

DATE: November 7, 2023
TO: Honorable Mayor & City Council
FROM: Planning & Zoning Commission
VIA: Mike Bell, AICP, Development Review Manager acting as Secretary of the Planning & Zoning Commission *MB*
Christina D. Day, AICP, Director of Planning *CD*
SUBJECT: Results of Planning & Zoning Commission Meeting of November 6, 2023

AGENDA ITEM NO. 1A - ZONING CASE 2023-006
PETITIONER: AMREIT SSPF PRESTON GOLD, LP

Request for a Specific Use Permits for a Private Club and Food Truck Park on 0.8 acre located 524 feet north of Park Boulevard and 940 feet east of Preston Road. Zoned Retail. Tabled September 5, 2023, September 18, 2023, and October 2, 2023. Project #ZC2023-006.

APPROVED: 8-0

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>6</u>	Oppose:	<u>3</u>	Neutral:	<u>0</u>

RESULTS:

The Commission recommended the item approval subject to the following stipulations:

Food truck park must be setback a minimum of 250 feet from the residential zoning district boundary line to the north, and a minimum of 50 feet from the eastern property line of Preston Towne Crossing, Block 1, Lot 2.

To view the hearing, please click on the provided link:
<https://planotx.new.swagit.com/videos/280321?ts=266>

KC/kob

cc: Mike Bell, Development Review Manager
Eric Hill, Assistant Director of Planning
Christina Sebastian, Land Records Planning Manager
Melissa Kleineck, Lead Planner
Justin Cozart, Sr. GIS Technician
Jeanna Scott, Building Inspections Manager
Dorothy Alatorre, Sr. Administrative Assistant - Neighborhood Services

[Google Link](#)

AGENDA ITEM NO. 1A

PUBLIC HEARING: Zoning Case 2023-006

PETITIONER: Amreit SSPF Preston Gold, LP

DESCRIPTION: This request is for Specific Use Permits for a Private Club and Food Truck Park on 0.8 acre located 524 feet north of Park Boulevard and 940 feet east of Preston Road. Zoned Retail and located within the Preston Road Overlay District. Project #ZC2023-006. Tabled September 5, 2023, September 18, 2023, and October 2, 2023.

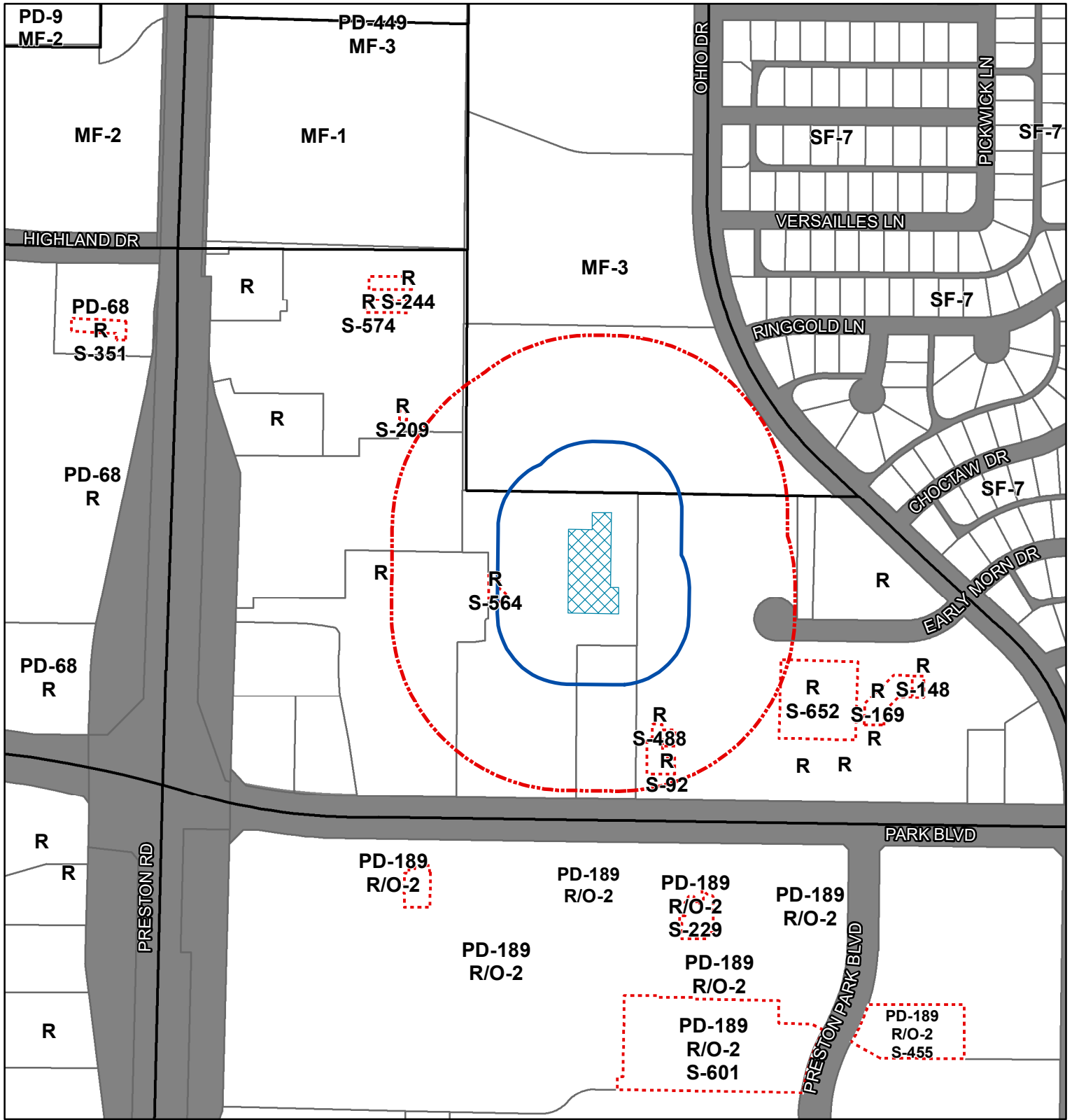
SUMMARY:

The applicant is requesting Specific Use Permits for a Private Club and Food Truck Park to accompany a proposed restaurant use in an existing shopping center. Major topics of consideration in this request include:

- Conformance to the Comprehensive Plan – The subject property is located within the Suburban Activity Center (SA) category of the Future Land Use Map.
- Separation Requirements – Private clubs must meet separation requirements from nearby schools, church, and other uses.
- Residential Adjacency Standards – Food truck parks are required to be located at least 150 feet from a residential district.
- Parking – The subject property does not have adequate parking onsite to meet the requirements of the Zoning Ordinance. A shared parking agreement with the adjacent property is proposed as a condition of approval for the site plan to meet the parking requirements.

This request will contribute to the mix of commercial uses within the general area and is in conformance with the policies of the Comprehensive Plan. The private club and food truck park uses are consistent with the distance requirements of the Zoning Ordinance, and the applicant is proposing a stipulation to further separate the food truck park use from the residential development to the north. Staff is in support of the request with the stipulation noted in the recommendation.

A revised site plan for the property accompanies this request as Agenda Item No. 1B.

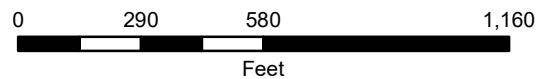
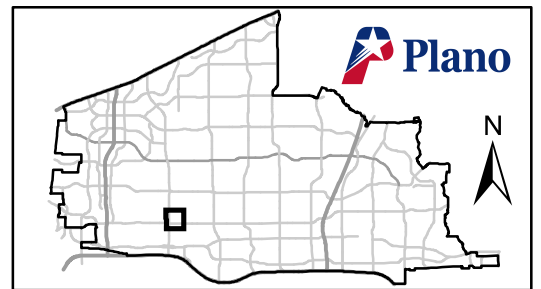


Zoning Case: 2023-006

Existing Zoning: Retail

Proposed Zoning: Specific Use Permits for Private Club and Food Truck Park

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





RINGGOLD LN

OHIO DR

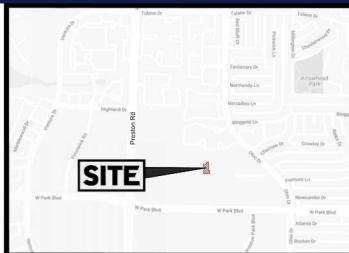
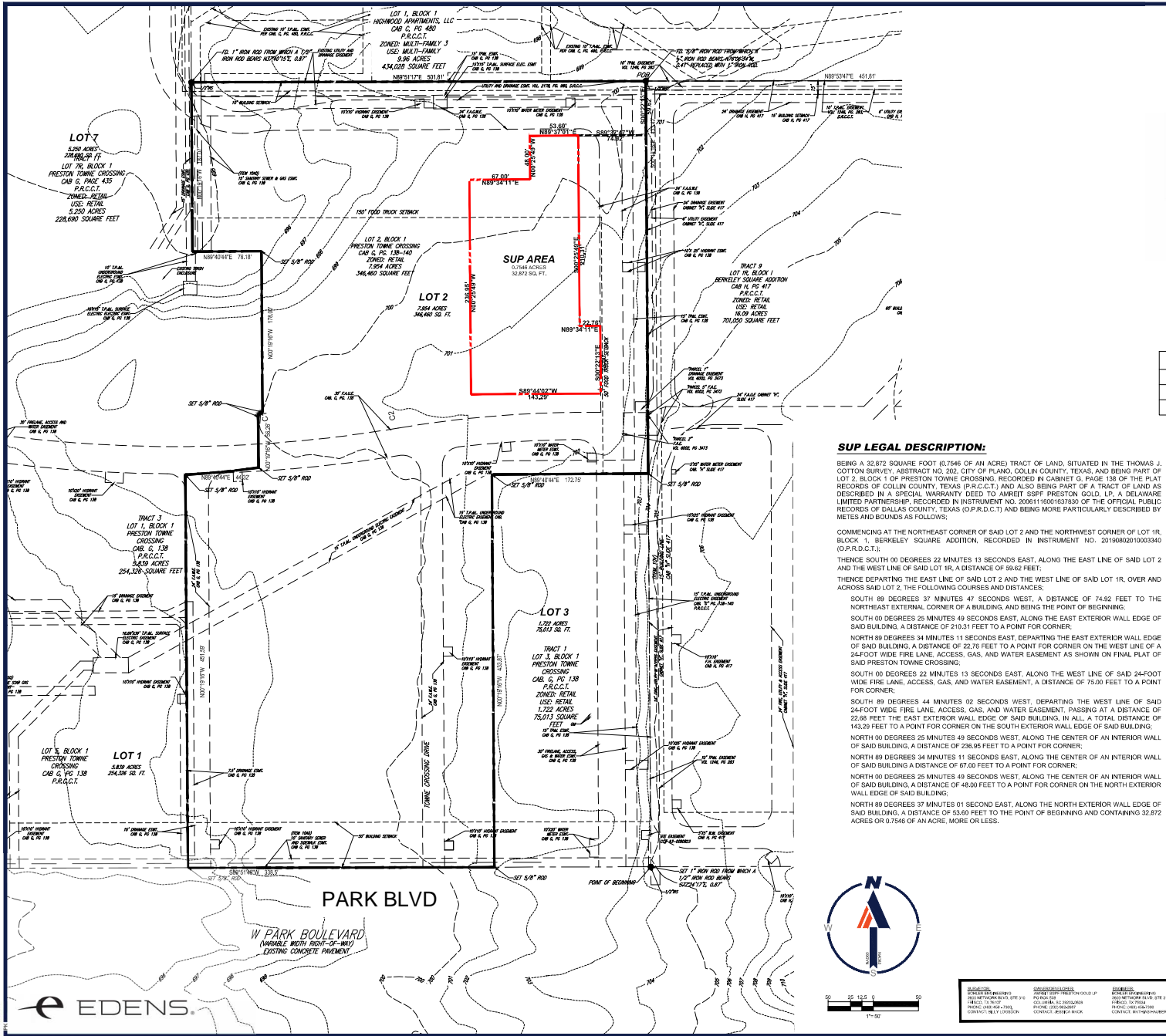
PARK BLVD



Zoning Case 2023-006

Area of Request





LOCATION MAP
SCALE: N.T.S.

NOTE:
1. APPROVAL OF THE ZONING CASE 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 THE PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THE ZONING CASE.

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	126.76'	60°38'33"	860.00'	63.48'	N11°10'27"W	126.87'
C2	198.02'	64°13'50"	609.26'	74.60'	N07°34'50"W	197.96'

EXIST. LEGEND	
	PROPERTY BOUNDARY
	FUTURE R.O.W
	ADJACENT PROPERTY BOUNDARY
	EXIST. SETBACK
	EXIST. EASEMENT
	EXIST. ELECTRIC EASEMENT

SUP LEGAL DESCRIPTION:

BEING A 32,872 SQUARE FOOT (0.7546 OF AN ACRE) TRACT OF LAND, SITUATED IN THE THOMAS J. COTTON SURVEY, ABSTRACT NO. 202, CITY OF PLANO, COLLIN COUNTY, TEXAS, AND BEING PART OF LOT 2, BLOCK 1 OF PRESTON TOWNE CROSSING, RECORDED IN GABNET G, PAGE 138 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS (P.R.C.T.) AND ALSO BEING PART OF A TRACT OF LAND AS DESCRIBED IN A SPECIAL WARRANTY DEED TO LAWRETT SSGF PRESTON GOLD, LP, A DELAWARE LIMITED PARTNERSHIP, RECORDED IN INSTRUMENT NO. 2006116001837830 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2 AND THE NORTHWEST CORNER OF LOT 1R, BLOCK 1, BERKELEY SQUARE ADDITION, RECORDED IN INSTRUMENT NO. 2019082001009340 (O.P.R.D.C.T.);

THENCE SOUTH 00 DEGREES 22 MINUTES 13 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 2 AND THE WEST LINE OF SAID LOT 1R, A DISTANCE OF 89.62 FEET;

THENCE DEPARTING THE EAST LINE OF SAID LOT 2 AND THE WEST LINE OF SAID LOT 1R, OVER AND ACROSS SAID LOT 2, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 37 MINUTES 47 SECONDS WEST, A DISTANCE OF 74.92 FEET TO THE NORTHEAST EXTERIOR CORNER OF A BUILDING, AND BEING THE POINT OF BEGINNING;

SOUTH 00 DEGREES 25 MINUTES 49 SECONDS EAST, ALONG THE EAST EXTERIOR WALL EDGE OF SAID BUILDING, A DISTANCE OF 210.31 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 34 MINUTES 11 SECONDS EAST, DEPARTING THE EAST EXTERIOR WALL EDGE OF SAID BUILDING, A DISTANCE OF 22.76 FEET TO A POINT FOR CORNER ON THE WEST LINE OF A 24-FOOT WIDE FIRE LANE, ACCESS, GAS, AND WATER EASEMENT AS SHOWN ON FINAL PLAT OF SAID PRESTON TOWNE CROSSING;

SOUTH 00 DEGREES 22 MINUTES 13 SECONDS EAST, ALONG THE WEST LINE OF SAID 24-FOOT WIDE FIRE LANE, ACCESS, GAS, AND WATER EASEMENT, A DISTANCE OF 75.00 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 44 MINUTES 02 SECONDS WEST, DEPARTING THE WEST LINE OF SAID 24-FOOT WIDE FIRE LANE, ACCESS, GAS, AND WATER EASEMENT, PASSING AT A DISTANCE OF 22.80 FEET THE EAST EXTERIOR WALL EDGE OF SAID BUILDING, IN ALL, A TOTAL DISTANCE OF 143.20 FEET TO A POINT FOR CORNER ON THE SOUTH EXTERIOR WALL EDGE OF SAID BUILDING;

NORTH 00 DEGREES 25 MINUTES 49 SECONDS WEST, ALONG THE CENTER OF AN INTERIOR WALL OF SAID BUILDING, A DISTANCE OF 236.95 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 34 MINUTES 11 SECONDS EAST, ALONG THE CENTER OF AN INTERIOR WALL OF SAID BUILDING, A DISTANCE OF 87.00 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 25 MINUTES 49 SECONDS WEST, ALONG THE CENTER OF AN INTERIOR WALL OF SAID BUILDING, A DISTANCE OF 48.00 FEET TO A POINT FOR CORNER ON THE NORTH EXTERIOR WALL EDGE OF SAID BUILDING;

NORTH 89 DEGREES 37 MINUTES 47 SECONDS EAST, ALONG THE NORTH EXTERIOR WALL EDGE OF SAID BUILDING, A DISTANCE OF 53.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 32,872 ACRES OR 0.7546 OF AN ACRE, MORE OR LESS.



DATE	BY	DESCRIPTION
08/04/2023	BOHLER	FINAL EXHIBIT
08/04/2023	BOHLER	REVISIONS
08/04/2023	BOHLER	REVISIONS
08/04/2023	BOHLER	REVISIONS

CITY APPROVALS

ZC2023-008 ZONING EXHIBIT
 LOT 2, BLOCK 1
 PRESTON TOWNE CROSSING
 CAB G, P.D. 138-140
 7.95 ACRES
 SUP AREA 0.7546 ACRES
 4817 W PARK BLVD
 PLANO, COLLIN COUNTY, TEXAS
 PREPARATION DATE AUGUST 04, 2023

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 LANDSCAPE ARCHITECTURE
 PROGRAM MANAGEMENT
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	BY

811
 Know what's below.
 Call before you dig.
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: TXA230046.00
 DRAWN BY: DUC/PAK
 CHECKED BY: M.H.
 DATE: 11/01/2023
 CAD ID: 11012023

ZONING EXHIBIT ZC2023-006

FOR

EDENS.

LOT 2, BLOCK 1
 PRESTON TOWNE CROSSING
 CAB G, P.D. 138-140
 7.95 ACRES
 SUP AREA 0.7546 AC
 4817 W PARK BLVD
 PLANO, COLLIN COUNTY, TEXAS

BOHLER

2600 NETWORK BLVD, STE 310
 FRISCO, TX 75034
 Phone: (469) 458-7300
 TX@BohlerEng.com
 TIRE, INC. 10015 TIRE BLVD., DALLAS, TX 75243

PLANS PREPARED BY **BOHLER**

FOR REVIEW PURPOSES ONLY

SHEET TITLE

ZONING EXHIBIT

SHEET NUMBER

1 OF 1

ORG. DATE - 07/24/2023

STAFF PRELIMINARY REPORT - INTRODUCTORY REMARKS

The applicant is requesting Specific Use Permits (SUP) to operate a Private Club and an associated Food Truck Park in an existing shopping center located in a 1,600-square-foot area adjacent to the building.

Specific Use Permit – Section 6.100 (Specific Use Permits) of the Zoning Ordinance states:

The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district, which could benefit the general welfare in a particular case, provided that adequate development standards and safeguards are established.

Additionally, Section 6.100 (Specific Use Permits) 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.

Proposed Uses – The Zoning Ordinance defines private clubs and food truck parks as follows:

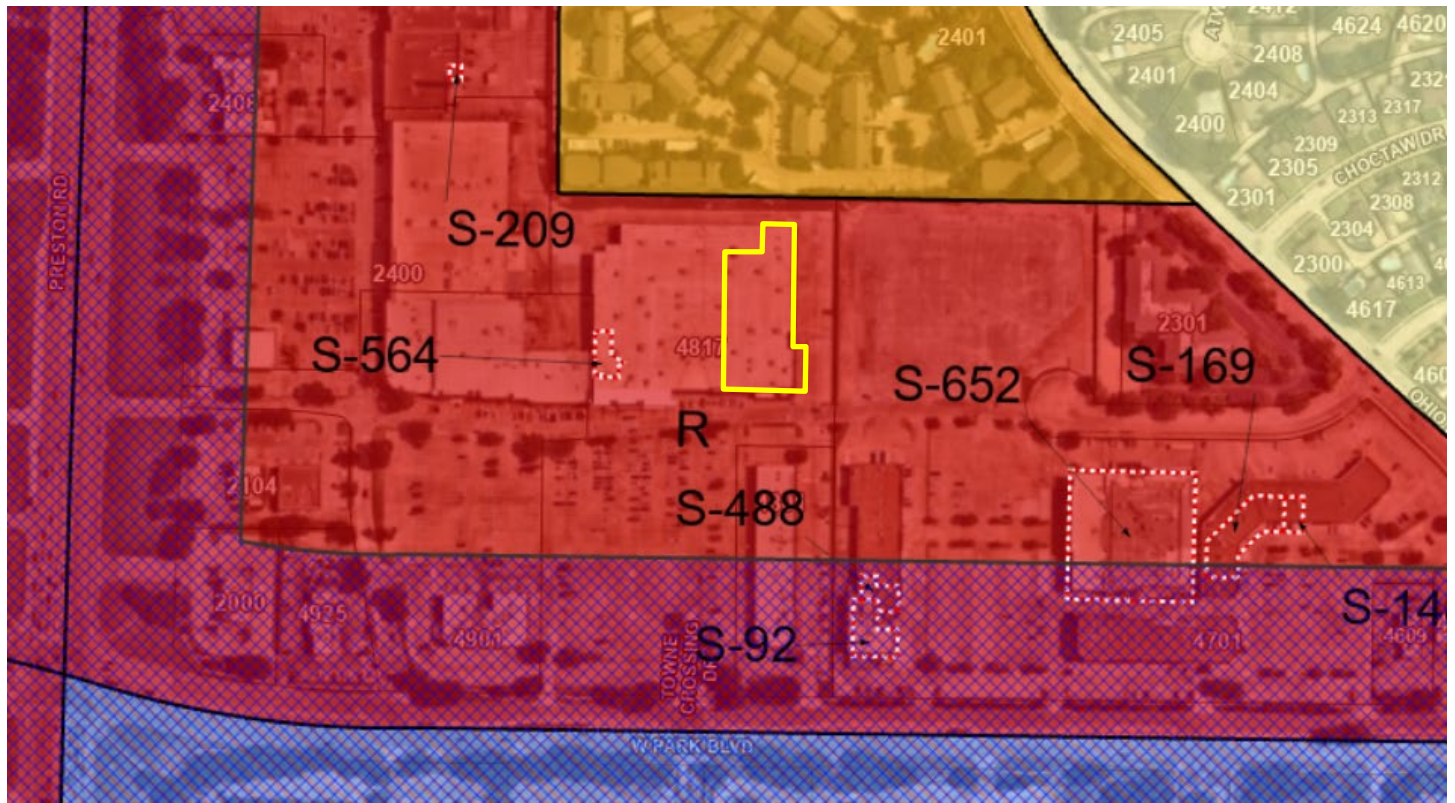
- *Private Club – an establishment providing social and dining facilities, as well as alcoholic beverage service, to an association of persons, and otherwise falling within the definition of, and permitted under the provisions of the Texas Alcoholic Beverage Code, as the same may be hereafter amended, and as it pertains to the operation of private clubs.*
- *Food Truck Park – an area designed to accommodate two or more mobile food units and offering food and/or beverages for sale to the public as the property's primary use.*

Zoning – The subject property is currently zoned Retail (R). Section 10.400.1 of the Zoning Ordinance states the purpose of the R district is as follows:

The R district is intended primarily 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.

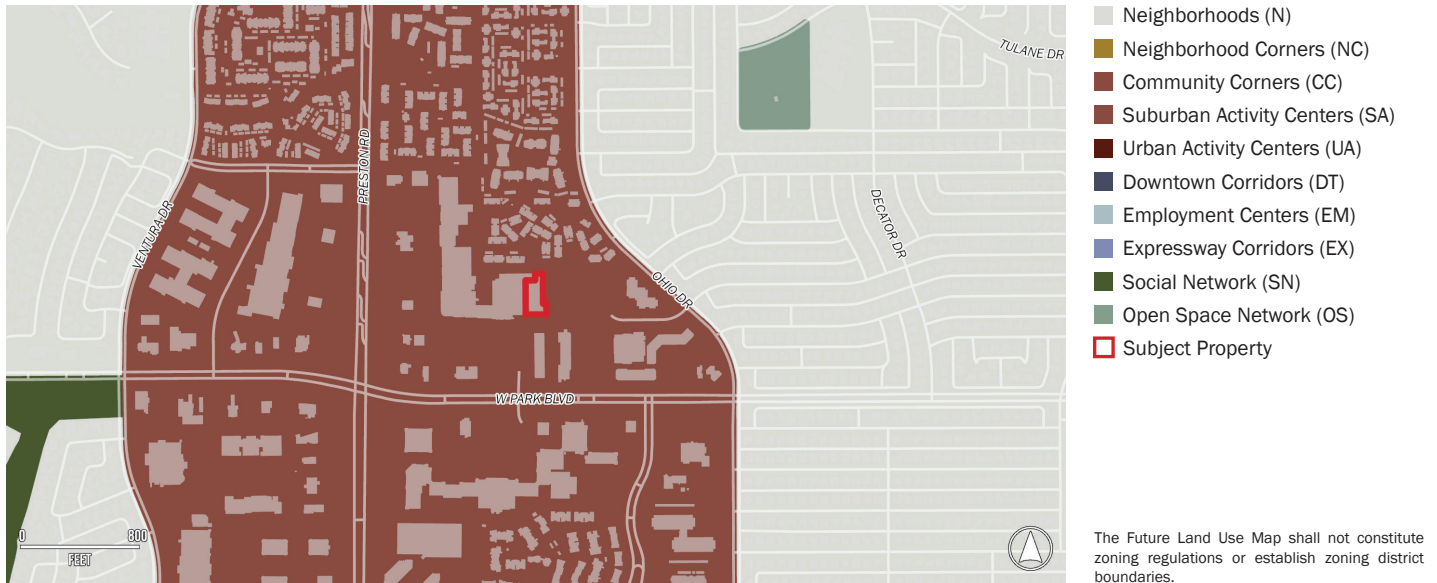
Surrounding Land Use and Zoning

North	The property is zoned Multifamily Residence-3 (MF-3) and is developed with multifamily residences.
East	Immediately adjacent to the subject property, the property is zoned Retail (R) and is developed with a parking lot that serves the existing shopping center and regional theater. Further east, adjacent to Early Morn Drive, is an existing building with medical office, retail, and health/fitness center uses, and a regional theater zoned R with Specific Use Permit No. 652 for Regional Theater.
South	The property is zoned R with Specific Use Permits No. 92 and No. 488 for Private Club and is developed with a shopping center with retail, personal service shop, and restaurant uses.
West	The property is zoned R with Specific Use Permit No. 564 for Private Club and is developed with a shopping center with retail, medical office, and health/fitness center uses.



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



Suburban Activity Centers (SA)

PRIORITIES

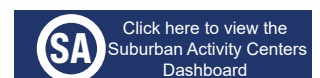
The Suburban Activity Centers future land use category applies to areas with large commercial and mixed-use developments that serve the specialty shopping, dining, service, and entertainment needs at the intersections of high traffic corridors. These areas are typically 50-100 acres in size and anchored by major retailers, superstores, large grocers, or theaters. Hotels, office, and institutional uses are supportive uses in these centers. When provided, residential uses should be incorporated within cohesively planned, mixed-use developments of moderate density and intensity.

Development Pattern - Due to noise and health impacts of expressways, residential development should be considered in limited circumstances where needed to revitalize declining commercial centers. Use of the Expressway Corridor Environmental Health Map is crucial to ensure that buildings are adequately designed to protect sensitive land uses, such as schools, housing, and day cares.

Residential Adjacency - As Suburban Activity Centers are often adjacent to established neighborhoods, development in these areas will provide a compatible transition in building height, scale, and intensity.

Park & Preston - The Suburban Activity Center at Park Boulevard and Preston Road is unique from other SA areas in that it is not in the vicinity of an expressway and is surrounded by Neighborhoods. For this reason, the maximum density for this Center should be limited to 22 DUA within 400 feet of single-family zoning districts and 35 DUA elsewhere.

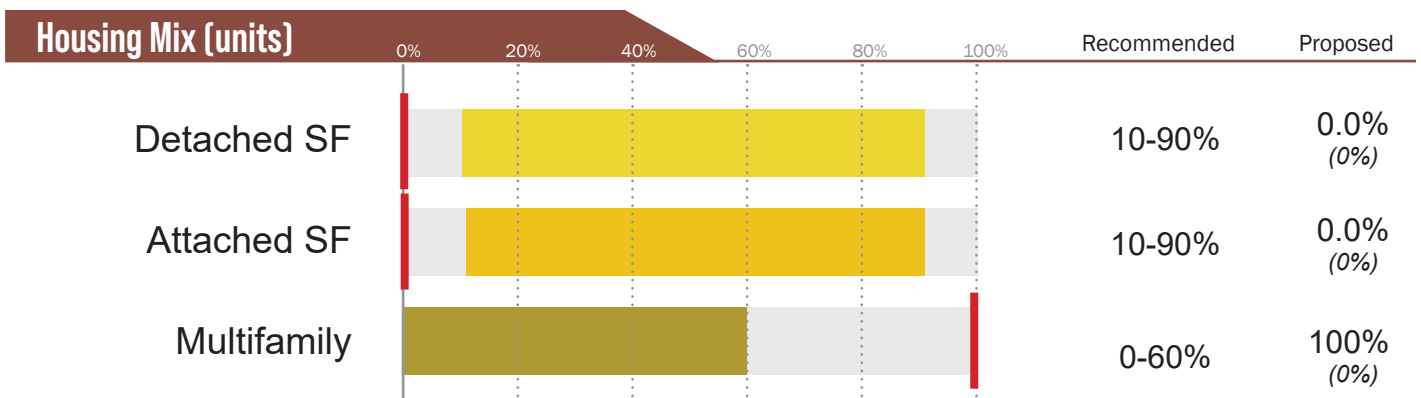
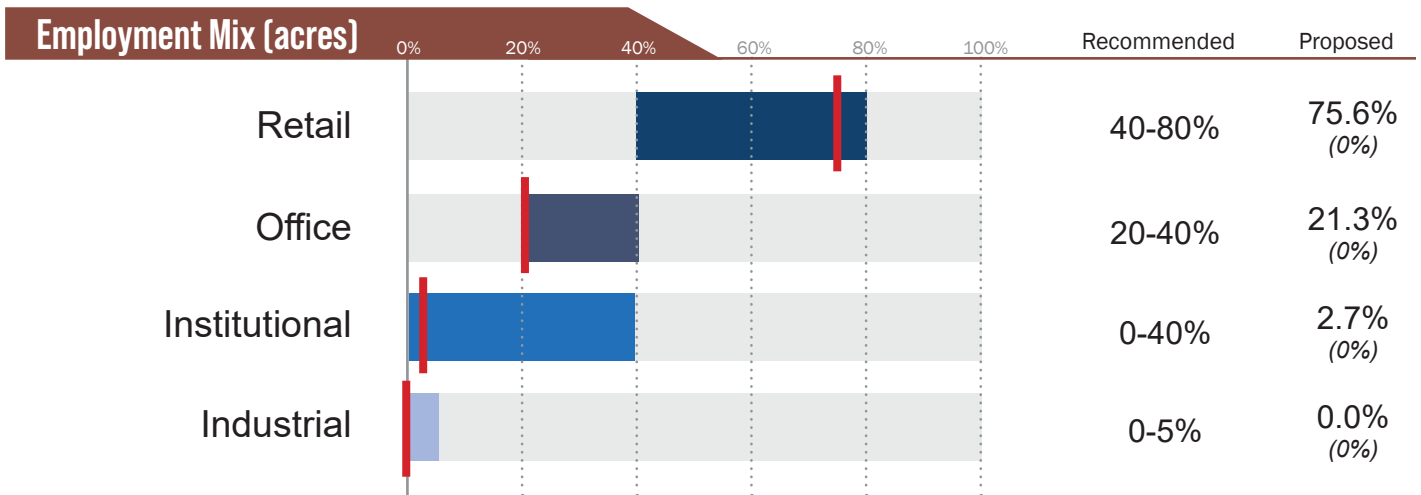
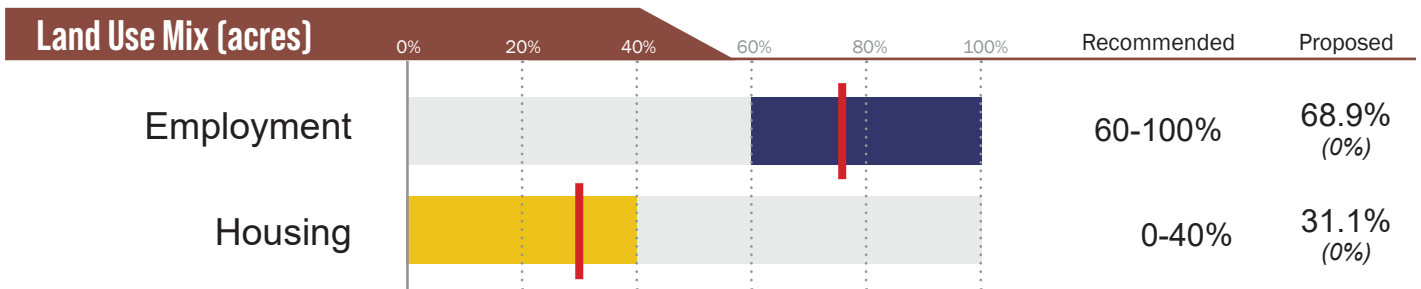
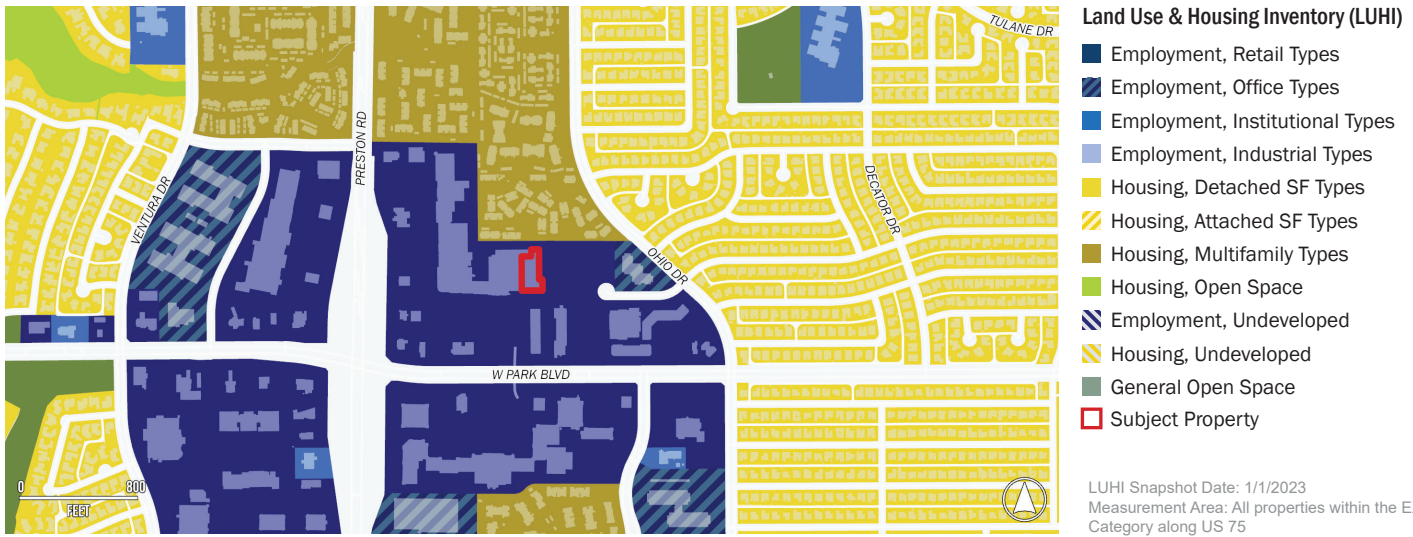
1. Creating destination shopping and entertainment centers
2. Activated open space, quality building materials, and walkable streetscapes internal to the development
3. Thoughtfully and cohesively planned mix of uses



2 | Mix of Uses

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

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



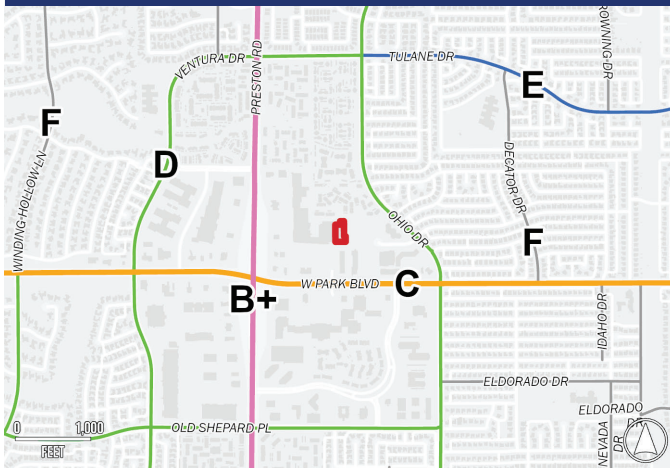
3 | Desirable Character Defining Elements

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

DESIRABLE CHARACTER DEFINING ELEMENT	RECOMMENDED BY COMPREHENSIVE PLAN	APPLICANT PROPOSAL
Building Heights	1 to 5 stories	Existing 1 Story Building.
Density	SF: 4 to 22 DUA MF: 10 to 50 DUA	Not applicable to this request.
Intensity	Moderate (50 to 75% Lot Coverage)	No changes proposed to the existing site.
Open Space	15% to 20% Active Open Space	No changes proposed to the existing site.
Parking Orientation	<i>Res:</i> Structured, on-street <i>Non-res:</i> Mix of structured, on-street, surface lots, valet	Existing surface parking lot, no changes proposed to the existing site.
Block Pattern & Streetscape	Short to medium block grid Urban and Traditional Streets	No changes proposed to the existing site.
Multimodal Access		
1. Automobiles	MEDIUM: May require short walk to destination	HIGH: Direct access to the site is available from major streets, Park Boulevard and Preston Road.
2. Transit	MEDIUM: Served by bus	MEDIUM: DART Bus Route #241 has a stop located on the northeast corner of Park Boulevard and Preston Road, approximately 0.25 miles from the subject site.
3. Micromobility	MEDIUM: Connected to trails and bike routes	MEDIUM: On-street bike route #45 is located adjacent to the site along Ohio Drive.
4. Pedestrians	MEDIUM: High walkability internal to the site	LOW: The subject site is mostly served by perimeter sidewalks.

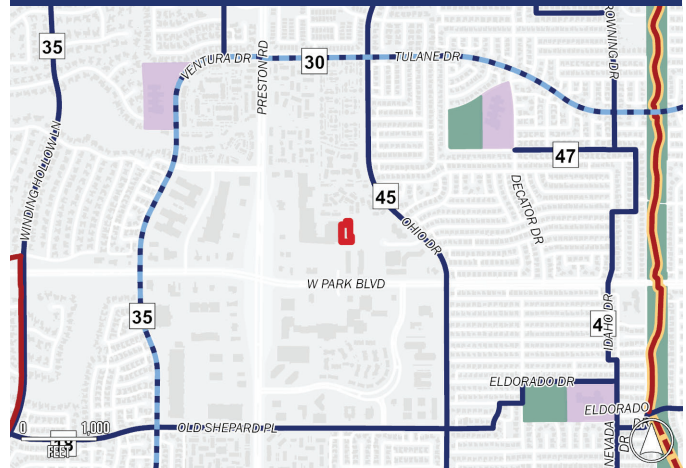
4 | Other Comprehensive Plan Maps

Thoroughfare Plan Map



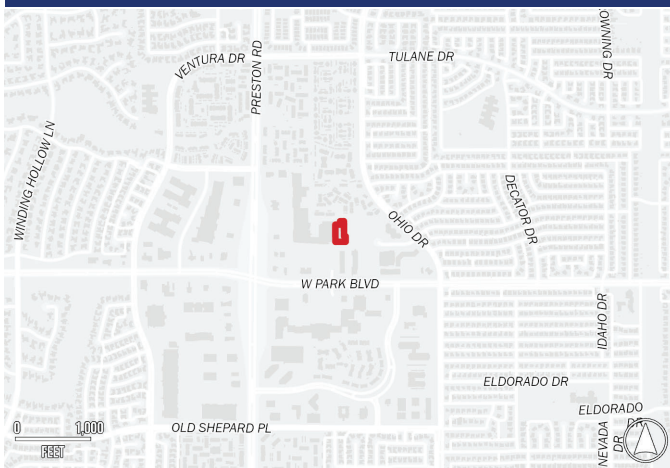
The subject site is located adjacent to Preston Rd a Type B+ Thoroughfare (six lane, divided arterial) and Park Boulevard Type C Thoroughfare (six lane, divided arterial).

Bicycle Transportation Plan Map



On-street bike route #45 is located adjacent to the site along Ohio Drive to the east. Bike Route #30 is located approximately 0.75 miles from the subject site to the north.

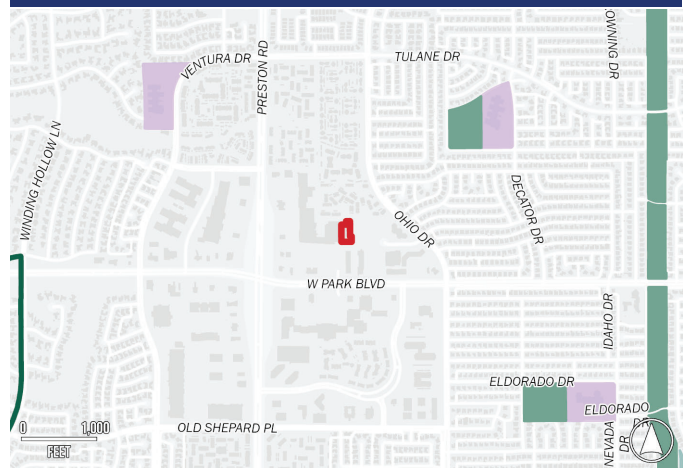
Expressway Corridor Environmental Health Map



The site is not located within the Expressway Corridor Environmental Health Map areas.

- EHA-1
- EHA-2
- Not Applicable

Parks Master Plan Map



Arrowhead Park is located approximately 0.80 miles northeast of the subject site.

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:

N/A

- 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

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 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 **Suburban Activity (SA)** category of the Future Land Use Map (FLUM). This designation supports entertainment uses such as food truck parks and private clubs to create destination shopping and entertainment centers. The applicant is proposing minor site changes associated with the proposed uses; therefore, staff finds the request consistent with the description and priorities of the SA category.

FLUM – SA Description and Priorities		
Description		Meets
Priorities	Creating destination shopping and entertainment centers	Meets
	Activated open space, quality building materials, and walkable streetscapes internal to the development	N/A
	Thoughtfully and cohesively planned mix of uses	Meets

Mix of Uses – The subject property is currently classified as *Retail Types*, as defined by the Comprehensive Plan. Approval of SUPs for a Private Club and Food Truck Park would result in no changes to the Land Use Mix or Employment Mix for the area, which is already within the recommended ranges for these categories.

FLUM – SA Mix of Uses
No Change

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

FLUM – SA 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

[Revitalization of Retail Shopping Centers Policy](#) – The request for a private club and food truck park contributes to the policy’s goal of encouraging reinvestment, revitalization, and redevelopment of neighborhood retail corners to accommodate a viable combination of local commercial, retail, and entertainment uses.

Other Comprehensive Plan Policies	
Revitalization of Retail Shopping Centers Policy	Meets

Comprehensive Plan Summary

As the request is generally consistent with the description of the Suburban Activity Centers (SA) future land use category and Revitalization of Retail Shopping Centers Policy, staff finds the request for a private club and food truck park consistent with the Comprehensive Plan.

Comprehensive Plan Policy Summary

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

STAFF PRELIMINARY REPORT - ANALYSIS & RECOMMENDATION

The proposal includes an approximately 31,000 square foot private club and a 1,600 square foot food truck park located within a large, existing shopping center. The shopping center contains multiple buildings and a mix of uses, including retail, health/fitness center, personal service shop, regional theater, and restaurant. The proposed uses will support and further diversify the commercial uses within the existing shopping center.

Private Club Use

The applicant is requesting an SUP for Private Club to take advantage of the city's food-to-beverage ratio for alcohol. Most restaurants which serve alcohol within the City of Plano currently operate under a mixed-beverage permit with a food-and-beverage certificate, which are prohibited by the Texas Alcoholic and Beverage Commission (TABC) from deriving more than 50% of gross receipts from the sale of alcohol. The TABC permits private clubs to serve a higher percentage of alcohol, however city regulations in the Zoning Ordinance stipulate that all private clubs must derive a minimum 35% of gross receipts from the sale of food. The companion site plan shows that this private club request is part of a proposed restaurant. The applicant has provided the attached letter to confirm that this standard will be met. Staff is supportive of the requested private club use.

Subsection 15.1000 (Private Clubs) of Article 15 (Use-specific Regulations) of the Zoning Ordinance contains regulations which control the location and requirements of private clubs. This subsection includes setbacks from churches, schools, and other uses. The ordinance prohibits private clubs within 300 feet of the property line of any religious facility, public or parochial school, and hospital. The subject property is in compliance with the required setbacks.

Food Truck Park Use

As shown in the companion site plan, the applicant proposes an area totaling 1,600 square feet east of the restaurant/private club lease space to be dedicated for a food truck park. Section 21.500 (Standards) of Article 21 (Residential Adjacency Standards) of the Zoning Ordinance states that a food truck park is not permitted within 150 feet of a residential district. The designated food truck park area on the associated site plan is located approximately 275 feet from the adjacent MF-3 district to the north, which exceeds this requirement. A six-foot masonry screening wall (required by the Zoning Ordinance) and existing landscaping also separate the proposed use from the multifamily development to the north. To provide additional protections to nearby residents to the north and potential future development to the east, staff recommends the following stipulation:

The food truck park must be setback a minimum of 250 feet from the residential district boundary line to the north, and a minimum of 50 feet from the eastern property line of Preston Towne Crossing, Block 1, Lot 2.

With the requested restriction, staff supports the food truck park use.

Parking

The required parking for the property, including the Health/Fitness Center in the adjacent suite, is 531 off-street spaces. There are currently 484 existing spaces on the subject property, 47 parking spaces short of the required parking. There is not an opportunity for the property to provide these additional

required spaces within the property boundary; however, the applicant owns several adjacent properties in the shopping center that have existing excess parking. The applicant will provide the additional 47 spaces offsite on Lot 1 to the west, which currently has 97 excess parking spaces, through a shared parking agreement consistent with the requirements of the Zoning Ordinance. This requirement has been noted as a condition of approval on the associated site plan (see Agenda Item No. 1B). Staff does not recommend stipulating the offsite parking as part of the SUP, as the parking requirement would remain in perpetuity regardless if future changes in occupancy result in lower parking requirements for the overall site (thereby, lowering or altogether removing the need for offsite parking). The site plan approval process is sufficient to ensure that the offsite parking is properly provided prior to issuance of a Certificate of Occupancy.

SUMMARY:

The applicant is requesting Specific Use Permits for a Private Club and Food Truck Park to accompany a proposed restaurant use in an existing shopping center. This request will contribute to the mix of commercial uses within the general area and is in conformance with the policies of the Comprehensive Plan. The private club and food truck park uses are consistent with the distance requirements of the Zoning Ordinance, and the applicant is proposing a stipulation to further separate the food truck park use from the residential development to the north. Staff is in support of the request with the stipulation noted in the recommendation.

RECOMMENDATION:

Private Club: Recommended for approval.

Food Truck Park: Recommended for approval with the following restriction: Must be setback a minimum of 250 feet from the residential zoning district boundary line to the north, and a minimum of 50 feet from the eastern property line of Preston Towne Crossing, Block 1, Lot 2.



EXPLANATION OF REQUEST

This request is for a Specific Use Permit to allow a Private Club use and a Food Truck Park use at the property. The Property is located at the northeast side of the intersection of West Park Boulevard and Preston Road and is currently improved with a shopping center, which also extends beyond the boundaries of the Property and onto adjacent parcels. The Applicant is proposing to locate the Private Club use within an existing corner retail space at the shopping center and to eliminate seven parking spaces outside that same retail space where the Food Truck Park use is proposed to be located.

The Property is zoned “R” Retail and, thus, the uses proposed require an SUP, in order to be permitted. The proposed Food Truck Park will not be located within 150 feet of a residential district, including the existing multifamily apartment complex to the north of the site. A revised site plan has been submitted together with this SUP request.

The Property consists of approximately 8.0 acres of land. Surrounding zoning is predominately “R” Retail with several SUP’s for Private Club uses (e.g. S-92, S-488, S-564). Land to the north of the Property is zoned “MF-3” Multifamily Residence 3, and land to the south, across West Park Boulevard, is zoned “R” Retail/”O-2” General Office. Surrounding uses are almost exclusively shopping center, retail, and restaurant uses. Thus, the proposed uses are consistent with the area and ongoing pattern of development.

The Future Land Use Map classifies the site as a suburban activity center. Thus, the Private Club use and Food Truck Park use proposed for the existing shopping center are consistent with the City’s Comprehensive Plan.

The site will comply with the City’s noise regulations and ordinances.



Dear Plano City Officials,

On behalf of Kirby Ice House, I am excited to share our sincere interest in bringing our beloved family-owned business to the vibrant city of Plano. Our mission has always been to create the perfect environment for a friendly neighborhood hangout, and our slogan "a neighborhood pearl," reflects our commitment.

Kirby Ice House, founded by the Morgan family in Houston, has its roots in the multi-family apartment business, branded Pearl Apartments, hence Kirby Ice House's slogan. Our experience in developing and managing multi-family apartments has given us a profound understanding of community dynamics and the importance of fostering a welcoming and inclusive atmosphere.

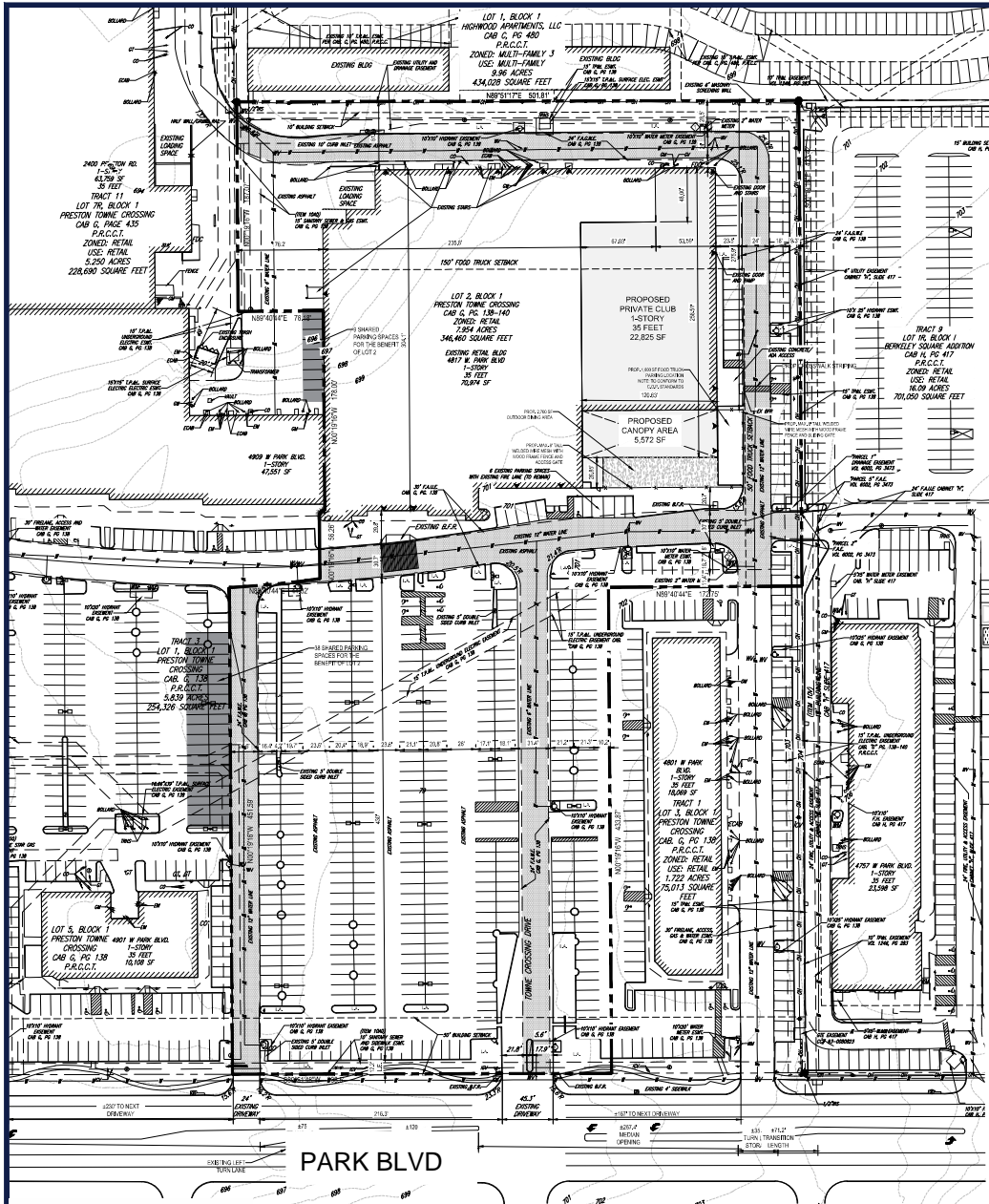
The concept of Kirby Ice House emerged as the ideal gathering spot for the communities we serve. Our first location in Upper Kirby, situated within a residential neighborhood near single and multi-family complexes, quickly became a staple in the community. We take immense pride in providing a causal and welcoming space where the community can connect with colleagues, friends, family, and their dogs.

Our reputation for maintaining impeccable cleanliness, offering excellent service, a wide variety of drinks and food, and being a considerate neighbor to the community around us has been central to our success. As we continue to grow, we actively seek opportunities to serve dense communities that lack a central gathering spot, and Plano stood out as a natural next choice.

Plano's thriving population, coupled with its similarities to the Memorial community in Houston, where the Morgan family grew up and opened their second Kirby Ice House, resonated with us deeply. We hope to provide a warm and inviting space where the people of Plano can forge meaningful connections, just as we have achieved in Memorial, Upper Kirby, and the Woodlands. What sets Kirby Ice House apart is our expansive patio and seating areas, designed to accommodate large groups and foster a sense of togetherness among residents. We understand the value of hosting large corporate events, multiple celebrations (birthdays, engagements, reunions, etc.), and communal sports watching experiences, which we believe further enhances the spirit of unity within the community. At our current locations, unexpectedly running into friends, neighbors, and colleagues is a common occurrence, and we aim to replicate that sense of tight-knit community in Plano.

We humbly ask your approval of our Specific Use Permit application to allow a Private Club use and Food Truck Park use. As required by the City Zoning Ordinance, our proposed Private Club use will comply with the requirement that a minimum of 35% of gross receipts be derived from the sale of food. We earnestly hope that the city of Plano will welcome Kirby Ice House with open arms, as we eagerly look forward to providing the same high-quality service, comfort, and cherished memories that have made us a beloved establishment in Houston.

Sincerely,
Russ Morgan
President



CITY OF PLANO GENERAL SITE PLAN NOTES:

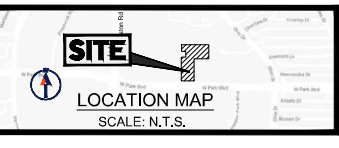
1. BUILDINGS 6,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
2. FIRE LANS SHALL BE PERSONAL AND RESTRICTED TO CITY STANDARDS.
3. HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT ADAPTED INTERNATIONAL BUILDING CODE.
4. FOURFOOT WIDE SIDEWALKS SHALL BE PROVIDED 25 FEET OFF OF THE PROPERTY LINE WITHIN THE RIGHTS-OF-WAY UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR A SIDEWALK SIDEWALK OR AN ALTERNATE DESIGN IS APPROVED BY THE CITY. BARRIERED RAMP PER CITY STANDARDS SHALL BE PROVIDED ON SIDEWALKS AT ALL CURBS AND CROSSINGS.
5. MECHANICAL UNITS, COMPRESSOR, AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
6. ALL SIGNAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTORS (APPROPRIATE).
7. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
8. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
9. BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE AS PROVIDED BY THE RETAIL CORNER DESIGN GUIDELINES.
10. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 6.04 OF THE CODE OF ORDINANCES.
11. PLEASE CONTACT THE BUILDING INSPECTORS DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
12. ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES MUST BE UNDERGROUND.
13. USES SHALL CONFORM TO 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.

- NOTE:**
1. APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT BE FINAL UNTIL ALL ASSOCIATED PERMITS, PLATS, OR PLANS APPROVED BY THE DEVELOPMENT SERVICES DIVISION, PLANNING AND ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS, OR PLANS RELATING TO DEVELOPMENT OF THE PROPERTY SHALL BE CONSIDERED AN ACTION SPARKING PROTECTION TAKEN ON THE ZONING CASE.
 2. THIS PLAN PROVIDES EXISTING TREES AND LANDSCAPING AND DOES NOT PROPOSE ANY REMOVAL OF EXISTING TREES OR OTHER LANDSCAPING AREAS.
 3. THE PURPOSE OF THIS REVISED SITE PLAN IS THE ADDITION OF A PRIVATE CLUB RESTAURANT WITHIN A RETAIL ZONED AREA. THIS IMPROVEMENTS WILL INCLUDE THE REMOVAL OF 7 PARKING SPACES ALONG WITH A CANOPY ADDITION AND 4 ON-STREET PARKING SPACES FOR 215 DEPENDENT BY 47 PARKING SPACES. LOT 2 SHALL PROVIDE A PARKING AGREEMENT WITH LOT 1 OF THE SAME ADDITION TO SATISFY THE CITY MINIMUM PARKING REQUIREMENTS.

NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	126.76'	307°38'47"	459.00'	63.48'	N11°10'27"W	126.67'
C2	158.00'	014°13'37"	609.24'	78.64'	N07°34'07"W	158.67'

SITE LEGEND

CONCRETE CURB	PROPERTY BOUNDARY
PROP. OVERHEAD CANOPY	ADJACENT PROPERTY BOUNDARY
FIRE LANE	EXIST. SETBACK
F.A.E.	EXIST. EASEMENT
F.A.U.E.	EXIST. EMBANKMENT
F.A.W.E.	EXIST. ASPHALT DRIVEWAY
F.A.G.W.E.	EXIST. ASPHALT DRIVEWAY
B.F.R.	EXIST. SANITARY SEWER
L.A.	EXIST. WATERLINE
L.E.	EXIST. SANITARY SEWER MANHOLE
	EXIST. STORM SEWER MANHOLE
	EXIST. WATER VALVE
	EXIST. FIRE HYDRANT
	EXIST. OVERHEAD LINE
	EXIST. FOG LOCATION
	EXIST. GAS METER
	EXIST. OVERHEAD LINE
	EXIST. SIGN
	EXIST. FIRE HYDRANT
	EXIST. TREE
	EXIST. LIGHT POLE
	EXIST. STORM MANHOLE
	EXIST. REBORATION CONTROL VALVE
	EXIST. CITY WIRE



SITE DATA SUMMARY TABLE

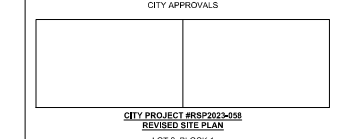
ITEM	LOT 2
GENERAL SITE DATA	
ZONING (FROM ZONING ORDINANCE)	RETAIL - SUP 554
OVERLAY DISTRICT (FROM ZONING ORDINANCE)	PRESTON ROAD OVERLAY DISTRICT
LAND USE (FROM ZONING ORDINANCE)	GENERAL RETAIL RESTAURANT/PRIVATE CLUB, FITNESS CENTER
LOT AREA (SQUARE FEET)	348,450
TOTAL BUILDING FIRST FLOOR AREA (SQUARE FEET)	7,256
USE BREAKDOWN:	
RESTAURANT & PRIVATE CLUB FLOOR AREA (SQUARE FEET)	28,337
FITNESS CENTER (SQUARE FEET)	40,890 TOTAL (25,200 EXISTING AREA, 15,690 REMOVED)
GENERAL RETAIL (SQUARE FEET)	28,338
TOTAL BUILDING FLOOR AREA (SQUARE FEET)	36,613
FOOD TRUCK PARKING AREA (SQUARE FEET)	2,700
OUTDOOR DINING AREA (SQUARE FEET)	2,700
BUILDING HEIGHT (FEET)	MAX. 35
BUILDING HEIGHT (# OF STORES)	1
LOT COVERAGE (PERCENT - XXX%)	26.45%
FLOOR AREA RATIO (FAR) (XXX%)	0.2812
EXISTING OPEN STORAGE (SQUARE FEET)	0
PROPOSED OPEN STORAGE (SQUARE FEET)	0

PARKING

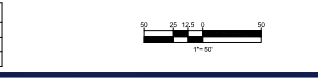
REMOVED PARKING (# OF SPACES)	PROVIDED ON-STREET PARKING (# OF SPACES)	PROVIDED OFF-STREET PARKING (# OF SPACES)	TOTAL PROVIDED ON-STREET & OFF-STREET PARKING (# OF SPACES)
531	0	47	47

REMOVED PARKING (# OF SPACES)	PROVIDED ON-STREET PARKING (# OF SPACES)	PROVIDED OFF-STREET PARKING (# OF SPACES)	TOTAL PROVIDED ON-STREET & OFF-STREET PARKING (# OF SPACES)
531	0	47	47
LANDSCAPE AREA (INCLUDING TURF AREAS)	3,504	0	3,504
PROVIDED INTERIOR LANDSCAPE AREA (PARKING LOT LANDSCAPE) (SQUARE FEET)	13,161	0	13,161
ADDITIONAL INTERIOR LANDSCAPE AREA PROVIDED (SQUARE FEET)	0	14,195	14,195
OTHER LANDSCAPE AREA WITHIN THE LOT INCLUDING STORM WATER CONSERVATION AREAS (SQUARE FEET)	30,860	0	30,860
TOTAL LANDSCAPE AREA (SQUARE FEET)	53,520	14,195	67,715
PERMEABLE AREA (NOT INCLUDING LANDSCAPING OR TURF AREAS)	0	0	0
OTHER PERMEABLE AREA WITHIN THE LOT NOT INCLUDING LANDSCAPING OR TURF AREAS	0	218,987	218,987
TOTAL PERMEABLE AREA (SQUARE FEET)	0	218,987	218,987
IMPERVIOUS AREA	315,620	0	315,620
BUILDING FOOTPRINT AREA (SQUARE FEET)	36,613	0	36,613
AREA OF SIDEWALKS, DRIVEWAYS, AND OTHER IMPERVIOUS HATCHWORK (SQUARE FEET)	218,987	0	218,987
OTHER IMPERVIOUS AREA	0	0	0
SUM OF TOTAL LANDSCAPE AREA + TOTAL PERMEABLE AREA + TOTAL IMPERVIOUS AREA (SQUARE FEET) WATER BURNISH EQUAL LOT AREA	348,450	0	348,450
TOTAL IMPERVIOUS AREA	315,620	0	315,620
LESS BMP IMPERVIOUS AREA CREDIT	315,620	0	315,620
BI-LINE IMPERVIOUS AREA	315,620	0	315,620

*NO ACCESSIBLE PARKING IS BEING REMOVED WITH THIS REVISED SITE PLAN AND BOHLER ASSUMES TOTAL ACCESSIBLE PARKING WITHIN THE OVERALL SHOPPING CENTER IS SATISFIED.



I.D.	TYPE	SIZE	NO.	WASTEWATER	REMARKS
◇	DOMESTIC	2"	1	-	EXISTING
◇	IRREGULAR	2"	1	-	EXISTING



DATE	DESCRIPTION	DATE	DESCRIPTION
08/04/2023	PREPARED FOR PERMITS	08/04/2023	PREPARED FOR PERMITS
08/04/2023	REVISED FOR PERMITS	08/04/2023	REVISED FOR PERMITS
08/04/2023	REVISED FOR PERMITS	08/04/2023	REVISED FOR PERMITS
08/04/2023	REVISED FOR PERMITS	08/04/2023	REVISED FOR PERMITS

CITY PROJECT #RSP2023-058
REVISED SITE PLAN
LOT 2, BLOCK 1
PRESTON TOWNE CROSSING
C&G, P.D. 138-140
7.95 ACRES
SUP AREA 0.7546 ACRES
4817 W PARK BLVD
PLANO, COLLIN COUNTY, TEXAS
PREPARATION DATE AUGUST 04, 2023

REV	DATE	COMMENT	ISSUED BY	CHECKED BY

NOT APPROVED FOR CONSTRUCTION

CITY PROJECT #RSP2023-058
REVISED SITE PLAN

FOR

REVISED SITE PLAN

SHEET NUMBER
1 OF 1
ORG. DATE - 07/24/2023