DATE: September 7, 2016

TO: Honorable Mayor & City Council

FROM: John Muns, Chair, Planning & Zoning Commission

SUBJECT: Results of Planning & Zoning Commission Meeting of September 6, 2016

AGENDA ITEM NO. 1A - PUBLIC HEARING
ZONING CASE 2016-023
APPLICANT: MCDERMOTT SQUARE LP

Request to amend Planned Development-400-Retail on 17.1 acres located at the northeast corner of McDermott Road and Independence Parkway to allow the additional use of mini-warehouse/public storage with modified development standards. Project #ZC2016-023. Tabled August 15, 2016.

APPROVED: 6-1 **DENIED:** _____ **TABLED:** _____

Speaker Card(s) Received	**Support:** 0	**Oppose:** 0	**Neutral:** 0
Letters Received Within 200' Notice Area:	**Support:** 0	**Oppose:** 2	**Neutral:** 0
Letters Received Outside 200' Notice Area:	**Support** 0	**Oppose:** 3	**Neutral:** 0

Petition(s) Received: 0 **# Of Signatures:** 0

The Commissioner voting in opposition stated that the mini-warehouse use was inappropriate adjacent to the existing single-family residences.

STIPULATIONS:

Recommended for approval as follows: (Additions are indicated in underlined text; deletions are indicated in strikethrough text.)

The permitted uses and standards shall be in accordance with the Retail (R) zoning district unless otherwise specified herein.

Restrictions:

1. ~~Maximum Height: One story~~

   Mini-warehouse/public storage is permitted on a maximum of 2.5 acres subject to the following standards:

a. Maximum Height: Two stories

b. Maximum Floor Area Ratio: 0.6:1

c. In lieu of the required masonry screening wall, a 6 or 8 foot tubular steel fence and an irrigated living screen must be placed along the eastern property line. The landscape screen must grow to a height of at least 15 feet within 2 years of installation.

2. ~~Maximum Floor Area Ratio: 0.3:1~~

All other uses are subject to the following standards:

a. Maximum Height: One story

b. Maximum Floor Area Ratio: 0.3:1

FOR CITY COUNCIL MEETING OF: September 26, 2016 (To view the agenda for this meeting, see www.plano.gov)

PUBLIC HEARING - ORDINANCE

EM/amf

xc: Raed Maso, McDermott Square, LP
Arlyn W. Samuelson, Pogue Engineering
Rick Jones, Advantage Storage

https://goo.gl/maps/9LfDaskcJGq

CITY OF PLANO

PLANNING & ZONING COMMISSION

September 6, 2016

Agenda Item No. 1A

Public Hearing: Zoning Case 2016-023

Applicant: McDermott Square LP

DESCRIPTION:

Request to amend Planned Development-400-Retail on 17.1 acres located at the northeast corner of McDermott Road and Independence Parkway to allow the additional use of mini-warehouse/public storage with modified development standards. Project #ZC2016-023. Tabled August 15, 2016.

REMARKS:

This item was tabled at the August 15, 2016, Planning & Zoning Commission meeting. It must be removed from the table for consideration.

The applicant is requesting to amend Planned Development-400-Retail (PD-400-R) to allow the additional use of mini-warehouse/public storage and to modify several development standards. The Retail (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 or warehousing. A planned development 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 appropriate to both off- and onsite conditions.

The applicant is requesting to amend the existing planned development zoning district, to allow mini-warehouse as an additional permitted use, and increase the maximum building height and floor area ratio to accommodate a larger development. The Zoning Ordinance defines mini-warehouse/public storage as a building containing separate, individual, self-storage units of 500 square feet or less for rent or lease. The conduct or sales, business, or any activity other than storage shall be prohibited within any individual storage unit.

A concept plan, McDermott Square, Block A, Lots 2R & 9, accompanies this rezoning request as Agenda Item 1B.

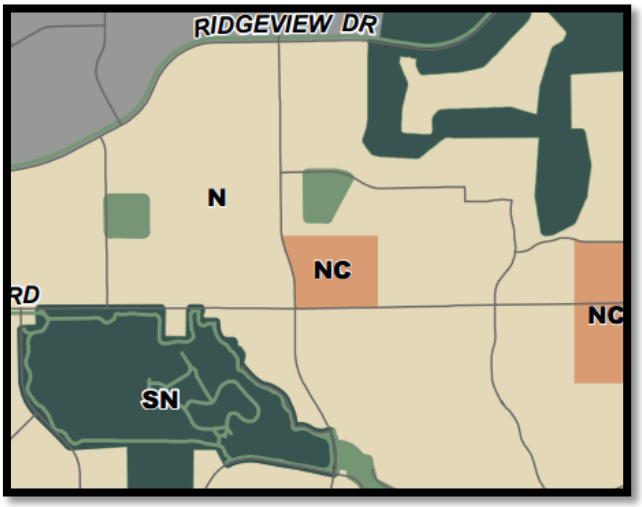
BACKGROUND:

The subject property is partially developed with retail, medical office, health and fitness, and automobile repair uses. The property was initially rezoned to allow for residential uses in 1984 with other properties in the surrounding area. A subsequent rezoning occurred in 1986, converting the property to R zoning with stipulations intended to minimize the height and intensity of commercial uses in expectation of future adjacent residential uses.

Surrounding Land Use and Zoning

To the north of the subject property is an existing multifamily development zoned Multifamily Residence-2 (MF-2). To the east is the Ridgeview Ranch single-family subdivision zoned Single-Family Residence-6 (SF-6). To the south, across McDermott Road, is the Villages of Russell Creek single-family subdivision and a day care zoned Single-Family Residence-7 (SF-7) with Specific Use Permit #602 for Day Care Center, and a multifamily development zoned MF-2. To the west, across Independence Parkway, is the Highlands of Russell Park single-family subdivision zoned SF-7.

Conformance to the Plano Tomorrow Comprehensive Plan



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

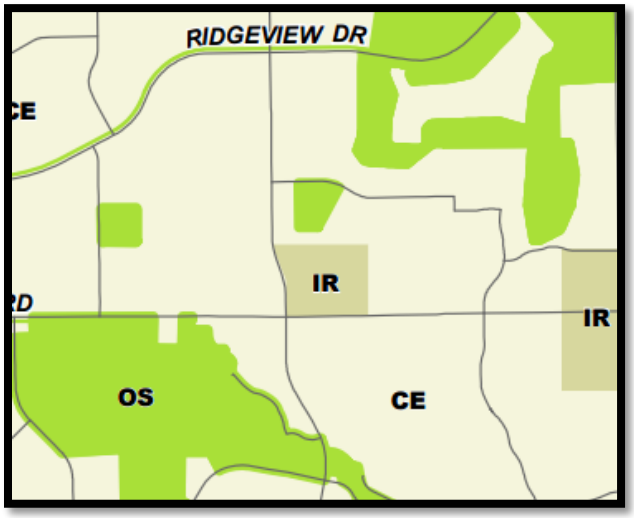
The Neighborhood Center future land use category applies to corner retail sites along major arterials. Redevelopment of existing retail centers is strongly encouraged and should reduce retail square footage, focus on quality design and pedestrian access, and increase the mix of uses. Neighborhood Center 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 proposed mini-warehouse use is consistent with retail development and would increase the mix of uses within the retail corner.

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

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

This request would allow a vacant property to develop as a mini-warehouse use would serve residents and businesses in the surrounding area. This request is consistent with the IR designation.



Adequacy of Public Facilities - Water and sanitary sewer services are available to serve the subject properties.

Traffic Impact Analysis (TIA) - A TIA is not required for this rezoning request.

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

<u>Proposed Planned Development Stipulations</u>

The requested zoning is to amend the existing PD-400-R. There are two primary parts to this request: land use and building design standards.

Land Use - The applicant is proposing to retain R as the base zoning district and add the additional use of mini-warehouse/public storage.

Design Standards - The requested design standards are intended to increase the allowable height to gain more flexibility in building design and to increase the building FAR to accommodate a larger building on a subdivided lot.

Proposed Restrictions:

The permitted uses and standards shall be in accordance with the Retail (R) zoning district unless otherwise specified herein.

1. Mini-warehouse/public storage is permitted on a maximum of 2.5 acres subject to the following standards:

    a. Maximum Height: Two stories

    b. Maximum Floor Area Ratio: 0.6:1

2. All other uses are subject to the following standards:

a. Maximum Height: One story

b. Maximum Floor Area Ratio: 0.3:1

ISSUES:

Mini-Warehouse/Public Storage Use

The Zoning Ordinance allows mini-warehouse/public storage in the R district with approval of a Specific Use Permit (SUP). These uses are appropriate for certain R zoned properties as they provide a service to surrounding neighborhoods and businesses. Instead of pursuing an SUP, the applicant has requested to allow the use within the planned development district but restrict the maximum permitted area to 2.5 acres. This would still leave several vacant properties within PD-400-R for other types of retail development. The proposed acreage limitations are consistent with the companion concept plan for McDermott Square, Block A, Lots 2R & 9 (Agenda Item 1B). Staff believes the requested use is appropriate for the subject property.

Height

The R zoning district restricts building height to two stories, 35 feet; however, PD-400-R further restricts this requirement to one-story, while still allowing a maximum constructed height of 35 feet. Since the applicant could still construct a building to a height of 35 feet, staff believes the requested additional story will not create a significant visual impact for adjacent properties. For this reason, staff is in support of the requested height amendment.

Floor Area Ratio and Site Density

This PD restricts floor area ratio to 0.3:1 from the typical 0.6:1 allowed in the R base zoning district. This change in floor area ratio restricts the density of development on the site. The applicant is requesting to increase the allowable floor area ratio from 0.3:1 to 0.6:1 to allow for a larger development. The ordinance defines floor area ratio as noted in the graphic below:

Floor Area Ratio (FAR)
The floor area of a main building or buildings on a lot, divided by the lot area. See *Figure 8-1*.

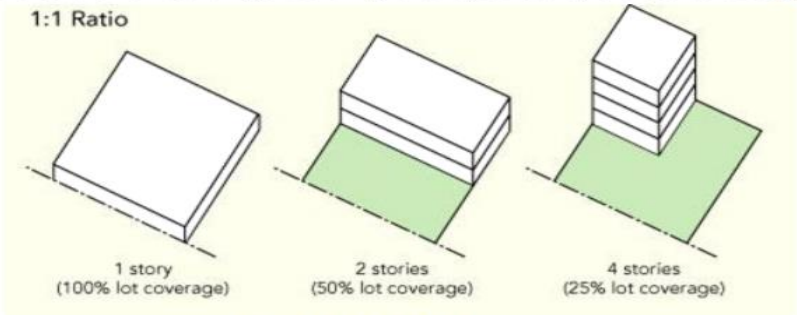


Figure 8-1: Floor Area Ratio

The existing developed properties within the subject property have all complied with the 0.3:1 floor area ratio limitation as shown in the table below:

Lot	FAR
Lot 1R	0.2:1
Lot 4	0.2:1
Lot 5	0.2:1
Lot 6R	0.1:1
Lot 7	0.2:1
Lot 8	0.1:1
Proposed Lot 2R	0.6:1
Proposed Lot 9	0.2:1

Although the a second story can be accommodated with minimal change to the development form, the applicant's requested floor area ratio, coupled with the addition of a second story and subdivision of Lot 2 into a smaller lot intensifies the original intentions of the existing PD. As shown in the concept plan, the applicant is proposing to subdivide the property to allow for future development adjacent to McDermott Road on Lot 9. Due to the intended subdivision and the size of the proposed buildings, the applicant is creating a development situation which necessitates an increased floor area ratio.

As staff examined this issue, we noted two recent examples of mini-warehouse developments within R zoning that have been able to successfully comply with the standard 0.6:1 floor area ratio. These developments include Hedgcoxe Custer Addition, Block A, Lot 5, located southeast of Custer Road and Hedgcoxe Road, and Ohio-Hedgcoxe Addition Block A, Lot 2, located northeast of Ohio Drive and Hedgcoxe Road.

Although staff is concerned that this increase in floor are ratio is incongruent with other properties in the existing planned development, the increase may be appropriate in order for the property owner to provide enough density to successfully develop the lot with the requested mini-warehouse use. Furthermore, since the mini-warehouse use is restricted to 2.5 acres, the modified floor area ratio would be limited to a small portion of PD-400-R.

SUMMARY:

The applicant is requesting to amend PD-400-R to allow for mini-warehouse/public storage as a permitted use with modified development standards. The requested use is appropriate within the context of the surrounding zoning and development, and is in conformance with the recommendations of the Comprehensive Plan. The requested PD amendments would allow for a second story to be constructed within the current height allowances of 35 feet, and an increased floor area ratio is consistent with standard R zoning district requirements. Although the requested amendments would allow for additional site density, staff believes the restriction of these standards to a maximum of 2.5 acres, which equates to 15 percent of the land area within PD-400-R, would minimize

the impact of the proposed development on surrounding properties. For these reasons, staff is in support of the request.

RECOMMENDATION:

Recommended for approval as follows: (Additions are indicated in underlined text; deletions are indicated in strikethrough text.)

The permitted uses and standards shall be in accordance with the Retail (R) zoning district unless otherwise specified herein.

Restrictions:

1. ~~Maximum Height: One story~~

   Mini-warehouse/public storage is permitted on a maximum of 2.5 acres subject to the following standards:

   a. Maximum Height: Two stories

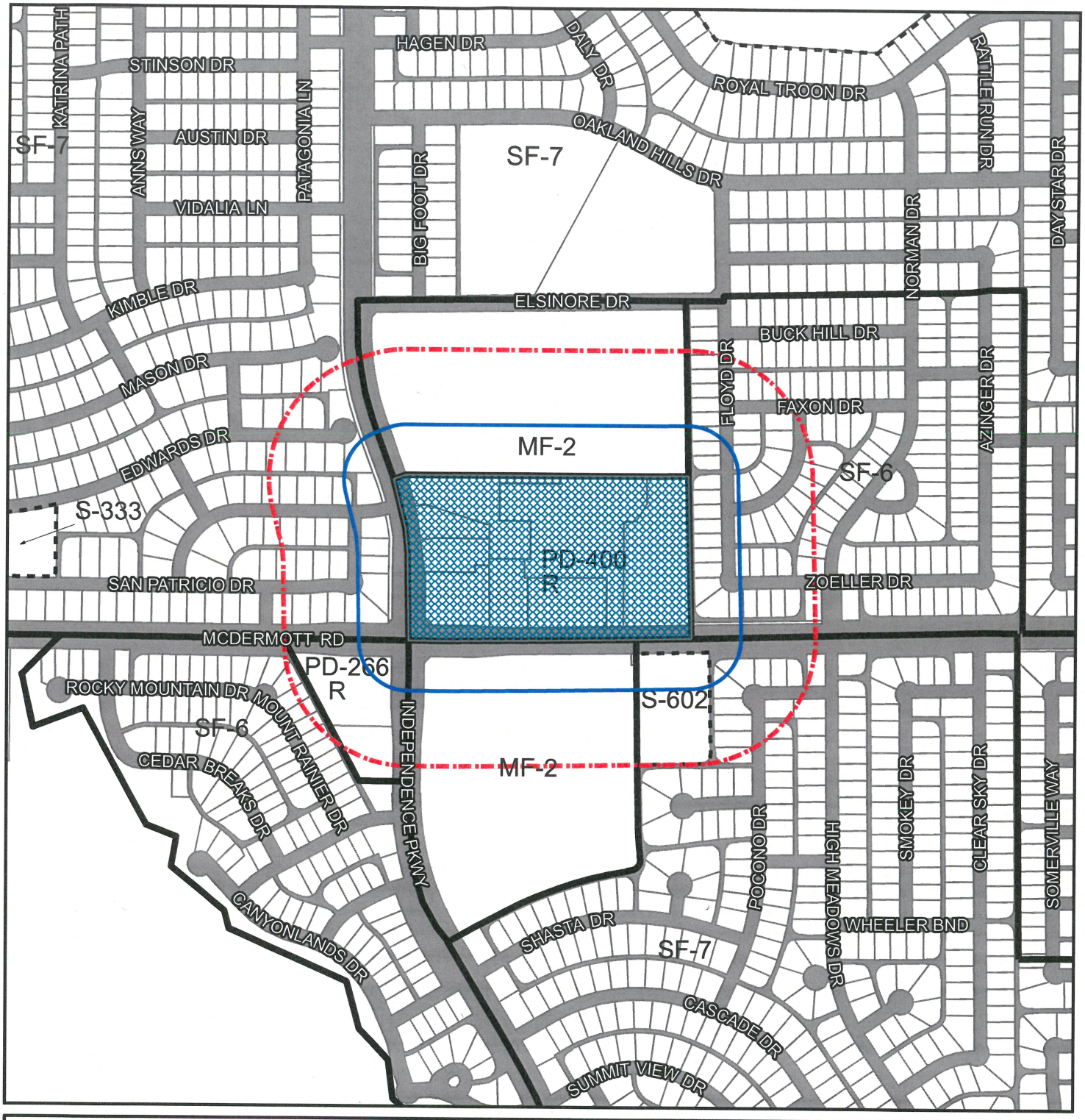
   b. Maximum Floor Area Ratio: 0.6:1

2. ~~Maximum Floor Area Ratio: 0.3:1~~

   All other uses are subject to the following standards:

   a. Maximum Height: One story

   b. Maximum Floor Area Ratio: 0.3:1

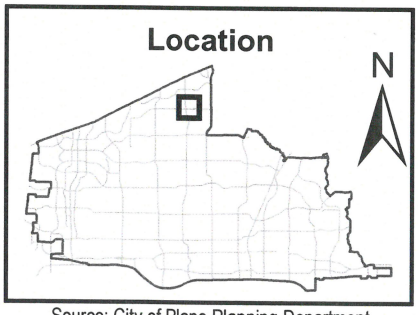


Zoning Case #: 2016-023

Existing Zoning: Planned Development-400-Retail (PD-400-R)

Proposed Zoning: Amend Planned Development-400-Retail (PD-400-R) to allow the additional use of mini-warehouse/public storage with modified development standards.

Plano



Source: City of Plano Planning Department

500' Courtesy Notification Buffer

200' Notification Buffer

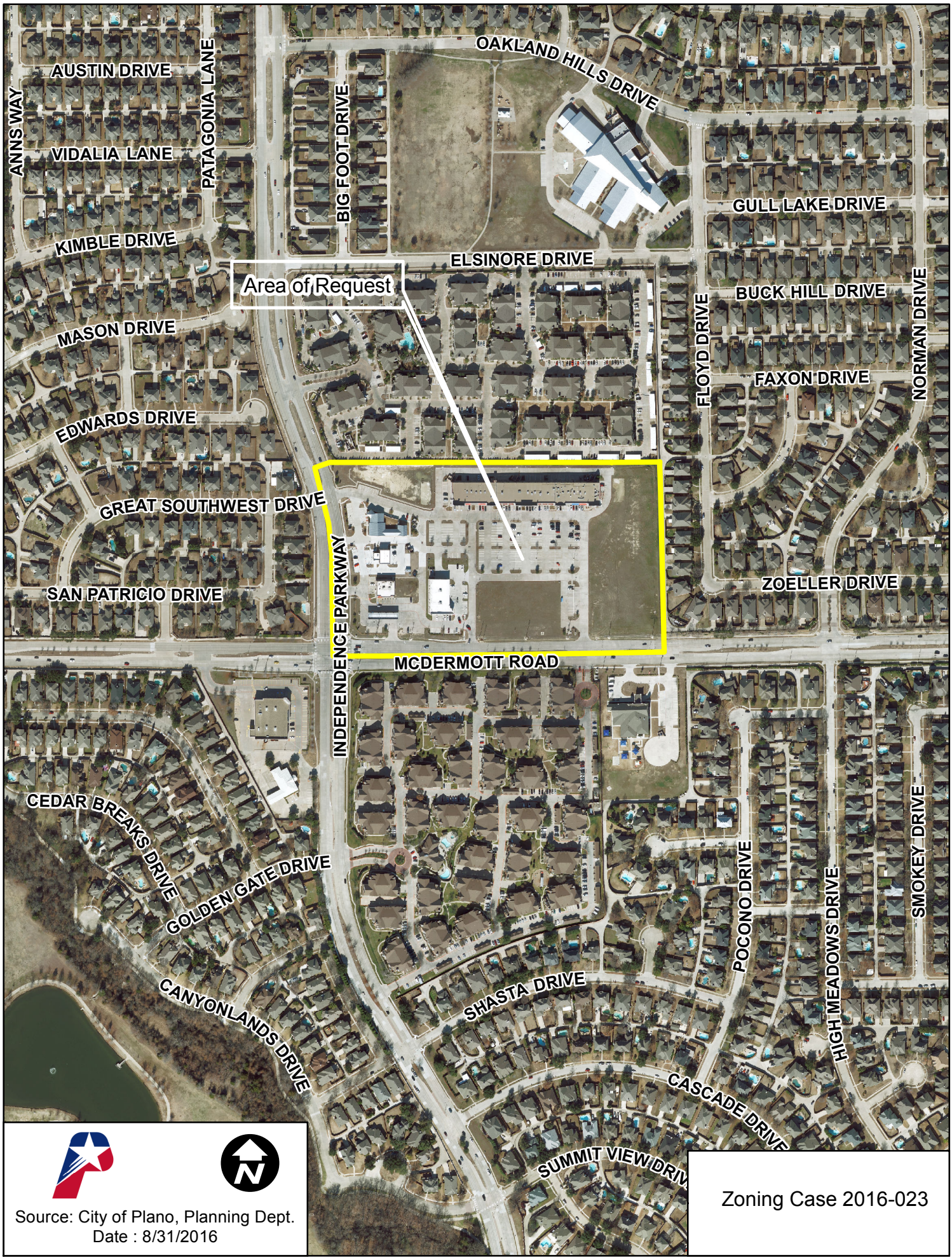
Subject Property

Zoning Boundary

City Limits

Specific Use Permit

Right-of-Way



Source: City of Plano, Planning Dept.
Date : 8/31/2016

Zoning Case 2016-023

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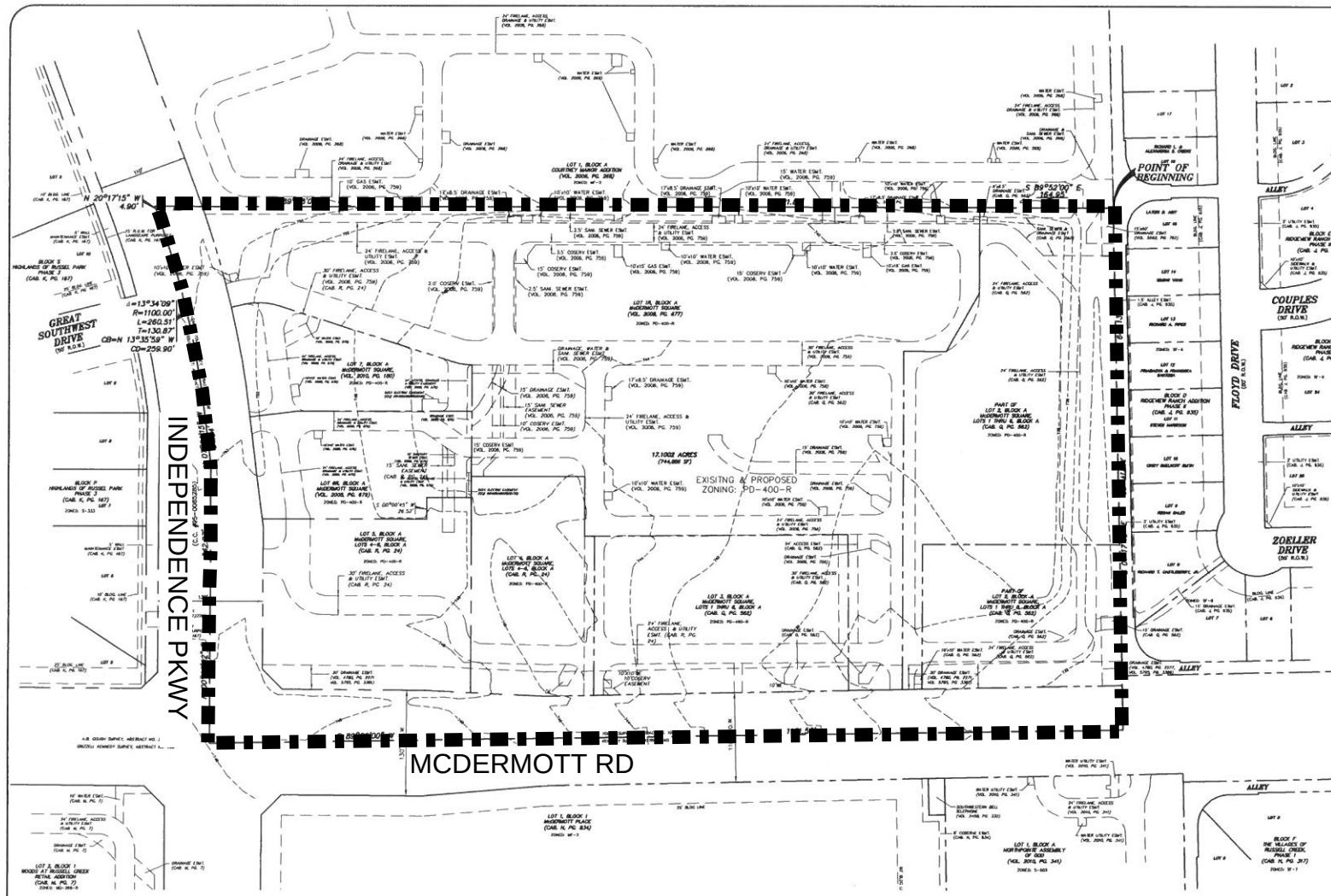

VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE 1"=60'
60 0 60 120

DESCRIPTION OF PROPERTY

DESCRIPTION, of a 17.1002 acres acre tract of land situated in the Samuel Young Survey, Abstract No. 1039, Collin County, Texas; said tract being all of Lots 1R and 6R, Block A, McDermott Square, an addition to the City of Plano, Texas according to the plat recorded in Volume 2008, Page 677 of the Plat Records of Collin County, Texas, all of Lot 7, Block A, McDermott Square, an addition to the City of Plano, Texas according to the plat recorded in Volume 2010, Page 180 of the said Plat Records, all of Lots 2 and 3, Block A, McDermott Square, an addition to the City of Plano, Texas according to the plat recorded in Cabinet Q, Page 562 of the said Plat Records, all of Lots 4 and 5, McDermott Square, an addition to the City of Plano, Texas according to the plat recorded in Cabinet R, Page 24 of the said Plat Records, part of McDermott Road (a variable width right-of-way) and part of Independence Parkway (a variable width right-of-way); said 17.1002 acres acre tract being more particularly described as follows:

BEGINNING, at a + cut in concrete found for corner in the west right-of-way line of a 15-foot wide alley as shown on the Ridgeview Ranch Addition, Phase II, an addition to the City of Plano, Texas according to the plat recorded in Cabinet J, Page 835 of the said Plat Records; said point also being the northeast corner of said Lot 2, Block A and the southeast corner of Lot 1, Block A, Courtney Manor Addition, an addition to the City of Plano, Texas according to the plat recorded in Volume 2006, Page 268 of the said Plat Records;

THENCE, South 01 degrees, 17 minutes, 46 seconds East, along the west right-of-way line of said alley and the east line of said Lot 2, Block A, at a distance of 591.13 feet passing a 1-inch iron rod found at the southeast corner of said Lot 2, Block A and an angle point in the north right-of-way line of McDermott Road (a variable width right-of-way, continuing in all a total distance of 646.13 feet to a point for corner in the centerline of said McDermott Road;

THENCE, South 89 degrees, 09 minutes, 00 seconds West, along the centerline of said McDermott Road, a distance of 1,131.53 feet to a point for corner at the intersection of the centerline of said McDermott Road and the centerline of Independence Parkway (a variable width right-of-way);

THENCE, along the centerline of said Independence Pkwy., the following four (4) calls:

North 00 degrees, 07 minutes, 02 seconds East, a distance of 342.97 feet to an angle point;

North 07 degrees, 04 minutes, 15 seconds West, a distance of 84.04 feet to the point at the beginning of a non-tangent curve to the left;

In a northwesterly direction, along said curve to the left, having a central angle of 13 degrees, 34 minutes, 09 second, a radius of 1100.00 feet, a chord bearing and distance of North 13 degrees, 33 minutes, 59 seconds West, 259.90 feet, an arc distance of 260.51 feet to a point at the end of said curve;

North 20 degrees, 17 minutes, 15 seconds West, a distance of 4.90 feet to a point for corner;

THENCE, South 89 degrees, 58 minutes, 01 seconds East, departing the centerline of said Independence Pkwy., at a distance of 30.57 feet passing a 3-inch aluminum disk found at the northwest corner of said Lot 1R, Block A and the southwest corner of said Lot 1, Block A, continuing along the common line between said Lot 1R, Block A and said Lot 1, Block A, in all a total distance of 1,021.84 feet to a 3/8-inch iron rod with RHA" cap found at an angle point;

THENCE, South 89 degrees 52 minutes 00 seconds East, continuing along said common line between Lot 1R, Block A and Lot 1, Block A, a distance of 164.93 feet to the POINT OF BEGINNING.

CONTAINING, 744,886 square feet or 17.1002 acres of land, more or less.

ZONING CASE # ZC2016-023
ZONING EXHIBIT
17.1002 ACRES
BEING OUT OF THE SAMUEL YOUNG SURVEY,
ABSTRACT No. 1039
CITY OF PLANO
COLLIN COUNTY, TEXAS

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

SURVEYOR
POGUE ENGINEERING,
A DIVISION OF WESTWOOD
ROMAN GROWYSMAN, RPLS
1521 BRAY CENTRAL DRIVE
McKINNEY, TEXAS 75069
(972) 265-3314 (PHONE)
roman.groysman@westwoodps.com

PETITIONER
ADVANTAGE SELF STORAGE, INC
MR. RICK JONES
2600 ELDORADO PARKWAY
Suite 100
McKINNEY, TEXAS 75070
(972) 547-0236 (PHONE)
rjones@advantagestorage.net

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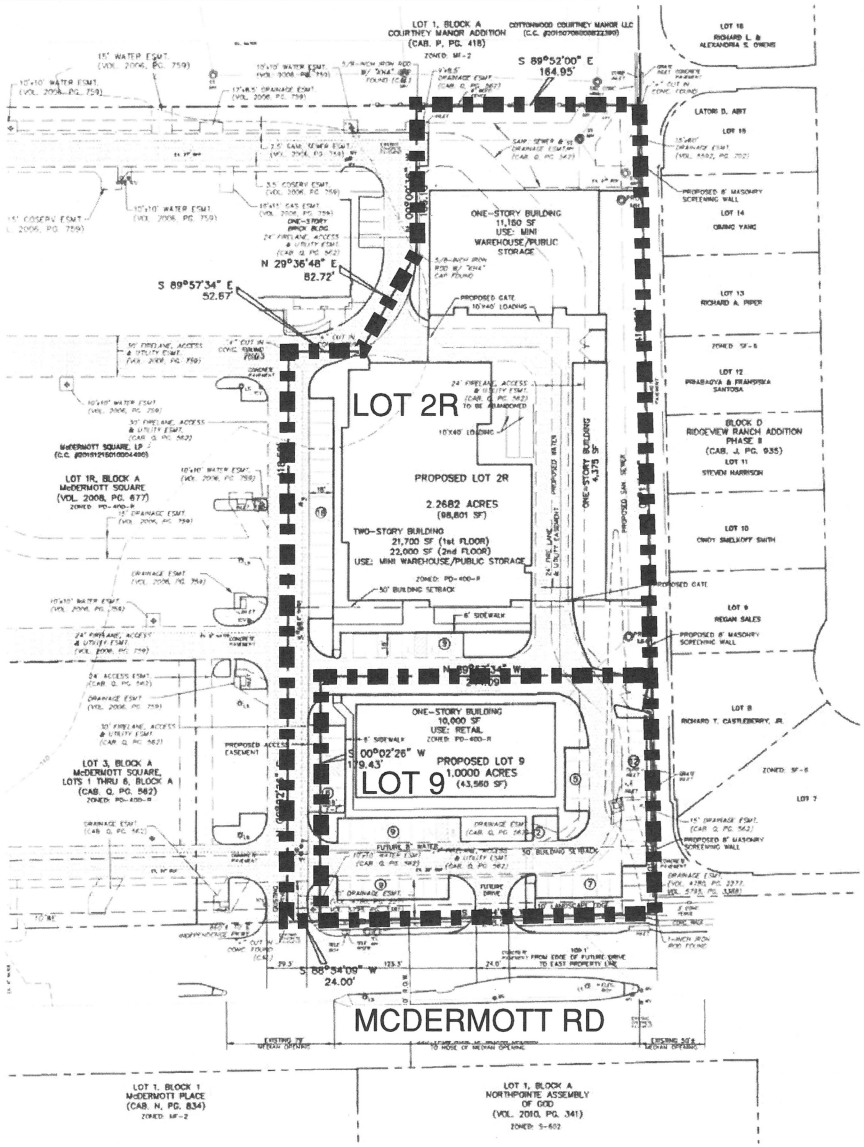
WWW.WESTWOODPS.COM
TX BOARD PROF. ENGINEERS, CERT. #1766, TX BOARD PROF. LAND SURVEYING CERT. 10074-30

PREPARED	07-06-2016
SURVEYED	05-09-2016
SCALE:	1" = 40'
W NUMBER	R0008734.00
DRAWN BY:	MJN
CHECKED BY:	AWS

DWG NO: R0008734.0020ZONING EXHIBIT



CITY OF PLANO SITE PLAN 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 2.5 FEET OFF OF THE PROPERTY LINE WITHIN THE RIGHT-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 SIGNAGE 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 CORRIDOR DESIGN GUIDELINES.

10. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITH SECTION 6-46A OF THE CODE OF ORDINANCES.

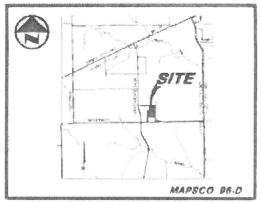
11. PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.

12. ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINE MUST BE UNDERGROUND WHERE REQUIRED.

13. USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 3-1300 OF THE ZONING CODE: 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

ITEM	LOT 2R	LOT 9
GENERAL SITE DATA		
ZONING (from zoning map)	PD-400-R	PD-400-R
LAND USE (from zoning ordinance)	MINI-WAREHOUSE/PUBLIC STORAGE	RETAIL
LOT AREA (square feet & acres)	98,801 SF / 2.268 AC	43,560 SF / 1.000 AC
BUILDING FOOTPRINT AREA (square feet)	33,225	10,000
TOTAL BUILDING AREA (square feet)	58,225	10,000
BUILDING HEIGHT (# stories)	2-STORY	1-STORY
BUILDING HEIGHT (feet-distance to taller building element)	32'	23'
LOT COVERAGE (percent-xx.x%)	37.6%	22.96%
FLOOR AREA RATIO (ratio-x.x:1)	0.60:1	0.23:1
PARKING		
PARKING RATIO (Public Storage)	1 SPACE PER 70 UNITS	
REQUIRED PARKING (400 UNITS)	23 SPACES	
PARKING RATIO (Office)	1 SPACE PER 300 sf	
REQUIRED PARKING (# spaces) - 1700 sf	4 SPACES	
PARKING RATIO (Retail)		1 SPACE PER 250 sf
REQUIRED PARKING (# spaces)		50 SPACES
TOTAL REQUIRED PARKING	27 SPACES	50 SPACES
PROVIDED PARKING (# spaces)	27 SPACES	50 SPACES
ACCESSIBLE PARKING REQUIRED (# spaces)	2	2
ACCESSIBLE PARKING PROVIDED (# spaces)	2	4
PARKING IN EXCESS OF TYPE OF REQUIRED PARKING (# spaces)	0	0



VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE 1" = 40'
40 0 40 80

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- CLEAN OUT
- MANHOLE
- GAS METER
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGN
- TELEPHONE BOX
- TV BOX
- FLAG POLE
- L.A. LANDSCAPE AREA
- PROPERTY LINE
- O/H POWER LINES
- U/G TELEPHONE LINES
- U/G WATER LINE
- U/G GAS LINE
- FENCE
- (C.M.) CONTROLLING MONUMENT
- S/8 S/8-INCH IRON ROD WITH "PIOGUE ENG & DEV" CAP 521
- FIRE LANE

ZONING CASE #CP2016-017
CONCEPT PLAN
3.2682 ACRES
LOT 2R & LOT 9, BLOCK A
McDERMOTT SQUARE
BEING OUT OF THE SAMUEL YOUNG SURVEY,
ABSTRACT No. 1039
CITY OF PLANO
COLLIN COUNTY, TEXAS
AUGUST 29, 2016

NO.	DATE	REVISION / DESCRIPTION

DESIGN	DRAWN	DATE	W NUMBER
AWS	MN	08-29-2016	P0008734.00

PROJECT INFORMATION
ADVANTAGE STORAGE
McDERMOTT ROAD
CITY OF PLANO
COLLIN COUNTY, TEXAS
SAMUEL YOUNG SURVEY, ABSTRACT NO. 1039
PROPOSED USE: PUBLIC STORAGE
ZONING: PD-83

DEVELOPER
ADVANTAGE SELF STORAGE, INC.
2600 ELDORADO PARKWAY, SUITE 100
MCKINNEY, TEXAS 75070
MR. RICK JONES
(972) 547-0236 PHONE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF ALLEN H. GRAALFS IV, P.E. 96677 ON 08-29-2016. IT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

PRELIMINARY
FOR INTERIM REVIEW ONLY
NOT TO BE USED FOR:
CONSTRUCTION OR
BIDDING PURPOSES
Engineer ALLEN H. GRAALFS IV, P.E.
P.E. No. 96677
Date 08-29-2016
PIOGUE

PIOGUE
ENGINEERING & DEVELOPMENT COMPANY, INC.
a division of Westwood
1512 BRAY CENTRAL DRIVE
SUITE 100
McKINNEY, TEXAS 75069
(214) 637-4540 PHONE
(888) 937-5150 TOLL FREE
WWW.WESTWOODPS.COM
TX BOARD PROF. ENGINEERS, GEN. (F1706) TX BOARD PROF. LAND SURVEYING, GEN. (10074)

CONCEPT PLAN
LOT 2R & LOT 9, BLOCK A
McDERMOTT SQUARE
PLANO, TEXAS

SHEET NO. C1.01

DWG NO: P0008734.005P.DWG

ADVANTAGE STORAGE

Zoning Case 2016-023

An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to amend Planned Development-400-Retail on 17.1 acres of land out of the Samuel Young Survey, Abstract No. 1039, located at the northeast corner of McDermott Road and Independence Parkway, in the City of Plano, Collin County, Texas, to allow for the additional use of mini-warehouse/public storage with modified development standards; 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, 2016, for the purpose of considering amending Planned Development-400-Retail on 17.1 acres of land out of the Samuel Young Survey, Abstract No. 1039, located at the northeast corner of McDermott Road and Independence Parkway, in the City of Plano, Collin County, Texas, to allow for the additional use of mini-warehouse/public storage with modified development standards; 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, 2016; and

WHEREAS, the City Council is of the opinion and finds that such amendment would not be detrimental to the public health, safety, or general welfare, and 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. 2015-5-2, as the same has been heretofore amended, is hereby further amended so as to amend Planned Development-400-Retail on 17.1 acres of land out of the Samuel Young Survey, Abstract No. 1039, located at the northeast corner of McDermott Road and Independence Parkway in the City of Plano, Collin County, Texas, to allow for the additional use of mini-warehouse/public storage with modified development standards, said property being described in the legal description on Exhibit "A" attached hereto.

Section II. The change granted in Section I is granted subject to the following:

Restrictions:

The permitted uses and standards shall be in accordance with the Retail (R) zoning district unless otherwise specified herein.

1. Mini-warehouse/public storage is permitted on a maximum of 2.5 acres subject to the following standards:

    a. Maximum Height: Two stories

    b. Maximum Floor Area Ratio: 0.6:1

    c. In lieu of the required masonry screening wall, a 6 or 8 foot tubular steel fence and an irrigated living screen must be placed along the eastern property line. The landscape screen must grow to a height of at least 15 feet within 2 years of installation.

2. All other uses are subject to the following standards:

    a. Maximum Height: One story

    b. Maximum Floor Area Ratio: 0.3:1

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 affectuated 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 26TH DAY OF SEPTEMBER, 2016.

_____

Harry LaRosiliere, MAYOR

ATTEST:

_____

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

_____

Paige Mims, CITY ATTORNEY

Zoning Case 2016-023

DESCRIPTION, of a 17.1002 acres acre tract of land situated in the Samuel Young Survey, Abstract No. 1039, Collin County, Texas; said tract being all of Lots 1R and 6R, Block A, McDermott Square, an addition to the City of Plano, Texas according to the plat recorded in Volume 2008, Page 677 of the Plat Records of Collin County, Texas, all of Lot 7, Block A, McDermott Square, an addition to the City of Plano, Texas according to the plat recorded in Volume 2010, Page 180 of the said Plat Records, all of Lots 2 and 3, Block A, McDermott Square, an addition to the City of Plano, Texas according to the plat recorded in Cabinet Q, Page 562 of the said Plat Records, all of Lots 4 and 5, McDermott Square, an addition to the City of Plano, Texas according to the plat recorded in Cabinet R, Page 24 of the said Plat Records, part of McDermott Road (a variable width right-of-way) and part of Independence Parkway (a variable width right-of-way); said 17.1002 acres acre tract being more particularly described as follows:

BEGINNING, at a "+" cut in concrete found for corner in the west right-of-way line of a 15-foot wide alley as shown on the Ridgeview Ranch Addition, Phase II, an addition to the City of Plano, Texas according to the plat recorded in Cabinet J, Page 935 of the said Plat Records; said point also being the northeast corner of said Lot 2, Block A and the southeast corner of Lot 1, Block A, Courtney Manor Addition, an addition to the City of Plano, Texas according to the plat recorded in Volume 2006, Page 268 of the said Plat Records;

THENCE, South 01°17'46" East, along the west right-of-way line of said alley and the east line of said Lot 2, Block A, at a distance of 591.13 feet passing a 1-inch iron rod found at the southeast corner of said Lot 2, Block A and an angle point in the north right-of-way line of McDermott Road (a variable width right-of-way, continuing in all a total distance of 646.13 feet to a point for corner in the centerline of said McDermott Road;

THENCE, South 89°09'00" West, along the centerline of said McDermott Road, a distance of 1,131.53 feet to a point for corner at the intersection of the centerline of said McDermott Road and the centerline of Independence Parkway (a variable width right-of-way);

THENCE, along the centerline of said Independence Pkwy., the following four (4) calls:

North 00°07'02" East, a distance of 342.97 feet to an angle point;

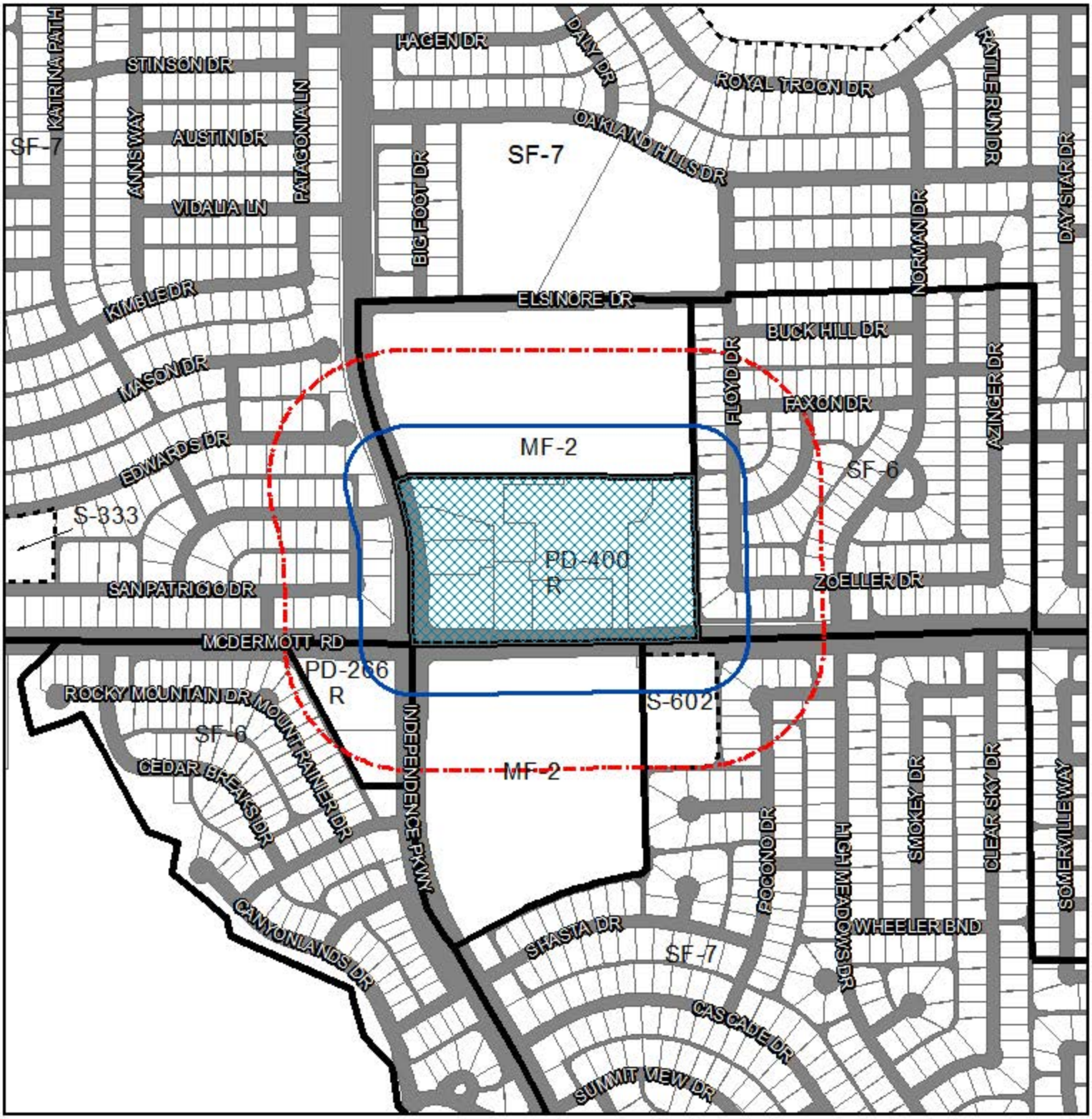
North 07°04'15" West, a distance of 64.04 feet to the point at the beginning of a non-tangent curve to the left;

In a northwesterly direction, along said curve to the left, having a central angle of 13°34'09", a radius of 1,100.00 feet, a chord bearing and distance of North 13°, 35'59" West, 259.90 feet, an arc distance of 260.51 feet to a point at the end of said curve;

North 20°17'15" West, a distance of 4.90 feet to a point for corner;

THENCE, South 89°58’01” East, departing the centerline of said Independence Pkwy., at a distance of 58.57 feet passing a 3-inch aluminum disk found at the northwest corner of said Lot 1R, Block A and the southwest corner of said Lot 1, Block A, continuing along the common line between said Lot 1R, Block A and said Lot 1, Block A, in all a total distance of 1,021.84 feet to a 5/8-inch iron rod with “KHA” cap found at an angle point;

THENCE, South 89°52’00” East, continuing along said common line between Lot 1R, Block A and Lot 1, Block A, a distance of 164.95 feet to the POINT OF BEGINNING and CONTAINING 744,886 square feet or 17.1002 acres of land, more or less.

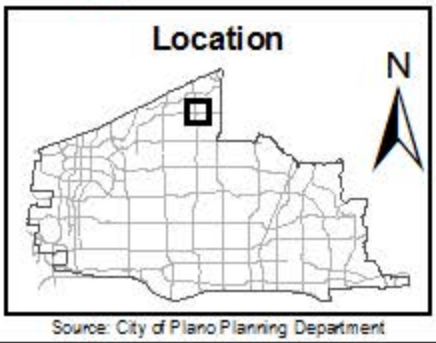


Zoning Case #: 2016-023

Existing Zoning: Planned Development-400-Retail (PD-400-R)

Proposed Zoning: Amend Planned Development-400-Retail (PD-400-R) to allow the additional use of mini-warehouse/public storage with modified development standards.

Plano



Source: City of Plano Planning Department

500' Courtesy Notification Buffer

200' Notification Buffer

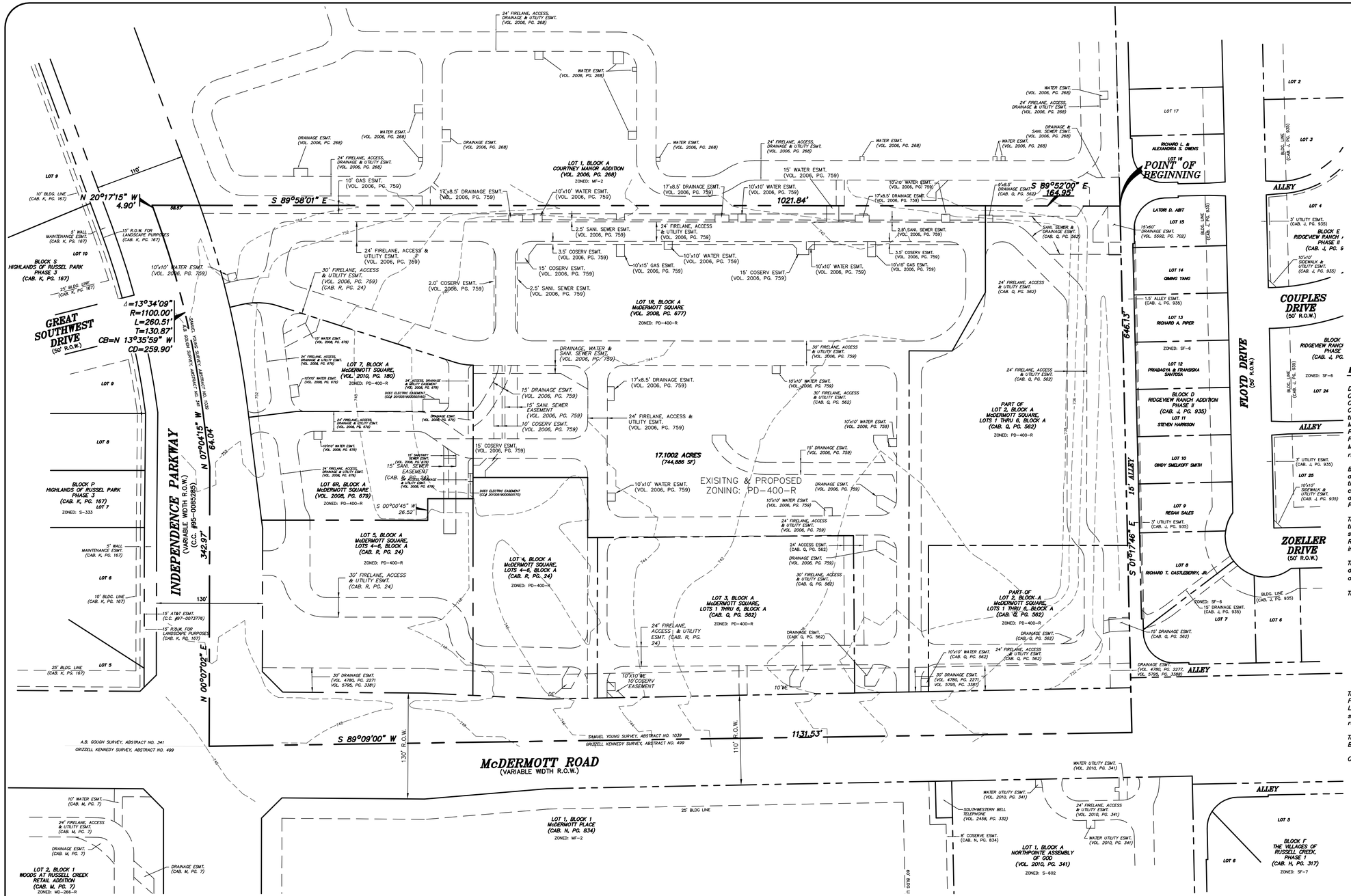
Subject Property

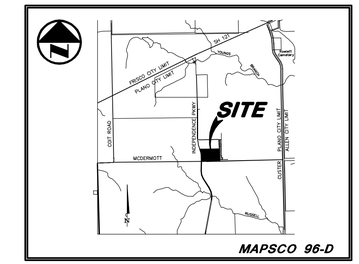
Zoning Boundary

City Limits

Specific Use Permit

Right-of-Way





VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE 1"=60'
60 0 60 120

DESCRIPTION OF PROPERTY

DESCRIPTION, of a 17.1002 acres acre tract of land situated in the Samuel Young Survey, Abstract No. 1039, Collin County, Texas; said tract being all of Lots 1R and 6R, Block A, McDermott Square, an addition to the City of Plano, Texas according to the plat recorded in Volume 2008, Page 677 of the Plat Records of Collin County, Texas, all of Lot 7, Block A, McDermott Square, an addition to the City of Plano, Texas according to the plat recorded in Volume 2010, Page 180 of the said Plat Records, all of Lots 2 and 3, Block A, McDermott Square, an addition to the City of Plano, Texas according to the plat recorded in Cabinet Q, Page 562 of the said Plat Records, all of Lots 4 and 5, McDermott Square, an addition to the City of Plano, Texas according to the plat recorded in Cabinet R, Page 24 of the said Plat Records, part of McDermott Road (a variable width right-of-way) and part of Independence Parkway (a variable width right-of-way); said 17.1002 acres acre tract being more particularly described as follows:

BEGINNING, at a "+" cut in concrete found for corner in the west right-of-way line of a 15-foot wide alley as shown on the Ridgeview Ranch Addition, Phase II, an addition to the City of Plano, Texas according to the plat recorded in Cabinet J, Page 935 of the said Plat Records; said point also being the northeast corner of said Lot 2, Block A and the southeast corner of Lot 1, Block A, Courtney Manor Addition, an addition to the City of Plano, Texas according to the plat recorded in Volume 2006, Page 268 of the said Plat Records;

THENCE, South 01 degrees, 17 minutes, 46 seconds East, along the west right-of-way line of said alley and the east line of said Lot 2, Block A, at a distance of 591.13 feet passing a 1-inch iron rod found at the southeast corner of said Lot 2, Block A and an angle point in the north right-of-way line of McDermott Road (a variable width right-of-way, continuing in all a total distance of 646.13 feet to a point for corner in the centerline of said McDermott Road;

THENCE, South 89 degrees, 09 minutes, 00 seconds West, along the centerline of said McDermott Road, a distance of 1,131.53 feet to a point for corner at the intersection of the centerline of said McDermott Road and the centerline of Independence Parkway (a variable width right-of-way);

THENCE, along the centerline of said Independence Pkwy., the following four (4) calls:

North 00 degrees, 07 minutes, 02 seconds East, a distance of 342.97 feet to an angle point;

North 07 degrees, 04 minutes, 15 seconds West, a distance of 64.04 feet to the point at the beginning of a non-tangent curve to the left;

In a northwesterly direction, along said curve to the left, having a central angle of 13 degrees, 34 minutes, 09 second, a radius of 1100.00 feet, a chord bearing and distance of North 13 degrees, 35 minutes, 59 seconds West, 259.90 feet, an arc distance of 260.51 feet to a point at the end of said curve;

North 20 degrees, 17 minutes, 15 seconds West, a distance of 4.90 feet to a point for corner;

THENCE, South 89 degrees, 58 minutes, 01 seconds East, departing the centerline of said Independence Pkwy., at a distance of 58.57 feet passing a 3-inch aluminum disk found at the northwest corner of said Lot 1R, Block A and the southwest corner of said Lot 1, Block A, continuing along the common line between said Lot 1R, Block A and said Lot 1, Block A, in all a total distance of 1,021.84 feet to a 5/8-inch iron rod with "KHA" cap found at an angle point;

THENCE, South 89 degrees 52 minutes 00 seconds East, continuing along said common line between Lot 1R, Block A and Lot 1, Block A, a distance of 164.95 feet to the POINT OF BEGINNING.

CONTAINING, 744,886 square feet or 17.1002 acres of land, more or less.

RECEIVED
July 25, 2016
CITY OF PLANO PLANNING DEPARTMENT

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

ZONING CASE # ZC2016-023
ZONING EXHIBIT
17.1002 ACRES
BEING OUT OF THE SAMUEL YOUNG SURVEY,
ABSTRACT No. 1039
CITY OF PLANO
COLLIN COUNTY, TEXAS

SURVEYOR
POGUE ENGINEERING,
A DIVISION OF WESTWOOD
ROMAN GROWYSMAN, RPLS
1521 BRAY CENTRAL DRIVE
McKINNEY, TEXAS 75069
(972) 265-3314 (PHONE)
roman.groysman@westwoodps.com

PETITIONER
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rjones@advantagestorage.net

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WWW.WESTWOODPS.COM
TX BOARD PROF. ENGINEERS, CERT. #11756; TX BOARD PROF. LAND SURVEYING, CERT. 1007430

PREPARED	07-06-2016
SURVEYED	05-09-2016
SCALE:	1" = 40'
W NUMBER	R0008734.00
DRAWN BY:	MJN
CHECKED BY:	AWS

DWG NO: R0008734.00ZONING EXHIBIT