

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**February 4, 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 January 22, 2008, 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>Final Plat:</b> Assured Addition, Block A, Lot 1 - Mini-warehouse on one lot on 7.4± acres located on the west side of K Avenue, 2,270± feet south of Spring Creek Parkway. Zoned Light Industrial-1. Neighborhood #37. <b>Applicant: Assured Group</b></p> <p><b>BT</b></p> <p><b>5b</b> <b>Final Plat:</b> Preston Parker Addition, Block A, Lot 1 - Bank on one lot on 1.7± acres located at the southeast corner of Preston Road and Parker Road. Zoned Neighborhood Office with Specific Use Permit #566 for Bank, Savings and Loan, or Credit Union. Neighborhood #43. <b>Applicant: Fred C. and Joe H. Harrington et al</b></p> <p><b>TF</b></p> |                     |

|  |  |
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| <p>5c<br/>TF</p>                           | <p><b>Preliminary Site Plan:</b> East Plano Islamic Addition, Block A, Lot 1 - Religious facility with medical and office on one lot on 9.9± acres located on the southeast corner of 14th Street and Star Court. Zoned Research/Technology Center. Neighborhood #69. <b>Applicant: East Plano Islamic Center</b></p>  |
| <p>5d<br/>EH</p>                           | <p><b>Preliminary Plat:</b> Village 121 Addition, Block 1, Lot 1 - Retail and restaurant development on one lot on 53.7± acres located at the southwest corner of State Highway 121 and Preston Road. Zoned Commercial Employment. Neighborhood #8. <b>Applicant: 121 Village LTD</b></p>  |
| <p><b><u>END OF CONSENT AGENDA</u></b></p> |  |
| <p><b><u>PUBLIC HEARINGS</u></b></p>       |  |
| <p>6<br/>KP</p>                            | <p><b>Public Hearing:</b> Zoning Case 2007-74 - Request to rezone 121.7± acres located on the south side of 14th Street, north side of the Cottonbelt Railroad, 978± feet east of Los Rios Boulevard, and 1,270± feet west of Park Vista Road <b>from</b> Research/Technology Center <b>to</b> Light Commercial. <b>Applicant: City of Plano</b></p>   |
| <p>7</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>7A<br/>EH</p>                           | <p>Zoning Case 2007-75 - Request to rescind Specific Use Permit #309 for Private Club on one lot on 0.1± acre located 100± feet north of Plano Parkway, 550± feet west of Preston Road. Zoned Planned Development-457-Retail/General Office. <b>Applicant: City of Plano</b></p>   |
| <p>7B<br/>TF</p>                           | <p>Zoning Case 2007-76 - Request to rescind Specific Use Permit #331 for Private Club on one lot on 2.0± acres located on the east side of U.S. Highway 75, 800± feet north of Parker Road. Zoned Corridor Commercial. <b>Applicant: City of Plano</b></p>   |
| <p>7C<br/>TF</p>                           | <p>Zoning Case 2007-77 - Request to rescind Specific Use Permit #334 for Private Club on one lot on 0.1± acre located 1,050± feet north of Plano Parkway and 800± feet east of Alma Drive. Zoned Corridor Commercial. <b>Applicant: City of Plano</b></p>  |
| <p>7D<br/>EH</p>                           | <p>Zoning Case 2007-78 - Request to rescind Specific Use Permit #349 for Private Club on one lot on 0.1± acre located 75± feet north of Park Boulevard, 600± feet west of Ohio Drive. Zoned Retail. <b>Applicant: City of Plano</b></p>  |

|   |   |  |
|---|---|--|
| <p><b>7E</b><br/><b>TE</b></p>              | <p>Zoning Case 2007-79 - Request to rescind Specific Use Permit #356 for Private Club on one lot on 0.1± acre located 85± feet north of Park Boulevard, and 410± feet west of Coit Road. Zoned Retail. <b>Applicant: City of Plano</b></p>  |  |
| <p><b>7F</b><br/><b>TE</b></p>              | <p>Zoning Case 2007-80 - Request to rescind Specific Use Permit #362 for Private Club on one lot on 1.7± acres located on the east side of Dallas North Tollway, 1,150± feet south of Parker Road. Zoned Regional Employment. <b>Applicant: City of Plano</b></p>   |  |
| <p><b>7G</b><br/><b>BT</b></p>              | <p>Zoning Case 2007-81 - Request to rescind Specific Use Permit #364 for Private Club on one lot on 1.5± acres located on the south side of State Highway 121, 260± feet east of Preston Road. Zoned Regional Commercial. <b>Applicant: City of Plano</b></p>   |  |
| <p><b>7H</b><br/><b>BT</b></p>              | <p>Zoning Case 2007-81 - Request to rescind Specific Use Permit #364 for Private Club on one lot on 1.5± acres located on the south side of State Highway 121, 260± feet east of Preston Road. Zoned Regional Commercial. <b>Applicant: City of Plano</b></p>   |  |
| <p><b>8</b><br/><b>EH</b></p>               | <p><b>Public Hearing:</b> Zoning Case 2007-83 - Request for Specific Use Permit for Truck/Bus Leasing on one lot on 1.7± acres located at the southwest corner of U.S. Highway 75 and Chase Oaks Boulevard. Zoned Corridor Commercial. <b>Applicant: Capps Van &amp; Truck</b></p>                                    |  |
| <p><b>9</b><br/><b>BT</b></p>               | <p><b>Public Hearing - Replat:</b> Food Lion/Los Rios Addition, Block 15, Lot 2R - Community center on one lot on 5.8± acres located generally at the southwest corner of Park Boulevard and Los Rios Boulevard. Zoned Retail. Neighborhood #63. <b>Applicant: Collin County Children's Advocacy Center, Inc.</b></p> |  |
| <p><b>10</b><br/><b>EH</b></p>              | <p><b>Public Hearing - Replat:</b> L.A. Davis Addition, Block 2, Lots 5R &amp; 13 - Two General Residential lots on 0.2± acre located at the northeast corner of G Avenue and Southwestern Avenue. Zoned General Residential. Neighborhood #67. <b>Applicant: Habitat for Humanity of South Collin County</b></p>     |  |
| <p><b><u>END OF PUBLIC HEARINGS</u></b></p> |   |  |
| <p><b>11</b><br/><b>BT</b></p>              | <p><b>Preliminary Site Plan:</b> Walton Park Square Addition, Block 1, Lot 1R - Retail center on one lot on 17.7± acres located on the west side of Preston Road, 317± feet south of Park Boulevard. Zoned Retail. Neighborhood #54. <b>Applicant: Woodmont P&amp;P Developers, L.P.</b></p>                          |  |
| <p><b>12</b><br/><b>TF</b></p>              | <p><b>Discussion and Direction:</b> Golf Nets - This item is a request for discussion and direction regarding golf nets. <b>Applicant: City of Plano</b></p>  |  |

**13** **Discussion and Direction:** Regular Session and Work Session  
**TE** Meeting Dates. **Applicant: City of Plano**

**14** **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

February 4, 2008

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**Agenda Item No. 5a**

**Final Plat:** Assured Addition, Block A, Lot 1

**Applicant:** Assured Group

Mini-warehouse on one lot on 7.4± acres located on the west side of K Avenue, 2,270± feet south of Spring Creek Parkway. Zoned Light Industrial-1. Neighborhood #37.

Recommended for approval as submitted.

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**Agenda Item No. 5b**

**Final Plat:** Preston Parker Addition, Block A, Lot 1

**Applicant:** Fred C. and Joe H. Harrington et al

Bank on one lot on 1.7± acres located at the southeast corner of Preston Road and Parker Road. Zoned Neighborhood Office with Specific Use Permit #566 for Bank, Savings and Loan, or Credit Union. Neighborhood #43.

Recommended for approval as submitted.

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**Agenda Item No. 5c**

**Preliminary Site Plan:** East Plano Islamic Addition, Block A, Lot 1

**Applicant:** East Plano Islamic Center

Religious facility with medical and office on one lot on 9.9± acres located at the southeast corner of 14th Street and Star Court. Zoned Research/Technology Center. Neighborhood #69.

Recommended for approval as submitted.

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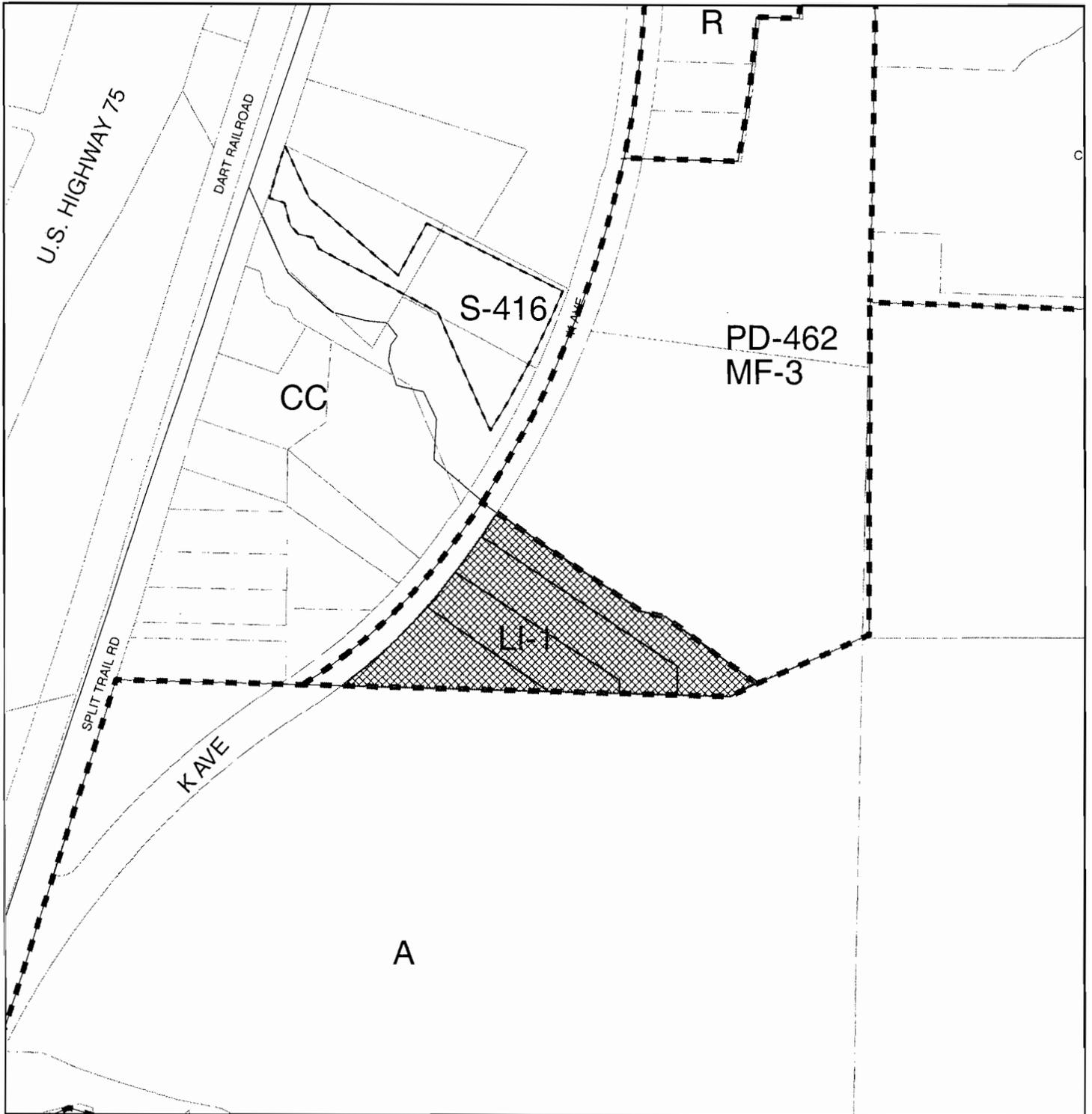
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**Agenda Item No. 5d**  
**Preliminary Plat:** Village 121 Addition, Block 1, Lot 1  
**Applicant:** 121 Village LTD

Retail and restaurant development on one lot on 53.7± acres located at the southwest corner of State Highway 121 and Preston Road. Zoned Commercial Employment. Neighborhood #8.

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

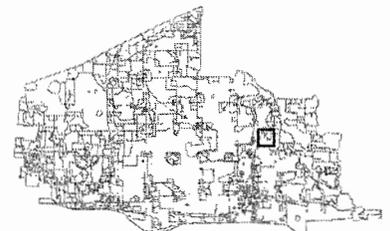
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Item Submitted: FINAL PLAT

Title: ASSURED ADDITION  
BLOCK A, LOT 1

Zoning: LIGHT INDUSTRIAL-1



○ 200' Notification Buffer



**WARRANT**

THE STATE OF TEXAS, County of COLLIN, do hereby certify that the following is a true and correct copy of the original plat as recorded in the Public Records of this County, Texas, to-wit: Book 10, Page 100.

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**Final Plat**  
**Block A, Lot 1**  
**Assured Addition**  
 being a 7.44 Acre Tract  
 Daniel Rowlett Survey, Abstract 738  
 City of Plano, Collin County, Texas  
 January 2008

**ROOME LAND SURVEYING, INC.**  
 7000 AVENUE D  
 PLANO, TEXAS 75074  
 Phone: (972) 420-1234  
 Fax: (972) 420-1235  
 E-mail: info@roome.com

**WARRANT**

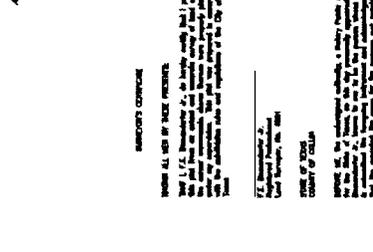
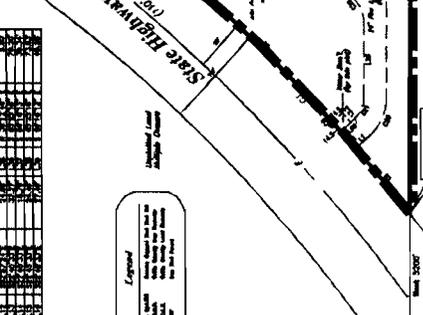
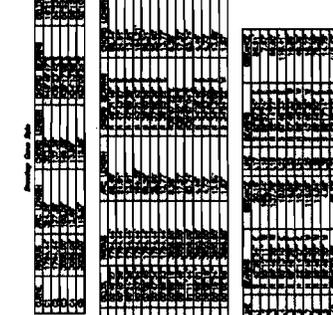
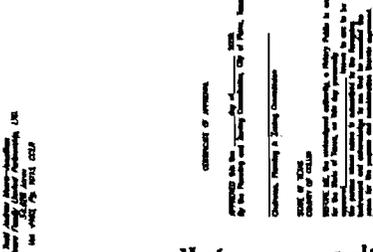
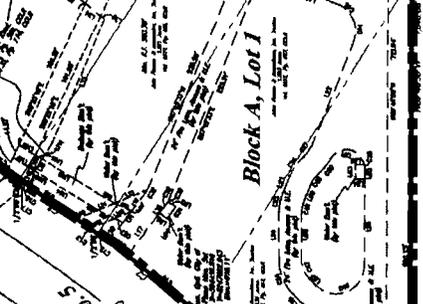
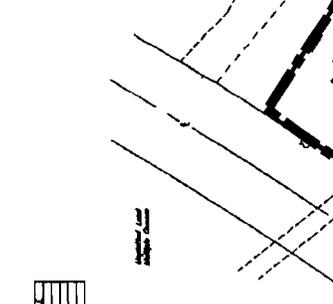
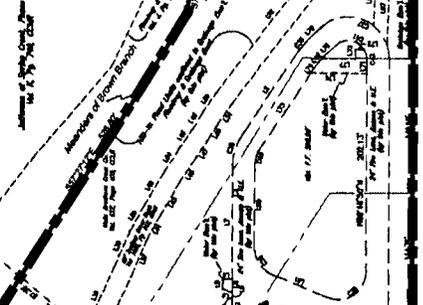
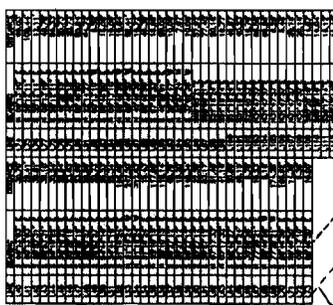
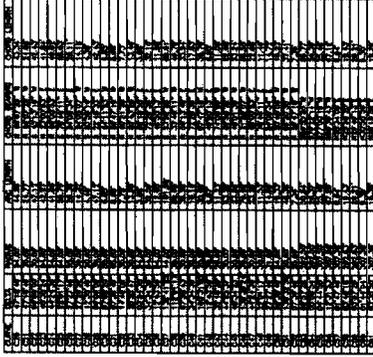
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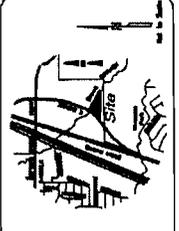
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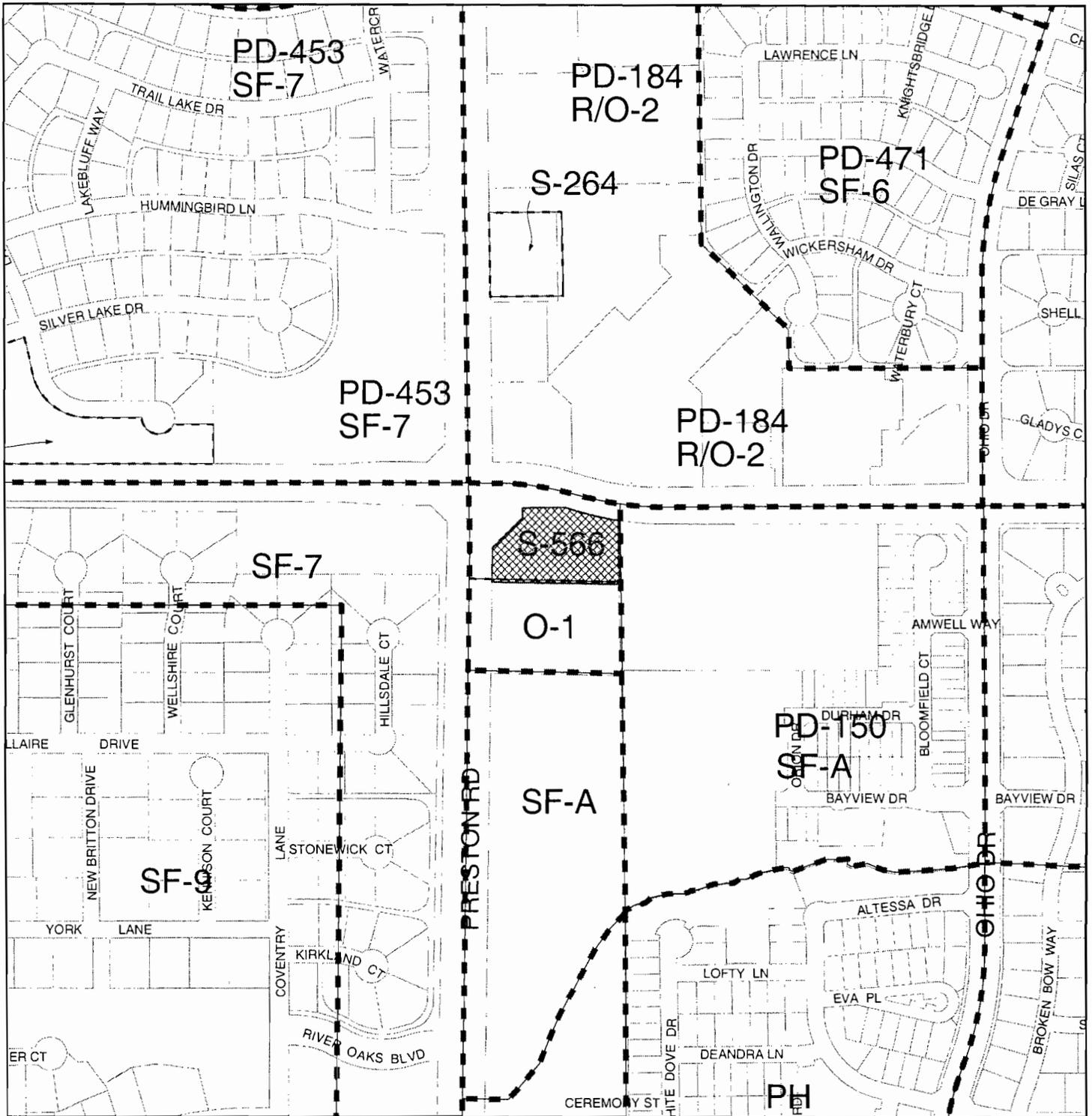
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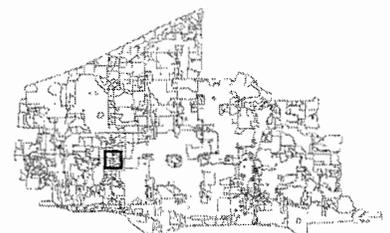
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Item Submitted: FINAL PLAT

Title: PRESTON PARKER ADDITION  
BLOCK A, LOT 1

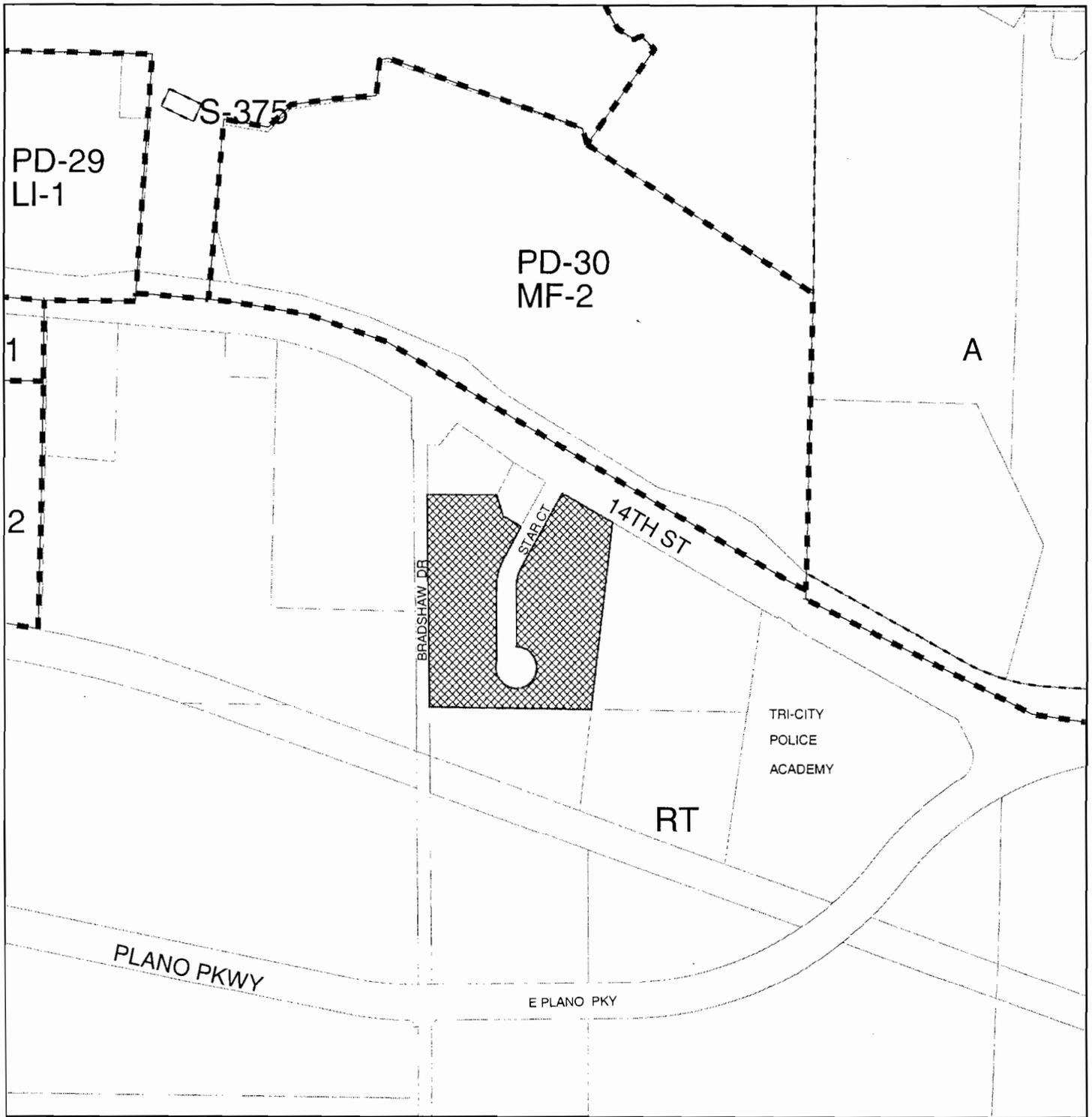
Zoning: NEIGHBORHOOD OFFICE  
w/SPECIFIC USE PERMIT #566/  
PRESTON ROAD OVERLAY DISTRICT



○ 200' Notification Buffer



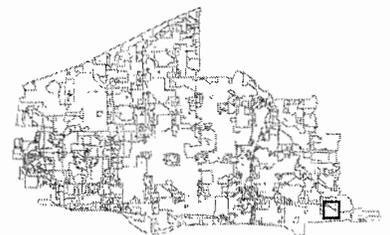




Item Submitted: PRELIMINARY SITE PLAN

Title: EAST PLANO ISLAMIC ADDITION  
BLOCK A, LOT 1

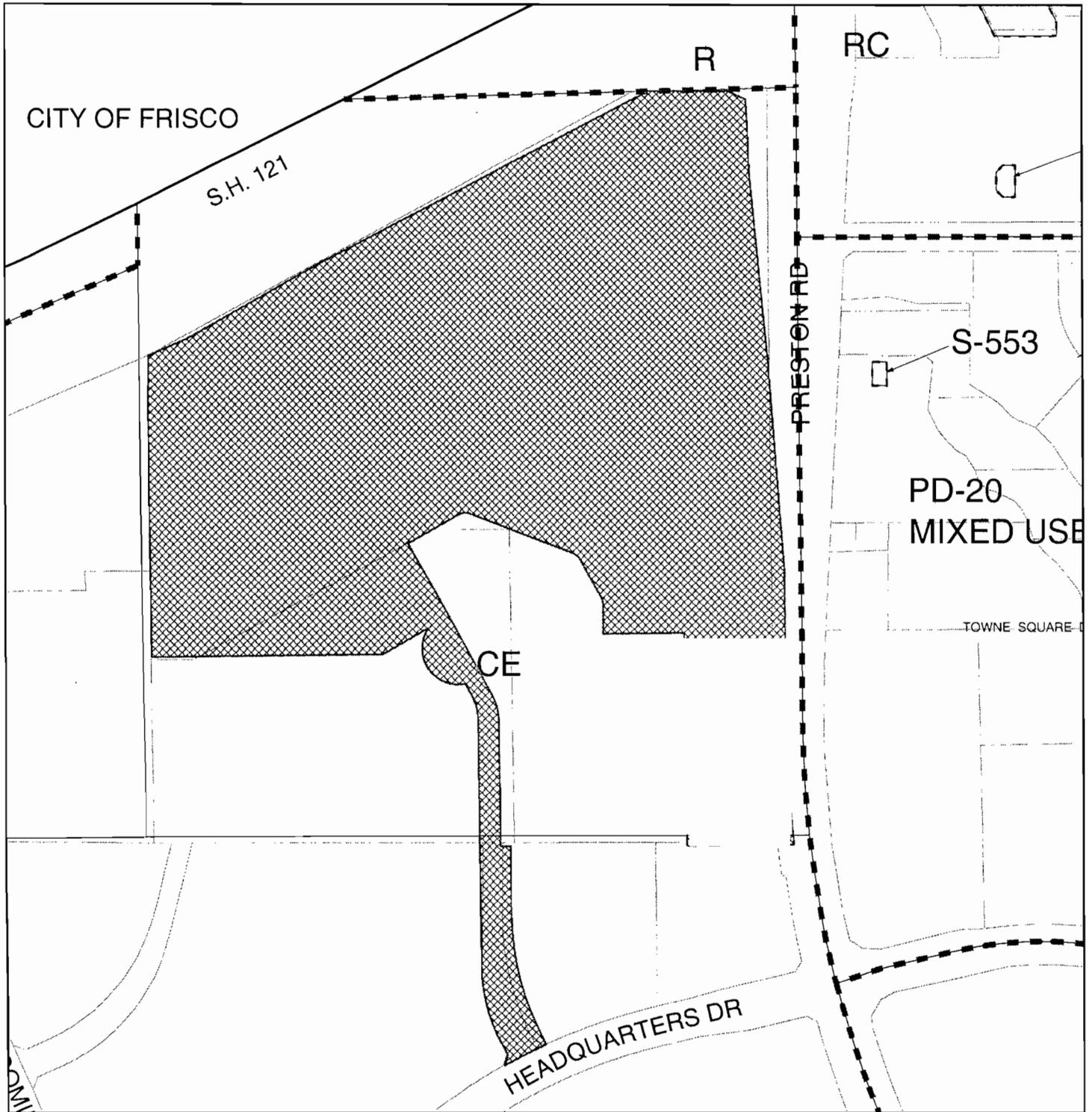
Zoning: RESEARCH/TECHNOLOGY CENTER



○ 200' Notification Buffer



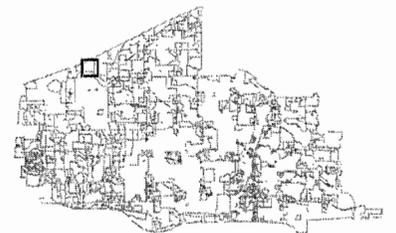




Item Submitted: PRELIMINARY PLAT

Title: VILLAGE 121 ADDITION  
BLOCK 1, LOT 1

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



○ 200' Notification Buffer















CITY OF PLANO  
PLANNING & ZONING COMMISSION

February 4, 2008

**Agenda No. 6**

**Public Hearing:** Zoning Case 2007-74

**Applicant:** City of Plano

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**DESCRIPTION:**

Request to rezone 121.7± acres located on the south side of 14th Street, north side of the Cottonbelt Railroad, 978± feet east of Los Rios Boulevard, and 1,270± feet west of Park Vista Road from Research/Technology Center to Light Commercial.

The existing zoning for the area is Research/Technology Center (RT). The proposed zoning is Light Commercial (LC).

**REMARKS:**

In the summer of 2007, the City Council requested that the Planning & Zoning Commission (P&Z) examine the appropriateness of the RT district boundaries. Over the course of several work sessions, the Commission examined the RT district and received input from property owners and developers. The Commission presented the results of its review at a joint retreat with the City Council on September 11, 2007. At that time, the City Council directed the Commission to develop a recommendation for alternative zoning for this area. Following additional work sessions, the Commission called a public hearing on December 4, 2007, to consider rezoning this area to Light Commercial (LC). This is a city-initiated zoning request.

**Primary considerations for removing this area from the district are as follows:**

- It is nearly two miles from the Bush Turnpike and the recent realignment of 14th Street and Plano Parkway has further reduced its accessibility and visibility.
- Some of the individual properties within this area have significant site conditions relating to topography, ingress and egress, lot area, and lot dimensions, that will diminish their ability to accommodate low intensity office and manufacturing uses.

- Noise generated by the outdoor firing range at the Police Academy is significant and appears to have impacted the marketability of properties for the limited range of uses allowed in the RT district.

**Additional considerations include:**

- The railroad right-of-way establishes a clear point of separation between this area and the remainder of the RT district.
- The Plano Economic Development Board's staff has received no interest in the last two to three years for developing this area with RT uses.
- In the past few years there have been a number of institutional uses built in this area and several properties have been purchased for future institutional use (Please see attached map.)
- Unlike other parts of the RT district, properties in this area are smaller and ownership is fragmented.

**Conformance with Comprehensive Plan**

The Land Use Element of the Comprehensive Plan (and the corresponding Land Use Map) describe this area as "Research/Technology" (RT). Designations on the Land Use Plan are not intended to equate to a particular category in the Zoning Ordinance as there are many more zoning districts than land use designations. Specific conditions in an area may be the basis for selection of another zoning category.

**Proposal for Light Commercial Zoning:**

The Commission and staff have discussed various possibilities for changing the zoning classifications of this area that would:

- Expand the range of allowed uses to better reflect the specific factors that will affect both near and long-term utilization of the property.
- Provide for development that would also be compatible and supportive of RT development.

The LC zoning district proposed 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 and service employment opportunities are also included in the LC district.

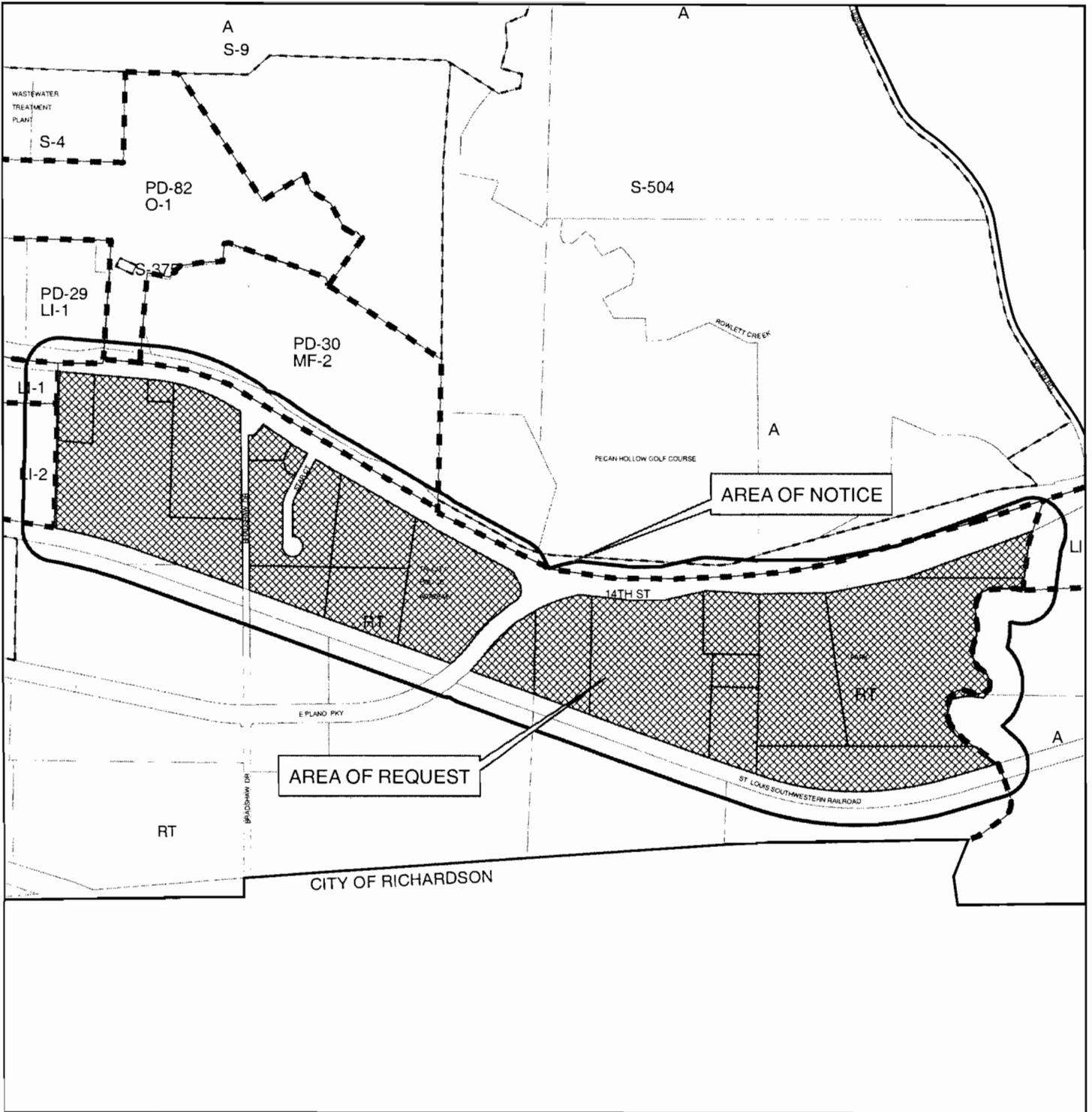
During work session discussions of this area, concerns have been raised that certain uses allowed in LC zoning might be aesthetically incompatible with adjacent RT development. Comparisons have been made with other “commercial areas” of Plano. It should be noted that some of the areas used for comparison are or were zoned Light Industrial when developed. Others may have been developed under the previous LC regulations. Recent amendments to LC removed more intense uses such as major warehousing and service contractor with storage yard (except by specific use permit). Truck repair has also been removed from LC zoning to mitigate these concerns and requirements are in place to ensure screening of outdoor storage.

The owners of property within this area have generally indicated support for LC zoning at recent work sessions. All RT property owners have been invited to the work sessions on these matters and both opposition and support have been expressed for this request.

A comparison chart showing uses allowed in the RT and LC districts has been included for your reference as well as a map identifying property owners in the area.

**RECOMMENDATIONS:**

Recommended for approval as submitted.



Zoning Case #: 2007-74

Existing Zoning: RESEARCH/TECHNOLOGY CENTER



○ 200' Notification Buffer



| Permitted Use                                      | Use Category                    | LC - Light Commercial | RT - Research / Technology Center |
|--|---------------------------------|-----------------------|-----------------------------------|
| Accessory Building or Use (8)                      | Accessory & Incidental          | P                     | P                                 |
| Adult Day Care Center                              | Service                         | P                     | S                                 |
| Airport/Heliport (4)                               | Educ., Inst., Public, & Special |                       | S                                 |
| Animal Exhibition                                  | Educ., Inst., Public, & Special |                       |                                   |
| Antenna  | Trans., Utility, & Comm.        | 34                    | 34                                |
| Antenna Support Structure (Commercial and Amateur) | Trans., Utility, & Comm.        | 34                    | 34                                |
| Antique Shop                                       | Retail                          | P                     |                                   |
| Arcade (12)  | Service                         | S                     |                                   |
| Artisan's Workshop                                 | Service                         | P                     |                                   |
| Asphalt/Concrete Batching Plant (Temporary)        | Comm., Mfg., & Ind.             | 36                    | 36                                |
| Asphalt/Concrete Batching Plant (Permanent)        | Comm., Mfg., & Ind.             |                       |                                   |
| Assembly Hall                                      | Educ., Inst., Public, & Special | P                     |                                   |
| Assisted Living Facility                           | Educ., Inst., Public, & Special |                       |                                   |
| Automobile Parts Sales (Inside)                    | Auto & Related                  | P                     |                                   |
| Automobile Parts Sales (Outside)                   | Auto & Related                  |                       |                                   |
| Automobile Leasing/ Renting                        | Auto & Related                  | R                     | R33                               |
| Automobile Parking Lot/ Garage                     | Auto & Related                  | P                     | 31                                |
| Automobile Repair - Major                          | Auto & Related                  | R33                   |                                   |
| Automobile Repair - Minor/Service Station          | Auto & Related                  | R33                   |                                   |
| Automobile Storage                                 | Auto & Related                  | S                     |                                   |
| Bank, Savings and Loan, or Credit Union            | Service                         | P                     | P                                 |
| Bed and Breakfast Inn                              | Service                         |                       |                                   |
| Boarding/Rooming House                             | Primary Res.                    | P                     |                                   |
| Body Piercing (ZC 01-19)                           | Service                         | 37                    | 37                                |
| Bottling Works                                     | Wholesale                       |                       |                                   |
| Building Material Sales                            | Retail                          | P                     |                                   |
| Bus/Truck Leasing                                  | Auto & Related                  |                       |                                   |
| Bus/Truck Repair                                   | Auto & Related                  |                       |                                   |
| Business Service                                   | Service                         | P                     | P                                 |
| Cabinet/Upholstery Shop                            | Contr. Cons.                    | P                     |                                   |
| Cafeteria/Restaurant                               | Service                         | S                     |                                   |
| Car Wash   | Auto & Related                  | R 33                  |                                   |
| Caretaker's/Guard's Residence                      | Accessory & Incidental          | P                     |                                   |
| Cemetery/Mausoleum                                 | Educ., Inst., Public, & Special | S                     | S                                 |
| Church and Rectory (5)                             | Educ., Inst., Public, & Special | P                     | P                                 |
| Civic Center                                       | Educ., Inst., Public, & Special | P                     | P                                 |
| Cleaning - Small Plant/ Shop                       | Service                         | P                     |                                   |
| Clinic   | Office & Prof.                  | P                     | P                                 |
| College/University (5)                             | Educ., Inst., Public, & Special | P                     | P                                 |
| Commercial Amusement (Indoor)                      | Service                         | P                     |                                   |
| Commercial Amusement (Outdoor)                     | Service                         | S                     |                                   |
| Commercial/Trade School                            | Educ., Inst., Public, & Special | P                     | P                                 |
| Commercial Pet Sitting/ Kennel (Indoor Pens)       | Service                         | P                     |                                   |
| Community Center                                   | Educ., Inst., Public, & Special | P                     | P                                 |
| Concrete/Asphalt Batching Plant (Permanent)        | Comm., Mfg., & Ind.             |                       |                                   |
| Concrete/Asphalt Batching Plant (Temporary)        | Comm., Mfg., & Ind.             | 36                    | 36                                |
| Construction Yard (Temporary) (9)                  | Accessory & Incidental          | 35                    | 35                                |
| Continuing Care Facility                           | Educ., Inst., Public, & Special |                       |                                   |
| Convenience Store                                  | Retail                          | R 33                  | R 33                              |
| Country Club/Golf Course (Private)                 | Educ., Inst., Public, & Special | P                     | P                                 |
| Dance Hall   | Service                         | S                     |                                   |
| Dance/Gymnastics Studio                            | Service                         | P                     |                                   |

| Permitted Use   | Use Category                    | LC - Light Commercial | RT - Research / Technology Center |
|---|---------------------------------|-----------------------|-----------------------------------|
| Day Care Center (ZC 01-51, ZC 96-32, ZC 93-45) (13)   | Service                         | S                     | S                                 |
| Day Care (In-home) (16)   | Service                         |                       |                                   |
| Distribution Center/ Warehouse (ZC 96-29)   | Wholesale                       |                       |                                   |
| Dry Cleaning Plant  | Service                         |                       |                                   |
| Electrical Power Generating Plant   | Trans., Utility, & Comm.        |                       |                                   |
| Electrical Substation   | Trans., Utility, & Comm.        | P                     | S                                 |
| Engine/Motor Repair   | Comm., Mfg., & Ind.             |                       |                                   |
| Exhibition/Fairgrounds Area   | Service                         | S R                   |                                   |
| Fairgrounds/Exhibition Area   | Service                         | S R                   |                                   |
| Farm, Ranch, Garden, or Orchard   | Educ., Inst., Public, & Special | P                     | P                                 |
| Farmer's Market   | Retail                          | P                     |                                   |
| Feed Store  | Retail                          |                       |                                   |
| Field Office (9)  | Accessory & Incidental          | 35                    | 35                                |
| Fire Station/Public Safety Building   | Educ., Inst., Public, & Special | P                     | P                                 |
| Fitness/Health Center   | Service                         | P                     | P                                 |
| Flea Market (Inside)  | Retail                          | S                     |                                   |
| Flea Market (Outside)   | Retail                          |                       |                                   |
| Florist Shop  | Retail                          | P                     |                                   |
| Food/Grocery Store  | Retail                          | P                     |                                   |
| Fraternal Organization, Lodge, or Civic Club  | Educ., Inst., Public, & Special | P                     | 30                                |
| Funeral Parlor/Mortuary   | Service                         | P                     |                                   |
| Furniture, Home Furnishings, and Equipment Store  | Retail                          | P                     |                                   |
| Garden Center   | Retail                          | R                     |                                   |
| General Commercial Plant  | Comm., Mfg., & Ind.             |                       |                                   |
| General Merchandise Store   | Retail                          | P                     |                                   |
| Golf Course/Country Club (Private)  | Educ., Inst., Public, & Special | P                     | P                                 |
| Grocery/Food Store  | Retail                          | P                     |                                   |
| Guard's/Caretaker's Residence   | Accessory & Incidental          | P                     |                                   |
| Gymnastics/Dance Studio   | Service                         | P                     |                                   |
| Hardware  | Retail                          | P                     |                                   |
| Health/Fitness Center   | Service                         | P                     | P                                 |
| Heavy Machinery Sales and Storage   | Retail                          |                       |                                   |
| Heliport/Airport (4)  | Educ., Inst., Public, & Special |                       | S                                 |
| Helistop (4)  | Educ., Inst., Public, & Special | S                     | S                                 |
| Home Occupation (11)  | Accessory & Incidental          |                       |                                   |
| Homebuilder Marketing Center (10)   | Accessory & Incidental          | P                     |                                   |
| Hospital (5)  | Educ., Inst., Public, & Special | P                     | P                                 |
| Hotel/Motel   | Service                         | P                     | 20                                |
| Household Appliance Service and Repair  | Service                         | P                     |                                   |
| Household Care Facility   | Educ., Inst., Public, & Special |                       |                                   |
| Household Care Institution  | Educ., Inst., Public, & Special | S                     |                                   |
| Independent Living Facility   | Educ., Inst., Public, & Special |                       |                                   |
| Indoor Gun Range  | Service                         | S                     |                                   |
| Industrial Park   | Comm., Mfg., & Ind.             |                       |                                   |
| Industrial use which, due to the possible emission of excessive smoke, noise, gas, fumes, dust, odor, vibration, or danger of fire, explosion, or radiation as may be determined by Health, Fire, or Building officials is presently or in the future likely to be a hazard or nuisance to adjacent property or the community-at-large. | Comm., Mfg., & Ind.             | S                     |                                   |
| Kennel (Outdoor Pens)   | Service                         |                       |                                   |

| Permitted Use   | Use Category                    | LC - Light Commercial | RT - Research / Technology Center |
|---|---------------------------------|-----------------------|-----------------------------------|
| Kennel (Indoor Pens)/ Commercial Pet Sitting (ZC 05-04) | Service                         | P                     |                                   |
| Laundromat  | Service                         | P                     |                                   |
| Licensed Massage Therapy                                | Service                         | P                     | P                                 |
| Long-term Care Facility                                 | Educ., Inst., Public, & Special |                       |                                   |
| Manufacturing - Heavy-intensity                         | Comm., Mfg., & Ind.             |                       | S                                 |
| Manufacturing - Light-intensity                         | Comm., Mfg., & Ind.             | P                     | P                                 |
| Manufacturing - Moderate-intensity                      | Comm., Mfg., & Ind.             | S                     | P                                 |
| Mausoleum/Cemetery                                      | Educ., Inst., Public & Special  | S                     | S                                 |
| Medical Office  | Office & Prof.                  | P                     | P                                 |
| Mini-Warehouse/Public Storage                           | Wholesale                       | P                     |                                   |
| Miscellaneous Retail Store                              | Retail                          | P                     |                                   |
| Mobile Home/Trailer Display and Sales                   | Service                         |                       |                                   |
| Mobile Home/Trailer Park                                | Primary Res.                    |                       |                                   |
| Mortuary/Funeral Parlor                                 | Service                         | P                     |                                   |
| Motel/Hotel   | Service                         | P                     | 20                                |
| Motor/Engine Repair                                     | Comm., Mfg., & Ind.             |                       |                                   |
| Motorcycle Sales/Service (ZC 99-46)                     | Auto & Related                  | R                     |                                   |
| Multifamily Residence (1)                               | Primary Res.                    |                       |                                   |
| New Car Dealer  | Auto & Related                  | S R                   |                                   |
| Nursery   |                                 |                       |                                   |
| Retail  |                                 | S                     |                                   |
| Office Center   | Office & Prof.                  | P                     | P                                 |
| Office - Professional/ General Administrative           | Office & Prof.                  | P                     | P                                 |
| Office - Showroom/ Warehouse                            | Wholesale                       | P                     | 32                                |
| Open Storage  | Educ., Inst., Public, & Special | 7                     |                                   |
| Paint Shop  | Retail                          | S                     |                                   |
| Park/Playground   | Educ., Inst., Public, & Special | P                     | P                                 |
| Pawn Shop (ZC 02-37)                                    | Retail                          | P                     |                                   |
| Personal Service Shop                                   | Service                         | P                     |                                   |
| Pet Shop  | Retail                          | P                     |                                   |
| Playground/Park   | Educ., Inst., Public, & Special | P                     | P                                 |
| Portable Building Sales                                 | Retail                          |                       |                                   |
| Post Office   | Educ., Inst., Public, & Special | P                     | P                                 |
| Print Shop (Major)                                      | Service                         | S                     | S                                 |
| Print Shop (Minor)                                      | Service                         | P                     |                                   |
| Private Club (19)                                       | Service                         | S                     | S                                 |
| Private Recreation Facility                             | Educ., Inst., Public, & Special | P                     | P                                 |
| Private Street Development                              | Primary Res.                    |                       |                                   |
| Private Utility (other than listed)                     | Trans., Utility, & Comm.        | S                     | S                                 |
| Public Safety Building/ Fire Station                    | Educ., Inst., Public, & Special | P                     | P                                 |
| Public Storage/Mini-Warehouse                           | Wholesale                       | P                     |                                   |
| Railroad Spur Track                                     | Trans., Utility, & Comm.        |                       | P                                 |
| Railroad Team Track, Freight Depot, or Dock             | Trans., Utility, & Comm.        |                       |                                   |
| Recreation Center                                       | Educ., Inst., Public, & Special | P                     | P                                 |
| Recreation Vehicle Parking Lot/Garage                   | Auto & Related                  | 28                    |                                   |
| Recreation Vehicle Sales and Service (New/Used)         | Auto & Related                  | S                     |                                   |
| Rehabilitation Care Facility                            | Educ., Inst., Public, & Special |                       |                                   |
| Rehabilitation Care Institution                         | Educ., Inst., Public, & Special |                       |                                   |
| Repair/Storage of Furniture and Appliances (Inside)     | Service                         | P                     |                                   |
| Repair/Storage of Furniture and Appliances (Outside)    | Service                         |                       |                                   |
| Research and Development Center                         | Office & Prof.                  | P                     | P                                 |

| Permitted Use   | Use Category                    | LC - Light Commercial | RT - Research / Technology Center |
|---|---------------------------------|-----------------------|-----------------------------------|
| Residence Hotel   | Service                         | P                     | 20                                |
| Restaurant/Cafeteria  | Service                         | P                     |                                   |
| Restaurant - Drive-in                                       | Service                         | P R                   |                                   |
| Retail/Service (Incidental)                                 | Retail                          |                       | P                                 |
| Retail Stores and Shops                                     | Retail                          | P                     |                                   |
| Rooming/Boarding House                                      | Primary Res.                    | P                     |                                   |
| Salvage or Reclamation of Products                          | Comm., Mfg., & Ind.             |                       |                                   |
| Sand, Gravel, Stone, or Petroleum Extraction                | Comm., Mfg., & Ind.             |                       |                                   |
| School - Primary or Secondary (Private) (5)                 | Educ., Inst., Public, & Special | P                     | P                                 |
| School - Primary or Secondary (Public or Parochial) (5)     | Educ., Inst., Public, & Special | P                     | P                                 |
| Service Contractor (no storage yard) (ZC 05-13)             | Contr. Cons.                    | P                     |                                   |
| Service Contractor (with storage yard) (ZC 05-13)           | Contr. Cons.                    | S                     |                                   |
| Service/Retail (Incidental)                                 | Retail                          |                       | P                                 |
| Service Yard of Governmental Agency                         | Trans., Utility, & Comm.        | S                     | S                                 |
| Sewage Treatment Plant                                      | Trans., Utility, & Comm.        | S                     | S                                 |
| Shopping Center   | Retail                          | P                     |                                   |
| Shops, Office, and Storage Area - Public/Private Utility    | Trans., Utility, & Comm.        | S                     |                                   |
| Single-Family Residence (Attached)                          | Primary Res.                    |                       |                                   |
| Single-Family Residence (Detached)                          | Primary Res.                    |                       |                                   |
| Small Engine Repair Shop                                    | Service                         | R                     |                                   |
| Stable  | Educ., Inst., Public, & Special |                       |                                   |
| Storage/Repair of Furniture and Appliances (Inside)         | Service                         | P                     |                                   |
| Storage/Repair of Furniture and Appliances (Outside)        | Service                         |                       |                                   |
| Storage/Wholesale Warehouse                                 | Wholesale                       |                       |                                   |
| Studio for Photographer, Musician, Artist, Radio, and/or TV | Service                         | P                     |                                   |
| Studio Residence  | Primary Res.                    |                       |                                   |
| Superstore (ZC 04-54, ZC 00-48)                             | Retail                          | P                     |                                   |
| Tattooing and Permanent Cosmetics                           | Service                         | 37                    | 37                                |
| Theater - Drive-in  | Service                         |                       | R                                 |
| Theater - Neighborhood                                      | Service                         | P                     |                                   |
| Theater - Regional  | Service                         | S                     |                                   |
| Tire Dealer (no open storage)                               | Auto & Related                  | R                     |                                   |
| Tire Dealer (with open storage)                             | Auto & Related                  |                       |                                   |
| Tire Retreading/ Recapping                                  | Auto & Related                  |                       |                                   |
| Tool Rental Shop  | Service                         | P                     |                                   |
| Trade/Commercial School                                     | Educ., Inst., Public, & Special | P                     | P                                 |
| Trailer/Mobile Home Display and Sales                       | Service                         |                       |                                   |
| Trailer/Mobile Home Park                                    | Primary Res.                    |                       |                                   |
| Trailer Rental  | Service                         | S                     |                                   |
| Transfer Storage and Baggage Terminal                       | Comm., Mfg., & Ind.             | P                     |                                   |
| Transit Center  | Trans., Utility, & Comm.        | P                     | P                                 |
| Transmission Line/Utility Distribution                      | Trans., Utility, & Comm.        | P                     | P                                 |
| Transportation and Utility Structures/Facility              | Trans., Utility, & Comm.        | P                     | P                                 |
| Truck/Bus Leasing   | Auto & Related                  |                       |                                   |
| Truck/Bus Repair  | Auto & Related                  |                       |                                   |
| Truck Parking Lot   | Auto & Related                  |                       |                                   |
| Truck Sales (Heavy Trucks) (ZC 99-46)                       | Auto & Related                  |                       |                                   |
| Truck Terminal  | Auto & Related                  |                       |                                   |
| Two-Family Residence  | Primary Res.                    |                       |                                   |
| University/College (5)                                      | Educ., Inst., Public, & Special | P                     | P                                 |
| Upholstery/Cabinet Shop                                     | Contr. Cons.                    | P                     |                                   |

| Permitted Use   | Use Category             | LC - Light Commercial | RT - Research / Technology Center |
|---|--------------------------|-----------------------|-----------------------------------|
| Used Car Dealer   | Auto & Related           | S R                   |                                   |
| Utility Distribution/ Transmission Line   | Trans., Utility, & Comm. | P                     | P                                 |
| Veterinary Clinic   | Service                  | P                     |                                   |
| Warehouse/Distribution Center   | Wholesale                |                       |                                   |
| Water Treatment Plant   | Trans., Utility, & Comm. | P                     | S                                 |
| Winery  | Service                  | S                     |                                   |
| Wholesale/Storage Warehouse   | Wholesale                |                       |                                   |
| Wrecking Yard   | Auto & Related           |                       |                                   |
|   |                          |                       |                                   |
|   |                          |                       |                                   |
| <b>P</b> = Permitted use; <b>Blank</b> = Prohibited use; <b>S</b> = Specific use permit required; |                          |                       |                                   |
| <b>R</b> = Residential Adjacency Standards; <b>Number</b> = See end notes.                        |                          |                       |                                   |

CITY OF PLANO  
PLANNING & ZONING COMMISSION

February 4, 2008

**Agenda Item No. 7A**

**Public Hearing:** Zoning Case 2007-75

**Applicant:** City of Plano

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**DESCRIPTION:**

Request to rescind Specific Use Permit #309 for Private Club on one lot on 0.1± acre located 100± feet north of Plano Parkway, 550± feet west of Preston Road. Zoned Planned Development-457-Retail/General Office.

**REMARKS:**

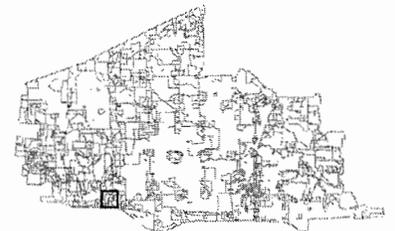
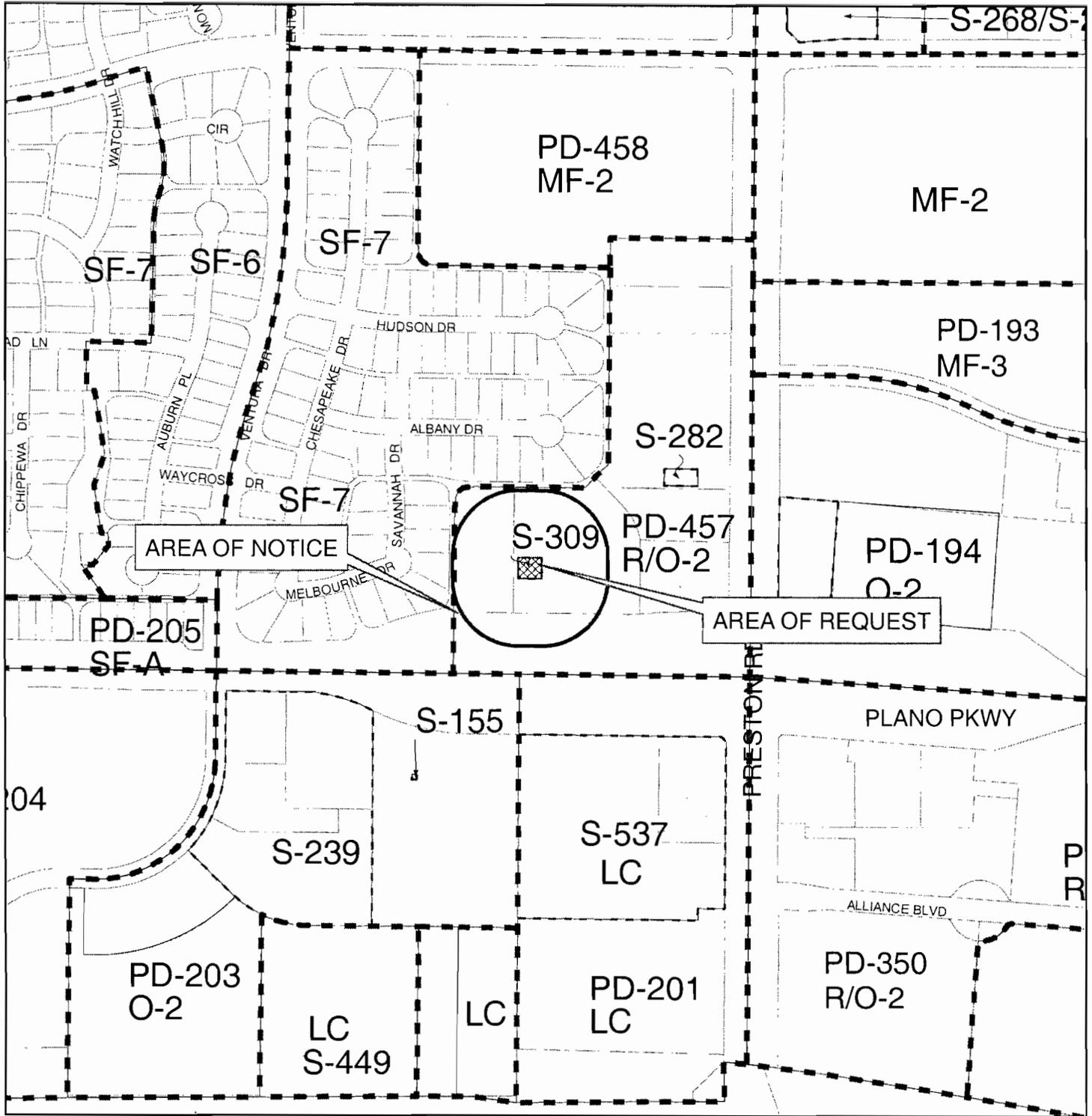
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #309 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development 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.

Red, Hot & Blue 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 #: 2007-75

Existing Zoning: PLANNED DEVELOPMENT-457-RETAIL/GENERAL OFFICE  
w/SPECIFIC USE PERMIT #309

○ 200' Notification Buffer



CITY OF PLANO  
PLANNING & ZONING COMMISSION

February 4, 2008

**Agenda Item No. 7B**

**Public Hearing:** Zoning Case 2007-76

**Applicant:** City of Plano

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**DESCRIPTION:**

Request to rescind Specific Use Permit #331 for Private Club on one lot on 2.0± acres located on the east side of U.S. Highway 75, 800± feet north of Parker Road. Zoned Corridor Commercial.

**REMARKS:**

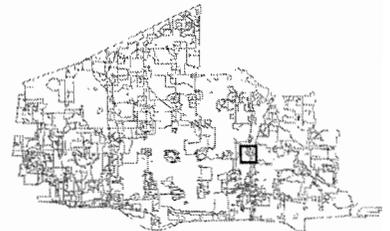
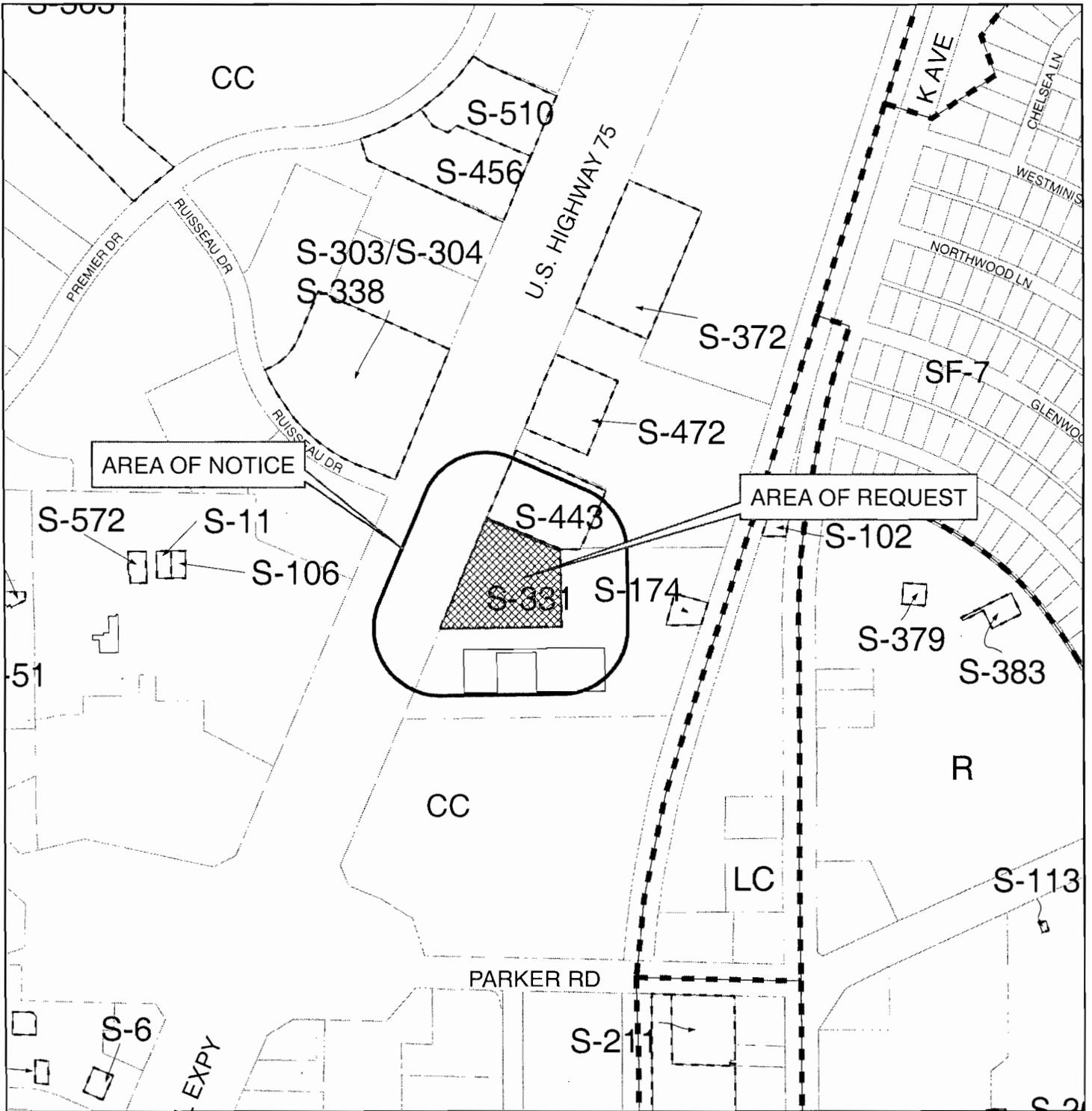
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #331 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development 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 Crab Shack 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 #: 2007-76

Existing Zoning: CORRIDOR COMMERCIAL w/SPECIFIC USE PERMIT #331

○ 200' Notification Buffer



CITY OF PLANO  
PLANNING & ZONING COMMISSION

February 4, 2008

**Agenda Item No. 7C**

**Public Hearing:** Zoning Case 2007-77

**Applicant:** City of Plano

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**DESCRIPTION:**

Request to rescind Specific Use Permit #334 for Private Club on one lot on 0.1± acre located 1,050± feet north of Plano Parkway and 800± feet east of Alma Drive. Zoned Corridor Commercial.

**REMARKS:**

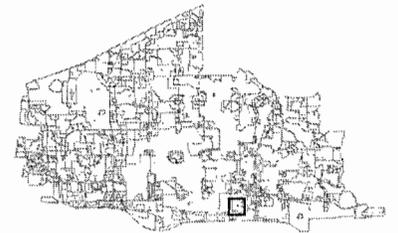
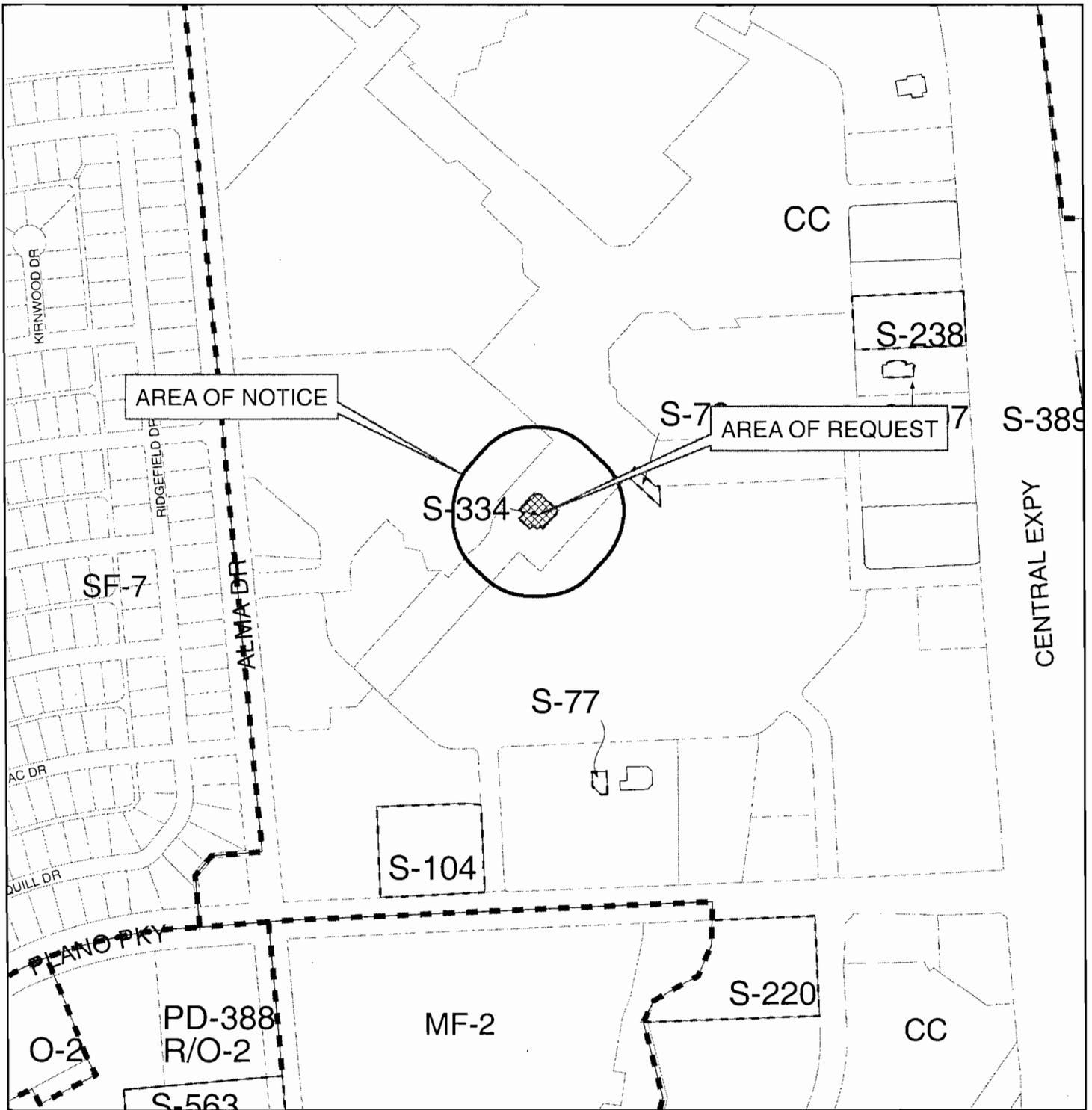
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #334 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development 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.

Tino's Cantina 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 #: 2007-77

Existing Zoning: CORRIDOR COMMERCIAL w/SPECIFIC USE PERMIT #334

○ 200' Notification Buffer



CITY OF PLANO

PLANNING & ZONING COMMISSION

February 4, 2008

**Agenda Item No. 7D**

**Public Hearing:** Zoning Case 2007-78

**Applicant:** City of Plano

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**DESCRIPTION:**

Request to rescind Specific Use Permit #349 for Private Club on one lot on 0.1± acre located 75± feet north of Park Boulevard, 600± feet west of Ohio Drive. Zoned Retail.

**REMARKS:**

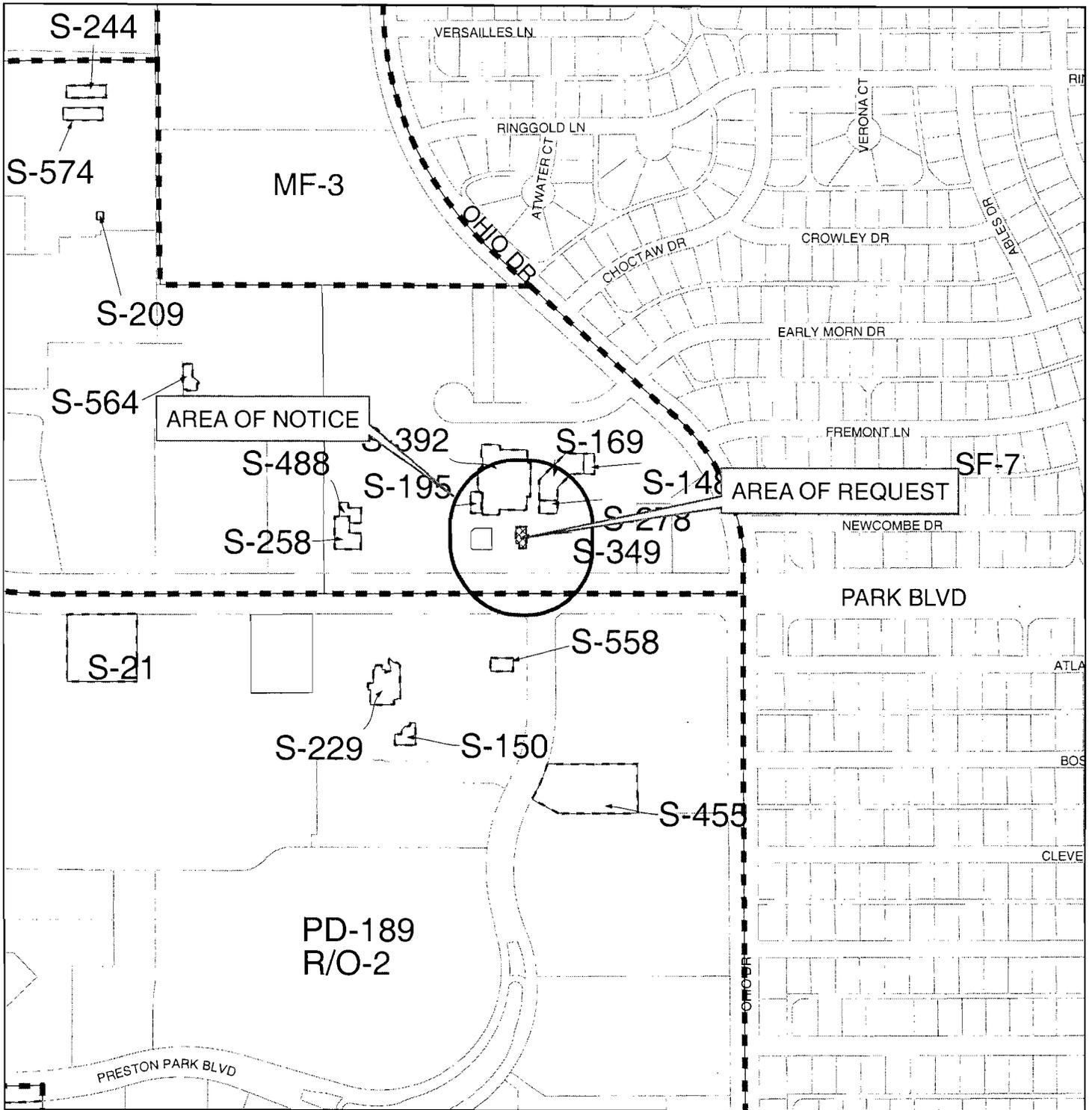
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #349 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development 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.

Rockfish Seafood Grill 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.

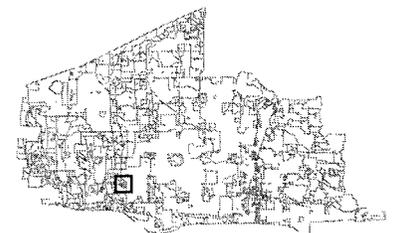
**RECOMMENDATION:**

Recommended for approval as submitted.



Zoning Case #: 2007-78

Existing Zoning: RETAIL w/SPECIFIC USE PERMIT #349



○ 200' Notification Buffer



CITY OF PLANO  
PLANNING & ZONING COMMISSION

February 4, 2008

**Agenda Item No. 7E**

**Public Hearing:** Zoning Case 2007-79

**Applicant:** City of Plano

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**DESCRIPTION:**

Request to rescind Specific Use Permit #356 for Private Club on one lot on 0.1± acre located 85± feet north of Park Boulevard, and 410± feet west of Coit Road. Zoned Retail.

**REMARKS:**

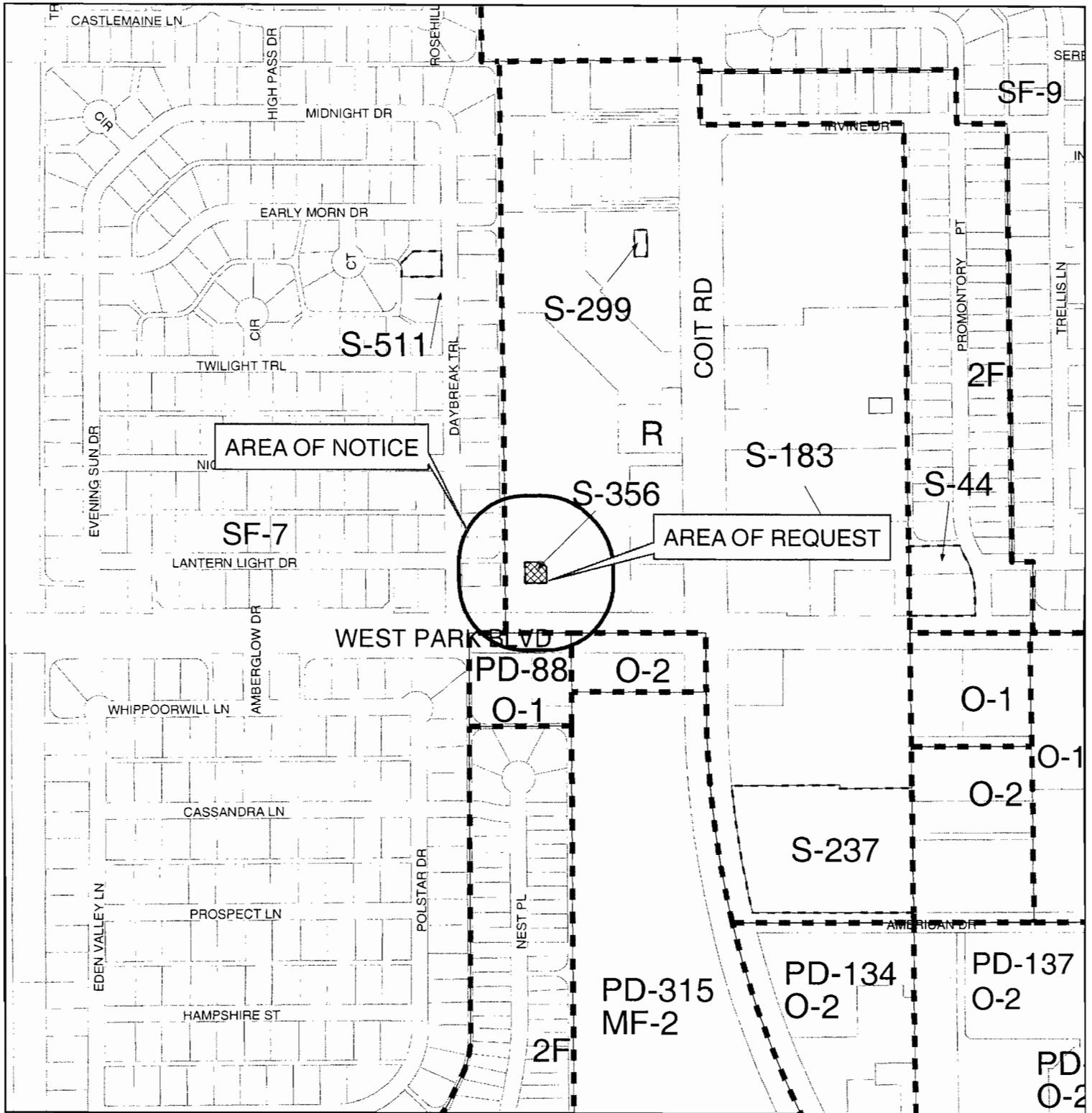
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #356 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development 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.

Mi Jakalito Mexican 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 any responses from the property owner as to whether or not they concur with the removal of the SUP.

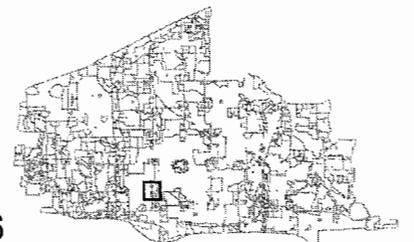
**RECOMMENDATION:**

Recommended for approval as submitted.



Zoning Case #: 2007-79

Existing Zoning: RETAIL w/SPECIFIC USE PERMIT #356



○ 200' Notification Buffer

CITY OF PLANO  
PLANNING & ZONING COMMISSION

February 4, 2008

**Agenda Item No. 7F**

**Public Hearing:** Zoning Case 2007-80

**Applicant:** City of Plano

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**DESCRIPTION:**

Request to rescind Specific Use Permit #362 for Private Club on one lot on 1.7± acres located on the east side of Dallas North Tollway, 1,150± feet south of Parker Road. Zoned Regional Employment.

**REMARKS:**

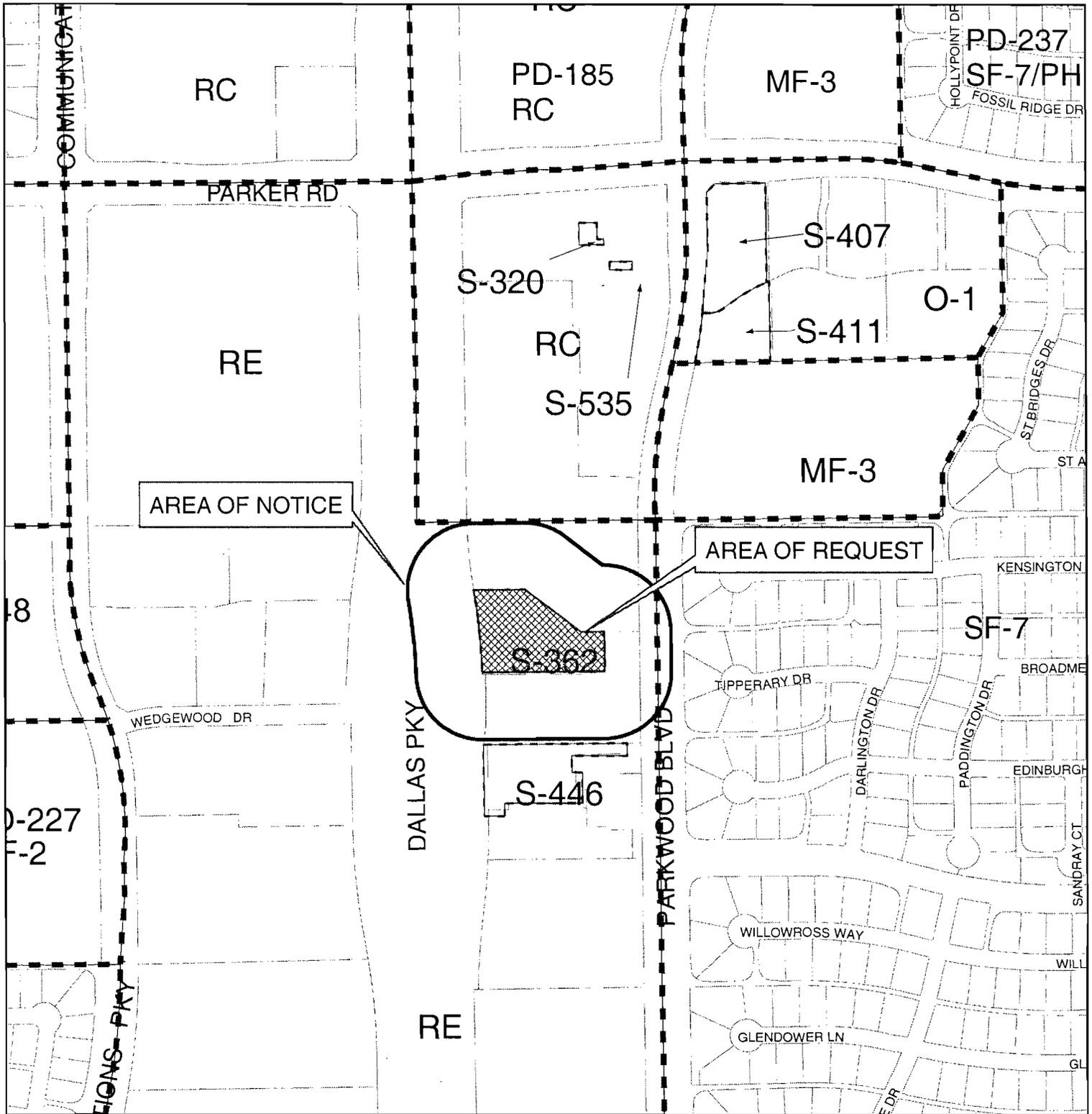
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #362 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development 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.

Saltgrass Steakhouse 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 any responses from the property owner as to whether or not they concur with the removal of the SUP.

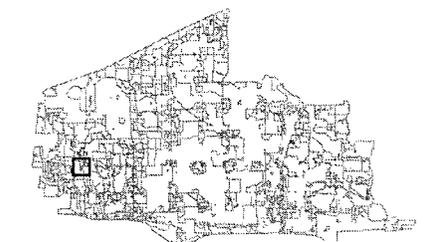
**RECOMMENDATION:**

Recommended for approval as submitted.



Zoning Case #: 2007-80

Existing Zoning: REGIONAL EMPLOYMENT w/SPECIFIC USE PERMIT #362



○ 200' Notification Buffer



CITY OF PLANO  
PLANNING & ZONING COMMISSION

February 4, 2008

**Agenda Item No. 7G**

**Public Hearing:** Zoning Case 2007-81

**Applicant:** City of Plano

---

**DESCRIPTION:**

Request to rescind Specific Use Permit #364 for Private Club on one lot on 1.5± acres located on the south side of State Highway 121, 260± feet east of Preston Road. Zoned Regional Commercial.

**REMARKS:**

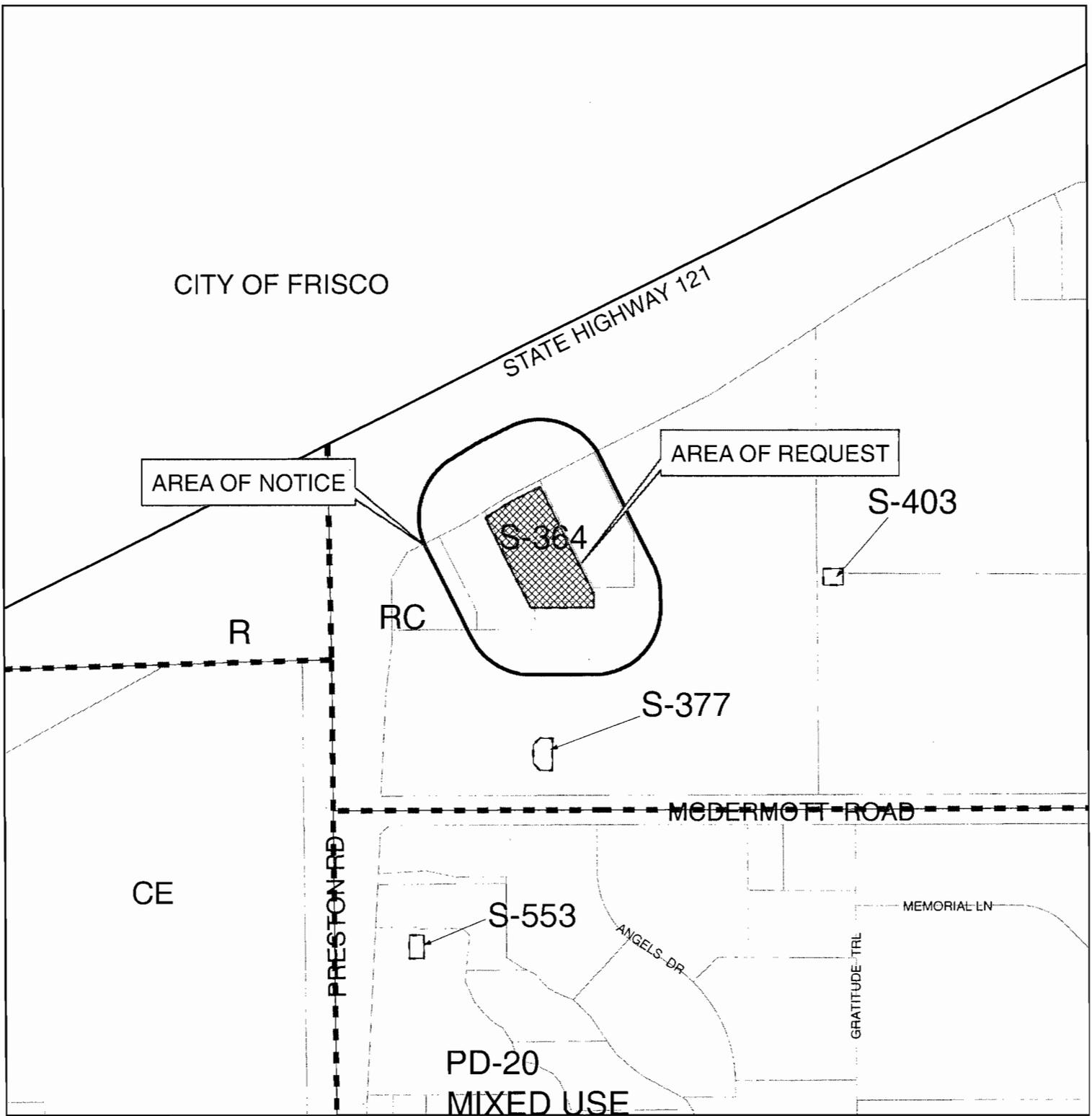
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #364 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development 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 a Mixed Beverage Permit (with a Food and Beverage Certificate) directly from TABC. With the Mixed Beverage Permit, an SUP is no longer necessary.

On The Border Mexican Cafe 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 any responses from the property owner as to whether or not they concur with the removal of the SUP.

**RECOMMENDATION:**

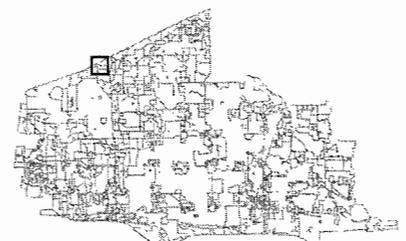
Recommended for approval as submitted.



Zoning Case #: 2007-81

Existing Zoning: REGIONAL COMMERCIAL w/SPECIFIC USE PERMIT #364

○ 200' Notification Buffer



CITY OF PLANO  
PLANNING & ZONING COMMISSION

February 4, 2008

**Agenda Item No. 7H**

**Public Hearing:** Zoning Case 2007-82

**Applicant:** City of Plano

---

**DESCRIPTION:**

Request to rescind Specific Use Permit #365 for Private Club on one lot on 1.9± acres located on the east side of Dallas North Tollway, 1,230± feet south of Windhaven Parkway. Zoned Regional Employment.

**REMARKS:**

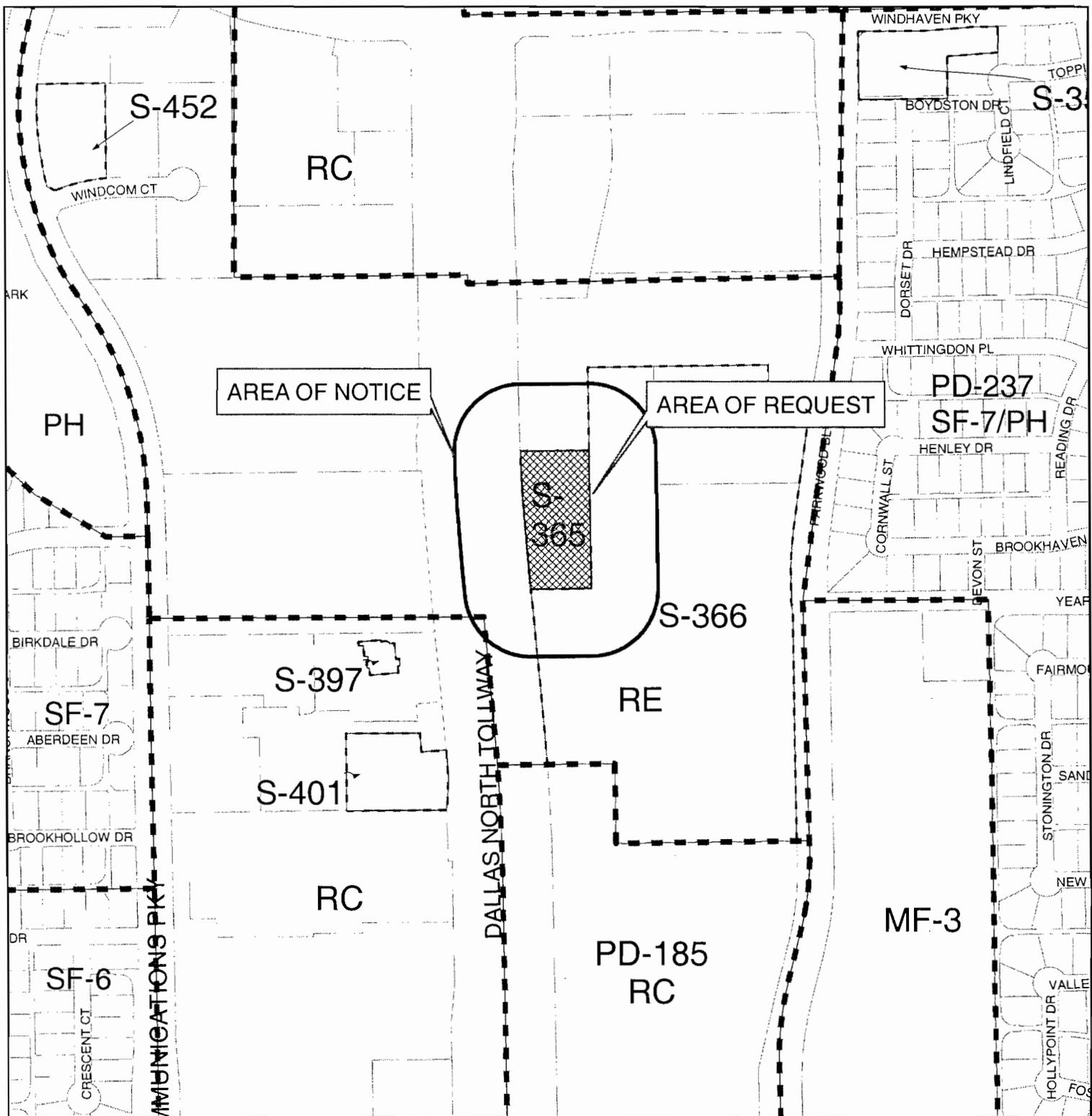
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #365 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development 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 a Mixed Beverage Permit (with a Food and Beverage Certificate) directly from TABC. With the Mixed Beverage Permit, an SUP is no longer necessary.

Razzoo's Cajun Cafe 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 any responses from the property owner as to whether or not they concur with the removal of the SUP.

**RECOMMENDATION:**

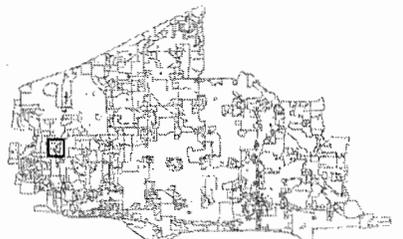
Recommended for approval as submitted.



Zoning Case #: 2007-82

Existing Zoning: REGIONAL EMPLOYMENT w/SPECIFIC USE PERMIT #365

○ 200' Notification Buffer



CITY OF PLANO  
PLANNING & ZONING COMMISSION

February 4, 2008

**Agenda Item No. 8**

**Public Hearing:** Zoning Case 2007-83

**Applicant:** Capps Van & Truck

---

**DESCRIPTION:**

Request for Specific Use Permit for Truck/Bus Leasing on one lot on 1.7± acres located at the southwest corner of U.S. Highway 75 and Chase Oaks Boulevard. Zoned Corridor Commercial.

**REMARKS:**

The request is for a Specific Use Permit (SUP) for truck/bus leasing. 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 Zoning Ordinance defines truck/bus leasing as the rental of new or used panel trucks, vans, trailers, recreation vehicles, or motor-driven buses in operable condition and where no repair work is being done.

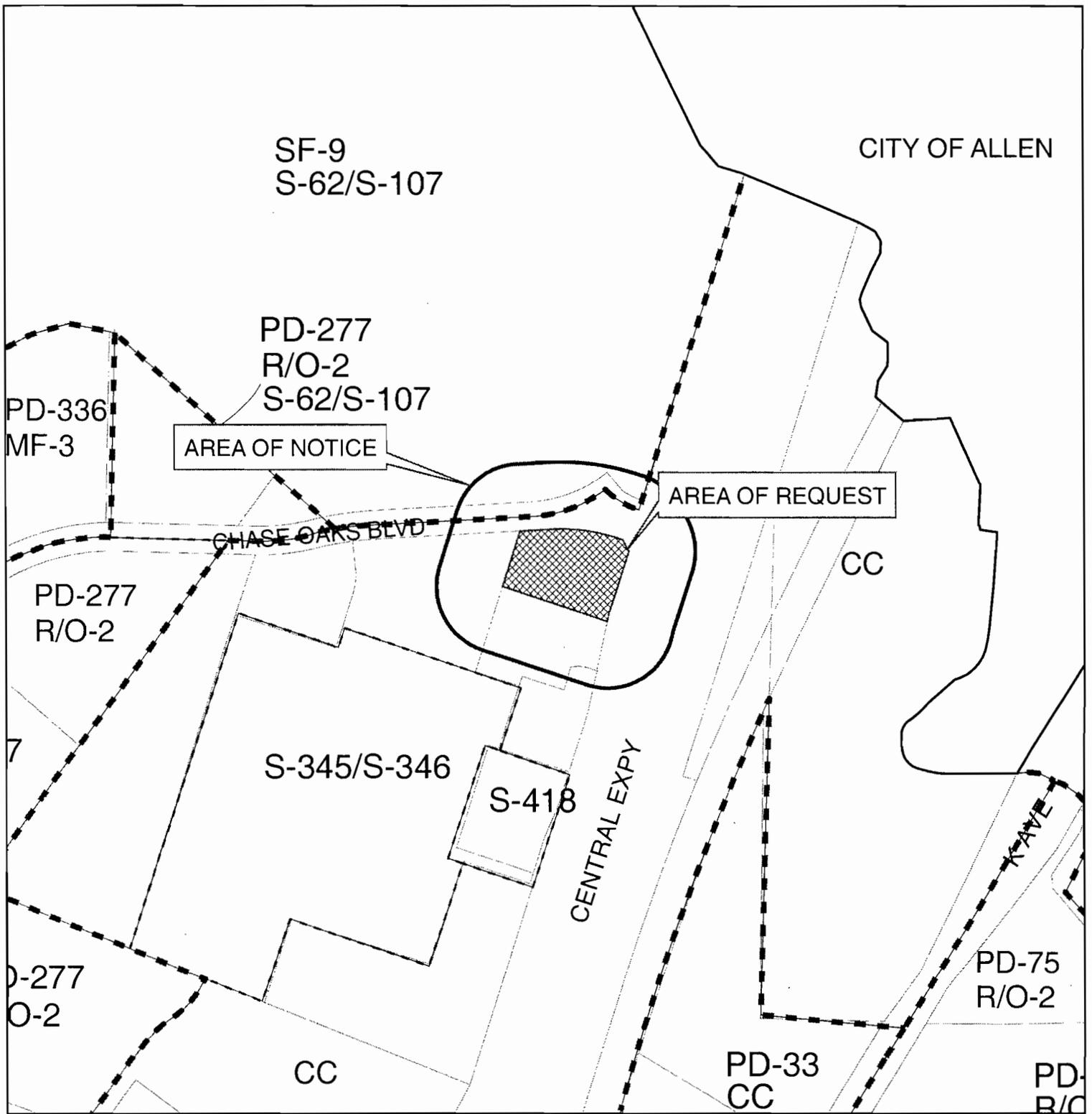
The current zoning of the property is Corridor Commercial (CC). The CC district is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors. Truck/bus leasing use requires approval of an SUP in the CC district.

To the north of the property is the Chase Oaks Golf Course zoned Single-Family Residence-9 (SF-9) w/SUP #62 & 107 for a golf course and private club. To the west and south is a movie theater, restaurant, and office development zoned CC. The nearest residential properties are a multifamily development 1,250± feet west of the subject property and an independent living facility 1,470± feet southwest of the subject property.

The proposed truck/bus leasing use is an expansion of an existing automobile leasing and renting business. It is complimentary to the existing automobile leasing business and is compatible with adjacent uses.

**RECOMMENDATION:**

Recommended for approval as submitted.

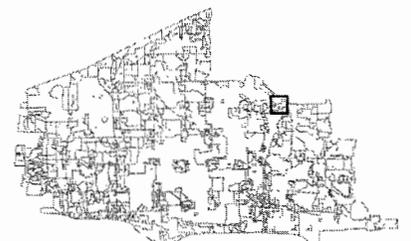


CITY OF ALLEN



Zoning Case #: 2007-83

Existing Zoning: CORRIDOR COMMERCIAL

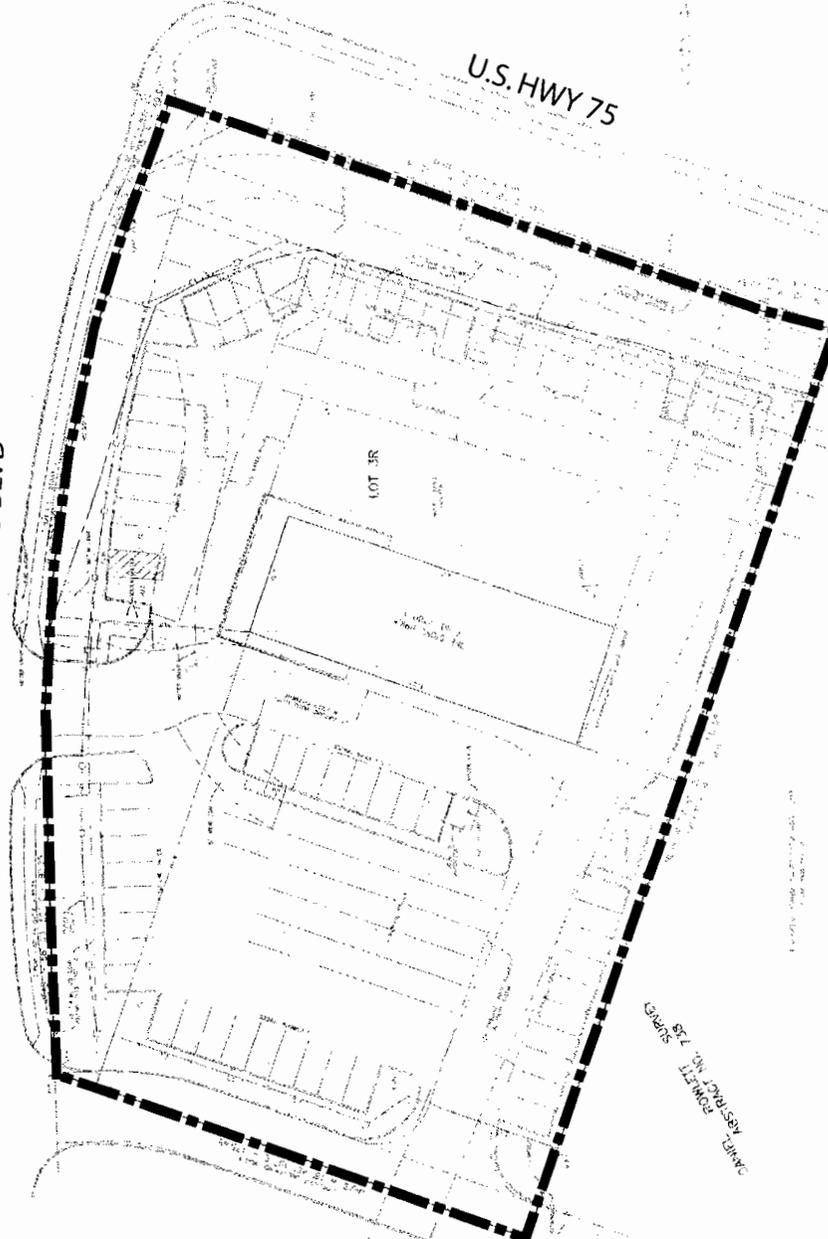


○ 200' Notification Buffer



CHASE OAKS BLVD

U.S. HWY 75



**ZONING EXHIBIT - ZONING CASE 2007-83**  
 CAPPS VAN & TRUCK RENTAL  
 739 CHASE OAKS WOODWAY, PLAIN, TEXAS 75074  
 072237 REV  
 SURVEY PLAT / LEGACY CENTRAL THEATER ADDITION / LOT 3R BLOCK A  
 Approval of the zoning case shall be 2/3 of the voting ordinance.  
 6.14C Zoning Ordinance  
 1) Approval of the zoning case shall be 2/3 of the voting ordinance.  
 2) Approval of the zoning case shall be 2/3 of the voting ordinance.  
 3) Approval of the zoning case shall be 2/3 of the voting ordinance.  
 4) Approval of the zoning case shall be 2/3 of the voting ordinance.  
 5) Approval of the zoning case shall be 2/3 of the voting ordinance.  
 6) Approval of the zoning case shall be 2/3 of the voting ordinance.  
 7) Approval of the zoning case shall be 2/3 of the voting ordinance.  
 8) Approval of the zoning case shall be 2/3 of the voting ordinance.  
 9) Approval of the zoning case shall be 2/3 of the voting ordinance.  
 10) Approval of the zoning case shall be 2/3 of the voting ordinance.

THESE PLANS WERE PREPARED BY THE ARCHITECT AND ENGINEER  
 AND THE SURVEYOR AND THE CITY ENGINEER HAS REVIEWED THEM  
 AND APPROVED THEM FOR RECORDATION AND CONSTRUCTION.  
 DATE OF RECORDATION: 11/14/07  
 CITY ENGINEER: [Signature]

THESE PLANS WERE PREPARED BY THE ARCHITECT AND ENGINEER  
 AND THE SURVEYOR AND THE CITY ENGINEER HAS REVIEWED THEM  
 AND APPROVED THEM FOR RECORDATION AND CONSTRUCTION.  
 DATE OF RECORDATION: 11/14/07  
 CITY ENGINEER: [Signature]

RECEIVED

JAN 21 2008

PLANNING DEPT

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-83. This is a request for Specific Use Permit for Truck/Bus Leasing on one lot on 1.7± acres located at the southwest corner of Central Expressway and Chase Oaks Boulevard. Zoned Corridor Commercial. The requested zoning is for a Specific Use Permit (SUP) for Truck/Bus Leasing which is defined as the rental of new or used panel trucks, vans, trailers, recreation vehicles, or motor-driven buses in operable condition and where no repair work is done.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-83.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-83.

This item will be heard on **February 4, 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.

WILLIAM B WHITTY  
Name (Please Print)

*William B. Whitty*  
Signature

7380 CHASE OAKS PLANO TX 75075  
Address

1-18-08  
Date

EH

CITY OF PLANO  
PLANNING & ZONING COMMISSION

February 4, 2008

**Agenda Item No. 9**

**Public Hearing - Replat:** Food Lion/Los Rios Addition, Block 15, Lot 2R

**Applicant:** Collin County Children's Advocacy Center, Inc.

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**DESCRIPTION:**

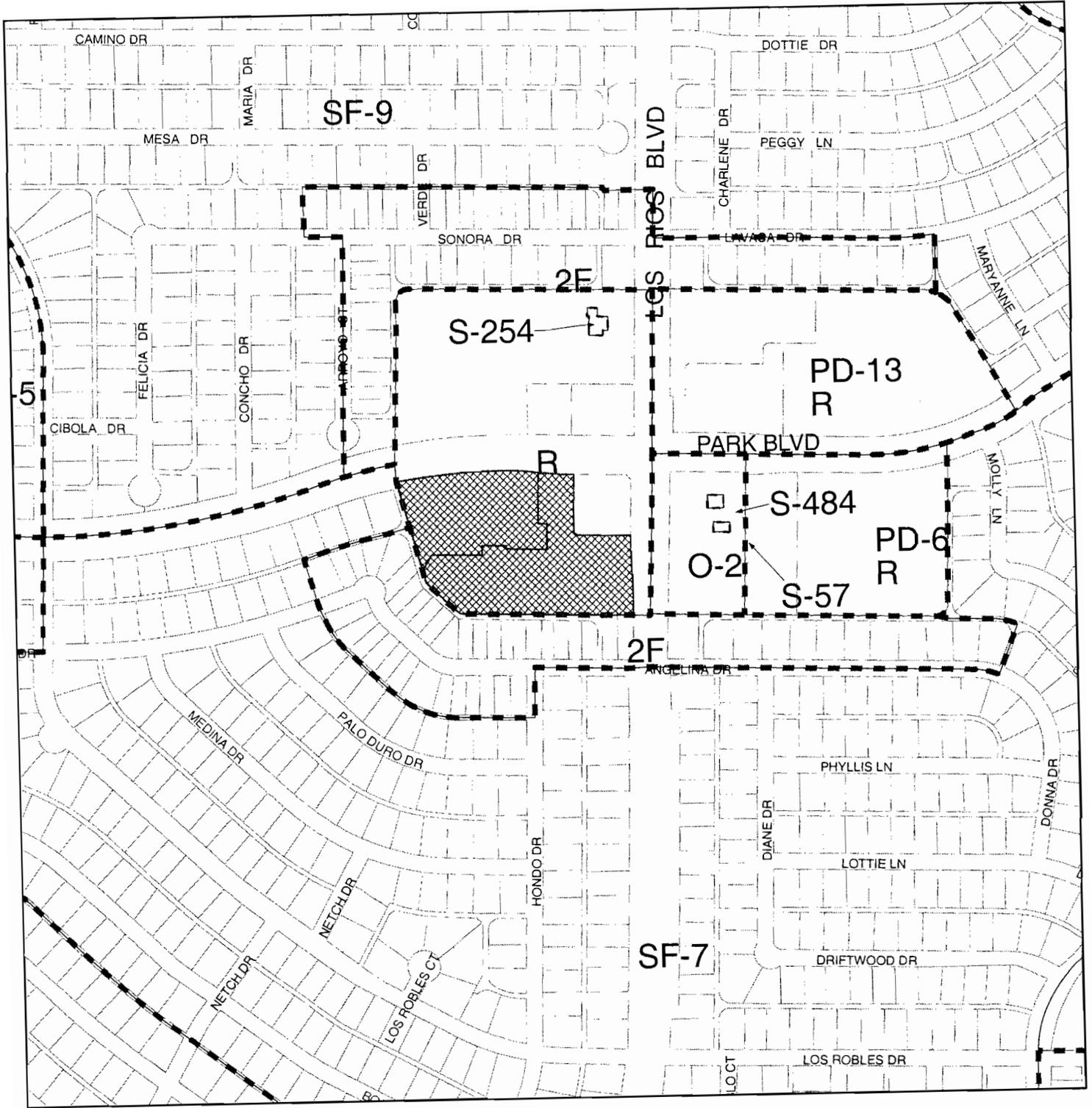
Community center on one lot on 5.8± acres located generally at the southwest corner of Park Boulevard and Los Rios Boulevard. Zoned Retail. Neighborhood #63.

**REMARKS:**

The purpose of this replat is to combine two lots and modify/create the easements as needed for the development.

**RECOMMENDATIONS:**

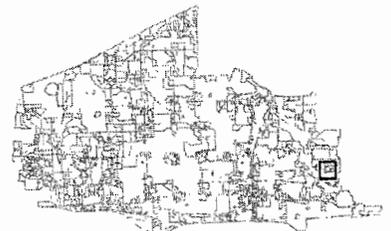
Recommended for approval as submitted.



Item Submitted: REPLAT

Title: FOOD LION/LOS RIOS ADDITION  
BLOCK 15, LOT 2R

Zoning: RETAIL



○ 200' Notification Buffer







CITY OF PLANO

PLANNING & ZONING COMMISSION

February 4, 2008

**Agenda Item No. 10**

**Public Hearing – Replat:** L.A. Davis Addition, Block 2, Lots 5R & 13

**Applicant:** Habitat for Humanity of South Collin County

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**DESCRIPTION:**

Two General Residential lots on 0.2± acre located at the northeast corner of G Avenue and Southwestern Avenue. Zoned General Residential. Neighborhood #67.

**REMARKS:**

The purpose of this replat is to subdivide existing Lot 5 into two lots, Lot 5R and Lot 13.

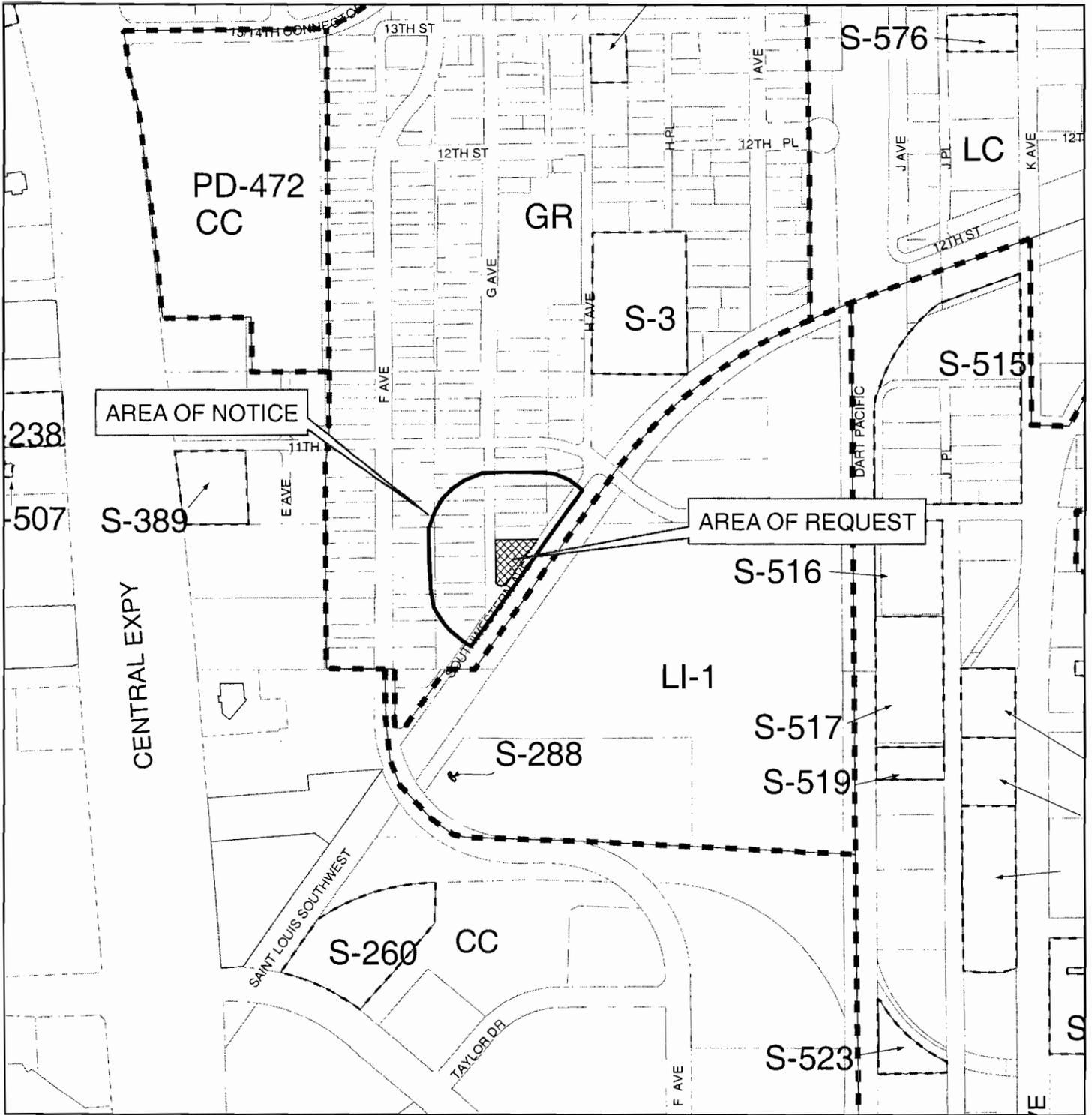
Proposed Lot 5R complies with the General Residential (GR) district standards. Proposed Lot 13 does not comply with the minimum 90-foot depth requirement, as stipulated within the GR zoning district. The proposed lot depth is 78 feet. The applicant is requesting a variance from the Board of Adjustment (BOA) to reduce the minimum lot depth to 78 feet.

The triangular configuration of existing Lot 5 makes it difficult to subdivide even though the lot area is three times the minimum lot area for the GR district. Because Lot 5 shares an access easement with Lot 6 to the north, the proposed Lot 5R requires additional width than the minimum GR district requirements. The additional lot width for Lot 5R results in a reduced lot depth for proposed Lot 13.

Staff supports the applicants request for the variance to the lot depth of Lot 13. Subdividing the lots as proposed permits the future homes to front onto G Avenue to the interior neighborhood. The proposed lot widths are similar to existing lot widths along the street. The resulting lot area for both lots exceeds the minimum lot area of the GR district.

**RECOMMENDATION:**

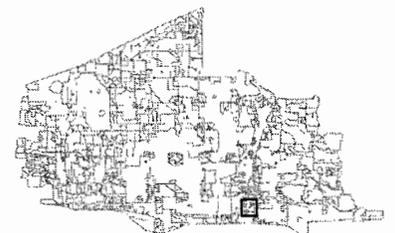
Recommended for approval subject to BOA granting a variance to reduce the minimum 90-foot lot depth to 78 feet for Lot 13.



Item Submitted: REPLAT

Title: L.A. DAVIS ADDITION  
BLOCK 2, LOTS 5R & 13

Zoning: GENERAL RESIDENTIAL



○ 200' Notification Buffer





REPLY FORM

RECEIVED

JAN 23 2008

PLANNING DEPT.

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



Dear Commissioners:

This letter is regarding: L.A Davis Addition, Block 2, Lots 5R & 13. The property is two General Residential lots on 0.2± acre located at the northeast corner of G Avenue and Southwestern Avenue. Neighborhood #67. The purpose for this replat is to subdivide one lot into two lots.

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

I am **FOR** the replat as explained above for L.A Davis Addition, Block 2, Lots 5R & 13.

I am **AGAINST** the replat as explained above for L.A Davis Addition, Block 2, Lots 5R & 13.

This item will be heard on **February 4, 2008, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed replat. 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.

Louis Boudreaux (Habitat for Humanity - SCC) [Signature]  
Name (Please Print) Signature

516 Vernet St. 1-23-08  
Address Richardson, TX 75080 Date

EH

REPLY FORM

RECEIVED

JAN 28 2008

PLANNING DEPT

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



Dear Commissioners:

This letter is regarding: L.A Davis Addition, Block 2, Lots 5R & 13. The property is two General Residential lots on 0.2± acre located at the northeast corner of G Avenue and Southwestern Avenue. Neighborhood #67. The purpose for this replat is to subdivide one lot into two lots.

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

I am **FOR** the replat as explained above for L.A Davis Addition, Block 2, Lots 5R & 13.

I am **AGAINST** the replat as explained above for L.A Davis Addition, Block 2, Lots 5R & 13.

This item will be heard on **February 4, 2008, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed replat. 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.

RICHARD M TAYLOR  
Name (Please Print)

[Signature]  
Signature

1400 SUMMIT - 104  
Address PLANO, TX 75074

1/28/2008  
Date

EH

RECEIVED

FEB 2 2008

PLANNING DEPT.

REPLY FORM

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



Dear Commissioners:

This letter is regarding: L.A Davis Addition, Block 2, Lots 5R & 13. The property is two General Residential lots on 0.2± acre located at the northeast corner of G Avenue and Southwestern Avenue. Neighborhood #67. The purpose for this replat is to subdivide one lot into two lots.

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

I am **FOR** the replat as explained above for L.A Davis Addition, Block 2, Lots 5R & 13.

I am **AGAINST** the replat as explained above for L.A Davis Addition, Block 2, Lots 5R & 13.

This item will be heard on **February 4, 2008, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed replat. 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.

LISA D. GLAPION  
Name (Please Print)

Lisa D Glapion  
Signature

1005 G Avenue  
Address

01/31/08  
Date

EH

REPLY FORM

RECEIVED  
JAN 21 2008  
PLANNING DEPT

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



Dear Commissioners:

This letter is regarding: L.A Davis Addition, Block 2, Lots 5R & 13. The property is two General Residential lots on 0.2± acre located at the northeast corner of G Avenue and Southwestern Avenue. Neighborhood #67. The purpose for this replat is to subdivide one lot into two lots.

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

I am **FOR** the replat as explained above for L.A Davis Addition, Block 2, Lots 5R & 13.

I am **AGAINST** the replat as explained above for L.A Davis Addition, Block 2, Lots 5R & 13.

This item will be heard on **February 4, 2008, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed replat. 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.

PAUL E. SMITH  
Name (Please Print)

Paul E. Smith  
Signature

1017 AVB G  
Address

1/28/08  
Date

EH

REPLY FORM

RECEIVED  
PLANNING DEPT.

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



Dear Commissioners:

This letter is regarding: L.A Davis Addition, Block 2, Lots 5R & 13. The property is two General Residential lots on 0.2± acre located at the northeast corner of G Avenue and Southwestern Avenue. Neighborhood #67. The purpose for this replat is to subdivide one lot into two lots.

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

I am **FOR** the replat as explained above for L.A Davis Addition, Block 2, Lots 5R & 13.

I am **AGAINST** the replat as explained above for L.A Davis Addition, Block 2, Lots 5R & 13.

This item will be heard on **February 4, 2008, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed replat. 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.

GRADY DUNBAR  
Name (Please Print)

Grady Dunbar  
Signature

1206 AVE F PLANO, TX  
Address  
75074

1/28/08  
Date

EH

CITY OF PLANO

PLANNING & ZONING COMMISSION

February 4, 2008

**Agenda Item No. 11**

**Preliminary Site Plan:** Walton Park Square Addition, Block 1, Lot 1R

**Applicant:** Woodmont P&P Developers, L.P.

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**DESCRIPTION:**

Retail center on one lot on 17.7± acres located on the west side of Preston Road, 317± feet south of Park Boulevard. Zoned Retail. Neighborhood #54.

**REMARKS:**

This is a redevelopment project on 17.7± acres at the former Wal-Mart site. The applicant is proposing several retail and restaurant uses. Due to the size of the redevelopment, the applicant submitted a Traffic Impact Analysis (TIA) in accordance with the requirements of the Zoning Ordinance. The TIA states that the proposed development will not cause any unacceptable impacts to the area roadway system. Please refer to the attached memo from Jeff Green, P.E., Senior Traffic Engineer. The full TIA report is also included under separate cover.

The proposed redevelopment meets all the other Zoning and Subdivision Ordinances' requirements.

**RECOMMENDATIONS:**

Recommended for approval as submitted.

August 22, 2007

MEMO

To: Tom Elgin, Development Review Manager

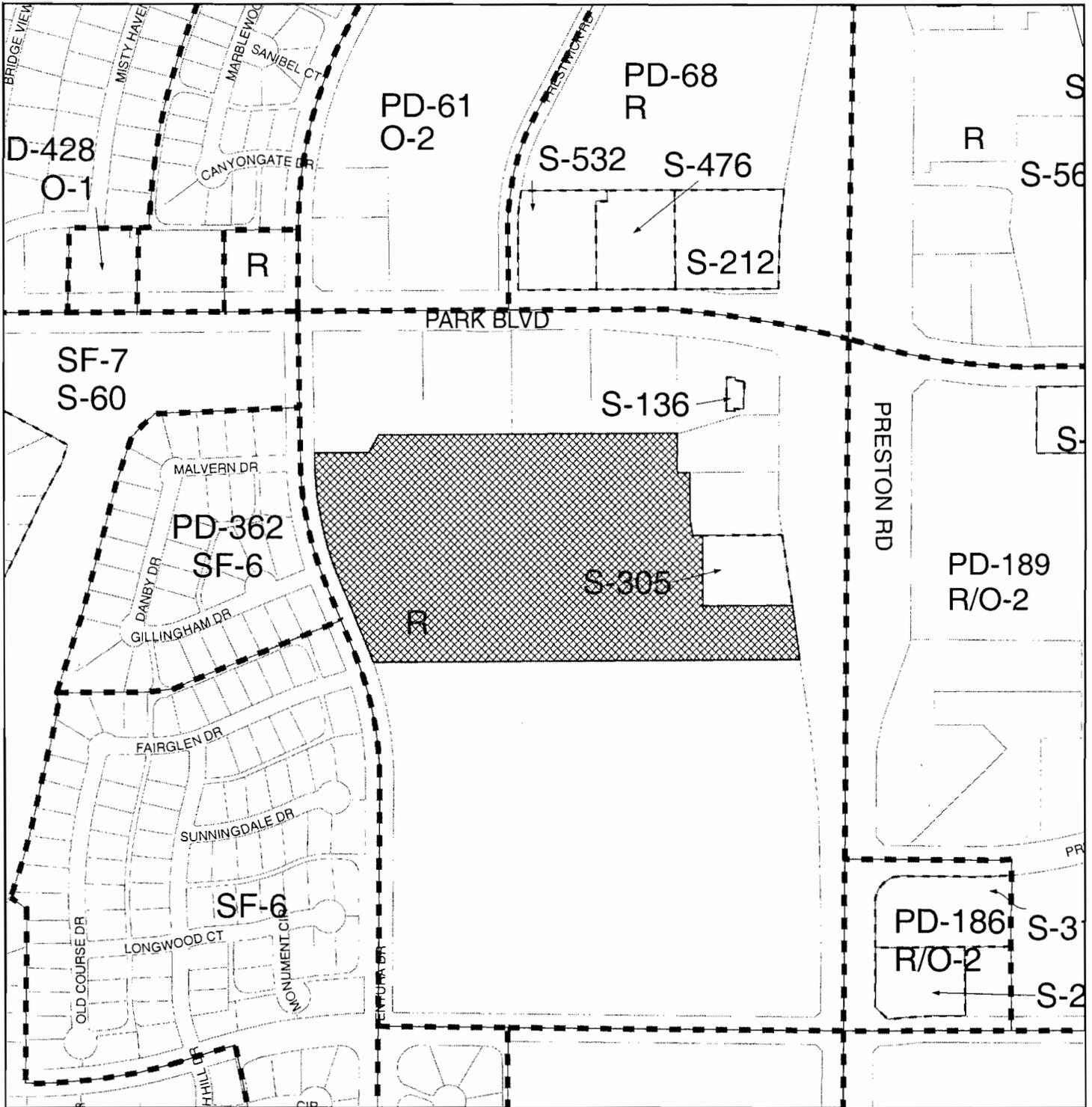
From: Jeff Green, P.E., Senior Traffic Engineer *JG*

Subject: 54/TIA for Walton Park Square (SWC of Preston Road/Park Boulevard)

The subject tract is located west of Preston Road along the south side of Park Boulevard. The proposed use is retail with restaurant pads and a bank. The site as proposed would generate approximately 9029 daily trip ends, including 618 trip ends during the P.M. peak hour. The traffic impact of the proposed site was evaluated in terms of its impact on level of service at several surrounding intersections, including Preston at Park, Preston at Plano Parkway, Preston at Parker, and several adjacent intersections along Park Boulevard between Ohio Drive and Ventura Drive.

All intersections in the study area are projected to operate at Level of Service "D" or better with traffic from the proposed development. Staff agrees with the conclusions and findings of this study, which state that the P.M. peak hour Levels of Service at all major intersections in the study area are LOS "D" or better and that the traffic generated by the proposed development adds only a minimal amount of additional delay to the study intersections.

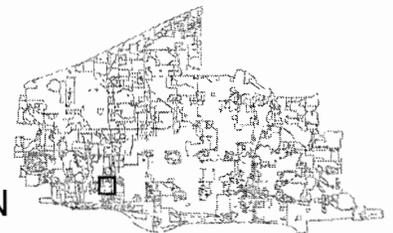
Xc: Lloyd E. Neal, P.E., Transportation Division Manager  
Bestor Tauro, Planner



Item Submitted: PRELIMINARY SITE PLAN

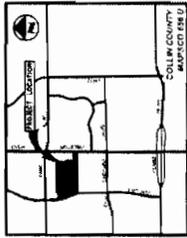
Title: WALTON PARK SQUARE ADDITION  
BLOCK 1, LOT 1R

Zoning: RETAIL/PRESTON ROAD OVERLAY DISTRICT



○ 200' Notification Buffer

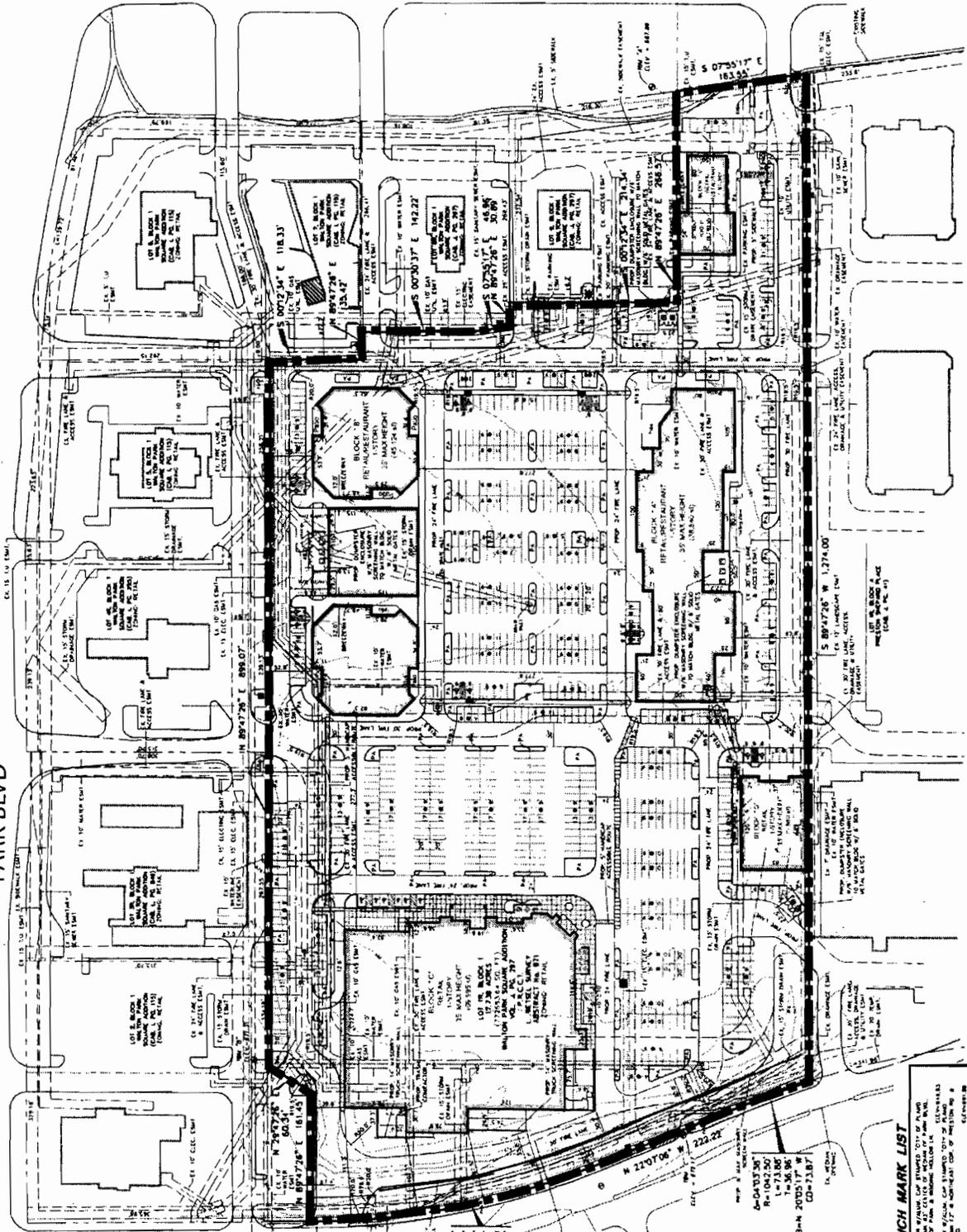




PRESTON RD

PARK BLVD

VENTURA DR



PLEASE PREPARE UNDER THE DIRECT  
SUPERVISION OF A LICENSED SURVEYOR  
DATE 07/27/2008

|                                     |      |        |         |       |     |           |  |
|-------------------------------------|------|--------|---------|-------|-----|-----------|--|
| PRESTON PLANNING                    |      | DATE   |         | SCALE |     | SHEET NO. |  |
| Pacheco Koch Consulting Engineers   |      | DATE   |         | SCALE |     | SHEET NO. |  |
| 3000 N. CENTRAL EXPRESS             |      | DATE   |         | SCALE |     | SHEET NO. |  |
| DALLAS, TEXAS 75204                 |      | DATE   |         | SCALE |     | SHEET NO. |  |
| PRELIMINARY SITE PLAN               |      | DATE   |         | SCALE |     | SHEET NO. |  |
| WALTON PARK SQUARE ADDITION         |      | DATE   |         | SCALE |     | SHEET NO. |  |
| LOT 1R, BLOCK 1                     |      | DATE   |         | SCALE |     | SHEET NO. |  |
| L. WEITSEL SURVEY, ABSTRACT NO. 971 |      | DATE   |         | SCALE |     | SHEET NO. |  |
| CITY OF PLANO, TEXAS                |      | DATE   |         | SCALE |     | SHEET NO. |  |
| DESIGN                              | DATE | SCALE  | REVISED | BY    | NO. | C1.0      |  |
| TEB                                 | JUN  | 1"=40' |         |       |     |           |  |

THE WOODMONT COMPANY  
4001 W. WILSON, WILSON, TEXAS 75150  
817-234-1200 FAX  
817-234-1200 FAX

**BENCH MARK LIST**

|       |               |               |               |
|-------|---------------|---------------|---------------|
| BM 1  | 10' IRON PIPE | 10' IRON PIPE | 10' IRON PIPE |
| BM 2  | 10' IRON PIPE | 10' IRON PIPE | 10' IRON PIPE |
| BM 3  | 10' IRON PIPE | 10' IRON PIPE | 10' IRON PIPE |
| BM 4  | 10' IRON PIPE | 10' IRON PIPE | 10' IRON PIPE |
| BM 5  | 10' IRON PIPE | 10' IRON PIPE | 10' IRON PIPE |
| BM 6  | 10' IRON PIPE | 10' IRON PIPE | 10' IRON PIPE |
| BM 7  | 10' IRON PIPE | 10' IRON PIPE | 10' IRON PIPE |
| BM 8  | 10' IRON PIPE | 10' IRON PIPE | 10' IRON PIPE |
| BM 9  | 10' IRON PIPE | 10' IRON PIPE | 10' IRON PIPE |
| BM 10 | 10' IRON PIPE | 10' IRON PIPE | 10' IRON PIPE |

DATE 07/27/2008

**SITE PLAN GENERAL NOTES**

1. BUILDINGS 6,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
2. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
3. HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
4. FOUR-FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OUT OF THE PROPERTY LINE WITHIN THE RIGHTS-OF-WAY, UNLESS A SIDEWALK EASEMENT IS PROVIDED OR THE CITY BARBER-FIRE BARBERS, FIRE DEPARTMENT, SHALL BE PROVIDED ON SIDE WALKS AT ALL CURB CROSSINGS.
5. MECHANICAL UNITS, DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
6. ALL SIGNAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTION DEPARTMENT.
7. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
8. OPEN STORAGE WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
9. BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE, AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES.
10. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 6-466 OF THE CODE OF ORDINANCES.
11. PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
12. ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES MUST BE UNDERGROUND WHERE REQUIRED.
13. USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE CITY ZONING ORDINANCES AND THE CITY ZONING ORDINANCE. THE CITY ZONING CODE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION AND/OR OTHER PERFORMANCE STANDARDS.

**SITE DATA SUMMARY TABLE**

| Item   | Lot 1R, Block 1      |
|--|----------------------|
| Zoning (from zoning map)   | R                    |
| Land Use (from zoning ordinance)   | RETAIL/REST          |
| Lot Area (square feet & acres)   | 771,684 SF/17.738 AC |
| Building Footprint Area (square feet)  | 170,219              |
| Total Building Area (square feet)  | 170,219              |
| Building Height (feet)   | 1 STORY              |
| Building Height (feet - distance to tallest building element)  | 35 FT                |
| Lot Coverage (percent - x.xx%)   | 22.09%               |
| Floor Area Ratio (ratio - x.xx:1)  | 0.22:1               |
| Parking Ratio (from zoning ordinance)  | 4.80/1000            |
| Required Parking (9 spaces)  | 815                  |
| Provided Parking (9 spaces)  | 870                  |
| Accessible Parking Regional (9 spaces)   | 17                   |
| Accessible Parking Pro-rata (9 spaces)   | 26                   |
| Parking in Excess of 100% of Required Parking (9 spaces)   | 0                    |
| Landscape Edge Area Provided (square feet)   | 4,236                |
| Required Interior Landscape Area (parking lot landscaping) (square feet)   | 6,550                |
| Additional Interior Landscape Area provided (square feet)  | 71,983               |
| Other Landscape Area within site for including Storm Water Control Basin Area (square feet)                              |                      |
| Total Landscape Area (square feet)   | 82,745               |
| Permissible Pavement (square feet)   | 0                    |
| Permissible Area within site for not including landscaping or turf areas (square feet)                                   | 0                    |
| Total Permissible Area (square feet)   | 0                    |
| Building Footprint Area (square feet)  | 170,219              |
| Area of Sidewalks, Pavement & other Impervious Pavement (square feet)  | 519,230              |
| Other Impervious Area  |                      |
| Total Impervious Area  | 689,539              |
| Sum of Total Landscape Area + Total Permissible Area + Total Impervious Area (square feet) Note: Sum must equal Lot Area | 771,684              |
| Total Impervious Area  |                      |
| Less BMP Impervious Area Credit  |                      |
| Billable Impervious Area   |                      |

| TABULATIONS                            |             |
|--|-------------|
| BUILDING AREA                          | AREA 500 FT |
| Block A                                | 38,840      |
| Block B                                | 45,124      |
| Block C                                | 69,693      |
| Block D                                | 9,386       |
| Block E                                | 6,780       |
| TOTAL BUILDING AREA                    | 170,219     |
| RESTAURANT AREA                        | 131,648     |
| PARKING                                | PARKING     |
| RESTAURANT PARKING                     | 131,648     |
| 10% ALLOWABLE OF TOTAL BUILDING AREA @ | 17,022      |
| ADDITIONAL ALLOWABLE @                 | 22,000      |
| REQUIRED SUBTOTAL                      | 815         |
| PLUS 10% ADDITIONAL                    | 815         |
| TOTAL PERMISSIBLE                      | 896         |
| TOTAL PROVIDED                         | 870         |

THIS PLAN WAS PREPARED BY THE ARCHITECT AND ENGINEER, L.P. FOR THE CITY OF PLANO, TEXAS. THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT COMPLIES WITH THE CITY ZONING ORDINANCES. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

**Pacheco Koch Consulting Engineers**  
 5000 N. CENTRAL EXPRESSWAY, SUITE 5000, DALLAS, TEXAS 75206-2821  
 PRELIMINARY SITE PLAN  
 WALTON PARK SQUARE ADDITION  
 LOT 1R, BLOCK 1  
 L. WETSEL SURVEY, ABSTRACT NO. 971  
 CITY OF PLANO, TEXAS

DATE: 07/27/2006  
 DRAWN BY: JMM  
 CHECKED BY: JMM  
 SCALE: AS SHOWN  
 SHEET NO.: 001 OF 001

OFFICE: WOODMONT COMPANY  
 7105 WOODMONT DRIVE  
 FORT WORTH, TEXAS 76107  
 PHONE: 817-335-4750  
 FAX: 817-335-4750

CITY OF PLANO  
PLANNING & ZONING COMMISSION

February 4, 2008

**Agenda No. 12**

**Discussion and Direction:** Golf Nets

**Applicant:** City of Plano

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**DESCRIPTION:**

This item is a request for discussion and direction regarding golf nets.

**REMARKS:**

On June 18, 2007, the Commission called a public hearing to consider amendments to the Zoning Ordinance to establish regulations that would allow golf courses and driving ranges to install protective netting where needed. The proposed amendment to the Zoning Ordinance is the result of a settlement in which the City of Plano was a participant. The amendment proposes to allow for golf nets to be erected on golf course and driving range facilities and defines golf nets.

Since the call for public hearing, staff has met with golf course and driving range operators and with homeowners adjacent to such facilities. Staff will present these findings and additional information at the meeting for the Commission's consideration. A public hearing to consider the proposed amendment has been scheduled for the Commission's meeting on February 18, 2008.

**RECOMMENDATION:**

Recommended that the Commission provide direction on potential Zoning Ordinance amendments regarding golf nets.

## Proposed Draft Amendment to the Zoning Ordinance – Golf Nets

An ordinance amending Section 1.600 Definitions and establishing a definition for “Golf Nets:”

**Golf Nets:** A vertical net designed to confine golf balls to a country club (private), outdoor commercial amusement, or golf course.

An ordinance amending Section 3.1000 Screening, Fence, and Wall Regulations and establishing subsection 3.1005 Golf Nets.

### 3.1005 Golf Nets

Golf nets shall be permitted in conjunction with country club (private), outdoor commercial amusement, or golf course uses in any zoning district subject to:

1. Golf nets shall be constructed of flexible netting and be cable-supported with structural supports.
2. Golf nets shall be exempt from setback requirements.
3. Golf nets including any structural supports shall not exceed a maximum height of 60 feet.
4. No flags, signs, banners or other appurtenances shall be attached to the structural supports or golf nets.

CITY OF PLANO  
PLANNING & ZONING COMMISSION

February 4, 2008

**Agenda No. 13**

**Discussion and Direction:** Regular Session and Work Session Meeting Dates

**Applicant:** City of Plano

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**DESCRIPTION:**

The regular Planning & Zoning Commission meetings occur on the first and third Mondays. In late 2007, Commission and staff established a tentative schedule for calendar year 2008 work session dates. One tentative work session date per month was selected.

Due in part to the spring break schedule for Plano Independent School District, it appears that the regular meeting scheduled for March 17, 2008, will need to be rescheduled. The revised regular meeting date may affect the work session date for March. It is also appropriate to review the change to one tentative work session date per month. Perhaps selecting two work session dates per month would allow for additional training sessions and provide more flexibility to adjust meeting schedules.

The purpose of this agenda item is to review regular meeting and work session dates for the remainder of calendar year 2008, and make changes as necessary.