



# Memorandum

**DATE:** March 2, 2022  
**TO:** Honorable Mayor & City Council  
**FROM:** David Downs, Chair, Planning & Zoning Commission *GD*  
**SUBJECT:** Results of Planning & Zoning Commission Meeting of March 1, 2022

**AGENDA ITEM NO. 1 – ZONING CASE 2021-030**  
**APPLICANT: MUNIR BATA, LLC**

Request for a Specific Use Permit for Trade School on 0.1 acre on one lot located 224 feet east of Coit Road and 325 feet north of Parker Road. Zoned Retail. Project #ZC2021-030. Tabled February 7, 2022.

**APPROVED:** 7-0

Speaker Card(s) Received	Support: <u>1</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 of the item 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  
 Cassidy Exum, GIS Technician  
 Jeanna Scott, Building Inspections Manager  
 Dorothy Alatorre, Property Standards

<https://goo.gl/maps/QELusndLwZtgVgTQ8>

CITY OF PLANO  
PLANNING & ZONING COMMISSION

March 1, 2022

**Agenda Item No. 1**

**Public Hearing:** Zoning Case 2021-030

**Applicant:** Munir Bata, LLC

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**DESCRIPTION:**

Request for a Specific Use Permit for Trade School on 0.1 acre located 224 feet east of Coit Road and 325 feet north of Parker Road. Zoned Retail. Project #ZC2021-030. Tabled February 7, 2022.

**SUMMARY:**

The applicant is requesting a Specific Use Permit for a Trade School within an existing multitenant building. The proposed trade school complements the surrounding uses and will provide an additional educational opportunity within the general area. In addition, the requested SUP is in conformance with the Comprehensive Plan. For these reasons, staff recommends approval of the request.

**REMARKS:**

The applicant is requesting a Specific Use Permit (SUP) for Trade School within a 2,500 square foot lease space in an existing shopping center. The Zoning Ordinance defines a trade school as establishments other than public or parochial schools, private schools, or colleges, offering training or instruction in a trade, art, or occupation.

The existing zoning is Retail (R). The R district is 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.

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:

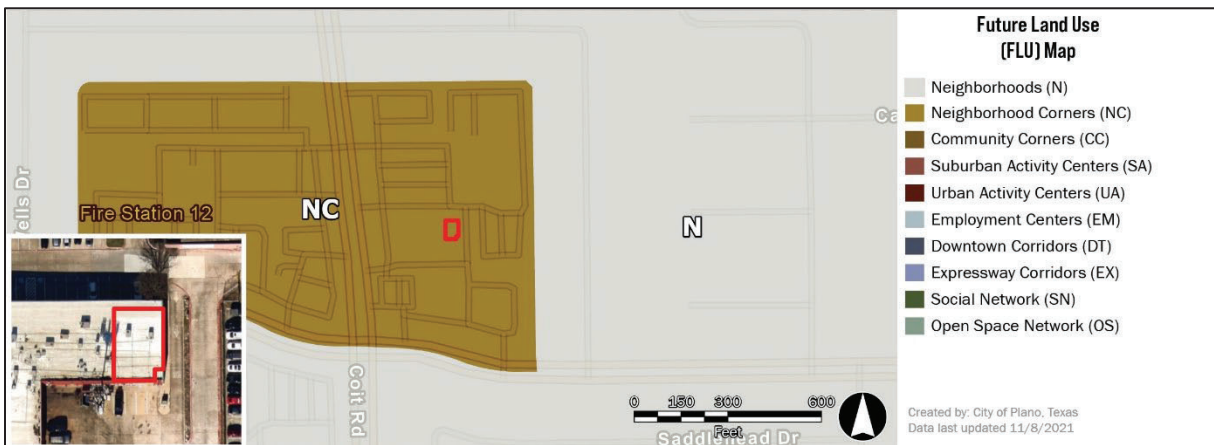
“The Planning & Zoning Commission in considering and determining its recommendations to the City Council on any request for a specific use permit may require from the applicant plans, information, operating data, and expert evaluation concerning the location, function, and characteristics of any building 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 R and is developed with a government post office.
East	The property is zoned R and is developed with a government post office.
South	The property is zoned R and is developed with a convenience store with fuel pumps and a shopping center with medical office, retail, and restaurant uses.
West	The property is zoned R and is developed as a shopping center with retail, restaurant, and minor vehicle repair uses. Across Coit Road, the property is zoned R and is developed as a shopping center with minor vehicle repair uses, and Planned Development-31-Retail (PD-31-R) with Specific Use Permit No. 400 for Day Care Center with restaurant, retail, and commercial pet sitting uses.

**Conformance to the Comprehensive Plan**

**Future Land Use Map** - The subject property is designated [Neighborhood Corners \(NC\)](#) on the Future Land Use Map as highlighted in the image below:



Map 1 - Future Land Use Map

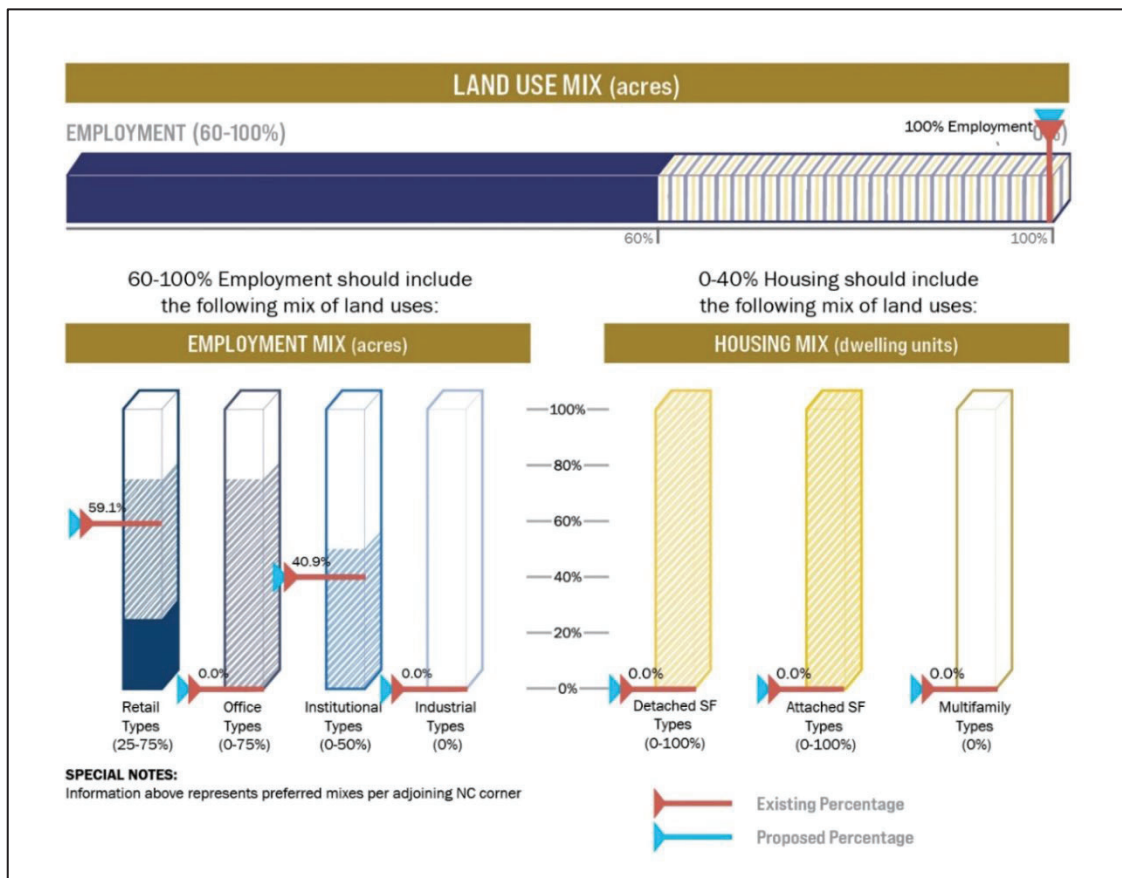
The Neighborhood Corners future land use category applies to the small-to-medium retail sites on the corners of major arterial roadways that have traditionally served the convenience retail, service, office, and institutional needs of surrounding neighborhoods.

The Land Use and Housing Inventory (LUHI) is a tool developed to implement the Future Land Use Dashboards by classifying properties across the city into the Land Use Types described in the Comprehensive Plan. According to the LUHI, the 0.1 acre geographic limits of the lease space are located within a larger 1.5 acre parcel of land classified as *Retail Types*, as shown below:



Map 2 - Land Use & Housing Inventory (LUHI)

The proposed trade school use would be located within one part of a multitenant building primarily occupied by retail uses. Granting the SUP would not significantly alter this existing retail context; therefore, approval of the request would not reclassify the property or result in any changes to the Mix of Uses in this area.



Land Use Mix: The request results in no change to the overall Land Use Mix, as seen below.

Land Use Mix (Acres)	Recommended	Existing	Proposed
Employment Types	60-100%	100%	No Change
Housing Types	0-40%	0.0%	No Change

Employment Mix: The request results in no change to the Employment Mix.

Employment Mix (Acres)	Recommended	Existing	Proposed
Retail Types	25%-75%	59.1%	No Change
Office Types	0%-75%	0.0%	No Change
Institutional Types	0%-50%	40.9%	No Change
Industrial Types	0%-0%	0.0%	No Change

### Summary Analysis

The request conforms to the Mix of Uses section of the Neighborhood Corners (NC) Dashboard and does not require findings.

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

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

### Trade School Request

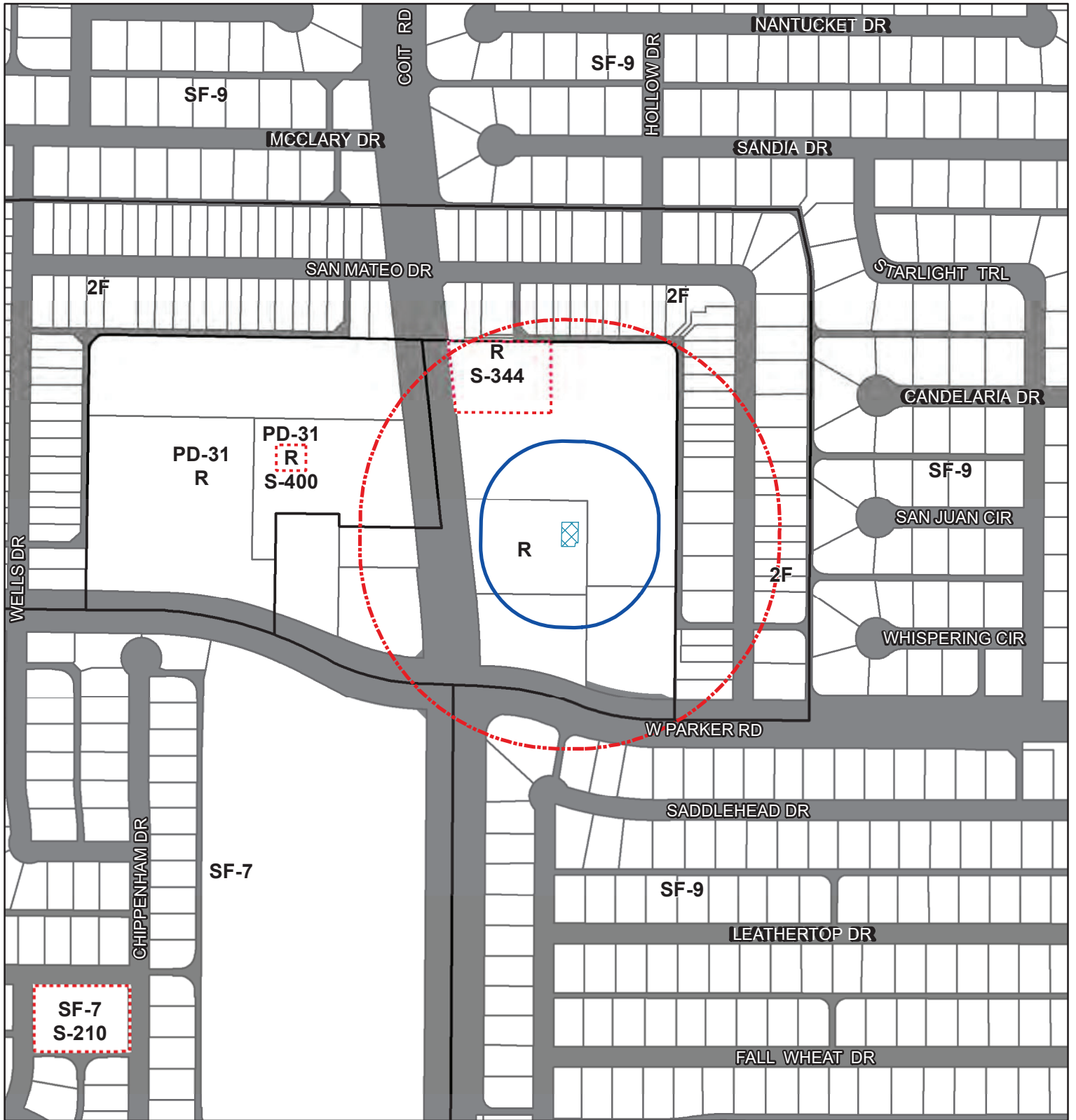
The requested trade school will provide instruction in barber education. The proposed trade school requires less parking than a retail or restaurant use. The subject property has adequate parking to accommodate the additional use, and the request would complement the existing shopping center, which includes a variety of nonresidential uses. The trade school will be a minor addition to the existing development and will benefit future students through career training.

### **SUMMARY:**

The applicant is requesting a Specific Use Permit for a Trade School within an existing multitenant building. The proposed trade school complements the surrounding uses and will provide an additional educational opportunity within the general area. In addition, the requested SUP is in conformance with the Comprehensive Plan. For these reasons, staff recommends approval of the request.

### **RECOMMENDATION:**

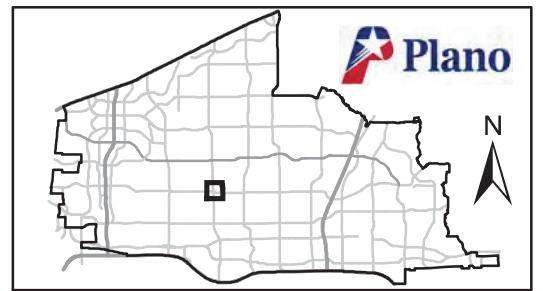
Recommended for approval.



Zoning Case: 2021-030

Existing Zoning: Retail

Proposed Zoning: Specific Use Permit for Trade School



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










COLT RD

W PARKER RD

Zoning Case ZC2021-030

 Area of Request





SITUATED in the State of Texas, County of Collin and City of Plano, being part of the Mary Catherine Owens Survey, Abstract No. 672, being part of Lot 20E, Block F, Collin Parker Addition as recorded in Volume J, Page 202 of the Collin County Map Records, and being more particularly described as follows:  
 COMMENCING at a P.I.C. nail found in the seam between a concrete walk and the south face of a brick Post Office building, said nail marking the northeast corner of Lot 20E, Block F of said Collin Parker Addition;  
 THENCE passing through Lot 20E, South 22'38"33" West, 57.15 feet to the northeast corner of an existing brick building marking the POINT OF BEGINNING and northeast corner of the herein described premises;  
 THENCE continuing to pass through said Lot 20E, along the east facing of said existing building, and the east line of said premises, South 00°06'26" West, 50.75 feet to a point for corner and marking the easterly most southeast corner of said premises;  
 THENCE continuing to pass through Lot 20E and through said brick building as follows: North 89°53'34" West, 7.00 feet with the demising wall to a point for corner; South 00°06'26" West, 9.25 feet with said demising wall to a point for corner in the south facing of said brick building, and being in the south line of said premises;  
 THENCE with the south facing of said building and the south line of said premises, North 89°53'34" West, 34.30 feet to a point marking the southwest corner of said premises;  
 THENCE passing through said brick building and demising wall along the west line of said premises, North 00°06'26" East, 60.00 feet to a point in the north facing of said brick building, and marking the northwest corner of said premises;  
 THENCE with the north facing of said brick building, and with the north line of said premises, South 89°53'34" East, 41.30 feet to the place of beginning and containing 2,413 square feet or 0.05 acres of land.

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

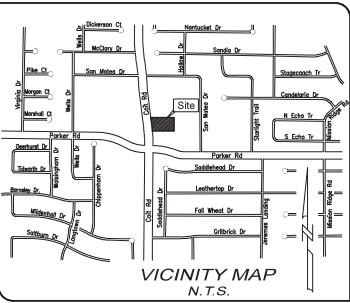
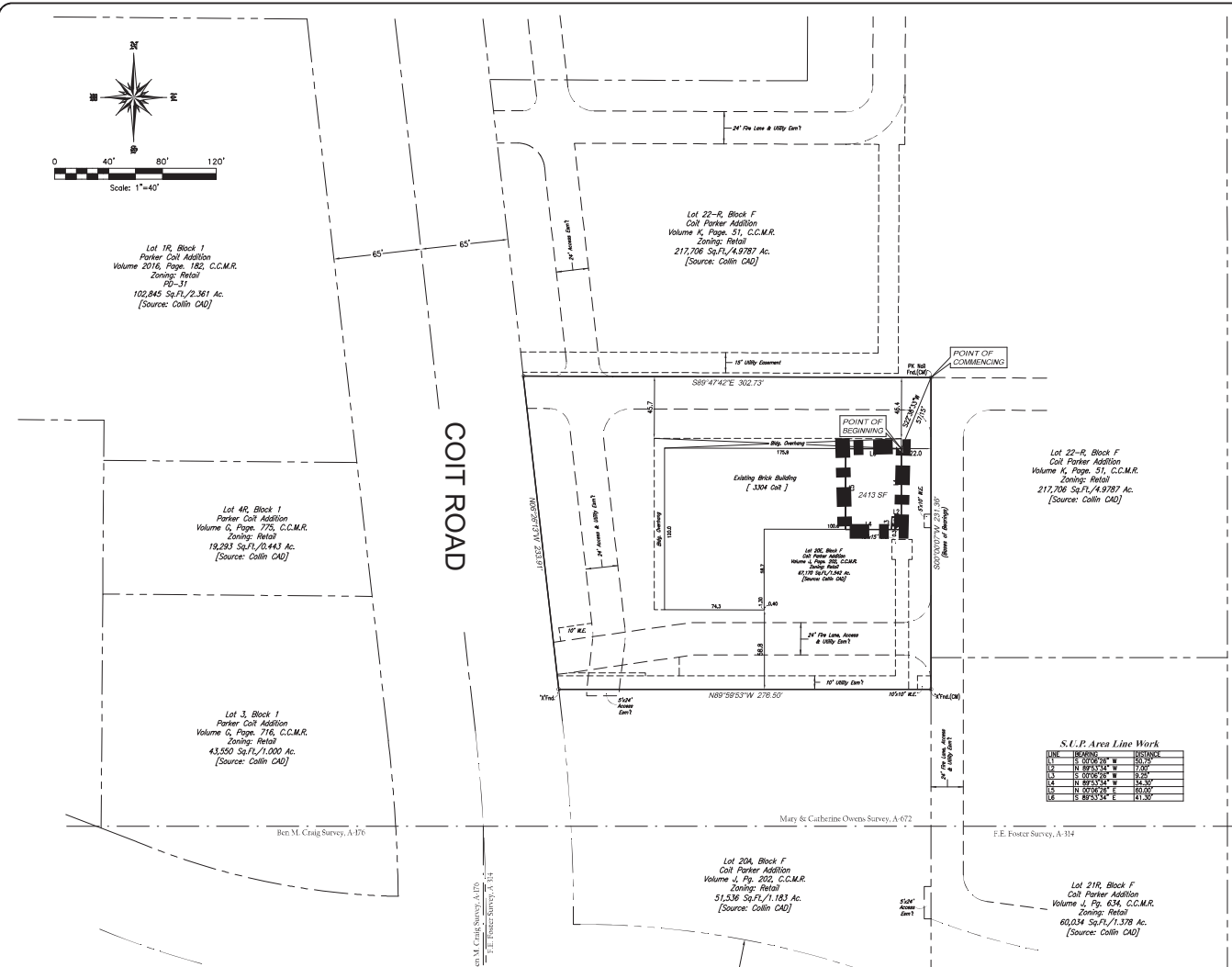


Site Data Summary Table

Item	Current	Proposed	Net Change
<b>General Site Data</b>			
ZONING	MSB	MSB w/ SLP Trade School	SUP SF Trade School
Total Land Area (square feet & acres)	62,154 SF / 1.542 Ac	0	2,413 SF / 2,413 SF
Open Space (square feet)	0	0	0
Land Use (from Zoning Ordinance, include all applicable uses)	0 / 154 SF	0	0
Lot Area (square feet & acres)	62,154 SF / 1.542 Ac	0	0
Building Height (ft above)	11.00 ft	0	0
Building Height (feet - distance to tallest building overlying)	10 feet	0	0
Lot Coverage (percent - max)	20%	0	0
Open Storage (square feet)	0	0	0
Building Footprint Area (square feet)	14,889 SF	0	0
Flow Area (cubic feet x sec)	0.1	0	0
<b>Single Family Units (Maximum)</b>			
Total Unit Count / Minimum Square Feet	0 / 0	0 / 0	0 / 0
Density (Units/Net Acreage)	0	0	0
Net Acreage - Total acreage minus streets and open space	0	0	0
<b>Single Family Units (Maximum)</b>			
Total Unit Count / Minimum Square Feet	0 / 0	0 / 0	0 / 0
Density (Units/Net Acreage)	0	0	0
Net Acreage - Total acreage minus streets and open space	0	0	0
<b>Multifamily Units</b>			
Total Unit Count	0	0	0
# of 1 bedrooms / Minimum unit size	0	0	0
# of 2 bedrooms / Minimum unit size	0	0	0
# of 3 bedrooms / Minimum unit size	0	0	0
Net Acreage - Total acreage minus streets and open space	0	0	0
<b>Transportation &amp; Parking</b>			
Estimated Trips Per Day (Per ITE Trip Generation Rates)	0	0	0
Private (TE) Employee Area	0	0	0
Public (Employee Area) (Maximum) (Per suggested Max. (Employee Area))	1,000	0	0
Parking (Total) (Total) (Maximum) (Per suggested Max. (Employee Area))	1,000	0	0
Required Driveway (ft above)	75	0	0
Proposed Driveway (ft above)	16	0	0
Height (feet) and Spaces for Each Parking Structure	0	0	0
<b>Landscape Area</b>			
Landscape Edge Area Provided (square feet)	10	0	0
Required Interior Parking Lot Permissible Landscape Area (square feet)	0	0	0
Required Interior Parking Lot Permissible Landscape Area (square feet)	0	0	0
Total Landscape Area (square feet)	7,076 SF	0	0
<b>Usable Open Space</b>			
Total Required Open Space for Residential (square feet)	0	0	0
Total Required Usable Open Space for Residential (square feet)	0	0	0
Total Open Space Provided (square feet)	0	0	0
Private Usable Open Space Provided (square feet)	0	0	0
Open Space Provided (square feet)	0	0	0
% and square feet of Non-Residential	0	0	0

**S.U.P. Area Line Work**

LINE	DESCRIPTION	LENGTH
L1	0'00"00" W	85.70'
L2	0'00"00" W	17.50'
L3	0'00"00" W	8.25'
L4	0'00"00" W	14.50'
L5	0'00"00" W	60.00'
L6	0'00"00" E	41.30'



**Legend**

- CRF Copied Iron Rod Found
- CCMR Collin County Map Records
- CCCR Collin County Land Records
- RF Iron Rod Found

This document shall not be recorded for any purpose. Date: December 23, 2021.

**OWNER:**  
 Blair Bode, LLC  
 2216 Harter Lane  
 Plano, TX 75093  
 Ph: (972) 433-9655  
 Fax: (972) 433-7533  
 email: kimbode@yahoo.com

**SURVEYOR:**  
 Roome Land Surveying  
 2000 Avenue G, Suite 810  
 Plano, Texas 75074  
 Ph: (972) 423-4372  
 Fax: (972) 433-7533  
 email: fred@roome.com

**Roome Land Surveying**  
 2000 Avenue G, Suite 810  
 Plano, Texas 75074  
 Phone (972) 423-4372 / Fax (972) 433-7533  
 www.roomesurveying.com / Firm No. 10013100

Revised: 12/23/2021  
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# Prime Barber Academy

3304 Coit Road  
Suite 700  
Plano, Texas 75023

February 23, 2022

**To:**

Eric Hill & Katya Copeland  
Senior Planning Manager & Senior Planner  
City of Plano  
1520 K Avenue, 2<sup>nd</sup> Floor  
Suite 250 Plano, Texas 75074

**Re: Special Use Permit for Prime Barber Academy**

Dear Ms. Copeland and Mr. Hill,

Thank you for this opportunity. My name is Loai "Lu" Aqrabawi. I'm 25 years old, I was born and raised in Dallas, Texas. I am a Business Man / Entrepreneur. I am widower and a single father of a 5 month old to a beautiful boy named Kazi. I started barbering 8 years ago first as a hobby, which later turned into a passion. Currently, I have a successful barbershop called Prime Barber Lounge located at 2300 Keller Springs Road in Carrollton, Texas, which I have owned and operated for the last 3 years, and have signed another 5 year extension to continue to operate my business there.

After carefully studying the geographic area of 3304 Coit Road, I decided that it was time to further my passion and open a Barber Collage. Munir Bata LLC, who is also my Landlord over at the 2300 Keller Springs location as well, owns this shopping center where I wish to open a Barber Collage. You may ask yourself why a Barber Collage, the reason is due to the amount of people in The State of Texas pursuing becoming a barber I've decided to open a Barber College. One thing about these establishments is that they are poorly managed. Most of the business that own Barber Collages lack the basic care and proper education that students pay for. That is not me and that is not how I operate. With my success at my barbershop, I graciously have the means and the ability to open a first class, luxury Barber Collage, with top tier educational environment for my students.

I chose the suite at 3304 Coit Road for the following reasons:

1. The daily traffic count at the intersection of Coit and Parker Road is approximately 99,000 vehicles per day.
2. This shopping center is centrally located and close proximity to George Bush Turnpike, State Highway 121, US 75, and Dallas North Tollway.
3. Strong household income of over \$100,000 for the 1, 3, and 5 mile radius.
4. Prime Location in a nationally recognized city for their excellence, not just because of their pro business mindset, that helps small businesses such as myself, but also in education. Which leads me to my fifth point.
5. The City of Plano stands out when mentioning these key factors. Another one of those reasons is that Plano has great school programs. I believe that The City of Plano has a natural tendency of molding young women and men into great future leaders therefore I choose to establish prime barber academy in the

great city of Plano to further the education and help men and women find their passion and their career in the beauty industry

6. Lastly, and truthfully the most important to me, my 5 month old, Kazi was born in Plano. With Plano's excellence in education I plan on raising him in Plano, he will attend Plano Schools, and hopefully will attend a top tier university.

With naming just a few reasons why I selected this location, it was simply an easy decision based off The City of Plano's pro business mindset, professionalism, excellence, and nation wide recognition. It would be an honor to open a business in this city.

The space for the Barber Collage is approximately 2,500 square feet. That faces the parking lot of the United States Post Office. If granted the Special Use Permit, my operating hours would be from 10 am to 8 pm Monday through Friday, and 10 am through 4 pm on Saturdays. We will be closed on Sundays. As for student to teacher ratio we plan to have 1 teacher and 6 students, at a time, thus furthering our commitment at Prime Barber Academy on exceptional educational experience. Lastly, I plan on asking TDLR, Texas Department of Licensing and Regulation, to come out, hopefully the second week of March, to conduct their inspection to have the space certified as a Barber Collage. With my previous interactions and experience with TDLR, I have no reason to believe that this certification will not be granted.

I appreciate your time and the opportunity.

Sincerely,

Loai "Lu" Agrabawi  
Owner of Prime Barber Academy  
&  
Prime Barber Lounge  
972-854-8443