

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

September 8, 2009

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>6:30 p.m. - Dinner - Planning Conference Room 2E</p> <p>7:00 p.m. - Regular Meeting - Council Chambers</p> <p>The Planning & Zoning Commission may convene into Executive Session pursuant to Section 551.071 of the Texas Government Code to Consult with its attorney regarding posted items in the regular meeting.</p> <p>1 Call to Order/Pledge of Allegiance</p> <p>2 Approval of Agenda as Presented</p> <p>3 Approval of Minutes for the August 17, 2009, Planning & Zoning Commission meeting</p> <p>4 General Discussion: The Planning & Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning & Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning & Zoning Commission authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.</p> <p><u>CONSENT AGENDA</u></p> <p>5a Revised Concept Plan: The Canal on Preston Addition, Block A, Lots 7R & 11 - Office and retail development on two lots on 4.0± acres located at the southeast corner of McDermott Road and Angels Drive. Zoned Planned Development-20-Mixed Use. Neighborhood #1. Applicant: SCI Town Center Partners, L.P.</p> <p>5b Revised Conveyance Plat: The Canal on Preston Addition, Block A, Lots 7R & 11 - Office and retail development on two lots on 4.0± acres located at the southeast corner of McDermott Road and Angels Drive. Zoned Planned Development-20-Mixed Use. Neighborhood #1. Applicant: SCI Town Center Partners, L.P.</p>	

<p>5c EH</p>	<p>Final Plat: Cigna Point Addition, Block A, Lot 1 - General office building on one lot on 13.0± acres located on the east side of Dallas North Tollway, 1,860± feet north of Plano Parkway. Zoned Regional Employment/Dallas North Tollway Overlay District. Neighborhood #53. Applicant: CMC Plano Parkway Equity Investors, L.P.</p>	
<p>5d EH</p>	<p>Final Plat: Hope Center Addition, Block A, Lot 2 - General office building on one lot on 8.9± acres located at the northeast corner of Plano Parkway and Custer Road. Zoned Planned Development-377-Retail/General Office/190 Tollway/Plano Parkway Overlay District. Neighborhood #66. Applicant: The Hope Center Foundation</p>	
<p><u>END OF CONSENT AGENDA</u></p>		
<p><u>PUBLIC HEARINGS</u></p>		
<p>6 BM</p>	<p>Public Hearing: Zoning Case 2009-14 - Request to amend Planned Development-189-Retail/General Office on 114.0± acres located at the southeast corner of Preston Road and Park Boulevard to allow for an increase to the maximum lot coverage. Zoned Planned Development-189-Retail/General Office/Preston Road Overlay District. Applicant: Regency Centers, L.P. and other PD Property Owners</p>	
<p>7A BM</p>	<p>Public Hearing: Zoning Case 2009-15 - Request for a Specific Use Permit for Public Storage/Mini-Warehouse on 3.1± acres located on the west side of Preston Park Boulevard, 550± feet south of Park Boulevard. Zoned Planned Development-189-Retail/General Office. Neighborhood #55. Applicant: Regency Centers, L.P.</p>	
<p>7B BM</p>	<p>Preliminary Site Plan: Preston Park Village Addition, Block A, Lot 2 - Public storage/mini-warehouse on one lot on 3.1± acres located on the west side of Preston Park Boulevard, 550± feet south of Park Boulevard. Zoned Planned Development-189-Retail/General Office. Neighborhood #55. Applicant: Regency Centers, L.P.</p>	
<p>8 EH</p>	<p>Public Hearing - Replat: Messiah Lutheran Church Addition, Block A, Lot 1R - Religious facility on one lot on 13.8± acres located on the north side of Plano Parkway, 680± feet east of Custer Road. Zoned Planned Development-377-Retail/General Office/190 Tollway/Plano Parkway Overlay District. Neighborhood #66. Applicant: Messiah Lutheran Church</p>	
<p>9 EH</p>	<p>Public Hearing - Replat & Revised Site Plan: Original Donation, Block 2, Lots 5R & 6R - General office and retail buildings on two lots on 1.1± acres located on the west side of K Avenue, 250± feet south of 18th Street. Zoned Downtown Business/Government with Heritage Resource Designation #5. Neighborhood #59. Applicant: Squiric Brothers Property, LLC and Gwendolyn Workman</p>	

10
JG

Public Hearing: Amendments to the Thoroughfare Standards Rules and Regulations - Request to amend the Thoroughfare Standards Rules and Regulations. The potential amendments include revised visibility geometric standards. **Applicant:** City of Plano

END OF PUBLIC HEARINGS

11
EH

Request to Call Public Hearing - A request to call a public hearing to consider amendments to the uses and related development standards of the Regional Employment zoning district. **Applicant: City of Plano**

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PJ

Discussion & Direction: Planning & Zoning Commission's Work Program - Discussion and direction on the projects and priorities for the Planning & Zoning Commission's Work Program. **Applicant: City of Plano**

13

Items for Future Discussion - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.

Council Liaisons: Mayor Pro Tem Harry LaRosiliere and Council Member Pat Miner

ACCESSIBILITY STATEMENT

Plano Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning Department at (972) 941-7151.

**CITY OF PLANO
PLANNING & ZONING COMMISSION
PUBLIC HEARING PROCEDURES**

The Planning & Zoning Commission welcomes your thoughts and comments on these agenda items. The commission does ask, however, that if you wish to speak on an item you:

1. **Fill out a speaker card.** This helps the commission know how many people wish to speak for or against an item, and helps in recording the minutes of the meeting. **However, even if you do not fill out a card, you may still speak.** Please give the card to the secretary at the right-hand side of the podium before the meeting begins.
2. **Limit your comments to new issues dealing directly with the case or item.** Please try not to repeat the comments of other speakers.
3. **Limit your speaking time so that others may also have a turn.** If you are part of a group or homeowners association, it is best to choose one representative to present the views of your group. The commission's adopted rules on speaker times are as follows:

- 15 minutes for the applicant - After the public hearing is opened, the Chair of the Planning & Zoning Commission will ask the applicant to speak first.
- 3 minutes each for all other speakers, up to a maximum of 30 minutes. Individual speakers may yield their time to a homeowner association or other group representative, up to a maximum of 15 minutes of speaking time.

If you are a group representative and other speakers have yielded their 3 minutes to you, please present their speaker cards along with yours to the secretary.

- 5 minutes for applicant rebuttal.
- Other time limits may be set by the Chairman.

The commission values your testimony and appreciates your compliance with these guidelines.

For more information on the items on this agenda, or any other planning, zoning, or transportation issue, please contact the Planning Department at (972) 941-7151.

CITY OF PLANO
PLANNING & ZONING COMMISSION
CONSENT AGENDA ITEMS

September 8, 2009

Agenda Item No. 5a

Revised Concept Plan: The Canal on Preston Addition, Block A, Lots 7R & 11
Applicant: SCI Town Center Partners, L.P.

Office and retail development on two lots on 4.0± acres located at the southeast corner of McDermott Road and Angels Drive. Zoned Planned Development-20-Mixed Use. Neighborhood #1.

The purpose of this revised concept plan is to show the revised lot layout of the future office and retail development.

Recommended for approval as submitted.

Agenda Item No. 5b

Revised Conveyance Plat: The Canal on Preston Addition, Block A, Lots 7R & 11
Applicant: SCI Town Center Partners, L.P.

Office and retail development on two lots on 4.0± acres located at the southeast corner of McDermott Road and Angels Drive. Zoned Planned Development-20-Mixed Use. Neighborhood #1.

The purpose of this revised conveyance plat is to subdivide Lot 7 into two lots.

Recommended for approval as submitted.

Agenda Item No. 5c

Final Plat: Cigna Point Addition, Block A, Lot 1
Applicant: CMC - Plano Parkway Equity Investors, L.P.

General office building on one lot on 13.0± acres located on the east side of Dallas North Tollway, 1,860± feet north of Plano Parkway. Zoned Regional Employment/Dallas North Tollway Overlay District. Neighborhood #53.

The purpose of this final plat is to dedicate easements necessary for completing the development of the property as an office building.

Recommended for approval as submitted.

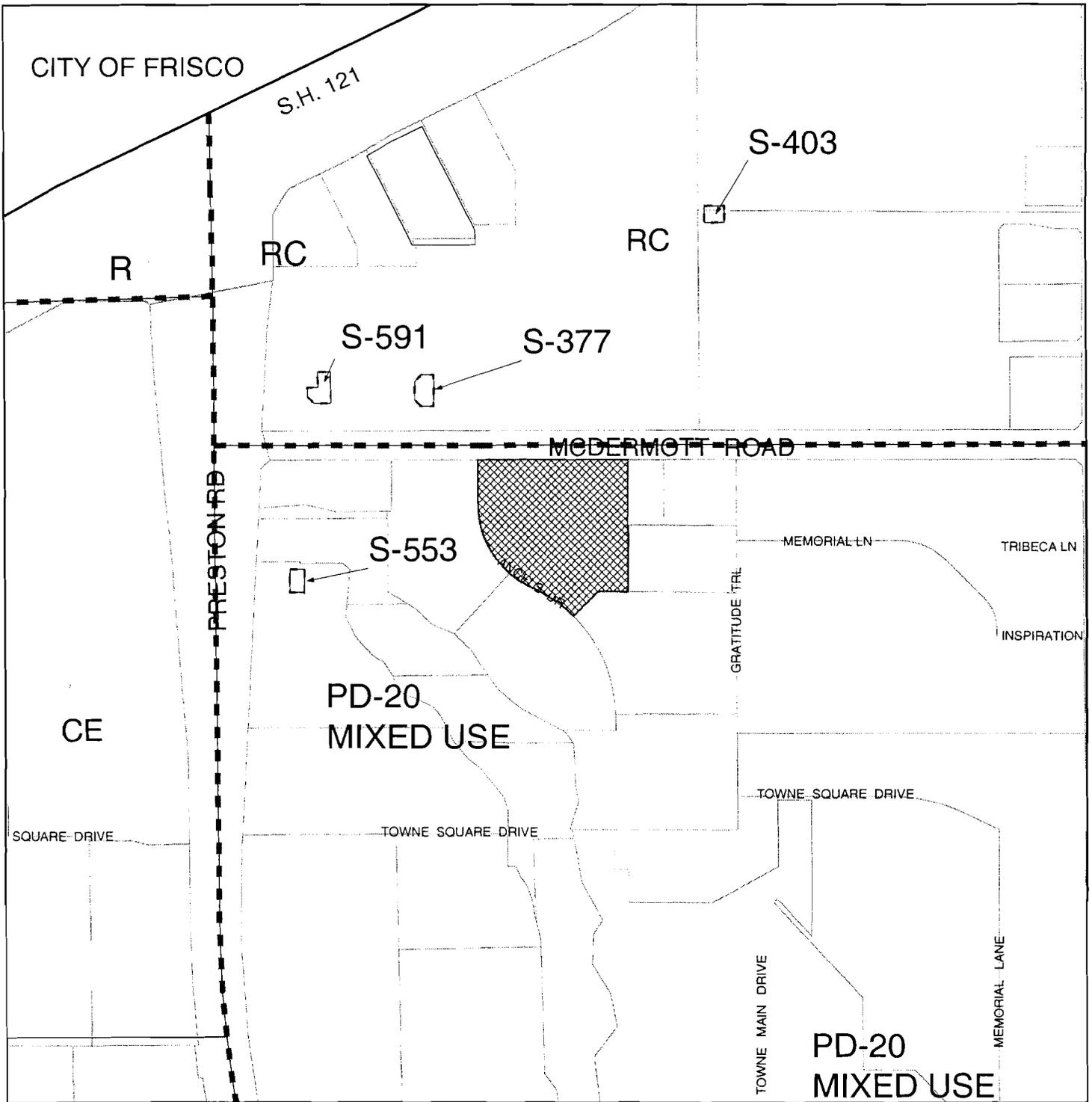
Agenda Item No. 5d

Final Plat: Hope Center Addition, Block A, Lot 2
Applicant: The Hope Center Foundation

General office building on one lot on 8.9± acres located at the northeast corner of Plano Parkway and Custer Road. Zoned Planned Development-377-Retail/General Office/190 Tollway/Plano Parkway Overlay District. Neighborhood #66.

The purpose of this final plat is to dedicate easements necessary for completing the development of the property as an office building.

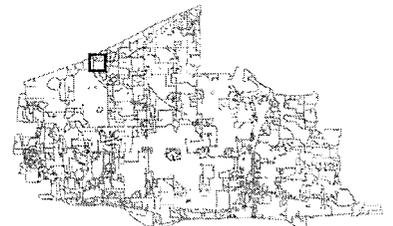
Recommended for approval as submitted.



Item Submitted: REVISED CONCEPT PLAN

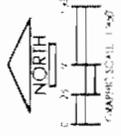
Title: THE CANAL ON PRESTON ADDITION
BLOCK A, LOTS 7R & 11

Zoning: PLANNED DEVELOPMENT-20-MIXED USE



○ 200' Notification Buffer





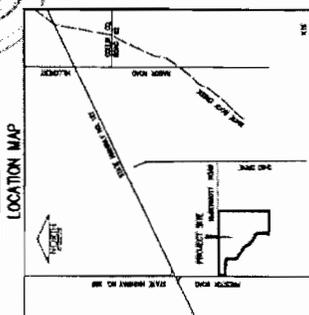
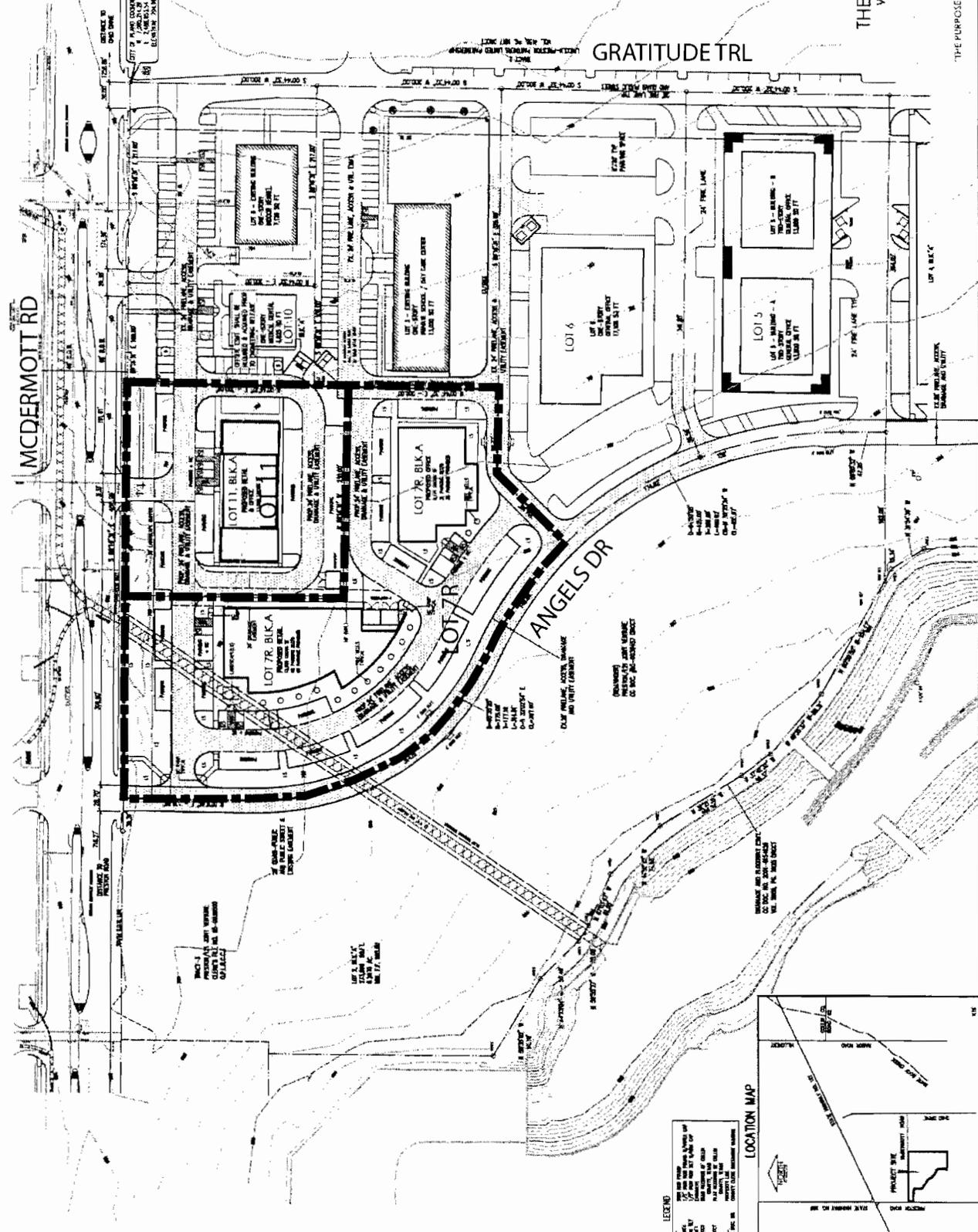
- GENERAL NOTES**
1. ALL LINES SHALL BE PERMANENT UNLESS OTHERWISE NOTED.
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 3. UNIMPROVED PARKING AREAS SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE COMBUSTIBLE RESISTANCE RATING CODE.
 4. FOUR-FOOT WIDE SIDEWALKS SHALL BE PROVIDED 15 FEET OF THE PERIMETER OF THE BUILDING. SIDEWALKS SHALL BE CONCRETE WITH CURBS. SIDEWALKS SHALL BE CONCRETE WITH CURBS. SIDEWALKS SHALL BE CONCRETE WITH CURBS. SIDEWALKS SHALL BE CONCRETE WITH CURBS.
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REVISED CONCEPT PLAN
LOTS 7R & 11, BLOCK "A"
 173,292 SQ. FT. OR 3.9773 ACRES
THE CANAL ON PRESTON ADDITION
 WILLIAM BROWN SURVEY, ABSTRACT NO. 66
 CITY OF PLANO, COLLIN COUNTY, TEXAS

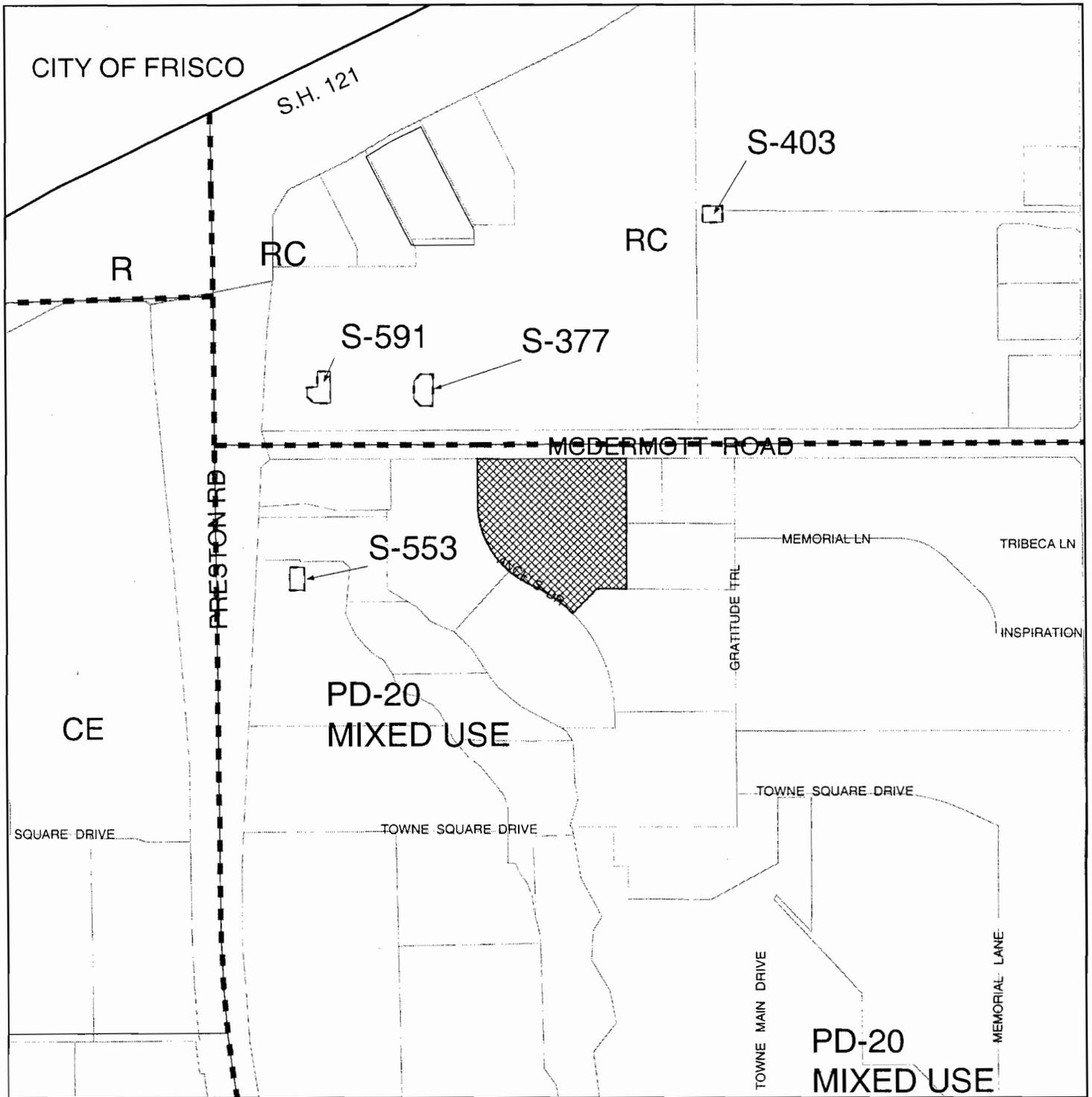
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 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]

THE PURPOSE OF THIS REVISED CONCEPT PLAN IS TO DIVIDE LOT 7R INTO LOTS 7R, 8, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.



LEGEND

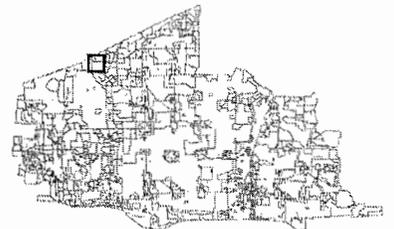
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Item Submitted: REVISED CONVEYANCE PLAT

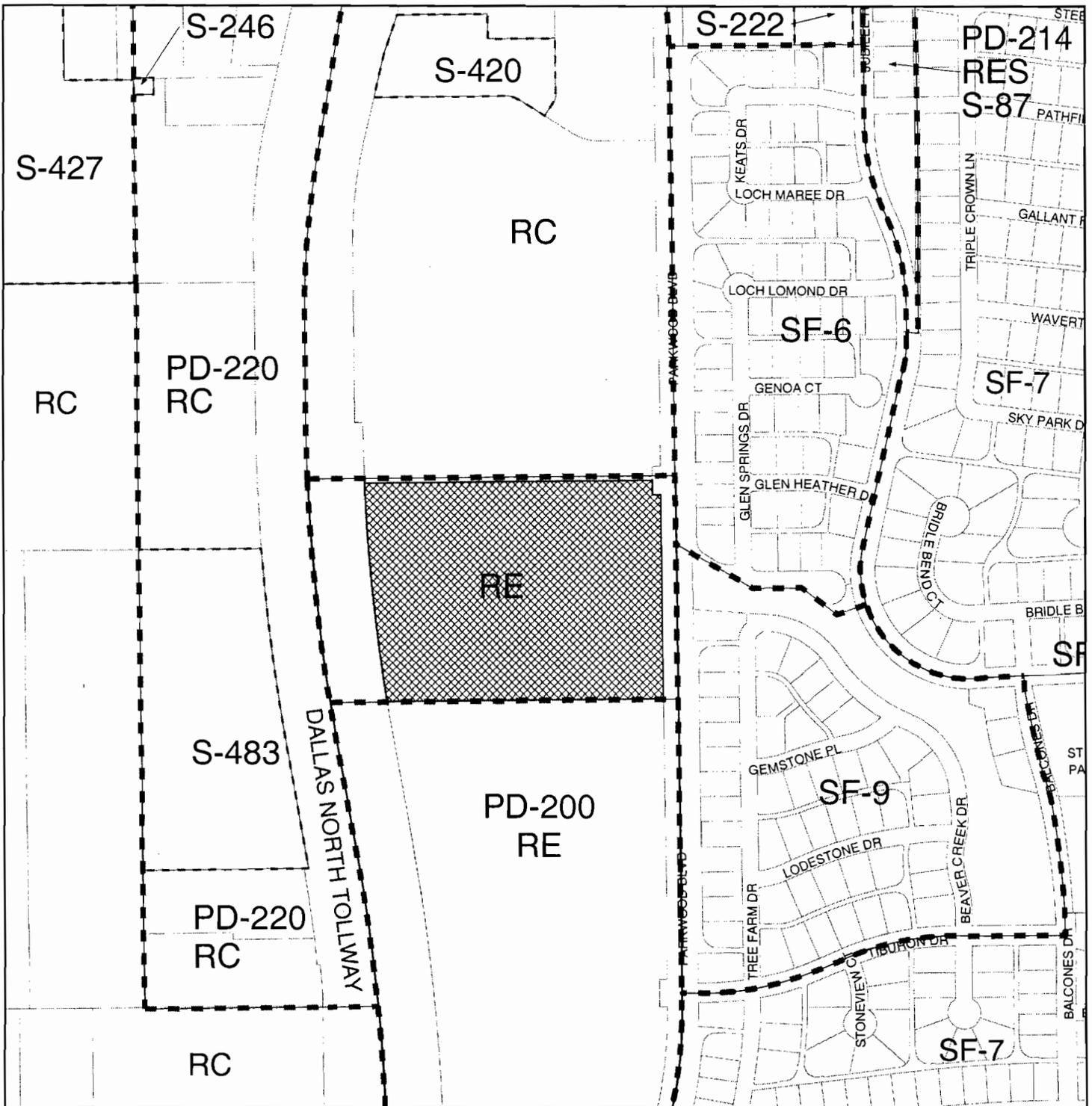
Title: THE CANAL ON PRESTON ADDITION
BLOCK A, LOTS 7R & 11

Zoning: PLANNED DEVELOPMENT-20-MIXED USE



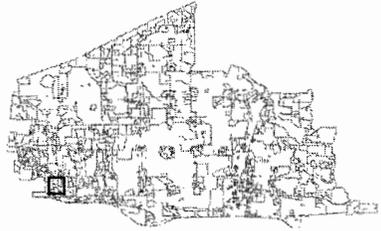
○ 200' Notification Buffer





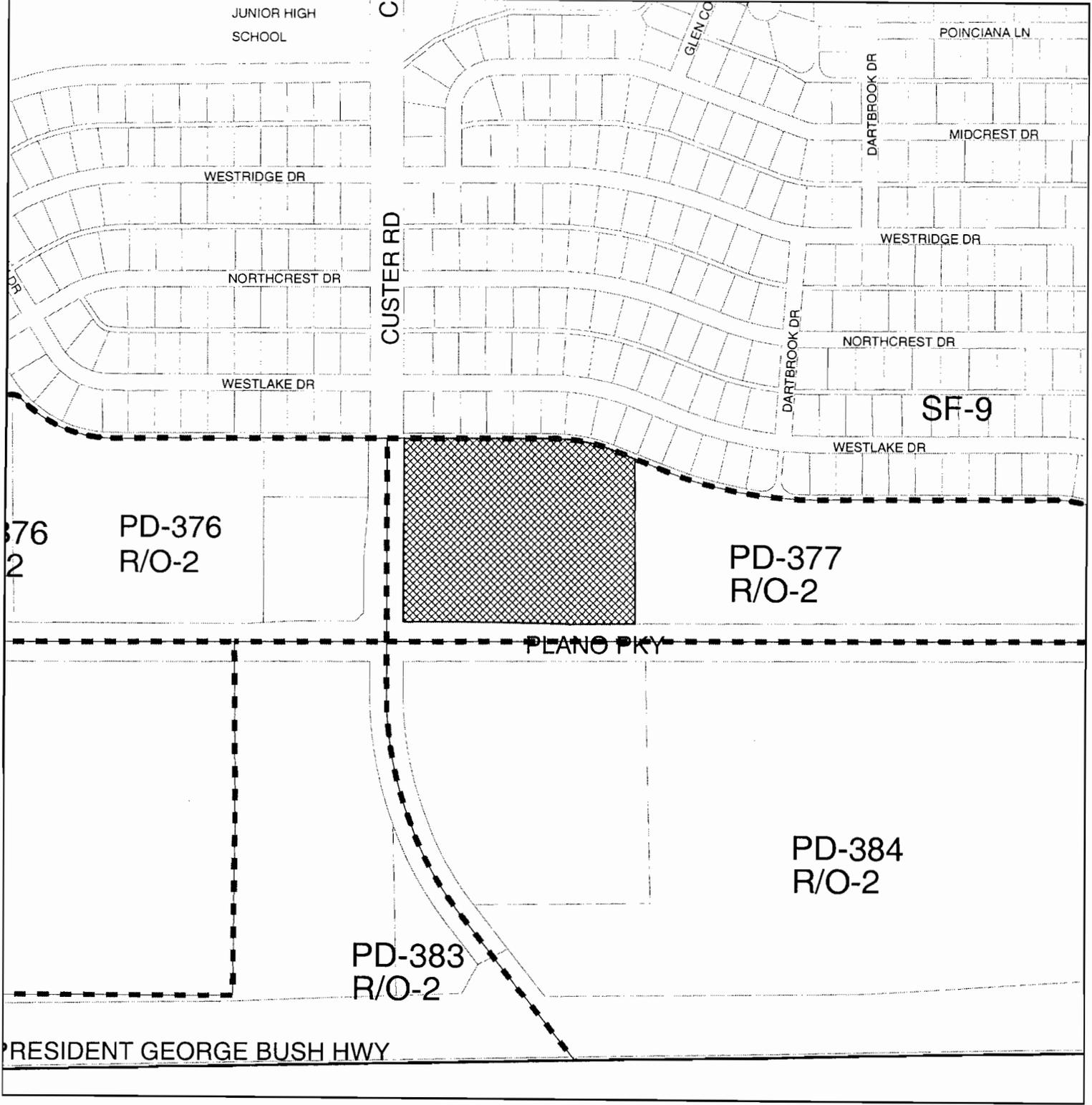
Item Submitted: FINAL PLAT

Title: CIGNA POINT ADDITION
BLOCK A, LOT 1



Zoning: REGIONAL EMPLOYMENT/
DALLAS NORTH TOLLWAY OVERLAY DISTRICT

○ 200' Notification Buffer



JUNIOR HIGH SCHOOL

POINCIANA LN

WESTRIDGE DR

MIDCREST DR

NORTHCREST DR

WESTRIDGE DR

WESTLAKE DR

NORTHCREST DR

SF-9

WESTLAKE DR

376
2

PD-376
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PD-377
R/O-2

PLANO PKY

PD-384
R/O-2

PD-383
R/O-2

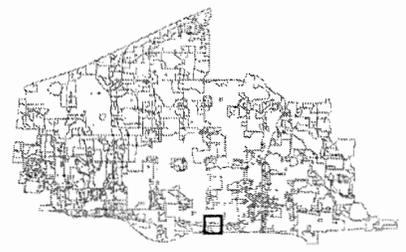
RESIDENT GEORGE BUSH HWY



Item Submitted: FINAL PLAT

Title: HOPE CENTER
BLOCK A, LOT 2

Zoning: PLANNED DEVELOPMENT-377-RETAIL/GENERAL OFFICE/
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT



○ 200' Notification Buffer

CITY OF PLANO

PLANNING & ZONING COMMISSION

September 8, 2009

Agenda Item No. 6

Public Hearing: Zoning Case 2009-14

Applicant: Regency Centers, L.P. and other PD Property Owners

DESCRIPTION:

Request to amend Planned Development-189-Retail/General Office on 114.0± acres located at the southeast corner of Preston Road and Park Boulevard to allow for an increase to the maximum lot coverage. Zoned Planned Development-189-Retail/General Office/Preston Road Overlay District.

REMARKS:

The subject property is 144.0± acres with existing retail, office, and multifamily residential uses located at the southeast corner of Preston Road and Park Boulevard.

The applicant is proposing to amend Planned Development-189-Retail/General Office (PD-189-R/O-2). The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls, but not including wholesaling or warehousing. The O-2 district is intended to allow for a variety of low-, mid-, and high-rise office developments providing for professional, financial, medical, and similar services to local residents; corporate offices for regional and national operations; and major centers of employment for Plano and surrounding communities. A PD 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.

The applicant is proposing to amend PD-189-R/O-2 to allow for an increase in lot coverage from 30% to 50%. The R base zoning district for this PD allows a 30% maximum lot coverage (50% lot coverage for mini-warehouse/public storage) and O-2 allows for 50% maximum lot coverage for all the uses allowed with the O-2 zoning district; however, this PD restricts the lot coverage to 30% regardless of which base zoning district is used to develop or redevelop properties within the district.

The applicant is requesting the amendment to allow conversion of the vacant former theatre building located behind the shopping center to a mini-warehouse/public storage development. The applicant plans to add a second level inside the existing building, and add a new two-story building on the property. The addition of a second building on the site requires an increased lot coverage over what the current PD permits. As such, the applicant is requesting that the PD be amended to allow for increased lot coverage, with all other restrictions within PD-189-R/O-2 zoning district remaining unchanged.

Staff believes that this requested increase in lot coverage is reasonable to consider because it is consistent with lot coverage allowed in R and O-2 base districts. The current 30% lot coverage is limiting compared to other sites that benefit from this combination of R and O-2 zoning.

Surrounding Properties

The property is surrounded by retail and residential zoning districts with existing retail and residential uses. The north, northwest, and west properties are zoned R and have developed as retail uses. The property to the east is zoned Single-Family Residence-7 with existing single-family residential uses. To the south, the property is zoned Single-Family Residence-6 and Multifamily Residence-2 with existing single family residential uses and multifamily residential uses respectively.

Conformance to the Comprehensive Plan

Future Land Use Plan - The future land use plan designates this property as Major Commercial (MC) and Light Intensity Office (LIO). MC land uses may include malls and large shopping centers anchored by department stores, along with specialty shops, restaurants, theaters, offices, and other uses. LIO development serves local needs with uses that include office towers, medical centers, corporate campuses, and small neighborhood offices. The proposed mini-warehouse/public storage use does not prevent further implementation of the future Land Use Plan recommendations for the area. The requested use provides for a business service (i.e. storage) that supports the surrounding businesses and residential areas.

Adequacy of Public Facilities - Water and sanitary sewer services are available for existing developed sites.

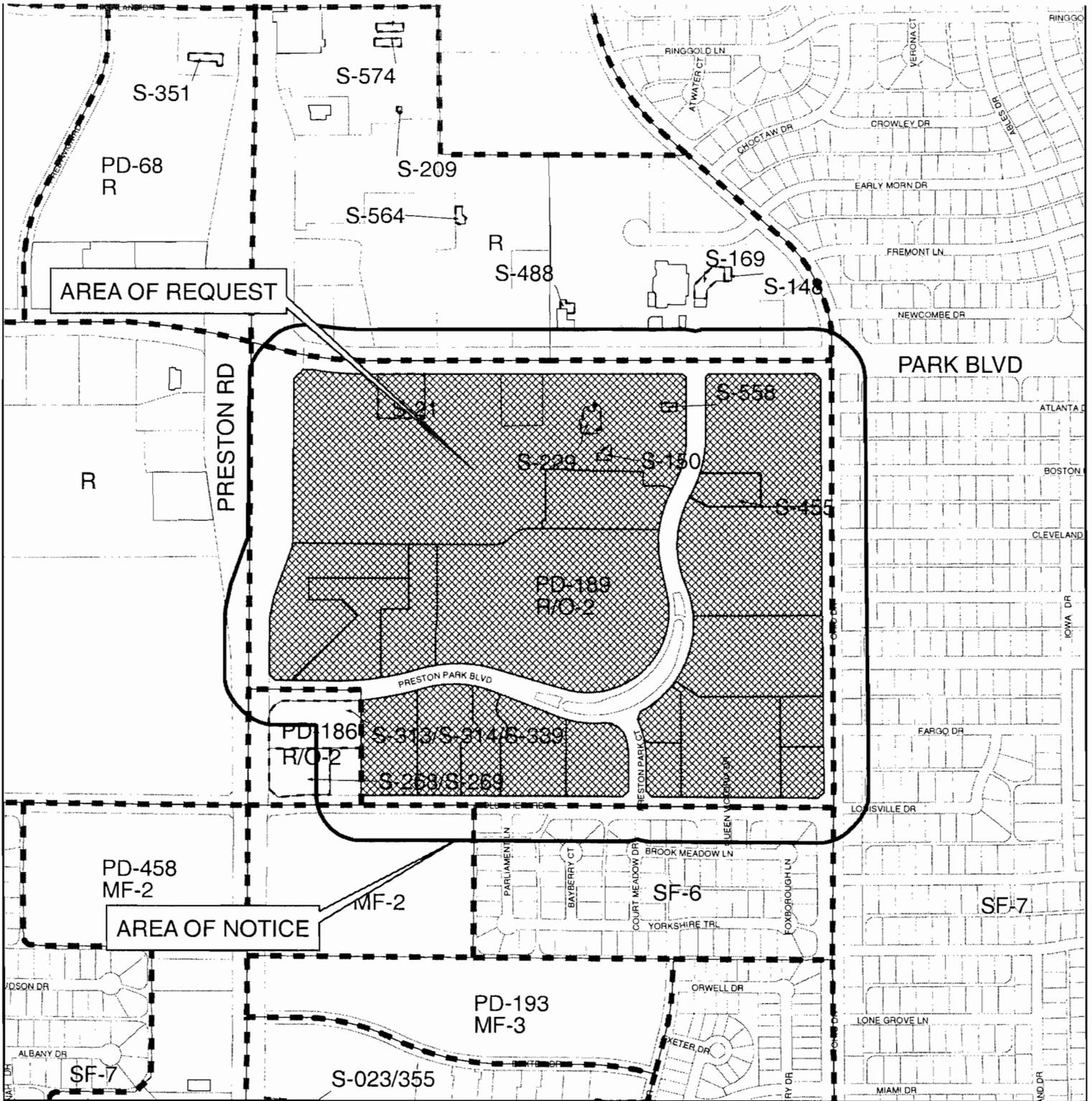
Traffic Impact Analysis (TIA) - A TIA is not required for this zoning request since the applicant is not proposing to amend densities currently allowed by the existing zoning.

Summary

The applicant is requesting to amend PD-189-R/O-2 to allow for an increase in lot coverage from 30% to 50%, which is consistent with lot coverage allowed in R and O-2 base districts. The 30% lot coverage allowed within the current PD is limiting compared to other sites that benefit from R and O-2 zoning. The increased lot coverage could potentially allow for additional development sites within PD-189-R/O-2 zoning district as well as reuse of vacant buildings.

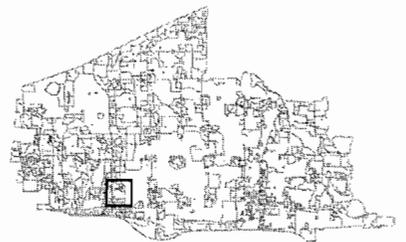
RECOMMENDATION:

Recommended for approval as submitted.



Zoning Case #: 2009-14

Existing Zoning: PLANNED DEVELOPMENT-189-RETAIL/GENERAL OFFICE/
PRESTON ROAD OVERLAY DISTRICT



○ 200' Notification Buffer

REPLY FORM

RECEIVED
AUG 25 2009
PLANNING DEPT

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2009-14. This is a request to amend Planned Development-189-Retail/General Office (PD-189-R/O-2) on approximately 113.7 acres located at the southeast corner of Preston Road and Park Boulevard. The reason for this request is to amend Planned Development-189-Retail/General Office (PD-189-R/O-2) to allow for an increase in lot coverage. All other remaining restrictions within PD-189-R/O-2 zoning district are proposed to remain unchanged.

*****PLEASE TYPE OR USE BLACK INK*****

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2009-14.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2009-14.

This item will be heard on **September 8, 2009, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Walter S. Simmons
Name (Please Print)

Walter S. Simmons
Signature

4544 Fargo Dr
Plano, TX 75093-5422
Address

08/25/2009
Date

BM

REPLY FORM

RECEIVED

SEP 01 2009

PLANNING DEPT

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358



Dear Commissioners:

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See attached letter

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

RICHARD L + KAREN J JOHNSON
Name (Please Print)

Richard L Johnson Karen J Johnson
Signature

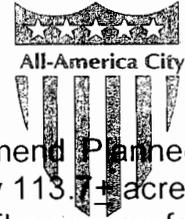
4605 BROOK MEADOW LN PLANO TX
Address

8-27-09
Date

BM

REPLY FORM

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358



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By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Melissa Hoon
Name (Please Print)

Melissa Hoon
Signature

4545 Louisvulle Dr, Plano
Address

8-17-09
Date

BM

REPLY FORM

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358



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Leave zoning as it is - no more high rise building of C-stores

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Harry Alberts
Name (Please Print)

[Signature]
Signature

1529 Parliament Lane
Address *75093*

8/17/09
Date

BM

REPLY FORM

RECEIVED
PLANNING DEPT

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358



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This item will be heard on **September 8, 2009, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

This is a significant change in the nature and purpose of this area which would likely lead to a down grade of the entire development.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Donald Marwoner
Name (Please Print)

Donald Marwoner
Signature

1520 Parliament Ln
Address

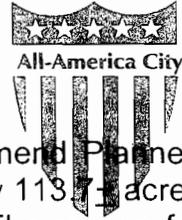
Aug. 19, 2009
Date

BM

RECEIVED
SEP 03 2009
PLANNING DEPT.

REPLY FORM

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358



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This item will be heard on **September 8, 2009, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

The Preston Pointe HOA Board voted unanimously
AGAINST this zoning request

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Rosemary Guagliana
Name (Please Print) HOA Manager

Rosemary Guagliana
Signature

1409 Kittery Dr
Address Plano, TX 75093

9/2/09
Date

BM

CITY OF PLANO
PLANNING & ZONING COMMISSION

September 8, 2009

Agenda Item No. 7A

Public Hearing: Zoning Case 2009-15

Applicant: Regency Centers, L.P.

DESCRIPTION:

Request for a Specific Use Permit for Public Storage/Mini-Warehouse on 3.1± acres located on the west side of Preston Park Boulevard, 550± feet south of Park Boulevard. Zoned Planned Development-189-Retail/General Office. Neighborhood #55.

REMARKS:

The request is for a Specific Use Permit (SUP) for public storage/mini-warehouse.

Public storage/mini-warehouse is a building(s) containing separate, individual, self-storage units of 500 square feet or less for rent. The conduct of sales, business, or any activity other than storage shall be prohibited within any individual storage unit. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application.

The applicant is proposing to convert the existing vacant single-story former theater into a two-story mini-warehouse building and add a new two-story mini-warehouse building on the property. All individual storage units will be accessible only from the interior. A preliminary site plan, Preston Park Village Addition, Block A, Lot 2, accompanies this request.

An SUP for public storage/mini-warehouse will allow the applicant to reuse the former theater building. The new additional two-story building will be built on a portion of the large parking area in front of the existing building, since parking requirements for the proposed mini-warehouse/public storage are much less than for theaters.

As has been evident over time, given the long vacancy for this building and elsewhere throughout the city, there are limited uses that can occupy a former theater. The sloping floors, lack of windows, and high ceilings make retrofitting difficult. The reuse of a large vacant building and the opportunity to remove unused parking for additional

development along, with the property being located at the rear of shopping center, makes it appropriate for the proposed reuse. The existing building is not well integrated with the remainder of the shopping center given the current configuration. The surrounding uses, which include the fitness center, a day care, and medical offices to the east, and multifamily residential use to the south, are all existing land uses that will not be negatively impacted by the proposed mini-warehouse/public storage.

The City of Plano 2006 Urban Centers Study refers to the four corners of the intersection Preston Road and Park Boulevard as areas well suited for future urban redevelopment. The proposed mini-warehouse/public storage use does not prohibit further implementation of the study, in that it makes efficient use of the existing public infrastructure and it facilitates infill and redevelopment opportunities with the reuse of an existing large vacant building. The mini-warehouse/public storage use also provides a supporting business service (i.e. storage) for the surrounding businesses and residences.

More importantly, the study recommends redevelopment of the southeast quadrant as a pedestrian-oriented mixed-use development. Being that this site is positioned at the rear portion of the retail shopping center and its access is independent of the shopping center, the use of this site is not anticipated to prevent long-term redevelopment opportunities of this quadrant as a mixed-use development compared to if the site were located more central to the interior of the shopping overall center. As redevelopment opportunities present themselves in the future, the need for an overall redevelopment plan and property ownership consideration and support will become more important.

RECOMMENDATION:

Recommended for approval subject to all storage units shall be accessible only from the interior of the buildings.

August 28, 2009

Planning & Zoning Commission
PO Box 860358
Plano, TX 75086-0358

RE: Zoning Case 2009-15

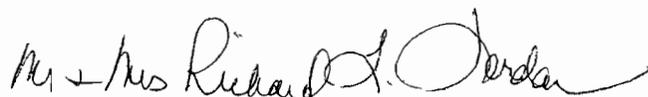
Dear Commissioners:

Attached is our reply form to the above referenced Zoning Case 2009-15. We are **STRONGLY AGAINST** the zoning request change as proposed. Public Storage/Mini-Warehouses are not in any residential neighborhood's best interest, and this proposal places them immediately next to a high-end apartment complex and in the middle of many single-family residences. Public Storage/Mini-Warehouses should be restricted to a light industrial, small warehouse, area – not a residential neighborhood. Placing Public Storage/Mini-Warehouses here is also a 180 degree contradiction from the City's 2006 Urban Study conducted for the Preston/Park Boulevard intersection.

This is not the neighborhood for Public Storage/Mini-Warehouses. This is a residential neighborhood. There is no direct access to this site from a main thoroughfare street. Users will have to take one or more side streets to access this site. Preston-Park Boulevard is currently not built to sustain the potentially heavy vehicular traffic a public storage/mini-warehouse would draw. Just the increased traffic from the small offices and day-care that have been built on Ohio and Old Shepard Road impacted the road bed and required repairs to the street.

We urge you to vote against the zoning change as we strongly believe this will have a negative effect on the Preston/Park Boulevard intersection and on our neighborhood.

Sincerely,

A handwritten signature in black ink that reads "Mr. & Mrs. Richard L. Jordan". The signature is written in a cursive style with a large, sweeping flourish at the end.

Mr. & Mrs. Richard L. Jordan
4605 Brook Meadow Lane
Plano, TX 75093

RECEIVED
SEP 02 2014
PLANNING DEPT

Dear Commissioners:

Zoning Case 2009-15

Specific Use Permit for Public Storage at Park/Preston

Please accept this letter as my vote AGAINST the proposed zoning change for the above zoning case.

With this proposed zoning change for the Special Use permit for the mini warehouses, it appears to me we are going backwards. All we have to do is look at the area around Collin Creek Mall and see how that area has gone backwards over the years. Please leave the zoning as originally planned to maximize property tax return.

Thank you



Jackye McGee

1301 Shetland

Plano, TX 75093

972.380.0608

REPLY FORM

RECEIVED
SEP 02 2009
PLANNING DEPT.

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2009-15. This is a request for a Specific Use Permit for Public Storage/Mini-Warehouse on 3.1± acres located on the west side of Preston Park Boulevard, 550± feet south of Park Boulevard.

*****PLEASE TYPE OR USE BLACK INK*****

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2009-15.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2009-15.

This item will be heard on **September 8, 2009, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

JACILYE MCGEE
Name (Please Print)

1301 SHEMLAND
Address

Jacilye McGee
Signature

9/1/09
Date

REPLY FORM

RECEIVED
SEP 01 2009
PLANNING DEPT.

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358



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Strongly Oppose - the plan was to create a more pedestrian neighborhood development like Steps of Legacy at Park & Preston - Review 2006 Urban Center Study adopted by city

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below. OF Plano - Many Thanks

Jill M. Williams
Name (Please Print)

[Signature]
Signature

4612 Brook Meadow
Address PLANO, TX 75093

8/20/09
Date

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358

RECEIVED
AUG 11 2009
PLANNING DEPT.



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IN 2006 THE CITY OF PLANO DID AN URBAN CENTERS STUDY AND SAID THAT THE PRESTON AND PARK LOCATION IS A PROMINENT AND IMPORTANT LOCATION IN PLANO (SEE ATTACHED STATEMENT)

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Sylvia Gertson
Name (Please Print)

Sylvia Gertson
Signature

4437 Jennings Dr.
Address

August 27th 2009
Date

BM

Collin - Collin
The study went on to imply that the AREA (Preston PARK) should be built in the same fashion as the Legacy AREA with high density office, entertainment AND residential. It would seem that we are going backwards with having a storage/mini warehouse put in AND run the RISK of becoming like the AREA AROUND Collin Creek Mall.

Please reconsider this drastic change to a beautiful AREA of PLAND.

REPLY FORM

RECEIVED
AUG 25 2009
PLANNING DEPT.

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358



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This area is in a residential neighborhood and should be retail or hi density office per the zoning ^{study} done in 2006. We do not want mini storage in this area.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Mary Christine Bird
Name (Please Print)

Mary Christine Bird
Signature

1504 Parliament Lane
Address Plano 75093

8-25-09
Date

REPLY FORM

RECEIVED

AUG 7 2009

PLANNING DEPT.

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358



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Laurie McMillan
Name (Please Print)

Laurie McMiller
Signature

1508 Courtmeadow Dr.
Address

26 Aug 09
Date

BM

RECEIVED
AUG 1 2009
PLANNING DEPT

REPLY FORM

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358



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A Public Storage/Mini Warehouse will bring our property values down. Please DO NOT APPROVE!

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Denise Carrera Denise Carrera
Name (Please Print) Signature

1501- Bayberry Ct. August 26, 2009
Address Date

BM Plano, TX
75093

RECEIVED

AUG 27 2009

PLANNING DEPT

REPLY FORM

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358



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The facility will bring down our property values. Please do not approve!

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Vincent Carrera Vincent Carrera
Name (Please Print) Signature

1501-Bayberryct. 8-26-09
Address Date

BM Plano, TX
75093

REPLY FORM

RECEIVED

SEP 03 2009

PLANNING DEPT

To: Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358



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I am against mini storage warehouses so close to my home! We are very concerned w/more crime! Not a good business idea for city either!!

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Nancy Lyndon
Name (Please Print)

Nancy Lyndon
Signature

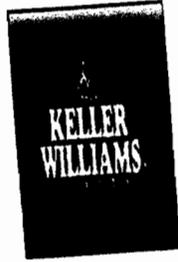
4536 Jennings Dr.
Address PLANO, TX 75093

Date

BM P.S. would hurt our property values, too!



NANCY LYNDON
REALTOR



972.312.9828 Direct
972.345.5265 Cell
nancy@nancylyndon.com

972.599.7000 Office
3600 Preston #100
Plano, Texas 75093

REPLY FORM

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358



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please see attached letter

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Maria M. Schmitz
Name (Please Print)

Maria M Schmitz
Signature

1500 Foxborough Lane
Address

8/27/09
Date

BM

Z:PH/2008-15P4

Reflections of Old Shepard Place Homeowner's Association

ROSPHA

<http://groups.yahoo.com/group/ROSPHA/>

Maria Schmitz
President
1500 Foxborough Lane
mschmitz2@verizon.net

Nancy Wilcher
Vice President
1521 Bayberry Court
nwilcher@tcrr.com

Don Manworren
Treasurer
1520 Parliament Lane
dmanworren@aol.com

Lance Price
Maria Schmitz
Landscape Committee
1500 Foxborough Lane
mschmitz2@verizon.net

Pam Hansen
Crime Watch Committee
4617 Yorkshire Trail
pcwabber@yahoo.com

Chris Bird
Denise Carrera
Dianne Ryan
Social Committee
1504 Parliament Lane
msm33@aol.com

Charlie Dickerson
Steve Hansen
Mark Ryan
Larry Schmitz
Maintenance Committee
1500 Foxborough Lane
l.schmitz@verizon.net

Elaine Manworren
Nancy Wilcher
Maria Schmitz
Membership Committee
1521 Bayberry Court
nwilcher@tcrr.com

August 27, 2009

Ms. Tina Fergens
Department Manager
City of Plano
P. O. Box 860358
Plano, Texas 75086-0358

Re: Zoning Case 2009-15

Dear Ms. Fergens:

I am writing this letter on behalf of the Board of Directors of the Reflections of Old Shepard Place Homeowner's Association in reference to the Proposed Zoning Change 2009-15. The proposed change is for a Specific Use Permit for Public Storage/Mini-Warehouse on approximately 3.1 acres located on the west side of Preston Park Boulevard approximately 550 feet south of Park Boulevard.

We strongly oppose this specific use permit for a number of obvious reasons. However, foremost we are very confused as to why the 2006 Urban Center Study adopted by the City of Plano indicated that the intersection of Preston Road and Park Boulevard could be "integrated into a more pedestrian-oriented development" and now you are asking for approval of the addition of mini-warehouses. The report also referenced that the Preston/Park area could have a look like Legacy Park. Again, could the report and this zoning request be more in opposition to each other?

With the approval of this Special Use permit, it appears we would be going backwards and totally ignoring a City study previously approved by the City. A mini-warehouse would not invite an environment conducive to being pedestrian oriented much less create any type of strong pedestrian connection between the four corners, which was also referenced in the study.

The study also noted that any development in the Preston/Park Boulevard area would need to be sensitive to the existing neighbors. For at least the third time, the issuance of a special permit for these mini-warehouses contradicts this study. These warehouses are clearly not sensitive to the neighborhoods in the area.

Attached is the form I have personally filled out in opposition to this zoning change, but please know that, as noted above, the Board vehemently opposes the issuance of a Special Use Permit for Storage/Mini-warehouses.

Sincerely,

A handwritten signature in black ink that reads "Maria Schmitz". The signature is written in a cursive style with a long horizontal flourish at the end.

Maria M. Schmitz, President

Reflections of Old Shephard Place Homeowner's Association

214/794-2589

CITY OF PLANO
PLANNING & ZONING COMMISSION

September 8, 2009

Agenda Item No. 7B

Preliminary Site Plan: Preston Park Village Addition, Block A, Lot 2

Applicant: Regency Centers, L.P.

DESCRIPTION:

Public storage/mini-warehouse on one lot on 3.1± acres located on the west side of Preston Park Boulevard, 550± feet south of Park Boulevard. Zoned Planned Development-189-Retail/General Office. Neighborhood #55.

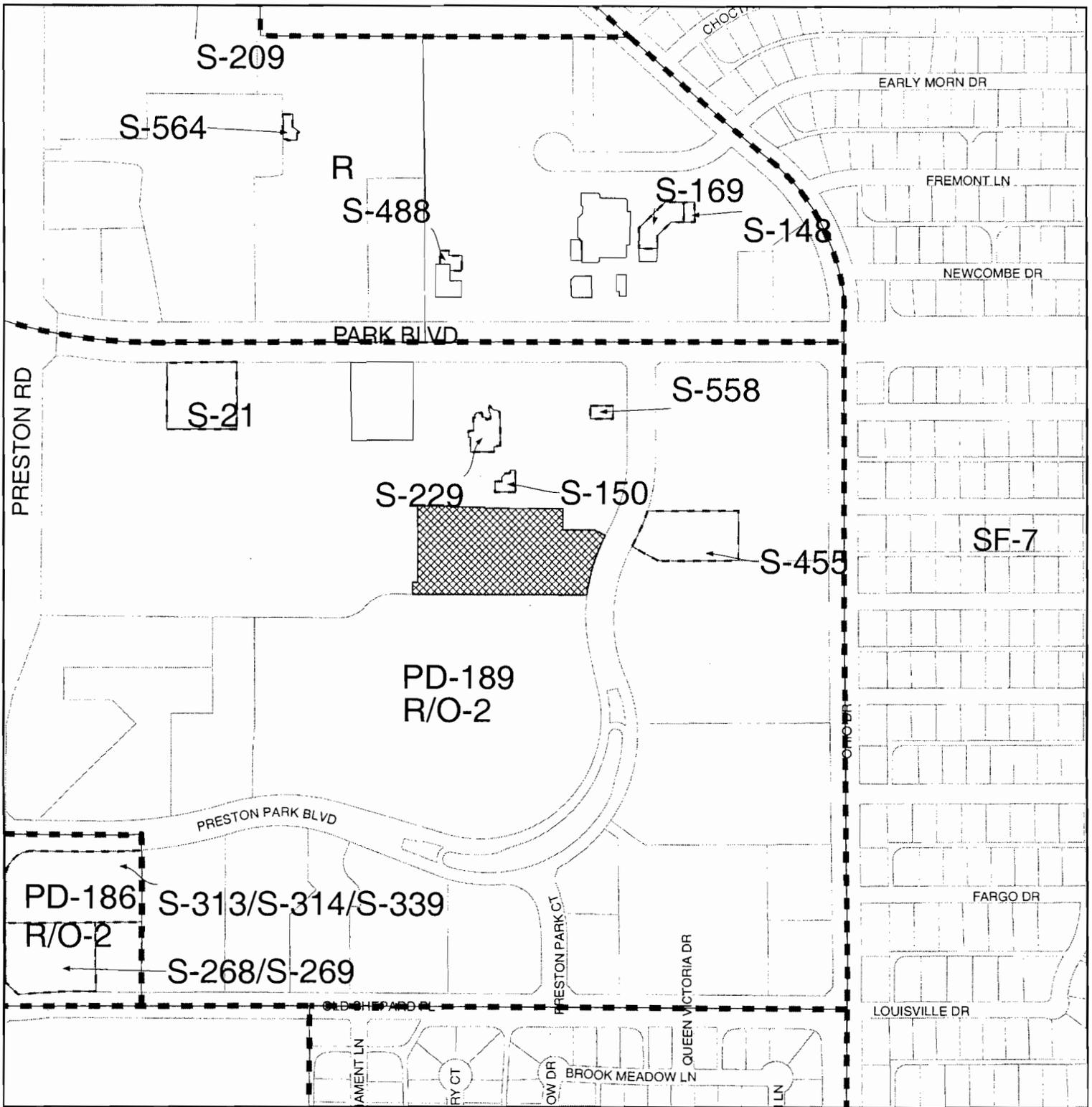
REMARKS:

This revised preliminary site plan is associated with Zoning Case 2009-14. The purpose of the revised preliminary site plan is to show the proposed site modifications associated with the reuse of the existing building, an additional building being added to the site, and the required parking spaces for the proposed public storage/mini-warehouse.

The applicant is proposing to convert the existing vacant single-story former theater into a two-story mini-warehouse building and add a new two-story mini-warehouse building on the property. All individual storage units shall be accessible from the interior.

RECOMMENDATIONS:

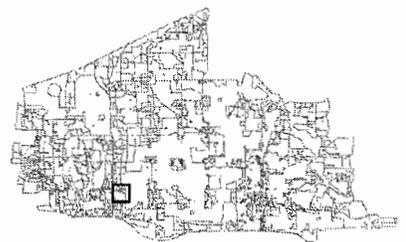
Recommended for approval subject to City Council approval of Zoning Cases 2009-14 and 2009-15.



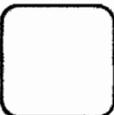
Item Submitted: PRELIMINARY SITE PLAN

Title: PRESTON PARK VILLAGE ADDITION
BLOCK A, LOT 2

Zoning: PLANNED DEVELOPMENT-189-RETAIL/GENERAL OFFICE



○ 200' Notification Buffer



J.L. BRANTLEY, INC.
ARCHITECTS
2205 FOUNTAINHEAD DR
PLANO, TEXAS 75023



PROJECT NO. 12345
DATE: 12/15/2023
DRAWN BY: JLB
CHECKED BY: JLB

OWNER: PRESTON PARK BLVD
ADDRESS: 12345 MAIN ST
CITY: DALLAS, TX 75201

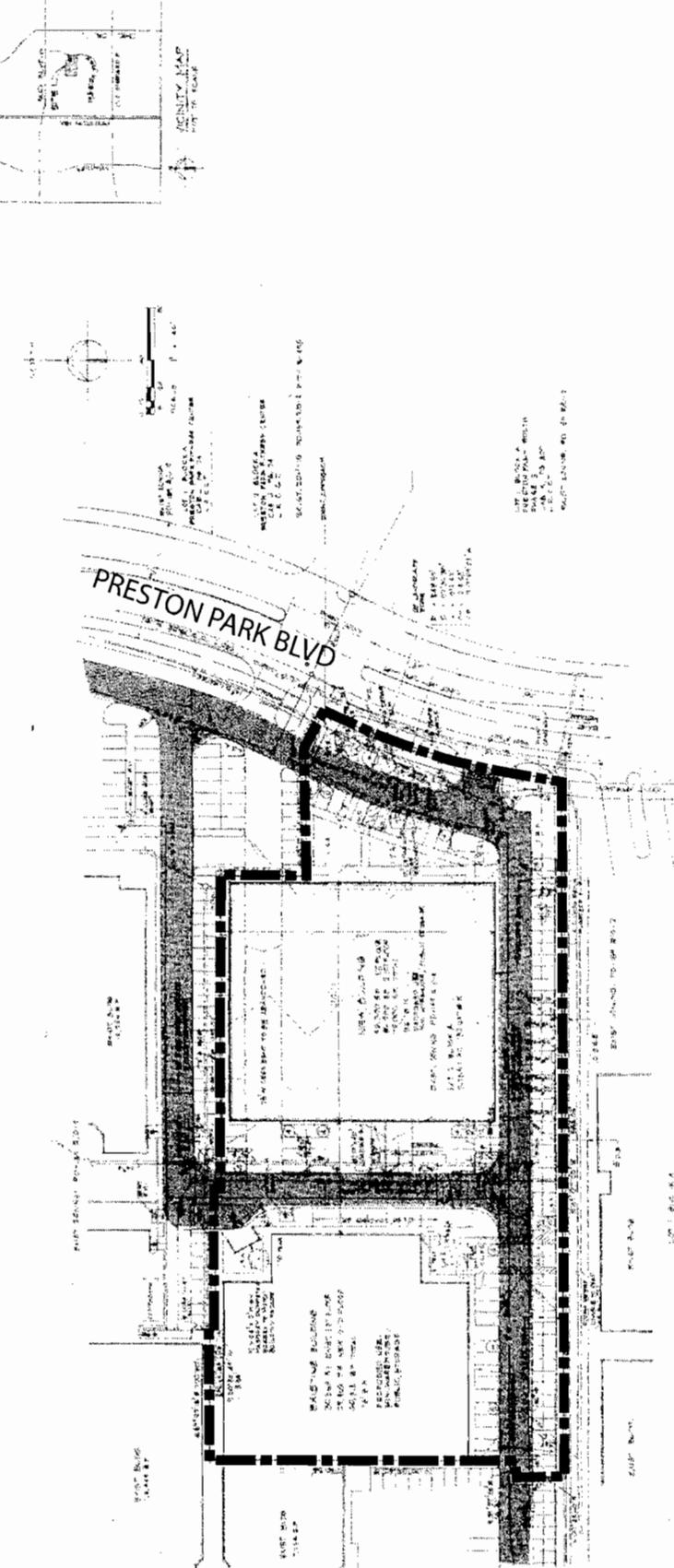


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NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

CONTRACT ADMINISTRATION SHEET

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING	12/15/2023	JLB
2	ISSUED FOR CONSTRUCTION	12/20/2023	JLB
3	ISSUED FOR FINAL INSPECTION	01/05/2024	JLB
4	ISSUED FOR FINAL AS-BUILT	01/15/2024	JLB

ASSUMED: SEE USE

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

PRESTON PARK BLVD
SURVEY ABSTRACT NO. 1003
PLANO, COLLIN COUNTY, TEXAS

J.L. BRANTLEY, INC.
2205 FOUNTAINHEAD DR
PLANO, TEXAS 75023

DATE: 12/15/2023
DRAWN BY: JLB
CHECKED BY: JLB

CITY OF PLANO
PLANNING & ZONING COMMISSION

September 8, 2009

Agenda Item No. 8

Public Hearing - Replat: Messiah Lutheran Church Addition, Block A, Lot 1R

Applicant: Messiah Lutheran Church

DESCRIPTION:

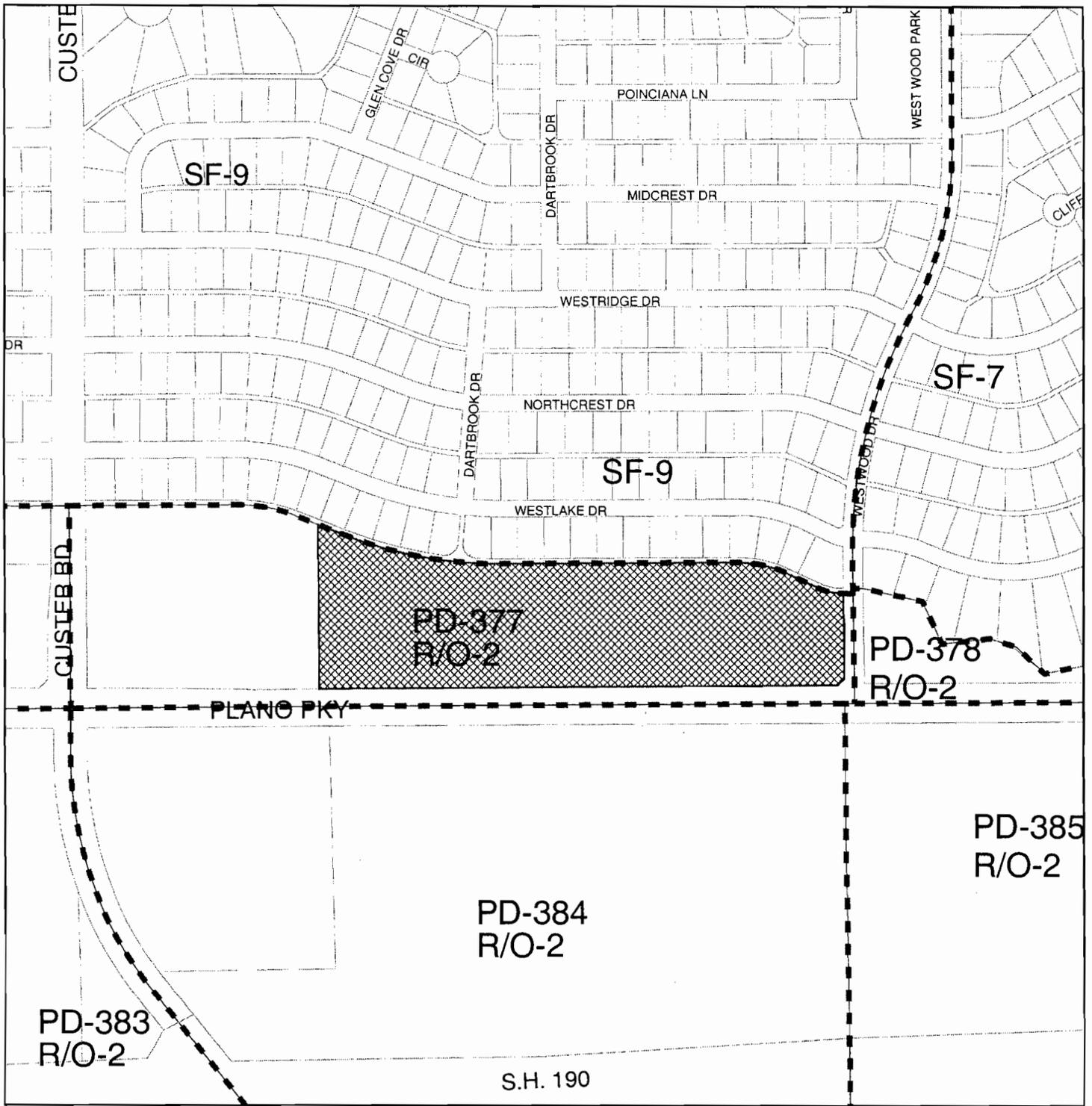
Religious facility on one lot on 13.8± acres located on the north side of Plano Parkway, 680± feet east of Custer Road. Zoned Planned Development-377-Retail/General Office/190 Tollway/Plano Parkway Overlay District. Neighborhood #66.

REMARKS:

The purpose of the replat is to dedicate access and parking easements for a proposed parking lot addition.

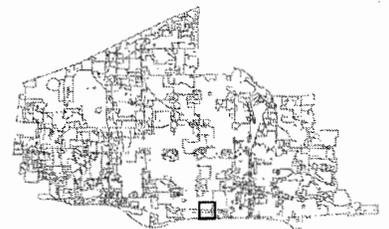
RECOMMENDATION:

Recommended for approval as submitted.



Item Submitted: REPLAT

Title: MESSIAH LUTHERAN CHURCH
BLOCK A, LOT 1R



○ 200' Notification Buffer



Zoning: PLANNED DEVELOPMENT-377-RETAIL/GENERAL OFFICE/
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT

CITY OF PLANO

PLANNING & ZONING COMMISSION

September 8, 2009

Agenda Item No. 9

Public Hearing - Replat & Revised Site Plan:

Original Donation, Block 2, Lots 5R & 6R

Applicant: Squiric Brothers Property, LLC and Gwendolyn Workman

DESCRIPTION:

General office and retail buildings on two lots on 1.1± acres located on the west side of K Avenue, 250± feet south of 18th Street. Zoned Downtown Business/Government with Heritage Resource Designation #5. Neighborhood #59.

REMARKS:

The purpose of the replat is to modify the shared lot line between Lots 5R and 6R, increasing the size of Lot 5R by 0.1± acre. The purpose of the revised site plan is to allow for a 1,800± square foot building expansion and associated parking lot expansion for Lot 5R and to adjust the property boundaries between Lots 5R and 6R.

ISSUES:

Nonconforming Structure

The existing office and retail buildings are nonconforming structures. When the Downtown Business/Government (BG) zoning district was expanded to include these lots, the buildings became nonconforming structures. The BG district contains provisions that include minimum and maximum front building setbacks in order to create an urban style of development. The existing buildings do not conform to these setbacks. The proposed building expansion on Lot 5R is to the rear of the building and will not further increase the level of nonconformity. Therefore, staff is in support of the building expansion.

Minimum Lot Frontage

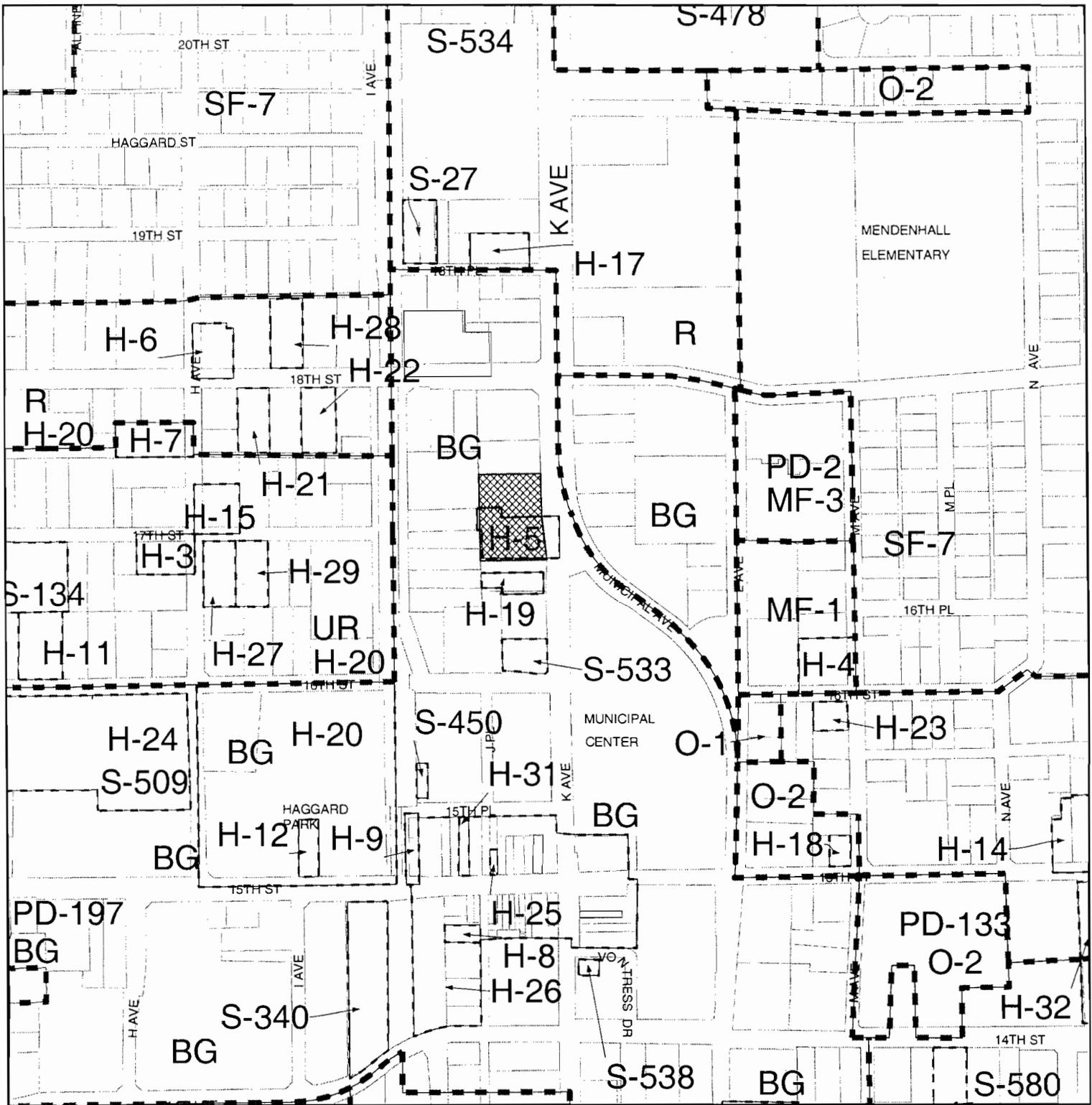
The existing lots do not meet the minimum street frontage requirement per the Subdivision Ordinance. Section 5.2(e)(3) requires a minimum of 150 feet of continuous frontage along Type C thoroughfares such as K Avenue. The applicants are requesting a variance to the street frontage requirements for both lots. Currently, Lot 5R has a lot

frontage of 134± feet and Lot 6R has a lot frontage of 127± feet, for a total frontage of 261± feet. The purpose of the replat is to adjust the shared lot line between the two lots resulting in a lot frontage of 139± feet for Lot 5R and 122± feet for Lot 6R. The overall total linear feet of street frontage is still 261± feet, and the current nonconforming lots remain nonconforming. Therefore, staff supports the applicant's variance request.

At such time if and when these properties redevelop, the lot frontages may need to be re-evaluated and the properties could be brought into compliance with the Subdivision Ordinance and Zoning Ordinance requirements.

RECOMMENDATION:

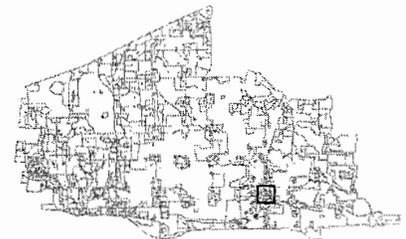
Recommended for approval subject to the Planning & Zoning Commission granting a variance to the Subdivision Ordinance for the minimum lot frontage along K Avenue for both lots.



Item Submitted: REPLAT & REVISED SITE PLAN

Title: ORIGINAL DONATION
BLOCK 2, LOTS 5R & 6R

Zoning: DOWNTOWN BUSINESS/GOVERNMENT
w/HERITAGE RESOURCE DESIGNATION #5



○ 200' Notification Buffer

CITY OF PLANO
PLANNING & ZONING COMMISSION

September 8, 2009

Agenda Item No. 10

Public Hearing: Amendments to the Thoroughfare Standards Rules and Regulations

Applicant: City of Plano

DESCRIPTION:

Request to amend the Thoroughfare Standards Rules and Regulations pertaining to visibility geometric standards and related standards.

REMARKS:

On May 18, 2009, the Planning & Zoning Commission recommended approval to significant amendments to the Thoroughfare Standards Rules and Regulations. The Thoroughfare Standards Rules and Regulations is Plano's primary regulatory policy for roadway design, access, and visibility, which provides technical guidance in the design of streets, intersection sight distance safety, and driveways. This document, along with requirements contained in the Development Regulations manual and Thoroughfare Plan, covers details of general alignment, size, and function of significant city streets, which are part of the Transportation Element of the Comprehensive Plan. The City Council subsequently adopted the updated document on June 8, 2009.

Engineering staff is proposing a minor adjustment to the geometric standard used to calculate visibility obstruction triangles at intersections of major thoroughfares with residential (Type F and Type G) streets. This modification is more consistent with actual driver behavior when waiting on a minor street and will promote a better representation of driver visibility needs in those situations.

Additionally, clarification was added with regard to the standard 45' x 45' visibility clip obtained at many intersections in Plano. The proposed revision states that this clip will be obtained by the platting process and will only apply to new construction. This clarification will allow the city to more effectively deal with future maintenance of screening walls along certain major roadways. The proposed changes are reflected in the attached pages.

RECOMMENDATION:

Recommended for approval as submitted.

2. Minimum Visibility Triangle Defined

- a. The field of vision at intersections and access points shall have a clear zone free of obstructions between the elevation of 2.5 feet (30 inches) and 9 feet above the average gutter elevation within a triangular area formed by extending the two curb lines 45 feet back from their imaginary point of intersection at each corner of the given intersection, and connecting the two resulting end points with an imaginary line, thereby making a right triangle (90-degree) for the typical intersection as shown in Figure 11. ***This triangle will be implemented through the platting process and will apply only to new construction.***
- b. The criteria for the minimum triangle applies to intersections and access points that are controlled by a Yield sign, Stop sign, traffic signal, or no traffic control device. Furthermore, the visibility triangle shall be used when considering intersections that are existing, proposed, under construction, and existing intersections with proposed modifications.
- c. The minimum visibility triangle at intersections and access points with a slight skew angle should be drawn to approximate an orthogonal intersection. The minimum triangle at intersections with a significant skew angle (over 30 degrees) may be increased or modified by authorized city staff to maintain or improve the field of vision of drivers.
- d. The minimum visibility triangle at an intersection or access point within a curve on the street alignment should be drawn to approximate a street with a linear alignment.
- e. If there are no curb lines existing, the triangular area shall be formed by extending imaginary lines along the property lines from their real intersection point 30 feet back from the street intersection, and then connecting the two resulting end points with an imaginary line, thereby making a triangle similar to the one shown in Figure 11.

3. Desirable Visibility Triangle Defined:

- a. The field of vision at intersections and access points shall have a clear zone free of obstructions between the elevation of 2.5 feet and 9 feet above the average gutter elevation, within a "desirable" visibility triangle area as detailed further in this section. The desirable visibility triangle is not intended for application at intersections of two Type G roadways, at access points along the curblines of a Type G or smaller street, at intersections of a Type G with a Type F or smaller street, or at residential driveways.
- b. The criteria for the minimum triangle applies to intersections and access points that are controlled by a Yield sign, Stop sign, traffic signal light, and those with no traffic control devices. Furthermore, the desirable visibility triangle shall be used when considering intersections that are existing, proposed, under construction, and existing intersections with proposed modifications.
- c. In previous years, the visibility triangle was based in part on the stopping sight distance of the opposing cars, a distance which can vary with road speed. However, the year 2001 edition of AASHTO's Policy on Geometric Design of Highways and Streets presents a method based on "gap acceptance" which is adopted herein.

The gap acceptance method is based on research that shows the driver on the minor street requires a small time period when there is no oncoming traffic near the intersection to execute a maneuver. This "gap" in the traffic stream, as measured in seconds, tends to remain constant for a variety of speeds and conditions.

The standard, minimum case for the desirable triangle requirement herein includes a 8.0 second time gap to accommodate left, right, or through movements of a passenger vehicle from a cross-street to a major, multilane street (6-lane divided street). The cross-street centerline grade can vary between 3% upgrade (uphill), to a 3% downgrade (downhill) value of for the standard case. Table 9 summarizes the length of the triangle leg along the major street, which uses the same value for a left-turn or right-turn triangle. The through movement is automatically covered by these two triangles.

In the event that the posted speed limit and the design speed are not the same, the higher of the two speeds shall be used to determine the visibility triangle. Figure 12 depicts the typical geometric construction of a visibility triangle for a given cross-street. Note that significant portions of the median may be encompassed by these triangles.

FIGURE 12

STREET
INTERSECTION
DESIREABLE
VISIBILITY
TRIANGLE

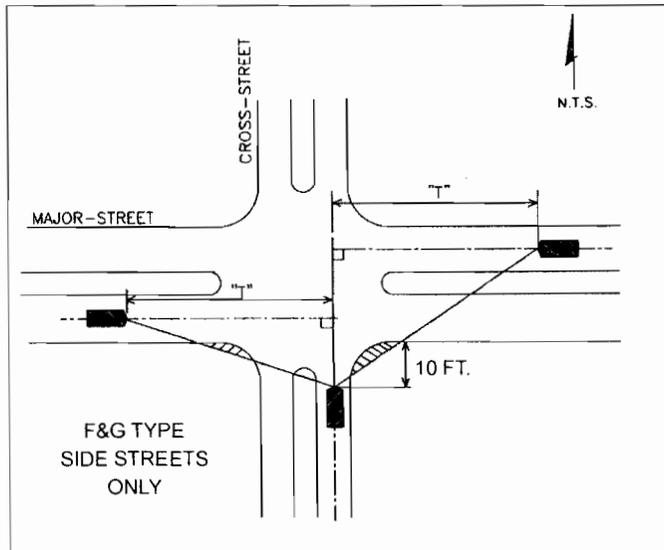
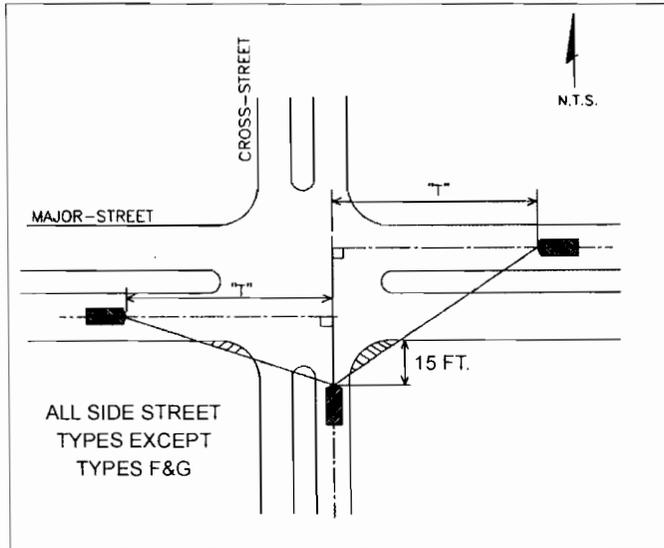


TABLE 9

MINIMUM SIGHT
DISTANCE AT
AN INTERSECTION

STREET TYPE	SPEED LIMIT	T (FT.)
F, G	30	355
D, E, E+	35	415
B, C	40	475
B+	45	535

- d. The desirable visibility triangle at intersections and access points where the minor street or driveway grades are greater than 3-percent (up or down), the triangle dimensions may be increased or modified by authorized city staff to maintain or improve the drivers field of vision based on the AASHTO manual.

Note: No Plantings or berms over 30-inches above the average gutter elevation are allowed in the median for the length of the left turn stacking space unless specifically agreed upon by authorized city staff.

- e. The desirable visibility triangle at intersections and access points with a slight skew angle will result in an acute or obtuse triangle, rather than a right-triangle (90-degrees). The desirable visibility triangle at intersections and access points with significant skew angles (greater than 30 degrees) may be increased or modified by authorized city staff to maintain or improve the field of vision of drivers. Additional analysis based on the AASHTO manual may be required by authorized city staff to determine an adequate visibility clear zone.

f. The desirable visibility triangle at an intersection or access point where the street alignment has a slight curvature should be drawn to approximate a street with a linear alignment. The desirable visibility triangle at intersections and access points on streets with significant curvature (centerline alignment with a degree of curvature of 7 or sharper) may be increased or modified by authorized city staff to maintain or improve the field of vision of drivers. In these cases, the visibility triangle technique may not be adequate to define a clear zone in the drivers field of vision, and additional analysis based on the AASHTO manual may be required by authorized city staff to determine an adequate clear zone. In general, intersections and access points along a sharp curve on a major street should be avoided in design.

- g. For intersections that are constructed in phases and put into operation during or between construction phases, the desirable visibility triangle shall be established at the initial phase to cover the geometric condition that requires the largest, or most restrictive visibility triangle for any of the foreseeable phases or planned, final street intersection geometry.

For example, in some cases the largest visibility triangle may be required for the final geometric condition of the intersection, but said triangle shall be established with the initial phase of construction.

4. Geometric Construction for Desirable Visibility Triangle for a Typical Intersection - In the plan view, the horizontal clear area at the intersection of a proposed street/drive shall be defined as being within a triangular area formed by the following imaginary lines (see Figure 12):

- a. ~~The vertex of the triangle, which shall be a point along the approach centerline of the proposed side street, is 15 feet back from the tangent curb of the major street.~~
- b. ~~A line shall extend the centerline of the approach cross street from the vertex forward to an intersection point with the centerline of one of the two approach sides of the major street, forming approximately a 90 degree angle. (Intersections with slight skews are allowed by other criteria herein.)~~
- c. ~~A line shall extend back from the intersection point along the major street approach centerline to a distance "T" away from the minor street and stop at an endpoint.~~
- d. ~~A line that shall connect the endpoint on the major street to the vertex on the minor street, thus forming a visibility triangle.~~

Beginning at the assumed point of the driver's eye on the minor street approach, 15 feet back of the curb for all street types except Type F and Type G streets; and 10 feet back of the curb for Type F and Type G streets; and running parallel to the centerline of the left most minor street approach lane to a point 5 feet into the nearest lane approaching from the left or to a point 5 feet into the nearest lane approaching from the right for a vertex. Proceeding along the major street parallel to the centerline of the street a distance of "T" to a point for a vertex; and proceeding back to the assumed point of the driver's eye to complete the visibility triangle.

CITY OF PLANO
PLANNING & ZONING COMMISSION

September 8, 2009

Agenda Item No. 11

Request to Call a Public Hearing

Applicant: City of Plano

DESCRIPTION:

Request to call a public hearing to consider amendments to the uses and related development standards of the Regional Employment zoning district.

REMARKS:

At its' meeting on August 17, 2009, the Planning & Zoning Commission directed staff to call a public hearing to consider amendments to the Regional Commercial (RC) and Regional Employment (RE) zoning districts to consider allowing potential retirement housing projects within these districts.

Subsequent to the Commission's meeting, staff has had discussions with property owners and potential developers of property within the RE district regarding restaurant/cafeteria uses. Currently, restaurant/cafeteria uses are allowed within the RE district by right when they do not occupy more than ten percent of the gross floor area of a building, or when they do not exceed ten percent of the combined floor area of all buildings on contiguous lots, as shown on an approved site plan. The ten percent allocation can only be accrued from uses allowed by right. Free-standing restaurant/cafeteria uses shall have a minimum of 5,000 square feet of gross floor area and no drive-in window. Drive-in restaurants are prohibited within the RE district.

When the RE district (formerly Tollway Employment) was initially created, the decision was made at that time to limit the square footage of restaurants/cafeterias, as well as retail and services uses, within the Dallas North Tollway corridor. Given the various employment businesses that exist today within that corridor, as well as the potential for development for properties zoned RE within the State Highway 121 corridor, staff believes it may be appropriate to revisit the ten percent limitation for restaurant/cafeteria uses only. Restaurants are complementary uses with offices, hospitals, and other employment uses typically found in major corridors.

Therefore, staff requests that the Commission call a public hearing to consider amendments to the uses and related development standards regarding restaurant/cafeteria uses within the RE zoning district, in addition to the amendments being considered for the RE and RC districts related to retirement housing uses.

RECOMMENDATION:

Recommended that a public hearing be called for this purpose.

CITY OF PLANO
PLANNING & ZONING COMMISSION

September 8, 2009

Agenda Item No. 12

Discussion & Direction: Planning & Zoning Commission's Work Program

Applicant: City of Plano

DESCRIPTION:

Discussion and direction on the projects and priorities for the Planning & Zoning Commission's Work Program.

REMARKS:

The Planning & Zoning Commission's Work Program contains a prioritized list of the special projects that the Commission will be focused on during the year. The work program items are generated from several sources, including Comprehensive Plan recommendations, zoning amendments initiated by either the Commission or City Council, and issues that the Council refers to the Commission for study. Attached is a copy of the present work program with the status of each item noted.

Since the last review of the work program in January 2009, the following high priority items have been completed:

- Sign Ordinance Amendments - By March 9, 2009, identify commercial sign regulations that may unreasonably restrict the use of contemporary and innovative advertising and marketing practices and recommend amendments to the regulations. City Council approved ordinance amendments on June 22, 2009.
- Mixed-Use/Urban Center Policy Statement - Determine appropriate locations, minimum size, use mix, layout, and organization of proposed "life style" projects, urban centers, and other forms of mixed-use development. City Council adopted the policy statement on February 9, 2009.

In January, the Commission also recommended two new projects be added in the "High" priority category - a review of regulations for the Estate Development (ED) zoning district and regulations for human signs. At the August 17, 2009, meeting, after holding public hearings for homeowners and property owners in the various ED zoned areas in the city, the Commission decided to not make any changes to the existing regulations.

As indicated in the attached work program table, amendments and updates to several parts of the Zoning Ordinance are in process as part of the priority recommendations from the 2008 assessment of the ordinance.

New Work Program Items

The Commission may wish to consider adding the following initiative to the work program:

Updated Comprehensive Plan Format and Presentation - The Comprehensive Plan's format and manner in which information is presented has evolved over the years along with the city's growth. Several years ago, the plan was reformatted to address three main themes - "Livable City," "City of Organized Development," and "City in Transition" - for each element and to eliminate long "to-do" lists of policies. Staff believes it is time to again review the plan's format and organization, since much of the city's infrastructure, public facilities, and services are in place and the city is entering a new phase in its physical evolution. A priority rating of "High" is recommended.

Other Items for Consideration

The Commission has identified a number of other issues that it would like to review or receive information on:

- Arcade regulations
- The city's code enforcement efforts
- Training on the sign ordinance
- Update on golf net variances

After the Commission has reviewed these and determined if any further action is necessary, they can be added to the work program and prioritized. Some of these may simply consist of briefings by staff from various departments.

RECOMMENDATIONS:

Staff asks that the Commission give direction on the priorities of the work program items and determine if other issues need consideration.

**PLANNING & ZONING COMMISSION
WORK PROGRAM
September 2009**
(Changes are in bold and italics)

Title	Description	Current Status	Priority
Comprehensive Plan Update	<i>Revise and reformat the city's Comprehensive Plan to improve guidance for the city's future growth and development.</i>	<i>New Work Program Item</i>	<i>High</i>
Traffic Impact Analysis Update	With the pending completion of the city's thoroughfare system, develop amendments to the traffic impact analysis regulations that recognize the lack of mitigation factors and that focus on site-specific traffic management.	On hold. The Transportation Engineering staff will be managing this update.	High
Regulations for Human Signs	Review of sign and solicitation ordinances governing human signs	On hold.	High
Zoning Ordinance Assessment Amendments	As recommended in the consultant's report, amend several sections of the Zoning Ordinance to better address code enforcement, redevelopment and legal issues. Priority topics are listed below: --Reorganize and reformat the zoning ordinance to make it easier to use and add graphics and tables to clarify information. --Reorganize the use charts and update definitions --Revise or add standards related to on-going enforcement problems	<i>A consultant has been engaged for this task.</i> <i>A consultant has been engaged for this task.</i> <i>In progress with input from Property Standards and Municipal Prosecutor's office.</i>	High

	<p>--Revise supplementary regulations in Article 3 of the Zoning Ordinance</p> <p>--Align regulations for household care facilities and household care institutions with the Fair Housing Act and Americans with Disabilities Act</p> <p>--Review regulations for religious institutions in accordance with the Religious Land Use and Institutionalized Persons Act and other applicable statutes</p> <p>--Revise regulations for non-conforming uses and structures</p>	<p>Amendments to day care center regulations were adopted by City Council at its June 8, 2009 meeting.</p> <p>Completed. Council adopted amendments at its June 8, 2009 meeting.</p> <p>In progress.</p> <p>On-Hold</p>	
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PLANNING & ZONING COMMISSION WORK PROGRAM (CONT.)

Title	Description	Current Status	Priority
Parking Garage Façade Standards	Develop façade and design requirements for parking structures.	<i>Discussed with the Commission at its January 15, 2009 meeting. Staff will be preparing amendments based on P&Z direction.</i>	Mid-Term
Revisions to Parking Regulations	Review existing parking regulations and devise new standards to address stormwater design issues and to assist in redevelopment requests.	On hold. This item is on the priority list of amendments from the zoning ordinance assessment.	Mid-Term
New Single-Family and Urban Townhouse Zoning Districts	Create a separate zoning district(s) for single-family development to address smaller lot and more flexible regulations for density, lot size, height, setbacks, and other design requirements.	On hold	Mid-Term
Rescind Unneeded Specific Use Permits for Private Clubs	As restaurants switch to TABC's mixed beverage with food-and-beverage certificates to continue selling alcohol, rescind private club specific use permits that are no longer required.	Ongoing as staff time permits. 98 permits have been repealed to date.	Mid-Term
Stormwater Management Plan	Strengthen the city's ordinances and development review procedures to protect stormwater quality and reduce stormwater quantity, in conformance with its EPA stormwater permit requirements.	Phase I amendments completed in 2006; additional ordinance changes anticipated in 2010	Longer-Term

High Priority -- These projects should receive priority in scheduling and allocation of staff and budget resources to ensure prompt completion.
 Mid-Term Priority -- These projects should be an active part of the Planning & Zoning Commission's work program. The projects should be delayed only if it is determined to be necessary to complete high priority projects.
 Longer-Term Priority -- Work may proceed provided it does not compromise the timely completion of higher priority projects.