


**DATE:** September 8, 2021

**TO:** Honorable Mayor & City Council

**FROM:** M. Nathan Barbera, Chair, Planning & Zoning Commission 

**SUBJECT:** Results of Planning & Zoning Commission Meeting of September 7, 2021

**AGENDA ITEM NO (2A) - ZONING CASE 2021-014**  
**APPLICANT: PARK-ALMA PLANO VENTURE NO. ONE, LP**

Request to amend Planned Development-195-Corridor Commercial on 8.0 acres located on the south side of Park Boulevard, 385 feet east of Alma Drive to allow car wash as a permitted use and to modify development standards which may include, but are not limited to, noise mitigation. Zoned Planned Development-195-Corridor Commercial. Project #ZC2021-014.

**APPROVED:** 7-1 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

Speaker Card(s) Received Support: 1 Oppose: 0 Neutral: 0

Letters Received Within 200' Notice Area: Support: 0 Oppose: 0 Neutral: 0

Petition Signatures Received: Support: 0 Oppose: 0 Neutral: 0

Other Responses: Support: 2 Oppose: 2 Neutral: 0

**STIPULATIONS:**

Rcommended for approval as follows (deletions indicated in strikethrough text):

Restrictions:

1. Allow public storage/mini-warehouse use by right.
2. Prohibit the following uses:
  - automobile parking lot/garage
  - automobile repair - major
  - automobile repair - minor/service station
  - ~~car wash~~
  - new car dealer
  - concrete/asphalt batching plant (temporary)
  - limited assembly and manufacturing
  - cabinet/upholstery shop
  - building material sales
  - body piercing
  - dance hall

- indoor gun range
  - laundromat
  - small engine repair shop
  - tattooing and permanent cosmetics
  - manufacturing - light intensity
  - tire dealer
3. There shall be no outside storage of goods or materials.
  4. Area, Yard, and Bulk Requirements
    - a. Buildings shall be set back a minimum of 15 feet from the eastern boundary of Lot 3R.
    - b. Any buildings built along the access easement on the boundary of Lot 3R shall be limited to one story.
  5. Building Materials: The exterior elevations of any buildings built along the access easement on the eastern boundary of Lot 3R shall be faced with masonry materials as defined by the City of Plano Zoning Ordinance. A minimum of 2 building materials shall be required on each facade. Building articulation and design features shall be incorporated to provide architectural relief along the building facade. A facade plan for buildings along the access easement on the eastern boundary of Lot 3R shall be submitted concurrently with the final site plan for staff review.
  6. Landscaping along the Eastern Boundary of Lot 3R: 21 additional (not part of the required total) trees at 3-inch caliper (as measured 12" above the finish grade) shall be installed. Locations shall be at each building's depressed articulations and at other random locations to enhance and compliment the building facades.

DF/kob

cc: Troy Bathman, Park-Alma Plano Venture No. One, LP  
Tim Atlee, Tavacon, LLC  
Kelly Buerger, Tavacon, LLC  
Jeanna Scott, Building Inspections Manager

<https://goo.gl/maps/Bv7Pbz6rEN1uCNsD7>

CITY OF PLANO  
PLANNING & ZONING COMMISSION

September 7, 2021

**Agenda No. 2A**

**Public Hearing:** Zoning Case 2021-014

**Applicant:** Park-Alma Plano Venture No. One, LP

(Submitted under the Interim Comprehensive Plan)

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**DESCRIPTION:**

Request to amend Planned Development-195-Corridor Commercial on 8.0 acres located on the south side of Park Boulevard, 385 feet east of Alma Drive to allow car wash as a permitted use and to modify development standards which may include, but are not limited to, noise mitigation. Zoned Planned Development-195-Corridor Commercial. Project #ZC2021-014.

**SUMMARY:**

The applicant is requesting to amend Planned Development-195-Corridor Commercial to allow car wash as a permitted use. The request is not in conformance with portions of the Interim Comprehensive Plan and is not aligned with the Spring Creekwalk Master Plan Report goals. In addition, car wash uses are allowed in many commercial zoning districts within the city, and there are other properties that would be more suitable for a car wash that are not within close proximity to residences. For these reasons, staff is not in support of this request.

**REMARKS:**

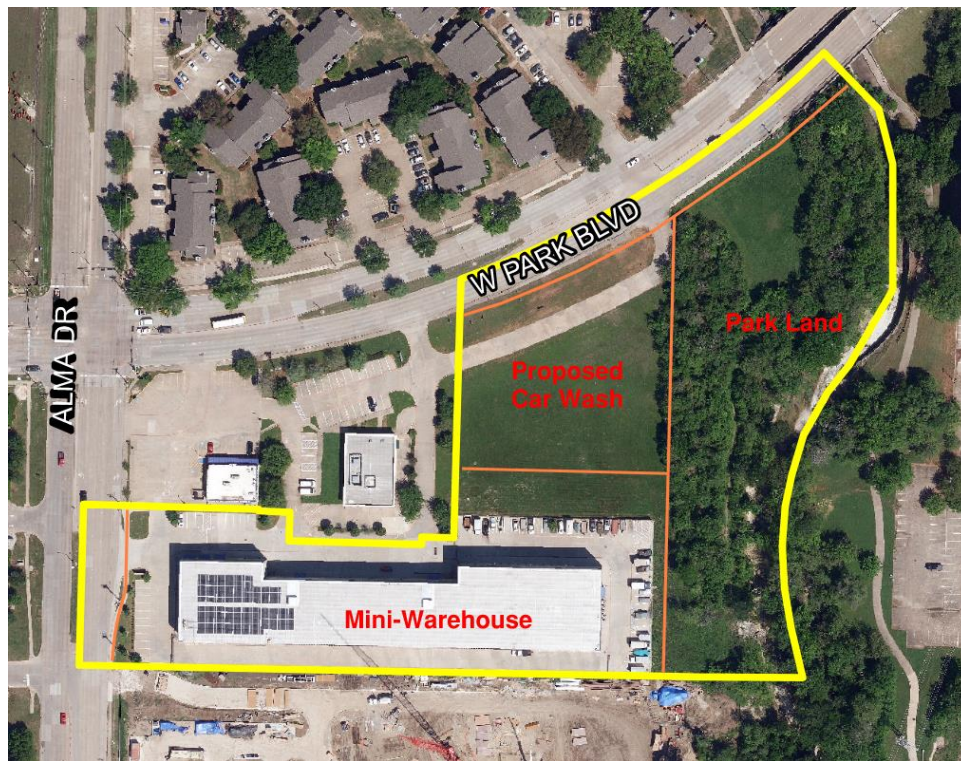
The applicant is requesting to amend Planned Development-195-Corridor Commercial (PD-195-CC). A PD district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls to both off- and onsite conditions. The CC district is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors. The regulations and standards of this district are reflective of the high traffic volumes and high visibility of these regional highways.

A concept plan, Chisholm Place Retail No. 1, Block A, Lot 4, is attached as agenda item 2B.

Background

PD-195-CC was established in 2007 to amend allowable uses, landscaping, setbacks, building materials, and other standards of the CC zoning district. The purpose of the request was to develop a public storage/mini-warehouse use. At that time, car wash was listed as a restricted use in the PD by the property owner and approved by City Council because it was considered an inappropriate use in this location. The goal of the PD was to allow for a mini-warehouse and limit uses that will have a negative impact on the future Spring Creekwalk, as discussed later in this report. There were also concerns noted in the Comprehensive Plan, the same core plan in effect today.

The planned development district consists of three properties: a vacant property, proposed for development of the car wash per the associated concept plan; a property within the floodplain owned and maintained by the City of Plano for public park land; and an existing mini-warehouse/public storage with frontage on Alma Drive. The development conditions are shown in the aerial below:



Surrounding Land Uses and Zoning

North	Across Park Boulevard, the property is zoned Planned Development-67-Multifamily Residence-2 (PD-67-MF-2) and is developed with multifamily residences.
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East	The property is zoned CC and contains city park land, creek, and a portion of the Chisholm Trail, beyond which is a multi-story office building and an event venue.
South	The property is zoned CC and is developed with a public storage building and a community center/government facility (PISD Robinson Fine Arts Center).
West	Immediately west of the proposed car wash, the properties are developed as a personal service shop (dry cleaner) and a restaurant. Across Alma Drive, the properties are zoned Planned Development-109-Retail/General Office (PD-109-R/O-2) and include a convenience store with fuel pumps and vacant land.

### **Conformance to the Comprehensive Plan**

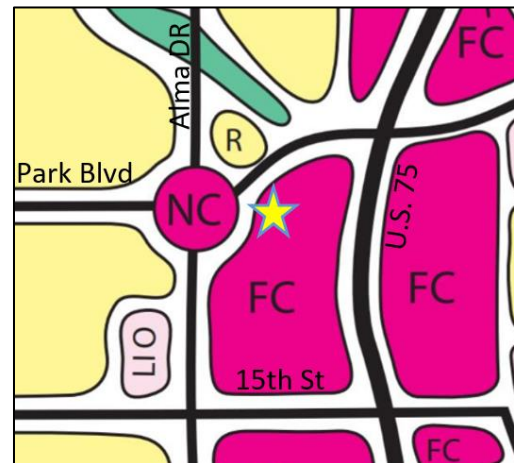
This zoning request was reviewed for conformance with the *Interim Comprehensive Plan (1986-based)* adopted in August 2020.

### **Land Use Element**

The Land Use Plan (2011) designates the subject property as Freeway Commercial (FC).

The FC category is defined as follows:

“The Freeway Commercial category is intended to define the unique character of the U.S. 75 corridor. This corridor includes major retail development including Collin Creek Mall, along with general commercial, entertainment, lodging, and office uses.”



Car wash is not specifically defined in the Land Use Element. However, a car wash is a type of commercial development and may be generally supported by the FC land use designation.

### **Urban Design Element**

The purpose of the Urban Design element is to create a strong sense of community within Plano. The Comprehensive Plan states one opportunity to strengthen the community's assets is by improving the Chisholm Trail, specifically the Spring Creekwalk portion of the trail. The *Interim Comprehensive Plan* states the following:

“A portion of the Chisholm Trail improvements is the Spring Creekwalk. This concept was originally envisioned as a unique mixed-use development on approximately 160 acres of land on the west side of U.S. Highway 75, between

Collin Creek Mall and Park Boulevard. The public amenities area of this project would include special water features, terraces, walkways, and open spaces in conjunction with surrounding offices, restaurants, and retail shops to create a vibrant place for economic and social activity.”

Additionally, the following strategy is stated for Theme I – Livable City

“Strategy A.6 – Develop a plan for enhancing Chisholm Trail as a major gathering place.”

Development of the site as a car wash use would not contribute to the goal of establishing a vibrant place for economic and social activity. Therefore, the request is not consistent with the Urban Design Element of the Comprehensive Plan.

### Spring Creekwalk Master Plan Report

Spring Creekwalk is a special development concept for 160 acres located on the west side of U.S. Highway 75 between Park Boulevard and Collin Creek Mall. The subject property is within the Spring Creekwalk Master Plan area. The intent of Spring Creekwalk is to have a walkable, mixed-use development oriented along a central pathway that follows the creek. The standards and guidelines are intended to assure a high quality of development and establish a safe and desirable pedestrian environment characterized by unified site development programs and adequate open space. In addition, the plan encourages development that will create a dense environment such as retail, restaurants, office uses, hotel accommodations, and housing.

The plan includes the following objectives:

- The development of an integrated site plan which improves pedestrian access to the amenities area and which minimizes pedestrian/vehicular conflicts.
- The placement of buildings and garages so as to enhance visibility into Harrington Park and the amenities area from the adjacent developments within Spring Creekwalk.
- The design of vehicular access systems which are efficient and attractive.
- The creation of landscaped setback zones in each development parcel within Spring Creekwalk which are compatible with the character and image of Harrington Park.
- The preservation and enhancement of existing natural features within the individual developments of Spring Creekwalk.

Development in the Spring Creekwalk area includes many uses, including offices, multifamily residences, community center, retail, restaurants, public storage, and park

land. The most recent development in the corridor is the PISD Robinson Fine Arts Center located to the south of the subject property. The Collin Creek Mall redevelopment project will also tie into the Chisholm Trail and create continuity of pedestrian-oriented development within the corridor.

The allowance of a car wash on the subject property does not align with the types of uses contemplated within the area under the city’s planning policies; these policies were made consistent with regulations through the existing zoning use restrictions in 2006. Additionally, a car wash is an inherently vehicular-centric use and would not create a focus on pedestrian access. Further, the applicant is not proposing any special design considerations that contribute to preserving natural features or other planning objectives for the area.

This request is not in conformance with the recommendations of the Spring Creekwalk Master Plan Report.

**Adequacy of Public Facilities** - Water and sanitary sewer services are available to serve the subject property; however, the applicant may be responsible for improving the water and/or sanitary sewer system to increase the system capacity if required.

**Traffic Impact Analysis (TIA)** - A TIA is not required for this rezoning request. However, in considering the traffic impact using the average Institute of Traffic Engineers (ITE) trip generation rates, staff compared the proposed development with the potential build-out of the subject property as general office. Using a similar professional/general administrative office building footprint and related parking requirement as is proposed by the associated concept plan, it is possible that 5,575 square feet of office could be constructed on the subject property.

The table below shows the estimated traffic generation during peak hours (7:00-9:00 a.m. and 4:00-6:00 p.m.):

	<b>Building Area or Unit Total</b>	<b>AM</b>	<b>PM</b>
	Potential 5,575 SF Car Wash	0*	79
	5,575 SF of Professional/General Administrative Office	9	8

\*The ITE does not have an AM peak rate for car washes as they have little or no business in the morning.

From the table above, the car wash would generate less peak hour morning traffic and significantly more peak evening hour traffic than a professional/general administrative office development.

## **ISSUES:**

### Car Wash Use

Car washes are allowed in many commercial zoning districts in the city. For this reason, there is no need to rezone additional property for a car wash. Additionally, rather than rezoning vacant land, underutilized properties within the general area could be redeveloped for a car wash without needing to be rezoned. An example is the long-vacant gas station with car wash at the northeast corner of Park Boulevard and Chisholm Drive, approximately 500 feet to the east of the proposed development.

The subject property was rezoned to PD-195-CC in 2007 to allow mini-warehouse development. As a part of that request, and as a stated compromise to allow the mini-warehouse use, the property owner negotiated a restriction on other uses, including car wash uses, vehicle repair, light-intensity manufacturing, and tire dealer. It was agreed that the mini-warehouse would be allowed, but the others were specifically prohibited. Finally, the existing zoning allows a variety of uses that would be more suitable in this location, such as office, retail, restaurant, personal service shop, and others.

### Residential Adjacency

Car wash uses must comply with the requirements in Article 21 (Residential Adjacency Standards) of the Zoning Ordinance. However, since the subject property is across a Type C Thoroughfare from the multifamily development to the north, the standards in Article 21 do take effect.

Although there are no specific requirements imposed on the development due to the adjacent residential use, the city should be circumspect when considering rezoning properties that are in proximity to existing residences. Car wash uses generate noise from their operations. The applicant submitted a noise study as part of this request, and the Environmental Health & Sustainability Department reviewed it. The owner's noise study concluded that the proposed car wash would comply with the city's noise ordinance. If noise complaints are a concern, it may be a substantial cost for the owner to bring the property into compliance once developed.

This is not the best use of the property due to its residential and park proximity. Other properties would be more suitable and would not have the added complication of being adjacent to residences, public park land, and the Chisholm Trail.

## **SUMMARY:**

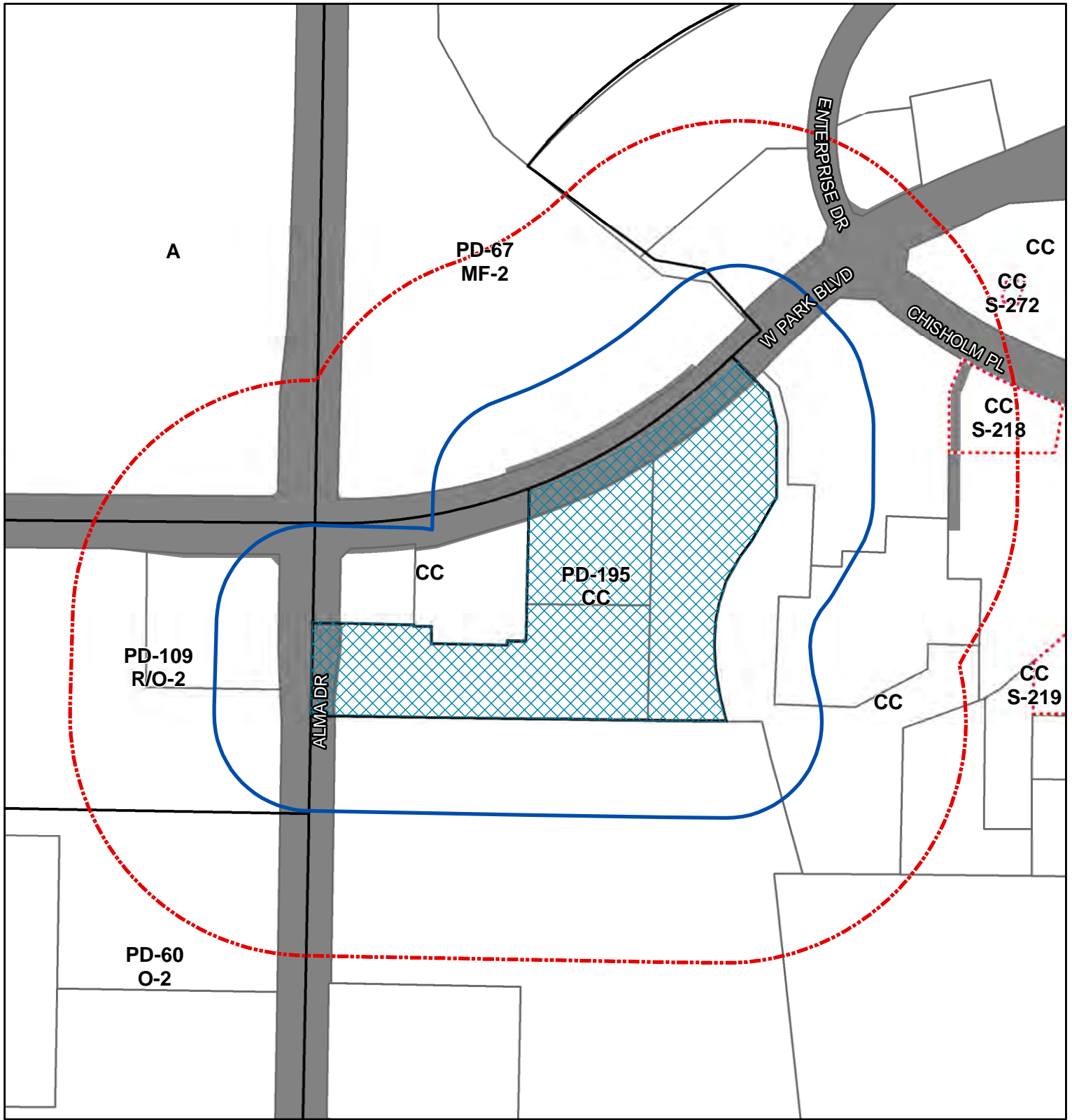
The applicant is requesting to amend Planned Development-195-Corridor Commercial to allow car wash as a permitted use, where it is currently explicitly prohibited consistent with planning for the area. The request is not in conformance with portions of the Comprehensive Plan and is not aligned with the Spring Creekwalk Master Plan Report goals. In addition, car wash uses are allowed in many commercial zoning districts within



the city, and there are other properties that would be more suitable for a car wash. For these reasons, staff is not in support of this request.

**RECOMMENDATION:**

Recommended for denial.

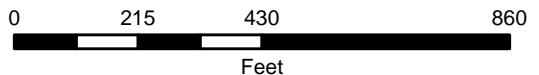
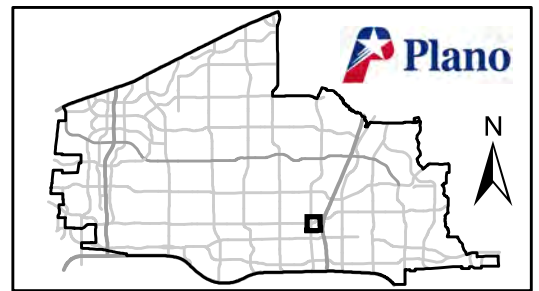


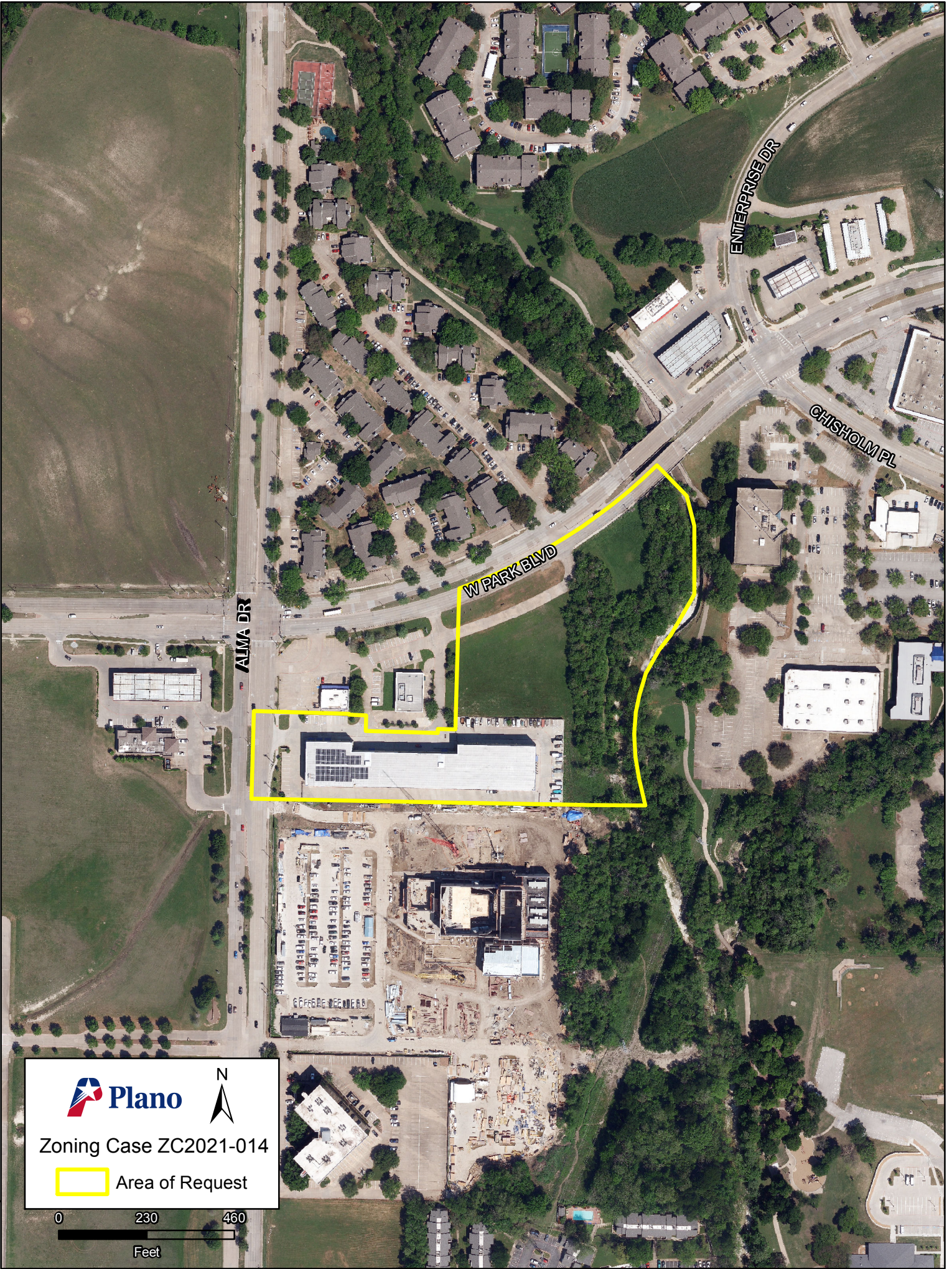
Zoning Case: ZC2021-014

Existing Zoning: Planned Development-195-Corridor Commercial (PD-195-CC)

Proposed Zoning: Amend Planned Development-195-Corridor Commercial (PD-195-CC)

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







ALMA DR


W PARK BLVD

ENTERPRISE DR

CHISHOLM PL

 **Plano** 

Zoning Case ZC2021-014

 Area of Request



**NOTE:**

- Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plat, or plan, approval of development standards shown hereon, or the initiation of the development process. Planning & Zoning Commission and/or City Council action on studies, plats, or plans relating to development of this property shall be considered as an action separate from action taken on this zoning case.

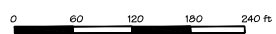
**Legal Description for ZC2021-014:**

Being a 8.06 acre tract of land in the J. Salmons Survey, Abstract No. 814, and in the J. Klepper Survey, Abstract No. 213, and also being Lots 3, 4, and 5, Block A, Chisholm Place Retail No. 1 as per the plat thereof recorded in Cabinet O, Page 627, and in Cabinet 2016, Page 467, Deed Records, Collin County, Texas. The record owners for use of this tract of land are as follows: Loannides Zieble for Lot 1, Empire Clearing Corp for Lot 2, Dallas Plano Storage Pipe LLC for Lot 3, Park-Alma Plano Venture No One LP for Lot 4, and Plano City OF for Lot 5.

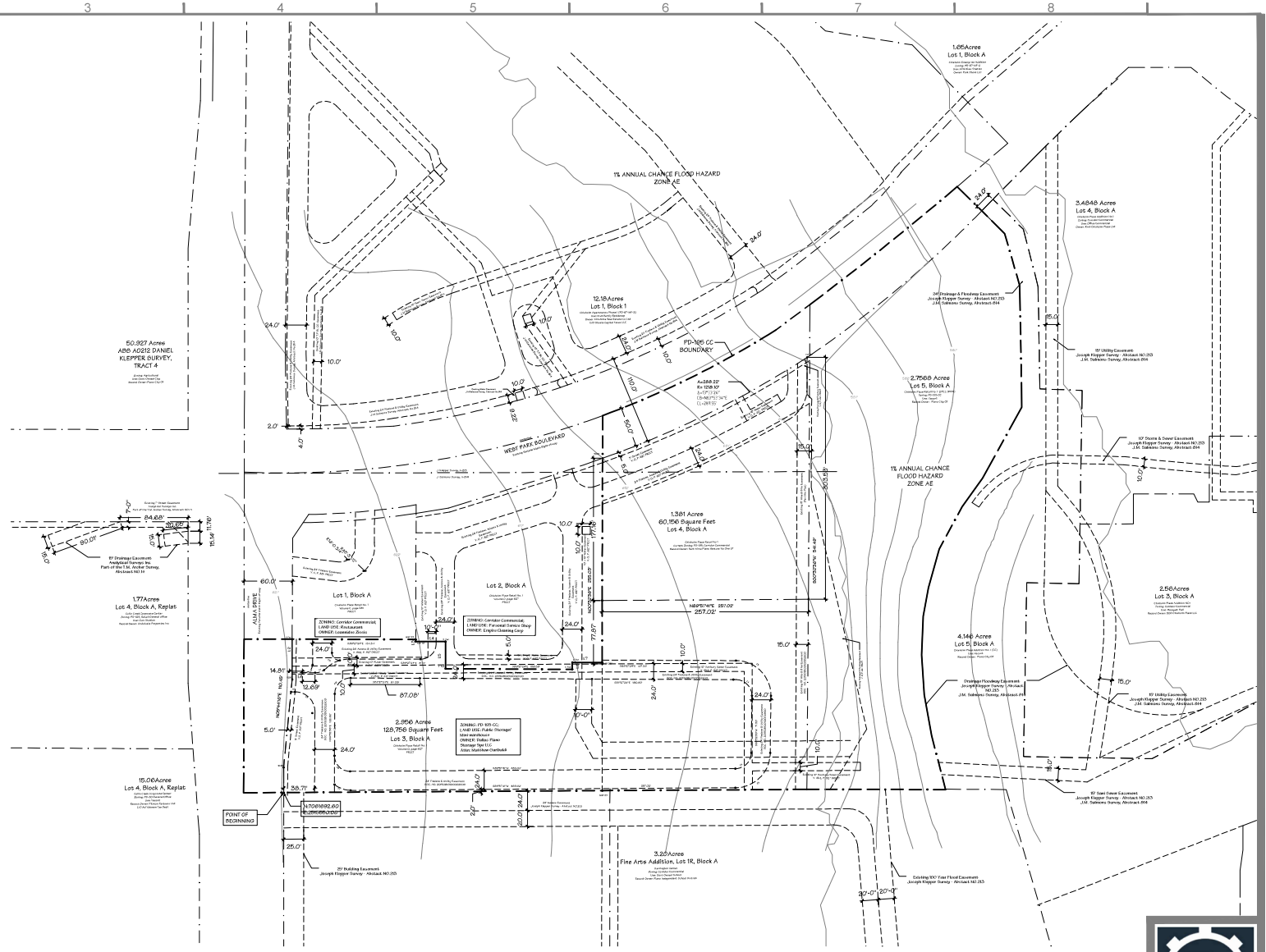
This tract of land is more particularly described as follows:  
 COMMENCING at a 1 inch iron rod found in the southwest corner of Lot 3, Block A, Chisholm Place Retail No. 1, said point also being on the west right-of-way line of Alma Drive (variable width right-of-way);  
 THENCE North 89 deg, 13 min 15 sec West, a distance of 50 feet, to the centerline of Alma Drive right-of-way, said point also being the POINT OF BEGINNING;  
 THENCE North 1 deg, 21 min 41 sec East, a distance of 192.183 feet;  
 THENCE along the northern line of said Lot 3 the following distances:  
 South 88 deg, 38 min 20 sec East, a distance of 209.337 feet,  
 South 1 deg, 21 min 36 sec West, a distance of 2.4 feet,  
 South 88 deg, 38 min 20 sec East, a distance of 375.5 feet,  
 South 1 deg, 21 min 40 sec East, a distance of 34 feet,  
 South 89 deg, 38 min 30 sec East, a distance of 150.558 feet,  
 North 1 deg, 21 min 40 sec East, a distance of 8.69 feet, and  
 South 88 deg, 38 min 21 sec East, a distance of 37.92 feet to a point marking the southeast corner of Lot 3, Block A, Chisholm Place Retail No. 1;  
 THENCE with the eastern line of said Lot 3 North 1 deg, 21 min 40 sec East, a distance of 256.03 feet to the northeast corner of said Lot 3, said point also being on the southern right-of-way line of Park Boulevard (variable width right-of-way);  
 THENCE North 1 deg, 21 min 40 sec East, a distance of 63.316 feet to the centerline of Park Boulevard, said point also being the beginning of a curve to the left having a radius of 1600.095 feet, a delta angle of 12 deg, 45 min 5 sec, and a chord bearing and distance of North 64 deg, 15 min 58 sec East, 257.74 feet;  
 THENCE along said curve to the left a distance of 259.205 feet to a point on the centerline of Park Boulevard, said point also being the beginning of a curve to the left having a radius of 1605.1 feet, a delta angle of 12 deg, 36 min 7 sec, and a chord bearing and distance of North 51 deg, 37 min 51 sec East, 254.4 feet;  
 THENCE along said curve to the left a distance of 256.09 feet;  
 THENCE South 44 deg, 17 min 48 sec East, a distance of 61.748 feet to the south right-of-way line of Park Boulevard, said point also being the northeast corner of Lot 5, Block A, Chisholm Place Retail No. 1;  
 THENCE along the eastern line of said Lot 5, which also marks the centerline of Spring Creek, the following distances:  
 South 44 deg, 17 min 48 sec East, a distance of 42.11 feet,  
 South 95 deg, 0 min 0 sec East, a distance of 67.566 feet,  
 South, a distance of 150.21 feet,  
 South 30 deg, 0 min 0 sec West, a distance of 102 feet,  
 South 37 deg, 0 min 0 sec West, a distance of 42.5 feet,  
 South 29 deg, 30 min 0 sec West, a distance of 58.5 feet,  
 South 19 deg, 0 min 0 sec West, a distance of 48 feet,  
 South 18 deg, 30 min 0 sec West, a distance of 39 feet,  
 South 3 deg, 45 min 0 sec West, a distance of 47 feet,  
 South 3 deg, 45 min 0 sec East, a distance of 50 feet,  
 South 9 deg, 0 min 0 sec East, a distance of 48 feet, and  
 South 13 deg, 47 min 0 sec East, a distance of 61.2 feet;  
 THENCE departing the Eastern line of said Lot 5, and following along the northern line of Lot 1, Block A, Fine Arts Addition the following distances:  
 North 89 deg, 36 min 0 sec West, a distance of 126.3 feet,  
 North 89 deg, 15 min 15 sec West, a distance of 38.97 feet,  
 North 89 deg, 13 min 15 sec West, a distance of 297.21 feet, and  
 North 89 deg, 13 min 15 sec West, a distance of 443.38 feet to the POINT OF BEGINNING and containing 346819.415 square feet or 8.06 acres of land, more or less.



**F1 VICINITY MAP**  
Scale: N.T.S.



**F3 ZONING EXHIBIT**  
Scale: 1" = 60'



<b>Zoning Case Number:</b> ZC2021-014	<b>Plan Type:</b> Zoning Exhibit	<b>Current Property Owner:</b> Park-Alma Plano Venture No. One, LP Address: 2300 Oakland St. 402, Dallas, TX 75219 Contact: Jim Brown Phone: 972-978-6624 Email: JB@bridgersbluestone.com	<b>Company:</b> Bluestone Partners, LLC Address: 4708 N. FM 1417, Sherman, Texas 75092 Preparer: Drake R. Hitchcock Phone: 903.813.1415 Date: July 19, 2021
	<b>Project Name:</b> Chisholm Place Retail NO. 1, Block A, Lot 4 <b>Gross Acreage:</b> 8.06 Acres <b>Location:</b> City of Plano, Collin County, Texas 75075 <b>Survey &amp; Abstract:</b> John Salmons Survey, Abstract No. 814, Joseph Klepper Survey, Abstract No. 213		
<b>PROPERTY</b>		<b>DRAWN BY:</b>	



**BLUESTONE PARTNERS, LLC**



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8751 Collin McKinney Pkwy, Suite 1405, McKinney, TX 75070  
Tel: (214) 425-2055 | Email: info@tavacon.com

May 13, 2021

Planning & Zoning Commission  
1520 K Avenue  
Plano, Texas 75074

RE: Public Hearing Request  
1020 W. Park Blvd / PD-195-CC

To Whom it May Concern,

For your consideration, we are requesting a public hearing to modify PD-195-CC which was established in 2007, to include zoning for an Automated Car Wash facility. The property is currently zoned Corridor Commercial+ which does not limit the use of a car wash facility. There have been tremendous advances to car wash facilities with regards to technology, noise control and aesthetics. With the understanding of complying with city ordinance requirements we believe that a car wash in this area will be of great benefit to the neighborhood.

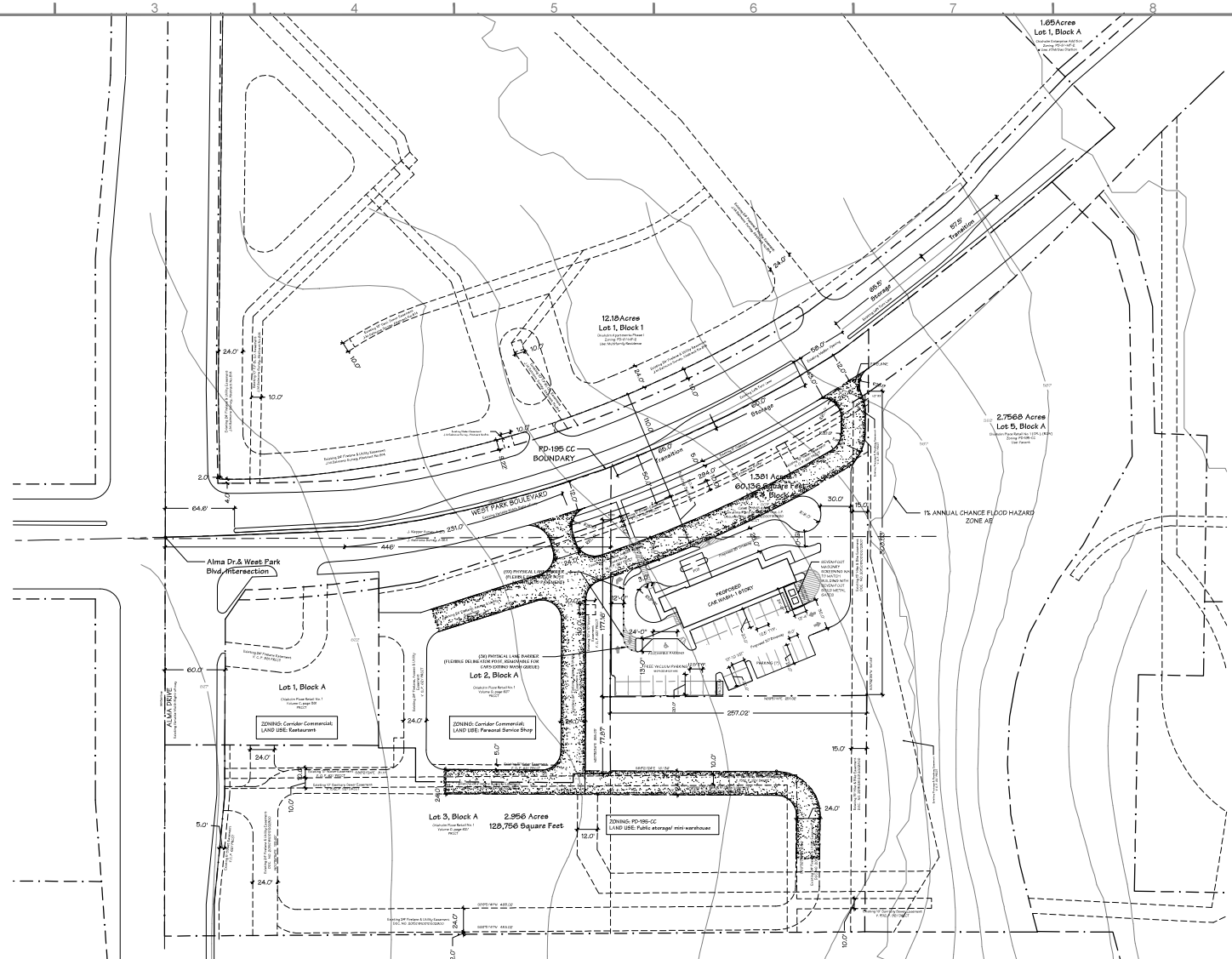
We appreciate your time and consideration to this rezoning and look forward to speaking with you at the hearing.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Attlee", is written over a horizontal line.

Tim Attlee  
President

Site Data Summary Table	
Item	LOT: Chisholm Place Retail 116 # B3 A
<b>General Site Data</b>	
Zoning (from zoning map)	Planned Development-RS-Corridor Commercial
Land Use (from Zoning Ordinance)	Car Wash
Lot Area (square feet & acres)	1,5910 square/60.156 sq. ft.
Building Footprint Area (square feet)	5,575 sq. ft.
Total Building Area (square feet)	5,575 sq. ft.
Building Height (F stories)	1
Building Height (feet - distance to tallest building element)	35 ft
Lot Coverage (percent - calc)	35.2%
Floor Area Ratio (ratio - calc)	0.081
Existing Open Storage (square feet)	0
Proposed Open Storage (square feet)	0
<b>Multifamily Units</b>	
# of studios / Minimum square feet	0
# of 1 bedrooms / Minimum units size	0
# of 2 bedrooms / Minimum units size	0
# of 3 bedrooms / Minimum units size	0
Total Unit Count	0
<b>Parking</b>	
Parking Ratio (from Zoning Ordinance)	One space per employee plus one space per stored vehicle
Required Parking (# spaces)	77
Provided Parking (# spaces)	77 (7 + 1HG)
Accessible Parking Required (# spaces)	1
Accessible Parking Provided (# spaces)	1
Parking in Excess of 10% of required parking (# spaces)	0



**F1 VICINITY MAP**  
Scale: N.T.D.

0 50 100 150 200 ft

**F3 CONCEPT PLAN**  
Scale: 1" = 50'

Project  
#CP 2021-007

PROJECT / SURVEY	Plan Type:	Concept Plan
	Project Name:	Chisholm Place Retail NO. 1, Block A, Lot 4
	Gross Acreage:	1.3810 Acres
	Location:	City of Plano, Collin County, Texas 75075
	Survey & Abstract:	John Salmons Survey, Abstract No. 814, Joseph Knepper Survey, Abstract No. 213

PROPERTY

Current Property Owner:	Park-Alma Plano Venture No. One, LP
Address:	3300 Oaklawn Ste. 402, Dallas, TX 75219
Contact:	Jim Brown
Phone:	972-978-6624
Email:	JB@bridgerspartners.com

DRAWN BY

Company:	Bluestone Partners, LLC
Address:	4758 N. Fm. 1417, Sherman, Texas 75082
Preparer:	Drake R. Hitchcock
Phone:	903.813.1415
Date:	August 12, 2021



**BLUESTONE PARTNERS, LLC**