PLANO PLANNING & ZONING COMMISSION

WILL CONVENE INTO THE PRELIMINARY OPEN MEETING AT 6:30 P.M. ON SEPTEMBER 17, 2018 IN TRAINING ROOM A OF THE PLANO MUNICIPAL CENTER, 1520 K AVENUE, IN COMPLIANCE WITH VERNON'S TEXAS CODES ANNOTATED, GOVERNMENT CODE CHAPTER 551 (OPEN MEETINGS ACT), AS FOLLOWS:

Mission Statement: The City of Plano is a regional and national leader, providing outstanding services and facilities through cooperative efforts that engage our citizens and that contribute to the quality of life in our community.

CALL TO ORDER

PRELIMINARY OPEN MEETING

I. Agenda Review for September 17, 2018
II. Agenda Review for October 1, 2018
III. Discussion of City Council items
IV. Follow-up on Comments of Public Interest Item from September 24, 2018 Meeting
V. Items for Future Preliminary Open Meeting Agendas

Hill 5 min.
Hill 5 min.
Day 5 min.
Day 10 min

In accordance with the provisions of the Open Meetings Act, during Preliminary Open Meetings, agenda items will be discussed and votes may be taken where appropriate.

The Planning & Zoning Commission may convene into Executive Session to discuss posted items in the Preliminary Open Meeting as allowed by law.

Plano Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal/L 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.
Date: September 13, 2018

To: Planning & Zoning Commission

From: Christina D. Day, AICP, Director of Planning

Subject: Follow-up on Comments of Public Interest Item from September 4, 2018 Meeting

During the September 4, 2018, meeting, a resident of Pittman Creek Estates neighborhood, Ms. Deborah Stewart, spoke to the Commission during the Comments of Public Interest item of the meeting regarding concerns about safety and development standards. Later in the meeting, during Items for Future Consideration, staff committed to following up with Ms. Stewart, researching related issues, and reporting back to the Commission. This memo is the result of that action.

Ms. Stewart’s concerns that relate to development ordinances both within and outside the purview of the Planning & Zoning Commission are summarized as follows:

1. **Fencing, Visibility, and Creek Access**: Plano currently disallows creeks (floodway and drainage easements) to be incorporated within residential lots. This was not always the case, and Pittman Creek neighborhood was developed prior to this standard. There are lots which extend to the centerline of the creek in this neighborhood and others, resulting in private ownership of and maintenance responsibility for the creek area.

   Ms. Stewart is concerned that, in recent years, homeowners in her neighborhood are beginning to fence their side yards, including placing fences across driveways that extend to the rear of the lot. These fences limit access to the creek, which may impede public access to city drainage improvements in the floodway easement, and other public health and safety functions. She stated that, due to the lack of alleys in this neighborhood, and the addition of fences restricting access and visibility, the lots are less safe. She would like to encourage visibility and access by: prohibiting fencing across driveways, requiring open fencing for creek lots, limiting fence height, and/or requiring gates across driveways to be mechanized to encourage access to the rear of the property.

In Section 20.200, the Zoning Ordinance allows residential property owners to fence their property as follows:

- Within front yard setback: Up to 40 inches in height and at least 50% open;
- Behind front yard setback: Up to 8 feet in height; and
- No fencing is allowed within the floodplain.

Executive city staff from the Police, Public Works, Environmental Health, and Neighborhood Services departments have confirmed that access to the creek in this area is available to meet their needs. Police will take emergency access wherever it is necessary in exigent circumstances. In non-
emergency situations, they will gain owner permission and obtain warrants when appropriate. Fencing of some lots and not others may result in unfenced lots being more heavily utilized by Police for access in emergency situations. Other departments will focus on utilizing the existing easement and rights-of-way to meet public health and safety needs. The City can gain access to the creek near Ms. Stewart's house through a number of means, via the right-of-way where bridges cross at Westwood Drive, Carmel Drive and Sandpiper Lane, and via the beginning of the floodway easement at Westwood Park.

2. **Interior Construction of Walls in Single Family Garages:** In some zoning districts, such as Patio Home (PH) and Single-Family Residence Attached (SF-A), the City prohibits the enclosing of single-family garage spaces; however, this is typically where there is a compact development form. The purpose of the prohibition is to keep the garage from being converted to a living space. The zoning district covering Pitman Creek neighborhood does not have this restriction, and two off-street parking spaces are required by the Zoning Ordinance for each lot.

Ms. Stewart expressed concerns about the construction of permanent walls within garages, where the garage door was still operational but the garage area was not visible to the adjacent property. She believes it may be unsafe for garages to remove visibility via wall construction.

Chief Building Official Selso Mata confirmed that wall construction does require a building permit. Ms. Stewart can direct any concerns about illegal construction to Laurie Weddle in the Building Inspections Department at (972) 941-5969.

Based on Ms. Stewart's comments on September 4, 2018, and the information contained herein, the Commission may wish to consider these issues. If the Commission finds changes to fencing or lot standards are appropriate and necessary, staff may be directed to further study specific issues or public hearings may be called for Zoning or Subdivision Ordinance changes.
Source: City of Plano, Planning Dept.
Date: 9/13/2018

Pittman Creek Estates
Christina Day

From: Jeanna Scott
Sent: Friday, September 14, 2018 4:02 PM
To: Christina Day
Subject: Carmel Fences
Attachments: Carmel Fence Permit History.jpg

Christina,

I have attached a JPG of the Carmel subdivision from ARC which will show the fence permits issued for Carmel since 2016 by address, permit number and description.

Let me know if you need anything else.

Please take a moment to complete the City of Plano Customer Satisfaction Survey.

Jeanna Scott
Building Inspections Manager
1520 K Avenue, 1st Floor
Suite 140, Plano, Texas 75074
T 972.941.5967
F 972.941.7239
jeannas@plano.gov
plano.gov

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PLANNING & ZONING COMMISSION
1520 K AVENUE

DATE: 09/17/18
CALL TO ORDER: 7:00 p.m.

PLEDGE OF ALLEGIANCE

<table>
<thead>
<tr>
<th>ITEM NO.</th>
<th>EXPLANATION</th>
<th>ACTION TAKEN</th>
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<tbody>
<tr>
<td></td>
<td>OUR MISSION - THE CITY OF PLANO IS A REGIONAL AND NATIONAL LEADER, PROVIDING OUTSTANDING SERVICES AND FACILITIES, THROUGH COOPERATIVE EFFORTS THAT ENGAGE OUR CITIZENS AND THAT CONTRIBUTE TO THE QUALITY OF LIFE IN OUR COMMUNITY.</td>
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<td>The Planning &amp; Zoning Commission may convene into Executive Session to discuss posted items in the regular meeting as allowed by law.</td>
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<td>The Planning &amp; Zoning Commission will open their Regular Meeting at 7:00 p.m. in the Senator Florence Shapiro Council Chambers as follows:</td>
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<td>COMMENTS OF PUBLIC INTEREST</td>
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<td>This portion of the meeting is to allow up to five (5) minutes per speaker with thirty (30) total minutes on items of interest or concern and not on items that are on the current agenda. The Planning &amp; Zoning Commission may not discuss these items, but may respond with factual or policy information. The Planning &amp; Zoning Commission may choose to place the item on a future agenda.</td>
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<td>CONSENT AGENDA</td>
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<td>The Consent Agenda will be acted upon in one motion and contains items which are routine and typically noncontroversial. Items may be removed from this agenda for individual discussion by commissioners, staff, or any citizen. Citizens are limited to two (2) items and discussion time of three (3) minutes each.</td>
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<td>(a)</td>
<td>Approval of Minutes - September 4, 2018</td>
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<td>(b) RA</td>
<td>Final Plat: North Texas Food Bank, Block A, Lot 1 - Warehouse/distribution center on one lot on 13.1 acres located on the north side of Mapleshade Lane, 930 feet east of Maplelawn Drive. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Project #FP2018-017. Applicant: NTFB-Perot Family Campus</td>
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<td>(c) CF</td>
<td><strong>Final Plat:</strong> Lal Garden, Block A, Lot 1 - Estate development lot on 2.9 acres located on the south side of Ridgetop Lane, 1,142 feet east of San Gabriel Drive. Zoned Planned Development-173-Estate Development District. <strong>Project #FP2018-029. Applicant: Qudsia Nadeem</strong></td>
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<td>(d) RA</td>
<td><strong>Revised Site Plan:</strong> Omnicom Phase 2, Block A, Lot 2 - Hotel and commercial antenna support structure on one lot on 2.9 acres located on the east side of Parkwood Boulevard, 888 feet south of Headquarters Drive. Zoned Commercial Employment. <strong>Project #RSP2018-032. Applicant: CHH Plano, LLC</strong></td>
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<td>(e) EM</td>
<td><strong>Preliminary Site Plan:</strong> Heritage Creekside Multifamily Phase 2, Block E, Lot 1 and Block X, Lots 1 &amp; 2 - 301 multifamily residence units on Block E, Lot 1 and two private street lots on 4.2 acres located at the southwest corner of Patton Boulevard and Plano Parkway. Zoned Urban Mixed-Use-1/190 Tollway/Plano Parkway Overlay District. <strong>Project #PSP2018-034. Applicant: Rosewood Property Company and RPC Walnut, LLC</strong></td>
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<td>(f) EM</td>
<td><strong>Conveyance Plat:</strong> Heritage Creekside Multifamily Phase 2, Block E, Lot 1 and Block X, Lots 1 &amp; 2 - Three conveyance lots on 4.2 acres located at the southwest corner of Patton Boulevard and Plano Parkway. Zoned Urban Mixed-Use-1/190 Tollway/Plano Parkway Overlay District. <strong>Project #COP2018-004. Applicant: Rosewood Property Company and RPC Walnut, LLC</strong></td>
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**ITEMS FOR INDIVIDUAL CONSIDERATION**

**Public Hearing Items:** Applicants are limited to fifteen (15) minutes presentation time with a five (5) minute rebuttal, if needed. Remaining speakers are limited to thirty (30) total minutes of testimony time, with three (3) minutes assigned per speaker. The presiding officer may modify these times as deemed necessary.

| (1) KS | **Public Hearing:** Plano Tomorrow Comprehensive Plan Amendment 2018-001 - Consideration of the 2018 update of the Park Master Plan and related amendments to the Future Land Use Map, Growth and Change Map, Park Master Plan Map, and Bicycle Transportation Map of the Plano Tomorrow Comprehensive Plan and amendments to the Growth and Change Map of the Plano Tomorrow Comprehensive Plan to reflect development that has already occurred. Tabled September 4, 2018. **Project #CPA2018-001.** |
| (3) CF | **Public Hearing:** Zoning Case 2018-009 - Request for a Specific Use Permit for Private Club on 0.2 acre located 118 feet north of Towne Square Drive and 575 feet east of Preston Road. Zoned Planned Development-20-Mixed-Use. **Project #ZC2018-009. Applicant: ASG Preston Creek Retail Center, Ltd.** |
Public Hearing: Zoning Case 2018-017 - Request for a Specific Use Permit for Arcade on 0.1 acre located 579 feet north of 15th Street and 522 feet west of Independence Parkway. Zoned Retail. Project #ZC2018-017. Applicant: MDT Prairie Creek, Ltd.


Public Hearing - Replat: Preston Towne Crossing, Block 1, Lot 6R - Bank, savings, and loan on one lot on 1.0 acre located at the northeast corner of Preston Road and Park Boulevard. Zoned Retail/Preston Road Overlay District. Project #R2018-045. Applicant: Farmers Branch, LLC

Public Hearing - Preliminary Replat & Revised Site Plan: Prestonwood Addition, Block 1, Lot 1R - Religious facility on one lot on 135.6 acres located at the northeast corner of Park Boulevard and Marsh Lane. Zoned Planned Development-85-Retail/General Office. Projects #PR2018-023 and #RSP2018-039. Applicant: Prestonwood Baptist Church, Inc.


Non-Public Hearing Items: The presiding officer may permit limited public comment for items on the agenda not posted for a Public Hearing. The presiding officer will establish time limits based upon the number of speaker requests, length of the agenda, and to ensure meeting efficiency, and may include a cumulative time limit. Speakers will be called in the order cards are received until the cumulative time is exhausted.

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

Council Liaisons: Mayor Pro Tem Ron Kelley and Deputy Mayor Pro Tem Angela Miner

Plano Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal/L Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. The Senator Florence Shapiro Council Chambers is accessible by elevator to the lower level. 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.
Chair Muns convened the Commission into the Preliminary Open Meeting on Tuesday, September 4, 2018, at 6:30 p.m. in Training Room A of the Plano Municipal Center, 1520 K Avenue. A quorum was present.

Questions were asked and discussion was held on the agenda for the September 4, 2018, Commission meeting. Two zoning cases and the Plano Tomorrow Comprehensive Plan Amendment will be presented and tabled. One zoning case will be withdrawn. Some discussion was held.

Questions were asked and discussion was held on the agenda for the September 17, 2018, Commission meeting. Three zoning cases and the Plano Tomorrow Comprehensive Plan Amendment will be presented. No discussion was held.

Director of Planning, Day, stated there were no updates of relevant items from City Council to the Commission.

There being no further discussion, Chair Muns adjourned the Preliminary Open Meeting at 6:37 p.m.

Chair Muns convened the Regular Session to order at 7:00 p.m. in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center, 1520 K Avenue. A quorum was present. Chair Muns led the Commission in the Pledge of Allegiance.
COMMENTS OF PUBLIC INTEREST

Deborah Stewart, citizen, spoke briefly about maintenance of a creek and fencing regulations in the Pitman Creek neighborhood. A request for a future item of discussion was made.

CONSENT AGENDA

Upon a motion made by First Vice Chair Barbera and seconded by Commissioner Thomas, the Commission voted 7-0 to approve all items on the Consent Agenda as follows:

Approval of Minutes for August 20, 2018 (Consent Agenda Item “a”).

Project #FP2018-018 for a Final Plat for Fish & Tail Addition, Block 1, Lot 1 for a restaurant on one lot on 1.2 acres located on the east side of U.S. Highway 75, 100 feet south of 14th Street. Zoned Corridor Commercial. Applicant: Jetpuri Mohammed I and Farida Yasmin Revocable Living Trust (Consent Agenda Item “b”).

Project #PP2018-017 for a Preliminary Plat for 14th Street Business Park, Block A, Lots 1, 2, & 3 for an office showroom/warehouse on Lots 1 and 2, and vacant lot on 22.9 acres located on the south side of 14th Street, 243 feet west of Los Rios Boulevard. Zoned Research/Technology Center. Applicant: Core5 Industrial Partners, LLC (Consent Agenda Item “c”).

Project #PP2018-019 for a Preliminary Plat for East 15th Street Addition, Block A, Lot 1 for 24 multifamily residence units on one lot on 1.0 acre located on the south side of 15th Street, 390 feet west of P Avenue. Zoned Urban Residential. Applicant: 1514 E 15th Street, LLC (Consent Agenda Item “d”).

Project #FP2018-025 for a Final Plat for Commodore at Preston for 99 single-family residence detached lots and 11 common area lots on 13.1 acres located on the south side of Rasor Boulevard, 595 feet east of Preston Road. Zoned Planned Development-16-Retail/General Office/Preston Road Overlay District. Applicant: K. Hovnanian Homes - DFW, LLC (Consent Agenda Item “e”).

Project #RSP2018-030 for a Revised Site Plan for Preston Parker Center No. 2, Block A, Lot 1R-C for a retail and commercial antenna support structure on one lot on 3.9 acres located on the east side of Preston Road, 745 feet north of Parker Road. Zoned Planned Development-184-Retail/General Office/Preston Road Overlay District. Applicant: Thames Financial Services, Ltd. (Consent Agenda Item “f”).

Project #FP2018-026 for a Final Plat for Parker Triangle Addition, Block A, Lot 1 for a convenience store with fuel pumps on one lot on 2.4 acres located at the northwest corner of Jupiter Road and Parker Road. Zoned Planned Development-229-Retail. Applicant: Pecos Pointe, Inc. (Consent Agenda Item “g”).

END OF CONSENT
PUBLIC HEARING

Public Hearing: Plano Tomorrow Comprehensive Plan Amendment 2018-001

Project #CPA2018-001. This is consideration of the 2018 update of the Park Master Plan and related amendments to the Future Land Use Map, Growth and Change Map, Park Master Plan Map, and Bicycle Transportation Map of the Plano Tomorrow Comprehensive Plan and amendments to the Growth and Change Map of the Plano Tomorrow Comprehensive Plan to reflect development that has already occurred. (Public Hearing Agenda Item “1”). Staff recommended that the Planning & Zoning Commission accept the request to table consideration of the 2018 update of the Park Master Plan and related amendments to the Comprehensive Plan to the September 17, 2018, Planning & Zoning Commission meeting.

Chair Muns opened the public hearing. No one appeared to speak. Chair Muns closed the public hearing.

Upon a motion made by Second Vice Chair Kong and seconded by Commissioner Moore, the Commission voted 7-0 to accept the request to table the Plano Tomorrow Comprehensive Plan Amendment 2018-001 to the September 17, 2018, Planning & Zoning Commission meeting.

Public Hearing: Zoning Case 2018-002

Project #ZC2018-002. This is a request to rezone 93.5 acres located at the southeast corner of State Highway 121 and the Dallas North Tollway from Central Business-1 to Planned Development-Central Business-1 in order to modify development standards related to parking and signage. Zoned Central Business-1/State Highway 121/Dallas North Tollway Overlay Districts with Specific Use Permits #647 and #648 for Vehicle Leasing and Renting. Tabled August 20, 2018. Applicant: Granite Properties (Public Hearing Agenda Item “2”). Staff recommended that the Commission accept the applicant’s request to table Zoning Case 2018-002 to the October 1, 2018, Planning & Zoning Commission meeting.

Chair Muns opened the public hearing. No one appeared to speak. Chair Muns closed the public hearing.

Upon a motion made by Commissioner Thomas and seconded by Commissioner Beach, the Commission voted 7-0 to accept the applicant’s request to table Zoning Case 2018-002 to the October 1, 2018, Planning & Zoning Commission meeting.

Public Hearing: Zoning Case 2018-004

Project #ZC2018-004. This is a request for a Specific Use Permit for Recreational Vehicle Sales and Service on five tracts on 13.2 acres located at the northwest corner of U.S. Highway 75 and State Highway 190. Zoned Corridor Commercial/190 Tollway/Plano Parkway Overlay District. Applicant: Pitman Partners, Ltd. (Public Hearing Agenda Item “3”). Staff recommended that the Commission table Zoning Case 2018-004 to the September 17, 2018, Planning & Zoning Commission meeting.

Chair Muns opened the public hearing. No one appeared to speak. Chair Muns closed the public hearing.
Upon a motion made by Commissioner Gibbons and seconded by Commissioner Thomas, the Commission voted 6-1 to accept the applicant’s request to table Zoning Case 2018-004 to the September 17, 2018, Planning & Zoning Commission meeting. First Vice Chair voted in opposition to the item.

**Public Hearing: Zoning Case 2018-016**

**Project #ZC2018-016.** This is a request for a Specific Use Permit for a Commercial Antenna Support Structure on 0.1 acre located 420 feet east of Parkwood Boulevard and 888 feet south of Headquarters Drive. Zoned Commercial Employment. Tabled August 20, 2018. **Applicant: CHH Plano, LLC** (Public Hearing Agenda Item “4”). Staff recommended that the Commission accept the applicant’s request to withdraw Zoning Case 2018-016.

Chair Muns opened the public hearing. No one appeared to speak. Chair Muns closed the public hearing.

Upon a motion made by Commissioner Thomas and seconded by Second Vice Chair Kong, the Commission voted 7-0 to approve the applicant’s request to withdraw Zoning Case 2018-016.

**Public Hearing - Replat: Villas of Andalus, Block A, Lot 13R**

**Project #R2018-040.** This is one Single-Family Residence-6 lot on 0.4 acre located on the south side of Nellore Street, 175 feet west of Bradshaw Lane. Zoned Single-Family Residence-6. **Applicant: Hussaini Raziuddin** (Public Hearing Agenda Item “5”). Staff recommended approval as submitted.

Chair Muns opened the public hearing. No one appeared to speak. Chair Muns closed the public hearing.

Upon a motion made by Commissioner Beach and seconded by Commissioner Thomas, the Commission voted 7-0 to approve the item as submitted.

**Public Hearing - Preliminary Replat and Revised Site Plans: Breezeway Farms Addition, Block 1, Lots 3R, 4R, & 7R**

**Projects #PR2018-029, #RSP2018-041, and #RSP2018-042.** This is a professional/general administrative office, retail, and restaurant on Lots 3R and 4R, and vacant lot on 34.8 acres located at the northeast corner of Chase Oaks Boulevard and Wagner Way. Zoned Planned Development-21-Corridor Commercial. **Applicant: Regent Properties** (Public Hearing Agenda Item “6”). Staff recommended the following:

- **Preliminary Replat:** Approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

- **Revised Site Plans:** Approval as submitted.

Chair Muns opened the public hearing. No one appeared to speak. Chair Muns closed the public hearing.
Upon a motion made by Second Vice Chair Kong and seconded by Commissioner Moore, the Commission voted 7-0 to approve the items subject to stipulations recommended by staff and as submitted.

Public Hearing - Preliminary Replat & Revised Site Plan: Jeda Addition, Block A, Lot 1R

Projects #PR2018-019 and #RSP2018-031. This is a research and development center on one lot on 23.5 acres located on the east side of K Avenue, 785 feet north of Pecan Lane. Zoned Planned Development-75-Retail/General Office. **Applicant: FN 6900 K Avenue, LLC (Public Hearing Agenda Item “7”)**. Staff recommended the following:

**Preliminary Replat:** Approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

**Revised Site Plan:** Approval as submitted.

Chair Muns opened the public hearing. Drew Donosky, Claymoore Engineering, was available for questions. No one else appeared to speak. Chair Muns closed the public hearing.

Upon a motion made by Second Vice Chair Kong and seconded by Commissioner Gibbons, the Commission voted 7-0 to approve the items subject to stipulations recommended by staff and as submitted.

Public Hearing - Preliminary Replat & Site Plan: K Avenue Addition, Block A, Lot 1

Projects #PR2018-018 and #SP2018-022. This is a professional/general administrative office on one lot on 0.3 acre located on the west side of K Avenue, 110 feet north of 18th Street. Zoned Downtown Business/Government. Tabled August 20, 2018. **Applicant: Carpenter Two, LLC (Public Hearing Agenda Item “8”)**. Staff recommended approval subject to the following:

1. The Planning & Zoning Commission determining that one point of access is allowable due to the following findings:
   a. A second point of access cannot be obtained; and
   b. Traffic safety and fire protection are sufficient.

2. Additions and/or alterations to the engineering plans as required by the Engineering Department.

Chair Muns opened the public hearing. No one appeared to speak. Chair Muns closed the public hearing.

After some discussion, upon a motion made by Second Vice Chair Kong and seconded by Commissioner Thomas, the Commission voted 7-0 to approve the items subject to the stipulations recommended by staff.
Public Hearing - Preliminary Replat: Municipal and 15th Addition, Block A, Lot 1

Project #PR2018-026. This is 52 multifamily residence units on one lot on 0.8 acre located at the southeast corner of 15th Street and Municipal Avenue. Zoned Downtown Business/Government. Applicant: 2016 Old Town Plano East, Ltd. (Public Hearing Agenda Item “9”). Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Chair Muns opened the public hearing. No one appeared to speak. Chair Muns closed the public hearing.

Upon a motion made by Commission Beach and seconded by Commissioner Thomas, the Commission voted 7-0 to approve the item subject to the stipulations recommended by staff.

END OF PUBLIC HEARING

NON-PUBLIC HEARING

Request to Call a Public Hearing: Dallas North Tollway Overlay District Signage Standards

This is a request to call a public hearing to consider amendments to Article 22 (Signs) and related sections of the Zoning Ordinance pertaining to modifications to the Dallas North Tollway Overlay District signage standards (Non-Public Hearing Agenda Item “10”). Staff recommended the Planning & Zoning Commission call a public hearing for this purpose.

Chair Muns opened the public hearing. No one appeared to speak. Chair Muns closed the public hearing.

After some discussion, upon a motion made by First Vice Chair Barbera and seconded by Commissioner Gibbons, the Commission voted 7-0 to call a public hearing for this purpose.

Request to Waive the Two-Year Waiting Period

This is a request to waive the two-year waiting period for consideration of a rezoning request for 93.9 acres located on the west side of U.S. Highway 75, 360 feet south of Legacy Drive. Zoned Planned Development-21-Corridor Commercial. Applicant: Regent Properties & DRI/Maple Legacy Central, LLC (Non-Public Hearing Agenda Item “11”). Staff recommended a waiver of the two-year waiting period be granted if the Planning & Zoning Commission finds substantive reasons for granting the request.

Chair Muns opened the public hearing. Applicant, Bill Dahlstrom of Jackson Walker LLP, spoke briefly in support of the item, asked for the Commission’s support, and was available for questions. No one else appeared to speak. Chair Muns closed the public hearing.

Upon a motion made by Second Vice Chair Kong and seconded by Commissioner Gibbons, the Commission voted 7-0 to waive the two-year waiting period.
Items for Future Discussion

The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting (Non-Public Hearing Agenda Item “12”).

Second Vice Chair Kong requested clarification on the issues present by citizen, Deborah Stewart, who spoke during the Comments of Public Interest.

END OF NON-PUBLIC HEARING

With no further business, Chair Muns adjourned the meeting at 7:30 p.m.

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John Muns, Chair
Agenda Item No. b
Final Plat: North Texas Food Bank, Block A, Lot 1
Applicant: NTFB-Perot Family Campus

Warehouse/distribution center on one lot on 13.1 acres located on the north side of Mapleshade Lane, 930 feet east of Maplelawn Drive. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Project #FP2018-017.

The purpose for the final plat is to dedicate easements necessary for completion of the warehouse/distribution center development.

Recommended for approval as submitted.

Agenda Item No. c
Final Plat: Lal Garden, Block A, Lot 1
Applicant: Qudsia Nadeem

Estate development lot on 2.9 acres located on the south side of Ridgetop Lane, 1,142 feet east of San Gabriel Drive. Zoned Planned Development-173-Estate Development District. Project #FP2018-029.

The purpose for the final plat is to establish lot boundaries necessary for the development of the property as a single-family residence.

Recommended for approval as submitted.

Agenda Item No. d
Revised Site Plan: Omnicom Phase 2, Block A, Lot 2
Applicant: CHH Plano, LLC

Hotel and commercial antenna support structure on one lot on 2.9 acres located on the east side of Parkwood Boulevard, 888 feet south of Headquarters Drive. Zoned Commercial Employment. Project #RSP2018-032.

The purpose for the revised site plan is to show the proposed 60-foot stealth design commercial antenna support structure and related site improvements.

Recommended for approval as submitted.
Agenda Item No. e
Preliminary Site Plan:
Heritage Creekside Multifamily Phase 2, Block E, Lot 1 and Block X, Lots 1 & 2
Applicant: Rosewood Property Company and RPC Walnut, LLC

301 multifamily residence units on Block E, Lot 1 and two private street lots on 4.2 acres located at the southwest corner of Patton Boulevard and Plano Parkway. Zoned Urban Mixed-Use-1/190 Tollway/Plano Parkway Overlay District. Project #PSP2018-034.

The purpose for the preliminary site plan is to show the proposed multifamily residence development and related site improvements.

Recommended for approval as submitted.

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Agenda Item No. f
Conveyance Plat:
Heritage Creekside Multifamily Phase 2, Block E, Lot 1 and Block X, Lots 1 & 2
Applicant: Rosewood Property Company and RPC Walnut, LLC

Three conveyance lots on 4.2 acres located at the southwest corner of Patton Boulevard and Plano Parkway. Zoned Urban Mixed-Use-1/190 Tollway/Plano Parkway Overlay District. Project #COP2018-004.

The purpose for the conveyance plat is to create three lots for the future multifamily development.

Recommended for approval as submitted.
Item Submitted: Final Plat
Title: North Texas Food Bank, Block A, Lot 1
Zoning: Light Industrial-1/190 Tollway/Plano Parkway Overlay District
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT INTRINSIC FAMILIES is hereby authorized and empowered to do such and all other lawful acts and things as may be necessary and proper in the execution and furtherance of the purposes of this trust, and hereby do adopt, adopt, and make the same for the purposes of this trust. The power and authority hereby granted shall be deemed to be the power and authority of the Intrinsic Families and shall be exercisable by the Intrinsic Families in their discretion and to the best of their judgment and conscience, and they are hereby authorized and empowered to do and perform all acts and things necessary and proper in the execution and furtherance of the purposes of this trust.

IN WITNESS WHEREOF, we have hereunto set our hands and caused the seal of the Intrinsic Families to be affixed.

[Signature]

INTRINSIC FAMILIES

[Seal]

[Date]

[Place]
Item Submitted: Revised Site Plan

Title: Omnicom Phase 2, Block A, Lot 2

Zoning: Commercial Employment

Source: City of Plano Planning Department
Item Submitted: Preliminary Site Plan

Title: Heritage Creekside Multifamily PH 2, Block E, Lot 1 & Block X, Lots 1 & 2

Zoning: Urban Mixed-Use1/190 Tollway/Plano Overlay District
Item Submitted: Conveyance Plat
Title: Heritage Creekside Multifamily, Phase 2, Block E, Lot 1 & Block X, Lots 1 & 2
Zoning: Urban Mixed-Use1/190 Tollway/Plano Overlay District
DESCRIPTION:


REMARKS:

The Comprehensive Plan is the key long-range guide for the future growth, development, and redevelopment of the city and serves as a 20- to 30-year visionary guide, providing policy and direction for land use, transportation, housing, city services, and other important aspects of the community. The strategic framework of the Comprehensive Plan includes a broad range of policies and implementation actions, as well as five maps that guide city leaders in decisions and directives for land use development, the provision and delivery of city services, and prioritization and funding of Community Investment Projects (CIP).

At its July 24 and August 20, 2018, Planning & Zoning Commission meetings, the Commission received presentations related to potential updates to the Park Master Plan and associated Comprehensive Plan maps. Since these meetings, Parks and Recreation and Planning Department staff have made minor map refinements for consideration and prepared final recommendations for consideration of the draft Park Master Plan and associated Comprehensive Plan Map amendments.

Park Master Plan Background

The Park Master Plan is the Parks and Recreation Department’s long-term action plan, providing guidance to the department, establishing goals and recommendations, and identifying needs related to both existing and future facilities. The City of Plano’s first Park Master Plan was approved in 1972 to identify park and recreation needs to
accommodate future growth. Since 1972, the plan has been updated approximately every five years and projects have been implemented through bond elections.

The high quality of the city's parks and recreation system, and its contribution to the quality of life in Plano, is a direct result of on-going planning efforts and plan implementation. As a living document, the Master Plan allows staff to reach out to residents for their feedback, review inventory, assess needs, and identify trends in recreation and leisure. This ongoing feedback and analysis will support periodic review of the Master Plan in order to ensure that the plan continues to meet the city's needs.

In addition to providing guidance for staff, the Master Plan is a key element in the Parks and Recreation Department’s accreditation and eligibility for grant funding opportunities. Maintaining national accreditation ensures the department is performing at or above nationally recognized professional standards, allows for the potential to acquire grant funding for projects, and provides a higher level of accountability to residents. Agencies with funding opportunities for park and recreation improvements, such as Texas Parks and Wildlife, Collin County, North Central Texas Council of Governments, and the Texas Department of Transportation, require Council-approved master planning documents as a condition of eligibility when submitting funding applications.

However, the Park Master Plan is not a funding document. Almost all park land acquisitions and improvements are funded through voter-approved bond authority initiatives. Additional funding may come from park fees collected on new residential development or grants from other government agencies. Lastly, all expenditures for parks and recreation facilities go through the City’s annual budget process with City Council approval.

**Park Master Plan Update Process**

The last major rewrite of the plan occurred in 1986. For that reason, staff believed that a broader update to the plan was needed, and the Parks and Recreation Department subsequently engaged Halff Associates as its park planning consultant in late 2016 to support that process. Over the past two years, the Parks and Recreation Department has worked with and solicited feedback from the general public, the Parks and Recreation Planning Board, sports associations, and a broad range of community groups and public agencies to develop a new draft Park Master Plan, receiving over 3,800 responses to surveys.

This survey process began with a statistically valid random 400 telephone surveys, and was followed by an online survey with over 3,200 respondents, and paper surveys completed at a series of outreach events with over 200 respondents. Results were consistent across the spectrum of the surveys, and were incorporated into the recommendations of the draft [Park Master Plan](#). The draft was published to the department’s web page for a 30-day review, and an additional 83 comments were received. Additional edits to the draft document were made in direct response to public comment.
Park Master Plan Map Updates

A map-based inventory of proposed updates to the Park Master Plan and Bicycle Transportation Plan Maps is provided as an attachment to this staff report. These attachments include a redline document identifying proposed amendments as well as the proposed amended maps in final form. A summary of these amendments is provided below.

Park Master Plan Map

Proposed amendments to the Park Master Plan Map include:

1. Park land acquired and trail segments completed to accurately reflect existing conditions. Major additions include:
   a. Park land acquisition adjacent to Legacy West and trail corridor expansions for the Breckinridge, Chisholm, Legacy, and Rowlett Trails; and
   b. Completed trail segments in east Plano along Park Boulevard and 15th Street, and a trail extending from the intersection of Alma Road and Plano Parkway.

2. Proposed trail connections and extensions. Major additions include:
   a. Proposed trails traversing the K Avenue and Parkwood Boulevard corridors, a segment of the Plano Parkway corridor between K Avenue and Parkwood Boulevard, and a segment of Windhaven Parkway between Parkwood Boulevard and Midway Road;
   b. Proposed trail connections near Collin Creek Mall, Downtown Plano, the Legacy Business Area, and Oak Point Park & Nature Preserve; and
   c. A potential trail requiring future study traversing the DART corridor from Downtown Plano Station to the city’s northern boundary.

3. The removal of proposed parkland and trails no longer accounted for in the Park Master Plan. This includes:
   a. A segment of proposed park land between Parkwood Boulevard and Sunset Park;
   b. A segment of proposed park land between Plano Parkway and U.S. Highway 190;
   c. A segment of proposed park land between 14th Street and Park Vista Road; and
   d. A proposed trail within the KCS rail corridor west of Independence Parkway and south of Plano Parkway.
4. Recreation and maintenance facilities completed to accurately reflect existing conditions. Major additions include:
   a. Completed Carpenter Park Skate Park and maintenance facilities in Schell Park and near the Preston Ridge Trail.

5. The addition of proposed recreation and maintenance facilities. Potential additions include:
   a. Proposed splash pads at Bob Woodruff, Russell Creek, and Windhaven Meadows Parks, as well as the South Central Community Park Site; and

It should be noted that the Park Master Plan Map only depicts existing and proposed trails that are accommodated outside of city park facilities, with more detailed trail planning identified in the Bicycle Transportation Plan Map.

Bicycle Transportation Plan Map

Proposed amendments to the Bicycle Transportation Plan Map include:

1. All identified park and trail recommendations identified in the draft Park Master Plan amendments noted above.

2. Additional completed and proposed shared use path (recreational trail) segments accommodated within city parkland. Major additions include:
   a. Completed shared use path segments within Oak Point Park & Nature Preserve and a connection to the Oak Point Recreation Center;
   b. Proposed shared use path segments through designated open space in the Heritage Creekside development; and
   c. A potential shared use path requiring future study traversing the DART corridor from Downtown Plano Station to the city’s northern boundary.

3. Removal of a proposed shared use path connecting Sunset Park to Communications Parkway.

4. Expansion of the Regional Bicycle Network, which will also include the establishment of bikeway study areas for consideration of enhanced On-Street Bike Routes. Major additions include:
   a. Designation of segments of existing and future shared-use paths within the Chisholm, Cottonwood Creek, Legacy, Russell Creek, Santa Fe, and Shady Brook Trail corridors; the Ridgeview Drive corridor; and within Bob Woodruff
Park and Oak Point Park & Nature Preserve, as components of the proposed regional bicycle network; and

b. The designation of bikeway study areas within the Los Rios Boulevard and Ventura/Tulane Drive corridors.

**Comprehensive Plan Map Amendments**

While the Comprehensive Plan and the Park Master Plan are separate policy documents, both of these documents influence the other, as shown by the Park Master Plan Map and the Bicycle Transportation Plan Map which are adopted within the Comprehensive Plan. Additionally, the Parks Master Plan also influences the Comprehensive Plan’s Future Land Use Map and Growth and Change Map, as each of these maps include designations that are applied to areas of the community that currently support, or are expected to support, park and recreation facilities. These maps also identify major private open spaces and other social amenities that contribute to the social fabric of Plano.

Proposed amendments to the Comprehensive Plan maps include updates to the Park Master Plan and Bicycle Transportation Plan Maps noted above, as well as the following amendments to the Future Land Use Map and the Growth and Change Map. Attachments included with this staff report include a redline document identifying proposed amendments as well as the proposed amended maps in final form. A summary of these amendments is provided below.

**Future Land Use Map**

Proposed amendments to the Future Land Use Map are necessary for conformance with the proposed amendments to the Park Master Plan and Bicycle Transportation Plan Maps. The updates include amendments to two future land use designations: Open Space Network (OSN) and Social Network (SN). For public open spaces such as parks and trails, the OSN designation was applied, and conversely, for major private and public educational, recreational, and social facilities, the SN designation was applied.

**Open Space Network (OSN)**

The Open Space Network future land use category includes major public open space preserves, community parks, neighborhood parks, linear parks, and trails. These areas are intended to retain their character to provide regional recreation and leisure opportunities.

**Social Network (SN)**

The Social Network future land use category includes a wide range of public and private uses such as colleges, universities, major public schools (high school/ senior high schools) athletic complexes, recreational facilities, libraries, golf courses, country clubs, and large private open spaces.

Proposed amendments include:

1. Designation of new parkland and trail connections as OSN, consistent with the proposed Park Master Plan amendments noted above;
2. The removal of OSN areas no longer accounted for in the Park Master Plan and designation of these areas consistent with the designations of the surrounding context. These include:
   a. A segment of land between Parkwood Boulevard and Sunset Park being designated as Expressway Corridor (EXC) and Neighborhood (N);
   b. A segment of land between Plano Parkway and U.S. Highway 190 being designated as Employment Center (EC) and Regional Center (RC); and
   c. A segment of land between 14th Street and Park Vista Road being designated as Neighborhood (N).

3. The designation of existing and new civic facilities, private open space, and recreational/social facilities as SN to align with the Park Master Plan amendments noted above. Major additions include:
   a. Existing private open space within the Shops of Legacy designated as SN;
   b. Designating new SN areas for newly established civic sites supporting the Northwest Plano Police Substation, Fire Training Center, and a Salt and Sand Storage Facility; and
   c. The adjustment of SN designated areas in the vicinity of the Ridgeview Ranch Golf Course in order to align with the Park Master Plan.

4. The removal of depicted trails within SN designated areas in order to maintain consistency with the Park Master Plan;

5. The removal of the secondary street network, ensuring that the depicted street network primarily depicts arterial roadways and expressway corridors; and

6. Minor extensions of designations to street centerlines and city boundaries in order to eliminate gaps and maintain continuity in designations.

Growth & Change Map

The proposed amendments to the Growth and Change Map are also recommended for consistency with the proposed amendments to the Park Master Plan and Bicycle Transportation Plan Maps. These changes include amendments to the Open and Social Space (OS) designation for both public and private parkland, trail, recreational, civic, and social amenities.

Additionally, the proposed amendments reflect areas designated as New Growth (NG) where development has already occurred. NG designated areas represent segments of undeveloped land that comprise a minimum of 50 acres, and provide sufficient land area to support large master-planned developments. Where full development of NG designated areas occurred, or new construction left remainder segments of undeveloped
land less than 50 contiguous acres in size, these areas were changed to the Conserve and Enhance (CE) or Evolve Urban (EU) designations, based on the surrounding context.

<table>
<thead>
<tr>
<th>Open and Social Space (OS)</th>
<th>New Growth (NG)</th>
</tr>
</thead>
<tbody>
<tr>
<td>These areas are expected to remain open and social space uses, such as nature preserves, parks, country clubs, and institutional uses, but will improve to meet the changing leisure, recreation, and social desires of the community.</td>
<td>These existing undeveloped areas (&gt;50 acres) are expected to experience new development through master-planned projects.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Conserve and Enhance (CE)</th>
<th>Evolve Urban (EU)</th>
</tr>
</thead>
<tbody>
<tr>
<td>These areas are expected to retain the current form of development, but will experience some minor infill and ongoing rehabilitation consistent with the present form and character.</td>
<td>These existing areas are expected to experience extensive large-scale change through major redevelopment projects that evolve into distinct walkable districts.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Improve and Refine (IR)</th>
</tr>
</thead>
<tbody>
<tr>
<td>These areas are expected to experience moderate changes through infill, reuse, and redevelopment.</td>
</tr>
</tbody>
</table>

The proposed amendments include:

1. The designation of new parkland and trail connections, private open space, social, and civic amenities as OS, consistent with the proposed Park Master Plan amendments noted above;

2. The removal of OS areas no longer accounted for in the Park Master Plan and designation of these areas consistent with the designations of the surrounding context. These include:
   a. A segment of land between Parkwood Boulevard and Sunset Park being designated as CE and NG;
   b. A segment of land between Plano Parkway and U.S. Highway 190 being designated as CE, IR, and NG; and
   c. A segment of land between 14th Street and Park Vista Road being designated as CE.

3. Minor extensions of designations to the street centerlines and city boundaries in order to eliminate gaps and maintain continuity in designations;
4. The removal of discolored gaps in map designations resulting from the removal of local street right-of-way;

5. The removal of the secondary street network, ensuring that the depicted street network primarily depicts arterial roadways and expressway corridors; and

6. The designation of developed areas in the Dallas North Tollway, State Highway 121, and State Highway 190 corridors. Changes include:
   a. The designation of developed NG areas in the Legacy Business Area and the State Highway 121 corridor as CE;
   b. The designation of developed NG areas in the Mapleshade Lane corridor as CE;
   c. The designation of developed NG areas adjacent to the Dallas North Tollway/State Highway 190 interchange as EU; and
   d. The designation of developed NG areas within and adjacent to the Heritage Creekside development as CE and EU.

Summary

The draft Park Master Plan is the result of a 24-month community-driven planning process that has resulted in a consensus strategic plan for the future of the city’s park, recreation, open space, and trail systems. The plan will provide city leadership with the policy framework and implementation actions needed to maintain high quality amenities and services for Plano citizens and businesses, satisfy the Parks and Recreation Department’s accreditation requirements, and compete for external funding opportunities. The associated Comprehensive Plan amendments are needed in order to ensure alignment with the Park Master Plan and to account for existing conditions resulting from ongoing growth in the community. For these reasons, staff is recommending approval of the draft Park Master Plan and associated Comprehensive Plan amendments.

RECOMMENDATION:

Recommended for approval as submitted.
CITY OF PLANO

PLANNING & ZONING COMMISSION

September 17, 2018

Agenda Item No. 2

Public Hearing: Zoning Case 2018-004

Applicant: Pitman Partners, Ltd.

DESCRIPTION:


REMARKS:

The applicant is requesting to table the zoning case until the October 1, 2018, Planning & Zoning Commission meeting in order to continue to refine the request.

RECOMMENDATION:

Recommended that the Commission accept the applicant’s request to table Zoning Case 2018-004 to the October 1, 2018, Planning & Zoning Commission meeting.
Zoning Case #: 2018-004

Existing Zoning: Corridor, Commercial/190 Tollway/Plano Parkway Overlay District

Proposed Zoning: Specific Use Permit for Recreational Vehicle Sales & Service
September 12, 2018

Mr. Ross Altobelli
City of Plano – Planning Department
1520 K Avenue, Suite 250
Plano, Texas 75074

Re: City of Plano Project #: CP2018-005 ZC2018-004 – Plano Marine
Stantec Project No. 222011206

Dear Mr. Altobelli:

I request to table the Zoning Case and Concept Plan application for Plano Marine from the September 17th, 2018 Planning & Zoning Commission meeting and reschedule for the October 1st meeting to continue to refine the request.

Thank you for your help in this matter.

Sincerely,

\[Signature\]

Jeff Baron
Civil Designer
P: 972.991.0011
jeff.baran@stantec.com
CITY OF PLANO

PLANNING & ZONING COMMISSION

September 17, 2018

Agenda Item No. 3

Public Hearing: Zoning Case 2018-009

Applicant: ASG Preston Creek Retail Center, Ltd.

DESCRIPTION:

Request for a Specific Use Permit for Private Club on 0.2 acre located 118 feet north of Towne Square Drive and 575 feet east of Preston Road. Zoned Planned Development-20-Mixed-Use. Project #ZC2018-009.

REMARKS:

The subject property is an existing restaurant. The applicant is requesting a Specific Use Permit (SUP) 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. The Zoning Ordinance defines a private club as an establishment providing social and dining facilities, as well as alcoholic beverage service, to an association of persons, and otherwise falling within the definition of, and permitted under the provisions of the Texas Alcoholic Beverage Code, as the same may be hereafter amended, and as it pertains to the operations of private clubs.

Additionally, Section 6.100 (Specific Use Permits) of Article 6 (Specific Use Permits and Certificates of Occupancy) states the following:

.3 "The Planning & Zoning Commission in considering and determining its recommendations to the City Council on any request for a specific use permit may require from the applicant plans, information, operating data, and expert evaluation concerning the location, function, and characteristics of any building or use proposed. The City Council may, in the interest of the public welfare and to insure compliance with this ordinance, establish conditions of operation, location, arrangement, and type and manner of construction of any use for which a permit is authorized. In authorizing the location of any of the uses listed as specific use permits, the City Council may impose such development standards and safeguards as the conditions and locations indicate important to the welfare and protection of adjacent property from noise, vibration, dust, dirt, smoke, fumes, gas, odor,
explosion, glare, offensive view, traffic, or other undesirable or hazardous conditions."

The subject property is zoned Planned Development-20-Mixed-Use (PD-20-MU). PD-20-MU is a 135.3 acre mixed-use zoning district bounded by Preston Road, Rasor Boulevard, Ohio Drive, and McDermott Road. It was established in 1997 to encourage the development of land uses that are integrated together within a pedestrian-oriented environment. A PD district provides the ability to amend use, height, setback, and other development standards to promote innovative design and better development controls appropriate to both off and onsite conditions. The district’s standards are designed to ensure compatibility between various uses within the district, surrounding residential neighborhoods, and commercial areas.

**Surrounding Land Use and Zoning**

<table>
<thead>
<tr>
<th>North</th>
<th>Retail, restaurant, open space, and hotel zoned PD-20-MU</th>
</tr>
</thead>
<tbody>
<tr>
<td>East</td>
<td>Open space and independent living facility zoned PD-20-MU</td>
</tr>
<tr>
<td>South</td>
<td>Restaurant, retail, and assembly hall zoned PD-20-MU with SUP#64 for Private Club</td>
</tr>
<tr>
<td>West</td>
<td>Retail and restaurant zoned PD-20-MU</td>
</tr>
</tbody>
</table>

**Conformance to the Comprehensive Plan**

**Future Land Use Map** - The Future Land Use Map of the city’s Comprehensive Plan designates the subject property as Regional Center (RC).

The Regional Center future land use category applies to large commercial developments within high traffic corridors. Regional Center uses are typically located in low to mid-rise buildings and include retail, service, and office uses that serve a regional population. Regional centers are intended to have a mixture of large shopping centers, restaurants, theaters, offices, and other supporting uses. Residential development is supported in these centers and should be incorporated within mixed-use or transit-oriented developments. Adequate building setbacks must be considered when development is proposed near neighborhoods. Useable open space will be included within the centers to create active and interesting public spaces.
The RC designation recommends a mixture of uses including restaurants, shopping centers, offices, and other supporting uses. Onsite consumption of alcohol provided through a private club is a complimentary offering for many restaurants. This request is in conformance with the Future Land Use Map designation.

Private Club Request

The applicant is requesting the SUP for Private Club in order to take advantage of the city's food-to-beverage ratio for alcohol. Most restaurants which serve alcohol within the City of Plano currently operate under a mixed-beverage permit with a food-and-beverage certificate due to the complexities of maintaining private club documentation. Establishments operating with a mixed-beverage permit and a food-and-beverage certificate are prohibited from deriving more than 50% of gross receipts from the sale of alcohol, a requirement which is enforced by the Texas Alcoholic Beverage Commission.

Subsection 15.1000 (Private Clubs) of Article 15 (Use-specific Regulations) of the Zoning Ordinance contains regulations which control the location and requirements of private clubs. This subsection includes setbacks from churches, schools, and other uses. The ordinance prohibits private clubs within 300 feet of the property line of any religious facility, public or parochial school, and hospital. The subject property is in compliance with the required setbacks.

The Zoning Ordinance also stipulates that all private clubs must derive a minimum of 35% of gross receipts from the sale of food. The subject property is developed as a restaurant, and has committed to maintaining receipts in order to verify that the business can comply with the food sale requirements. The applicant has provided the attached letter to confirm that accurate records will be maintained for verification. Staff is in support of the requested SUP.

RECOMMENDATION:

Recommended for approval as submitted.
Zoning Case #: ZC2018-009

Existing Zoning: Planned Development-20-Mixed Use

Proposed Zoning: Specific Use Permit for Private Club

Source: City of Plano Planning Department
City Project #ZC 2018-009
Specific Use Permit for Private Club
8,986 Square Feet or 0.206 Acres
Part of Lot 2, Block A
Preston Creek Shopping Center Addition No. 2
recorded in Volume 2008, Page 480 PRCT
William Brown Survey, Abstract No. 66
City of Plano, Collin County, Texas
July, 2018

Roome Land Surveying
Plano, Texas 75074
(972) 432-7523
(972) 432-4723
www.roomelandsurveying.com

Tenant

Owner

Surveyor

Roome Land Surveying
800 Preston Road Ste. 118
Plano, TX 75024
(972) 712-6201

ASG Preston Creek Mall Ltd
2200 Coll Road Ste. 360
Plano, TX 75075-3776

Roome Land Surveying
5120 Avenue G, Suite B-10
Plano, TX 75074
(972) 432-4723
(972) 432-7523
Attn: Michael Cusseu

Note: Approval of the zoning case associated with this exhibit shall not imply approval of the development, but may require other action by the City of Plano, Collin County, Texas, and the State of Texas. Prior to submission of development plans, the developer shall be required to submit plans to the City of Plano, Collin County, Texas, for review and approval as required by the State of Texas and the City of Plano.

Tenant

Owner

Surveyor

Roome Land Surveying
800 Preston Road Ste. 118
Plano, TX 75024
(972) 712-6201

ASG Preston Creek Mall Ltd
2200 Coll Road Ste. 360
Plano, TX 75075-3776

Roome Land Surveying
5120 Avenue G, Suite B-10
Plano, TX 75074
(972) 432-4723
(972) 432-7523
Attn: Michael Cusseu
Zoning Case: ZC-2018-009

PURPOSE FOR APPLICATION:

The applicant operates a restaurant and bar. The portion of the business’ revenue generated by alcohol sales occasionally exceeds 60% (but never more than 65%) and thus no longer qualifies to hold a Mixed Beverage Restaurant Permit. TABC has advised the business to obtain a private club registration permit.

The business operates a full restaurant on site with dining room, a full commercial kitchen and serves lunch and dinner every day with a menu that features several entrees, sides, appetizers and desserts. Thus the private club will meet the requirement of a minimum of 35% of the gross sales being derived from the sale of food as defined in Article 15.1000.2.c of the zoning ordinance.

In order to certify compliance with this provision in a transparent fashion, II Brothers Grill Club (the applicant) will maintain copies of all receipts to provide proof of food sales occurring at the venue as well as maintain complete sales histories of all alcoholic beverages, which records will be stored and available to representatives of the city of Plano for audit during business hours.

Very truly yours,

[Signature]

Gary W. Morgan
President, II Brothers Grill Club
Proprietor, II Brothers Grill and Bar
NOTICE OF PUBLIC HEARING FOR PROPOSED ZONING CHANGE
Zoning Case 2018-009

The Planning & Zoning Commission (P&Z) of the City of Plano will hold a public hearing on Zoning Case 2018-009 on Monday, September 17, 2018, 7:00 p.m., at Plano Municipal Center, 1520 K Avenue, Senator Florence Shapiro Council Chambers. State law requires that cities notify all property owners within 200 feet of any proposed zoning change. For this reason, we are sending you this notice.

PROPOSED ZONING CHANGE: This is a request for a Specific Use Permit for Private Club on 0.2 acre located 118 feet north of Towne Square Drive and 575 feet east of Preston Road. The purpose and intent of a Specific Use Permit is to authorize and regulate a use not normally permitted in a district which could be a benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established. A private club is an establishment providing social and dining facilities, as well as alcoholic beverage service, to an association of persons, and otherwise falling within the definition of, and permitted under the provisions of the Texas Alcoholic Beverage Code, as the same may be hereafter amended, and as it pertains to the operation of private clubs.

CURRENT ZONING: The existing zoning is Planned Development-20-Mixed-Use (PD-20-MU). The PD-20-MU district is intended to encourage the development of two or more land uses that are integrated together within a pedestrian-oriented environment. A PD district provides the ability to amend use, height, setback, and other development standards to promote innovative design and better development controls appropriate to both offsite and onsite conditions. The district’s standards are designed to ensure compatibility between various uses within the district, surrounding residential neighborhoods, and commercial areas.

Persons wanting more information should contact the Planning Department at (972) 941-7151.

You are not required to attend this hearing, but if you do attend, you will be given the opportunity to speak for or against the change. APPLICANTS AND/OR AGENTS ARE EXPECTED TO ATTEND.

Please circle one:

 Neutral to request  
 Opposed to request

Comments:

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

Name (Please Print)  
Signature  
Address  
Date  
CF/amc

Plano  
City of Excellence  

RECEIVED  
SEP 10 2018  

PLANNING DEPARTMENT  

Harry LaRosiliere  
Mayor  

Ron Kelley  
Mayor Pro Tem  

Angela Miner  
Deputy Mayor Pro Tem  

Anthony Ricciardelli  
Place 2  

Rick Grady  
Place 3  

Kayci Prince  
Place 4  

Tom Harrison  
Place 7  

Rick Smith  
Place 8  

Bruce D. Glasscock  
City Manager  

ASG Preston Creek Retail Plaza Ltd  

SVP ASG Real Estate Co  

8308 Preston Road, Plano TX  

8/27/18
NOTICE OF PUBLIC HEARING FOR PROPOSED ZONING CHANGE
Zoning Case 2018-009

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You are not required to attend this hearing, but if you do attend, you will be given the opportunity to speak for or against the change. APPLICANTS AND/OR AGENTS ARE EXPECTED TO ATTEND.

Please circle one:

In favor of request
Neutral to request
Opposed to request

Comments:

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

[Signature]

Name (Please Print)

[Address]

Date

CF/amc
CITY OF PLANO

PLANNING & ZONING COMMISSION

September 17, 2018

Agenda Item No. 4

Public Hearing: Zoning Case 2018-017

Applicant: MDT Prairie Creek, Ltd.

DESCRIPTION:

Request for a Specific Use Permit for Arcade on 0.1 acre located 579 feet north of 15th Street and 522 feet west of Independence Parkway. Zoned Retail. Project #ZC2018-017.

REMARKS:

The subject property is a 2,598 square foot lease space within an existing retail shopping center. The applicant is requesting a Specific Use Permit (SUP) for Arcade to open a computer gaming business. 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 Zoning Ordinance defines arcade as an establishment with six or more player-operated skill or amusement machines, or a combination of six or more such machines and/or connected control panels that provide access to the machines.

Additionally, Section 6.100 (Specific Use Permits) of Article 6 (Specific Use Permits and Certificates of Occupancy) states the following:

.3 “The Planning & Zoning Commission in considering and determining its recommendations to the City Council on any request for a specific use permit may require from the applicant plans, information, operating data, and expert evaluation concerning the location, function, and characteristics of any building or use proposed. The City Council may, in the interest of the public welfare and to insure compliance with this ordinance, establish conditions of operation, location, arrangement, and type and manner of construction of any use for which a permit is authorized. In authorizing the location of any of the uses listed as specific use permits, the City Council may impose such development standards and safeguards as the conditions and locations indicate important to the welfare and protection of adjacent property from noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, offensive view, traffic, or other undesirable or hazardous conditions.”
Surrounding Land Use and Zoning

<table>
<thead>
<tr>
<th>Direction</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Single-family residences zoned Single-Family Residence-9 (SF-9)</td>
</tr>
<tr>
<td>East</td>
<td>Shopping center zoned R with retail, restaurant, service, and office.</td>
</tr>
<tr>
<td>South</td>
<td>Shopping center zoned R with retail, indoor commercial amusement, dance studio, and minor vehicle repair. Across 15th Street, single-family residences zoned Single-Family Residence Attached (SF-A)</td>
</tr>
<tr>
<td>West</td>
<td>Open space zoned Single-Family Residence-9 (SF-9)</td>
</tr>
</tbody>
</table>

Conformance to the Comprehensive Plan

**Future Land Use Map** - The Future Land Use Map of the city’s Comprehensive Plan designates the subject property as Neighborhood Center (NC).

The Neighborhood Center future land use category applies to corner retail sites along major arterials. Redevelopment of existing retail centers is strongly encouraged and should reduce retail square footage, focus on quality design and pedestrian access, and increase the mix of uses. Neighborhood Center uses are typically located in low-rise buildings with retail, service, and office uses that serve the adjacent neighborhoods. The introduction of residential uses within Neighborhood Centers is recommended where it can be accomplished in a context-sensitive manner and integrated into the center. When residential is introduced, single-family uses are desired for compatibility with existing adjacent neighborhoods. Neighborhood centers will be based on the concepts of mixed-use, community design, and transit-oriented design, where possible. Adequate building setbacks must be considered when development is proposed near neighborhoods. Useable open space will be included within the centers to create active and interesting public spaces.

The NC designation recommends retail, service, and office uses which serve adjacent neighborhoods. The addition of an arcade would increase the mix of uses in this development. This request is in conformance with the Future Land Use Map designation.
ISSUES:

Use Separations

Section 15.100 (Arcades) of Article 15 (Use-specific Regulations) of the Zoning Ordinance requires arcades to be separated from certain uses. The distances are measured in a straight line from the front door of the arcade to be permitted to the nearest property line of the associated use. These requirements are as follows:

1. **Residential zoning:** Minimum 300 foot separation. The Prairie Creek Estates neighborhood is located immediately north of the subject property and is zoned Single-Family Residence-9. The front door of the proposed arcade is 100 feet away from the nearest SF-9 zoning district line, as measured in a direct line from the front entrance through the building to the existing six-foot masonry screening wall to the north. The walking distance to the nearest residential property is approximately 405 feet as measured via an existing covered pedestrian walkway that allows direct access from Mollimar Drive to the central portion of the shopping center. The driving distance to the nearest residential property is approximately 1,100 feet.

2. **Religious facilities:** Minimum 300 foot separation. There are no religious facilities within 300 feet of the subject property.

3. **Public or parochial schools:** Minimum 1,000 foot separation. Weatherford Elementary School is located 390 feet to the northwest of the subject property, as measured in a direct line through the building to the school property line. The proposed arcade is separated from the school by a portion of the existing shopping center and Mollimar Drive, a 60-foot street. The walking distance to the property line of the school is 570 feet via the pedestrian walkway. The driving distance is approximately 1,200 feet.

The Zoning Ordinance states:

"The 300-foot separation from a residentially zoned district may be waived altogether, and the 1,000-foot separation between an arcade and a public or parochial school may be reduced to a minimum of 300 feet, if City Council affirmatively finds that issuance of the specific use permit would not be detrimental or injurious to the public health, safety, or general welfare, or otherwise offensive to the neighborhood."

The applicant has described their business operations and requested waivers from the two separation requirements as noted in the attached letter.
Use Standards

As a part of this request, the applicant has committed to several restrictions on their business operations, as described in their attached letter. These standards are as follows:

1. Limiting the number of machines;
2. Machines will not have wireless internet capability or access; and
3. No alcohol will be served.

The purpose of these restrictions is to alleviate potential concerns about the proximity of the business to the adjacent residential and public school uses. If the Planning & Zoning Commission is concerned about the proximity of the business to the elementary school, it may be appropriate to consider an age-based restriction in line with the either the age of the school children, or the target customer identified in the applicant's letter.

Summary

The proposed arcade is complimentary to the existing retail shopping center which includes a variety of nonresidential uses. If the issuance of the SUP is not found to be detrimental or injurious to the public health, safety, or general welfare, or otherwise offensive to the neighborhood, staff is in support of the requested SUP.

RECOMMENDATION:

Recommended for approval subject to the following:

1. Waiving the 300-foot distance separation from the residential zoning district to the north subject to City Council finding that the issuance of the Specific Use Permit for Arcade will not be detrimental or injurious to the public health, safety, or general welfare, or otherwise offensive to the neighborhood; and

2. Reducing the separation requirement from the public school to 300 feet subject to City Council finding that the issuance of the Specific Use Permit for Arcade will not be detrimental or injurious to the public health, safety, or general welfare, or otherwise offensive to the neighborhood; and

3. Arcade machines have the following restrictions:
   a. Maximum of 50 computers, 10 gaming consoles, and 3 cabinet machines are permitted.
   b. Must not have wireless internet capability or access.

4. Alcohol must not be served.
Zoning Case #: ZC2018-017

Existing Zoning: Retail

Proposed Zoning: Specific Use Permit for Arcade
To the esteemed member of council for the City of Plano, September 4, 2018

We are The KARDBOARD BOX, INC. We are applying for a Special Use Permit for an arcade so that we can open a computer gaming lounge. At 2963 West 15th Street unit 2995 Plano, TX. We will have 25 computers and 3 gaming consoles. The KARDBOARD BOX, INC will rent time on these machines for our customers to play games and socialize with other gamers and friends. We are planning on having 2 Vending machines for pre-packaged snacks and cokes. (No alcohol) The average gamer today is around 35 years old, however our target customer will be between the ages of 15-35. Our hours are Monday to Sunday from 11am to 1am. Our customers will have head sets and microphones to play and talk to each other so the noise level should not be excessive.

We ask the City Council to waive the 300’ separation form residentially zoned property and to reduce the distance to a public school from 1000’ to 300’ as per article 15.100 of the Zoning Ordinance. Our business faces away from the residential properties behind us and we are separated by an alley and a solid Masonry wall. The KARDBOARD BOX, INC. will also face away from the school and is separated by other businesses and a street.

There has been some concern by residents that our customers might use the computers at The KARDBOARD BOX, INC. to hack into their wifi. We would like to address these concerns. First and foremost our 25 computers will not have the capability to access WIFI. Our computers will be hardwired into our internet network so there is no use for WIFI capabilities. I would also like to point out that residential WIFI has a very limited range and when we checked on August 29th no residential WIFI could reach through the two brick walls to get to our facility. Lastly the owner of each WIFI has the responsibility of operating their own network in a secure manner using the practices like the ones found at https://www.sophos.com/en-us/security-news-trends/best-practices/wi-fi.aspx or https://jumpcloud.com/blog/best-practices-for-wifi-security/.

If these basic practices aren’t being followed then WIFI networks are susceptible to compromise regardless of the presence of a computer arcade.

As a child a cardboard box was only as boring as your imagination. It could be a spaceship, a pirate ship, or a submarine. Whith a cardboard box you could be anything. Computers and games played on them are the modern day cardboard box, opening up worlds and universes previously only visited in dreams and imagination. At The KARDBOARD BOX, INC. we hope to explore new worlds and nurture the imagination of gamers of all ages. To remind people that without wonder and the creative imagination, games nurture, innovation would dwindle and the world would stagnate.

I am sincerely,

Jessy Zarete
President of The KARDBOARD BOX, INC
CITY OF PLANO

PLANNING & ZONING COMMISSION

September 17, 2018

Agenda Item No. 5

Public Hearing - Replat & Revised Site Plan:
Breezeway Farms Addition, Block 1, Lots 9R & 12

Applicant: Regent Properties

DESCRIPTION:


REMARKS:

The purpose for the replat is to subdivide Lot 9R into two lots, Lots 9R and 12, for future development.

The purpose for the revised site plan associated with Lots 9R and 12 is to show the existing parking lots and related site improvements.

RECOMMENDATION:

Recommended for approval as submitted.
Item Submitted: Replat & Revised Site Plan
Title: Breezeway Farms Addition, Block 1, Lots 9R & 12
Zoning: Planned Development-21-Corridor Commercial
CITY OF PLANO
PLANNING & ZONING COMMISSION

September 17, 2018

Agenda Item No. 6

Public Hearing - Replat: Preston Towne Crossing, Block 1, Lot 6R

Applicant: Farmers Branch, LLC

DESCRIPTION:

Bank, savings, and loan on one lot on 1.0 acre located at the northeast corner of Preston Road and Park Boulevard. Zoned Retail/Preston Road Overlay District. Project #R2018-045.

REMARKS:

The purpose of the replat is to abandon and dedicate easements necessary for the bank, savings, and loan development.

RECOMMENDATION:

Recommended for approval as submitted.
Title: Preston Towne Crossing, Block 1, Lot 6R
Zoning: Retail/Preston Road Overlay District

Source: City of Plano Planning Department
CITY OF PLANO

PLANNING & ZONING COMMISSION

September 17, 2018

Agenda Item No. 7

Public Hearing - Preliminary Replat & Revised Site Plan:
Prestonwood Addition, Block 1, Lot 1R

Applicant: Prestonwood Baptist Church, Inc.

DESCRIPTION:

Religious facility on one lot on 135.6 acres located at the northeast corner of Park Boulevard and Marsh Lane. Zoned Planned Development-85-Retail/General Office. Projects #PR2018-023 and #RSP2018-039.

REMARKS:

The purpose for the preliminary replat is to abandon and propose easements necessary for the site improvements.

The purpose for the revised site plan is to show the proposed building expansion and related site improvements.

RECOMMENDATION:

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

Revised Site Plan: Recommended for approval as submitted.
Item Submitted: Preliminary Replat & Revised Site Plan
Title: Prestonwood Addition, Block 1, Lot 1R
Zoning: Planned Development-85-Retail/General Office
CITY OF PLANO

PLANNING & ZONING COMMISSION

September 17, 2018

Agenda Item No. 8

Public Hearing - Preliminary Replat: North Central Addition, Block 2, Lot 2R

Applicant: Puerta Del Cielo Iglesia Cristiana

DESCRIPTION:

Religious facility on one lot on 1.2 acres located on the north side of 18th Street, 510 feet east of U.S. Highway 75. Zoned Corridor Commercial. Project #PR2018-030.

REMARKS:

The purpose for the preliminary replat is to combine two lots into one and propose easements necessary for the religious facility development.

RECOMMENDATION:

Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.
Item Submitted: Preliminary Replat

Title: North Central Addition, Block 2, Lot 2R

Zoning: Corridor Commercial