

CITY OF PLANO
PLANNING & ZONING COMMISSION

April 6, 2020

Agenda Item No. 2A

Public Hearing: Zoning Case 2019-020

Applicants:

Preston Meadow Lutheran Church and
Collin County Association of Realtors

DESCRIPTION:

Request to amend and expand Planned Development-429-Neighborhood Office on 7.9 acres located on the west side of Coit Road, 680 feet south of Legacy Drive in order to rezone 3.7 acres located 40 feet west of Coit Road and 850 feet south of Legacy Drive currently zoned Single-Family Residence-6, and amend the standards of the district. Zoned Planned Development-429-Neighborhood Office with Specific Use Permit No. 475 for Commercial Antenna Support Structure and Single-Family Residence-6. Project #ZC2019-020. Tabled March 16, 2020.

REMARKS:

At the March 16 Planning & Zoning Commission meeting, staff recommended tabling of this zoning case due to the current public health emergency. There was concern that the extremely new situation impacted our ability to hold an effective public hearing. After the case was tabled, staff received feedback that there were individuals who were interested in attending the meeting, but who chose not to due to the crisis. To alleviate those concerns, there are now email comment and video conference options to allow for more varied and safe public participation.

The purpose of this request is to rezone 3.7 acres of land from the religious facility property zoned Single-Family Residence-6 (SF-6) to Planned Development-429-Neighborhood Office (PD-429-O-1), and to modify the standards of the existing planned development district. The applicant is proposing a one-story professional/general administrative office building with an accessory assembly hall use. The applicant is also proposing to update the PD stipulations to allow for a modified screening wall and adjust standards related to the new office development.

A O-1 district is intended to provide for low-rise, garden-type office development providing professional, medical, and other office services to residents in adjacent neighborhoods.

O-1 districts shall have principal access to major thoroughfares and may serve as an area of transition between residential and high-intensity nonresidential uses.

A concept plan for Preston Meadow Office Park, Block 1, Lot 4R accompanies this request as agenda item 1B.

HISTORY:

PD-429-O-1 was established in 1987 as a neighborhood office district with standards intended to be compatible with adjacent residences. After the zoning was approved, the applicant sold a portion of the remaining residential zoned property to a religious facility, which developed along Coit Road. The religious facility left a remainder of property adjacent to the neighborhood, which has been utilized for recreation and other religious facility activities as shown in the attached previously approved site plan.

In 2018, the property owner of the religious facility requested to rezone the vacant portions of the property for single-family uses. Due to concerns from the adjacent neighborhood, this request was withdrawn from consideration.

Surrounding Land Use and Zoning

North	Shopping center zoned Retail (R) with Specific Use Permit No. 577 for Automobile Leasing/Renting and No. 597 for Day Care Center
East	Across Coit Road, a shopping center zoned R and a single-family neighborhood zoned SF-6
South	Religious facility zoned SF-6 and a single-family neighborhood zoned Patio Home (PH)
West	Single-family neighborhood zoned SF-6

Proposed PD Stipulations

The applicant is proposing the following stipulations as indicated by strikethrough and underline text below:

Restrictions:

1. ~~PD-O-1 designation.~~
2. 1. One story height limit.
3. ~~2.~~ 2. A maximum of ~~46,800~~ 59,800 square feet of development.
4. 3. Veterinary clinics are permitted.
5. 4. Assembly hall is permitted as an accessory use to a professional/general administrative office use, and must not exceed 4,000 square feet.

6. 5. A screening wall per Section 20.100.1 of the Zoning Ordinance is not required adjacent to a religious facility use.
7. 6. The screening wall along the western edge of the planned development district may consist of alternating sections of 6-foot solid masonry wall, and 6-foot wrought iron fence combined with an irrigated living screen. Evergreen shrubs used for a landscape screen shall be placed so as to create at least a 6-foot tall solid screen within 2 years of their installation. All landscaping shall be irrigated with an automatic sprinkler system and maintained in a healthy and growing condition.
8. 7. Uses in Tract 2 are limited to a maximum of 50 parking spaces and one accessory building with a maximum of 1,200 square feet of floor area.

Conformance to the Comprehensive Plan

Future Land Use Map - The Future Land Use Map of the city's Comprehensive Plan designates the southern portion of the subject property as Neighborhood (N), and the northern portion of the property as Neighborhood Center (NC).

The Neighborhood future land use category consists primarily of residential areas focused on sustaining a high quality of life through clear, well maintained infrastructure, housing, open space, schools, and limited service/institutional uses. Single-family residential should remain the primary use within neighborhoods. It is the intention to preserve and enhance these uses and to regulate the design of new residential infill products to be within the context of the surrounding environment. Institutional, light office, and service uses are considered secondary uses and may be located along the frontage of arterial streets and intersections. Adequate building setbacks must be considered when development is proposed near neighborhoods.



The Neighborhood Center future land use category applies to corner retail sites along major arterials. Redevelopment of existing retail centers is strongly encouraged and should reduce retail square footage, focus on quality design and pedestrian access, and increase the mix of uses. Neighborhood Center uses are typically located in low-rise buildings with retail, service, and office uses that serve the adjacent neighborhoods. The introduction of residential uses within Neighborhood Centers is recommended where it can be accomplished in a context-sensitive manner and integrated into the center. When residential is introduced, single-family uses are desired for compatibility with existing adjacent neighborhoods. Neighborhood centers will be based on the concepts of mixed-use, community design, and transit-oriented design, where possible. Adequate building setbacks must be considered when development is proposed near neighborhoods. Useable open space will be included within the centers to create active and interesting public spaces.

The N designation recommends single-family residential as the primary land use. Light office is considered a secondary use and is recommended to be placed along arterial streets and at intersections. The NC designation recommends low-rise buildings with retail, service, and office uses that serve the adjacent neighborhoods.

As shown in the accompanying concept plan, the proposed professional/general administrative office building will be located to the rear of the existing commercial buildings. Although the development will have access to Coit Road, the building will not be located along the street. The proposed building will be located in the NC designation, but the applicant intends to utilize a portion of the vacant property designated as N for parking and a small accessory building to serve the proposed office development.

While the N designation is supportive of light office uses, the proposed request is not aligned with the recommendation to place office uses on the frontage of arterials. However, the applicant is proposing to amend the planned development stipulations to provide compatibility with adjacent residences.

Growth and Change Map - The Growth and Change Map designates the subject property as both Improve and Refine (IR) Conserve and Enhance (CE).

The IR areas are expected to experience moderate changes through infill, reuse, and redevelopment.

The CE areas are expected to retain the current form of development but will experience some minor infill and ongoing rehabilitation consistent with the present form and character.

The IR and CE designations identify areas which are intended to experience moderate changes while maintaining consistency with surrounding form and character. This rezoning is a minor infill request and will be consistent with the zoning standards of the existing commercial development. However, due to its isolated location and proximity to adjacent residential neighborhoods, proposed development may be incompatible with adjacent residences.



Land Use Policy - *Plano will support a system of organized land use to provide greater housing and employment choices, where new and redevelopment areas respect existing neighborhoods and businesses.*

The proposed zoning will create two tracts, where Tract 1 includes the office building and associated parking, and Tract 2 includes a future parking lot and storage building. The Tract 2 portion is isolated and is surrounded by residential zoning on three sides. This tract is situated between the existing neighborhoods to the west and south and the religious facility to the east. This proposal does not create a system of organized land

uses and would establish an overly complex zoning district for a small site which may create future land use and property maintenance concerns.

The applicant is proposing to restrict the uses in Tract 2 to parking and an accessory building to help address this concern. Additionally, the zoning request proposes to continue the low-density development that is already established and provide enhanced screening to respect the adjacent residents and businesses. Although the proposed PD language will help to mitigate the effects of commercial development within Tract 2, due to the awkward zoning situation, staff believes this request exacerbates the situation by making the property an unnecessary burden with limited long-term usability. There are better long-term solutions available to the Commission, owners, and community.

Adequacy of Public Facilities - Water and sanitary sewer services are available to serve the subject property; however, the applicant may be responsible for making improvements to either the water and/or sanitary sewer system to increase the system capacity if required.

At the southwest portion of the subject property, adjacent to the residential neighborhoods, is an existing drainage system. With the proposed new development, the design engineer will be required to evaluate the existing drainage system. If the system is not adequate to handle the runoff from the subject property, the engineer will have to either increase the size of the drainage system or design a detention pond to decrease the amount of runoff. All drainage system designs must meet the requirements of the City's Storm Drainage Design Manual.

Traffic Impact Analysis (TIA) - A TIA is not required for this rezoning request. However, in considering the traffic impact using the average Institute of Traffic Engineers (ITE) trip generation rates, staff compared the introduction of 20 SF-6 homes versus the potential development of 11,600 square feet of office uses within the same land area. The following table shows the estimated traffic generation during a single hour during weekday peak hour (7:00-9:00 a.m. and 4:00-6:00 p.m.):

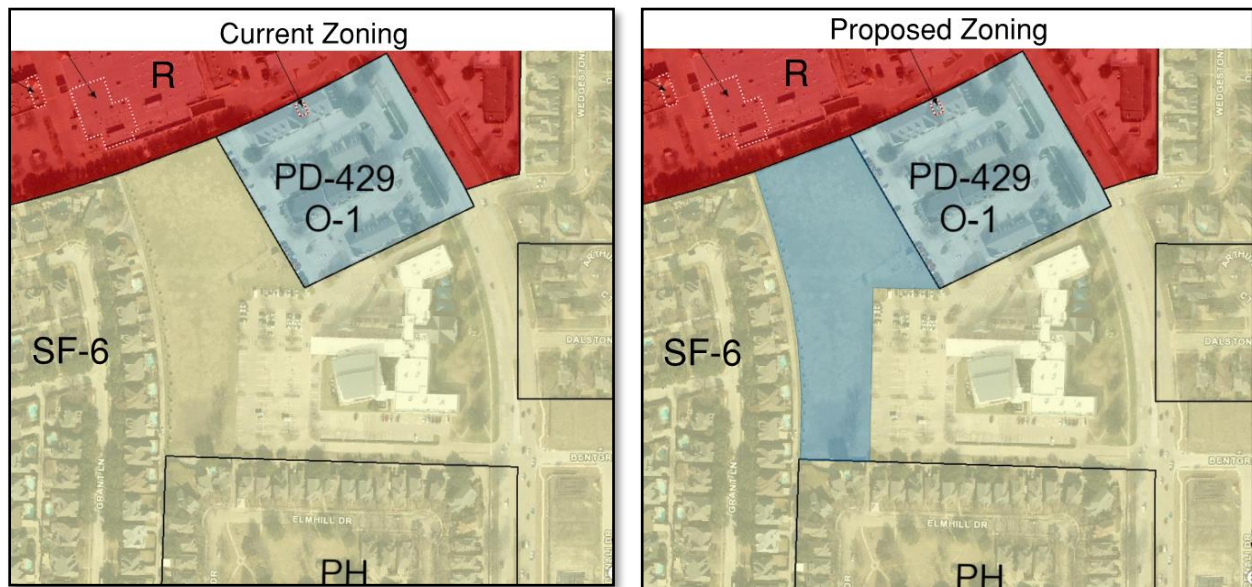
	Building Area or Unit Total	AM	PM
Proposed Professional general/administrative office	11,600 square feet	18	17
Possible Single-Family Residence-6 (20 units)	20 SF-6 Homes	15	20

From the table above, the ITE data projects that peak hour traffic would be roughly equivalent when comparing development of these uses.

ISSUES:

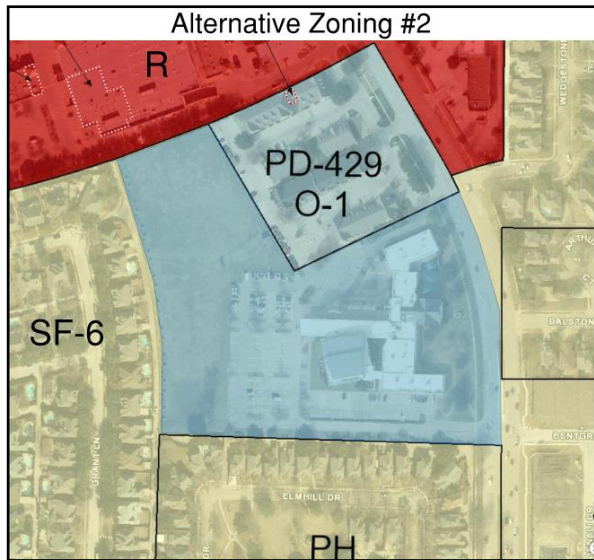
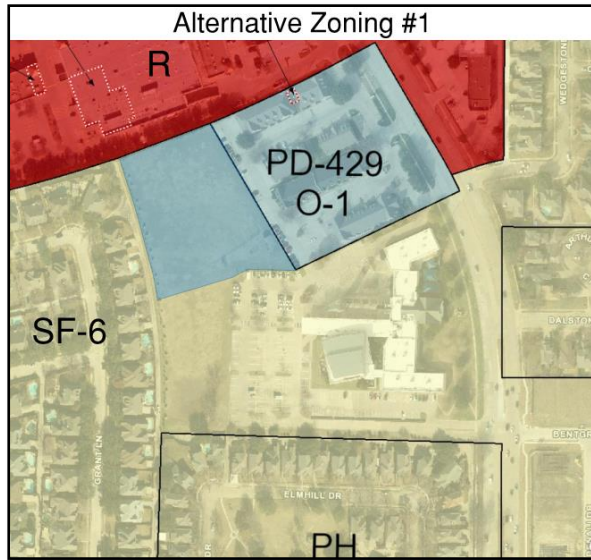
Continuity of Zoning

The existing zoning was created to suit the commercial development, which then sold the rear portion to the religious facility. Over time, the religious facility has found that the remainder property is difficult to develop and requires long-term maintenance. This request is not solving the problem but is replicating this zoning situation on the property by establishing another even more difficult to develop portion of property as shown in the following:



As proposed, the southern portion of the request would create a 330 foot long by 160 foot wide (approximately 1.2 acre) commercial strip surrounded by residential zoning on three sides, with access provided only through the proposed office development. Although this situation fits the needs of the applicant today, this will create an even worse situation than the current zoning and will again place a burden on a future property owner to maintain a property that is only suitable for parking, a single accessory building, and a large drainage area.

Rather than creating this situation, staff recommends that the Commission consider other zoning options that would allow the property to develop as proposed, but remove the zoning inconsistency. The logical arrangement, both for development and redevelopment, would be including the remainder either within the religious facility property as shown in Alternative Zoning #1, or rezoning the adjacent religious facility into the PD-429-O-1 district, as shown in Alternative Zoning #2.



The religious facility use is permitted by right in PD-429-O-1, and the PD standards could be tailored to address any area, yard, and bulk differences, such as height and front yard setbacks related to existing development. Either of these alternative zoning conditions would create better continuity of zoning and be consistent with the city's Land Use Policy.

Screening

Section 20.100 (Screening Walls or Visual Barriers) of Article 20 (Screening, Fence and Wall Regulations) of the Zoning Ordinance requires a solid screening wall to be placed where a nonresidential property sides or backs to a single-family residential zoning district. The applicant is proposing a masonry screening wall along the southern edge of the proposed vacant tract consistent with this requirement.

Along the western boundary of the vacant area the applicant is proposing a unique method of screening at the request of the adjacent residential neighborhood. The screening will consist of portions of a six-foot solid wall alternating with sections of a 6 foot wrought iron fence in combination with irrigated landscaping to create a living screen. The irrigated living screen will be required to grow to a minimum height of 6 feet within two years of installation.

Additionally, the applicant is proposing a stipulation regarding screening adjacent to the religious facility. Currently the religious facility shares a common property line with the existing office development. Although required by the Zoning Ordinance, there is no screening in place today. The applicant is proposing to clarify this situation through a stipulation that would waive the screening requirement where adjacent to a religious facility. If the religious facility were to redevelop with residential land uses, consistent with the existing SF-6 zoning, the commercial development would be required to provide screening.

Assembly Hall

The applicant is proposing a restriction to allow an assembly hall as an accessory use to the new professional/general administrative office building. The purpose of this request is to allow for assembly of groups of individuals for educational or professional development seminars provided by the office. The proposed stipulation only allows this use in concert with an office use. Other types of assembly uses would not be permitted, such as gatherings for weddings, banquets, or other events. Additionally the applicant is proposing to limit the size of the assembly use to a maximum of 4,000 square feet. Staff is supportive of the limited assembly use proposal.

Planned Development Designation

Lastly, the first stipulation within PD-429-O-1 states:

1. PD-O-1 designation.

Since this PD district is already established with an O-1 base zoning district, this stipulation is not needed and is therefore recommended for deletion.

SUMMARY:

This is a request to amend and expand PD-429-O-1 to allow for nonresidential development on a portion of vacant property. The applicant is proposing stipulations to ensure the commercial development is consistent with low-density commercial development that exists today. The request will exacerbate the challenging zoning situation which exists today and will create a portion of the district that will be surrounded on three sides by residential zoning. Rather than creating this situation, staff recommends the Planning & Zoning Commission table the request and direct the applicant to consider the other zoning options as presented.

RECOMMENDATION:

Recommended that the Planning & Zoning Commission table the zoning case and direct the applicant to modify their request to be consistent with Alternative Zoning #1 or Alternative Zoning #2.