

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**October 19, 2009**

<b>ITEM NO.</b>	<b>EXPLANATION</b>	<b>ACTION TAKEN</b>
	<p>6:30 p.m. - Dinner - Planning Conference Room 2E</p> <p>7:00 p.m. - Regular Meeting - Council Chambers</p> <p>The Planning &amp; 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 October 5, 2009, Planning &amp; Zoning Commission meeting</p> <p>4 <b>General Discussion:</b> The Planning &amp; Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning &amp; Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning &amp; 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><b><u>PUBLIC HEARINGS</u></b></p> <p><b>5A</b> <b>Public Hearing:</b> Zoning Case 2009-17 - Request for Specific Use <b>BM</b> Permit for Mini-Warehouse/Public Storage on 6.1± acres located on the north side of McDermott Road, 400± feet west of Custer Road. Zoned Retail. Tabled September 21, 2009. <b>Applicant: The Assured Group</b></p>	

<p><b>5B BM</b></p>	<p><b>Preliminary Site Plan:</b> McDermott Pavilion Addition, Block A, Lot 3 - Mini-warehouse/public storage on one lot on 6.1± acres located on the north side of McDermott Road, 400± feet west of Custer Road. Zoned Retail. Neighborhood #3. Tabled September 21, 2009. <b>Applicant: Randall's Food &amp; Drugs LP</b></p>
<p><b>6 KP</b></p>	<p><b>Public Hearing:</b> Zoning Case 2009-18 - Request to amend Subsection 2.824 (RC - Regional Commercial) and Subsection 2.825 (RE - Regional Employment) of Section 2.800 (District Charts), Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses); and Subsection 3.115 (Retirement Housing) of Section 3.100 (Supplementary Regulations for Principal Permitted Uses and Specific Uses) of Article 3 (Supplementary Regulations); and related sections of the Zoning Ordinance pertaining to restaurants/cafeterias and retirement housing uses, and related development standards within the Regional Commercial and Regional Employment zoning districts. <b>Applicant: City of Plano</b></p>
<p><b>7 EH</b></p>	<p><b>Public Hearing - Replat:</b> Hinckley Addition, Block A, Lots 1R &amp; 3 - Religious facility on one lot and one Planned Development-320-Estate Development lot on 5.9± acres located on the west side of Los Rios Boulevard, 80± feet south of Trail Walker Drive. Zoned Planned Development-320-Estate Development. Neighborhood #50. <b>Applicant: The Church of Jesus Christ of Latter Day Saints</b></p>
<p><b><u>END OF PUBLIC HEARINGS</u></b></p>	
<p><b>8 BM</b></p>	<p><b>Discussion &amp; Direction:</b> Aesthetic and Landscape Standards for Parking Structures - Request for discussion and direction regarding aesthetic and landscape standards for above ground and/or at-grade parking structures. <b>Applicant: City of Plano</b></p>
<p><b>9</b></p>	<p><b>Items for Future Discussion</b> - The Planning &amp; Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p>
<p><b>Council Liaisons: Mayor Pro Tem Harry LaRosiliere and Council Member Pat Miner</b></p>	

**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

October 19, 2009

**Agenda Item No. 5A**

**Public Hearing:** Zoning Case 2009-17

**Applicant:** The Assured Group

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**DESCRIPTION:**

Request for Specific Use Permit for Mini-Warehouse/Public Storage on 6.1± acres located on the north side of McDermott Road, 400± feet west of Custer Road. Zoned Retail. Tabled September 21, 2009.

**REMARKS:**

This item was tabled from the September 21, 2009, Planning & Zoning Commission meeting to the October 19, 2009, meeting and needs to be removed from the table.

The Commission tabled the proposed zoning request and requested additional information regarding modification to building elevations, roof pitch, type of roofing material, and building height; crime statistics for existing mini-warehouse developments; requirement for a manager residing onsite; restricting open storage; enhanced living screen including variety of materials and size; and comparison with other mini-warehouse/public storages facilities in the city.

In response to the Commission's request for additional information, the applicant is proposing the following:

1. Building Elevations, Roof Type, and Building Height

The Commission was concerned about the appearance of the public storage buildings from adjacent residential areas and street view from Bent Horn Drive. The Commission also expressed interest in pitched roofs being provided on the perimeter buildings (at a minimum).

The applicant is proposing split face CMU and stone veneer for the exterior elevations. The building height is projected to be 14'8" to the top of the parapet for the rear side of the storage buildings. However, the applicant is proposing essentially a flat metal roof for all buildings (1/2-inch slope per foot).

## 2. Crime Statistics

The Commission was interested in knowing whether or not mini-warehouse/public storage facilities are associated with increased crime rates. Records from the City of Plano Police Department's crime statistics shows that there are very low crime rates associated with mini-warehouse/public storage facilities. Data collected, over an approximate four year period from January 2005 to September 2009, demonstrated the crimes reported at mini-warehouse/public storage facilities were .08% when compared to reported crimes citywide for the same period. Additionally, crimes within a 500 foot radius of mini-warehouse/public facilities were examined with no area's crimes exceeding 0.66% of crimes city wide. Areas that experienced a higher number of crimes also included a variety of retail uses and office buildings. The Police Department believes that there is no correlation of crimes occurring at mini-warehouse/public facilities to crimes in the area of a storage facility.

## 3. Onsite Manager

The Commission wanted to know whether the development will have an onsite manager. The preliminary site plan shows a residence/leasing office for an onsite/resident manager. The applicant plans to have a resident manager onsite at all times.

## 4. Open Storage

The Commission expressed concern regarding potential open storage at the proposed facility. Open storage in a Retail (R) zoning district is allowed in limited amounts (five percent of lot area or 20 percent of the main gross building area). Open storage must be attached to the main building, and be screened by a minimum six-foot solid wall of the same type and manner of construction as the main building or by a minimum six-foot tall solid wall interspersed by ornamental metal panels. However, RV parking is not permitted within the R district. The applicant is not proposing any outside storage.

## 5. Living Screen

In lieu of a continuous shrubbery living screen along the west property line, the Commission was interested in having an enhanced living screen including a variety of plant materials and trees. Therefore, the applicant is proposing an enhanced living screen with five different types of shrubs which can achieve a minimum of six feet tall if maintained. In addition, the applicant is proposing ornamental and shade trees to supplement the screening hedge. (Refer to companion Agenda Item 5B for landscape plan.)

## 6. Comparison of Mini-Warehouse/Public Storage Facilities

In comparison to other mini-warehouse/public storage facilities in the city, the applicant has generally developed their mini-warehouse/public storage facilities on larger lots than other mini-warehouse/public storage developers. However,

the applicant generally has fewer number of storage units per acre when compared with other mini-warehouse/public storage facilities that have less lot acreage. For example, Spring Creek Crossing Addition located at the northwest corner of Spring Creek Parkway and Independence Parkway has 3.9± acres with 590 units which equates to 151 units per acre; whereas, the applicant has 5.6± acres with 583 units which equates to 104 units per acre at its 14th Street facility.

The table below compares existing mini-warehouse/public storage developments within the city in comparable locations (i.e. retail corner developments) and it includes other projects that the applicant has built within the city.

Location	Lot Size	Total Building SF	No. of Units	Units per Acre
<b>Pitman Corners Addition</b> (NWC of 15th St & Custer Rd)	3.9 acres	58,400 SF	433 units	111
<b>Spring Creek Crossing Addition</b> (NWC of Spring Creek Pkwy & Independence Pkwy)	3.9 acres	74,225 SF	590 units	151
<b>Parker Coit Addition</b> (NWC of Parker Rd & Coit Rd)	3.5 acres	73,450 SF	582 units	166
<b>Wyatt Elementary School Addition</b> (SEC of McDermott Rd & Coit Rd)	3.7 acres	81,367 SF	640 units	173
<b>Assured Addition</b> (South of 14th St)	5.6 acres	86,850 SF	583 units	104
<b>Assured Addition</b> (K Ave, South of Spring Creek Pkwy)	5.4 acres	94,575 SF	703 units	130
<b>McDermott Pavilion Addition (Proposed)</b> (NWC of Custer Rd and McDermott Rd)	6.1 acres	113,725 SF	760 units	124

In summary, the applicant plans to use split face CMU and stone veneer for the exterior building facades. The building height will be 14'8" to the top of the parapet at the rear side of the storage buildings, and include a flat metal roof for all storage buildings. The facility will have an onsite manager and no outside storage. The applicant is proposing an enhanced living screen along the west property line with a variety of shrubs and trees. Crime statistics from the City of Plano Police Department report that there are very low crime rates associated with mini-warehouse/public storage facilities and that there is no correlation of crime occurring at mini-warehouse/public storage facilities to crimes in the area of mini-warehouse/public storage facilities. In comparison to other facilities, this project averages fewer units per acre compared to other public storage facilities at comparable locations within the city.

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

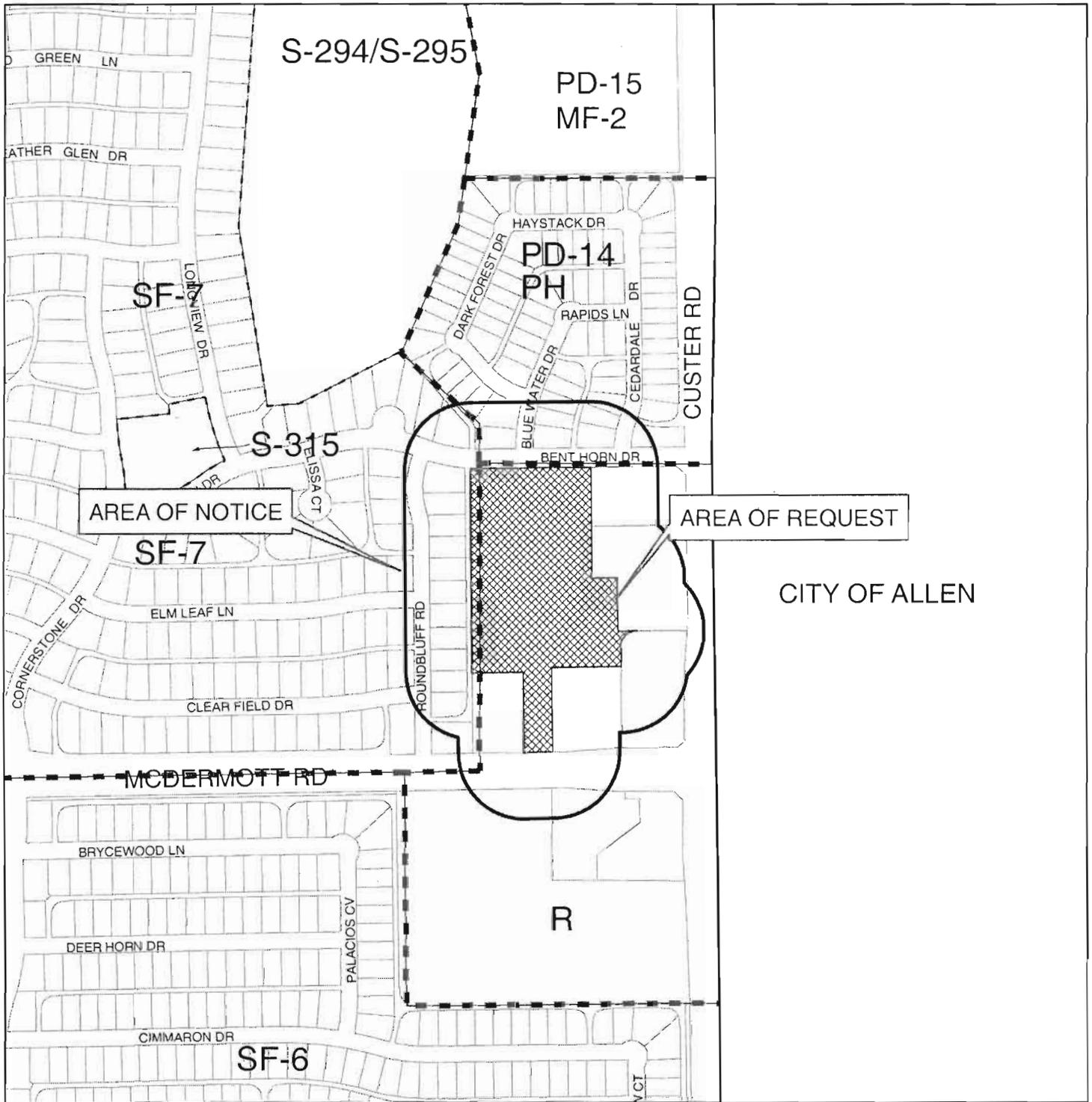
The property is zoned R and mini-warehouse/public storage use requires the approval of an SUP. The Zoning Ordinance requires a minimum six-foot tall masonry screening wall between residential and nonresidential zoning districts. The applicant is requesting to substitute the masonry screening wall with an irrigated, continuous living screen along the west property line adjacent to the Single-Family Residence-7 zoned lots in response to the adjacent homeowners' request.

The subject property is located at the rear of the partially developed northwest corner of McDermott Road and Custer Road. The adjacent lots that front these two arterial roadways have developed as various retail pad sites. While the site has access from McDermott Road and Custer Road, it has no visibility or significant frontage adjacent to these arterial roadways which is typically desired by retail uses. Staff believes that the rear location of the overall site makes the subject property appropriate for the proposed mini-warehouse/public storage use. The proposed use generates minimal traffic compared to many potential retail uses that are allowed by right. In addition, the mini-warehouse/public storage use will provide a business service (i.e. storage) that will complement and not negatively impact the surrounding businesses and residences. Staff therefore supports the requested SUP for mini-warehouse/public storage.

#### **RECOMMENDATIONS:**

Recommended for approval subject to the following stipulations:

1. No outside storage, including recreation vehicles and automobiles, shall be allowed.
2. Onsite resident manager shall be required.



CITY OF ALLEN



Zoning Case #: 2009-17

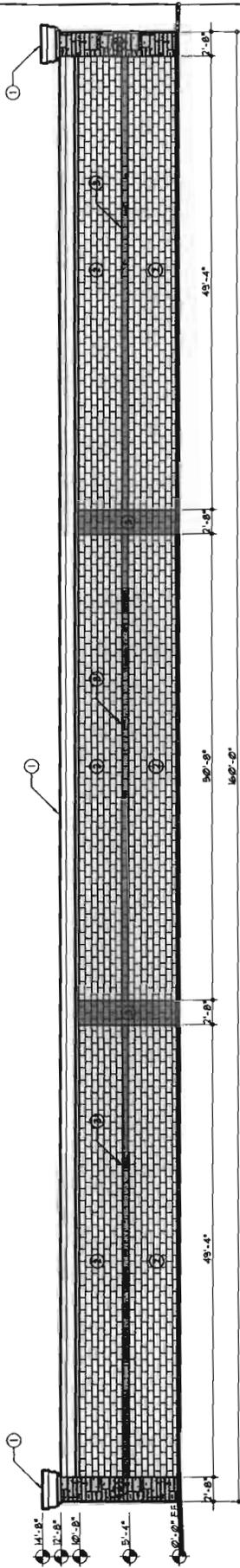
Existing Zoning: RETAIL



○ 200' Notification Buffer

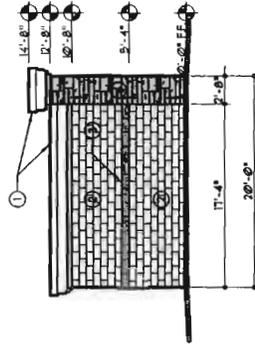




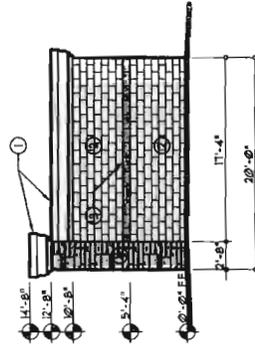


1 PROPOSED REAR ELEVATION  
3/32" = 1'-0"

- NOTES BY SYMBOL: ①
- ① STYROFOAM W/ EPS TEXTURE HOLDING, PROVIDE METAL FLASHING AS REQUIRED
  - ② LIGHT COLOR BRIT FACE CRU
  - ③ DARK COLOR BRIT FACE CRU
  - ④ STONE VEENER



3 RIGHT SIDE ELEVATION  
3/32" = 1'-0"



2 LEFT SIDE ELEVATION  
3/32" = 1'-0"

9100 Roundbluff Road  
Plano, TX 75025

RECEIVED  
SEP 29 2009  
PLANNING DEPT.

September 29, 2009

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

RE: Proposed Zoning Change 2009-17

Dear Commissioners:

I am writing to you as the owner of 9100 Roundbluff Road, Plano, in regard to Zoning Change 2009-17. (Special Use Permit to build mini-warehouse/storage units on the northwest corner of Custer Rd and McDermott Rd). I am a property owner within 200 feet of the proposed change.

Subsequent to the Planning & Zoning Commission meeting on September 21 (where this item was tabled for the October 19 meeting), I would now like to change my vote to be AGAINST the proposed change.

I apologize in advance for any confusion this may cause.

Thank you for your consideration of this matter.

Sincerely



David R Knox

Phone:  
214.495.0373 (home)  
469.688.1548 (cell)

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2009-17. This is a request for a Specific Use Permit for Public Storage/Mini-Warehouse on 6.1± acres located on the north side of McDermott Road, 400± feet west of Custer Road. The purpose and intent of a Specific Use Permit 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.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2009-17.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2009-17.

This item will be heard on **September 21, 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.

*we are against this storage permit because home values are already declining in this community (Ridgeview Villas) we believe that the storage facility will cause the home values to continue to erode.*

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

*Darryl V. Allen & Valerie Allen*

*Darryl V. Allen, Valerie A. Allen*

Name (Please Print)

Signature

*9304 DARK FOREST - 75025*

*09/24/09*

Address

Date

BM

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2009-17. This is a request for a Specific Use Permit for Public Storage/Mini-Warehouse on 6.1± acres located on the north side of McDermott Road, 400± feet west of Custer Road. The purpose and intent of a Specific Use Permit 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.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2009-17.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2009-17.

This item will be heard on **September 21, 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.

*Concerned about people bringing in rats, roaches & other unwanted pests w/ items they bring to store in the proposed public storage units. I know the value of our house will go down.*

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

TED TEGENE

Name (Please Print)

*Tegene*  
Signature

9004 Roundbluff Rd

Address

9/16/09  
Date

BM



REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2009-17. This is a request for a Specific Use Permit for Public Storage/Mini-Warehouse on 6.1± acres located on the north side of McDermott Road, 400± feet west of Custer Road. The purpose and intent of a Specific Use Permit 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.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2009-17.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2009-17.

This item will be heard on **September 21, 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.

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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.

RANDALL'S/TOM THUMB  
Name (Please Print)

[Signature]  
Signature

3663 BRIARPARK DR.  
Address HOUSTON, TX 77042

9/10/09  
Date

BM



SEP 14 2009

PLANNING DEPT

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2009-17. This is a request for a Specific Use Permit for Public Storage/Mini-Warehouse on 6.1± acres located on the north side of McDermott Road, 400± feet west of Custer Road. The purpose and intent of a Specific Use Permit 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.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2009-17.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2009-17.

This item will be heard on September 21, 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. *(with a variance)*

*\* We are FOR the request on the condition that a 20' (FOOT) landscaped buffer be included between the alley behind the houses on Roundbluff Rd and the mini warehouse back wall - (per original diagram from secured)*

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

CARROLL NABORS  
THOMAS NABORS  
Name (Please Print)

Carroll Nabors  
Thomas & Nabors<sup>2</sup>  
Signature

9120 ROUNDBLUFF RD.  
Address

9-11-09  
Date

BM



SENT VIA REGULAR & CERTIFIED MAIL

REPLY FORM

RECEIVED

SEP 15 2009

PLANNING DEPT.

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



Dear Commissioners:

This letter is regarding Zoning Case 2009-17. This is a request for a Specific Use Permit for Public Storage/Mini-Warehouse on 6.1± acres located on the north side of McDermott Road, 400± feet west of Custer Road. The purpose and intent of a Specific Use Permit 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.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2009-17.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2009-17.

This item will be heard on **September 21, 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 will lower property values and increase risk of crime, rodents & bugs. Unsavory characters hang out at this place. My husband is in the insurance business & can attest to the owners & employees often being of less than quality character.*

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

VALERIE A. MCGINNIS  
Name (Please Print)

Valerie McGinnis  
Signature

9104 ROUNDLOFF RD. PLANO, TX  
Address 75025

9/13/09  
Date

BM



REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2009-17. This is a request for a Specific Use Permit for Public Storage/Mini-Warehouse on 6.1± acres located on the north side of McDermott Road, 400± feet west of Custer Road. The purpose and intent of a Specific Use Permit 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.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2009-17. WITH CONDITION.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2009-17.

This item will be heard on **September 21, 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.

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.

DAVID R. KNOX  
Name (Please Print)

[Signature]  
Signature

9100 ROUND BLUFF RD, PLANO, TX 75025  
Address

9/10/2009  
Date

BM



RECEIVED  
SEP 16 2009  
PLANNING DEPT.

9100 Roundbluff Road  
Plano, TX 75025

September 10, 2009

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

**RE: Proposed Zoning Change 2009-17**

Dear Commissioners:

I am writing to you as the owner of 9100 Roundbluff Road, Plano, in regard to Zoning Change 2009-17. I am a property owner within 200 feet of the proposed change.

As indicated on the attached reply form, I am FOR the requested zoning change WITH SPECIAL CONDITIONS as follows:-

1. Modification to the SPECIFIC USE PERMIT for a variance to the screening wall requirement, to enforce a 20 foot buffer extending from the WESTERNMOST edge of the property line of LOT 3, BLOCK A to the OUTER WALL of the proposed Public Storage/Mini Warehouse Complex.
2. That the 20 foot buffer area (described above) be designated as an EXTERIOR LANDSCAPE AREA of the proposed complex.

Addendum:-

These recommendations are the result of a meeting on September 10, 2009, attended by four of the homeowners of Roundbluff Road, and after discussion with Mr. Walter Nelson of Walter Nelson & Associates, the engineer for the project.

A subsequent discussion with Ms. Bester Munyaradzi of the Planning & Zoning Commission suggests that these recommendations are acceptable by P & Z also.

At this point in time it is my understanding that all parties involved are in complete agreement with the recommendations as outlined in this letter.

Thanks you for your consideration of this matter.

Sincerely



David R Knox

Phone: 214.495.0373 (home) 469.688.1548 (cell)

BB

RECEIVED

SEP 16 2009

PLANNING DEPT.

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2009-17. This is a request for a Specific Use Permit for Public Storage/Mini-Warehouse on 6.1± acres located on the north side of McDermott Road, 400± feet west of Custer Road. The purpose and intent of a Specific Use Permit 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.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2009-17.

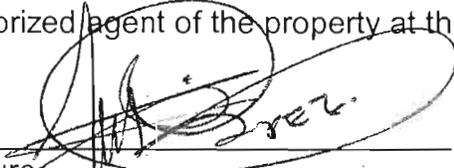
I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2009-17.

This item will be heard on **September 21, 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.

I AM FOR THE REQUESTED ZONING WITH  
CONDITIONS, PLEASE SEE ATTACHMENT

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

EDILBERTO HERNANDEZ  
Name (Please Print)

  
Signature

9116 ROUND BLUFF RD  
Address

8/31/09  
Date

BM



Edilberto Hernandez  
9116 Roundbluff Rd  
Plano, TX 75025

September 16, 2009

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

**RE: Proposed Zoning Change 2009-17**

Dear Commissioners:

I am writing to you as a resident and owner of 9116 Roundbluff Rd, Plano, in regards to Zoning Change 2009-17 I'm within 200 feet of the proposed change.

As indicated on the attached reply form, I'm for the requested zoning change WITH SPECIAL CONDITIONS AS FOLLOW:

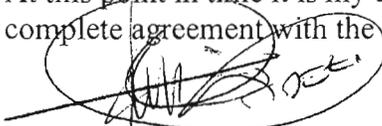
- 1- Modification to the specific use permit for a variance to the screening wall requirement, to enforce a 20 FEET FUFFER extending from the westernmost edge of the property line of lot 11 to the outer wall of the proposed public storage/mini warehouse complex.
- 2- That the 20 FEET buffer area (described above) be designated as an Exterior landscape area of the proposed complex.

Addendum:

These recommendations are the result of a meeting on September 10, 2009 attended by the homeowners of Roundbluff Rd, and after talking to Mr. Walter Nelson of Walter Nelson & Associated, the engineer for the project.

A subsequent discussion with Ms. Bester Munyaradzi of the Planning & Zoning commission suggested that these recommendations are acceptable by P & Z as well.

At this point in time it is my understanding that all parties involved in this matter are in complete agreement with the recommendations as written in this letter

  
Edilberto Hernandez

Phone: (214) 383-9071 Home (214) 585-7525 Cell



REPLY FORM

RECEIVED  
SEP 01 2009  
PLANNING DEPT

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



Dear Commissioners:

This letter is regarding Zoning Case 2009-17. This is a request for a Specific Use Permit for Public Storage/Mini-Warehouse on 6.1± acres located on the north side of McDermott Road, 400± feet west of Custer Road. The purpose and intent of a Specific Use Permit 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.

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

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I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2009-17.

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Location too close to living area and operated 24/7 will  
raise the security and safety concern.

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

HANMING CHANG  
Name (Please Print)

*Hanming Chang*  
Signature

9109 Roundbluff Rd., Plano, 75025  
Address

8/29/09  
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.

SUJITH BOLAR  
Name (Please Print)

[Signature]  
Signature

9113 ROUND BLUFF ROAD  
Address PLANO TX 75025

08/30/2009  
Date

BM



REPLY FORM

RECEIVED  
SEP 10 2009  
PLANNING DEPT.

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.

REGENA JOHNSON-SIMMONS  
Name (Please Print)

  
Signature

9205 DARK FOREST DRIVE  
Address PLANO, TX 75095

8/28/09  
Date

BM



REPLY FORM

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



Dear Commissioners:

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THIS IS ABSOLUTELY NOT AN ACCEPTABLE  
USE OF THIS PROPERTY IN A FAMILY  
HOUSING NEIGHBORHOOD!

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

RANDALL NORRIS  
Name (Please Print)

*Randall Norris*  
Signature

9212 BLUE WATER DRIVE  
Address

9/10/09  
Date

BM

BB

RECEIVED  
SEP 14 2009  
PLANNING DEPT.

REPLY FORM

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



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We are not in favor of any type of storage/warehouse type business coming to that area. It would only serve to lower our property values and would be a huge eyesore. Our home would have a direct view.

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

Amy L. Rock  
Name (Please Print)

Amy L. Rock  
Signature

2405 Bent Horn Dr.  
Address

Sept 11, 2009  
Date

BM

BB/

RECEIVED  
SEP 16 2009  
PLANNING DEPT

REPLY FORM

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



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WE ALREADY HAVE STORAGE LOCATIONS AT MCDERMOTT + COIT, CUSTER + HEDGE COX AND MCDERMOTT + ALMA. POSSIBLE A FEW MORE. WE DO NOT WANT PLANO BECOME JUNK YARD.

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

DENNIS NGUYEN  
Name (Please Print)

Dennis F. Nguyen  
Signature

2400 ELM LEAF LN, 75025  
Address

9/12/2009  
Date

BM

BB

REPLY FORM

RECEIVED  
SEP 17 2009  
PLANNING DEPT.

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.

DIANNE TWEDIE  
Name (Please Print)

*Dianne Twedie*  
Signature

9208 BLUE WATER DR  
Address  
Plano, TX 75025

09-15-09  
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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I STRONGLY DISAPPROVE OF THIS STORAGE UNIT/REZONING BEHIND MY PROPERTY. THE REASONS FOR THIS ARE!-

(1) THIS IS A WELL ESTABLISHED NEIGHBORHOOD (GOLF COURSE COMMUNITY

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

PTO. →

MR SO PHAN UNG  
Name (Please Print)

[Signature]  
Signature

9112 ROUNDCLIFF RD  
Address PLANO 75025

1/9/09  
Date

BM

[Circular stamp with initials]

WITH MANY CHILDREN ABLE TO LIVE AND PLAY SAFELY. WITH THIS  
<sup>PROPOSED</sup> UNIT THERE WILL BE MORE TRAFFIC AND CONGESTION.

② ALSO PROPERTY VALUES WOULD SUBSTANTIALLY BE AFFECTED BY THIS

③ SINCE THIS WHOLE AREA IS RESIDENTIAL IT WILL NOT "FIT" IN AND WILL LOOK LIKE AN EYE SORE.

④ BEING THAT IT IS A RESIDENTIAL AREA PEOPLE ENTERING THIS PROPOSED UNIT WOULD CAUSE DISRUPTIONS/INCONVENIENCE AT ALL HOURS OF DAY TO US.

⑤ THIS UNIT WOULD BE ~~SEEK~~ SOLELY IN INTEREST OF APPLICANT.

⑥ PUTTING A STORAGE UNIT HERE WOULD ALTER THE IMAGE AND UNDERMINE THE CHARACTER OF OUR NEIGHBORHOOD (AKA. BEING FAIRWAYS OF RIDGEVIEW GOLF COURSE COMMUNITY).

⑦ THERE ARE STORAGE UNITS LESS THAN  $\frac{1}{2}$  MILE OF CUSTER AND HEDGECOX, MC DERMOTT AND COIT, AND MC DERMOTT AND ALMA. THEREFORE NO NEED FOR ANOTHER!!

AS I HAVE DEMONSTRATED, THERE ARE ~~NO~~ ABSOLUTELY NO COMPELLING REASONS TO CONSIDER A ZONING CHANGE.

I STRONGLY URGE YOU TO DO WHAT IS BEST FOR THE ~~CITIZENS~~ RESIDENTS OF FAIRWAYS OF RIDGEVIEW BY OPPOSING THIS REZONING THUS PRESERVING THE CHARACTER OF OUR NEIGHBORHOOD AND THE SAFETY OF OUR RESIDENTS. THANK YOU VERY MUCH.

REPLY FORM

RECEIVED

SEP 10 2009

PLANNING DEPT

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



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PLEASE SEE ATTACHED.

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

KEITH SHIELDS  
Name (Please Print)

[Signature]  
Signature

9121 ROUND BLUFF RD  
Address

9/9/09  
Date

BM

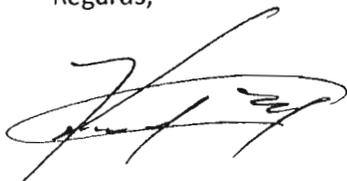
1563

Currently there are three (3) Plano public storage facilities within a 2 mile radius of the proposed zoning request. Adding another merely clutters an already busy intersection and takes away from the aesthetics of an already established clean area. To build this would further clutter the area and discourage potential Plano homeowners into Allen, Frisco or McKinney for residence, where there is less development. Let's keep Plano from being overdeveloped.

Additionally, based on the schematic of the area of request, there would be a high probability that an additional entrance/exit would be located on Bent Horn Dr. This is a common traffic area for residents of the Fairways of Ridgeview and Ridgeview Ranch, as it is the only direct outlet to Custer Road. School buses pickup and drop off in front of this zoning area. An increase of traffic, especially large moving vans or trucks puts children at risk for pedestrian / vehicle collisions. Furthermore, exiting Bent Horn Dr. entices drivers to cut through the neighborhood, which again puts children playing at risk. Heavy trucks through the communities could damage roads more rapidly over time, which would cause the City of Plano road repairs and waste of taxpayers' dollars.

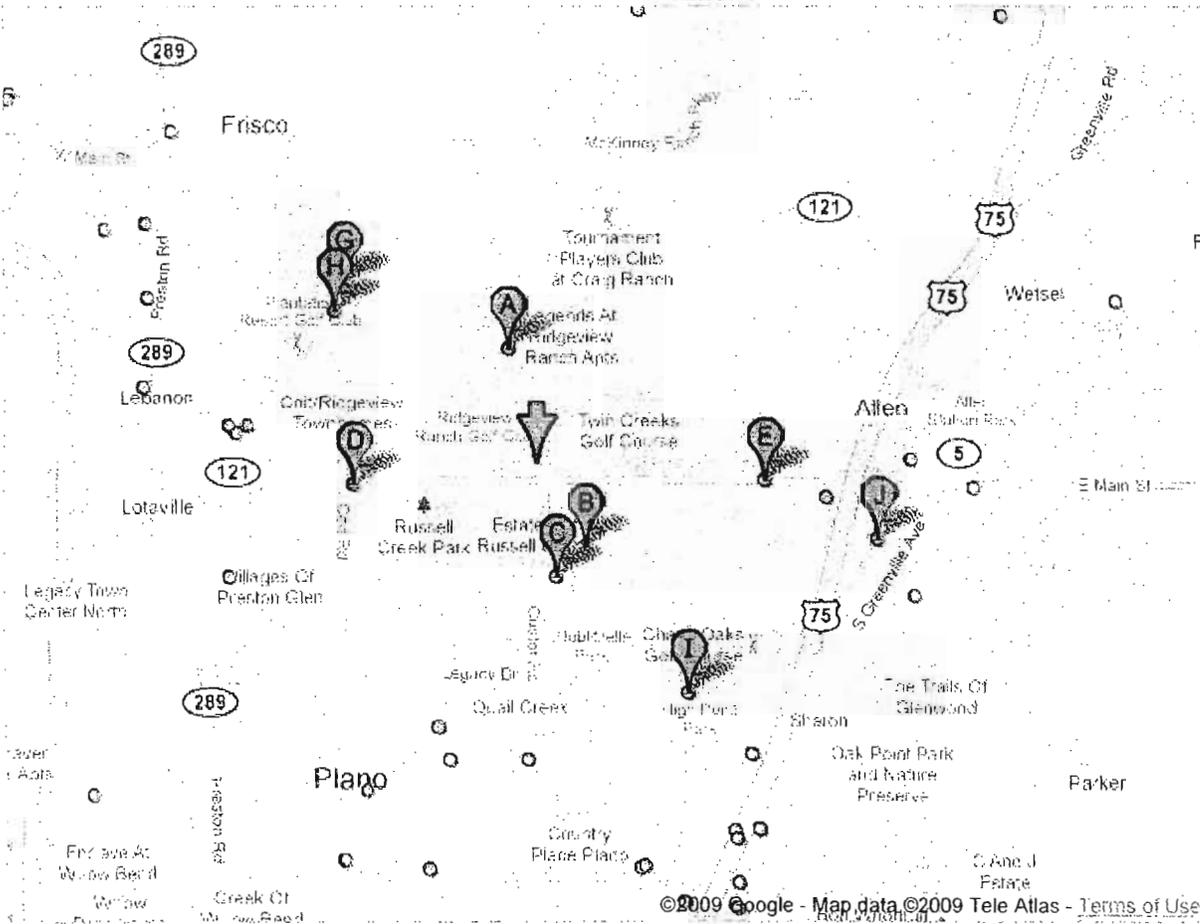
I am all for boosting our economy, but do we really need another storage building where as you can see by the enclosed map, there are more than enough locations within this radius to accommodate consumer needs. I have personally called these places and neither of them are operating at full capacity. Another business offering the same services would pull business away from these local businesses, and ultimately shutting one of them down. I do not see how this builds an economy.

Regards,

A handwritten signature in black ink, appearing to read 'Keith Shields', written in a cursive style.

Keith Shields

- A. **U-Haul Center of North Plano - Self Storage and Truck Rentals**  
2560 Kathryn Ln, Plano, TX - (972) 396-0983 - 1.2 mi N  
1 review
- B. **C & C Storage**  
1920 Hedgcoxe Rd, Plano, TX - (972) 517-6573 - 1.0 mi SE
- C. **Securlock Self Storage At Allen**  
2060 Hedgcoxe Rd, Allen, TX - (972) 359-7000 - 1.2 mi S  
2 reviews
- D. **Advantage Self Storage**  
3900 Mcdermott Rd, Plano, TX - (972) 377-3200 - 1.9 mi W
- E. **Advantage Self Storage**  
1210 W Mcdermott Dr, Allen, TX - (972) 390-8883 - 2.4 mi E
- F. **Closet Tailors of Texas**  
1210 W McDermott Dr, Allen, TX - (972) 740-9944 - 2.4 mi E
- G. **Centennial Storage Center - Self Storage Frisco TX**  
12300 College Pkwy, Frisco, TX - (972) 377-4504 - 2.8 mi NW
- H. **Dallas Move Masters**  
12005 Paducah Dr., Frisco, TX - (214) 354-0420 - 2.7 mi NW
- I. **Legacy Self Storage**  
6900 Alma Dr # 180, Plano, TX - (972) 517-9600 - 2.9 mi SE  
2 reviews
- J. **Extra Space Storage - Self Storage Allen**  
3 Prestige Cir, Allen, TX - (972) 396-7665 - 3.7 mi E  
4 reviews



13/10

REPLY FORM

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



Dear Commissioners:

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CONCERNED WITH INCREASED TRAFFIC DURING LATE HOURS.  
POSSIBLE ADDITIONAL VARMIN + INSECTS THAT MAY RESULT  
WITH A STORAGE FACILITY

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

CAMILLE SMITH  
Name (Please Print)

Camille Smith  
Signature

9209 CEDARDALE DR  
Address

9/18/09  
Date

BM



CITY OF PLANO  
PLANNING & ZONING COMMISSION

October 19, 2009

**Agenda Item No. 5B**

**Preliminary Site Plan:** McDermott Pavilion Addition, Block A, Lot 3

**Applicant:** Randall's Food & Drugs LP

---

**DESCRIPTION:**

Mini-warehouse/public storage on one lot on 6.1± acres located on the north side of McDermott Road, 400± feet west of Custer Road. Zoned Retail. Neighborhood #3. Tabled September 21, 2009.

**REMARKS:**

This item was tabled from the September 21, 2009, Planning & Zoning Commission meeting to the October 19, 2009, meeting and needs to be removed from the table.

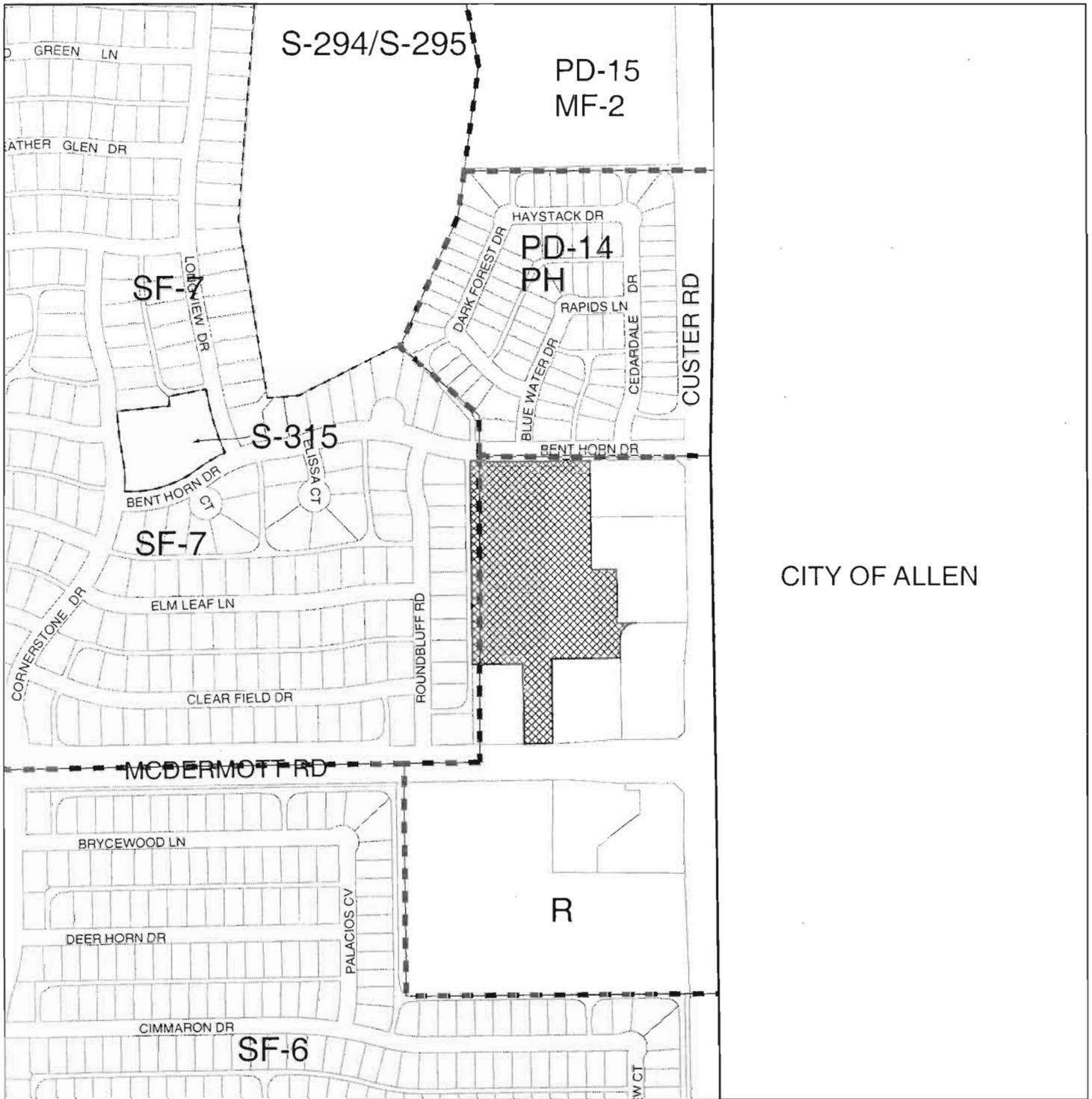
This preliminary site plan is associated with Zoning Case 2009-17. The purpose of this preliminary site plan is to show the proposed mini-warehouse/public storage development and related site improvements.

The Zoning Ordinance requires a masonry screening wall between residential and nonresidential zoning districts. The applicant met with the adjacent homeowners to the west, and the homeowners prefer an irrigated living screen in lieu of the required masonry screening wall. The applicant is therefore proposing to substitute the required masonry screening wall with an irrigated, continuous living screen along the west property line where the property abuts the Single-Family Residence-7 zoned lots. As discussed in companion Agenda Item 5A, the applicant is proposing a variety of shrubs that can achieve six feet tall if maintained, and ornamental and shade trees to supplement the screening hedge (see attached landscape plan). The Zoning Ordinance makes provision for the Planning & Zoning Commission to substitute the masonry wall requirement in cases where the Commission finds the screening requirement to be better met by an irrigated living screen.

**RECOMMENDATIONS:**

Recommended for approval subject to:

1. Planning & Zoning Commission acceptance of the living screen along the west property line; and
2. City Council approval of Zoning Case 2009-17.



CITY OF ALLEN



Item Submitted: PRELIMINARY SITE PLAN

Title: MCDERMOTT PAVILION ADDITION  
BLOCK A, LOT 3

Zoning: RETAIL



○ 200' Notification Buffer







CITY OF PLANO  
PLANNING & ZONING COMMISSION

October 19, 2009

**Agenda Item No. 6**

**Public Hearing:** Zoning Case 2009-18

**Applicant:** City of Plano

---

**DESCRIPTION:**

Request to amend Subsection 2.824 (RC - Regional Commercial) and Subsection 2.825 (RE - Regional Employment) of Section 2.800 (District Charts), Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses); and Subsection 3.115 (Retirement Housing) of Section 3.100 (Supplementary Regulations for Principal Permitted Uses and Specific Uses) of Article 3 (Supplementary Regulations); and related sections of the Zoning Ordinance pertaining to restaurants/cafeterias and retirement housing uses, and related development standards within the Regional Commercial and Regional Employment zoning districts.

**REMARKS:**

The Regional Employment (RE) and Regional Commercial (RC) zoning districts (map attached) were created in October 2000, to replace the Tollway Commercial and Tollway Employment districts along the Dallas North Tollway, and to allow the city the ability to apply the districts to other areas of the city such as along State Highway 121.

The RE district is intended to provide for office and limited manufacturing uses that are consistent with the regional status of certain tollways and expressways serving Plano and surrounding communities. Some retail uses are also appropriate when developed in conjunction with the primary uses. The district's standards are designed to ensure compatibility between the various uses within a corridor and surrounding residential neighborhoods.

The RC district is intended for use in conjunction with an RE district. It provides for retail and service uses at appropriate nodes within the corridor of specified tollways and expressways serving Plano and surrounding communities, in addition to office and limited manufacturing uses. The district's standards are designed to ensure compatibility between various uses within a corridor and surrounding residential neighborhoods.

Staff has had recent discussions with developers about potential retirement housing projects within the RE and RC districts. Examples of these types of uses include continuing care, long-term care, independent living, and assisted living. These proposed uses are not currently allowed in the RE and RC districts.

Additionally, staff has had discussions with developers about restaurant/cafeteria uses in the RE district. 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 the 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 in the RE district.

As a result of these potential projects and based on the appropriateness of a periodic review of the Zoning Ordinance, staff requested that the Planning & Zoning Commission call a public hearing to consider amendments to the uses and related development standards of the RE and RC zoning districts. On August 17, 2009, the Commission called a public hearing to consider amending the RE and RC zoning districts to include retirement housing uses. In addition, on September 8, 2009, the Commission called a public hearing to consider amending uses and related development standards for restaurant/cafeteria uses within the RE zoning district.

### Retirement Housing Uses

In November 2000, the retirement housing sections of the Zoning Ordinance were revised. New use definitions (independent living facility, assisted living facility, long-term care facility, and continuing care facility) and supplementary regulations were created, the Retirement Housing zoning district was deleted, and the use charts were amended to permit retirement housing by right in all multifamily zoning districts and many nonresidential zoning districts.

Staff believes that there are certain tracts within the RE and RC districts that may be appropriate for retirement housing uses for the following reasons:

- The RE and RC districts are reliant upon "high visibility corridors." There are, however, large tracts of land that do not front the Dallas North Tollway, State Highway 121, or the arterial thoroughfares; therefore, these tracts may be appropriate for retirement housing, which is not as dependent on visibility.
- Policy 2.103 of the Housing Element of the Comprehensive Plan recommends that retirement housing "be within walking distance of shopping and office facilities, and along public transportation routes." The tracts of land described above, are in close proximity to the office facilities, restaurants, and retail uses located within the RE and RC districts, and are serviced by DART through bus service.
- Retirement housing uses are generally consistent with the bulk and density of the RE and RC districts.

Not all tracts within the RE and RC districts may be appropriate for retirement housing uses. Therefore, staff recommends that independent living facility, assisted living facility, long-term care facility, and continuing care facility uses be permitted subject to approval of a specific use permit to allow review of site-specific considerations.

### Restaurant/Cafeteria

The Zoning Ordinance defines restaurant/cafeteria as “an establishment where food and drink are prepared and consumed primarily on the premises.” This use is currently allowed in the RE district with the provision that this use not exceed ten percent of the combined floor area of all the buildings on contiguous lots. The ordinance also contains a provision establishing a minimum size of 5,000 square feet for restaurant/cafeteria uses and prohibits drive-in windows.

Staff believes that restaurant/cafeteria is a use that is complementary to the offices that predominate in the RE district and recommends that restaurant/cafeteria uses be permitted by right for the following reasons:

- Restaurant/cafeteria uses are highly utilized by office workers as well as surrounding neighborhoods.
- Restaurant/cafeteria uses are consistent with the development standards of the RE district. Current restrictions that establish a minimum building size and prohibit drive-in windows should remain in place.
- Allowing these uses in close proximity to offices helps support reduced vehicle trips (distance and frequency).
- By removing restaurant/cafeteria from the uses subject to the ten percent rule, more building square footage is available for other uses already permitted in the district under this ten percent provision; this includes uses such as dry cleaner, florist shop, food/grocery store, and print shop (minor).

### **RECOMMENDATIONS:**

Recommended for approval as follows (additions are indicated by underlined text and deletions are indicated by strike-through text).

1. Amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses) allowing independent living facility, assisted living facility, long-term care facility, and continuing care facility uses with a specific use permit as follows:

Permitted Use	Category	Category												
		O-1 - Neighborhood Office	O-2 - General Office	R - Retail	BG – Downtown Business/Government	LC - Light Commercial	CE - Commercial Employment	CB-1 - Central Business-1	LI-1 - Light Industrial-1	LI-2 - Light Industrial-2	RE - Regional Employment	RC - Regional Commercial	RT - Research/Technology Center	CC - Corridor Commercial
Independent Living Facility	Educ., Inst., Public, & Special	P	P	P	P		P	P			§	§		S
Assisted Living Facility	Educ., Inst., Public, & Special	P	P	P	P		P	P			§	§		S
Long-term Care Facility	Educ., Inst., Public, & Special	P	P	P	P		P	P			§	§		S
Continuing Care Facility	Educ., Inst., Public, & Special	P	P	P	P		P	P			§	§		S

- Amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses) to allow restaurant/cafeteria use by right in the Regional Employment zoning district without the ten percent restriction, and adding End Note 43 as follows:

Permitted Use	Category												
		O-1 - Neighborhood Office											
		O-2 - General Office	S										
		R - Retail	P										
		BG - Downtown Business/Government	P										
		LC - Light Commercial	P										
		CE - Commercial Employment	P										
		CB-1 - Central Business-1	P										
		LI-1 - Light Industrial-1	P										
		LI-2 - Light Industrial-2	P										
		RE - Regional Employment	P										
		RC - Regional Commercial	P										
		RT - Research/Technology Center	*										
		CC - Corridor Commercial	P										
Restaurant/ Cafeteria	Service										<u>43</u>		

End Note: 43 - See Subsection 2.825 (6)(c)

- Amend Subsection 2.825 (RE - Regional Employment) (6) (Special District Requirements) (c) of Section 2.800 (District Charts) of Article 2 (Zoning Districts and Uses) to read as follows:

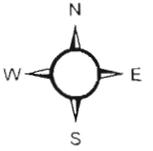
“A freestanding (sole use and occupant) restaurant/cafe is permitted in an RE district ~~as part of the ten percent allowance described above~~ if it has a minimum of 5,000 square feet of gross floor area\*\* and no drive-in window.

\*\* “Gross Floor Area” means the total floor area of a building from the exterior face of a building or from the centerline of a wall separating two buildings, but shall exclude any space where the floor-to-ceiling height is less than six feet and all patios, balconies, and parking facilities.”



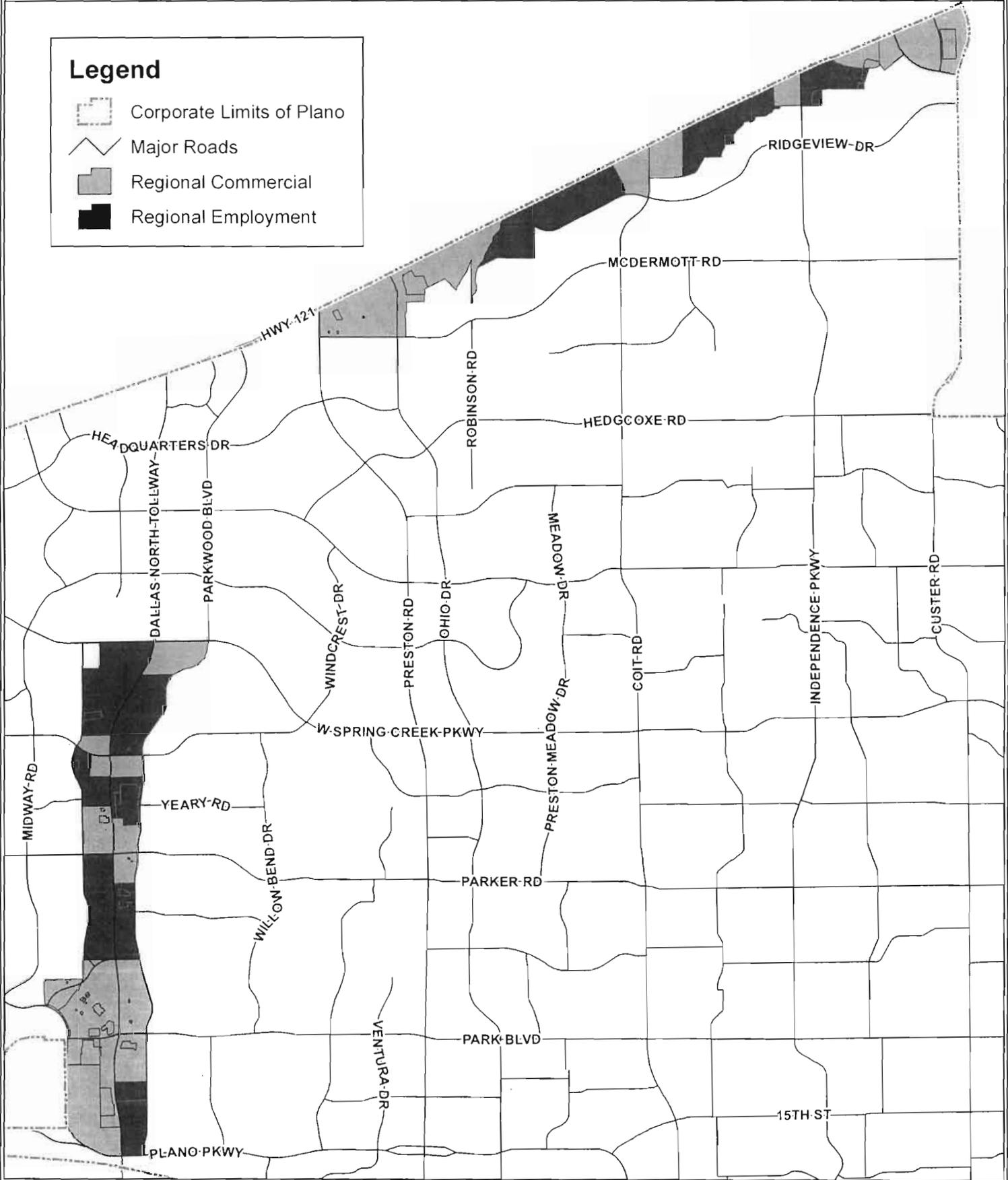
# City of Plano

## Regional Commercial and Regional Employment



### Legend

- Corporate Limits of Plano
- Major Roads
- Regional Commercial
- Regional Employment



CITY OF PLANO  
PLANNING & ZONING COMMISSION

October 19, 2009

**Agenda Item No. 7**

**Public Hearing - Replat:** Hinckley Addition, Block A, Lots 1R & 3

**Applicant:** The Church of Jesus Christ of Latter Day Saints

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**DESCRIPTION:**

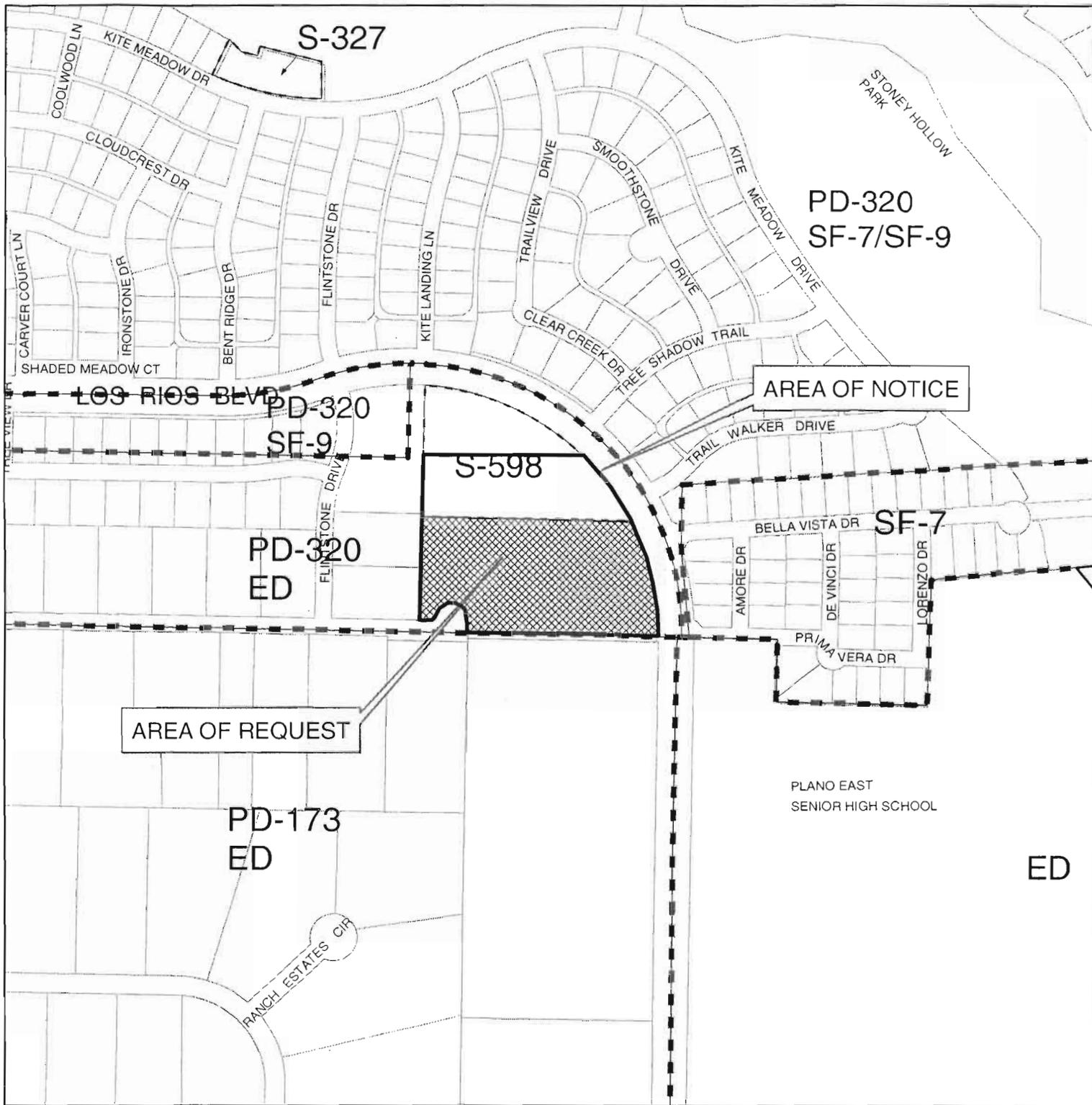
Religious facility on one lot and one Planned Development-320-Estate Development lot on 5.9± acres located on the west side of Los Rios Boulevard, 80± feet south of Trail Walker Drive. Zoned Planned Development-320-Estate Development. Neighborhood #50.

**REMARKS:**

The purpose of the replat is to subdivide Lot 1 into two lots, Lots 1R and 3. Additionally, the plat dedicates drainage and sanitary sewer easements necessary for the proposed lot subdivision as well as for the parking lot on Lot 1R.

**RECOMMENDATION:**

Recommended for approval as submitted.



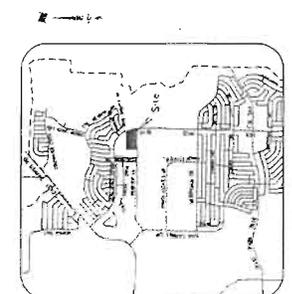
Item Submitted: REPLAT

Title: HINCKLEY ADDITION  
BLOCK A, LOTS 1R & 3

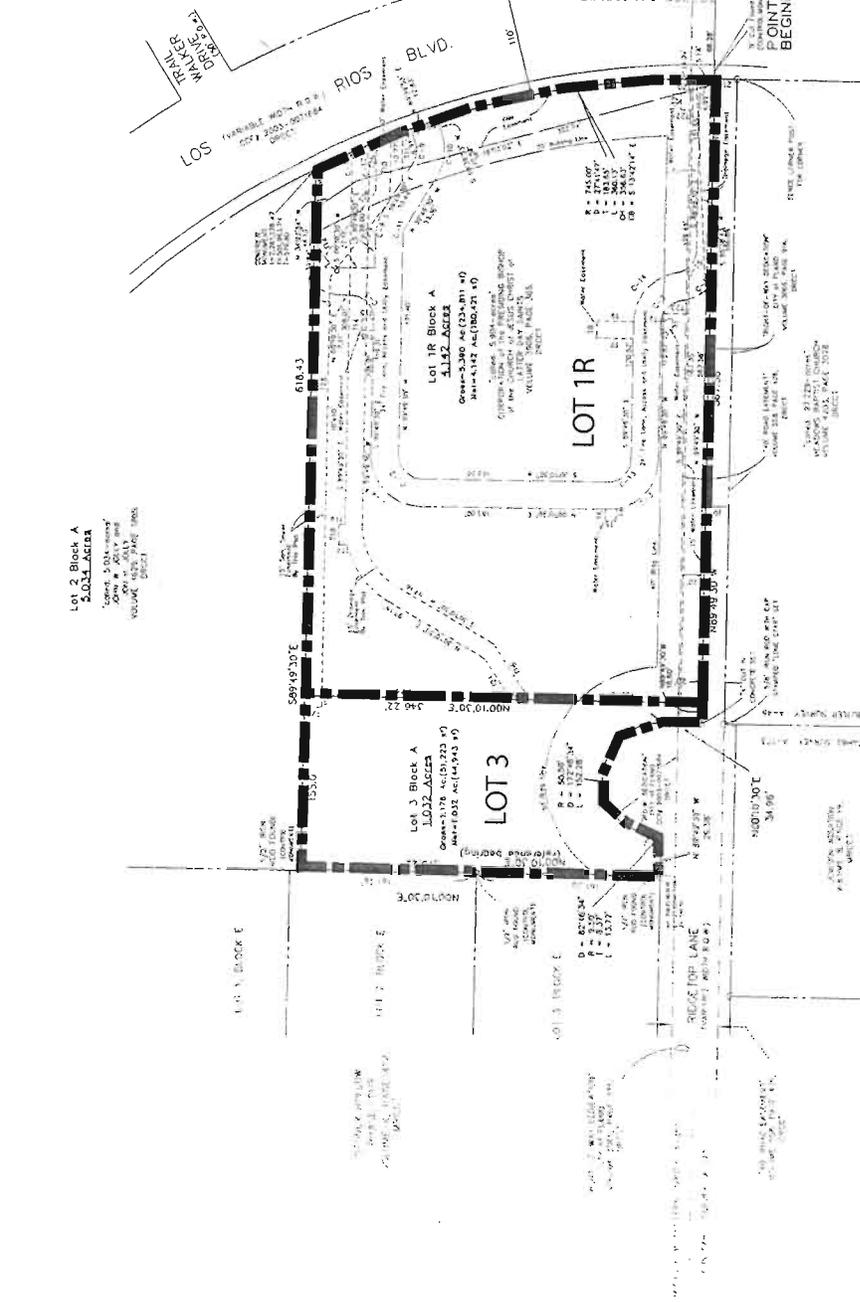
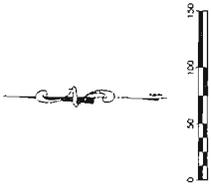
Zoning: PLANNED DEVELOPMENT-320-ESTATE DEVELOPMENT



○ 200' Notification Buffer



Vicinity Map



Lot 2 Block A  
5.0231 ACRES  
OWNER: JONAS, JONAS, JONAS  
JONAS & ASSOCIATES  
10000 W. 10TH STREET, SUITE 100  
DALLAS, TEXAS 75243

Lot 3 Block A  
1.0212 ACRES  
OWNER: JONAS, JONAS, JONAS  
JONAS & ASSOCIATES  
10000 W. 10TH STREET, SUITE 100  
DALLAS, TEXAS 75243

Lot 1R Block A  
5.1152 ACRES  
OWNER: JONAS, JONAS, JONAS  
JONAS & ASSOCIATES  
10000 W. 10TH STREET, SUITE 100  
DALLAS, TEXAS 75243

PURPOSE OF REPLAT:  
TO SUBDIVIDE LOT 1 INTO LOTS 1R & 3, AND ADD 15' GRASSAGE  
AND 15' SANITARY SEWER EASEMENTS

Setting any portion of this subdivision by  
metes and bounds is a violation of City,  
County or State laws, ordinances, rules,  
to laws and applicable regulations,  
and building permits.

NOTE: 1" Iron Pipe Shall Be Set  
At All Block Corners, P.C.T., P.T.C.,  
1/2" Iron Pipe Shall Be Set At  
All Other Lot Corners.

NO.	BEARING	DISTANCE	AREA
1	N 89° 59' 27\"	116.00	13.11
2	S 89° 59' 27\"	116.00	13.11
3	S 00° 00' 00\"	116.00	13.11
4	N 00° 00' 00\"	116.00	13.11
5	N 89° 59' 27\"	116.00	13.11
6	S 89° 59' 27\"	116.00	13.11
7	S 00° 00' 00\"	116.00	13.11
8	N 00° 00' 00\"	116.00	13.11
9	N 89° 59' 27\"	116.00	13.11
10	S 89° 59' 27\"	116.00	13.11
11	S 00° 00' 00\"	116.00	13.11
12	N 00° 00' 00\"	116.00	13.11
13	N 89° 59' 27\"	116.00	13.11
14	S 89° 59' 27\"	116.00	13.11
15	S 00° 00' 00\"	116.00	13.11
16	N 00° 00' 00\"	116.00	13.11
17	N 89° 59' 27\"	116.00	13.11
18	S 89° 59' 27\"	116.00	13.11
19	S 00° 00' 00\"	116.00	13.11
20	N 00° 00' 00\"	116.00	13.11
21	N 89° 59' 27\"	116.00	13.11
22	S 89° 59' 27\"	116.00	13.11
23	S 00° 00' 00\"	116.00	13.11
24	N 00° 00' 00\"	116.00	13.11
25	N 89° 59' 27\"	116.00	13.11
26	S 89° 59' 27\"	116.00	13.11
27	S 00° 00' 00\"	116.00	13.11
28	N 00° 00' 00\"	116.00	13.11
29	N 89° 59' 27\"	116.00	13.11
30	S 89° 59' 27\"	116.00	13.11
31	S 00° 00' 00\"	116.00	13.11
32	N 00° 00' 00\"	116.00	13.11
33	N 89° 59' 27\"	116.00	13.11
34	S 89° 59' 27\"	116.00	13.11
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36	N 00° 00' 00\"	116.00	13.11
37	N 89° 59' 27\"	116.00	13.11
38	S 89° 59' 27\"	116.00	13.11
39	S 00° 00' 00\"	116.00	13.11
40	N 00° 00' 00\"	116.00	13.11
41	N 89° 59' 27\"	116.00	13.11
42	S 89° 59' 27\"	116.00	13.11
43	S 00° 00' 00\"	116.00	13.11
44	N 00° 00' 00\"	116.00	13.11
45	N 89° 59' 27\"	116.00	13.11
46	S 89° 59' 27\"	116.00	13.11
47	S 00° 00' 00\"	116.00	13.11
48	N 00° 00' 00\"	116.00	13.11
49	N 89° 59' 27\"	116.00	13.11
50	S 89° 59' 27\"	116.00	13.11
51	S 00° 00' 00\"	116.00	13.11
52	N 00° 00' 00\"	116.00	13.11
53	N 89° 59' 27\"	116.00	13.11
54	S 89° 59' 27\"	116.00	13.11
55	S 00° 00' 00\"	116.00	13.11
56	N 00° 00' 00\"	116.00	13.11
57	N 89° 59' 27\"	116.00	13.11
58	S 89° 59' 27\"	116.00	13.11
59	S 00° 00' 00\"	116.00	13.11
60	N 00° 00' 00\"	116.00	13.11
61	N 89° 59' 27\"	116.00	13.11
62	S 89° 59' 27\"	116.00	13.11
63	S 00° 00' 00\"	116.00	13.11
64	N 00° 00' 00\"	116.00	13.11
65	N 89° 59' 27\"	116.00	13.11
66	S 89° 59' 27\"	116.00	13.11
67	S 00° 00' 00\"	116.00	13.11
68	N 00° 00' 00\"	116.00	13.11
69	N 89° 59' 27\"	116.00	13.11
70	S 89° 59' 27\"	116.00	13.11
71	S 00° 00' 00\"	116.00	13.11
72	N 00° 00' 00\"	116.00	13.11
73	N 89° 59' 27\"	116.00	13.11
74	S 89° 59' 27\"	116.00	13.11
75	S 00° 00' 00\"	116.00	13.11
76	N 00° 00' 00\"	116.00	13.11
77	N 89° 59' 27\"	116.00	13.11
78	S 89° 59' 27\"	116.00	13.11
79	S 00° 00' 00\"	116.00	13.11
80	N 00° 00' 00\"	116.00	13.11
81	N 89° 59' 27\"	116.00	13.11
82	S 89° 59' 27\"	116.00	13.11
83	S 00° 00' 00\"	116.00	13.11
84	N 00° 00' 00\"	116.00	13.11
85	N 89° 59' 27\"	116.00	13.11
86	S 89° 59' 27\"	116.00	13.11
87	S 00° 00' 00\"	116.00	13.11
88	N 00° 00' 00\"	116.00	13.11
89	N 89° 59' 27\"	116.00	13.11
90	S 89° 59' 27\"	116.00	13.11
91	S 00° 00' 00\"	116.00	13.11
92	N 00° 00' 00\"	116.00	13.11
93	N 89° 59' 27\"	116.00	13.11
94	S 89° 59' 27\"	116.00	13.11
95	S 00° 00' 00\"	116.00	13.11
96	N 00° 00' 00\"	116.00	13.11
97	N 89° 59' 27\"	116.00	13.11
98	S 89° 59' 27\"	116.00	13.11
99	S 00° 00' 00\"	116.00	13.11
100	N 00° 00' 00\"	116.00	13.11

REPLAT BEGINS AT  
NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO THE CORPORATION  
OF THE PRECINCT BOARD OF THE TOWNSHIP OF JONES COUNTY OR LATER DAY CARRIES AND  
RECORDED IN VOLUME 268, PAGE 205, TRACT, SAID BEARING BEING NORTH 89° 59' 27\" WEST.

REPLAT  
SHEET 1 OF 7  
LOTS 1R & 3, BLOCK A  
HINCKLEY ADDITION

BEING A REPLAT OF  
LOT 1, BLOCK A  
OF THE HINCKLEY ADDITION AS RECORDED IN:  
Cabinet O, Page 301  
P.R.C.C.T.

1 RESIDENTIAL LOT DEVELOPED AT  
PB-320-ED STANDARDS  
situated in the  
CHARLES F.M. GOODWIN SURVEY - ABST. 353  
PLANO, COLLIN COUNTY, TEXAS

Prepared by: [Firm Name]  
[Address]  
[City, State, Zip]  
[Phone Number]  
[Fax Number]  
[E-mail Address]



## Planning and Zoning Members

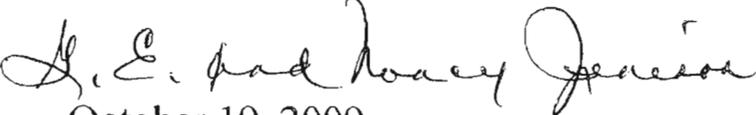
We have lived at 3924 Ridgetop Lane for 32 years. (Across from the church property) We, as well as our neighbors, have maintained our property values due to the excellent standards of the City of Plano which read:

“To preserve and protect the integrity enjoyment and property value of the residential neighborhoods, through the establishment of standards”

If the church replats their acreage and includes an extended parking lot (in front of us), it will bring traffic, noise, and bright lights to all the neighbors. The aforesaid acreage is established for 1 acre residential lots, and we feel that it should remain so.

We are offended by the disruption it will cause the neighborhood.

G.E and Nancy Jenison

  
October 19, 2009

CITY OF PLANO  
PLANNING & ZONING COMMISSION

October 19, 2009

**Agenda Item No. 8**

**Discussion & Direction:** Aesthetic and Landscape Standards for Parking Structures

**Applicant:** City of Plano

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**DESCRIPTION:**

Request for discussion and direction regarding aesthetic and landscape standards for above ground and/or at-grade parking structures.

**REMARKS:**

On January 20, 2009, the Planning & Zoning Commission held a discussion and direction session to review the aesthetic standards for parking structures and landscape requirements.

At the January 20, 2009, meeting, staff gave a presentation that illustrated many different aspects of the structural and functional considerations that influence parking structure design. The purpose for the meeting was to discuss how function and design influence parking structure aesthetics, the costs of structured parking versus surface parking, and the impact of various aesthetic techniques and enhancements to the cost of structured parking.

The Commission also discussed the appropriateness of establishing architectural standards for parking structures when many zoning districts and/or overlay districts do not have or have minimal architectural standards for buildings.

After some discussion, the Commission asked staff to bring back proposals to require landscaping around the base of parking structures and to require consistency between facade materials of the main building and parking structure.

Architectural Standards

Currently many nonresidential zoning districts and overlay districts do not have or have minimal architectural standards for buildings. The Regional Employment and Regional Commercial zoning districts require specific materials be used for a minimum of 75% of each exterior elevation. For retail corner developments, the Retail Corner Design Guidelines specify that shopping centers shall have attractive and uniform architectural

treatment including consistency of design between structures, materials, and rear facade treatment. However, these guidelines do not stipulate specific materials nor do they require a certain percentage of materials. The Retail Corner Design Guidelines is also not an ordinance.

Staff has some reservation regarding requiring specific materials and/or design requirements for parking structures since we do not have an architectural ordinance that regulates materials and design for buildings. However, should the Commission be interested in establishing aesthetic requirements for parking structures, staff then recommends the regulations be written to allow developers flexibility regarding designing their development, yet providing for some architectural consistency so that the parking structure exteriors are architecturally designed to be integrated and compatible with adjacent building materials.

Staff also recommends that Downtown Business/Government (BG) and Central Business-1(CB-1) zoning districts be exempted from the proposed parking structure architectural standards. The BG district is designed to ensure that development and redevelopment within the district are consistent with the historical character of Plano's original business district and the surrounding area, and the district facilitates an urban form of development. As such, the BG district already includes regulations that parking structures be obscured from street views or have special architectural and/or landscaping treatments approved in conjunction with a preliminary site plan or site plan. The CB-1 district is intended to permit a concentrated business center similar to traditional downtown areas. Properties zoned CB-1 are located along the Dallas North Tollway, and include Legacy Town Center, which is zoned Planned Development-65-Central Business-1 (PD-65-CB-1) and currently regulates parking structures and requires that they be designed to minimize the ground level view of automobiles below hood lines and that parking structure facades have strong horizontal architectural elements.

The proposed language would be added to Section 3.300 (Exterior Wall Construction Standards for Structures) of Article 3 (Supplementary Regulations). (Additions are shown as underlined text; deletions are shown as strike-through text.)

### 3.304 Nonresidential Uses

- (1) Except as otherwise regulated by this ordinance, exterior wall construction in districts permitting nonresidential uses shall be of such material that conforms to the International Building Code unless an alternative has been approved by the Building Official. However, metal and membrane exterior walls are prohibited in all zoning districts with the following exception:

Metal and membrane exterior wall construction is permitted in the Light Industrial-1 and Light Industrial-2 districts with approval of a facade plan as part of the site plan review process by the Planning & Zoning Commission only under the following conditions:

- ~~(1)~~ (a) The metal or membrane exterior wall construction is not visible from a public thoroughfare or residential zoning district.

- (2)(b) The lot containing the building is located at least 1,000 feet from any residential zoning district boundary line unless separated by a Type C or larger thoroughfare.

(2) Special Requirements for Parking Structures.

Except in BG and CB-1 zoning districts, all exterior walls of parking structures shall be architecturally designed to be integrated with the primary building on the site including consistent architectural design elements and building materials between structures.

Landscaping

In addition to regulating the exterior building materials of parking structures, the Commission requested for staff to explore additional landscaping requirements for parking structures to soften the appearance of the structures. Currently, the Zoning Ordinance has landscaping requirements for below-grade open parking structures within the front yard of nonresidential zoned properties. Requirements include an 18-foot landscape edge between the structure and the street right-of-way, with berming and trees within the landscape edge. There are currently no perimeter landscaping requirements in the Zoning Ordinance for above ground and/or at-grade parking structures.

Staff recommends that structures located closer to the street right-of-way have more landscaping materials around the perimeter of the structure, compared to parking structures located farther away from the street right-of-way. As parking structures are located farther away from the street, certain landscaping elements, such as shrubbery and groundcover foundation plantings, have less visual impact compared to trees. Should the Commission want to require perimeter landscaping for above ground and/or at-grade parking structures, staff recommends the Commission consider the following provisions below. These provisions would be in addition to site landscaping requirements that apply today.

(Additions are shown as underlined text; deletions are shown as strike-through text.)

3.1200 Landscaping Requirements

(1) Nonresidential Landscaping Requirements

(f) Landscaping for Above Ground and/or At-Grade Parking Structures

These standards shall apply to all nonresidential districts, except BG and CB-1, and shall be in addition to other landscaping requirements as required in Section 3.1200 and within the overlay districts.

- (i) Where an above ground and/or at-grade parking structure is located 100 feet or less from the adjacent street right-of-way, the required landscaping shall comply with the following regulations:

1. A minimum ten-foot landscape edge shall be provided adjacent to the exterior perimeter of the parking structure.
  2. Within the required landscape edge, one shade tree (three inch caliper minimum) shall be provided for every 50 lineal feet of parking structure frontage, exclusive of entry drives and pedestrian access points. Ornamental trees (eight to ten feet height minimum) can be substituted for shade trees at a ratio of 2:1.
  3. Additionally, ten shrubs (five gallon minimum) per required shade tree shall be provided within the required landscape edge. If decorative trellis is used as part of the façade structure, vines may count as part of the minimum shrub requirement.
  4. A maximum of 60% of any one species is allowed for any required plantings stated above.
- (ii) Where an above ground and/or at-grade parking structure is located greater than 100 feet from the adjacent street right-of-way, the required landscaping shall comply with the following regulations:
1. Within a maximum of ten feet from the exterior perimeter of the parking structure, one shade tree (three inch caliper minimum) shall be provided for every 50 lineal feet of parking structure frontage, exclusive of entry drives and pedestrian access points. Ornamental trees (eight to ten feet height minimum) can be substituted for shade trees at a ratio of 2:1.
  2. A maximum of 60% on any one species is allowed for any required plantings stated above.

Staff is proposing to exempt BG and CB-1 districts from the proposed nonresidential landscaping requirements. BG zoning district specifies that parking structures shall be obscured from street views or have special architectural and/or landscaping treatments approved in conjunction with a preliminary site plan or site plan. For properties within the CB-1 district, and in particular Legacy Town Center, which is zoned PD-65-CB-1, the planned development district includes landscaping regulations that promote an urban form of development. The proposed landscaping standards for parking structures are consistent with the other landscaping requirements in the Zoning Ordinance that facilitate a non-urban form of development (suburban development).

**RECOMMENDATION:**

Recommended that the Planning & Zoning Commission provide direction regarding potential Zoning Ordinance amendments pertaining to aesthetic and landscape standards for above ground and/or at-grade parking structures and call a public hearing for this purpose, including addressing formatting and placement requirements within Section 3.300 (Exterior Wall Construction Standards for Structures).