

**DATE:** December 2, 2014  
**TO:** Honorable Mayor & City Council  
**FROM:** Richard Grady, Chairman, Planning & Zoning Commission  
**SUBJECT:** Results of Planning & Zoning Commission Meeting of December 1, 2014

**AGENDA ITEM NO. 8 - PUBLIC HEARING  
ZONING CASE 2014-38  
APPLICANT: HARTMAN PRESTONWOOD LLC**

Request for Specific Use Permit for Automobile Leasing/Renting on 0.1± acre located 110± feet south of Plano Parkway and 680± feet east of Midway Road. Zoned Planned Development-112-Retail.

**APPROVED:** 7-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**STIPULATIONS:**

Recommended for approval subject to automobile leasing/renting permitted with a maximum of 25 vehicles.

**LETTERS RECEIVED WITHIN 200 FOOT NOTICE AREA:** **SUPPORT:** 1 **OPPOSE:** 0

**LETTERS RECEIVED OUTSIDE 200 FOOT NOTICE AREA:** **SUPPORT:** 0 **OPPOSE:** 0

**PETITION(s) RECEIVED:** N/A **# OF SIGNATURES:** N/A

**FOR CITY COUNCIL MEETING OF:** January 12, 2015 (To view the agenda for this meeting, see [www.planotx.gov](http://www.planotx.gov))

**PUBLIC HEARING - ORDINANCE**

ST/ks

xc: Ross Donahue, Hartman Prestonwood LLC  
Eric L Seles, EAN Holdings, LLC  
Wayne Snell, Permit Services Manager

<http://goo.gl/maps/1Lhro>

CITY OF PLANO  
PLANNING & ZONING COMMISSION

December 1, 2014

**Agenda Item No. 8**

**Public Hearing:** Zoning Case 2014-38

**Applicant:** Hartman Prestonwood LLC

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**DESCRIPTION:**

Request for Specific Use Permit for Automobile Leasing/Renting on 0.1± acre located 110± feet south of Plano Parkway and 680± feet east of Midway Road. Zoned Planned Development-112-Retail.

**REMARKS:**

The requested zoning is for a Specific Use Permit (SUP) for Automobile Leasing/Renting. The Zoning Ordinance defines automobile leasing/renting as the storage, leasing, or renting of automobiles, motorcycles, and light load vehicles. 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.

The subject property is zoned Planned Development-112-Retail (PD-112-R) which includes properties bounded by Barksdale Elementary School to the north, Park Boulevard to the south, Plano Parkway to the east, and Midway Road to the west. 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 wholesaling and warehousing. A planned development (PD) district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls to both off and onsite conditions.

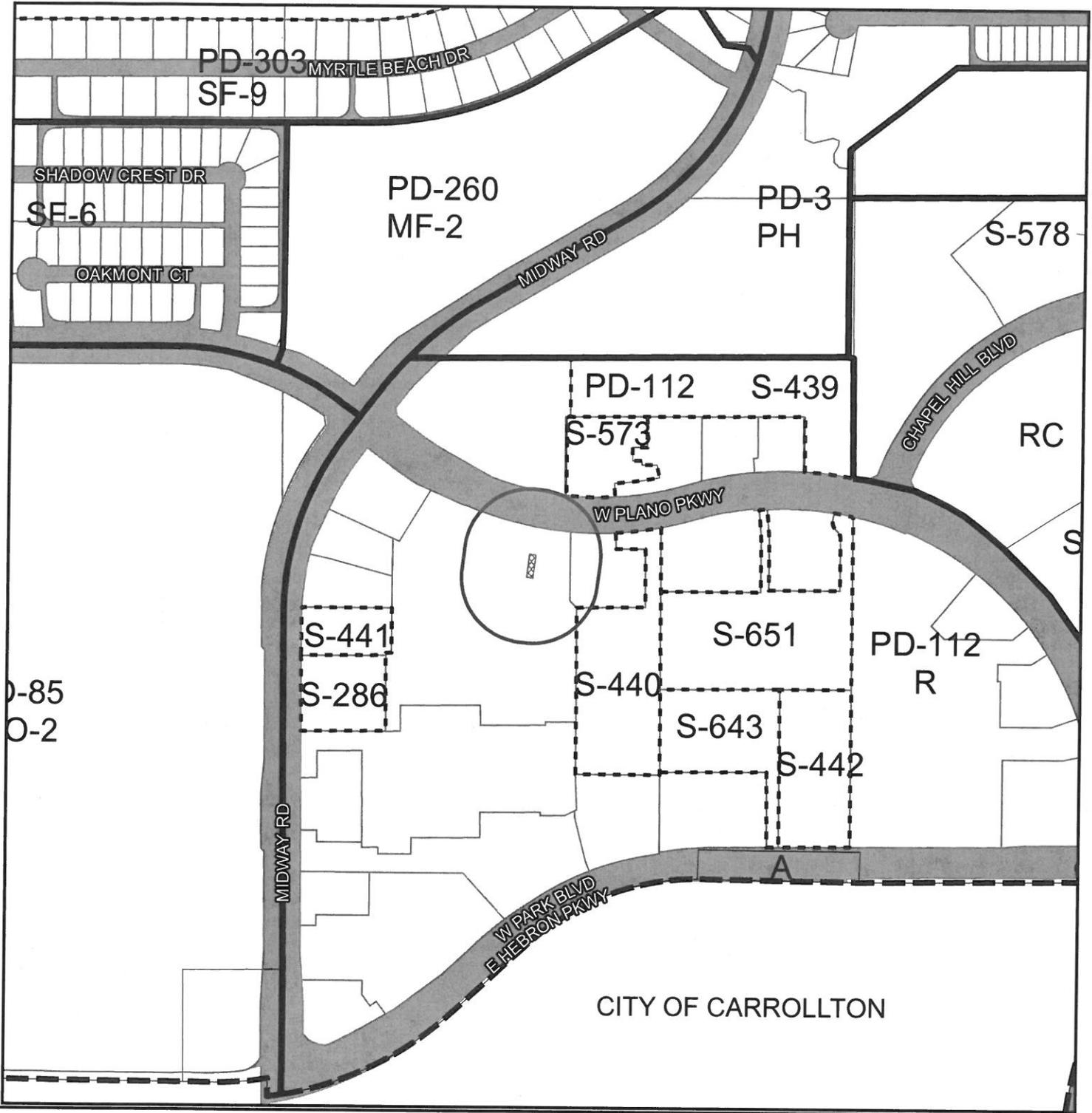
The subject property is a lease space within an existing retail strip center with frontage on Plano Parkway. The site will derive its access from both Plano Parkway and Midway Road. Onsite parking is sufficient to accommodate the proposed automobile leasing/renting use and the storage of the vehicles will occur in designated spaces in the existing parking lot.

Automobile leasing/renting is typically more appropriate for high volume thoroughfares due to the need for good access and visibility. However, these uses may also be appropriate in limited form within underutilized retail centers. Staff was initially

concerned about the potential of a large number of stored vehicles which could be accommodated onsite. After discussing this concern with the applicant, they have agreed to include a stipulation which would limit the number of vehicles stored to a maximum of 25. Staff believes this number is appropriate and that it will allow adequate parking for tenants within the existing retail center. Currently, there are 1,293 parking spaces in the entire shopping center. After designating 25 spaces to the subject property, the retail center will still be over parked by 171 spaces. Additionally, the proposed automobile leasing/renting use is consistent with the mix of development within PD-112-R which includes several automobile related uses. For these reasons, staff is in support of the requested SUP.

**RECOMMENDATION:**

Recommended for approval subject to automobile leasing/renting permitted with a maximum of 25 vehicles.



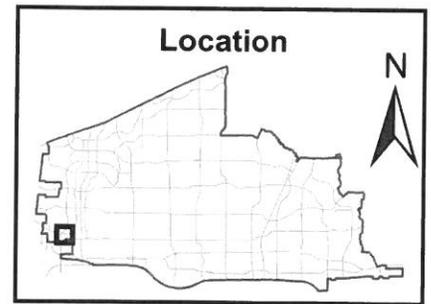
CITY OF CARROLLTON



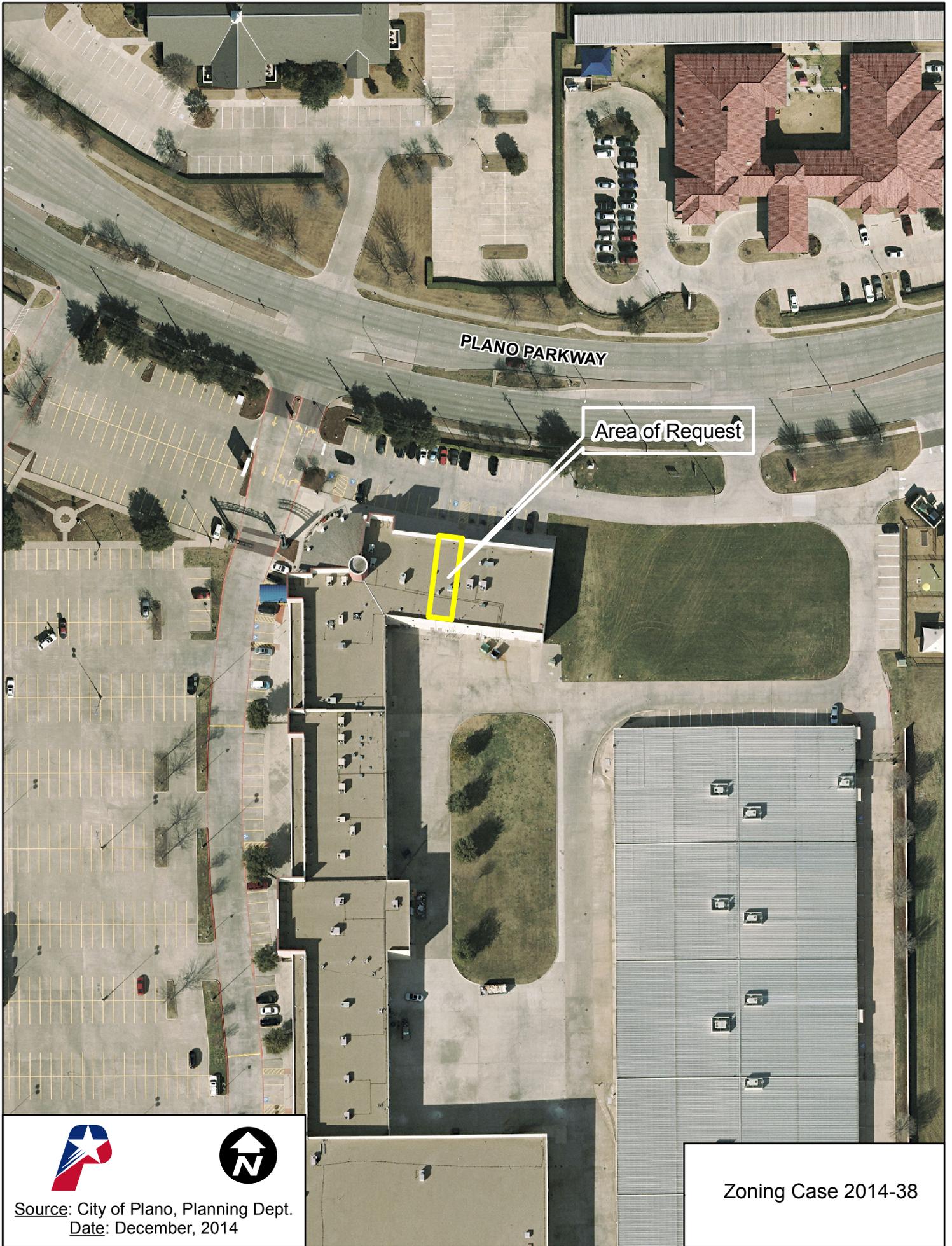
Zoning Case #: 2014-38

Existing Zoning: PLANNED DEVELOPMENT-112-RETAIL

- 200' Notification Buffer
- Subject Property
- Zoning Boundary
- - - Specific Use Permit
- - - City Limits
- Right-of-Way



Source: City of Plano Planning Department



PLANO PARKWAY

Area of Request



Dees 11/12/2014 X:\Dept\P&Z Locators & Graphics\Z2014-38A.mxd

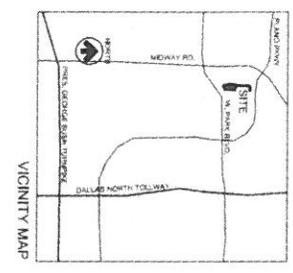


Source: City of Plano, Planning Dept.  
Date: December, 2014

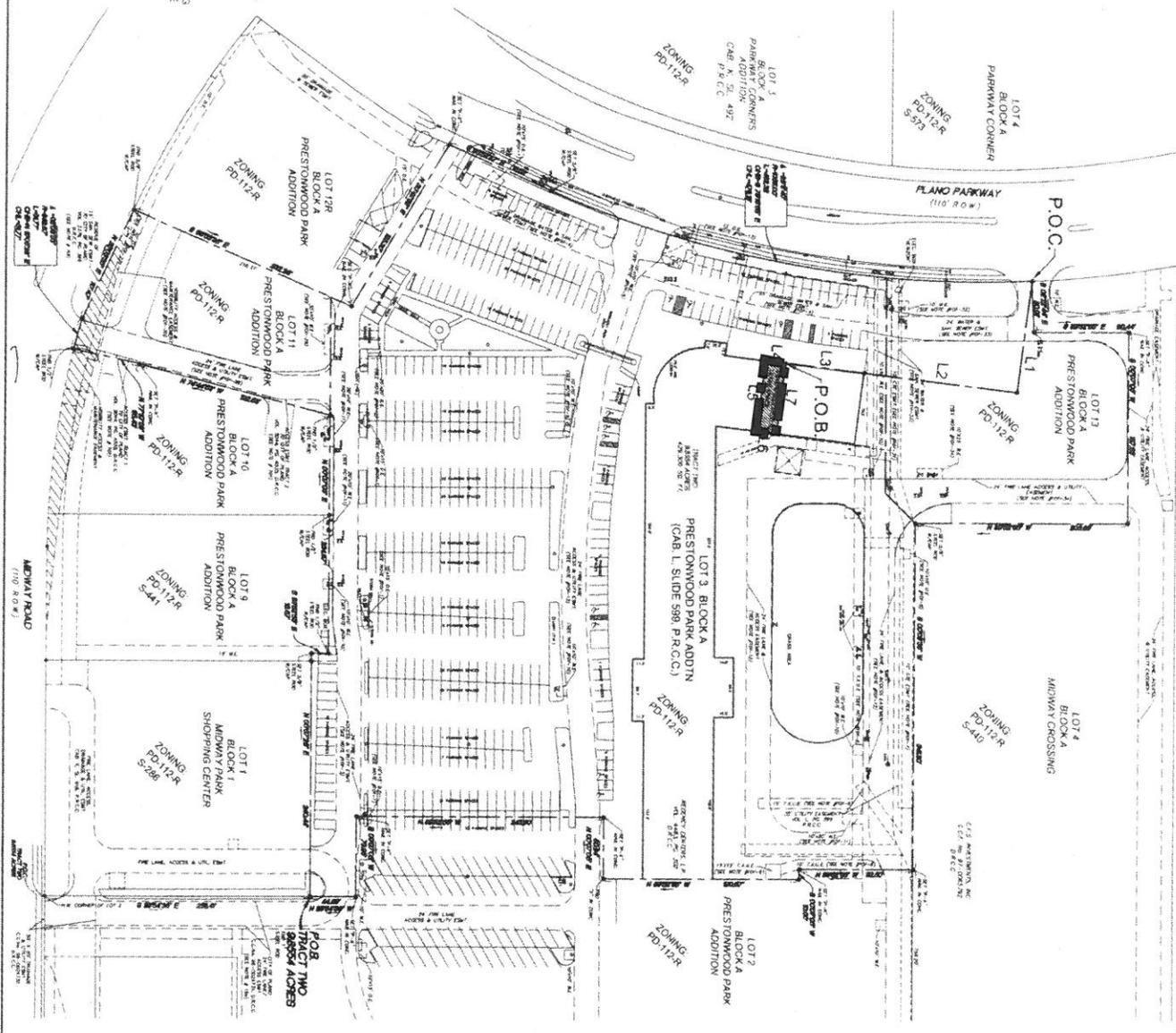
Zoning Case 2014-38



GRAPHIC SCALE  
 0' 10' 20' 30'  
 1" = 30' (ELECT)



NOTE:  
 APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAN, OR PLAN APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON OR THE INTENTION OF THE ZONING COMMISSION AND / OR CITY COUNCIL TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.



PARCEL LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S 71°11'07" W	108.88
L2	N 82°48'57" W	149.94
L3	N 82°48'57" W	78.12
L4	N 82°48'57" W	18.02
L5	S 71°11'07" W	70.92
L6	S 82°48'57" E	19.92
L7	N 71°11'07" E	70.92

BRING an approximately 1,400 square foot lease space situated in the Prestonwood Park Shopping Center Building located at 6505 W. Plano Parkway, of Block A, Lot 3 of the Prestonwood Park Addition in the City of Plano, Collin County, Texas. COMMENCING at a sound nail in the concrete drive along the R.O.W. in Block A, Lot 13, Prestonwood Park Addition, in Collin County, Texas, as recorded in Map records of Collin County, TX. Thence, South 71°11'07" East 109.88' from the R.O.W. line. Thence, North 82°48'57" West 189.94' to the northeast corner of the Prestonwood Park Building. Thence, North 82°48'57" West 78.12' to the Northwest corner of Enterprise Holdings lease space. Thence to the POINT OF BEGINNING of the herein described tract, North 82°48'57" West 19.92' along the face of the Prestonwood Park Building. Thence, South 71°11'07" West 70.92' along the centerline of the driveway wall within the Prestonwood Park Building. Thence, South 82°48'57" East 159.92' along the face of the exterior rear wall of the Prestonwood Park Building. Thence, North 71°11'07" East 70.92' along the centerline of the driveway wall within the Prestonwood Park Building, back to the face of the building, outlining the space containing 1,400 square feet of space, more or less.

ZONING CASE 2014-0038  
 SUP EXHIBIT  
 PRESTONWOOD PARK ADDITION  
 BLOCK A, LOT 3  
 PLANO, COLLIN COUNTY, TEXAS  
 PETITIONER:  
 HARTMAN PRESTONWOOD, LLC  
 209 HILLCROFT, #620  
 HOUSTON, TX 77057  
 713-461-2222  
 RDONAHUE@HARTMAN.COM  
 ORIGINAL SURVEYOR: THOMAS LAND SURVEYING  
 14340 TORREY CHASE, SUITE E 270  
 HOUSTON, TX 77014

**SUP EXHIBIT**

**ENTERPRISE RENTAL CAR AT PRESTONWOOD**

PROJECT LOCATION: 6505 WEST PLANO PKWY., PLANO, TEXAS

1407-320

**CHS ARCHITECTS, INC.**

ARCHITECTURE, INTERIOR DESIGN, MASTER PLANNING, FEASIBILITY STUDIES

700 N.E. GREEN CHASE BLVD. - SUITE 270  
 WASHINGTON, TEXAS 75086  
 (817) 466-6665 / (817) 466-1146

## Zoning Case 2014-38

**An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, granting Specific Use Permit No. 655 so as to allow the additional use of Automobile Leasing/Renting on 0.1± acre of land located 110± feet south of Plano Parkway and 680± feet east of Midway Road, being part of Block A, Lot 3 of Prestonwood Park Addition, in the City of Plano, Collin County, Texas, presently zoned Planned Development-112-Retail; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date.**

**WHEREAS**, the City Secretary of Plano, Texas, directed that notices of a hearing be issued, as required by the Zoning Ordinance of the City of Plano and laws of the State of Texas, at a meeting of the City Council, to be held on the 12th day of January, 2015, for the purpose of considering granting Specific Use Permit No. 655 for the additional use of Automobile Leasing/Renting on 0.1± acre of land located 110± feet south of Plano Parkway and 680± feet east of Midway Road, being part of Block A, Lot 3 of Prestonwood Park Addition, in the City of Plano, Collin County, Texas, presently zoned Planned Development-112-Retail; and

**WHEREAS**, the City Secretary of the said City accordingly caused to be issued and published the notices required by its Zoning Ordinance and laws of the State of Texas applicable thereto, the same having been published in a paper of general circulation in the City of Plano, Texas, at least fifteen (15) days prior to the time set for such hearing; and

**WHEREAS**, the City Council of said City, pursuant to such notice, held its public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Zoning Ordinance, on the 12th day of January, 2015; and

**WHEREAS**, the City Council is of the opinion and finds that the granting of Specific Use Permit No. 655 for the additional use of Automobile Leasing/Renting on 0.1± acre of land located 110± feet south of Plano Parkway and 680± feet east of Midway Road, being Block A, Lot 3 of Prestonwood Park Addition, in the City of Plano, Collin County, Texas, presently zoned Planned Development-112-Retail, would not be detrimental or injurious to the public health, safety and general welfare, or otherwise offensive to the neighborhood; and

**WHEREAS**, the City Council is of the opinion and finds that such change will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Plano, and as well, the owners and occupants thereof, and the City generally.

**IT IS, THEREFORE, ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:**

**Section I.** The Comprehensive Zoning Ordinance No. 2006-4-24, as the same has been heretofore amended, is hereby further amended so as to grant Specific Use Permit No. 655 for the additional use of Automobile Leasing/Renting on 0.1± acre of land located 110± feet south of Plano Parkway and 680± feet east of Midway Road, being part of Block A, Lot 3 of Prestonwood Park Addition, in the City of Plano, Collin County, Texas, presently zoned Planned Development-112-Retail, said property being more fully described on the legal description in Exhibit "A" attached hereto.

**Section II.** The change granted in Section I is subject to automobile leasing/renting permitted with a maximum of 25 vehicles.

**Section III.** It is directed that the official zoning map of the City of Plano (which is retained in electronic record format) be changed to reflect the zoning classification established by this Ordinance.

**Section IV.** All provisions of the ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Plano not in conflict with the provisions of this Ordinance shall remain in full force and effect.

**Section V.** The repeal of any ordinance or part of ordinances affected by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinance at the time of passage of this Ordinance.

**Section VI.** Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

**Section VII.** It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable, and the invalidity or partial invalidity of any section, clause or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

**Section VIII.** This Ordinance shall become effective immediately upon its passage and publication as required by law.

**PASSED AND APPROVED THIS THE 12TH DAY OF JANUARY, 2015.**

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Harry LaRosiliere, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

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Paige Mims, CITY ATTORNEY

ZONING CASE 2014-38

BEING an approximately 1,400 square foot lease space situated in the Prestonwood Park Shopping Center building located at 6505 W. Plano Parkway, of Block A, Lot 3 of the Prestonwood Park Addition in the City of Plano, Collin County, Texas.

COMMENCING at a found nail in the concrete drive along the right-of-way in Block A, Lot 13, Prestonwood Park Addition, an addition to the City of Plano, Collin County, Texas as recorded in Cabinet L, Slide 599, P.R.C.C., Map Records of Collin County, Texas;

THENCE South, 07° 11' 10" East, 109.88 feet from the right-of-way line;

THENCE North, 82° 48' 50" West, 149.94 feet to the northeast corner of the Prestonwood Park building;

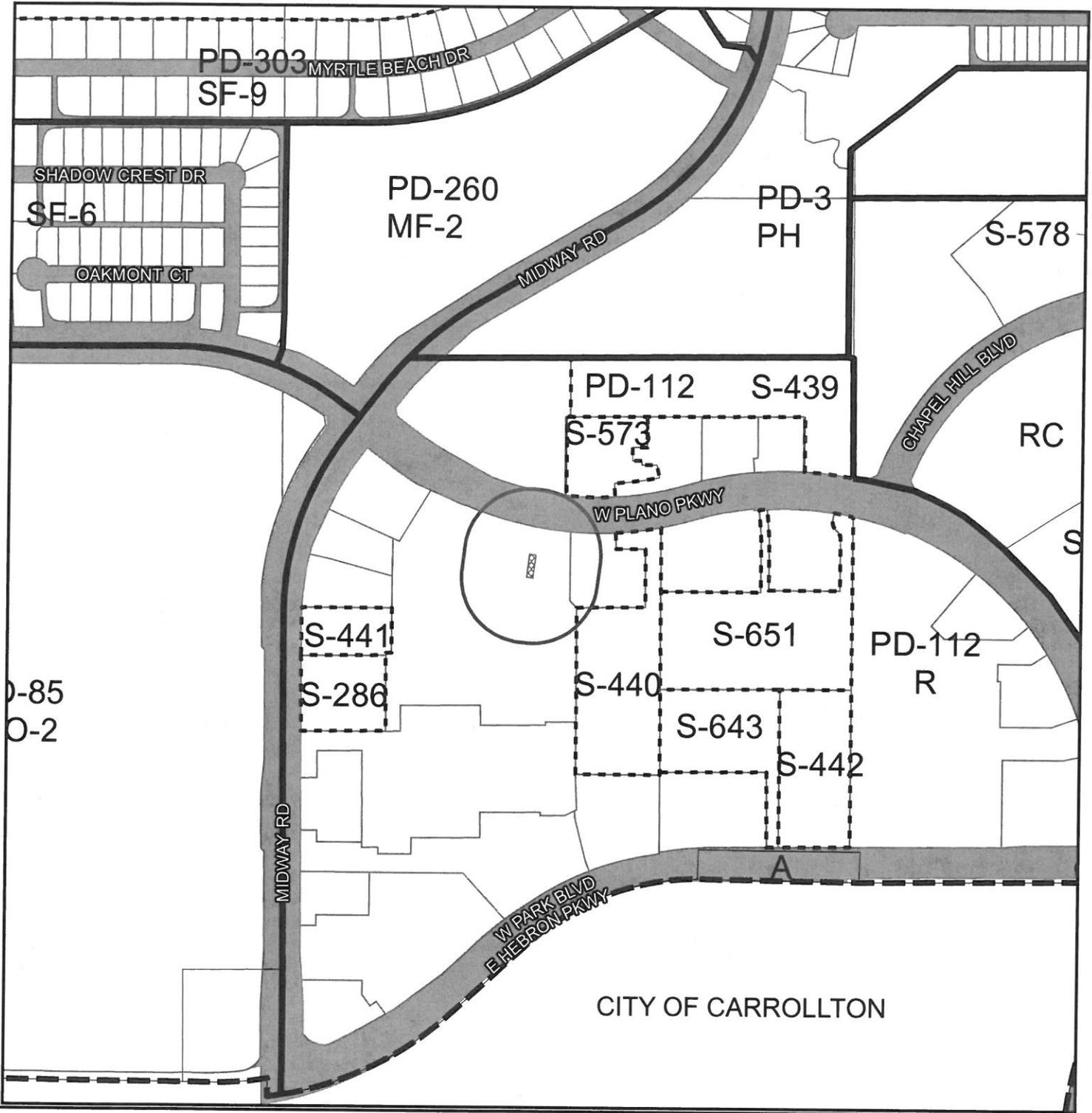
THENCE North, 82° 48' 50" West, 78.12 feet to the northwest corner of Enterprise Holdings lease space;

THENCE to the POINT OF BEGINNING of the herein described tract, North, 82° 48' 50" West, 19.92 feet along the face of the Prestonwood Park building;

THENCE South, 07° 11' 10" West. 70.50 feet along the centerline of the demising wall within the Prestonwood Park building;

THENCE South, 82° 48' 50" East, 19.92 feet along the face of the exterior rear wall of the Prestonwood Park building;

THENCE North, 07° 11' 10" East. 70.50 feet along the centerline of the demising wall within the Prestonwood Park building, back to the face of the building outlining the space containing 1,400 square feet of space, more or less.



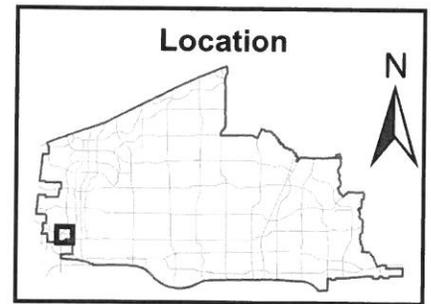
CITY OF CARROLLTON



Zoning Case #: 2014-38

Existing Zoning: PLANNED DEVELOPMENT-112-RETAIL

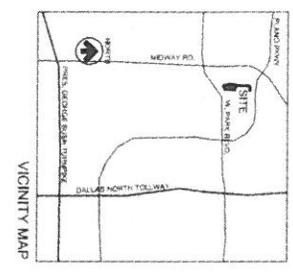
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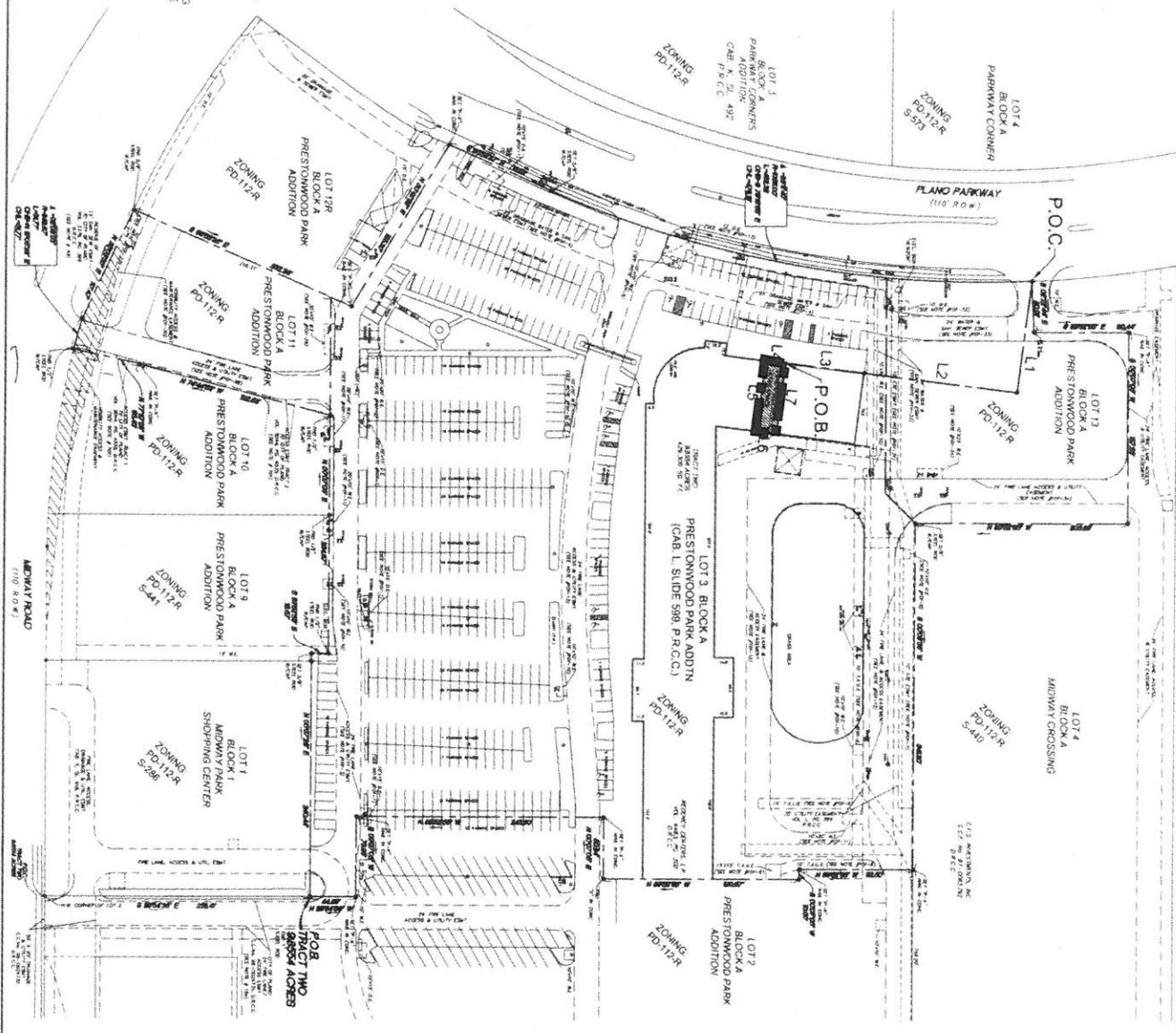
Source: City of Plano Planning Department



GRAPHIC SCALE  
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 1" = 30' (ELECT)



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 PETITIONER:  
 HARTMAN PRESTONWOOD, LLC  
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