

ZONINGCase Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION**SITE ZONING:** PD-201 for the (O-4) Office and (LR-2) Local Retail Districts

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	In Plano	General retail and restaurants (across Park Boulevard)
SOUTH	PD-195 for the (O-4) Office District	Private school
EAST	PD-195 for the (O-4) Office District, (IH) Interim Holding District and unincorporated Denton County	Private school; airfield & single family homes (across Air Park Drive)
WEST	PD-148 for the (HC) Heavy Commercial District and (LR-2) Local Retail District	General retail and restaurants, and undeveloped (across Midway Road)

REQUEST: This is a request for approval to amend PD-201 by changing Exhibit D “Conceptual Building Designs For Multi-Family Development.”**PROPOSED USE:** Office and multi-family uses**ACRES/LOTS:** Approximately 38.1 Acres/10 lots**LOCATION:** East side of Midway Road, between Hebron Parkway (known in Plano as Park Blvd.) and International Parkway**HISTORY:** The subject property was annexed into the city in February 1978. At that time the PD-54 zoning was established, although then it was for single family residential uses.

In 1981 the PD for the subject tract was amended to provide for commercial uses. In 1983 the PD was amended again to remove certain uses, but the “base” zoning of (HC) was not changed.

Subdivisions (including replats) in this area were recorded in 2000, 2001, 2003 & 2007.

Eight of the ten lots have been developed with office and local retail uses. Two lots remain undeveloped.

PD-201 was established on May 5, 2015.

COMPREHENSIVE PLAN: High Intensity Commercial uses

TRANSPORTATION PLAN: Midway Road and Park Avenue (Hebron Parkway) are both designated as (A6D) Four-Lane Divided Arterials.

OWNER: Billingsley Development Corp., MidPark Center, LLC

REPRESENTED BY: Lucilio Pena/Billingsley Development Corp.

STAFF ANALYSIS

PROPOSAL

Approval to amend PD-201 by changing Exhibit D “Conceptual Building Designs For Multi-Family Development.”

After the PD was approved, the developer decided that they were not completely satisfied with the external design of the buildings. They believed that they should be better and decided that they would make a change in the design team. They changed architects and began to revise the buildings’ elevations because they thought they were too much like standard multi-family designs and not unique to the development site.

ELEMENTS TO CONSIDER

The sole change to the building elevations is the material and color; the building footprint, parking and all remaining elements of PD-21 shall remain, including the following:

1. Multi-story office buildings may have façade materials substantially similar to those of the existing office building located at 4100 Midway Road (Lot 1R, Block A, Crow-Billingsley Hermes Addition).
2. Special development standards for any multi-family residential development shall be:
 - a. Development shall be in substantial conformance with the Conceptual Site Plan and Conceptual Building Designs attached herein as Exhibits C & D.
 - b. The maximum number of multi-family dwelling units shall be 500.
 - c. The minimum number of parking spaces for multi-family residential development shall be 1.5 per dwelling unit.
 - d. The requirement that all parking spaces shall be within 150 feet of the dwelling unit served by such parking space (Article X, Section K (1) of the CZO) shall not apply.
 - e. The minimum dwelling unit sizes shall be 500 sq. ft. (efficiency), 550 sq. ft. (one bedroom), 700 sq. ft. (two bedroom) and 1,000 sq. ft. (three or more bedroom).
 - f. The maximum height of any building shall be five stories.

CONCLUSION

Staff believes the amendment is acceptable for this development. The overall percentage of stone/brick is greater than what was approved initially.