

CITY OF PLANO  
PLANNING & ZONING COMMISSION

October 1, 2018

**Agenda Item No. 4A**

**Public Hearing:** Zoning Case 2018-004

**Applicants:** Pitman Partners, Ltd., North Texas Municipal Water District, and  
City of Plano

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**DESCRIPTION:**

Request for a Specific Use Permit for Recreational Vehicle Sales and Service on 13.2 acres located at the northwest corner of U.S. Highway 75 and State Highway 190. Zoned Corridor Commercial and located within the 190 Tollway/Plano Parkway Overlay District. Tabled September 4, 2018, and September 17, 2018. Project #ZC2018-004.

**REMARKS:**

The applicant is requesting a Specific Use Permit (SUP) for Recreational Vehicle Sales and Service. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district, which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established. The Zoning Ordinance defines recreational vehicle sales and service as the retail sales, renting, leasing, and repair of new or pre-owned recreational vehicles.

The current zoning is Corridor Commercial (CC). The CC district is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors. The regulations and standards of this district are reflective of the high traffic volumes and high visibility of these regional highways.

The subject property is mostly vacant except for a North Texas Municipal Water District (NTMWD) sanitary sewer lift station and an existing billboard sign. Richard Muraski, Assistant Deputy Director for Capital Improvement Program with NTMWD, has provided a zoning response letter indicating that the existing lift station is scheduled to be decommissioned in December 2020. Additionally, the applicant has agreed to remove the billboard sign as part of the SUP request. The existing billboard location conflicts with proposed site improvements and is not in conformance with existing overlay district signage requirements.

The subject property has several limitations that isolate the site from surrounding properties and impact development potential. Access to the property is only possible via the southbound U.S. Highway 75 frontage road, which abuts the eastern property line. The northern and western property lines are adjacent to an active Dallas Area Rapid Transit (DART) rail line, which is part of the Cotton Belt Corridor but does not include a station plan for access to this site. The southern property line is adjacent to an elevated portion of State Highway 190 right-of-way, and there is no frontage road along this portion of the highway providing access.

The SUP request is related to the relocation of an existing business, Plano Marine, which is currently located at the northwest corner of K Avenue and 10th Street. A concept plan, Main Marine Addition, Block A, Lot 1, accompanies this request as Agenda Item 4B.

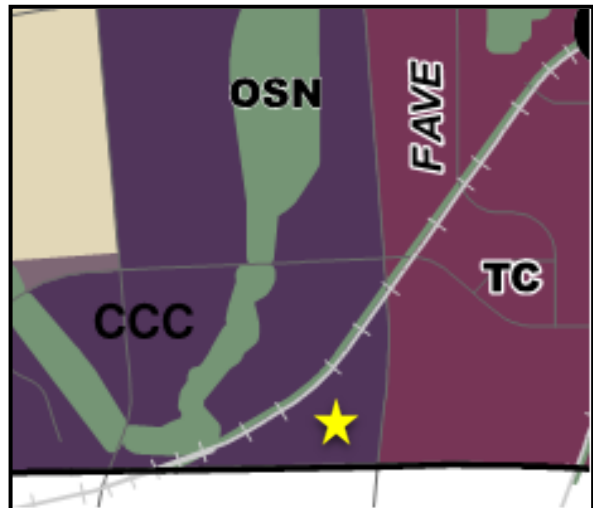
#### Surrounding Land Use and Zoning

North & West	DART right-of-way. North and west of the DART right-of-way are retail and religious facility uses zoned CC.
East	U.S. Highway 75 right-of-way. Across the highway are office uses zoned CC.
South	State Highway 190 right-of-way. South of the highway is a dog park located within the City of Richardson.

#### Conformance to the Comprehensive Plan

**Future Land Use Map** - The Future Land Use Map of the city's Comprehensive Plan designates the subject property as Compact Complete Center (CCC).

*The Compact Complete Center land use category applies to areas that may see new growth or experience significant redevelopment. Compact Complete Centers should include mid-rise buildings, with office, retail, service, entertainment, and residential uses, which are based on the concepts of mixed-use, community design, and where possible, transit-oriented design. Uses should be integrated within the development and should create self-contained neighborhoods that are navigable by walking or using bicycles. Uses should also be serviced by parking structures to reduce surface parking and encourage efficient use of land. Useable open space will be included within the centers to create active and interesting public spaces.*



The CCC designation identifies areas that are expected to see new growth or experience significant redevelopment. The applicant's proposed layout, as shown on the companion concept plan, would be a significant redevelopment of the subject property. However, the requested use is not in conformance with typical CCC uses.

There are no proposed SUP restrictions intended to implement concepts of mixed-use, community design; however, the access limitations to this specific site make it unsuitable for connection to adjacent property.

The existing zoning allows a variety of uses, including office and retail. The property is not developed with those uses, perhaps due to access and other site limitations. Due to the unique development conditions associated with the subject property, and the redevelopment potential of the applicant's proposal, staff believes this request is neutral to the CCC future land use designation.

### Area of Request

The requested SUP area includes 4.9 acres of city-owned right-of-way. The applicant is proposing to allow vehicle parking and related site improvements within the city's property, if the SUP is approved, with approval of a right-of-way use agreement. The companion concept plan shows that the applicant's property can accommodate development without using the right-of-way, should an agreement not be approved by the city.

The subject property is highly visible from the adjacent highways. However, as previously mentioned, the site has limited access, with no connectivity to properties to the west or north. Additionally, the southwest portion of the property is located within the floodplain. These site conditions limit the viability of the subject property and may discourage other businesses from choosing to develop in this location. With these considerations in mind, and with the applicant's proposed redevelopment of the existing billboard and lift station improvements, staff is in support of the SUP.

### **SUMMARY:**

The applicant is requesting an SUP to allow Recreational Vehicle Sales and Service related to the relocation of an existing business. Although the request is not in conformance with typical land uses recommended by the CCC designation, it would constitute a redevelopment of the property, as recommended by the Comprehensive Plan. The subject property is constrained due to the adjacent highway rights-of-way and DART rail line, and is accessible only via the southbound U.S. 75 frontage road. The applicant is also requesting to use a portion of city right-of-way for additional vehicle parking. Due to the isolated nature of the existing property, and the potential redevelopment of the existing site improvements, staff is in support of the request.

### **RECOMMENDATION:**

Recommended for approval subject to the following:

1. Removal of the existing billboard sign.
2. Removal of the North Texas Municipal Water District lift station.