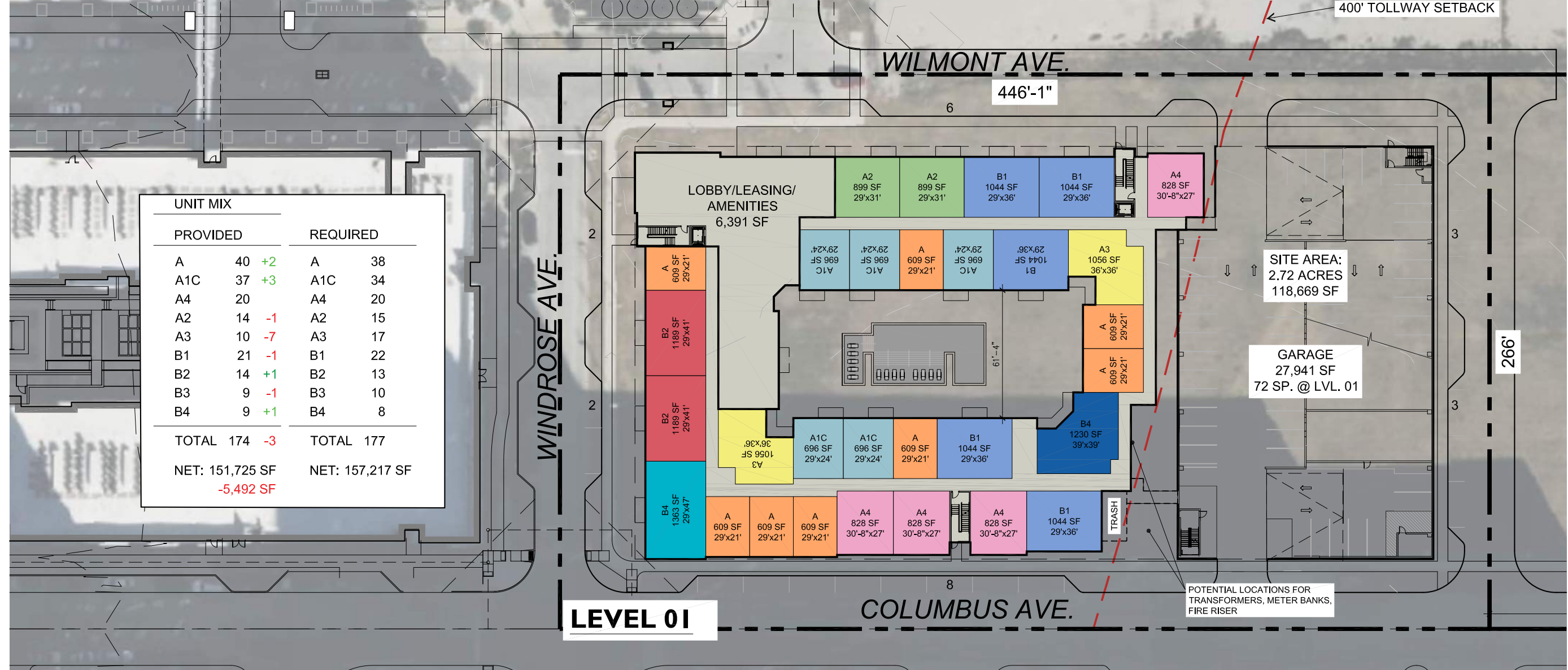
OVERALL SITE PLAN

SCALE: 1" = 30'-0"

JOB No.: 23-084

DATE: 12.04.23

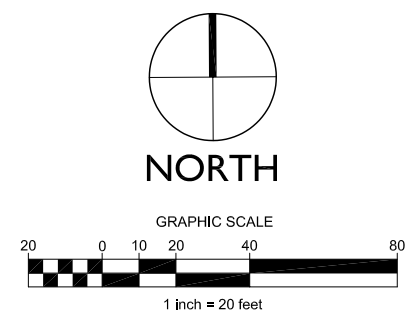




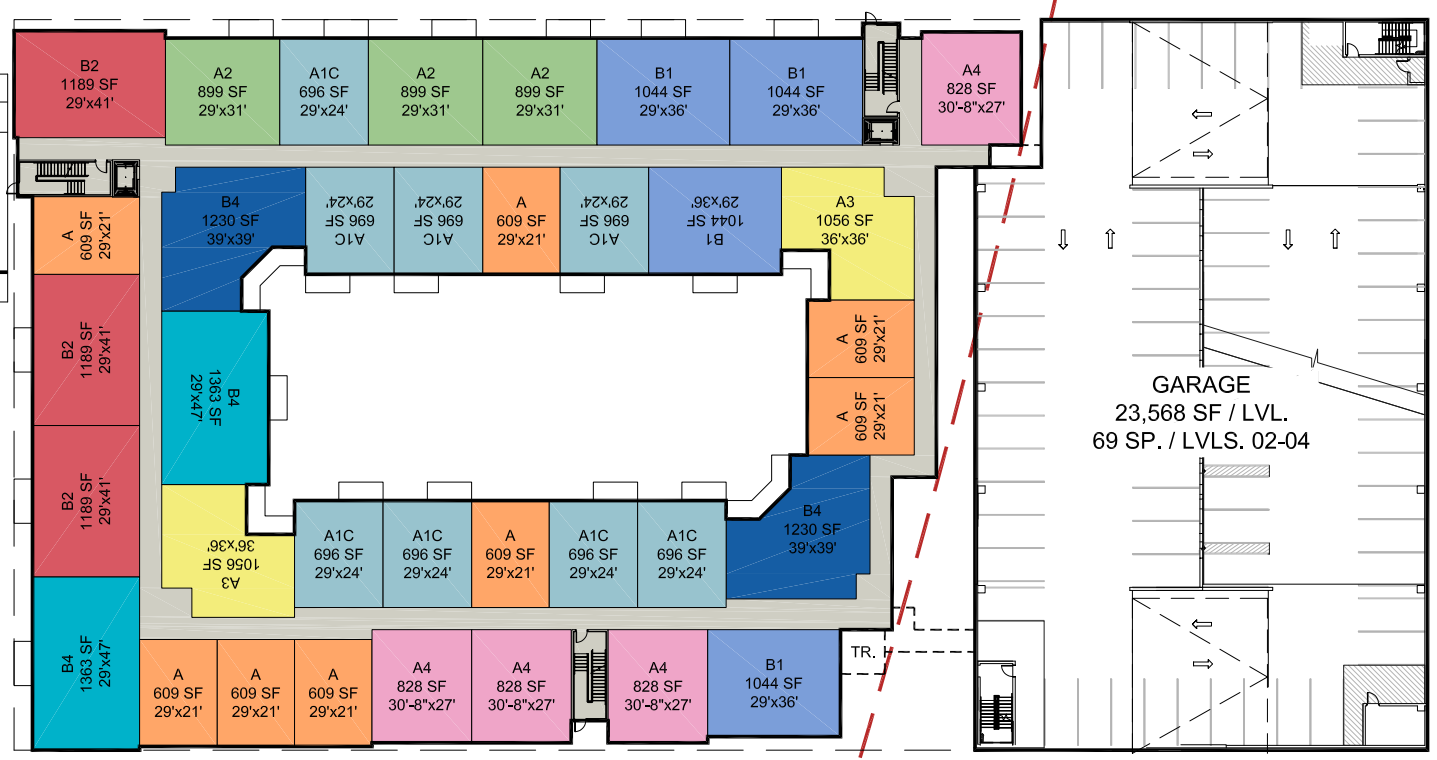
UNIT MIX					
PROVIDED			REQUIRED		
A	40	+2	A	38	
A1C	37	+3	A1C	34	
A4	20		A4	20	
A2	14	-1	A2	15	
A3	10	-7	A3	17	
B1	21	-1	B1	22	
B2	14	+1	B2	13	
B3	9	-1	B3	10	
B4	9	+1	B4	8	
TOTAL	174	-3	TOTAL	177	
NET:	151,725 SF		NET:	157,217 SF	
	-5,492 SF				

BUILDING TABULATIONS

Level	Area (Square Feet)					Units / Level	Units - Avg. SF Eff.	Pkg. Provided	Pkg. Ratio Sp./Unit
	Net	Amenities	Gross	Total	Garage				
01	25,765	6,391	30,974	37,365	27,941	30		72	
02	31,490		37,237	37,237	23,568	36		69	
03	31,490		37,237	37,237	23,568	36		69	
04	31,490		37,237	37,237	23,568	36		69	
05	31,490		37,237	37,237	23,568	36		69	
Total	151,725	6,391	179,922	186,313	98,645	174		279	1.60



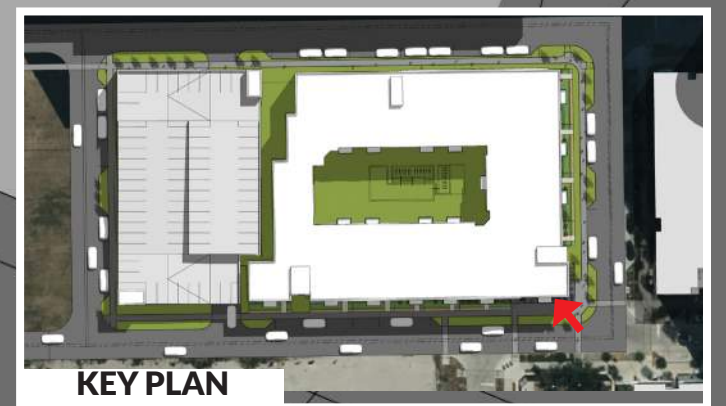
NOTE: THIS PLAN IS FOR PRELIMINARY PLANNING PURPOSES ONLY. ALL DIMENSIONS AND PROPERTY LINES ARE ESTIMATES AND DO NOT REFLECT ANY SURVEY. PLAN MAY NOT MEET ALL CITY REQUIREMENTS.



Legacy West - Windrose Ave.

LEVELS 02-05

SP-08



MASSING VIEWS- AERIAL 1



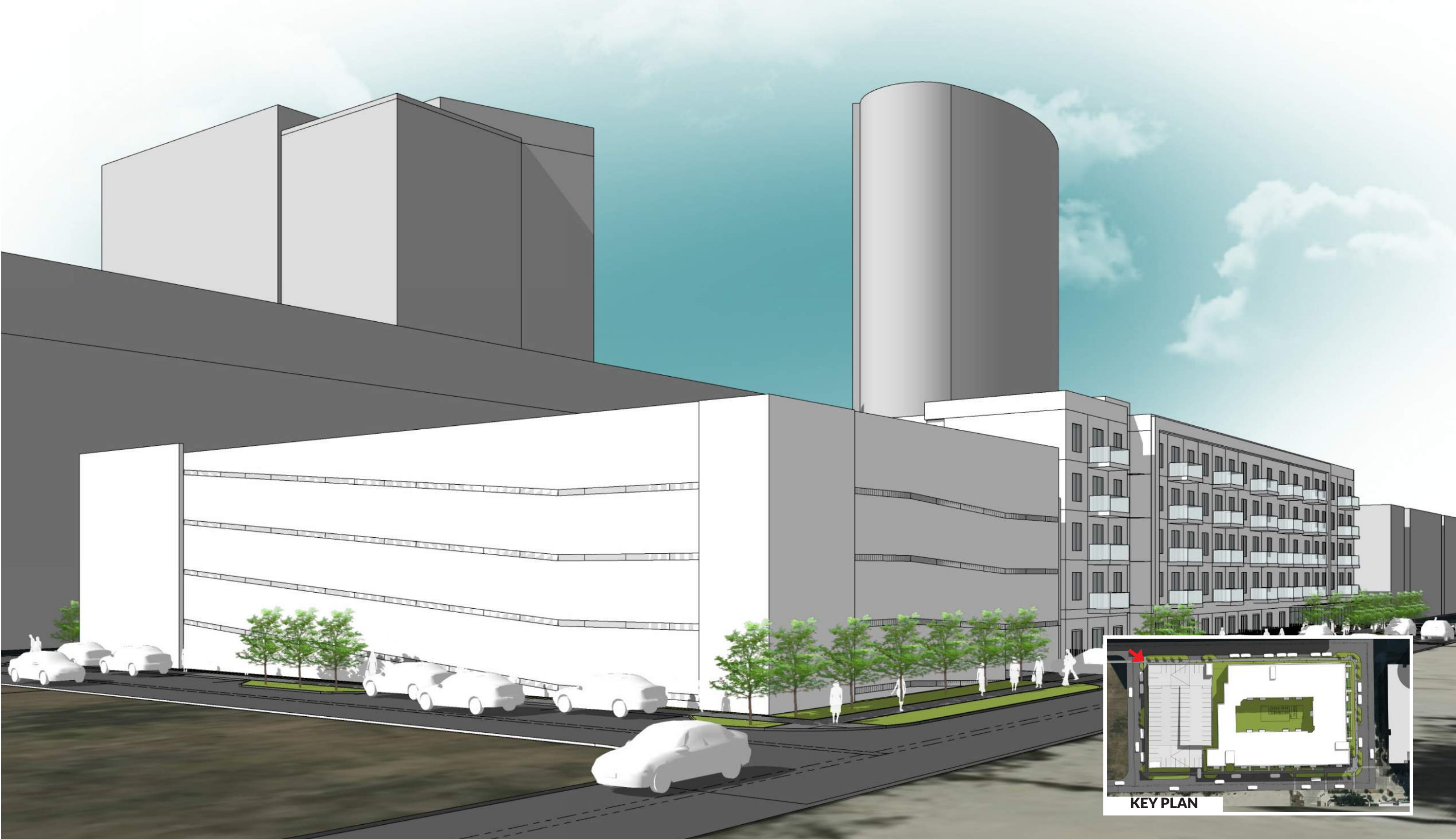
MASSING VIEWS- AERIAL 2



MASSING VIEWS- BUILDING VIEW 1



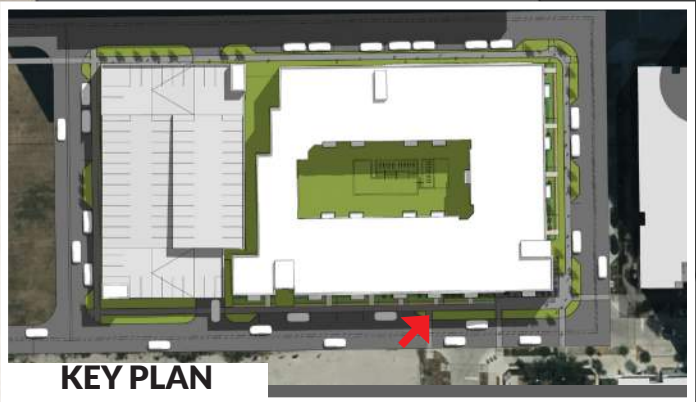
MASSING VIEWS- BUILDING VIEW 2



MASSING VIEWS- GARAGE VIEW 1



MASSING VIEWS- PEDESTRIAN VIEW 1



MASSING VIEWS- PEDESTRIAN VIEW 2



MASSING VIEWS- PEDESTRIAN VIEW 3

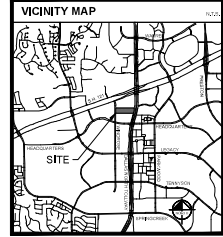
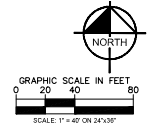
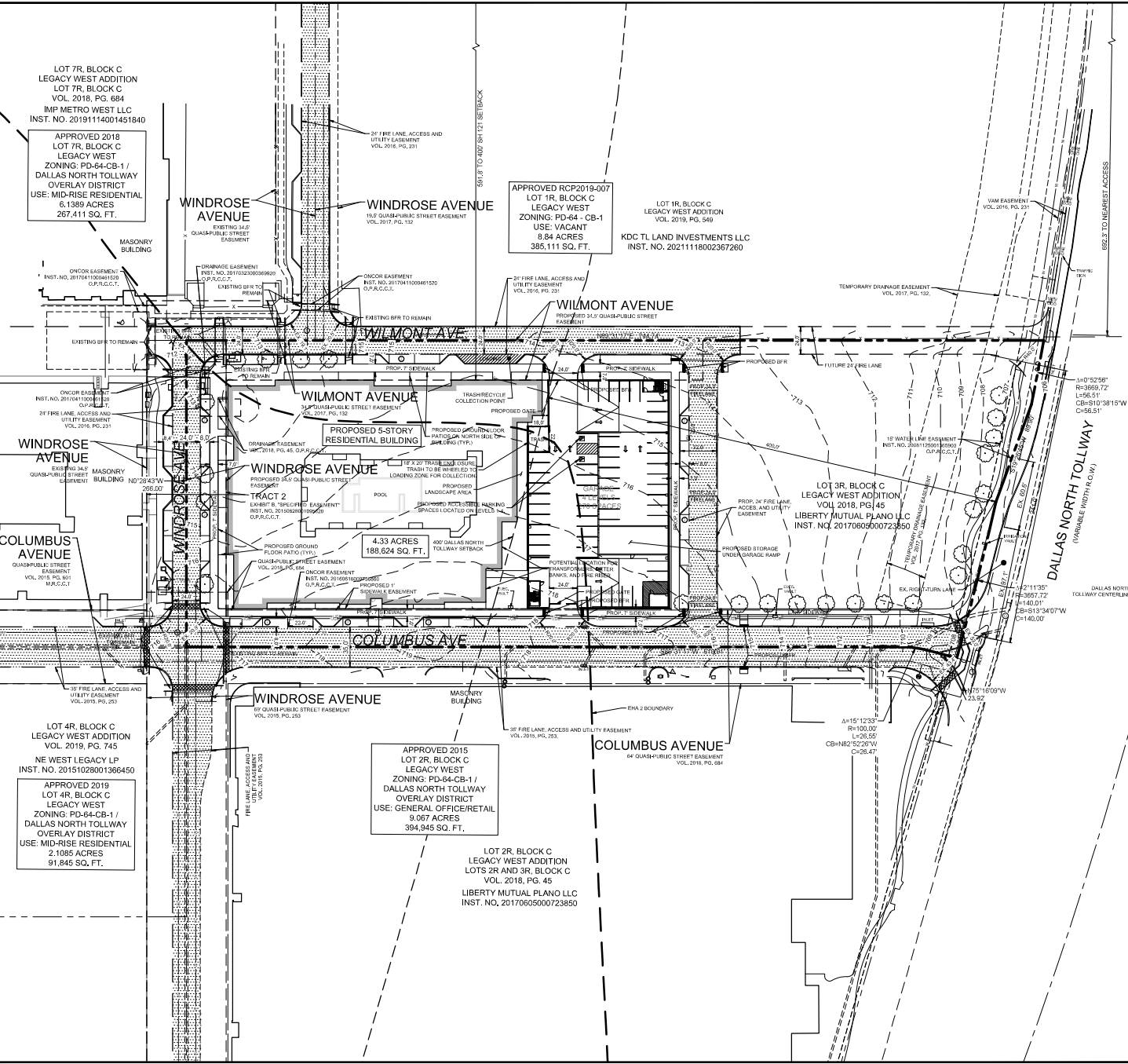
COLUMBUS - LEGACY WEST MULTIFAMILY





MASSING VIEWS- PEDESTRIAN VIEW 4

This document, together with the exhibits and maps presented herewith, is an instrument of service, as defined in Article 10, Section 101.02, of the Texas Property Code, Chapter 101, Subchapter C, and is intended to be recorded in the public records of the State of Texas.



General Site Data	
Zoning (from zoning map)	Planned Development-64 (Central Business-1 Dallas North Tollway Overlay District)
Land Use (from Zoning Ordinance; include all applicable uses)	Mid-Rise Residential
Lot Area (square feet & acres)	4.33 188,624
Building Footprint Area (square feet) (excluding garage)	37,237
Total Building Area (square feet) (excluding garage)	185,313
Building Height (ft. above)	64' 4" (6)
Building Height (feet - distance to tallest building element)	70'
Lot Coverage (percent) - x.xx%	19.7%
Floor Area Ratio (Ratio x.xx:1)	0.66:1
Existing Open Storage (square feet)	NA
Proposed Open Storage (square feet)	NA
Residential Density (Units/Net Acreage)*	77.83
*Net Acreage = Total acreage minus streets and open space	40.90
Multifamily Units	
# of bedrooms & Minimum unit size	0
# of 1 bedrooms & Minimum unit size	124,004 sq
# of 2 bedrooms & Minimum unit size	531,105 sq
Total Unit Count	177
Residential Density (Units/Net Acreage)*	77.83
*Net Acreage = Total acreage minus streets and open space	
Parking	
Parking Ratio (from Zoning Ordinance)	1.5 SP/BR
Required Parking (if spaces)	268
Provided Parking (if spaces)	270
Accessible Parking Required (if spaces)	7
Accessible Parking Provided (if spaces)	NA
Parking in Excess of 110% of required parking (if spaces)	NA

THE PURPOSE OF THIS REVISED CONCEPT PLAN IS TO REVISE PD 64 TO REMOVE THE MINIMUM HEIGHT REQUIREMENT FOR THE REMAINING 177 MULTIFAMILY UNITS ALLOWED IN THE DEVELOPMENT.

APPROVED
CITY OF PLANO
PAL COMMISSION
EXPIRES: MAY 8, 2028

EXPIRES
MAY 8, 2028
CITY OF PLANO

REVISED CONCEPT PLAN
LEGACY WEST
 4.33 ACRES
 188,624 SQ. FT.
 LOT 3R, BLOCK C
 H.N. THOMPSON SURVEY
 ABSTRACT NO. 869
 CITY OF PLANO, COLLIN COUNTY, TEXAS
 DATE: APRIL 30, 2024

OWNER:
LIBERTY MUTUAL PLANO, LLC
175 Bankley Street
Beverly, Massachusetts 02115
Tel No. 214-698-6016
Contact: Neil Hoffmann

APPLICANT:
COLUMBUS PARTNERS, LTD
8343 Douglas Avenue, Suite 300
Dallas, Texas 75225
Tel No. 214-698-6016
Contact: Griffin Shaw

CIVIL ENGINEER:
KIMLEY-HORN
13455 North Fossil Two Gallons Office Tower
Suite 700
Dallas, Texas 75240
Tel No. 817-570-1100
Contact: Caleb Aaker, P.E.

No.	REVISIONS	DATE

Kimley»Horn
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 N. Fossil Road, Two Gallons Office Tower, Suite 700
 Dallas, Texas 75240
 PH: 817-570-1100
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM NO. 1498

PRELIMINARY
 KIMLEY-HORN

PLANNING PROJECT NO. 2024-002
 DATE: 04/30/2024
 SCALE: AS SHOWN
 DESIGNED BY: CDA
 DRAWN BY: CDA
 CHECKED BY: CDA

REVISED CONCEPT PLAN

LEGACY WEST
 PREPARED FOR:
 COLUMBUS REALTY
 PARTNERS

SHEET NUMBER
EX. 01