

**DATE:** October 19, 2021  
**TO:** Honorable Mayor & City Council  
**FROM:** M. Nathan Barbera, Chair, Planning & Zoning Commission  
**SUBJECT:** Results of Planning & Zoning Commission Meeting of October 18, 2021

**AGENDA ITEM NO (4) - ZONING CASE 2021-022  
(SUBMITTED UNDER THE INTERIM COMPREHENSIVE PLAN)  
APPLICANT: CITY OF PLANO**

Request to rescind Specific Use Permit No. 58 for Country Club and Private Club on 3.1 acres located at the northwest corner of Turtle Creek Drive and Old Westbury Lane. Zoned Planned Development-423-Patio Home with Specific Use Permit No. 58 for Country Club and Private Club. Project #ZC2021-022.

**APPROVED:** 7-0      **DENIED:** \_\_\_\_\_      **TABLED:** \_\_\_\_\_

|   |          |          |         |          |          |          |
|---|----------|----------|---------|----------|----------|----------|
| Speaker Card(s) Received                  | Support: | <u>0</u> | Oppose: | <u>1</u> | Neutral: | <u>0</u> |
| Letters Received Within 200' Notice Area: | Support: | <u>3</u> | Oppose: | <u>1</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>0</u> |

**RESULTS:**

Recommended for approval as submitted.

MS/kob

cc: Jeanna Scott, Building Inspections Manager

<https://goo.gl/maps/a6H4GD8H1ezHsWve8>

# CITY OF PLANO

## PLANNING & ZONING COMMISSION

October 18, 2021

### **Agenda Item No. 4**

**Public Hearing:** Zoning Case 2021-022

**Applicant:** City of Plano

(Submitted under the Interim Comprehensive Plan)

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#### **DESCRIPTION:**

Request to rescind Specific Use Permit No. 58 for Country Club and Private Club on 3.1 acres located at the northwest corner of Turtle Creek Drive and Old Westbury Lane. Zoned Planned Development-423-Patio Home with Specific Use Permit No. 58 for Country Club and Private Club. Project #ZC2021-022.

#### **REMARKS:**

This is a city-initiated zoning request to rescind Specific Use Permit (SUP) No. 58 for Country Club and Private Club. 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 of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of a specific use permit application. A Golf Course or Country Club is an area of 20 acres or more improved with trees, greens, fairways, hazards, and, which may include, a clubhouse, dining room, and accessory recreational uses. 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.

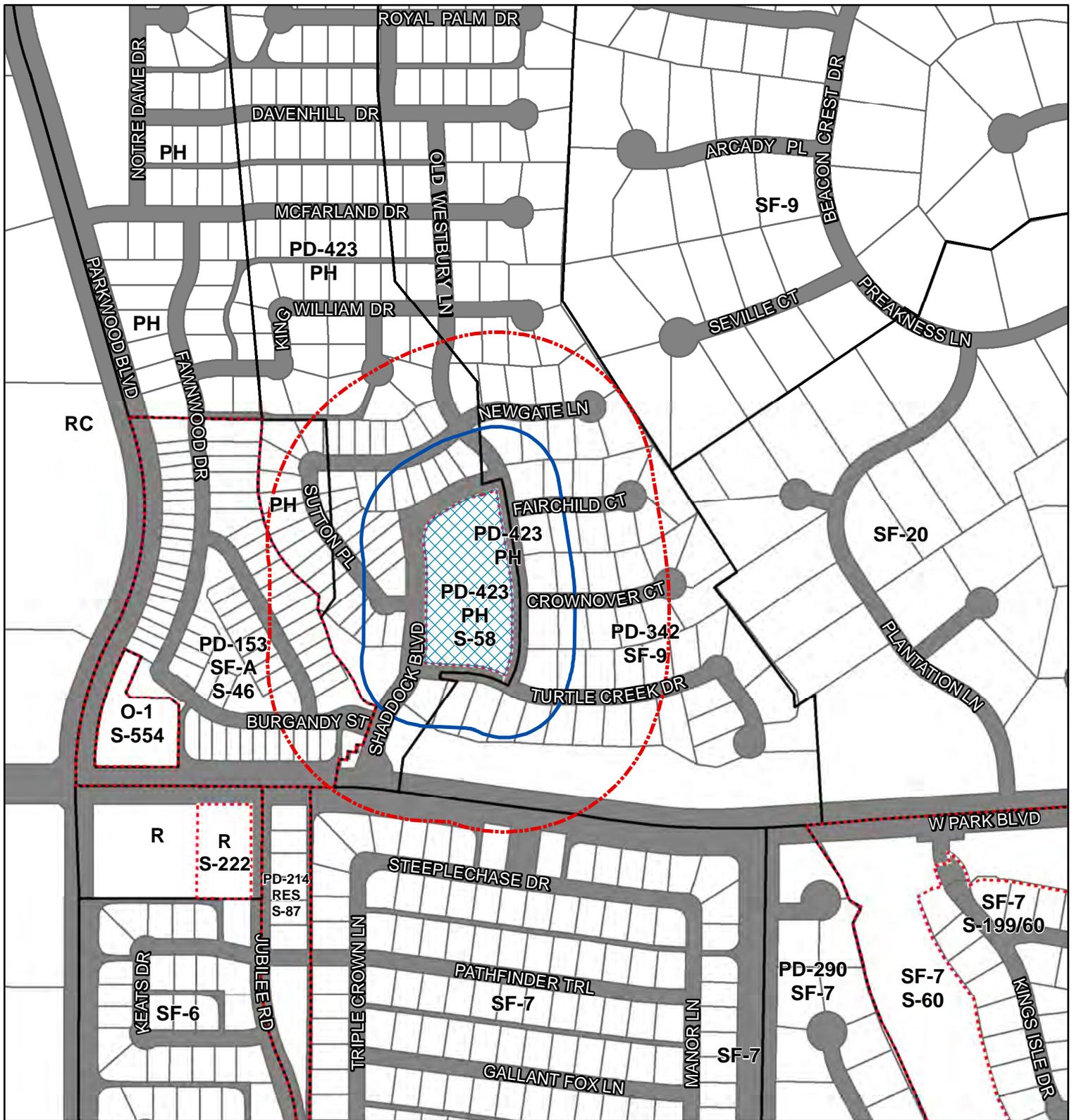
This property has been previously used as a tennis center, pool, and private club annex owned and operated by a private country club, but ceased operations and was sold. City Council approved a rezoning request (ZC2021-007) for a patio home development on June 28, 2021; the Planning & Zoning Commission approved the preliminary site plan on August 16, 2021.

Given the recent changes to the property's zoning, the Planning & Zoning Commission called a public hearing to rescind SUP-58 for Country Club and Private Club. The existing amenity center is no longer in use at this location; therefore, the property no longer needs the SUP for Country Club and Private Club issued by the City of Plano.

Due to the impending patio home residential development, the Country Club and Private Club are no longer appropriate land uses for this property. Staff recommends that the SUP for Country Club and Private Club be rescinded. The property owner concurs with the removal of the SUP.

**RECOMMENDATION:**

Recommended for approval as submitted.

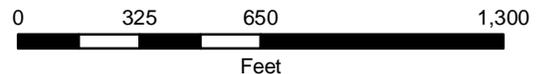
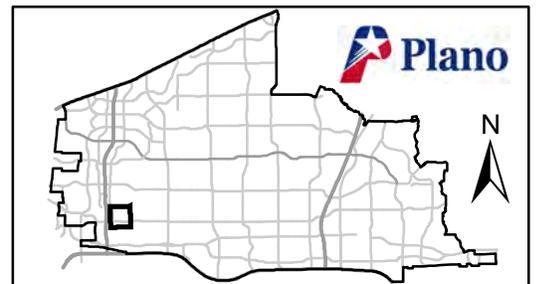


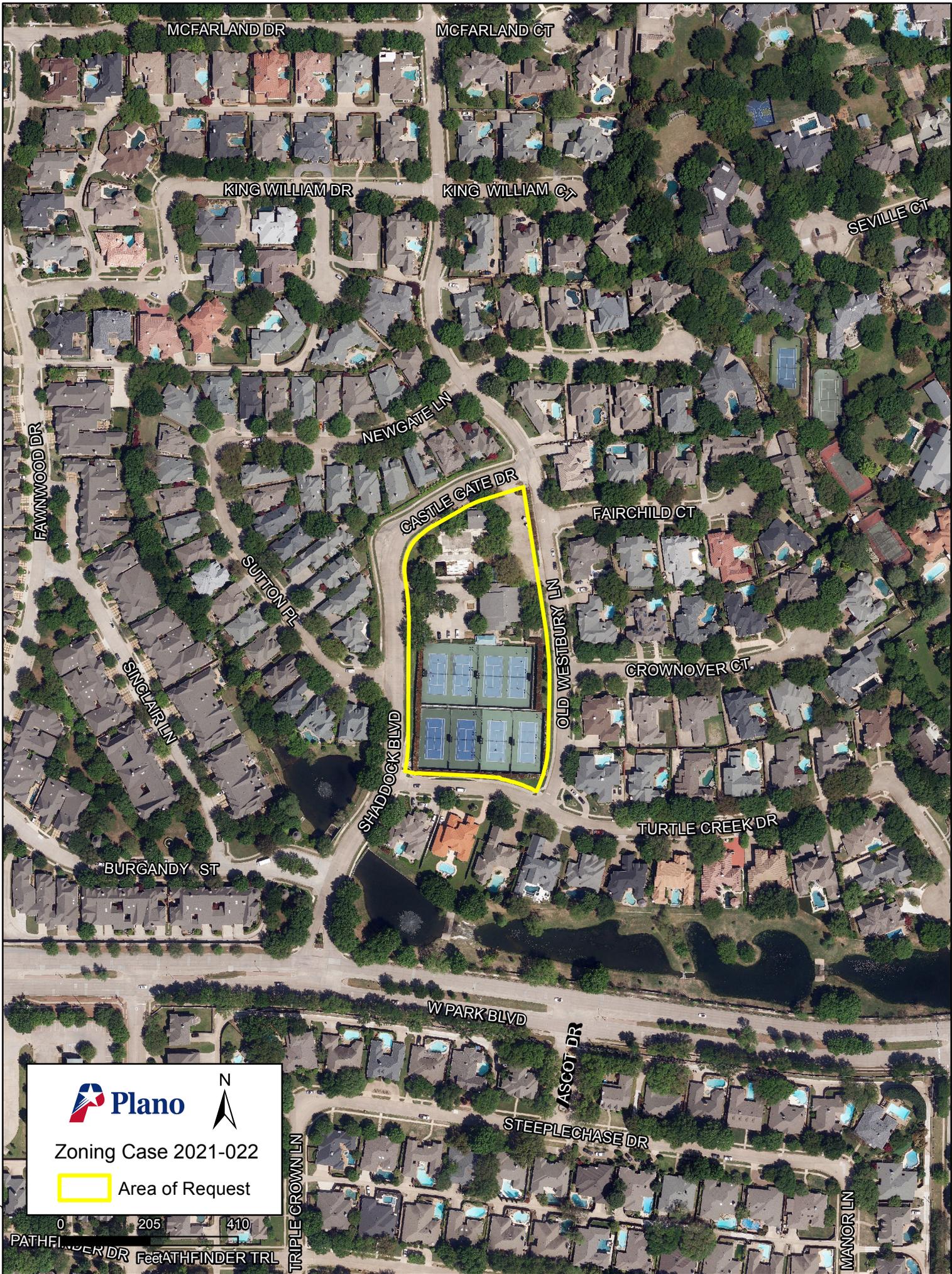
Zoning Case: 2021-022

Existing Zoning: Planned Development-423-Patio Home with Specific Use Permit No. 58 for Country Club and Private Club

Proposed Zoning: Rescind Specific Use Permit No. 58 for Country Club and Private Club

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





MCFARLAND DR

MCFARLAND CT

KING WILLIAM DR

KING WILLIAM CT

SEVILLE CT

NEWGATE LN

CASTLE GATE DR

FAIRCHILD CT

FAWNWOOD DR

SUTTON PL

OLD WESTBURY LN

SINGLAI LN

CROWNOVER CT

SHADDOCK BLVD

TURTLE CREEK DR

BURGANDY ST

W PARK BLVD

ASCOT DR

STEEPLECHASE DR

TRIPLE CROWN LN

MANOR LN



Zoning Case 2021-022

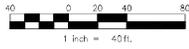
Area of Request

0 205 410 Feet

Source: City of Plano

PATHFINDER DR PATHFINDER TRL

# APPROVED PRELIMINARY SITE PLAN

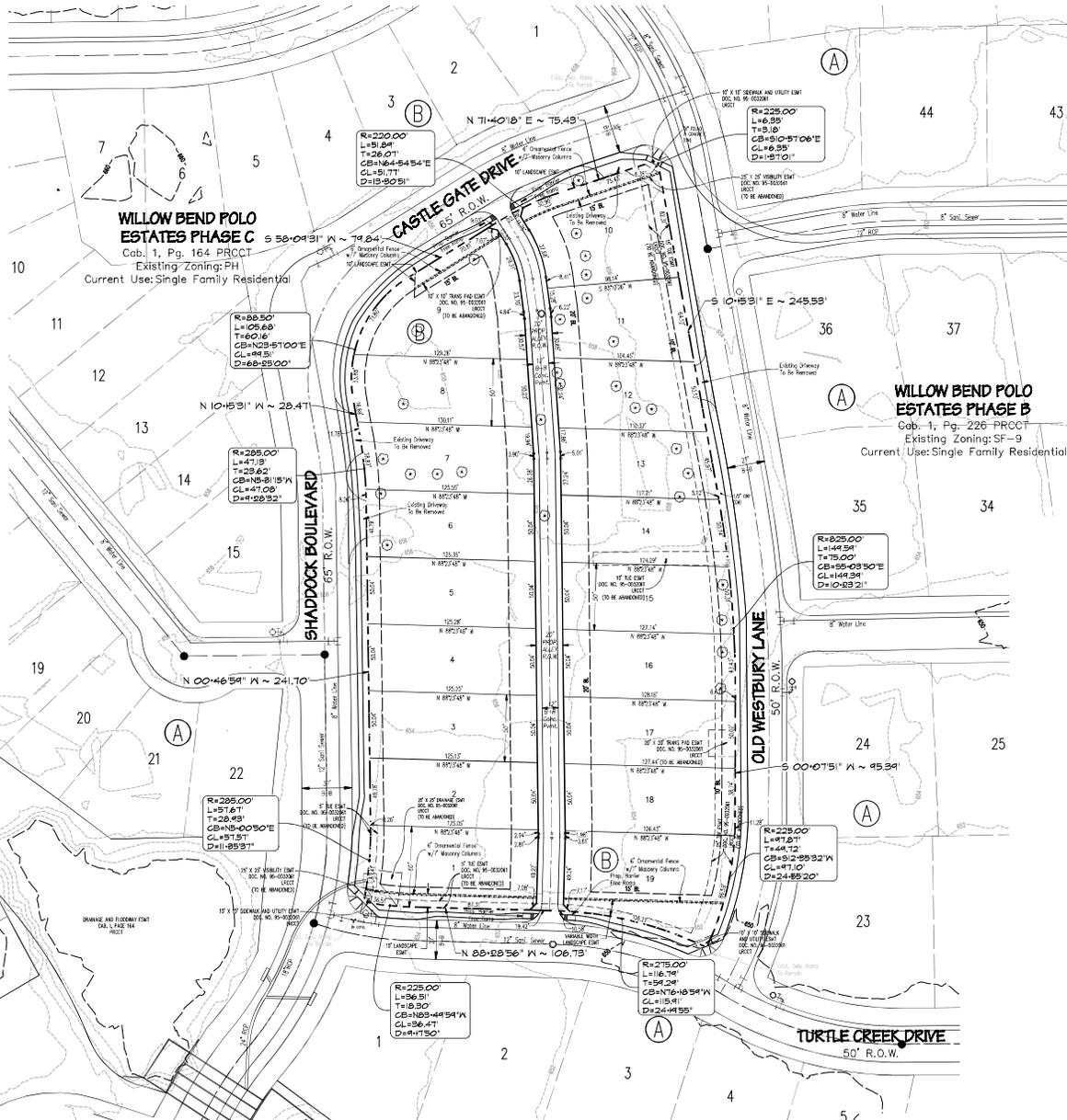


Basics of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.

### Site Plan General Notes

- Buildings 6,000 square feet or greater shall be 100% fire sprinkled.
- Fire lanes shall be designed and constructed per city standards.
- Manicapped 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 rights-of-way, unless a sidewalk easement is provided for a meandering sidewalk or an 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.
- 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 6-465 of the Code of Ordinances.
- Please contact the Building Inspections Department to determine the type of construction and occupancy group.
- All electrical transmission, distribution, and service lines must be underground.
- 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 hazard materials, toxic and noxious matter, vibration, and/or other performance standards.

Approved by: Shaddock Acquisitions, L.L.C. Date: 08/22/2021 10:48:17 AM



| Lot # | Block # | Square Feet | Acreage |
|-------|---------|-------------|---------|
| 1     | B       | 7,526       | 0.173   |
| 2     | B       | 6,254       | 0.144   |
| 3     | B       | 6,258       | 0.144   |
| 4     | B       | 6,262       | 0.144   |
| 5     | B       | 6,266       | 0.144   |
| 6     | B       | 6,270       | 0.144   |
| 7     | B       | 6,376       | 0.146   |
| 8     | B       | 6,574       | 0.151   |
| 9     | B       | 8,391       | 0.193   |
| 10    | B       | 7,722       | 0.177   |
| 11    | B       | 5,814       | 0.133   |
| 12    | B       | 5,585       | 0.128   |
| 13    | B       | 5,686       | 0.131   |
| 14    | B       | 6,063       | 0.139   |
| 15    | B       | 6,314       | 0.145   |
| 16    | B       | 6,410       | 0.147   |
| 17    | B       | 6,390       | 0.147   |
| 18    | B       | 6,353       | 0.146   |
| 19    | B       | 8,344       | 0.192   |

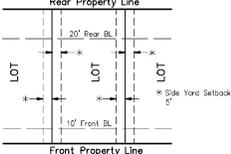


LOCATION MAP  
1" = 200'

NOTES:  
Floodplain Does Not Exist on the Property Per FEMA FIRM Panel Map No. 48055C0363K, Dated June 7, 2017.  
Monuments shown on exhibit were set unless otherwise noted.  
Total Side Yard Setback from Right of Way on Lots 1, 4, 10 and 19 shall not be greater than 15 feet.

| Site Data Summary Table                                     |   |
|---|---|
| (General Site Data)   |   |
| Item  | Total for All Lots  |
| Zoning  | PD-423-PH   |
| Land Use (from Zoning Ordinance)                            | Single-Family Residential Detached  |
| Lot Area (square feet & acres)                              | 1,35,341 SF / 3.107 AC  |
| Building Height (# of stories)                              | 2 Stories   |
| Building Height (feet-distance to tallest building element) | 35'   |
| Lot Coverage  | 60%   |
| Parking Ratio (zoning ordinance)                            | Two off-street spaces per dwelling unit plus one-half space per dwelling unit |
| Required Parking  | 48  |
| * Provided Parking  | 38  |

\* On-street parking is proposed to satisfy guest parking requirement.



TYPICAL LOT DETAIL FOR 19 LOTS TO PD STANDARDS

( 19 LOTS / 3.107 ACRES = 6.1 UNITS / ACRES )

**APPROVED**  
SUBJECT TO STIPULATIONS  
AUGUST 16, 2021  
CITY OF PLANO  
P&Z COMMISSION  
PLANNER: [Signature]

**EXPIRES**  
AUGUST 16, 2023  
CITY OF PLANO

PRELIMINARY SITE PLAN: PSP2021-019  
**WILLOW BEND POLO ESTATES**  
**PHASE B**  
Block B, Lots 1-19  
19 Patio Home Lots  
3.107 ACRES  
IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS  
JOHN C. CAMPBELL SURVEY-ABST. NO. 240  
ZONING: PD-423-PH

OWNER/APPLICANT  
SHADDOCK ACQUISITIONS, L.L.C.  
2400 Dallas Parkway, Suite 500  
Plano, Texas 75093  
Telephone: (214) 405-6942  
Contact: Will Shaddock

ENGINEER / SURVEYOR  
Sparks Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TXEIR No. F-1121  
Contact: Greg T. Haisel

Scale: 1" = 40' August 2021 SEI Job No. 21-009