

DATE: July 21, 2020
TO: Honorable Mayor & City Council
FROM: John Muns, Chair, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of July 20, 2020

AGENDA ITEM NO. 3 - PUBLIC HEARING

ZONING CASE 2020-011

APPLICANT: CROW-BILLINGSLEY, LTD. NO. 10, TEXAS LIMITED PARTNERSHIP

Request to amend Urban Mixed-Use-2 on 86.2 acres located on the west side of Coit Road, 970 feet north of Mapleshade Lane to modify development standards and the locations of nonresidential and flex space/live-work uses. Zoned Urban Mixed-Use-2 and located within the 190 Tollway/Plano Parkway Overlay District. Project #ZC2020-011.

APPROVED: 5-2 **DENIED:** _____ **TABLED:** _____

The Commissioners voting in opposition were not in support of the proposed changes to the UMU-2 zoning district.

Speaker Card(s) Received	Support: <u>0</u>	Oppose: <u>6</u>	Neutral: <u>0</u>
Letters Received Within 200' Notice Area:	Support: <u>0</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>2</u>	Neutral: <u>0</u>

STIPULATIONS:

Recommended for approval as follows: (Additions are indicated by underlining; deletions are indicated by strike-through)

Restrictions:

The permitted uses and standards shall be in accordance with the Urban Mixed-Use (UMU) zoning district standards unless otherwise specified herein.

The development plan shall be adopted as part of the ordinance.

Exceptions of the UMU District

1. Blocks A and B:

a. Minimum Lot Coverage: 15%

- b. Minimum FAR: 0.15:1
 - c. Maximum Setback from Coit Rd.: 160 feet
 - d. Minimum Height: One story; 24 feet
- 2. Blocks D, E, K, N, P, Q, and R may exceed maximum block size of 3 acres.
 - 3. Structured parking and tuck-under garages shall be included in the calculation of lot coverage.
 - 4. Reduce nonresidential parking ratio from 1:250 square feet to 1:190 square feet.
 - 5. Block B
 - a. The single-tenant maximum first floor square footage is 50,000 square feet.
 - b. A minimum of 40% of the first floor of a single-tenant building must consist of windows and doors, and 20% must consist of a living/landscaped wall or public art wall.
 - 6. No main street is required; however, at least 80% of any exposed exterior wall of main buildings, parking structures, and accessory buildings which front along Beacon Square Boulevard, will consist of glass, native stone, clay-fired brick or tile, or a combination of these materials in order to establish a consistent architectural design district and community identity. For office buildings, this requirement will apply to the first floor only.
 - 7. Block J
 - a. Minimum FAR: 0.6:1
 - b. Minimum Lot Coverage: 30%
 - 8. The street located south of Block S may utilize the alternative minor street standard as designed on the development plan.
 - 9. Blocks M, N, P, and R
 - a. The single-tenant maximum first floor square footage is 50,000 square feet.
 - b. The total combined first floor building square footage of any building must not exceed 60,000 square feet. A paseo, which is an outdoor public pedestrian pathway where no vehicular access is allowed except for emergency services,

must be provided as a block break to divide the first floor of the building. Each first floor footprint may have no more than 30,000 square feet. Paseos must have a minimum 25 foot width. Buildings may encroach no more than 10 feet within the 25 foot paseo if utilizing glass storefront, patios, or similar aesthetic designed to engage the pedestrian."

- c. Each upper floor must not exceed 50,000 square feet.
- 10. Signage located along exterior public rights-of-way must comply with Section 22.600 (190 Tollway/Plano Parkway and State Highway 121 Overlay Districts) of Article 22 (Signs) except that identification signs may have a maximum size of 150 square feet.
- 11. All signage internal to the development along major and minor streets must comply with the signage standards of Subsection 10.800.6 (Sign Regulations) of Section 10.800 (Downtown Business/Government District) of Article 10 (Nonresidential Districts) with the following exceptions:
 - a. Signage may be illuminated.
 - b. Stainless steel, perforated metal, and acrylic panel are additional allowed sign finishes.
 - c. Monument signs are allowed for office uses within Blocks M, N, P, and R only. Monument signs may not exceed five feet in height or 75 square feet in area. A maximum of two monument signs are allowed per block. The use of office monument signs will reduce the allowable tenant wall signage to a maximum of two signs per building facade.

FOR CITY COUNCIL MEETING OF: August 10, 2020 (To view the agenda for this meeting, see www.plano.gov)

PUBLIC HEARING - ORDINANCE

DF/amc

xc: Kenneth Mabry, Crow Billingsley Limited No. 10
Tom Holland, Crow Billingsley, Ltd.
Jeanna Scott, Building Inspections Manager

<https://goo.gl/maps/8i5UAxcMMT7UAjTV7>