

PLANNING & ZONING COMMISSION

ZONING CASE FINAL REPORT



DATE: September 24, 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 September 15, 2025

AGENDA ITEM NO. 2 – ZONING CASE 2025-009

PETITIONER: COIT MARKETPLACE LP

Request to rezone from Regional Employment to Regional Commercial on 4.5 acres located on the south side of State Highway 121, 1,335 feet west of Coit Road. Located within the State Highway 121 and Expressway Corridor Overlay Districts. Tabled August 18, 2025. Project #ZC2025-009.

No Recommendation: 3-3 (See Below)

Speaker Card(s) Received:	Support:	<u>0</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Letters Received Within 200' Notice Area:	Support:	<u>1</u>	Oppose:	<u>3</u>	Neutral:	<u>1</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 motions resulted in no recommendation due to each having a 3-3 vote, which moved the item to City Council for a final decision.

To view the hearing, please click on the provided link:
<https://planotx.new.swagit.com/videos/355461?ts=430>

MC / hm

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

Google Link

AGENDA ITEM NO. 2

PUBLIC HEARING: Zoning Case 2025-009

PETITIONER: Coit Marketplace, LP

CASE PLANNER: Molly Coryell, AICP

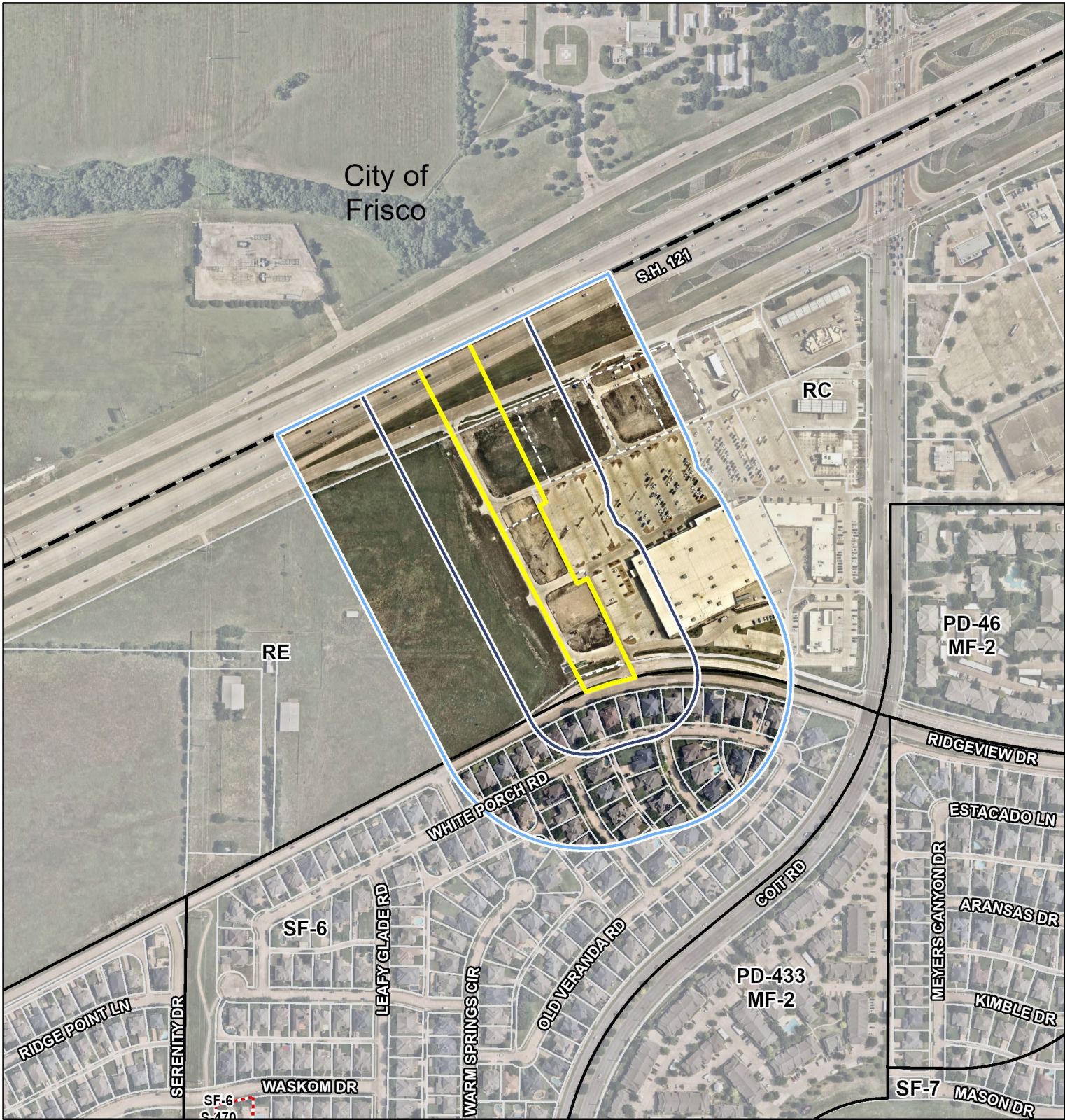
DESCRIPTION: Request to rezone **from** Regional Employment **to** Regional Commercial on 4.5 acres located on the south side of State Highway 121, 1,335 feet west of Coit Road. Located within the State Highway 121 and Expressway Corridor Overlay Districts. Tabled August 18, 2025. Project #ZC2025-009.

EXECUTIVE SUMMARY

The applicant is requesting to rezone the subject property from Regional Employment (RE) to Regional Commercial (RC) to allow for retail use of the property permitted in the RC district. Major topics of consideration in this request include:

- RE and RC Zoning – The RE and RC districts are intended to work in conjunction with each other along State Highway 121 and the Dallas North Tollway, with RE primarily allowing office and limited manufacturing uses along the corridors and RC intended to provide retail and service uses at appropriate nodes. Although the rezoning request could be seen as a minor adjustment of zoning district boundary lines, the RC zoning was previously expanded in 2016 and there is already significant land at this intersection developed with retail uses. Rezoning the subject property from RE to RC would effectively allow an additional retail pad site in this shopping center.
- Zoning for Retail Uses – The request to allow additional retail uses is inconsistent with the recommendations of studies regarding the excess of retail zoning in Plano, including the *Retail Study of Underperforming and Vacant Retail Areas*, *City of Plano Shopping Center Review*, and *Housing Value Retention Analysis*. Rezoning the subject property from RE to RC would further contribute to the overabundance of retail zoning within the city.
- Conformance to the Comprehensive Plan – The request is generally consistent with the Expressway Corridors (EX) future land use category of the Future Land Use Map; but, similar to the retail studies listed above, it is inconsistent with the Redevelopment of Regional Transportation Corridors Policy, the Revitalization of Retail Shopping Centers Policy, and Land Use Policy Action 4 (LU-4) of the Comprehensive Plan.

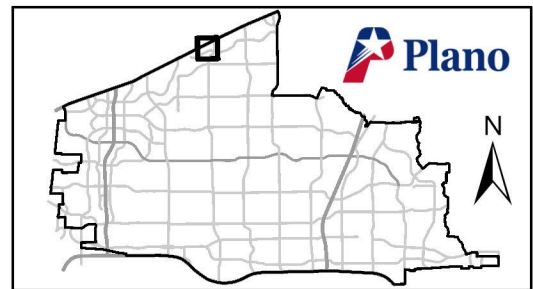
For these reasons, staff recommends denial of the request.



Project Number: ZC2025-009

Existing Zoning: Regional Employment and located within the State Highway 121 and Expressway Corridor Overlay District

Proposed Zoning: Regional Commercial and located within the State Highway 121 and Expressway Corridor Overlay District



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

0 330 660 1,320
Feet

Source: City of Plano

STAFF PRELIMINARY REPORT – INTRODUCTORY REMARKS

The applicant is requesting to rezone the subject property from Regional Employment (RE) to Regional Commercial (RC) to allow for additional retail uses.

Existing Zoning District – Article 10.1100.1 of the Zoning Ordinance states the purpose of the RE district as follows:

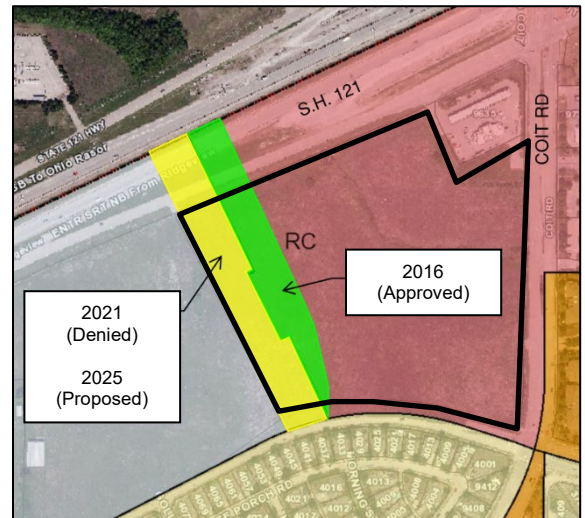
- *Regional Employment (RE): The RE district is a cultural district intended to provide for office and limited manufacturing uses in high visibility locations which are of regional cultural importance to the community due to its significance for generating economic investment that are consistent with the regional status of certain tollways and expressways serving Plano and surrounding communities. Some retail uses are also appropriate when developed in conjunction with the primary uses. The district's standards are designed to ensure compatibility between the various uses within a corridor and surrounding residential neighborhoods.*

Proposed Zoning District – Article 10.1200.1 of the Zoning Ordinance states the purpose of the RC district as follows:

- *Regional Commercial (RC): The RC district is a cultural district intended for use in conjunction with the RE district in high visibility locations which are of regional cultural importance to the community due its significance for generating economic investment. It provides for retail and services uses at appropriate nodes within the corridor of specified tollways and expressways serving Plano and surrounding communities, in addition to office and limited manufacturing uses. The district's standards are designed to ensure compatibility between various uses within a corridor and surrounding residential neighborhoods.*

Site History

- In 2000, approximately 550 acres along the State Highway 121 (SH 121) corridor were rezoned to a combination of RE and RC zoning districts to create a uniform set of standards along the SH 121 corridor east of Preston Road. RC nodes were located at major intersections with RE located in between, including an RC node at the intersection with Coit Road. The subject property and most of the SH 121 corridor were largely undeveloped at the time.
- In 2016, plans for the UCD Plano Coit shopping center were submitted for the southwest corner of State Highway 121 and Coit Road. When purchased for development in 2016, the property was part of a larger tract under single ownership with the current property immediately to the west. As part of this purchase and development, Zoning Case 2016-009 requested rezoning of a 2.4 acre portion of the property (shown in green on the map to the right) from RE to RC, which allowed lot lines to match the zoning boundaries on the concept plan for the new shopping center. The 4.5 acre, RE-zoned portion of the shopping center (shown in yellow) was proposed with a bank and



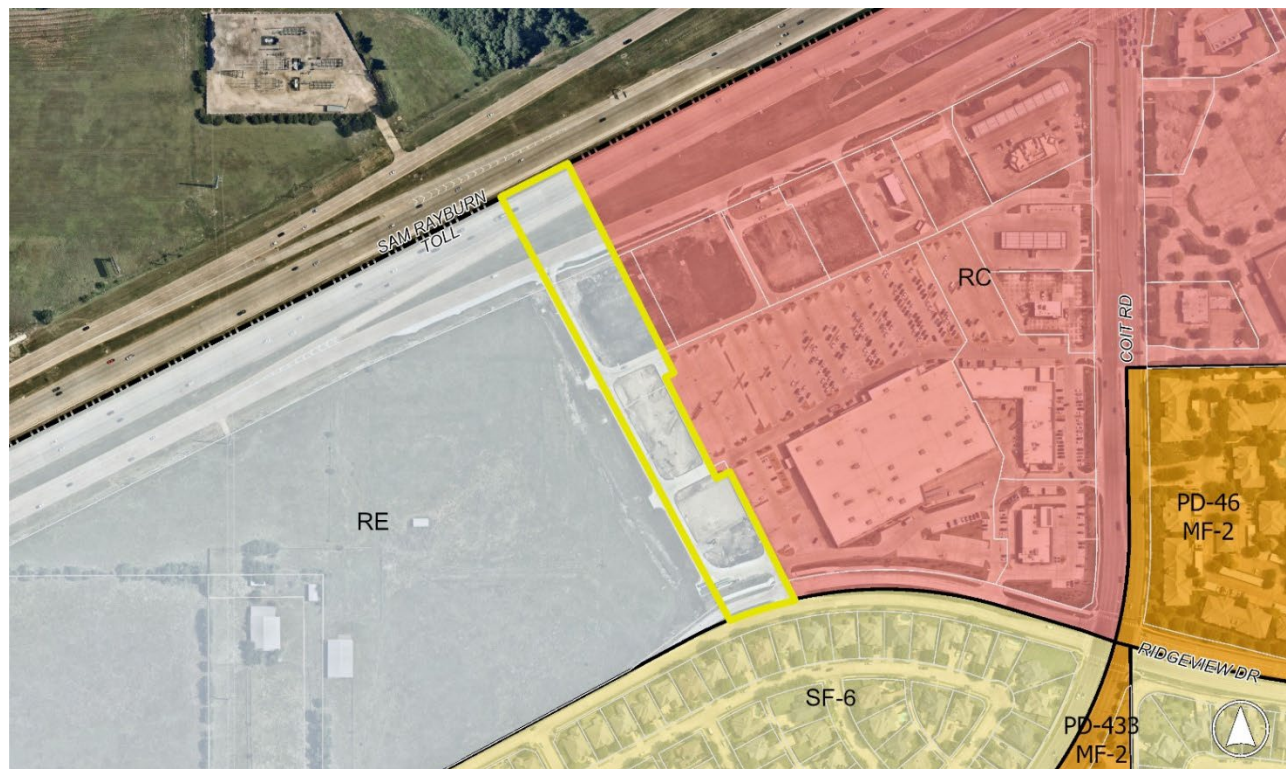
service uses consistent with the RE zoning. This zoning change was supported to create a rational zoning boundary, avoiding a curved zoning boundary across the shopping center.

- In 2021, the applicant requested to rezone 4.5 acres of the development (shown in yellow) from RE to RC to allow more retail use on the property. The Planning & Zoning Commission (Commission) denied the request, citing the city's excess of retail zoning. The case was not appealed to City Council.
- In 2025, the subject property includes two lots. A site plan for the multi-tenant personal service shop building was approved on the 1.9 acre southern lot along Ridgeview Drive. The northern 1.5 acre lot along State Highway 121 remains undeveloped.

Surrounding Land Use and Zoning

The property is currently undeveloped.

North	The properties to the north across State Highway 121 are located within the City of Frisco and are developed as a hospital, restaurant, and electrical substation.
East	The properties to the east are zoned Regional Commercial (RC) and are developed as a convenience store with fuel pumps, superstore, restaurants, and shopping center uses. Site plans for a car wash and additional restaurants with drive-throughs have been approved.
South	The properties to the south are zoned Single-Family Residence-6 (SF-6) and developed with single-family residence uses.
West	The property to the west is zoned Regional Employment (RE) and is used for agriculture.



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 – 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.*

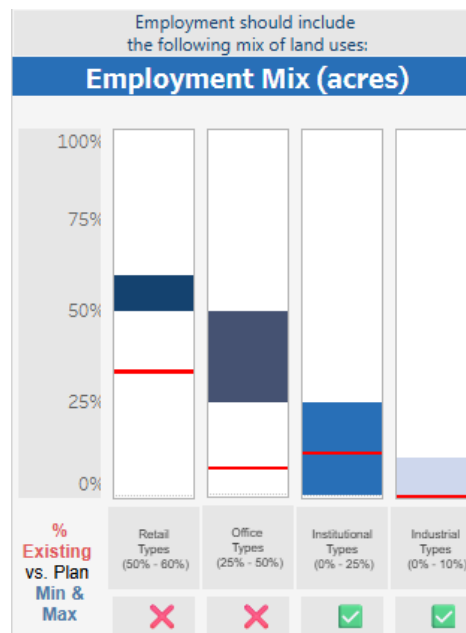
The request is consistent with the description of the EX category as a mix of uses that includes retail uses is supported within these areas. Additionally, the priorities of the EX category are not applicable to this request.



FLUM – EX Description and Priorities

Description		Meets
Priorities	#1: Redevelopment of US 75 Corridor	N/A
	#2: Protecting sensitive land uses in Environmental Health Areas	N/A
	#3: Limiting residential uses to redevelopment of underperforming commercial areas	N/A

[Mix of Uses](#) – The service uses on the most recent approved plans for this area were classified as retail types, not office types, consistent with the implementation practice of the Land Use and Housing Inventory. This results in no change to the mix of uses for this request. Regardless, both the office and retail types of employment uses are well below the target mix, though this is in part attributable to the large amount of undeveloped land in the corridor. Within the Expressway Corridors on 121 Future Land Use area, a significant portion of the Employment Mix is classified as Undeveloped-Employment (47%). This reflects latent capacity for future employment development based on existing employment-based zoning but is not intended to support the expansion of additional retail-oriented zoning, in accordance with the city’s retail policies and studies.



[Desirable Character Defining Elements in EX Designation](#) – The request is generally in alignment with the recommendations of the EX Character Defining Elements Dashboard. A concept plan was not submitted; therefore, the request was analyzed based on the standards of the Regional Commercial (RC) zoning district.

FLUM – EX Desirable Character Defining Elements			
Elements	Recommended	Applicant Proposal	Alignment
Building Height	1 to 20 Stories	Maximum 20 stories	Meets
Density	SF: 10 to 40 DUA MF: 20 to 75 DUA	N/A	N/A
Intensity	Moderate to High (50 to 100% Lot Coverage)	Maximum 50% to 70% lot coverage	Meets
Open Space	10% to 20% Passive Open Space	N/A	N/A
Parking Orientation	Structured parking preferable to surface lots	TBD	TBD
Block Pattern & Streetscape	Wide Blocks Corporate Commercial Streets	Wide Blocks	Meets
Multimodal Access: Automobiles	HIGH: Direct access from frontage roads/major streets	Direct access from the Sam Rayburn Tollway frontage road and a minor street	Meets
Multimodal Access: Transit	LOW: Served by bus at major intersections	Served by DART Far North Plano GoLink	Meets
Multimodal Access: Micromobility	MEDIUM: Connected to trails and bike routes	Connected to Bike Route #90 along Ridgeview Drive and 0.25 miles from Preston Ridge Trail	Meets
Multimodal Access: Pedestrians	LOW: Mostly served by perimeter sidewalks	Mostly served by perimeter sidewalks; however, there is a proposed Shared Use Path along Ridgeview Drive.	Meets

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.

[Redevelopment of Regional Transportation Corridors \(RTC\) 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 rezone the subject property to allow additional retail uses limits the types of uses along a prime intersection of the State Highway 121 corridor and is not supported by the recommendations of the city's retail studies which aim to revitalize excess underperforming retail throughout the city. Thus, the request is not in alignment with this policy.

[Revitalization of Retail Shopping Center \(RRSC\) Policy](#) – *Plano will encourage reinvestment, revitalization, and redevelopment of underperforming neighborhood retail corners to accommodate a viable combination of local commercial, retail, and entertainment uses. Where appropriate transitions can be maintained, redevelopment may present opportunities to introduce residential uses and improve access.*

The request to rezone the subject property to allow additional retail uses would expand retail zoning in the city, while the intent of the RRSC Policy is to reinvest, revitalize, and redevelop underperforming retail corners. Thus, the request is not in alignment with this policy.

[Land Use Policy, Action 4 \(LU4\)](#) – *Create regulations that incentivize the redevelopment and revitalization of underperforming retail and multifamily development.*

The request to rezone the subject property to allow additional retail uses would expand retail zoning in the city. This conflicts with the intent of LU4, which is to incentivize the redevelopment and revitalization of underperforming retail developments. Thus, the request is not in alignment with this policy.

[Retail Study of Underperforming and Vacant Retail Areas](#) and the [City of Plano Shopping Center Review](#)

The city has two studies pertaining to this request, the Retail Study of Underperforming and Vacant Retail Areas and the City of Plano Shopping Center Review, which identify Plano as having an overabundance of retail zoning resulting in commercial decline. The recommendations of these studies include limiting the extension of retail-zoned land and discouraging the development of new retail centers along major intersections in Plano. The request is inconsistent with these studies.

[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 adequately service the site and the proposed use.

Traffic – A TIA is not required for this rezoning request. The city or petitioner may be responsible for making proportional improvements on or off-site, consistent with the city's Street Design Standards.

Public Safety Response Time – Based upon existing personnel, equipment, and facilities, fire emergency response times will be sufficient to serve the site.

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 Meets Meets
Thoroughfare Plan Map Bicycle Transportation Plan Map Parks Master Plan Map	Not Applicable Not Applicable Not Applicable
Redevelopment of Regional Transportation Corridors Policy	Does Not Meet
Revitalization of Retail Shopping Centers Policy	Does Not Meet
Land Use Policy, Action 4 (LU4)	Does Not Meet
Retail Study of Underperforming & Vacant Retail Areas	Does Not Meet
City of Plano Shopping Center Review	Does Not Meet
Facilities & Infrastructure Policy	Meets

STAFF PRELIMINARY REPORT – ANALYSIS & RECOMMENDATION

Regional Employment (RE) and Regional Commercial (RC) – The RE and RC districts are identical in area, yard, and bulk requirements, as well as other development standards. However, the requested RC district allows for retail and restaurant uses by right, whereas the existing RE district places square footage limitations on retail and restaurant uses in order to provide a focus on employment uses. Although the rezoning request could be seen as a minor adjustment of zoning district boundary lines, there is already significant land available at this intersection and within the State Highway 121 corridor for retail uses.

Additional Pad Site – The existing RE zoning on the two, westernmost lots allow for development per the approved site plan (see attached) showing service uses, such as bank and personal service shop. As the personal service shop building is currently under construction, this zoning case is practically focused on the use of the 1.5 acre pad site along State Highway 121, which was proposed to be developed as a bank use in concept plans approved in 2016 and 2022. If the property is rezoned from RE to RC, then the undeveloped lot will likely be developed as a restaurant with a drive-through as opposed to a bank use, similarly to the four lots just east of the subject property. Per the Retail Design Guidelines, pad sites are generally defined as free-standing structures of less than 5000 square feet of floor area and should be limited to one per 5 acres of land area. If the rezoning is approved, the excess of pad sites in this retail corner will be increased.

Zoning for Retail Uses – The corner allows for a 22.5 acre shopping center under the existing RC zoning district. RC zoning allows similar uses to the Retail zoning district but contains standards unique for developing property “*within the corridor of specified tollways and expressways.*” Since at least 2003, City Council has adopted policies and studies to mitigate the excess retail zoning in the city, including funding retail revitalization programs and changing existing retail property rights to allow less intensive uses. Due to the overbuilding and over zoning of retail in Plano, the conversion of this property from the RE to the RC district directly contrasts with the city’s priorities for land use and zoning. Overall, it is not necessary or prudent to rezone property within this area to allow for the development of additional retail uses.

SUMMARY:

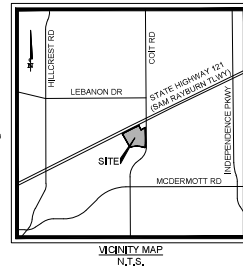
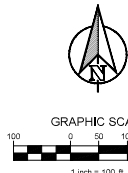
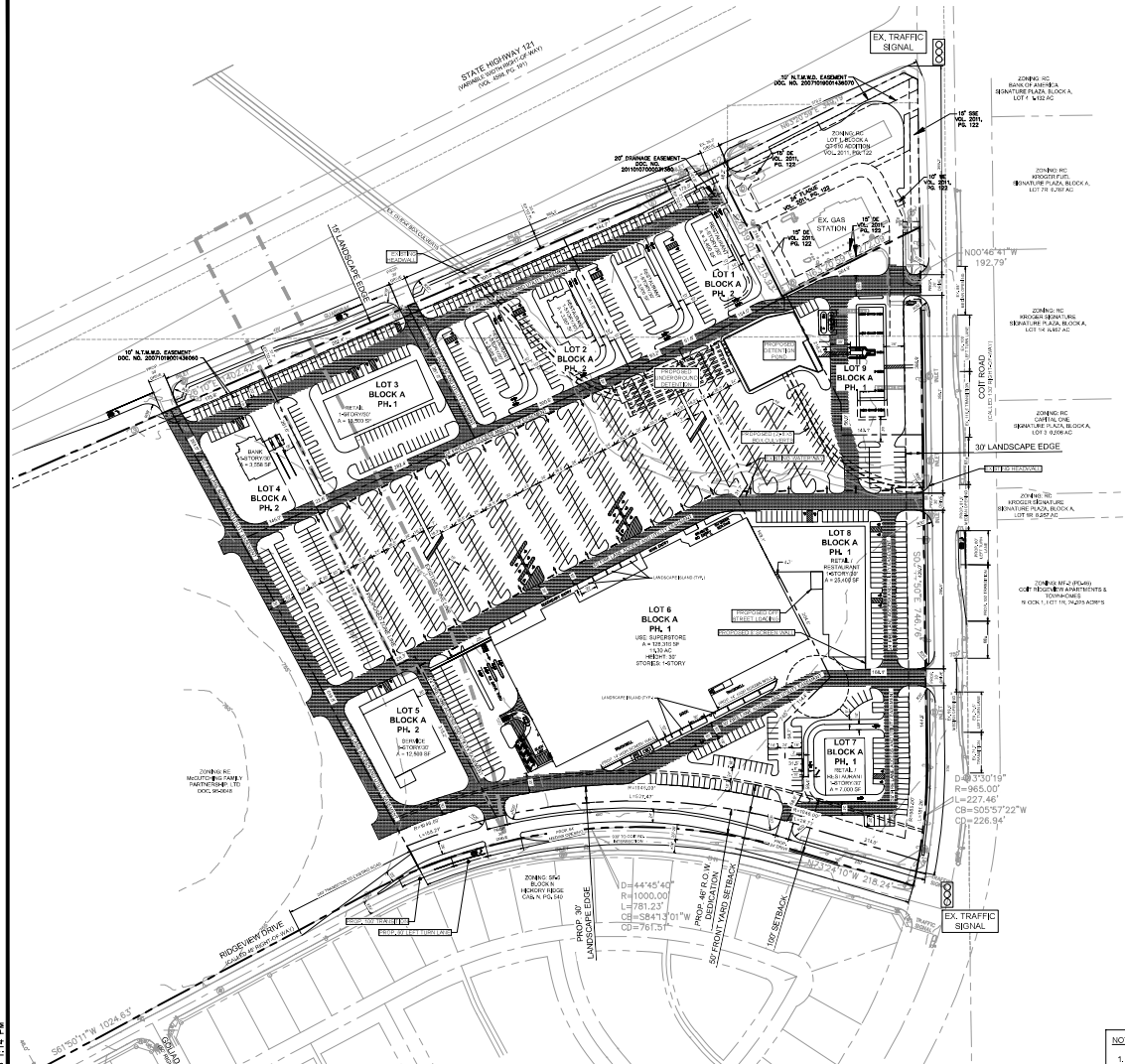
The applicant is requesting to rezone from RE to RC to allow for additional retail uses for the existing commercial development. The area has adequate retail development, and the request is not in conformance with the recommendations and policies of the Comprehensive Plan. For these reasons, staff is not in support of the request.

RECOMMENDATION:

Recommended for denial.



2016 Concept Plan - For Reference Only



- SITE PLAN GENERAL NOTES:**
1. BUILDINGS 6,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
 2. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
 3. HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
 4. FOUR-FOOT WIDE SIDEWALKS SHALL BE PROVIDED 25 FEET OFF OF THE PROPERTY LINE WITHIN THE RIGHTS-OF-WAY, UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR A MEANDERING SIDEWALK OR AN ALTERNATIVE DESIGN IS APPROVED BY THE CITY. BARRIER-FREE RAMPS, PER CITY STANDARDS, SHALL BE PROVIDED ON SIDEWALKS AT ALL CURB CROSSINGS.
 5. MECHANICAL UNITS, DUMPSTERS, AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 6. ALL STORAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTION DEPARTMENT.
 7. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
 8. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 9. BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE, AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES.
 10. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 4-406 OF THE CODE OF ORDINANCES.
 11. PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
 12. ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES MUST BE UNDER-GROUND WHERE REQUIRED.
 13. USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 3-1300 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.

SITE DATA SUMMARY TABLE										
	LOT 1 - BLOCK A	LOT 2 - BLOCK A	LOT 3 - BLOCK A	LOT 4 - BLOCK A	LOT 5 - BLOCK A	LOT 6 - BLOCK A	LOT 7 - BLOCK A	LOT 8 - BLOCK A	LOT 9 - BLOCK A	
ZONING	RC	RC	RC	RE	RE	RC	RC	RC	RC	
LAND USE	RESTAURANT	RESTAURANT	RETAIL	BANK	SERVICE	SUPERSTORE	RETAIL / RESTAURANT	RETAIL / RESTAURANT	FUEL	
LOT AREA:	1.80 ACRES (78,435.13 SF)	1.80 ACRES (78,394.79 SF)	1.89 ACRES (82,943.51 SF)	1.03 ACRES (44,970.38 SF)	2.29 ACRES (99,969.31 SF)	10.89 ACRES (471,943.91 SF)	1.52 ACRES (66,162.38 SF)	1.52 ACRES (66,162.38 SF)	1.39 ACRES (60,494.91 SF)	
BLDG FOOTPRINT AREA:	7,300 SF	8,100 SF	13,500 SF	3,500 SF	12,500 SF	128,316 SF	7,000 SF	25,400 SF	178 SF	
TOTAL BLDG AREA:	7,300 SF	8,100 SF	13,500 SF	3,500 SF	12,500 SF	128,316 SF	7,000 SF	25,400 SF	178 SF	
BLDG HEIGHT (STORY):	1 STORY	1 STORY	1 STORY	1 STORY	1 STORY	1 STORY	1 STORY	1 STORY	1 STORY	
BLDG HEIGHT TALLEST (BLDG ELEMENT):	30'	30'	30'	30'	30'	30'	30'	30'	30'	
LOT COVERAGE:	0.31%	0.28%	0.34%	0.24%	0.33%	30.27%	10.59%	10.59%	0.30%	
FLOOR AREA RATIO:	0.091	0.091	0.181	0.091	0.131	0.301	0.111	0.161	0.031	
PARKING RATIO:	RESTAURANT: 1/100	RESTAURANT: 1/100	RETAIL: 1/250	BANK: 1/100	RETAIL: 1/250	RETAIL: 1/250	50% RETAIL: 1/250 50% RETAIL: 1/100	50% RETAIL: 1/250 50% RETAIL: 1/100	FUEL: 6 MINIMUM	
PARKING REQUIRED:	73	81	54	35	125	513	40	178	6	
PARKING PROVIDED:	73	72	52	22	116	522	50	181	6	
ACCESSIBLE PARKING REQUIRED:	3	3	4	1	5	11	2	8	1	
ACCESSIBLE PARKING PROVIDED:	4	4	4	1	2	12	2	8	1	
PARKING IN EXCESS OF 100%:	0	0	32	9	90	0	0	0	0	

- NOTES:**
1. PROPERTY LIES WITHIN THE SH 121 OVERLAY DISTRICT.
 2. ALL DRIVES ARE SUBJECT TO TxDOT APPROVAL.

PLAN SUBJECT TO:
A. FIRE DEPARTMENT GRANTED A VARIANCE TO THE 150' HOSE LAY REQUIREMENT.

DEVELOPER:
UNITED COMMERCIAL DEVELOPMENT
CONTACT: ROBERT V. DORAZIL
7001 PRESTON RD, SUITE 410
DALLAS, TX 75206
PH: 214.224.4644

OWNER:
RONALD MCCUTCHEM FAMILY PARTNERSHIP
CONTACT: RONALD MCCUTCHEM
P.O. BOX 670307
DALLAS, TX 75207
PH: 214.750.7799

ARCHITECT:
CLAYMOORE ENGINEERING, INC.
CONTACT: MATT MOORE
1903 CENTRAL DR., SUITE #400
BEDFORD, TX 76021
PH: 817.291.2572

SURVEYOR:
PEISER & MARKIN SURVEYING, LLC
CONTACT: TIMOTHY R. MARKIN
603 E. DALLAS RD
GRAPEVINE, TX 76051
PH: 817.481.1308

APPROVED
APRIL 18, 2016
CITY OF PLANO
P&Z COMMISSION

EXPIRES
APRIL 18, 2018
CITY OF PLANO

CITY PROJECT # COP2015-008

CONCEPT PLAN:
UCD PLANO COIT AVENUE BLOCK A, LOTS 1 - 9
A PORTION OF CALLED 153.169 ACRES
MCCUTCHEM FAMILY PARTNERSHIP, LTD.
DOC. NO. 96-0048292

LEGAL DESCRIPTION:

COUNTY: CITY: STATE:
COLLIN CITY OF PLANO TEXAS

DATE: APRIL 12, 2016

CLAYMOORE ENGINEERING

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS
MATT MOORE
PH: 817.291.2572

SH 121 AND COIT RD
CITY OF PLANO, TX

CONCEPT PLAN

REVISION: 100
DRAWN: 100
CHECKED: 000
DATE: 4/12/2016

SHEET
SP-1

HY: 4/12/2016 1:14 PM
PLOT DATE: 4/12/2016 1:14 PM
LAST SAVED: 4/12/2016 1:14 PM
PLOTTED BY: 4/12/2016 1:14 PM
PROJECT: 2016-022 KROGER PLANO UCD 121 CONCEPT PLAN AND ZONING EXHIBIT 2016-04-11 - 121 & COIT CONCEPT PLAN.DWG



Diagram of a double container pad layout. The pad is 17' wide and 11'2" deep. It features two 8' metal gates at the ends and a 11'2" metal gate in the middle. The pad is labeled "DOUBLE CONTAINER PAD".

DUMPSTER - ENLARGED PLAN
NTS

ABBREVIATION LEGEND	
EX	EXISTING
PROP	PROPOSED
TYP	TYPICAL
SS	SANITARY SEWER
LS	LANDSCAPE AREA
ESMT	EASEMENT

CITY OF PLANO SITE PLAN GENERAL NOTES

2. BUILDINGS 600 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
3. BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
4. HANDICAPPED PARKING SPACES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
5. FOUR-FOOT SIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OFF OF THE PROPERTY LINE WITH THE RIGHT-OF-WAY.
6. CURB SIDEWALKS SHALL BE PROVIDED WITH A MINIMUM 5' WALKING SURFACE AND A MINIMUM 4" CURB. A MINIMUM 5' WALKING SURFACE MEANDEERING SIDEWALK OR AN ALTERNATIVE DESIGN IS ALLOWED. THE CURB SHALL BE CONCRETE PER CITY STANDARDS. SIDEWALKS SHALL BE PROVIDED ON SIDEWALKS AT ALL CURB CROSSINGS.
7. ALL REFRIGERATORS, DUMPSTERS, AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCES.
8. ALL STORAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTION DEPARTMENT.
9. APPROVAL OF THE ZONING BOARD IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
10. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCES.
11. BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPLETED AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES.
12. ALL OUTDOOR LIGHTS SHALL COMPLY WITH ILLUMINATION STANDARDS AND REQUIREMENTS OF THE CITY ZONING ORDINANCES.
13. PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
14. ELECTRICITY, TELEPHONE, CABLE, DISTRIBUTION AND SERVICE LINES MUST BE UNDERGROUND WHERE REQUIRED, AND SHALL CONFORM TO OPERATION, LOCATION, AND CONSTRUCTION STANDARDS OF THE NATIONAL ELECTRICAL CODE AND THE NATIONAL FIRE PROTECTION ASSOCIATION. ALL UTILITIES SHALL BE DEEPER THAN ANY EXISTING OR PROPOSED MATTER. FIRE, VIBRATION AND/OR OTHER PERFORMANCE CRITERIA SHALL BE MET.

WATER METER SCHEDULE					
SYMBOL	TYPE	SIZE	N.O.	WASTEWATER	REMARKS
	DOM.	2"	1	6"	PROPOSED
	IRR.	1"	1		PROPOSED

NOTES:

1. ALL UND
2. REF BU LOC
3. NO E GEN

SITE DATA SUMMARY TABLE	
Zone/ID	LOT # BLOCK A
Zone/ID	BE / R-1/21 1206BL
LAND USE	PERSONAL SERVICE SH
LOT AREA:	1.2M Acres (348,800 SF)
BUILD FOOTPRINT AREA:	13,000 SF
TOTAL BLDG AREA:	13,000 SF
BUILDING FOOTPRINT AREA:	13,000 SF
BUILDING HIGHEST TALLEST BLDG ELEMENT	30' +/-
TOT. COVERAGE:	13.7%
FLOOR AREA RATIO:	13.70 / 104.06
PARKING RATIO:	PERSONAL SERVICE SH 11.20/200
PARKING REQUIRED:	65
PARKING PROVIDED:	80
ACCESSIBLE PARKING PROVIDED:	5
ADDITIONAL PARKING PROVIDED:	0
PARKING IN EXCESS OF 10%:	18
PERMITS REQUIRED:	PERMITS REQUIRED FOR PROPOSED SHOPS
LANDSCAPE AREA EDGE PERMITTED:	4,218 SF
REQUIRED EXTERIOR LANDSCAPE AREA:	805 SF
ADDITIONAL EXTERIOR LANDSCAPE AREA PROVIDED:	9,773 SF
OTHER LANDSCAPE AREA (WITHIN PROPOSED LOT) EXTERIOR AREAS:	0 SF
TOTAL LANDSCAPE AREA:	14,726 SF
PERMEABLE PAVEMENT:	6,708 SF
OTHER PERMEABLE AREA:	0 SF
TOTAL PERMEABLE AREA:	6,708 SF
IMPERVIOUS AREA:	13,000 SF
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLAVORING:	50,252 SF
OTHER IMPERVIOUS AREA:	0 SF
TOTAL IMPERVIOUS AREA:	63,252 SF
TOTAL PERMEABLE + AREA TOTAL:	14,726 SF
TOTAL IMPERVIOUS + AREA TOTAL:	63,252 SF
TOTAL PERMEABLE + TOTAL IMPERVIOUS AREA + TOTAL AREA:	67,978 SF
LESS IMPERVIOUS CREDIT:	
NET PERMEABLE IMPERVIOUS:	63,252 SF

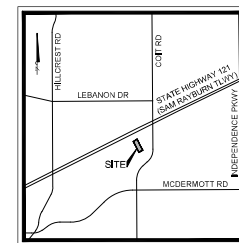
APPLICANT:
CLAYMOORE ENGINEERING, INC.
CONTACT: CLAY CRISTY
1903 CENTRAL DR., SUITE #408
BEDFORD, TX 76021
PH: 817.281.0572

DEVELOPER/OWNER:
COJT MARKETPLACE,
CONTACT: ROBERT V
7001 PRESTON RD, S
DALLAS, TX 75205
PH: 214.224.4644

SURVEYOR:
EAGLE SURVEYING, LLC
CONTACT: MASON DECKER
222 S. ELM ST, SUITE: 200
DENTON, TX 76021
PH: 940.222.3009

GRAPHIC SCALE





A horizontal number line with tick marks at 0, 20, 40, and 60. The segment from 0 to 20 is shaded black.



VICINITY

N.T.S.

REDUCTION

CONSTRUCTION SCHEDULE	
	FIRE LANE, ACCESS, & UTILITY EASEMENT
	PROPOSED FIRE LANE STRIPING PER CDOT STANDARDS
	PROPOSED PARKING COUNT
	LANDSCAPE AREA

UPDATED
APRIL 22, 2025

FLOODPLAIN NOTE

ACCORDING TO MAP NO. 46055-030566, DATED 07/20/01 OF THE NATIONAL FLOOD INSURANCE PROGRAM, THE FLOOD INSURANCE RATE MAP FOR COLLIER COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN NONHAZARDED ZONE 1. AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, IF THE PROPERTY IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING IN FLOOD EVENTS OF LESS THAN AN ANNUAL CHANCE FLOOD AND VLS OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MANMADE NATURAL CAUSES, THE FLOOD STATEMENT SHALL NOT CREATE LIABILITY THE PART OF THE SURVEYOR.

FOR STAFF USE:

APPROVED
MARCH 28, 2025
CITY OF PLANO
PLANNING DEPARTMENT
PLANNER: JIK

EXPIRES
MARCH 28, 2023
CITY OF PLANO

CITY PROJECT # SP2024-019 SITE PLAN

SITE PLAN
UCD PLANO COIT ADDITION, LOT 8, BLOCK A

LEGAL DESCRIPTION:
LOT 8 BLOCK A OF THE UCD PLANO COIT ADDITION

PLAT BOOK 2023 PG 540-542 P.J.C.C.T
JOHN WHEELER SURVEY ABSTRACT NO 1029

CITY OF PLANO, COLLIN COUNTY, TEXAS
OCTOBER 2023
ACREAGE 1.04 ACRES

CITY:

CITY OF PLANO

DATE: April 04, 2005

CLAYMOORE
ENGINEERING

**UCD LOT 8
SH 121 AND COIT RD
PLANO, TEXAS**

FINAL SITE PLAN

SP-1

DESIGN:	PG
DRAWN:	PG
CHECKED:	CLC
DATE:	4/21/2025
SHEET	
SP-1	