

**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. 6 - PUBLIC HEARING  
ZONING CASE 2019-022  
APPLICANT: CITY OF PLANO**

Request to rezone 50.3 acres located at the southwest corner of Spring Creek Parkway and Jupiter Road from General Office to Neighborhood Business Design. Zoned General Office and located within the Parkway Overlay District. Project #ZC2019-022.

**APPROVED:** 8-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

Speaker Card(s) Received Support: 0 Oppose: 0 Neutral: 0

Letters Received Within 200' Notice Area: Support: 0 Oppose: 0 Neutral: 0

Petition Signatures Received: Support: 0 Oppose: 0 Neutral: 0

Other Responses: Support: 4 Oppose: 4 Neutral: 1

**STIPULATIONS:**

Recommended for approval subject to City Council approval of Zoning Case 2020-012 and Zoning Case 2020-013 and with exceptions as follows:

1. Block A will be utilized exclusively for Tier One single-family residence uses per the Residential Community Design (RCD) district and public open space.
2. Community Center Uses
  - a. May exceed the maximum 30,000 square foot first floor single-tenant requirement.
  - b. Exceed the 600 foot maximum block length.
  - c. Plano Event Center's existing courtyard in Block D may be credited toward public open space calculations.

### 3. Hotel Uses

- a. Maximum Height: six stories, 100 feet
- b. May exceed the maximum 30,000 square foot first floor single-tenant requirement.

### 4. Parking Garages

- a. Maximum Height: seven stories, 85 feet
- b. May exceed the height of adjacent buildings.
- c. May exceed the 60,000 square foot building footprint requirement.
- d. The parking garage within Block F must be set back at least 120 feet from the residential district boundary line to the south.

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

### **PUBLIC HEARING - ORDINANCE**

AM/amc

xc: Judd Mullinix, Kimley-Horn & Associates, Inc.  
Elizabeth Del Turco, Senior Park Planner  
Jeanna Scott, Building Inspections Manager

<https://www.google.com/maps/@33.0539953,-96.6846968,17.04z>