

ZONING

Case Coordinator: Emily Offer

GENERAL PROJECT INFORMATION

SITE ZONING: PD-148 for the (HC) Heavy Commercial District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	City of Plano	Private School/ Place of Worship
SOUTH	PD-148 for (HC) Heavy Commercial	Office and Warehouse/ Place of Worship
EAST	PD-148 for (HC) Heavy Commercial	Gas Station/ Retail
WEST	PD-043 for (LR-2) Local Retail	Retail/ Restaurant/ Medical Office
REQUEST:	Amend a Planned Development to allow retail, restaurant, and multi-family residential mixed-use	
PROPOSED USE:	Multifamily Residential and Retail/ Restaurant	
ACRES/LOTS:	14-acres	
LOCATION:	4241 International Parkway	
HISTORY:	This property is currently undeveloped and vacant. PD-148, originally established by Ordinance 2265 in May 1997, was repealed and replaced by Ordinance 3911 in May 2019.	
COMPREHENSIVE PLAN:	Commercial – High Intensity	
TRANSPORTATION PLAN:	East Hebron Road is classified as an (AD6) Arterial 6-lane divided roadway. Marsh Lane is classified as an (AD6) Arterial 6-lane divided roadway.	
OWNER:	Lucio Pena/ Billingsly Company	
REPRESENTED BY:	Jeancarlo Saenz/ HLR Architects	

STAFF ANALYSIS

PROPOSAL:

The applicant is requesting to repeal and replace Ordinance No. 3911, reestablishing Planned Development 148 (which totals 183.5-acres). Specifically, the request proposes to change the base zoning, on a portion of PD-148 (14.32-acres), located on the southeast corner of Hebron Parkway and Marsh Lane, from (HC) Heavy Commercial District to (MF-18) Multifamily Residential District, to add development standards, and to add conceptual plans.

Tracts 1, 2, and 3, as originally designated under PD-148, Ordinance No. 3911, are proposed to be renumbered as Tracts 3, 4, and 5. Two new tracts are also proposed and will be designated as Tracts 1 and 2, see “Tract Designation Map”. The Special Development Standards applicable to the original tracts (now designated Tracts 3, 4, and 5) will remain unchanged and will be incorporated into the proposed reestablishment of PD-148.

For the purpose of this case report, when Tracts 1 and 2 are referenced, understand that the report refers to the proposed Tracts 1 and 2 as outlined in the attached “Tract Designation Map”, unless otherwise mentioned.

CURRENT REGULATIONS

1. The subject property (Tracts 1 and 2 - 14.32-acres) are zoned (HC) Heavy Commercial District. The (HC) Heavy Commercial District allows primarily commercial, office, and retail uses and prohibits multifamily residential.
2. The (MF-18) Multifamily Residential District limits setback minimums to 25 feet from arterial streets and 20 feet from internal property lines. Building height is limited to 2-stories and 25-feet.
3. The Comprehensive Zoning Ordinance (CZO) requires a maximum density of 18 units per acre and maximum height of two stories, for properties zoned (MF-18) Multifamily Residential District.
4. The minimum front setback from arterial street right-of-way is 25-feet on properties zoned (MF-18) Multifamily Residential and 50-feet for properties zoned (HC) Heavy Commercial District.

ELEMENTS TO CONSIDER

1. Tracts 1 and 2 are vacant and are zoned PD-148 for the (HC) Heavy Commercial District and located on the southeast corner of Hebron Parkway and Marsh Lane.
2. The rezoning request reestablishes PD-148 and creates a master plan for Tracts 1 and 2.
 - a. Tract 1 – Heavy Commercial (≈5-acres)
 - i. The remaining tract along Hebron Parkway will be developed with two shell retail buildings, both being approximately 12,703 square feet in size totaling to 25,406 square feet of newly establish retail space.
 - b. Tract 2 – Multifamily Residential (≈9-acres)
 - i. Proposes two 4-story high-density multifamily buildings, each with an integrated parking garage and courtyard per building, containing a total of 396 units.
 - ii. Two additional townhome-style and low-density multifamily buildings are being proposed, resulting in an additional 10 units.
 - iii. A minimum amount of amenities shall be provided.
 - c. The planned development provides regulations for the urban community.
 - i. Regulations provide setbacks for the multifamily and retail buildings.
 - ii. Multifamily building height will be up to 60-feet or 4-stories maximum with densities increased from the standard 18 units per acre to 44 units per acre.
3. Surrounding tracts along Hebron Parkway have developed as apartments, retail and restaurants with drive-throughs, offices, gas station, and places of worship.
4. The entirety of PD-148, including all 5 tracts, is approximately 186-acres.
5. A traffic impact analysis (TIA) was completed and approved.
6. Engineering reviewed the TIA for the IBP9 case. The surrounding arterials of Hebron Pkwy, Marsh Lane and International Pkwy have sufficient capacity to serve the proposed development. Each of these facilities is a major arterial street. Analysis of the Hebron Pkwy at Marsh Ln and International Pkwy intersections for the full buildout condition indicates that they will operate at a level typical for an urban environment. As part of mitigations for traffic on Hebron Pkwy, a right turn bay will be installed for the private drive proposed between Marsh Ln and International Pkwy. A right turn bay on eastbound Hebron Pkwy at International Pkwy is planned to be installed with a future city project. The city already has necessary right of way for a right turn bay at this location.

CONCLUSION:

The proposed development and design, containing 406 multifamily units, retail, and drive-through restaurants are appropriate uses and should not impact surrounding properties.