

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**January 7, 2008**

<b>ITEM NO.</b>	<b>EXPLANATION</b>	<b>ACTION TAKEN</b>
	<p><b>6:30 p.m. - Dinner - Planning Conference Room 2E</b></p> <p><b>7:00 p.m. - Regular Meeting - Council Chambers</b></p> <p><b>The Planning &amp; Zoning Commission may convene into Executive Session pursuant to Section 55.071 of the Texas Government Code to consult with its attorney regarding posted items in the regular meeting.</b></p> <p><b>1</b> Call to Order/Pledge of Allegiance</p> <p><b>2</b> Approval of Agenda as Presented</p> <p><b>3</b> Approval of Minutes for the December 4, 2007, Planning &amp; Zoning Commission Work Session, and December 17, 2007, Planning &amp; Zoning Commission Meeting</p> <p><b>4</b> <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>CONSENT AGENDA</u></b></p> <p><b>5a</b> <b>Revised Site Plan:</b> Greenway 190 Addition, Block A, Lots 1 &amp; 2 - Two retail buildings on two lots on 3.4± acres located at the southwest corner of Plano Parkway and Dallas North Tollway. Zoned Light Industrial-1. Neighborhood #52. <b>Applicant: Greenway 190 Parkway, LP</b></p> <p><b>5b</b> <b>Preliminary Plat:</b> Ruisseau Village, Phase II, Block 1, Lot 2 - Car dealership on one lot on 4.2± acres located at the southeast corner of Ruisseau Drive and Premier Drive. Zoned Corridor Commercial. Neighborhood #36. <b>Applicant: Corinth Properties</b></p>	

<p><b>5c BT</b></p>	<p><b>Final Plat:</b> Bar P Addition, Block 1, Lot 2 - General office building on one lot on 0.6± acre located on the west side of Chase Oaks Boulevard, 830± feet north of Spring Creek Parkway. Zoned General Office. Neighborhood #21. <b>Applicant: Santo Pascal, LLC</b></p>	
<p><b>5d TF</b></p>	<p><b>Final Plat:</b> The Luminator Addition, Block A, Lot 2 - Office/Warehouse building on one lot on 5.3± acres located at the southwest corner of Plano Parkway and N Avenue. Zoned Light Industrial-1. Neighborhood #67. <b>Applicant: 1300 East Plano Parkway L.P.</b></p>	
<p><b>5e EH</b></p>	<p><b>Revised Site Plan:</b> Citizens, Block A, Lot 1 - General office buildings on one lot on 27.0± acres located at the southeast corner of Parkwood Boulevard and Headquarters Drive. Zoned Commercial Employment. Neighborhood #8. <b>Applicant: PepsiCo Inc.</b></p>	
<p><b><u>END OF CONSENT AGENDA</u></b></p>		
<p><b><u>PUBLIC HEARINGS</u></b></p>		
<p><b>6 BT</b></p>	<p><b>Public Hearing:</b> Zoning Case 2007-66 - Request for a Specific Use Permit for 80-foot Commercial Antenna Support Structure on one lot on 0.1± acre located at the southwest corner of 14th Street and Shiloh Road. Zoned Light Commercial. <b>Applicant: Plano Independent School District</b></p>	
<p><b>7 EH</b></p>	<p><b>Public Hearing:</b> Zoning Case 2007-67 - Request for a Specific Use Permit for Winery on one lot on 0.1± acre located at the northeast corner of McDermott Road and Preston Road. Zoned Regional Commercial. <b>Applicant: D'Vine Wine</b></p>	
<p><b>8 BT</b></p>	<p><b>Public Hearing:</b> Zoning Case 2007-68 - Request for a Specific Use Permit for Kennel with Indoor Pens and Commercial Pet Sitting on one lot on 0.1± acre located at the southeast corner of Los Rios Boulevard and Park Boulevard. Zoned General Office with Specific Use Permit #484 for Veterinary Clinic and Specific Use Permit #57 for Restaurant. <b>Applicant: Park Boulevard Center Limited</b></p>	
<p><b>9</b></p>	<p><b>Public Hearing:</b> Public Hearing for several zoning cases that would repeal certain specific use permits for private clubs. A combined public hearing will be held for all of these cases. If you wish to speak on a particular case, please identify which one you wish to address. After the public hearing, the Commission may take action on these zoning cases in one motion, or a commissioner may request to take action individually on one or more of the requests.</p>	
<p><b>9A TF</b></p>	<p>Zoning Case 2007-58 - Request to rescind Specific Use Permit #137 for Private Club on one lot on 1.4± acres located at the northeast corner of U.S. Highway 75 and Park Boulevard. Zoned Corridor Commercial. <b>Applicant: City of Plano</b></p>	

9B EH	Zoning Case 2007-59 - Request to rescind Specific Use Permit #195 for Private Club on one lot on 0.1± acre located 240± feet north of Park Boulevard, 75± feet west of Ohio Drive. Zoned Retail. <b>Applicant: City of Plano</b>
9C TF	Zoning Case 2007-60 - Request to rescind Specific Use Permit #206 for Private Club on one lot on 0.1± acre located at the southwest corner of U.S. Highway 75 and Enterprise Drive. Zoned Corridor Commercial. <b>Applicant: City of Plano</b>
9D EH	Zoning Case 2007-61 - Request to rescind Specific Use Permit #207 for Private Club on one lot on 0.1± acre located on the east side of Preston Road, 1,370± feet north of Park Boulevard. Zoned Retail. <b>Applicant: City of Plano</b>
9E TE	Zoning Case 2007-62 - Request to rescind Specific Use Permit #212 for Private Club on one lot on 2.2± acres located at the northwest corner of Preston Road and Park Boulevard. Zoned Planned Development-68-Retail. <b>Applicant: City of Plano</b>
9F TE	Zoning Case 2007-63 - Request to rescind Specific Use Permit #216 for Private Club on one lot on 2.3± acres located on the west side of U.S. Highway 75, 270± feet north of 15th Street. Zoned Planned Development-469-Corridor Commercial. <b>Applicant: City of Plano</b>
9G BT	Zoning Case 2007-64 - Request to rescind Specific Use Permit #224 for Private Club on one lot on 2.1± acres located at the southwest corner of U.S. Highway 75 and 16th Street. Zoned Planned Development-469-Corridor Commercial. <b>Applicant: City of Plano</b>
9H BT	Zoning Case 2007-65 - Request to rescind Specific Use Permit #257 for Private Club on one lot on 0.1± acre located on the east side of U.S. Highway 75, 230± feet south of 18th Street. Zoned Corridor Commercial. <b>Applicant: City of Plano</b>
10 TF	<b>Public Hearing - Preliminary Replat:</b> Kings Gate Addition, Block B, Lots 10R, 11, & 12 - Two Single-Family Residence-20 lots and one open space lot for a private street on 6.5± acres located on the west side of Old Gate Road, 300± feet north of Sudbury Road. Zoned Single-Family Residence-20 with Specific Use Permit #281 for Private Street Development. Neighborhood #25. <b>Applicant: MFF Realty, Inc. and Robert Peterson</b>
	<b><u>END OF PUBLIC HEARINGS</u></b>
11 TF	<b>Preliminary Site Plan:</b> 544 Coit Addition, Block A, Lot 2 - Bank on one lot on 0.6± acre located at the northwest corner of Park Boulevard and Coit Road. Zoned Retail. Neighborhood #43. <b>Applicant: SRCB Estate, Inc.</b>

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

### **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 45 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

January 7, 2008

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**Agenda Item No. 5a**

**Revised Site Plan:** Greenway 190 Addition, Block A, Lots 1 & 2

**Applicant:** Greenway 190 Parkway, LP

Two retail buildings on two lots on 3.4± acres located at the southwest corner of Plano Parkway and Dallas North Tollway. Zoned Light Industrial-1. Neighborhood #52.

The purpose of the revised site plan is to modify fire lane and utility easements on Lot 2.

Recommended for approval as submitted.

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**Agenda Item No. 5b**

**Preliminary Plat:** Ruisseau Village, Phase II, Block 1, Lot 2

**Applicant:** Corinth Properties

Car dealership on one lot on 4.2± acres located at the southeast corner of Ruisseau Drive and Premier Drive. Zoned Corridor Commercial. Neighborhood #36.

Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

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**Agenda Item No. 5c**

**Final Plat:** Bar P Addition, Block 1, Lot 2

**Applicant:** Santo Pascal, LLC

General office building on one lot on 0.6± acre located on the west side of Chase Oaks Boulevard, 830± feet north of Spring Creek Parkway. Zoned General Office. Neighborhood #21.

Recommended for approval as submitted.

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**Agenda Item No. 5d**

**Final Plat:** The Luminator Addition, Block A, Lot 2

**Applicant:** 1300 East Plano Parkway L.P.

Office/Warehouse building on one lot on 5.3± acres located at the southwest corner of Plano Parkway and N Avenue. Zoned Light Industrial-1. Neighborhood #67.

Recommended for approval as submitted.

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**Agenda Item No. 5e**

**Revised Site Plan:** Citizens, Block A, Lot 1

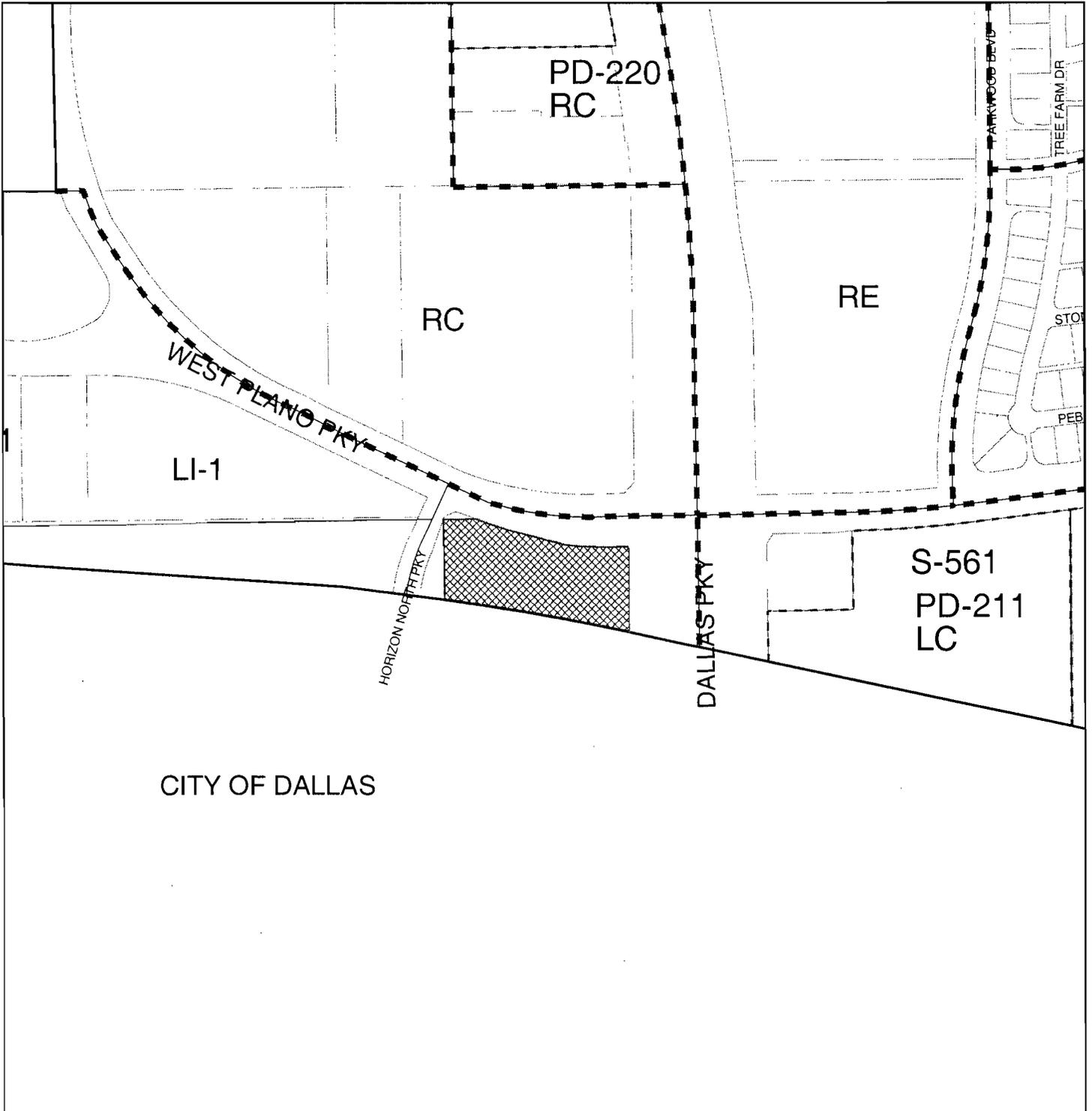
**Applicant:** PepsiCo Inc.

General office buildings on one lot on 27.0± acres located at the southeast corner of Parkwood Boulevard and Headquarters Drive. Zoned Commercial Employment. Neighborhood #8.

The purpose of the revised site plan is to propose a parking lot expansion.

Recommended for approval subject to staff approval of revised landscape plan.

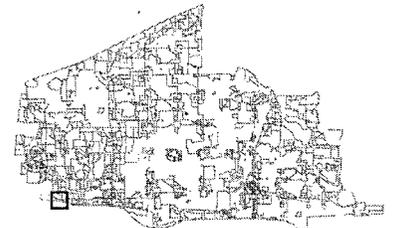
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Item Submitted: REVISED SITE PLAN

Title: GREENWAY 190 ADDITION  
BLOCK A, LOTS 1 & 2

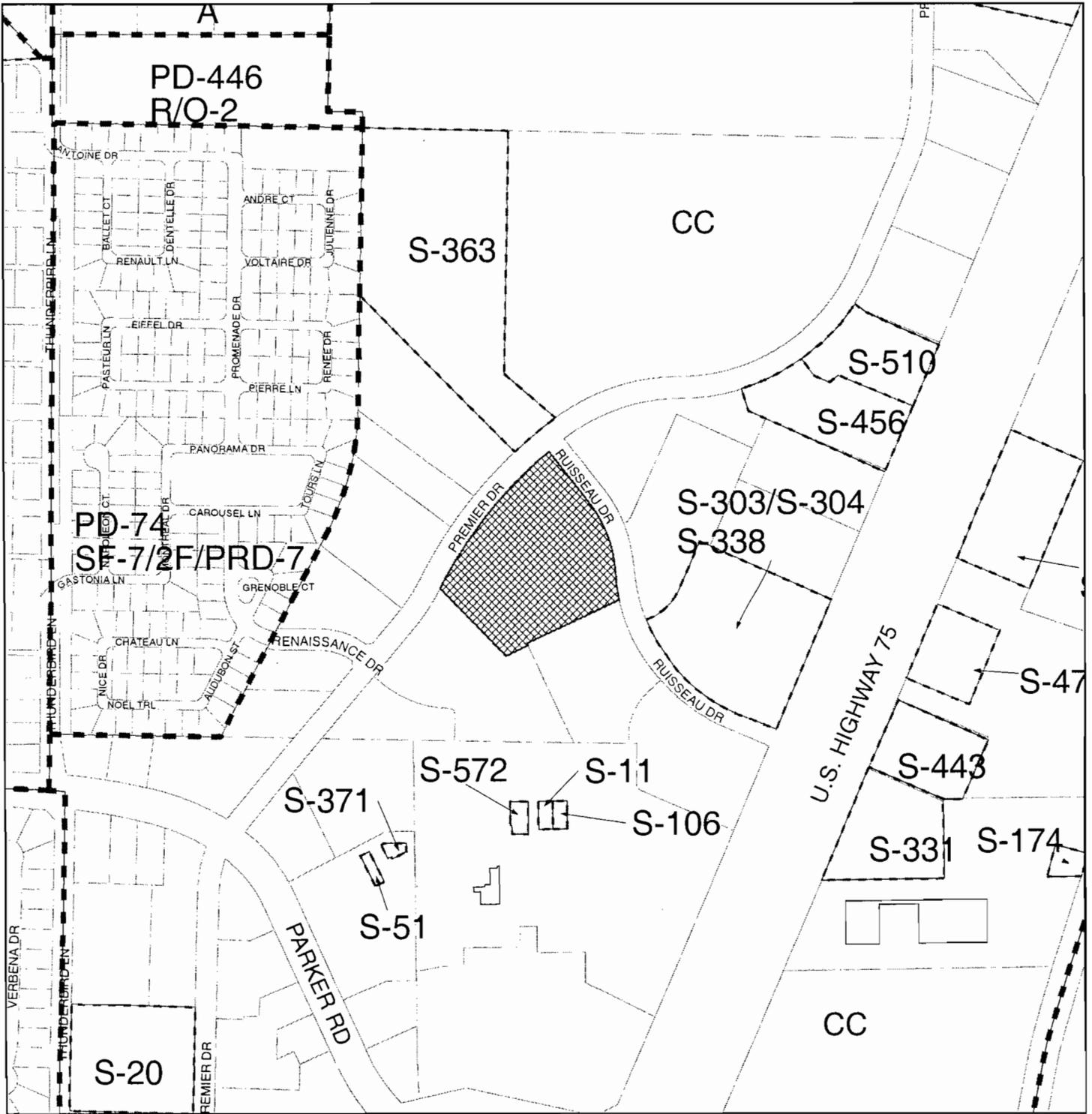
Zoning: LIGHT INDUSTRIAL-1/  
DALLAS NORTH TOLLWAY OVERLAY DISTRICT



○ 200' Notification Buffer



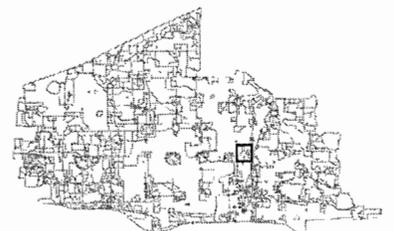




Item Submitted: PRELIMINARY PLAT

Title: RUISSEAU VILLAGE, PHASE II  
BLOCK 1, LOT 2

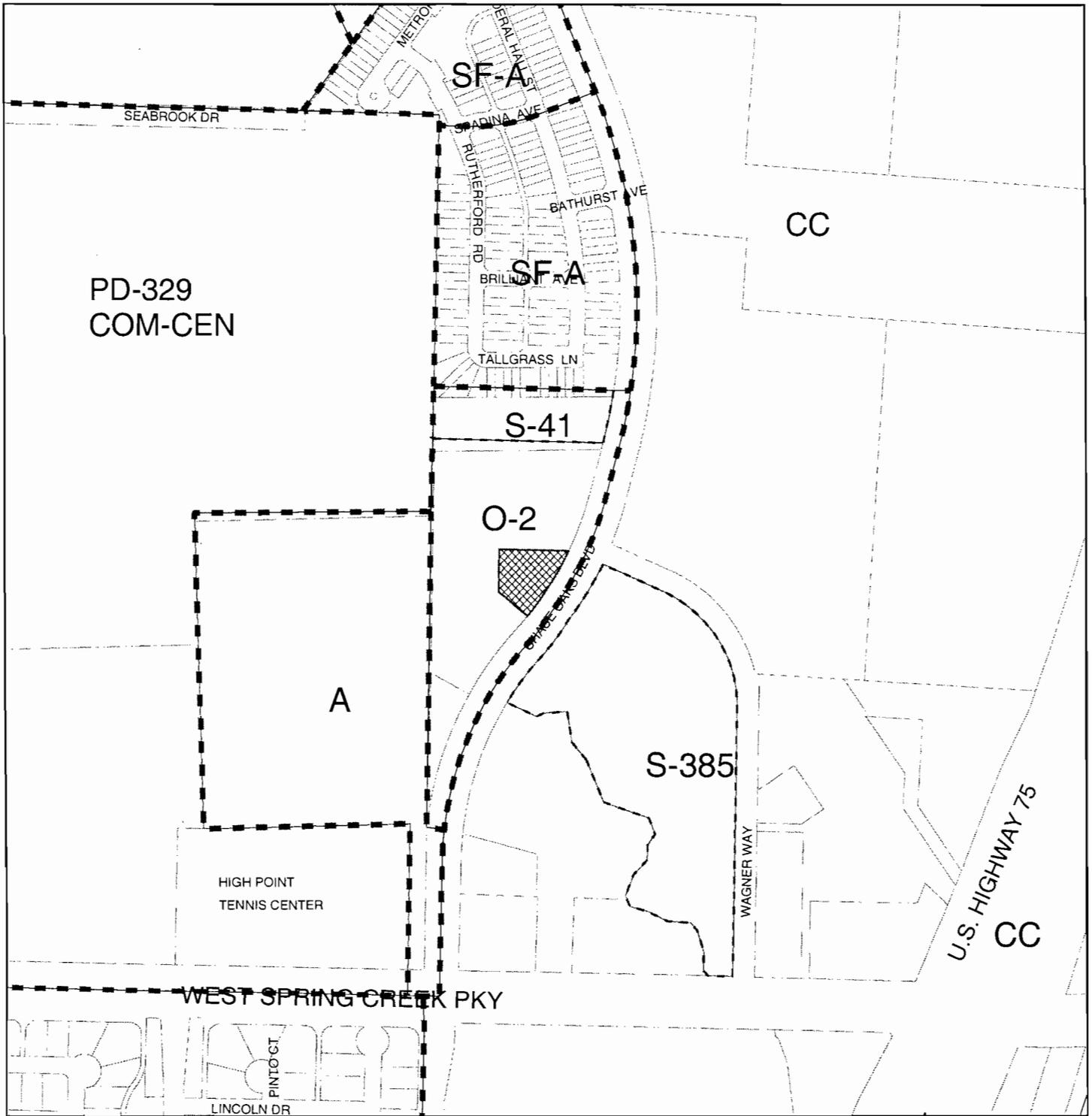
Zoning: CORRIDOR COMMERCIAL



○ 200' Notification Buffer



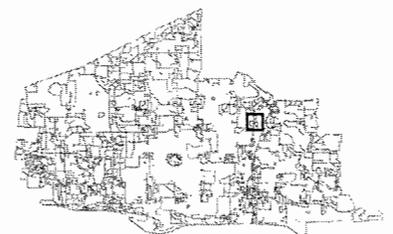




Item Submitted: FINAL PLAT

Title: BAR P ADDITION  
BLOCK 1, LOT 2

Zoning: GENERAL OFFICE



○ 200' Notification Buffer





OWNER'S CERTIFICATE

WIRELESS, Spring Place, LLC, a Texas limited partnership, is the owner of a tract of land situated in the County of Dallas, Texas, containing approximately 1.13 acres, more or less, and being a part of the...

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SURVEYOR'S CERTIFICATE

I, Bryan Connolly, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey and in accordance with the...

SURVEYOR'S CERTIFICATE

I, Bryan Connolly, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey and in accordance with the...

NOTARY PUBLIC

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and in the capacity therein stated.

NOTARY PUBLIC

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and in the capacity therein stated.

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NOTARY PUBLIC

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NOTICE TO ALL MEN BY THESE PRESENTS

THAT WE, Santo Piscal, LLC, a Texas limited partnership, acting by and through its duly authorized agent, William Holton, Member, does hereby adopt this plat designating the hereinabove described property as BAR ADDITION, Block 1, Lot 2, Block 1, in the Public Additions, Lots, Streets and Other Improvements and the Streets and...

NOTICE TO ALL MEN BY THESE PRESENTS

THAT WE, Santo Piscal, LLC, a Texas limited partnership, acting by and through its duly authorized agent, William Holton, Member, does hereby adopt this plat designating the hereinabove described property as BAR ADDITION, Block 1, Lot 2, Block 1, in the Public Additions, Lots, Streets and Other Improvements and the Streets and...

NOTARY PUBLIC

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and in the capacity therein stated.

NOTARY PUBLIC

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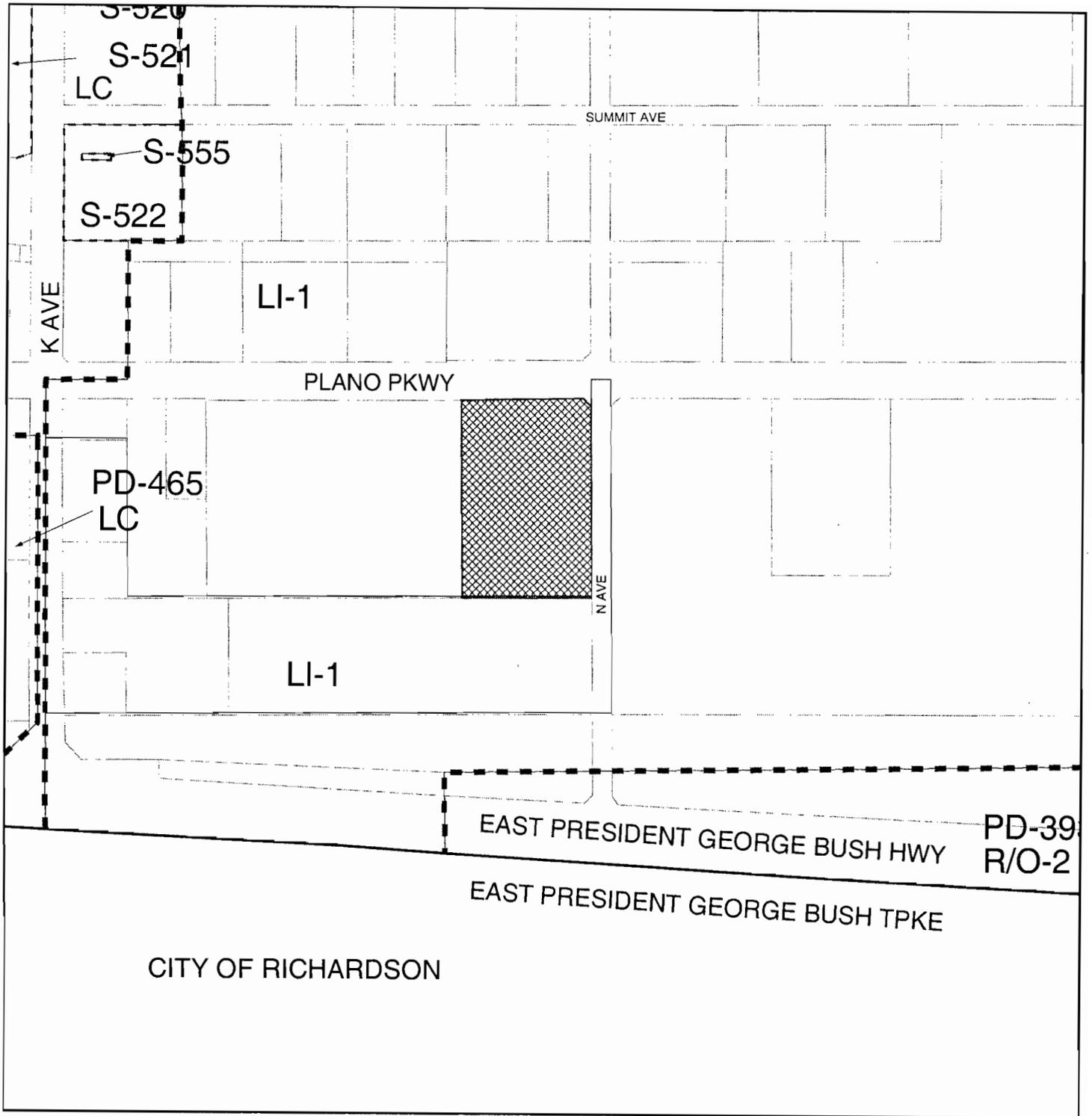
FINAL PLAT  
BAR P ADDITION  
LOT 2, BLOCK 1  
27,214.40 SQ. FT. / 0.6247 ACRES  
DANIEL ROWLETT SURVEY, ABSTRACT NO. 738  
CITY OF PLANO, TEXAS

OWNER: SANTO PISCAL, LLC  
A TEXAS LIMITED PARTNERSHIP  
11005 W. HUNTERS TRAIL  
PLANO, TEXAS 75075  
P 972.443.3300  
F 972.443.1028

ENGINEER: HELMBERGER ASSOCIATES, INC.  
11005 W. HUNTERS TRAIL  
PLANO, TEXAS 75075  
P 972.443.3300  
F 972.443.1028

SCALE: 1"=50' / DATE: SEPTEMBER 20, 2008 / JOB NO: 0601133-1-A / DRAWN BY: BR

DC&A  
11005 W. HUNTERS TRAIL  
PLANO, TEXAS 75075  
P 972.443.3300  
F 972.443.1028



Item Submitted: FINAL PLAT

Title: THE LUMINATOR ADDITION  
BLOCK A, LOT 2

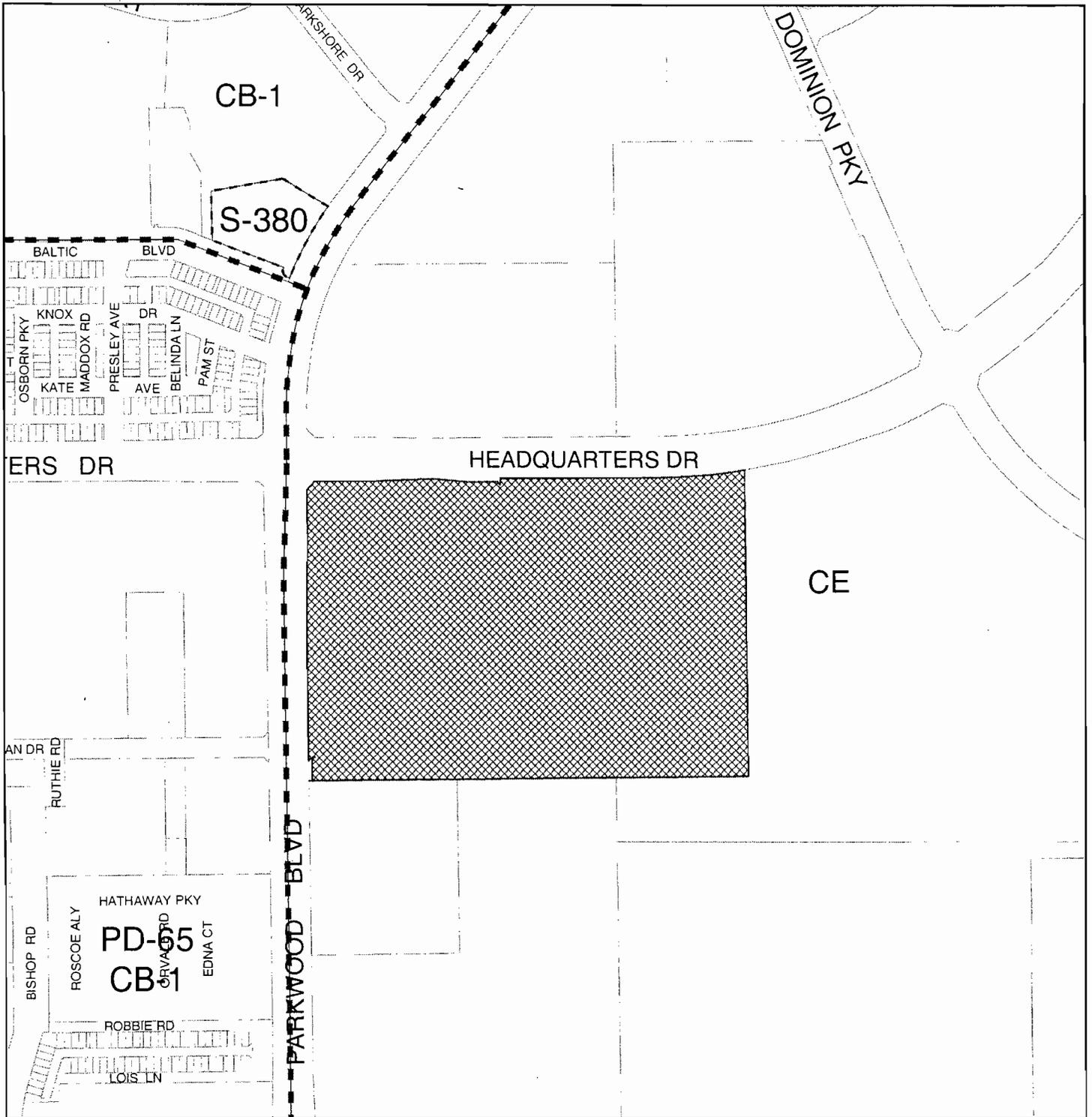
Zoning: LIGHT INDUSTRIAL-1/190 TOLLWAY/  
PLANO PARKWAY OVERLAY DISTRICT



○ 200' Notification Buffer



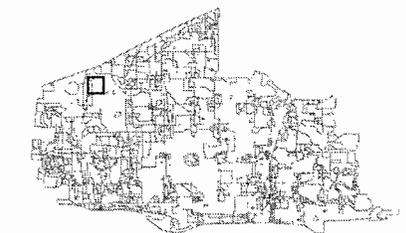




Item Submitted: REVISED SITE PLAN

Title: CITIZENS  
BLOCK A, LOT 1

Zoning: COMMERCIAL EMPLOYMENT

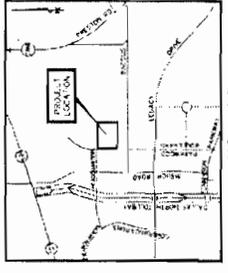
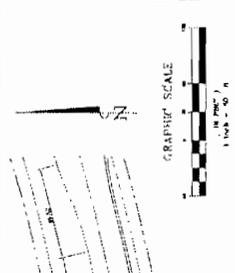


○ 200' Notification Buffer





No.	Date	Revisions

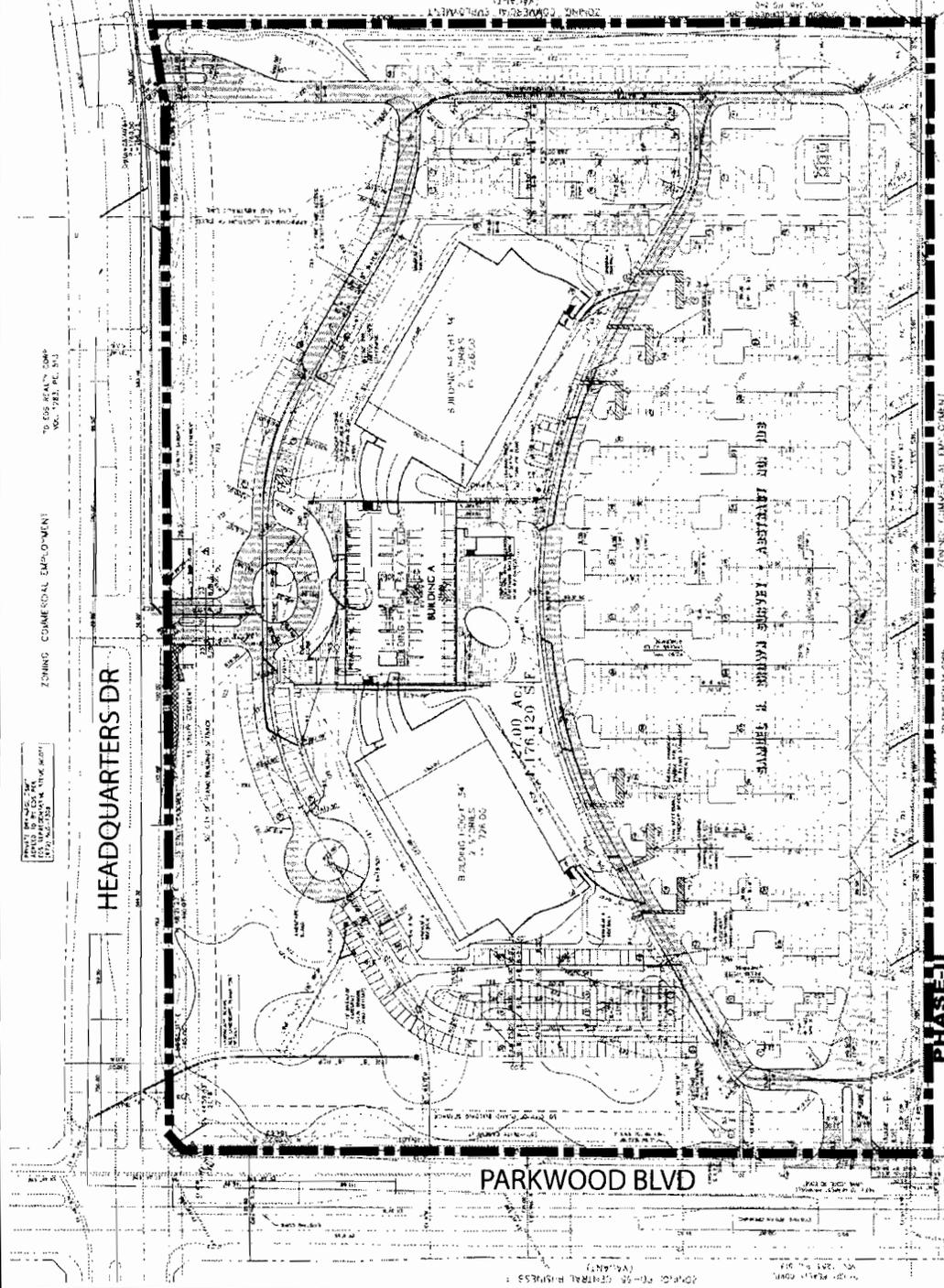


**SITE DATA SUMMARY TABLE**

Item	Description	Value
1	Total Area	176,120 SF
2	Building Area	71,385 SF
3	Parking Area	104,735 SF
4	Other Area	0 SF
5	Site Area	176,120 SF
6	Site Area	176,120 SF
7	Site Area	176,120 SF
8	Site Area	176,120 SF
9	Site Area	176,120 SF
10	Site Area	176,120 SF

**REVISIONS**

No.	Date	Description



**ARCHITECT**  
 Page Standard Plans, LLP  
 2500 West Ave, Suite 200  
 Dallas, TX 75204  
 Tel: 214.751.1111  
 Fax: 214.751.1112

**CIVIL ENGINEER/SURVEYOR**  
 Samuel H. Brown, P.E.  
 2700 University Lakes Blvd, Suite 200  
 Houston, TX 77057  
 Tel: 281.240.2200  
 Fax: 281.240.2202

**LANDSCAPE ARCHITECT**  
 Fortwell Landscape Architecture, Inc.  
 5350 West Loop West, Suite 200  
 Houston, TX 77056  
 Tel: 281.358.7225  
 Fax: 281.358.7226

**GENERAL NOTES**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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**LEGEND**

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**PHASE II**

**GENERAL NOTES**

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CITY OF PLANO  
PLANNING & ZONING COMMISSION

January 7, 2008

**Agenda Item No. 6**

**Public Hearing:** Zoning Case 2007-66

**Applicant:** Plano Independent School District (PISD)

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**DESCRIPTION:**

Request for a Specific Use Permit for 80-foot Commercial Antenna Support Structure on one lot on 0.1± acre located at the southwest corner of 14th Street and Shiloh Road. Zoned Light Commercial.

**REMARKS:**

The requested zoning is a Specific Use Permit (SUP) for an 80-foot Commercial Antenna Support Structure. A commercial antenna is defined as any antenna system that provides, directly or indirectly for a fee, telecommunications services to the public or to such classes of users as to be effectively available directly to the public, regardless of the facilities used. 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.

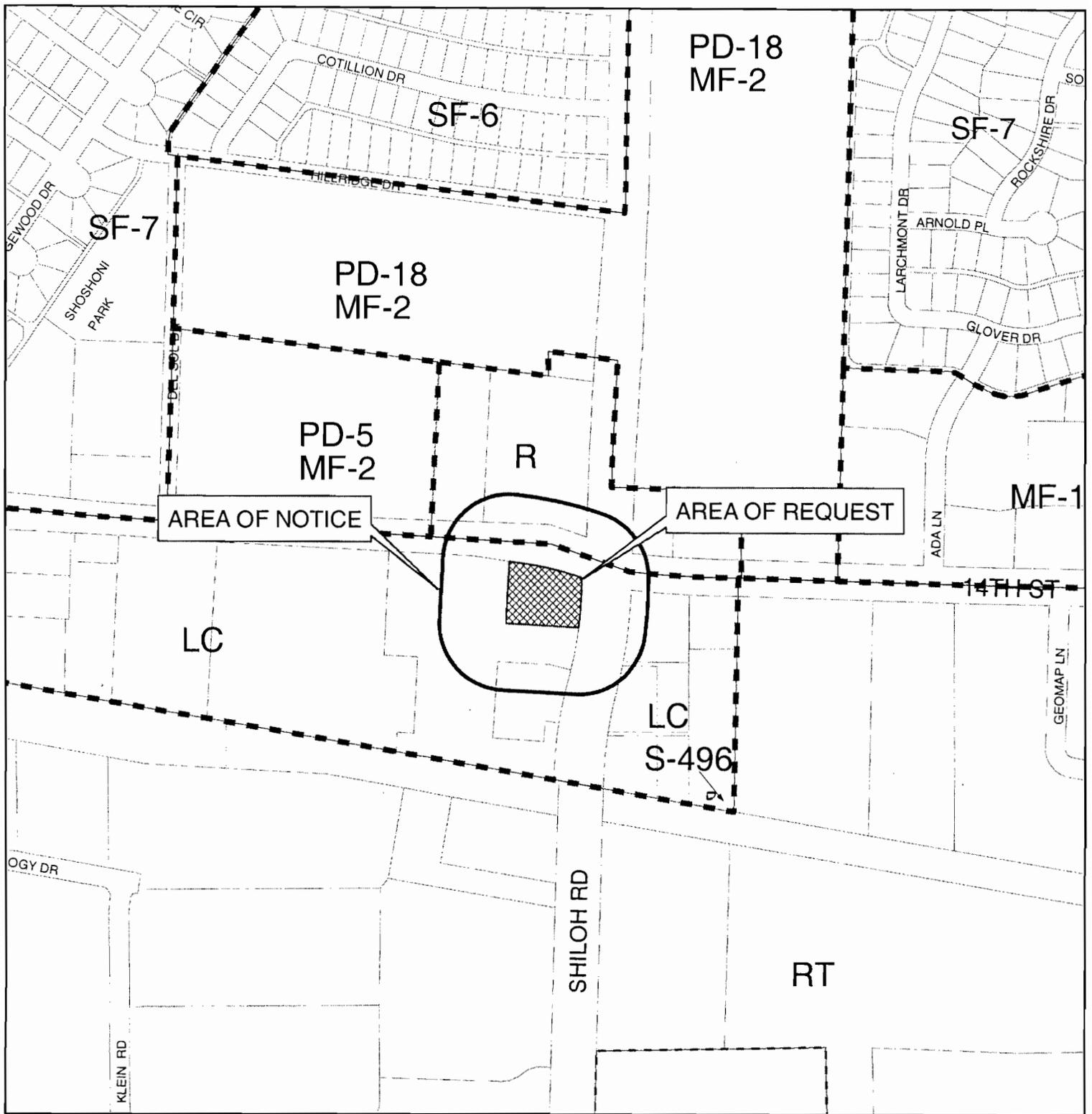
The current zoning is Light Commercial (LC). The LC district is intended to provide for a wide array of retail, office, and service uses to meet the needs of local residents and businesses. Some automobile related uses and limited assembly, which address local service and employment opportunities, are also included in LC districts.

The applicant is proposing an 80-foot commercial antenna support structure. A 60-foot support structure is allowed by right in the LC district. With approval of an SUP, the maximum height may be increased to 120 feet. The applicant is requesting an additional 20 feet in height to provide adequate coverage and to allow future collocation for multiple carriers.

The proposed site for the 80-foot commercial antenna support structure is currently in use by PISD as an administrative building. The site is surrounded by vacant land to the west, a religious school to the east, retail uses to the north, and industrial uses and railroad to the south. The operation of an 80-foot commercial antenna support structure should not negatively affect neighboring uses and will allow for future collocation of additional carriers.

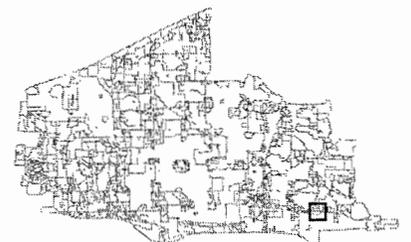
**RECOMMENDATIONS:**

Recommended for approval as submitted.



Zoning Case #: 2007-66

Existing Zoning: LIGHT COMMERCIAL



○ 200' Notification Buffer



CITY OF PLANO  
PLANNING & ZONING COMMISSION

January 7, 2008

**Agenda Item No. 7**

**Public Hearing:** Zoning Case 2007-67

**Applicant:** D'Vine Wine

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**DESCRIPTION:**

Request for a Specific Use Permit for Winery on one lot on 0.1± acre located at the northeast corner of McDermott Road and Preston Road. Zoned Regional Commercial.

**REMARKS:**

The current zoning is Regional Commercial (RC). The RC district is intended to provide for retail and service uses at appropriate nodes within the corridor or 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.

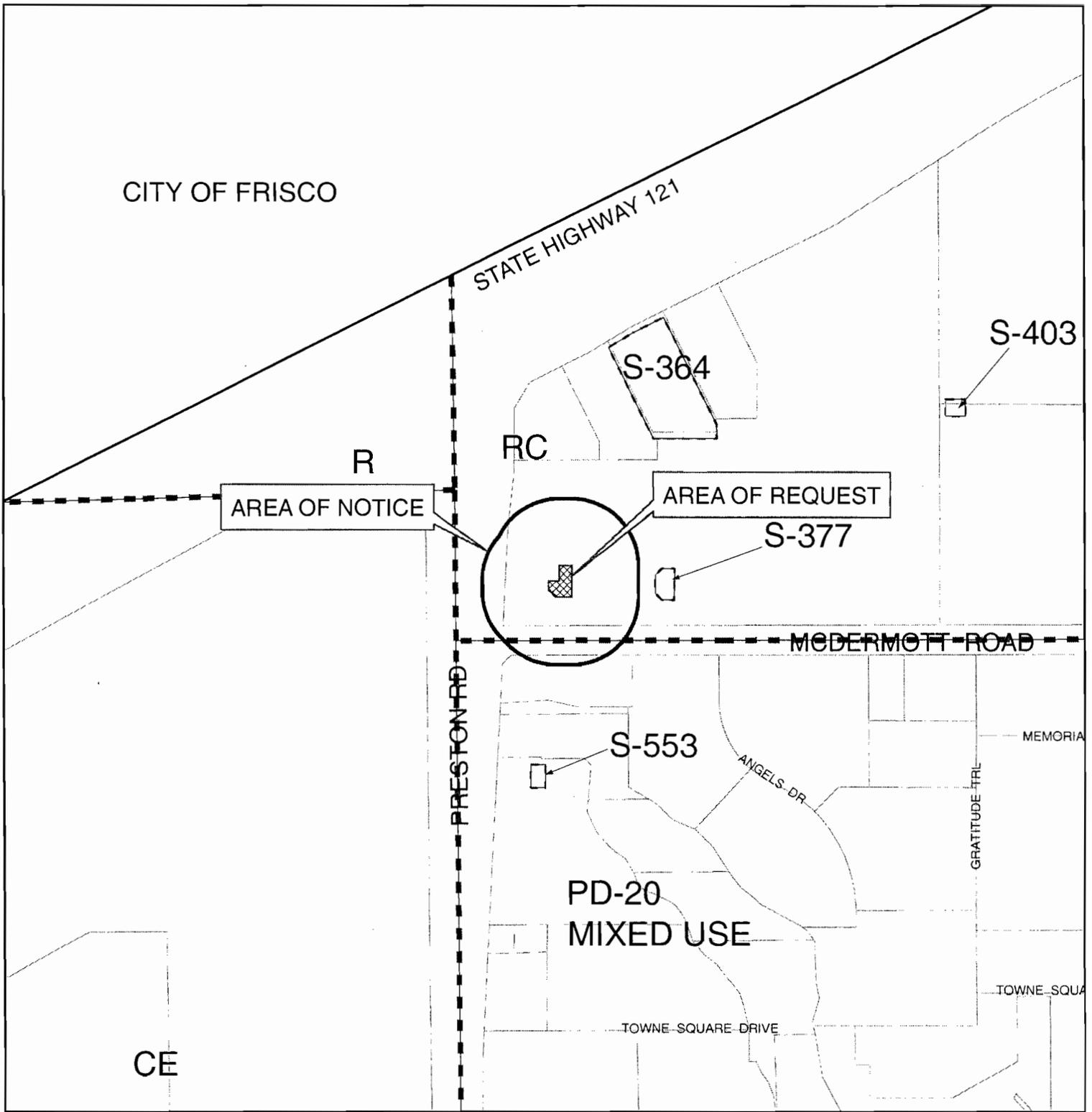
The requested zoning is Specific Use Permit (SUP) for Winery. A winery is a wine-making facility that: (1) ferments juices from grapes and/or other fruit, (2) blends wines, and (3) manufactures, bottles, labels and packages wine, and/or performs any other activity authorized by Chapter 16, Winery Permit, of the Texas Alcoholic Beverage Code as amended. 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.

The applicant is proposing a winery in a 4,250 square foot lease space in a retail strip center. The proposed winery will ferment juices into wine from fruit grown off-premise, bottle and package wine, and sell wine for on-premise and off-premise consumption. The applicant may also have wine tasting.

A winery is consistent with the restaurants and retail shops located in the retail center. There is adequate parking and circulation for this proposed use.

**RECOMMENDATION:**

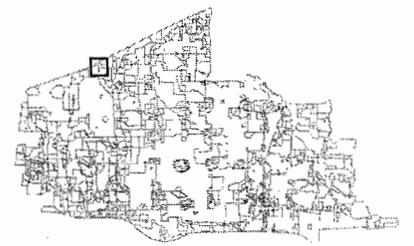
Recommended for approval as submitted.

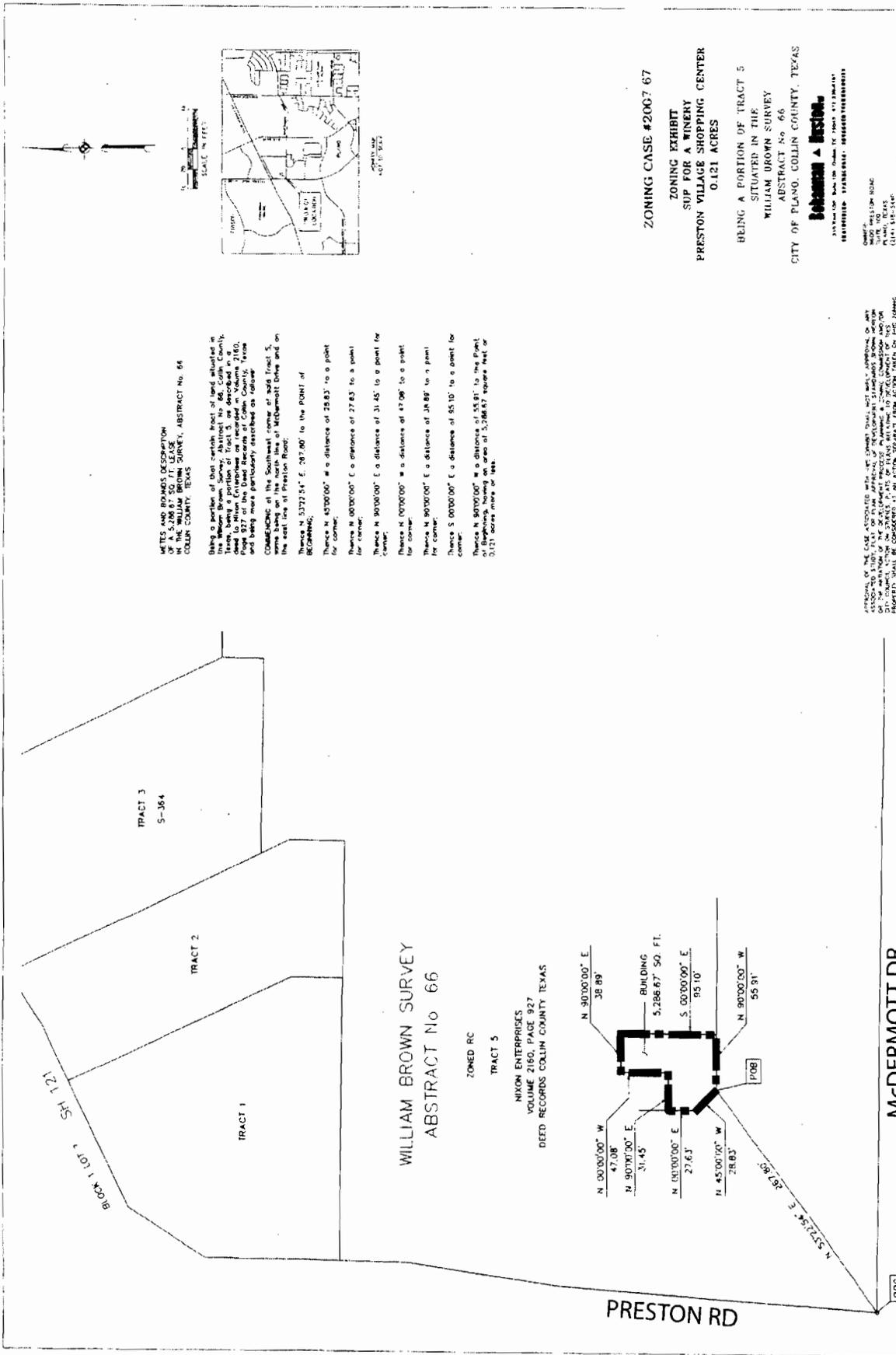


Zoning Case #: 2007-67

Existing Zoning: REGIONAL COMMERCIAL/  
 PRESTON ROAD & STATE HIGHWAY 121 OVERLAY DISTRICTS

○ 200' Notification Buffer





**TRACT 3**  
5-364

**TRACT 2**

**TRACT 1**

**WILLIAM BROWN SURVEY**  
**ABSTRACT No 66**

**ZONED RC**  
**TRACT 5**

**NIXON ENTERPRISES**  
VOLUME 2160, PAGE 927  
DEED RECORDS COLLIN COUNTY TEXAS

**PRESTON RD**

**McDERMOTT DR**

**POC**

**METES AND BOUNDS DESCRIPTION**  
OF A PORTION OF TRACT 5  
IN THE WILLIAM BROWN SURVEY, ABSTRACT No. 66  
COLLIN COUNTY, TEXAS

Being a portion of that certain tract of land situated in the County of Plano, State of Texas, known as Tract 5, from being a portion of Tract 5, as described in a deed to Nixon Enterprises as recorded in Volume 2160, Page 927 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

**COMMENCING** at the Southeast corner of said Tract 5, same being on the north line of McDermott Drive and on the east line of Preston Road;

Thence N 53°22'54" E, 287.80' to the POINT of BEGINNING;

Thence N 43°00'00" W a distance of 28.83' to a point for corner;

Thence N 00°00'00" E a distance of 27.63' to a point for corner;

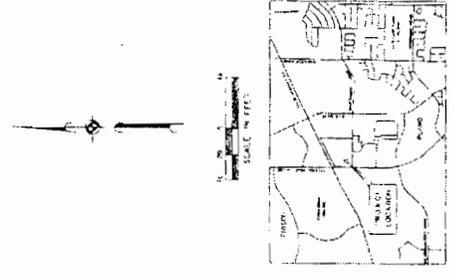
Thence N 90°00'00" E a distance of 31.45' to a point for corner;

Thence N 07°00'00" W a distance of 47.98' to a point for corner;

Thence N 90°00'00" E a distance of 38.89' to a point for corner;

Thence S 00°00'00" E a distance of 95.10' to a point for corner;

Thence N 90°00'00" W a distance of 55.91' to the Point of Beginning, having an area of 5,286.67 square feet or 0.121 acres more or less.



**ZONING CASE #2007 67**

**ZONING EXHIBIT**  
**SUP FOR A WINERY**  
**PRESTON VILLAGE SHOPPING CENTER**  
0.121 ACRES

BEING A PORTION OF TRACT 5  
SITUATED IN THE  
WILLIAM BROWN SURVEY  
ABSTRACT No 66  
CITY OF PLANO, COLLIN COUNTY, TEXAS

**William A. Estlin**  
REGISTERED SURVEYOR - LICENSED PROFESSIONAL

210 West Oak Street, Suite 100, Plano, TX 75075-4714  
PHONE: 972-420-1111  
FAX: 972-420-1112  
WWW.WILLIAM-ESTLIN.COM  
PLANO, TEXAS  
(214) 420-1111

NOTICE: THE CITY OF PLANO HAS REVIEWED THE ZONING EXHIBIT AND HAS ASSIGNED A ZONING EXHIBIT NUMBER TO THE EXHIBIT. THE CITY OF PLANO HAS REVIEWED THE EXHIBIT AND HAS ASSIGNED A ZONING EXHIBIT NUMBER TO THE EXHIBIT. THE CITY OF PLANO HAS REVIEWED THE EXHIBIT AND HAS ASSIGNED A ZONING EXHIBIT NUMBER TO THE EXHIBIT. THE CITY OF PLANO HAS REVIEWED THE EXHIBIT AND HAS ASSIGNED A ZONING EXHIBIT NUMBER TO THE EXHIBIT.

CITY OF PLANO

PLANNING & ZONING COMMISSION

January 7, 2008

**Agenda Item No. 8**

**Public Hearing:** Zoning Case 2007-68

**Applicant:** Park Boulevard Center Limited

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**DESCRIPTION:**

Request for a Specific Use Permit for Kennel with Indoor Pens and Commercial Pet Sitting on one lot on 0.1± acre located at the southeast corner of Los Rios Boulevard and Park Boulevard. Zoned General Office with Specific Use Permit #484 for Veterinary Clinic and Specific Use Permit #57 for Restaurant.

**REMARKS:**

The requested zoning is a Specific Use Permit (SUP) for Kennel with Indoor Pens and Commercial Pet Sitting. Kennel (Indoor Pens)/Commercial Pet Sitting is defined as an establishment with indoor pens in which more than six dogs or domesticated animals are housed during the day or overnight, groomed, bred, boarded, exercised, trained, or sold for commercial purposes. Animal transportation service may be provided. The applicant is requesting the SUP to operate a day care for dogs.

The current zoning is General Office with Specific Use Permit #484 for Veterinary Clinic and Specific Use Permit #57 for Restaurant (O-2 w/SUP #484 and #57). The General Office 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. An SUP authorizes and regulates a use not normally permitted in a district, which could benefit in a particular case the general welfare, provided that adequate development standards and safeguards are established.

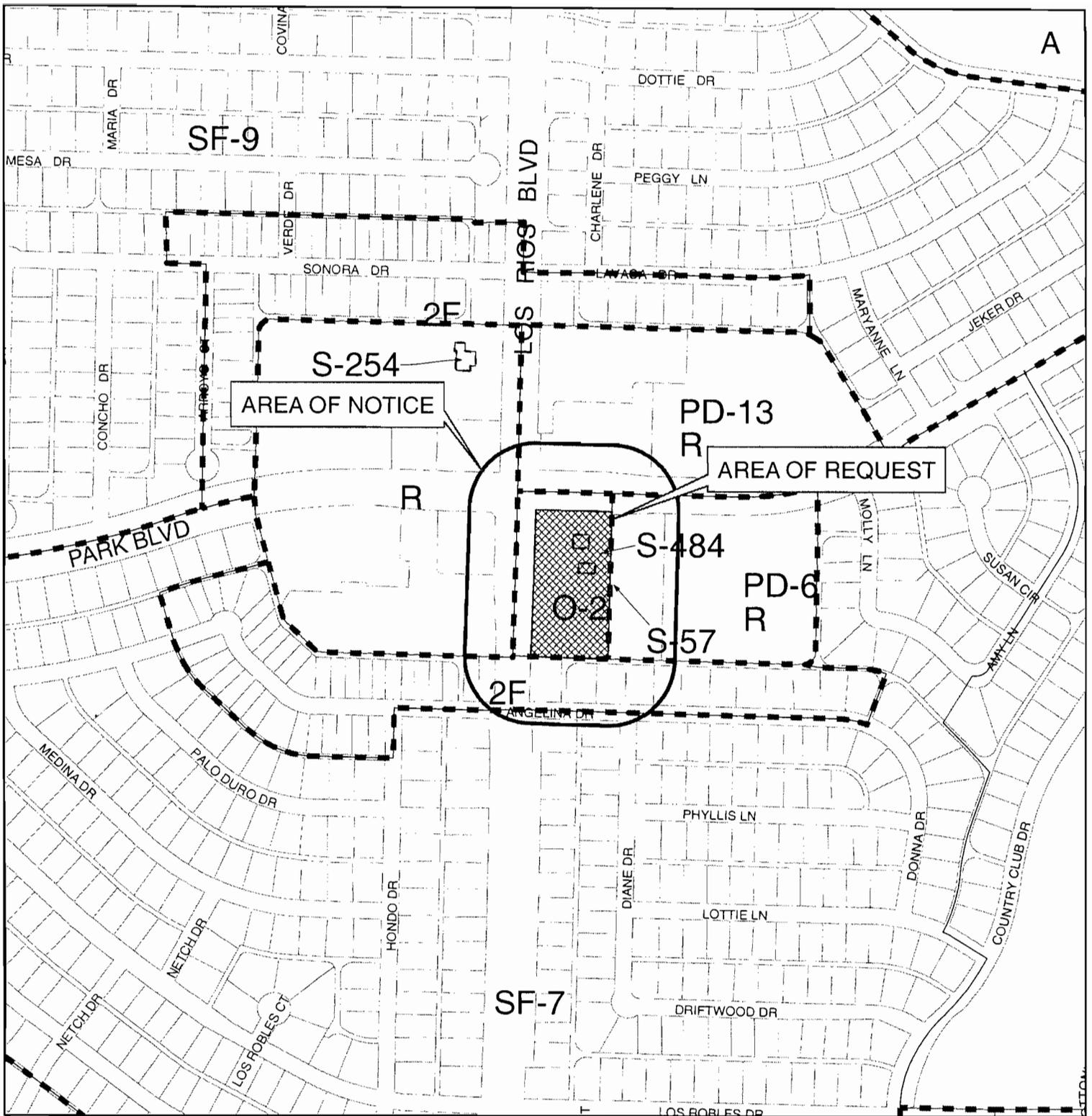
The proposed site for the request is a lease space in a multi-tenant building. Two existing parking spaces will be converted into a fenced outdoor area for the dogs. The tenant space is located at the southern corner of the multi-tenant building. To the east, the property has not been developed and is vacant. To the north, northwest and west,

the properties have been partially developed as retail, convenience store, restaurant, and office uses. A masonry wall separates the proposed use from the existing residential use to the south.

The operation of a kennel with indoor pens and commercial pet sitting is compatible with the existing dry cleaning, church, and medical office uses within the multi-tenant building and can provide a service to the area's residents.

**RECOMMENDATIONS:**

Recommended for approval as submitted.



Zoning Case #: 2007-68

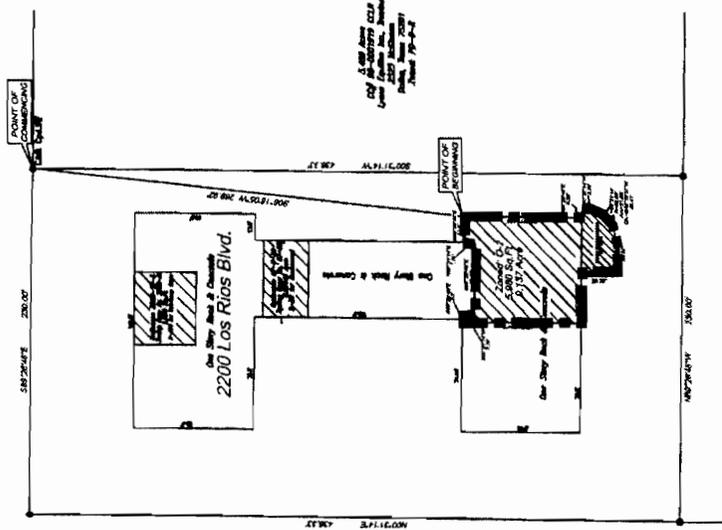
Existing Zoning: GENERAL OFFICE w/SPECIFIC USE PERMITS #484 & #57



○ 200' Notification Buffer

See Also Plans  
 Abstract #  
 Abstract #

**PARK BLVD**  
 (170' E.O.B.)



**LOS RIOS BLVD**

**Property Description**

SITUATED in the State of Texas, County of Collin and City of Plano, being part of the Andrew Piara Survey, Abstract No. 687, being part of Lot 1, Block 1, of the City of Plano, Texas, as shown on the plat of said survey, recorded in Volume 1, Abstract 687 of the Collin County Map Records with said plat recorded being 19024.

THE COMMERCIAL use of a Center & Burgeon capped iron rod found in the south right-of-way line of Park Boulevard marking the northeast corner of said Lot 1;

THENCE South 05°14'00" West, 280.00 feet to the northeast corner of an existing masonry building and the POINT OF BEGINNING for the herein described premises;

THENCE with the east line of said premises along the east facing of said masonry building, South 00°31'14" West, 80.00 feet to the southeast corner of said building;

THENCE South 89°28'45" East, 5.20 feet to a point on the west edge of an existing concrete retaining wall;

THENCE South 07°31'14" West, 5.20 feet to the beginning of a curve to the right, commencing along said curve having a radius of 11.80 feet (chord = South 45°13'37" West, 28.41 feet) to the end of said curve;

THENCE North 20°22' feet to a point in an existing concrete parking apron of the aforementioned building;

THENCE North 07°14'30" West, 23.35 feet to a point in the south facing of the aforementioned building;

THENCE North 07°31'14" East, 80.00 feet to the northeast corner of said premises;

THENCE along the south facing of an interior wall, South 89°28'45" East, 2.50 feet to an interior wall corner;

THENCE with the west facing of an interior wall, South 00°31'14" West, 7.75 feet to an interior corner of said wall;

THENCE along the south facing of said interior wall, South 89°28'45" East, 48.00 feet to an interior wall corner;

THENCE with the east facing of said interior wall, North 00°31'14" East, 7.75 feet to an interior wall corner;

THENCE with the south facing of an interior wall, South 89°28'45" East, 17.70 feet to the point of beginning and containing 5,980 square feet or 0.137 acre of land.

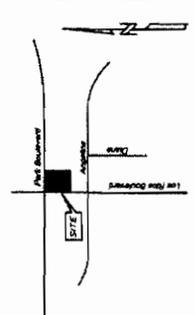


**ZC-2007-68**  
**Specific Use Permit**  
**Kennel with Indoor Pens &**  
**Commercial Pet Sitting**  
**Part of Lot 1, Block 1**  
**Park Rios Addition**

recorded in Volume F, Page 181 C.C.M.R.  
 an Addition to the City of Plano  
 Andrew Piara Survey, Abstract No. 687  
 Collin County, Texas  
 November 2007

Note: Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plan, or plan, approval of development, or any other action, or the initiation of the development process. Planning Commission approval is required for all development. The applicant shall be responsible for development of this property shall be considered an act of self-help and shall be subject to enforcement of applicable laws and ordinances applicable from action taken on this zoning case.

Tenant	Owner	Surveyor
Oakton 637 Baker Drive Plano, TX 75025 (972) 424-9770 Fax: NA Attn: Michelle Stewart	Park Rios Center, Ltd. 4720 LB Foreweg #129 Dallas, TX 75244 (972) 422-7770 (Fax) 972-222-7616 Agent: Gene Gibson	Robert Lee Schaefer 2000 A & O Suite 310 Plano, Texas 75074 Ph: (972) 422-4372 Fax: (972) 423-7323 Attn: Fred Bernhardt



**VICINITY MAP**  
 Not to Scale

ROOME LAND SURVEYING, INC.  
 3000 ALPHEUS O  
 PLANO, TEXAS 75074  
 Phone: (972) 422-7770  
 Fax: (972) 423-7323

RECEIVED

REPLY FORM

PLANNING DEPT

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-68. This is a request for a Specific Use Permit for Kennel with Indoor Pens and Commercial Pet Sitting on one lot on 0.1± acre located at the southeast corner of Los Rios Boulevard and Park Boulevard. The requested zoning is a Specific Use Permit (SUP) for Kennel with Indoor Pens and Commercial Pet Sitting. Kennel (Indoor Pens)/Commercial Pet Sitting is defined as an establishment with indoor pens in which more than six dogs or domesticated animals are housed during the day or overnight, groomed, bred, boarded, exercised, trained, or sold for commercial purposes. Animal transportation service may be provided.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-68.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-68.

This item will be heard on **January 7, 2008, 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.

Catherine Gibb  
Name (Please Print)

Catherine Gibb  
Signature

4305 Angeline Drive  
Address Plano, TX 75074

December 11, 2007  
Date

BT

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-68. This is a request for a Specific Use Permit for Kennel with Indoor Pens and Commercial Pet Sitting on one lot on 0.1± acre located at the southeast corner of Los Rios Boulevard and Park Boulevard. The requested zoning is a Specific Use Permit (SUP) for Kennel with Indoor Pens and Commercial Pet Sitting. Kennel (Indoor Pens)/Commercial Pet Sitting is defined as an establishment with indoor pens in which more than six dogs or domesticated animals are housed during the day or overnight, groomed, bred, boarded, exercised, trained, or sold for commercial purposes. Animal transportation service may be provided.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-68.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-68.

This item will be heard on **January 7, 2008, 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.

Frank P. Nizanic  
Name (Please Print)

[Signature]  
Signature

4101 E. Park Blvd.  
Address

12/12/2007  
Date

BT

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-68. This is a request for a Specific Use Permit for Kennel with Indoor Pens and Commercial Pet Sitting on one lot on 0.1± acre located at the southeast corner of Los Rios Boulevard and Park Boulevard. The requested zoning is a Specific Use Permit (SUP) for Kennel with Indoor Pens and Commercial Pet Sitting. Kennel (Indoor Pens)/Commercial Pet Sitting is defined as an establishment with indoor pens in which more than six dogs or domesticated animals are housed during the day or overnight, groomed, bred, boarded, exercised, trained, or sold for commercial purposes. Animal transportation service may be provided.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-68.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-68.

This item will be heard on **January 7, 2008, 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.

Don't want to introduce possible noise and odor problems.

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

GERALD M. BURPEE  
Name (Please Print)

G M Burpee  
Signature

2149 DIANE DRIVE  
Address

12-22-07  
Date

BT

CITY OF PLANO  
PLANNING & ZONING COMMISSION

January 7, 2008

**Agenda Item No. 9A**

**Public Hearing:** Zoning Case 2007-58

**Applicant:** City of Plano

---

**DESCRIPTION:**

Request to rescind Specific Use Permit #137 for Private Club on one lot on 1.4± acres located at the northeast corner of U.S. Highway 75 and Park Boulevard. Zoned Corridor Commercial.

**REMARKS:**

This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #137 for Private Club. 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.

Prior to the May 2005 election, a restaurant in Plano desiring to serve alcoholic beverages had to obtain SUP approval for a Private Club from the City of Plano and had to obtain a Private Club Permit from the Texas Alcoholic Beverage Commission (TABC). The election gave restaurants another option to serve alcoholic beverages by acquiring a Mixed Beverage Permit (with a Food and Beverage Certificate) directly from TABC. With the Mixed Beverage Permit, an SUP is no longer necessary.

Zander's House operates with a Mixed Beverage Permit from TABC. Therefore, for "housekeeping" purposes, staff recommends that the Private Club SUP be rescinded since the SUP is not necessary for the restaurant to sell alcoholic beverages. Staff has not received a response from the property owner as to whether or not they concur with the removal of the SUP.

**RECOMMENDATION:**

Recommended for approval as submitted.



REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-58. This is a request to rescind Specific Use Permit #137 for a Private Club on one lot on 1.4± acres located at the northeast corner of U.S. Highway 75 and Park Boulevard. The requested zoning is to rescind SUP #137 for Private Club and retain the underlying CC zoning district. The CC zoning will remain unchanged.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-58.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-58.

This item will be heard on **January 7, 2008, 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.

TERESA KENNEDY  
Name (Please Print)

Teresa Kennedy  
Signature

101 E. PARK BLVD.  
Address PLANO, TX 75074

12-20-07  
Date

TF

CITY OF PLANO  
PLANNING & ZONING COMMISSION

January 7, 2008

**Agenda Item No. 9B**

**Public Hearing:** Zoning Case 2007-59

**Applicant:** City of Plano

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**DESCRIPTION:**

Request to rescind Specific Use Permit #195 for Private Club on one lot on 0.1± acre located 240± feet north of Park Boulevard, 750± feet west of Ohio Drive. Zoned Retail.

**REMARKS:**

This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #195 for Private Club. 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.

Prior to the May 2005 election, a restaurant in Plano desiring to serve alcoholic beverages had to obtain SUP approval for a Private Club from the City of Plano and had to obtain a Private Club Permit from the Texas Alcoholic Beverage Commission (TABC). The election gave restaurants another option to serve alcoholic beverages by acquiring a Mixed Beverage Permit (with a Food and Beverage Certificate) directly from TABC. With the Mixed Beverage Permit, an SUP is no longer necessary.

Joe's Pizza restaurant operates with a Mixed Beverage Permit from TABC. Therefore, for "housekeeping" purposes, staff recommends that the Private Club SUP be rescinded since the SUP is not necessary for the restaurant to sell alcoholic beverages. Staff has not received a response from the property owner as to whether or not they concur with the removal of the SUP.

**RECOMMENDATION:**

Recommended for approval as submitted.



CITY OF PLANO  
PLANNING & ZONING COMMISSION

January 7, 2008

**Agenda Item No. 9C**

**Public Hearing:** Zoning Case 2007-60

**Applicant:** City of Plano

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**DESCRIPTION:**

Request to rescind Specific Use Permit #206 for Private Club on one lot on 0.1± acre located at the southwest corner of U.S. Highway 75 and Enterprise Drive. Zoned Corridor Commercial.

**REMARKS:**

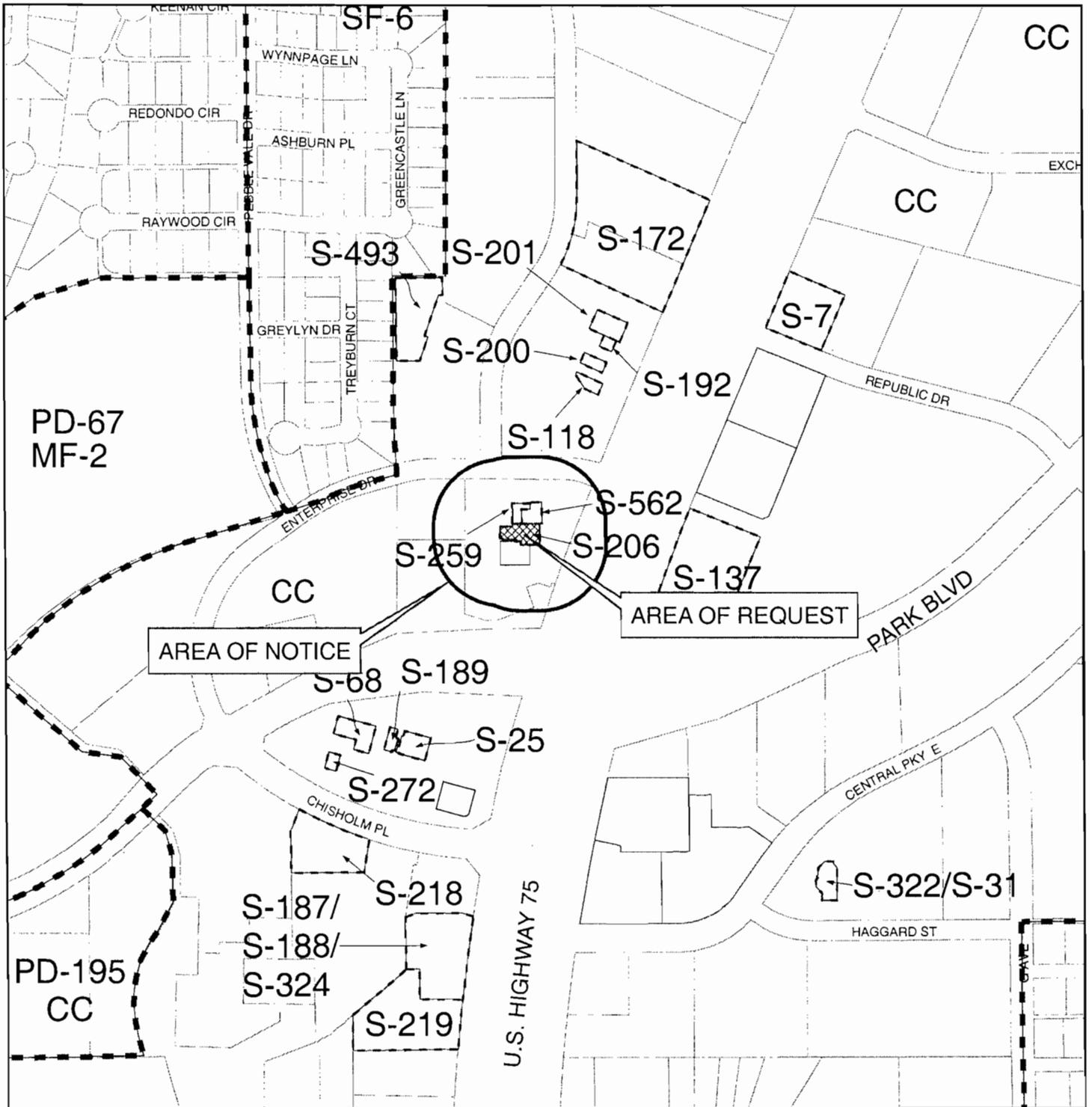
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #206 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application.

Prior to the May 2005 election, a restaurant in Plano desiring to serve alcoholic beverages had to obtain SUP approval for a Private Club from the City of Plano and had to obtain a Private Club Permit from the Texas Alcoholic Beverage Commission (TABC). The election gave restaurants another option to serve alcoholic beverages by acquiring a Mixed Beverage Permit (with a Food and Beverage Certificate) directly from TABC. With the Mixed Beverage Permit, an SUP is no longer necessary.

Tomo Sushi Bar and Grill operates with a Mixed Beverage Permit from TABC. Therefore, for "housekeeping" purposes, staff recommends that the Private Club SUP be rescinded since the SUP is not necessary for the restaurant to sell alcoholic beverages. Staff has not received a response from the property owner as to whether or not they concur with the removal of the SUP.

**RECOMMENDATION:**

Recommended for approval as submitted.



Zoning Case #: 2007-60

Existing Zoning: CORRIDOR COMMERCIAL  
w/SPECIFIC USE PERMIT #206



○ 200' Notification Buffer



CITY OF PLANO  
PLANNING & ZONING COMMISSION

January 7, 2008

**Agenda Item No. 9D**

**Public Hearing:** Zoning Case 2007-61

**Applicant:** City of Plano

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**DESCRIPTION:**

Request to rescind Specific Use Permit #207 for Private Club on one lot on 0.1± acre located on the east side of Preston Road, 1,370± feet north of Park Boulevard. Zoned Retail.

**REMARKS:**

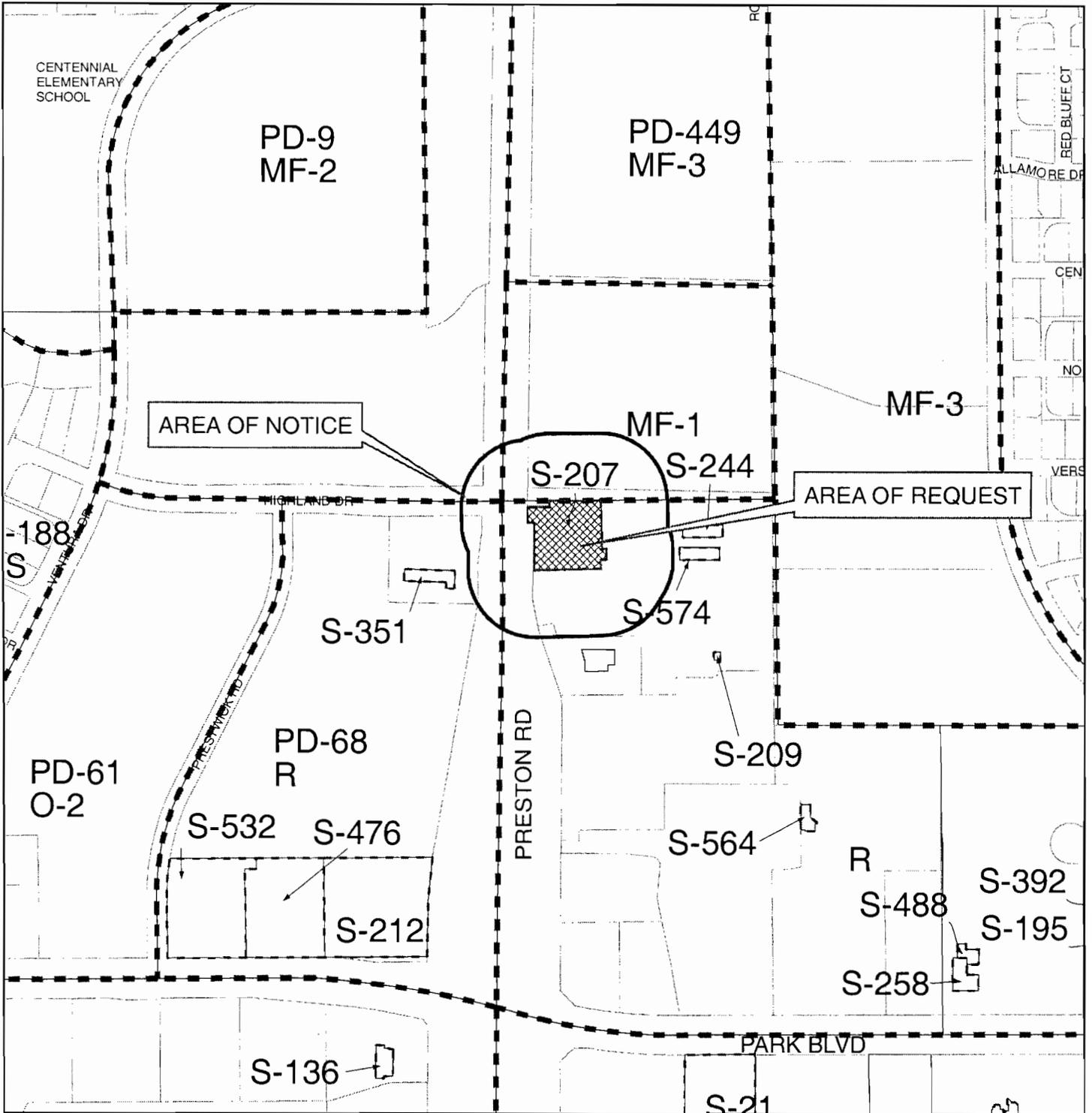
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #207 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application.

Prior to the May 2005 election, a restaurant in Plano desiring to serve alcoholic beverages had to obtain SUP approval for a Private Club from the City of Plano and had to obtain a Private Club Permit from the Texas Alcoholic Beverage Commission (TABC). The election gave restaurants another option to serve alcoholic beverages by acquiring a Mixed Beverage Permit (with a Food and Beverage Certificate) directly from TABC. With the Mixed Beverage Permit, an SUP is no longer necessary.

T.G.I. Friday's restaurant operates with a Mixed Beverage Permit from TABC. Therefore, for "housekeeping" purposes, staff recommends that the Private Club SUP be rescinded since the SUP is not necessary for the restaurant to sell alcoholic beverages. Staff has not received a response from the property owner as to whether or not they concur with the removal of the SUP.

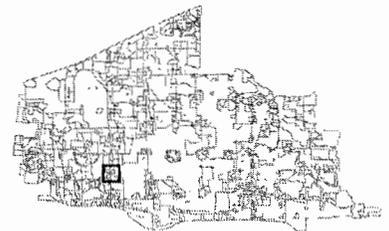
**RECOMMENDATION:**

Recommended for approval as submitted.



Zoning Case #: 2007-61

Existing Zoning: RETAIL w/SPECIFIC USE PERMIT #207/  
PRESTON ROAD OVERLAY DISTRICT



○ 200' Notification Buffer



REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-61. This is request to rescind Specific Use Permit #207 for Private Club on one lot on 0.1± located on the east side of Preston Road, 1,370± feet north of Park Boulevard. Zoned Retail. The requested zoning is to rescind SUP #207 for Private Club and retain the underlying CC zoning district. The CC zoning will remain unchanged.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-61.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-61.

This item will be heard on **January 7, 2008, 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.

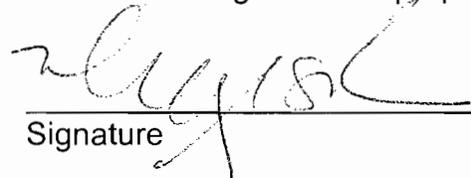
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By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

NOEL REYES  
Name (Please Print)

  
Signature

2520 PRESTON RD # 700, 75093  
Address

12-13-07  
Date

EH

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-61. This is request to rescind Specific Use Permit #207 for Private Club on one lot on 0.1± located on the east side of Preston Road, 1,370± feet north of Park Boulevard. Zoned Retail. The requested zoning is to rescind SUP #207 for Private Club and retain the underlying CC zoning district. The CC zoning will remain unchanged.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-61.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-61.

This item will be heard on **January 7, 2008, 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.

MORTON GOLDSTEIN  
Name (Please Print)

Morton Goldstein  
Signature

2524 PRESTON RD #604  
Address

12/14/08  
Date

EH

RECEIVED

REPLY FORM

PLANNING DEPT

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-61. This is request to rescind Specific Use Permit #207 for Private Club on one lot on 0.1± located on the east side of Preston Road, 1,370± feet north of Park Boulevard. Zoned Retail. The requested zoning is to rescind SUP #207 for Private Club and retain the underlying CC zoning district. The CC zoning will remain unchanged.

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

X I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-61.

       I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-61.

This item will be heard on **January 7, 2008, 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.

Cordia S. Robertson  
Name (Please Print)

Cordia S Robertson  
Signature

2524 Preston Rd #1208  
Address

12/12/07  
Date

EH

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-61. This is request to rescind Specific Use Permit #207 for Private Club on one lot on 0.1± located on the east side of Preston Road, 1,370± feet north of Park Boulevard. Zoned Retail. The requested zoning is to rescind SUP #207 for Private Club and retain the underlying CC zoning district. The CC zoning will remain unchanged.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-61.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-61.

This item will be heard on **January 7, 2008, 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.

CAROLYN H. EAKIN  
Name (Please Print)

Carolyn H. Eakin  
Signature

2524 Preston Rd # 503  
Address

12/22/07  
Date

EH

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-61. This is request to rescind Specific Use Permit #207 for Private Club on one lot on 0.1± located on the east side of Preston Road, 1,370± feet north of Park Boulevard. Zoned Retail. The requested zoning is to rescind SUP #207 for Private Club and retain the underlying CC zoning district. The CC zoning will remain unchanged.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-61.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-61.

This item will be heard on **January 7, 2008, 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.

RANJIT K. BHANDARI  
Name (Please Print)  
2524 Preston Road, Unit #202  
Plano, TX 75093  
Address

Ranjit K. Bhandari  
Signature  
12/15/07  
Date

EH

RECEIVED  
NOV 14 2007  
PLANNING DEPT

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-61. This is request to rescind Specific Use Permit #207 for Private Club on one lot on 0.1± located on the east side of Preston Road, 1,370± feet north of Park Boulevard. Zoned Retail. The requested zoning is to rescind SUP #207 for Private Club and retain the underlying CC zoning district. The CC zoning will remain unchanged.

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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.

Chadis Putnam  
Name (Please Print)

[Signature]  
Signature

2524 #301 Preston Rd. Plano Tex  
Address 75093

11-14-07  
Date

EH

RECEIVED

REPLY FORM

PLANNING DEPT

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-61. This is request to rescind Specific Use Permit #207 for Private Club on one lot on 0.1± located on the east side of Preston Road, 1,370± feet north of Park Boulevard. Zoned Retail. The requested zoning is to rescind SUP #207 for Private Club and retain the underlying CC zoning district. The CC zoning will remain unchanged.

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This item will be heard on **January 7, 2008, 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.

*Specific Purpose of Private club is undefined and currently there are enough such businesses in the area*

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

MORRIE NOURIAN  
Name (Please Print)

[Signature]  
Signature

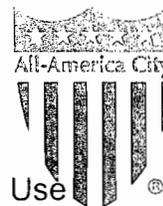
2524 Preston Rd., Plano, Dallas, Tx  
Address

12/11/2007  
Date

EH

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-61. This is request to rescind Specific Use Permit #207 for Private Club on one lot on 0.1± located on the east side of Preston Road, 1,370± feet north of Park Boulevard. Zoned Retail. The requested zoning is to rescind SUP #207 for Private Club and retain the underlying CC zoning district. The CC zoning will remain unchanged.

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This item will be heard on **January 7, 2008, 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.

John + Laura Kusching  
Name (Please Print)  
2524 Preston Rd Unit 206  
Address

Laura Kusching +  
Signature  
12/17/07  
Date  
John & Kusching

EH

REPLY FORM

RECEIVED  
PLANNING DEPT.

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



Dear Commissioners:

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This item will be heard on **January 7, 2008, 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 own a condo and can almost see this property out my windows. I do not wish to have a bar with people drinking until 2 a.m. right next door to my home. Would you?*

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

NATHAN L. VIRDEN  
Name (Please Print)

Nathan L. Virden  
Signature

2524 PRESTON RD. #902  
Address PLANO, TX. 75093

12-20-07  
Date

EH

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-61. This is request to rescind Specific Use Permit #207 for Private Club on one lot on 0.1± located on the east side of Preston Road, 1,370± feet north of Park Boulevard. Zoned Retail. The requested zoning is to rescind SUP #207 for Private Club and retain the underlying CC zoning district. The CC zoning will remain unchanged.

**\*\*\*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 2007-61.

This item will be heard on **January 7, 2008, 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.

Shawn Kelly  
Name (Please Print)  
2524 Preston Rd # 705  
Plano, 75093  
Address

Shawn Kelly  
Signature  
12-21-07  
Date

EH

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-61. This is request to rescind Specific Use Permit #207 for Private Club on one lot on 0.1± located on the east side of Preston Road, 1,370± feet north of Park Boulevard. Zoned Retail. The requested zoning is to rescind SUP #207 for Private Club and retain the underlying CC zoning district. The CC zoning will remain unchanged.

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I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-61.

This item will be heard on **January 7, 2008, 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 think specific use permits for private clubs are good for our area. Most of these establishments are good, but some may not be appropriate.*

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

Steven B. Taylor  
Name (Please Print)

Steven B. Taylor  
Signature

2524 Preston Rd., #302, Plano, TX 75093  
Address

December 27, 2007  
Date

EH

REPLY FORM

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

Dear Commissioners:

This letter is regarding Zoning Case 2007-61. This is request to rescind Specific Use Permit #207 for Private Club on one lot on 0.1± located on the east side of Preston Road, 1,370± feet north of Park Boulevard. Zoned Retail. The requested zoning is to rescind SUP #207 for Private Club and retain the underlying CC zoning district. The CC zoning will remain unchanged.

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

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*I am opposed that such a district as the proposed should ever be considered in my city of Plano, Texas*

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

*Richard S. Dick* **AGNEW** *Richard S Agnew*  
Name (Please Print) Signature

*2524 Preston Rd, #121204* *Dec. 14, 2007*  
Address Date

*Plano, TX 75093*  
EH

RECEIVED  
JAN 04 2008  
PLANNING DEPT.

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-61. This is request to rescind Specific Use Permit #207 for Private Club on one lot on 0.1± located on the east side of Preston Road, 1,370± feet north of Park Boulevard. Zoned Retail. The requested zoning is to rescind SUP #207 for Private Club and retain the underlying CC zoning district. The CC zoning will remain unchanged.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-61.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-61.

This item will be heard on **January 7, 2008, 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:

IRIS HUANG  
Name (Please Print)

  
Signature

2524 PRESTON RD #906  
Address

1/3/07  
Date

EH

CITY OF PLANO  
PLANNING & ZONING COMMISSION

January 7, 2008

**Agenda Item No. 9E**

**Public Hearing:** Zoning Case 2007-62

**Applicant:** City of Plano

---

**DESCRIPTION:**

Request to rescind Specific Use Permit #212 for Private Club on one lot on 2.2± acres located at the northwest corner of Preston Road and Park Boulevard. Zoned Planned Development-68-Retail.

**REMARKS:**

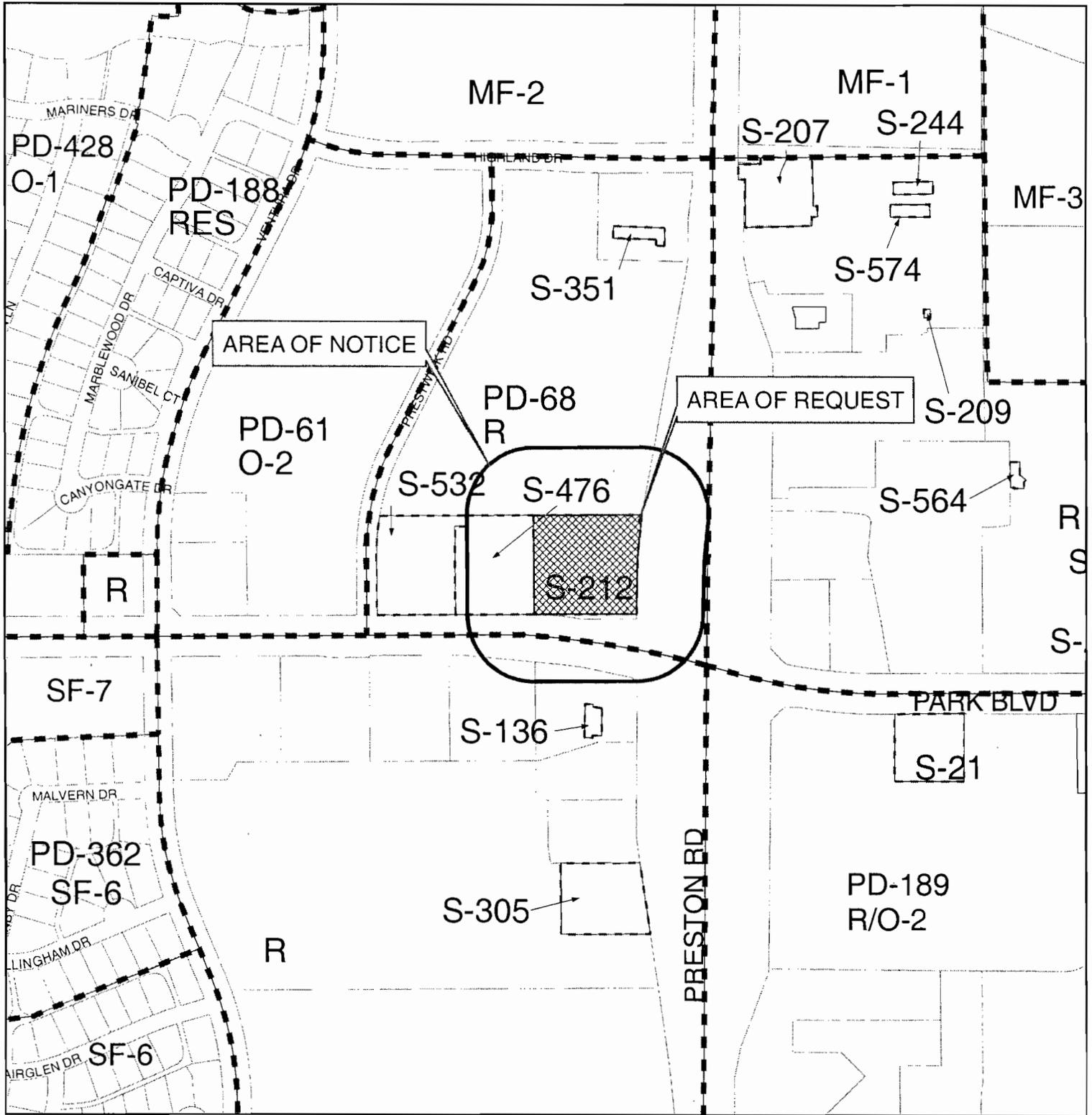
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #212 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application.

Prior to the May 2005 election, a restaurant in Plano desiring to serve alcoholic beverages had to obtain SUP approval for a Private Club from the City of Plano and had to obtain a Private Club Permit from the Texas Alcoholic Beverage Commission (TABC). The election gave restaurants another option to serve alcoholic beverages by acquiring a Mixed Beverage Permit (with a Food and Beverage Certificate) directly from TABC. With the Mixed Beverage Permit, an SUP is no longer necessary.

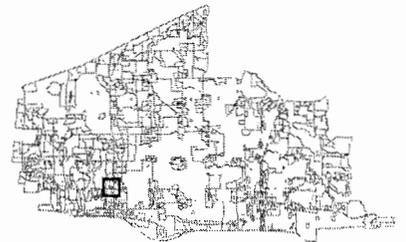
Romano's Macaroni Grill restaurant operates with a Mixed Beverage Permit directly from TABC. Therefore, for "housekeeping" purposes, staff recommends that the Private Club SUP be rescinded since the SUP is not necessary for the restaurant to sell alcoholic beverages. Staff has not received any responses from the property owner as to whether or not they concur with the removal of the SUP.

**RECOMMENDATION:**

Recommended for approval as submitted.



Zoning Case #: 2007-62



Existing Zoning: PLANNED DEVELOPMENT-68-RETAIL w/SPECIFIC USE PERMIT #212/  
PRESTON ROAD OVERLAY DISTRICT

○ 200' Notification Buffer



CITY OF PLANO  
PLANNING & ZONING COMMISSION

January 7, 2008

**Agenda Item No. 9F**

**Public Hearing:** Zoning Case 2007-63

**Applicant:** City of Plano

---

**DESCRIPTION:**

Request to rescind Specific Use Permit #216 for Private Club on one lot on 2.3± acres located on the west side of U.S. Highway 75, 270± feet north of 15th Street. Zoned Planned Development-469-Corridor Commercial.

**REMARKS:**

This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #216 for Private Club. 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.

Prior to the May 2005 election, a restaurant in Plano desiring to serve alcoholic beverages had to obtain SUP approval for a Private Club from the City of Plano and had to obtain a Private Club Permit from the Texas Alcoholic Beverage Commission (TABC). The election gave restaurants another option to serve alcoholic beverages by acquiring a Mixed Beverage Permit (with a Food and Beverage Certificate) directly from TABC. With the Mixed Beverage Permit, an SUP is no longer necessary.

Outback Steakhouse restaurant operates with a Mixed Beverage Permit directly from TABC. Therefore, for "housekeeping" purposes, staff recommends that the Private Club SUP be rescinded since the SUP is not necessary for the restaurant to sell alcoholic beverages. Staff has not received any responses from the property owner as to whether or not they concur with the removal of the SUP.

**RECOMMENDATION:**

Recommended for approval as submitted.



CITY OF PLANO  
PLANNING & ZONING COMMISSION

January 7, 2008

**Agenda Item No. 9G**

**Public Hearing:** Zoning Case 2007-64

**Applicant:** City of Plano

---

**DESCRIPTION:**

Request to rescind Specific Use Permit #224 for Private Club on one lot on 2.1± acres located at the southwest corner of U.S. Highway 75 and 16th Street. Zoned Planned Development-469-Corridor Commercial.

**REMARKS:**

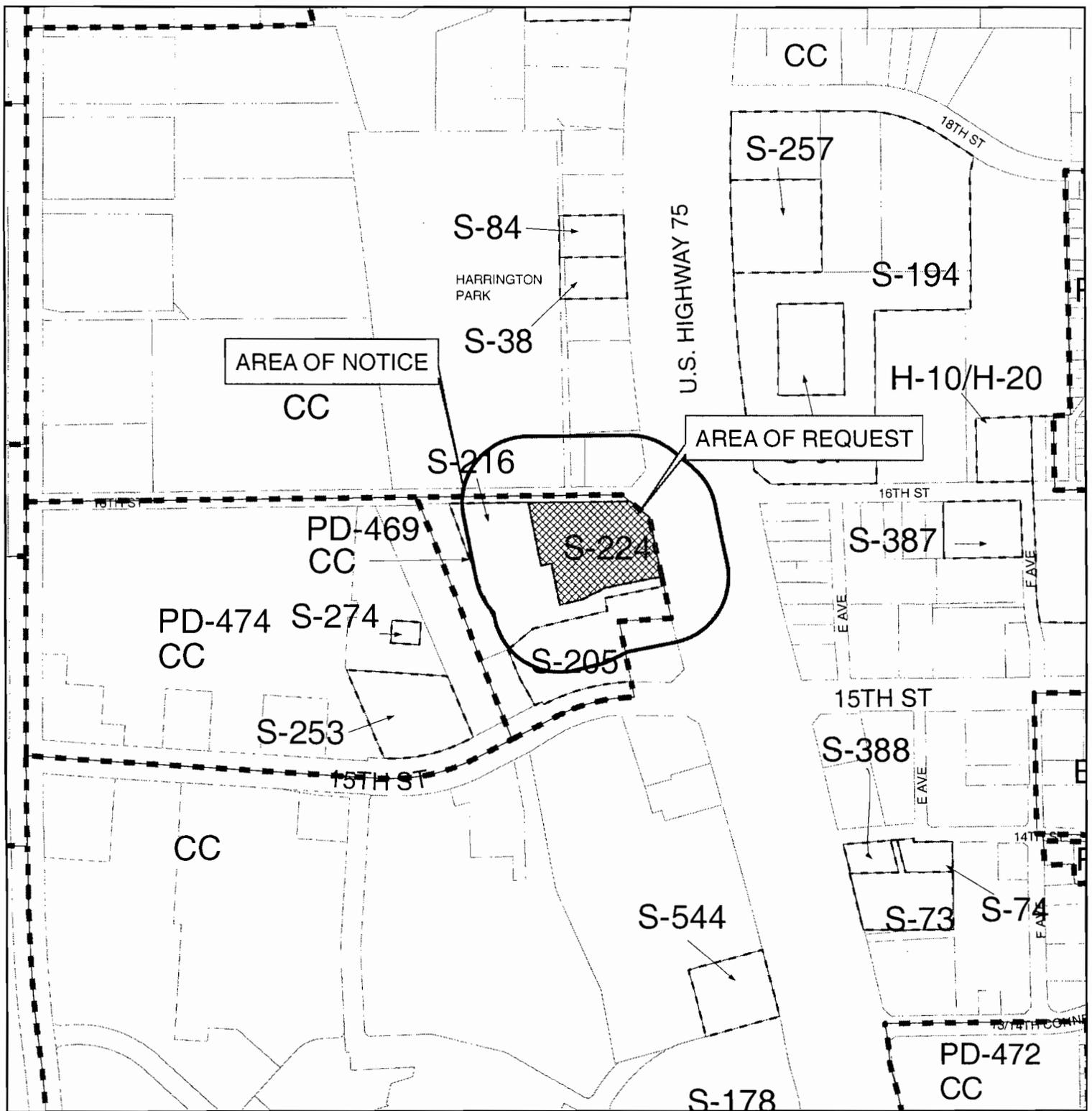
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #224 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application.

Prior to the May 2005 election, a restaurant in Plano desiring to serve alcoholic beverages had to obtain SUP approval for Private Club from the City of Plano and had to obtain a Private Club Permit from the Texas Alcoholic Beverage Commission (TABC). The election gave restaurants another option to serve alcoholic beverages by acquiring/via a Mixed Beverage Permit (with a Food and Beverage Certificate) directly from TABC. With the Mixed Beverage Permit, an SUP is no longer necessary.

Spaghetti Warehouse restaurant operates with a Mixed Beverage Permit from TABC. Therefore, for "housekeeping" purposes, staff recommends that the Private Club SUP be rescinded since the SUP is not necessary for the restaurant to sell alcoholic beverages. The property owner concurs with the removal of the SUP.

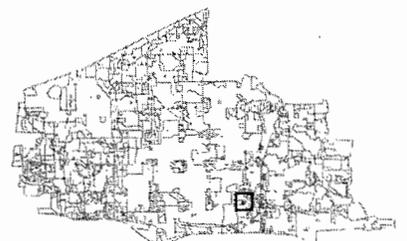
**RECOMMENDATION:**

Recommended for approval as submitted.



Zoning Case #: 2007-64

Existing Zoning: PLANNED DEVELOPMENT-469-CORRIDOR COMMERCIAL  
w/SPECIFIC USE PERMIT #224



○ 200' Notification Buffer



CITY OF PLANO  
PLANNING & ZONING COMMISSION

January 7, 2008

**Agenda Item No. 9H**

**Public Hearing:** Zoning Case 2007-65

**Applicant:** City of Plano

---

**DESCRIPTION:**

Request to rescind Specific Use Permit #257 for Private Club on one lot on 0.1± acre located on the east side of U.S. Highway 75, 230± feet south of 18th Street. Zoned Corridor Commercial.

**REMARKS:**

This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #257 for Private Club. 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.

Prior to the May 2005 election, a restaurant in Plano desiring to serve alcoholic beverages had to obtain SUP approval for Private Club from the City of Plano and had to obtain a Private Club Permit from the Texas Alcoholic Beverage Commission (TABC). The election gave restaurants another option to serve alcoholic beverages by acquiring/via a Mixed Beverage Permit (with a Food and Beverage Certificate) directly from TABC. With the Mixed Beverage Permit, an SUP is no longer necessary.

SUP #257 was granted to El Chico restaurant which is no longer in existence. Since El Chico is no longer in operation at this site, staff recommends that the SUP be rescinded. Staff has not received a response from the property owner as to whether or not they concur with the removal of the SUP.

**RECOMMENDATION:**

Recommended for approval as submitted.



RECEIVED

REPLY FORM

PLANNING

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-65. This is a request to rescind Specific Use Permit #257 for Private Club on one lot on 0.1± acre located on the east side of U.S. Highway 75, 230± feet south of 18th Street. The requested zoning is to rescind SUP #257 for Private Club and retain the underlying CC zoning. The CC zoning will remain unchanged.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-65.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-65.

This item will be heard on **January 7, 2008, 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.

LEWIS E. BROWN, JR  
Name (Please Print)

1708 N. CENTRAL EXP  
Address PLANO, TX 75074

Signature

12/11/07  
Date

BT

CITY OF PLANO  
PLANNING & ZONING COMMISSION

January 7, 2008

**Agenda Item No. 10**

**Public Hearing - Preliminary Replat:** Kings Gate Addition, Block B,  
Lots 10R, 11, & 12

**Applicant:** MFF Realty, Inc. and Robert Peterson

---

**DESCRIPTION:**

Two Single-Family Residence-20 lots and one open space lot for a private street on 6.5± acres located on the west side of Old Gate Road, 300± feet north of Sudbury Road. Zoned Single-Family Residence-20 with Specific Use Permit #281 for Private Street Development. Neighborhood #25.

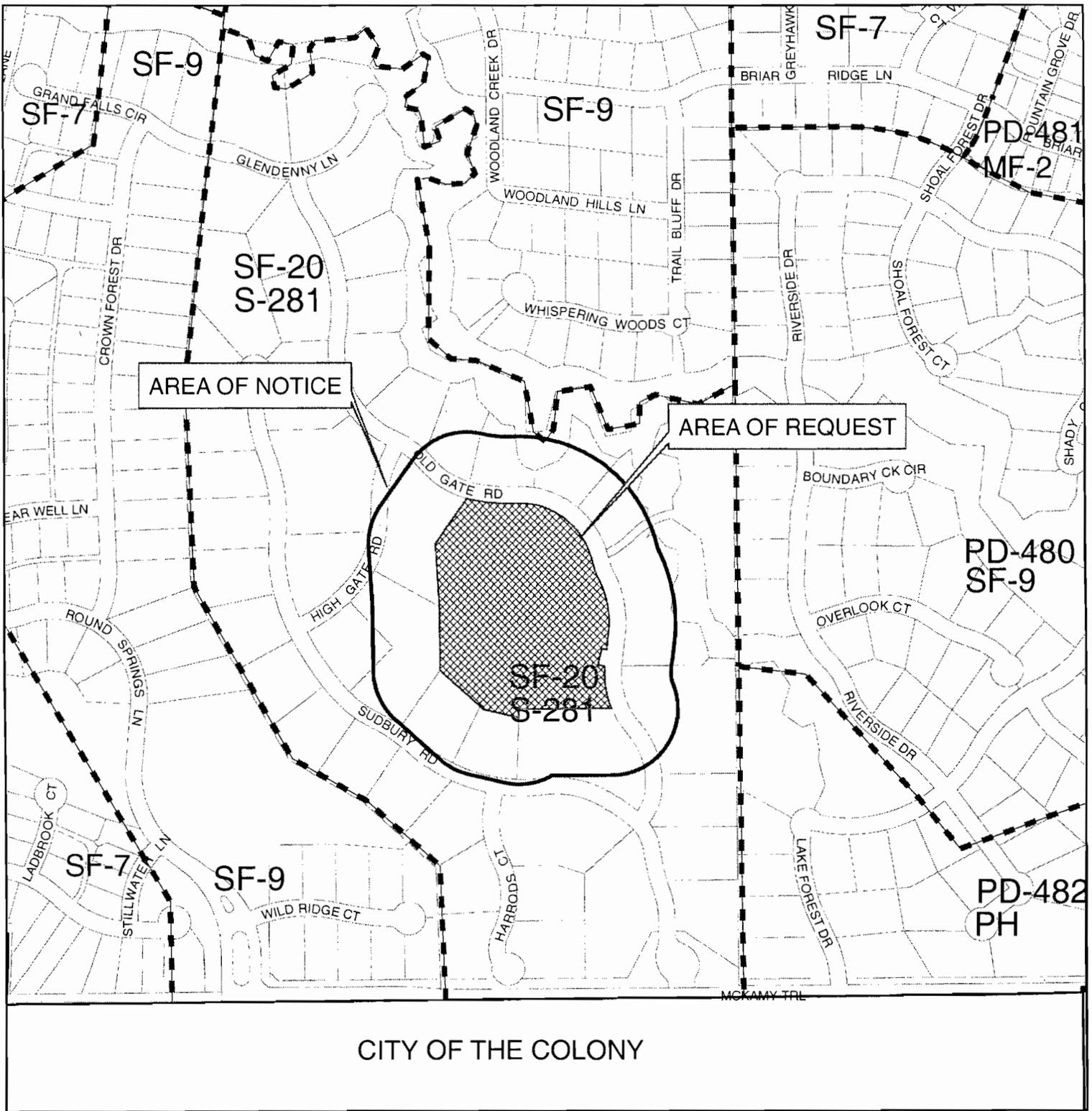
**REMARKS:**

The purpose of this replat is to subdivide existing Lot 10R into two lots (Lots 10R and 11) and one open space lot (Lot 12) for a private street.

**RECOMMENDATION:**

Recommended for approval subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department; and
2. Approval by the City Attorney and subsequent recordation at the County of documents amending the Declaration of Covenants, Conditions and Restrictions for the Kings Gate Residential Association, Inc. pertaining to the maintenance of the open space lot for a private street by the homeowners association.



CITY OF THE COLONY

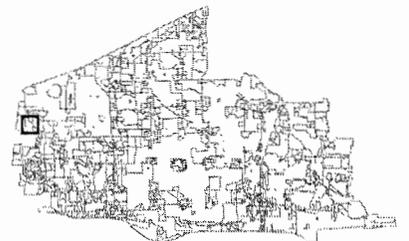


Item Submitted: PRELIMINARY REPLAT

Title: KINGS GATE  
BLOCK B, LOTS 10R-12

Zoning: SINGLE-FAMILY RESIDENCE-20 w/SPECIFIC USE PERMIT #281

○ 200' Notification Buffer







CITY OF PLANO  
PLANNING & ZONING COMMISSION

January 7, 2008

**Agenda Item No. 11**

**Preliminary Site Plan:** 544 Coit Addition, Block A, Lot 2

**Applicant:** SRCB Estate, Inc.

---

**DESCRIPTION:**

Bank on one lot on 0.6± acre located at the northwest corner of Park Boulevard and Coit Road. Zoned Retail. Neighborhood #43.

**REMARKS:**

The subject property is a 0.6± acre tract of land located at the northwest corner of Park Boulevard and Coit Road. The preliminary site plan proposes a single-story structure for a bank use with parking in the front and drive-through operations on the west side of the building. The applicant is proposing to completely redevelop the site, with the exception of using the existing access driveways from Coit Road and Park Boulevard. The adjacent properties are presently developed as a bank to the north and a retail shopping center to the west.

**ISSUES:**

Landscaping:

The preliminary site plan does not meet minimum landscape requirements as required by the Zoning Ordinance. Therefore, the applicant's plan proposes the following variances to develop the site as requested:

1. Landscape Edge - For nonresidential development, the Zoning Ordinance requires a 15-foot landscape edge for corner lots adjacent to Type D or larger thoroughfares beginning at the corner and extending 175 feet or to the closest access driveway. The applicant is requesting a variance from the Board of Adjustment (BOA) to reduce the landscape edge from 15 feet to 10 feet along both Coit Road and Park Boulevard (both Type C thoroughfares).

- 2 Corner Landscaping - In addition to the landscape edge requirements for corner lots, the Zoning Ordinance also requires a minimum landscape area of 900 square feet at the intersection corner of the lot. The applicant proposes approximately 390 square feet of landscape area exclusive of their requested ten-foot landscape edge. Therefore, the applicant is requesting approval of a variance from the BOA to allow for 390 square feet of landscape area (instead of the required 900 square feet) at the intersection corner of the lot.

Staff does not support the applicant's variance requests. The applicant is proposing to completely redevelop the site. No additional interior landscaping is proposed to offset the deficient landscaping being requested. The site is too small to accommodate the size of the proposed bank.

### Two Points of Access

The preliminary site plan intends to use the existing access driveways from Coit Road and Park Boulevard. The Subdivision Ordinance stipulates that nonresidential developments shall have two points of access. One must be directly from the adjacent street; the second point of access must be to a median opening. The adjacent shopping center drive aisle does connect to a median opening; however, the applicant has not secured legal access via an access easement. The applicant is requesting a waiver from the Planning & Zoning Commission for the access to median opening requirement. The Commission may approve a lot having only one point of access if it determines that a second point of access cannot be obtained and traffic safety and fire protection are sufficient.

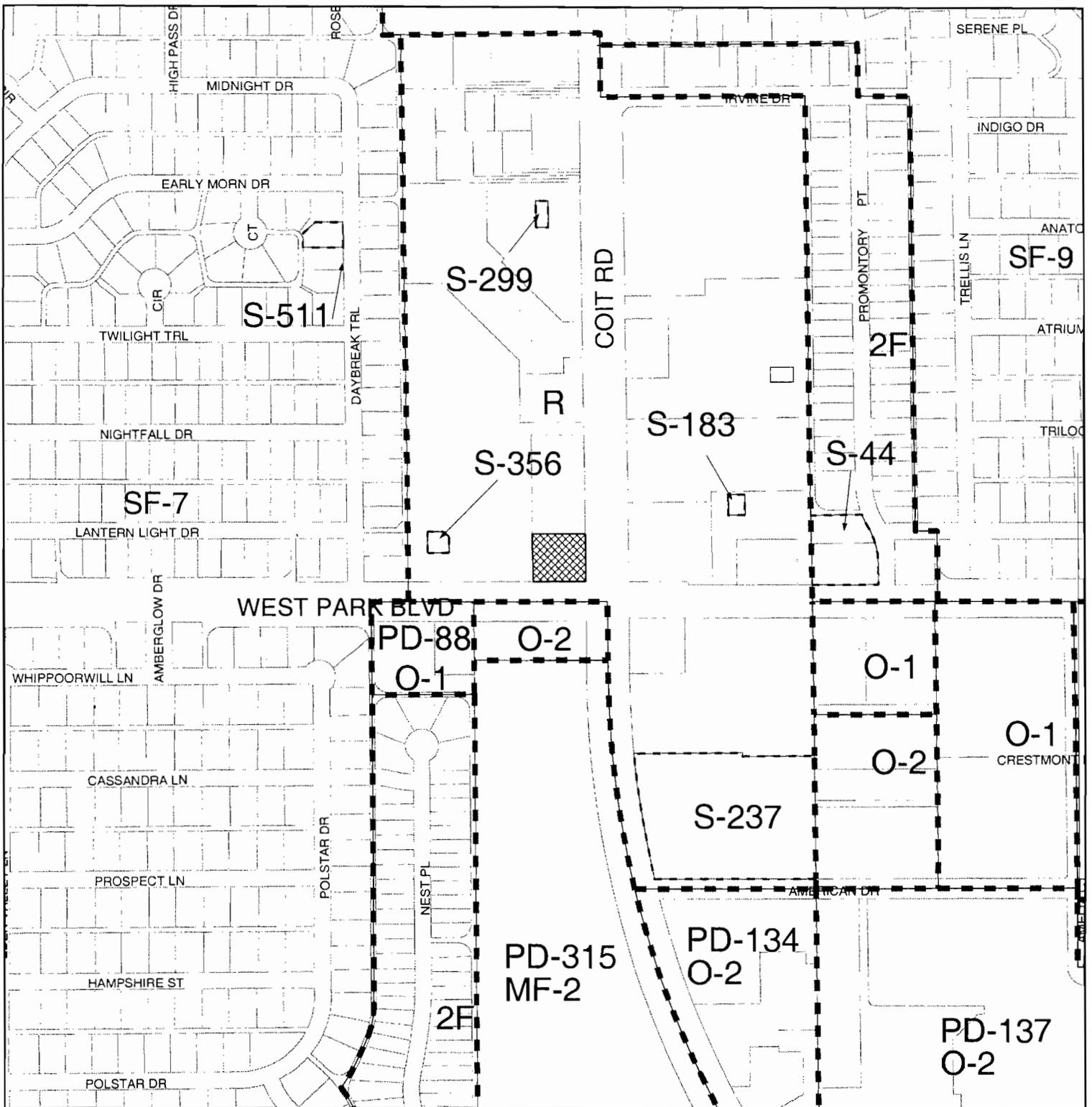
Staff is not supportive of the waiver request since median openings exist to the north and west of this lot, as well as the necessary pavement. The applicant needs to coordinate with the adjacent property owners and obtain the necessary access easements since this property is part of a larger retail/commercial development.

### Unsafe Circulation and Access

The preliminary site plan, as proposed, creates conflicting traffic maneuvers onsite which could also potentially impact traffic flow on adjacent major arterial roadways. The driveway access to Park Boulevard is shared by the proposed bank site and the shopping center. Traffic entering the site from Park Boulevard conflicts with vehicles exiting from the proposed drive-through lanes. This point of conflict is also the intersection of the north/south and east/west drive aisles. The merging of vehicles exiting the drive-through lanes with the four-way travel of vehicles in the drive aisles at one location is an unsafe design and could result in vehicles stacking into the flow of traffic on Park Boulevard.

### **RECOMMENDATION:**

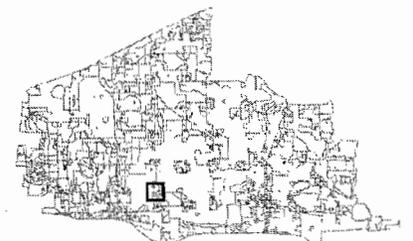
Recommended for denial.



Item Submitted: PRELIMINARY SITE PLAN

Title: 544 COIT ADDITION  
BLOCK A, LOT 2

Zoning: RETAIL



○ 200' Notification Buffer



