



## PLANNING

**To: Mayor and Town Council**

**From: David Soto, Planning Manager**

**Through: Harlan Jefferson, Town Manager**

**Re: Town Council Meeting – June 14, 2022**

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**Agenda Item:**

Conduct a public hearing and consider and act upon a request to amend Planned Development-69 (PD-69), on 71.0± acres, generally to modify the allowed uses and landscape standards, located on the southeast corner of Dallas Parkway and Frontier Parkway. (Z22-0007).

**Description of Agenda Item:**

The property was amended in 2021 to rezone the eastern half (Tract 2) from residential to retail. It was approved by the Town Council on April 27, 2021 (Z20-0025).

The purpose of this request is to amend Planned Development-69 (PD-69) generally to modify the allowed uses and landscape standards. PD-69 currently consists of two tracts in accordance with the Retail (R) District.

With this request the applicant is proposing to allow the following uses within Tract 1 more specifically on Lot 5 as shown on Exhibit D:

1. Big Box
2. Restaurant with drive-through to be incorporated with the Big Box
3. Convenience Store with Gas Pumps and or Gas Pumps
4. Car Wash (Accessory Use to Convenience Store with Gas Pumps and or Gas Pumps)
5. Outdoor Merchandise Display, Incidental on Lot 5 as shown on Exhibit D.

There is no amendment for the uses on Tract 2.

The applicant is also requesting modifications on the landscape regulations of the following:

1. 25' of the required 30' Landscape Buffer to be allowed within the 100' Drainage Easement Along Frontier Parkway.

*Staff has no objection to this request due to the existing 100' drainage easement.*

2. Earthen berms are not required along Frontier Parkway.

*Staff has no objection to this request due to the existing 100' drainage easement.*

3. Required foundation plantings for Big Box to be placed elsewhere on the site.

*Staff has no objection to this request as the trees will still be required and placed elsewhere on the site.*

4. No trees to be located within 150' of the front doors of the proposed big box building. The required trees within 150' of the front door to be placed somewhere else on the site.

*Staff has no objection to this request as the trees will still be required and placed elsewhere on the site.*

5. The required trees may be planted in groups with appropriate spacing for species.

*Staff has no objection to this request as the number of trees will still be required but may be grouped on the site.*

6. Earthen berms are not required along Frontier Parkway for both Tract 1 & 2.

*Staff has no objection to this request due to the existing 100' drainage easement.*

Given that the property is within the Dallas North Tollway District which was recently approved in 2022. The applicant has included the following design standards:

1. Restaurant, Drive-Through Service

Where site conditions permit, drive-through queuing lanes shall be designed so that the queuing wraps behind the building instead of in front of the building. If the queue lane wraps in the front of the building, the site shall provide for an ample amount of landscaping that will provide a buffer from the public right-of-way.

There shall be a maximum of two drive-through restaurants permitted for every 5 acres on a PD development plan. Drive throughs associated with an anchor tenant (50,000 gross square feet or larger) are excluded provided the drive through is supporting an accessory use such as pharmacy, or restaurant.

2. Big Box with Gas Pumps

The design of pump islands and canopy should be architecturally integrated with other structures on-site using similar colors, materials, and architectural detailing. All signage should be architecturally integrated with their surroundings in terms of size, shape and lighting so that they do not visually compete with architecture of the building and design of the sight.

3. Include Public Art in Gateway Areas to promote vitality and provide a unique sense of identity.

Art can be an expression of a collective community identity. It can celebrate what is unique about a community and honor the past and present heritage. Art can include references to the Town's geography, history, landmarks, ethnic and cultural diversity which can increase a sense of belonging when people can associate themselves with a place.

- a. Art should be integrated into the community fabric of the Tollway and should be used to mark significant intersections of the Tollway.

- b. Developers should incorporate artist into the design team from the inception of planning to integrate works of art into their projects.
- c. Stand-alone public art can also be used and does not necessarily have to be tied to a project. Local artists should be used whenever possible.
- d. Art may be incorporated into existing structures such as retaining walls or integrated into utility systems to enhance or screen the use of those systems.

#### 4. Service Equipment Areas

Loading docks, truck parking, trash collection, dumpsters, and other service functions shall be incorporated into the overall design of the building or placed behind or on the side of a building and screened to not be seen from the rights-of-way. On corner lots, these areas shall be located behind the buildings.

Roofs shall be designed and constructed in such a way that they acknowledge their visibility from other buildings and from the street. Rooftop mechanical equipment shall be adequately screened with durable material that is architecturally compatible with the building design. Screening shall ensure mechanical equipment cannot be seen from the public right-of-way.

The zoning and land use of the surrounding properties are as follows:

	<b>Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use Plan</b>
<b>Subject Property</b>	Planned Development-69	Undeveloped	Tollway District
<b>North</b>	City of Celina	City of Celina	City of Celina
<b>East</b>	Agricultural	Town of Prosper Frontier Park	Medium Density Residential
<b>South</b>	Commercial Corridor and Planned Development-8	Undeveloped and Lakes of Prosper North	Medium Density Residential
<b>West</b>	Commercial	Undeveloped	Tollway District

Future Land Use Plan – The Future Land Use Plan recommends Tollway District for the subject property. The proposed zoning request conforms to the Future Land Use Plan.

Thoroughfare Plan – The property has direct access to the Dallas Parkway and Frontier Parkway, 6-lane divided major thoroughfares. The property will also have direct access to the future 2-lane undivided north/south Commercial Collector along the east side of the property as shown on Exhibit D. This request conforms to the Thoroughfare Plan.

Parks Master Plan – The Parks Master Plan does not indicate a park is needed on the subject property; however, a hike and bike trail along Frontier Parkway will be required at the time of development.

**Legal Obligations and Review:**

Notification was provided to neighboring property owners as required by the Zoning Ordinance and state law. To date, staff has received one (1) Public Hearing Notice Reply Forms in response to this request.

**Attached Documents:**

1. Aerial and Zoning Maps
2. Zoning Exhibits
3. Reply Forms

**Planning & Zoning Commission Recommendation:**

At their May 17, 2022, meeting, the Planning & Zoning Commission recommended the Town Council approve the request, as presented by the applicant, by a vote of 6-0.

**Town Staff Recommendation:**

Town staff recommends that the Town Council approve a request to amend Planned Development-69 (PD-69), on 71.0± acres, generally to modify the allowed uses and landscape standards, located on the southeast corner of Dallas Parkway and Frontier Parkway, subject to the following:

- a. Town Council approval of a Development Agreement, including, but not limited to, architectural building materials.

**Proposed Motion:**

I move to approve the request to amend Planned Development-69 (PD-69), on 71.0± acres, generally to modify the allowed uses and landscape standards, located on the southeast corner of Dallas Parkway and Frontier Parkway subject to the approval of a Development Agreement, but not limited to architectural building materials. (Z22-0007).