

DATE: September 7, 2011
TO: Honorable Mayor & City Council
FROM: Chris Caso, Chairman, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of September 6, 2011

**AGENDA ITEM NO. 8A - PUBLIC HEARING
ZONING CASE 2011-22
APPLICANT: RANDALL HAEFLI**

Request for a Specific Use Permit for Gymnastics/Dance Studio on 0.7± acre located 80± feet west of N Avenue, 350± feet south of Plano Parkway. Zoned Light Industrial-1. Neighborhood #67.

APPROVED: 6-0 **DENIED:** _____ **TABLED:** _____

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

STIPULATIONS:

Recommended for approval as submitted.

FOR CITY COUNCIL MEETING OF: September 26, 2011 (To view the agenda for this meeting, see www.planotx.org)

PUBLIC HEARING - ORDINANCE

EH/dc

CITY OF PLANO
PLANNING & ZONING COMMISSION

September 6, 2011

Agenda Item No. 8A

Public Hearing: Zoning Case 2011-22

Applicant: Randall Haefli

DESCRIPTION:

Request for a Specific Use Permit for Gymnastics/Dance Studio on 0.7± acre located 80± feet west of N Avenue, 350± feet south of Plano Parkway. Zoned Light Industrial-1. Neighborhood #67.

REMARKS:

The requested zoning is for a Specific Use Permit (SUP) for Gymnastics/Dance Studio. An SUP authorizes and regulates a use not normally permitted in a district, which could benefit in a particular case the general welfare, provided that adequate development standards and safeguards are established. A gymnastics/dance studio is a building or portion of a building used as a place of work for a gymnast or dancer or for instructional classes in gymnastics or dance. The applicant is proposing to locate the gymnastics/dance studio in an existing 31,000± square foot tenant space, located in a larger multi-tenant building.

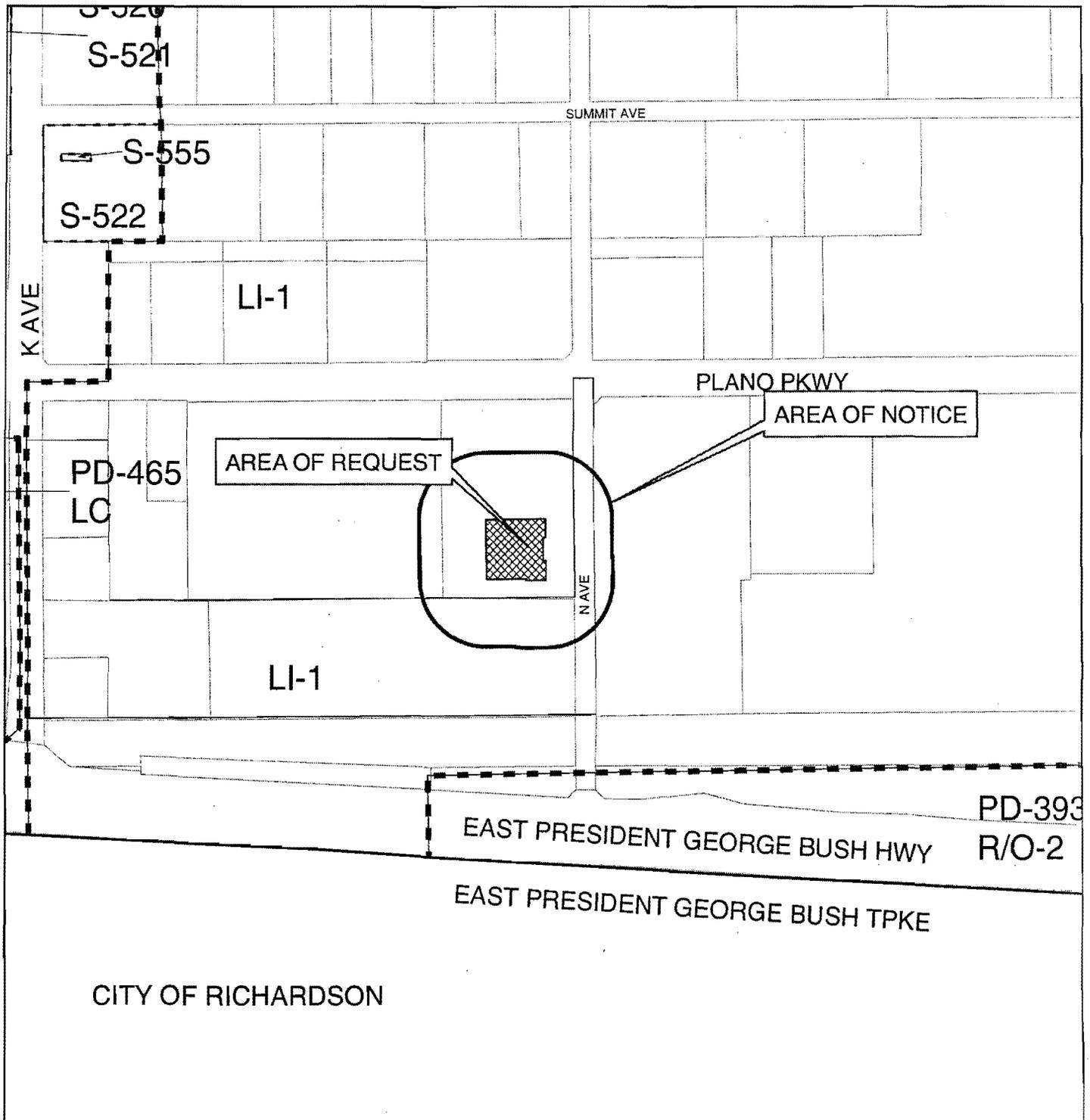
The current zoning is Light Industrial-1 (LI-1). The LI-1 district is intended to provide areas for light manufacturing firms engaged in processing, assembling, warehousing, research and development, and incidental services that are developed in accordance with the same performance standards applicable to all other zoning districts.

Other uses currently operating in the building include office-showroom/warehouse and health/fitness center. The site is bounded by Plano Parkway on the north and N Avenue on the east. The zoning surrounding the subject property is Light Industrial-1, and the adjacent land is partially developed as warehouse and industrial uses to the west and to the north across Plano Parkway. The land to the south and to the east, across N Avenue, is currently vacant.

The gymnastics/dance studio is compatible with other uses in the area and is suitable on this site. The applicant is proposing additional parking spaces to serve the proposed gymnastics/dance studio, as shown on the revised site plan of Luminator Addition, Block A, Lot 2, which accompanies this request as agenda item 8B. Based on this analysis, staff believes this is an appropriate location for a gymnastics/dance studio.

RECOMMENDATION:

Recommended for approval as submitted.

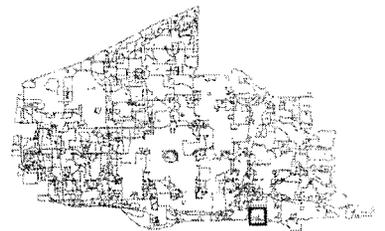


CITY OF RICHARDSON



Zoning Case #: 2011-22

Existing Zoning: LIGHT INDUSTRIAL-1/
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT



○ 200' Notification Buffer



LEASE SPACE LEGAL DESCRIPTION

PROPERTY DESCRIPTION

BEING a 0.717 acre or 31,228 square foot portion of a tract of land situated in the James Beverly Survey Abstract No. 120, in the City of Plano, Collin County, Texas, and also being a portion of Lot 2, in Block A of Luminator Addition, an addition to the City of Plano as shown on the Plat recorded in Cabinet O, of Page 482 of the Plat Records of Collin County, Texas. Said 0.717 acre portion thereof being more fully described as follows:

COMMENCING at a 1-inch steel rod with cap located on the current north right-of-way line of Plano Parkway (a 100 foot wide public street). Said steel rod being the north common corner between Lots 1 and 2 in Block A of said Luminator Addition, and also being by plat call North 89 deg. 29 min. 29 sec West, a distance of 390.00 feet from the intersection of the said north line of Plano Parkway with the east right-of-way line of Avenue N (a 80 foot wide public street).

THENCE South 00 deg. 30 min. 45 sec. West, departing said Plano Parkway and along the common line between said Lots 1 and 2, a distance of 358.81 feet to a point for corner;

THENCE South 89 deg. 29 min. 14 sec. East, departing said common line, a distance of 130.52 feet to a point for corner and being the POINT OF BEGINNING;

THENCE South 89 deg. 29 min. 14 sec. East, a distance of 179.10 feet to a point for corner;

THENCE South 00 deg. 30 min. 45 sec. West, a distance of 345.58 feet to a point for corner;

THENCE North 89 deg. 29 min. 14 sec. West, a distance of 8.00 feet to a point for corner;

THENCE South 00 deg. 30 min. 45 sec. West, a distance of 88.10 feet to a point for corner;

THENCE South 89 deg. 29 min. 14 sec. East, a distance of 8.00 feet to a point for corner;

THENCE South 00 deg. 30 min. 45 sec. West, a distance of 58.00 feet to a point for corner;

THENCE North 89 deg. 29 min. 14 sec. West, a distance of 81.00 feet to a point for corner;

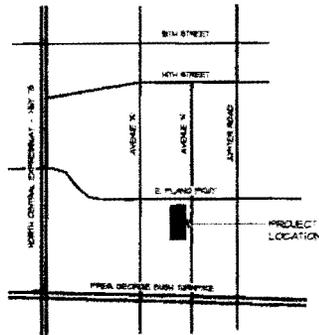
THENCE North 00 deg. 30 min. 45 sec. East, a distance of 5.00 feet to a point for corner;

THENCE North 89 deg. 29 min. 14 sec. West, a distance of 118.10 feet to a point for corner;

THENCE North 00 deg. 30 min. 45 sec. East, a distance of 175.88 feet to the POINT OF BEGINNING;

and containing 0.717 acre or 31,228 square feet of land more or less.

BASIS OF BEARINGS: Bearings as set forth above are based on the Plat entitled Luminator Addition as recorded in Cabinet O, of Page 482 of the Plat Records of Collin County, Texas.

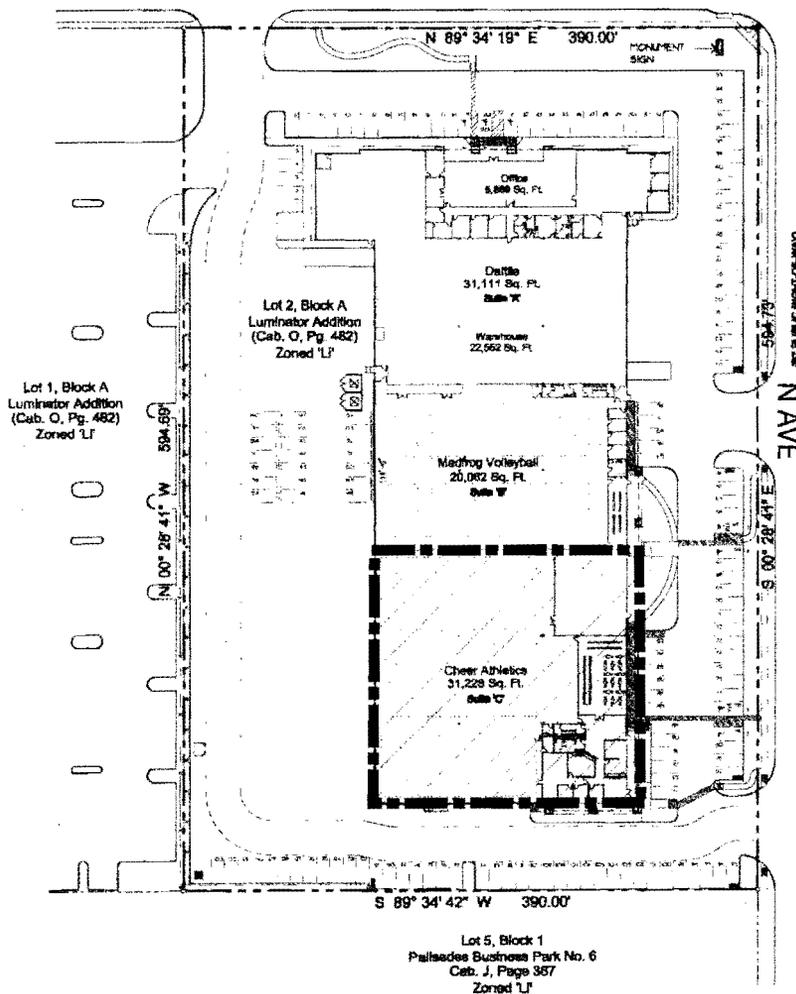


Vicinity Map scale: N.T.B.

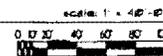
NOTE: Approval of the zoning case associated with this exhibit shall not imply approval of any associated plat, plat or plan, approval of development standards shown herein, or the initiation of the development process. Planning and Zoning Commission and/or City Council action on studies, plans or plans relating to development of this property shall be considered as an action separate from action taken on this zoning case.

PLANO PKWY

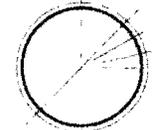
(100 R. RIGHT-OF-WAY)



Site Plan



A NEW PROJECT FOR
1300 EAST PLANO PARKWAY SUITE 'C'
 PLANO, TEXAS 75074



PROPERTY OWNER
 Ready Management LLC
 4333 Airport Freeway
 Fort Worth, Texas 76117
 817.854.8274 ph.
 Contact: Ready Now!!

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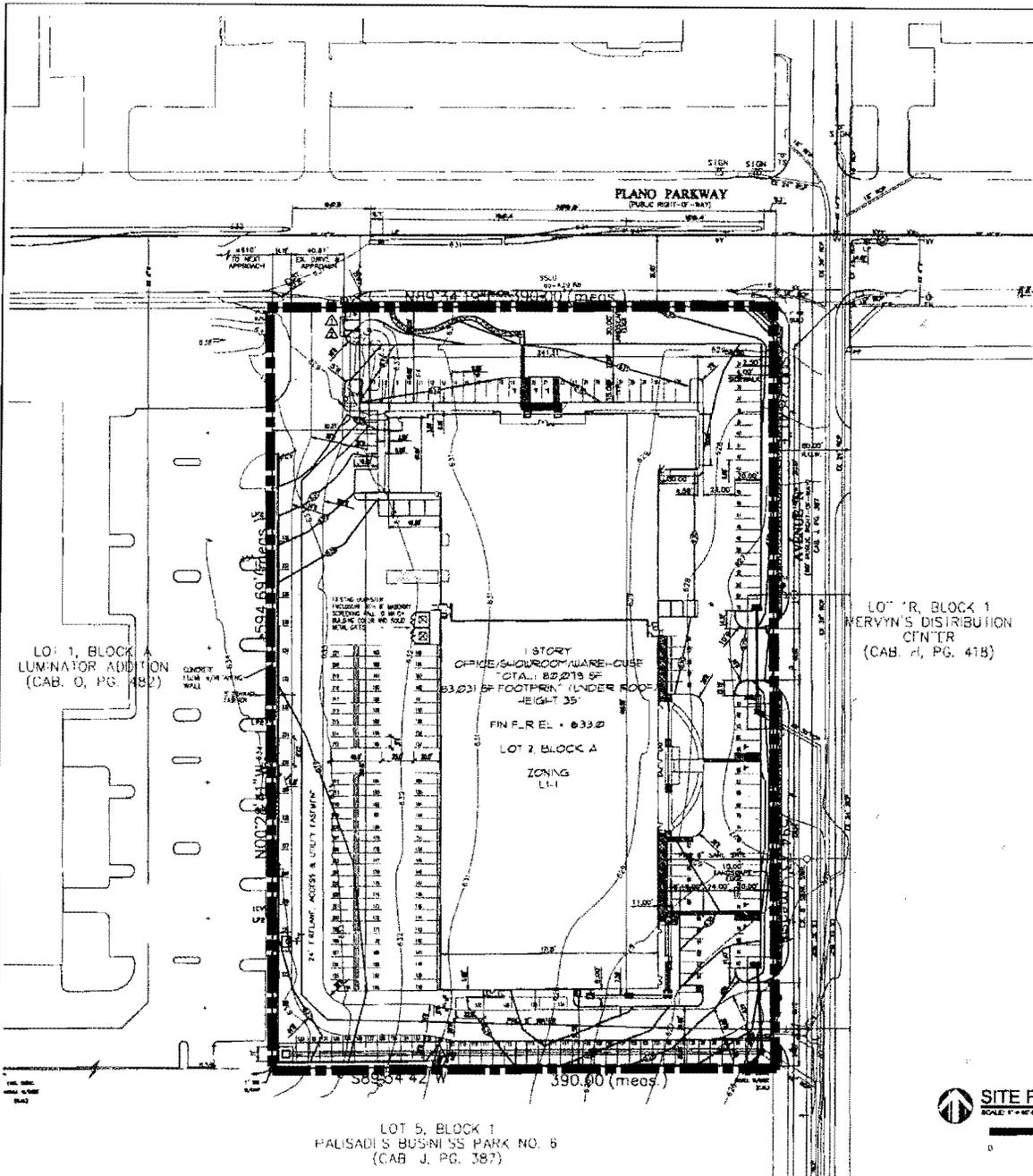
PROPERTY # : SHEET # :
 DATE: 6-08-11
 DRAWN BY: A1.0

Lot 1R, Block 1
 Mervyns Distribution Center
 (Cab. H, Pg. 418)
 Zoned 'L1'

PROPERTY OWNER
 Ready Management LLC
 4333 Airport Freeway
 Fort Worth, Texas 76117
 817.854.8274 ph.
 Contact: Ready Now!!

SURVEYOR
 HNTB & Associates
 8816 Northwest Plaza Drive
 Dallas, Texas 75225
 214.344.8210 ph.
 Contact: Rod Wang Jr.

DRAWING PREPARATION
 ICON Architects, Inc.
 5700 Champion Court
 Arlington, Texas 76017
 817.313.6837 ph.
 Contact: Mark White



GENERAL NOTES

- BUILDINGS 6,000 SQUARE FEET OR GREATER SHALL BE TOOK FIRE SPRINKLED
- FIRE LINES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS
- LANDSCAPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE
- REINFORCED CONCRETE SHALL BE PROVIDED 25 MTS OUT OF THE PROPERTY LINE WITH THE RIGHTS OF WAY, UNLESS A SIGNIFICANT FAVORABLE PERIOD OF A REINFORCED SUBGRADE OR AN A LANDING DESIGN IS APPROVED BY THE CITY ENGINEER PER CITY STANDARDS SHALL BE PROVIDED ON SIDEWALKS AT ALL CURB CROSSINGS
- MECHANICAL, ELECTRICAL, PLUMBING AND TRENCH CONTRACTORS SHALL BE SUBMITTED IN ACCORDANCE WITH THE ZONING ORDINANCE
- ALL SIGNAGE EQUIPMENT SHALL BE APPROVED BY BUILDING DEPARTMENT
- APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED
- DATA'S CORNER, IF THE PERMITTED, SHALL BE COVERED IN ACCORDANCE WITH THE ZONING ORDINANCE
- RESERVED PARKING SPACES FOR THE CITY EMPLOYEES SHALL BE LUMPED TOGETHER AS PROVIDED IN THE CITY ENGINEER'S DESIGN CONDITIONS
- OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS IN SECTION 5.4.4 OF THE ZONING ORDINANCE
- PLEASE CONTACT THE BUILDING DEPARTMENT TO DETERMINE THE TIME OF CONSTRUCTION AND OCCUPANCY GROUP
- ALL ELECTRICAL, MECHANICAL, DISTRIBUTION AND SERVICE LINES MUST BE PLACED UNDER THE ROADWAY
- USES SHALL COMPLY WITH THE ZONING ORDINANCE AND THE ZONING CODE AND SHALL PARTICIPATE IN THE OCCASIONAL WATER FIGHT OR EXERCISE TRAINING MATERIAL, OR OTHER PERFORMANCE STANDARDS

SITE DATA SUMMARY

GENERAL SITE DATA

ZONING: LI-1

LAND USE: OFFICE SHOWROOM / WHARF HOUSE / HEALTH/FITNESS CENTER / GYMNASIUM/DANCE STUDIO

LOT AREA: 504.60' x 390.00' = 196,812 sq ft

BUILDING FOOTPRINT: 82,207.5 sq ft

BUILDING AREA: OFFICE/SHOWROOM = 5,889 sq ft
 WAREHOUSE = 22,800 sq ft
 RAIL YARD/STORAGE = 20,000 sq ft
 GYMNASIUM/DANCE STUDIO = 31,228 sq ft
 TOTAL BUILDING AREA = 60,017 sq ft

BUILDING HEIGHT: 1 STORY

PIEDMONT: 30 FT

LOT COVERAGE: 30.7%

FLOOR AREA RATIO: 0.307

PARKING

REQUIRED	PROVIDED
OFFICE/SHOWROOM 1/200	30
WAREHOUSE 1/1000	23
HEALTH/FITNESS CENTER 4	7
OFFICE 1/200	41
GYMNASIUM/DANCE STUDIO 1/100	20
EXERCISE SPACES PER LOT	20
GYMNASIUM/DANCE STUDIO	
OFFICE 1/200	17
WAREHOUSE 1/1000	30
EXERCISE SPACES PER LOT	20
TOTAL	238
LANDSCAPED SPACES	7
TOTAL PARKING SPACES SHOWN ON SITE	245

WATER METER SCHEDULE

SYMBOL	USE	SIZE	SAN DIM
1	DOMESTIC	2"	8"
2	MFG/COMM	1-1/2"	N/A

NOTE:
 THE PURPOSE OF THIS REVISED SITE PLAN IS TO INDICATE LOCATION OF 105 NEW PARKING SPACES REQUIRED BY PROPOSED BUILDING PLAN (SHEET C).

LANDSCAPING

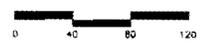
INTERIOR LANDSCAPE AREA REQUIRED	988 sq ft
PERMITS LANDSCAPE AREA PROVIDED	598 sq ft
LANDSCAPE COVER AREA	345 sq ft
OUTDOOR LANDSCAPE AREAS	19,287 sq ft
TOTAL LANDSCAPE AREA	11,700 sq ft
PERMISSIBLE AREA (NOT INCLUDING LANDSCAPE)	NONE
IMPERVIOUS AREA	
SEWERING IMPERVIOUS AREA	82,207 sq ft
AREA OF SIDEWALKS, PAVEMENT & PLANTWORK	179,398 sq ft
TOTAL IMPERVIOUS SURFACE	261,605 sq ft

LOT 2, BLOCK 1
 MERYN'S DISTRIBUTION CENTER
 (CAB. #, PG. 418)

LOT 1, BLOCK A
 LUMINA OR ADDITION
 (CAB. O, PG. 482)

LOT 5, BLOCK 1
 PALISADES BUSINESS PARK NO. 6
 (CAB. J, PG. 387)

SITE PLAN



LOCATION MAP
 NOT TO SCALE

DESIGNED BY: [Firm Name]
 DRAWN BY: [Firm Name]
 CHECKED BY: [Firm Name]

REVISED SITE PLAN
 LUMINA OR ADDITION
 LOT 2, BLOCK A
 CITY OF PLANO
 COLLIN COUNTY
 TEXAS
 (CAB. O, PG. 482)

DATE: [Date]
 SCALE: [Scale]

Zoning Case 2011-22

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. 613 so as to allow the additional use of Gymnastics/Dance Studio on 0.7± acre of land out of the James Beverly Survey, Abstract No. 120, located 80± feet west of N Avenue, 350± feet south of Plano Parkway, in the City of Plano, Collin County, Texas, presently zoned Light Industrial-1; 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 26th day of September, 2011, for the purpose of considering granting Specific Use Permit No. 613 for the additional use of Gymnastics/Dance Studio on 0.7± acre of land out of the James Beverly Survey, Abstract No. 120, located 80± feet west of N Avenue, 350± feet south of Plano Parkway, in the City of Plano, Collin County, Texas, presently zoned Light Industrial-1; 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 26th day of September, 2011; and

WHEREAS, the City Council is of the opinion and finds that the granting of Specific Use Permit No. 613 for the additional use of Gymnastics/Dance Studio on 0.7± acre of land out of the James Beverly Survey, Abstract No. 120, located 80± feet west of N Avenue, 350± south of Plano Parkway in the City of Plano, Collin County, Texas, 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. 613 for the additional use of Gymnastics/Dance Studio on 0.7± acre of land out of the James Beverly Survey, Abstract No. 120, located 80± feet west of N Avenue, 350± south of Plano Parkway, in the City of Plano, Collin County, Texas, presently zoned Light Industrial-1, said property being more fully described on the legal description in Exhibit "A" attached hereto.

Section II. 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 III. 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 IV. 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 V. Any person, firm or corporation found to be violating any term or provision of this Ordinance, 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 VI. 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 VII. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED THIS THE 26TH DAY OF SEPTEMBER, 2011.

Phil Dyer, MAYOR

ATTEST:

Diane Zucco, CITY SECRETARY

APPROVED AS TO FORM:

Diane C. Wetherbee, CITY ATTORNEY

BEING a 0.717 acre or 31,228 square foot portion of a tract of land situated in the James Beverly Survey Abstract No. 120, in the City of Plano, Collin County, Texas, and also being a portion of Lot 2, in Block A of Luminator Addition, an addition to the City of Plano as shown on the Plat recorded in Cabinet O, at Page 482 of the Plat Records of Collin County, Texas. Said 0.717 acre portion thereof being more fully described as follows:

COMMENCING at a 1-inch steel rod with cap located on the current south right-of-way line of Plano Parkway (a 105-foot wide public street). Said steel rod being the north common corner between Lots 1 and 2 in Block A of said Luminator Addition, and also being by plat call North 89° 26' 29" West, a distance of 390.00 feet from the intersection of the said south line of Plano Parkway with the east right-of-way line of Avenue N (a 60-foot wide public street).

THENCE South 00° 30' 45" West, departing said Plano Parkway and along the common line between said Lots 1 and 2, a distance of 358.91 feet to a point for corner;

THENCE South 89° 29' 14" East, departing said common line, a distance of 130.32 feet to a point for corner and being the POINT OF BEGINNING;

THENCE South 89° 29' 14" East, a distance of 179.10 feet to a point for corner;

THENCE South 00° 30' 46" West, a distance of 54.59 feet to a point for corner;

THENCE North 89° 29' 14" West, a distance of 8.00 feet to a point for corner;

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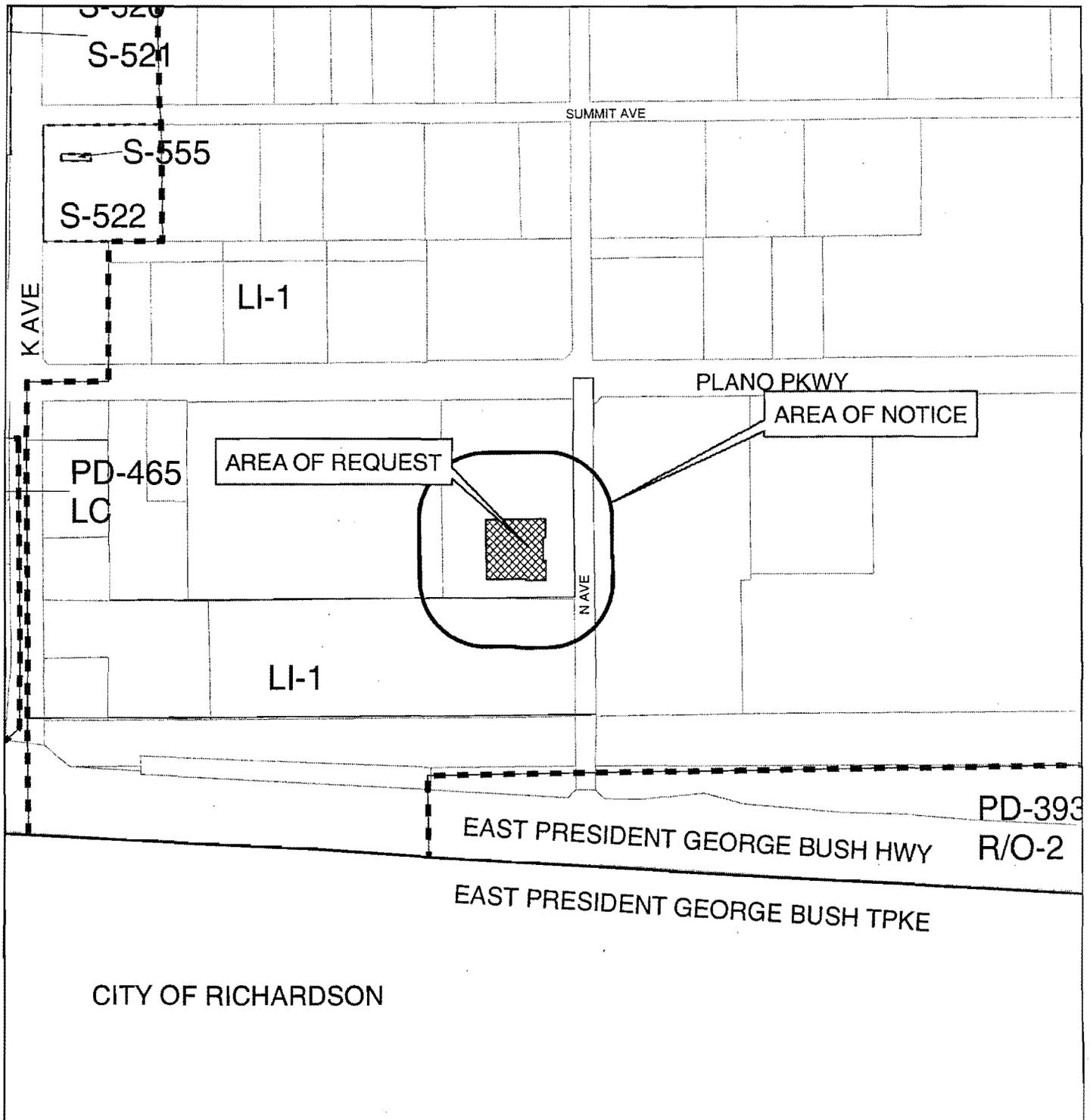
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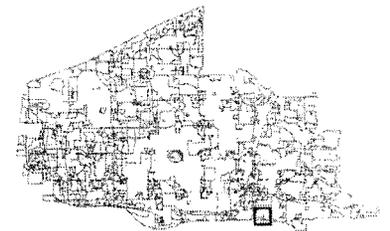
THENCE North 89° 29' 14" West, a distance of 118.10 feet to a point for corner;

THENCE North 00° 30' 46" East, a distance of 175.69 feet to the POINT OF BEGINNING and CONTAINING 0.717 acre or 31,228 square feet of land, more or less.



Zoning Case #: 2011-22

Existing Zoning: LIGHT INDUSTRIAL-1/
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT



○ 200' Notification Buffer



LEASE SPACE LEGAL DESCRIPTION

PROPERTY DESCRIPTION

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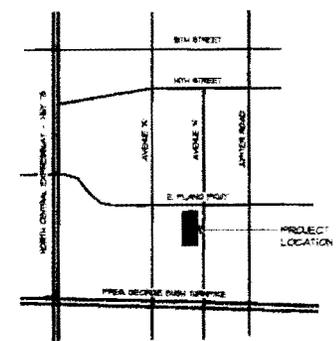
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and containing 0.717 acre or 31,228 square feet of land more or less.

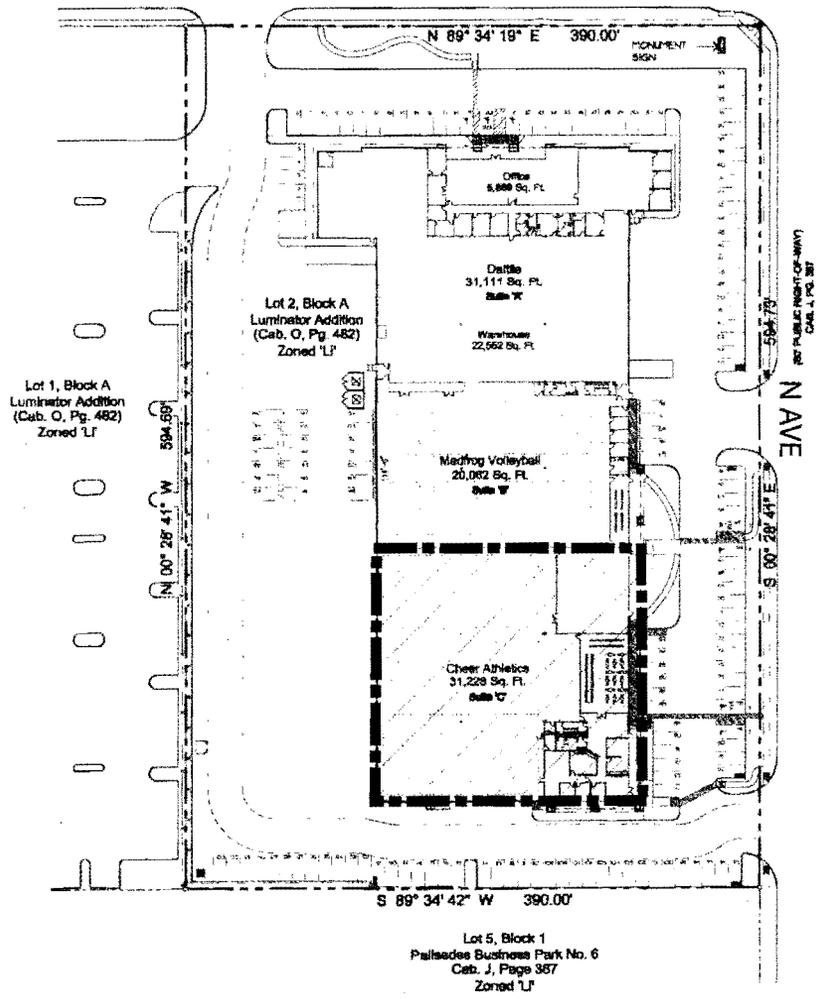
BASIS OF BEARINGS: Bearings as set forth above are based on the Plat entitled Luminator Addition as recorded in Cabinet O, of Page 482 of the Plat Records of Collin County, Texas.



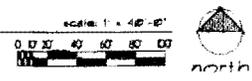
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PLANO PKWY

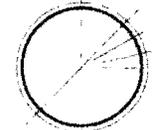
(100 R. RIGHT-OF-WAY)



Site Plan



A NEW PROJECT FOR
1300 EAST PLANO PARKWAY SUITE 'C'
PLANO, TEXAS 75074



BL/06/11 - BL/FP Permit for Construction / Design Studio

COMPONENT CONSTRUCTION COMPANY, LTD.
4938 Airport Freeway
Ft. Worth, Texas 76117
817.854.8274 ph.
Contact: Randy Howell

Zoning Exhibit Zoning Case # 2011-22

PROPERTY #: SHEET #:
DATE: 6-08-11
DRAWN BY: **A1.0**

PROPERTY OWNER
Reedell Management L.L.C.
4333 Airport Freeway
Ft. Worth, Texas 76117
817.854.8274 ph.
Contact: Randy Howell

SURVEYOR
HART & Associates
8816 Northwest Plaza Drive
Dallas, Texas 75225
214.344.8210 ph.
Contact: Rod Wang Jr.

DRAWING PREPARATION
ICON Architects, Inc.
5700 Champion Court
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817.313.6837 ph.
Contact: Mark White