

DATE: August 4, 2020

TO: Honorable Mayor & City Council

FROM: John Muns, Chair, Planning & Zoning Commission

SUBJECT: Results of Planning & Zoning Commission Meeting of August 3, 2020

GM

AGENDA ITEM NO. (5A) - PUBLIC HEARING

ZONING CASE 2020-017

APPLICANT: PARKER OFFICE PLAZA, LLC

Request to amend Planned Development-87-Neighborhood Office on 4.6 acres located at the southwest corner of Parker Road and Townbluff Drive in order to modify development standards. Zoned Planned Development-87-Neighborhood Office with Specific Use Permit No. 215 for Commercial Antenna Support Structure. Project #ZC2020-017.

APPROVED: 8-0 **DENIED:** _____ **TABLED:** _____

Speaker Card(s) Received Support: 3 Oppose: 0 Neutral: 0

Letters Received Within 200' Notice Area: Support: 0 Oppose: 1 Neutral: 2

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

Other Responses: Support: 2 Oppose: 1 Neutral: 0

STIPULATIONS:

Recommended for approval as follows:

(Proposed additions are indicated by underlined text.)

Restrictions:

1. No access allowed to Townbluff Dr.
2. Provision of a 3-foot high landscape berm adjacent to the residential lots on Townbluff Dr.
3. Additional permitted uses:
 - a. Personal Service Shop
 - b. Studio (Photographer, Musician, and/or Artist)

4. Standards for Parker Office Plaza, Block A, Lot 3:

- a. Maximum height for the building constructed in 1986: 3 stories, 45 feet
- b. Maximum height for the building constructed in 1986 may be extended to 48 feet where necessary to accommodate an elevator shaft.
- c. New buildings and building expansions are limited to the O-1 requirements for height, except as noted in 4a and 4b above.

FOR CITY COUNCIL MEETING OF: August 24, 2020 (To view the agenda for this meeting, see www.plano.gov)

PUBLIC HEARING - ORDINANCE

MH/amc

xc: Charles Ho, Parker Office Plaza, LLC
Gerald Luecke, Hodges Architecture
Jeanna Scott, Building Inspections Manager

<https://goo.gl/maps/wjqjPzwpcNVha4RbA>

CITY OF PLANO
PLANNING & ZONING COMMISSION

August 3, 2020

Agenda Item No. 5A

Public Hearing: Zoning Case 2020-017

Applicant: Parker Office Plaza, LLC

DESCRIPTION:

Request to amend Planned Development-87-Neighborhood Office on 4.6 acres located at the southwest corner of Parker Road and Townbluff Drive in order to modify development standards. Zoned Planned Development-87-Neighborhood Office with Specific Use Permit No. 215 for Commercial Antenna Support Structure. Project #ZC2020-017.

REMARKS:

The applicant is requesting to amend Planned Development-87-Neighborhood Office (PD-87-O-1) to allow for a third floor within the existing building on Parker Office Plaza, Block A, Lot 3, and to allow personal service shop and photographer, musician, and/or artist studio as additional permitted uses within the entire site. Parker Office Plaza, Block A, Lot 3, is one of four lots encompassed by PD-87-O-1 and is developed with one 45-foot-tall office building. The other three lots within PD-87-O-1 consist of two low-rise professional/general administrative office buildings, parking, and a commercial antenna support structure (Specific Use Permit No. 215).

The 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 planned development 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.

Accompanying this zoning case as Agenda Item 5B is a revised preliminary site plan, Parker Office Plaza, Block A, Lots 2 and 3.

History

In 1980, the subject property was rezoned to create an office development. The stipulations from the 1980 zoning case, including prohibited access to Townbluff Drive and a required landscape berm on the east side of the subject property, still apply today.

According to Collin Central Appraisal District (CCAD) records, Parker Office Plaza, Block A, Lot 3, was platted in 1983 and the existing office building was built in 1986.

The original site plan was approved in 1983 and showed a single 26,500-square-foot, two-story office building on Lot 3. The site plan was later amended in 1985 to show two separate office buildings; however, the actual construction consisted of a single building, which did not match the 1983 nor the 1985 version of the approved site plan. Another site plan was approved in 1994, after the building was constructed, but was not updated to show the accurate building footprint on Lot 3.

Recently, it was discovered that Parker Office Plaza, Block A, Lot 3, had several city code violations, including zoning compliance. Office leases were made within the attic space, which had been converted to a third story without building permit or plan review. The original conversion did not meet the city's health and safety codes, but has the ability to be rehabilitated to meet code. Also, personal service shop and musician studio uses, which are prohibited in O-1, were operating in the building. Per our review of the 1984 zoning ordinance, the office district allowed the height of construction in feet, but did limit the building to two stories, indicating an illegal condition.

The amendments proposed by this zoning case are intended to bring the property into compliance by addressing the number of stories and allowances for personal service shop and studio uses.

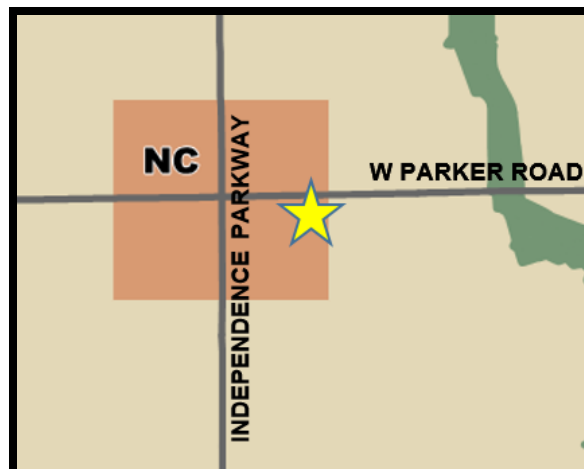
Surrounding Land Uses and Zoning

North	Across Parker Road, professional/general administrative offices, medical offices, and business service uses zoned Planned Development-92-General Office (PD-92-O-2).
East	Across Townbluff Drive, two-family residences zoned Two-Family Residence (Duplex) (2F).
South	Multifamily residences zoned Planned Development-119-Multifamily Residence-2 (PD-119-MF-2).
West	Shopping center zoned Retail (R) with Specific Use Permit No. 619 for Private Club.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Map designates this property as Neighborhood Center (NC).

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 applicant is proposing personal service shop and photographer, musician, and/or artist studio as additional permitted uses to allow additional flexibility to attract tenants. These service uses would increase the mix of uses allowed onsite and would be complementary to the adjacent shopping center. PD-87-O-1 prohibits access to Townbluff Drive to the east, so these uses will be accessed only from Parker Road.

Although the applicant is proposing a third floor within the existing building on Parker Office Plaza, Block A, Lot 3, the third story will not increase the existing constructed height of the building, which is currently 45 feet. The proposed planned development language will conform to the existing structure, so the additional story will not visually change the building appearance. Parking is also sufficient to accommodate the additional square footage. This request is in conformance with the NC designation.

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

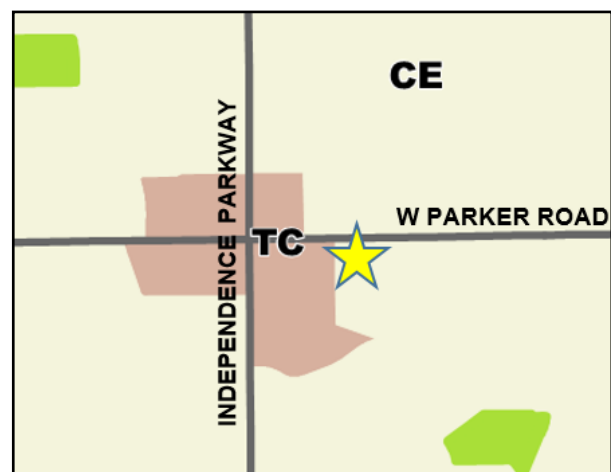
Conserve and Enhance areas are expected to retain the current form of development, but will experience some minor infill and ongoing rehabilitation consistent with the present form and character.

The proposed amendments will allow for minor changes consistent with the present form and character of the existing development. This request is in conformance with the CE designation.

Proposed Uses

The applicants are proposing to add two uses to the subject property, personal service shop and photographer, musician, and/or artist studio. These uses are defined as follows:

Personal Service Shop - Establishments primarily engaged in providing services generally involved in the care of the person or his apparel including, but not limited to, barber and beauty shops, dry-cleaning and laundry pick-up stations, self-service laundromats, and tailors.



Studio (Photographer, Musician, and/or Artist) - A building or portion of a building as a place of work by a photographer, musician, and/or artist.

These uses will allow the applicants some additional flexibility to attract tenants, and complement the adjacent shopping center while respecting surrounding residences. Staff is in support of these uses.

Building Height

The existing PD-87-O-1 zoning allows a maximum building height of two stories, 35 feet. The requested building adjustments for Parker Office Plaza, Block A, Lot 3 will accommodate the third story development within the existing building. The building was legally constructed to a building height of 45 feet based on the ordinance at the time. The applicant is currently working with Building Inspections to obtain permits and bring the building improvements into conformance with the city's building codes. In order to bring the building into compliance, an elevator will need to be added. The elevator shaft is still under design and may need to be built to a height of 48 feet. The allowance for this improvement is noted in the recommendation language below.

The proposed adjustments will allow the applicant to utilize a portion of the third floor while keeping the existing constructed building height, except if a 3-foot adjustment is needed for an elevator shaft. The requested building modifications will not extend to future expansions or other structures within the planned development district. Staff is supportive of these zoning modifications to bring the building into zoning and building code compliance.

SUMMARY:

The applicant is requesting to amend Planned Development-87-Neighborhood Office to allow for a third floor within the existing building on Parker Office Plaza, Block A, Lot 3, and to allow personal service shop and photographer, musician, and/or artist studio as additional permitted uses within the entire site. The request is in conformance with the recommendations of the Comprehensive Plan and will bring the property into compliance with the Zoning Ordinance. Staff is in support of the requested amendment as noted below.

RECOMMENDATION:

Recommended for approval as follows:

(Proposed additions are indicated by underlined text.)

Restrictions:

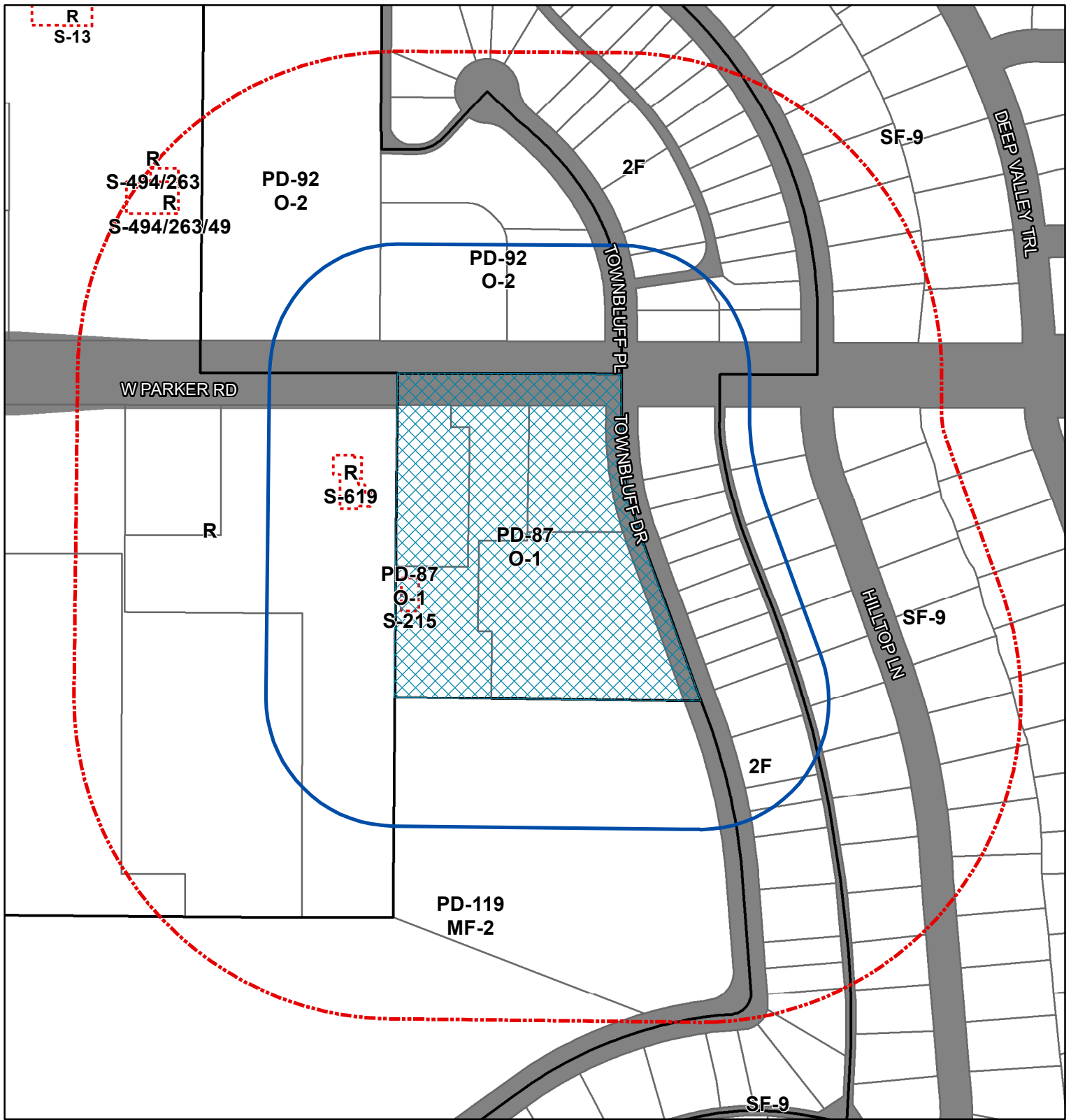
1. No access allowed to Townbluff Dr.
2. Provision of a 3-foot high landscape berm adjacent to the residential lots on Townbluff Dr.

3. Additional permitted uses:

- a. Personal Service Shop
- b. Studio (Photographer, Musician, and/or Artist)

4. Standards for Parker Office Plaza, Block A, Lot 3:

- a. Maximum height for the building constructed in 1986: 3 stories, 45 feet
- b. Maximum height for the building constructed in 1986 may be extended to 48 feet where necessary to accommodate an elevator shaft.
- c. New buildings and building expansions are limited to the O-1 requirements for height, except as noted in 4a and 4b above.

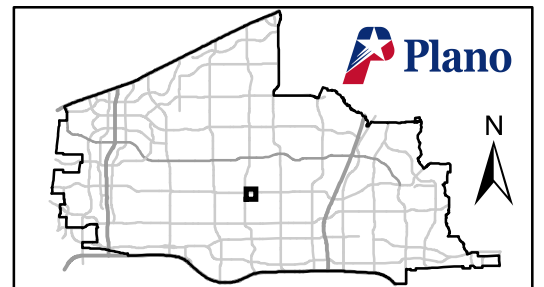


Zoning Case: 2020-017

Existing Zoning: Planned Development-87-Neighborhood Office with Specific Use Permit No. 215 for Commercial Antenna Support Structure (PD-87-O-1 w/ S-215)

Proposed Zoning: Amend PD-87-O-1

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



0 162.5 325 650
Feet



Zoning Case 2020-017

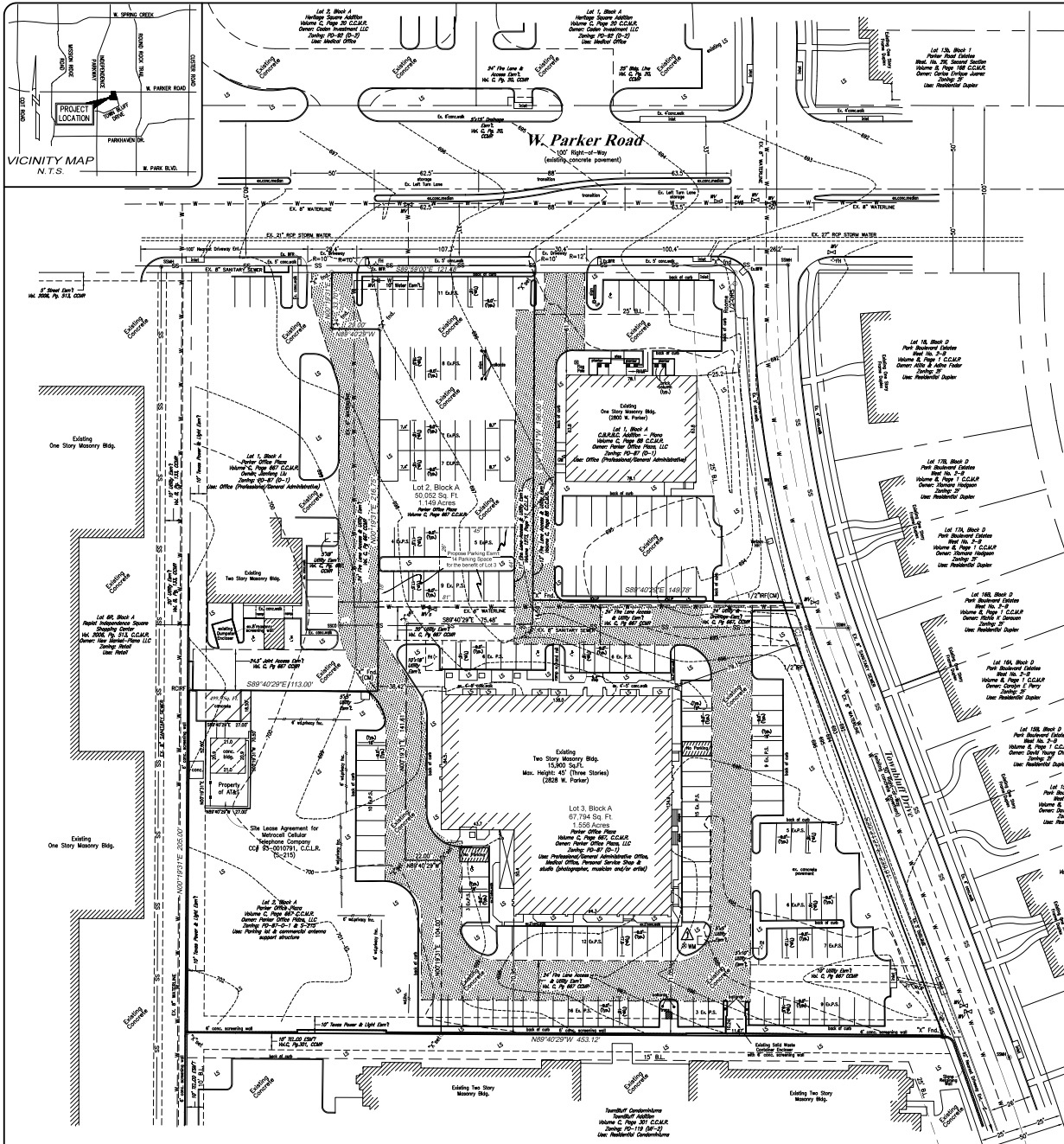


Area of Request

0 135 270

Feet





Site Data Summary

General Site Data	Lot 2	Lot 3	Total
Zoning (from Zoning Map)	PD-87-O-1 & S-218	PD-87-O-1	
Land Use (from zoning ordinance)	Parking lot & commercial antenna support structure	Professional/General Administrative Office, Medical Office, Personal Service Shop & Auto (Antennas, medical and/or auto)	
Lot Area (Sq.Ft. & Ac.)	50,052 SF / 1.149 Ac.	67,794 SF / 1.556 Ac.	
Building Footprint Area (Sq.Ft.)	400 Sq.Ft.	32,300 Sq.Ft.	
Total Building Area (Sq.Ft.)	400 Sq.Ft.	32,300 Sq.Ft.	
Building Height (stories)	One Story	Three Story	
Building Height (feet-distance to tallest building element)	10'	45'	
Lot Coverage (percent)	0.8%	23.0%	
Door Area Ratio (ratio)	0.0061	0.3361	
Parking Ratio (from zoning ordinance)	N/A	See Parking Table	
Required Parking (# spaces)	61-14 dedicated to lot 3	97-14 dedicated to lot 2	114
Accessible Parking Required (# spaces)	0	3	3
Accessible Parking Provided (# spaces)	0	3	3
Parking in Excess of 110% of Required parking (# spaces)	0	0	0
Landscape Area (including turf areas)	0 SF	0 SF	0 SF
Landscape Edge Area Provided (square feet)	0 Sq.Ft./parking space	0 Sq.Ft./parking space	0 Sq.Ft./parking space
Required interior landscape area (parking lot landscaping) (square feet)	0 SF	14,149 SF	14,149 SF
Additional interior landscape provided (square feet)	0 SF	39,095 SF	39,095 SF
Other Landscape Area	24,956 SF	14,139 SF	39,095 SF
Permeable Area (not including landscaping or turf areas)	0	0	0
Permeable Pavement (square feet)	0	0	0
Other Permeable Area	0	0	0
Impervious Area	440 SF	15,300 SF	15,740 SF
Building Footprint Area (square feet)	400 SF	32,300 SF	32,700 SF
Area of Sidewalks, Pavement & other Impervious Flatwork (sq.ft.)	24,956 SF	37,755 SF	62,711 SF
Other Impervious Area	25,094 SF	51,655 SF	76,749 SF
Total Impervious Area	25,094 SF	51,655 SF	76,749 SF
Sum of Total Landscape Area + Total Permeable Area + Total Impervious Area (square feet)	50,052 SF	67,794 SF	117,846 SF

Note: Sum must equal Lot Area

PARKING TABLE (Block A, Lot 3)
Including Proposed Third Floor

Zoning Ordinance	Ratio	No. Spaces
21,300 Sq.Ft. Medical	300 spaces/sq.ft.	8
1,078 Sq.Ft. Medical	300 spaces/sq.ft.	8
3,014 Sq.Ft. Personal Service	300 spaces/sq.ft.	15
Total Bldg = 32,300 sq.ft. Total Parking Spaces Required = 114		

The purpose of this revised preliminary site plan are as follows:

- To document existing site conditions and land use on the subject property to fulfill the requirements of Zoning Ordinance Section 4.000 (Certificate of Occupancy of Altered & Demolish, Use Permits and Certificate of Occupancy). This plan depicts nonconforming site conditions and/or land use. Compliance with this plan must be consistent with existing zoning ordinance.
- To change the height of the building from 45 feet to 114 feet.
- To show the parking spaces as shown on the plan for the benefit of all.

Water Meter Schedule

Existing Meter Sym.	Type	Size	Sanitary Sewer
Domestic	1"	6"	

LEGEND

- CM Controlling Monument
- CMS Copied from Plat Set
- CCLP Collin County Land Records
- CCMR Collin County Map Records
- ASF Area Not Found
- CNS Could Not Set
- LP Existing Light Pole
- SM Existing Meter
- EW Existing Water Meter
- FW Existing Fire Hydrant
- SSSD Existing Sanitary Sewer Clean-out
- CSMR Existing Sanitary Sewer Manhole
- EL Existing Overhead Lines
- EW Existing Wood Fence
- BL Building Line Setback

Project # RPSP2020-009
Revised Preliminary Site Plan
Lot 2 & 3, Block A, Parker Office Plaza
Gross 117,846 Sq.Ft. / 2.705 Acres
Mary Katherine & Sally Owens Survey, A-672
City of Plano, Collin County, Texas
July 2020

APPROVED
AUGUST 3, 2020
CITY OF PLANO
P&Z COMMISSION

EXPIRES
AUGUST 3, 2022
CITY OF PLANO

Revised: 7/30/2020
PAC/202002/ACB49402

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