

PLANNING & ZONING COMMISSION

ZONING CASE FINAL REPORT



DATE: July 23, 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 July 21, 2025

AGENDA ITEM NO. 2A – ZONING CASE 2025-004

PETITIONER: ONALP PROPERTY OWNER LLC

Request to rezone 19.0 acres located at the northeast corner of U.S. Highway 75 and State Highway 190 including rezoning 2.2 acres from Planned Development-58-Corridor Commercial to Corridor Commercial and amending the remaining 16.8 acres within Planned Development-58-Corridor Commercial to remove mixed-use development standards and create a new permitted use of commercial flex warehouse with associated development standards. Located within the 190/Plano Parkway and Expressway Corridor Overlay Districts. Project #ZC2025-004.

APPROVED: 8-0

Speaker Card(s) Received:	Support:	<u>2</u>	Oppose:	<u>0</u>	Neutral:	<u>1</u>
Letters Received Within 200' Notice Area:	Support:	<u>0</u>	Oppose:	<u>1</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/350335?ts=215>

JK/hm

cc: Christina Sebastian, Land Records Planning Manager
Jeanna Scott, Building Inspections Manager
Dorothy Alatorre, Sr. Administrative Assistant - Neighborhood Services

AGENDA ITEM NO. 2A

PUBLIC HEARING: Zoning Case 2025-004

PETITIONER: Onalp Property Owner, LLC

CASE PLANNER: John Kim, AICP

DESCRIPTION: Request to rezone 19.0 acres located at the northeast corner of U.S. Highway 75 and State Highway 190 including rezoning 2.2 acres **from** Planned Development-58-Corridor Commercial **to** Corridor Commercial and amending the remaining 16.8 acres within Planned Development-58-Corridor Commercial to remove mixed-use development standards and create a new permitted use of commercial flex warehouse with associated development standards. Located within the 190/Plano Parkway and Expressway Corridor Overlay Districts.

EXECUTIVE SUMMARY

Planned Development-58-Corridor Commercial (PD-58-CC) was approved in 2023 to facilitate a mixed-use redevelopment. Plans for that redevelopment are no longer moving forward and the property owner is now seeking approval to reuse the existing building on site for a business that leases small warehouse, office, and manufacturing suites with shared amenities (truck docks, conference rooms, restrooms, etc.). Since this use does not fit any listed use allowed in the Corridor Commercial zoning district, a new use is proposed within the Planned Development district to fit this business model. The purposes of this request are:

1. To rezone a portion of PD-58-CC back to its original base zoning of Corridor Commercial (CC);
2. To completely remove the existing mixed-use development standards of PD-58-CC; and
3. To create a new use of "Commercial Flex Warehouse" with associated development standards.

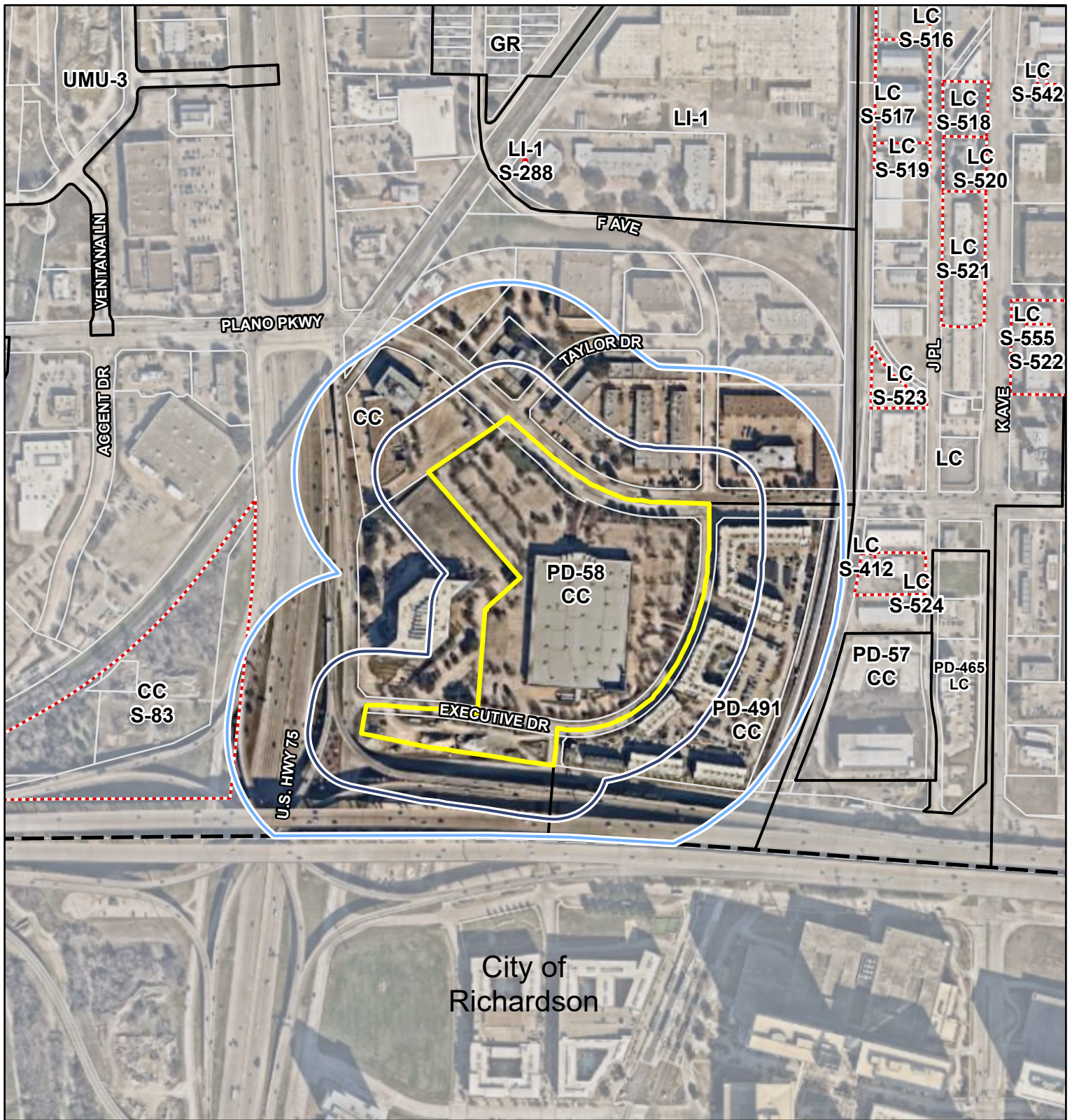
Major topics of consideration include:

- Commercial Flex Warehouse – Similar to companies offering co-working office space, the petitioner is requesting to open a business that leases individual spaces with shared common amenities, such as loading docks, conference rooms, break areas, and restrooms. Ranging from 300 to 20,000 square feet in size, the spaces cater to entrepreneurs and start-up companies seeking a transitional space to grow their business. Activities include uses such as warehouse/distribution center, service contractor, research and development center, office (showroom/warehouse), and light-intensity manufacturing. The facility would be managed by a single company, WareSpace, who is responsible for leasing individual spaces and overseeing shared amenities and common areas.

The Zoning Ordinance could accommodate this use as a warehouse/distribution center; however, warehouse/distribution center use is much broader than the commercial flex-warehouse use proposed. Warehouse/distribution center is not allowed in the Corridor Commercial zoning district. Therefore, the petitioner is requesting to allow a new use called “Commercial Flex Warehouse” through the Planned Development with associated development standards that tailor the site design and use of the property.

- Tenant Uses & Restrictions – Although the managing company provides warehouse space, the individual tenants are anticipated to include a variety of uses that are generally permitted within the CC zoning district, such as general/professional administrative office, office (showroom/warehouse), light manufacturing, or other permitted uses. Additional uses that are not currently permitted would be permitted by-right when part of a commercial flex warehouse business. Other uses which cannot be adequately regulated as part of the proposed business concept will be prohibited.
- Site Design – The petitioner intends to use the existing building on site for the commercial flex warehouse business. Up to eight truck docks are proposed and designated fleet vehicle parking is proposed on the west side of the building. Screening will be provided to minimize visibility from the rights-of-way and the adjacent properties.
- Conformance to the Comprehensive Plan – The subject site is located within an area designated as [Expressway Corridors \(EX\)](#). The request is generally consistent with the EX description, priorities, and applicable policies.

For these reasons, staff recommends approval of this request. A preliminary site plan accompanies the request as Agenda Item No. 2B.

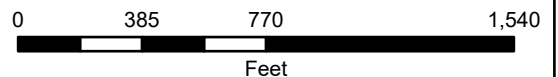
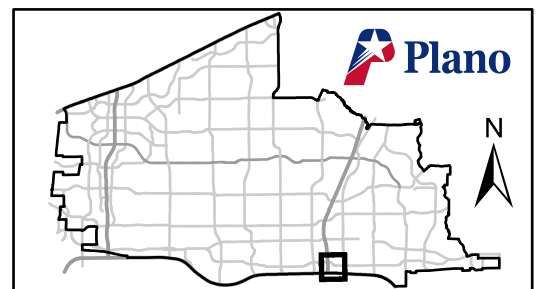


Project Number: Zoning Case 2025-004

Existing Zoning: Planned Development-58-Corridor Commercial and located within the 190 Tollway/Plano Parkway and Expressway Corridor Overlay Districts

Proposed Zoning: Planned Development-58-Corridor Commercial and Corridor Commercial and located within the 190 Tollway/Plano Parkway and Expressway Corridor Overlay Districts

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



STAFF PRELIMINARY REPORT – INTRODUCTORY REMARKS

The applicant is requesting to amend Planned Development-58-Corridor Commercial (PD-58-CC) to allow a commercial flex warehouse, which will accommodate uses permitted within Corridor Commercial (CC) in addition to warehouse/distribution center and moderate-intensity manufacturing.

Existing Zoning – Article 10.600 of the Zoning Ordinance states the purpose of the CC district is as follows:

The CC district is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors. The regulations and standards of this district are reflective of the high traffic volumes and high visibility of these regional highways.

Planned Developments – Section 12.100 of the Zoning Ordinance states the purpose of a PD district is as follows:

- 1. To protect and provide for the public health, safety, and general welfare of the city.*
- 2. To guide the future development of the city in accordance with the Comprehensive Plan.*
- 3. To accommodate innovation by modifying regulations to better accomplish the city's development goals.*
- 4. To mitigate developmental impacts, especially those related to the environment, traffic, public services and facilities, and adjacent and area land uses.*
- 5. To protect and enhance the aesthetic and visual quality of development by creating architectural and cultural districts intended to provide for unique locations which are of architectural and cultural importance to the community.*

Commercial Flex Warehouse – The petitioner is proposing to create a new use of commercial flex warehouse within this Planned Development district, to be defined as follows:

Commercial flex warehouse - A business that provides leasable floor area within a single building to multiple tenants for general/professional administrative office, warehouse/distribution center, office (showroom/warehouse), light manufacturing, or other permitted uses. Facilities, such as entrances and lobbies, conference rooms, restrooms, loading docks, and other functional spaces, may be shared between the individual tenants when managed by a single entity.

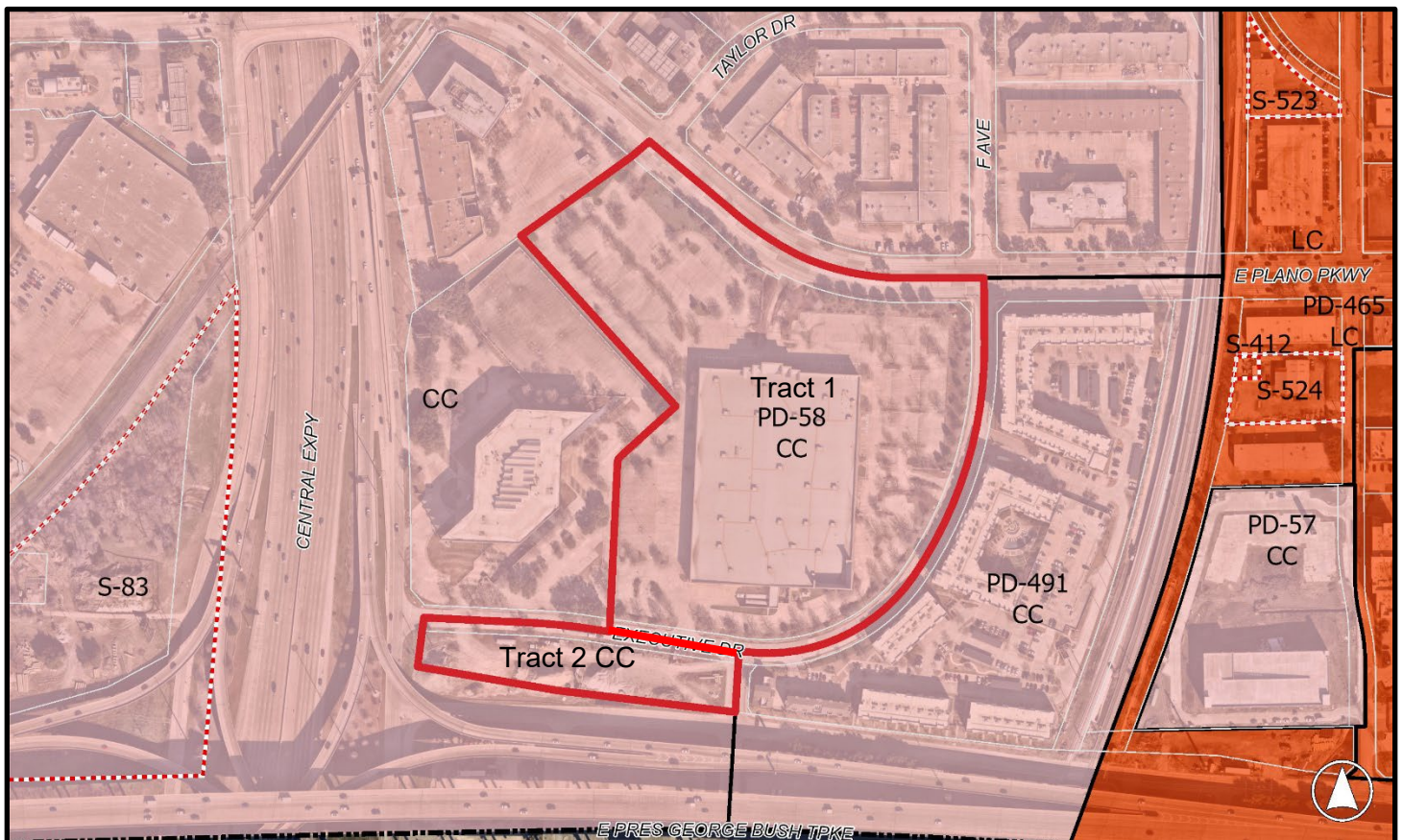
Site History

The subject property was rezoned to Corridor Commercial (CC) in 1999 as part of a city-initiated rezoning of the U.S. Highway 75 corridor. Based on historical aerials, the property was undeveloped until a 172,800 square foot superstore was constructed in 2004. The superstore closed in February 2021, and the building has remained vacant since that time. In 2022, the property was rezoned from CC to Planned Development-58-Corridor Commercial (PD-58-CC) to facilitate a mixed-use development including mid-rise residential, single-family attached, office, and hotel. Plans for the mixed-use project are no longer being pursued, and the building remains vacant.

Surrounding Land Use and Zoning

The subject property is zoned Planned Development-58-Corridor Commercial (PD-58-CC) and includes two tracts separated by Executive Drive. The northern tract (Tract 1) is developed with a vacant superstore. The southern tract (Tract 2) is undeveloped.

North	The properties across Plano Parkway are zoned Corridor Commercial (CC) and developed with retail, service contractor, professional/general administrative offices, and a religious facility.
East	The property across Executive Drive is zoned Planned Development-491-Corridor Commercial (PD-491-CC) and is developed with multifamily residences.
South	State Highway 190 is elevated to the south, and there is parking for the CityLine/Bush DART station under the highway.
West	U.S. Highway 75 is located to the west of the property. The properties between U.S. Highway 75 and the subject property are zoned CC and developed with professional/general administrative office and medical office.



Proposed Planned Development Stipulations

The permitted uses and standards shall be in accordance with the Corridor Commercial zoning district unless otherwise specified herein.

1. Commercial Flex Warehouse is an additional permitted use in the existing 172,800 square foot building as shown on Preliminary Site Plan 2025-011 (PSP2025-011).
2. Commercial Flex Warehouse is defined as a business that provides leasable floor area within a single building to multiple tenants for general/professional administrative office, warehouse/distribution center, office (showroom/warehouse), light manufacturing, or other permitted uses. Facilities, such as entrances and lobbies, conference rooms, restrooms, loading docks, and other functional spaces, may be shared between the individual tenants when managed by a single entity.
3. The following requirements apply to any commercial flex warehouse use:
 - a. The following additional uses are permitted as tenants but are limited to 20,000 square feet per tenant:
 - i. Warehouse/Distribution Center
 - ii. Moderate-Intensity Manufacturing
 - b. The following uses are prohibited as tenants:
 - i. Mini-Warehouse/Public Storage, except as an accessory storage space to an approved tenant
 - ii. Personal Service Shops
 - iii. Vehicle Repair (Major and Minor).
 - iv. Restaurant
 - v. Manufacturing of food products and businesses requiring a Food Handling Permit.
 - vi. Assembly Uses as defined by the Building Code.
 - vii. Car Wash
 - c. Tenant operations may not be visible from a public right-of-way.
 - d. Minimum parking requirement: One space per 600 square feet.
 - e. No more than eight loading docks are allowed.
 - f. Loading areas are intended to provide for short-term pick-up and delivery. Onsite storage of delivery vehicles, including trailers and shipping containers, is prohibited. No delivery vehicles shall be parked outside of the designated loading areas.
 - g. Open storage, including fleet vehicle storage but excluding automobile parking, is not permitted except as shown on PSP2025-011.
 - h. Fleet vehicle parking is permitted only in areas designated on PSP2025-011.
 - i. Certificates of Occupancy are not required for individual subleases; however, the owner shall provide to the city monthly reports identifying the name and use of each tenant to confirm compliance with zoning and other applicable standards.

STAFF PRELIMINARY REPORT – CONFORMANCE TO THE COMPREHENSIVE PLAN

Guiding Principles – This set of Guiding Principles to the Comprehensive Plan (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.

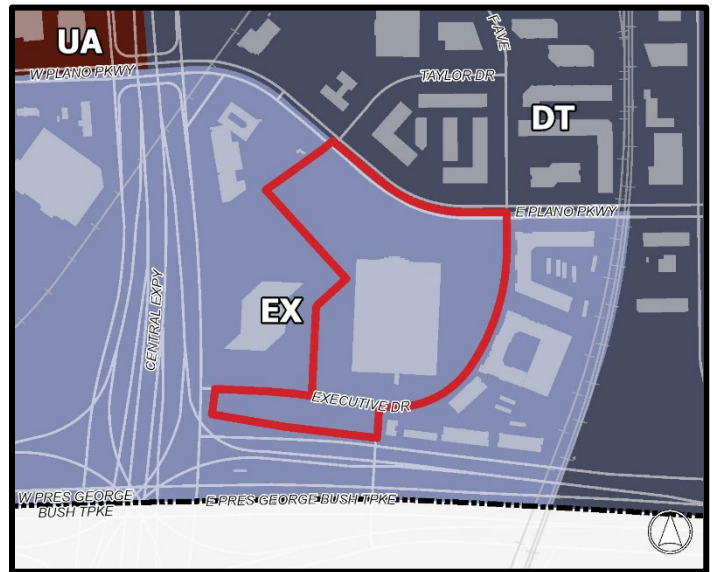
- **Land Use:** *Plano will support a system of organized land use to provide housing and employment choices aligned with the market, where new and redevelopment areas respect the viability and quality of life for existing neighborhoods, businesses, and institutions.*
- **Redevelopment & Growth Management:** *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 – The subject property is located within the **Expressway Corridors (EX)** category of the Future Land Use Map (FLUM).

Description: *The EX category applies to development along major expressways serving regional and interstate commerce. Development in these corridors is expected to include a mix of retail, service, office, restaurant, medical, hotel, and technology-based uses. Uses should be serviced by parking structures to reduce surface parking and encourage efficient use of land.*

US 75 Corridor Redevelopment – *As the oldest of the expressways in Plano, the US 75 Corridor was developed with auto-centric and service-oriented uses geared towards highway commuters. Revitalization and redevelopment are desired to provide additional employment opportunities and improve general aesthetics along the corridor.*



The proposal presents an opportunity to reutilize the vacant superstore with a commercial flex warehouse and associated uses. The proposal includes landscaping enhancements and a hike and bike trail easement, which will contribute to improving the general aesthetics along the US 75 Corridor. Additionally, the reuse of the site will support employment opportunities. The request is generally consistent with the description of the EX category.

The following priority is applicable to this request:

Priority #1: Redevelopment of US 75 Corridor

The request is consistent with Priority #1, as the commercial flex warehouse and light manufacturing use presents an opportunity to repurpose a vacant site and contributes to the goal of revitalizing the US 75 Corridor.

FLUM – EX Description and Priorities		
Description		Meets
Priorities	#1: Redevelopment of US 75 Corridor	Meets

Mix of Uses – The request would reclassify Tract 1 from *Attached Single-Family, Multifamily, and Office Types* to *Industrial Types*. Tract 2 would be reclassified from *Retail Types* to *Undeveloped-Employment*, as no development is proposed on the tract at this time. Although the request reduces *Office Types* acreage further below the recommended range, the increase to *Industrial Types* acreage is within the recommended range. As such, the overall impact is considered net neutral, and findings are not required.

FLUM – EX Mix of Uses				
Mix of Uses	Type	Recommended	Proposed	Alignment
Land Use Mix (acres)	Employment	88-100% (EX @ US 75)	89.1% (+1.4%)	Meets
	Housing	0-12% (EX @ US 75)	10.6% (-1.2%)	Meets
Employment Mix (acres)	Retail Types	50-60%	56.7% (-1.3%)	Meets
	Office Types	25-50%	16.5% (-0.8%)	Neutral
	Institutional Types	0-25%	7.9% (-0.2%)	Meets
	Industrial Types	0-10%	9.5% (+2.2%)	Meets
Housing Mix (units)	Detached SF	0-15%	17.7% (+3.6%)	Neutral
	Attached SF	0-15%	0% (-1.3%)	Meets
	Multifamily	70-85%	82.3% (-2.3%)	Meets

Desirable Character Defining Elements in EX Designation – The request is to maintain the existing building and no significant site changes are proposed. Therefore, the Desirable Character Defining Elements section of the EX dashboard is not applicable to this request.

Other Comprehensive Plan Maps

Parks Master Plan Map and Bicycle Transportation Plan Map – The Parks Master Plan Map and Bicycle Transportation Plan Map include a hike and bike trail along Plano Parkway. As there are only limited physical improvements planned for the site at this time, construction of the hike and bike trail will not be required. A 10-foot Hike and Bike Trail easement along the north property line of the site will be dedicated, as shown on the associated preliminary plan.

Additionally, the request is in conformance with and would not require improvements applicable to the Thoroughfare 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.

[Redevelopment of Regional Transportation Corridors Policy](#) – *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.*

The request to repurpose the site for an *Industrial Types* use presents an opportunity for reinvestment of a currently vacant retail site and is consistent with the EX Mix of Uses Dashboard. Thus, the request is consistent with this policy.

[Transit-Oriented Development Policy](#) – *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.*

While the request does not result in redevelopment with an integrated mix of uses, it does support the policy by activating a supported employment use within walking distance of the CityLine/Bush Station.

[Downtown Vision & Strategy Update \(2019\)](#) – The Downtown Vision and Strategy Update includes CityLine as one of the four stations in its study area (CityLine Station, 12th Street Station, Downtown Plano Station, Parker Road Station). It states:

The CityLine/Bush Station serves Richardson and Plano. While the platform is in Richardson on the south side of the Bush Turnpike, it is within walking distance of new multifamily housing and underdeveloped property south of Plano Parkway. The CityLine, Raytheon, and other developments in Richardson bring thousands of employees to the area. Properties in Plano are suitable for mixed-use development. Commercial uses may find market support from heavy commuter traffic. Successful residential use in this area requires imaginative design and amenities.

The subject property is located within 1/4 mile of the CityLine/Bush DART Station in the City of Richardson. While the request does not introduce a new mixed-use development, the proposed reuse of the existing site for commercial flex warehouse and light manufacturing aligns with the vision's emphasis on leveraging proximity to transit and major highways. The site's location offers convenient access to regional transportation options and supports employment activity near a rail transit station.

[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 has existing water and sanitary sewer service and is anticipated to be adequate to service the site and the proposed uses.
- [Traffic Impact Analysis \(TIA\)](#) – A TIA is not required for this rezoning request.

- School Capacity – N/A.
- Public Safety Response Time – Based upon existing personnel, equipment, and facilities, fire emergency response times will be sufficient to serve the site.
- Parks – The subject property is located within Park Fee Service Area 2.
- Libraries – The subject property is located within the Harrington Library service area.

Conformance to the Comprehensive Plan 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 Neutral Not Applicable
Thoroughfare Plan Map	Not Applicable
Bicycle Transportation Plan Map	Meets
Parks Master Plan Map	Meets
Redevelopment of Regional Transportation Corridors Policy	Meets
Transit-Oriented Development (TOD) Policy	Meets
Downtown Vision & Strategy Update	Meets
Facilities & Infrastructure Policy	Meets

STAFF PRELIMINARY REPORT – ANALYSIS & RECOMMENDATION

Existing Planned Development

Planned Development-58-Corridor Commercial (PD-58-CC) currently includes modified development standards that permit the property to develop mid-rise residential and single-family attached housing, along with certain restrictions on some Corridor Commercial (CC) uses. With this request, these stipulations (see attached) will be removed in their entirety.

Additionally, PD-58-CC currently has two tracts of land separated by Executive Drive. The southern tract is a 2.2-acre strip of land bounded by U.S. Highway 75, State Highway 190 Executive Drive, and Crawford Road (Tract 2). This tract will be removed from PD-58-CC and rezoned back to its original base zoning of CC. The 16.8 acres of the northern tract will remain within the boundaries of PD-58-CC (Tract 1).



For administrative clarity, staff recommended the removal of the existing PD stipulations and the southern tract to accommodate the applicant's request for the new proposed business.

Proposed Business Concept

Similar to companies offering co-working office space, the petitioner is requesting to open a business leasing 160 individual warehouse spaces aimed at supporting entrepreneurs and small businesses. All operations will occur within the existing 172,800 square foot building. Ranging from 300 to 20,000 square feet in size, all individual suites will be climate-controlled and accessed internally from a central hallway. Each tenant

may customize their space to meet their individual business needs. Other typical warehouse facilities, such as truck docks, conference rooms, break areas, restrooms, and other amenities, will be commonly shared and managed by a single operator.

The Zoning Ordinance does not have a use classification that adequately accommodates this type of business. Warehouse/distribution center is the closest similar use, but it is not permitted in the CC district. Therefore, the petitioner is requesting to create a new use called "Commercial Flex Warehouse" that serves as the primary use to other secondary uses, as defined below:

Commercial Flex Warehouse is defined as a business that provides leasable floor area within a single building to multiple tenants for general/professional administrative office, warehouse/distribution center, office (showroom/warehouse), light manufacturing, or other permitted uses. Facilities, such as entrances and lobbies, conference rooms, restrooms, loading docks, and other functional spaces, may be shared between the individual tenants when managed by a single entity.

Per the PD stipulations, the commercial flex warehouse use will only be allowed within the existing building. Staff is supportive of this new use as, combined with other restrictions, it allows this unique business concept to occupy the vacant big box retail building without inserting an industrial character that is incompatible with the surrounding area.

Use Considerations

Although managed and operated by a single company, it is anticipated that the individual spaces will include a variety of businesses. Most uses are already permitted within the CC district; however, some proposed uses are currently prohibited. Other uses which are currently permitted by-right in CC will be prohibited on the site as part of this request.

Additional Permitted Uses	Additional Prohibited Uses
<ul style="list-style-type: none"> • Warehouse/Distribution Center* • Moderate-Intensity Manufacturing* 	<ul style="list-style-type: none"> • Car wash** • Vehicle Repair Minor** • Vehicle Repair Major** • Personal Service Shops** • Restaurants** • Mini-warehouse/public storage*** • Assembly uses, as defined by the Building Code • Manufacturing of food products and businesses requiring a Texas Food Handlers License.
<p>* Use is currently prohibited in CC, but will be permitted in the PD</p> <p>** Use is currently permitted by-right in CC, but will be prohibited in the PD</p> <p>*** Use is currently permitted by SUP in CC, but will be prohibited in the PD</p>	

The applicant is requesting to allow warehouse/distribution centers and moderate-intensity manufacturing by right only when part of a commercial flex warehouse. The size of these uses will be restricted to no more than 20,000 square feet of floor area per tenant. This would significantly limit the ability to use the entire site for one of these uses, which would be inappropriate for the area. Additionally, because the space is intended to provide warehouse and storage space to support business operations and not individual or personal use, mini-warehouse/public storage will be prohibited.

Vehicles and related uses will also be prohibited as part of the commercial flex warehouse. Although vehicle repair shops and car washes are permitted within the CC district, they may not be compatible with other uses in an open-air building. There is a higher level of nuisances from vehicle uses, such as air quality, excess noise, chemical storage, and potential pollutants that would be difficult to regulate within a commercial flex warehouse concept.

Assembly uses, as defined by the International Building Code, will be prohibited. Examples, such as banquet halls and art galleries, typically involve large gatherings and may have stricter code requirements related to fire safety, ingress and egress, and occupant loads. Assembly uses could present safety challenges for tenants and the public. Limiting the site to low-traffic, non-assembly uses is consistent with the intended function of the building.

Operational Hazards and Challenges

While the individual businesses may be allowed within the CC district, operating in a single building raises concerns about compatibility and the ability to regulate varying levels of impact, particularly in terms of health and safety for tenants. The potential mix of uses within the building may create hazards without the appropriate safety measures specific to each use. Images from an existing WareSpace facility and conceptual renderings indicate that unit walls typically do not extend to the ceiling.



This design could make it more difficult to ensure the welfare and safety of the tenants of the building. Potential issues may include, but are not limited to:

- **Air Quality** – Because each space is open to the others, there may be challenges related to the spread of particulates, odors, and other nuisances. To preserve air quality and ensure a safe environment for all tenants, certain uses—such as food manufacturing, personal service shops, vehicle repair operations, and activities involving hazardous materials or strong odors—shall be restricted or prohibited within the shared building. Certain uses, such as a cabinetry/upholstery shop, may require additional improvements related to air quality to be installed.
- **Fire Hazards** – In order to meet fire code requirements, the building will be rated for the highest potential use within the building. The building is sprinklered and provides multiple exits for the tenants to escape in case of emergencies. While fire hazards cannot be fully eliminated, the applicant will provide mitigation measures to minimize the risk in the building.
- **Excess Noise** – Certain uses, such as manufacturing and furniture repair, may be incompatible with quieter ones like a tutoring center or art studio due to the high levels of noise generated. The open ceilings may allow sound to travel easily and make it hard for quieter businesses to operate without being disturbed. The owner may take additional steps in its operations to ensure that businesses with potentially disruptive activities are properly separated from those with uses that may not be compatible. At other locations, enclosed rooms to the ceiling are provided as part of the leasable office spaces.

Code Compliance

The petitioner is requesting to occupy the building under a single Certificate of Occupancy (CO), rather than obtaining COs for each individual tenant. Although this is common for consignment or other sublease situations, businesses in Plano must align with the use or uses listed on the building's CO in order to legally occupy the space. The CO, and associated sublease, processes provide an opportunity for Planning, Building Inspections, Environmental Health, and Plano Fire-Rescue Departments to review the proposed use and conduct inspections to ensure that all businesses meet relevant code requirements prior to occupancy.

Instead of following the current process, the applicant proposes to provide the city with a monthly report detailing all new tenants and to allow city departments to inspect for code compliance as needed. The existing structure was originally constructed to meet applicable fire safety and building code requirements. Should specific tenant uses require other improvements or upgrades, additional improvements may be required of the building owner. Inspections will continue to be conducted to ensure ongoing compliance and provide an added layer of safety for all permitted uses within the building.

As part of the research process, two members of the Planning Department staff toured the WareSpace location in North Richland Hills. Staff from the City of North Richland Hills also attended the tour to discuss any concerns and feedback. The location has been open for nearly three years, and North Richland Hills' staff verified that no code compliance issues have been reported. The site appeared well managed, and many of staff's original concerns were allayed. A similar monthly report of new tenants is also provided to their city staff to maintain compliance on the property.

Site Design

- *Loading Docks* – To support the tenants' operations and delivery needs, the applicant is proposing up to six new truck docks and a loading zone along the west side of the building, in addition to the two existing docks on the south side of the building. *Subsection 10.600.7* of the Zoning Ordinance requires that all dock areas for light-intensity manufacturing uses be screened from adjacent properties and public streets. To meet this requirement, the petitioner is proposing additional landscape screening along portions of the western property boundary where the truck dock/loading areas are located. The building currently has two existing docks screened by a masonry wall located on the south side of the building. All the loading docks will be screened and oriented away from the existing multifamily residence development across Executive Drive.

To preserve the property's commercial character, loading areas will also be limited to short-term pick-up and delivery only. This is consistent with the regulations of the Research/Technology Center (RT) District, which prohibits onsite storage of delivery trucks, trailers, or shipping containers typical of industrial areas. Additionally, no delivery vehicles may be parked outside of the designated loading areas as shown on the preliminary site plan. Fleet vehicles that meet the requirements for a light commercial vehicle may be stored in designated areas, but storage of heavy commercial vehicles will be prohibited.

- *Signage* – City regulations require a Certificate of Occupancy for commercial signage. As a result, exterior signage will not be allowed for individual tenants.

SUMMARY:

The applicant is requesting to amend Planned Development-58-Corridor Commercial (PD-58-CC) to remove standards for a mixed-use development and to propose new stipulations to establish a new use. A 2.2-acre property will also be rezoned from PD-58-CC to Corridor Commercial. The petitioner is proposing a shared warehouse facility tailored to small and medium-sized businesses, offering flexible office and warehouse spaces. To support this model, the applicant seeks to establish a new use for this PD, Commercial Flex Warehouse, which would allow multiple commercial and industrial businesses to operate independently within a shared, managed building. Restrictions on parking, unit sizes, outdoor activities and storage, the location and number of truck docks, and other site design requirements are proposed to ensure the use fits appropriately within the surrounding area. Overall, the request is generally consistent with the Comprehensive Plan. For these reasons, staff recommends approval of the request.

RECOMMENDATION:

Recommended for approval as submitted.

The City of Plano
5601 Granite Parkway
Plano, TX 75024

RE: Plano Zoning Cover Letter- WareSpace Plano – 700 E Plano Parkway Plano, TX

Dear Sir or Madam,

It is with gratitude that I write to you requesting a meeting to discuss my firm's (WareSpace) vision for a potential site purchase located at 700 E Plano Parkway. The site is a former Fry's Electronics retail box that is 100% vacant for the past 5 years. WareSpace would utilize the vacant ~175,000 SF for our industrial co- working & incubator operations. The existing structure would remain and not razed. The lone material changes to the exterior of the facility will be adding drive in doors for side loading and access to the interior of the building. Aesthetics & security are important to our client base, so we would review all landscape requirements and exterior improvements (paint, lighting, asphalt, etc) as material to our operations and look forward to working with the City in creating a vibrant destination within the local community.

In all, WareSpace is seeking permission to adaptively reuse a ~175K SF former big box retail building to upfit into smaller lease spaces intended for a diverse mix of small businesses to utilize for e-commerce, creative space, business logistics, crafting and assembling products for sale online, light manufacturing, product repair and servicing, wholesale distribution, and ancillary warehousing associated with the primary uses permitted by the underlying zoning. All uses are intended to be conducted within the building and without any outside storage or display. Access to the building is intended to be limited to tenants, their employees, delivery carriers, and appointment-only customers. The building is not intended to be open to the public but is open 24/7, 7-days a week.

About WareSpace

WareSpace is a real estate platform that provides the perfect co-warehousing workspace for small to medium size companies in need of small warehouse & office space ranging from approximately 350-3,000 SF. WareSpace makes the process quick and easy for small companies (often growing out of their basement, garage or self-storage units) to get up and running in a seamless fashion. WareSpace service a wide variety of industries including E-commerce sellers, small businesses, creative entrepreneurs and service companies within Plano.



Some examples of these companies include: florists, signage companies, plumbers, electricians, event production, real estate staging companies, contractors, fashion and apparel sellers, beauty and cosmetic sellers, IT companies, and interior designers. The common theme among WareSpace tenants is that they need a space to both work at a desk and store their inventory in a safe and clean environment.

With racking & power included, WareSpace suites have an upgraded and clean look over traditional warehouse space, offering a fresh and inviting experience for new companies that require space in this size range. The entire facility and the individual units are private and secure, while the amenities and infrastructure are shared – including the loading dock area, bathrooms, meeting rooms, and kitchen.

WareSpace as a Solution- Community & Small Business Enhancement

Currently, there is not a quality offering for businesses who require a small warehouse/workspace. Until now, companies with a limited budget were limited to makeshift options that did not truly serve their business – including home basements & garages, self-storage facilities and subleasing small pieces of a larger warehouse space. WareSpace provides the perfect long-term solution for this growing class of tenants– providing the perfect solution for them, and their communities, to succeed. WareSpace’s pioneering real estate approach has led to its facilities being a catalyst for economic growth in every location. Local businesses have been able to grow, hire and buy locally. When a WareSpace tenant grows, so does the local small business community.

WareSpace Plano

The WareSpace Plano location would be open 7 days week for WareSpace tenants and approved guests. From 9AM-5PM, one WareSpace manager is on site daily. The site is fully secured. Upon stabilization, there would be over 100 small businesses incubating within the WareSpace community. This facility would be WareSpace’s 4th location in the DFW metroplex.

For more information about WareSpace, please visit the website at www.WareSpace.com or virtually tour an existing Fort Worth facility, 7601 Blvd 26 in NRH, at the following link: <https://my.matterport.com/show/?m=oJ2YzDnPmiN>

This facility was a similar big box retail conversion and underwent a re-zone with the City of North Richland Hills.

The Perfect Small Warehouse Space for Your Business



small



Medium



Large



X-Large

- > all-inclusive pricing
- > loading docks
- > kitchen + lounge
- > electric + power

- > 24/7 security + access
- > secured WiFi
- > industrial racking¹
- > shipping station

- > warehouse equipment
- > conference space
- > office space
- > on-site support

Work Space
Storage Space
WareSpace

www.Warespace.com
301-804-2182

Existing Planned Development-58-Corridor Commercial Stipulations to be removed as part of Zoning Case 2025-004.

The permitted uses and standards will be in accordance with the Corridor Commercial (CC) zoning district unless otherwise specified herein:

1. Mid-rise residential and single-family residence attached are additional permitted uses within Tract 1 only. If neither mid-rise residential nor single-family residence attached development occurs, Tract 1 must be developed in accordance with the Corridor Commercial (CC) zoning district regulations.

2. Tract 1 Standards:

a. If residential uses are developed, the following uses are prohibited:

- i. Car Wash
- ii. Compact Construction & Transportation Sales & Service
- iii. Convenience Store with Fuel Pumps
- iv. Drive-In Theater
- v. Major Vehicle Repair
- vi. Minor Vehicle Repair
- vii. Motorcycle Sales/Service
- viii. Open storage
- ix. Restaurant – with Drive-In or Drive-Through service
- x. Small Engine Repair Shop
- xi. Water Treatment Plant

b. Mid-rise Residential Standards:

i. Area, Yard, and Bulk Requirements:

Description	Requirement
Maximum Number of Units	501
Minimum Front Yard	30 feet
Minimum Side and Rear Yards	None
Maximum Height	5 stories; 70 feet
Maximum Floor Area Ratio	2:1

Minimum Floor Area Per Dwelling Unit:	
Efficiency	500 square feet
1 bedroom	650 square feet
2 bedroom	800 square feet
Each additional bedroom	200 square feet
Parking:	
Efficiency units	1.0 space per dwelling unit
1 bedroom	1.0 space per dwelling unit
2 bedroom	1.5 space per dwelling unit
Each additional bedroom	2.0 space per dwelling unit

ii. Miscellaneous Area, Yard, and Bulk Requirements:

- (1) Mid-rise residential development is exempt from the supplemental regulations of Section 15.800 (Multifamily Residence) of the Zoning Ordinance.
- (2) A minimum of 75% of mid-rise residential units facing Plano Parkway and Executive Drive must have one of the following design features: a true balcony, stoop, or patio to create outdoor living space, with a minimum depth of 4 feet and a minimum width of 8 feet.
- (3) Front yard setbacks are exempt from the provisions of 13.500.2I. and 13.500.2N. of the Zoning Ordinance.
- (4) Side yard setbacks are exempt from the provisions of 13.500.3I. and 13.500.3K. of the Zoning Ordinance.
- (5) Rear yard setbacks are exempt from the provisions of 13.500.4A. and 13.500.4D. of the Zoning Ordinance.

c. Single-family residence attached uses must conform to Section 10.700 (UMU, Urban Mixed-Use Zoning District) of the Zoning Ordinance, except the street and sidewalk standards set forth in 10.700.10 C-G will not apply.

d. Screening and Fencing Requirements:

- i. A landscape edge with a minimum dimension of 15 feet must be placed along the western property boundary of Tract 1 if developed with mid-rise residential, open space, or single-family residential attached uses. A solid evergreen landscape screen must be installed and maintained to grow to a height of at least 15 feet within two years of installation.

- ii. Fencing is restricted to wrought iron, tubular steel, tubular aluminum, or masonry and must be a minimum of 50% open construction.
- e. Open Space and Landscaping Standards:
- i. A minimum of 1.5 acres must be provided as usable open space and meet the multifamily requirements per section 13.800 (Usable Open Space) of the Zoning Ordinance. Open space must be set back a minimum of 300 feet from U.S. Highway 75 and State Highway 190 rights-of-way.
 - ii. Minimum landscape edge along Plano Parkway: 30 feet
 - iii. Minimum landscape edge along Executive Drive: 20 feet
 - iv. Streetscape: Street trees, measuring a minimum of 4-inch caliper, must be provided at a rate of one tree per 50 linear feet of street frontage.
 - v. If easement areas fall within the landscape edge, no shade trees will be required, only grass, shrubs, and ornamentals. Trees that cannot be planted in the easement areas must be planted elsewhere along the street.
- f. Noise and Air Quality Mitigation Standards:
- i. Mid-rise residential and single-family residence attached buildings must be set back a minimum of 435 feet from the State Highway 190 frontage road.
 - ii. True balconies and patios are permitted where an EHA site analysis for the building meeting City of Plano standards proves noise levels will be less than 65 dBA Ldn at the time of Preliminary Site Plan approval.
 - iii. Pollution Mitigation Measures – The following standards must be used during initial construction and must be added as notes to the site plan. The Building Official or designee may substitute equivalent or superior construction methods upon replacement or reconstruction, consistent with building code requirements.
 - (1) Mechanical ventilation for mid-rise residential and single-family residence attached buildings must exceed the building code as follows:
 - (a) All ventilation units must be outdoor-air sourced.
 - (b) Units must be installed on the roof of the building with air intakes ducted to the northernmost elevation of the building.

(2) Air Filtration:

- (a) Each “outdoor-air sourced” mechanical ventilation unit must contain a filter box on the intake side or filter housing as part of the assembly.
- (b) These filter boxes must contain a filter (or combination of filters in “series”) capable of filtering outdoor airborne particulates to the MERV 8 standard or greater, based on the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) ratings.

iv. Noise Mitigation Measures – The following standard must be used during initial construction and must be added as a note to the site plan. The Building Official or designee may substitute equivalent or superior construction methods upon replacement or reconstruction, consistent with building code requirements.

- (1) Construction documents sealed by an architect must be provided as part of the building construction plan set that details mitigation of the interior noise at each unit to a maximum level of 45 dBA.
- (2) The engineer of record will be responsible for testing the interior noise and providing a noise study for all units to the Building Inspections Department prior to the final building inspection.

g. Façade Standards:

i. Mid-Rise Residential Buildings:

- (1) At least 80% of any exposed exterior wall of main buildings and accessory buildings will consist of glass, native stone, clay-fired brick or tile, or a combination of these materials. However, a maximum of 50% of any exposed exterior wall may consist of metal. The remaining 50% shall comply with the materials listed above.
- (2) No building facade may exceed a length of 600 feet without a break in the facade of a minimum width of 70 feet for the entire depth of the building.

ii. Nonresidential Buildings: At least 80% of any exposed exterior wall of the first floor of main buildings, parking structures, and accessory buildings will consist of glass, native stone, clay-fired brick or tile, or a combination of these materials.

iii. Additional Parking Garage Structure Requirements:

- (1) Parking structure facades on all streets must be designed with both vertical (façade rhythm of 20 feet to 30 feet) and horizontal (aligning with horizontal elements along the block) articulation.
- (2) Where above-ground structured parking is located at the perimeter of a building, it must be screened in such a way that cars on all levels are hidden from view along rights-of-way. Screening may be achieved through the use of louvered, solid, or opaque vertical screening elements.
- (3) When parking structures are located at corners, corner architectural elements must be incorporated, such as corner entrance and signage.
- (4) Parking structure ramps must not be visible from any adjacent right-of-way.

3. Tract 2 Standards:

a. Miscellaneous Area, Yard, and Bulk Requirements:

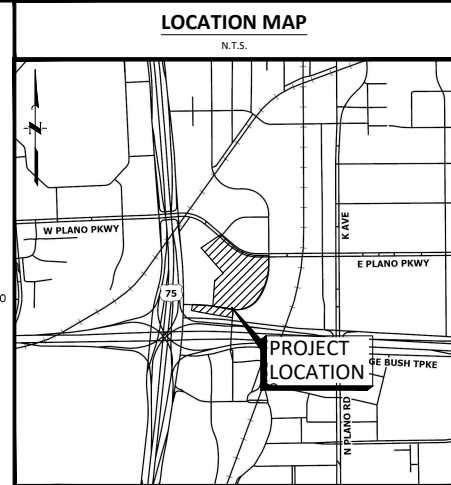
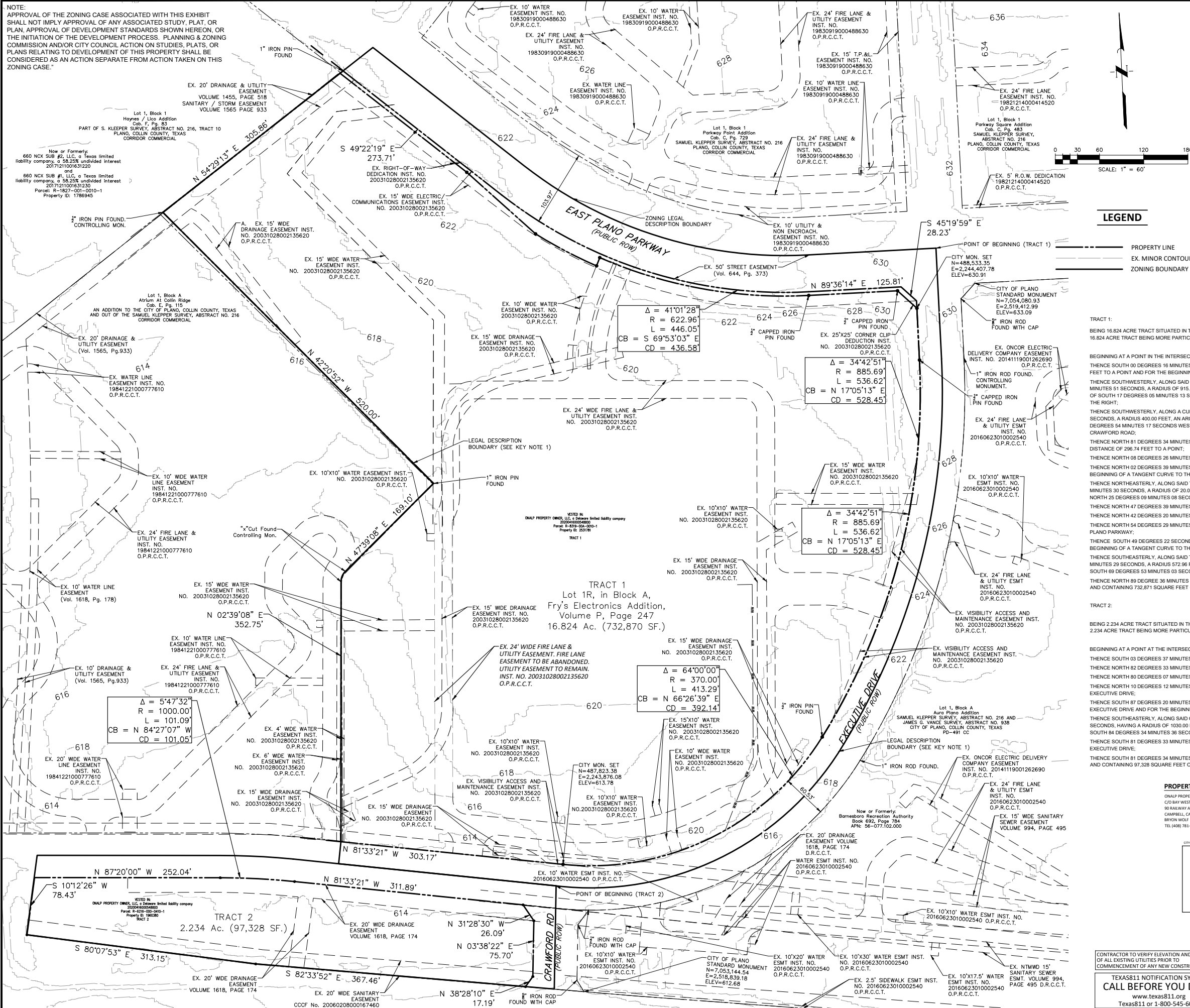
- i. Minimum Front Yard: 15 feet
- ii. Front yard setbacks are exempt from Section 13.500.2.I and 13.500.2.N of the Zoning Ordinance.
- iii. The minimum landscape edge along State Highway 190 is 15 feet.

4. Phasing:

- a. A minimum of 33 single-family residence attached units and the required open space must be constructed at the same time as the first phase of mid-rise residential units, not to exceed 260 units.
- i. A landscape berm with a minimum height of 6 feet and a maximum slope of 3:1 must be constructed as part of the first phase on the southern portion of Tract 1 between State Highway 190 and residential units should no nonresidential building be part of the first phase in this location. The landscape berm must include trees, shrubs, ground cover, and related elements. A minimum of one 3-inch caliper shade tree and one 3-inch caliper ornamental tree (7-foot planted height) must be placed per 50 feet. The landscape berm must extend the full length of the residential units. Should openings in the berm be required (to allow for pedestrian paths, utilities, or drainage, for example), the design must include overlapping berms that continue parallel to S.H. 190. Signs must be placed along the landscape berm stating that the area may be used for future commercial development.

- b. Prior to or concurrent with the issuance of a certificate of occupancy for the remaining mid-rise residential units, a building permit certificate of occupancy must be issued for a minimum of 70,000 square feet of nonresidential square footage, not including parking garages.
 - c. The landscape berm can be removed once a permit for non-residential has been issued on the southern portion of Tract 1 between State Highway 190 and the residential units.
- 5. Governance Association: Applications for building permits for development within the district shall not be approved until a property owner's governance association is established. The association shall be responsible for maintaining all common property, improvements, and amenities within the district. It shall have power sufficient to assess and collect dues and charges as required to perform its responsibilities. It may have additional powers to administer other programs, including but not limited to security, promotion and marketing, and entertainment.

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."



ACCORDING TO MAP NO. 48085C0390K OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR ELLIS COUNTY DATED JUNE 7, 2017, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X"; DEFINED AS AREA OF MINIMAL FLOOD HAZARD.

TRACT 1:

BEING 16.824 ACRE TRACT SITUATED IN THE SAMUEL KLEPPER SURVEY, ABSTRACT 216 IN COLLIN COUNTY, TEXAS, SAID 16.824 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT A POINT IN THE INTERSECTION OF EAST PLANO PARKWAY AND EXECUTIVE DRIVE;

THENCE SOUTH 00 DEGREES 16 MINUTES 13 SECONDS EAST, ALONG THE CENTERLINE OF EXECUTIVE DRIVE FOR 14.00 FEET TO A POINT AND FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY, ALONG SAID TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 34 DEGREES 42 MINUTES 51 SECONDS, A RADIUS OF 915.69 FEET, AND ARC DISTANCE 554.80 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 17 DEGREES 05 MINUTES 13 SECONDS WEST, 546.35 FEET TO A POINT AND FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY, ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 64 DEGREES 55 MINUTES 13 SECONDS, A RADIUS 400.00 FEET, AN ARC DISTANCE OF 453.23 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 66 DEGREES 54 MINUTES 17 SECONDS WEST, 429.37 FEET TO A POINT AT THE INTERSECTION OF EXECUTIVE DRIVE AND CRAWFORD ROAD;

THENCE NORTH 81 DEGREES 34 MINUTES 01 SECONDS WEST, WITH THE CENTERLINE OF EXECUTIVE DRIVE FOR A DISTANCE OF 296.74 FEET TO A POINT;

THENCE NORTH 08 DEGREES 26 MINUTES 30 SECONDS EAST, FOR A DISTANCE OF 30.00 FEET TO POINT;

THENCE NORTH 02 DEGREES 36 MINUTES 08 SECONDS EAST, FOR A DISTANCE OF 352.75 FEET TO A POINT AND FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE NORTHEASTERLY, ALONG SAID TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 45 DEGREES 00 MINUTES 30 SECONDS, A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 15.71 AND A CHORD BEARING AND DISTANCE OF NORTH 25 DEGREES 09 MINUTES 08 SECONDS EAST, 15.31 FEET TO A POINT;

THENCE NORTH 47 DEGREES 39 MINUTES 08 SECONDS EAST, FOR A DISTANCE OF 169.10 FEET TO A POINT;

THENCE NORTH 42 DEGREES 20 MINUTES 52 SECONDS WEST, FOR A DISTANCE OF 320.00 FEET TO A POINT;

THENCE NORTH 54 DEGREES 29 MINUTES 13 SECONDS EAST, FOR A DISTANCE OF 362.51 FEET TO A POINT OF SAID EAST PLANO PARKWAY;

THENCE SOUTH 49 DEGREES 22 SECONDS 19 MINUTES EAST, FOR A DISTANCE OF 261.37 TO A POINT AND FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE SOUTHEASTERLY, ALONG SAID TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 41 DEGREES 01 MINUTES 29 SECONDS, A RADIUS 572.96 FEET OF AN ARC DISTANCE OF 410.25 AND A CHORD BEARING AND DISTANCE OF SOUTH 69 DEGREES 53 MINUTES 03 SECONDS EAST, 401.54 FEET TO A POINT;

THENCE NORTH 89 DEGREE 36 MINUTES 12 SECONDS EAST, FOR A DISTANCE OF 175.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 732.871 SQUARE FEET OR 16.824 ACRES OF LAND MORE LESS.

TRACT 2:

BEING 2.234 ACRE TRACT SITUATED IN THE SAMUEL KLEPPER SURVEY, ABSTRACT 216 IN COLLIN COUNTY, TEXAS, SAID 2.234 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT A POINT AT THE INTERSECTION OF EXECUTIVE DRIVE AND CRAWFORD ROAD;
THENCE SOUTH 03 DEGREES 37 MINUTES 20 SECONDS WEST, FOR A DISTANCE OF 140.09 FEET TO POINT;
THENCE NORTH 82 DEGREES 33 MINUTES 52 SECONDS WEST, FOR A DISTANCE OF 407.28 FEET TO POINT;
THENCE NORTH 80 DEGREES 07 MINUTES 53 SECONDS WEST, FOR A DISTANCE OF 313.15 FEET TO A POINT;
THENCE NORTH 10 DEGREES 12 MINUTES 26 SECONDS EAST, FOR A DISTANCE OF 108.69 FEET TO A POINT ON SAID EXECUTIVE DRIVE;
THENCE SOUTH 87 DEGREES 20 MINUTES 52 SECONDS EAST, FOR A DISTANCE OF 248.07 FEET TO A POINT OF SAID EXECUTIVE DRIVE AND FOR THE BEGINNING OF A CURVE TO THE RIGHT;
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05 DEGREES 32 MINUTES 33 SECONDS, HAVING A RADIUS OF 1030.00 FEET, AN ARC DISTANCE OF 99.94 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 84 DEGREES 34 MINUTES 36 SECONDS EAST, 99.60 FEET TO POINT ON SAID EXECUTIVE DRIVE;
THENCE SOUTH 81 DEGREES 33 MINUTES 21 SECONDS EAST, FOR A DISTANCE OF 62.15 FEET TO A POINT ON SAID EXECUTIVE DRIVE;
THENCE SOUTH 84 DEGREES 34 MINUTES 01 SECONDS EAST, FOR A DISTANCE OF 296.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 97,328 SQUARE FEET OR 2.234 ACRES OF LAND MORE OR LESS

PROPERTY OWNER	CIVIL ENGINEER/SURVEYOR	LANDSCAPE ARCHITECT
ONAPL PROPERTY OWNER, LLC C/O BAY WEST DEVELOPMENT 90 RAILWAY AVE CAMPELLE, CA 95008-3007 BRYON WOLF TEL (408) 781-0561	QUIDDITY ENGINEERING, INC. 2805 DALY PARKWAY SUITE 600 PLANO, TEXAS 75093 ALEX W. STRIMPLE, PE TEL (972) 265-7174	QUIDDITY ENGINEERING, INC. 2805 DALY PARKWAY SUITE 600 PLANO, TEXAS 75093 JORDAN KAYLOR, PLA TEL (972) 488-3880

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ZONING EXHIBIT

ZONING CASE ZC2025-004
05/10/2025
FRY'S ELECTRONICS ADDITION
19.06 ACRES
SAMUEL KLEPPER SURVEY,
ABSTRACT NO. 216
PLANO, COLLIN COUNTY, TEXAS

[illegible]

 **QUIDDITY**
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & L1046100
2905 Dallas Parkway, Suite 600 • Plano, TX 75068 • 972.485.3880

ZONING EXHIBIT

SHEET NO.

1

OF 1

DATE: July 23, 2025

TO: Applicants 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*

SUBJECT: Results of Planning & Zoning Commission Meeting of July 21, 2025

**AGENDA ITEM NO. 2B – PRELIMINARY SITE PLAN
FRY'S ELECTRONICS ADDITION, BLOCK A, LOT 1R
APPLICANT: ONALP PROPERTY OWNER, LLC**

Commercial flex warehouse on one lot on 14.9 acres located at the southwest corner of Plano Parkway and Executive Drive. Zoned Planned Development-58-Corridor Commercial and located within the 190 Tollway/Plano Parkway and Expressway Corridor Overlay Districts. Project #PSP2025-011.

APPROVED: 7-1

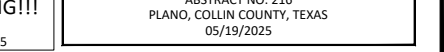
RESULTS:

The Commission approved the item with the following stipulations:

1. City Council approval of Zoning Case 2025-004; and
2. Revisions to the preliminary site plan (PSP2025-011) to show any openings in the east and west facades, prior to the City Council meeting on August 11, 2025.

JK/hm

cc: Jeanna Scott, Building Inspections Manager



700 E PLANO PARKWAY PL

PRELIMINARY

1

SHEET NO.

OF 2