

PLANNING & ZONING COMMISSION

ZONING CASE FINAL REPORT



DATE: March 4, 2025

TO: Petitioners with Items before the Planning & Zoning Commission

FROM: Planning & Zoning Commission

VIA: Mike Bell, AICP, Assistant Director of Planning 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 March 3, 2025

AGENDA ITEM NO. 1 - ZONING CASE ZC2025-001

PETITIONER: LOKRE ENTERPRISE, INC.

Request for a Specific Use Permit for a Trade School on one lot on 0.1 acre located on the south side of Dexter Drive, 710 feet east of Preston Road. Zoned Planned Development-194-General Office. Project #ZC2025-001.

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>
Letters Received Within the Subject Property	Support:	<u>0</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Petition Signatures Received:	Support:	<u>0</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Other Responses:	Support:	<u>0</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>

RESULTS:

The Commission recommended the item for approval as submitted.

To view the hearing, please click on the provided link:
<https://planotx.new.swagit.com/videos/336320?ts=147>

DW/hm

cc: 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. 1

PUBLIC HEARING: Zoning Case 2025-001

PETITIONER: Lokre Enterprise, Inc.

CASE PLANNER: Destiny Woods

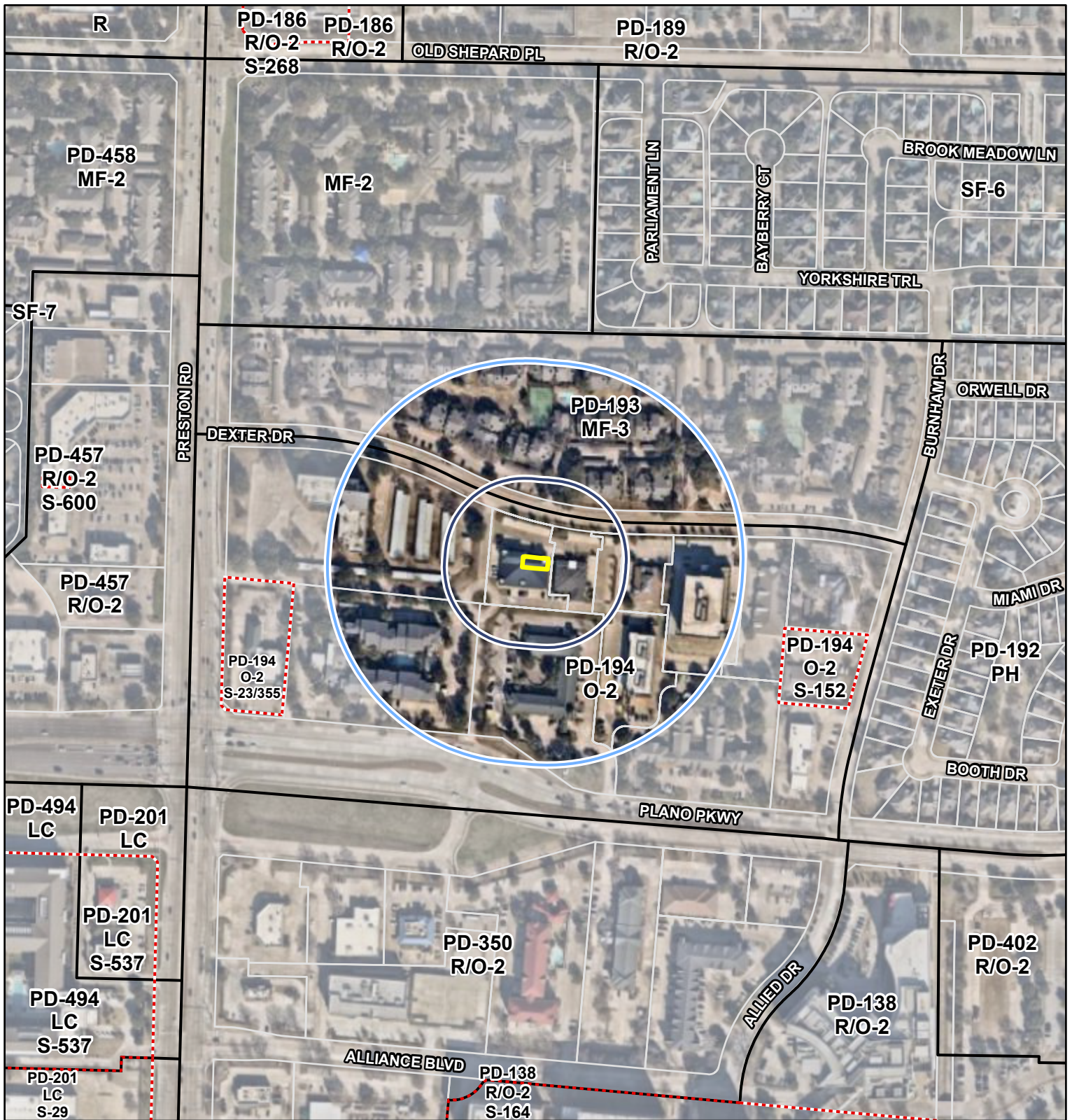
DESCRIPTION: Request for a Specific Use Permit for a Trade School on one lot on 0.1 acre located on the south side of Dexter Drive, 710 feet east of Preston Road. Zoned Planned Development-194-General Office. Project #ZC2025-001.

EXECUTIVE SUMMARY

The applicant is requesting a Specific Use Permit (SUP) for a Trade School specializing in the training of barbers, cosmetologists, estheticians, manicurists, and other similar beauty school trades. The business will be located within an existing 2-story suite at 4888 Dexter Drive. Major topics of consideration include:

- Proposed Trade School – Trade schools are establishments other than public or parochial schools, private schools, or colleges, offering training or instruction in a trade, art, or occupation. The proposed business will be a beauty school, providing training for those seeking a state license in [Barbering or Cosmetology](#). Of note, Personal Service Shop, which is a use type in the Zoning Ordinance that applies to barbershops, beauty shops, and nail salons, is permitted by-right within the district. Staff finds the proposed use appropriate for the site.
- Conformance to the Comprehensive Plan – The subject property is designated as Employment Centers (EC) on the Future Land Use Map of the Comprehensive Plan. Staff finds this request consistent with the Comprehensive Plan.

For these reasons, staff recommends approval of the request.



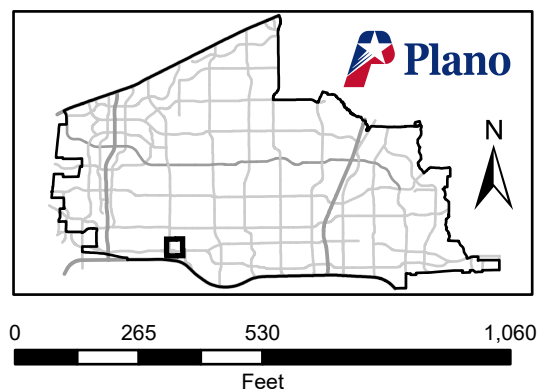
Project Number: ZC2025-001

Existing Zoning: Planned Development-194-General Office

Proposed Zoning: Specific Use Permit for Trade School

- Subject Property
- Zoning Boundary
- Specific Use Permit (SUP) Boundary
- 200' Notification Buffer
- 500' Notification Buffer
- Zoning/SUP Boundary
- Parcels
- Approved Parcels
- Municipal Boundaries

Source: City of Plano



STAFF PRELIMINARY REPORT – INTRODUCTORY REMARKS

The applicant is requesting a Specific Use Permit (SUP) for a Trade School at 4888 Dexter Drive, Suite 200, which is currently zoned Planned Development-194-General Office (PD-194-O-2). The trade school will train students seeking their state license in [barbering and cosmetology](#).

Zoning – The subject property is located within PD-194-O-2, which has a base zoning of General Office (O-2). *Section 10.300.1 (Purpose)* of the Zoning Ordinance states the purpose of the O-2 district as follows:

The O-2 district is intended to allow for a variety of low-, mid-, and high-rise office developments providing for professional, financial, medical, and similar services to local residents; corporate offices for regional and national operations; and major centers of employment for Plano and surrounding communities.

Specific Use Permits – *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 be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of a specific use permit application.

Additionally, *Section 6.100 (Specific Use Permits)* states:

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 ensure 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.

Similar Uses – Personal Service Shop is the use in the Zoning Ordinance that applies to barbers, nail salons, laundry services, tailors, and other similar businesses. The Zoning Ordinance defines Personal Service Shop as follows:

Establishments primarily engaged in providing services generally involved in the care of the person or his apparel including, but not limited to, barber and beauty shops, dry-cleaning and laundry pick-up stations, self-service laundromats, and tailors.

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

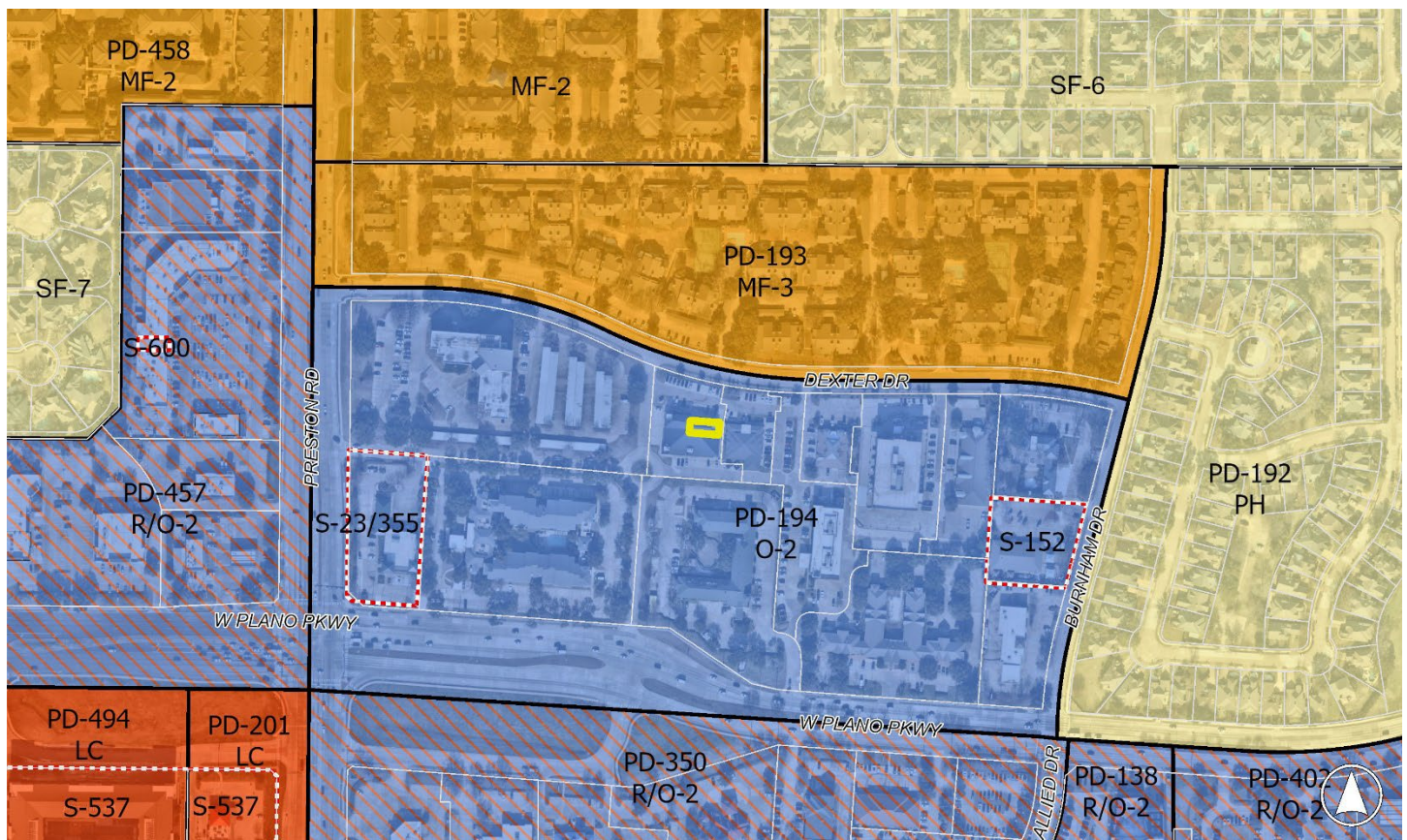
Site History

PD-194-O-2 was established in 1984 on 24.7 acres at the northeast corner of Preston Road and Plano Parkway. The site of the subject property at 4888 Dexter Drive remained undeveloped until 2019 when it was developed with professional/general administrative office and medical office suites.

Surrounding Land Use and Zoning

The boundaries of the SUP are located within the larger 0.9-acre lot which is developed with professional/general administrative office and medical office suites. The surrounding land uses in the table below are referenced to the larger 0.9-acre lot.

North	The property is zoned Planned Development-193-Multifamily Residence-3 (PD-193-MF-3) and developed with multifamily residences.
East	The property is zoned Planned Development-194-General Office (PD-194-O-2) and developed with a professional/general administrative office.
South	The property is zoned PD-194-O-2 and developed with a hotel.
West	The property is zoned PD-194-O-2 and developed with professional/general administrative office and medical office.



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.

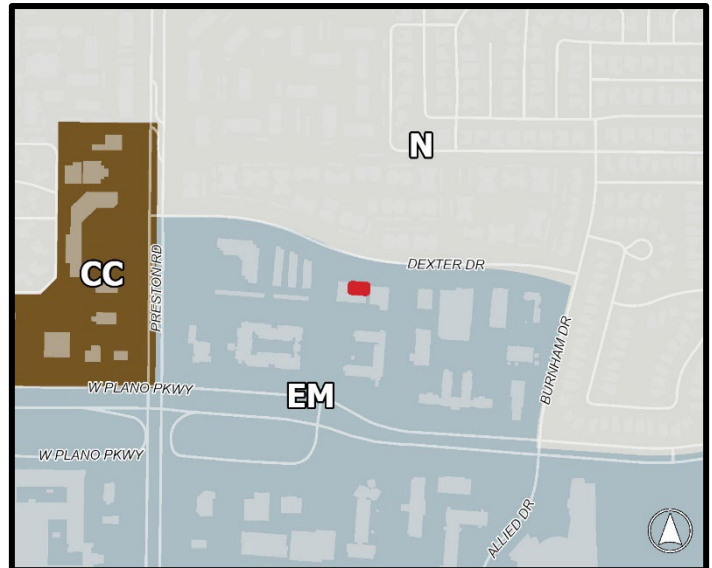
Core Policies: The following policies serve as the fundamental basis for staff recommendations for zoning cases.

- **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 Map – The subject property is located within the **Employment Centers (EM)** category of the Future Land Use Map (FLUM).

Description: *The EM 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.*



The request for a Specific Use Permit for Trade School is consistent with the description of the EM category as educational facilities are supported within these areas.

Priorities: The following EM category priorities are applicable to this request:

- **Priority #1:** *Maintaining land for employment generating uses.*

The request is in conformance with Priority #1, as the proposed trade school would offer employment opportunities.

FLUM – EM Description and Priorities		
Description		Meets
Priorities	#1: Maintaining land for employment generating uses	Meets
	#2: Evaluating policies to sustain the long-term viability of corporate campuses	N/A
	#3: Updating the Legacy Area Master Plan	N/A

[Mix of Uses](#) – The subject site is currently classified as *Office Types*. Although Trade Schools are classified as *Institutional Types*, granting an SUP for a Trade School would not alter the context of the existing site as the site would remain predominately office uses. Thus, the request would result in no change to the Mix of Uses.

[Desirable Character Defining Elements in EM Designation](#) – The proposed SUP for Trade School does not include significant 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 and would not require improvements applicable to the Thoroughfare Plan Map, Bicycle Transportation Plan Map, or Parks Master Plan Map.

Additional Comprehensive Plan Policies

The following policies are applicable on a case-by-case basis, depending upon the type, location, and general nature of the request.

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

[Adequacy of Public Facilities](#) – The following have been reviewed in support of the [Facilities & Infrastructure Policy](#).

- Water and Sewer – The site is currently served with water and sewer utilities. The request would not increase demand on these existing services.
- Traffic Impact Analysis (TIA) – N/A
- Public Safety Response Time – Fire emergency response times will be sufficient to serve the site based on existing personnel, equipment, and facilities.
- Access to and Availability of Amenities and Services – N/A

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
Facilities & Infrastructure Policy	Meets

STAFF PRELIMINARY REPORT – ANALYSIS & RECOMMENDATION

Trade School – The applicant is requesting a Specific Use Permit (SUP) for Trade School to operate a business that will train students to receive a state license in [Barbering and Cosmetology](#). According to the applicant, this includes licensing in the following specialties:

- Class A Barber
- Cosmetology Operator
- Esthetician
- Esthetician/Manicurist
- Esthetician/Hair Weaving
- Eyelash Extension Specialist
- Hair Weaving Specialist
- Manicurist

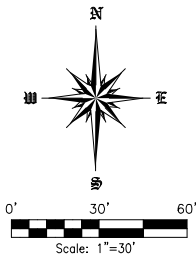
The proposed business will be located within a 2,322 square foot suite on two floors within an existing 12,292 square foot, 2-story office building. A parking analysis was completed to ensure that the site would have enough parking to accommodate the proposed use. Of note, Personal Service Shop, a use type in the Zoning Ordinance that applies to barbers, nail salons, and other similar businesses, is permitted by-right under the existing zoning of the property. Staff finds the proposed trade school to be an appropriate use of the site.

SUMMARY:

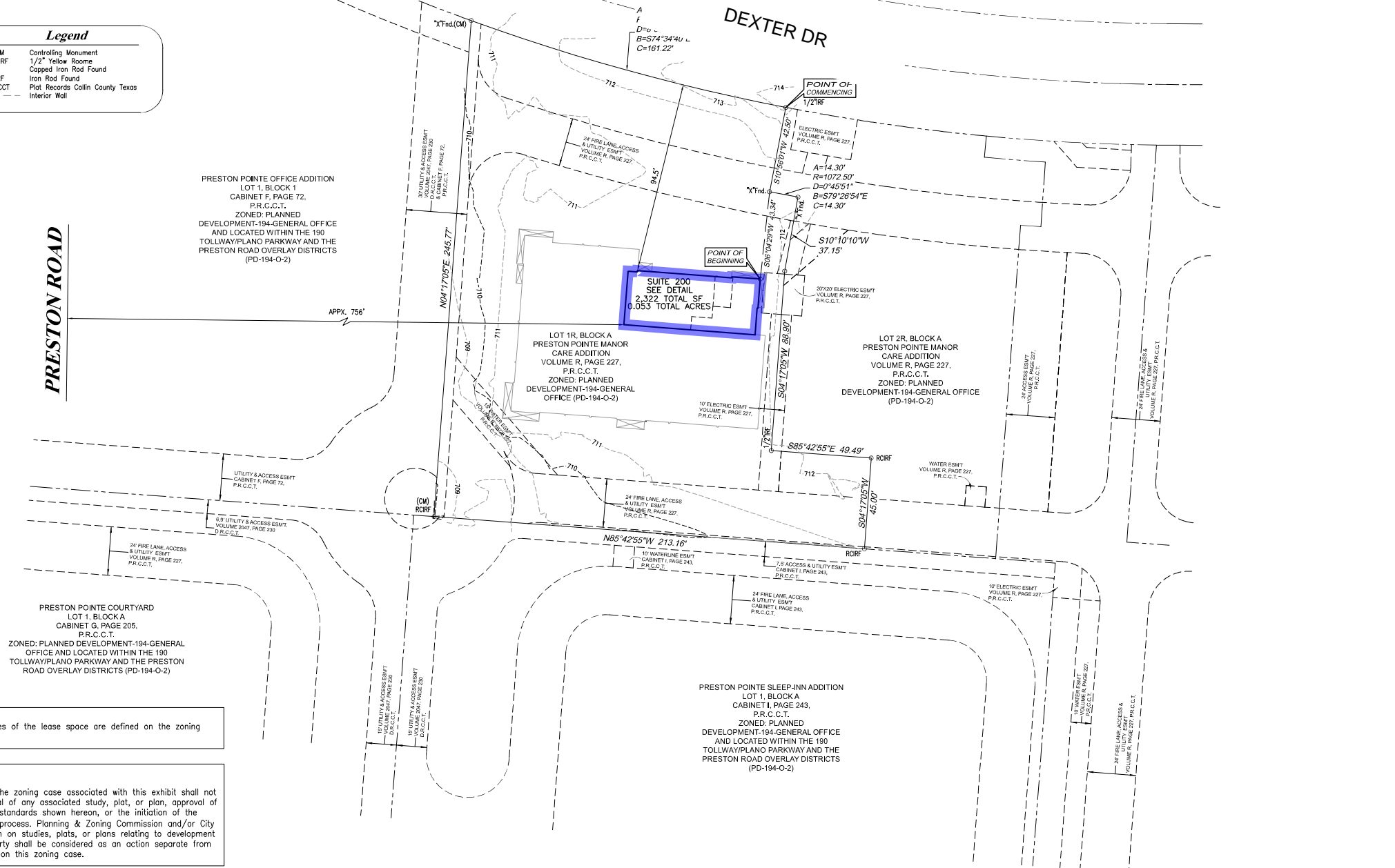
The applicant is requesting a Specific Use Permit (SUP) for a Trade School within an existing office building. This request is generally consistent with the policies within the Comprehensive Plan. For these reasons, staff supports the request.

RECOMMENDATION:

Recommended for approval as submitted.

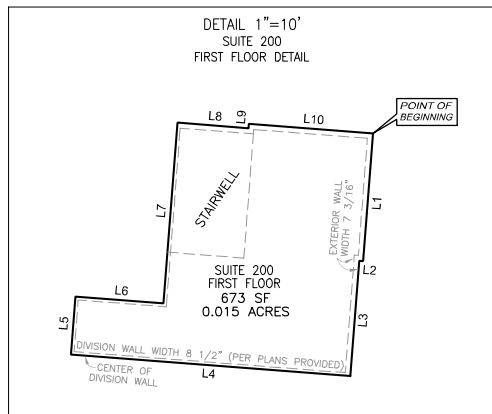
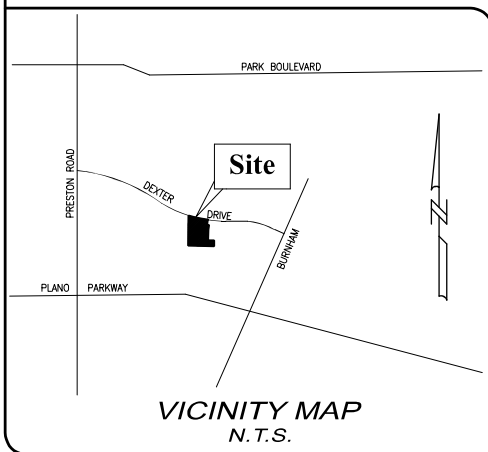


Legend	
CM	Controlling Monument
RCRF	1/2" Yellow Room
IRF	Capped Iron Rod Found
PRCT	Plot Records Collin County Texas
	Interior Wall



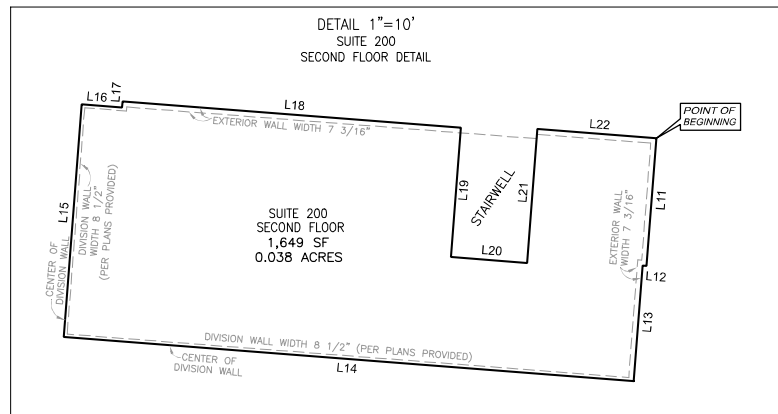
NOTE:
The boundaries of the lease space are defined on the zoning exhibit.

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.



FIRST FLOOR LINE TABLE		
LINE	BEARING	DISTANCE
L1	S04°25'21"W	14.55'
L2	N85°34'39"W	0.45'
L3	S04°25'21"W	13.15'
L4	N85°34'39"W	31.85'
L5	N04°25'21"E	6.61'
L6	S85°34'39"E	10.05'
L7	N04°25'21"E	8.10'
L8	S85°34'39"E	0.50'
L9	N04°25'21"E	14.15'
L10	S85°34'39"E	14.15'

SECOND FLOOR LINE TABLE		
LINE	BEARING	DISTANCE
L11	S04°25'21"W	14.55'
L12	N85°34'39"W	0.45'
L13	S04°25'21"W	13.15'
L14	N85°34'39"W	64.95'
L15	N04°25'21"E	26.51'
L16	S85°34'39"E	4.60'
L17	N04°25'21"E	0.70'
L18	S85°34'39"E	38.55'
L19	S04°25'21"W	14.75'
L20	S85°34'39"E	8.70'
L21	N04°25'21"E	15.25'
L22	S85°34'39"E	13.55'



FIRST FLOOR PROPERTY DESCRIPTION

WHEREAS Lokre Enterprise Inc. are the owners of Suite 200, being a part of Lot 1R, Block A of Preston Pointe Manor Care Addition as recorded in Volume R, Page 227 of the Plat Records of Collin County, Texas, situated in the State of Texas, County of Collin, City of Plano, being part of the Denton Darby Survey, Abstract No. 260, and more particularly described as follows:

COMMENCING at a 1/2" iron rod found in the south right-of-way line of Dexter Drive (60 foot right-of-way), marking the northwest corner of Lot 2R, Block A of Preston Pointe Manor Care Addition as recorded in Volume R, Page 227 of the Plat Records of Collin County, Texas, and the northerly most northeast corner of Lot 1R, Block A of Preston Pointe Manor Care Addition;

THENCE with the west line of Lot 2R and the east line of Lot 1R; South 10°56'01" West, 42.50 feet to an "X" found marking an exterior corner of Lot 2R and an interior corner of Lot 1R; South 06°04'29" West, 43.34 feet crossing through Lot 1R to a point marking the POINT OF BEGINNING, same being the northeast corner of the herein described premises;

THENCE continuing to cross through Lot 1R as follows: South 04°25'21" West, 14.55 feet to a point marking an exterior corner of said premises; North 85°34'39" West, 0.45 feet to a point marking an interior corner of said premises; South 04°25'21" West, 13.15 feet to a point marking the southeast corner of said premises; North 85°34'39" West, 31.85 feet to a point marking the southwest corner of said premises; North 04°25'21" East, 6.61 feet to a point marking the westerly most northwest corner of said premises; South 85°34'39" East, 10.05 feet to a point marking an interior corner of said premises; North 04°25'21" East, 20.60 feet to a point marking a northwest corner of said premises; South 85°34'39" East, 8.10 feet to a point marking an interior corner of said premises; North 04°25'21" East, 0.50 feet to a point marking a northwest corner of said premises; South 85°34'39" East, 14.15 feet to the place of beginning and containing 673 square feet or 0.015 acres of land.

SECOND FLOOR PROPERTY DESCRIPTION

WHEREAS Lokre Enterprise Inc. are the owners of Suite 200, being a part of Lot 1R, Block A of Preston Pointe Manor Care Addition as recorded in Volume R, Page 227 of the Plat Records of Collin County, Texas, situated in the State of Texas, County of Collin, City of Plano, being part of the Denton Darby Survey, Abstract No. 260, and more particularly described as follows:

COMMENCING at a 1/2" iron rod found in the south right-of-way line of Dexter Drive (60 foot right-of-way), marking the northwest corner of Lot 2R, Block A of Preston Pointe Manor Care Addition as recorded in Volume R, Page 227 of the Plat Records of Collin County, Texas, and the northerly most northeast corner of Lot 1R, Block A of Preston Pointe Manor Care Addition;

THENCE with the west line of Lot 2R and the east line of Lot 1R; South 10°56'01" West, 42.50 feet to an "X" found marking an exterior corner of Lot 2R and an interior corner of Lot 1R; South 06°04'29" West, 43.34 feet crossing through Lot 1R to a point marking the POINT OF BEGINNING, same being the northeast corner of the herein described premises;

THENCE continuing to cross through Lot 1R as follows: South 04°25'21" West, 14.55 feet to a point marking an exterior corner of said premises; North 85°34'39" West, 0.45 feet to a point marking an interior corner of said premises; South 04°25'21" West, 13.15 feet to a point marking the southeast corner of said premises; North 85°34'39" West, 64.95 feet to a point marking the southwest corner of said premises; North 04°25'21" East, 26.51 feet to a point marking the westerly most northwest corner of said premises; South 85°34'39" East, 4.60 feet to a point marking an interior corner of said premises; North 04°25'21" East, 0.70 feet to a point marking the northerly most northwest corner of said premises; South 85°34'39" East, 38.55 feet to a point marking an exterior corner of said premises; South 04°25'21" West, 14.75 feet to a point marking an interior corner of said premises; South 85°34'39" East, 8.70 feet to a point marking an interior corner of said premises; North 04°25'21" East, 15.25 feet to a point marking an exterior corner of said premises; South 85°34'39" East, 13.55 feet to the place of beginning and containing 1,649 square feet or 0.038 acres of land.

Project # ZC2025-001 Zoning Exhibit

Suite 200: 2,322 Sq.Ft. / 0.053 Acres
Specific Use Permit for
Trade School / Beauty School
Part of Lot 1R, Block A
Preston Pointe Manor Care Addition
Recorded in Cab. R, Pg. 227, P.R.C.C.T.
Denton Darby Survey, Abstract No. 260
City of Plano, Collin County, Texas
January 2025

The purpose of this zoning exhibit is to show the boundaries for a specific use permit for a trade school

Submitted: January 21, 2025
Revised: February 4, 2025
Revised: February 11, 2025

Owner: Suite 200
Lokre Enterprise Inc.
14641 Nieman Rd
Overland Park, KS 66221
(913) 957-2020
Attn: Swati Yelmar
slkre@esiconline.com

Surveyor:
Roome Land Surveying
2000 Ave G, Suite 810
Plano, TX 75074
(972) 423-4372
Attn: Fred Bemenderfer
email: fred@roomeinc.com