

# PLANNING & ZONING COMMISSION

## ZONING CASE FINAL REPORT



**DATE:** September 4, 2024

**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 September 3, 2024

### AGENDA ITEM NO. 2 - ZONING CASE 2024-017

#### PETITIONER: DFW CHINATOWN COIT, LLC

Request for a Specific Use Permit for a Trade School on one lot on 0.02 acre located 230 feet north of Park Boulevard and 440 feet west of Coit Road. Zoned Retail. Project #ZC2024-017.

**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>1</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 the item for approval as submitted.

To view the hearing, please click on the provided link:  
<https://planotx.new.swagit.com/videos/314073?ts=258>

MC/ko

cc: 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

**AGENDA ITEM NO. 2**

**PUBLIC HEARING:** Zoning Case 2024-017

**PETITIONER:** DFW Chinatown Coit, LLC

**CASE PLANNER:** Molly Coryell, AICP

**DESCRIPTION:** Request for a Specific Use Permit for a Trade School on one lot on 0.02 acre located 230 feet north of Park Boulevard and 440 feet west of Coit Road. Zoned Retail. Project #ZC2024-017.

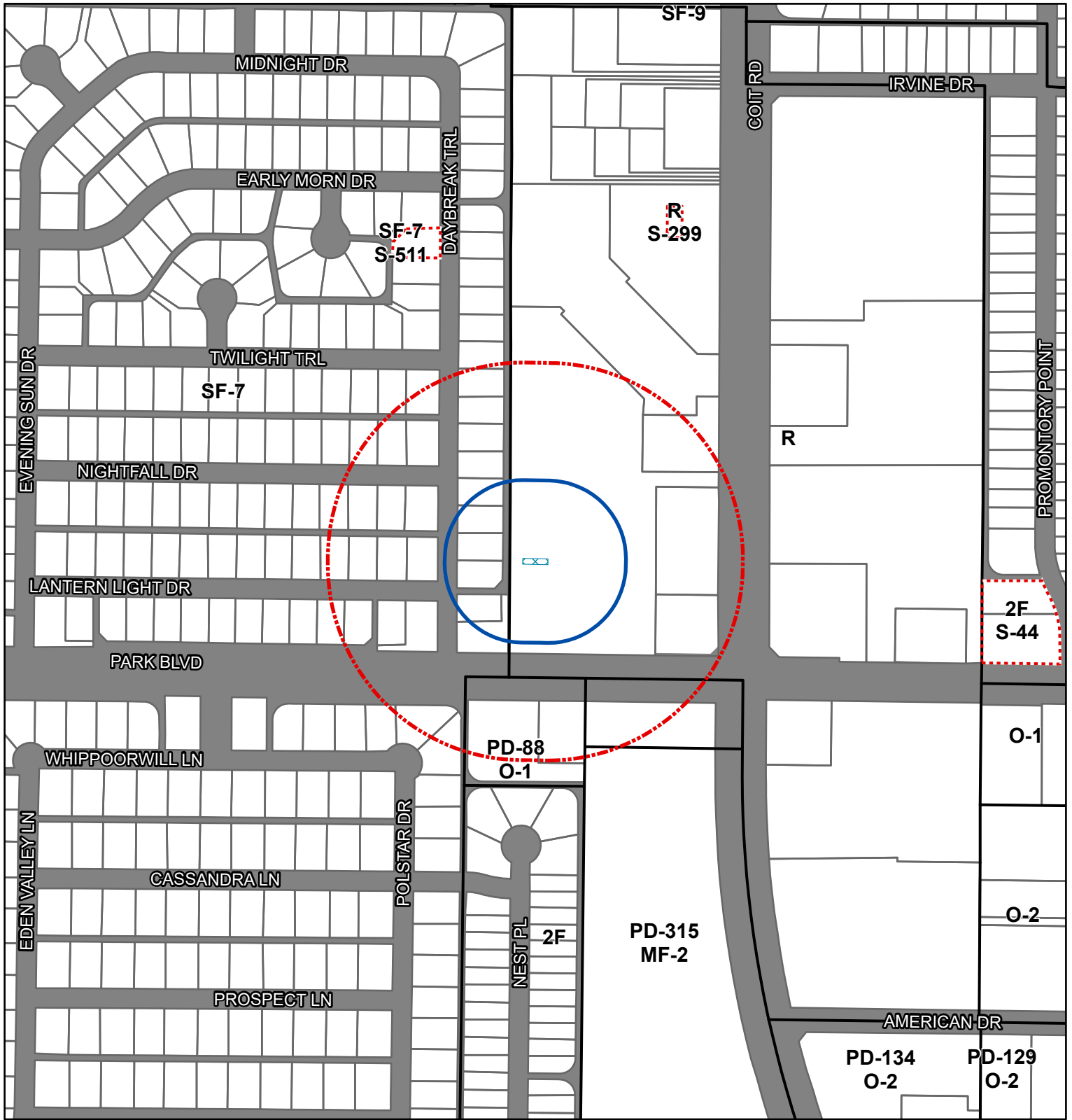
**EXECUTIVE SUMMARY**

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The applicant is requesting a Specific Use Permit for a Trade School within a 948-square-foot suite on the second floor of an existing retail shopping center zoned Retail (R). The trade school will specialize in the training of message therapists. Major considerations of this request include:

- Trade School/Licensed Massage Therapy – Trade schools are establishments, other than public or parochial schools, private schools, or colleges, offering training or instruction in a trade, art, or occupation. Because the business specializes in the training of students, it is classified as a Trade School and not Licensed Massage Therapy. Licensed Massage Therapy, which is a health care service by a licensed massage therapist, is permitted by-right in the Retail (R) zoning district.
- Operations – The proposed business will be located in a 948-square-foot suite on the second floor of an existing shopping center. According to the applicant, the business will train no more than 20 students at a time with three instructors. Hours of operation will be 9:00 a.m. to 8:00 p.m.
- Conformance to the Comprehensive Plan – The subject property is designated as Community Corners (CC) on the Future Land Use Map of the Comprehensive Plan. Staff finds the request consistent with the Comprehensive Plan.

For these reasons, staff recommends approval of the request.



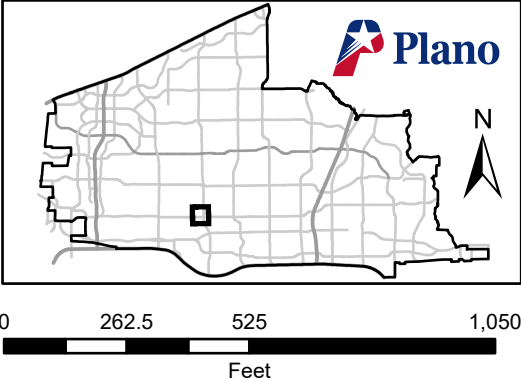
Zoning Case: 2024-017

Existing Zoning: Retail

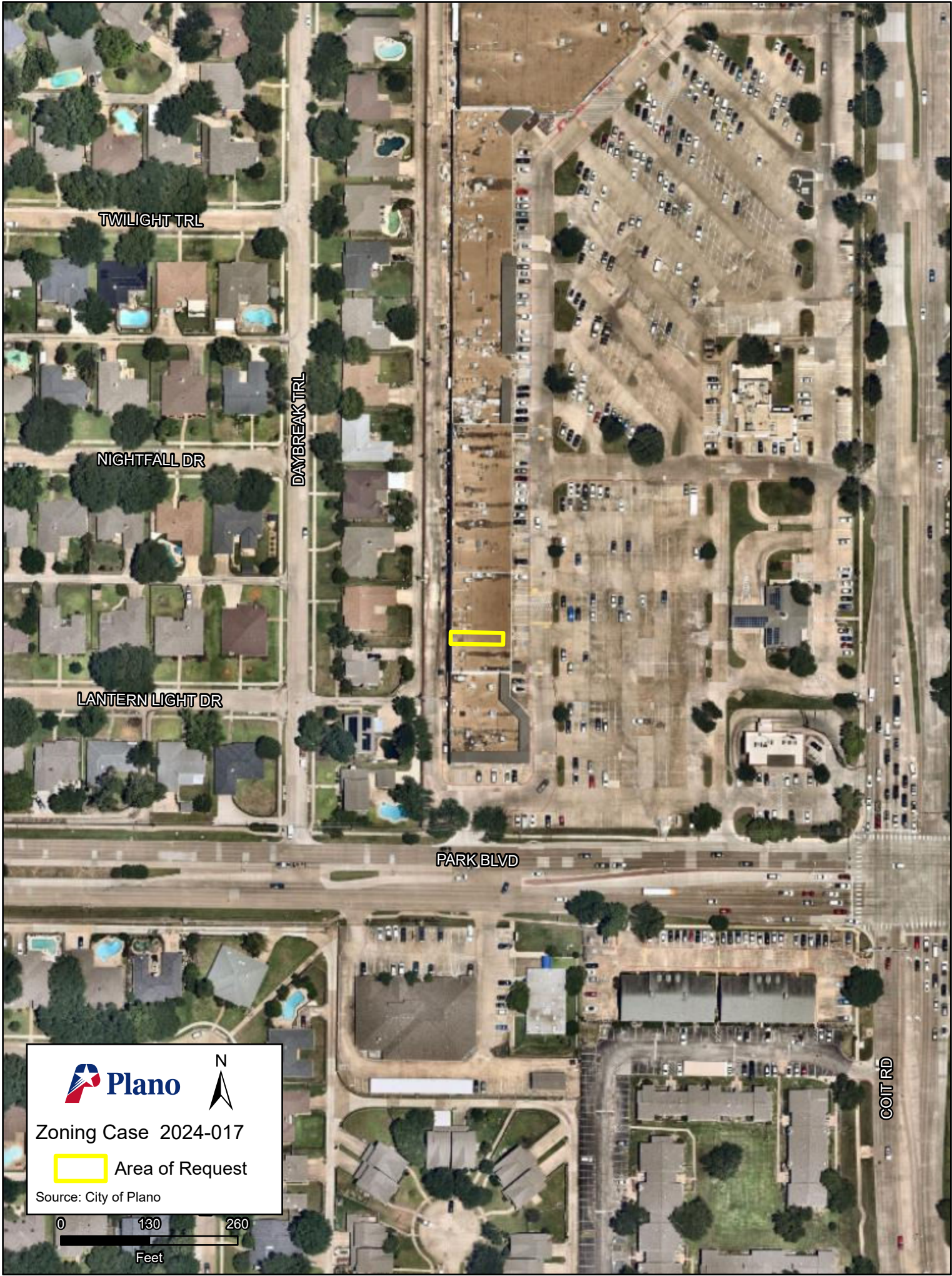
Proposed Zoning: Specific Use Permit for a Trade School

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

Source: City of Plano







TWILIGHT TRL

NIGHTFALL DR

LANTERN LIGHT DR


DAYBREAK TRL

PARK BLVD

COIT RD



Zoning Case 2024-017

 Area of Request

Source: City of Plano

0 130 260  
Feet



## STAFF PRELIMINARY REPORT – INTRODUCTORY REMARKS

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The applicant is requesting a Specific Use Permit (SUP) for a Trade School in a 948-square-foot suite space located on the second floor of an existing shopping center zoned Retail (R). The trade school will train students seeking their state license in massage therapy.

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

*The R district is primarily 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. Limited residential uses may be considered appropriate as an extension of surrounding neighborhoods.*

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 Use – The Zoning Ordinance defines a Trade School as follows:

*Establishments, other than public or parochial schools, private schools, or colleges, offering training or instruction in a trade, art, or occupation.*

Licensed Massage Therapy – The Zoning Ordinance defines Licensed Massage Therapy as follows:

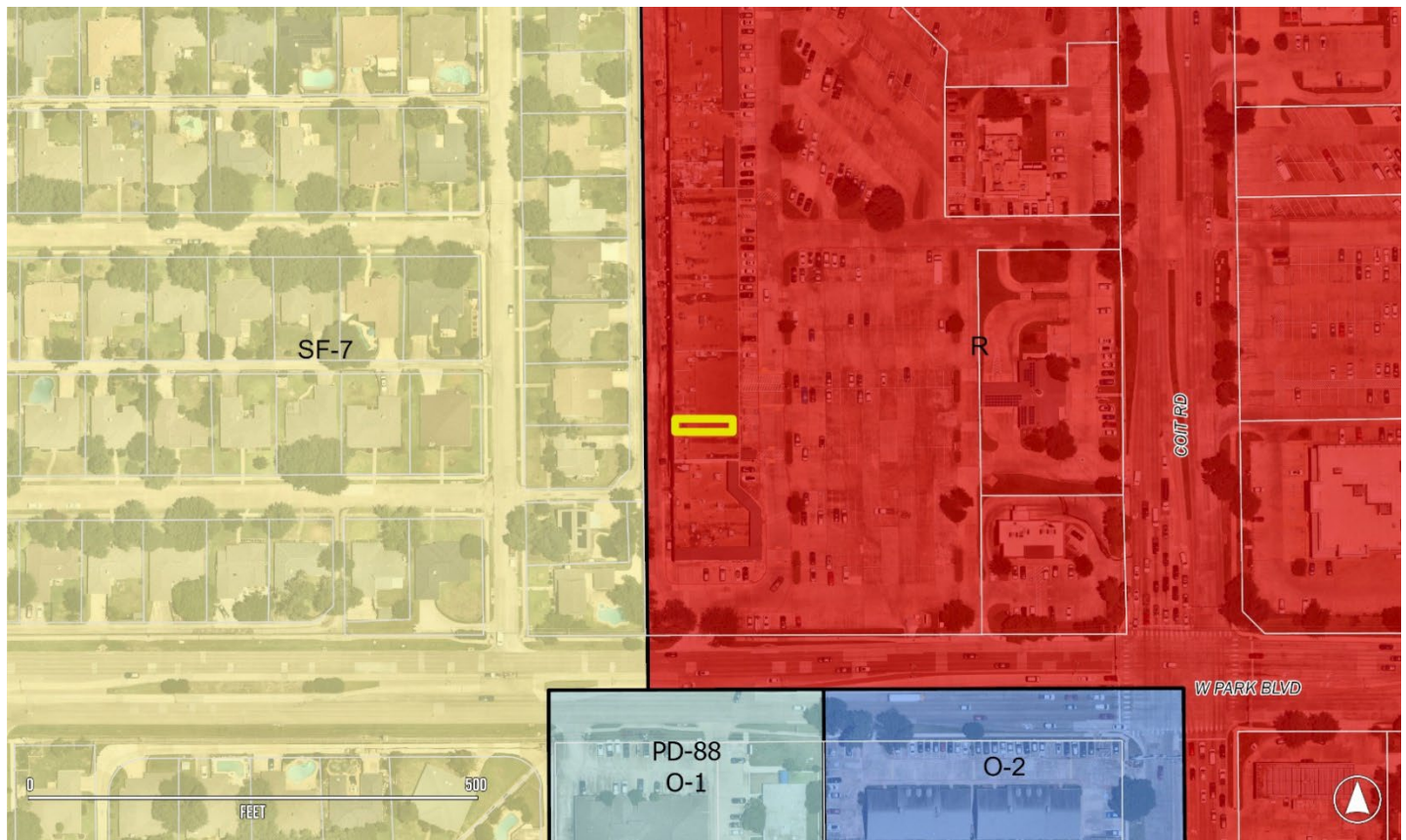
*A health care service practiced by a licensed massage therapist, as defined by state law. “Massage therapy” means the manipulation of soft tissue for therapeutic purposes. The term includes, but is not limited to, effleurage (stroking), petrissage (kneading), strokes, and Swedish gymnastics, either by hand or with mechanical or electrical apparatus for the purpose of body massage. Massage therapy may include the use of oil, salt, glows, heat lamps, hot and cold packs, tub, shower, or cabinet baths. Equivalent terms for massage therapy are massage, therapeutic massage, massage technology, myotherapy, or any derivation of those terms. The terms “therapy” and “therapeutic” do not include diagnosis, the treatment of illness or disease,*

*or any service or procedure for which a license to practice medicine, chiropractic, physical therapy, or podiatry is required by law.”*

SUP Restrictions – No SUP restrictions are recommended as part of this request.

Surrounding Land Use and Zoning – The subject property is a 948-square-foot lease space within a larger 12.3-acre lot zoned Retail (R) and developed with a shopping center that includes retail stores, restaurants, professional/general administrative offices, business services, and a bank. The surrounding uses and zoning listed below are for those surrounding the larger 12.3-acre lot.

North	The properties to the north and northeast are zoned R and developed with a grocery store and drive-through restaurant.
East	The properties to the east are zoned R and developed with banks. Farther to the east across Coit Road is a shopping center zoned R and developed with various retail, restaurant, and service uses.
South	The properties to the south across Park Boulevard are zoned General Office (O-2) and Planned Development-88-Neighborhood Office (PD-88-O-1) and are developed with medical offices, a professional/general administrative office, and a veterinary clinic.
West	The properties to the west are zoned Single-Family Residence-7 and developed with single-family homes.



## STAFF PRELIMINARY REPORT – CONFORMANCE TO THE COMPREHENSIVE PLAN

**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.

### Core Policies

The following policies serve as the fundamental basis for all staff recommendations for land-based zoning cases:

**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.*

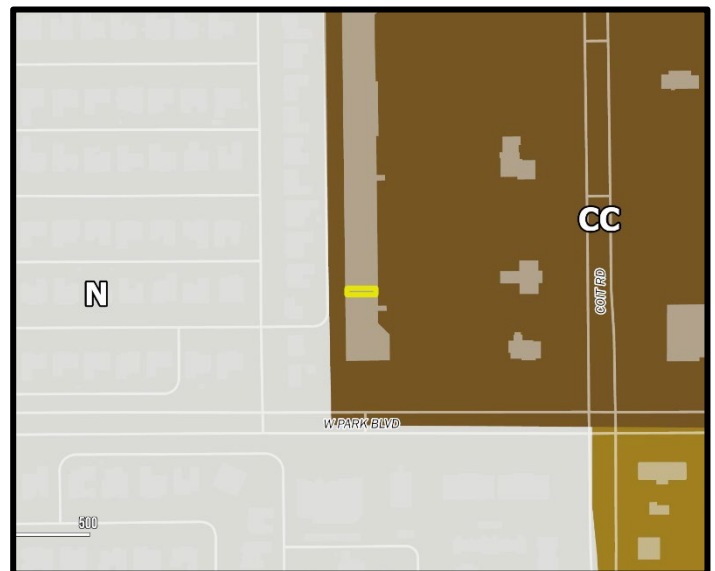
**Redevelopment & Growth Management**: *Plano will protect and preserve the well-established built environment of Plano and prevent overcrowding by requiring new growth and redevelopment to respect the unique development patterns, suburban character, housing needs, infrastructure capacity considerations,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

### Future Land Use Map Category & Dashboard

**Future Land Use** – The subject property is located within the **Community Corners (CC)** category of the Future Land Use Map (FLUM).

**Description**: *The CC category applies to retail sites on the corners of major arterial roadways that traditionally serve the general retail, service, office, and institutional needs of surrounding neighborhoods. These areas are often anchored by uses such as a large grocery store, hardware store, department store, fitness center, or other big box retailer.*

The request for a Specific Use Permit for Trade School is consistent with the description of the CC category as retail uses are supported.



#### FLUM – CC Description and Priorities

Description		Meets
Priorities	#1: Reducing excess retail zoning and square footage	N/A
	#2: Innovative redevelopment concepts	N/A
	#3: Green space & amenities	N/A

[Mix of Uses](#) – The subject site is currently classified as Retail Types. A trade school use would also be classified as Retail Types within the Employment Mix. Therefore, the request would result in no change to the Mix of Uses.

[Desirable Character Defining Elements in CC Designation](#) – The proposed SUP for Trade School does not include changes to the existing site or building. Therefore, the Character Defining Elements are not applicable to this request.

### Other Comprehensive Plan Maps

The request is in conformance with the Thoroughfare Plan Map, Bicycle Transportation Plan Map, Parks Master Plan Map, or Expressway Corridor Environmental Health Map.

### Additional Comprehensive Plan Policies

[Findings Policy](#) – Findings are not required to approve this request.

### [Facilities & Infrastructure Policy](#)

Water and Sewer – Water and sanitary sewer services are available to serve the subject property.

Traffic Impact Analysis (TIA) – A TIA is not required for this rezoning request.

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

### Conformance to the Comprehensive Plan Summary

Policy or Study	Analysis
Future Land Use Map and Dashboards	
Description & Priorities	Meets
Mix of Uses	No Change
Character Defining Elements	N/A
Other Comprehensive Plan Maps	N/A
Findings Policy	N/A
Facilities & Infrastructure Policy	Meets



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

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### Trade School

The applicant is requesting a Specific Use Permit (SUP) for Trade School to operate a business training students to become licensed massage therapists. The subject property is a 948-square-foot lease space on the second story of an existing 74,250-square-foot shopping center. According to the applicant, the school will operate from 9 a.m. to 8 p.m. and will train up to 20 students at a time with three instructors.

The subject property is zoned Retail (R), which requires an SUP for trade schools. However, a Licensed Massage Therapy use, which conducts similar functions, is a permitted use in the R district. Staff considers the use to be low intensity based on the number of trips generated, size of the suite, and amount of parking required. No negative impacts to the site or surrounding land uses are anticipated by this business. For these reasons, staff finds the proposed trade school to be complementary with the adjacent retail uses.

### **SUMMARY:**

The applicant is requesting a Specific Use Permit for Trade School to operate a business specializing in the training of students seeking their massage therapy license. This use is complementary with the adjacent retail uses and would not negatively impact the surrounding area. The request is in conformance with the policies of the Comprehensive Plan. For these reasons, staff is supportive of the request.

### **RECOMMENDATION:**

Recommended for approval as submitted.



August 21, 2024

Molly Coryell, Senior Planner  
City of Plano  
1520 K Avenue, 2nd Floor  
Suite 250, Plano, Texas 75074

RE: ZC2024-017 Information sheet

Dear Ms. Coryell,

Please find below additional information regarding the Specific Use Permit for the trade school at 2001 Coit Road Suite 204.

**1. General Description of the Business:**

- Our facility operates as a instructional massage school for students seeking a state massage license.

**2. Number of Students, Instructors, etc.:**

- We enroll one class at a time, with a maximum of 20 students. New classes begin after the previous class graduates.
  - **Students:** 20
  - **Instructors:** 3

**3. Clients for Instruction Demonstration and Practice:**

- We have approximately 200 clients in total.
- Each student is required to complete practical training on 50 clients during the course.

**4. Anticipated Hours of Operation:**

- Monday to Saturday, 9:00 AM to 8:00 PM

**5. Other General Information:**

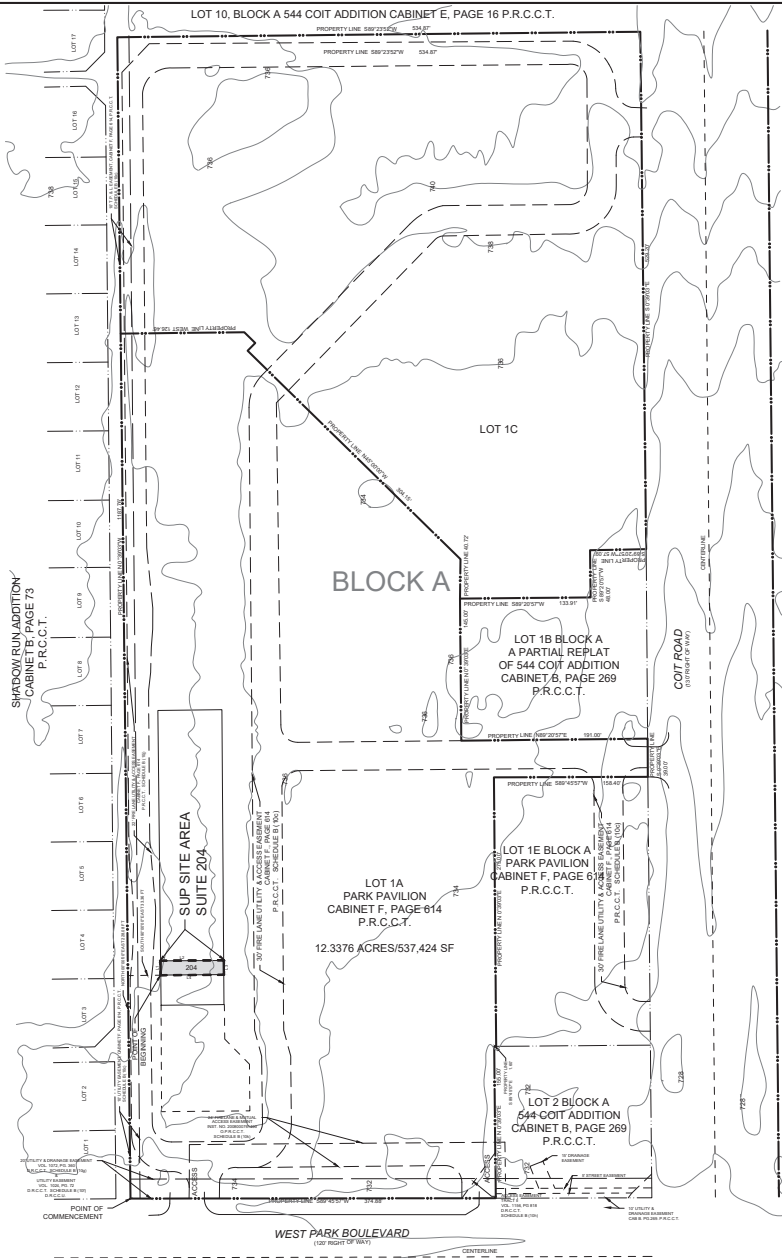
- **Is the facility registered by the state?** Yes
- **Is class size or student count regulated by the state?** Yes

Thank you for your assistance in this matter. Please contact me at 469-275-2414 if I can be of further assistance.

Warm regards,

A handwritten signature in black ink, appearing to read "Jennifer Hiromoto".

Jennifer Hiromoto



BEING A 948 SQUARE FEET OR 0.022 ACRE TRACT OF LAND SITUATED IN THE T.J. COTTON SURVEY, ABSTRACT NO. 202, IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS, SAID TRACT BEING PART OF LOT 1A, BLOCK A, OF PARK PAVILION, THE 2ND REPLAT OF 544 COIT ADDITION, AN ADDITION TO THE CITY OF PLANO, RECORDED IN CABINET 9, PAGE 15, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS (M.R.C.C.T.), AND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO DFW CHINATOWN COIT, LLC, RECORDED IN DOCUMENT # 20170721000963420, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 3/4 INCH IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1A, SAME BEING THE SOUTHEAST CORNER OF LOT 1, SHADOW RUN ADDITION, AN ADDITION TO THE CITY OF PLANO, RECORDED IN CABINET B, PAGE 73 (M.R.C.C.T.);

THENCE NORTH 00°00'00" EAST, WITH THE COMMON LINE BETWEEN SAID LOT 1A, AND SAID SHADOW RUN ADDITION, A DISTANCE OF 228.08 FEET TO A POINT LOCATED ON LEVEL TWO OF THE EXISTING BUILDING;

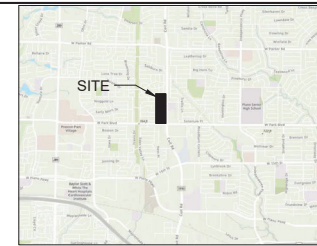
THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 33.36 FEET TO THE POINT OF BEGINNING;

THENCE OVER AND ACROSS SAID LOT 1A, THE FOLLOWING COURSES AND DISTANCES:

- NORTH 00°00'36" EAST, A DISTANCE OF 14.67 FEET TO A CORNER;
- SOUTH 89°56'17" EAST, A DISTANCE OF 64.60 FEET TO A CORNER;
- SOUTH 00°00'36" WEST, A DISTANCE OF 14.67 FEET TO A CORNER;

NORTH 89°56'17" WEST, A DISTANCE OF 64.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 948 SQUARE FEET OR 0.022 ACRES OF LAND MORE OR LESS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	NORTH 00°00'36" EAST	14.67
L2	SOUTH 89°56'17" EAST	64.6
L3	SOUTH 00°00'36" WEST	14.67
L4	NORTH 89°56'17" WEST	64.6



VICINITY MAP



BUZZ URBAN PLANNING, LLC  
JENNIFER HIRCHMOTO  
469.275.2414  
jennifer@buzzurbanplanning.com



EBA  
E BROOKE ASSOCIATES, LLC  
ERIN BROOKE BISHOP-FREDI  
erin@ebrooke.com

NWC COIT RD & W. PARK BLVD  
PLANO, TX

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

ZC2024-017  
HARVARD MESSAGE INSTITUTE AT  
PARK PAVILION CENTER

APPROX. 0.022 ACRES OF LAND SITUATED IN THE T.J. COTTON SURVEY, ABSTRACT NO. 202, WITHIN LOT 1A, BLOCK A, OF PARK PAVILION, THE 2ND REPLAT OF 544 COIT ADDITION, AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TX

OWNER: DFW Chinatown Coit LLC  
2606 Brenner Dr  
Dallas, TX 75220  
469-385-2174

PREPARED BY Anel Rodríguez, RPLS  
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www.arasurveying.com  
972-946-4172 &  
Erin Fredi, PLA  
erin@ebrooke.com; 817-219-2665