

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**October 1, 2007**

<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 August 21, 2007, Planning &amp; Zoning Commission Work Session; the September 4, 2007, Planning &amp; Zoning Commission Meeting; the September 11, 2007, Planning &amp; Zoning Commission/City Council Retreat; and the September 17, 2007, Planning &amp; Zoning Commission Meeting</p> <p><b>4</b> <b>General Discussion:</b> The Planning &amp; Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning &amp; Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning &amp; Zoning Commission authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.</p> <p><b><u>CONSENT AGENDA</u></b></p> <p><b>5a</b> <b>Revised Site Plan:</b> Collin County Chinese Fellowship Church Addition, Block A, Lot 1 - Church on one lot on 5.3± acres located at the southwest corner of McDermott Road and Preston Meadow Drive. Zoned Single-Family Residence-7. Neighborhood #4. <b>Applicant:</b> <b>EH</b> <b>Collin County Chinese Fellowship Church</b></p>	

<p><b>5b EH</b></p>	<p><b>Revised Site Plan:</b> Billingsley Office Building Addition, Block A, Lot 6 - General office building on one lot on 12.2± acres located at the southwest corner of Plano Parkway and Horizon North Parkway. Zoned Light Industrial-1. Neighborhood #52. <b>Applicant: Billingsley Company</b></p>	
<p><b>5c EH</b></p>	<p><b>Revised Preliminary Plat:</b> Billingsley Office Building Addition, Block A, Lot 6 - General office building on one lot on 12.2± acres located at the southwest corner of Plano Parkway and Horizon North Parkway. Zoned Light Industrial-1. Neighborhood #52. <b>Applicant: Billingsley Company</b></p>	
<p><b>5d BT</b></p>	<p><b>Revised Site Plan:</b> Enfield Park Addition, Block 1, Lot 1 - Recreation center on one lot on 6.3± acres located at the northwest corner of Seabrook Drive and Stadium Drive. Zoned Planned Development-329-Community Center. Neighborhood #21. <b>Applicant: Plano Sports Authority</b></p>	
<p><b>5e BT</b></p>	<p><b>Preliminary Site Plan:</b> United National Bank Addition, Block 1, Lot 2R - Retail building on one lot on 1.9± acres located at the northeast corner of Parker Road and Premier Drive. Zoned Corridor Commercial. Neighborhood #36. <b>Applicant: Comerica Bank</b></p>	
<p><b><u>END OF CONSENT AGENDA</u></b></p>		
<p><b><u>PUBLIC HEARINGS</u></b></p>		
<p><b>6 TE</b></p>	<p><b>Public Hearing:</b> Zoning Case 2007-30 - Request to amend Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations) and Section 6.200 (Board of Adjustment) of Article 6 (Procedures and Administration) of the Zoning Ordinance regarding authority, jurisdiction, action, and administrative procedures of the Board of Adjustment. <b>Applicant: City of Plano</b></p>	
<p><b>7 EH</b></p>	<p><b>Public Hearing:</b> Zoning Case 2007-31 - Request to rescind Specific Use Permit #64 for Private Club on one lot on 1.2± acres located at the southeast corner of U.S. Highway 75 and Republic Drive. Zoned Corridor Commercial. <b>Applicant: City of Plano</b></p>	
<p><b>8 TF</b></p>	<p><b>Public Hearing:</b> Zoning Case 2007-32 - Request to rescind Specific Use Permit #67 for Private Club on one lot on 0.2± acre located at the northwest corner of U.S. Highway 75 and Chisholm Place. Zoned Corridor Commercial. <b>Applicant: City of Plano</b></p>	
<p><b>9 EH</b></p>	<p><b>Public Hearing:</b> Zoning Case 2007-33 - Request to rescind Specific Use Permit #75 for Private Club on one lot on 1.4± acres located on the west side of U.S. Highway 75, 920± feet north of Plano Parkway. Zoned Corridor Commercial. <b>Applicant: City of Plano</b></p>	

10 TE	<p><b>Public Hearing:</b> Zoning Case 2007-34 - Request to rescind Specific Use Permit #88 for Private Club on one lot on 1.2± acres located on the east side of U.S. Highway 75, 230± feet south of Republic Drive. Zoned Planned Development-189-Retail/General Office. <b>Applicant: City of Plano</b></p>
11 TE	<p><b>Public Hearing:</b> Zoning Case 2007-35 - Request to rescind Specific Use Permit #95 for Private Club on one lot on 1.0± acre located on the south side of Park Boulevard, 900± feet east of Preston Road. Zoned Planned Development-189-Retail/General Office. <b>Applicant: City of Plano</b></p>
12 TF	<p><b>Public Hearing:</b> Zoning Case 2007-36 - Request to rescind Specific Use Permit #97 for Private Club on one lot on 1.2± acres located at the northeast corner of U.S. Highway 75 and 16th Street. Zoned Corridor Commercial. <b>Applicant: City of Plano</b></p>
13 BT	<p><b>Public Hearing:</b> Zoning Case 2007-37 - Request to rescind Specific Use Permit #108 for Private Club on one lot on 0.1± acre located at the northwest corner of U.S. Highway 75 and Park Boulevard. Zoned Corridor Commercial. <b>Applicant: City of Plano</b></p>
14 BT	<p><b>Public Hearing:</b> Zoning Case 2007-38 - Request to rescind Specific Use Permit #109 for Private Club on one lot on 0.1± acre located on the east side of Preston Road, 380± feet south of Highland Drive. Zoned Retail. <b>Applicant: City of Plano</b></p>
15 TF	<p><b>Public Hearing - Replat:</b> Ray's Office Addition, Block 1, Lot 1R - Service contractor on one lot on 0.5± acre located west of the intersection of 13th Street at Municipal Avenue. Zoned Light Commercial with Specific Use Permit #406. Neighborhood #67. <b>Applicant: Pro Cut Lawn Care &amp; Landscape, Inc.</b></p>
16 TF	<p><b>Public Hearing - Replat &amp; Revised Site Plan:</b> Hi-Lo Subdivision, Block A, Lots 1 &amp; 2 - Retail and bank on two lots on 2.1± acres located generally at the northeast corner of Jupiter Road and 14th Street. Zoned Retail. Neighborhood #61. <b>Applicant: Compass Bank</b></p>
<p><b><u>END OF PUBLIC HEARINGS</u></b></p>	
17 TE	<p><b>Request to Waive the Two-Year Waiting Period:</b> Planned Development-185-Regional Commercial - Request to waive the two-year waiting period for consideration of a rezoning request for 14.8± acres at the northwest corner of Parker Road and Parkwood Boulevard. Zoned Planned Development-185-Regional Commercial. Neighborhood #30. <b>Applicant: City of Plano</b></p>

**18**

**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

October 1, 2007

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**Agenda Item No. 5a**

**Revised Site Plan:** Collin County Chinese Fellowship Church Addition, Block A, Lot 1  
**Applicant:** Collin County Chinese Fellowship Church

Church on one lot on 5.3± acres located at the southwest corner of McDermott Road and Preston Meadow Drive. Zoned Single-Family Residence-7. Neighborhood #4.

The purpose of this revised site plan is to add parking.

Recommended for approval as submitted.

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**Agenda Item No. 5b**

**Revised Site Plan:** Billingsley Office Building Addition, Block A, Lot 6  
**Applicant:** Billingsley Company

General office building on one lot on 12.2± acres located at the southwest corner of Plano Parkway and Horizon North Parkway. Zoned Light Industrial-1. Neighborhood #52.

The purpose of this revised site plan is to reinstate an expired site plan.

Recommended for approval as submitted.

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**Agenda Item No. 5c**

**Revised Preliminary Plat:** Billingsley Office Building Addition, Block A, Lot 6  
**Applicant:** Billingsley Company

General office building on one lot on 12.2± acres located at the southwest corner of Plano Parkway and Horizon North Parkway. Zoned Light Industrial-1. Neighborhood #52.

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

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**Agenda Item No. 5d**  
**Revised Site Plan:** Enfield Park Addition, Block 1, Lot 1  
**Applicant:** Plano Sports Authority

Recreation center on one lot on 6.3± acres located at the northwest corner of Seabrook Drive and Stadium Drive. Zoned Planned Development-329-Community Center. Neighborhood #21.

The purpose of this revised site plan is to add a new building and parking spaces.

Recommended for approval as submitted.

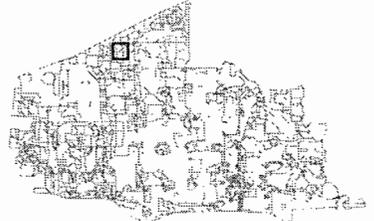
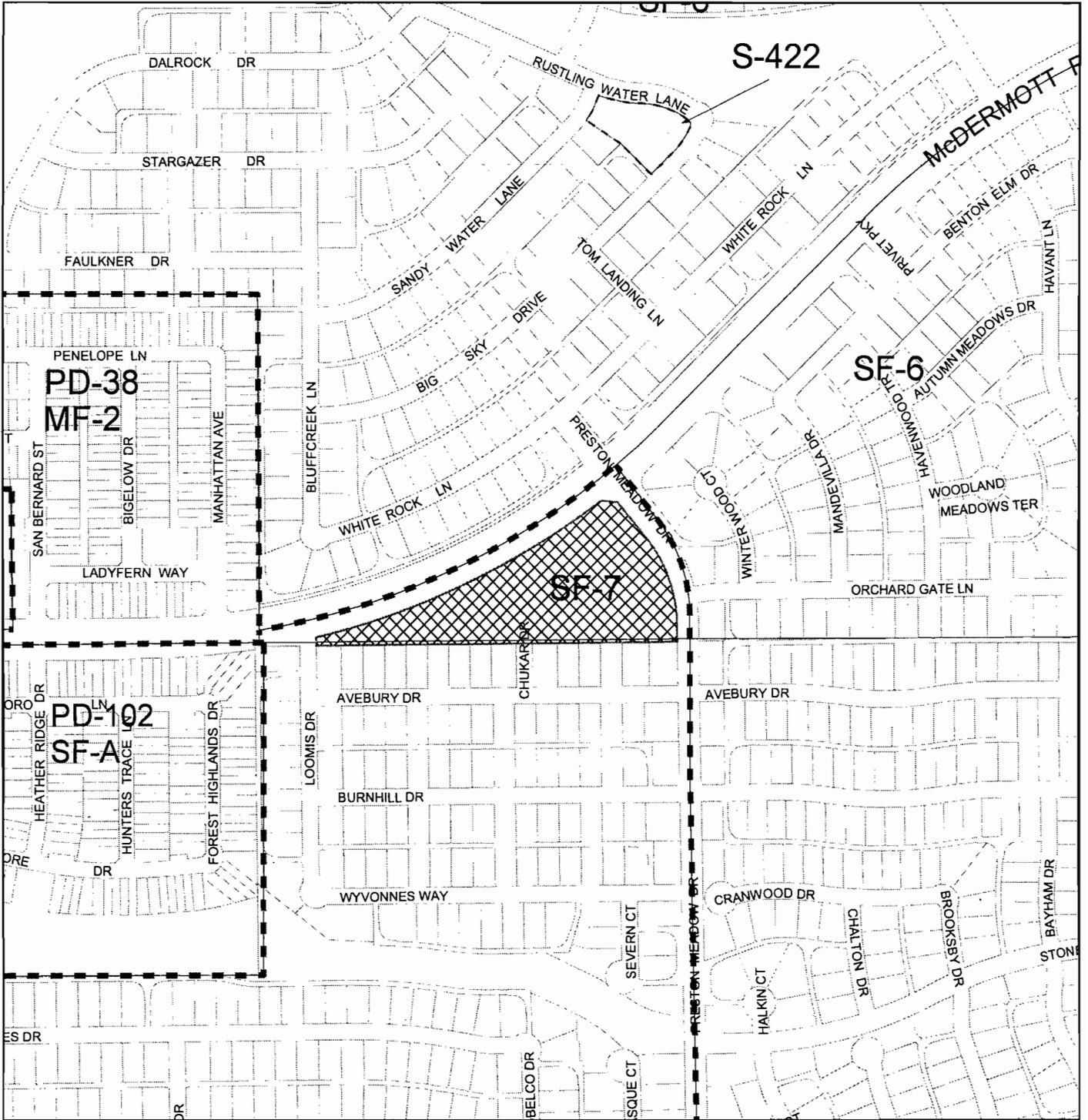
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**Agenda Item No. 5e**  
**Preliminary Site Plan:** United National Bank Addition, Block 1, Lot 2R  
**Applicant:** Comerica Bank

Retail building on one lot on 1.9± acres located at the northeast corner of Parker Road and Premier Drive. Zoned Corridor Commercial. Neighborhood #36.

Recommended for approval subject to Fire Department approval of a variance to the 150-foot hose lay requirement.

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Item Submitted: REVISED SITE PLAN

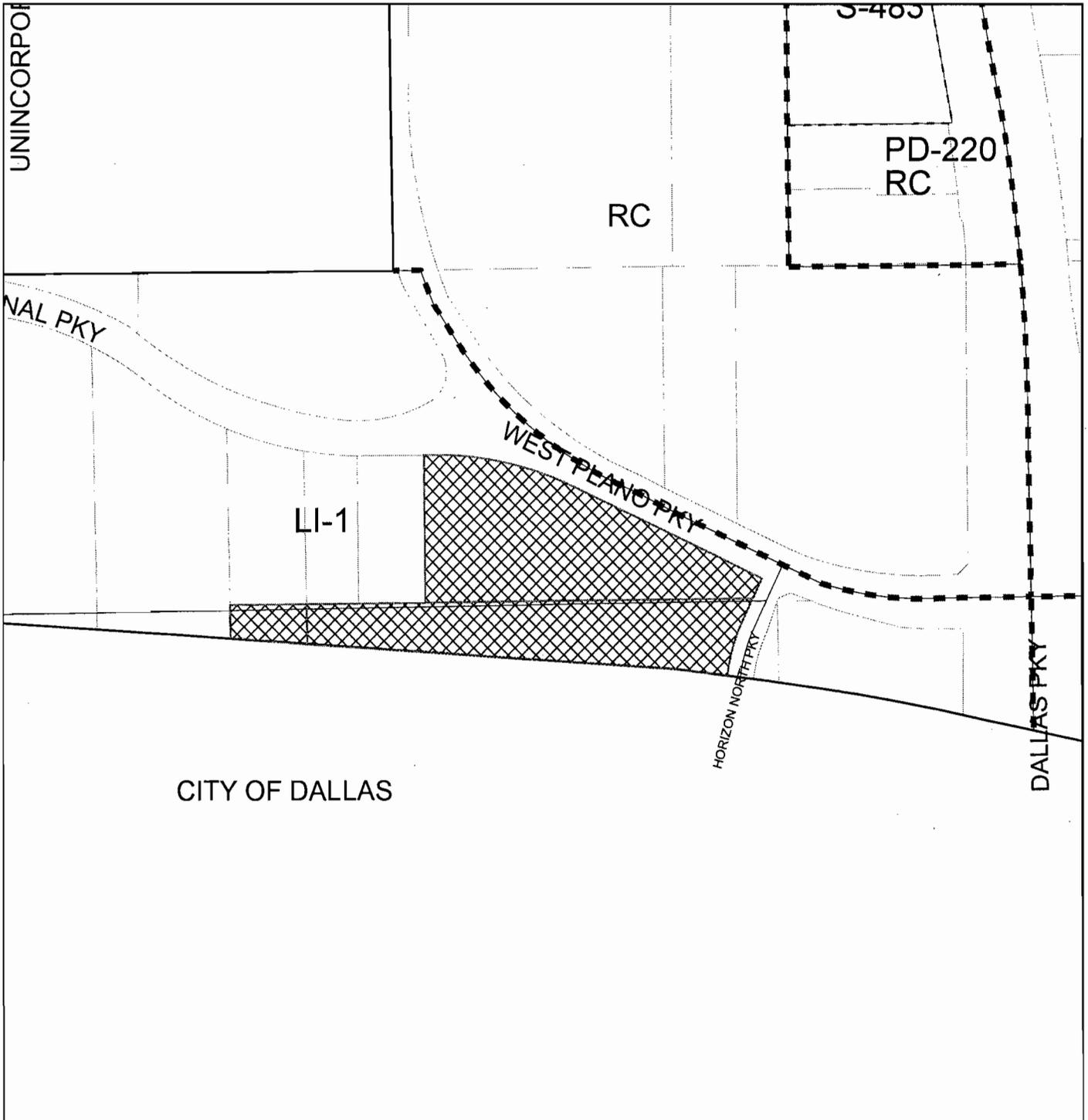
Title: COLLIN COUNTY CHINESE FELLOWSHIP CHURCH ADDITION  
BLOCK A, LOT 1



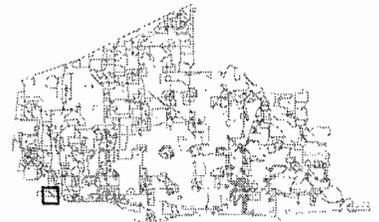
Zoning: SINGLE-FAMILY RESIDENCE-7

○ 200' Notification Buffer





Item Submitted: REVISED SITE PLAN



Title: BILLINGSLEY OFFICE BUILDING ADDITION  
BLOCK A, LOT 6

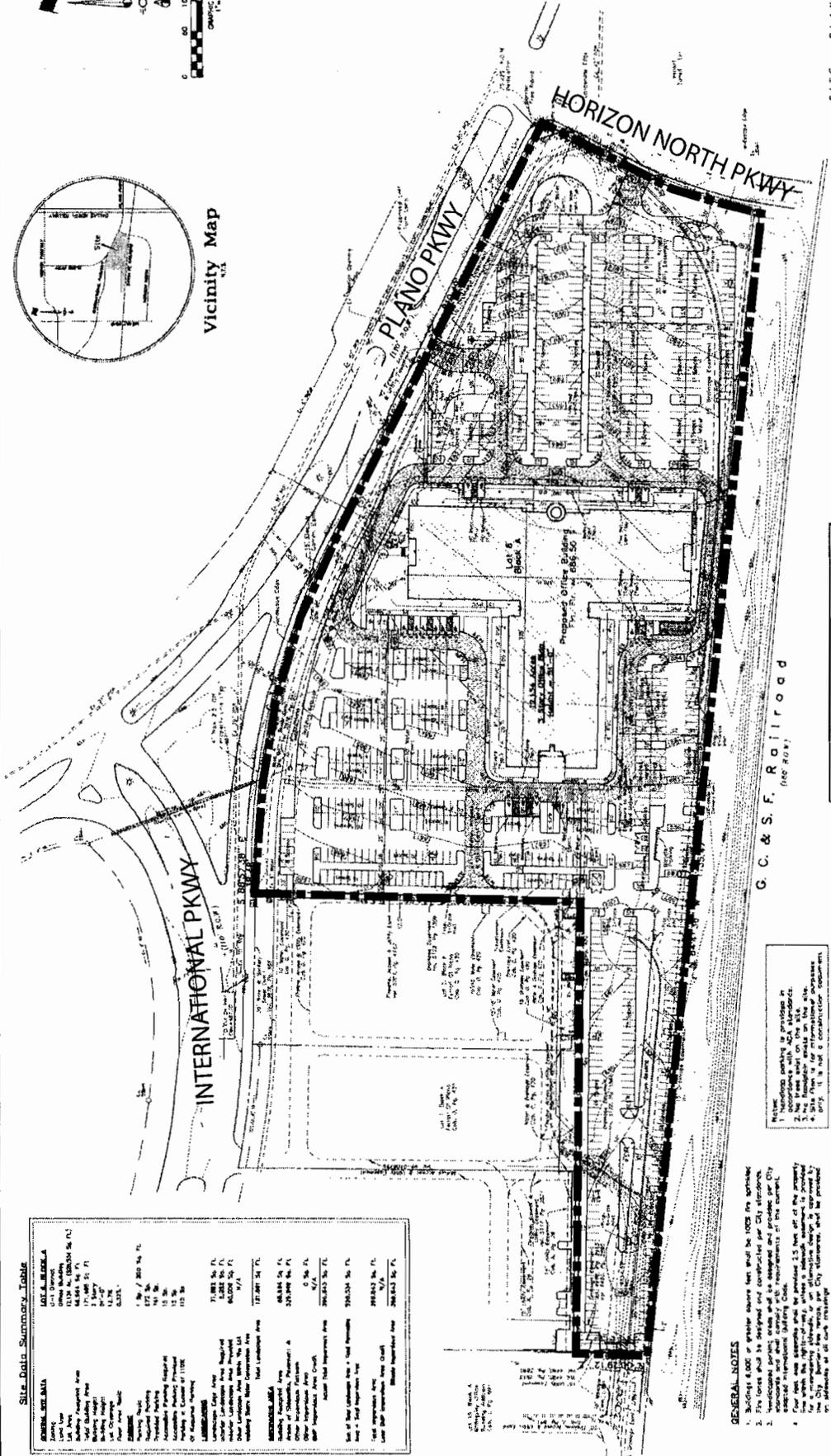
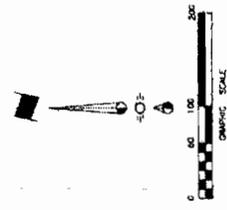
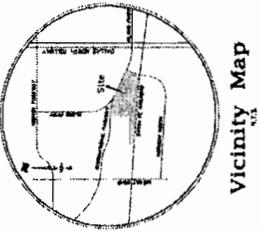
Zoning: LIGHT INDUSTRIAL-1

○ 200' Notification Buffer



**Site Data Summary Table**

Category	Value
<b>GENERAL</b>	
Lot Area	14,564 Sq. Ft.
Building Footprint Area	17,100 Sq. Ft.
Building Height	8'-0"
Other Information	5,215'
<b>PERMITS</b>	
Building Permit	7,200 Sq. Ft.
Other Permits	1,200 Sq. Ft.
Other Information	112 Sq. Ft.
<b>UTILITIES</b>	
Water	71,000 Sq. Ft.
Sanitary Sewer	6,200 Sq. Ft.
Storm Sewer	6,200 Sq. Ft.
Other Information	7,200 Sq. Ft.
<b>ADDITIONAL DATA</b>	
Area	48,800 Sq. Ft.
Other Information	37,800 Sq. Ft.
Other Information	6,200 Sq. Ft.
Other Information	6,200 Sq. Ft.
Other Information	28,800 Sq. Ft.
Other Information	70,000 Sq. Ft.
Other Information	39,000 Sq. Ft.
Other Information	28,800 Sq. Ft.



**Boundary Curve Table**

Curve	Block	Length	Area	Offset	Offset Block
1	1	100.00	100.00	100.00	100.00
2	2	100.00	100.00	100.00	100.00
3	3	100.00	100.00	100.00	100.00
4	4	100.00	100.00	100.00	100.00
5	5	100.00	100.00	100.00	100.00

**Water Main & Sewer Schedule**

Item	Quantity	Unit	Notes
1. Domestic	1	ft	1" x 6"
2. Domestic	1	ft	1" x 6"
3. Sanitary	1	ft	1" x 6"
4. Sanitary	1	ft	1" x 6"

**NOTE:**  
 1. Building floor area shall be based on finished floor area.  
 2. No floor area on the site.  
 3. This plan is for informational purposes only.  
 4. This plan is not a construction document.

**LEGEND**

- Proposed District
- Existing District

**NOTE:**  
 This Plan approved subject to final determination by F.A.A.

**GENERAL NOTES**

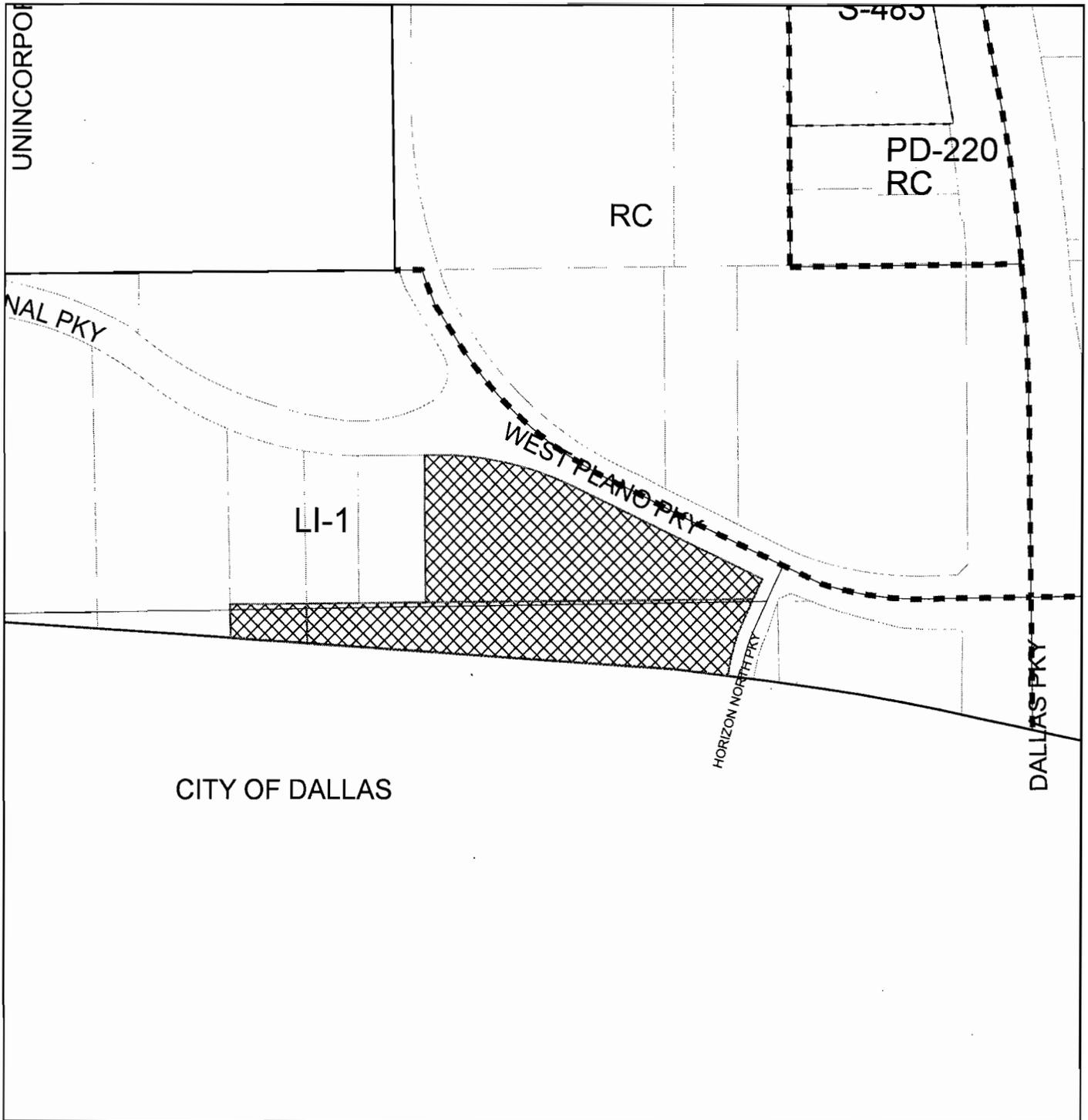
1. Building floor area shall be based on finished floor area.
2. The floor area shall be based on finished floor area.
3. Building floor area shall be based on finished floor area.
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12. Building floor area shall be based on finished floor area.
13. Building floor area shall be based on finished floor area.
14. Building floor area shall be based on finished floor area.
15. Building floor area shall be based on finished floor area.

**SITE PLAN**  
**BILLINGSLEY OFFICE**  
**BUILDING ADDITION**  
**LOT 6, BLOCK A**  
 situated in the  
**EDWIN ALLEN SURVEY ~ ABSTRACT 8**  
**MOSES A. JACKSON SURVEY ~ ABSTRACT 488**  
**MARY A. TAYLOR SURVEY ~ ABSTRACT 887**  
**PLANO, COLLIN COUNTY, TEXAS**

Prepared by: Billingsley Office, Inc.  
 1352 E. South Street, Suite 210  
 Dallas, Texas 75202  
 Telephone: (972) 422-0277  
 Contact: John Billingsley  
 12.138 A.C. (Cont'd.)  
 Scale: 1"=60'  
 September, 2003

**BENCH MARK:**  
 Located at the intersection of International Pkwy and Plano Pkwy. Elevation: 587.10

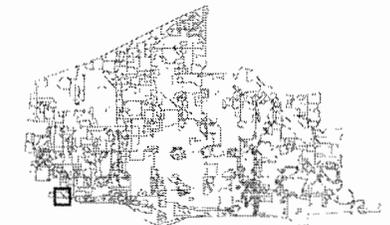
**TEMP. BENCH MARK:**  
 Located at the intersection of International Pkwy and Plano Pkwy. Elevation: 587.10



Item Submitted: REVISED PRELIMINARY PLAT

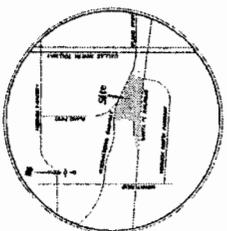
Title: BILLINGSLEY OFFICE BUILDING ADDITION  
BLOCK A, LOT 6

Zoning: LIGHT INDUSTRIAL-1

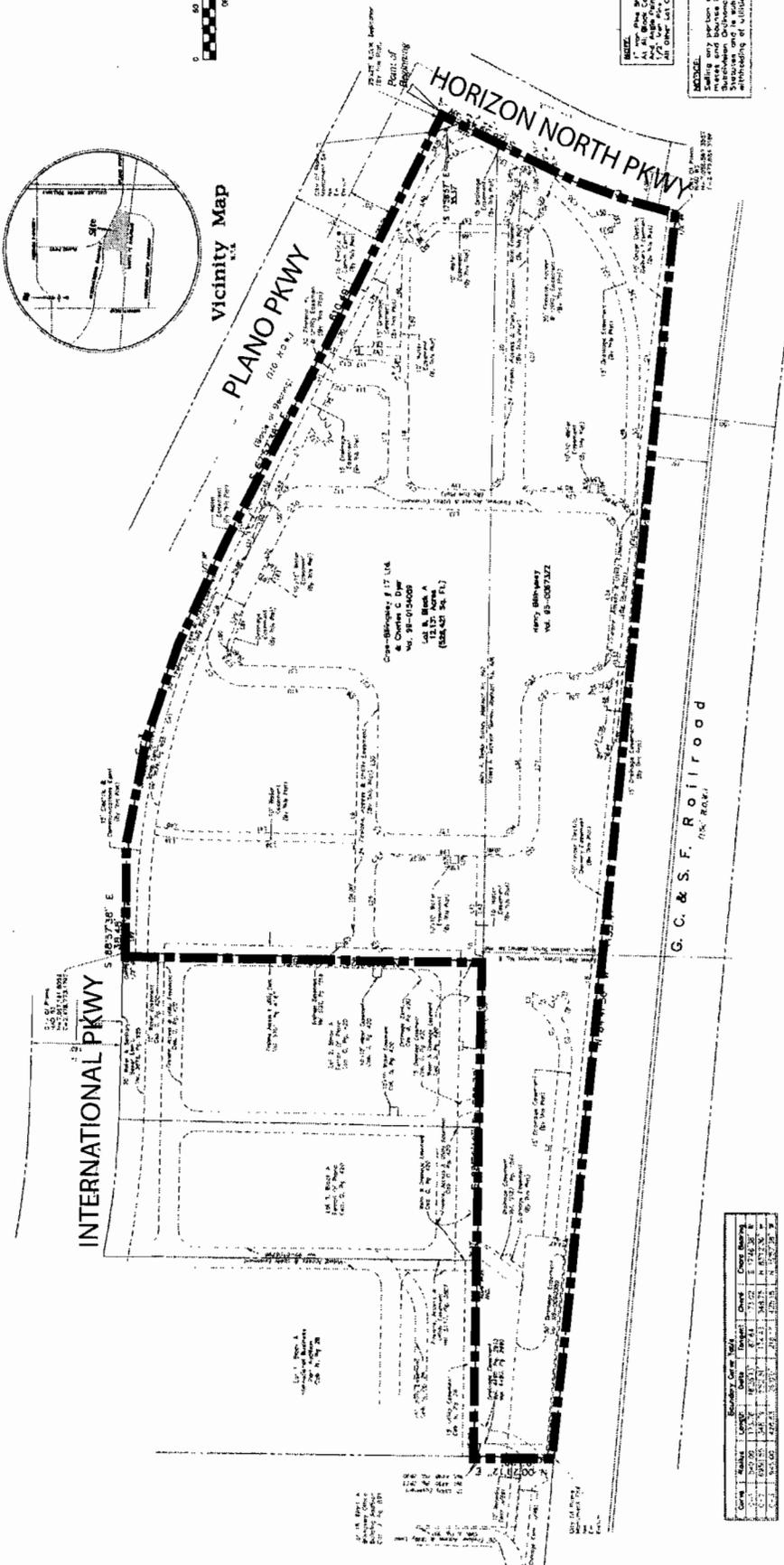


○ 200' Notification Buffer





Vicinity Map



**MODEL:** This portion of this building by means and boxes is a violation of City Ordinance 10-10-1000, which prohibits the use of this building for the purpose of the establishment of utilities and building certificates.

**NOTES:**  
 1. All Block Corner P.C.'s, P.T.'s, and other data shown on this plan are for information only.  
 2. All other lot corners.

**SHEET 1 OF 2**  
**PRELIMINARY PLAT**  
**BILLINGSLEY OFFICE**  
**BUILDING ADDITION**

**LOT 6, BLOCK A**  
 situated in the  
**EDWIN ALLEN SURVEY ~ ABSTRACT 6**  
**MOSES A. JACKSON SURVEY ~ ABSTRACT 489**  
**MARY A. TAYLOR SURVEY ~ ABSTRACT 897**  
 PLANO, COLLIN COUNTY, TEXAS

**Owner:**  
 Billingsley Development Company, Inc.  
 730 Burns, Room 1507A, DFO  
 Dallas, Texas 75201  
 Telephone (972) 422-0077  
 Contact: John Smith

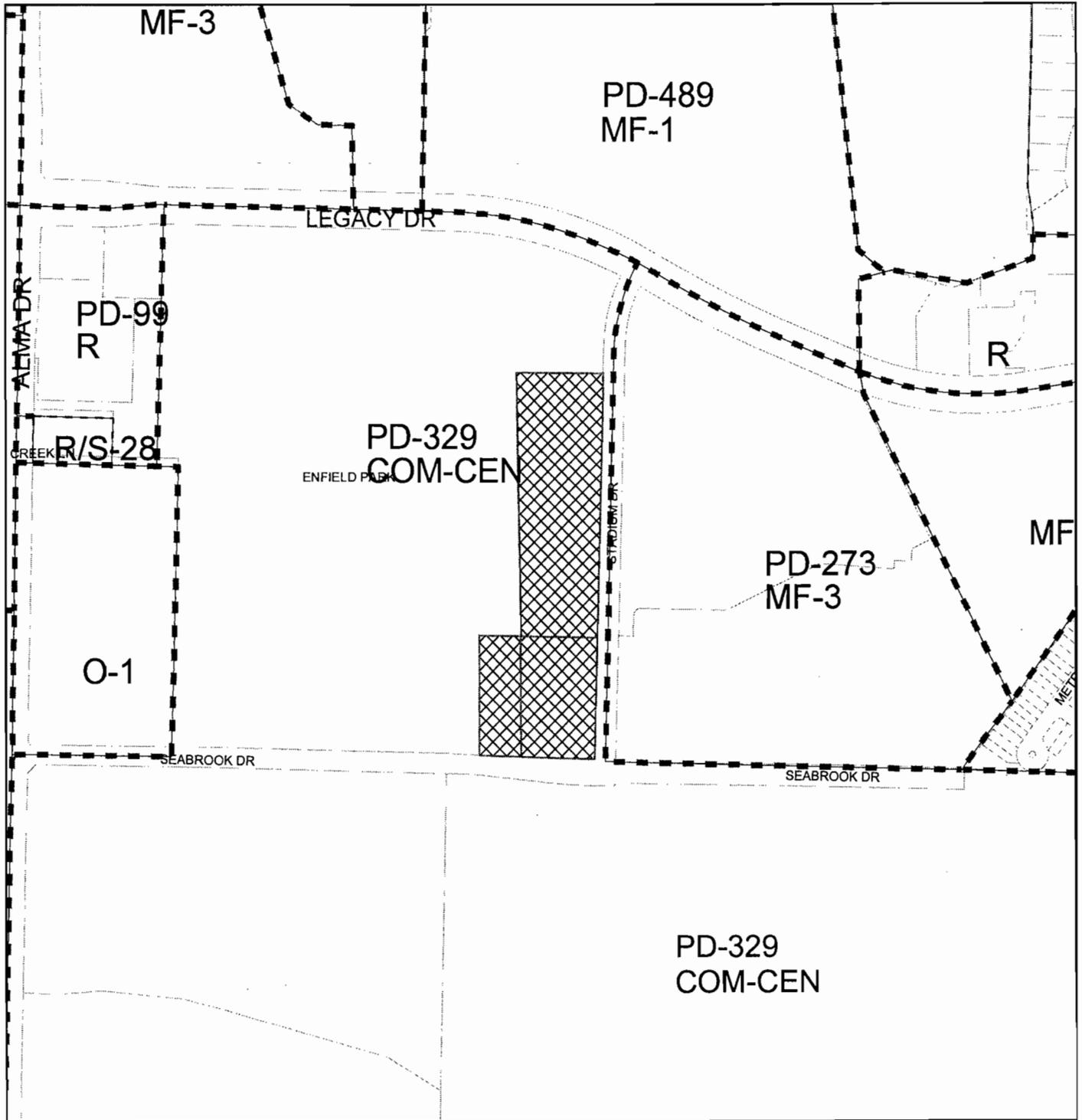
**Engineer/Architect:**  
 Sigurd Engineering, Inc.  
 730 Burns, Room 1507A, DFO  
 Dallas, Texas 75201  
 Telephone (972) 422-0077  
 Contact: John Smith

**1.161**  
**12.136 Ac. (gross)**

Corner	Relates	Corner	Relates	Corner	Relates	Corner	Relates
C-1	100.00'	C-2	100.00'	C-3	100.00'	C-4	100.00'
C-5	100.00'	C-6	100.00'	C-7	100.00'	C-8	100.00'

Corner	Relates	Corner	Relates	Corner	Relates	Corner	Relates
C-1	100.00'	C-2	100.00'	C-3	100.00'	C-4	100.00'
C-5	100.00'	C-6	100.00'	C-7	100.00'	C-8	100.00'
C-9	100.00'	C-10	100.00'	C-11	100.00'	C-12	100.00'
C-13	100.00'	C-14	100.00'	C-15	100.00'	C-16	100.00'
C-17	100.00'	C-18	100.00'	C-19	100.00'	C-20	100.00'
C-21	100.00'	C-22	100.00'	C-23	100.00'	C-24	100.00'
C-25	100.00'	C-26	100.00'	C-27	100.00'	C-28	100.00'
C-29	100.00'	C-30	100.00'	C-31	100.00'	C-32	100.00'
C-33	100.00'	C-34	100.00'	C-35	100.00'	C-36	100.00'
C-37	100.00'	C-38	100.00'	C-39	100.00'	C-40	100.00'
C-41	100.00'	C-42	100.00'	C-43	100.00'	C-44	100.00'
C-45	100.00'	C-46	100.00'	C-47	100.00'	C-48	100.00'
C-49	100.00'	C-50	100.00'	C-51	100.00'	C-52	100.00'
C-53	100.00'	C-54	100.00'	C-55	100.00'	C-56	100.00'
C-57	100.00'	C-58	100.00'	C-59	100.00'	C-60	100.00'
C-61	100.00'	C-62	100.00'	C-63	100.00'	C-64	100.00'
C-65	100.00'	C-66	100.00'	C-67	100.00'	C-68	100.00'
C-69	100.00'	C-70	100.00'	C-71	100.00'	C-72	100.00'
C-73	100.00'	C-74	100.00'	C-75	100.00'	C-76	100.00'
C-77	100.00'	C-78	100.00'	C-79	100.00'	C-80	100.00'
C-81	100.00'	C-82	100.00'	C-83	100.00'	C-84	100.00'
C-85	100.00'	C-86	100.00'	C-87	100.00'	C-88	100.00'
C-89	100.00'	C-90	100.00'	C-91	100.00'	C-92	100.00'
C-93	100.00'	C-94	100.00'	C-95	100.00'	C-96	100.00'
C-97	100.00'	C-98	100.00'	C-99	100.00'	C-100	100.00'





Item Submitted: REVISED SITE PLAN

Title: ENFIELD PARK ADDITION  
BLOCK 1, LOT 1

Zoning: PLANNED DEVELOPMENT-329-COMMUNITY CENTER



○ 200' Notification Buffer





SHWGROUP  
ARCHITECTS | ENGINEERS | INTERIORS

OWNER  
PLANNO SPORTS AUTHORITY  
1448 N. PERRY ROAD  
CANTON, TEXAS 75004  
(972) 498-5100

ARCHITECT  
SHW GROUP, LLP  
1000 ACRESWAY ROAD, SUITE 404  
DALLAS, TEXAS 75244  
(972) 701-0700

ENGINEER  
GLENN ENGINEERING  
135 W. WYVING, TEXAS 75002  
(972) 717-8161

SURVEY  
BETHA, FEDERAL CREDIT  
400 S. INDUSTRIAL BLVD., #228  
MCKENZIE, TX  
(817) 331-1445



PLANNO SPORTS AUTHORITY  
FINAL PLANS FOR BUILDING  
AND CONSTRUCTION



PSA ARENA PLANO  
PLANO, TEXAS

DATE: 11/10  
BY: [Signature]  
SCALE: AS SHOWN  
PROJECT NO: 201708

OVERALL  
SITE  
PLAN

CS 1.01  
4188.0322.00

PLANO GENERAL NOTES

1. BUILDING FOOTING SHALL BE 18" MIN. THICKNESS.
2. FIVE LINES SHALL BE REINFORCED AND CONCRETE SHALL BE 4000 PSI.
3. ALL CONCRETE SHALL BE 4000 PSI.
4. REINFORCING BARS SHALL BE #4 OR #5 UNLESS OTHERWISE NOTED.
5. ALL CONCRETE SHALL BE 4000 PSI.
6. ALL CONCRETE SHALL BE 4000 PSI.
7. ALL CONCRETE SHALL BE 4000 PSI.
8. ALL CONCRETE SHALL BE 4000 PSI.
9. ALL CONCRETE SHALL BE 4000 PSI.
10. ALL CONCRETE SHALL BE 4000 PSI.
11. ALL CONCRETE SHALL BE 4000 PSI.
12. ALL CONCRETE SHALL BE 4000 PSI.
13. ALL CONCRETE SHALL BE 4000 PSI.
14. ALL CONCRETE SHALL BE 4000 PSI.
15. ALL CONCRETE SHALL BE 4000 PSI.

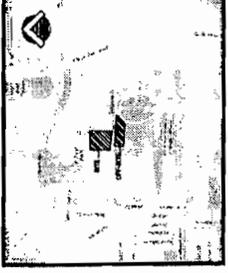


SCALE 1" = 100'

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/10/17
2	ISSUED FOR PERMITS	11/10/17
3	ISSUED FOR PERMITS	11/10/17
4	ISSUED FOR PERMITS	11/10/17
5	ISSUED FOR PERMITS	11/10/17
6	ISSUED FOR PERMITS	11/10/17
7	ISSUED FOR PERMITS	11/10/17
8	ISSUED FOR PERMITS	11/10/17
9	ISSUED FOR PERMITS	11/10/17
10	ISSUED FOR PERMITS	11/10/17
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12	ISSUED FOR PERMITS	11/10/17
13	ISSUED FOR PERMITS	11/10/17
14	ISSUED FOR PERMITS	11/10/17
15	ISSUED FOR PERMITS	11/10/17
16	ISSUED FOR PERMITS	11/10/17
17	ISSUED FOR PERMITS	11/10/17
18	ISSUED FOR PERMITS	11/10/17
19	ISSUED FOR PERMITS	11/10/17
20	ISSUED FOR PERMITS	11/10/17

SEE DETAILED SITE PLAN CS1.01A

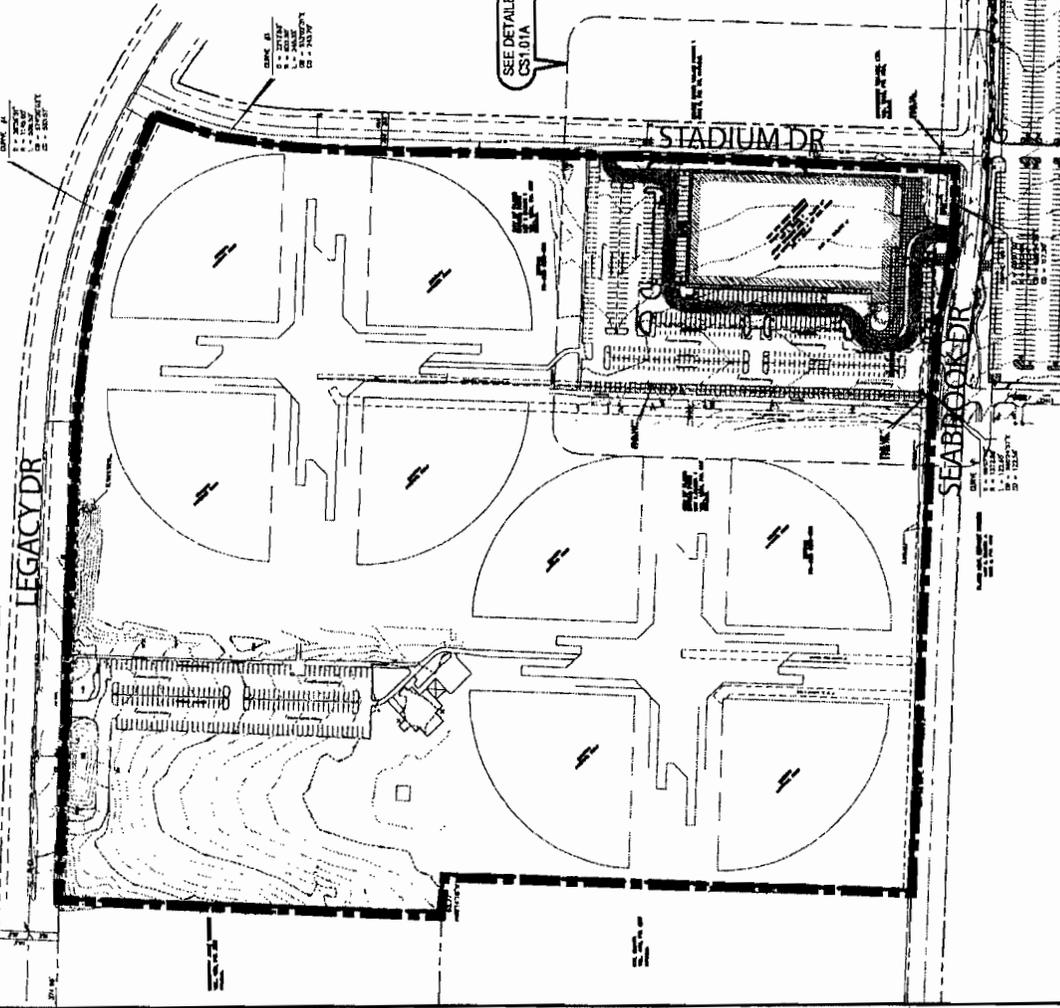
NOTE: ARE NO BUILDING SETBACKS IN COMPLEX ZONING.



REVISED SITE PLAN  
PSA ARENA PLANO  
ENFIELD PARK ADDITION  
LOT 1, BLOCK 1

GROSS ACREAGE: 48.4 ACRES  
PLANO TEXAS, COLLIN COUNTY, TEXAS  
DANIEL ROWLETT SURVEY, ABSTRACT NO. 738

DATE: SEPTEMBER 6, 2017  
GLENN ENGINEERING



LEGEND

FF=652.00	EXISTING CONCRETE
○	EXISTING CURB
○	EXISTING DRIVE
○	EXISTING SIDEWALK
○	EXISTING UTILITY

PARKING SPACES

EXISTING ON-SITE SPACES	212
NEW ON-SITE SPACES	222
TOTAL	434
EXISTING OFF-SITE SPACES	144
NEW OFF-SITE SPACES	144
TOTAL	288
OVERALL TOTAL SPACES	722

WATER METER SCHEDULE

TYPE	SIZE	LOCATION
1	1/2"	1
2	3/4"	2
3	1"	3
4	1 1/2"	4
5	2"	5
6	2 1/2"	6
7	3"	7
8	4"	8
9	6"	9
10	8"	10



**SHWGROUP**  
 CIVIL ENGINEERING  
 STRUCTURAL  
 SURVEYING  
 LANDSCAPE ARCHITECTURE

CIVIL ENGINEERING  
 STRUCTURAL  
 SURVEYING  
 LANDSCAPE ARCHITECTURE  
 ASSOCIATES  
 4000 WEST  
 10TH STREET  
 SUITE 100  
 FORT WORTH, TEXAS 76102  
 (817) 339-1111  
 WWW.SHWGROUP.COM



**PSA ARENA PLANO**  
 PLANO, TEXAS



**PSA ARENA PLANO**  
 PLANO, TEXAS

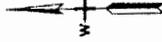
DATE	09/08/07
PROJECT	PSA ARENA PLANO
DESCRIPTION	REVISIONS
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT
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14	ISSUED FOR PERMIT
15	ISSUED FOR PERMIT
16	ISSUED FOR PERMIT
17	ISSUED FOR PERMIT
18	ISSUED FOR PERMIT
19	ISSUED FOR PERMIT
20	ISSUED FOR PERMIT

**DETAILED  
 SITE  
 PLAN**

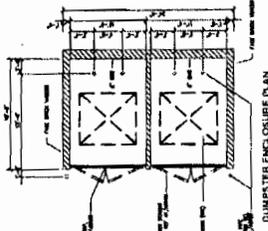
**CS 1.01A**  
 11/09/07 09:00

**PLANO GENERAL NOTES**

1. BUILDING FOOTPRINT SHALL BE LOCATED AS SHOWN ON THIS PLAN.
2. THE LINES SHALL BE SETBACK AND CONSTRUCTED PER CITY STANDARDS.
3. ALL UTILITIES SHALL BE DEEPENED AND RELOCATED TO THE PROPOSED LOT LINES AND SHALL BE PROTECTED BY THE CITY.
4. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS AND SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS.
5. THE PROPOSED LOT LINES SHALL BE SETBACK 20 FEET FROM THE PROPERTY LINE WITHIN THE CITY LIMITS AND SHALL BE SETBACK 25 FEET FROM THE PROPERTY LINE WITHIN THE CITY LIMITS.
6. THE PROPOSED LOT LINES SHALL BE SETBACK 20 FEET FROM THE PROPERTY LINE WITHIN THE CITY LIMITS AND SHALL BE SETBACK 25 FEET FROM THE PROPERTY LINE WITHIN THE CITY LIMITS.
7. THE PROPOSED LOT LINES SHALL BE SETBACK 20 FEET FROM THE PROPERTY LINE WITHIN THE CITY LIMITS AND SHALL BE SETBACK 25 FEET FROM THE PROPERTY LINE WITHIN THE CITY LIMITS.
8. THE PROPOSED LOT LINES SHALL BE SETBACK 20 FEET FROM THE PROPERTY LINE WITHIN THE CITY LIMITS AND SHALL BE SETBACK 25 FEET FROM THE PROPERTY LINE WITHIN THE CITY LIMITS.
9. THE PROPOSED LOT LINES SHALL BE SETBACK 20 FEET FROM THE PROPERTY LINE WITHIN THE CITY LIMITS AND SHALL BE SETBACK 25 FEET FROM THE PROPERTY LINE WITHIN THE CITY LIMITS.
10. THE PROPOSED LOT LINES SHALL BE SETBACK 20 FEET FROM THE PROPERTY LINE WITHIN THE CITY LIMITS AND SHALL BE SETBACK 25 FEET FROM THE PROPERTY LINE WITHIN THE CITY LIMITS.
11. THE PROPOSED LOT LINES SHALL BE SETBACK 20 FEET FROM THE PROPERTY LINE WITHIN THE CITY LIMITS AND SHALL BE SETBACK 25 FEET FROM THE PROPERTY LINE WITHIN THE CITY LIMITS.
12. THE PROPOSED LOT LINES SHALL BE SETBACK 20 FEET FROM THE PROPERTY LINE WITHIN THE CITY LIMITS AND SHALL BE SETBACK 25 FEET FROM THE PROPERTY LINE WITHIN THE CITY LIMITS.
13. THE PROPOSED LOT LINES SHALL BE SETBACK 20 FEET FROM THE PROPERTY LINE WITHIN THE CITY LIMITS AND SHALL BE SETBACK 25 FEET FROM THE PROPERTY LINE WITHIN THE CITY LIMITS.
14. THE PROPOSED LOT LINES SHALL BE SETBACK 20 FEET FROM THE PROPERTY LINE WITHIN THE CITY LIMITS AND SHALL BE SETBACK 25 FEET FROM THE PROPERTY LINE WITHIN THE CITY LIMITS.
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16. THE PROPOSED LOT LINES SHALL BE SETBACK 20 FEET FROM THE PROPERTY LINE WITHIN THE CITY LIMITS AND SHALL BE SETBACK 25 FEET FROM THE PROPERTY LINE WITHIN THE CITY LIMITS.
17. THE PROPOSED LOT LINES SHALL BE SETBACK 20 FEET FROM THE PROPERTY LINE WITHIN THE CITY LIMITS AND SHALL BE SETBACK 25 FEET FROM THE PROPERTY LINE WITHIN THE CITY LIMITS.
18. THE PROPOSED LOT LINES SHALL BE SETBACK 20 FEET FROM THE PROPERTY LINE WITHIN THE CITY LIMITS AND SHALL BE SETBACK 25 FEET FROM THE PROPERTY LINE WITHIN THE CITY LIMITS.
19. THE PROPOSED LOT LINES SHALL BE SETBACK 20 FEET FROM THE PROPERTY LINE WITHIN THE CITY LIMITS AND SHALL BE SETBACK 25 FEET FROM THE PROPERTY LINE WITHIN THE CITY LIMITS.
20. THE PROPOSED LOT LINES SHALL BE SETBACK 20 FEET FROM THE PROPERTY LINE WITHIN THE CITY LIMITS AND SHALL BE SETBACK 25 FEET FROM THE PROPERTY LINE WITHIN THE CITY LIMITS.



CHASE OAKS VILLAS PHASE 1  
 CAB 6, PG. 36, M.R.C.C.

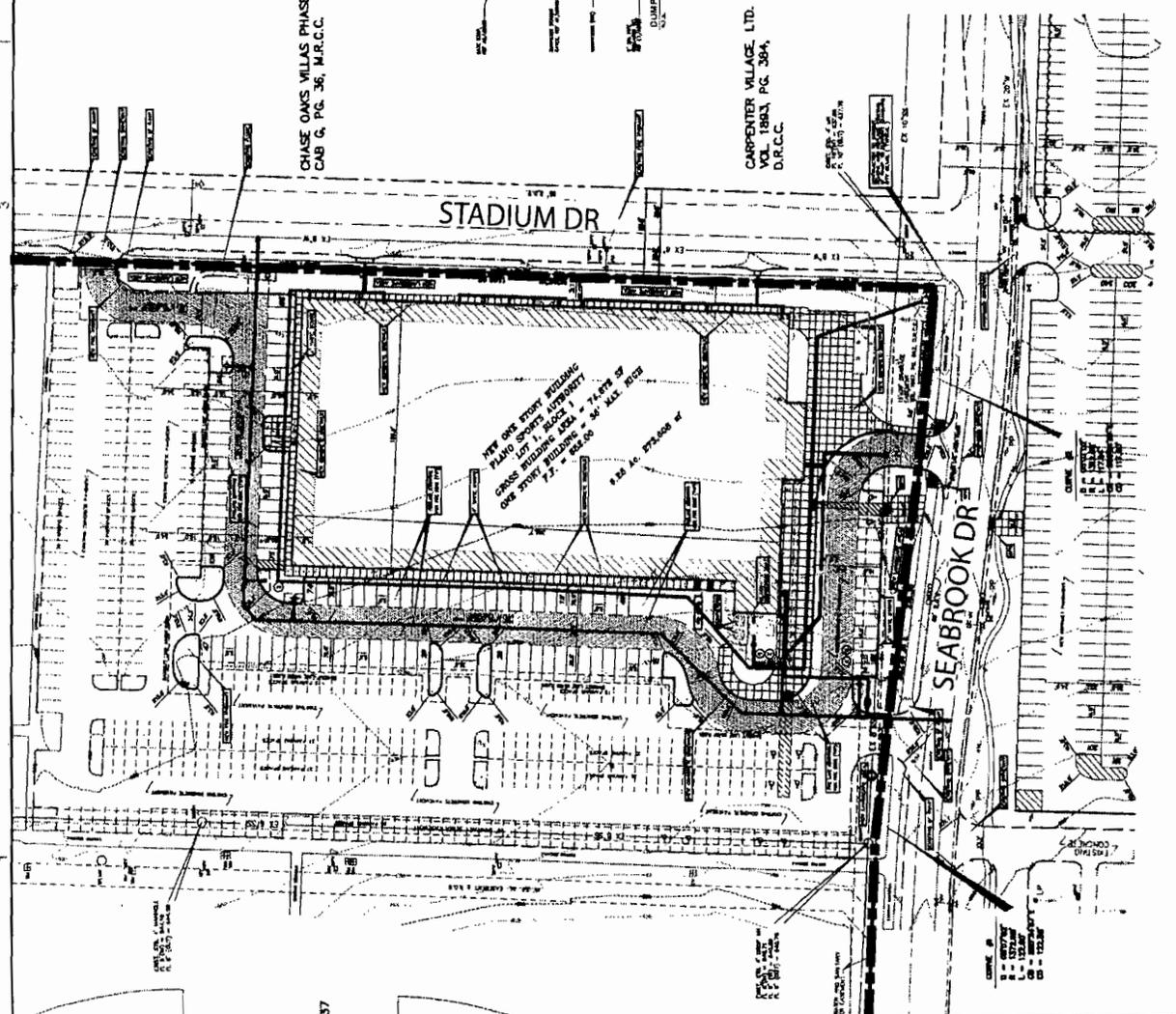
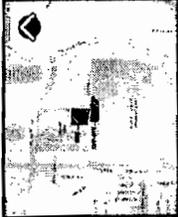


**PARKING SPACES**

EXISTING	112
NEW SITE TOTAL SPACES	112
NEW SITE TOTAL SPACES	112
OVERALL TOTAL SPACES	112

**WATER METER SCHEDULE**

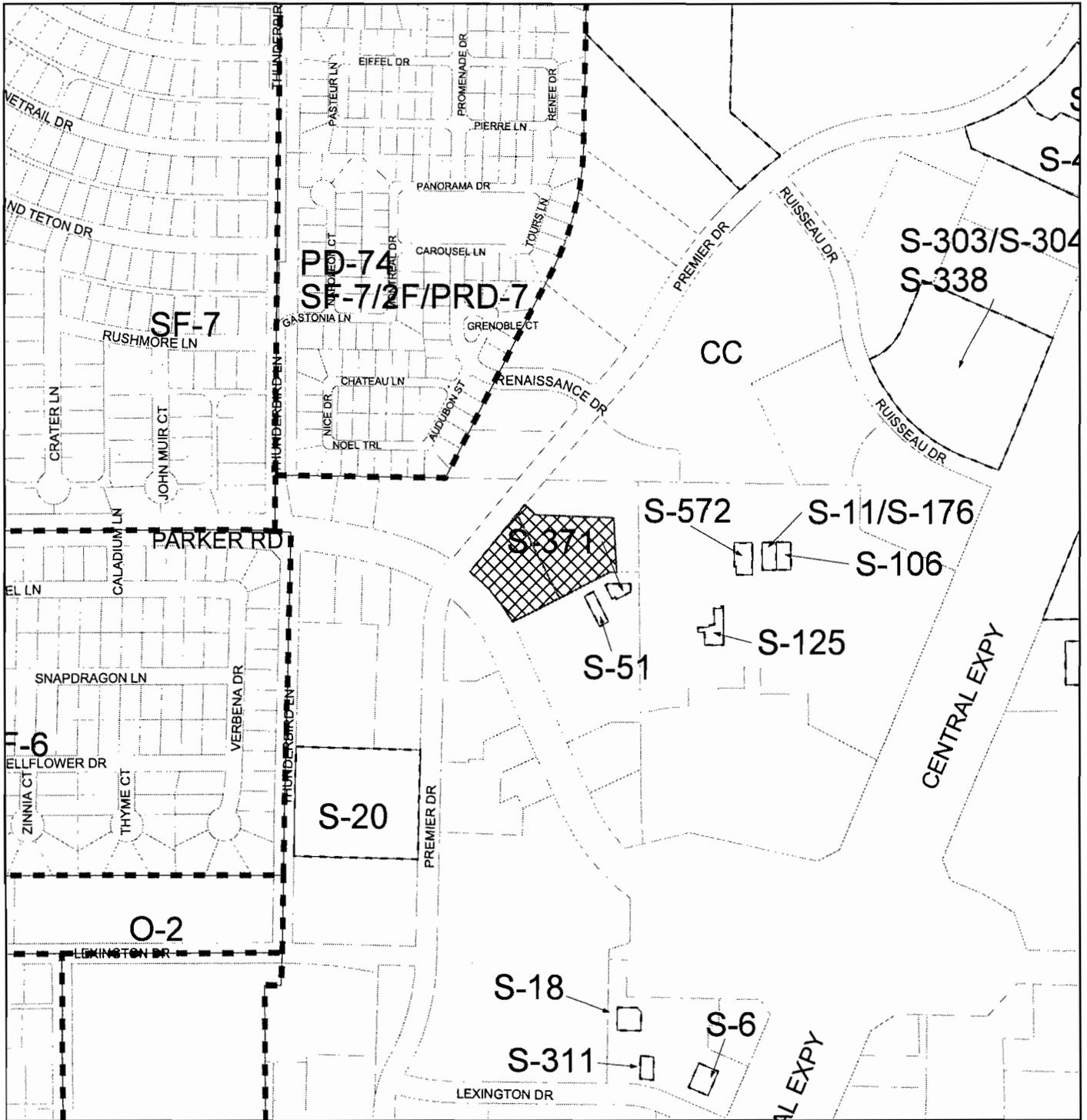
TYPE	SIZE	DEPTH
1	1/2"	4"
2	3/4"	4"
3	1"	4"
4	1 1/2"	4"
5	2"	4"
6	2 1/2"	4"
7	3"	4"
8	3 1/2"	4"
9	4"	4"
10	4 1/2"	4"
11	5"	4"
12	5 1/2"	4"
13	6"	4"
14	6 1/2"	4"
15	7"	4"
16	7 1/2"	4"
17	8"	4"
18	8 1/2"	4"
19	9"	4"
20	9 1/2"	4"
21	10"	4"
22	10 1/2"	4"
23	11"	4"
24	11 1/2"	4"
25	12"	4"



CARPENTER VILLAGE LTD.  
 VOL 188A, PG. 38A,  
 D.R.C.C.

DATE: SEPTEMBER 8, 2007  
**GLENN ENGINEERING**  
 1100 WEST 10TH STREET, SUITE 100  
 FORT WORTH, TEXAS 76102  
 (817) 339-1111  
 WWW.GLENNEENGINEERING.COM

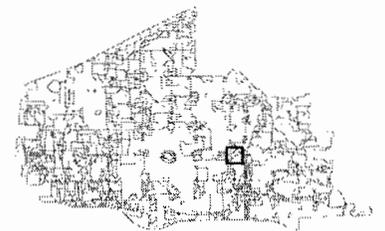
**CS 1.01A**  
 11/09/07 09:00



Item Submitted: PRELIMINARY SITE PLAN

Title: UNITED NATIONAL BANK ADDITION  
BLOCK 1, LOT 2R

Zoning: CORRIDOR COMMERCIAL



○ 200' Notification Buffer





CITY OF PLANO  
PLANNING & ZONING COMMISSION

October 1, 2007

**Agenda Item No. 6**

**Public Hearing: Zoning Case 2007-30**

**Applicant: City of Plano**

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**DESCRIPTION:**

Request to amend Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations) and Section 6.200 (Board of Adjustment) of Article 6 (Procedures and Administration) of the Zoning Ordinance regarding authority, jurisdiction, action, and administrative procedures of the Board of Adjustment.

**REMARKS:**

On behalf of staff, the Planning & Zoning Commission called a public hearing at their August 20, 2007, meeting to consider potential Zoning Ordinance amendments to the authority, jurisdiction, action, and administrative procedures of the Board of Adjustment (Board).

The duties and measures of the Board are defined within the Zoning Ordinance and include consideration of expansions of nonconforming structures, variances to the bulk standards (e.g., building heights and setbacks, lot coverage, etc.), and sign regulations. These duties and measures are similar to, but different than, the enabling statutes for the Board in Chapter 211, Municipal Zoning Authority, of the Texas Local Government Code.

Generally, the current Zoning Ordinance standards regarding authority, jurisdiction, action, and administrative procedures of the Board have worked well. Staff, however, has identified potential gaps and discrepancies between Plano's Zoning Ordinance and the enabling statutes, and recommends changes in Section 3.1600 (Sign Regulations) and Section 6.200 (Board of Adjustment) to correct these potential deficiencies. The amendments proposed below correct the potential deficiencies and address staff concerns.

## RECOMMENDATION:

Recommended for approval as: (Additions are indicated by underlined text; deletions are indicated by strikethrough text.)

1. Amend Subsection 3.1601 (Administration) (9) (Appeals) of Section 3.1600 (Sign Regulations) to read as follows:

### **3.1600 Sign Regulations**

#### **3.1601(9) Appeals**

##### **(a) Process**

Any person aggrieved by a decision of the Building Official or his designee, under this ordinance or any person seeking a variance from this ordinance, may file an appeal with the Board of Adjustment. The appeal shall be made in accordance with the guidelines set forth in Section 6.200.

##### ~~(b) Meeting Dates~~

~~The Board of Adjustment shall meet to consider an appeal to this ordinance, provided there has been an appeal filed with the Building official 15 days prior to the meeting date.~~

##### ~~(c) Quorum~~

~~All cases brought before the Board of Adjustment, under this ordinance, must be heard by no less than four members. A concurring vote of four members is required to grant a variance of this ordinance or to overrule any decision or interpretation made under this ordinance by the Building Official.~~

##### **(db) Board Decision**

The decision of the Board shall be final as to administrative remedies. No appeal to the Board for the same variance on the same piece of property shall be allowed prior to the expiration of two years. Any variance granted by the Board expires unless a permit securing the variance has been applied for within 90 days from the date of the decision. An applicant whose sign permit is denied by the Board based upon the content may invoke the judicial review process found in 9.d below. (ZC 2004-24; Ordinance No. 2004-8-21)

**(ec) Hardship Criteria**

A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss. In order to make a finding of hardship and to grant a variance from this ordinance, the Board must determine that:

- (i) The requested variance does not violate the intent of the ordinance.
- (ii) The requested variance will not adversely affect surrounding properties.
- (iii) The requested variance will not adversely affect public safety.
- (iv) Special conditions exist which are unique to this applicant or property.

**(fd) Judicial Review (ZC 2004-24; Ordinance No. 2004-8-21)**

- (i) An applicant denied a sign permit by the Board based on the content of the proposed sign may seek relief under this provision and is not subject to Subsection 6.209.3. An applicant whose sign was denied by the Board based on the content of the proposed sign may file a notice of nonacceptance of the decision of the Board with the City Attorney within ten business days of the date of the filing of the Board's decision which shall be the date the Board announces the decision either orally or in writing to the applicant. Within ten business days after receiving a notice of nonacceptance from an applicant, the City Attorney shall initiate suit in district court for determination that the sign is illegal pursuant to this ordinance and for an injunction to prohibit display of the sign. The notice of nonacceptance must be in writing, delivered by hand delivery or certified mail, return receipt requested, to the Office of the City Attorney, City of Plano, 1520 K Avenue, P.O. Box 860358, Plano, Texas 75086. Nothing in this provision shall be interpreted to require the City of Plano to pay for legal fees and costs incurred by the applicant associated with this proceeding.
- (ii) This remedy is only available to applicants denied a permit by the Board based on content of the proposed sign. All other permit denials by the Board are subject to the judicial process set forth in Subsection 6.209.3.

2. Amend Section 6.202 of Section 6.200 (Board of Adjustment) to read as follows:

**6.200 Board of Adjustment**

**6.202** City Council may appoint four alternate members of the Board of Adjustment who shall serve in absence of one or more of the regular members. ~~when requested by the Mayor or City Manager, or Chief Building Official as the case may be, so that all cases to be heard by the Board of Adjustment will always be heard by a minimum number of four members. In the matter of variances from Section 3.1600, such variances will always be heard by a minimum number of three members.~~ The alternate members, when appointed, shall serve for the same period as the regular members, which is for a term of two years expiring on October 31 of the appropriate year, and any vacancy shall be filled in the same manner as for regular members, and alternate members shall be subject to removal under the same provisions as regular members. (ZC 92-46; Ordinance No. 92-9-13)

3. Amend Section 6.208 (Jurisdiction) of Section 6.200 (Board of Adjustment) to read as follows:

**6.208 Jurisdiction**

- (1) Each case must be heard by at least four members. The concurring vote of four members of the Board of Adjustment is necessary to:
- (a) reverse an order, requirement, decision, or determination of an administrative official;
  - (b) decide in favor of an applicant on a matter on which the Board of Adjustment is required to pass under a zoning ordinance; or
  - (c) authorize a variance from the terms of a zoning ordinance.
- (2) When in its judgment, the public convenience and welfare will be substantially served and the appropriate use of the neighboring property will not be substantially or permanently injured, the Board of Adjustment may, in specific cases, after written notice and public hearings, and subject to appropriate conditions and safeguards, authorize or order the following:
- (1)(a) Hear and decide appeals where it is alleged there is error on any order, requirement, decision, or determination made by the Building Official in the enforcement of this ordinance. (ZC 92-46; Ordinance No. 92-9-13)
  - (2)(b) Permit the reconstruction, extension, or enlargement of a building occupied by nonconforming uses, on the lot or tract occupied by such building, provided such reconstruction does not prevent the return of such property to a conforming use.

**(3)(c)** Require the discontinuance of nonconforming uses of land or structure under any plan where by the full value of the structure and facilities can be amortized within a definite period of time, taking into consideration the general character of the neighborhood and the necessity for all property to conform to the regulations of this ordinance. All actions to discontinue a nonconforming use of land or structure shall be taken with due regard for the property rights of the persons affected when considered in the light of the public welfare and the character of the area surrounding the designated nonconforming use and the conservation and preservation of property. The Board of Adjustment shall, from time to time on its own motion or upon cause presented by interested property owners, inquire into the existence, continuation, or maintenance of any nonconforming use within the city.

**(4)(d)** Permit such variance from the terms of the Zoning Ordinance of height, yard, area, exterior, structure, lot coverage, and off street parking and loading regulations that will not be contrary to the public interest and where, because of special conditions, the enforcement of this ordinance or its amendments would result in an unnecessary hardship, except as provided in (ii), (iii) and (iv) below. A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss, nor shall it permit any person a privilege in developing a parcel of land not permitted by this ordinance to other parcels of land in the district. No variance may be granted if it results in an unnecessary hardship, as herein defined, on another parcel of land.

**(i)** In order to make a finding of hardship and to grant a variance from this ordinance, the Board of Adjustment must determine that: (ZC 92-46; Ordinance No. 92-9-13):

**(a)1.** The requested variance does not violate the intent of the ordinance or its amendments.

**(b)2.** Special conditions of restricted area, shape, topography, or physical features exist that are peculiar to the subject parcel of land and are not applicable to other parcels of land in the same zoning district.

**(c)3.** The hardship is in no way the result of the petitioner's own actions.

**(d)4.** The interpretation of the provisions in this ordinance or its amendments would deprive the petitioner of rights commonly enjoyed by other properties in the same zoning district, that comply with the same provisions.

**(ii)** No variance may authorize a use other than those permitted in the district for which the variance is sought.

(iii) Also, A petition or request for a variance shall not be heard or granted with regard to any parcel of property or portion thereof upon which a preliminary site plan, site plan, preliminary plat, or final plat, when required by this ordinance or the Subdivision Ordinance for any parcel of property or portion thereof, has not been finally acted upon by both the Planning & Zoning Commission and, where required, by the City Council.

(iv) The administrative procedures and requirements of this ordinance and the Subdivision Ordinance, with regard to both Planning & Zoning Commission and the City Council consideration and action, on preliminary site plans, site plans, preliminary plats, and final plats, must be exhausted prior to requesting a variance from the terms of this ordinance.

CITY OF PLANO  
PLANNING & ZONING COMMISSION

October 1, 2007

**Agenda Item No. 7**

**Public Hearing:** Zoning Case 2007-31

**Applicant:** City of Plano

---

**DESCRIPTION:**

Request to rescind Specific Use Permit #64 for Private Club on one lot on 1.2± acres located at the southeast corner of U.S. Highway 75 and Republic Drive. Zoned Corridor Commercial.

**REMARKS:**

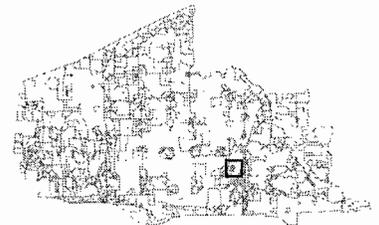
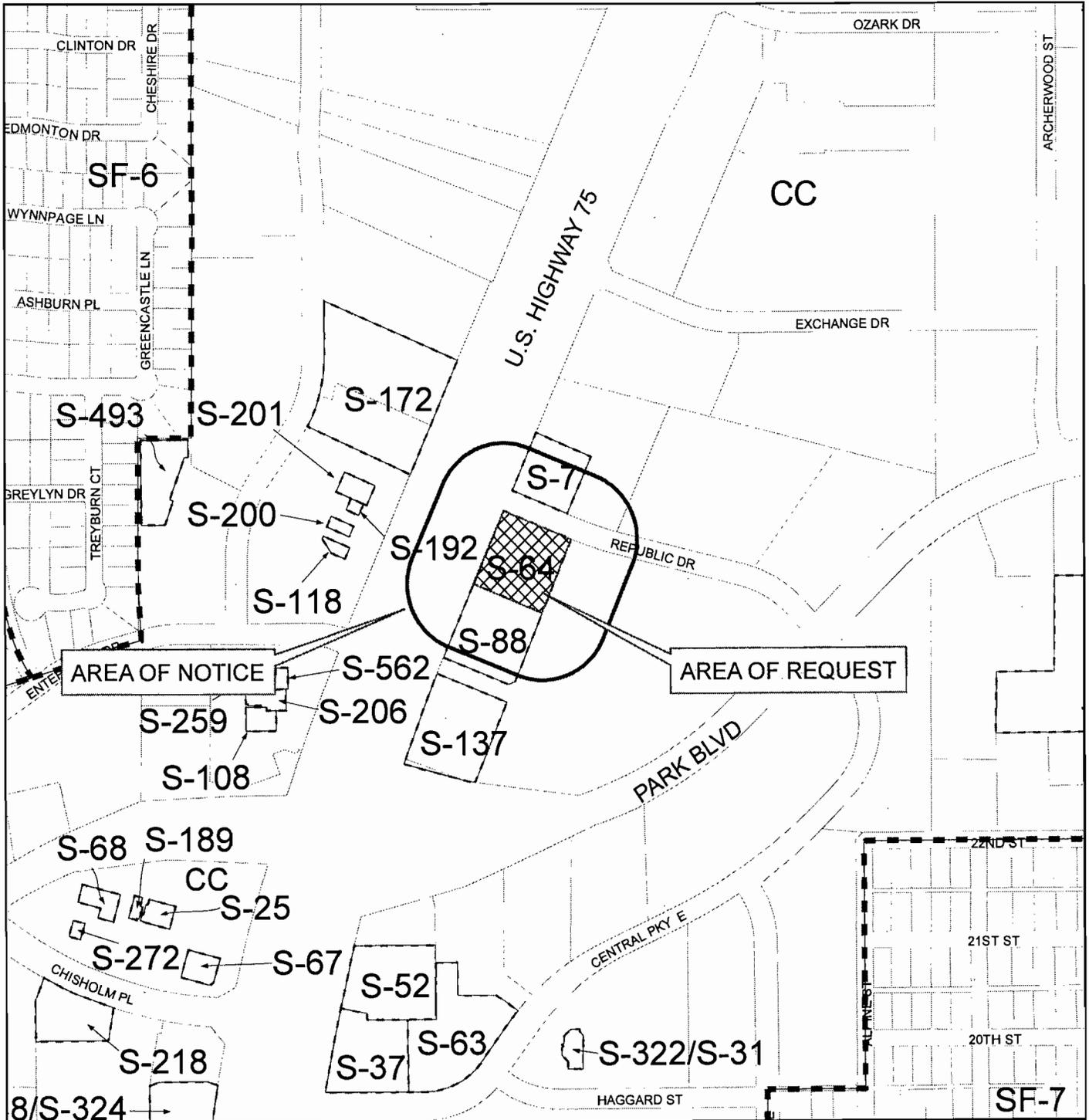
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #64 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development 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.

Cheddars restaurant with SUP #64 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 #: 2007-31

Existing Zoning: CORRIDOR COMMERCIAL w/SPECIFIC USE PERMIT #64

○ 200' Notification Buffer



RECEIVED

SEP 21 2007

PLANNING DEPT.

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-31. This is a request to rescind Specific Use Permit #64 for Private Club on one lot on 1.2± acres located at the southeast corner of Central Expressway and Republic Drive. The requested zoning is to rescind an SUP for private club which is no longer necessary.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-31.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-31.

This item will be heard on **October 1, 2007, 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.

Richard P. Payne  
Name (Please Print)

[Signature]  
Signature

2400 N. Central Expressway  
Address

9/20/07  
Date

EH

CITY OF PLANO  
PLANNING & ZONING COMMISSION

October 1, 2007

**Agenda Item No. 8**

**Public Hearing:** Zoning Case 2007-32

**Applicant:** City of Plano

---

**DESCRIPTION:**

Request to rescind Specific Use Permit #67 for Private Club on one lot on 0.2± acre located at the northwest corner of U.S. Highway 75 and Chisholm Place. Zoned Corridor Commercial.

**REMARKS:**

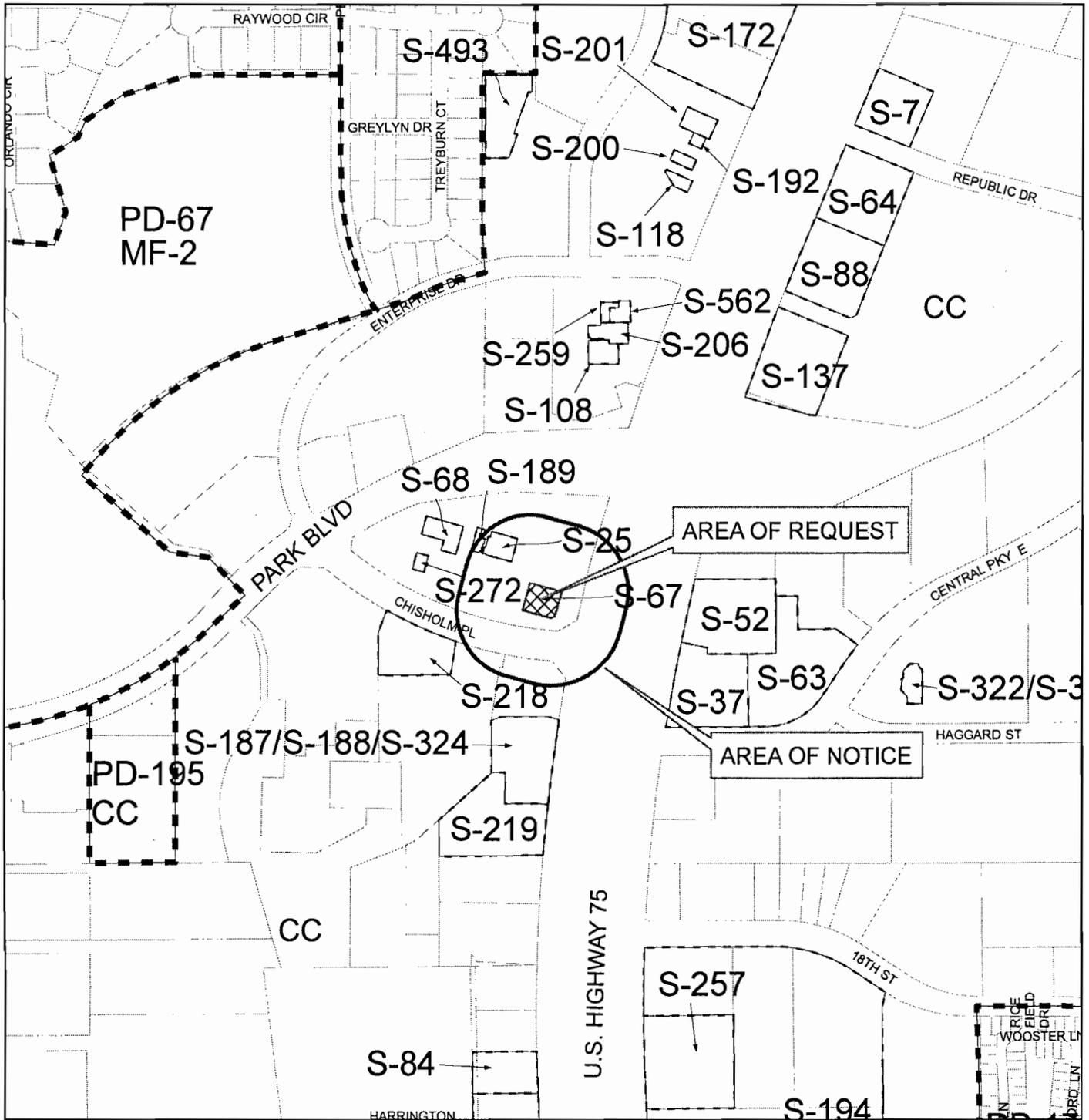
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #67 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development 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.

Fishmongers restaurant with SUP #67 operates with a Mixed Beverage Permit from TABC. Therefore, for "housekeeping" purposes, staff recommends that the Private Club SUP be rescinded since the SUP is not necessary for the restaurant to sell alcoholic beverages. The property management company concurs with the removal of the SUP.

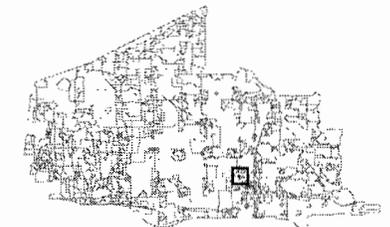
**RECOMMENDATION:**

Recommended for approval as submitted.



Zoning Case #: 2007-32

Existing Zoning: CORRIDOR COMMERCIAL w/SPECIFIC USE PERMIT #67



○ 200' Notification Buffer

RECEIVED  
SEP 24 2007  
PLANNING DEPT.

REPLY FORM

CITY OF PLANO

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-32. This is a request to rescind Specific Use Permit #67 for a Private Club on one lot on 0.2± acre located at the northwest corner of U.S. Highway 75 and Chisholm Place. The requested zoning is to rescind SUP #67 for a Private Club and retain the underlying CC zoning district. The CC zoning will remain unchanged.

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



I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-32.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-32.

This item will be heard on **October 1, 2007, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

SCOTT REMPNEY  
Name (Please Print)

[Signature]  
Signature

\_\_\_\_\_  
Address

8/12/07  
Date

TF

CITY OF PLANO  
PLANNING & ZONING COMMISSION

October 1, 2007

**Agenda Item No. 9**

**Public Hearing:** Zoning Case 2007-33

**Applicant:** City of Plano

---

**DESCRIPTION:**

Request to rescind Specific Use Permit #75 for Private Club on one lot on 1.4± acres located on the west side of U.S. Highway 75, 920± feet north of Plano Parkway. Zoned Corridor Commercial.

**REMARKS:**

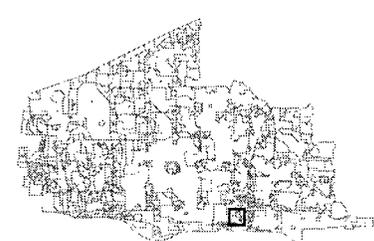
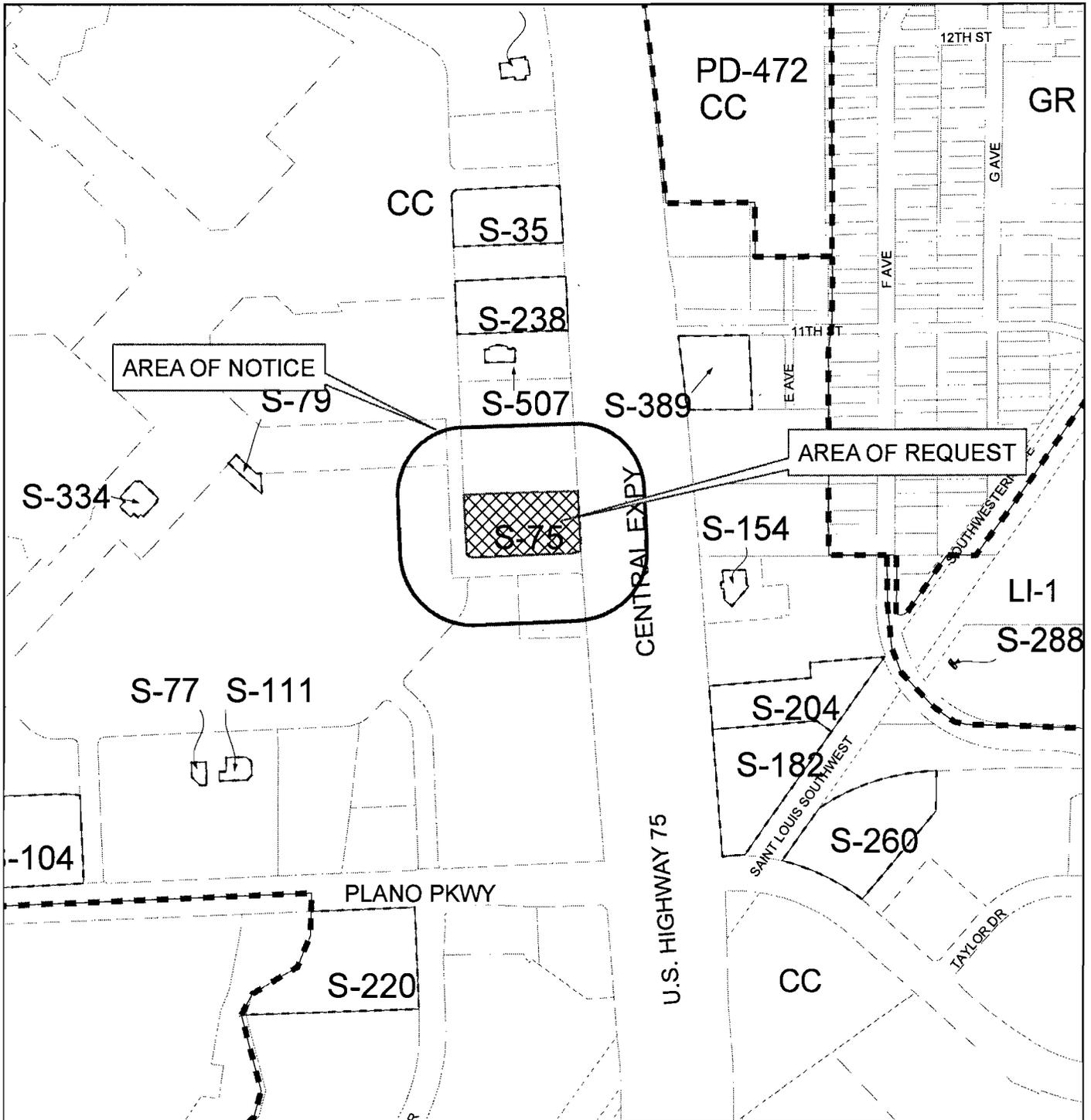
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #75 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application.

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

T.G.I. Fridays restaurant with SUP #75 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 #: 2007-33

Existing Zoning: CORRIDOR COMMERCIAL w/SPECIFIC USE PERMIT #75

○ 200' Notification Buffer



CITY OF PLANO  
PLANNING & ZONING COMMISSION

October 1, 2007

**Agenda Item No. 10**

**Public Hearing:** Zoning Case 2007-34

**Applicant:** City of Plano

---

**DESCRIPTION:**

Request to rescind Specific Use Permit #88 for Private Club on one lot on 1.2± acres located on the east side of U.S. Highway 75, 230± feet south of Republic Drive. Zoned Planned Development-189-Retail/General Office.

**REMARKS:**

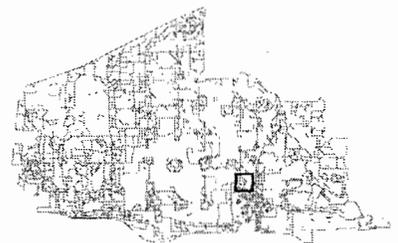
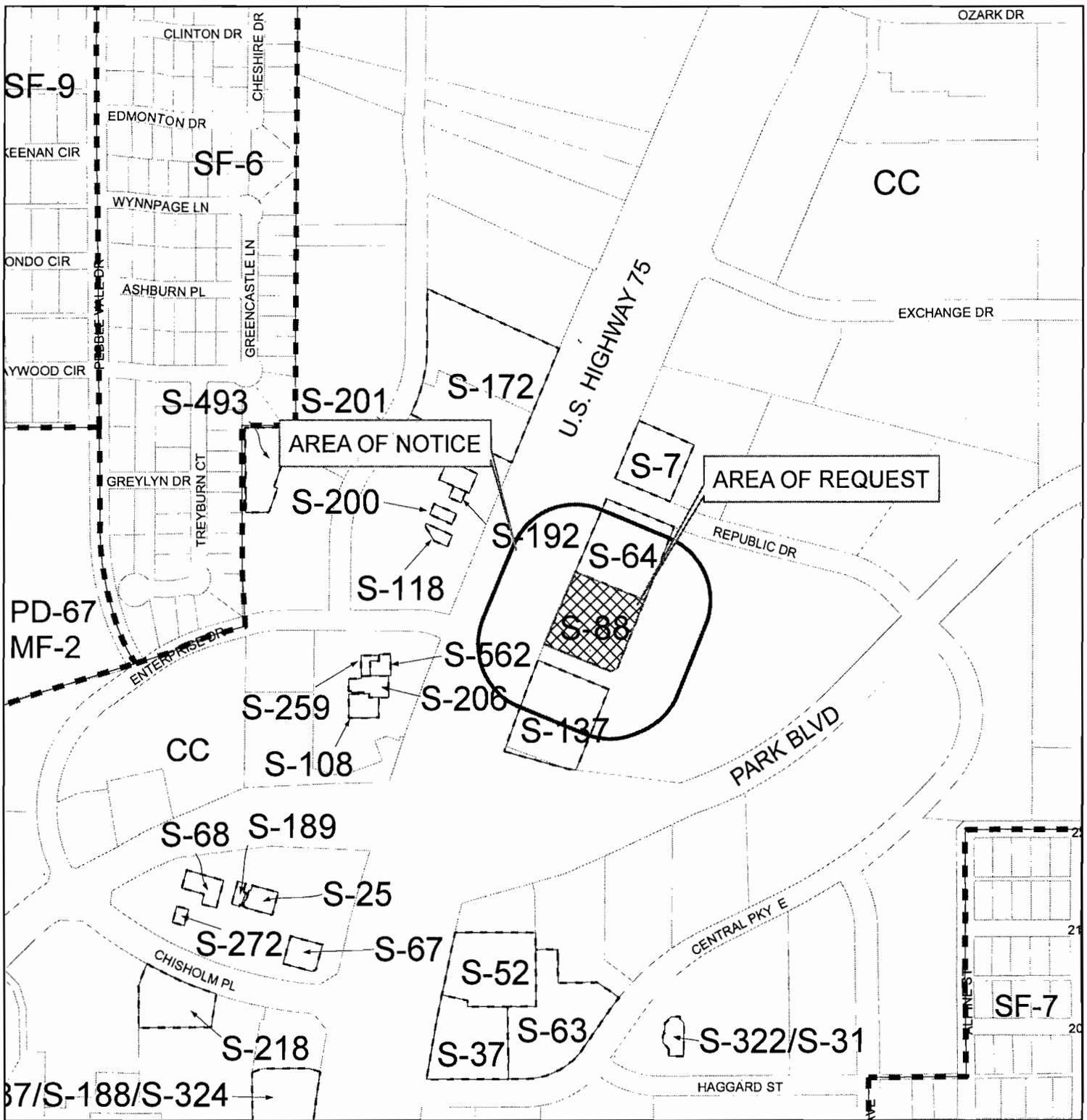
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #88 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development 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.

SUP #88 was specifically granted to the restaurant establishment under its operating name at that time (the former Tony Roma's restaurant). Since the business is no longer in operation at this site, staff recommends that the SUP be rescinded. Should a future restaurant occupy this site and want to sell alcoholic beverages, they can either (1) obtain approval of an SUP for Private Club from the City of Plano and obtain a Private Club Permit from TABC; or (2) obtain a Mixed Beverage Permit (with a Food and Beverage Certificate) from TABC. 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 #: 2007-34

Existing Zoning: CORRIDOR COMMERCIAL w/SPECIFIC USE PERMIT #88

○ 200' Notification Buffer



RECEIVED  
SEP 21 2007  
PLANNING DEPT.

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-34. This is a request to rescind Specific Use Permit #88 for a Private Club on one lot on 1.2+ acres located on the east side of U.S. Highway 75, 230+ feet south of Republic Drive. The requested zoning is to rescind an SUP for private club which is no longer necessary.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-34.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-34.

This item will be heard on **October 1, 2007, 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.

Richard P. Payne  
Name (Please Print)

[Signature]  
Signature

2400 N. Central Expressway  
Address

9/20/07  
Date

TE

CITY OF PLANO  
PLANNING & ZONING COMMISSION

October 1, 2007

**Agenda Item No. 11**

**Public Hearing:** Zoning Case 2007-35

**Applicant:** City of Plano

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**DESCRIPTION:**

Request to rescind Specific Use Permit #95 for Private Club on one lot on 1.0± acre located on the south side of Park Boulevard, 900± feet east of Preston Road. Zoned Planned Development-189-Retail/General Office.

**REMARKS:**

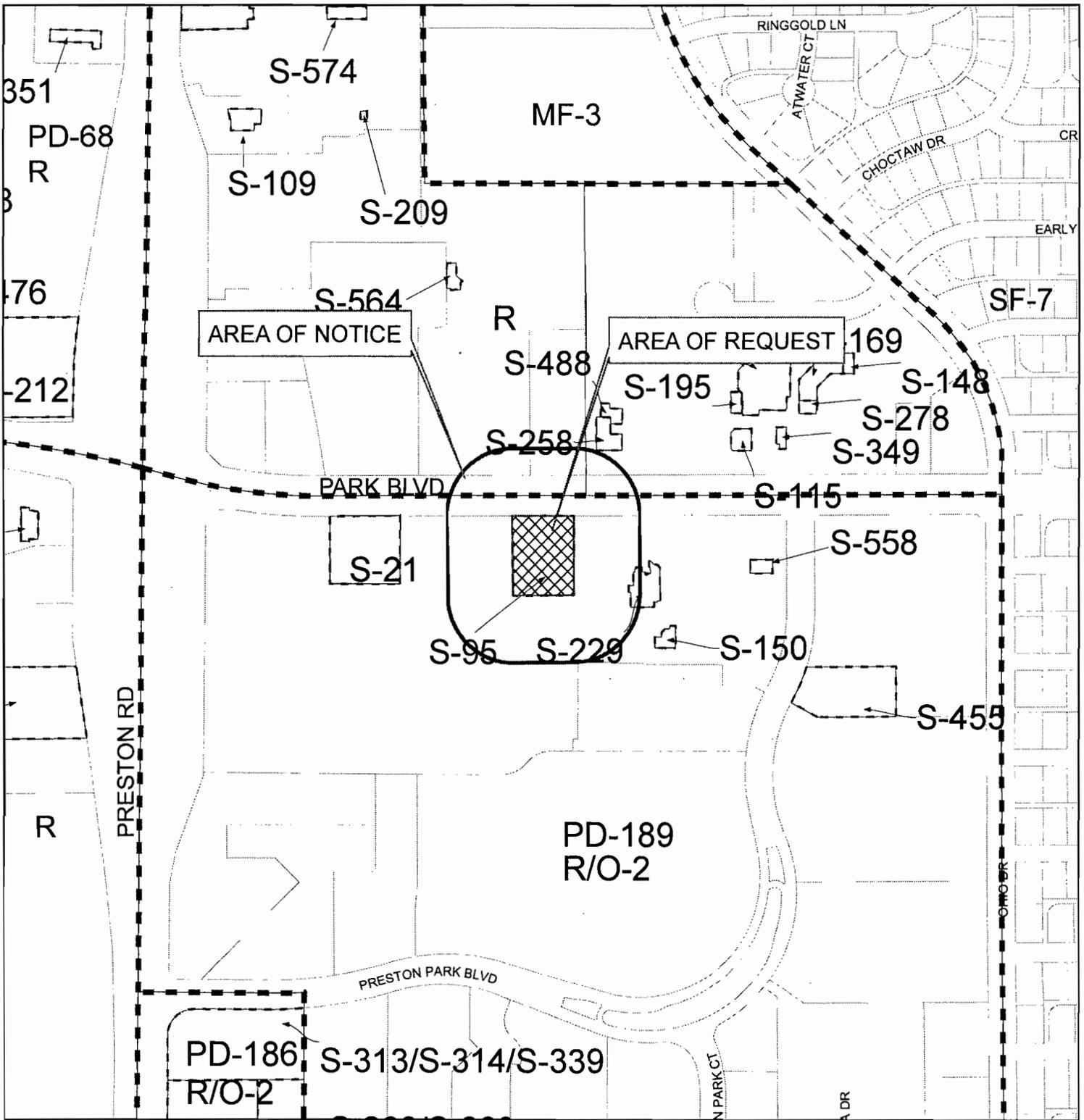
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #95 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development 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.

Chili's restaurant with SUP #95 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 received a response from a representative of the property owner, and the representative concurred with the removal of the SUP for Private Club.

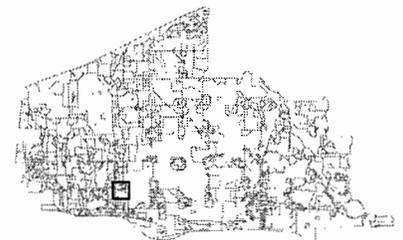
**RECOMMENDATION:**

Recommended for approval as submitted.



Zoning Case #: 2007-35

Existing Zoning: PLANNED DEVELOPMENT-189-RETAIL/GENERAL OFFICE  
w/SPECIFIC USE PERMIT #95



○ 200' Notification Buffer



REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-35. This is a request to rescind Specific Use Permit #95 for Private Club on one lot on 1.0± acres located on the south side of Park Boulevard, 900± feet east of Preston Road. The requested zoning is to rescind an SUP for private club which is no longer necessary.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-35.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-35.

This item will be heard on **October 1, 2007, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

LIESL ELLIOTT  
Name (Please Print)

- PROPERTY MANAGER  
Signature

3080 N. CENTRAL EXPRESSWAY  
Address  
SUITE 600, DALLAS TX 75206  
TE

9/18/07  
Date

CITY OF PLANO  
PLANNING & ZONING COMMISSION

October 1, 2007

**Agenda Item No. 12**

**Public Hearing:** Zoning Case 2007-36

**Applicant:** City of Plano

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**DESCRIPTION:**

Request to rescind Specific Use Permit #97 for Private Club on one lot on 1.2± acres located at the northeast corner of U.S. Highway 75 and 16th Street. Zoned Corridor Commercial.

**REMARKS:**

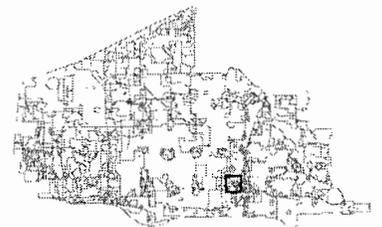
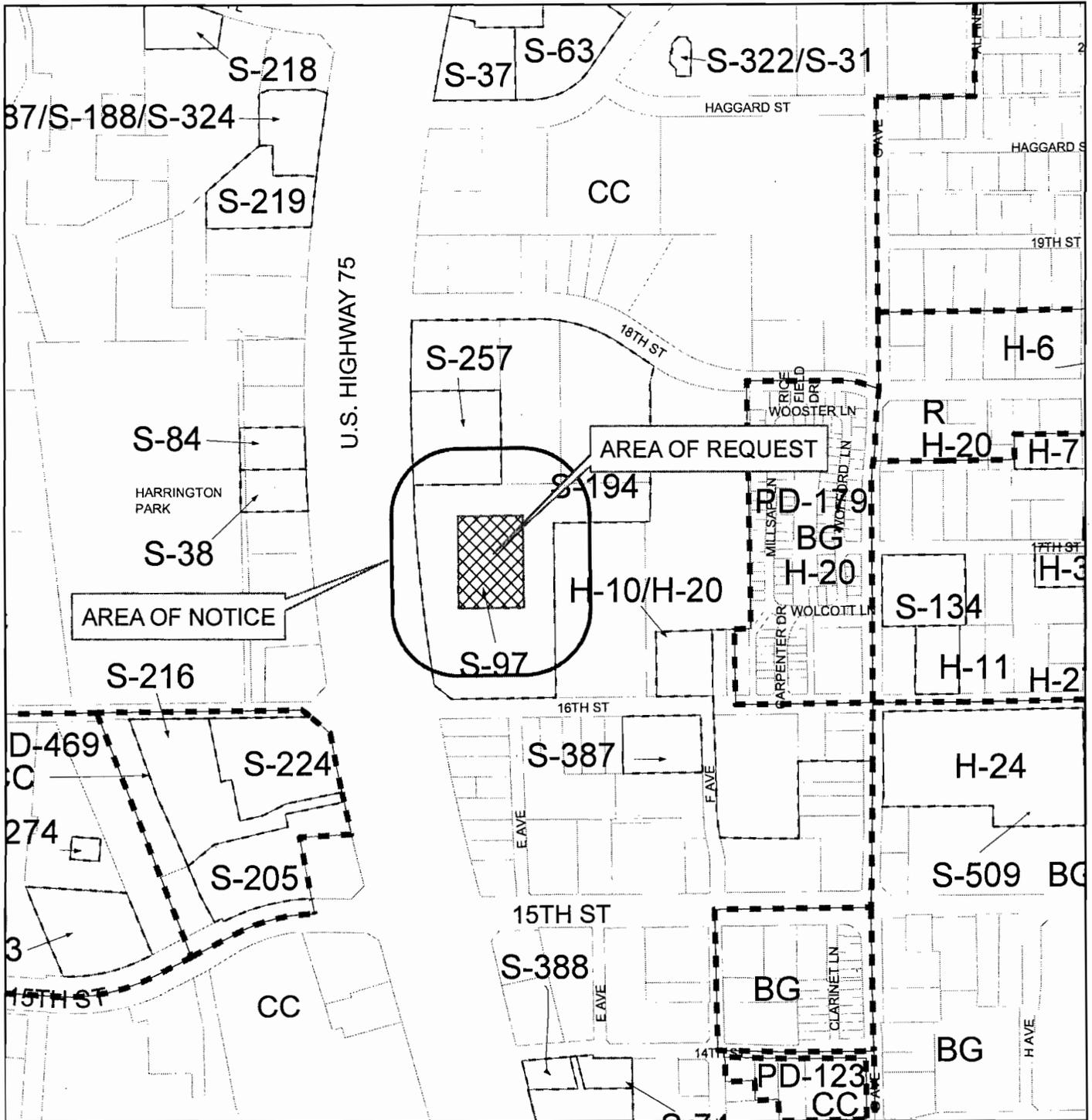
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #97 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development 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.

South Fork Hotel with SUP #97 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 and hotel 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 #: 2007-36

Existing Zoning: CORRIDOR COMMERCIAL w/SPECIFIC USE PERMIT #97

○ 200' Notification Buffer



CITY OF PLANO  
PLANNING & ZONING COMMISSION

October 1, 2007

**Agenda Item No. 13**

**Public Hearing:** Zoning Case 2007-37

**Applicant:** City of Plano

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**DESCRIPTION:**

Request to rescind Specific Use Permit #108 for Private Club on one lot on 0.1± acre located at the northwest corner of U.S. Highway 75 and Park Boulevard. Zoned Corridor Commercial.

**REMARKS:**

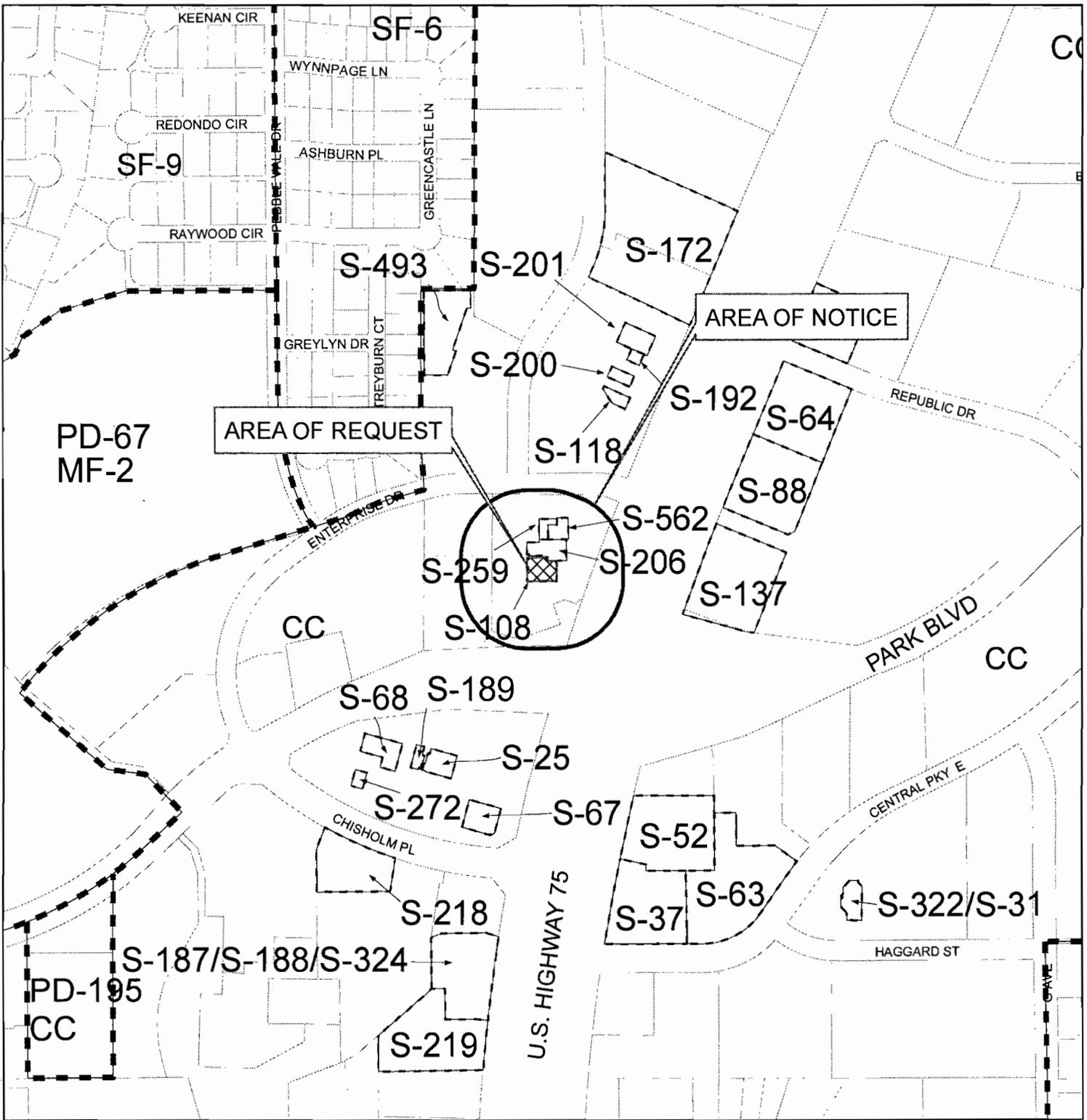
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #108 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development 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.

Fuddruckers restaurant with SUP #108 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 #: 2007-37

Existing Zoning: CORRIDOR COMMERCIAL w/SPECIFIC USE PERMIT #108

○ 200' Notification Buffer



CITY OF PLANO  
PLANNING & ZONING COMMISSION

October 1, 2007

**Agenda Item No. 14**

**Public Hearing:** Zoning Case 2007-38

**Applicant:** City of Plano

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**DESCRIPTION:**

Request to rescind Specific Use Permit #109 for Private Club on one lot on 0.1± acre located on the east side of Preston Road, 380± feet south of Highland Drive. Zoned Retail.

**REMARKS:**

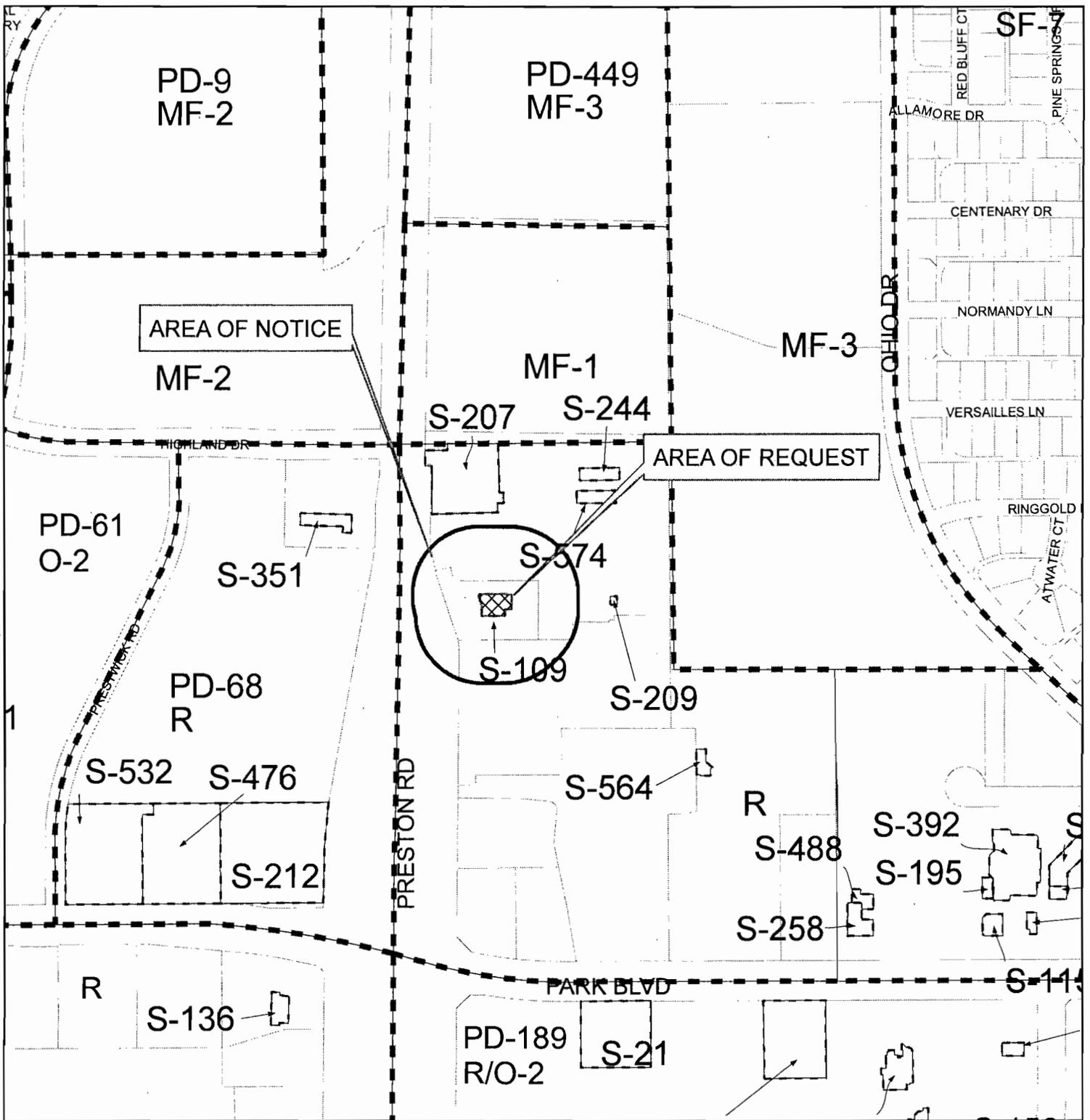
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #109 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development 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.

Snuffers restaurant with SUP #109 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.

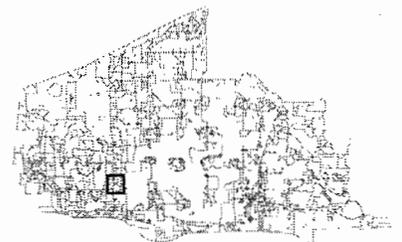
**RECOMMENDATION:**

Recommended for approval as submitted.



Zoning Case #: 2007-38

Existing Zoning: RETAIL w/SPECIFIC USE PERMIT #109



○ 200' Notification Buffer



CITY OF PLANO  
PLANNING & ZONING COMMISSION

October 1, 2007

**Agenda Item No. 15**

**Public Hearing - Replat:** Ray's Office Addition, Block 1, Lot 1R

**Applicant:** Pro Cut Lawn Care & Landscape, Inc.

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**DESCRIPTION:**

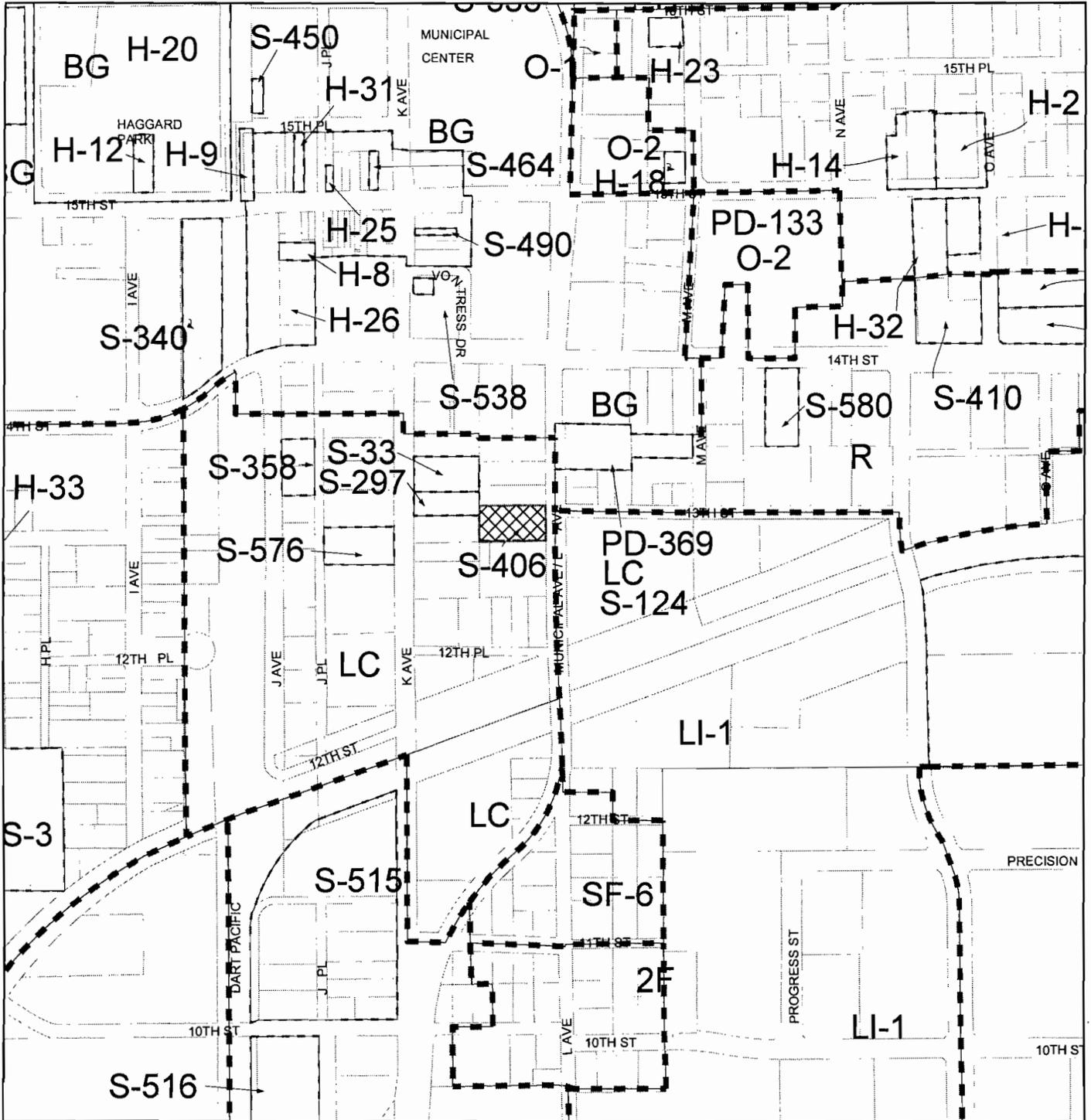
Service contractor on one lot on 0.5± acre located west of the intersection of 13th Street at Municipal Avenue. Zoned Light Commercial with Specific Use Permit #406. Neighborhood #67.

**REMARKS:**

The purpose of this replat is to abandon a portion of an unnecessary shared access easement.

**RECOMMENDATION:**

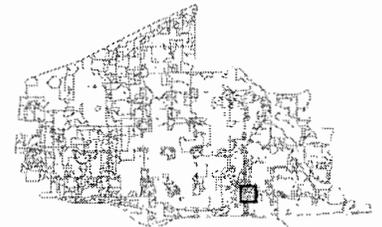
Recommended for approval as submitted.



Item Submitted: REPLAT

Title: RAY'S OFFICE ADDITION  
BLOCK 1, LOT 1R

Zoning: LIGHT COMMERCIAL w/SPECIFIC USE PERMIT #406



○ 200' Notification Buffer





CITY OF PLANO  
PLANNING & ZONING COMMISSION

October 1, 2007

**Agenda Item No. 16**

**Public Hearing - Replat & Revised Site Plan:** Hi-Lo Subdivision, Block A, Lots 1 & 2

**Applicant:** Compass Bank

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**DESCRIPTION:**

Retail and bank on two lots on 2.1± acres located generally at the northeast corner of Jupiter Road and 14th Street. Zoned Retail. Neighborhood #61.

**REMARKS:**

The subject property is an "L"-shaped tract of land of which the southern portion is developed as a bank and the remaining northern portion of the property is undeveloped. The surrounding properties are all developed as retail and residential uses. The purpose of the revised site plan is to allow for the development of the proposed north lot, Lot 1, as a single-story automotive parts sales building and related improvements.

The applicant's plan proposes the following variances to develop the site as requested:

1. Minimum Lot Frontage - The Subdivision Ordinance stipulates that commercial lots must have a minimum continuous frontage of 150 feet on all abutting streets. The subject property has approximately 147 feet of frontage proposed along Jupiter Road thus not meeting the minimum frontage requirement. The applicant is requesting a variance from the Planning & Zoning Commission to waive the minimum lot frontage requirement of the Subdivision Ordinance for the Jupiter Road frontage.
2. Screening - The Zoning Ordinance requires a masonry screening wall be provided between residential and nonresidential properties. There is an existing living screen at the rear (east) property line that separates the subject property from the adjacent single-family residences. The applicant is requesting to retain the existing living screen in lieu of constructing the required masonry screening wall.

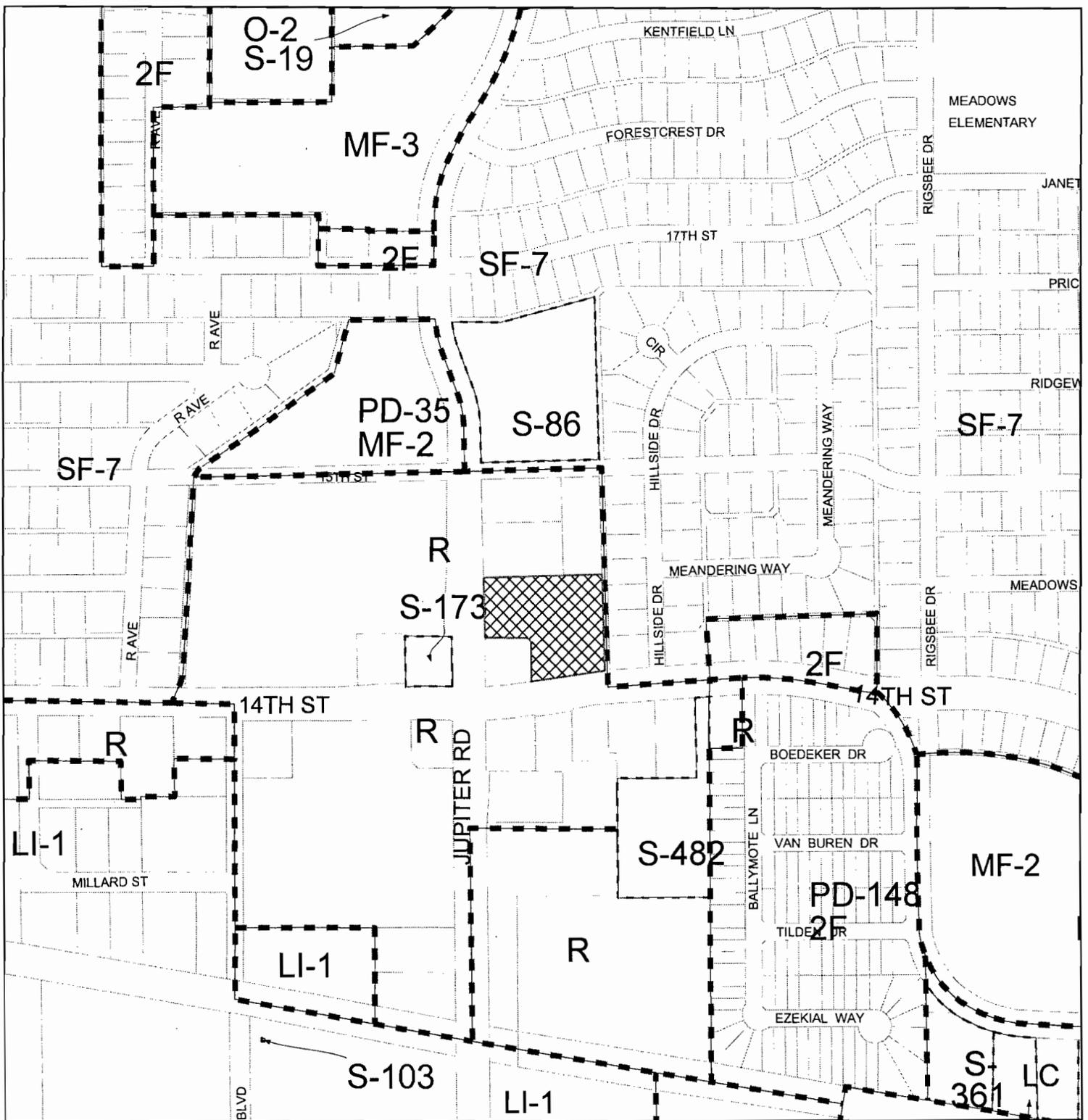
Staff supports the applicant's variance requests. The proposed lot is an infill development and given the existing surrounding developed conditions, the existing street frontage is all that is available. The existing living screen exceeds the minimum six-foot screening wall requirement and provides for better visual screening separation.

The purpose of the proposed replat is to subdivide one lot into two lots and dedicate easements necessary for the development of the north lot, Lot 1.

**RECOMMENDATION:**

**Replat:** Recommended for approval subject to the Planning & Zoning Commission granting a waiver to the Subdivision Ordinance for minimum lot frontage along Jupiter Road.

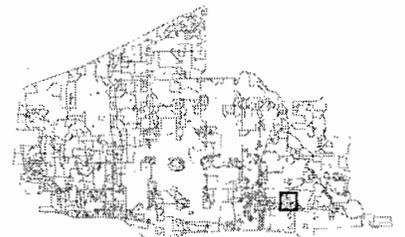
**Revised Site Plan:** Recommended for approval subject to the Planning & Zoning Commission finding that a living screen will provide adequate screening and granting a waiver to the masonry wall requirement.



Item Submitted: REPLAT & REVISED SITE PLAN

Title: HI-LO SUBDIVISION  
BLOCK A, LOTS 1 & 2

Zoning: RETAIL



○ 200' Notification Buffer





CITY OF PLANO

PLANNING & ZONING COMMISSION

October 1, 2007

**Agenda No. 17**

**Request to Waive the Two-Year Waiting Period:** Planned Development-185-  
Regional Commercial

**Applicant:** Cencor Realty Services

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**DESCRIPTION:**

Request to waive the two-year waiting period for consideration of a rezoning request for 14.8± acres at the northwest corner of Parker Road and Parkwood Boulevard. Zoned Planned Development-185-Regional Commercial. Neighborhood #30.

**REMARKS:**

Planned Development-185-Regional Commercial (PD-185-RC) was approved by City Council on January 8, 2007. Subsequently the applicant has proceeded with pre-leasing of the development, and has found a need to amend various development stipulations including allowable number of residential dwelling units, area, yard, and bulk requirements, landscaping, site design, and other standards of the planned development district.

The Zoning Ordinance stipulates that zoning changes or amendments may not be considered for a period of two years after the date of a prior zoning change or amendment for a particular property, unless there are substantive reasons to waive the waiting period. Substantive reasons for waiving the two-year period include, but are not limited to:

1. Correction of an error;
2. A change in conditions affecting the property and which were not known at the time of the two-year waiting period; and
3. A change in public plans or policies as it affects the property.

Attached is a letter from the applicant's representative requesting a waiver of the two-year waiting period for consideration of a rezoning request.

**RECOMMENDATIONS:**

Recommended that a waiver of the two-year waiting period be granted if the Planning & Zoning Commission finds substantive reasons for granting the request.



JACKSON WALKER L.L.P.  
ATTORNEYS & COUNSELORS

William S. Dahlstrom  
(214) 953-5932 (Direct Dial)  
(214) 661-6616 (Direct Fax)  
wdahlstrom@jw.com

September 21, 2007

**By Email**

Mr. Tom Elgin  
Development Review Manager  
Planning Department  
City of Plano  
1520 K. Avenue  
Dallas, Texas 75074

Re: Two-Year Waiver; Planned-Development-185-Regional Commercial; NE Corner,  
Parker Road and Dallas North Tollway

Dear Mr. Elgin:

On January 8, 2007, the Plano City Council approved a zoning change request to rezone 14.8 acres on the northwest corner of Parker Road and Parkwood Boulevard in the City of Plano from Regional Employment to Planned Development-185-Regional Commercial (Zoning Case 2006-32).

The applicant, Cencor Realty Services, wishes to amend Planned Development-185-Regional Commercial to adjust certain requirements including, but not limited to buffer setbacks and maximum building height. Consequently, Cencor Realty Services requests a waiver of the two-year waiting period to submit an application to amend Planned Development-185-Regional Commercial.

It is our understanding that this request will be heard by the Planning and Zoning Commission on October 1, 2007. Once again, thank you for your assistance with this matter. If you have any questions regarding this request, please do not hesitate to call me.

Best regards,

William S. Dahlstrom

Attachments

cc: David Palmer  
Bryan Burger

4888356v.1

901 Main Street, Suite 6000 • Dallas, Texas 75202 • (214) 953-6000 • fax (214) 953-5822