

November 22, 2016

**Public Hearing - Zoning:** Heritage Business Park (Z16-0023)  
**Owner(s):** Multiple Owners

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**DESCRIPTION:**

A request to amend Planned Development-203 to modify the development standards for Sub-Area A on two lots on 13.1± acres on the southwest corner of Independence Parkway and Eldorado Parkway. Zoned Planned Development-203-Office-1 with a Specific Use Permit (S-251) for a Licensed Child-Care Center. Neighborhood #14. KM

**HISTORY:**

**Ordinance No. 99-03-29** – Rezoned 517.4± acres from Agricultural to Retail/Office/Patio Home/Single Family-5/Single Family-4 on March 16, 1999.

**Ordinance No. 06-06-54** – Rezoned 15.9± acres from Retail/Office/Patio Home/Single Family-5/Single Family-4 to Planned Development-203-Office-1 on June 6, 2006.

**Ordinance No. 16-01-03** – Granting a Specific Use Permit for a Licensed Child-Care Center on 2.0± acres on January 19, 2016.

**CASE OVERVIEW:**

The applicant is requesting to amend Planned Development-203 to allow for Sub-Area A (as shown on Exhibit C) to be zoned Retail on this 6.9± acre tract. The applicant would like to add a small grocery store and unrelated convenience store with gasoline pumps to this Sub-Area along Eldorado Parkway.

The surrounding land uses are as follows:

<b>Direction</b>	<b>Land Use</b>	<b>Zoning</b>	<b>Comprehensive Plan</b>
<b>North</b>	Public School, Fire Station	Single Family-7, Retail, Agricultural, Agricultural with a Specific Use Permit for Church (SUP-154), Planned Development-160-Single Family-8.5	Public/Semi-Public
<b>East</b>	Floodplain	Retail, Planned Development-187-Single Family-12.5/Single Family-10/Single Family-8.5	Retail & Floodplain

<b>South</b>	Single Family	Single Family-7	Suburban Neighborhood
<b>West</b>	Single Family	Patio Home, Single Family-7	Suburban Neighborhood

**THE COMPREHENSIVE PLAN:**

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**Future Land Use Plan** – The Future Land Use Plan designates Suburban Neighborhood and Floodplain for this property. This property is currently zoned Planned Development-203-Office-1. The City has approved two site plans, one for a licensed child-care center and another for a medical office. Based on the zoning and the commercial development approved, it is unlikely the property will develop as Suburban Neighborhood. When the Planned Development was created for this property in 2006, Staff worked with the applicant to incorporate the floodplain and the Hike and Bike Trail within the development which is reflected in the zoning exhibit.

**Thoroughfare Plan** – The Thoroughfare Plan shows Independence Parkway and Eldorado Parkway as a six-lane major thoroughfare along the northern and eastern perimeters of the development.

**Traffic Impact Analysis (TIA)** – A TIA is not required since the request does not create a substantial increase in traffic compared to the base zoning.

**Access** – Access will be provided from Independence Parkway and Eldorado Parkway. Cross access will also be provided within the development.

**Existing Utilities**

- **Water** – Water lines are along Independence Parkway and an eight-inch stub is extended into the southern part of the subject property line from Raspberry Lane.
- **Sanitary Sewer** – An 18-inch Sanitary Sewer line is available along the northern boundary and on the western boundary there is a 12-inch service line in place.

**Schools** – The property is located within the Frisco Independent School District. FISD has not identified a need for a school on the site.

**Parks** – The Parks & Recreation Department has not identified the need for a neighborhood park on the property. The City Hike and Bike trail has been built across the northeast corner of the site and extends under Independence Parkway.

**SUMMARY:**

The applicant is requesting to amend Planned Development-203 to allow for Retail zoning within Sub-Area A. This would allow for the development of a small grocery store and an unrelated convenience store with gasoline pumps at the corner of Independence Parkway and Eldorado Parkway. The convenience store and gas pumps will comply with conditions as outlined in the Zoning Ordinance. Staff is in support of the request.

**RECOMMENDATION:** Recommended for approval with the development standards outlined below. Additions are **bolded blue and underlined**, and the deleted sections are ~~red and strike through~~:

**This tract may be developed under the regulations of the Office-1 (O-1) for Sub-Area 'A' and Retail (R) for Sub-Area 'B' as outlined in the Zoning Ordinance No. 11-04-09, as amended, subject to the following additional conditions:**

**Zoning:**

**Zoning shall be based on Sub-Areas as depicted in Exhibit A and Exhibit C.**

**Sub-Area A: Retail**

1. **Restaurants with drive-thru are prohibited.**

**Sub-Area B: Office-1**

1. **Side yard setbacks shall be 10-feet.**

**Enhanced Paving**

- A. The drive entries off Independence Parkway and Eldorado Parkway shall provide a banding of decorative concrete pavers or stamped concrete pavers across its drive threshold. Minimum and maximum banding widths shall be fifteen (15) feet and forty-five (45) feet respectively.
- B. All main driveways shall have 10-foot wide bands of decorative concrete pavers or stamped concrete pavers, separated by not more than 200 feet measured along the drive.

**Building Heights**

- A. Buildings within Sub-Areas "A" shall not exceed one (1) story in height.
- B. Buildings within Sub-Areas "A" shall have a maximum height of thirty-five feet (35').
- C. Buildings within Sub-Areas "A" & "B" shall have a pitched roof of at least 4:12.

**Building Materials and Features**

- A. All structures shall be constructed using native stone and clay-fired brick as the primary building material. Up to 10% of each building's façade may utilize accent materials other than native stone and clay-fired brick.
- B. All buildings shall have sloped roofs composed of composition shingle, pre-finished metal panels with a standing seam profile, slate, clay tile or concrete tile.
- C. In Sub-Area "A" a minimum of forty percent (40%) of the entire roof surface must be a pitched roof that matches the appearance and materials of those in the remainder of the development. The sloped roof structure may act as a screening device with no joined ridgeline for the purpose of concealing rooftop mechanical units.

**Open Space**

Detention areas shall be as shown on Exhibit "D". The larger and centrally located detention area will serve as a landscaped amenity and open space consisting of seating areas and stone retaining walls. This area shall be defined on the landscape plan and the design of the area surrounding the detention pond area shall be subject to the approval of the Director of Planning & Development Services or his/her designee. The applicant may appeal the Director's decision to the Planning & Zoning Commission. Staff has the right to appeal the Planning & Zoning Commission's decision to City Council.

The development shall provide seven percent (7%) open space per lot within the development. Open space shall be in accordance with Article IV, Section 11 of the Comprehensive Zoning Ordinance. The existing drainage easement and future drainage and detention easement will not count toward the seven percent (7%) open space requirement.