

**DATE:** March 21, 2023  
**TO:** Honorable Mayor & City Council  
**FROM:** Planning & Zoning Commission  
**VIA:** Eric Hill, AICP, Assistant Director of Planning acting as Secretary of the Planning & Zoning Commission  
Christina D. Day, AICP, Director of Planning *CD*  
**SUBJECT:** Results of Planning & Zoning Commission Meeting of March 20, 2023

**AGENDA ITEM NO. 2 - ZONING CASE 2023-001**  
**PETITIONER(S): JOE L. GRIFFITH**

Request for a Specific Use Permit for Martial Arts Studio on 0.1 acre located on the south side of Capital Avenue, 684 feet east of N Avenue. Zoned Light Industrial-1. Project #ZC2023-001.

**APPROVED:** 6-0

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 approved the item as submitted.

To view the hearing, please click on the provided link:  
<https://planotx.new.swagit.com/videos/222359?ts=7598>

PM/kob

cc: Eric Hill, Senior Planning Manager  
Christina Sebastian, Land Records Planning Manager  
Melissa Kleineck, Lead Planner  
Cassidy Exum, GIS Technician  
Jeanna Scott, Building Inspections Manager  
Dorothy Alatorre, Sr. Administrative Assistant - Neighborhood Services

[Google Link](#)

**AGENDA ITEM NO. 2**

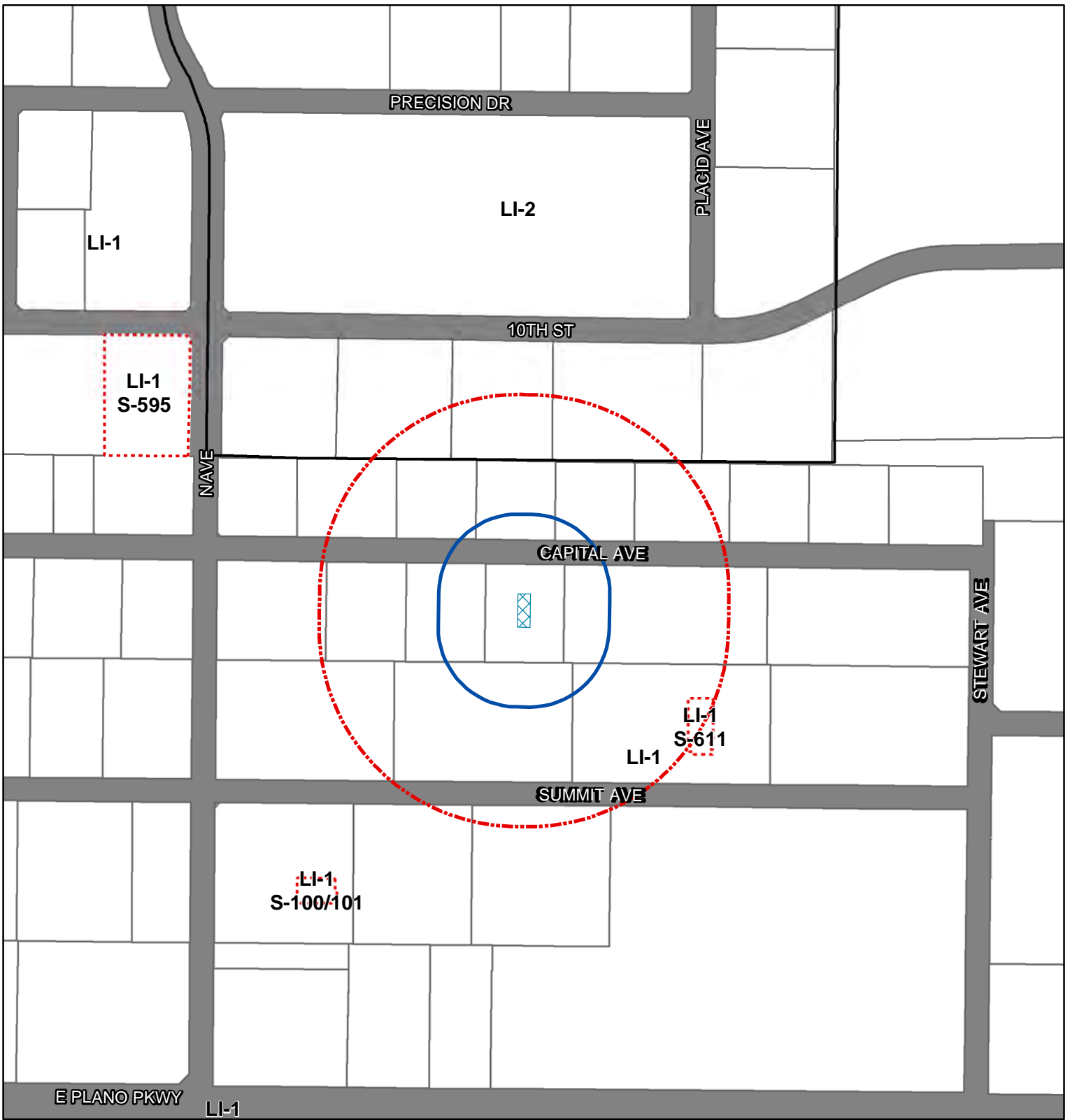
**PUBLIC HEARING:** Zoning Case 2023-001

**PETITIONER(S):** Joe L. Griffith

**DESCRIPTION:** Request for a Specific Use Permit for Martial Arts Studio on 0.1 acre located on the south side of Capital Avenue, 684 feet east of N Avenue. Zoned Light Industrial-1. Project #ZC2023-001.

**SUMMARY:**

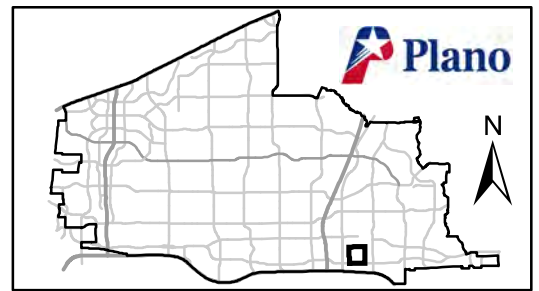
The applicant is requesting a Specific Use Permit for Martial Arts Studio within an existing office development. The proposed martial arts studio is compatible with the surrounding office and warehouse uses. The request is in conformance with the recommendations of the Comprehensive Plan. For these reasons, staff recommends approval of the request.



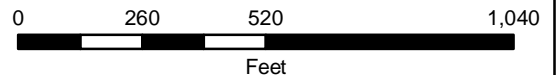
Zoning Case: 2023-001

Existing Zoning: Light Industrial-1

Proposed Zoning: Specific Use Permit for Dance, Gymnastics and/or Martial Arts Studio



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





CAPITAL AVE

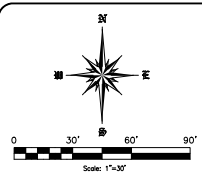
SUMMIT AVE



Zoning Case 2023-001

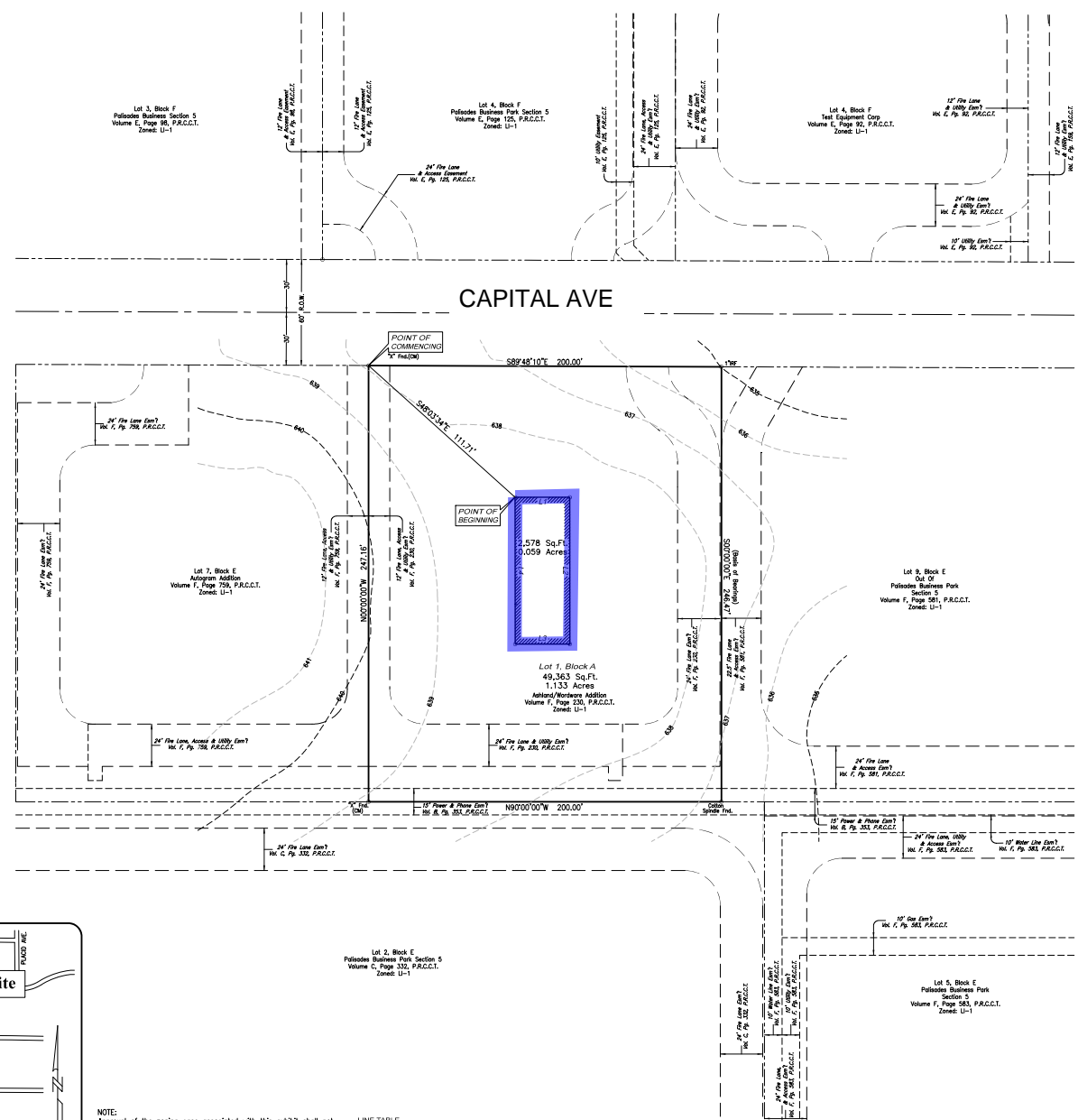
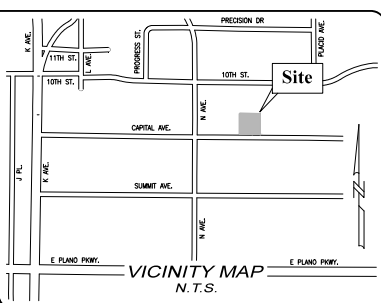
Area of Request





**Legend**

- CM Controlling Monument
- BM Benchmark
- PRCT Plat Records Collin County Texas
- R.O.W. Right-of-Way



Lot 2, Block E  
Palmetto Business Park Section 5  
Volume C, Page 332, P.R.C.C.T.  
Zone: U-1

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N89°58'29"E	31.00
L2	S80°01'51"W	83.16
L3	S89°58'29"W	31.00
L4	N00°01'51"W	83.16

**NOTE:**  
Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plan, or plan, approved of development standards shown hereon, or the initiation of the development process. Planning & 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.

**PROPERTY DESCRIPTION**

WHEREAS Joe L. Griffith is the owner of a 1.133 acre tract of land as recorded under County Clerk No. 1994102800071950 of the Deed Records of Collin County, Texas, situated in the State of Texas, County of Collin, City of Plano, being part of the James Beverly Survey, Abstract No. 120, some being Lot 1, Block A of Ashland/Wordware Addition as recorded in Volume F, Page 230, of the Plat Records of Collin County, Texas, said premises being part of Lot 1, Block A of said Addition and more particularly described as follows:

COMMENCING at an "X" Found in the south right-of-way line of Capital Avenue (60' right-of-way) marking the northeast corner of Lot 7, Block E of Autogram Addition, as recorded in Volume F, Page 759 of the Plat Records of Collin County, Texas, and the northwest corner of Lot 1:

THENCE crossing through Lot 1, South 48°03'34" East, 111.71' feet, to the POINT OF BEGINNING, being in the north line of an existing building marking the northwest corner of the herein described premises;

THENCE crossing through Lot 1, with the north line of said building and the north line of said premises; North 89°58'29" East, 31.00 feet to a point marking the northeast corner of said premises;

THENCE crossing through Lot 1, with a demising wall of said building and the east line of said premises; South 00°01'51" East, 83.16 feet to a point for corner in a south line of said building, marking the southeast corner of said premises;

THENCE crossing through Lot 1, with a south line of said building and the south line of said premises; South 89°58'29" West, 31.00 feet to a point marking the southwest corner of said premises;

THENCE crossing through Lot 1, with a demising wall of said building and the west line of said premises; North 00°01'51" West, 83.16 feet to the point of beginning and containing 2,578 square feet or 0.059 acres of land.

**Project # ZC2023-001**  
**Zoning Exhibit**  
**2,578 Sq.Ft. / 0.059 Acres**  
**Specific Use Permit for**  
**Martial Arts Studio**  
**Part of Lot 1, Block A**  
**Ashland/Wordware Addition**  
**Recorded in Vol. F, Pg. 230, P.R.C.C.T.**  
**James Beverly Survey, Abstract No. 120**  
**City of Plano, Collin County, Texas**  
**February 2023**

Submitted: 02/01/2023  
Revised: 02/13/2023  
Revised: 02/20/2023

Drawn:  
Joe L. Griffith  
19 Country Lane Dr  
Cantonville, TX 75006  
(972) 533-0398  
Altis: Joe L. Griffith  
email: joegr72@yahoo.com

Surveyor:  
Roome Land Surveying  
2000 Arroyo C. Suite 810  
Plano, TX 75074  
(972) 423-4372  
Altis: Fred Sprenklemeier  
email: fred@roomeinc.com

**Roome Land Surveying**  
2000 Arroyo C. Suite 810  
Plano, Texas 75074  
Phone (972) 423-4372 / Fax (972) 423-7523  
www.roomesurveying.com / Firm No. 100313100

## STAFF PRELIMINARY REPORT - INTRODUCTORY REMARKS

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The applicant is requesting a Specific Use Permit (SUP) for a Martial Arts Studio in a 2,578 square foot leasing space located within a multi-tenant office building. The Zoning Ordinance defines a martial arts studio as a building or portion of a building used as a place of work for a martial artist or for instructional classes in martial arts.

The existing zoning is Light Industrial-1. The LI-1 district is intended to provide areas for light manufacturing firms engaged in processing, assembling, warehousing, research and development, and incidental services that are developed in accordance with the same performance standards applicable to all other zoning districts.

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:

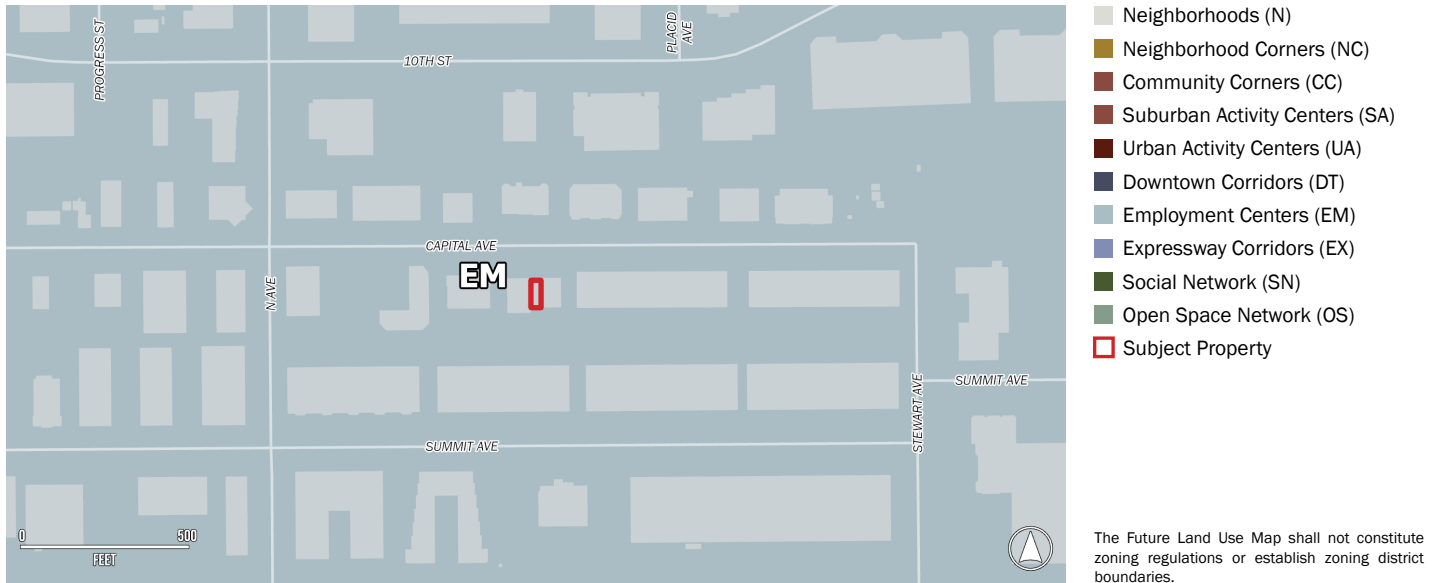
“The Planning & Zoning Commission in considering and determining its recommendations to the City Council on any request for a specific use permit may require from the applicant plans, information, operating data, and expert evaluation concerning the location, function, and characteristics of any building 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 Light Industrial-1 and is developed with an office and warehouse.
East	The property is zoned Light Industrial-1 and is developed with an office and warehouse.
South	The property is zoned Light Industrial-1 and is developed with an office and warehouse.
West	The property is zoned Light Industrial-1 and is developed with an office and supply store.

VISION: “Plano is a global leader, excelling in exceptional education, abounding with world class businesses and vibrant neighborhoods”  
GUIDING PRINCIPLES: *Plano Today. Plano 2050. Plano Together.*

## 1 | Future Land Use Map



### Employment Centers (EM)

### PRIORITIES

The Employment Centers future land use category applies to the business centers in the Legacy area and along the Plano Parkway/President George Bush Turnpike. The primary uses for Employment Centers are corporate office campuses, medical centers, educational facilities, technology centers, and research facilities. Limited manufacturing and warehouse uses may be allowed to support the employment centers.

*Evolving Trends In Office* - Much of the Legacy area Employment Center was developed with large corporate campuses. Although these provide desirable open space and urban tree canopy, these sprawling office complexes are often isolated from supporting restaurants, entertainment, service uses, and transit connections that many large businesses are seeking in today’s office environment. With improved access to the Dallas/Fort Worth International Airport through the DART Silver Line Rail and recent widening of the PGBT and Sam Rayburn Tollways, the city should evaluate what is needed to sustain the attractiveness of these areas to large corporations.

*Residential Development* - Residential uses are not appropriate within these centers in order to ensure the city’s ability to attract and maintain employment generating uses.

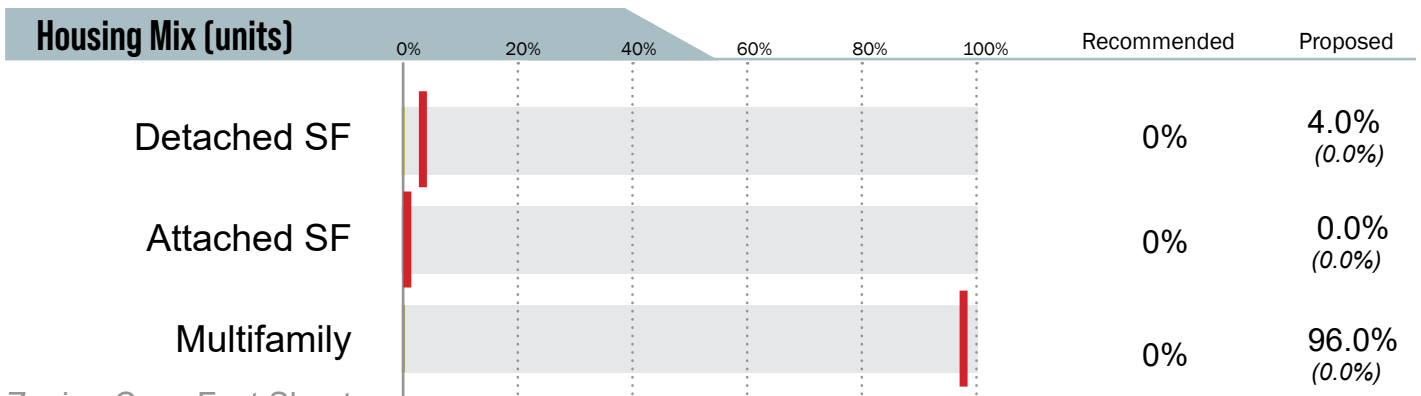
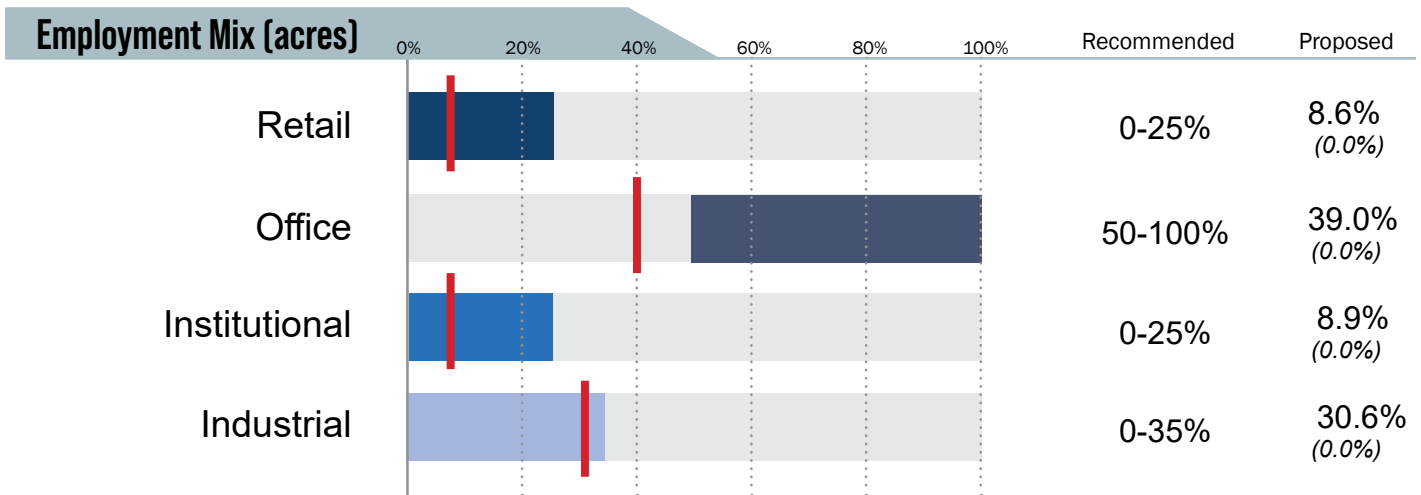
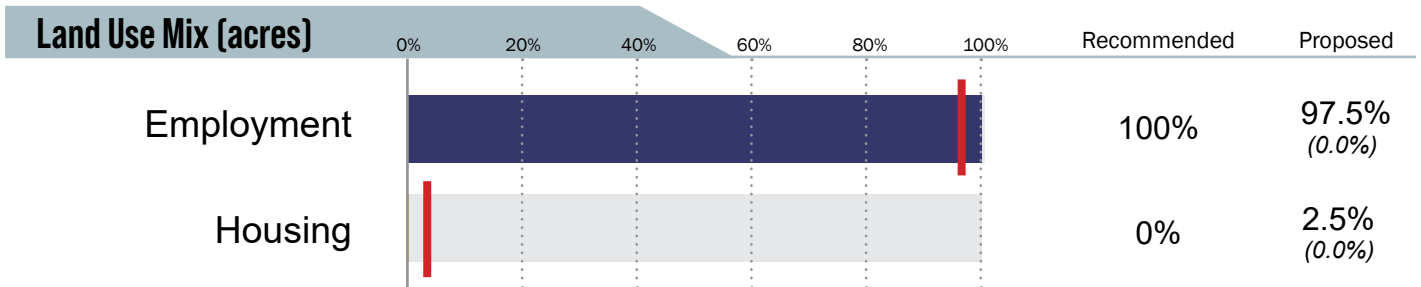
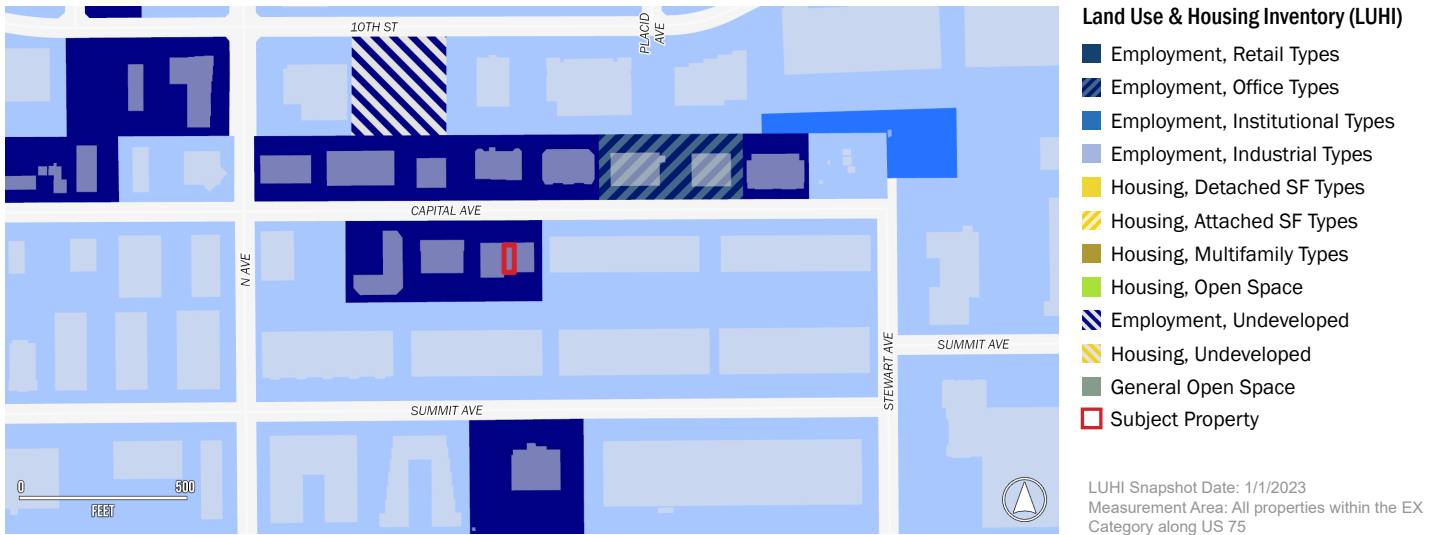
1. Maintaining Land for employment generating uses
2. Evaluating policies to sustain long-term viability of corporate campuses
3. Updating the Legacy Area Master Plan



## 2 | Mix of Uses

[Click here for "How to Read The Dashboards"](#)

If approved, the request would result in the following Mix of Uses:

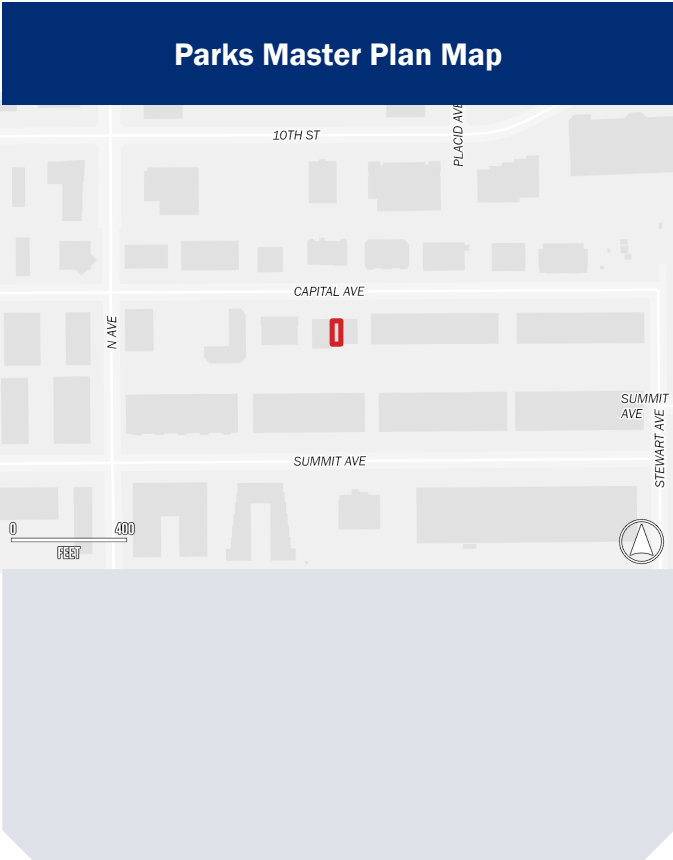
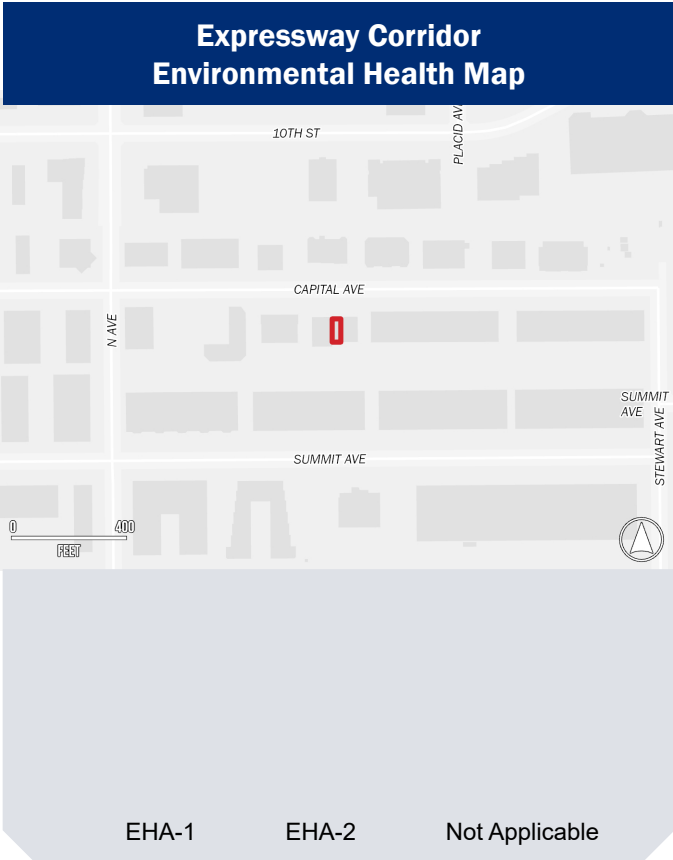
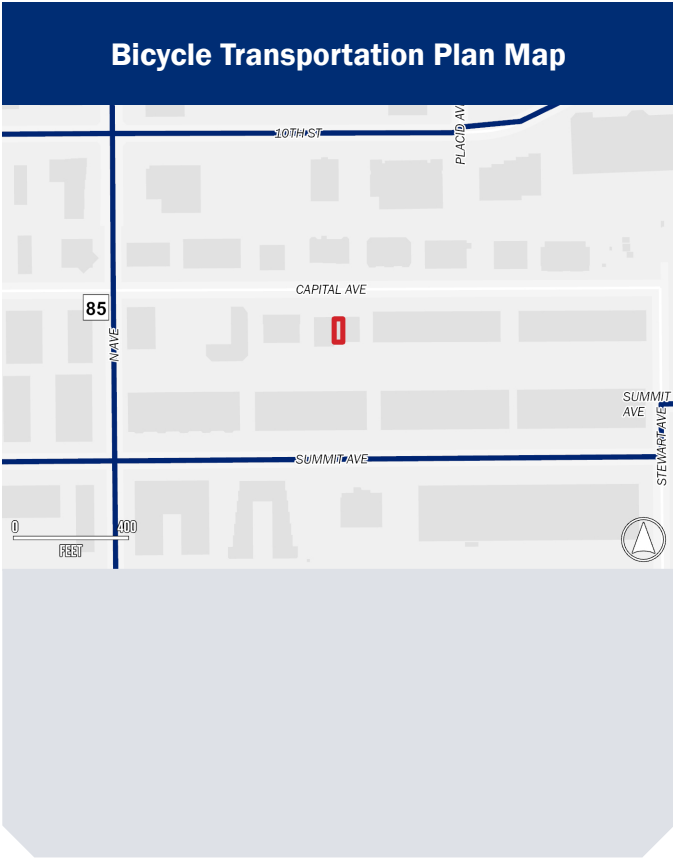
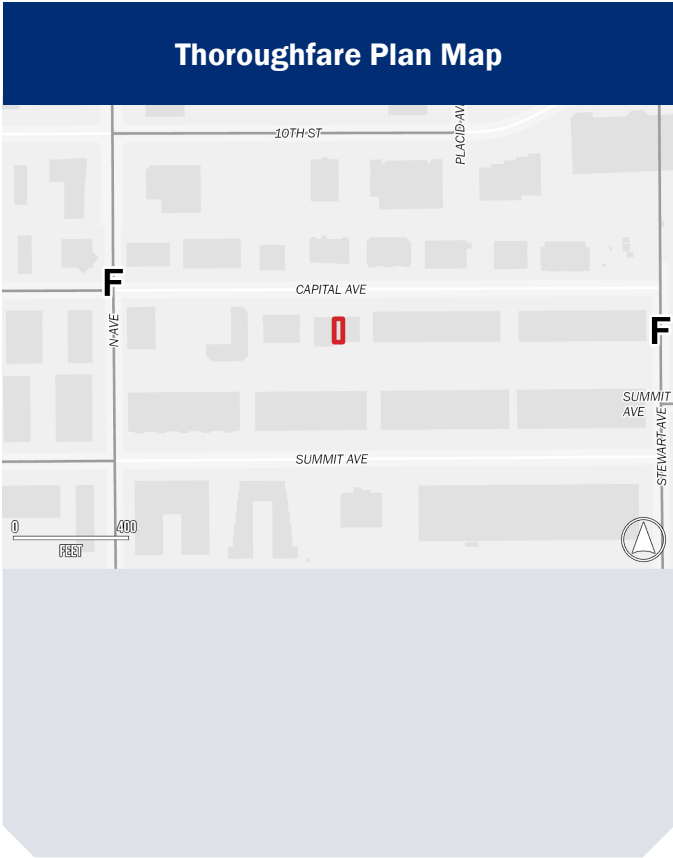


### 3 | Desirable Character Defining Elements

 [Click here for "How to Read The Dashboards"](#)

DESIRABLE CHARACTER DEFINING ELEMENT	RECOMMENDED BY COMPREHENSIVE PLAN	APPLICANT PROPOSAL
Building Heights	1 to 20 stories	
Density	N/A	
Intensity	Moderate to High (50 to 75% Lot Coverage)	
Open Space	10% to 35% Passive Open Space	
Parking Orientation	Structured parking preferable to surface lots	
Block Pattern & Streetscape	Wide blocks Corporate Corridor Streets	
<b>Multimodal Access</b>		
1. Automobiles	HIGH: Direct access from major streets	
2. Transit	MEDIUM: Commuter Bus Service	
3. Micromobility	MEDIUM: Connected to trails and bike routes	
4. Pedestrians	LOW: Mostly served by perimeter sidewalks	

# 4 | Other Comprehensive Plan Maps



## 5 | Comprehensive Plan Policies & Actions

**CORE POLICIES:** The following policies are applicable to all zoning cases. No specific analysis of these policies are provided in the staff report as these serve as the fundamental basis for all staff recommendations.



**Land Use:** Plano will support a system of organized land use to provide housing and employment choices aligned with the market, where new and redevelopment areas respect the viability and quality of life for existing neighborhoods, businesses, and institutions.



**Redevelopment & Growth Management:** Plano will protect and preserve the well-established built environment of Plano and prevent overcrowding by requiring new growth and redevelopment to respect the unique development patterns, suburban character, housing needs, infrastructure capacity considerations, and fiscal constraints of our community.

**LAND USE-RELATED POLICIES:** The following policies are applicable on a case-by-case basis depending upon the type, location, and general nature of the request. Refer to the staff report for analysis of these policies with the respect to the proposed zoning change, where applicable.



**Redevelopment of Regional Transportation Corridors:** Plano will encourage reinvestment and redevelopment of identified regional transportation corridors to create cohesive developments that incorporate well-designed commercial, retail, and housing opportunities, where those uses are appropriate according to the Future Land Use Map and other related Comprehensive Plan standards.

Applicable  
Not Applicable



**Revitalization of Retail Shopping Centers:** Plano will encourage reinvestment, revitalization, and redevelopment of underperforming neighborhood retail corners to accommodate a viable combination of local commercial, retail, and entertainment uses. Where appropriate transitions can be maintained, redevelopment may present opportunities to introduce residential uses and improve access.

Applicable  
Not Applicable



**Special Housing Needs:** Plano will support the special housing needs of residents including seniors, people with disabilities, and low- to moderate-income households through inclusive regulations and programs and actions furthering the goals stated in the Consolidated Plan. Proposed locations for special housing needs should be afforded the same health and safety considerations as other housing.

Applicable  
Not Applicable



**Transit-Oriented Development:** Plano will proactively encourage development within walking distance of existing and planned transit stations to create an integrated mix of uses including residential, employment, retail, and civic spaces.

Applicable  
Not Applicable



**Undeveloped Land:** Plano will reserve its remaining undeveloped land for high quality development with distinctive character, prioritizing businesses offering skilled employment. New housing in these areas will only be considered appropriate where it is consistent with the Future Land Use Map and other related Comprehensive Plan standards.

Applicable  
Not Applicable

**OTHER POLICIES/DOCUMENTS:** Additional policies may apply where applicable:

- Envision Oak Point (2018)
- Downtown Vision & Strategy Update (2019)
- Spring Creekwalk Master Plan (1990)

**FOR RESIDENTIAL AND MIXED-USE DEVELOPMENTS ONLY:** The following actions from the Redevelopment & Growth Management (RGM) Policy are applicable to requests for mixed-use developments:

**RGM5:** Ensure that any rezoning requests for multiuse development include:

Applicable

Not Applicable

- A) No more than 50% square footage for residential uses. Requests should also conform with other identifying elements (density, building heights, etc.) in the applicable Dashboard descriptions.
- B) Phasing requirements that prevent the disproportionate completion of residential uses prior to nonresidential uses within the development. Nonresidential square footage must constitute a minimum of 33% of all square footage approved for occupancy during development (e.g., every 2 square feet of residential development requires at least 1 square foot of nonresidential development; and
- C) Key design features provided prior to, or concurrent with, the construction of any residential uses. These include elements of the development supporting the long-term value to the overall community, and specifically any new residents, such as open/green space, amenities, street enhancements, and trails.

**RGM8:** Limit new residential development to areas that are appropriate based on individual site considerations and consistency with the Future Land Use Map and Dashboards. Multifamily developments should also meet a housing diversification or economic development need of the city, including transit-oriented development, special housing needs (as defined by the city's Consolidated Plan), or be constructed as part of a high-rise 10 stories or greater.

Applicable

Not Applicable

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## 6 | Findings Policy

### RGM1: Mix of Uses, Density, & Building Height

In accordance with the Redevelopment and Growth Management (RGM) Policy Action 1, zoning change requests that do not conform to the mix of uses, density, and building heights as described in the Dashboards are **disfavored**. Requests that do not conform to these criteria may be occasionally allowed when found:

- ▶ Consistent with the Guiding Principles of the Comprehensive Plan; and
- ▶ Substantially beneficial to the immediate neighbors, surrounding community, and general public interest.

### RGM5: Mixed-Use Developments

In addition, the Redevelopment and Growth Management (RGM) Policy Action 2 requires findings when approving a mixed-use development that exceeds 50% square footage for residential uses and/or does not conform to other identifying elements (density, height, etc.) in the applicable Dashboard.

#### Are Findings Required?

- Yes, because the request does not comply with the Mix of Uses of the associated Dashboard.
- Yes, because the request does not comply with the Building Heights of the associated Dashboard.
- Yes, because the request does not comply with the Maximum Density of the associated Dashboard.
- Yes, because the request is inconsistent with Action RGM5 (for mixed-use developments).
- No, findings are not required.

## STAFF PRELIMINARY REPORT - CONFORMANCE TO THE COMPREHENSIVE PLAN

The proposed request has been reviewed for conformance with the Comprehensive Plan. Major factors included in the analysis are provided below, but the Comprehensive Plan Fact Sheet has more specific details about the request.

**Guiding Principles** – This set of Guiding Principles to the Comprehensive Plan establishes overarching themes that apply to all policies and actions and express values for Plano Today, Plano 2050, and Plano Together. Since the principles do not stand alone but are used in concert with one another and carry across the Plan as a whole, each principle must be judged through a lens that incorporates all of the other principles to be fully and accurately understood. As such, the Commission is encouraged to review the full list of Guiding Principles and judge zoning requests through the lens of all principles.

### Future Land Use Map Category & Dashboard

**Future Land Use Category** – The subject property is located in the **Employment Center (EM)** category of the Future Land Use Map (FLUM). Although the category is primarily intended for corporate offices, medical centers, educational facilities, technology centers, and research facilities, service uses like those requested by this SUP can be supporting uses. This is evidenced by the EM Dashboard including an allowance for 0-25% *Retail Types*. Staff finds the proposed use of Martial Arts Studio in this specific building as having a neutral impact on the overall Employment Center.

FLUM – EM Description and Priorities		
Description		Meets
Priorities	Maintaining land for employment-generating uses	Meets
	Evaluating policies to sustain long-term viability of corporate campuses	N/A
	Updating the Legacy Area Master Plan	N/A

**Mix of Uses** – Because the building is mostly service uses and includes retail storefronts, the proposed use would be classified as *Retail Types* in the Land Use and Housing Inventory (LUHI). The site is currently classified as Retail Types, resulting in no changes to the Mix of Uses.

FLUM – EM Mix of Uses
No Change

**Desirable Character Defining Elements** – The proposed use is located within an existing building and no significant changes are proposed to the existing site. Therefore, the Desirable Character Defining Elements is not applicable to this request.

FLUM – EM Desirable Character Defining Elements
Not Applicable

## Other Comprehensive Plan Maps

The scope of the request would not require improvements applicable to the Thoroughfare Plan Map, Bicycle Transportation Plan Map, Parks Master Plan Map, or Expressway Corridor Environmental Health Map.

Other Comprehensive Plan Maps	
Thoroughfare Plan Map	N/A
Bicycle Transportation Plan Map	N/A
Parks Master Plan Map	N/A
Expressway Corridor Environmental Health Map	N/A

## Policies & Actions of the Comprehensive Plan and Other Studies

Due to existing conditions and neutral impact of the proposed use, staff finds the request generally consistent with the core policies listed in the Comprehensive Plan Fact Sheet. No other land use-related policies are applicable to the request.

## Comprehensive Plan Summary

The site is located within the EM area of the Future Land Use Map. Use of the existing site as a Martial Arts Studio is generally consistent with the EM Dashboard intent to keep the area limited to employment-generating uses.

### Comprehensive Plan Policy Summary

Policy or Study	Analysis
Future Land Use Map and Dashboards <ul style="list-style-type: none"> <li>• Description &amp; Priorities</li> <li>• Mix of Uses</li> <li>• Character Defining Elements</li> </ul>	Meets No Change N/A
Thoroughfare Plan Map Bicycle Transportation Plan Map Parks Master Plan Map Expressway Corridor Environmental Health Map	N/A N/A N/A N/A

## **STAFF PRELIMINARY REPORT - ANALYSIS & RECOMMENDATION**

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### **SUMMARY:**

The applicant is requesting a Specific Use Permit for Martial Arts Studio within an existing office development. The proposed martial arts studio is compatible with the surrounding office and warehouse uses. The request 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.

**Texas Isshinryu Karate of East Plano, LLC**

802 Falcon Trail  
Murphy, TX 75094

**March 15, 2023**

**Ms. Christina Day**

Director of Planning  
City of Plano - Planning Department  
1520 K Avenue, Suite 250  
Plano, TX 75075

Dear Ms. Day,

Texas Isshinryu Karate of East Plano LLC is seeking a Specific Use Permit (SUP) for a Dance, Gymnastics, and/or Martial Arts Studio (S-101) at 1506 Capital Ave, Plano, TX Ste. 200. This property is currently zoned as LI-1, however will need a SUP to operate a martial arts studio.

Texas Isshinryu Karate of East Plano has been serving the Plano community for over 15 years, offering classes for students age 4 and up. We have been located within several different gymnastic schools along Summit Avenue throughout this time. Most recently we were located within the Flip Factory at 2621 Summit Ave Suite 300, however they recently closed that location.

To remain within the same area of Plano for ease of access for our students and their families, along with being able to expand our outreach to the local community, we found the 1506 Capital Avenue location to be ideal. The facility will have a workout area, along with changing rooms, restrooms, lobby, and an office.

Since most of our classes are in the evening or on weekends, we would have little impact on the neighbors in the building, both in terms of noise and parking lot traffic. The other tenants in the building typically vacate by 4:45 pm, leaving the parking lot and building otherwise empty.

Texas Isshinryu Karate of East Plano not only offers martial arts programs for paid students, but also works with several local charities to provide self-defense training, including Emily's Place, New Beginnings, Hope's Door, and the Treasured Vessels Foundation. We are currently looking to start a program with the Boys and Girls Club of Collin County, but are unable to until we have our own space.

Sincerely,

Tracy Dickey  
Owner, Texas Isshinryu Karate of East Plano, LLC