

DATE: February 22, 2022
TO: Honorable Mayor & City Council
FROM: David Downs, Chair, Planning & Zoning Commission 
SUBJECT: Results of Planning & Zoning Commission Meeting of February 21, 2022

AGENDA ITEM NO. 1 – ZONING CASE 2021-028
APPLICANT: BRIXMOR HOLDINGS 12 SPE, LLC

Request for a Specific Use Permit for Arcade on 0.1 acre located 88 feet north of Highway 190 and 920 feet east of Coit Road. Zoned Corridor Commercial and located within the 190 Tollway/Plano Parkway Overlay District. Project #ZC2021-028.

APPROVED: 8-0

Speaker Card(s) Received	Support:	<u>2</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Letters Received Within 200' Notice Area:	Support:	<u>0</u>	Oppose:	<u>0</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:

The Commission recommended approval as submitted.

To view the hearing, please click on the provided link: <https://www.plano.gov/1565/Plano-TV>

KC/kob

cc: Eric Hill, Senior Planning Manager
Christina Sebastian, Lands Records Planning Manager
Melissa Spriegel, Lead Planner
Glenn Greer, Planner
Jeanna Scott, Building Inspections Manager
Dorothy Alatorre, Property Standards

<https://goo.gl/maps/StMfqqUGGeS3Wr5P9>

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 21, 2022

Agenda Item No. 1

Public Hearing: Zoning Case 2021-028
(Submitted under the Interim Comprehensive Plan)

Applicant: Brixmor Holdings 12 SPE, LLC

DESCRIPTION:

Request for a Specific Use Permit for Arcade on 0.1 acre located 88 feet north of Highway 190 and 920 feet east of Coit Road. Zoned Corridor Commercial and located within the 190 Tollway/Plano Parkway Overlay District. Project #ZC2021-028.

SUMMARY:

The applicant is requesting a Specific Use Permit for Arcade within an existing multi-tenant shopping center. The request conforms to the separation requirements within the Zoning Ordinance and is in conformance with the recommendations of the Comprehensive Plan. The proposed arcade is complementary to the surrounding uses and will provide an additional option for entertainment within the general area. For these reasons, staff recommends approval of the request.

REMARKS:

The applicant is requesting a Specific Use Permit (SUP) for Arcade in a 5,675 square foot lease space located within a multi-tenant retail shopping center. The Zoning Ordinance defines an 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.

The existing zoning is Corridor Commercial (CC). 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.

An SUP authorizes and regulates a use not normally permitted in a district, which could benefit in a particular case the general welfare, provided that adequate development standards and safeguards are established. Additionally, Section 6.100 (Specific Use

Permits) of Article 6 (Specific Use Permits and Certificates of Occupancy) states the following:

“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

North	The property is zoned Corridor Commercial (CC) with Specific Use Permits No. 508 and No. 552 for Private Club and is developed with a shopping center with retail, restaurant, personal service shop, and medical office uses.
East	The property is zoned CC and is developed with a shopping center with vehicle rental, retail, personal service shop, and health/fitness center uses.
South	Across S.H. 190 is property owned by the City of Dallas and is developed with a public school and minor vehicle repair.
West	The property is zoned CC and is developed with a shopping center with restaurant, medical office, bank, and restaurant with drive-through uses.

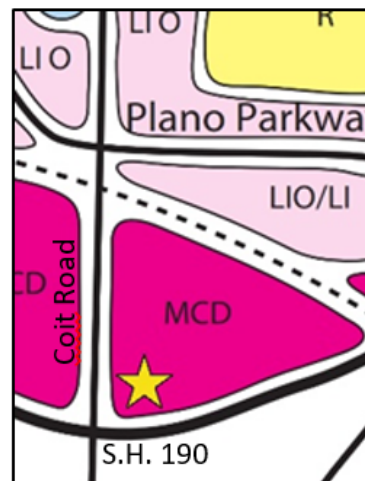
Conformance to the Comprehensive Plan

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 Major Corridor Development (MCD). The MCD category is defined as follows:

“This designation applies to three areas that are served by major expressway facilities: the Dallas North Tollway Corridor, President George Bush Turnpike, and the S.H. 121 Corridor. Development in these corridors is expected to include a mix of commercial, office, and technical production uses. Floor area ratios (FAR) should range from 0.4:1 to 1:1, and heights should be limited by proximity to residential areas. Residential development is generally not appropriate



within these corridors, although residential development may be considered along the southern edge of the S.H. 121 corridor. This corridor is wider than the others, but residential uses should not be closer than 1200 feet south of the future center line of S.H. 121.”

Arcades are not called out specifically as a land use in the Interim Comprehensive Plan, nor by alternative names such as game room or indoor amusement. However, they are defined and regulated in the Zoning Ordinance where they are considered a commercial use. Commercial uses are identified in the definition of the MCD land use category as listed above. Therefore, the development would be in conformance with the *Interim Comprehensive Plan*.

Mixed-Use Policy Statement

This policy statement provides the following information for Major Corridors:

“Designated on the Future Land Use Map as Major Corridor Development and Freeway Commercial these areas are located along expressways. Uses in these areas can vary but will tend to be more auto-dependent than either neighborhood centers or urban centers. The character of these districts is focused on allowing office, commercial, and residential uses to be combined in a single development.”

Due to the commercial nature of the requested arcade use, this request is in conformance with the types of uses in these corridors.

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

Public Safety Response Time - Fire emergency response times will be sufficient to serve the site based on existing personnel, equipment, and facilities.

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:

“An arcade shall be prohibited within 300 feet of any religious facility or residentially-zoned district and within 1,000 feet of any public or parochial school. 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 distance is measured in a straight line from the front door of the premises to be permitted to the nearest property line of the religious facility, school, or residential property.”

1. Residential zoning: Minimum 300 foot separation. The closest residential use is an existing multifamily development located approximately 560 feet to the northeast zoned Planned Development-216-Corridor Commercial (PD-216-CC). The closest residential zoning district is the single-family neighborhood located approximately 4,500 feet to the northeast, across Plano Parkway, zoned Single-Family Residence-9 (SF-9).
2. Religious facilities: Minimum 300 foot separation. The closest religious facility is located approximately 1,020 feet to the east, across Silverglen Drive.
3. Public or parochial schools: Minimum 1,000 foot separation. There are no public or parochial schools within the City of Plano located within 1,000 feet of the subject property. There is an existing public charter school, Harmony School of Innovation, located across State Highway 190 to the south within the City of Dallas. However, the use separation requirements in the Zoning Ordinance do not pertain to uses located outside of the City of Plano.

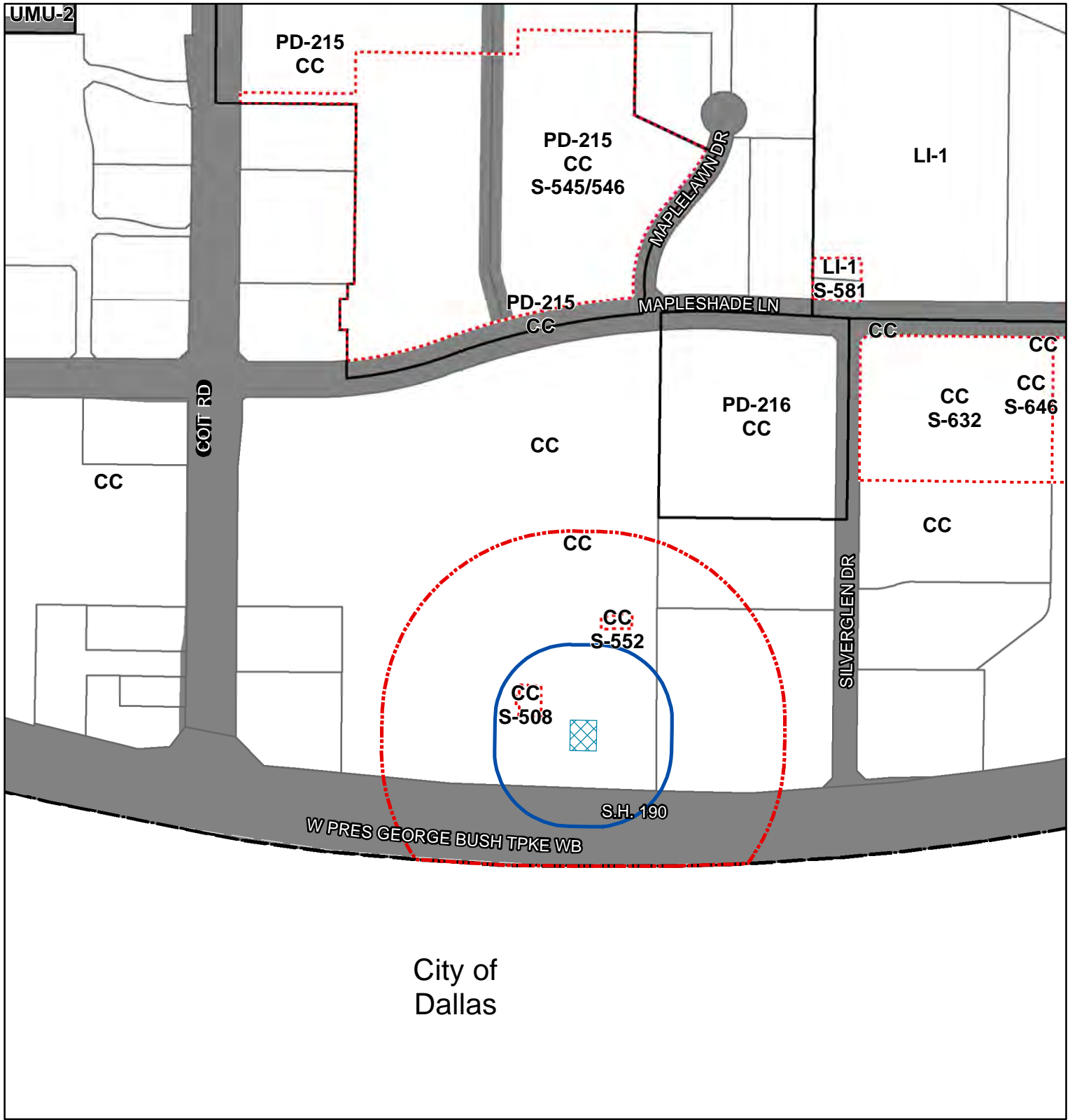
The subject property is in conformance with the use separation requirements.

SUMMARY:

The applicant is requesting a Specific Use Permit for Arcade within an existing multi-tenant shopping center. The proposed arcade is complimentary to the surrounding uses and will provide an additional option for entertainment within the general area. The request conforms to the separation requirements within the Zoning Ordinance and is in conformance with the recommendations of the Comprehensive Plan. For these reasons, staff recommends approval of the request.

RECOMMENDATION:

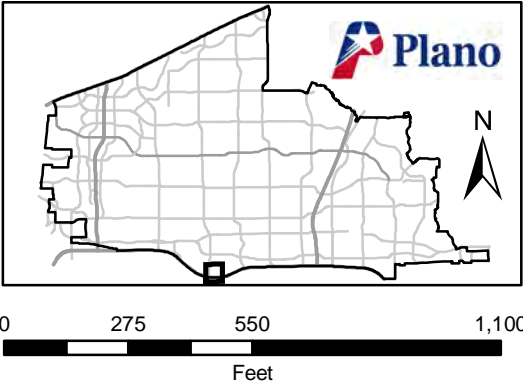
Recommended for approval as submitted.



Zoning Case: 2021-028

Existing Zoning: Corridor Commercial and located within the 190 Tollway/Plano Parkway Overlay District

Proposed Zoning: Specific Use Permit for Arcade



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



S.H. 190

W PRES GEORGE BUSH TPKE WB

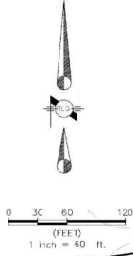
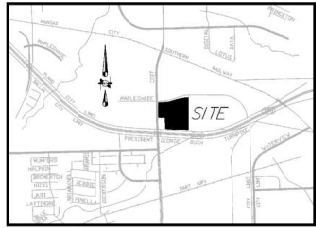


Zoning Case 2021-028



Area of Request





MAPLESHADE LN

M¹⁰⁰
(92' R¹⁰⁰)

$\Delta=1620.56'$
 $R=2000.00'$
 $L=170.58'$
 $CB=N77^{\circ}49'10"E$
 $CD=568.75'$

$\Delta=2010.03'$
 $R=1082.00'$
 $L=384.17'$
 $CB=N79^{\circ}41'43"E$
 $CD=382.39'$

LOT 4R, BLOCK B
COIT CENTER
VOL. 2015 PG. 392
M.R.C.C.T.
ZONED CORRIDOR
COMMERCIAL

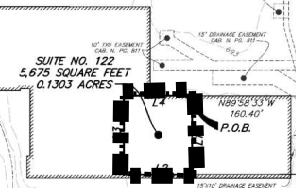
LOT 6R, BLOCK B
COIT CENTER
VOL. 2006 PG. 694
M.R.C.C.T.
ZONED CORRIDOR
COMMERCIAL

LOT 1, BLOCK B
COIT CENTER ADDITION
CAB. N PG. 811
M.R.C.C.T.

LOT 2, BLOCK B
COIT CENTER ADDITION
CAB. N PG. 484
M.R.C.C.T.
ZONED CORRIDOR
COMMERCIAL

LOT 3R, BLOCK B
COIT CENTER ADDITION
CAB. O PG. 229
M.R.C.C.T.
ZONED CORRIDOR
COMMERCIAL

LOT 5, BLOCK B
COIT CENTER ADDITION
CAB. O PG. 187
M.R.C.C.T.
ZONED CORRIDOR
COMMERCIAL



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- BUILDING
- FLUMINUS DISK FOUND
- 20R CARPED IRON ROD FOUND
- M.R.C.C.T.
- MAP RECORDS, COLLIN COUNTY, TX
- LEGAL RECORDS, COLLIN COUNTY, TX
- POINT OF BEGINNING
- P.O.B.
- POINT OF COMMENCING
- CABINET

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°01'27"W	80.50'
L2	N89°58'33"W	70.50'
L3	N00°01'27"E	80.50'
L4	S89°58'33"E	70.50'

Field Notes:
Being a 5,675 square foot (0.1303 acre) tract of land situated in the Martha McBride Survey, Abstract No. 553, City of Plano, Collin County, Texas, being part of Lot 1, Block B, COIT CENTER, an addition to the City of Plano, recorded in Cabinet N, Page 811, Map Records, Collin County, Texas and being more particularly described as follows:
COMMENCING at a point on the north right-of-way line of President George Bush Turnpike (variable with right-of-way) for the southeast corner of said Lot 1,
THENCE North 00° 01' 27" East, along the east line of said Lot 1 a distance of 181.35 feet to a point from which the northeast corner of said Lot 1 bears North 00° 01' 27" East, a distance of 1,332.50';
THENCE over and across said Lot 1, the following bearings and distances:
North 89° 58' 33" West, a distance of 160.40 feet to the **POINT OF BEGINNING**;
South 00° 01' 27" West, a distance of 80.50 feet to a point for corner;
North 89° 58' 33" West, a distance of 70.50 feet to a point for corner;
North 00° 01' 27" East, a distance of 80.50 feet to a point for corner;
South 89° 58' 33" East, a distance of 70.50 feet to the **POINT OF BEGINNING**, containing 5,675 square feet or 0.1303 acres, more or less.

Notes:
1. Basis of Bearings: the East line of Coit Road, North 00°11'15" West, as shown in Cabinet N, Page 811, Map Records of Collin County, Texas.
2. No improvements have been shown
3. 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.

ZONING CASE NO. ZC2021-028
ZONING EXHIBIT
5,675 SQUARE FEET OR 0.1303 ACRES
PORTION OF
COIT CENTER ADDITION
LOT 1, BLOCK B
MARTHA MCBRIDE SURVEY, ABSTRACT NO. 553
CITY OF PLANO, COLLIN COUNTY, TEXAS
SCALE: 1" = 60' DATE: 12/15/2021

OWNER:
BRIMMGR PROPERTY GROUP
3601 PRESIDENT GEORGE BUSH
TURNPIKE, BUILDING 122, SPACE 23A
-PLANO, TEXAS, 75075
713-660-4316
MICHELLE McLANE

TENANT:
BELONG GAMING ARENAS
535 MADISON AVE, 80TH FLOOR
NEW YORK, NEW YORK, 10022
817-574-6863
AMANDA JAFFKE

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
1301 N. CENTRAL EXPRESSWAY, STE 900
DALLAS, TX 75243
214-738-8100
rsg@rlginc.com
TX PS REG #P-493
TIRELLS REG #R03341-40

RECORDED	W/ST#	-	JCB NO.	2111.090	E-FILE	2111.0302E	CWG NO.	27,748W
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S.H. 190



Land Use Statement

ZC2021-028

What is Belong?

Belong is an innovative gaming arena and entertainment venue to watch, play, and compete in a safe, clean, and quiet environment. With over 30 locations worldwide (and 30 new locations planned for 2022), each arena features high-powered gaming PC's, the newest consoles and most popular video games to play. Each also includes a small retail proposition of gaming products, merchandise, snacks and soft drinks (no food prepared on site).

The demand for gaming venues is high –

- About 2.7 billion people will play video games this year and analysts are predicting that number to reach 3 billion by 2023.
- In 2019, the League of Legends Worlds esports tournament had more viewers than the NFL Super Bowl, between the New England Patriots and the Los Angeles Rams.
- The gaming industry is now 8x larger than the music industry and 4x larger than the film industry.

Why this location?

The proposed site for the first Belong arena in Plano, TX is at 3801 W President George Bush Hwy, Suite 23A. The space is proposed to include 64 gaming consoles.

This location is conveniently located near the highway which allows easy access to the site from all around. Additionally, this site is located less than five minutes from the University of Texas at Dallas campus.

Zoning Request?

Per the Plano Zoning Ordinance, an Arcade Use best aligns with the proposed use of the property. In the existing zoning district of Corridor Commercial, an Arcade Use requires an SUP. The Comprehensive Plan's Future Land Use map designates this area as Suburban Activity Center in which the proposed use of the property aligns.