

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

October 15, 2007

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 55.071 of the Texas Government Code to consult with its attorney regarding posted items in the regular meeting.</p> <p>1 Call to Order/Pledge of Allegiance</p> <p>2 Approval of Agenda as Presented</p> <p>3 Approval of Minutes for the October 1, 2007, 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 TF Preliminary Plat: Lincoln R&D in Legacy Phase IV, Block A, Lot 1 - General offices on one lot on 16.2± acres located on the east side of Pinecrest Drive, 750± feet north of Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #16. Applicant: West Plano Land Company, L.P.</p>	

<p>5b TF</p>	<p>Preliminary Site Plan: One-Ninety and Jupiter Addition, Block A, Lot 4R - Hotel on one lot on 3.7± acres located on the north side of State Highway 190, 2,150± feet east of Jupiter Road. Zoned Research/Technology Center. Neighborhood #68. Applicant: Magnolia Lodging Development</p>	
<p>5c TF</p>	<p>Revised Conveyance Plat: One-Ninety and Jupiter Addition, Block A, Lots 4R, 7, & 8 - Three conveyance lots on 11.7± acres located on the north side of State Highway 190, 2,300± feet east of Jupiter Road. Zoned Research/Technology Center. Neighborhood #68. Applicant: Magnolia Lodging Development</p>	
<p><u>END OF CONSENT AGENDA</u></p>		
<p><u>PUBLIC HEARINGS</u></p>		
<p>6 TF</p>	<p>Public Hearing: Zoning Case 2007-39 - Request to rescind Specific Use Permit #110 for Private Club on one lot on 0.1± acre located on the east side of Coit Road, 475± feet north of Park Boulevard. Zoned Retail. Applicant: City of Plano</p>	
<p>7 EH</p>	<p>Public Hearing: Zoning Case 2007-40 - Request to rescind Specific Use Permit #111 for Private Club on one lot on 0.1± acre located on the north side of Plano Parkway, 1,100± feet east of Alma Drive. Zoned Corridor Commercial. Applicant: City of Plano</p>	
<p>8 EH</p>	<p>Public Hearing: Zoning Case 2007-41 - Request to rescind Specific Use Permit #115 for Private Club on one lot on 0.1± acre located on the north side of Park Boulevard, 755± feet west of Ohio Drive. Zoned Retail. Applicant: City of Plano</p>	
<p>9 TF</p>	<p>Public Hearing: Zoning Case 2007-42 - Request to rescind Specific Use Permit #123 for Private Club on one lot on 4.2± acres located on the west side of K Avenue, 603± feet north of Park Boulevard. Zoned Corridor Commercial. Applicant: City of Plano</p>	
<p>10 TE</p>	<p>Public Hearing: Zoning Case 2007-43 - Request to rescind Specific Use Permit #125 for Private Club on one lot on 0.1± acre located on the west side of U.S. Highway 75, 768± feet south of Ruisseau Drive. Zoned Corridor Commercial. Applicant: City of Plano</p>	
<p>11 TE</p>	<p>Public Hearing: Zoning Case 2007-44 - Request to rescind Specific Use Permit #136 for Private Club on one lot on 0.1± acre located at the southwest corner of Preston Road and Park Boulevard. Zoned Retail. Applicant: City of Plano</p>	

12 BT **Public Hearing:** Zoning Case 2007-45 - Request to rescind Specific Use Permit #153 for Private Club on one lot on 3.7± acres located on the north side of Plano Parkway, 251± feet east of Preston Road. Zoned Planned Development-194-General Office. **Applicant: City of Plano**

13 BT **Public Hearing:** Zoning Case 2007-46 - Request to rescind Specific Use Permit #154 for Private Club on one lot on 0.1± acre located on the east side of U.S. Highway 75, 794± feet north of Plano Parkway. Zoned Corridor Commercial. **Applicant: City of Plano**

14 BT **Public Hearing - Preliminary Replat:** Park West Plaza, Phase II, Block A, Lot 3R - Retail on one lot on 4.3± acres located at the northeast corner of Coit Road and Park Boulevard. Zoned Retail with Specific Use Permit #183 for Arcade. Neighborhood #44. **Applicant: ASG Real Estate Co.**

15 EH **Public Hearing - Replat:** Independence Crossing, Block A, Lot 2R - Bank on one lot on 1.3± acres located at the northeast corner of Hedgcoxe Road and Independence Parkway. Zoned Retail. Neighborhood #6. **Applicant: Wal-Mart Stores Texas L.P.**

END OF PUBLIC HEARINGS

16 KP **Discussion and Direction:** Research/Technology Center District - Discussion and direction regarding boundaries for the Research/Technology Center zoning district allowed uses, and other regulations. The Research/Technology Center zoning district includes approximately 1,100± acres of land in far southeastern Plano. **Applicant: City of Plano**

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

ACCESSIBILITY STATEMENT

Plano Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning Department at (972) 941-7151.

**CITY OF PLANO
PLANNING & ZONING COMMISSION
PUBLIC HEARING PROCEDURES**

The Planning & Zoning Commission welcomes your thoughts and comments on these agenda items. The commission does ask, however, that if you wish to speak on an item you:

1. **Fill out a speaker card.** This helps the commission know how many people wish to speak for or against an item, and helps in recording the minutes of the meeting. **However, even if you do not fill out a card, you may still speak.** Please give the card to the secretary at the right-hand side of the podium before the meeting begins.
2. **Limit your comments to new issues dealing directly with the case or item.** Please try not to repeat the comments of other speakers.
3. **Limit your speaking time so that others may also have a turn.** If you are part of a group or homeowners association, it is best to choose one representative to present the views of your group. The commission's adopted rules on speaker times are as follows:
 - 15 minutes for the applicant - After the public hearing is opened, the Chair of the Planning & Zoning Commission will ask the applicant to speak first.
 - 3 minutes each for all other speakers, up to a maximum of 45 minutes. Individual speakers may yield their time to a homeowner association or other group representative, up to a maximum of 15 minutes of speaking time.

If you are a group representative and other speakers have yielded their 3 minutes to you, please present their speaker cards along with yours to the secretary.

- 5 minutes for applicant rebuttal.
- Other time limits may be set by the Chairman.

The commission values your testimony and appreciates your compliance with these guidelines.

For more information on the items on this agenda, or any other planning, zoning, or transportation issue, please contact the Planning Department at (972) 941-7151.

CITY OF PLANO
PLANNING & ZONING COMMISSION
CONSENT AGENDA ITEMS

October 15, 2007

Agenda Item No. 5a

Preliminary Plat: Lincoln R&D in Legacy Phase IV, Block A, Lot 1
Applicant: West Plano Land Company, L.P.

General offices on one lot on 16.2± acres located on the east side of Pinecrest Drive, 750± feet north of Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #16.

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

Agenda Item No. 5b

Preliminary Site Plan: One-Ninety and Jupiter Addition, Block A, Lot 4R
Applicant: Magnolia Lodging Development

Hotel on one lot on 3.7± acres located on the north side of State Highway 190, 2,150± feet east of Jupiter Road. Zoned Research/Technology Center. Neighborhood #68.

Recommended for approval as submitted.

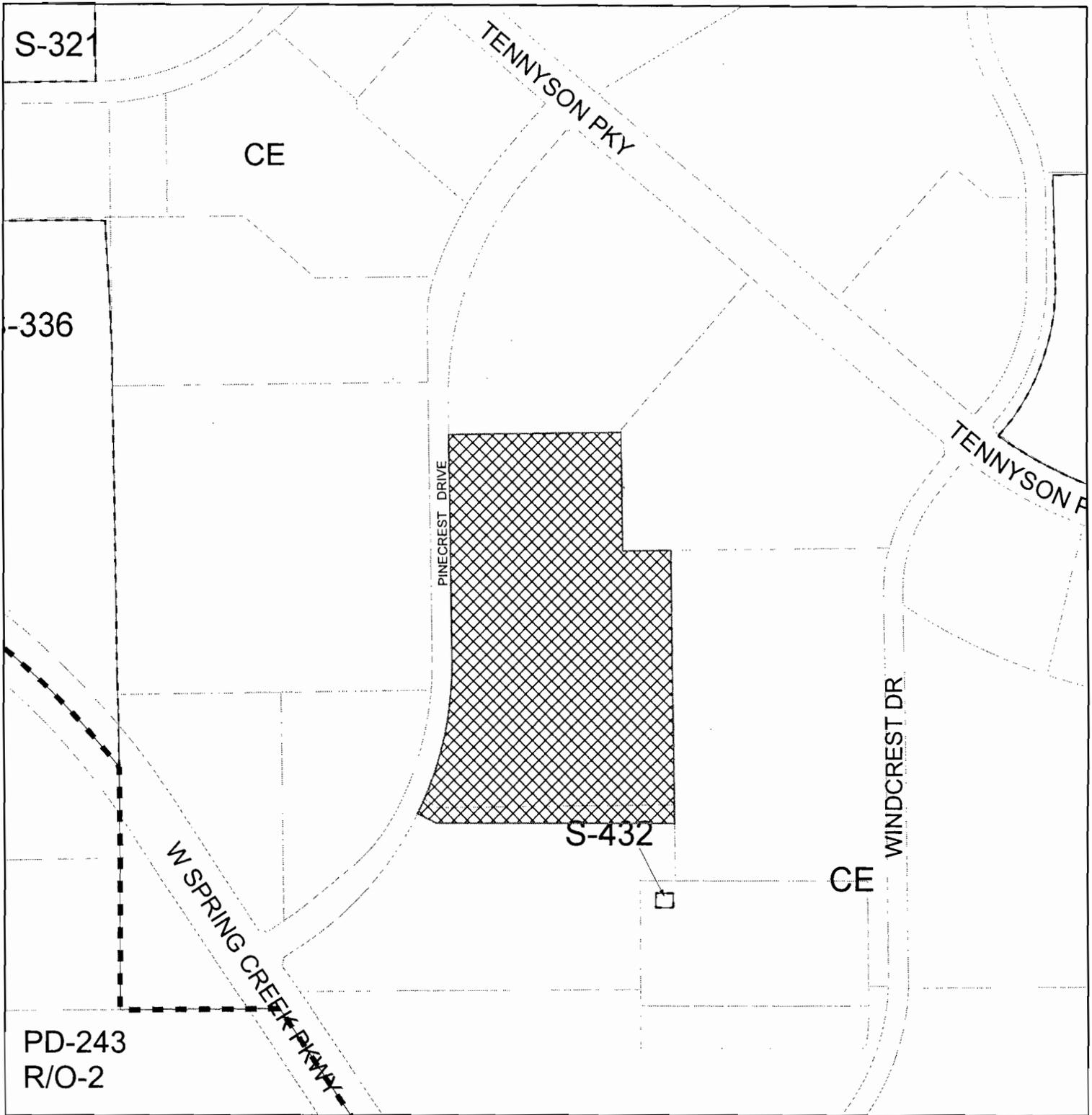
Agenda Item No. 5c

Revised Conveyance Plat: One-Ninety and Jupiter Addition, Block A,
Lots 4R, 7, & 8
Applicant: Magnolia Lodging Development

Three conveyance lots on 11.7± acres located on the north side of State Highway 190, 2,300± feet east of Jupiter Road. Zoned Research/Technology Center. Neighborhood #68.

The purpose of the revised conveyance plat is to subdivide the existing lot, Lot 4R, into three lots and dedicate easements necessary for development.

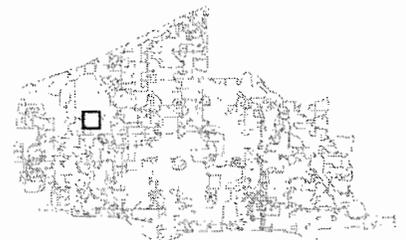
Recommended for approval as submitted.



Item Submitted: PRELIMINARY PLAT

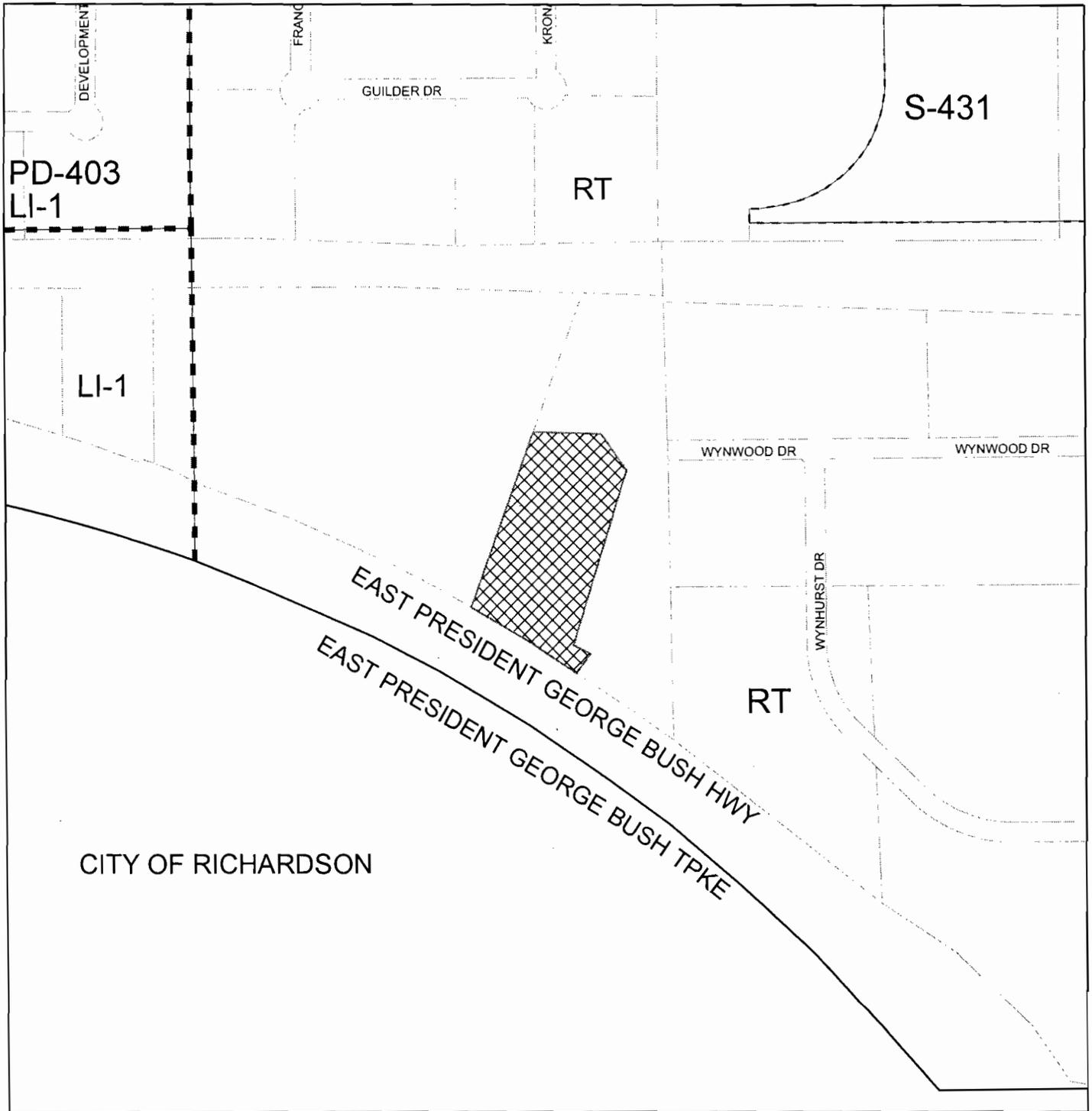
Title: LINCOLN R & D IN LEGACY, PHASE IV
BLOCK A, LOT 1

Zoning: COMMERCIAL EMPLOYMENT



○ 200' Notification Buffer





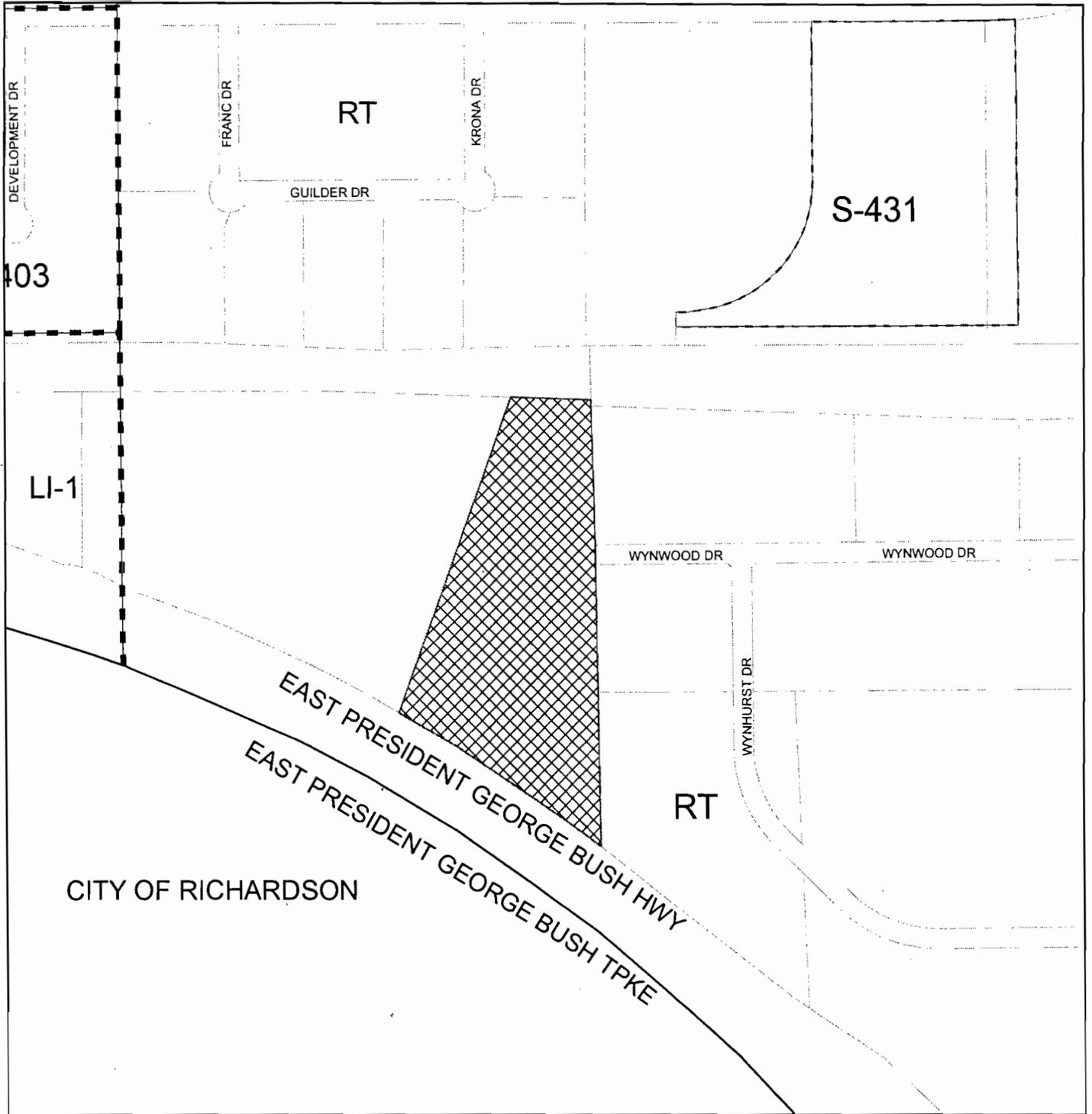
Item Submitted: PRELIMINARY SITE PLAN

Title: ONE-NINETY AND JUPITER ADDITION
BLOCK A, LOT 4R



Zoning: RESEARCH/TECHNOLOGY CENTER ○ 200' Notification Buffer





Item Submitted: REVISED CONVEYANCE PLAT

Title: ONE-NINETY AND JUPITER ADDITION
BLOCK A, LOTS 4R, 7, & 8

Zoning: RESEARCH/TECHNOLOGY CENTER



○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

October 15, 2007

Agenda Item No. 6

Public Hearing: Zoning Case 2007-39

Applicant: City of Plano

DESCRIPTION:

Request to rescind Specific Use Permit #110 for Private Club on one lot on 0.1± acre located on the east side of Coit Road, 475± feet north of Park Boulevard. Zoned Retail.

REMARKS:

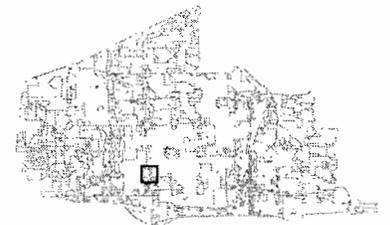
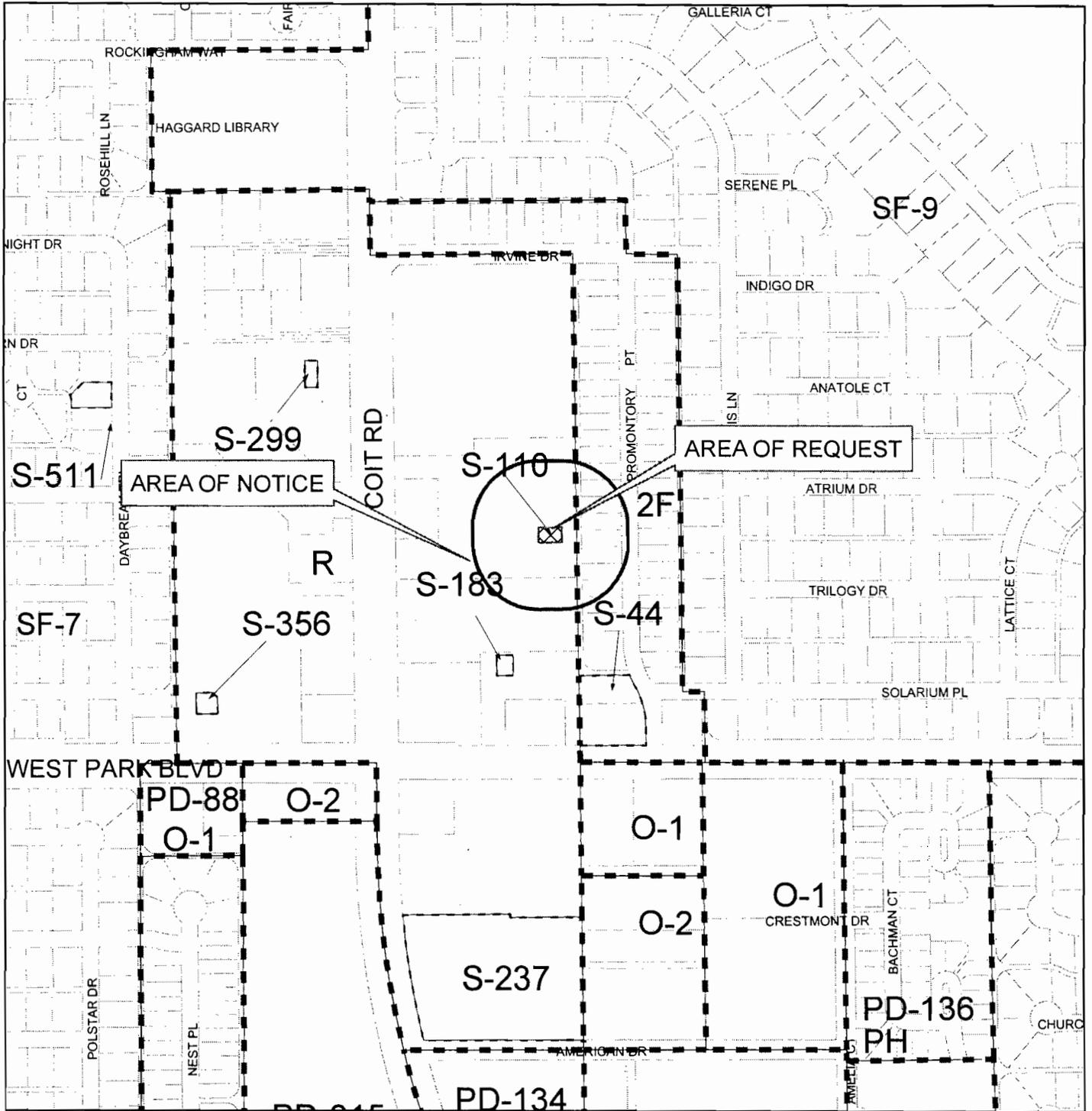
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #110 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application.

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

Primavera Italian Restaurant with SUP #110 operates with a Mixed Beverage Permit from TABC. Therefore, for "housekeeping" purposes, staff recommends that the Private Club SUP be rescinded since the SUP is not necessary for the restaurant to sell alcoholic beverages. Staff has not received a response from the property owner as to whether or not they concur with the removal of the SUP.

RECOMMENDATION:

Recommended for approval as submitted.



Zoning Case #: 2007-39

Existing Zoning: RETAIL w/SPECIFIC USE PERMIT #110

○ 200' Notification Buffer



REPLY FORM

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

RECEIVED

SEP 25 2007

PLANNING DEPT



Dear Commissioners:

This letter is regarding Zoning Case 2007-39. This is a request to rescind Specific Use Permit #110 for a Private Club on one lot on 0.1± acre located on the east side of Coit Road, 475± feet north of Park Boulevard. The requested zoning is to rescind SUP #110 for Private Club and retain the underlying R zoning district. The R zoning will remain unchanged.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-39.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-39.

This item will be heard on **October 15, 2007, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

K. DAVID THOMPSON
Name (Please Print)

K David Thompson
Signature

2113 PROMONTORY PT
Address

9/23/07
Date

TMF

REPLY FORM

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

RECEIVED
SEP 26 2007
PLANNING DEPT



Dear Commissioners:

This letter is regarding Zoning Case 2007-39. This is a request to rescind Specific Use Permit #110 for a Private Club on one lot on 0.1± acre located on the east side of Coit Road, 475± feet north of Park Boulevard. The requested zoning is to rescind SUP #110 for Private Club and retain the underlying R zoning district. The R zoning will remain unchanged.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-39.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-39.

This item will be heard on **October 15, 2007, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

CHERYL FLEMING
Name (Please Print)

Signature

1832 BACHMAN CT
Address

9-24-07
Date

TMF

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 15, 2007

Agenda Item No. 7

Public Hearing: Zoning Case 2007-40

Applicant: City of Plano

DESCRIPTION:

Request to rescind Specific Use Permit #111 for Private Club on one lot on 0.1± acre located on the north side of Plano Parkway; 1,100± feet east of Alma Drive. Zoned Corridor Commercial.

REMARKS:

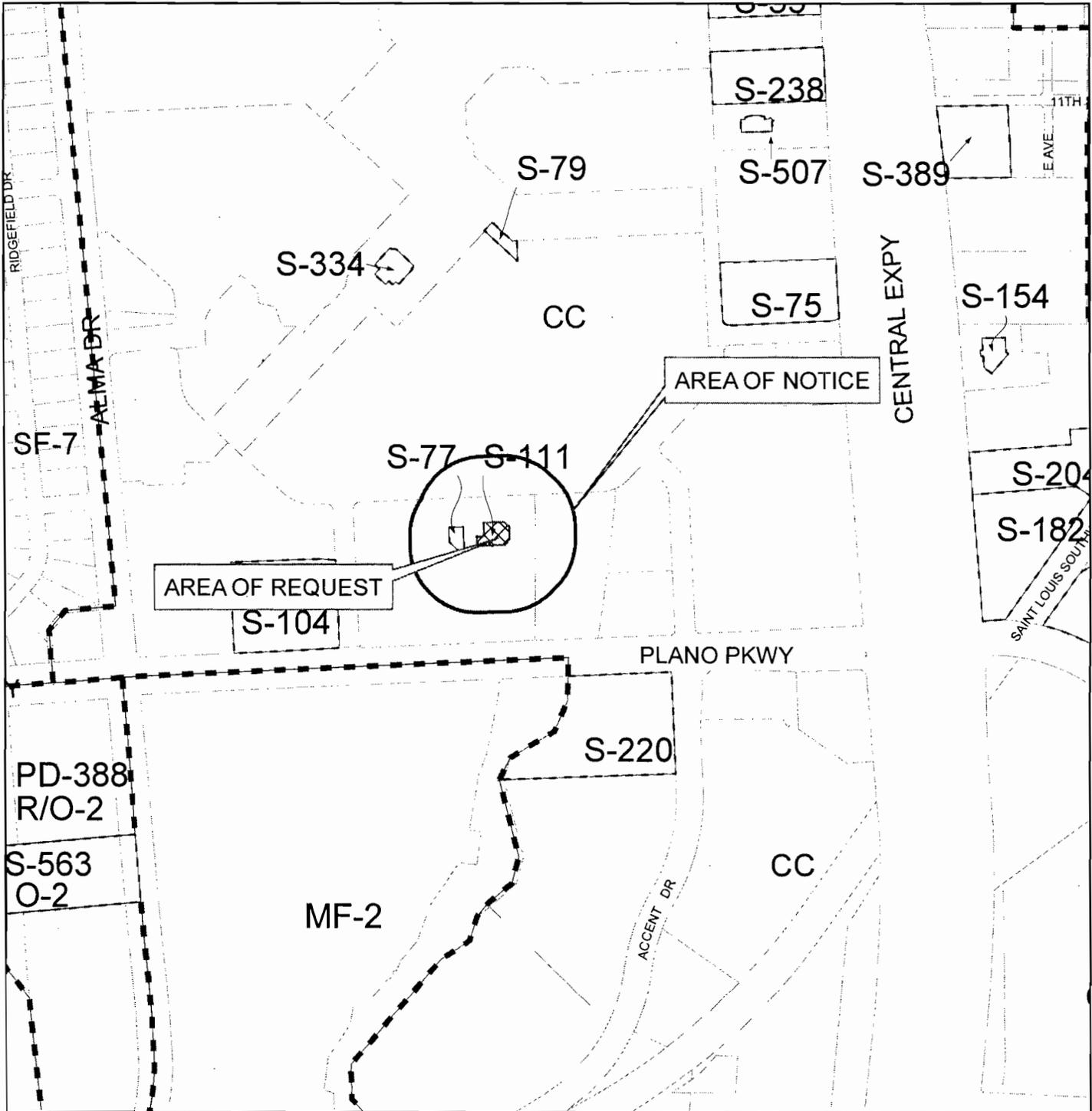
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #111 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application.

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

Compari's restaurant with SUP #111 operates with a Mixed Beverage Permit from TABC. Therefore, for "housekeeping" purposes, staff recommends that the Private Club SUP be rescinded since the SUP is not necessary for the restaurant to sell alcoholic beverages. Staff has not received a response from the property owner as to whether or not they concur with the removal of the SUP.

RECOMMENDATION:

Recommended for approval as submitted.



Zoning Case #: 2007-40

Existing Zoning: CORRIDOR COMMERCIAL w/SPECIFIC USE PERMIT #111



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CITY OF PLANO
PLANNING & ZONING COMMISSION

October 15, 2007

Agenda Item No. 8

Public Hearing: Zoning Case 2007-41

Applicant: City of Plano

DESCRIPTION:

Request to rescind Specific Use Permit #115 for Private Club on one lot on 0.1± acre located on the north side of Park Boulevard, 755± feet west of Ohio Drive. Zoned Retail.

REMARKS:

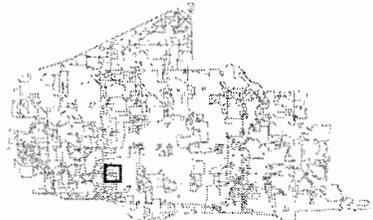
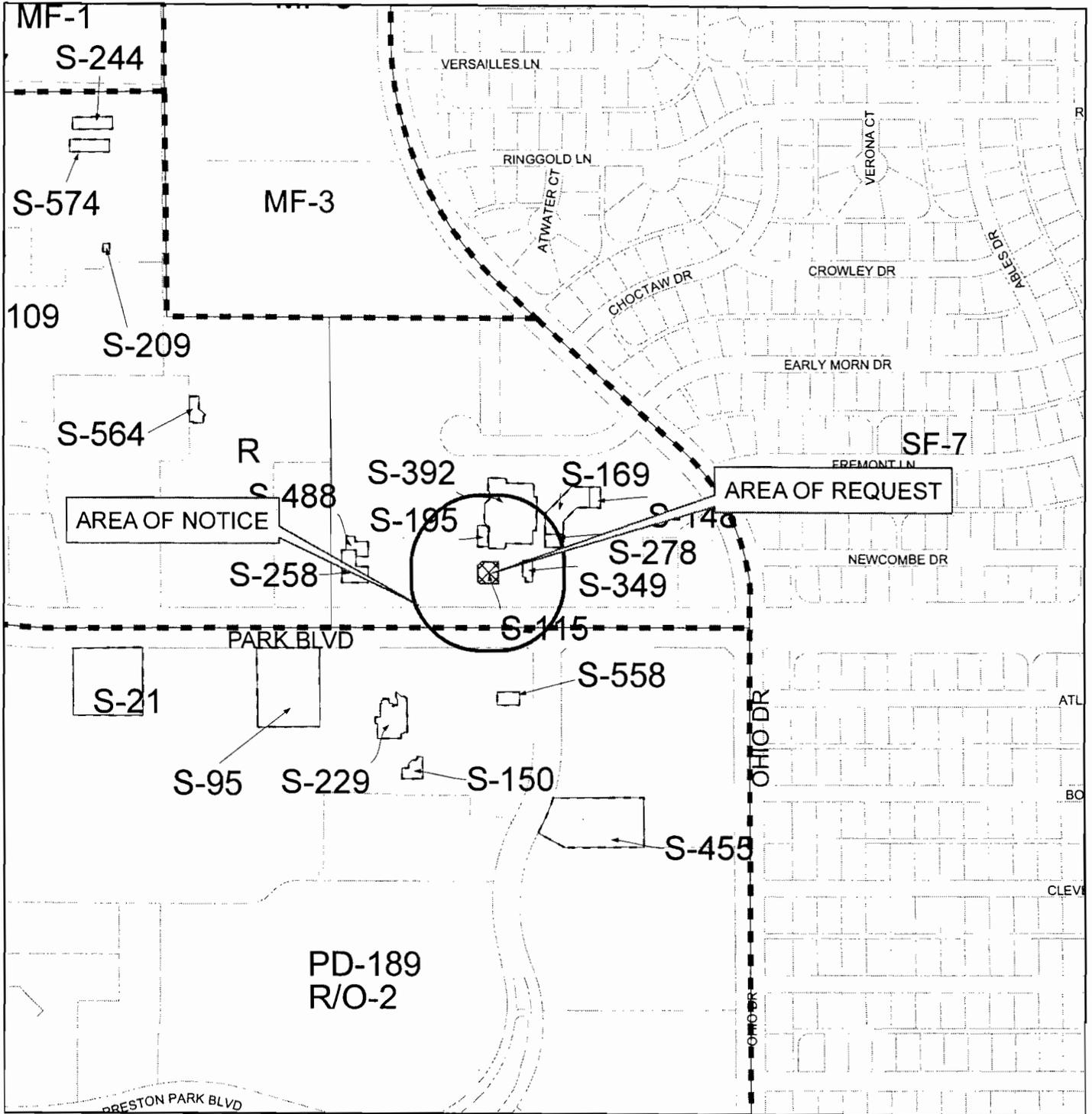
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #115 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application.

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

Awaji restaurant with SUP #115 operates with a Mixed Beverage Permit from TABC. Therefore, for "housekeeping" purposes, staff recommends that the Private Club SUP be rescinded since the SUP is not necessary for the restaurant to sell alcoholic beverages. Staff has not received a response from the property owner as to whether or not they concur with the removal of the SUP.

RECOMMENDATION:

Recommended for approval as submitted.



Zoning Case #: 2007-41

Existing Zoning: RETAIL w/SPECIFIC USE PERMIT #115

○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

October 15, 2007

Agenda Item No. 9

Public Hearing: Zoning Case 2007-42

Applicant: City of Plano

DESCRIPTION:

Request to rescind Specific Use Permit #123 for Private Club on one lot on 4.2± acres located on the west side of K Avenue, 603± feet north of Park Boulevard. Zoned Corridor Commercial.

REMARKS:

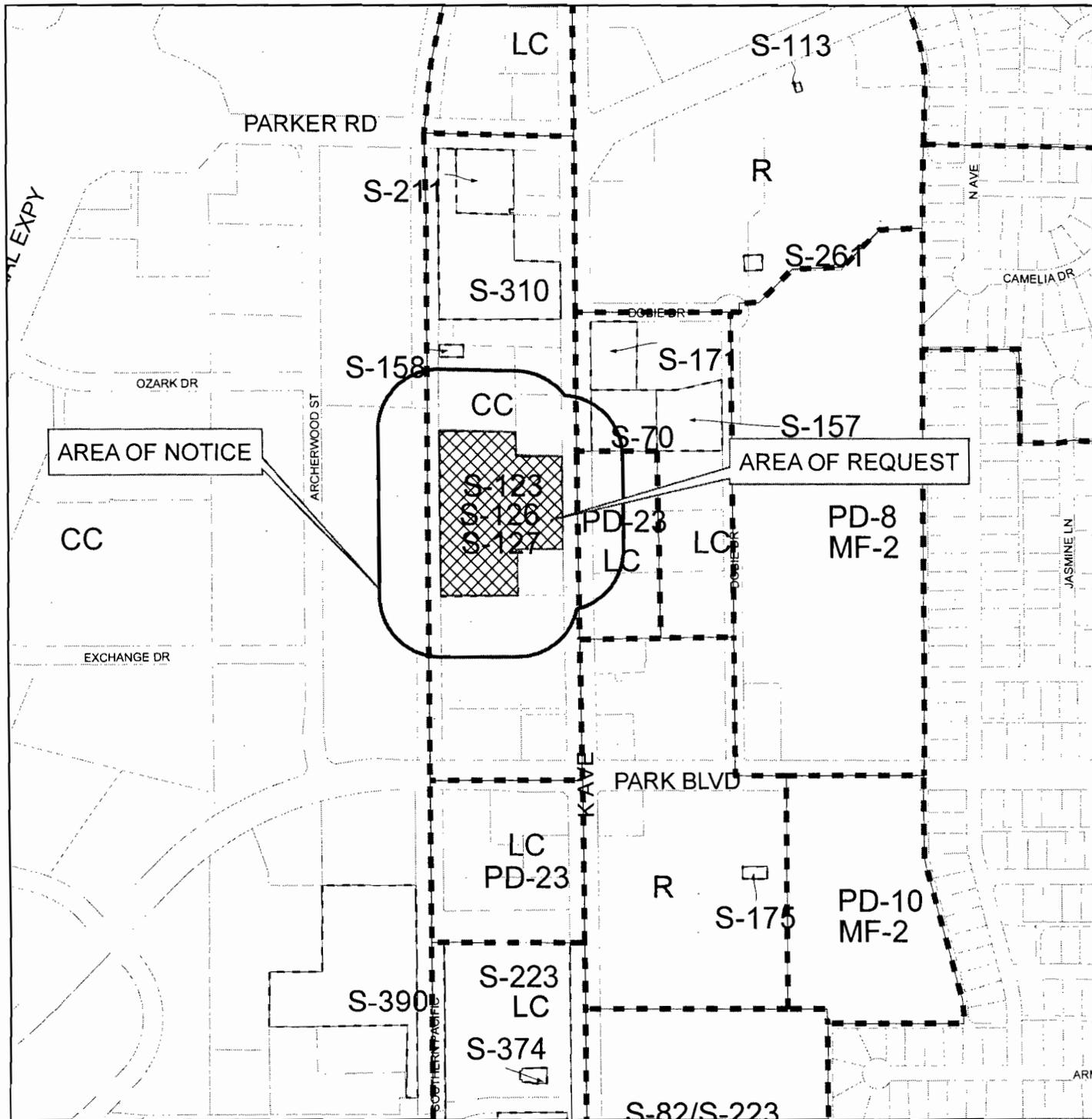
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #123 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application.

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

Plano Super Bar (located within Plano Super Bowl) with SUP #123 operates with a Mixed Beverage Permit from TABC. Therefore, for "housekeeping" purposes, staff recommends that the Private Club SUP be rescinded since the SUP is not necessary for the restaurant to sell alcoholic beverages. The property owner verbally informed staff that they concur with the removal of the SUP.

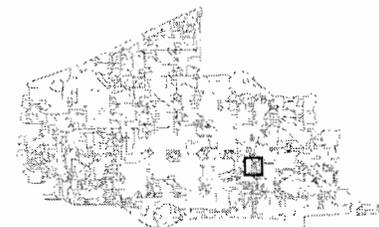
RECOMMENDATION:

Recommended for approval as submitted.



Zoning Case #: 2007-42

Existing Zoning: CORRIDOR COMMERCIAL
w/SPECIFIC USE PERMITS #123, #126, & #127



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CITY OF PLANO

PLANNING & ZONING COMMISSION

October 15, 2007

Agenda Item No. 10

Public Hearing: Zoning Case 2007-43

Applicant: City of Plano

DESCRIPTION:

Request to rescind Specific Use Permit #125 for Private Club on one lot on 0.1± acre located on the west side of U.S. Highway 75, 768± feet south of Ruisseau Drive. Zoned Corridor Commercial.

REMARKS:

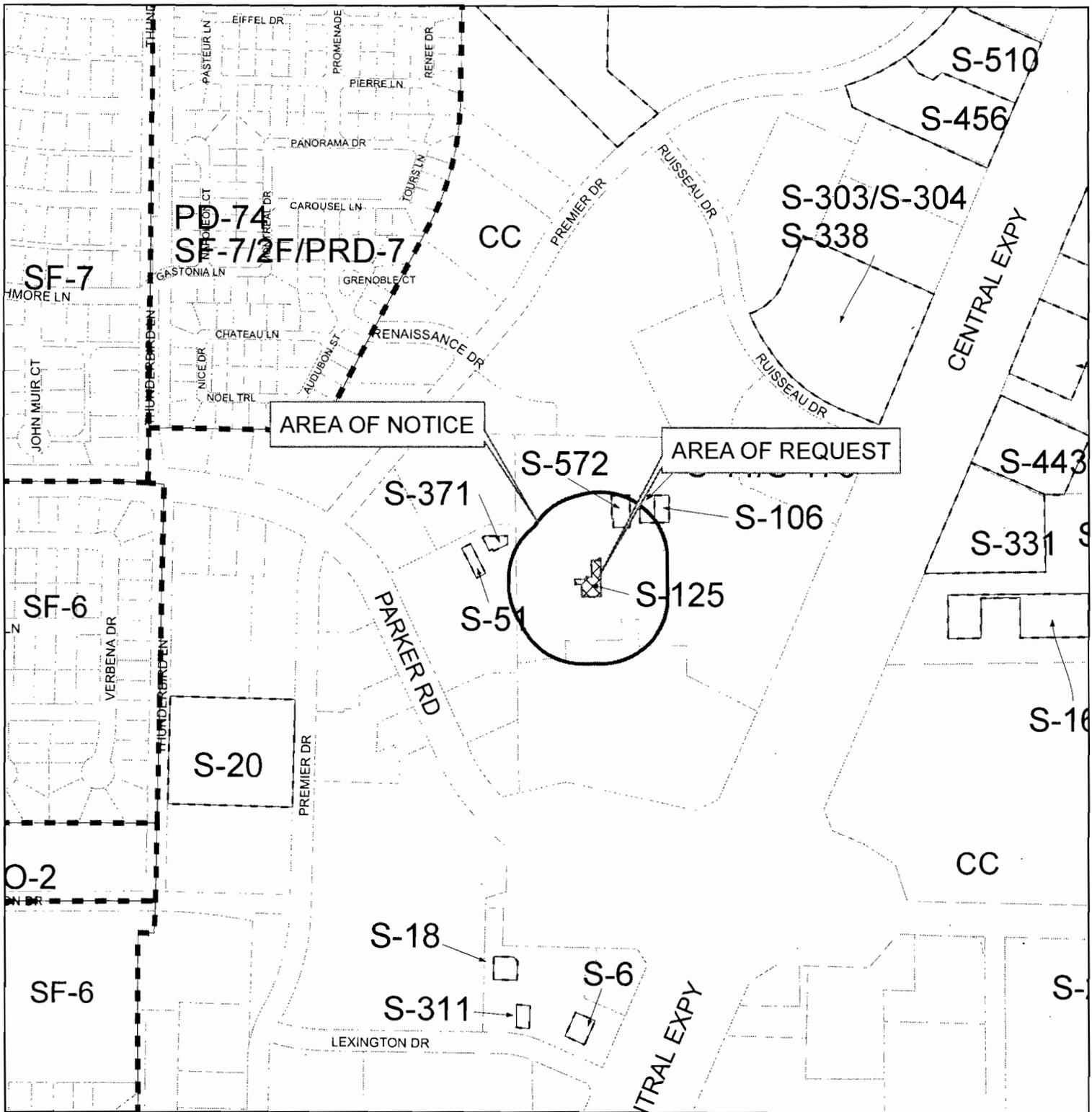
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #125 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application.

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

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

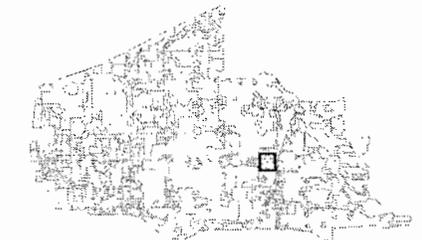
RECOMMENDATION:

Recommended for approval as submitted.



Zoning Case #: 2007-43

Existing Zoning: CORRIDOR COMMERCIAL w/SPECIFIC USE PERMIT #125



○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

October 15, 2007

Agenda Item No. 11

Public Hearing: Zoning Case 2007-44

Applicant: City of Plano

DESCRIPTION:

Request to rescind Specific Use Permit #136 for Private Club on one lot on 0.1± acre located at the southwest corner of Preston Road and Park Boulevard. Zoned Retail.

REMARKS:

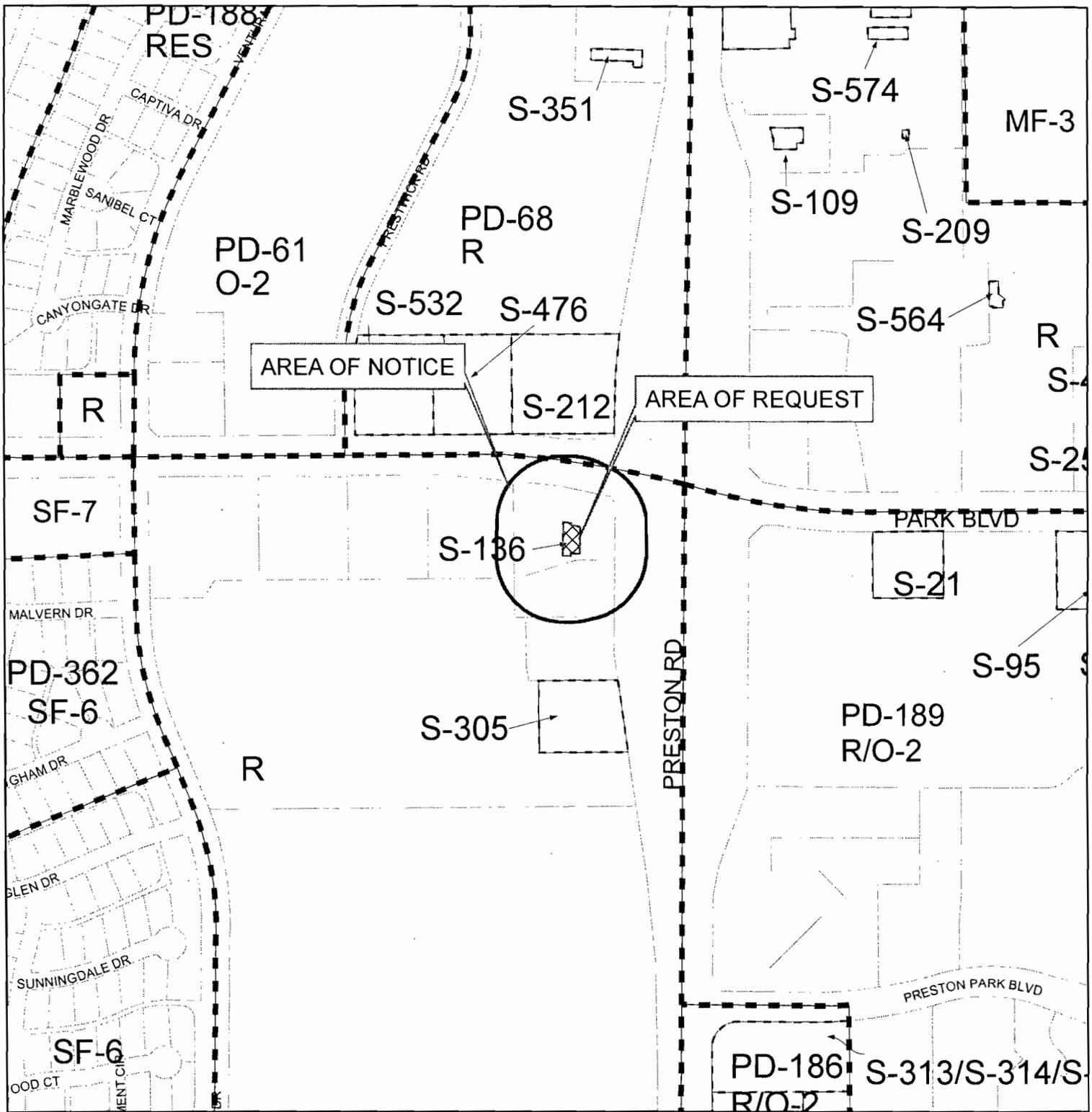
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #136 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application.

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

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

RECOMMENDATION:

Recommended for approval as submitted.



Zoning Case #: 2007-44

Existing Zoning: RETAIL w/SPECIFIC USE PERMIT #136



○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

October 15, 2007

Agenda Item No. 12

Public Hearing: Zoning Case 2007-45

Applicant: City of Plano

DESCRIPTION:

Request to rescind Specific Use Permit #153 for Private Club on one lot on 3.7± acres located on the north side of Plano Parkway, 251± feet east of Preston Road. Zoned Planned Development-194-General Office.

REMARKS:

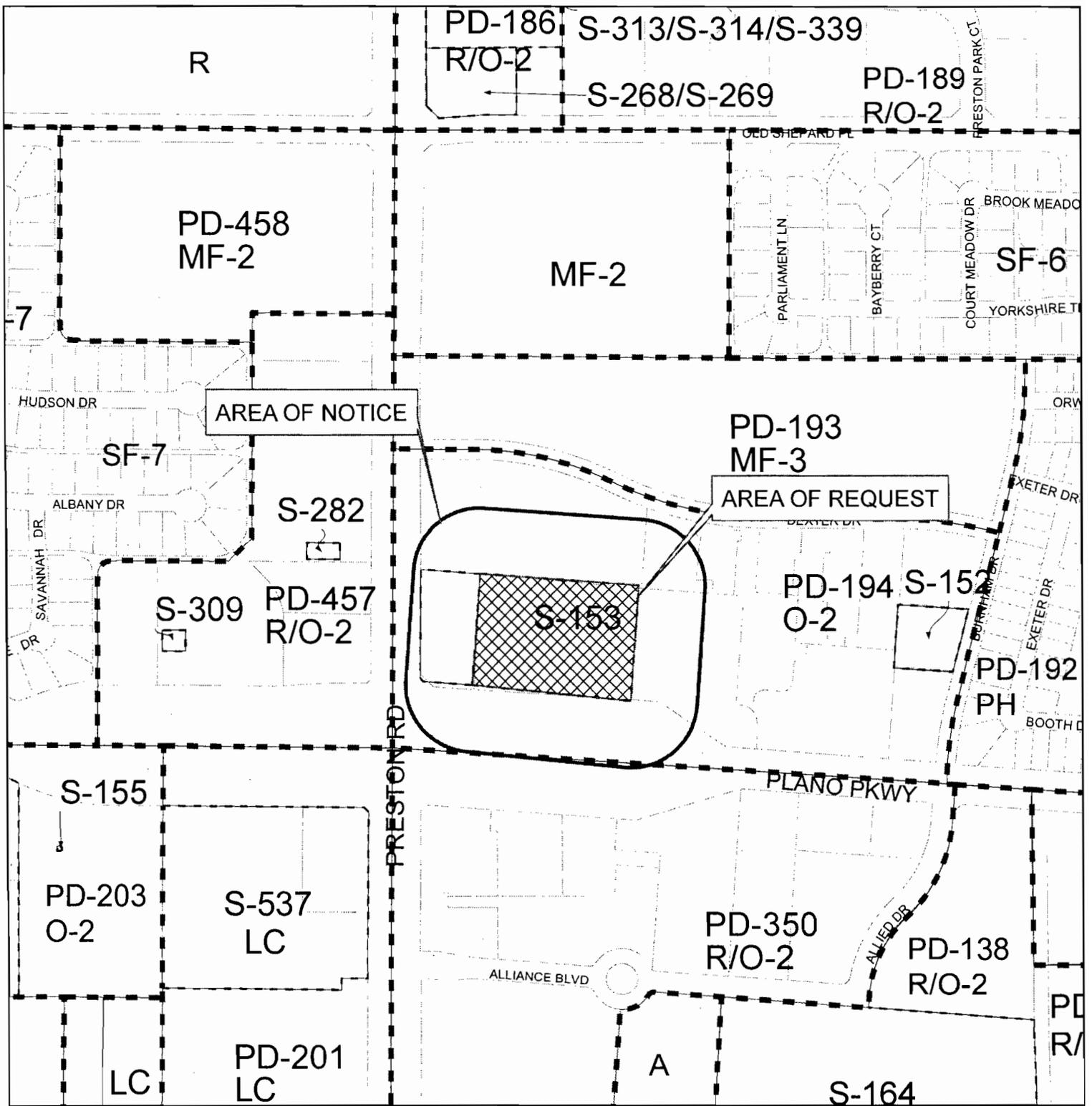
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #153 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application.

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

Marriot Inc. with SUP #153 operates with a Mixed Beverage Permit from TABC. Therefore, for "housekeeping" purposes, staff recommends that the Private Club SUP be rescinded since the SUP is not necessary for the restaurant to sell alcoholic beverages. Staff has not received a response from the property owner as to whether or not they concur with the removal of the SUP.

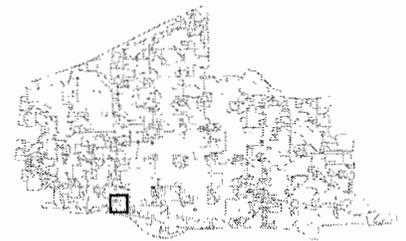
RECOMMENDATION:

Recommended for approval as submitted.



Zoning Case #: 2007-45

Existing Zoning: PLANNED DEVELOPMENT-194-GENERAL OFFICE
w/SPECIFIC USE PERMIT #153



○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

October 15, 2007

Agenda Item No. 13

Public Hearing: Zoning Case 2007-46

Applicant: City of Plano

DESCRIPTION:

Request to rescind Specific Use Permit #154 for Private Club on one lot on 0.1± acre located on the east side of U.S. Highway 75, 794± feet north of Plano Parkway. Zoned Corridor Commercial.

REMARKS:

This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #154 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application.

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

El Fenix with SUP #154 operates with a Mixed Beverage Permit from TABC. Therefore, for "housekeeping" purposes, staff recommends that the Private Club SUP be rescinded since the SUP is not necessary for the restaurant to sell alcoholic beverages. Staff has not received a response from the property owner as to whether or not they concur with the removal of the SUP.

RECOMMENDATION:

Recommended for approval as submitted.

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 15, 2007

Agenda Item No. 14

Public Hearing - Preliminary Replat: Park West Plaza, Phase II, Block A, Lot 3R

Applicant: ASG Real Estate Co.

DESCRIPTION:

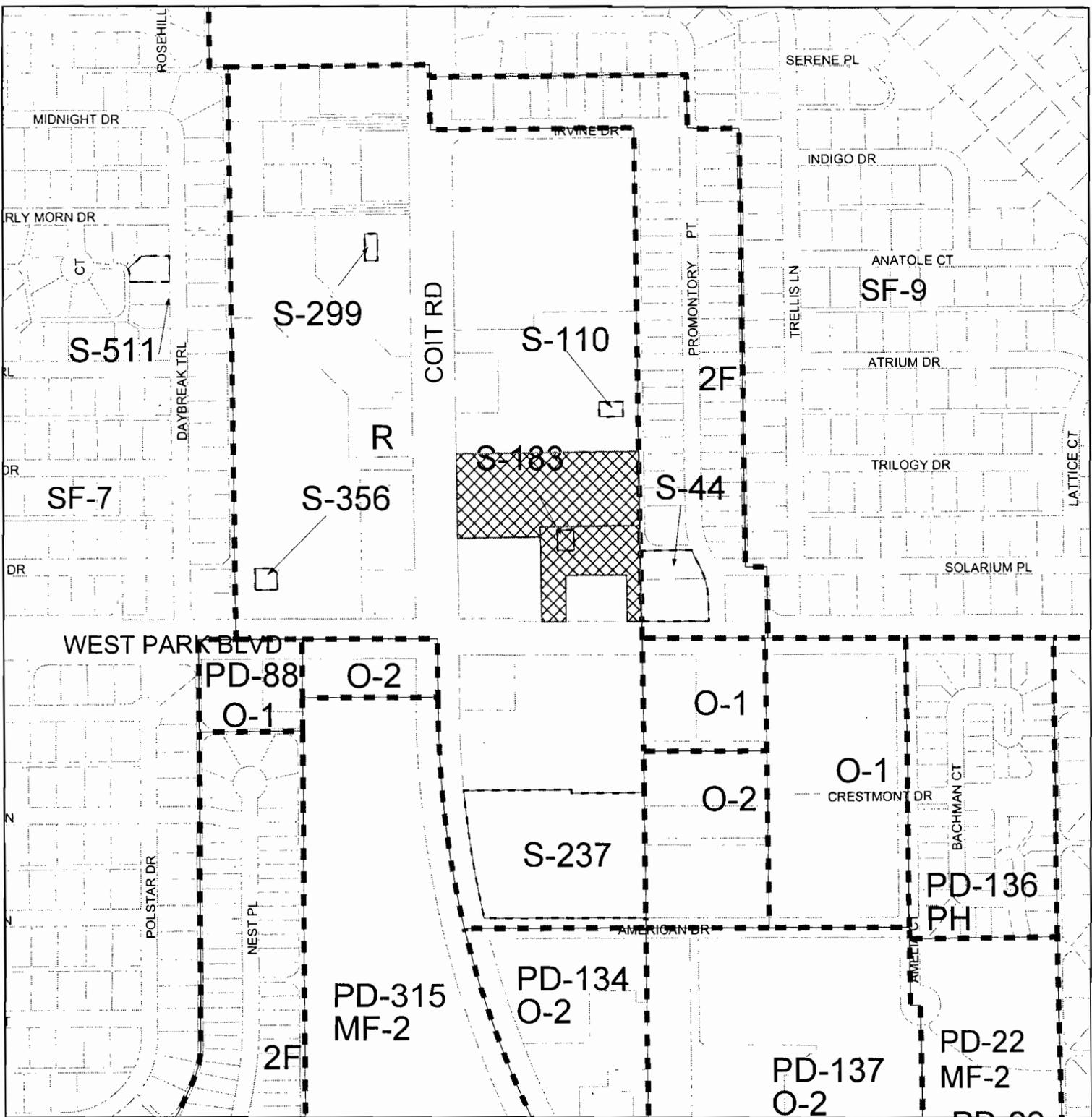
Retail on one lot on 4.3± acres located at the northeast corner of Coit Road and Park Boulevard. Zoned Retail with Specific Use Permit #183 for Arcade. Neighborhood #44.

REMARKS:

The purpose of the preliminary replat is to combine two lots into one lot.

RECOMMENDATIONS:

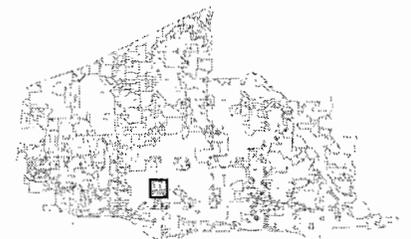
Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.



Item Submitted: PRELIMINARY REPLAT

Title: PARK WEST PLAZA, PHASE II
BLOCK A, LOT 3R

Zoning: RETAIL w/SPECIFIC USE PERMIT #183



○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

October 15, 2007

Agenda Item No. 15

Public Hearing - Replat: Independence Crossing, Block A, Lot 2R

Applicant: Wal-Mart Stores Texas L.P.

DESCRIPTION:

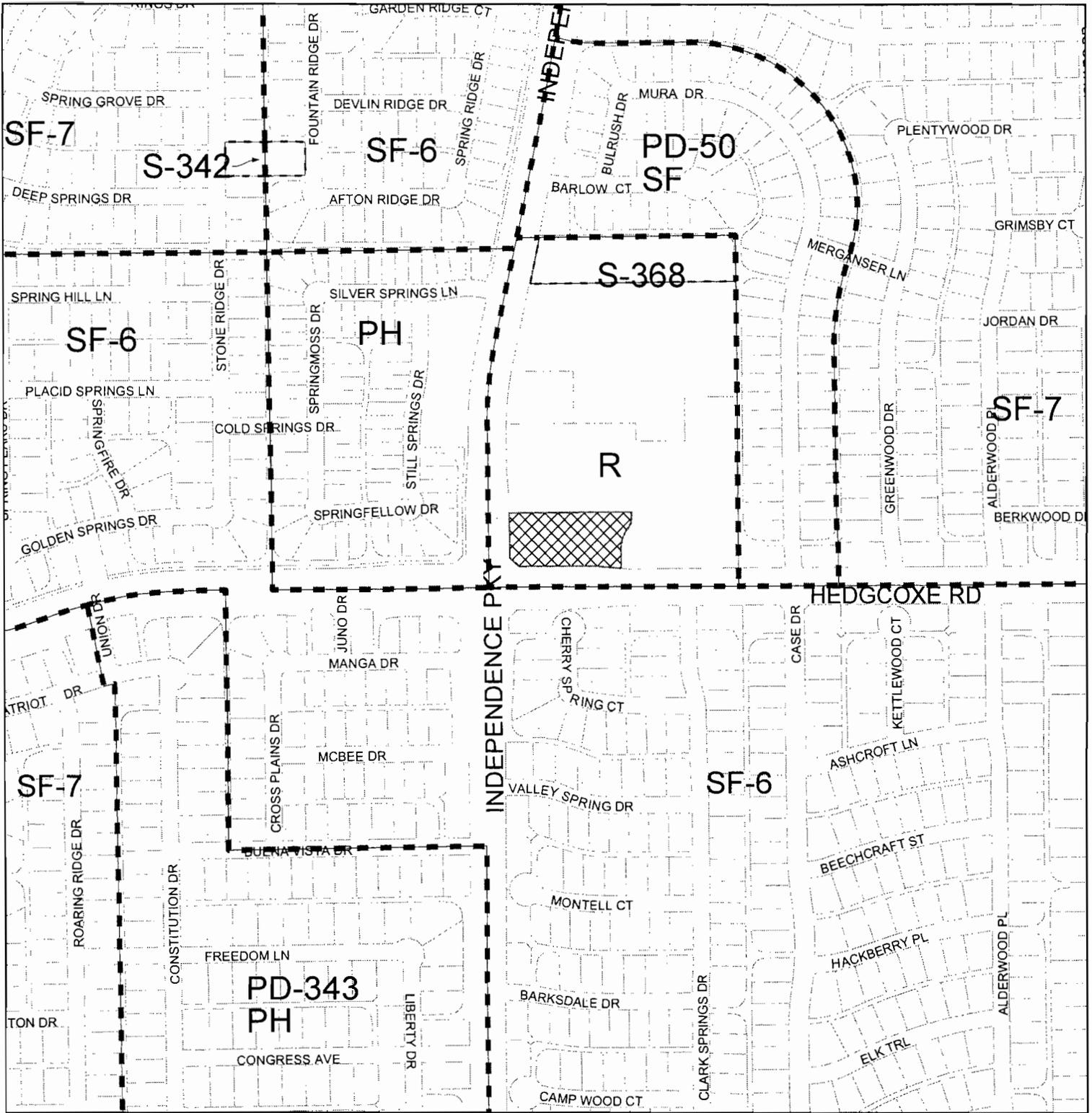
Bank on one lot on 1.3± acres located at the northeast corner of Hedgcoxe Road and Independence Parkway. Zoned Retail. Neighborhood #6.

REMARKS:

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

RECOMMENDATION:

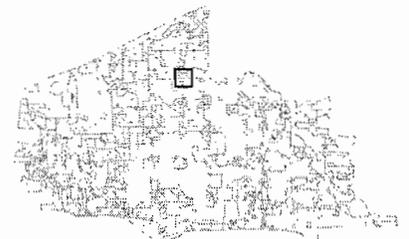
Recommended for approval as submitted.



Item Submitted: REPLAT

Title: INDEPENDENCE CROSSING
BLOCK A, LOT 2R

Zoning: RETAIL



○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

October 15, 2007

Agenda Item No. 16

Discussion and Direction: Research/Technology Center District

Applicant: City of Plano

DESCRIPTION:

Discussion and direction regarding boundaries for the Research/Technology Center zoning district allowed uses, and other regulations. The Research/Technology Center zoning district includes approximately 1,100± acres of land in far southeastern Plano.

BACKGROUND:

Earlier this year, the City Council requested the assistance of the Planning & Zoning Commission (P&Z) in assessing the availability of restaurants and retail and the appropriateness of district boundaries in the Research/Technology Center (RT) zoning district. These topics were discussed by P&Z on July 16, August 6, and August 21, 2007. In addition to receiving staff input during these meetings, P&Z also had the opportunity to hear the input of property owners and their representatives. Based on the discussions that took place, P&Z developed several options for further discussion at the September 11, 2007, CC/P&Z joint retreat. At that meeting, a decision was made to move ahead with the following:

1. Consideration of criteria that can be used to evaluate proposals for additional restaurant and retail in the portion of the district that fronts on the George Bush Tollway and Renner Road.
2. Development of a recommendation for the removal of land located east of Los Rios Boulevard and north of the Cottonbelt Railroad right-of-way (DART) from the RT district. This could include rezoning to another nonresidential zoning category such as Light Commercial (LC) or possibly the creation of a planned development district (PD) for this area.

REMARKS:

In preparation for discussion of these items at your meeting on October 15th, please find some additional information about these two options below. At the retreat, residential uses were discussed and not deemed appropriate in the RT and are therefore not included in the following discussion.

1. Consideration of criteria that can be used to evaluate proposals for additional restaurant and retail in the portion of the district that fronts on the George Bush Tollway and Renner Road.

- a. The RT district currently excludes the retail uses listed (see attached) even if they do not exceed 10% of the building area of a development. Would any of them be acceptable as part of rezoning request for the area along the George Bush Tollway and Renner Road?
- b. Is P&Z willing to consider retail/restaurant zoning for the entire area of undeveloped RT property along the George Bush Tollway and Renner Road?
- c. Does P&Z wish to require restaurants and/or retail to be within a specified distance from the George Bush Tollway and Renner Road or would it prefer to allow more flexibility in the design and arrangement of a development? If the distance is too limiting, might it encourage strips of pad sites?
- d. If a traditional neighborhood shopping center with a grocery store anchor includes 100,000 – 150,000 square feet of retail and restaurant space, how much does P&Z consider appropriate for this area?
- e. Is the current requirement that restaurant pad sites be a minimum of 5,000 square feet necessary? Is size the best means of attracting restaurants that would be supportive of a major business center? Would it be preferable to exclude drive-through facilities instead? This could possibly exclude some desirable businesses that require a drive-through.

2. Development of a recommendation for the removal of land located east of Los Rios Boulevard and north of the Cottonbelt Railroad right-of-way (DART) from the RT district. This will include a rezoning to another nonresidential zoning category such as LC or possibly the creation of a PD for this area.

At the retreat several options for rezoning were discussed. Information about LC, RT and the PD-Light Industrial-1 option that was discussed in 2004 is attached. Some additional questions for consideration are:

- a. What are the core issues in this area that a rezoning should address? What considerations should be given to existing uses in the area such as the mobile home park, the solid waste recycling center, the police firing range, and the golf course?
- b. What standards and uses of these districts does P&Z think are appropriate for this area? Which are not?
- c. Development is driven by market conditions. Does the proposed rezoning accommodate uses that are likely to locate in the area?

- d. Topography and parcel configuration influence the visibility of certain types of development and preclude others. What types of development are viable after the area's topography and parcel configuration?

One of the issues relating to the proposed removal of this area from the RT district is the reduced visibility and access resulting from the extension of Plano Parkway and the realignment of 14th Street. Examples of uses allowed in LC zoning that would be less dependent on visibility and access are:

1. Service Contractor (no storage yard) – Service Contractor (with storage yard) is allowed only with a specific use permit (SUP).
2. Mini-Warehouse/Public Storage – There is existing mini-warehouse operation at the southeast corner of Los Rios Boulevard and 14th Street.
3. Automobile Repair – Major – The areas available in the city for this type of service are very limited although it continues to be very much in demand.
4. Automobile Repair – Minor/Service Station – This type of use could be beneficial in proximity to a major employment center for dropping a vehicle off prior to work and picking it up at the end of the day.
5. Full array of retail and service uses – Even with the 10% allowance, the RT district still does not include a number of retail and service uses such as grocery stores, hardware stores, photographer's studio that could be established under LC zoning.

Please find attachments detailing requirements of LC and RT. A copy of the PD district (as proposed in 2004) was requested for reference purposes so this is also attached. However, as stated in the recommendations below, LC appears to be more appropriate for the area.

RECOMMENDATIONS:

ISSUE 1. Consideration of criteria that can be used to evaluate proposals for additional restaurant and retail in the portion of the district that fronts on the George Bush Tollway or Renner Road.

Staff recommends that a boundary be established for retail and restaurant uses. These uses are typically located in high traffic and high visibility areas and are therefore most likely to locate close to the George Bush Tollway and along Renner Road. Establishing a maximum distance from these roads will help to ensure that the character of the RT district is preserved.

ISSUE 2. Development of a recommendation for the removal of land located east of Los Rios Boulevard and north of the Cottonbelt Railroad right-of-way (DART) from the RT district. This will include a rezoning to another nonresidential zoning category such as LC or possibly the creation of a PD for this area.

Staff recommends rezoning this area to LC as opposed to the creation of a PD. The uses allowed in LC would allow additional flexibility for the development of these properties, are generally compatible with surrounding properties that will remain in the RT district and appear to be more consistent with market demand than RT. Also, supplemental regulations have been added to the LC district to address concerns about open storage - open storage must be screened on all four sides (details can be found in the attached ordinance).

PD as Proposed in 2004 (never adopted)

Article 2 - Zoning Districts and Uses

2.100 Establishment of Zoning Districts

For the purpose of this ordinance, the City of Plano is divided into the following zoning districts:

Residential Zoning Districts	
A	Agricultural
ED	Estate Development
GR	General Residential
MH	Mobile Home
MF-1	Multifamily Residence-1
MF-2	Multifamily Residence-2
MF-3	Multifamily Residence-3
PH	Patio Home
SF-A	Single-Family Residence Attached
SF-6	Single-Family Residence-6
SF-7	Single-Family Residence-7
SF-9	Single-Family Residence-9
SF-20	Single-Family Residence-20
2F	Two-Family Residence (Duplex)
UR	Urban Residential
Nonresidential Zoning Districts	
CB-1	Central Business-1
CE	Commercial Employment
CC	Corridor Commercial
BG	Downtown Business/Government
O-2	General Office
LC	Light Commercial
LI-1	Light Industrial-1
LI-2	Light Industrial-2
O-1	Neighborhood Office
RC	Regional Commercial (ZC 2000-68; Ordinance No. 2000-10-11)
RE	Regional Employment (ZC 2000-68; Ordinance No. 2000-10-11)
RT	Research/Technology Center
R	Retail

2.404

All specific use permits approved in accordance with the provisions of this ordinance in its original form or as hereafter amended shall be referenced on the Zoning District Map.

2.500 Permitted Uses

2.501

Land and buildings in each of the zoning districts may be used for any of the following listed uses, but no land shall hereafter be used, and no building or structure shall hereafter be erected, altered or converted which is arranged or designed or used for other than those uses specified for the district in which it is located as set forth by the following schedule:

2.502 Schedule of Permitted Uses

The following symbols are applicable to the interpretation of Schedule I, Permitted Uses.

P	Designates use <u>permitted</u> in district indicated.
Blank	Designates use <u>prohibited</u> in district indicated.
S	Indicates use may be approved with a <u>specific use permit</u> . (See Section 2.400.)
R	Indicates use allowed in accordance with <u>Residential Adjacency Standards</u> . If also designated by an "S," use may be approved with a specific use permit in accordance with Residential Adjacency Standards.
PD	Indicates use allowed with special PD provisions.

Permitted Use	Use Category	LI-1 - Light Industrial-1		
		RT - Research/Technology Center (ZC 98-69)	PD – Planned Development LI-1 (SW Corner of 14 th / Rowlett Creek	
Accessory Building or Use (8)	Accessory & Incidental	P	P	P
Adult Day Care Center	Service	P	S	P
Airport/Heliport (4)	Educ., Inst., Public & Special	S	S	S
Animal Exhibition	Educ., Inst., Public & Special	S		S
Antenna	Trans., Utility & Comm.	34	34	34
Antenna Support Structure (Commercial and Amateur) (ZC 99-43)	Trans., Utility & Comm.	34	34	34
Antique Shop (Inside Sales)	Retail	P		P
Arcade (12)	Service	S		S
Artisan's Workshop	Service			
Asphalt/Concrete Batching Plant (Temporary)	Comm., Mfg. & Ind.	36	36	
Asphalt/Concrete Batching Plant (Permanent)	Comm., Mfg. & Ind.	S		
Assembly Hall (ZC 03-21; ZC 97-80)	Educ., Inst., Public & Special	P		P
Assisted Living Facility (ZC 03-21; ZC 00-83)	Educ., Inst., Public & Special			

Permitted Use	Use Category	LI-1 - Light Industrial-1 RT - Research/Technology Center (ZC 98-69) PD – Planned Development LI-1 (SW Corner of 14 th / Rowlett Creek		
Automobile Parts Sales (Inside)	Auto & Related	P		P
Automobile Parts Sales (Outside)	Auto & Related			
Automobile Leasing/ Renting (ZC 99-46)	Auto & Related	R	R, 3 3	R
Automobile Parking Lot/ Garage	Auto & Related	P	3 1	P
Automobile Repair/Major (ZC 96-29, ZC 99-46)	Auto & Related	R, 33		R, S 33
Automobile Repair/Minor/ Service Station (ZC 96-29, ZC 99-46, ZC 02-37)	Auto & Related	R, 33		R, 33
Automobile Storage	Auto & Related	P		
Bank, Savings and Loan or Credit Union	Service	P	P	P
Bed and Breakfast Inn	Service			
Boarding/Rooming House	Primary Res.			
Body Piercing (ZC 01-19)	Service	37	3 7	37
Bottling Works	Wholesale	P		
Building Material Sales (ZC 96-29)	Retail	P		P

Permitted Use	Use Category			
		LI-1 - Light Industrial-1	RT - Research/Technology Center (ZC 98-69)	PD - Planned Development LI-1 (SW Corner of 14 th / Rowlett Creek)
Bus/Truck Leasing (ZC 99-46)	Auto & Related	R		
Bus/Truck Repair (ZC 99-46)	Auto & Related	R		
Business Service	Service	P	P	P
Cabinet/Upholstery Shop	Contr. Cons.	P		P
Cafeteria/Restaurant	Service	P	*	P
Car Wash (ZC 99-46)	Auto & Related	R, 33		R, 33
Caretaker's/Guard's Residence	Accessory & Incidental	P		P
Cemetery/Mausoleum	Educ., Inst., Public & Special		S	
Church and Rectory (5)	Educ., Inst., Public & Special	P	P	P
Civic Center	Educ., Inst., Public & Special	P	P	P
Cleaning (Small Plant or Shop)	Service	P	*	P
Clinic	Office & Prof.	P	P	P
College/University (5)	Educ., Inst., Public & Special	P	P	P
Commercial Amusement (Indoor)	Service	P		P

Permitted Use	Use Category	LI-1 - Light Industrial-1	RT - Research/Technology Center (ZC 98-69)	PD – Planned Development LI-1 (SW Corner of 14 th / Rowlett Creek
Commercial Amusement (Outdoor) (ZC 97-51) (15)	Service	S		S
Commercial/Trade School	Educ., Inst., Public & Special	P	P	P
Community Center (ZC 98-101)	Educ., Inst., Public & Special	P	P	P
Concrete/Asphalt Batching Plant (Temporary)	Comm., Mfg. & Ind.	36	36	
Concrete/Asphalt Batching Plant (Permanent)	Comm., Mfg. & Ind.	S	S	
Construction Yard (Temporary) (9)	Accessory & Incidental	35	35	35
Continuing Care Facility (ZC 03-21; ZC 00-83)	Educ., Inst., Public & Special			
Contract Construction (ZC 99-46)	Contr. Cons.	R	R	R
Convenience Store (ZC 98-69, ZC 99-46)	Retail	R, 33	R, 33,*	R, 33

Permitted Use	Use Category			
		LI-1 - Light Industrial-1	RT - Research/Technology Center (ZC 98-69)	PD – Planned Development LI-1 (SW Corner of 14 th / Rowlett Creek
Dance Hall	Service	P		
Dance/Gymnastics Studio	Service	S		
Day Care Center (ZC 93-45, ZC 96-32, ZC 01-51) (13)	Service	S	S	S
Day Care Center (In-home)	Service			
Distribution Center/Warehouse (ZC 96-29)	Wholesale	P		
Dry Cleaning Plant	Service	P		P
Electrical Power Generating Plant	Trans., Utility & Comm.	S		S
Electrical Substation	Trans., Utility & Comm.	P	S	S
Engine/Motor Repair	Comm., Mfg. & Ind.	P		
Exhibition/Fairgrounds Area (ZC 99-46)	Service	R		
Fairgrounds/Exhibition Area (ZC 99-46)	Service	R		
Farm, Ranch, Garden, or Orchard	Educ., Inst., Public & Special	P	P	P
Farmer's Market	Retail	S		

Permitted Use	Use Category			
		LI-1 - Light Industrial-1	RT - Research/Technology Center (ZC 98-69)	PD – Planned Development LI-1 (SW Corner of 14 th / Rowlett Creek
Feed Store	Retail	P		
Field Office (9)	Accessory & Incidental	35	35	
Fire Station/Public Safety Building	Educ., Inst., Public & Special	P	P	P
Fitness/Health Center (ZC 96-29)	Service	P	P	P
Flea Market (Inside) (ZC 02-37)	Retail	S		
Flea Market (Outside)	Retail			
Florist Shop	Retail	P	*	P
Food/Grocery Store (ZC 96-29a)	Retail	P		
Fraternal Organization, Lodge or Civic Club	Educ., Inst., Public & Special	P	30	P
Funeral Parlor/ Mortuary (ZC 02-37)	Service	P		P
Furniture, Home Furnishings and Equipment Store	Retail	P		P
Automobile Parking Lot /Garage	Auto & Related	P	31	P
Garden Center (ZC 99-46)	Retail	R		R

Permitted Use	Use Category			
		LI-1 - Light Industrial-1	RT - Research/Technology Center (ZC 98-69)	PD -- Planned Development LI-1 (SW Corner of 14 th / Rowlett Creek
General Commercial Plant	Comm., Mfg. & Ind.	P		
General Manufacturing/Industrial Use Complying with Performance Standards (ZC 01-51)	Comm., Mfg. & Ind.	S	S	S
General Merchandise Store	Retail	P		P
Golf Course/Country Club (Private)	Educ., Inst., Public & Special	P	P	P
Grocery/Food Store (ZC 96-29a)	Retail	P		
Guard's/Caretaker's Residence	Accessory & Incidental	P		
Gymnastics/Dance Studio	Service	S		P
Hardware	Retail	P		P
Health/Fitness Center (ZC 96-29)	Service	P	P	P
Heavy Machinery Sales and Storage	Retail	P		
Heliport/Airport (4)	Educ., Inst., Public & Special	S	S	

Permitted Use	Use Category			
		LI-1 - Light Industrial-1	RT - Research/Technology Center (ZC 98-69)	PD - Planned Development LI-1 (SW Corner of 14 th / Rowlett Creek
Helistop (4)	Educ., Inst., Public & Special	S	S	S
Home Occupation (11)	Accessory & Incidental			
Homebuilder Marketing Center (10)	Accessory & Incidental	P		P
Hospital (5)	Educ., Inst., Public & Special		P	
Hotel/Motel	Service	P	20	
Household Appliance Service and Repair	Service	P		P
Household Care Facility (ZC 90-57, ZC 91-07)	Educ., Inst., Public & Special			
Household Care Institution	Educ., Inst., Public & Special			
Independent Living Facility (ZC 03-21, ZC 00-03)	Educ., Inst., Public & Special			
Indoor Gun Range	Service	P		P
Industrial Park	Comm., Mfg. & Ind.	P		

Permitted Use	Use Category			
Industrial use which, due to the possible emission of excessive smoke, noise, gas, fumes, dust, odor, vibration, or danger or fire, explosion or radiation as may be determined by Health, Fire or Building officials is presently or in the future likely to be a hazard or nuisance to adjacent property or the community at large.	Comm., Mfg. & Ind.	LI-1 - Light Industrial-1	RT - Research/Technology Center (ZC 98-69)	PD – Planned Development LI-1 (SW Corner of 14 th / Rowlett Creek
Kennel (Outdoor Pens)	Service	P		P
Kennel/Veterinarian Clinic (Indoor Pens)	Service	P		
Laundromat	Service	P		P
Licensed Massage Therapy	Service	P	P	P
Limited Assembly and Manufacturing Use Complying with Performance Standards	Comm. Mfg. & Ind.	P	P	P
Long-term Care Facility (ZC 03-21, ZC 00-83)	Educ., Inst., Public & Special			

Permitted Use		LI-1 - Light Industrial-1	RT - Research/Technology Center (ZC 98-69)	PD – Planned Development LI-1 (SW Corner of 14 th / Rowlett Creek
Mausoleum/Cemetery	Educ., Inst., Public & Special		S	
Medical Office	Office & Prof.	P	P	P
Mini-Warehouse/ Public Storage (ZC 96-29, ZC 01-51)	Wholesale	P		P
Miscellaneous Retail Store	Retail	P		P
Mobile Home/Trailer Display and Sales	Service	P		
Mobile Home/Trailer Park	Primary Res.			
Mortuary/Funeral Parlor (ZC 02-37)	Service	P		P
Motel/Hotel	Service	P	20	P
Motor/Engine Repair	Comm., Mfg. & Ind.	P		
Motorcycle Sales/ Service (ZC 99-46)	Auto & Related	R		R
Multifamily Residence (1)	Primary Res.			
New Car Dealer (ZC 99-46) (7)	Auto & Related	R		R
Nursery (ZC 96-50)		P		S

Permitted Use	Use Category			
		LI-1 - Light Industrial-1	RT - Research/Technology Center (ZC 98-69)	PD - Planned Development LI-1 (SW Corner of 14 th / Rowlett Creek
Office Center	Office & Prof.	P	P	P
Office (Professional) General Administrative	Office & Prof.	P	P	P
Office-Showroom/ Warehouse	Wholesale	P	32	P
Open Storage	Educ., Inst., Public & Special	P		PD
Paint Shop	Retail	P		
Park or Playground	Educ., Inst., Public & Special	P	P	P
Pawn Shop (ZC 02-37)	Retail	P		P
Personal Service Shop	Service	P	*	P
Pet Shop	Retail	P		P
Portable Building Sales (ZC 99-46)	Retail	R		
Post Office	Educ., Inst., Public & Special	P	P	P
Print Shop (Major) (ZC 02-48)	Service	P	S	P
Print Shop (Minor)	Service	P	*	P
Private Club (19)	Service	S	S	S

Permitted Use	Use Category	LI-1 - Light Industrial-1	RT - Research/Technology Center (ZC 98-69)	PD -- Planned Development LI-1 (SW Corner of 14 th / Rowlett Creek
Private Recreation Facility	Educ., Inst., Public & Special	P	P	P
Private Street Development	Primary Res.			
Private Utility (other than listed)	Trans., Utility & Comm.	P	S	S
Public Safety Building/ Fire Station	Educ., Inst., Public & Special	P	P	P
Public Storage/Mini-Warehouse (ZC 96-29, ZC 01-51)	Wholesale	P		
Railroad Spur Track (ZC 98-69)	Trans., Utility & Comm.	P	P	
Railroad Team Track, Freight Depot or Dock	Trans., Utility & Comm.	P		
Recreation Center	Educ., Inst., Public & Special		P	P
Recreational Vehicle Parking Lot or Garage (ZC 95-53, ZC 99-46)	Auto & Related	R		

Permitted Use	Use Category	LI-1 - Light Industrial-1	RT - Research/Technology Center (ZC 98-69)	PD - Planned Development LI-1 (SW Corner of 14 th / Rowlett Creek
Recreational Vehicle Sales and Service (New/Used) (ZC 95-53, ZC 99-46)	Auto & Related	R		
Rehabilitation Care Facility	Educ., Inst., Public & Special			
Rehabilitation Care Institution	Educ., Inst., Public & Special			
Research and Development Center	Office & Prof.	P	P	P
Residence Hotel (ZC 95-23)	Service	P	20	P
Restaurant/Cafeteria	Service	P	*	P
Restaurant (Drive-in) (ZC 01-51)	Service	P, R		P, R
Retail or Service (Incidental) (ZC 96-29)	Retail		P	
Retail Stores and Shops	Retail	P		P
Rooming/Boarding House	Primary Res.			
Salvage or Reclamation of Products	Comm., Mfg. & Ind.			

Permitted Use	Use Category	LI-1 - Light Industrial-1	RT - Research/Technology Center (ZC 98-69)	PD – Planned Development LI-1 (SW Corner of 14 th / Rowlett Creek
Sand, Gravel, Stone, or Petroleum Extraction	Comm., Mfg. & Ind.			
School, Primary or Secondary (Private) (5)	Educ., Inst., Public & Special	P	P	P
School, Primary or Secondary (Public or Parochial) (5)	Educ., Inst., Public & Special	P	P	P
Service Station/ Automobile Repair/ Minor (ZC 96-29, ZC 99-46, ZC 02-37)	Auto & Related	R, 33		R, 33
Service Yard of Governmental Agency	Trans., Utility & Comm.	P	S	
Sewage Treatment Plant	Trans., Utility & Comm.	S	S	S
Shopping Center (ZC 02-37)	Retail	P		P
Shops, Office and Storage Area for Public/Private Utility	Trans., Utility & Comm.	P		S
Single-Family Residence (Attached) (ZC 02-37, ZC 02-47)	Primary Res.			

Permitted Use	Use Category			
		LI-1 - Light Industrial-1	RT - Research/Technology Center (ZC 98-69)	PD -- Planned Development LI-1 (SW Corner of 14 th / Rowlett Creek
Single-Family Residence (Detached)	Primary Res.			
Small Engine Repair Shop (ZC 99-46)	Service	R		R
Stable	Educ., Inst., Public & Special	S		
Storage or Repair of Furniture and Appliances (Outside)	Service			
Storage or Repair of Furniture and Appliances (Inside) (ZC 98-69)	Service	P		P
Storage or Wholesale Warehouse	Wholesale	P		PD
Studio for Photographer, Musician, Artist, Radio, or TV	Service	P		P
Studio Residence	Primary Res.			
Superstore (ZC 00-48)	Retail	P		P
Tattooing and Permanent Cosmetics (ZC 00-98)	Service	37	37	37

Permitted Use	Use Category			
		LI-1 - Light Industrial-1	RT - Research/Technology Center (ZC 98-69)	PD -- Planned Development LI-1 (SW Corner of 14 th / Rowlett Creek
Theater (Drive-in) (ZC 96-24, ZC 99-46)	Service		R	
Theater, Neighborhood (ZC 96-24)	Service	S		
Theater, Regional (ZC 96-24)	Service	S		
Tire Dealer (no open storage) (ZC 99-46)	Auto & Related	R		R
Tire Dealer (with open storage) (ZC 96-29, ZC 99-46)	Auto & Related	R		
Tire Retreading/ Recapping	Auto & Related			
Tool Rental Shop	Service	P		P
Trade/Commercial School	Educ., Inst., Public & Special	P	P	P
Trailer/Mobile Home Display and Sales	Service	P		
Trailer/Mobile Home Park	Primary Res.			
Trailer Rental	Service	P		
Transfer Storage and Baggage Terminal	Comm., Mfg. & Ind.	P		

Permitted Use	Use Category			
		LI-1 - Light Industrial-1	RT - Research/Technology Center (ZC 98-69)	PD – Planned Development LI-1 (SW Corner of 14 th / Rowlett Creek
Transit Center (ZC 96-29)	Trans., Utility & Comm.	P	P	P
Transmission Line/ Utility Distribution	Trans., Utility & Comm.	P	P	
Transportation and Utility Structures/ Facility	Trans., Utility & Comm.	P	P	P
Truck/Bus Leasing (ZC 99-46)	Auto & Related	R		
Truck/Bus Repair (ZC 99-46)	Auto & Related	R		
Truck Parking Lot (ZC 99-46)	Auto & Related	R		
Truck Sales (Heavy Trucks) (ZC 99-46)	Auto & Related	R		
Truck Terminal (ZC 99-46)	Auto & Related	R		
Two-Family Residence	Primary Res.			
University/College (5)	Educ., Inst., Public & Special	P	P	P
Upholstery/Cabinet Shop	Contr. Cons.	P		P
Used Car Dealer (ZC 99-46) (7)	Auto & Related	R		

Permitted Use	Use Category			
		LI-1 - Light Industrial-1	RT - Research/Technology Center (ZC 98-69)	PD – Planned Development LI-1 (SW Corner of 14 th / Rowlett Creek
Utility Distribution/ Transmission Line	Trans., Utility & Comm.	P	P	P
Veterinarian Clinic/ Kennel (Indoor Pens)	Service	P		P
Warehouse/ Distribution Center (ZC 96-29)	Wholesale	P		PD
Warehouse/Office- Showroom	Wholesale	P	32	P
Water Treatment Plant	Trans., Utility & Comm.	P	S	S
Wrecking Yard	Auto & Related			

*	Uses allowed when their combined area does not exceed 10% of the gross floor area of a development; see Subsection 2.824, Regional Employment district or Subsection 2.827, Research/Technology Center district.
1	See Subsection 3.104.
2	See Subsection 2.818.
3	See Subsection 2.820.
4	See Subsection 3.106.
5	See Subsection 3.401.
6	Heliport allowed by right; airport allowed by specific use permit.
7	See Section 3.900.
8	See Section 3.200.
9	For construction yard, field offices and other temporary buildings, see Subsection 3.103.
10	See Subsection 3.103.
11	See Subsection 3.110.
12	See Subsection 3.101.
13	See Section 1.600 and Subsections 3.102, 3.1107 and 3.1109.
14	May be permitted by a specific use permit as an accessory use when operated by the resident.
15	See Outdoor Commercial Amusement Guidelines.
16	See Section 1.600 for specific use permit requirements for certain in-home day care operations.
17	Permitted as an incidental use in a single-tenant building; separate outside entrance and outside signage are prohibited.
18	Permitted as an incidental use; separate outside entrance and outside signage are prohibited.
19	See Subsection 3.105.
20	Permitted when the building is a minimum of 200 feet from the nearest residential boundary district.
21	Permitted as an accessory use.
22	See Subsection 3.111.
23	Scientific, research and medical laboratories will be allowed in the Retail, Downtown Business/Government and Office-1 districts as an accessory use to medical offices.
24	Allowed as a secondary use only to automobile and related uses as listed in the Schedule of Permitted Uses.

25	Permitted in the Commercial Employment district. See Subsection 2.820.
26	Permitted as an accessory use but not as a primary use.
27	Allowed by specific use permit only for single-unit trucks with enclosed beds; maximum two axles.
28	Allowed by specific use permit as a primary use; allowed by right as an accessory use to other storage operations.
29	See Subsection 2.820, Special District Requirements.
30	Permitted as an accessory use.
31	Permitted as an accessory use to motel/hotel or residence hotel.
32	Maximum gross floor area for first floor - 100,000 square feet, and maximum percentage gross floor area devoted to warehouse - 70%. See Subsection 2.827.
33	Fuel dispensing and/or car washing facilities associated with this use may be prohibited when in proximity to residential districts. See Residential Adjacency Standards.
34	See Subsection 3.107.
35	Subject to temporary permit and removal at completion of project.
36	Concrete Plant: issuance of temporary permit by City Engineer and removal as directed; Asphalt Plant: issuance of temporary permit by resolution of City Council.
37	Permitted as an accessory use to a personal service shop and allowed in districts where that use is permitted; allowed by specific use permit as a primary use in the Retail, Corridor Commercial, Light Commercial, Light Industrial-1, and Light Industrial-2 districts. See Subsection 3.116 and reference use charts.
38	Specific Use Permits for General Manufacturing in Research/Technology Center districts shall not include food processing, chemical and petroleum processing and manufacturing and foundries.
39	See Subsection 3.113.
40	Fuel dispensing facilities are not allowed in the Downtown Business/Government district.

**3.900 Open Storage
(ZC 94-13/ZC 95-01; Ordinance No. 95-3-35)**

3.901 Open storage and outside display are prohibited in all residential districts, all office districts, and the RT and RE districts. Open storage and outside display are permitted as accessory uses to a primary use on the same lot in the R, BG, RC, LC, CE, CB-1, CC, LI-1, and LI-2 districts. Open storage is permitted as a primary use only in the LI-1 and LI-2 districts. (ZC 2000-68; Ordinance No. 2000-10-11)

**3.902 Allowed Locations for Open Storage and Outside Display
(ZC 97-65; Ordinance No. 99-9-18)**

Open storage and outside display of goods, materials, merchandise, or equipment shall:

- (1) Be screened as required in Subsection 3.903, unless placed in accordance with Subsection 3.904.
- (2) Not be located within any required front, side, or rear yard setback.
- (3) Not be located within parking spaces, fire lanes, maneuvering aisles, or customer pick-up lanes.
- (4) Not obstruct visibility or interfere with pedestrian or vehicular circulation. If the items are placed on a sidewalk or other pedestrian area, a six-foot wide pedestrian path shall be maintained through or adjacent to the outside display area. The pedestrian path must be concrete or asphalt and may not be located within off-street parking areas, including parking spaces, fire lanes, maneuvering aisles, and customer pick-up lanes.
- (5) Be placed on an asphalt or concrete surface. In an industrial zoned district, open storage items, except vehicles, may be placed on a gravel surface. For freestanding garden center uses, when developed as the primary use of a lot, open storage items may be placed on a gravel or other permeable surface. (ZC 2002-42; Ordinance No. 2003-1-11)
- (6) Be immediately adjacent to the building when in an R or RC district. (ZC 2000-68; Ordinance No. 2000-10-11)
- (7) Not be located on the roof of any structure.
- (8) Not exceed 5% of the lot area or 20% of the main building gross floor area, whichever is more restrictive, in the R, BG, RC, LC, CE, and CB-1 districts. For freestanding garden center uses, when developed as the primary use of a lot, the area for open storage may be increased to a maximum of 50% of the lot area. (ZC 2002-42; Ordinance No. 2003-1-11)
- (9) Be designated on an approved site plan.

**3.903 Screening Requirements for Open Storage and Outside Display
(ZC 97-65; Ordinance No. 99-9-18)**

- (1) All open storage and outside display shall be screened from the view of adjacent streets and adjacent properties, unless exempted by Subsection 3.904.
- (2) Screening shall be a minimum of six feet in height; and
 - (a) Be of masonry construction; or
 - (b) Be constructed of chain link or ornamental fencing in combination with a landscape screen; or
 - (c) Be constructed of a solid, evergreen shrub landscape screen without a fence or wall.
 - (d) Evergreen shrubs used for a landscape screen shall be placed so as to create at least a six-foot tall solid screen within two years of their installation. All landscaping shall be irrigated with an automatic sprinkler system and maintained in a healthy and growing condition.
 - (e) Screening may not be constructed of wood fencing or chain link with slats. No screening fence may exceed eight feet in height.
- (3) All open storage in R or RC districts must be attached to the main building and shall be screened by a minimum six-foot solid wall of the same type and manner of construction as the

main building or by a minimum six-foot tall solid wall interspersed by ornamental metal panels. (ZC 2000-68; Ordinance No. 2000-10-11)

(4) Open storage may not exceed the height of screening, unless evergreen shrubs used for a landscape screen are placed so as to create at least a six-foot tall solid screen within two years of their installation along the length of the stored material. The open storage of living plants and trees as inventory for freestanding garden center uses may exceed the height of screening, when the garden center is developed as the primary use of a lot. (ZC 2002-42; Ordinance No. 2003-1-11)

(5) The requirements listed in Subsections 3.902 and 3.903 shall also apply to the use of semitrailers, storage vaults, shipping containers, or other vehicles for storage purposes.

(6) The Planning & Zoning Commission may waive these requirements if no public purpose would be served by the construction of a required screen, or natural features (i.e. vegetation or topography) exist that sufficiently screen the open storage.

3.904 Exceptions to Screening Requirements

(ZC 97-65; Ordinance No. 99-9-18)

(1) No screening is required for open storage and outside display of goods, materials, merchandise, or equipment as an accessory use if placed in an area not more than five feet from the front building face, as designated by the main entrance and not stacked to exceed four feet in height.

(2) Screening is not required for items placed on a gasoline pump island that do not exceed three feet in height.

(3) Parked self-propelled vehicles or trailers shall not constitute open storage or outside display, except when staged, parked, or stored at collision, towing, auto storage, mini-warehouse, auto repair, or wrecker service.

3.905 Where permitted under this ordinance, all open storage shall be screened from view from any street and/or parking area of adjoining property unless located in an LI-1 or LI-2 district, where open storage shall be screened from only the street. (Refer to Section 3.1000 for additional screening requirements.) Screening walls must be a minimum of six feet in height and of masonry construction. Screens may also be constructed of chain link or wrought iron in combination with a landscape screen. A six-foot solid landscape screen without a fence or wall may also be used. Plants must be placed so as to create a six-foot tall solid screen within two years of their installation. All landscaping must be irrigated. Wooden screening fences are prohibited. The Planning & Zoning Commission may waive this requirement if no public purpose would be served by the construction of a required screen, or natural features (i.e. vegetation or topography) exist that sufficiently screen the outdoor storage.

3.906 Junk yards, wrecking yards, or any similar open storage of used machinery or used equipment or material for reuse of parts, dismantling, wrecking, or repossessing may be located in the LI-2 district only after review by the City Council for the purpose of establishing the probable effect of such use on adjacent property. After review, the City Council may, based upon its findings, approve or disapprove such use by resolution.

3.907 Nothing in this section shall prohibit temporary open storage of merchandise for display and sale during a sidewalk sale. A four-foot wide clearance shall be provided along the public sidewalk and a six-foot wide clearance shall be provided on the sidewalk around the building.

2.819 LC - Light Commercial

(1) Purpose

The LC district is intended to provide for a wide array of retail, office, and service uses to meet the needs of local residents and businesses. Some automobile related uses and limited assembly, which address local service and employment opportunities are also included in LC districts. (ZC 98-67; Ordinance No. 99-10-13)

(2) Permitted Uses

See Subsection 2.502, Schedule of Permitted Uses, for a complete listing.

(3) Area, Yard, and Bulk Requirements

Description	Requirement
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Minimum Front Yard	50 feet, except as provided in Section 3.500
Minimum Side Yard	None, except as provided in Section 3.600
--of Corner Lot	50 feet on street side
Minimum Rear Yard	Ten feet where no alley abuts the rear property line (See Section 3.700.)
Maximum Height	Two story, 35 feet (See Section 3.800.)
Maximum Lot Coverage	40% (For gasoline service stations, see 6. below.)
Maximum Floor Area Ratio	0.8:1

(4) Parking Requirements (See Section 3.1100.)

(5) Landscaping (See Section 3.1200.)

(6) Special District Requirements (ZC 2002-33; Ordinance No. 2002-8-14)

(a) For gasoline service stations, canopies shall be considered as an accessory structure and shall be included in all calculations of lot coverage. A maximum 30% of the lot may be covered by the primary and/or accessory structures.

(b) For mini-warehouse/public storage developments, maximum 50% lot coverage shall be allowed.

(7) Light-intensity Manufacturing (ZC 2005-20; Ordinance No. 2005-6-34)

In the LC district, light-intensity manufacturing uses shall meet the following standards: (ZC 98-67; Ordinance No. 99-10-13)

- (a)** Operations should be fully enclosed with no outside storage of goods or materials.
- (b)** Storage and distribution facilities should be incidental to the main use.
- (c)** Dock areas should be screened from adjacent properties and public streets.
- (d)** No noise, vibration, odor, smoke, and dust should impact adjacent properties in conformance with the performance standards in Section 3.1300.

2.827 LI-1 - Light Industrial-1

(1) Purpose

The LI-1 district is intended to provide areas for light manufacturing firms engaged in processing, assembling, warehousing, research and development, and incidental services that are developed in accordance with the same performance standards applicable to all other zoning districts.

(2) Permitted Uses

See Subsection 2.502, Schedule of Permitted Uses, for a complete listing.

(3) Area, Yard, and Bulk Requirements

Description	Requirement
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Minimum Front Yard	50 feet but may be reduced to 30 feet on a Type F or smaller thoroughfare provided:
	Parking and drives are prohibited between the building face and the street.
	Building height is limited to one story within 50 feet of the front property line.
Minimum Side Yard	None, except as provided in Section 3.600
--of Corner Lot	50 feet
Maximum Side Yard	None
Minimum Rear Yard	Ten feet where no alley abuts rear lot line (See Section 3.700.)
Maximum Lot Coverage	50%
Maximum Height	None
Maximum Floor Area Ratio	1:1

(4) Parking Requirements (See Section 3.1100.)

(5) Landscaping (See Section 3.1200.)

(6) Special District Requirements

- (a)** Metal exterior buildings are prohibited in the LI-1 district, except that such buildings may be permitted by approval of a site plan.

- (b)** For gasoline service stations, canopies shall be considered as an accessory structure and should be included in all calculations of lot coverage. (A maximum 30% of the lot may be covered by the primary and/or accessory structures for service stations.)

2.828 LI-2 - Light Industrial-2

(1) Purpose

The LI-2 district is intended to provide areas for manufacturing firms engaged in processing, assembling, warehousing, research and development, and incidental services that are developed in accordance with the same performance standards applicable to all other zoning districts.

(2) Permitted Uses

See Subsection 2.502, Schedule of Permitted Uses, for a complete listing.

(3) Area, Yard, and Bulk Requirements

Description	Requirement
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Minimum Front Yard	50 feet but may be reduced to 30 feet on a Type F or smaller thoroughfare provided:
	Parking and drives are prohibited between the building face and the street.
	Building height is limited to one story within 50 feet of the front property line.
Minimum Side Yard --of Corner Lot	None, except as provided in Section 3.600
	50 feet
Maximum Side Yard	None
Minimum Rear Yard	Ten feet where no alley abuts rear lot line (See Section 3.700.)
Maximum Lot Coverage	50%
Maximum Height	None
Maximum Floor Area Ratio	2:1

(4) Parking Requirements (See Section 3.1100.)

(5) Landscaping (See Section 3.1200.)

(6) Special District Requirements

- (a)** Metal exterior buildings are prohibited in the LI-2 district, except that such building may be permitted by approval of a site plan.
- (b)** For gasoline service stations, canopies shall be considered as an accessory structure and should be included in all calculations of lot coverage. (A maximum 30% of the lot may be covered by the primary and/or accessory structures for service stations.)

2.826 RT - Research/Technology Center

(ZC 98-69; Ordinance No. 98-10-10)

(1) Purpose

The RT district is intended to create a low density, employment center consisting of office, research and development facilities, and limited assembly operations. RT districts should generally accommodate several users in a campus environment.

(2) Permitted Uses

See Subsection 2.502, Schedule of Permitted Uses, for a complete listing.

(3) Area, Yard, and Bulk Requirements

Description	Requirement
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Minimum Front Yard	50 feet, except as provided in Section 3.500 and Other Setback Requirements below
Minimum Side Yard	30 feet, except as provided in Section 3.600 and Other Setback Requirements below
Minimum Rear Yard	30 feet, except as provided in Section 3.700 and Other Setback Requirements below
Maximum Height	20 story, not to exceed 325 feet in height. One story buildings shall not exceed 28 feet, inside clear height (exclusive of interior support structures), except as specified in Other Setback Requirements below.
Maximum Lot Coverage	45%, 60% with structured parking
Maximum Floor Area Ratio	1:1
Minimum District Size	25 contiguous acres
Other Setback Requirements	In addition to the above yard requirements, the following additional setbacks shall apply (as measured from nearest residential district boundary line):
	A minimum setback of three times the height up to a maximum height of eight stories or 140 feet, whichever is more restrictive, for a minimum distance of 1,000 feet.
	Beyond 1,000 feet, the setback shall be increased at one time the height above eight stories or 140 feet, whichever is more restrictive, up to 12 stories or 200 feet in height, whichever is more restrictive.

(4) Off-Street Parking and Loading Requirements (See Section 3.1100.) (ZC 2002-48; Ordinance No. 2002-10-41)

(a) Maximum Loading Facilities

Buildings in RT districts shall not exceed the following ratios for loading spaces:

Square Feet of Gross Floor Area in Structure	Maximum Loading Spaces or Berths
Zero to 20,000	Four
Over 20,000	One for each additional 10,000 square feet up to a maximum of 12

- (b)** The design and orientation of the building(s) shall minimize the exposure of loading and trash collection areas from adjacent streets and from adjacent properties unless they are part of the same approved preliminary site plan. No loading spaces shall face streets. No loading spaces or areas shall be located within 100 feet of the boundary line of a residential district. In addition, the Planning & Zoning Commission may require a combination of wing walls extended from a building, screening walls, landscape berms, and plant materials to further obscure the view of loading and trash collection areas. The above screening elements shall be designed and located in conformance with applicable yard and setback requirements. Screening must extend the entire length of the loading area.

Screening elements should be a minimum of eight feet in height at installation. Berms should not exceed a slope of three feet, horizontal to one foot, vertical. Retaining walls may be used on the interior side of the berm but should not face adjacent streets or properties. The height shall be measured from the top of the curb of adjacent streets or from the average grade of property lines with adjacent tracts of land. Depending upon the average grade of the adjacent streets and properties, the minimum height at installation may be increased to as high as 12 feet.

Plant materials used for screening shall include a combination of shade and ornamental trees (four-inch minimum caliper), conifers (eight-foot minimum height), and shrubs (five gallon minimum). The plant materials shall be arranged in a manner which significantly obscures the view from adjacent streets and properties.

Proposed screening elements shall be identified on the preliminary site plan. A detailed plan showing the angles of view and the specific placement of screening elements shall be submitted with the final site plan.

- (c)** Loading areas in RT districts are intended to provide for short-term pick-up and delivery. Onsite storage of delivery vehicles, including trailers and shipping containers, is prohibited. No delivery vehicles shall be parked outside of the designated loading areas.

(d) In order to accommodate future changes in use, approved site plans shall include adequate land area to increase parking to the minimum requirements for office development (one space per 300 square feet) for 75% of the gross floor area of any building.

(5) Landscaping (ZC 2006-02; Ordinance No. 2006-4-24)

A minimum of 20% of the total lot area shall be landscaping which may include courtyards, plazas, walkways, water features, and related treatments in addition to plant materials. (See Section 3.1200.) Per the development standards and incentives in Section 3.1700 (Storm Water Management), up to 50% of this required landscape area may be placed outside of the parking lot and/or landscaping along street rights-of-way if designated as storm water conservation area on a site-specific storm water management plan per Section 3.1700.

(6) Signage Standards

All freestanding general business, identification, institution, and multipurpose signs, as defined in the Sign Ordinance (No. 91-4-12) and its subsequent updates and revisions, shall be monument type. The copy shall be framed on all four sides by at least six inches of masonry, rock, or other material if compatible with an associated building’s fascia. An additional allowance of up to three feet in height may be permitted for earthen berms, stone mounds, or other landscape features if part of an approved landscape plan. Except for those signs located within 150 feet of a residential zoning district, the following standards shall apply:

General Business Signs	
Maximum Height	12 feet*
Maximum Size	90 square feet*
Maximum Size of Copy Area	70 square feet
* The requirement for framing of general business signs may be eliminated if the following standards are met:	
Maximum Height	Five feet
Maximum Size	50 square feet
Maximum Size of Copy Area	N/A

Identification Signs	
Maximum Height	12 feet
Maximum Size	125 square feet
Maximum Size of Copy Area	100 square feet

Institutional Signs	
Maximum Height	12 feet
Maximum Size	45 square feet
Maximum Size of Copy Area	30 square feet

Multipurpose Signs	
Maximum Height	15 feet
Maximum Size	225 square feet
Maximum Size of Copy Area	Identification - 50 square feet
	Directory* - 70 square feet
	Reader Board* - 30 square feet
* Any combination of directory and reader board is permitted if it does not exceed 100 square feet	

For freestanding signs located within 150 feet of a residential zoning district, the following standards shall apply:

General Business Signs	
Maximum Height	Six feet*
Maximum Size	50 square feet*
Maximum Size of Copy Area	35 square feet
* The requirement for framing of general business signs may be eliminated if the following standards are met:	
Maximum Height	Four feet
Maximum Size	25 square feet
Maximum Size of Copy Area	N/A

Identification Signs	
Maximum Height	Six feet
Maximum Size	70 square feet
Maximum Size of Copy Area	50 square feet

Institutional Signs	
Maximum Height	Six feet
Maximum Size	35 square feet
Maximum Size of Copy Area	20 square feet

Multipurpose Signs	
Maximum Height	Six feet
Maximum Size	125 square feet
Maximum Size of Copy Area	Identification - 25 square feet
	Directory* - 35 square feet
	Reader Board* - 20 square feet
* Any combination of directory and reader board is permitted if it does not exceed 55 square feet.	

All other provisions of Ordinance No. 91-4-12 and its subsequent updates and provisions shall apply. Where conflicts exist, the provisions of this ordinance shall apply.

(7) Special District Requirements

- (a)** In the RT district, permitted uses shall meet the following standards:
 - (i)** Operations should be fully enclosed with no outside storage of goods or materials.
 - (ii)** No noise, vibration, odor, smoke, and dust should impact adjacent properties in conformance with the performance standards in Section 3.1300.
- (b)** Retail and service uses identified with an “*” in Subsection 2.502, Schedule of Permitted Uses, may not occupy more than ten percent of the gross floor area** of a building unless the building and the designated location and amount of said uses are part of an approved site plan for more than one building, and the amount of space for these uses does not exceed ten percent of the combined floor area of all constructed buildings. The space for these uses may be redistributed within and among the buildings with the approval of a revised site plan. If a site plan includes multiple lots, all property owners must authorize the application. These uses may not be distributed among noncontiguous parcels of land.

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

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

- (c) An office - showroom/warehouse use is permitted in an RT district only when the first floor of the building housing said use does not exceed 100,000 square feet of gross floor area. In addition, any office - showroom/warehouse use shall not have more than 70% of its gross floor area devoted to warehousing. Existing office - showroom/warehouse and/or storage or wholesale warehouse developments and properties with a valid preliminary site plan or site plan for said uses, approved prior to the initial zoning of property as RT, are exempt from the above requirements for maximum building size and percentage of space devoted to warehousing. If a valid, approved preliminary site plan expires before approval of a site plan or if a valid, approved site plan expires before issuance of a building permit, the above exemptions shall no longer apply. The above exemption does not apply to uses other than office - showroom/warehouse and/or storage or wholesale warehouse. Existing uses other than those permitted by right in an RT district or preliminary site plan or site plan proposing uses other than those permitted by right in an RT district, except storage or wholesale warehouse, are not exempted from the above requirements. Notwithstanding Subsection 2.703, if such a development is destroyed or partially destroyed, it may be reconstructed but not expanded. For a use within a development as described above in which more than 70% of its gross floor area is devoted to warehousing, the period of time that the structure is vacant between tenants shall not be deemed an intentional abandonment of the nonconforming use as described in Subsection 2.704. (ZC 2000-36; Ordinance No. 2000-6-26)
- (d) Any existing development or properties with a valid preliminary site plan or site plan approved prior to the zoning of a property as RT shall be exempted from the Area, Yard, and Bulk, Off-Street Parking and Loading, and Landscaping requirements specified for RT districts, and the preceding standards shall apply except for 4.c. above regarding loading areas. Notwithstanding Subsection 2.703, if such a development is destroyed or partially destroyed, it may be reconstructed but not expanded. (ZC 2002-48; Ordinance No. 2002-10-41)
- (e) Warehousing is allowed as an accessory use to light-intensity manufacturing use and is not subject to the maximum percentage requirements in 7.c. above. (ZC 2005-20; Ordinance No. 2005-6-34)

From: Dave McDowell
Sent: Friday, August 17, 2007 2:59 PM
To: jeffz@plano.gov
Cc: Shep Stahel (shep.stahel@gte.net); Elaine McDowell (eam@mcdowelllabel.com)
Subject: RT Zoning Comments
Importance: High

Mr. Jeffrey L. Zimmerman
Long Range Planning Manager
City of Plano

Dear Sir,

As a property owner and business owner within the RT district I wish to offer my thoughts on the future planning for our district.

With regard to your point concerning the RT land fronting the George Bush Turnpike and Renner Roads: This area would be well suited for high end Restaurant use, however I totally oppose having any type of residential in this area. In 2003 when we bought our current property in the RT district we were attracted to the area for its professional and tech type look. Having been previously located in an area where retail had been allowed to encroach and as a result, urban decay started to show its ugly self, we were delighted to discover the zoning in RT that we felt would serve to protect our investment. It is my understanding that in the Bush Turnpike section you should be able to allow for restaurants in the front and office in the back within the current RT zoning designation.

With regard to the area east of Los Rios, I would call to your attention the comments from above with regard to urban decay.

The City of Plano has a professional looking RT area today and it is my sincere hope that you will want to maintain the quality of this area in the future. One need only to look at the Retail area located on the Southeast corner of Plano Parkway and Jupiter Road to understand what our greatest fears are.

Sincerely,
Dave & Elaine McDowell

Dave McDowell

10/10/2007