

**DATE:** October 2, 2018  
**TO:** Honorable Mayor & City Council  
**FROM:** John Muns, Chair, Planning & Zoning Commission  
**SUBJECT:** Results of Planning & Zoning Commission Meeting of October 1, 2018

**AGENDA ITEM NO. 3A - PUBLIC HEARING  
ZONING CASE 2018-002  
APPLICANT: GRANITE PROPERTIES**

Request to rezone 93.5 acres located at the southeast corner of State Highway 121 and the Dallas North Tollway **from** Central Business-1 **to** Planned Development-Central Business-1 in order to modify development standards. Zoned Central Business-1 and located within the State Highway 121 and Dallas North Tollway Overlay Districts with Specific Use Permits #647 and #648 for Vehicle Leasing and Renting. Tabled August 20, 2018, and September 4, 2018. Project #ZC2018-002.

**APPROVED:** 8-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**STIPULATIONS:**

<b>Speaker Card(s) Received</b>	<b>Support:</b> <u>1</u>	<b>Oppose:</b> <u>0</u>	<b>Neutral:</b> <u>0</u>
<b>Letters Received Within 200' Notice Area:</b>	<b>Support:</b> <u>1</u>	<b>Oppose:</b> <u>0</u>	<b>Neutral:</b> <u>0</u>
<b>Petition Signatures Received:</b>	<b>Support:</b> <u>0</u>	<b>Oppose:</b> <u>0</u>	<b>Neutral:</b> <u>0</u>
<b>Other Responses:</b>	<b>Support:</b> <u>0</u>	<b>Oppose:</b> <u>0</u>	<b>Neutral:</b> <u>0</u>

Recommended for approval as follows:

Restrictions:

The permitted standards must be in accordance with the Central Business-1 (CB-1) zoning district, unless otherwise specified herein.

1. Street trees must be provided at a rate of one 4-inch caliper tree per 35 feet of street frontage. Exact spacing and location of street trees must be determined at the time of site plan approval.
2. The following uses are prohibited:
  - a. Cemetery/Mausoleum
  - b. Mini-warehouse/Public Storage

- c. Motorcycle Sales/Service
- d. Mortuary/Funeral Parlor
- e. Railroad Freight Depot or Dock
- f. Service Yard
- g. Sewage Treatment Plant
- h. Vehicle Dealer (New)
- i. Vehicle Dealer (Used)
- j. Vehicle Parts Sales (Inside)
- k. Vehicle Repair (Major)
- l. Vehicle Storage
- m. Water Treatment Plant
- n. Warehouse/Distribution Center

3. Parking Regulations:

- a. Except for hotel/motel uses, off-street parking for all nonresidential uses must be provided at a minimum of 1 space for each 355 square feet. Off-street parking for hotel/motel uses must be provided at a rate of 1.25 spaces for each room, unit, or guest accommodation.
- b. Required off-street parking for any lot must be provided within the same block as the lot. The blocks are defined as follows:
  - i. Block A - Northeast corner of Baltic Blvd. and the Dallas North Tollway, south of Granite Pkwy. and west of Parkshore Dr.
  - ii. Block B - Southeast corner of the Dallas North Tollway and S.H. 121, north and west of Granite Parkway.
  - iii. Block C - Northwest corner of Parkshore Drive and Parkwood Boulevard, east of Granite Parkway, 1,255 feet south of S.H. 121.

4. Signage Regulations - In addition to signs permitted by Article 22 (Signs) of the Zoning Ordinance, the following additional signs and/or revised sign definitions and standards are permissible. Except as modified below, General Business, Freestanding Identification, and Multipurpose Signs must meet the requirements of the S.H. 121 Overlay District Sign Requirements.

- a. Directional Signs - Must not contain advertising and must be specifically directional in nature but may contain the names of destinations within the planned development district.
  
- b. Directory Map
  - i. A directory map is defined as a noncommercial map used to provide wayfinding information for pedestrians within the planned development district.
  - ii. Directory maps may be freestanding, mounted to walls, mounted to vertical supports, incorporated into kiosks or anchored within the public right-of-way.
  
- c. Electronic Changeable Wall Signs
  - i. An electronic changeable wall sign is a type of multipurpose wall sign that displays static images that change message or copy by programmable electronic processes. Electronic changeable wall signs may be mounted on the wall of a building or parking garage.
  - ii. Electronic changeable wall signs must not exceed 300 square feet in size.
  - iii. Electronic changeable wall signs are exempt from Sections 22.300.1.B and 22.300.2.F.
  - iv. A maximum of 2 electronic wall signs are permitted. The signs are limited to 1 per street frontage and must be placed along the Dallas North Tollway or S.H. 121.
  - v. Electronic changeable wall signs may only be used to advertise tenants, owners, uses, and any other product or services within the planned development district.
  
- d. Freestanding Identification Signs
  - i. Freestanding identification signs along the Dallas North Tollway, S.H. 121, Granite Pkwy., and Parkshore Dr. must be monument signs only, must not exceed 150 square feet in area, and must not exceed 12 feet in height.
  - ii. Freestanding identification signs must be placed a minimum of 10 feet from the front property line, 10 feet from adjoining private property lines, and must maintain a minimum distance of 30 feet between signs.

e. General Business Signs

- i. General business signs along the Dallas North Tollway, S.H. 121, Granite Pkwy., and Parkshore Dr. must be monument signs only, and must not exceed 100 square feet in area and 12 feet in height.
- ii. General business signs must be placed a minimum of 10 feet from the front property line, 30 feet from adjoining private property lines, and must maintain a minimum distance of 60 feet between signs.

f. Kiosks

- i. Freestanding kiosk structures are allowed on individual lots. Kiosks are limited to a maximum of 10 feet in height. Visibility requirements must be met for drives and streets.
- ii. Kiosks may display directory maps, artwork, or messages that pertain to the planned development district or special events, and may display commercial advertising signs.
- iii. Signage on kiosks must not exceed 60 square feet in area. For multiple-sided kiosks, the gross surface area of each side must not exceed 2 times the allowable square footage divided by the number of sign faces.
- iv. A maximum of 8 freestanding kiosks may be installed in the planned development district, with a maximum of 4 installed per block.

g. Multipurpose Signs

- i. Multipurpose signs must be monument signs only, must not exceed 225 square feet in area, and must not exceed 15 feet in height.
- ii. Multipurpose signs must be placed a minimum of 10 feet from the front property line, 10 feet from adjoining private property lines, and must maintain a minimum distance of 30 feet between signs.
- iii. Multipurpose signs are exempt from Section 22.300.2.F.

h. Unified-lot Signs - For purposes of this planned development district, all lots will be considered contiguous, including lots separated by rights-of-way owned by the city in fee.

i. Wall Signs - Must be in accordance with Section 22.300.1.B, with the following exceptions:

- i. Multistory office wall signs must be limited to three signs per elevation. This provision does not apply to the ground and second floors; and

- ii. The ground and second floors in a multistory office building must have signage regulated by Section 22.300.1.C.ii.

**FOR CITY COUNCIL MEETING OF:** October 8, 2018 (To view the agenda for this meeting, see [www.plano.gov](http://www.plano.gov))

**PUBLIC HEARING - ORDINANCE**

EM/ks

xc: David Cunningham, Granite Properties  
Joe Hilliard, Boka Powell  
Jeanna Scott, Building Inspections Manager

<https://goo.gl/maps/jj1P3KrSra62>