

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: 0 Oppose: 1 Neutral: 0

Letters Received Within 200' Notice Area: Support: 3 Oppose: 1 Neutral: 0

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

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

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)

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.

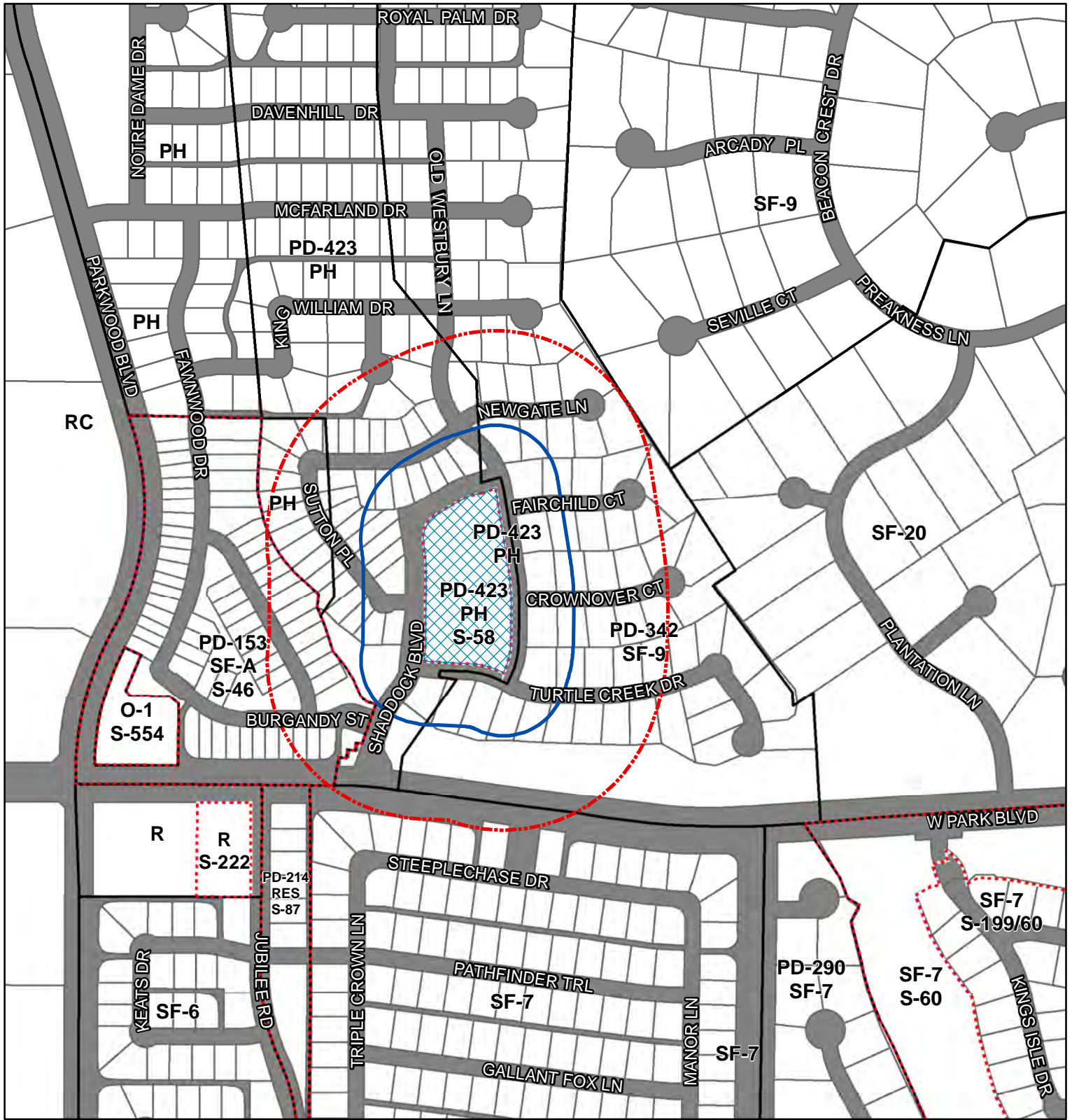
This property has been previously used as a tennis center, pool, and private club annex owned and operated by a private country club, but ceased operations and was sold. City Council approved a rezoning request (ZC2021-007) for a patio home development on June 28, 2021; the Planning & Zoning Commission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

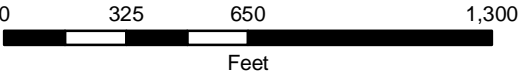
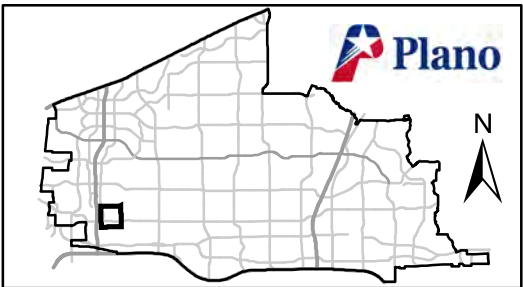


Zoning Case: 2021-022

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
- Zoning Boundary Change/SUP
- Specific Use Permit
- Municipal Boundaries



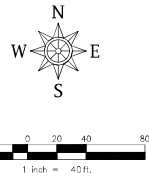


Zoning Case 2021-022

Area of Request

0 205 410

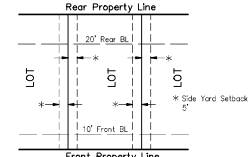
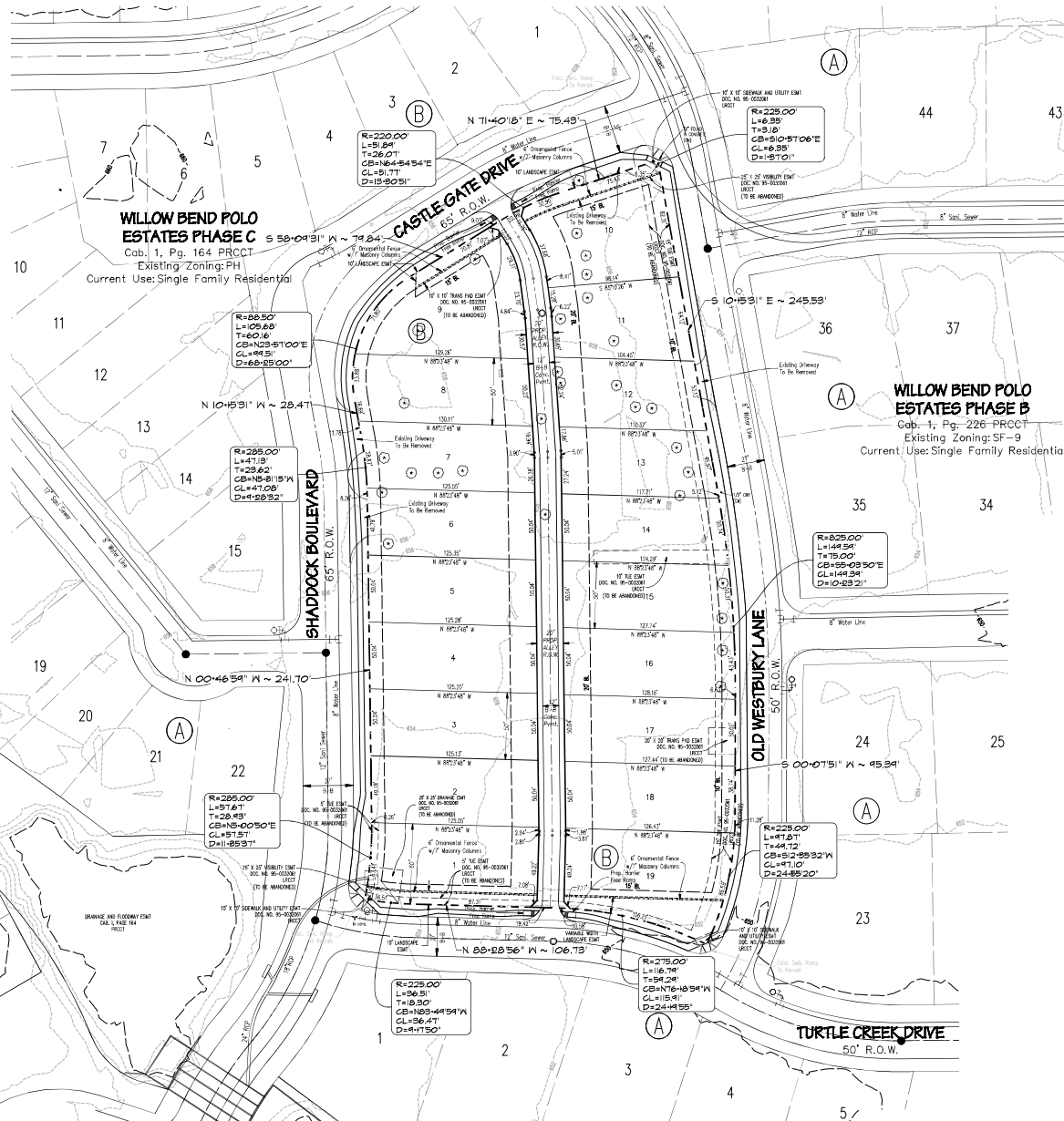
APPROVED PRELIMINARY SITE PLAN



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

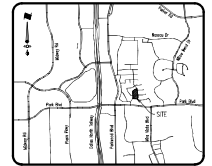
Site Plan General Notes

- 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.
- All signage contingent upon approval by Building Inspections 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 6-465 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 material, toxic and noxious matter, vibration, and/or other performance standards



TYPICAL LOT DETAIL FOR 19 LOTS
TO PD STANDARDS
(19 LOTS / 3,107 ACRES = 6.1 UNITS / ACRES)

Lot #	Block #	Area Feet	Acres
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



NOTES:

Floodplain Does Not Exist On the Property
Per FEMA FIRM Panel Map No.
48055C0365K, 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 14 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)	135,341 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.

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

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.
1400 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
TIFR No. F-0121
Contact: Greg T. Helsel

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