

DATE: June 8, 2021
TO: Honorable Mayor & City Council
FROM: M. Nathan Barbera, Chair, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of June 7, 2021

AGENDA ITEM NO (2A) - ZONING CASE 2021-008 (SUBMITTED UNDER THE INTERIM COMPREHENSIVE PLAN)

APPLICANT: GREENWAY VILLAGE, LTD.

Request to amend Planned Development-94-Retail on 2.2 acres located at the northeast corner of 15th Street and Greenway Drive to allow restaurant/cafeteria as permitted uses and to modify development standards which may include but are not limited to parking. Zoned Planned Development-94-Retail. Project #ZC2021-008.

APPROVED: 8-0 **DENIED:** _____ **TABLED:** _____

Speaker Card(s) Received	Support:	<u>0</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Letters Received Within 200' Notice Area:	Support:	<u>0</u>	Oppose:	<u>3</u>	Neutral:	<u>0</u>
Petition Signatures Received:	Support:	<u>0</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Other Responses:	Support:	<u>0</u>	Oppose:	<u>0</u>	Neutral:	<u>1</u>

STIPULATIONS:

Recommended for approval as follows: (Additions are indicated by underlining; deletions are indicated by strike-through)

1. ~~Restaurants, cafeterias, p~~Private clubs, and automobile and related uses are prohibited.
2. Parking
 - a. The minimum required off-street parking for the buildings that exist prior to April 8, 2021, is as follows:
 - i. For buildings within Greenway Village, Block 1, Lot 2: A maximum of 3,300 square feet of restaurant/cafeteria uses may be parked at 1:200. The square footage of restaurant/cafeteria uses that exceeds 3,300 square feet must be parked at 1:100.
 - ii. For buildings within Greenway Village, Block 1, Lot 3: Retail and service uses and a maximum of 1,500 square feet of restaurant/cafeteria uses may be parked at 1:250. The square

footage of restaurant/cafeteria uses that exceeds 1,500 square feet must be parked at 1:100.

- b. For any building expansions, building additions, or redevelopment after April 8, 2021, the minimum off-street parking must meet the requirements of the Zoning Ordinance, as amended.

MH/kob

cc: John W. Pruetz, Greenway Village, Ltd.
Peter Kavanagh, Zone Systems, Inc.
Jeanna Scott, Building Inspections Manager

<https://goo.gl/maps/5ZiRCFBkiBwMonLK8>

CITY OF PLANO
PLANNING & ZONING COMMISSION

June 7, 2021

Agenda No. 2A

Public Hearing: Zoning Case 2021-008

Applicant: Greenway Village, Ltd.

(Submitted under the Interim Comprehensive Plan)

DESCRIPTION:

Request to amend Planned Development-94-Retail on 2.2 acres located at the northeast corner of 15th Street and Greenway Drive to allow restaurant/cafeteria as permitted uses and to modify development standards which may include, but are not limited to, parking. Zoned Planned Development-94-Retail. Project #ZC2021-008. (Submitted under the Interim Comprehensive Plan.)

SUMMARY:

The applicant requests to amend Planned Development-94-Retail (PD-94-R) to allow restaurant/cafeteria as permitted uses and modify parking requirements to accommodate these uses. Restaurant uses are typically found within shopping centers to serve the surrounding community and have existed on this site since its initial development almost 50 years ago. This request will allow a limited amount of restaurant square footage with minor adjustments in required parking related to the existing buildings. Further, this request is in conformance with the Interim Comprehensive Plan. For these reasons, staff supports the requested amendments.

REMARKS:

The applicant is requesting to amend PD-94-R to allow restaurant/cafeteria as a permitted use and to modify parking requirements to accommodate this use. The property is zoned PD-94-R. The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services, including convenience stores, shopping centers, and regional malls, but not including, wholesaling or warehousing. A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off- and onsite conditions.

A revised site plan, Greenway Village, Block 1, Lots 2 & 3, accompanies this request as agenda item 2B and shows the proposed parking requirements; however, no new construction is proposed at this time.

History

In 1971, this site was part of a 16-acre tract that was zoned Single-Family Residence District 2 (SF-2), and the property owner, at the time, submitted a request to rezone the property.

This request, ZC 71-28, divided the 16-acre tract into three zoning districts: Planned Development-32-Office (PD-32-O), Planned Development-33-Single Family Attached (PD-33-SF-A) and Planned Development-34-Neighborhood Services (PD-34-NS - now the area zoned PD-94-R).

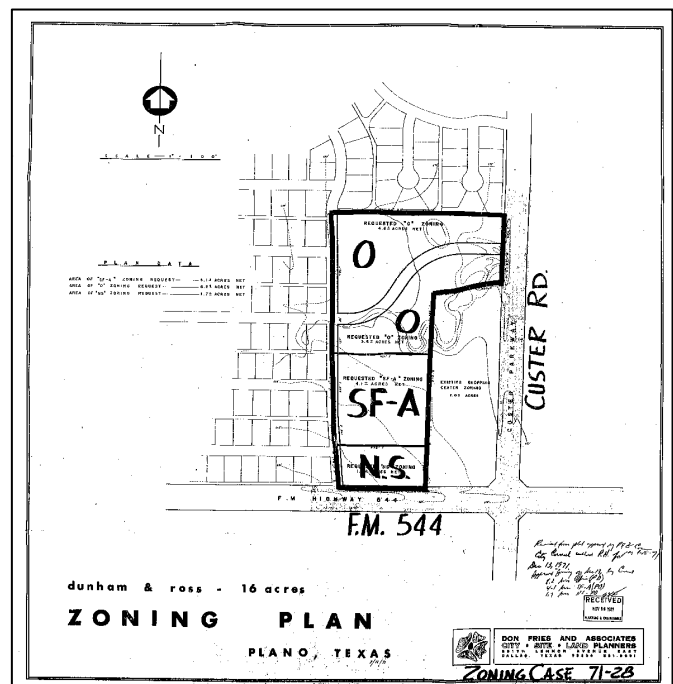
In 1971, the Neighborhood Service District allowed “restaurant or cafeteria without drive-in service” uses with a Specific Use Permit (SUP) but did not allow “restaurant (drive-in type)” uses. However, the site plan for the area zoned PD-34-NS that was approved in June of 1972 included 3,000 square feet of restaurant space, and the most recently approved site plan from 1978 identifies one of the suites as an ice cream shop. An SUP was never approved for these restaurant uses.

In 1986, the entire Zoning Ordinance was reformatted, and many portions were updated with ZC 85-71. With the 1986 Zoning Ordinance adoption, the Neighborhood Service District was consolidated into the Retail District and planned development numbers were reassigned; consequently, PD-34-NS became PD-94-R. However, for reasons unknown, the PD-94 stipulations were replaced with the following, which is what exists today:

Restriction:

Restaurants, cafeterias, private clubs, and automobile and related uses are prohibited.

Despite the zoning restrictions in place over the past 50 years, restaurant uses have existed on this site since its initial development. This discrepancy was only realized because of recent procedural changes that have allowed Planning Department staff to review applications for certificates of occupancy. This zoning request is intended to clean up the existing language and ensure the property complies with zoning regulations.



Surrounding Land Uses and Zoning

North	The properties are zoned Single-Family Residence-6 (SF-6) and are developed with single-family residence uses, and are separated from the subject property by an existing service drive, a six-foot masonry screening wall, and a residential alley.
East	The properties are zoned Planned Development-79-Retail (PD-79-R) and are developed with minor vehicle repair and convenience store with fuel pump uses.
South	Across 15th Street, the property is zoned PD-79-R and is developed as a shopping center, with restaurant/cafeteria, retail, personal service shop, food/grocery store, and professional/general administrative office uses.
West	Across Greenway Drive, the properties are zoned Single-Family Residence-9 (SF-9) and are developed with single-family residence uses.

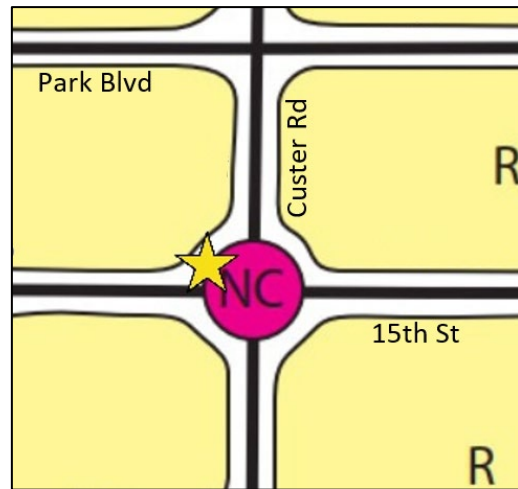
Conformance to the Comprehensive Plan

This zoning request was reviewed for conformance with the *Interim Comprehensive Plan (1986 based)* adopted in August 2020.

Land Use Element

The Land Use Plan (2011) designates the subject property as Neighborhood Commercial (NC). The NC category is defined as follows:

“Neighborhood commercial centers are intended to serve adjacent residential neighborhoods and include grocery stores, drugstores, and small retail and service uses. These centers serve a one to one and one-half mile radius and contain 100,000 to 150,000 square feet of floor area (at a rate of 30 square feet per resident of the service area). They require a site of 10 to 15 acres and development intensity less than 0.3:1 FAR.



Neighborhood commercial centers are located at the intersections of major arterial streets. One or two corners may develop with commercial uses at intersections designated as a neighborhood commercial center on the Land Use Plan, based on the size and population of the service area. The population of some areas of Plano will not support a typical neighborhood commercial center, and smaller neighborhood convenience centers may be appropriate for such areas.

Neighborhood convenience centers contain a convenience store with gas pumps and small shops, with total retail space less than 25,000 square feet. Sites are less than five acres, yet they are larger than a single corner convenience store. Neighborhood commercial centers provide an option for partially developed retail corners where there is little chance of additional retail development, and the remainder property is being converted to another use.”

Although not directly referenced in the definition above, a restaurant is considered a service use in other land use categories and other chapters of the Interim Comprehensive Plan. Additionally, Section 14.200 (Nonresidential Districts Use Table) of Article 14 (Allowed Uses and Use Classifications) of the Zoning Ordinance indicates restaurant/cafeteria is in the service use category.

The proposed amendment to PD-94-R to include restaurants is in conformance with the NC designation of the Interim Comprehensive Plan and will serve the adjacent area as part of the existing shopping center.

Planned Development Stipulations

Restaurant Use

As discussed in the history section above, although restaurants have been restricted at this location by the PD-94-R stipulations, those requirements have not been enforced over time. The proposed use change would allow restaurants by right and remove the requirement for an SUP. Restaurants are typical uses found within shopping centers serving the general area. Staff has consulted with Property Standards and Environmental Health on restaurant-related issues, such as trash and grease traps related to this property. There are no outstanding issues, and the property owner has addressed all previous issues. Thus, there are no zoning restrictions proposed related to the change in use allowances. This request is intended to clean up the language within the PD to reflect development conditions that have existed for many years. Staff is in support of the requested use change.

Parking

Article 16 (Parking and Loading) of the Zoning Ordinance allows restaurant/cafeteria uses that are inline lease spaces (excluding single-occupant, free-standing buildings) and that do not exceed 10% of the shopping center floor area to use the shopping center parking calculation. The minimum off-street parking requirements are as follows:

Land Use	Required Parking (spaces/square feet)
Shopping centers (=$<$50,000 square feet)	1:200
Shopping centers ($>$50,000 square feet)	1:250
Restaurant/Cafeteria	1:100

The subject property contains two lots, Greenway Village, Block 1, Lots 2 and 3. The existing buildings include a total of 17,878 square feet with a variety of uses, including restaurant/cafeteria, personal service shop, medical office, retail, musician studio, licensed massage therapy, and professional/general administrative office. Based on the Zoning Ordinance parking requirements stated above, Lot 2 would be two parking spaces short, and Lot 3 would be ten spaces short with the restaurant space that is existing at this time. However, to date, the Property Standards Division of the Neighborhood Services Department has not received any complaints regarding parking on either of these lots.

The applicant is proposing the parking standards noted in the recommendation section below to resolve these parking issues. The standards allow the existing parking situation to remain for the buildings as they exist as of the date the zoning petition was received. Future building expansions or redevelopment of the property would require the property to comply with the standards parking requirements within Article 16.

This request allows the property to continue to operate with the existing parking situation. The amendments are respective of current operations and are intended to offer flexibility based upon current development conditions. Therefore, staff is in support of the proposed parking amendments.

SUMMARY:

The applicant is requesting to amend Planned Development-94-Retail (PD-94-R) to allow restaurant/cafeteria as permitted uses and to modify parking requirements to accommodate these uses. Restaurant uses are typically found within shopping centers to serve the surrounding community and have existed on this site since its initial development almost 50 years ago. This request will allow a limited amount of restaurant square footage with minor adjustments in required parking related to the existing buildings. Further, this request is in conformance with the Interim Comprehensive Plan. For these reasons, staff supports the requested amendments.

RECOMMENDATION:

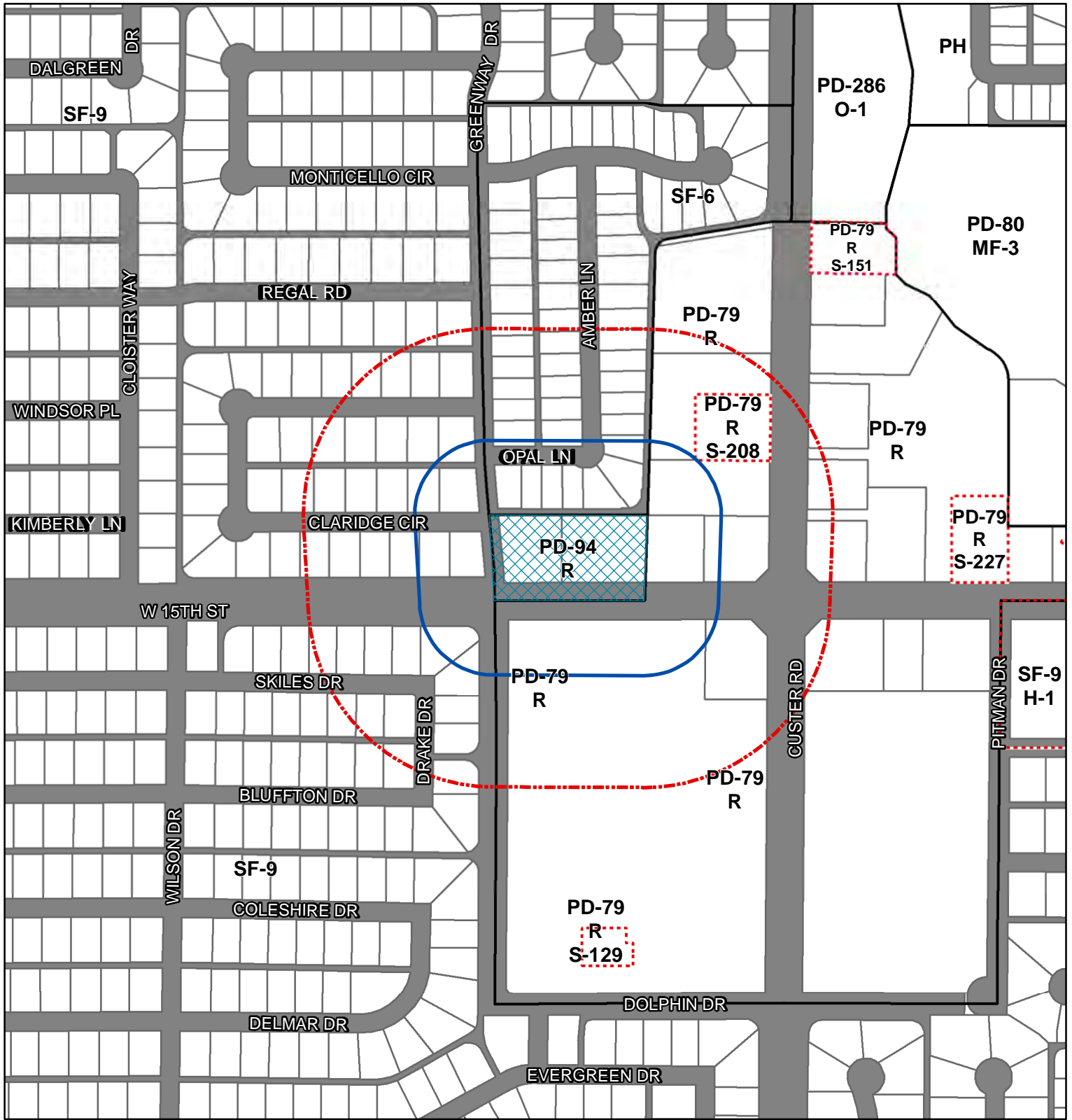
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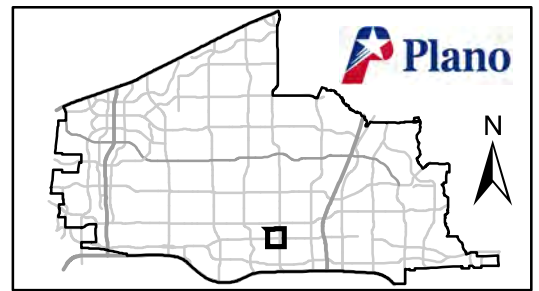
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ii. For buildings within Greenway Village, Block 1, Lot 3: Retail and service uses and a maximum of 1,500 square feet of restaurant/cafe/teria uses may be parked at 1:250. The square footage of restaurant/cafe/teria uses that exceeds 1,500 square feet must be parked at 1:100.

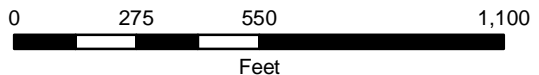
b. For any building expansions, building additions, or redevelopment after April 8, 2021, the minimum off-street parking must meet the requirements of the Zoning Ordinance, as amended.



Zoning Case: 2021-008
 Existing Zoning: Planned Development-94-Retail (PD-94-R)
 Proposed Zoning: Amend Planned Development-94-Retail (PD-94-R)



- 500' Courtesy Notification Buffer
- 200' Notification Buffer
- Subject Property
- Streets
- Zoning Boundary Change/SUP
- Specific Use Permit
- Zoning Boundary
- Municipal Boundaries





REGAL RD

AMBER LN

OPAL LN

CLARIDGE CIR

GREENWAY DR

W 15TH ST

CUSTER RD

SKILES DR

DRAKE DR

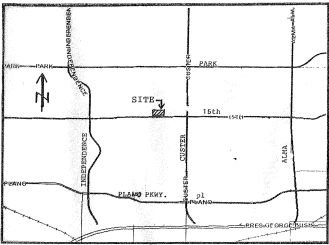


Zoning Case 2021-008

Area of Request



WATER METER SCHEDULE			
Addresses: 2201 to 2237 - 15 water meters			
I.D.	TYPE	SIZE	SAN. SEWER REMARKS
W	DOMESTIC	3/4"	EXISTING
There are no irrigation meters			



LOCATION MAP
NOT TO SCALE

Site Data Summary Table

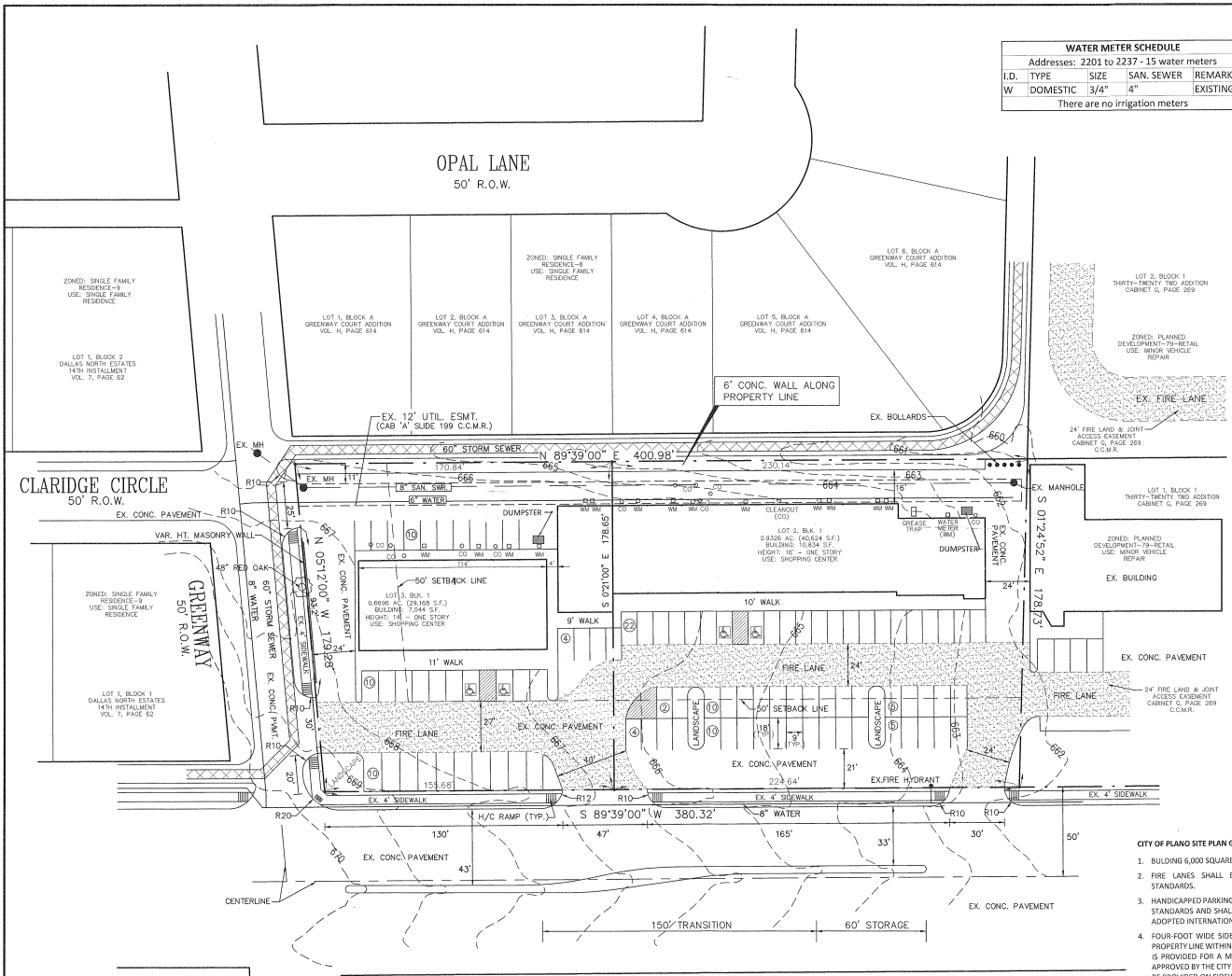
Item	Lot 1	Lot 2	Total for All Lots
General Site Data			
Zoning (from zoning map)	P.D.-94-R	P.D.-94-R	P.D.-94-R
Land Use (from Zoning Ordinance)	Shopping Center	Shopping Center	Shopping Center
Lot Area (square feet & acres)	29,168 / .67	40,511 / .93	69,679 / 1.6
Building Footprint Area (square feet)	7,044	9,915	16,957
Total Building Area (square feet)	7,065	9,933	17,000
Building Height (ft. above - distance to tallest building element)	1	1	1
Lot Coverage (percent = x/100)	24.9	24.5%	25.7%
Floor Area Ratio (ratio x/x/1)	.24	.245	.257
Existing Open Storage (square feet)	0	0	0
Proposed Open Storage (square feet)	0	0	0
Multi-family Units			
# of studios / Minimum square feet			
# of 1 bedrooms / Minimum unit size			
# of 2 bedrooms / Minimum unit size			
# of 3 bedrooms / Minimum unit size			
Total Unit Count			
Parking			
Parking Ratio (from Zoning Ordinance)	Per PD-94-R	Per PD-94-R	Per PD-94-R
Required Parking (ft. spaces)	32	50	82
Provided Parking (ft. spaces)	33	59	92
Accessible Parking Required (ft. spaces)	2	2	4
Accessible Parking Provided (ft. spaces)	2	2	4
Parking in Excess of 110% of required parking (ft. spaces)	0	0	0
Landscape Area (inclusive turf areas)			
Landscape Edge Area Provided (square feet)			
Required interior landscape area (parking lot landscaping) (square feet)			
Additional interior landscape area provided (square feet)	463	500	963
Other Landscape Area within the lot including Storm Water Conservation Areas (square feet)	0	0	0
Total Landscape Area (square feet)	463	500	963
Permeable Area (not including landscaping of turf areas)			
Permeable Pavement (square feet)	0	0	0
Other Permeable Area within the lot not including landscaping of turf areas	0	0	0
Total Permeable Area (square feet)	0	0	0
Impervious Area			
Building Footprint Area (square feet)	7,044	9,915	16,957
Area of Sidewalks, Pavement & other Impervious Paving (square feet)	21,661	30,098	51,759
Other Impervious Area	0	0	0
Total Impervious Area	28,705	40,013	68,716
Sum of Total Landscape Area + Total Permeable Area + Total Impervious Area (square feet) Note: Sum must equal Lot Area	29,168	40,511	69,679
Total Impervious Area	28,705	40,011	68,716
Less BMP Impervious Area Credit			
Billable Impervious Area			

PURPOSE STATEMENT
THE PROPOSED SITE PLAN PROVIDES FOR THE EXISTING PLANNED DEVELOPMENT DISTRICT NO. 94-R TO PROVIDE A CURRENT SITE PLAN PROVIDING FOR THE EXISTING CONDITION. NO NEW CONSTRUCTION. NO ADDED FLOOR AREA.

CITY PROJECT RSP2021-015
REVISED SITE PLAN
CITY OF PLANO, COLLIN COUNTY, TEXAS
LOT 2 and LOT 3, BLOCK 1, GREENWAY VILLAGE ADDITION
WILLIAM FITZHUGH SURVEY, ABSTRACT NO. 308
1.6021 ACRES

PREPARER	OWNER
ZONE SYSTEMS, INC. Peter Kavanagh 1620 Handley Drive, Suite A Dallas, TX 75208 214-941-4440 Peter.K@ZoneSystems.com	GREENWAY VILLAGE, LTD. John W. Pruett P.O. Box 233 Morgan Hill, TX 75645 469-233-2490 jwpruett@gmail.com

5/6/21 - MODIFIED PER CITY COMMENTS
5/21/21 - MODIFIED PER CITY COMMENTS
5/28/21



- CITY OF PLANO SITE PLAN GENERAL NOTES**
- BUILDING 6,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
 - FIRE LANES SHALL BE DESIGNATED AND CONSTRUCTED PER CITY STANDARDS.
 - HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
 - FOUR-FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OFF OF THE PROPERTY LINE WITHIN THE RIGHT-OF-WAY, UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR A MEANERING SIDEWALK OR ALTERNATIVE DESIGN IS APPROVED BY THE CITY. BARRIER-FREE RAMPS, PER CITY STANDARDS, SHALL BE PROVIDED ON SIDEWALKS AT ALL CURB CROSSINGS.
 - MECHANICAL UNITS, DUMPSTERS, AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - ALL SIGNAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTION DEPARTMENT.
 - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE, AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES.
 - OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 6-466 OF THE CODE OF ORDINANCES.
 - PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
 - ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES MUST BE UNDERGROUND WHERE REQUIRED.
 - USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN ARTICLE 24 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.

NOTE: SITE IS FULLY DEVELOPED.
THERE IS NO NEW CONSTRUCTION.
THERE ARE NO NEW IMPROVEMENTS PLANNED.
ALL IMPROVEMENTS SHOWN ARE EXISTING.

