

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

October 6, 2008

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>6:30 p.m. - Dinner - Planning Conference Room 2E</p> <p>7:00 p.m. - Regular Meeting - Council Chambers</p> <p>The Planning & Zoning Commission may convene into Executive Session pursuant to Section 551.071 of the Texas Government Code to Consult with its attorney regarding posted items in the regular meeting.</p> <p>1 Call to Order/Pledge of Allegiance</p> <p>2 Approval of Agenda as Presented</p> <p>3 Approval of Minutes for the September 15, 2008, Planning & Zoning Commission meeting.</p> <p>4 General Discussion: The Planning & Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning & Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning & Zoning Commission authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.</p> <p><u>CONSENT AGENDA</u></p> <p>5a BM Revised Site Plan: All Storage Plano Addition, Block A, Lot 1 - Mini-warehouse/public storage on one lot on 4.0± acres located on the east side of K Avenue, 850± feet south of Pecan Lane. Zoned Light Commercial. Neighborhood #22. Applicant: L.W.D. Partners, Ltd.</p> <p>5b BM Revised Preliminary Plat: All Storage Plano Addition, Block A, Lot 1 & 2 - Mini-warehouse/public storage on two lots on 5.0± acres located on the east side of K Avenue, 850± feet south of Pecan Lane. Zoned Light Commercial. Neighborhood #22. Applicant: L.W.D. Partners, Ltd.</p>	

<p>5c BM</p>	<p>Preliminary Plat: Preston/Hedgcoxe Addition, Block B, Lot 2 - Medical and general offices on one lot on 5.6± acres located on the west side of San Jacinto Place, 380± feet south of Hedgcoxe Road. Zoned Planned Development-159-General Office. Neighborhood #9. Applicant: Fagin Investments III, Ltd.</p>	
<p>5d TF</p>	<p>Site Plan: One-Ninety and Jupiter Addition, Block A, Lot 5 - Restaurant on one lot on 1.0± acre located on the north side of State Highway 190, 325± feet east of Jupiter Road. Zoned Light Industrial-1. Neighborhood #68. Applicant: Briar Oaks Properties, Ltd.</p>	
<p>5e TF</p>	<p>Preliminary Plat: One-Ninety and Jupiter Addition, Block A, Lot 5 - Restaurant on one lot on 1.0± acre located on the north side of State Highway 190, 325± feet east of Jupiter Road. Zoned Light Industrial-1. Neighborhood #68. Applicant: Briar Oaks Properties, Ltd.</p>	
<p>5f TF</p>	<p>Preliminary Site Plan: Renner SVC Substation, Block 1, Lot 1 - Electrical substation on one lot on 44.2± acres located on the south side of Plano Parkway, 390± feet east of Fulgham Road. Zoned Light Industrial-1. Neighborhood #55. Applicant: Oncor Electric Delivery Company</p>	
<p>5g TF</p>	<p>Revised Preliminary Site Plan: The Village at Stonebriar, Block A, Lot 1R - Retail buildings on one lot on 7.3± acres located at the southeast corner of State Highway 121 and Parkwood Boulevard. Zoned Commercial Employment. Neighborhood #8. Applicant: Village at Stonebriar, LLC</p>	
<p><u>END OF CONSENT AGENDA</u></p>		
<p><u>PUBLIC HEARINGS</u></p>		
<p>6A EH</p>	<p>Public Hearing: Zoning Case 2008-65 - Request to rezone 119.9± acres located at the northeast corner of State Highway 190 and Renner Road from Research/Technology Center to Planned Development-Retail. Zoned Research/Technology Center. Applicants: Briar Oaks Properties, Ltd., Greenbriar Properties, Ltd., John G. Brittingham Charitable Remainder Unitrust No. 2, Wynnwood Resources, Ltd., & Patrick E. Hillary, Jr.</p>	
<p>6B EH</p>	<p>Concept Plan: Turnpike Commons Addition, Block 1, Lot 3 - Multiple uses on one lot on 119.9± acres located at the northeast corner of State Highway 190 and Renner Road. Zoned Research/Technology Center. Neighborhood #68. Applicants: Briar Oaks Properties, Ltd., Greenbriar Properties, Ltd., John G. Brittingham Charitable Remainder Unitrust No. 2, Wynnwood Resources, Ltd., & Patrick E. Hillary, Jr.</p>	

7 EH	<p>Public Hearing: Zoning Case 2008-66 - Request for a Specific Use Permit for Gymnastics/Dance Studio on one lot on 1.2± acres located on the north side of Summit Avenue, 500± feet east of Jupiter Road. Zoned Light Industrial-1. Applicant: Mike Epperson</p>
8 EH	<p>Public Hearing - Replat: The Lincoln at Towne Square Addition, Block 1, Lots 4R, 5 & 6 - Retail and office buildings on three lots on 4.0± acres located at the northwest corner of Ohio Drive and Razor Boulevard. Zoned Planned Development-20-Mixed Use. Neighborhood #1. Applicant: Saturn Asset Management, LLP</p>
9 EH	<p>Public Hearing - Replat: Toll Road Office Park, Block 1, Lot 3R - Bank on one lot on 0.9± acre located at the southwest corner of Park Boulevard and Dallas North Tollway. Zoned Planned Development-220-Regional Commercial. Neighborhood #52. Applicant: Bank of America</p>
10 BM	<p>Public Hearing - Replat: Prestonwood Addition, Block 1, Lot 1R - Religious facility on one lot on 135.6± acres located at the northwest corner of Park Boulevard and Midway Road. Zoned Planned Development-85-Retail/General Office. Neighborhood #40. Applicant: Prestonwood Baptist Church</p>
11 EH	<p>Public Hearing - Replat & Revised Site Plan: Congregation Anshai Torah, Block A, Lot 1 - Religious facility on one lot on 7.1± acres located at the northwest corner of Willow Bend Drive and Parker Road. Zoned Single-Family Residence-20. Neighborhood #30. Applicant: Congregation Anshai Torah</p>
<p><u>END OF PUBLIC HEARINGS</u></p>	
12 TF	<p>Revised Site Plan: Cap Wire East Addition, Block 1, Lot 1R - Service contractor (with outside storage) and office-showroom/warehouse on one lot on 1.8± acres located on the west side of J Place, 280± feet south of 10th Street. Zoned Light Commercial with Specific Use Permit #517 for Contract Construction. Neighborhood #67. Applicant: 7012 LP dba Time Square</p>
13 PJ	<p>Appeal of the Director of Planning's Interpretation of the Zoning Ordinance - Appeal of the Director of Planning's Interpretation of the Appropriate Use Classification for Paintless Dent Repair. Applicant: Bahman Moghadam</p>
14 LN	<p>Introduction and Discussion: Planning & Zoning Commission Assumption of Transportation Advisory Committee Responsibilities. Applicant: City of Plano</p>
15 KP	<p>Discussion and Direction: Consideration of Residential Uses in a Portion of the Research/Technology Center Zoning District. Applicant: City of Plano</p>

<p>16 TE</p>	<p>Request to Call a Public Hearing - Request to call a public hearing to consider amendments to the Zoning Ordinance regarding the Board of Adjustment. The proposed amendments may include revisions to the composition, authority, jurisdiction, action, and administrative procedures of the Board of Adjustment. Applicant: City of Plano</p>	
<p>17 TE</p>	<p>Request to Call a Public Hearing - Request to call a public hearing to consider amendments to the Zoning Ordinance regarding special vehicle storage. The proposed amendments may include revisions to the definition for special vehicles, and to the parking location, pavement, and other standards related to special vehicle storage. Applicant: City of Plano</p>	
<p>18 TE</p>	<p>Request to Call a Public Hearing - Request to call a public hearing to consider Zoning Ordinance amendments regarding Day Care Center use. The proposed amendments may include revised definitions, supplemental regulations, and schedule of permitted uses (use charts). Applicant: City of Plano</p>	
<p>19</p>	<p>Items for Future Discussion - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p>	
<p>ACCESSIBILITY STATEMENT</p>		
<p>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.</p>		

**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 6, 2008

Agenda Item No. 5a

Revised Site Plan: All Storage Plano Addition, Block A, Lot 1

Applicant: L.W.D. Partners, Ltd.

Mini-warehouse/public storage on one lot on 4.0± acres located on the east side of K Avenue, 850± feet south of Pecan Lane. Zoned Light Commercial. Neighborhood #22.

The purpose of this revised site plan is to change the building footprint and utility easements.

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

Agenda Item No. 5b

Revised Preliminary Plat: All Storage Plano Addition, Block A, Lots 1 & 2

Applicant: L.W.D. Partners, Ltd.

Mini-warehouse/public storage on two lots on 5.0± acres located on the east side of K Avenue, 850± feet south of Pecan Lane. Zoned Light Commercial. Neighborhood #22.

The purpose of this revised preliminary plat is to change the fire lane and utility easements.

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

Agenda Item No. 5c

Preliminary Plat: Preston/Hedgcoxe Addition, Block B, Lot 2

Applicant: Fagin Investments III, Ltd.

Medical and general offices on one lot on 5.6± acres located on the west side of San Jacinto Place, 380± feet south of Hedgcoxe Road. Zoned Planned Development-159-General Office. Neighborhood #9.

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

Agenda Item No. 5d

Site Plan: One-Ninety and Jupiter Addition, Block A, Lot 5

Applicant: Briar Oaks Properties, Ltd.

Restaurant on one lot on 1.0± acre located on the north side of State Highway 190, 325± feet east of Jupiter Road. Zoned Light Industrial-1. Neighborhood #68.

Recommended for approval as submitted.

Agenda Item No. 5e

Preliminary Plat: One-Ninety and Jupiter Addition, Block A, Lot 5

Applicant: Briar Oaks Properties, Ltd.

Restaurant on one lot on 1.0± acre located on the north side of State Highway 190, 325± feet east of Jupiter Road. Zoned Light Industrial-1. Neighborhood #68.

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

Agenda Item No. 5f

Preliminary Site Plan: Renner SVC Substation, Block 1, Lot 1

Applicant: Oncor Electric Delivery Company

Electrical substation on one lot on 44.2± acres located on the south side of Plano Parkway, 390± feet east of Fulgham Road. Zoned Light Industrial-1. Neighborhood #55.

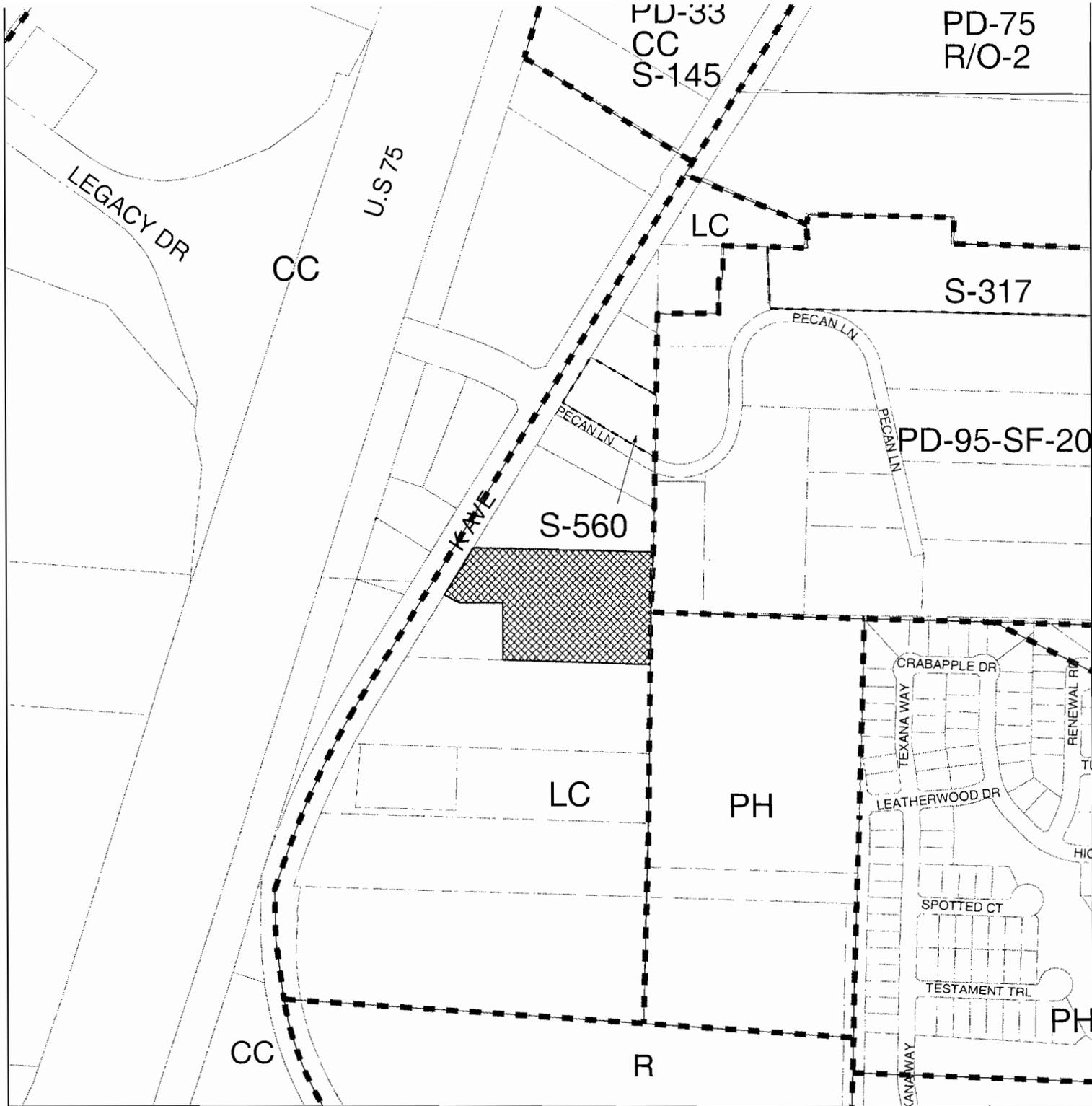
Recommended for approval as submitted.

Agenda Item No. 5g
Revised Preliminary Site Plan: The Village at Stonebriar, Block A, Lot 1R
Applicant: Village at Stonebriar, LLC

Retail buildings on one lot on 7.3± acres located at the southeast corner of State Highway 121 and Parkwood Boulevard. Zoned Commercial Employment. Neighborhood #8.

The purpose for the revised preliminary site plan is to revise the site layout for the northern portion of the property.

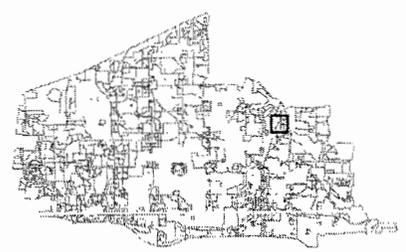
Recommended for approval as submitted.



Item Submitted: REVISED SITE PLAN

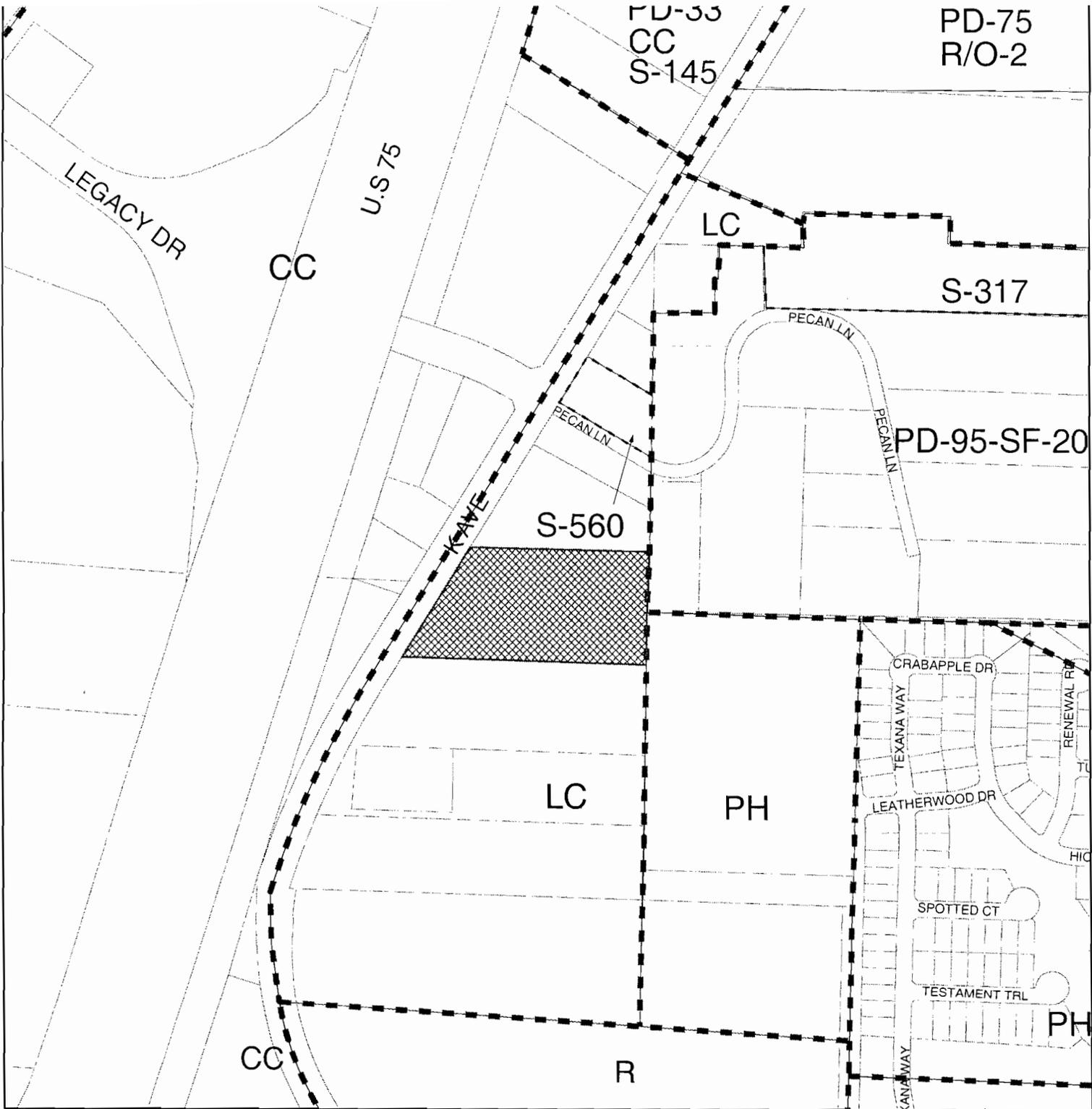
Title: ALL STORAGE PLANO ADDITION
BLOCK A, LOT 1

Zoning: LIGHT COMMERCIAL



○ 200' Notification Buffer

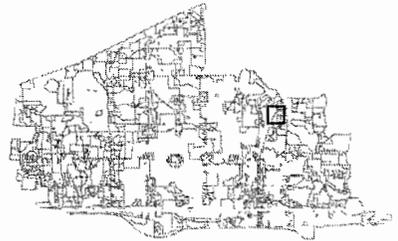




Item Submitted: REVISED PRELIMINARY PLAT

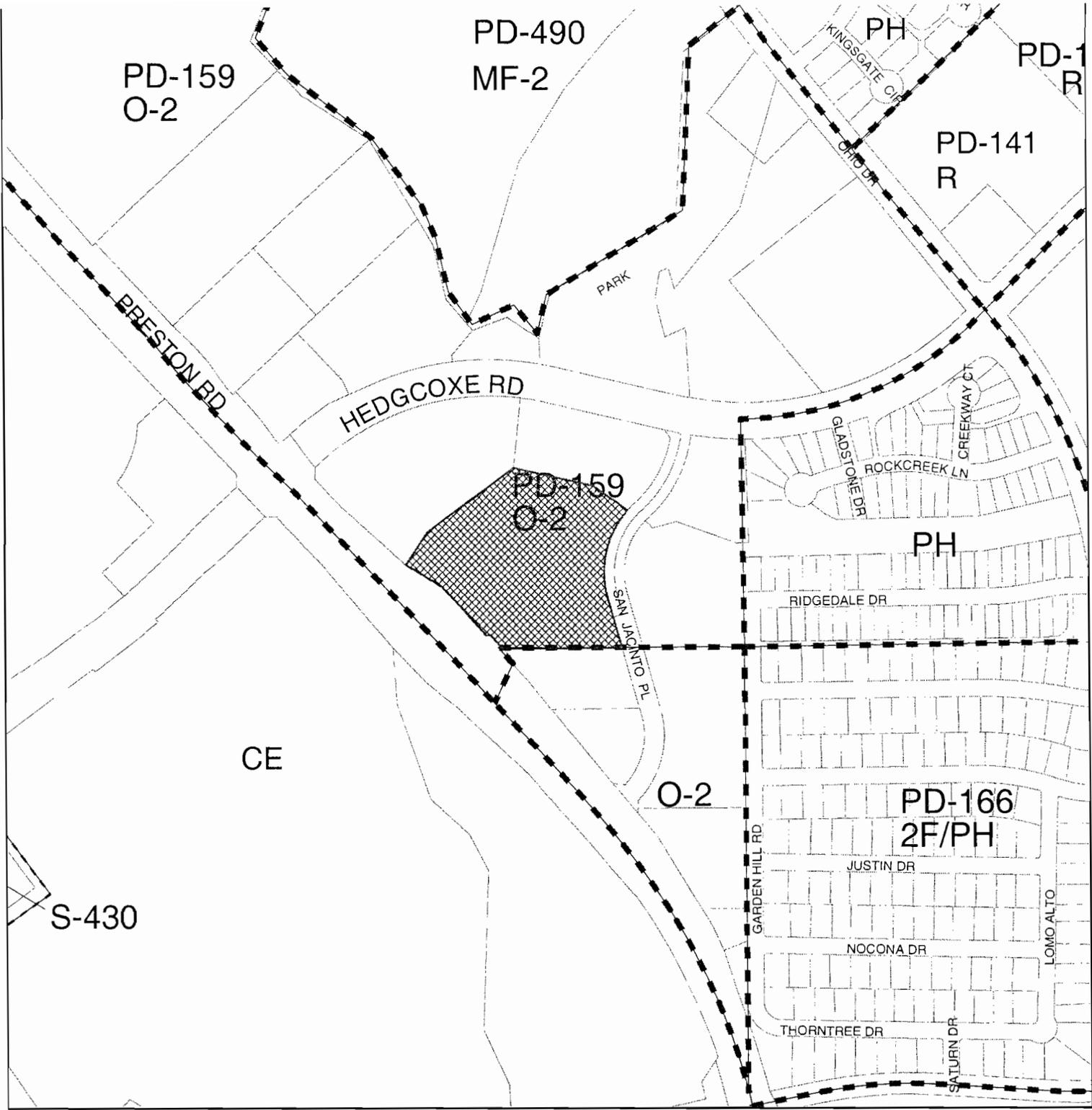
Title: ALL STORAGE PLANO ADDITION
BLOCK A, LOTS 1 & 2

Zoning: LIGHT COMMERCIAL



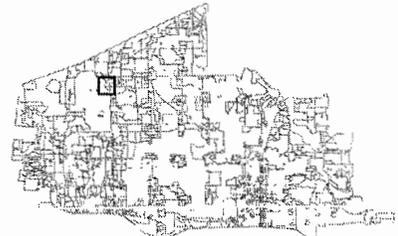
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Item Submitted: PRELIMINARY PLAT

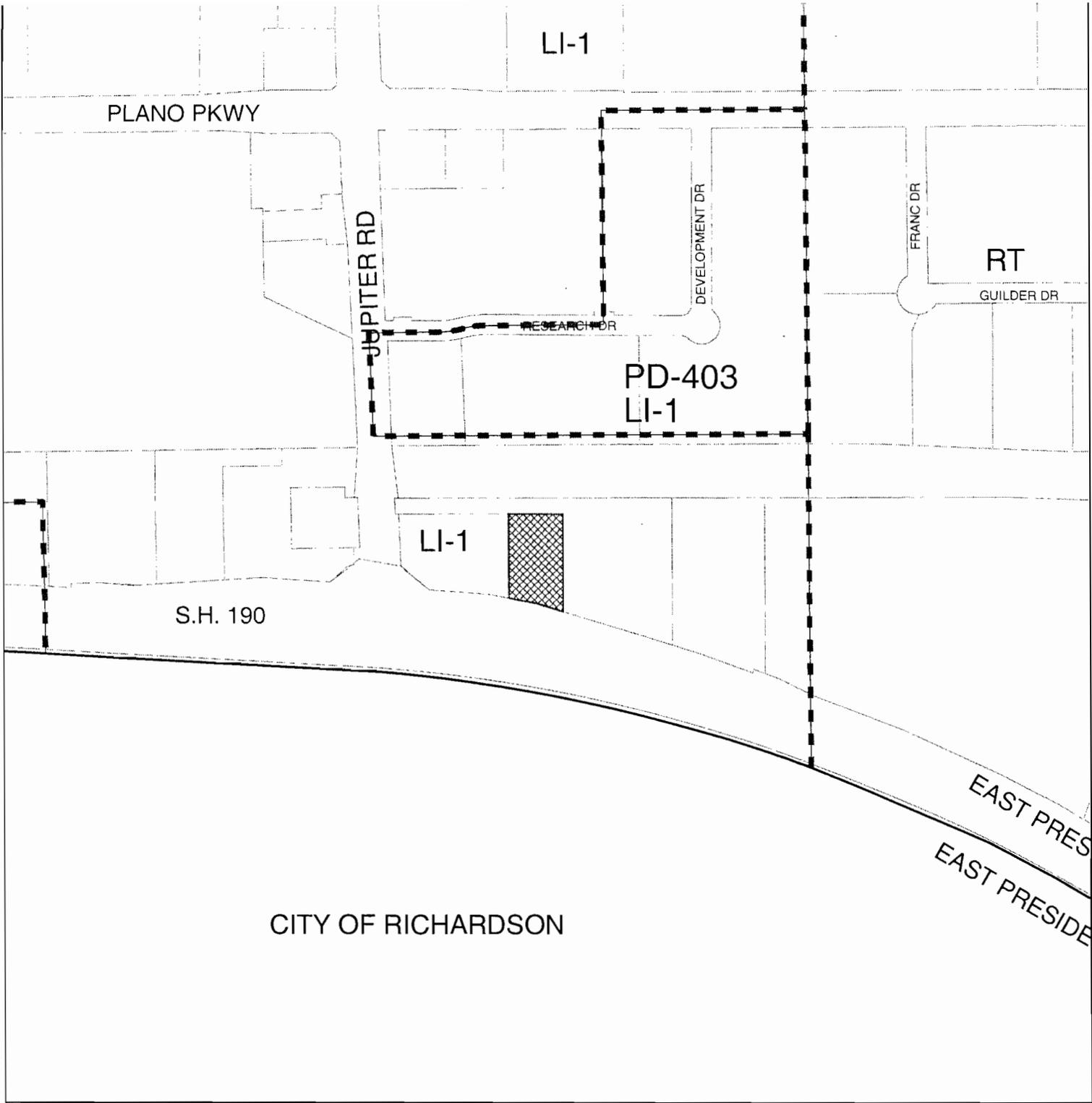
Title: PRESTON/HEDGCOXE ADDITION
BLOCK B, LOT 2



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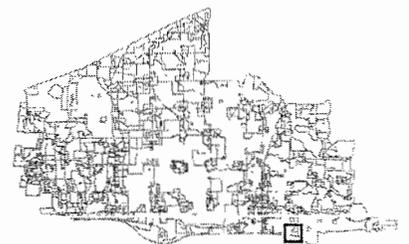


Zoning: PLANNED DEVELOPMENT-159-GENERAL OFFICE/
PRESTON ROAD OVERLAY DISTRICT



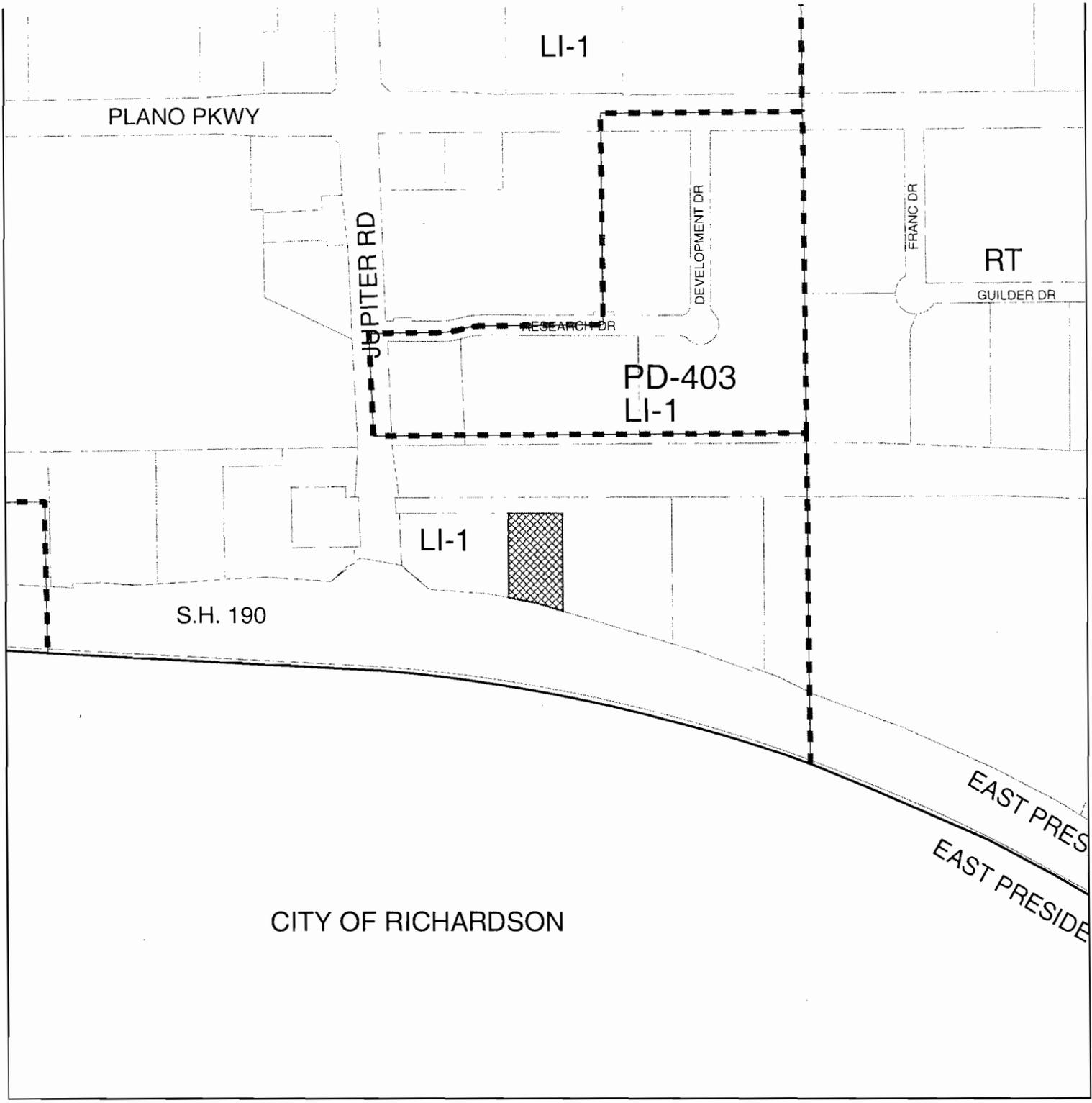
Item Submitted: SITE PLAN

Title: ONE-NINETY AND JUPITER ADDITION
BLOCK A, LOT 5



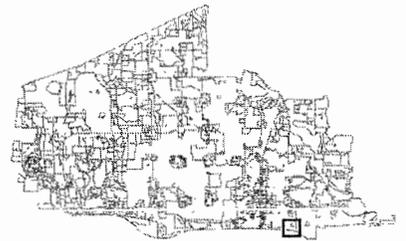
Zoning: LIGHT INDUSTRIAL-1/
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT

○ 200' Notification Buffer



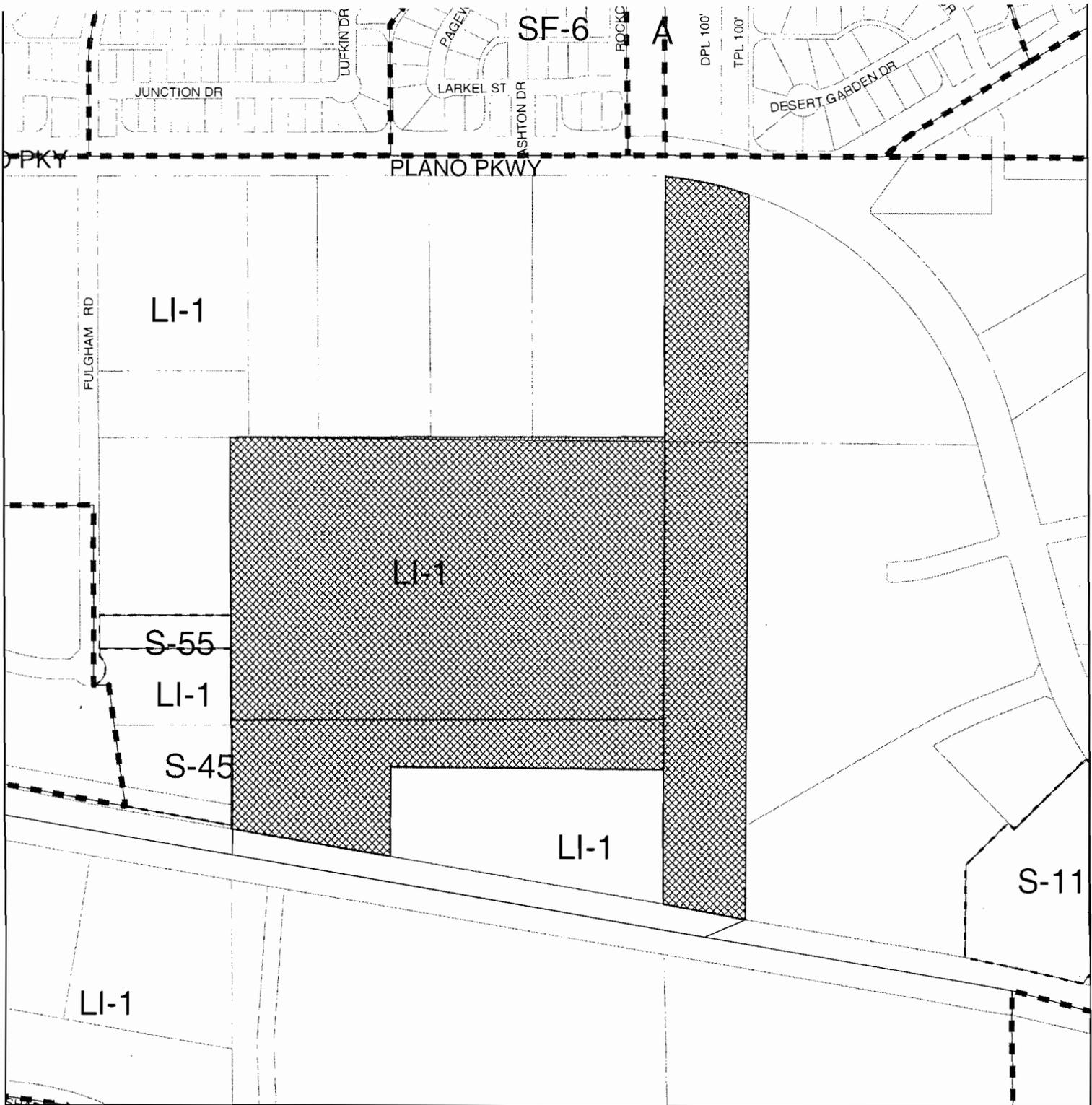
Item Submitted: PRELIMINARY PLAT

Title: ONE-NINETY AND JUPITER ADDITION
BLOCK A, LOT 5



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

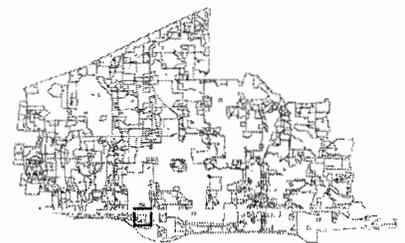
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Item Submitted: PRELIMINARY SITE PLAN

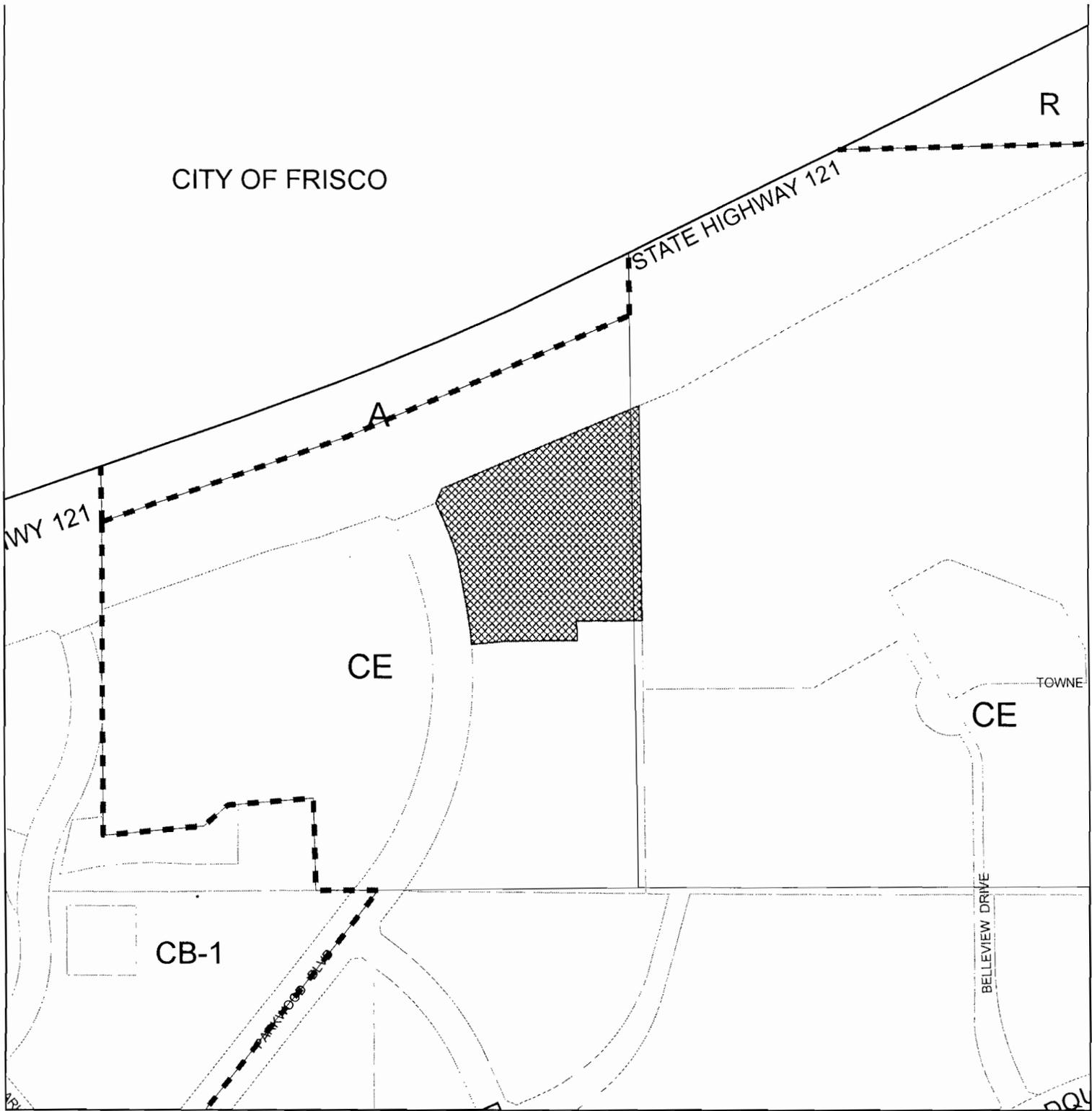
Title: RENNER SVC SUBSTATION
BLOCK 1, LOT 1

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



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Item Submitted: REVISED PRELIMINARY SITE PLAN

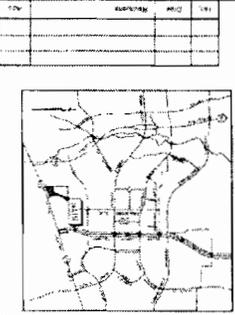
Title: THE VILLAGE AT STONEBRIAR
BLOCK A, LOT 1R



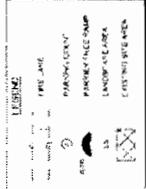
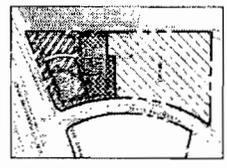
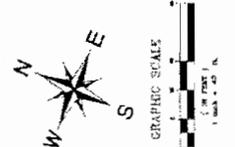
Zoning: COMMERCIAL EMPLOYMENT/
STATE HIGHWAY 121 OVERLAY DISTRICT

○ 200' Notification Buffer





- CITY OF PLANO GENERAL NOTES**
1. THE CITY OF PLANO HAS REVIEWED THIS SITE PLAN FOR CONFORMANCE WITH THE CITY OF PLANO ZONING ORDINANCE AND THE CITY OF PLANO SUBDIVISION ORDINANCE.
 2. THE CITY OF PLANO HAS REVIEWED THIS SITE PLAN FOR CONFORMANCE WITH THE CITY OF PLANO ZONING ORDINANCE AND THE CITY OF PLANO SUBDIVISION ORDINANCE.
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 19. THE CITY OF PLANO HAS REVIEWED THIS SITE PLAN FOR CONFORMANCE WITH THE CITY OF PLANO ZONING ORDINANCE AND THE CITY OF PLANO SUBDIVISION ORDINANCE.
 20. THE CITY OF PLANO HAS REVIEWED THIS SITE PLAN FOR CONFORMANCE WITH THE CITY OF PLANO ZONING ORDINANCE AND THE CITY OF PLANO SUBDIVISION ORDINANCE.



NOTES:

1. ALL NOTES REFERENCED TO THIS PLAN SHALL BE CONSIDERED AS PART OF THIS PLAN.
2. THE CITY OF PLANO HAS REVIEWED THIS SITE PLAN FOR CONFORMANCE WITH THE CITY OF PLANO ZONING ORDINANCE AND THE CITY OF PLANO SUBDIVISION ORDINANCE.
3. THE CITY OF PLANO HAS REVIEWED THIS SITE PLAN FOR CONFORMANCE WITH THE CITY OF PLANO ZONING ORDINANCE AND THE CITY OF PLANO SUBDIVISION ORDINANCE.
4. THE CITY OF PLANO HAS REVIEWED THIS SITE PLAN FOR CONFORMANCE WITH THE CITY OF PLANO ZONING ORDINANCE AND THE CITY OF PLANO SUBDIVISION ORDINANCE.
5. THE CITY OF PLANO HAS REVIEWED THIS SITE PLAN FOR CONFORMANCE WITH THE CITY OF PLANO ZONING ORDINANCE AND THE CITY OF PLANO SUBDIVISION ORDINANCE.

WATER METER SCHEDULE

ID	TYPE	SIZE	INSTALL	REMARKS
1	WATER	1/2"	1"	CONNECTION TO MAIN
2	WATER	1/2"	1"	CONNECTION TO MAIN
3	WATER	1/2"	1"	CONNECTION TO MAIN
4	WATER	1/2"	1"	CONNECTION TO MAIN
5	WATER	1/2"	1"	CONNECTION TO MAIN
6	WATER	1/2"	1"	CONNECTION TO MAIN
7	WATER	1/2"	1"	CONNECTION TO MAIN
8	WATER	1/2"	1"	CONNECTION TO MAIN
9	WATER	1/2"	1"	CONNECTION TO MAIN
10	WATER	1/2"	1"	CONNECTION TO MAIN

PURPOSE STATEMENT:

THIS SITE PLAN IS SUBMITTED FOR THE CITY OF PLANO FOR REVIEW AND APPROVAL. THE CITY OF PLANO HAS REVIEWED THIS SITE PLAN FOR CONFORMANCE WITH THE CITY OF PLANO ZONING ORDINANCE AND THE CITY OF PLANO SUBDIVISION ORDINANCE.

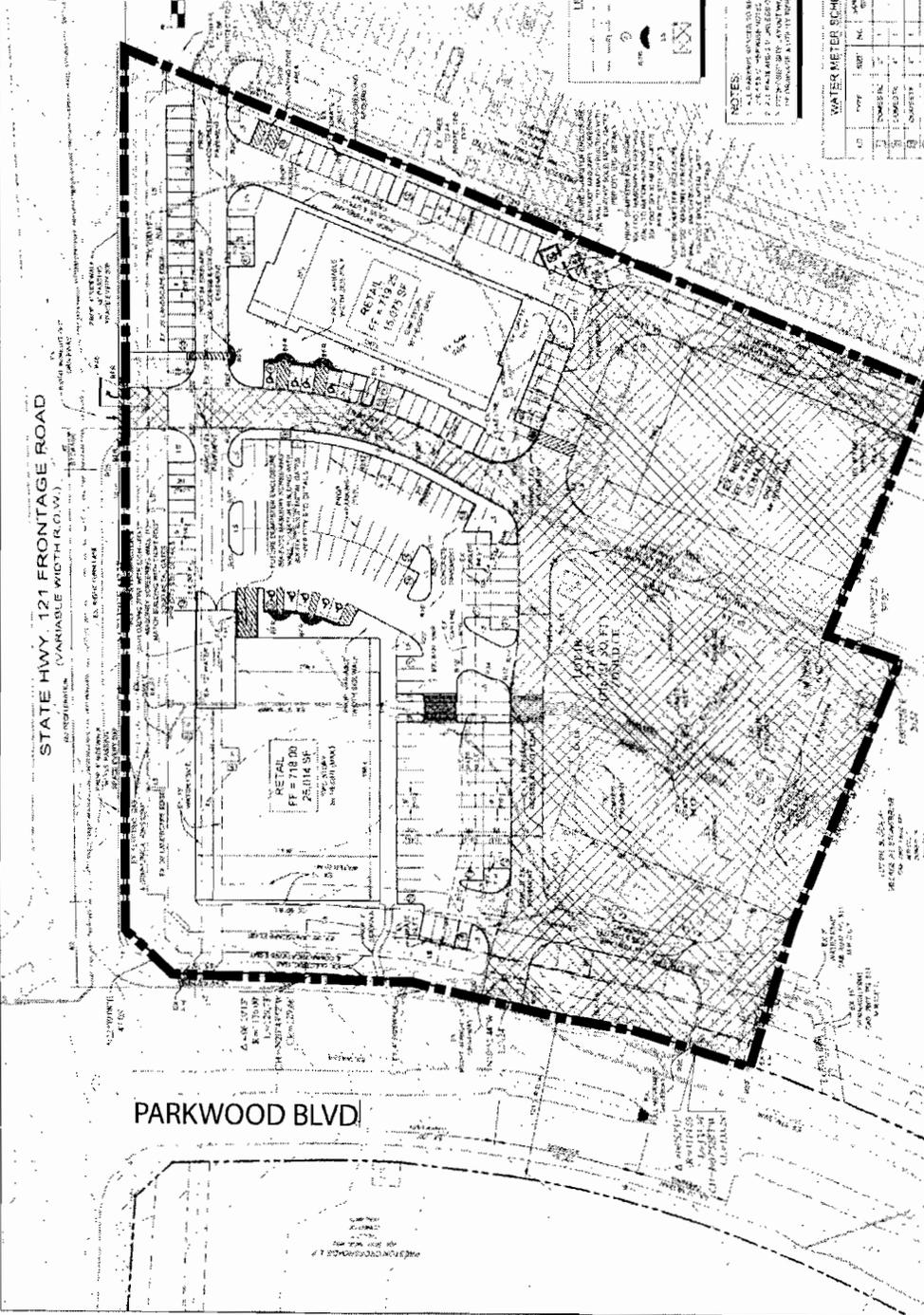
BENCHMARKS:

1. BENCHMARK 1: 100.00 FT. ELEVATION AT CORNER OF HIGHT STREET AND STONEBRIAR.

2. BENCHMARK 2: 100.00 FT. ELEVATION AT CORNER OF HIGHT STREET AND STONEBRIAR.

3. BENCHMARK 3: 100.00 FT. ELEVATION AT CORNER OF HIGHT STREET AND STONEBRIAR.

4. BENCHMARK 4: 100.00 FT. ELEVATION AT CORNER OF HIGHT STREET AND STONEBRIAR.



SITE DATA SUMMARY TABLE (CONTINUED)

ITEM	DESCRIPTION	AMOUNT
1	TOTAL SITE AREA	10.00 ACRES
2	TOTAL BUILDING AREA	718,000 SF
3	TOTAL PARKING SPACES	100
4	TOTAL LANDSCAPED AREA	10,000 SF
5	TOTAL SIDEWALK AREA	10,000 SF
6	TOTAL BIKEWAY AREA	10,000 SF
7	TOTAL UTILITY AREA	10,000 SF
8	TOTAL OPEN SPACE	10,000 SF
9	TOTAL IMPAVED AREA	10,000 SF
10	TOTAL UNIMPAVED AREA	10,000 SF

SITE DATA SUMMARY TABLE

ITEM	DESCRIPTION	AMOUNT
1	TOTAL SITE AREA	10.00 ACRES
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7	TOTAL UTILITY AREA	10,000 SF
8	TOTAL OPEN SPACE	10,000 SF
9	TOTAL IMPAVED AREA	10,000 SF
10	TOTAL UNIMPAVED AREA	10,000 SF

NOTE:

THE CITY OF PLANO HAS REVIEWED THIS SITE PLAN FOR CONFORMANCE WITH THE CITY OF PLANO ZONING ORDINANCE AND THE CITY OF PLANO SUBDIVISION ORDINANCE.

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 6, 2008

Agenda Item No. 6A

Public Hearing: Zoning Case 2008-65

Applicants: Briar Oaks Properties, Ltd., Greenbriar Properties, Ltd.,
John G. Brittingham Charitable Remainder Unitrust No. 2,
Wynnwood Resources, Ltd., & Patrick E. Hillary, Jr.

DESCRIPTION:

Request to rezone 119.9± acres located at the northeast corner of State Highway 190 and Renner Road from Research/Technology Center to Planned Development-Retail. Zoned Research/Technology Center.

REMARKS:

The applicant is requesting to rezone 119.9± acres located at the northeast corner of State Highway 190 and Renner Road from Research/Technology Center (RT) to Planned Development-Retail (PD-R). The RT district is intended to create a low-density employment center consisting of office, research and development facilities, and limited assembly operations. The Retail (R) district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services. A Planned Development (PD) district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions.

This planned development zoning request proposes a mix of office, hotel, retail, restaurant, regional theater, conference center, and multifamily residential development. A concept plan, Turnpike Commons Addition, Block 1, Lot 3, accompanies this request as Agenda Item No. 6B. Response letters received for this zoning case are attached under separate cover. Also attached under separate cover is a Traffic Impact Analysis submitted as a part of the rezoning petition.

Surrounding Land Use and Zoning

The area of the request is currently undeveloped. The property to the north, zoned RT, is developed as office, office-showroom/warehouse, and light intensity manufacturing uses. To the west, on property zoned RT, a hotel and religious facility are under construction. Across Shiloh Road, to the east, within the city of Richardson, are medical office and skilled nursing developments, and single-family residences. To the south, across Renner Road, also within the city of Richardson, are office, hospital, and medical office uses.

Proposed Planned Development Stipulations

The requested zoning is PD-R. As noted previously, the request proposes a mix of office, hotel, retail, restaurant, regional theater, conference center, and multifamily residential uses. There are two primary parts of this request: land use and design standards.

Land Use - The applicant proposes to change the base zoning from RT to R. The R base zoning would permit retail and restaurant uses not currently allowed in RT. The planned development portion of the request proposes to add multifamily residence (maximum of 1200 dwelling units) and regional theater as additional uses and to prohibit car wash use.

Design Standards - The request proposes a mix of uses of differing intensities within the development. Along the State Highway 190 frontage, the concept plan indicates lower density, primarily single-tenant restaurant and retail buildings of suburban scale and setbacks from streets. Surface parking surrounds the individual buildings. In the central core, there is a horizontal mix of taller and larger office, regional theater, hotel, conference center, retail, and multifamily buildings of moderate density. Some of the buildings are multi-tenant with a vertical mix of uses. The public and quasi-public streets in the central core contain street trees and wider sidewalks, and are arranged to create smaller blocks than the State Highway 190 frontage. The buildings are set back from the streets, but are closer to the streets than the buildings on the State Highway 190 frontage. Parking is surface parking, but is primarily to the rear and sides of buildings. The eastern and northern portions of the area of the request are urban scale, and consist of multifamily residences and vertically-mixed multifamily and retail and office uses. The buildings in this area are pulled up close to streets with street trees and wide sidewalks. The street patterns are finer grain and create walkable block lengths. Parking is surface parking but is located to the rear of and is surrounded by buildings.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as RT. Development in this land use designation is expected to include a mix of low-density office, research and development facilities, and limited assembly operations. The proposed office, conference center, and hotel uses are consistent with the RT land use designation. Multifamily residential, retail, and free-standing restaurant uses are generally not appropriate within this land use designation.

Economic Development Element - The Economic Development Element of the Comprehensive Plan recognizes the Dallas North Tollway, U.S. Highway 75, State Highway 190, and State Highway 121 corridors as areas for future economic development. These highways establish major corridors for regional retail, service, office, and manufacturing uses. The proposed office, conference center, hotel, retail, and restaurant uses are consistent with the Economic Development Element. Residential development is generally inconsistent with the element.

Housing Element - The Housing Element recognizes that much of the land for future housing is unlikely to be within Plano's typical neighborhood setting; thus, the element contains objectives for an alternative neighborhood format. The proposed zoning generally complies with these objectives. The element states that residential use is inappropriate within major corridors unless in a mixed-use environment.

Adequacy of Public Facilities - Water and sanitary sewer services are available and can support the proposed 1,200 residential dwelling units and nonresidential development. Generally, direct service connections are available on Wynview Drive, Wynhurst Drive, Wynwood Drive, Wyngate Boulevard, Shiloh Road, Renner Road, and State Highway 190 frontage road. Building development interior to these streets may require extensions of services from these facilities.

Traffic Impact Analysis (TIA) - A TIA has been reviewed by the city's Traffic Engineering Division. The change in trip generation potential of the proposed development is negligible compared to the trip generation potential of build out at the existing zoning. Following this staff report is a memo from Jeff Green, Senior Transportation Engineer, that summarizes his assessment of the TIA.

ISSUES:

Rezoning Land for Retail Use

In 2003, City Council adopted the *Retail Study of Underperforming and Vacant Retail Areas* initiated by the Cities of Carrollton, Richardson, and Plano. This study examined the retail market conditions in the three cities and offered alternatives to address underperforming and vacant retail properties. The study identified Plano as having an overabundance of retail zoning.

Although, the accompanying concept plan does not show much retail development, the requested change in zoning would allow a significant amount of retail development in this area. This could further increase the overabundance of retail zoning in Plano. The depth of the parcel, and proposed forms and intensities of development will most likely limit retail development to the area of the site closest to State Highway 190 and within mixed-use buildings in the central core and the walkable residential areas. The office, theater, hotel, conference center, and residential components of the PD will create demand for retail goods and services and should alleviate concerns of rezoning land for additional retail use.

Residential Use in a Major Corridor

The requested multifamily residential use would place residences within close proximity to State Highway 190. The Land Use and Housing Elements of the Comprehensive Plan state that residential development is generally not appropriate within the State Highway 190 corridor. The lack of neighborhood parks and schools, proximity to high intensity nonresidential uses, and traffic noise are factors to consider when placing residential use in major corridors.

The Land Use and Housing Elements of the Comprehensive Plan do acknowledge that residential development may occur in non-neighborhood settings, particularly mixed-use development, provided the mixed-use setting combines opportunities for live, work, and play, the residential unit count is sufficient to create a viable living environment, and there is access to major thoroughfares. The proposed rezoning generally complies with these criteria. Please see below for further discussion about mixed-use development.

Urban Centers Study

The Land Use Element of the Comprehensive Plan references the Urban Centers Study as the primary mechanism to assess mixed-use development proposals.

The study states that urban centers are not appropriate in all locations, and identifies the following site attributes for consideration of urban center sites:

- **Size** - The study notes that the site should be large enough to generate a sufficient number of residential units to support, at least partially, other uses in the development such as restaurant, retail, entertainment, and office. The proposed development size and request for 1,200 multifamily residential dwelling units satisfy this attribute.
- **Accessibility** - The study notes there should be adequate traffic flow to the site and that it be served by at least one Type "C" thoroughfare or larger. The site is served by two major thoroughfares - Renner Road and Shiloh Road - and one expressway - State Highway 190.
- **Transportation** - The study notes that the site should be served by mass transit. The development is served by existing DART bus transit service along Renner Road and Shiloh Road (841 Flex route) that provides connecting service to the Bush Turnpike DART light rail station.
- **Surrounding Development** - The study notes several criteria for integration of the potential site with adjacent development. The site is far enough away from other existing urban centers and does not compete with them. The standards propose building heights that approximate the four to eight story recommendation of the study, and the different scales and intensities of the request provide a transition to existing development.
- **Reinvestment Costs** - This attribute refers to redevelopment and is not applicable for this request.

- **“Phase-ability”** - This attribute refers to the ability to gradually implement the development of an urban center. The existing street system permits the site to be developed in phases. Although not planned at this time, the design and placement of the proposed surface parking will allow “infill” development to occur when market rents can support structured parking.
- **Community Impact** - This attribute refers to the community impact of the proposed development as compared to what would happen if the site remained in its current state. The site has been partially developed with streets, but, aside from a couple of light intensity manufacturing developments, it has remained undeveloped since the construction of the streets many years ago. The proposed uses and standards could increase the development potential of the site and provides amenities and services for existing development in the RT district.

The request as proposed generally complies with the location and size attributes for mixed use development.

The Urban Centers Study also provides key characteristics of urban centers that should be assessed in consideration of mixed-use rezoning requests. The characteristics are: fine grain mix of uses, defined neighborhoods, human scale buildings that enhance the streetscape and define public space, corridors and connections to define boundaries and the character of the neighborhood, streets patterned as a network with parking that doesn't interfere with the pedestrian environment, a range of transportation options, and civic/institutional uses.

Conformance of the rezoning request with key urban center characteristics varies. As noted above in “Design Standards” within the “Proposed Development Stipulations”, the design standards proposes three areas of intensity. The State Highway 190 frontage area is the least intense area, and is proposed to develop at suburban form; thus, it does not comply with many of the key characteristics other than the provision of corridors and connections. The central core is proposed to develop at moderate density. This area has complimentary uses, public open space, and streets that provide a walkable environment, but it is not fine grain and human scale. The northern and eastern areas of the development do create neighborhoods, are fine grain, and contain human scale buildings that enhance the streetscape. While the three areas are complimentary, overall, from an Urban Centers Study, the request does not strictly conform with the key characteristics of an urban center.

SUMMARY:

The applicant is requesting to rezone 119.9± acres located at the northeast corner of State Highway 190 and Renner Road **from RT to PD-R**. While the request is not an urban, mixed-use development in its strictest form, the design standards and uses create opportunities for residences, work, shopping, and entertainment in an integrated setting.. The proposed 1,200 multifamily dwelling units are at an urban-scale and will complement and support the proposed nonresidential development. The provision of public open spaces, and pedestrian connections will create a livable environment. The proposed standards and uses are complementary with and will provide housing,

services, and amenities for businesses in the RT district. Therefore, staff recommends approval of the proposed zoning request.

RECOMMENDATIONS:

Recommended for approval as R zoning district and standards as amended by the 190 Tollway/Plano Parkway Overlay district, subject to the following:

General Standards

1. The zoning exhibit shall be adopted as part of the ordinance.
2. Maximum lot coverage: 50%. If structured parking is provided, the maximum lot coverage may be increased to 70%.
3. Maximum floor to area ratio: 1.75:1.
4. Maximum height: For buildings with multifamily residential use, the maximum height shall be 5 stories, 75 feet. The maximum height for all other buildings shall be 20 stories.
5. Minimum side yard: None, except as required by building or fire codes.
6. Minimum rear yard: None, except as required by building or fire codes.
7. Parking Regulations:
 - a. The minimum required parking within the district shall be as follows:
 - Multifamily – One Bedroom or Less: One parking space per unit. Two Bedrooms: One and one-half parking spaces per unit. Three Bedrooms or More: Two spaces per unit.
 - Freestanding Restaurant – One space per 100 square feet of floor area.
 - Hotel – Per Section 3.1100 (Off-Street Parking and Loading).
 - Theater - Per Section 3.1100 (Off-Street Parking and Loading).
 - All Other Nonresidential Uses – One space per 300 square feet of floor area.
 - b. On-street parking may count toward required parking and shall be permitted on both sides of interior public and quasi-public streets and fire lanes, except where prohibited for vehicular, fire, or pedestrian safety. On-street parking may be parallel, angle, or ninety-degree to the street. Where on-street parking is provided, islands shall be placed as a break to delineate travel lanes. An island break of a minimum six feet in width shall be placed no less than every 150 feet of continuous on-street parking.

- c. No off-street loading spaces are required. Off-street loading for the loading and unloading of merchandise and goods must not occur in public streets or fire lanes, but may occur in parking areas or private drive aisles. Designated off-street loading spaces for nonresidential uses, if provided, may not be located adjacent to or across a street or alley from buildings containing residential uses unless the loading dock is screened by solid metal gates, masonry screening walls, overhead doors, buildings, or any combination of these.
- d. Except for freestanding restaurants, no parking is required for outdoor patio and sidewalk dining areas or other public seating areas and open space.

Design Standards

- 8. Street Pattern: The maximum block length shall be 500 feet. Public streets, quasi-public streets, and/or fire lanes may be used to obtain this required block length.
- 9. Streetscape:
 - a. Along Wynnwood Drive, Wynhurst Drive, Wyngate Boulevard, Wynview Drive, and required named quasi-public streets, sidewalks with a minimum width of six feet shall be placed no more than six feet from back of curb. Street trees shall be provided at a rate of one tree per fifty linear feet of street.
 - b. Outdoor patio and sidewalk dining, as well as other public seating areas, are permitted within public rights-of-way provided accessible pathways are maintained.
- 10. Building Design:
 - a. Nonresidential, multi-use buildings, except for parking garages, shall have a minimum of 40% of the ground floor comprised of window area. Buildings fronting State Highway 190 frontage road, Renner Road and Shiloh Road are exempt from this requirement. For the purposes of this standard, ground floor is defined as that portion of a building from the street-level finish floor elevation and extending 12.5 feet above the street-level finish floor elevation.
 - b. Canopies, balconies, stoops, bay windows, awnings, and other building projections may encroach up to five feet into the public right-of-way provided accessible pathways are maintained.

11. Landscaping and Open Space:

- a. Except as stated in standard 10.b. below, landscaping shall be provided per Section 3.1200 (Landscaping Requirements) and Section 4.700 (190 Tollway/Plano Parkway Overlay District) except as follows:
 - i. No landscape edge is required along Wynnwood Drive, Wynhurst Drive, Wyngate Boulevard, Wynview Drive, and required named quasi-public streets.
 - ii. Landscape edge width may be reduced to 10 feet along Shiloh Road and along Renner Road between Wyngate Boulevard and Shiloh Road.
- b. A minimum five-foot landscape edge shall be provided between all surface parking lots and public and quasi-public streets. Street trees shall be provided at a rate of one tree per fifty linear feet of street.
- c. A minimum of two acres of open space shall be provided and shall be open to the public at all times. Open space shall have a minimum dimension of 80 feet.

12. Screening:

- a. The rear and service sides of nonresidential buildings oriented toward residential use or open space shall be screened as provided in Section 3.1000 (Screening, Fence, and Wall Regulations).
- b. Refuse and recycling containers shall not be located within 30 feet of a public or quasi-public street, unless internal to the building, and shall be screened from view from streets and open space in accordance with Section 3.1000 (Screening, Fence, and Wall Regulations).

13. Fencing: For residential use only, fencing is allowed in the front yard setback up to eight feet in height. Fencing must be a minimum of 50% open.

14. Signage:

- a. For buildings fronting State Highway 190 frontage road, Renner Road, and Shiloh Road, signage must comply with Section 3.1600 (Sign Regulations) and Section 4.700 (190 Tollway/Plano Parkway Overlay District).
- b. Signage for all other buildings must comply "Area A" standards within Subsection 3.1605 (Downtown Sign District). Additionally, freestanding, single tenant buildings, may have monument signs per Section 4.700 (190 Tollway/Plano Parkway Overlay District).

Multifamily Residential Development Standards

15. The maximum number of multifamily residential dwelling units shall be 1,200 units.
16. The minimum density for multifamily residential use is 35 dwelling units per acre.
17. Multifamily development shall be exempt from the supplemental regulations of Subsection 3.104 (Multifamily Residence).

Standards Specific to Tracts 1 & 5-10

18. Uses:

- a. Multifamily use is an additional permitted use.
- b. Car wash use is prohibited.

19. Building Design:

- a. Buildings fronting to Renner Road or Shiloh Road:
 - i. The minimum front yard setback shall be 10 feet.
 - ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 30 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line. The 30 feet distance may be increased to a maximum of 85 feet if parking or drive aisles are located between the building face and the street.
- b. Buildings fronting to Wynnwood Drive, Wynhurst Drive, Wyngate Boulevard, or Wynview Drive:
 - i. There is no minimum front yard setback.
 - ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line.
- c. Buildings fronting required named quasi-public streets:
 - i. Front yard setbacks are measured from the street easement line.
 - ii. There is no minimum front yard setback.

- iii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the street easement line.

Standards Specific to Tract 2

20. Uses: Car wash use is prohibited.

21. Building Design:

a. Buildings fronting to Renner Road or Shiloh Road:

- i. The minimum front yard setback shall be 30 feet.
- ii. There is no maximum front yard setback.

b. Buildings fronting to Wyngate Boulevard or Wynview Drive:

- i. There is no minimum front yard setback.
- ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line.

Standards Specific to Tracts 3 & 4

22. Uses:

- a. Regional theater use and multifamily use are additional permitted uses.
- b. Car wash use is prohibited.

23. Street Pattern: Tract 4 shall be bisected by a named quasi-public street and shall comply with the streetscape requirements in standard 9 above.

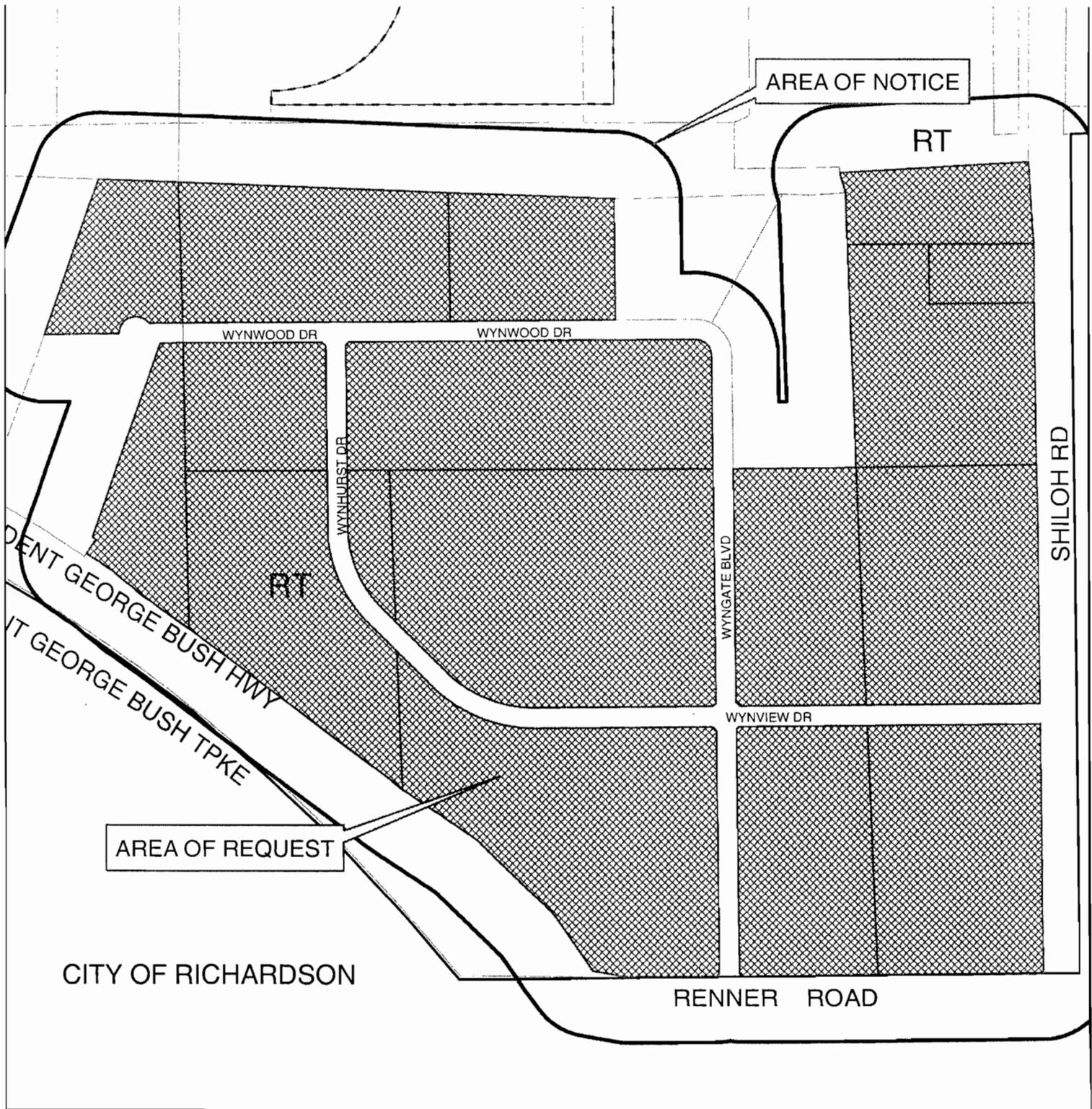
24. Building Design:

a. Buildings fronting to Wynnwood Drive, Wynthurst Drive, Wyngate Boulevard, or Wynview Drive:

- i. There is no minimum front yard setback.
- ii. Buildings shall be constructed such that a minimum of 50% of the facade falls within 30 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 50% of each facade must be built to the easement line. The 30 feet distance may be increased to a maximum of 100 feet if parking or drive aisles are located between the building face and the street.

b. Buildings fronting required named quasi-public streets:

- i. Front yard setbacks are measured from the street easement line.
- ii. There is no minimum front yard setback.
- iii. The maximum front yard setback shall be 15 feet unless restricted by easements. If easements are present, the facade must be built to the easement line.



Zoning Case #: 2008-65

Existing Zoning: RESEARCH/TECHNOLOGY CENTER/
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT

○ 200' Notification Buffer



September 30, 2008

MEMO

To: Tom Elgin, Development Review Manager

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

Subject: 68/TIA for Zoning Case 2008-65 (NWC of Shiloh Road at Renner Road)

The subject tract is located north of Renner Road west of Shiloh Road. Traffic Impacts for Zoning cases are evaluated using the city's TransCAD travel forecasting computer model. Proposed possible land uses associated with a given zoning request are compared to assumed land uses for that area within the model dataset, and adjustments are made. The data is then used to generate a new traffic assignment for the entire city network. The volumes from that assignment represent "Proposed Traffic." The intersection levels of service from the proposed traffic are then compared to the levels of service from the base model conditions to determine the degree of impact a given request has on the assumed buildout roadway system.

The proposed uses for the subject tract are quite dissimilar to the land uses which were already assumed for this property, so the traffic volumes that result from the proposed traffic assignment were significantly different from the base traffic assignment volumes. The proposed zoning could generate as much as 12,900 additional daily trip ends.

All of the intersections in the study area were shown to operate at Level of Service "D" or better under both existing and proposed traffic conditions, except the Shiloh Road/Plano Parkway intersection. This shows projected levels of service of "E" under both base and proposed zoning. The proposed zoning contributes between only 4% of the total traffic projected at this intersection.

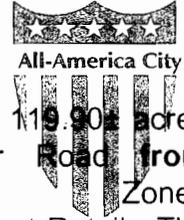
Based on the review of this study, staff agrees with the conclusions of the traffic study that the proposed development can be successfully accommodated by the area roadway system, and the traffic generated by the proposed zoning does not create a significant negative impact on area intersection delays.

Xc: Lloyd E. Neal, P.E., Transportation Division Manager
Eric Hill, Planner

REPLY FORM

RECEIVED
SEP 24 2008
PLANNING DEPT.

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



Dear Commissioners:

This letter is regarding Zoning Case 2008-65. This is a request to rezone 119.90 acres located at the northeast corner State Highway 190 and Renner Road from Zoned Research/Technology Center to Planned Development-Retail. The requested zoning is Planned Development-Retail. The Retail district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, regional malls but not including wholesaling or warehousing. A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off- and on-site conditions. The planned development proposes a variety of retail, restaurant, office, hotel, theater and residential uses. A total of 1200 urban-style multifamily dwelling units are proposed. The planned development district also proposes removing automobile repair uses, reducing parking requirements for the multifamily use, and modifying the area, yard and bulk requirements to reduce the building setbacks.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2008-65.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2008-65.

This item will be heard on **October 6, 2008, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

BRIAR OAKS PROPERTIES, Ltd
CHARLES NIES V.P.

Name (Please Print)
5910 North Central Exp Ste 1445
DALLAS, TX 75013

Address

Signature

9/23/08

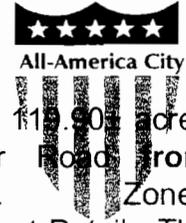
Date

EH

REPLY FORM

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

Dear Commissioners:



This letter is regarding Zoning Case 2008-65. This is a request to rezone 11.90 acres located at the northeast corner State Highway 190 and Renner Road from Research/Technology Center to Planned Development-Retail. Zoned Research/Technology Center. The requested zoning is Planned Development-Retail. The Retail district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, regional malls but not including wholesaling or warehousing. A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off- and on-site conditions. The planned development proposes a variety of retail, restaurant, office, hotel, theater and residential uses. A total of 1200 urban-style multifamily dwelling units are proposed. The planned development district also proposes removing automobile repair uses, reducing parking requirements for the multifamily use, and modifying the area, yard and bulk requirements to reduce the building setbacks.

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THIS WOULD BE A GREAT CHANGE FROM THE CURRENT "RT" ZONING, WHICH HAS BEEN VERY DIFFICULT TO ATTRACT DEVELOPERS!

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

PATRICK E. HILLARY, JR
Name (Please Print)
191 DOVE HOLLOW TRAIL
GEORGETOWN, TX 78633
Address

Patrick E Hillary, Jr
Signature
9-24-2008
Date

EH

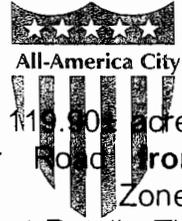
REPLY FORM

RECEIVED

SEP 26 2008

PLANNING DEPT.

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



Dear Commissioners:

This letter is regarding Zoning Case 2008-65. This is a request to rezone 119.60 acres located at the northeast corner State Highway 190 and Renner Road from Research/Technology Center to Planned Development-Retail. Zoned Research/Technology Center. The requested zoning is Planned Development-Retail. The Retail district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, regional malls but not including wholesaling or warehousing. A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off- and on-site conditions. The planned development proposes a variety of retail, restaurant, office, hotel, theater and residential uses. A total of 1200 urban-style multifamily dwelling units are proposed. The planned development district also proposes removing automobile repair uses, reducing parking requirements for the multifamily use, and modifying the area, yard and bulk requirements to reduce the building setbacks.

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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.

JACQUELINE ONDRACEK
Name (Please Print)

Jacqueline Ondracek
Signature

~~2900~~ 2900 GUILDER DR.
Address

9-24-08
Date

EH
+
GUILDER DR
LOT 3R+5R

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 6, 2008

Agenda Item No. 6B

Concept Plan: Turnpike Commons Addition, Block 1, Lot 3

Applicants: Briar Oaks Properties, Ltd., Greenbriar Properties, Ltd.,
John G. Brittingham Charitable Remainder Unitrust No. 2,
Wynnwood Resources, Ltd., & Patrick E. Hillary, Jr.

DESCRIPTION:

Multiple uses on one lot on 119.9± acres located at the northeast corner of State Highway 190 and Renner Road. Zoned Research/Technology Center. Neighborhood #68.

REMARKS:

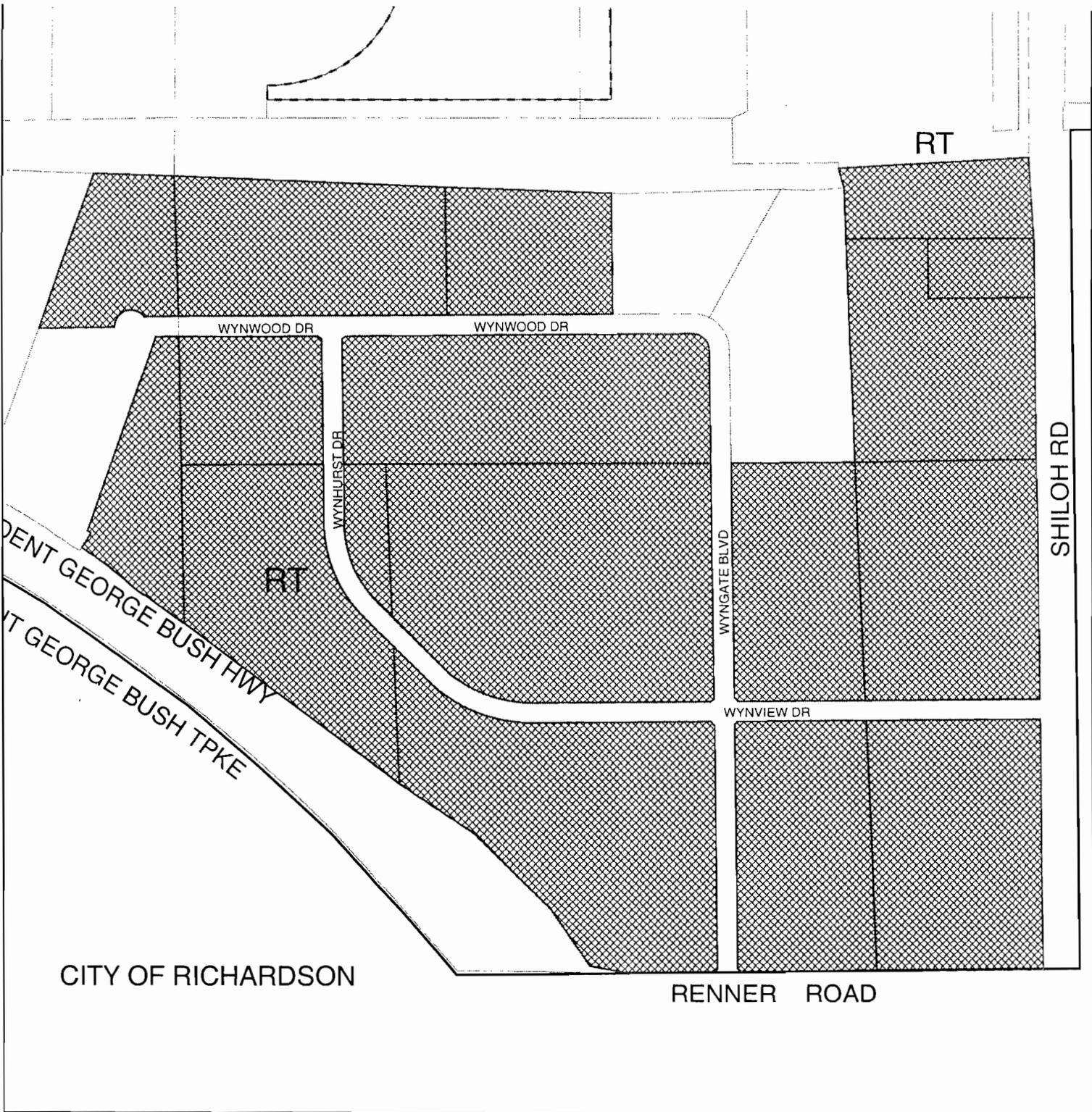
This concept plan is associated with Zoning Case 2008-65. This planned development zoning request proposes a mix of office, hotel, retail, restaurant, regional theater, conference center, and multifamily residential development.

The site contains four existing streets - Wynnwood Drive, Wynhurst Drive, Wyngate Boulevard, and Wynview Drive. The concept plan proposes to retain this street network, but to create a finer grain of streets through the use of quasi-public streets and fire lanes. There are sufficient utilities and access to area streets.

The concept plan depicts a potential development pattern for the site. As shown, the proposed uses, buildings, streets, and open space comply with the rezoning request.

RECOMMENDATION:

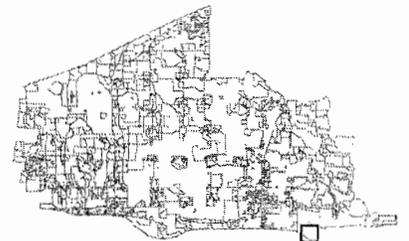
Recommended for approval subject to City Council approval of Zoning Case 2008-65.



Item Submitted: CONCEPT PLAN

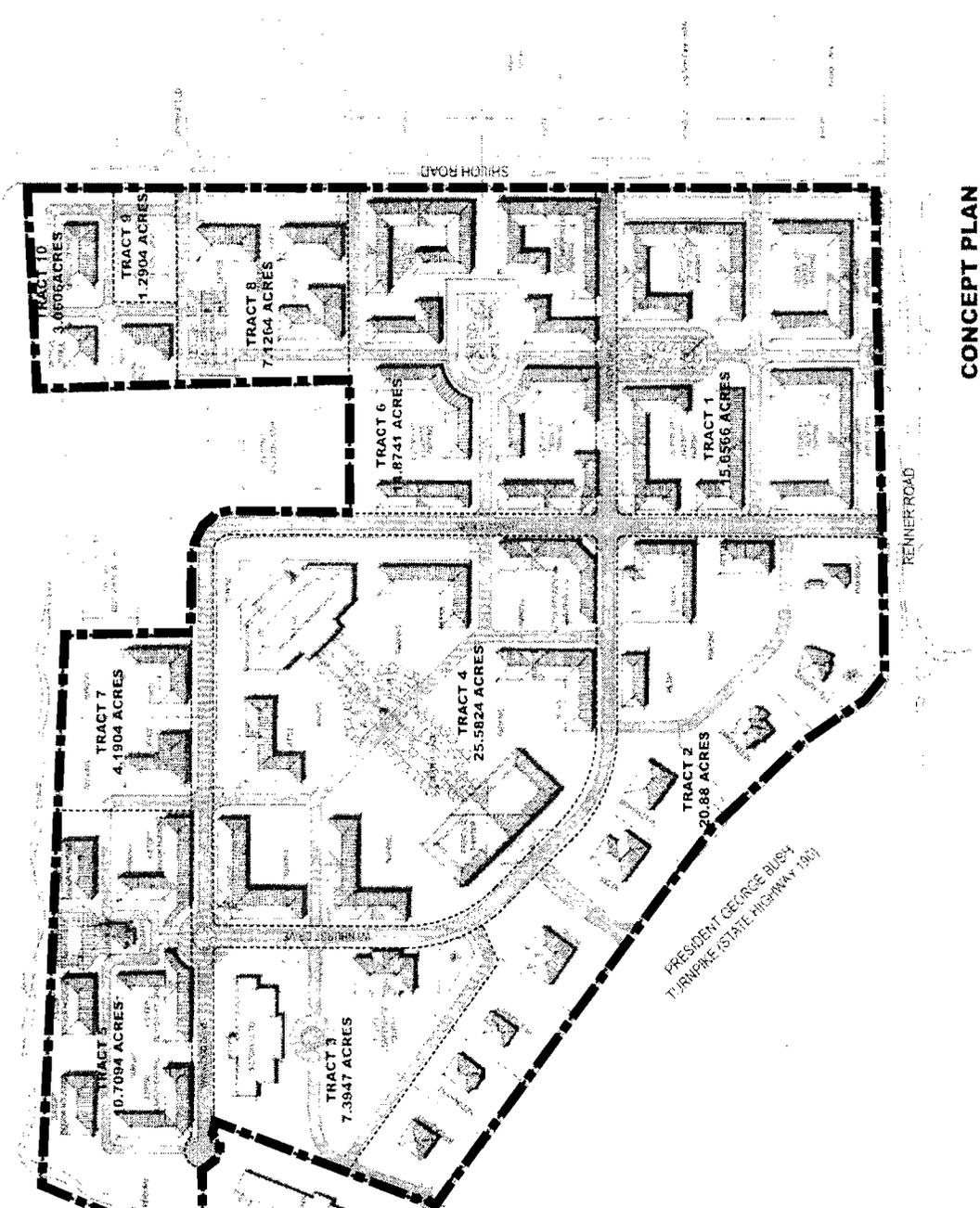
Title: TURNPIKE COMMONS
BLOCK 1, LOT 3

Zoning: RESEARCH/TECHNOLOGY CENTER/
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT



○ 200' Notification Buffer





CONCEPT PLAN

VICINITY PLAN

SITE DATA
Zoning: C-10

| Tract | Area (Acres) | Area (sq ft) |
|----------|--------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Tract 1 | 15.8566 AC | 680,000 sq ft |
| Tract 2 | 25.88 AC | 1,120,000 sq ft |
| Tract 3 | 7.3947 AC | 320,000 sq ft |
| Tract 4 | 4.1904 AC | 180,000 sq ft |
| Tract 5 | 7.0894 AC | 305,000 sq ft |
| Tract 6 | 7.41264 AC | 320,000 sq ft |
| Tract 7 | 3.0606 AC | 130,000 sq ft |
| Tract 8 | 1.2904 AC | 55,000 sq ft |
| Tract 9 | 15.8556 AC | 680,000 sq ft |
| Tract 10 | 1.8741 AC | 80,000 sq ft |

TURNPIKE COMMONS Block 1 Lot 3
 S 1189 1/2 PRESIDENT GEORGE BUSH TURNPIKE
 JOHN McCULLOUGH SURVEY, ABSTRACT NO. 585
 JACOB T. McCULLOUGH SURVEY, ABSTRACT NO. 533
 CITY OF FARMING, COULIN CO., TEXAS

OWNER:
 Turner Properties, L.P.
 11000 West Loop South, Suite 200
 Houston, Texas 77042
 (713) 865-1200

DESIGNER:
 RE/SCENTIA ARCHITECT
 11000 West Loop South, Suite 200
 Houston, Texas 77042
 (713) 865-1200

DATE: 08/11/10

SCALE: 1" = 150' (24" x 36" SHEET)

LEGEND:
 Fire lane
 Tracts

NOTES:
 1. THIS PLAN IS A CONCEPT PLAN AND IS NOT A FINAL PLAN.
 2. THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE SITE AND HAS FOUND NO OBVIOUS CONFLICTS WITH ADJACENT PROPERTIES.
 3. THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE SITE AND HAS FOUND NO OBVIOUS CONFLICTS WITH ADJACENT PROPERTIES.
 4. THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE SITE AND HAS FOUND NO OBVIOUS CONFLICTS WITH ADJACENT PROPERTIES.

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 6, 2008

Agenda Item No. 7

Public Hearing: Zoning Case 2008-66

Applicant: Mike Epperson

DESCRIPTION:

Request for a Specific Use Permit for Gymnastics/Dance Studio on one lot on 1.2± acres located on the north side of Summit Avenue, 500± feet east of Jupiter Road. Zoned Light Industrial-1.

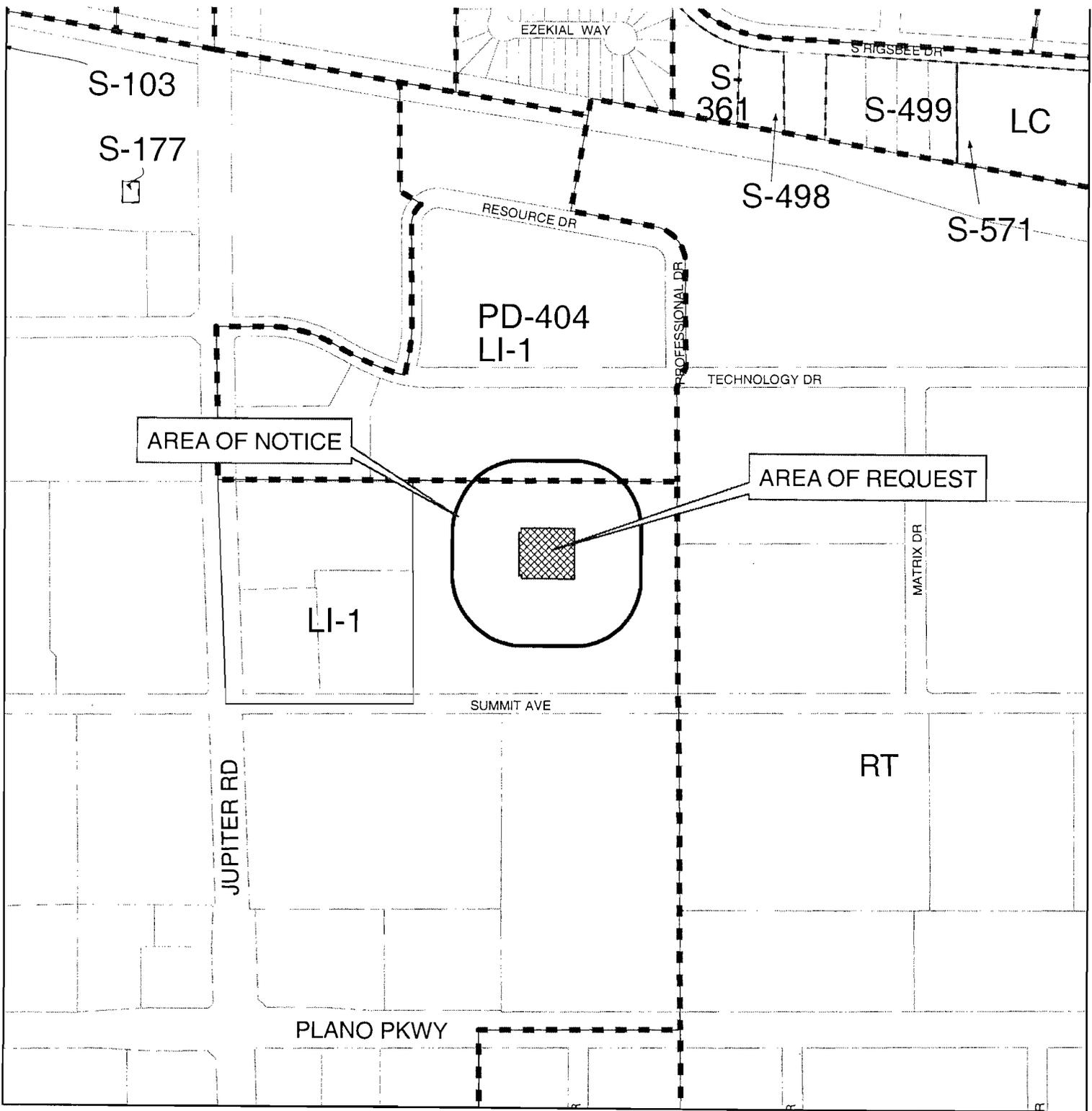
REMARKS:

The requested zoning is a Specific Use Permit (SUP) for Gymnastics/Dance Studio. Gymnastics/Dance Studio is a building or portion of a building used as a place of work for a gymnast or dancer or for instructional classes in gymnastics or dance. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established.

The proposed Gymnastics/Dance Studio is part of an office warehouse building with direct access to the exterior of the building. The proposed use meets the required parking and all the other zoning regulations.

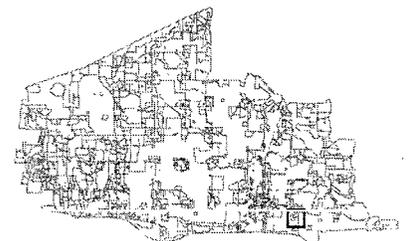
RECOMMENDATION:

Recommended for approval as submitted.



Zoning Case #: 2008-66

Existing Zoning: LIGHT INDUSTRIAL-1



○ 200' Notification Buffer

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 6, 2008

Agenda Item No. 8

Public Hearing - Replat: The Lincoln at Towne Square Addition,
Block 1, Lots 4R, 5 & 6

Applicant: Saturn Asset Management, LLP

DESCRIPTION:

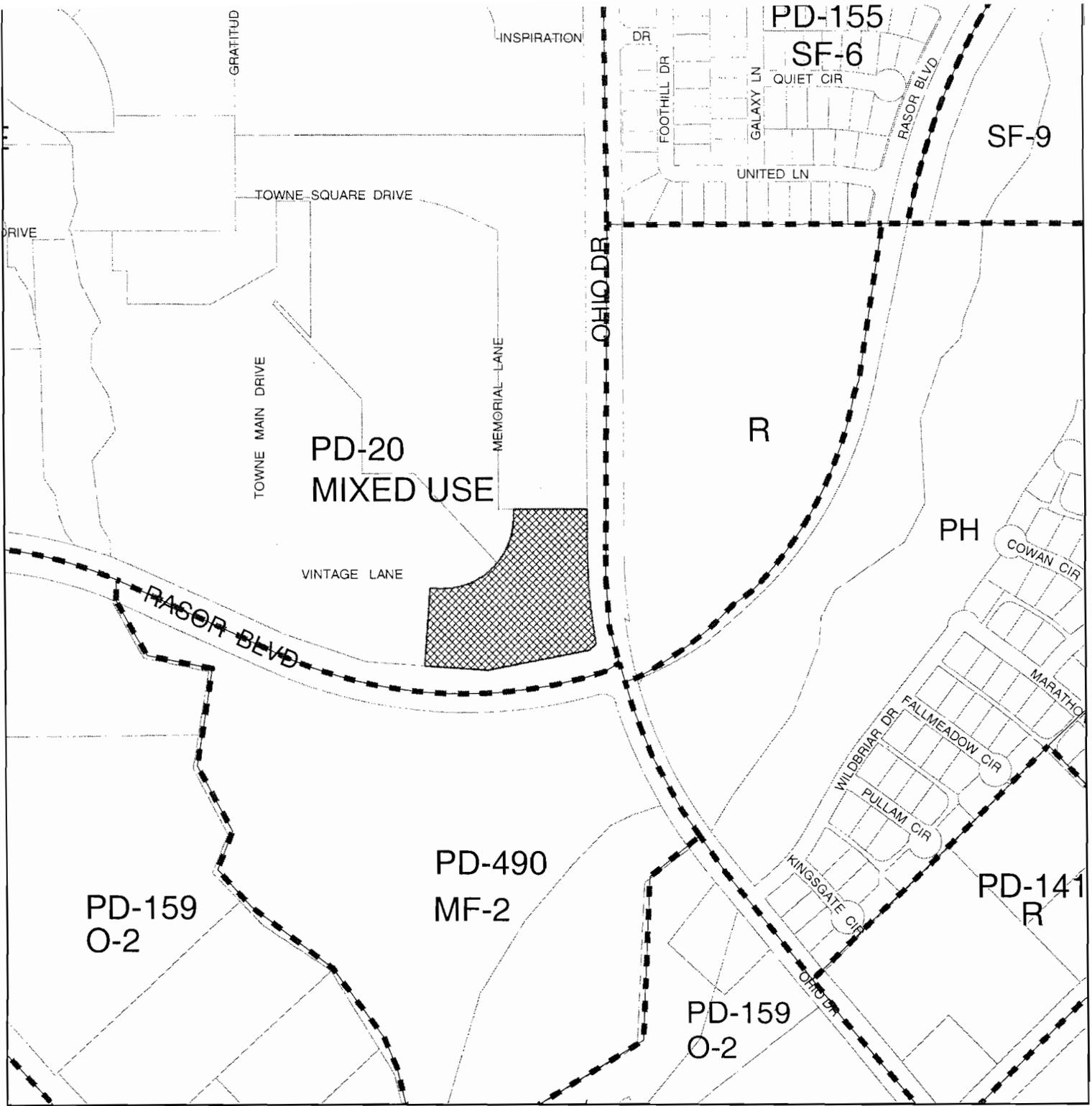
Retail and office buildings on three lots on 4.0± acres located at the northwest corner of Ohio Drive and Razor Boulevard. Zoned Planned Development-20-Mixed Use. Neighborhood #1.

REMARKS:

The purpose of the replat is to subdivide lot 4R into three lots and to dedicate easements for development.

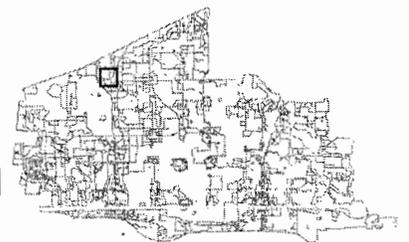
RECOMMENDATION:

Recommended for approval as submitted.



Item Submitted: REPLAT

Title: THE LINCOLN AT TOWNE SQUARE ADDITION
BLOCK A, LOTS 4R, 5, & 6



Zoning: PLANNED DEVELOPMENT-20-MIXED USE/
PRESTON ROAD OVERLAY DISTRICT

○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

October 6, 2008

Agenda Item No. 9

Public Hearing - Replat: Toll Road Office Park, Block 1, Lot 3R

Applicant: Bank of America

DESCRIPTION:

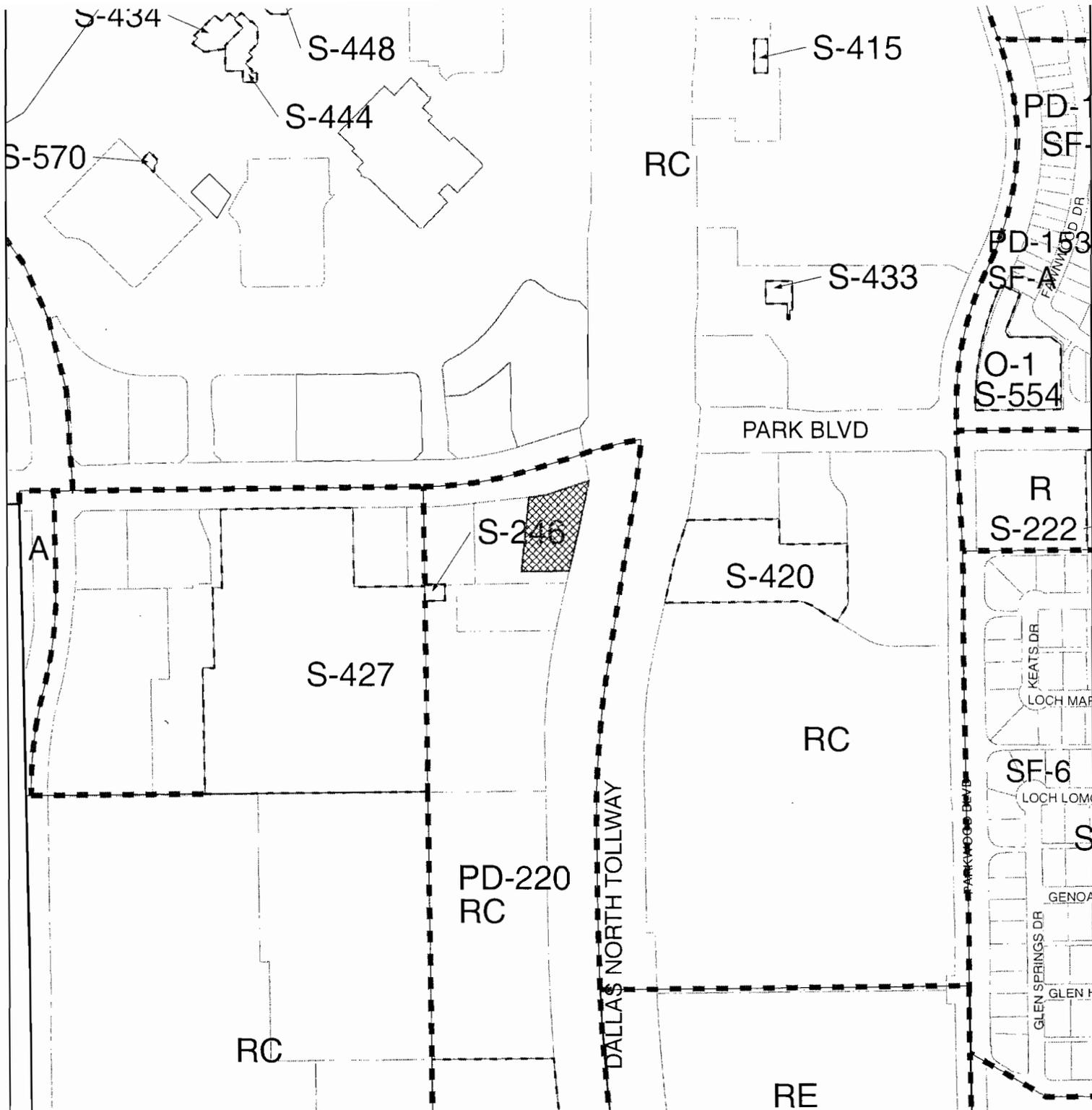
Bank on one lot on 0.9± acre located at the southwest corner of Park Boulevard and Dallas North Tollway. Zoned Planned Development-220-Regional Commercial. Neighborhood #52.

REMARKS:

The purpose of the replat is to dedicate easements for development.

RECOMMENDATION:

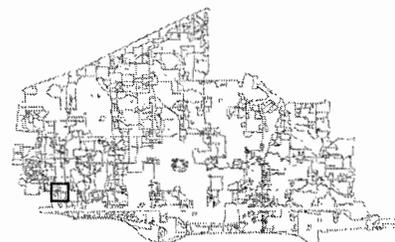
Recommended for approval as submitted.



Item Submitted: REPLAT

Title: TOLL ROAD OFFICE PARK
BLOCK 1, LOT 3R

Zoning: PLANNED DEVELOPMENT-220-REGIONAL COMMERCIAL



○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

October 6, 2008

Agenda Item No. 10

Public Hearing - Replat: Prestonwood Addition, Block 1, Lot 1R

Applicant: Prestonwood Baptist Church

DESCRIPTION:

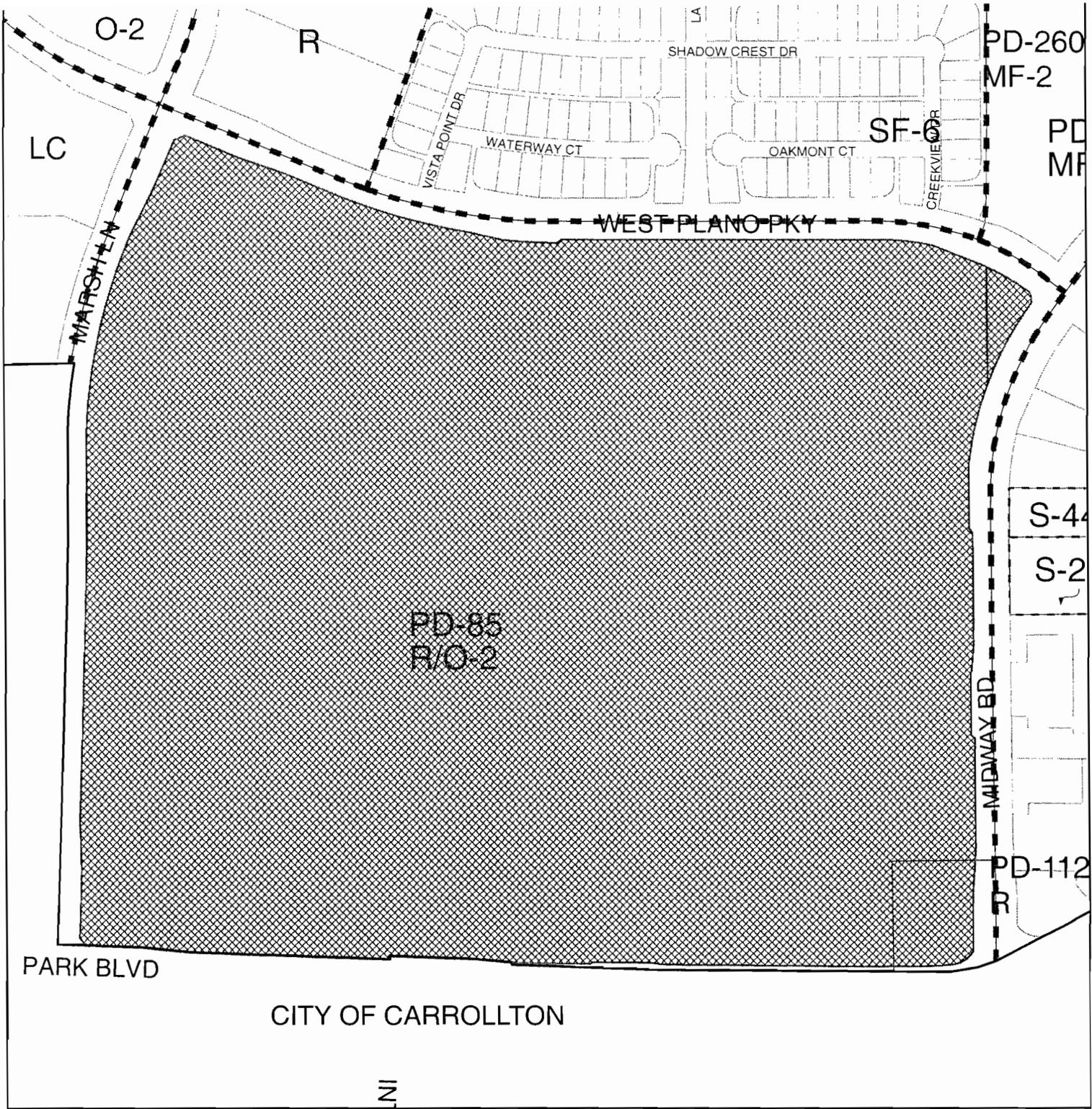
Religious facility on one lot on 135.6± acres located at the northwest corner of Park Boulevard and Midway Road. Zoned Planned Development-85-Retail/General Office. Neighborhood #40.

REMARKS:

The purpose of the replat is to abandon and dedicate easements.

RECOMMENDATION:

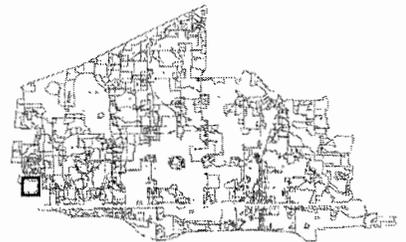
Recommended for approval as submitted.



Item Submitted: REPLAT

Title: PRESTONWOOD ADDITION
BLOCK 1, LOT 1R

Zoning: PLANNED DEVELOPMENT-85-RETAIL/GENERAL OFFICE



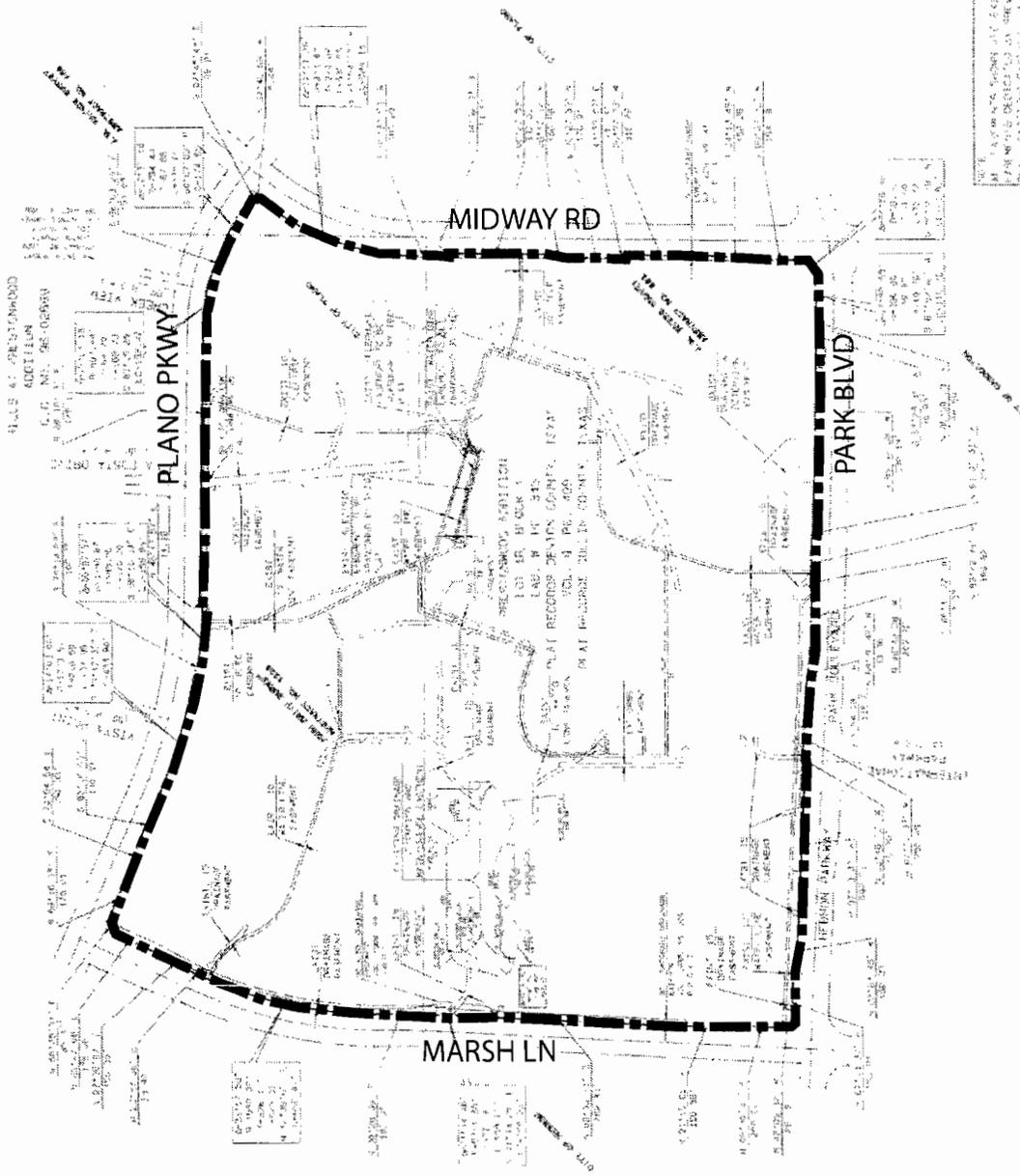
○ 200' Notification Buffer



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THIS PLAN IS A REVISION OF THE PLAN
 FILED IN THE PUBLIC RECORDS OF
 DEKALB COUNTY, GEORGIA, ON
 JANUARY 12, 1994, AT 10:00 AM.
 THE PLAN IS FILED IN THE PUBLIC
 RECORDS OF DEKALB COUNTY, GEORGIA,
 IN THE OFFICE OF THE CLERK OF
 SUPERIOR COURT, DEKALB COUNTY,
 GEORGIA, AT 10:00 AM, JANUARY 12,
 1994.

NO.	DESCRIPTION	AMOUNT	DATE	INITIALS
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PRESTONWOOD ADDITION
 LOT 1R BLOCK 1
 SURVEY & REPORT OF
 PRESTONWOOD & PART CO.
 SURVEYORS

DATE: 11/15/11
 BY: [Signature]

Griffin Associates, Inc.
 SURVEYING ENGINEERS & PLANNERS



NOTE: THIS SURVEY IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND. THE SURVEYOR ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE WORK SHOWN ON THIS SURVEY. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY.

DATE: 11/15/11
 BY: [Signature]

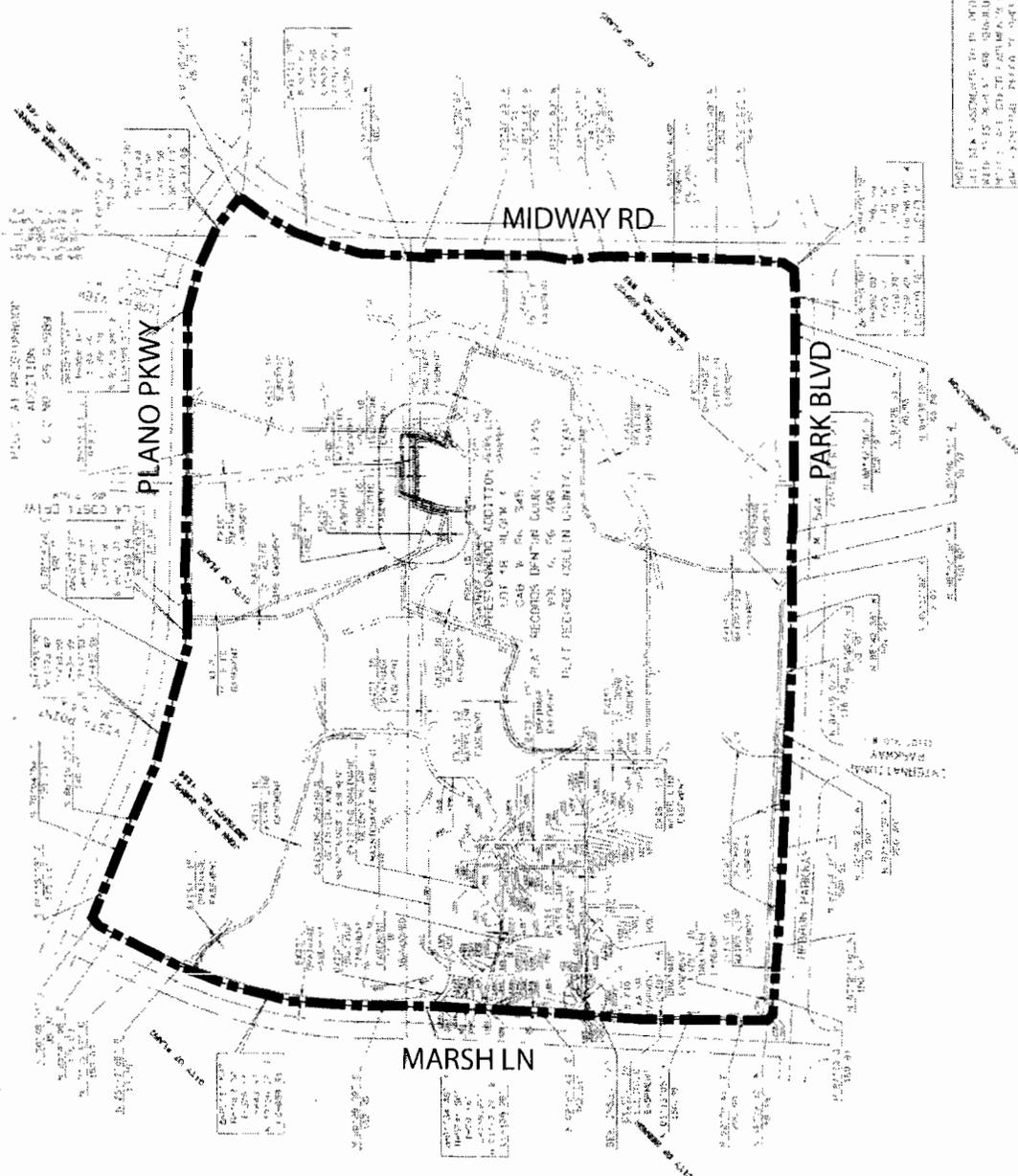
NOTE: THIS SURVEY IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND. THE SURVEYOR ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE WORK SHOWN ON THIS SURVEY. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY.

INSET IV

INSET III

INSET II

INSET I



CITY OF PLANO
PLANNING & ZONING COMMISSION

October 6, 2008

Agenda Item No. 11

Public Hearing - Replat & Revised Site Plan: Congregation Anshai Torah,
Block A, Lot 1

Applicant: Congregation Anshai Torah

DESCRIPTION:

Religious facility on one lot on 7.1± acres located at the northwest corner of Willow Bend Drive and Parker Road. Zoned Single-Family Residence-20. Neighborhood #30.

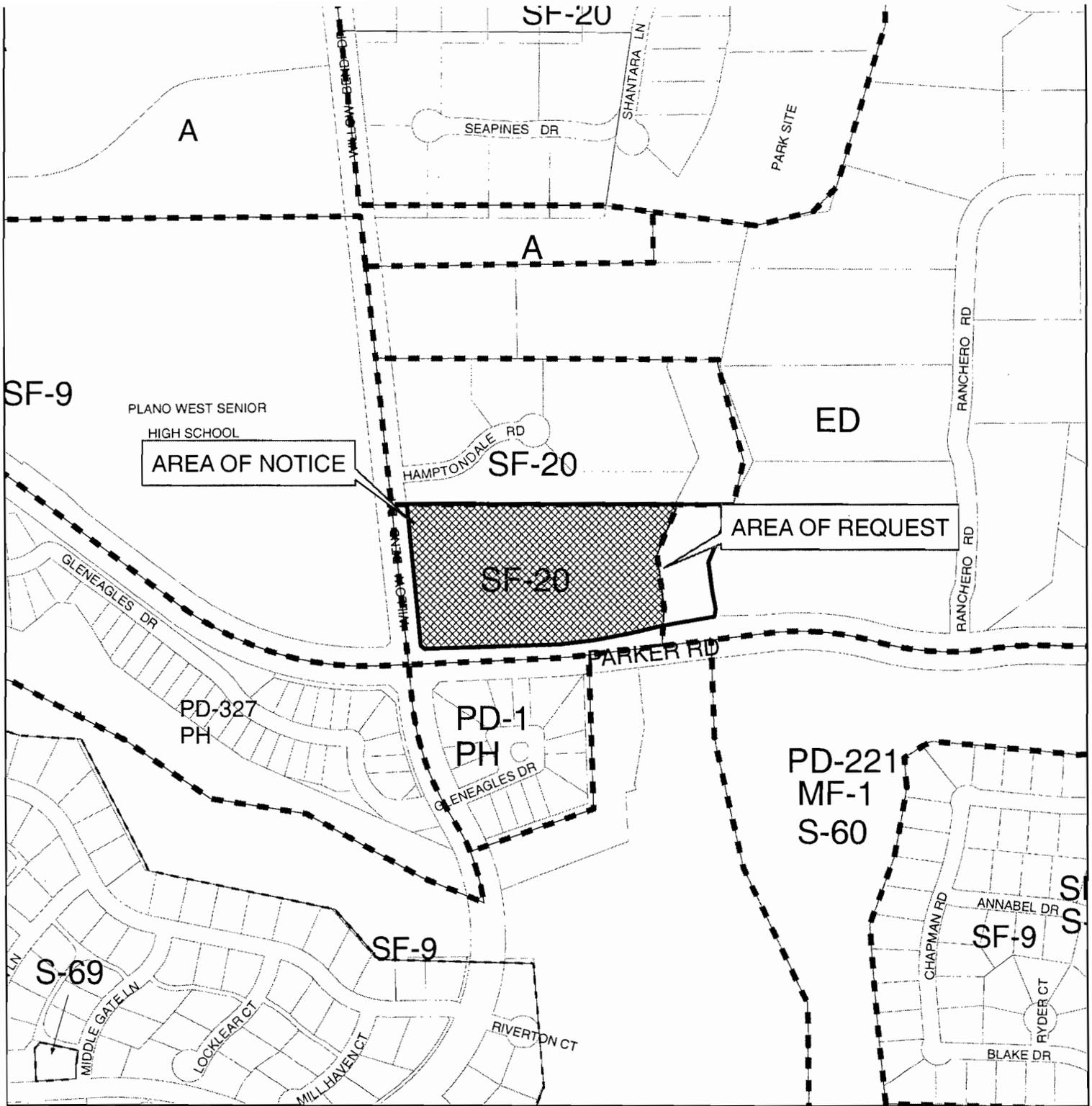
REMARKS:

The purpose of the replat is to dedicate easements necessary for the expansion.

The purpose of the revised site plan is to propose a building addition and additional parking.

RECOMMENDATION:

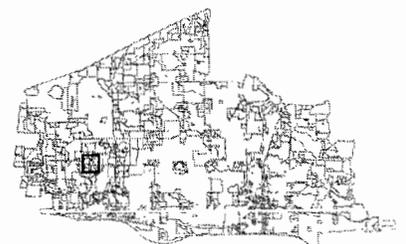
Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.



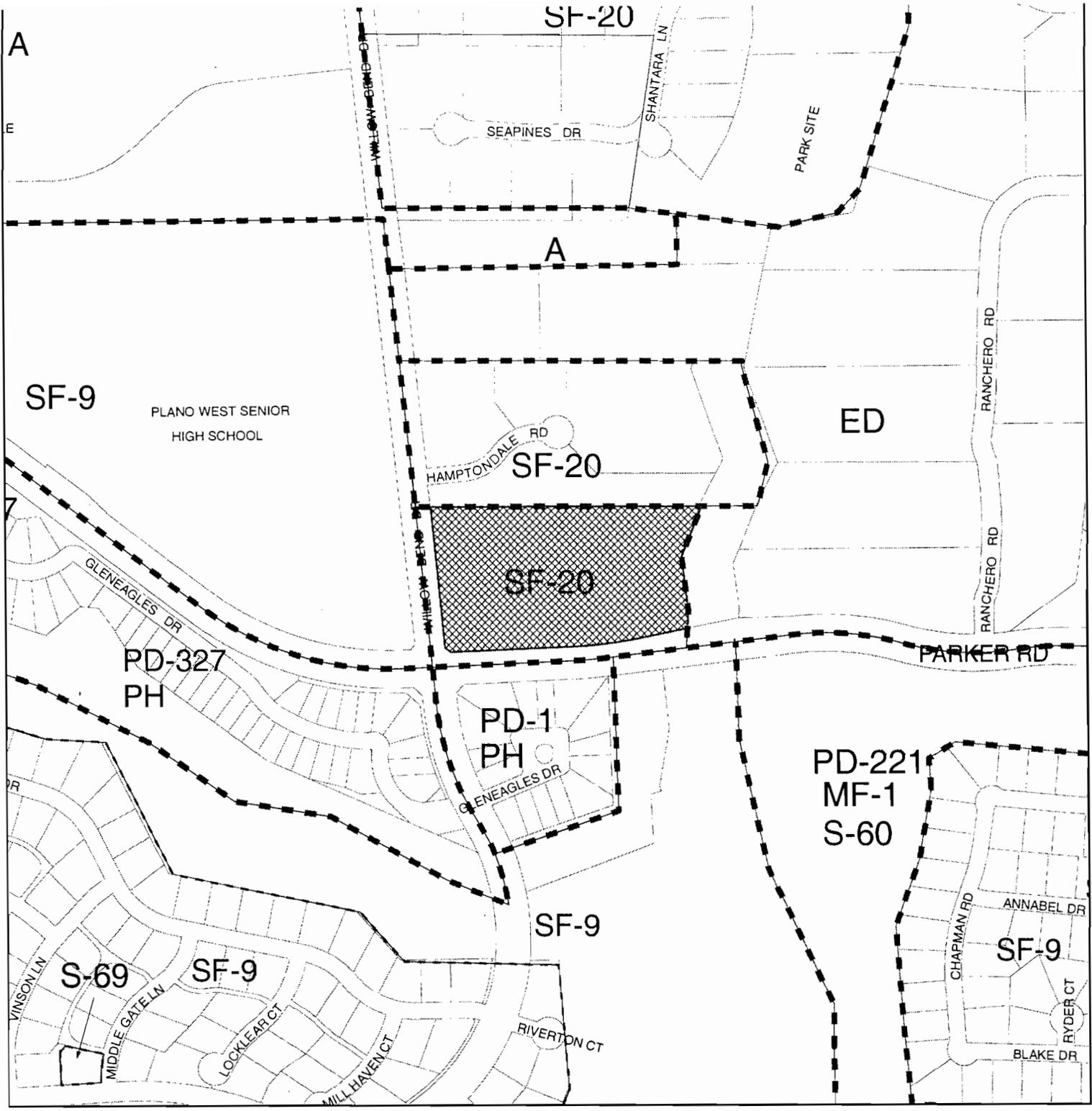
Item Submitted: REPLAT

Title: CONGREGATION ANSHAI TORAH
BLOCK A, LOT 1

Zoning: SINGLE-FAMILY RESIDENCE-20



○ 200' Notification Buffer

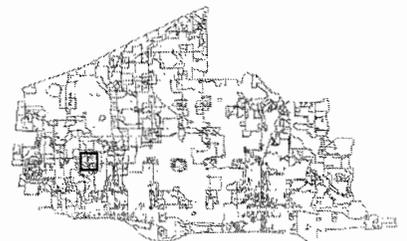


Item Submitted: REVISED SITE PLAN

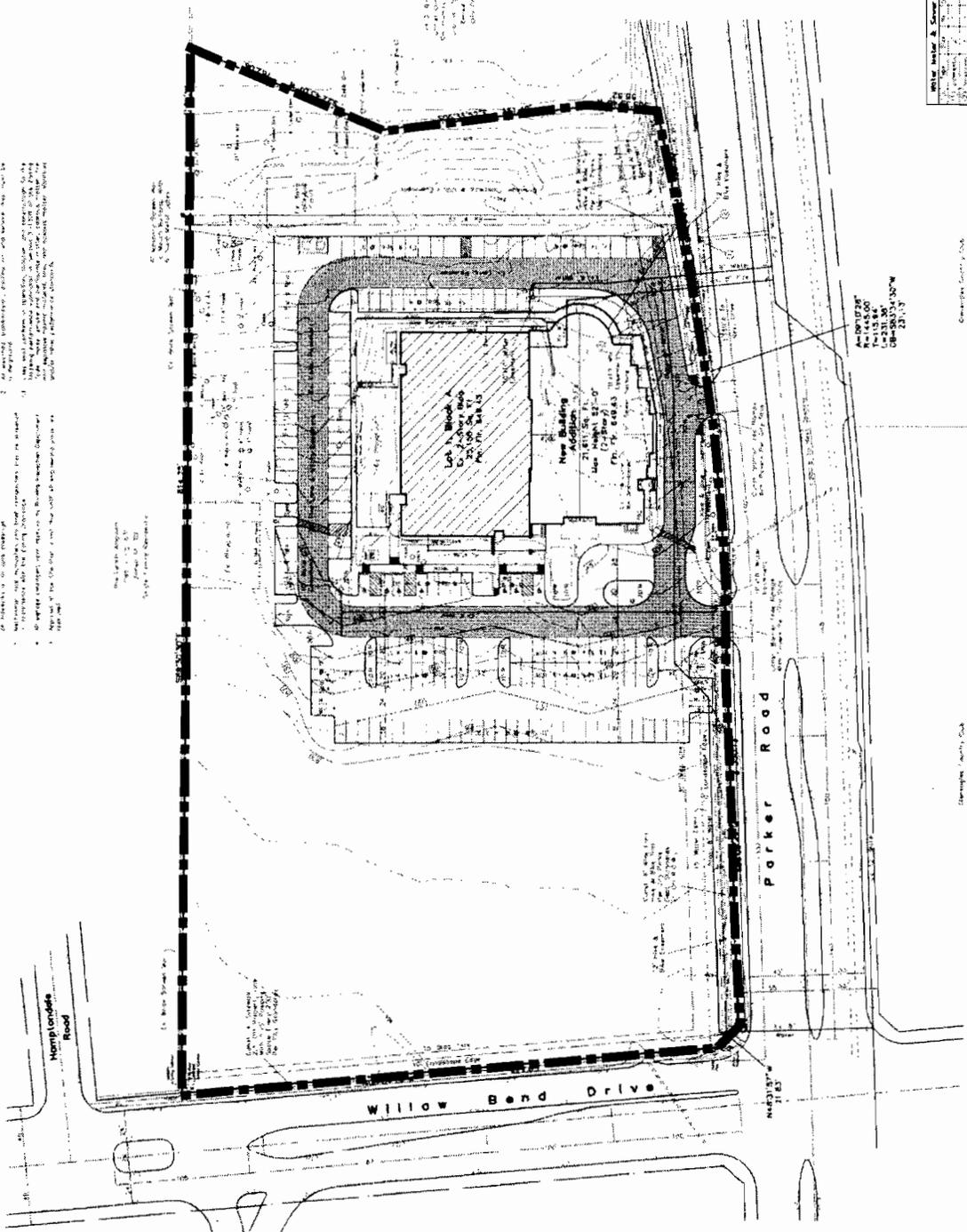
Title: CONGREGATION ANSHAI TORAH ADDITION
BLOCK A, LOT 1

Zoning: SINGLE-FAMILY RESIDENCE-20

○ 200' Notification Buffer



- GENERAL NOTES**
1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 2. THE SITE PLAN IS BASED ON THE SURVEY OF THE PROPERTY BY THE SURVEYOR, AND THE EXISTING BUILDING IS BASED ON THE SURVEY OF THE BUILDING BY THE ARCHITECT.
 3. THE EXISTING BUILDING IS TO BE DEMOLISHED AND A NEW BUILDING IS TO BE CONSTRUCTED ON THE SAME SITE.
 4. THE NEW BUILDING IS TO BE CONSTRUCTED ON THE SAME SITE AS THE EXISTING BUILDING.
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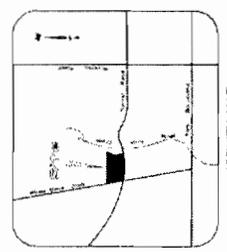
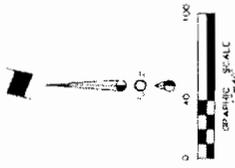
Water Meter & Sewer Schedule

Item	Quantity	Unit
Water Meter	1	Each
Sewer Meter	1	Each
Water Pipe	100	Feet
Sewer Pipe	100	Feet
Manhole	1	Each
Valve	1	Each

PURPOSE OF REVISION SITE PLAN
 To expand the existing building and to provide additional parking.

Geometric Survey, Civil
 Survey, P.C. 2007, 11/11
 State Survey No. 2007-1111

PROPOSED
 AREA: 145,000
 PERMITS: 145,000
 U.S. 2011, 11/11
 U.S. 2011, 11/11



LOCALITY MAP

SITE DATA SUMMARY TABLE

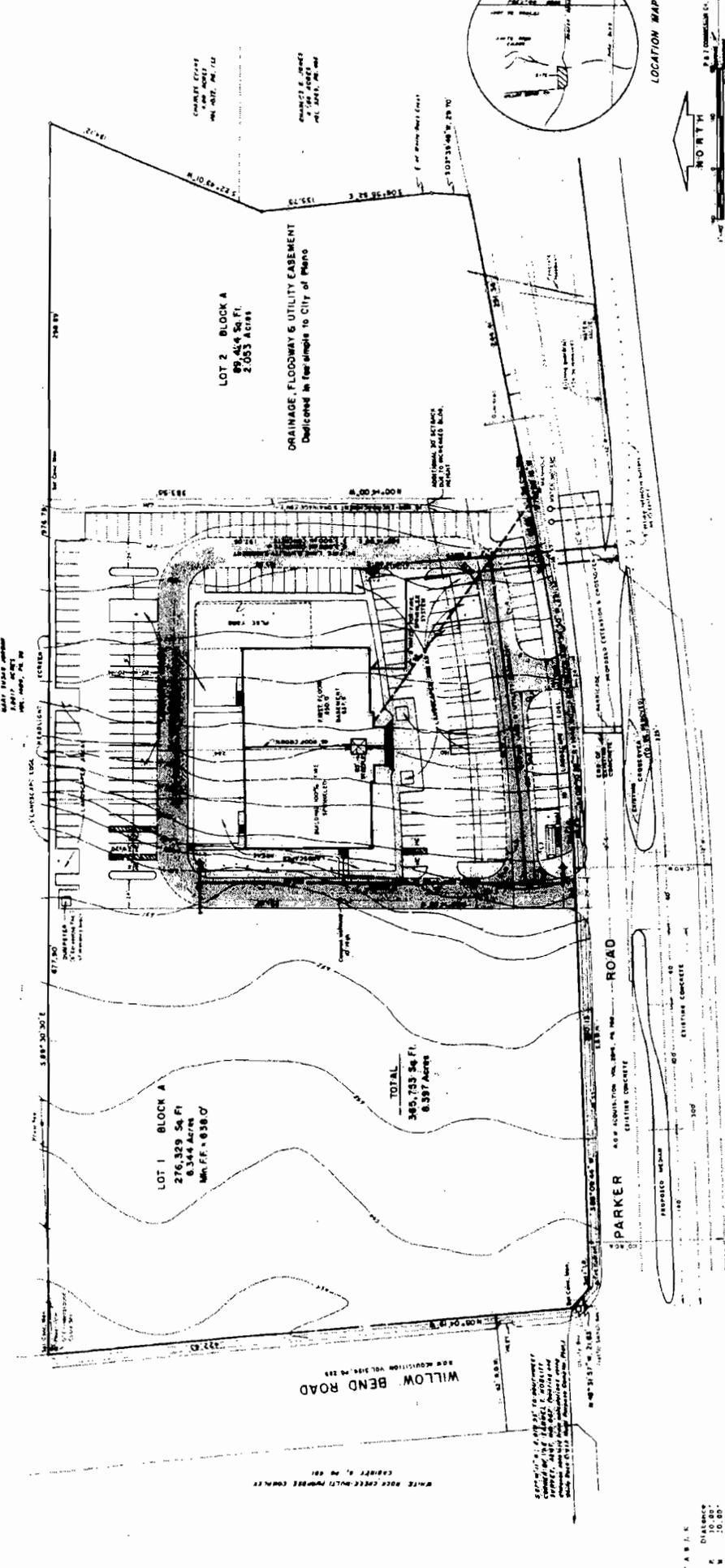
Item	Description	Quantity	Unit
1	Water Meter	1	Each
2	Sewer Meter	1	Each
3	Water Pipe	100	Feet
4	Sewer Pipe	100	Feet
5	Manhole	1	Each
6	Valve	1	Each
7	Water Meter	1	Each
8	Sewer Meter	1	Each
9	Water Pipe	100	Feet
10	Sewer Pipe	100	Feet
11	Manhole	1	Each
12	Valve	1	Each

REVISED
 SITE PLAN
**CONGREGATION
 ANSHAI TORAH**
 LOT 1, BLOCK A
 7.142 Acres Situated in The
 S.T. NOBUTT SURVEY ~ ABST. 667
 PLANO, COLLIN COUNTY, TEXAS

Owner:
 Congregation Anshai Torah
 500 West Parker Road
 Plano, Texas 75075
 Telephone 214 412-7718

Engineer:
 RJA Engineering, Inc.
 111 West Loop Street
 Dallas, Texas 75201
 Telephone 972 338-1713
 September 29, 2008

APPROVED SITE PLAN



LOT 2 BLOCK A
89,454 Sq Ft.
2.053 Acres

LOT 1 BLOCK A
345,733 Sq Ft.
7.937 Acres

DRAINAGE, FLOODWAY & UTILITY EASEMENT
Dedicated in fee simple to City of Plano

WATER METER SCHEDULE

Type	Size	Qty
Domestic	2 1/2"	1
Irrigation	2"	1

Based on main sanctuary seating of 615
183 Parking Spaces provided, (123 spaces required)
191 Total Parking Spaces

- Exits: Exits of 6, larger to remain
- Barrier free ramps

S I R E T A B L E

LINE	BEARING	DISTANCE
1	N 89° 14' 10" W	44.00'
2	S 89° 20' 44" E	10.00'
3	N 88° 22' 51" E	2.24'
4	S 89° 04' 09" E	14.01'
5	N 88° 04' 02" W	1.59'

C U R V E T A B L E

Curve	Delta	Area	Chord	Chord Bearing	Length
1	89° 14' 10"	64.54'	44.00'	N 89° 14' 10" W	44.00'
2	89° 20' 44"	44.00'	10.00'	S 89° 20' 44" E	10.00'
3	88° 22' 51"	44.00'	2.24'	N 88° 22' 51" E	2.24'
4	89° 04' 09"	44.00'	14.01'	S 89° 04' 09" E	14.01'
5	88° 04' 02"	44.00'	1.59'	N 88° 04' 02" W	1.59'

SITE PLAN
CHRIST OUR KING COMMUNITY CHURCH
S. T. MOBILTY SURVEY, ABSTRACT NO. 667
CITY OF PLANO, COLLIN COUNTY, TEXAS

OWNER:
METROPOLITAN SAVINGS & LOAN
8888 NORTH CENTRAL EXPRESS, #8000
DALLAS, TEXAS 75248
TELE: 500-0474



ROOME SURVEYING, I
2000 Preston Ct., Suite 100
Plano, Texas 75075

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 6, 2008

Agenda Item No. 12

Revised Site Plan: Cap Wire East Addition, Block 1, Lot 1R

Applicant: 7012 LP dba Time Square

DESCRIPTION:

Service contractor (with outside storage) and office-showroom/warehouse on one lot on 1.8± acres located on the west side of J Place, 280± feet south of 10th Street. Zoned Light Commercial with Specific Use Permit #517 for Contract Construction. Neighborhood #67.

REMARKS:

The property is a 1.8± acre tract of land located on the west side of J Place, approximately 280± feet south of 10th Street. There are three existing office/warehouse buildings on the property that house primarily service contractor (formerly contract construction) uses. The revised site plan proposes to install an 8-foot tall wrought iron fence along the front and rear property lines, as well as along a portion of the south property line. Adjacent uses include recreation vehicle garage (boat storage) and mini-warehouse/public storage to the north, service contractor (with storage yard) and assembly use to the south, elevated DART railroad tracks to the west, and automobile sales and repair across J Place to the east.

ISSUES:

The purpose of the revised site plan is to allow the installation of an 8-foot tall wrought iron fence along the front and rear property lines, as well as a portion along the south property line. The 8-foot fence is allowed along the rear and side property lines (excluding the area within the required front yard). However, the maximum fence height within the required front yard is 40 inches. The applicant seeks approval of a variance to allow for an 8-foot tall wrought iron fence within the required front yard setback. The purpose of the fence is to provide additional security protection for the property given recent vandalism to the site.

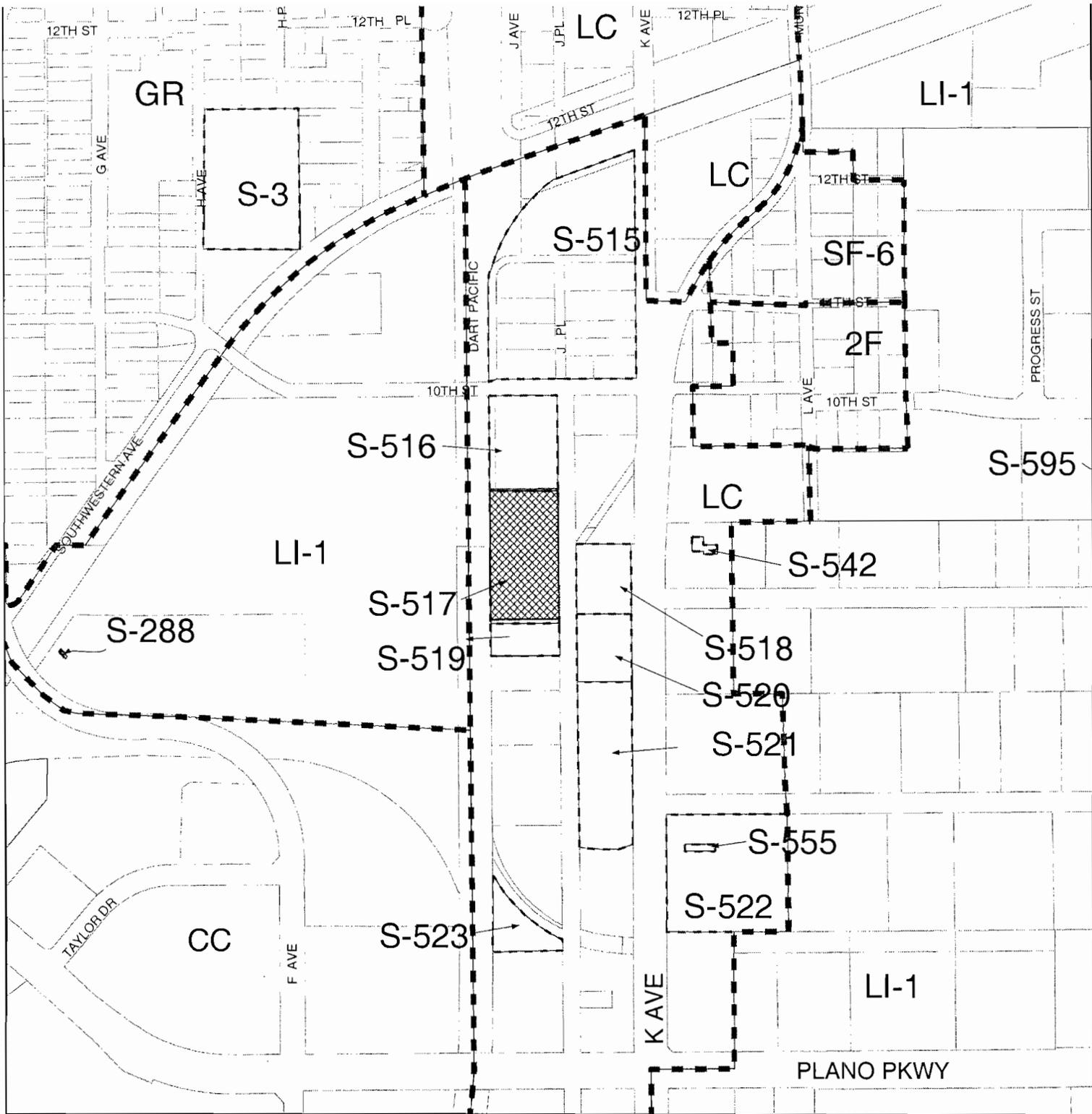
Although the property was developed in 2004, the applicant began the development approval process in 2003. In November 2003, this property and area properties were rezoned to Light Commercial (LC). Many of the surrounding properties, however, were developed while the properties were zoned Light Industrial-1 (LI-1), and fences were installed within the required front yard setback as allowed in the LI-1 zoning district at that time. Today, given the current LC zoning, in order for the applicant to be able to construct an 8-foot fence within the front area of the site, the fence would have to comply with the minimum 50-foot front yard setback as required in the LC district.

Staff supports the applicant's request for a variance to allow the 8-foot wrought iron fence within the required front yard setback as shown on the revised site plan. The requested fence location is consistent with existing fences within the front yard setback located on neighboring properties.

RECOMMENDATION:

Recommended for approval subject to:

1. Property owner executing a hold harmless agreement, subject to approval by the Engineering Department, for placement of the fence within the existing water line easement adjacent to J Place right-of-way; and
2. Board of Adjustment granting approval of a variance to allow an 8-foot tall wrought iron fence within the required front yard setback.

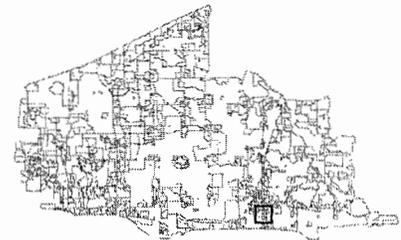


Item Submitted: REVISED SITE PLAN

Title: CAP WIRE EAST ADDITION
BLOCK 1, LOT 1R

Zoning: LIGHT COMMERCIAL w/SPECIFIC USE PERMIT #517

○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

October 6, 2008

Agenda No. 13

Appeal of the Director of Planning's Interpretation of the Zoning Ordinance

Applicant: Bahman Moghadam

DESCRIPTION:

Appeal of the Director of Planning's Interpretation of the Appropriate Use Classification for Paintless Dent Repair.

REMARKS:

The applicant owns a paintless dent repair business and wishes to locate in a development zoned Office/Retail. Paintless dent repair involves the use of various tools to fix and straighten dents, but does not require sanding or repainting. The Zoning Ordinance includes ". . .collision services including body, frame or fender straightening or repair. . ." in the definition of Automotive Repair - Major. While paintless dent repair does not utilize the same tools and equipment as the typical body shop, it does provide the services included in this definition. Based on this, the Director of Planning has classified the use as Automotive Repair - Major. This use is not allowed in either the Office or Retail zoning districts.

Section 6.300 of the Zoning Ordinance grants authority to the Director of Planning to determine the meaning and interpretation of provisions of the ordinance, with an appeal to the Planning & Zoning Commission. The determination of the Commission is final.

RECOMMENDATIONS:

The Planning & Zoning Commission may uphold the interpretation of the Director of Planning, or overturn it. The Commission should render an interpretation, based on the Zoning Ordinance regulations, as to how paintless dent repair should be classified as a use. If the Commission finds that the use should be classified as "Automotive Repair - Minor", then staff requests that the Commission call a public hearing to amend the definition for clarification.



September 24, 2008

Pat Evans
Mayor

Jean Callison
Mayor Pro Tem

Harry LaRosiliere
Deputy Mayor Pro Tem

Pat Miner
Place 1

Scott Johnson
Place 2

Mabrie Jackson
Place 3

Sally Magnuson
Place 4

Lee Dunlap
Place 8

Thomas H. Muehlenbeck
City Manager

Mr. Bahman Moghadam
Pro Dent
601 Coit Road
Plano, TX 75093

RE: Classification of Paintless Dent Repair Use

Dear Mr. Moghadam:

As we discussed last week, the Zoning Ordinance includes "...collision services including body, frame or fender straightening or repair. . ." in the definition of Automotive Repair – Major. While your business does not utilize the same tools and equipment as the typical body shop, it does provide the services included in this definition. Based on this, I would classify your business as "Automotive Repair – Major".

Section 6.300 of the Zoning Ordinance grants authority to the Director of Planning to determine the meaning and interpretation of provisions of the ordinance. My interpretation may be appealed to the Planning & Zoning Commission for a final decision. If you wish to appeal, please send a letter to me outlining the basis of your appeal. I will then schedule the appeal for a future Planning & Zoning Commission meeting.

Please do not hesitate to contact me at (972) 941-7435 if you have any questions or if I may be of further assistance.

Sincerely,

Phyllis M. Jarrell, AICP
Director of Planning

P.O. Box 860358
Plano, Texas 75086-0358
972-941-7000
www.plano.gov



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SEP 25 2008
PLANNING DEPT

601 Coit Road, Plano, TX 75075 Ph: 972-867-9324 FAX: 972-867-9326

September 25, 2008

Ms. Phyllis Jarrell, AICP
Director of Planning
City of Plano
P.O. Box 860358
Plano, TX 75086-0358

RE: Classification of Paintless Dent Repair Use

Dear Ms. Jarrell,

Thank you for your letter of September 24, 2008. Pro Dent would like to appeal the provisions of ordinance which forces Paintless Dent Repair (PDR) into the "Automotive Repair – Major" classification.

The request for appeal is based on our belief that classifying PDR as "Automotive Repair – Major" unfairly lumps this service with body shops and automotive repair facilities where extensive and complex chassis straightening, body panel work, engine rebuild, suspension work, harmful chemicals and noise are involved. And, classification as "Major" severely hampers our ability to provide service to customers from a non-industrial business location.

Accordingly, we would appreciate it if you would schedule the appeal for the earliest Planning & Zoning commission meeting.

Sincerely,

Bahman Moghadam
President

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 6, 2008

Agenda Item No. 14

Introduction and Discussion: Planning & Zoning Commission Assumption of
Transportation Advisory Committee Responsibilities

Applicant: City of Plano

REMARKS:

In September 2008, City Council transferred the responsibilities of the former Transportation Advisory Committee (TAC) to the Planning & Zoning Commission. Lloyd Neal, Transportation Engineering Manager, will present an overview and entertain questions about the TAC's duties. Please note that an in-depth training session for the Commission on TAC functions is scheduled for Tuesday, October 21, 2008.

CITY OF PLANO
PLANNING AND ZONING COMMISSION

October 6, 2008

Agenda Item No. 15

Discussion and Direction: Consideration of Residential Uses in a Portion of the Research/Technology Center Zoning District

Applicant: City of Plano

REMARKS:

During deliberations on Zoning Case 2008-62, which rezoned a portion of the Research/Technology Center (RT) district to Planned Development-Research Technology Center (PD-RT), the Planning & Zoning Commission indicated a desire to consider residential uses for the area east of Bradshaw Road, west of Rowlett Creek, south of the Cotton Belt Railroad, and north of the city of Plano city limit line. Ultimately, the Commission recommended in favor of Zoning Case 2008-62. The recommendation did not include residential use, but the Commission did want to revisit the issue at a future time and stated so in the 2nd Vice Chair Report that was forwarded to City Council. In their approval of Zoning Case 2008-62, the City Council gave the Commission direction to go ahead with this evaluation.

Staff has assembled supporting information for consideration below. This information was obtained from analysis by several city departments as to the suitability of residential use, the availability of adequate utilities and infrastructure, and the ability to provide services to the area if it were to develop residentially.

Area Description

This area is located at the far southeastern part of the city of Plano. It contains approximately 66 acres of land (excluding the far eastern portion which is in the flood plain). In August 2008, the area was rezoned from RT district to PD-RT which allows some additional commercial uses. The Cottonbelt Railroad is located to the north; there are overhead transmission lines to the south. Also to the south is single-family residential development in Richardson; and a future PISD middle school site is located to the west.

Considerations for residential uses in this area

Residential development would be a significant departure from the Comprehensive Plan and Land Use map, which designate this area of the city for RT. In allocating land uses, the Land Use map forms the basis for the design capacities of Plano's roadway network and utilities, and for the provision of city services such as recreation, waste collection, and public safety. The implications of changing a commercial area to residential can be significant and should be carefully evaluated. In preparation for this discussion, staff surveyed the major city departments that provide service to this area. The impacts on city services are summarized below with additional details provided on subsequent pages:

- Engineering - The capacity of water and sewer infrastructure going to the site is insufficient. The existing lift station and some of the gravity lines would need to be replaced.
- Parks - There are no existing park facilities in this area. To provide a neighborhood park would require the acquisition of additional park land.
- Libraries - This area would be serviced by Harrington Library. It would add approximately 258-516 active users.
- Police - Additional patrols would be required.
- Fire - This location will present some significant problems. The Fire Department will not be able to maintain the response time standard of 6:59 minutes to the site.
- Solid Waste - Residential development would necessitate an additional truck and driver.

Other Considerations

- This area is adjacent to the Cotton Belt Railroad which carries approximately 10 freight trains each day. The railroad is owned by DART; however, use of this facility for mass transit is not indicated in DART's 2030 plan.
- This area is located approximately 1/10 to 3/10 of a mile from the outdoor firing range at the Police Academy. Noise generated by the range is significant. Should the Commission desire to visit the area to listen to the sound generated at the range, the Police Department has offered to arrange a visit.
- Plano ISD has selected a site just west of this area for a new middle school.
- Other adjacent uses would still be RT (all commercial). Juxtaposition of residential uses and RT uses would create land use incompatibilities.

RECOMMENDATIONS:

Based on unfavorable conditions for residential development and the cost to provide city services, staff does not support rezoning this area for residential development.

In exploring the impacts of residential development, staff made the following inquiry to city departments:

A portion of the Research/Technology District (RT) is being considered for residential development (see Area 2 on the attached map). If this area were to be developed as residential, it is estimated that it would result in the construction of approximately 400 homes (the exact number would depend on the type of housing to be developed). Can you please provide information about what the impact on your department would be?

Engineering Department

We have analyzed the sewer capacities issues in the RT area east of Los Rios Boulevard. The analysis indicated that the existing land use currently creates capacity issues with the existing old lift station and gravity sewer lines. The land use change on the IDI property to residential would significantly increase the sewer needs and a new line would need to be extended east and south of the DART railroad across Rowlett Creek to connect to an existing NTMWD sewer main. We would also have to increase the capacity of the existing lift station and some of the gravity lines.

Fire Department

We have reviewed the proposal to rezone Area 2 to single family uses. This location will present some significant problems as the property develops to the east without connections being provided to the south. It is our understanding that we cannot gain any additional crossings of the railroad to north of proposed Area 2, or on the east side as it is bounded by a large creek. The site has access from the west by Bradshaw Road and Plano Parkway.

While the call volume to site is expected to be low with 400 homes, we cannot maintain the maximum response time standard of 6:59 minutes to the site. Should the area develop residentially, we would recommend that all home units in the area be fire sprinkled. This will not help the increase in response time for EMS calls.

We would recognize the site as a moderate risk due to the limited access to the site and response time being outside the recommended norm.

Libraries

Residential use would have a slight impact on services mainly due to the distance from Harrington Library. If 400 homes are built with 2 people per home, there is the potential of 800 people. In the Harrington Library service population area, approximately 85% apply for a library card and approximately 38% of those cards are active users (use the library at least once a year). This would result in approximately 258 active cards. Given the distance from the library, the numbers may be less. Harrington Library has 40,535 registered users and 15,421 active users as of July 31, 2008.

Parks and Recreation Department

Below are some comments concerning the possibility of changing the zoning in Area 2 on the attached map to a zoning that would allow for residential development.

1. There are no existing park facilities in Area 2 as it is shown on the attached map.
2. Under current conditions with the RT zoning that is in place, there are no plans to acquire any park land or develop any facilities within Area 2. No park facilities are identified in this area on the Park Master Plan.
3. The eastern tip of Area 2 is within a park fee Service Area, and only that area would be subject to the collection of park fees. The park fee is \$467.47 for single family dwelling units and \$323.96 for multifamily dwelling units. If the park fee area boundary was adjusted to include all of Area 2 and 400 residential units were built in the area, the fee collected would be approximately \$129,584 (depending on the number actually built and if they were single family or multifamily units).
4. There is a 20-acre undeveloped park site in Area 1 adjacent to the east side of Rowlett Creek. This area is planned primarily to provide for a future trail connection between Plano and Richardson. It could also potentially provide for some future facilities associated with Pecan Hollow Golf Course. This park area is entirely within the 100 year flood plain of Rowlett Creek. The existing DART railroad line separates Area 2 from the parkland at this time. When the greenbelt and trail are extended south to Richardson, the greenbelt could be accessible to Area 2 within the RT District.
5. Nearby there is a residential area east of Brand Road that is not currently served by any neighborhood park facilities.
6. This area of the City has an unusual configuration that is not typical of most neighborhood park service areas in the city. The proposed zoning change in Area 2 in the RT District and existing residential area east of Brand Road do generate a need for some neighborhood park facilities. The funding collected in this Park Fee service area is not sufficient to purchase and develop a typical eight-acre neighborhood park. A typical neighborhood park serves between 6,000 and 7,000 residents within a one square mile area. This area will not have that many residents.
7. The existing middle school site just west of Bradshaw Drive and adjacent to Area 2 may provide the most practical and economical way to provide neighborhood park facilities in this area. It might be appropriate for the City to consider working with the school district to allow us to develop a playground, picnic shelter, basketball court and related facilities on the school site. The facilities could be jointly used by the school and the neighborhood. Combined with the future greenbelt area this should adequately provide for the park needs of the area. It will be important that development in the area include pedestrian access to the middle school site. \$300,000 to \$500,000 would need to be included in the next bond program to provide funding to develop these facilities.
8. The existing overhead transmission line easement that runs east/west along the southern boundary of Area 2 and the neighborhood east of Brand Road could provide an opportunity to make a trail connection from these neighborhoods to the middle school site. A portion of this easement is within the City of Richardson.

Summary - If Area 2 is developed for residential use, the city should consider including \$300,000 to \$500,000 in the next bond program for the development of neighborhood park facilities in the area. The city should consider adjusting the park fee boundaries to include this area in Park Fee Service Area 1. The city should pursue jointly developing park facilities with the school district when the existing middle school site is developed. Consideration should also be given to the possibility of creating a trail link between the residential areas and future middle school using the existing overhead utility easement.

Police Department

The Plano/Richardson Police Training Center Gun Range is located on property purchased by the City of Plano in 1969.

In 1976, the first gun range was constructed on this property. The second pistol range and the first rifle range, along with the Police Training Center main building, was constructed on this property in 1991. At that time Plano Parkway was not yet extended. The Range facility and Main Police Training Building are now separated by Plano Parkway.

While the original range and subsequent newer ranges were fairly isolated from surrounding development, they are now located within short distances of apartments on 14th Street in Plano and a residential setting, just to the south in the Richardson city limits. The photo above indicates the gun range, which is circled in blue, and two red lines that indicate the distance to the Richardson city limits due south of the range facility and to nearby PISD property located to the southwest of the range facility.

The new pistol range and the remodeled rifle range are due for completion within the next four weeks. The existing pistol range will be deactivated upon the opening of the new pistol range. The new pistol range and remodeled rifle range continue to have a down range direction of nearly due south pointing toward the residential area in Richardson. The new pistol range has twelve shooting lanes, like the old range, but it sports a vastly different baffling system. The new overhead angled baffling system increases the operational safety level of the range. However, it is to a great extent still an open air range, meaning there is not a solid roof over the entire range, so sound can be heard.

The Plano Police Department and the Richardson Police Department have a Training Center policy in place restricting the hours of shooting. Shooting is only allowed Monday through Friday from 8:00 a.m. till 10:00 p.m., Saturday from 8:00 a.m. till 12:00 noon, and no shooting on Sundays. Further, it is important to note shooting does not occur on a daily basis but does occur at fairly regular intervals, as it is necessary for officers to practice with their issued weapons. This also brings up the point that both police departments have instituted patrol rifle programs, and the sound of rifle fire is generally louder than that of pistols.

Shooting at the range can be heard at the houses in Richardson, especially when the resident is outdoors. The closer houses are built to the firing range, the louder the noise will be. As a result, the proposed re-zoning of the land to the south of the gun range facility, to allow the construction of homes, may not be the most appropriate use of that land.

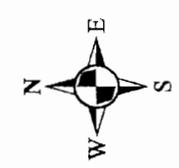
Sustainability and Environmental Waste Services

Most (400 range) could be serviced by existing drivers, but if it is on the high-end and recycling continues to increase, it could require an additional driver and maybe even a truck. The annual costs for a driver would be \$47,957 (includes benefit costs) and an automated truck would be \$39,542 (does not include the garage maintenance & fuel).



Research Technology District

-  RT Boundary Line
-  Building
-  School Property
-  City Property
-  Religious Institution Property



RT District and Area Being Considered for Residential



0 0.15 0.3 0.6 Miles

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 6, 2008

Agenda Item No. 16

Request to Call a Public Hearing

Applicant: City of Plano

DESCRIPTION:

Request to call a public hearing to consider amendments to the Zoning Ordinance regarding the Board of Adjustment. The proposed amendments may include revisions to the composition, authority, jurisdiction, action, and administrative procedures of the Board of Adjustment.

REMARKS:

The Zoning Ordinance contains regulations for the composition, authority, jurisdiction, action, and administrative procedures of the Board of Adjustment (BOA). These regulations are similar to, but different than, the enabling statutes for the BOA in Chapter 211, Municipal Zoning Authority, of the Texas Local Government Code. In September 2008, City Council transferred the responsibilities of the Building Standards Committee to the BOA. In addition to the blending of responsibilities, staff has identified some BOA standards that are unnecessary to be contained within the Zoning Ordinance and/or that may be inconsistent with Texas statutes. Staff, therefore, recommends that a public hearing be called to consider amendments to the Zoning Ordinance regarding the Board of Adjustment.

RECOMMENDATION:

Recommended that a public hearing be called to consider amendments to the composition, authority, jurisdiction, action, and administrative procedures of the Board of Adjustment.

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 6, 2008

Agenda Item No. 17

Request to Call a Public Hearing

Applicant: City of Plano

DESCRIPTION:

Request to call a public hearing to consider amendments to the Zoning Ordinance regarding special vehicle storage. The proposed amendments may include revisions to the definition for special vehicles, and to the parking location, pavement, and other standards related to special vehicle storage.

REMARKS:

The Zoning Ordinance contains regulations for the storage of special vehicles and parking location, pavement, and other standards related to special vehicle storage. Property Standards department has encountered issues in the enforcement of these provisions when complainants ask for hearings at Municipal Court. Apparently, the court has found that ordinance language for the definition of a special vehicle and some of the standards are unclear, and has dismissed citations. Staff therefore recommends that a public hearing be called to consider amendments to the Zoning Ordinance regarding special vehicle storage.

RECOMMENDATION:

Recommended that a public hearing be called to consider amendments to the definition for special vehicles, and to the parking location, pavement, and other standards related to special vehicle storage.

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 6, 2008

Agenda Item No. 18

Request to Call a Public Hearing

Applicant: City of Plano

DESCRIPTION:

Request to call a public hearing to consider Zoning Ordinance amendments regarding Day Care Center use. The proposed amendments may include revised definitions, supplemental regulations, and schedule of permitted uses (use charts).

REMARKS:

The Zoning Ordinance contains a definition, supplemental regulations, and schedule of permitted uses (use charts) for Day Care Center uses. In addition to local regulation, day care standards and licensing are regulated by Texas statutes. The differences, and potential conflicts, in Plano's standards and state standards have caused confusion for day care center operators.

Duncan Associates recommended that Plano "clean up the supplemental regulations" as a top priority in their assessment of Plano's zoning and development regulations. Staff therefore recommends that a public hearing be called to consider Zoning Ordinance amendments regarding Day Care Center use.

RECOMMENDATION:

Recommended that a public hearing be called to consider revised definitions, supplemental regulations, and schedule of permitted uses (use charts) for Day Care Center use.