

**DATE:** September 09, 2020

**TO:** Honorable Mayor & City Council

**FROM:** John Muns, Chair, Planning & Zoning Commission

**SUBJECT:** Results of Planning & Zoning Commission Meeting of September 08, 2020

**AGENDA ITEM NO. 3A - PUBLIC HEARING**

**ZONING CASE 2020-022**

**APPLICANT: PEBBLECREEK REAL ESTATE II, LLC**

Request to amend Specific Use Permit No. 370 for Day Care Center to add Private School on 2.8 acres located on the east side of Coit Road, 730 feet north of Hedgcoxe Road. Zoned Retail with Specific Use Permit No. 370 for Day Care Center. Project #ZC2020-022.

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

Speaker Card(s) Received Support: 0 Oppose: 0 Neutral: 0

Letters Received Within 200' Notice Area: Support: 0 Oppose: 1 Neutral: 0

Petition Signatures Received: Support: 0 Oppose: 0 Neutral: 0

Other Responses: Support: 0 Oppose: 0 Neutral: 0

**STIPULATIONS:**

Recommended for approval as follows with the following stipulations:

1. ~~A reduction of the number of children in the day care center to meet the parking requirements for the center.~~ Maximum number of children for the private school and day care center combined: 515
2. Maximum number of students for the private school: 49
3. Private school students must be under 14 years of age on September 1st of the school year.

**FOR CITY COUNCIL MEETING OF:** September 28, 2020 (To view the agenda for this meeting, see [www.plano.gov](http://www.plano.gov))

**PUBLIC HEARING - ORDINANCE**

MR/amc

xc: Pardeep Kohli, Pebblecreek Real Estate II, LLC  
Steven Homeyer, PE, Homeyer Engineering  
Jeanna Scott, Building Inspections Manager

<https://goo.gl/maps/cM898CVpsUrnz4KK9>

CITY OF PLANO  
PLANNING & ZONING COMMISSION

September 8, 2020

**Agenda Item No. 3A**

**Public Hearing:** Zoning Case 2020-022

**Applicant:** Pebblecreek Real Estate II, LLC

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**DESCRIPTION:**

Request to amend Specific Use Permit No. 370 for Day Care Center to add Private School on 2.8 acres located on the east side of Coit Road, 730 feet north of Hedgcoxe Road. Zoned Retail with Specific Use Permit No. 370 for Day Care Center. Project #ZC2020-022.

**BACKGROUND:**

The subject property is currently developed as a day care center. The applicant is requesting to amend Specific Use Permit No. 370 for Day Care Center to add Private School to accompany the day care center.

The Zoning Ordinance defines day care center as an operation other than public, parochial, or private school providing care for seven or more children under 14 years of age for less than 24 hours per day at a location other than a residence. Private school is defined as a school under the sponsorship of a private agency or corporation other than a public or religious agency, having a curriculum generally equivalent to public elementary or secondary school.

The subject property is zoned Retail (R). The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesale or warehousing. The R district permits both day care center and private school with a Specific Use Permit (SUP).

The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district, which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established. Section 6.100 (Specific Use Permits) of Article 6 (Specific Use Permits and Certificates of Occupancy) states the following:

*“The Planning & Zoning Commission in considering and determining its recommendations to the City Council on any request for a specific use permit may require from the applicant plans, information, operating data, and expert evaluation concerning the location, function, and characteristics of any building or use proposed. The City Council may, in the interest of the public welfare and to insure compliance with this ordinance, establish conditions of operation, location, arrangement, and type and manner of construction of any use for which a permit is authorized. In authorizing the location of any of the uses listed as specific use permits, the City Council may impose such development standards and safeguards as the conditions and locations indicate important to the welfare and protection of adjacent property from noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, offensive view, traffic, or other undesirable or hazardous conditions.”*

## History

Specific Use Permit for No. 370 for Day Care Center was approved in 1998 with a parking stipulation. The stipulation required that the number of children be reduced to meet the parking requirements of the subject property. This stipulation was added to ensure the parking complied with city standards because the original proposal was not able to provide necessary parking on-site. The final site plan, approved in 2000, shows a two-story, 24,200 square-foot day care center building, with a maximum capacity of 515 children, which had been reduced per the SUP restriction. Parking has been constructed to meet the maximum capacity of the building.

The applicant submitted a request for a Certificate of Occupancy (CO) in June 2020 when they purchased the property. While reviewing the CO request, staff noted the property was being used as a private school without an SUP for that use. To allow the facility to continue to operate, the applicant is requesting to amend S-370 to add Private School as an allowed use.

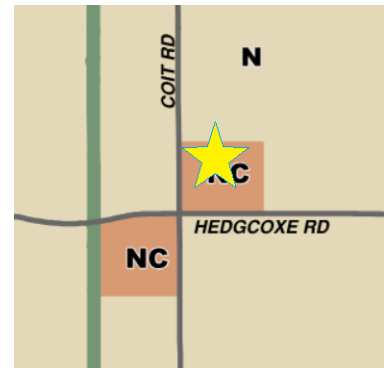
## Surrounding Land Use and Zoning

North	Single-family residences zoned Single-Family Residence-6 (SF-6).
West	Immediately adjacent to the subject property is a veterinary clinic zoned Retail (R). To the west, across Coit Road, are single-family residences zoned Two-Family Residence (2F).
East	Single-family residences zoned Single-Family Residence-6 (SF-6).
South	Post office, car wash, and vehicle repair minor zoned R with S-604 for Commercial Antenna Support Structure.

## Conformance to the Comprehensive Plan

**Future Land Use Map** - The Future Land Use Map of the Comprehensive Plan designates the subject property as Neighborhood Center (NC).

*The Neighborhood Center future land use category applies to corner retail sites along major arterials. Redevelopment of existing retail centers is strongly encouraged and should reduce retail square footage, focus on quality design and pedestrian access, and increase the mix of uses. Neighborhood Center uses are typically located in low-rise buildings with retail, service, and office uses that serve the adjacent neighborhoods. The introduction of residential uses within Neighborhood Centers is recommended where it can be accomplished in a context-sensitive manner and integrated into the center. When residential is introduced, single-family uses are desired for compatibility with existing adjacent neighborhoods. Neighborhood centers will be based on the concepts of mixed-use, community design, and transit-oriented design, where possible. Adequate building setbacks must be considered when development is proposed near neighborhoods. Useable open space will be included within the centers to create active and interesting public spaces.*



The NC designation supports a mix of uses including retail, service, and office uses that serve the adjacent neighborhoods. The private school use increases the mix of uses within the area and will serve the surrounding neighborhoods. The proposed limitations on the number of students will make the private school uses secondary to the day care center. This request is in conformance with the NC designation.

**Growth and Change Map** - The Growth and Change Map designates the subject property as Improve and Refine (IR).

*These areas are expected to experience moderate changes through infill, reuse, and redevelopment.*

The proposed use would allow the applicant to add a private school to the existing facility. With the limitations on the number of students, this change would be a minor addition to the subject property. This request is in conformance with the IR designation.



## Private School Use

Schools are a typical land use located within and adjacent to neighborhoods in Plano. Schools offering primary curriculum are usually sited on parcels of land within proximity to residential areas. The location of the property adjacent to residential neighborhoods, its access to public streets, and separation from adjacent neighborhoods to the north and east by a masonry screening wall and alleys indicate this location is appropriate for a private school use. Additionally, the proposed restrictions are intended to mitigate potential impacts of the private school use by limiting the age and number of students.

### Proposed Amendment to SUP Restrictions:

The applicant is proposing the following amendments to the restrictions of Specific Use Permit No. 370 as discussed in their attached letter and noted below:

1. ~~A reduction of the number of children in the day care center to meet the parking requirements for the center.~~ Maximum number of children for private school and day care center combined: 515
2. Maximum number of students for private school: 49
3. Students must be under 14 years of age on September 1st of the school year.

The current building and on-site parking can accommodate 515 children, therefore, the current restriction is no longer necessary. The applicant is requesting to include 49 private school students under age 14. The current stipulation on parking is being removed and replaced with more specific restrictions which confirm the maximum number of children per the site plan.

The Texas Education Code uses September 1st of the school year as the school-year-age cutoff date. The applicant is proposing to clarify the permitted age of students to align with the state regulations. The proposed stipulations are intended to respect the adjacent residential neighborhoods by continuing to limit the total number of children to 515 while allowing for the addition of the private school use in limited capacity. Staff is in support of the proposed stipulations.

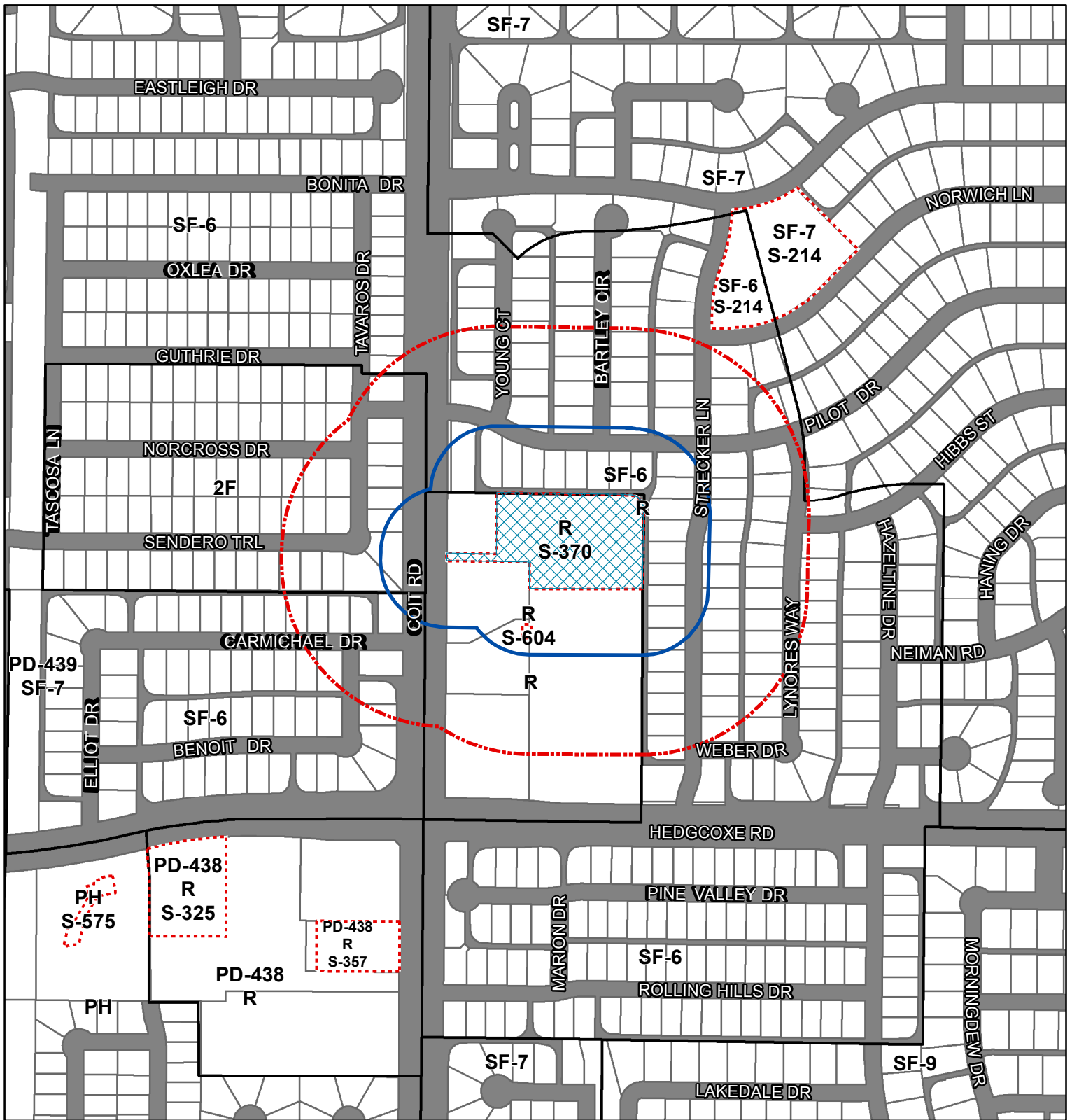
### **SUMMARY:**

The property owner is requesting to amend Specific Use Permits No. 370 for Day Care Center to add Private School. The request is in conformance with the recommendations of the Comprehensive Plan. The applicant is proposing stipulations to limit the number of children consistent with the existing capacity limitations which apply today and to clarify the proposed private school operations. Staff is in support of this request.

**RECOMMENDATION:**

Recommended for approval as follows with the following stipulations:

1. ~~A reduction of the number of children in the day care center to meet the parking requirements for the center.~~ Maximum number of children for the private school and day care center combined: 515
2. Maximum number of students for the private school: 49
3. Private school students must be under 14 years of age on September 1st of the school year.

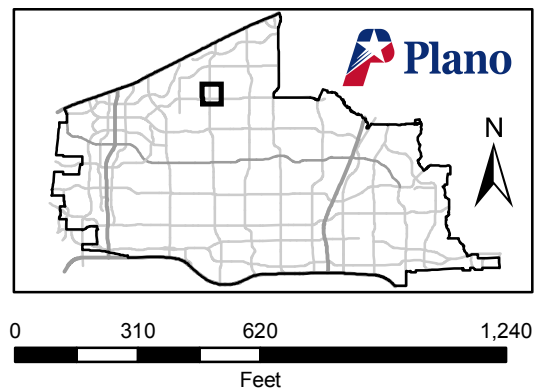


Zoning Case: 2020-022

Existing Zoning: Retail with Specific Use Permit No. 370 for Day Care Center

Proposed Zoning: Amend Specific Use Permit No. 370 for Day Care Center to add Private School

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







BONITA DR

OXLEY DR

GUTHRIE DR

TAVAROS DR

YOUNG CT

BARTLEY CIR

NORWICH LN

NORCROSS DR

PILOT DR

SENDERO TR

COT RD

STRECKER LN

LYNORES WAY

CARMICHAEL DR

LIEBERT DR

BENOIT DR

WEBER DR

HEDGCOXE RD



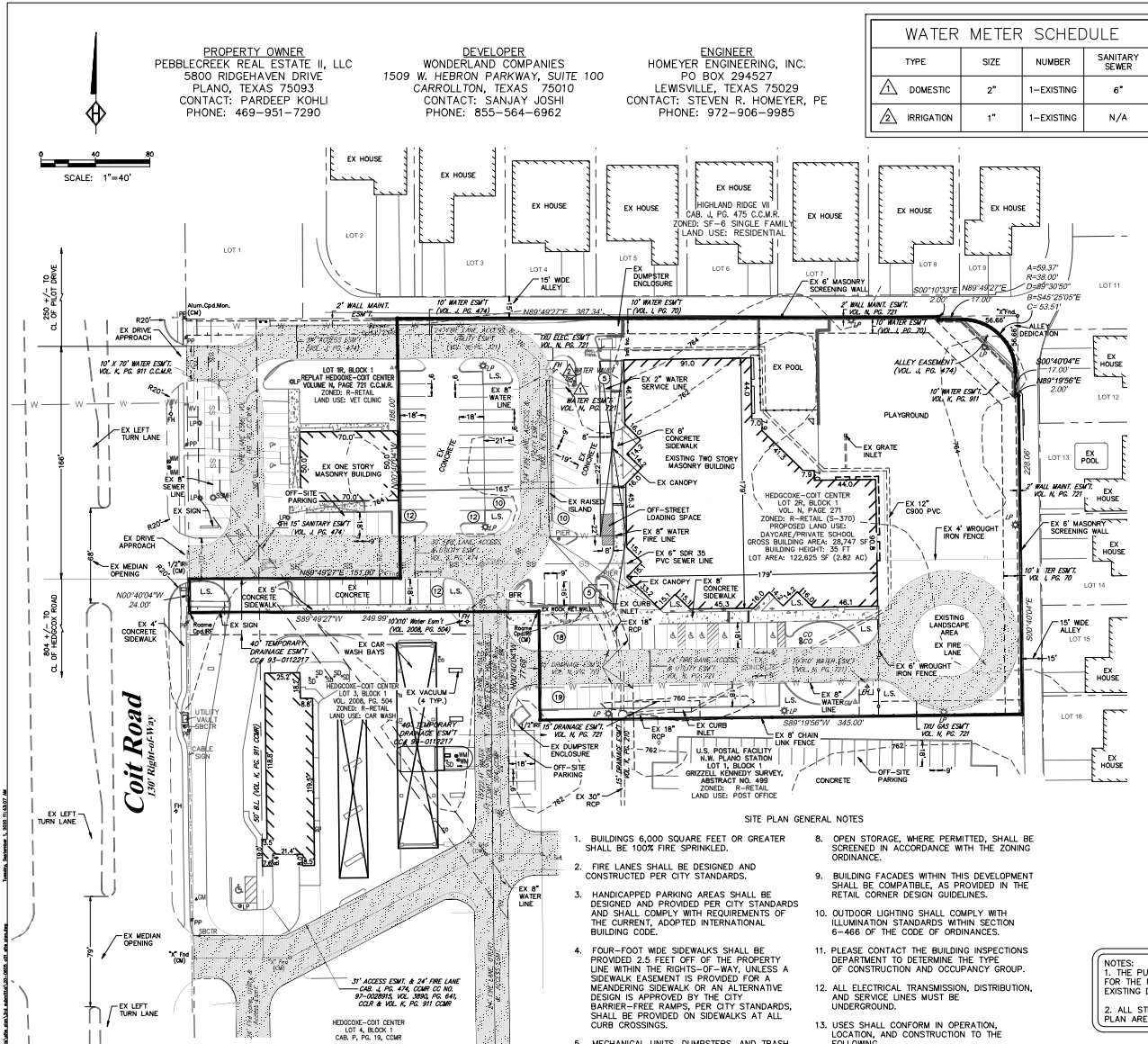
Zoning Case 2020-022

Area of Request



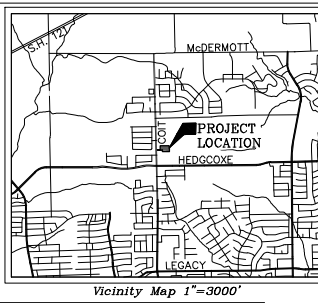






WATER METER SCHEDULE			
TYPE	SIZE	NUMBER	SANITARY SEWER
DOMESTIC	2"	1-EXISTING	6"
IRRIGATION	1"	1-EXISTING	N/A

LEGEND	
I.R.F.	IRON ROD FOUND
I.R.S.	IRON ROD SET
X"	CUT X IN CONCRETE
F.C.P.	FENCE CORNER POST
#	ASPHALT
⊙	TELEPHONE MANHOLE
⊙	POWER POLE
⊙	LIGHT POLE
⊙	WATER VALVE
⊙	SANITARY SEWER MANHOLE
⊙	FIRE HYDRANT
⊙	WATER METER



SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
ZONING	R-RETAIL W/ (S-370)
LAND USE	DAYCARE / PRIVATE SCHOOL
LOT AREA	122,625 SF (2.82 AC)
BUILDING FOOTPRINT AREA (SF)	24,200 SF
TOTAL BUILDING AREA (SF)	28,747 SF
BUILDING HEIGHT (# STORIES)	2-STORY
BUILDING HEIGHT (FT)	35 FT
LOT COVERAGE (%)	13.90 %
FLOOR AREA RATIO	0.139:1
EXISTING OPEN STORAGE (SF)	0 SF
PROPOSED OPEN STORAGE (SF)	0 SF
PARKING	
PARKING RATIO (DAYCARE)	466 CHILDREN @ 1 SPACE / 5 CHILDREN
REQUIRED PARKING (DAYCARE)	94 SPACES
PARKING RATIO (PRIVATE SCHOOL)	49 STUDENTS @ 1 SPACE / 15 STUDENTS
REQUIRED PARKING (PRIVATE SCHOOL)	4 SPACES
REQUIRED PARKING (TOTAL)	98 SPACES
PROVIDED PARKING (TOTAL)	103 SPACES
ACCESSIBLE PARKING REQUIRED	5 SPACES
ACCESSIBLE PARKING PROVIDED	5 SPACES
PARKING IN EXCESS OF 110% OF REQUIRED PARKING	0 SPACES
LANDSCAPE AREA (INCLUDING TURF AREAS)	
LANDSCAPE EDGE AREA PROVIDED (SF)	240 SF
REQUIRED INTERIOR LANDSCAPE AREA (SF)	816 SF
ADDITIONAL INTERIOR LANDSCAPE AREA PROVIDED (SF)	0 SF
OTHER LANDSCAPE AREA WITHIN THE LOT INCLUDING STORM WATER CONSERVATION AREAS (SF)	0 SF
TOTAL LANDSCAPE AREA (SF)	1,056 SF
PERMEABLE AREA (NOT INCLUDING LANDSCAPING OF TURF AREAS)	
PERMEABLE PAVEMENT (SF)	0 SF
OTHER PERMEABLE AREA WITHIN THE LOT NOT INCLUDING LANDSCAPING OR TURF AREAS (SF)	56,865 SF
TOTAL PERMEABLE AREA (SF)	56,865 SF
IMPERVIOUS AREA	
BUILDING FOOTPRINT AREA (SF)	24,200 SF
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK (SF)	40,504 SF
OTHER IMPERVIOUS AREA	0 SF
TOTAL IMPERVIOUS AREA	64,704 SF
SUM OF TOTAL LANDSCAPE AREA + TOTAL PERMEABLE AREA + TOTAL IMPERVIOUS AREA (SF)	122,625 SF

SITE PLAN GENERAL NOTES

- BUILDINGS 6,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
- FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
- HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
- FOUR-FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.5 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.
- MECHANICAL UNITS, DUMPSTERS, AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- ALL SIGNAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTIONS DEPARTMENT.
- APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE, AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES.
- OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 6-466 OF THE CODE OF ORDINANCES.
- PLEASE CONTACT THE BUILDING INSPECTIONS DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
- ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES MUST BE UNDERGROUND.
- USES SHALL CONFORM IN OPERATION, LOCATION AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN ARTICLE 24 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARD MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.

NOTES:  
1. THE PURPOSE OF THIS REVISED SITE PLAN IS TO ALLOW FOR THE USE OF A PRIVATE SCHOOL IN ADDITION TO THE EXISTING DAYCARE CENTER.  
2. ALL STRUCTURES AND PAVEMENT SHOWN ON THIS SITE PLAN ARE EXISTING.

PRELIMINARY PLANS  
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.  
STEVEN R. HOMEYER, PE # 86942  
DATE: 09/01/2020

APPROVED  
SUBJECT TO STIPULATIONS  
September 8, 2020  
CITY OF PLANO  
P&Z COMMISSION  
EXPIRES  
September 8, 2022  
CITY OF PLANO

PROJECT NUMBER: RSP2020-045  
REVISED SITE PLAN  
PEBBLECREEK MONTESSORI SCHOOL  
HEDGECOKE-COIT CENTER  
LOT 2R, BLOCK 1  
2.82 ACRES  
GRIZZLE KENNEDY SURVEY  
ABSTRACT NO. 499  
CITY OF PLANO  
COLLIN COUNTY, TEXAS  
SEPTEMBER 1, 2020

HOMEYER  
ENGINEERING, INC.  
TYPE FIRM REGISTRATION NO. F-8440  
P. 072-008-9985 PHONE 1-972-926-9987 FAX  
WWW.HETIUS.COM



PEBBLECREEK MONTESSORI SCHOOL  
HEDGECOKE-COIT CENTER  
LOT 2R, BLOCK 1  
CITY OF PLANO  
COLLIN COUNTY, TEXAS

SITE PLAN

DRAWN: DCU  
DATE: 08/07/2020  
HEI #: 20-0605  
SHEET NO:  
C1



THE CONTRACTOR SHALL CONTACT  
DIG-TESS AT 1-800-344-9377 A  
MINIMUM OF 48 HOURS PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION ACTIVITIES

# PEBBLECREEK

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## M O N T E S S O R I

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8104 Coit Road, Plano, TX 75025      972-908-3797

August 4, 2020

**Pebblecreek Montessori is requesting that our Specific Use Permit No. 370 for Day Care Center be amended to request a Specific Use Permit for a Private School. Please consider this letter to be a project plan for the amendment.**

- Pebblecreek Montessori is a high-fidelity private Montessori program. We serve children from 8 weeks through 6<sup>th</sup> grade. We are also a licensed childcare center for ages 0-12.
- Pebblecreek was founded in 2002 in Plano on Pebblecreek Court, with 90 children in five preschool classrooms and one elementary classroom. In August 2003, Pebblecreek purchased a second building located on Coit Road and moved the elementary students to their new facility.
- Pebblecreek Montessori moved to Old Custer Road in 2008. The school has served students as a private Montessori for nearly 20 years in Collin County.
- The school moved into its current location at 8104 Coit Road in 2017, under previous ownership.
- The property was previously occupied by Cambridge Academy, who also served (and continues to, at another location) children from infant through 12 years old. Cambridge initiated the first SUP when they built the property. The SUP is listed as a childcare facility. Under the previous ownership, the childcare center SUP was continued when Pebblecreek Montessori moved into the building.
- Pebblecreek Montessori acquired this building from Cambridge Academy in 2017 and started its operation in 2017. We as the current owners of the Pebblecreek Montessori acquired the operation of the school in December of 2019. When we applied for CO, We learned that private school was not listed as one of the uses in zoning and is different than the child care. Even though the majority of our operation is still child care, we still have two classrooms which we would like to use as Private School.
- We are applying for a Specific Use Permit as a private school to ensure there is no future discrepancy in our function.
- Our typical enrollment does not exceed 325 students total, of which less than 49 have been elementary.
- We have 28 total enrolled in the child care program currently.

Their ages are:

0-1: 1 child

1-3: 4 children

3-6: 14 children

6-12: 9 children

We have a few more enrolling in the coming months at each level, but this is our enrolled attendance today. The 9 children that are currently enrolled in the child care program from ages 6-12 will be in the private school program once it is approved. Prior to COVID, we had about 150

# PEBBLECREEK

## M O N T E S S O R I

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8104 Coit Road, Plano, TX 75025      972-908-3797

students, with about 20 of them being in the 6-12 private school program, and 20 in the 6-12 elementary aftercare program (which we have discontinued).

- **There is no change in the building structure, and no change in the ages or quantity of children served.** The only difference is that we employ certified teachers who teach a specialized Montessori curriculum. The elementary children who will attend our private school program are the same children eligible for our licensed child care.

**We propose the following stipulations:**

a. Maximum number of students: 49. This number must be combined with the number of day care center children and must not exceed a combined total of 515 children as restricted by Specific Use Permit No. 370 for Day Care Center.

b. Students must be under 14 years of age on September 1st of the school year.

**Thank you for your consideration.**

DocuSigned by:  
*Sanjay Joshi*  
693DB6B8059643B...

Sanjay Joshi  
Chief Executive Officer  
Pebblecreek Montessori

DocuSigned by:  
*Pardeep Kohli*  
4DABDF779CCA438...

Pardeep Kohli  
Property Manager  
Pebblecreek Real Estate, LLC