

**PLANNING & ZONING COMMISSION
PLANO MUNICIPAL CENTER
1520 K AVENUE
August 6, 2012**

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>6:30 p.m. - Dinner - Planning Conference Room 2E</p> <p>7:00 p.m. - Regular Meeting - Council Chambers</p> <p>The Planning & Zoning Commission may convene into Executive Session pursuant to Section 551.071 of the Texas Government Code to Consult with its attorney regarding posted items in the regular meeting.</p> <p>1 Call to Order/Pledge of Allegiance</p> <p>2 Approval of Agenda as Presented</p> <p>3 Approval of Minutes for the July 16, 2012, Planning & Zoning Commission meeting</p> <p>4 General Discussion: The Planning & Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning & Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning & Zoning Commission authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.</p> <p><u>CONSENT AGENDA</u></p> <p>5a BM Final Plat: The Canal on Preston Addition, Block A, Lot 5 - Independent living facility on one lot on 3.5± acres located on the east side of Angels Drive, 450± feet south of McDermott Road. Zoned Planned Development-20-Mixed-Use. Neighborhood #1. Applicant: McDermott Crossing Senior Living, LTD</p> <p>5b BM Preliminary Plat: Granite Park, Block 1, Lot C - Hotel on one lot on 2.2± acres located on the west side of Parkwood Boulevard, 1,000± feet south of State Highway 121. Zoned Central Business-1/State Highway 121 Overlay District. Neighborhood #8. Applicant: Arvind Patel</p>	

<p>5c EH</p>	<p>Revised Conveyance Plat: Tinseltown Addition, Block A, Lots 1 & 10 - Two conveyance lots on 14.8± acres located at the northeast corner of Dallas North Tollway and Parker Road. Zoned Planned Development-185-Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #30. Applicant: Haggard Enterprises, Ltd.</p>
<p>5d EH</p>	<p>Revised Preliminary Site Plan: Tinseltown Addition, Block A, Lots 1 & 10 - Multifamily, retail, and restaurant on two lots on 14.8± acres located at the northeast corner of Dallas North Tollway and Parker Road. Zoned Planned Development-185-Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #30. Applicant: Haggard Enterprises, Ltd</p>
<p>5e JH</p>	<p>Preliminary Site Plan: Eastern States Addition, Block A, Lot 1 - Restaurant on one lot on 1.4± acres located at the southeast corner of Preston Road and Plano Parkway. Zoned Planned Development-350-Retail/General Office/Preston Road & 190 Tollway/Plano Parkway Overlay District. Neighborhood #55. Applicant: Toot Toot, Ltd.</p>
<p>5f JH</p>	<p>Revised Site Plan: Legacy Central Theater Addition, Block A, Lot 8 - General Office on one lot on 1.8± acres located on the south side of Chase Oaks Boulevard, 850± feet west of U.S. Highway 75. Zoned Corridor Commercial. Neighborhood #13. Applicant: VGA Leasing, LP</p>
<p>5g JH</p>	<p>Preliminary Plat: The Trails of Glenwood, Phase 3 - 60 Single Family Residence-7 residential lots and one open space lot on 26.8± acres located at the southwest corner of Oceanview Drive and Danbury Lane. Zoned Single-Family Residence-7. Neighborhood #40. Applicant: TOG Land Holdings, Inc.</p>
<p>5h JH</p>	<p>Preliminary Site Plan: Dai Bi Buddhist Addition, Block A, Lot 1 - Religious facility on one lot on 6.2± acres located on the south side of 14th Street, 320± feet east of Shiloh Road. Zoned Research/Technology Center. Neighborhood #69. Applicant: Dai Bi Buddhist Center</p>
<p><u>END OF CONSENT AGENDA</u></p>	
<p><u>PUBLIC HEARINGS</u></p>	
<p>6 JH</p>	<p>Public Hearing: Zoning Case 2012-20 - Request for a Specific Use Permit for Private Club on 0.7± acre located on the north side of Spring Creek Parkway, 470± feet east of Custer Road. Zoned Retail. Applicant: Iraj Zilaie</p>

<p>7 BM</p>	<p>Public Hearing: Zoning Case 2012-21 - Request to amend Section 1.600 (Definitions) of Article 1 (General Regulations), Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses), and Subsection 3.102 (Day Care Centers, Day Care Centers (In-Home), and Day Care Centers (Accessory) of Section 3.100 (Supplementary Regulations for Principal Permitted Uses and Specific Uses) of Article 3 (Supplementary Regulations), and related sections of the Zoning Ordinance regarding day care centers (in-home). Applicant: City of Plano</p>
<p>8 JH</p>	<p>Public Hearing - Replat: Plano Park School Addition, Block 1, Lot 1R - Public primary school on one lot on 23.7± acres located generally at the southwest corner of Laurel Lane and Jupiter Road. Zoned Single-Family Residence-7. Neighborhood #48. Applicant: Plano Independent School District</p>
<p>9 EH</p>	<p>Public Hearing - Replat: Trinity Presbyterian Church Addition, Block A, Lot 4R - Medical office on one lot on 2.0± acres located on the north side of Hedgcoxe Road, 700± feet west of Ohio Drive. Zoned Planned Development-159-General Office/Preston Road Overlay District. Neighborhood #4. Applicant: RBN Hedge Investments</p>
<p>10 EH</p>	<p>Public Hearing - Replat: Weatherford Elementary Addition, Block A, Lot 1R - Public primary school on one lot on 4.5± acres located generally at the northwest corner of Mollimar Drive and Regal Road. Zoned Single-Family Residence-9. Neighborhood #56. Applicant: Plano Independent School District</p>
<p><u>END OF PUBLIC HEARINGS</u></p>	
<p>11 EH</p>	<p>Public Hearing - Request to Waive the Two Year-Waiting Period - Request to waive the two-year waiting period for consideration of a rezoning request for 14.8± acres located at the northeast corner of the Dallas North Tollway and Parker Road. Zoned Planned Development-185-Regional Commercial. Neighborhood #30. Applicant: Haggard Enterprises, Ltd.</p>
<p>12 GC</p>	<p>Discussion & Direction: Proposed 2012-2013 Community Investment Program - Discussion and direction regarding the proposed 2012-2013 Community Investment Program (CIP). Applicant: City of Plano</p>
<p>13 PJ</p>	<p>Discussion & Direction: Proposed Urban Mixed-Use Zoning District Standards - Discussion and direction on proposed standards for an Urban Mixed-Use zoning district</p>

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Items for Future Discussion - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.

Council Liaisons: Council Member Pat Miner and Council Member Lee Dunlap

ACCESSIBILITY STATEMENT

Plano Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning Department at (972) 941-7151.

**CITY OF PLANO
PLANNING & ZONING COMMISSION
PUBLIC HEARING PROCEDURES**

The Planning & Zoning Commission welcomes your thoughts and comments on these agenda items. The Commission does ask, however, that if you wish to speak on an item you:

1. **Fill out a speaker card.** This helps the Commission know how many people wish to speak for or against an item, and helps in recording the minutes of the meeting. **However, even if you do not fill out a card, you may still speak.** Please give the card to the secretary at the right-hand side of the podium before the meeting begins.
2. **Limit your comments to new issues dealing directly with the case or item.** Please try not to repeat the comments of other speakers.
3. **Limit your speaking time so that others may also have a turn.** If you are part of a group or homeowners association, it is best to choose one representative to present the views of your group. The Commission's adopted rules on speaker times are as follows:
 - 15 minutes for the applicant - After the public hearing is opened, the Chair of the Planning & Zoning Commission will ask the applicant to speak first.
 - 3 minutes each for all other speakers, up to a maximum of 45 minutes. Individual speakers may yield their time to a homeowner association or other group representative, up to a maximum of 15 minutes of speaking time.

If you are a group representative and other speakers have yielded their 3 minutes to you, please present their speaker cards along with yours to the secretary.

- 5 minutes for applicant rebuttal.
- Other time limits may be set by the Chairman.

The Commission values your testimony and appreciates your compliance with these guidelines.

For more information on the items on this agenda, or any other planning, zoning, or transportation issue, please contact the Planning Department at (972) 941-7151.

PLANNING & ZONING COMMISSION
July 16, 2012

COMMISSIONERS PRESENT

Chris Caso, Chairman
Fred Balda, 1st Vice Chair
Alan Smith, 2nd Vice Chair
Olufemi Adeoye
Tracey Dry
Michael Coleman
Douglas Cargo

COMMISSIONERS ABSENT

David Downs

STAFF PRESENT

Phyllis Jarrell, Director of Planning
Tina Firgens, Planning Manager
Eric Hill, Sr. Planner
Bester Munyaradzi, Planner
Jon Hubach, Planner
Paige Mims, Deputy City Attorney
Dee Sarver, Sr. Planning Technician
Doris Carter, Senior Administrative Assistant
Shari Forbes, Technical Administrative Assistant

Chairman Caso called the meeting to order on Monday, July 16, 2012, at 7:00 p.m. in the Council Chamber of the Plano Municipal Center, 1520 K Avenue. A quorum was present.

Commissioner Dry led the Commission in the Pledge of Allegiance.

Commissioner Cargo made a motion to approve the agenda as submitted. First Vice Chair Balda seconded the motion, which passed 7-0.

Commissioner Coleman made a motion to approve the July 2, 2012, Planning & Zoning Commission meeting minutes. Second Vice Chair Smith seconded the motion, which passed 7-0.

COMMENTS OF PUBLIC INTEREST

There were no comments of public interest.

CONSENT AGENDA

Second Vice Chair Smith made a motion to approve the Consent Agenda as submitted. Commissioner Coleman seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 5A - REVISED SITE PLAN
8/CAPITAL ONE ADDITION, BLOCK 1, LOT 4
APPLICANT: CAPITAL ONE NATIONAL ASSOCIATION**

General office on one lot on 23.5± acres located at the southeast corner of Dominion Parkway and Headquarters Drive. Zoned Commercial Employment. Neighborhood #8.

Approved as submitted.

**AGENDA ITEM NO. 5B - REVISED PRELIMINARY PLAT
8/CAPITAL ONE ADDITION, BLOCK 1, LOT 4
APPLICANT: CAPITAL ONE NATIONAL ASSOCIATION**

General office on one lot on 23.5± acres located at the southeast corner of Dominion Parkway and Headquarters Drive. Zoned Commercial Employment. Neighborhood #8.

Approved subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

**AGENDA ITEM NO. 5C - REVISED PRELIMINARY SITE PLAN
16/ROBB AND STUCKY ADDITION, BLOCK 1, LOT 1
APPLICANT: OLP-TCC PLANO JV, LLC**

General office on one lot on 6.3± acres located at the southeast corner of Dallas North Tollway and Legacy Drive. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District. Neighborhood #16.

Approved as submitted.

**AGENDA ITEM NO. 5D - PRELIMINARY PLAT
9/LEGACY CORPORATE CENTER, BLOCK A, LOTS 6R, 7R, & 8
APPLICANT: SCHERER INVESTMENTS**

Medical office on three lots on 7.6± acres located on the east side of Preston Road, 370± feet north of Legacy Drive. Zoned General Office/Preston Road Overlay District. Neighborhood #9.

Approved subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

END OF CONSENT AGENDA

PUBLIC HEARINGS

AGENDA ITEM NO. 6 - PUBLIC HEARING ZONING CASE 2012-12 APPLICANT: RACETRAC

Eric Hill, Senior Planner, stated this is a request to amend Planned Development-374-Retail on 6.9± acres located at the northeast corner of Plano Parkway and Independence Parkway to modify the development standards of the district in order to remove or amend the stipulation limiting the hours of operation. Zoned Planned Development-374-Retail/190 Tollway/Plano Parkway Overlay District. Tabled March 19, 2012, and April 16, 2012. Staff recommended that the Planning & Zoning Commission accept the applicant's request to table this item until the August 20, 2012 meeting.

Commissioner Coleman made a motion to remove the item from the table. Second Vice Chair Smith seconded the motion, which passed 7-0.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

Second Vice Chair Smith made a motion to table the item until the August 20, 2012 meeting, per the applicant's request. Commissioner Cargo seconded the motion, which passed 7-0.

AGENDA ITEM NO. 7 - PUBLIC HEARING ZONING CASE 2012-19 APPLICANT: CITY OF PLANO

Bester Munyaradzi, Planner, stated this is a request to amend Planned Development-20-Mixed Use on 135.3± acres located at the northeast corner of Preston Road and Rasor Boulevard to modify the development standards related to Single-Family Residence Attached. Zoned Planned Development-20-Mixed Use. Staff recommended approval as follows. Also, the original adopted PD-20-MU district and as amended includes exhibits that are being retained by this proposed ordinance amendment.

Restrictions:

The map attached hereto as exhibit B, as amended by Exhibits C and D is hereby adopted as part of this ordinance.

1. Sub-Area A (Preston Rd. Mixed Use)
 - a. Uses Permitted

- i. By Right: All those uses permitted in the Retail, and Office-2 districts, plus 1 regional theater and single-family attached residences.
- ii. By Specific Use Permit: All those uses permitted by specific use permit in the Retail and Office-2 districts, plus multifamily. Multifamily residential units are limited to the second floor and above and may not exceed 10% of total floor area in Sub-Area A.

b. Standards for Retail, Office-2 districts and 1 regional theater

- b i. Minimum Front Yard: 50 feet; however, this distance may be reduced to 30 feet if no parking or drive aisles are located between the building face and the street.
- c ii. Minimum Side Yard: None, except as required by building or fire codes.
- d iii. Minimum Rear Yard: None, except as required by building or fire codes.
- e iv. Maximum Height: 8 stories. Maximum height for parking structures is 3 levels above grade.
- f v. Parking Requirements: As required by Section 3.1100 of the Comprehensive Zoning Ordinance, except multifamily residence, which shall be parked at 1 space per bedroom.
- g vi. A minimum of 12.0± acres of land along the White Rock Creek shall be maintained as open space and shall be open to the public at all times.
- h vii. Landscaping: As required by Section 3.1200, Landscaping Requirements, and Section 4.500, Preston Road Overlay District, of the Comprehensive Zoning Ordinance.

c. Standards for Single-Family Residence Attached (SF-A) development

Single-Family Residence Attached shall be developed according to Subsection 2.809 (Single-Family Residence Attached) of Article 2 (Zoning Districts and Uses) of the Comprehensive Zoning Ordinance except for the following:

- i. Single-family residence attached lots shall abut a quasi-public street or private mews street as the only point of street frontage and access. Mews streets shall be provided in accordance with the following:

Private mews streets are designed to provide garage and service access to individual lots. The minimum design standard for mews streets is 28 feet of easement with a minimum 22 feet of paved drive lane. Parkways

must be paved with a contrasting material. No parking is allowed on mews streets unless additional easement width is provided. Private mews streets shall not be gated.

- ii. Front Yard: Minimum 10 feet and maximum 20 feet measured from the back of curb of the quasi-public streets, private mews street or fire lanes.
- iii. Side Yard (Corner Lot): Minimum 10 feet and maximum 20 feet measured from the back of curb of the quasi-public streets, private mews street or fire lane.
- iv. Rear Yard: There shall be no minimum setback except for garages. Rear entry garages shall be required; no front entry garages shall be allowed. Individual garages shall access private mews streets. The distance from the garage to the private mews street pavement shall be 3 or less feet in length from the pavement, or shall be 20 feet or greater in length from the pavement.
- v. Lot Depth: Minimum 70 feet.
- vi. Single-family attached uses shall be exempt from the usable open space requirements in Sections 2.809.3 and 2.809.5 of the Comprehensive Zoning Ordinance.
- vii. Height: Minimum height shall be two stories; there shall be no maximum height.
- viii. Maximum lot coverage: 100%

i. d. Phasing

- i. A Certificate of Occupancy shall not be issued until the White Rock Creek tributary greenbelt park and lake are completed and available for public access.
- ii. A Certificate of Occupancy shall not be issued for a regional theater or any property abutting the proposed Type "D" thoroughfare between Preston Rd. and Ohio Dr. until the southern half of the street is completed.

2. Sub-Area B (Town Center)

a. Uses Permitted

- i. Multifamily residences and single family attached residences
- ii. Recreation center (public and private)
- iii. Post office

- iv. Private club
- v. All office uses
- vi. All uses permitted in the Retail district except the following:
 - 1. Dry cleaning plant
 - 2. Indoor commercial amusement
 - 3. Mortuary/funeral parlor
 - 4. Motel/hotel
 - 5. Residence hotel
 - 6. Small engine repair shop
 - 7. Theater
 - 8. Tool rental shop
 - 9. Veterinary clinic/kennel
 - 10. Automotive parts sales
 - 11. Automobile repair-minor/service station
 - 12. Car wash
 - 13. Building materials and hardware
 - 14. Tire dealer
- vii. No single occupancy may exceed 7,500 square feet except as permitted by specific use permit.

b. Standards for Single-Family Residence Attached (SF-A) development

Single-Family Residence Attached shall be developed according to Subsection 2.809 (Single-Family Residence Attached) of Article 2 (Zoning Districts and Uses) of the Comprehensive Zoning Ordinance except for the following:

- i. Single-family residence attached lots shall abut a quasi-public street or private mews street as the only point of street frontage and access. Mews streets shall be provided in accordance with the following:

Private mews streets are designed to provide garage and service access to individual lots. The minimum design standard for mews streets is 28 feet of easement with a minimum 22 feet of paved drive lane. Parkways must be paved with a contrasting material. No parking is allowed on mews streets unless additional easement width is provided. Private mews streets shall not be gated.

- ii. Front Yard: Minimum 10 feet and maximum 20 feet measured from the back of curb of the quasi-public streets, private mews street or fire lanes.
- iii. Side Yard (Corner Lot): Minimum 10 feet and maximum 20 feet measured from the back of curb of the quasi-public streets, private mews street or fire lane.
- iv. Rear Yard: There shall be no minimum setback except for garages. Rear entry garages shall be required; no front entry garages shall be allowed. Individual garages shall access private mews streets. The distance from the garage to the private mews street pavement shall be 3 or less feet in length from the pavement, or shall be 20 feet or greater in length from the pavement.
- v. Lot Depth: Minimum 70 feet.
- vi. Single-family attached uses shall be exempt from the usable open space requirements in Sections 2.809.3 and 2.809.5 of the Comprehensive Zoning Ordinance.
- vii. Height: Minimum height shall be two stories; there shall be no maximum height.
- viii. Maximum lot coverage: 100%

c. Standards for Multifamily Residences and Nonresidential Uses:

- b i. Minimum Nonresidential Floor Area: The ground floor of any building fronting on Town Square, ~~except the south building, shall may~~ be a nonresidential use to a minimum depth of 50 feet back from the facade facing Town Square. ~~The south Buildings facing Town Square is exempt from this requirement, and may also~~ be developed entirely for residential uses and ~~This building must shall~~ be developed as single-family residence attached.
- e ii. Maximum Multifamily Residential Density: 35 units per acre

- d iii. Required Front Yard (Town Square): Building facades must be constructed such that 80% of the building face is no less than 10 feet and no more than 20 feet from the parking curb line at Town Square.
- e iv. Minimum Interior Side Yard: None, except as required by building or fire codes.
- f v. Required Rear Yard: Building facades must be constructed such that there is 20 feet from the face of enclosed garage doors to the nearest line of a private way, if a tandem parking space is desired; otherwise a 10 foot setback for the garage from the aisle is required.
- g vi. Minimum Floor Area per Dwelling Unit: 400 square feet; in addition, no more than 10 percent of the units may be less than 550 square feet in size.
- h vii. Maximum Lot Coverage: None
- i viii. Maximum Height: 4 story (65 feet)
- j ix. Minimum Height: Two-and-one-half story for the southern building. Three story for the northern and eastern buildings; however, loft or multilevel space may be included in these buildings.
- k x. Parking Requirements
 - i 1. Multifamily: 1 parking space per bedroom (Tandem parking space permitted in 20 feet behind enclosed garage doors.)
 - ii 2. Nonresidential Uses: 1 space per 300 square feet
 - iii 3. Community Facilities: No parking required
- iv 4. Parking is restricted to quasi-public streets, parking garages or tandem spaces provided for the multifamily residential units. Parking lots are prohibited within this sub-area. Additional parking, if necessary, must be provided offsite, as required by Section 3.1100 of the Comprehensive Zoning Ordinance.
 - i xi. Landscaping: As required by Section 3.1200, Landscaping Requirements, and Section 4.500, Preston Road Overlay District, of the Comprehensive Zoning Ordinance.

3. Sub-Area C (Multifamily Residential)

- a. Uses Permitted: Multifamily residences, retirement housing, and single-family attached.
- b. Residential Density
 - i. Minimum Residential Density: 28 units per acre. Residential units developed in Town Center shall be included in the density. Quasi-public streets required open space areas and the 30-foot landscape edge

required along public streets shall be excluded from the density calculation. A minimum of 15 acres, not to exceed 25 acres, shall be developed at a density of 8-12 units per acre. The minimum site area is 5 acres for density of 8-12 units per acre.

- ii. Maximum Residential Density: 50 units per acre, not to exceed 1,450 units.
- c. Required Front Yard
 - i. Public Street: 30 feet
 - ii. Quasi-public Street: Building facades must be constructed such that 80% of the building face is no less than 10 feet and no more than 20 feet from a quasi-public street or the parking curb line on quasi-public streets.
- d. Minimum Side Yard: None, except as required by building and fire codes.
- e. Required Rear Yard: Building facades must be constructed such that there is 20 feet from the face of enclosed garage doors to the nearest line of a private way, if a tandem parking space is desired; otherwise a 10 foot setback for the garage from the aisle is required.
- f. Minimum Floor Area per Dwelling Unit: 400 square feet; in addition, no more than 10% of the units may be less than 550 square feet in size.
- g. Maximum Lot Coverage: None
- h. Maximum Height: 7 story
- i. Minimum Height: 2 story for densities at 8-12 units per acre. Three story for higher density development.
- j. Minimum Usable Open Space
 - i. A minimum of 3 acres of public open space shall be configured to link Sub-Area C to Sub-Area B (Town Center) and Sub-Area D.
 - ii. An illuminated, pedestrian pathway shall be constructed and paved to connect the sub-areas.
 - iii. At least 1 active recreation area shall be created along each pathway containing a minimum contiguous area of 30,000 square feet.
 - iv. One hundred square feet per unit as defined by Section 1.600 of the Comprehensive Zoning Ordinance. Excluded are the required

landscaping and the 3 acres of required open space referenced in j.i. above. The open space shall have a minimum width of 15 feet.

- k. Landscaping: As required by Section 3.1200, Landscaping Requirements, and Section 4.500, Preston Road Overlay District, of the Comprehensive Zoning Ordinance.
- l. Parking Requirements for Multifamily Residential: One parking space per bedroom. (Tandem parking space permitted in 20 feet behind enclosed garage doors may be counted toward this requirement.)
- m. Architectural and signage requirements shall be adopted by ordinance prior to approval of any plans.
- n. Phasing: A Certificate of Occupancy shall not be issued for any phase until:
 - i. The entire pedestrian greenbelt abutting a particular phase is completed from Town Square to either Sub-Area D or Ohio Dr. and opens to the public.
 - ii. The southern and eastern buildings fronting Town Square have been substantially completed.

4. Sub-Area D

- a. Uses Permitted: Same as Sub-Area B, except veterinary clinics are allowed by right and gasoline sales are allowed as an accessory use. Single-family attached residence is prohibited.
- b. Development Options - This property may develop as any one of the following:
 - i. Entirely Nonresidential - A minimum of 30,000 square feet of nonresidential uses must be developed. This requirement may be phased, with the first phase containing a minimum of 15,000 square feet of nonresidential development. Each retail building must have storefronts on at least 2 sides.
 - ii. Mixed Use - A minimum of 30,000 square feet of nonresidential uses must be developed. This requirement may be phased, with the first phase containing a minimum of 15,000 square feet of nonresidential development. Each retail building must have storefronts on at least 2 sides. A maximum of 200 residential units may be developed.
 - iii. Entirely Residential - Residential development shall be constructed in accordance with the regulations contained within this sub-area and the

approved preliminary site plan which is attached as a part of this ordinance. A maximum of 120 residential units may be developed.

- c. Maximum Residential Density: 80 units per acre
 - d. Minimum Front Yard (Public Streets): 50 feet. This distance may be reduced to 30 feet if no drive aisles or parking areas are located between the street and the building face.
 - e. Minimum Setback (Quasi-public Streets): 10 feet from the curb line
 - f. Minimum Side Yard: None, except as required by building and fire codes
 - g. Minimum Rear Yard: None, except as required by building and fire codes
 - h. Minimum Floor Area per Dwelling Unit: Same as Sub-Area B
 - i. Maximum Lot Coverage: None
 - j. Maximum Height: Same as Sub-Area B
 - k. Parking Requirements
 - i. Multifamily Residential: 1 parking space per bedroom
 - ii. Nonresidential Uses: 1 space per 250 square feet
 - l. Landscaping: As required by Section 3.1200, Landscaping Requirements, and Section 4.500, Preston Road Overlay District, of the Comprehensive Zoning Ordinance
 - m. Architectural and signage requirements shall be adopted by ordinance prior to approval of any plans.
5. Urban Design Standards (Applicable to Sub-Areas A through D)
- a. Quasi-public Streets: 22 feet in width. Within Sub-Area A, the width of the quasi-public streets may be increased to 28 feet. Parking is limited to parallel spaces with angle parking allowed only in the Town Center area and Sub-Area A.
 - i. Open for the use of the public (not gated).
 - ii. Parking permitted on both sides of street with no more than 4 spaces contiguous without a break for street tree and planting island.
 - iii. Sidewalk 6 feet in width required on both sides of street.

- b. Private Ways: 22 feet in width. Can be gated/secured for private use of residents. Twenty foot required setback from edge of private way to face of enclosed garages, if tandem parking space desired, otherwise a 10 foot setback is required. Private ways does not include private mews streets.

6. Architecture and Landscape Design - General Requirements

a. Definitions:

- i. Diagonal Greenbelts - Greenbelts located in Sub-Area C connecting to Town Center.
- ii. Dormer Windows - Windows projecting from a pitched roof.
- iii. Masonry - Stone, clay-fired brick or tile, exterior plasters, or a combination of these materials.
- iv. Promenade - An east/west oriented walkway and open space located in Sub-Area A.
- v. Primary Roof - The roof covering enclosed building space.
- vi. Pathway - A paved walkway within a usable open space connecting a building to a street or greenbelt.
- vii. Quasi-public Streets - Quasi-public streets are privately owned and maintained drives open to public access. Required quasi-public streets are designated on the zoning exhibit as amended by Exhibits C and D. Additional quasi-public streets proposed by the developer may be designed on subsequent plans approved by the city. A fire lane shall be located within all quasi-public streets. Lots may be platted to quasi-public streets.
- viii. Streets - A public street or quasi-public street unless otherwise specified.
- ix. Town Center - All of Sub-Area B.
- x. Town Square - The public open space and plaza in Sub-Area B.
- xi. White Rock Creek Greenbelt - The open space area and related facilities in Sub-Area A along White Rock Creek.

- b. Site Plan Review: The procedures and standards contained in Article 5 of the Comprehensive Zoning Ordinance pertaining to site, landscape, and facade plans shall apply unless otherwise specified within this ordinance. The submittal and approval of plans may be phased in accordance with the planned development conditions.

e. ~~Streetscape~~

- ~~1. Street Furniture and Fixture Program: A standardized street furniture and fixture program shall be developed for the planned development district. It shall include street lights, metal or masonry trash receptacles, metal benches, bike racks, kiosks, mailboxes, and news racks. Design and specification of these items shall be required prior to issuance of a building permit. Lighting fixtures may be varied in Sub-Area A and Sub-Area D to provide adequate parking lot lighting.~~
- c. Street Trees: Along quasi-public streets, trees (4-inch minimum diameter) shall be required at a rate of one per 50 linear feet per side. Exact spacing and location of street trees shall be determined at the time of site plan approval. Along public streets, landscaping requirements shall be those contained in Section 3.1200 of the Comprehensive Zoning Ordinance or those contained within the Preston Road Overlay District as applicable.
- d. Telecommunications Plan: A plan for providing telecommunications service within the district and wireless antenna sites serving the larger area shall be completed by the property owners within one year of the approval of this ordinance.
- e. Parking: Except as otherwise provided, parking requirements shall be in accordance with Section 3.1100 of the Comprehensive Zoning Ordinance.
 - i. Parking shall be permitted on both sides of quasi-public streets, except where prohibited for vehicular, fire, or pedestrian safety. (See sub-area requirements.)
 - ii. Tandem parking spaces are permitted in front of a multifamily-residential garage door provided that the space is assigned to the same unit as is the garage.
 - iii. Parking lot landscaping shall conform to Section 3.1200 of the Comprehensive Zoning Ordinance.

f. Screening

- i. The rear and service sides of nonresidential buildings oriented toward residential development or greenbelts and open space shall be screened as provided in Section 3.1000 of the Comprehensive Zoning Ordinance.
 - ii. Roof-mounted equipment, including telecommunication antennas, shall be screened in accordance with Section 3.1000 of the Comprehensive Zoning Ordinance. Telecommunication antennas are permitted (public and private) but must be screened from view or integrated with the architectural detailing of buildings.
 - iii. Where permitted, roof-mounted and ground-mounted mechanical units must be screened from public view. Landscaping may be used to provide screening. Ground-mounted mechanical units may not be placed along the front of a building located in Sub-Areas A, B, or D.
 - iv. Dumpsters shall not be located within 30 feet of a street and shall otherwise be screened from view from streets and greenbelts in accordance with Section 3.1000 of the Comprehensive Zoning Ordinance.
- g. Street Naming and Addressing
- i. All quasi-public streets shall be named.
 - ii. Except in Sub-Area A, all buildings shall have an individual address and may be named (e.g. The Bentley) but not numbered (e.g. Building 1 or B). Single-family Residence Attached shall be individually addressed.
 - iii. These requirements are subject to the regulations of the U.S. Postal Service, Plano Fire Department, and other applicable agencies and jurisdictions.
- h. Building Design
- i. Except for a flat roof screened by a parapet, the minimum pitch of the primary roof shall be 6:12 or greater. Roof extensions over doorways, balconies, and porches may be of any pitch.
 - ii. Roofing materials on sloped roofs shall be limited to masonry, metal, or composition shingles of a minimum weight of 225 lb./square.
 - iii. Unless specified, the exterior surface of a building may be any material allowed by the building and fire codes.
 - iv. No residential garage may face or directly access a street. Garage doors shall be of steel construction.

- I. Miscellaneous: Outdoor storage of consumer goods shall comply with Subsection 3.902.2. of the Comprehensive Zoning Ordinance.

7. Sub-Area A

a. Building Arrangement

- i. Buildings located along the promenade west of Town Square shall be arranged in a pattern generally consistent with that illustrated in Exhibit B, as amended by Exhibits C and D.
- ii. For buildings within (including a portion thereof) 200 feet of the White Rock Creek greenbelt, the following regulations shall apply:
 1. Buildings must connect to the greenbelt by a direct or shared entrance or walkway.
 2. No more than 10% of the required parking may be provided between the rear or service side of a building and the greenbelt.
 3. Buildings less than 10,000 square feet in size shall be placed adjacent to the greenbelt and may not be separated from the greenbelt by a vehicular driveway, service area, or fire lane. Plazas, patios, and open space may be used to connect buildings to the greenbelt. Single-Family Residence Attached uses shall be exempt from this provision.
 4. Freestanding restaurants shall provide an outdoor patio dining area equal to or larger than 20% of the restaurant's gross floor area.

b. Building Design

- i. A minimum of 80% of any exposed exterior wall shall consist of glass or masonry.
- ii. Where visible to the public, the rear of buildings and/or service areas shall be of the same material and finish as the rest of the building.
- iii. The Planning & Zoning Commission may allow concrete, concrete block, or tile to be used on exterior walls that are not visible from streets with site plan approval. Where permitted, alternative finishes must be consistent in color with the remainder of the building, and may be used for the walls of service courts and other facilities that are secluded from view by the specific design of a building or group of buildings.
- iv. The following shall apply to buildings intended for retail occupancy (including restaurants):

1. A minimum of 50% of the surface area of the first level of the front facade and 25% of the side facades must be glass windows, doors, or display windows. The surface area shall be calculated by multiplying the length of the facade by 15 feet.
 2. Covered walkways must be provided along a minimum of 50% of the length of the front facade and a minimum of 25% of the length of all side facades. This may be done through the use of awnings, arcades, roof overhangs, or similar architectural features.
 3. The rear facades of buildings fronting quasi-public streets shall have rear entrances and shall comply with the glass windows, doors, or display windows and covered walkway standards for front facades in iv.1. and iv.2. above.
- v. The following shall apply to buildings adjacent to the promenade regardless of use:
1. A minimum of 50% of the surface area of the first level of the facade adjacent to the promenade and 25% of the side facades must be glass windows, doors, or display windows. The surface area shall be calculated by multiplying the length of the facade by 15 feet.
 2. Covered walkways must be provided along a minimum of 50% of the length of the facade adjacent to the promenade and a minimum of 25% of the length of all side facades. This may be done through the use of awnings, arcades, roof overhangs, or similar architectural features.
8. Sub-Area B (Town Center)
- a. Building Arrangement
 - i. The buildings in Town Center shall be arranged in a pattern generally consistent with that illustrated in Exhibit B, as amended by Exhibits C and D.
 - ii. The northern and southern buildings shall be no less than 250 feet in length; the eastern building no less than 150 feet in length. Single-Family Residence Attached uses shall be exempt from this provision.
 - b. Building Design
 - i. Except for windows, doors, and garage doors, the exterior of all building elevations shall be 80% masonry.

- ii. The rear or service side of buildings shall be of the same material and finish as the rest of the building.
 - iii. All sloped roofs in Town Center shall utilize the same material, except for roofs over towers or cupolas and accents over doorways, balconies, and porches.
 - iv. Windows and glass doors shall comprise 60% of the surface area of the ground floor nonresidential building elevations facing Town Square. Windows shall comprise 30% of all other building elevations.
 - v. Except for decorative windows, all residential windows shall be operable. All living area and bedroom windows, except for dormer windows, shall be a minimum of 15 square feet in size.
 - vi. All residential units and nonresidential lease space shall have direct or shared access to a street along Town Square.
 - vii. All buildings must use 3 or more of the following architectural features: balconies, window awnings, entry stairs and stoops, bay windows or dormer windows.
 - viii. The main entrance of each commercial lease space and shared entrances shall be covered or protected in some manner such as an awning, recessed entry, or arcade walkway.
 - ix. Outdoor patio or sidewalk dining is allowed. An unrestricted sidewalk, a minimum of 5 feet in width, must be maintained. These areas shall not be included in parking calculations.
- c. Streets: Streets shall have a one-way traffic flow in a counter-clockwise direction around Town Center; however, two-way traffic shall be permitted along the west side of Town Center. On-street parking is limited to angled parking.

9. Sub-Area C

a. Building Arrangement

- i. Buildings shall be placed square to streets and diagonal greenbelts illustrated in Exhibit B, as amended by Exhibits C and D. Where a building abuts 2 or more streets or a greenbelt, the primary quasi-public street shall take priority in determining building orientation.

- ii. Buildings shall be arranged in rows, squares, and similar geometric patterns to create corridors and courtyards.
- iii. Along streets, buildings shall not be separated by more than 40 feet, unless they are separated by an intersecting street, in which case they may be separated by no more than 75 feet.

b. Building Design

- i. Except for windows, doors, and garage doors, the exterior of all building elevations shall be 80% masonry.
- ii. Flat primary roofs are prohibited in this sub-area.
- iii. All building elevations facing streets, greenbelts, and pathways shall contain windows occupying 30% or more of the elevation.
- iv. Except for decorative windows, all residential windows shall be operable. The windows in living areas and bedrooms, except for dormer windows, shall be a minimum of 15 square feet in size.
- v. All units must have either direct or shared access to a quasi-public street, greenbelt, or pathway.
- vi. All stairs (except entry stairs and stoops to individual units and shared hallways) and elevated walkways shall be substantially screened from view from streets and open space pathways.
- vii. All buildings must use 3 or more of the following architectural features: balconies, window awnings, entry stairs and stoops, bay windows, or dormer windows.
- viii. A minimum of 3 architectural styles shall be developed within Sub-Area C. Each style shall include a set of common elements such as massing and articulation, materials, doors, windows, etc. Any one phase may consist of a single architectural style.
- ix. Each building within a specific style group must use architectural detailing, as listed in viii. above, to achieve a unique identity; however, basic building dimensions may remain the same.
- x. A facade plan illustrating the compliance of the prototypical design of each building style with these provisions shall be submitted concurrent with the site plan for each phase.

c. Parking

- i. Parking on quasi-public streets is limited to parallel parking. No more than 4 parking spaces may be placed in a row without a break (minimum 6 feet wide).
- ii. Parking lots, garages, carports, and parking structures must be screened from streets and greenbelts by buildings, walls, or landscaping, or a combination of the three.

10. Sub-Area D

a. Building Arrangement

- i. The buildings in Sub-Area D shall be arranged in a pattern generally consistent with that illustrated in Exhibit B, as amended by Exhibits C and D.
- ii. Building entries and storefronts shall be arranged to access both public streets and the adjacent quasi-public street in Sub-Area C.

b. Building Design

- i. Except for windows, doors, and garage doors, the exterior of all building elevations shall be 80% masonry.
- ii. Where visible to the public, the rear of buildings and/or service areas shall be of the same material and finish as the rest of the building.
- iii. All sloped roofs in Sub-Area D shall utilize the same material, except for roofs over towers or cupolas and accents over doorways, balconies, and porches.
- iv. Windows and glass doors shall comprise 60% of the ground floor building elevations facing Robinson Road and Ohio Drive. Windows shall comprise 30% of the remaining elevations.
- v. Except for decorative windows, all residential windows shall be operable. All living area and bedroom windows, except for dormer windows, shall be a minimum of 15 square feet in size.
- vi. All buildings must use 3 or more of the following architectural features: balconies, window awnings, entry stairs and stoops, bay windows, or dormer windows.

- vii. A special building element such as a tower, cupola, spire, or taller roof form shall be constructed to terminate the diagonal open space axis originating in Town Center. This building element shall extend a minimum of 10 feet above the height of the adjacent building(s).
- viii. The main entrance of each commercial lease space or shared entrance shall be covered or protected in some manner such as an awning, recessed entry, or arcade walkway.
- ix. Outdoor patio or sidewalk dining is allowed. An unrestricted sidewalk, a minimum of 5 feet in width, must be maintained. These areas shall not be included in parking calculations.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

After some discussion, Commissioner Coleman made a motion to approve the item as submitted. Commissioner Dry seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING
59/PRELIMINARY REPLAT & SITE PLAN: NORTH CENTRAL PARK PHASE 6,
BLOCK B, LOT 4R
APPLICANT: PARK 75 ENTERPRISES**

Jon Hubach, Planner, stated this is automotive repair-minor/service station and tire dealer (no open storage) on one lot on 0.6± acre located at the southeast corner of U.S. Highway 75 and Park Boulevard. Neighborhood #59. Staff recommended approval as follows:

Preliminary Replat: Approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Site Plan: Approval as submitted.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

After a brief discussion, Commissioner Coleman made a motion to approve item as submitted. Commissioner Adeoye seconded the motion, which passed 7-0.

AGENDA ITEM NO. 9 - PUBLIC HEARING
59/PRELIMINARY REPLAT: SOUTHERN LAND DOWNTOWN ADDITION,
BLOCK A, LOT 1
APPLICANT: SOUTHERN LAND COMPANY, LLC

Mr. Hill stated this is 279 multifamily residential units and retail on one lot on 3.0± acres located at the southeast corner of 15th Street and I Avenue. Zoned Downtown Business/Government with Specific Use Permit #340 for Arcade. Neighborhood #59. Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

There being no discussion, Commissioner Dry made a motion to approve the item as submitted. Second Vice Chair Smith seconded the motion, which passed 7-0.

AGENDA ITEM NO. 10 - PUBLIC HEARING
30/REPLAT: TINSELTOWN ADDITION, BLOCK A, LOT 4R
APPLICANT: CINEMARK PROPERTIES, INC.

Mr. Hill stated this is a Regional theater on one lot on 18.0± acres located on the east side of the Dallas North Tollway, 900± feet north of Parker Road. Zoned Regional Employment/Dallas North Tollway Overlay District with Specific Use Permit #366 for Regional Theater. Neighborhood #30. Staff recommended approval as submitted.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

There being no discussion, Commissioner Cargo made a motion to approve the item as submitted. Commissioner Coleman seconded the motion, which passed 7-0.

AGENDA ITEM NO. 11 - PUBLIC HEARING
3/REPLAT & REVISED SITE PLAN/PRELIMINARY SITE PLAN:
MCDERMOTT PAVILION ADDITION, BLOCK A, LOTS 5R & 7
APPLICANT: JP MORGAN CHASE BANK

Mr. Hill stated this is a bank and restaurant on two lots on 1.8± acres located on the west side of Custer Road, 330± feet north of McDermott Road. Zoned Retail. Neighborhood #3. Staff recommended approval as submitted.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

There being no discussion, 1st Vice Chair Balda made a motion to approve the item as submitted. Second Vice Chair Smith seconded the motion, which passed 7-0.

AGENDA ITEM NO. 12 - PUBLIC HEARING

13/REPLAT & REVISED SITE PLAN/CONCEPT PLAN:

THE PLAZA AT CHASE OAKS ADDITION, BLOCK A, LOTS 2R & 3

APPLICANT: UHF TUSCANY VILLAS HOUSING, L.P.

Ms. Munyaradzi stated this is an independent living facility and general office on two lots on 14.1± acres located on the south side of Chase Oaks Boulevard, 1,500± feet west of U.S. Highway 75. Zoned Planned Development-277-Retail/General Office and Corridor Commercial. Neighborhood #13. Staff recommended approval as submitted.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

There being no discussion, Commissioner Cargo made a motion to approve the item as submitted. Commissioner Coleman seconded the motion, which passed 7-0.

END OF PUBLIC HEARINGS

AGENDA ITEM NO. 13 - PRELIMINARY SITE PLAN

37/PARKER TRIANGLE ADDITION, BLOCK A, LOT 1

APPLICANT: MEADERS-HALE, LTD

Convenience store with gas pumps on one lot on 2.4± acres located at the northwest corner of Jupiter Road and Parker Road. Zoned Planned Development-229-Retail. Neighborhood #37. Staff recommended approval subject to the Planning & Zoning Commission finding that an irrigated living screen will provide adequate screening, and granting a waiver to the masonry screening wall requirement.

Dallas Cothrum, representing the applicant, was available to answer questions.

After some discussion, Commissioner Coleman made a motion to approve the item as submitted, finding that an irrigated living screen will provide adequate screening and granting a waiver to the masonry screening wall requirements. Second Vice Chair Smith seconded the motion, which passed 7-0.

AGENDA ITEM NO. 14

DISCUSSION & DIRECTION

PROPOSED URBAN MIXED-USE ZONING DISTRICT STANDARDS

Phyllis Jarrell, Director of Planning, stated this is a discussion and direction on proposed standards for an Urban Mixed-Use zoning district. At the Planning & Zoning Commission's last meeting, staff introduced a rough draft of the proposed Urban Mixed-Use zoning district. This item is to follow up on discussion at that meeting, and to provide some issues to consider as the Commission tours several area mixed-use developments on July 17, 2012.

Comments received from the Commission included consideration being given to the following:

- A preamble or purpose statement for the district;
- Regulations that address covered walkways;
- Possibly increasing the percentage of open space; and
- Whether residential uses should be allowed on the first floor of buildings.

**AGENDA ITEM NO. 15
ITEMS FOR FUTURE DISCUSSION**

Commissioner Dry has requested that discussion be held regarding additional parking being provided for downtown Plano.

There being no further discussion, Chairman Caso adjourned the meeting at 7:45 p.m.

Chris Caso, Chair

CITY OF PLANO
PLANNING & ZONING COMMISSION
CONSENT AGENDA ITEMS

August 6, 2012

Agenda Item No. 5a

Final Plat: The Canal on Preston Addition, Block A, Lot 5
Applicant: McDermott Crossing Senior Living, LTD

Independent living facility on one lot on 3.5± acres located on the east side of Angels Drive, 450± feet south of McDermott Road. Zoned Planned Development-20-Mixed-Use. Neighborhood #1.

The purpose for the final plat is to abandon and dedicate easements necessary for completing the independent living facility development.

Recommended for approval as submitted.

Agenda Item No. 5b

Preliminary Plat: Granite Park, Block 1, Lot C
Applicant: Arvind Patel

Hotel on one lot on 2.2± acres located on the west side of Parkwood Boulevard, 1,000± feet south of State Highway 121. Zoned Central Business-1/State Highway 121 Overlay District. Neighborhood #8.

The purpose for the preliminary plat is to propose easements necessary for the development of the site as a hotel.

Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Agenda Item No. 5c
Revised Conveyance Plat: Tinseltown Addition, Block A, Lots 1 & 10
Applicant: Haggard Enterprises, Ltd.

Two conveyance lots on 14.8± acres located at the northeast corner of Dallas North Tollway and Parker Road. Zoned Planned Development-185-Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #30.

The purpose for the revised conveyance plat is to subdivide Lot 1 into two lots and dedicate right-of-way and easements necessary for future development.

Recommended for approval as submitted.

Agenda Item No. 5d
Revised Preliminary Site Plan: Tinseltown Addition, Block A, Lots 1 & 10
Applicant: Haggard Enterprises, Ltd.

Multifamily, retail, and restaurant on two lots on 14.8± acres located at the northeast corner of Dallas North Tollway and Parker Road. Zoned Planned Development-185-Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #30.

The purpose for the revised preliminary site plan is to show the new lot configuration and proposed multifamily, retail, and restaurant developments and related site improvements.

Recommended for approval as submitted.

Agenda Item No. 5e
Preliminary Site Plan: Eastern States Addition, Block A, Lot 1
Applicant: Toot Toot, Ltd.

Restaurant on one lot on 1.4± acres located at the southeast corner of Preston Road and Plano Parkway. Zoned Planned Development-350-Retail/General Office/Preston Road & 190 Tollway/Plano Parkway Overlay District. Neighborhood #55.

The purpose for the preliminary site plan is to show the proposed development and related site improvements.

Recommended for approval as submitted.

Agenda Item No. 5f
Revised Site Plan: Legacy Central Theater Addition, Block A, Lot 8
Applicant: VGA Leasing, LP

General Office on one lot on 1.8± acres located on the south side of Chase Oaks Boulevard, 850± feet west of U.S. Highway 75. Zoned Corridor Commercial. Neighborhood #13.

The purpose for the revised site plan is to show the addition of a one story office building and related site improvements to the existing property.

Recommended for approval as submitted.

Agenda Item No. 5g
Preliminary Plat: The Trails of Glenwood, Phase 3
Applicant: TOG Land Holdings, Inc.

60 Single Family Residence-7 residential lots and one open space lot on 26.8± acres located at the southwest corner of Oceanview Drive and Danbury Lane. Zoned Single-Family Residence-7. Neighborhood #40.

The purpose of the preliminary plat is to show the propose lot layout, streets, and easements for the residential development.

Recommended for approval subject to:

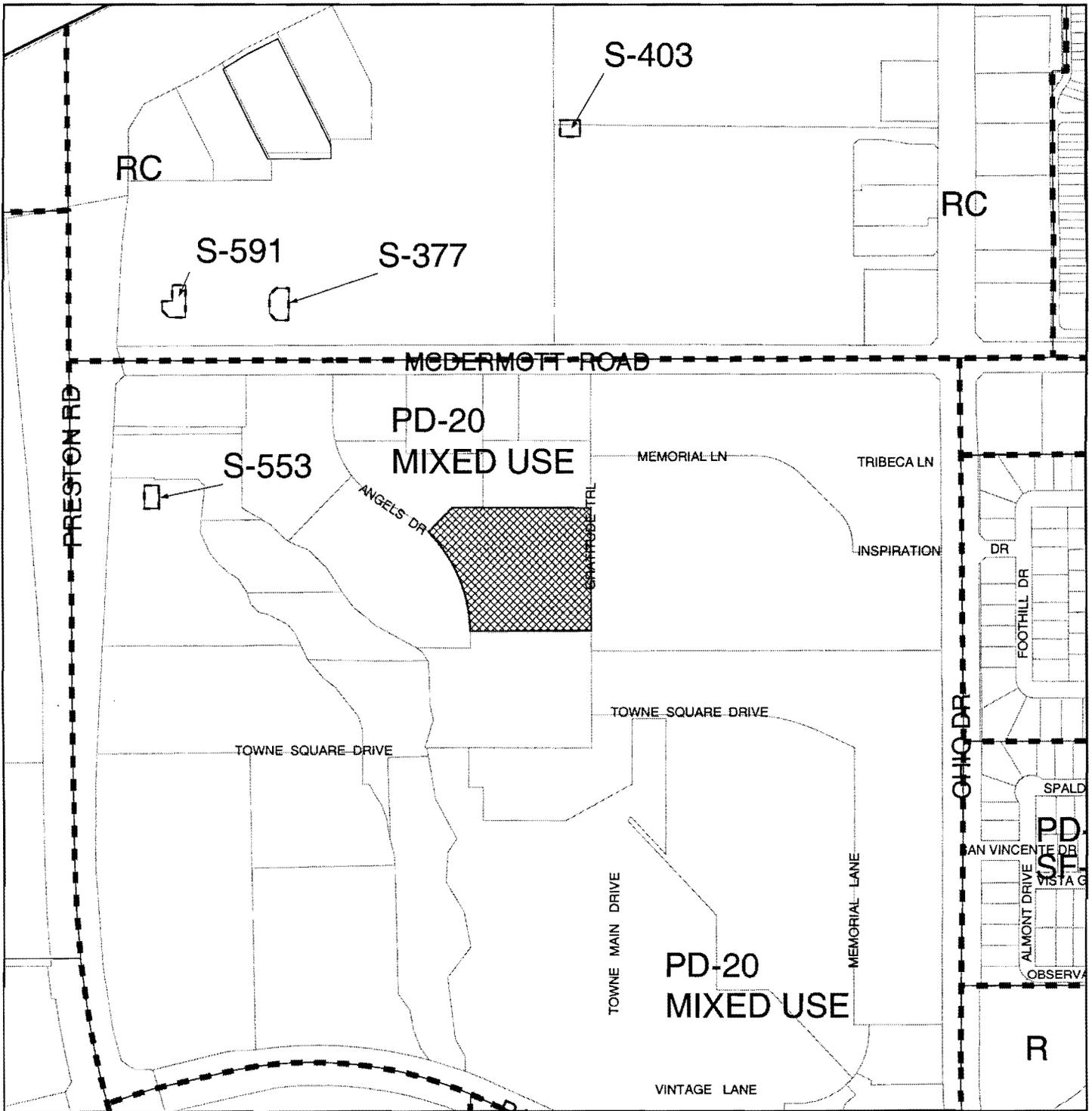
1. Additions and/or alterations to the engineering plans as required by the Engineering Department; and
 2. Approval by the City Attorney and subsequent recordation at the county of the Declaration of Covenants, Conditions, and Restrictions for the Trails of Glenwood, Phase 3, pertaining to the maintenance of the common area lots by the homeowners association, prior to approval of the final plat.
-

Agenda Item No. 5h
Preliminary Site Plan: Dai Bi Buddhist Addition, Block A, Lot 1
Applicant: Dai Bi Buddhist Center

Religious facility on one lot on 6.2± acres located on the south side of 14th Street, 320± feet east of Shiloh Road. Zoned Research/Technology Center. Neighborhood #69.

The purpose for the preliminary site plan is to show the proposed development and related site improvements.

Recommended for approval subject to Fire Department approval of a variance to the 150-foot hose-lay requirement.

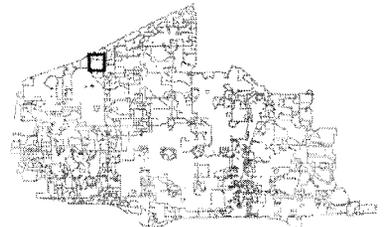


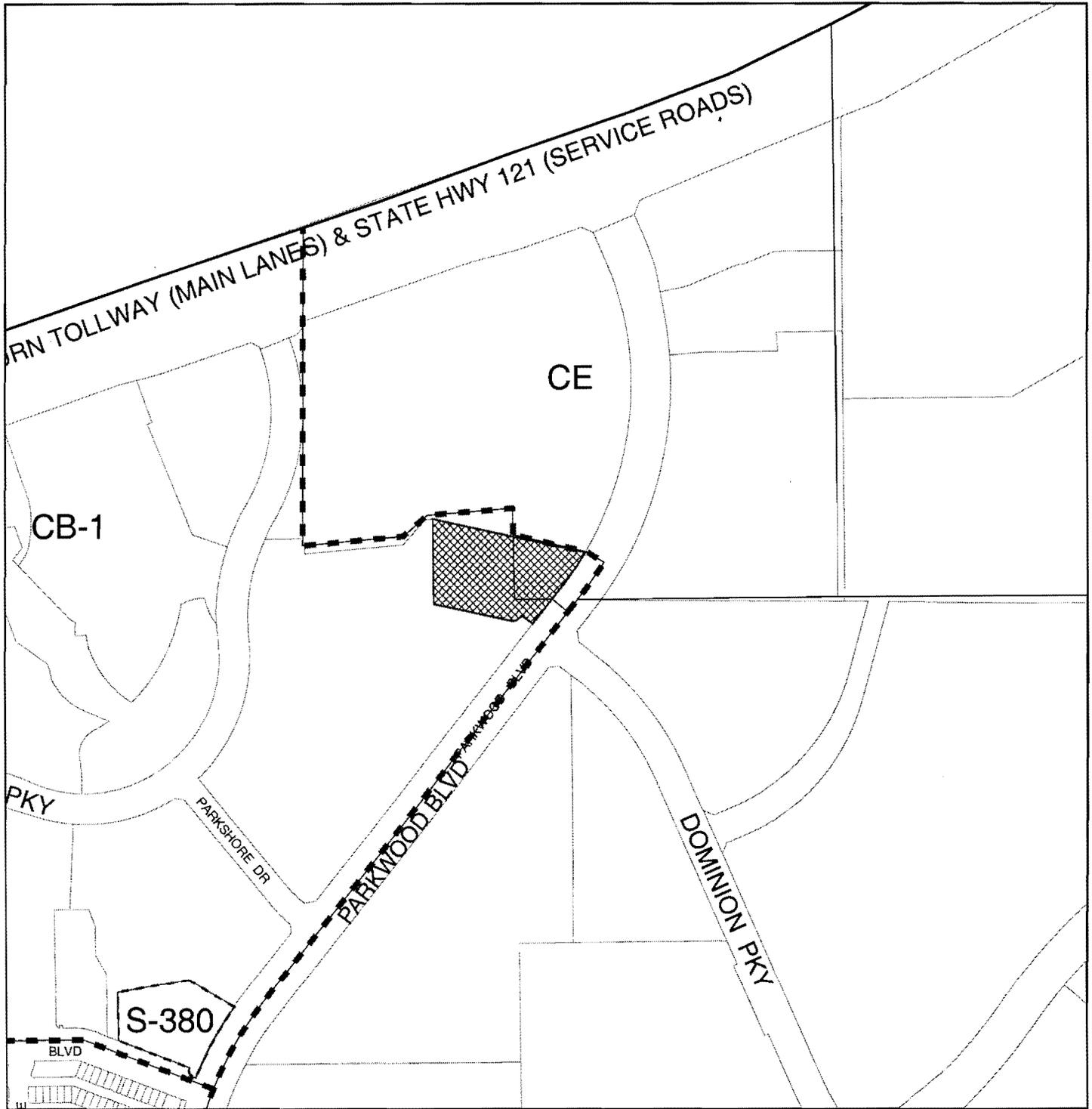
Item Submitted: FINAL PLAT

Title: THE CANAL ON PRESTON ADDITION
BLOCK A, LOT 5

Zoning: PLANNED DEVELOPMENT-20-MIXED USE

○ 200' Notification Buffer

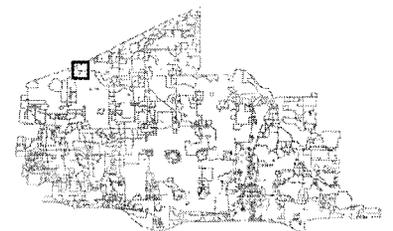




Item Submitted: PRELIMINARY PLAT

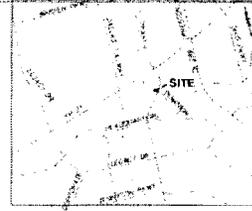
Title: GRANITE PARK
BLOCK C, LOT 1

Zoning: CENTRAL BUSINESS-1/
STATE HIGHWAY 121 OVERLAY DISTRICT

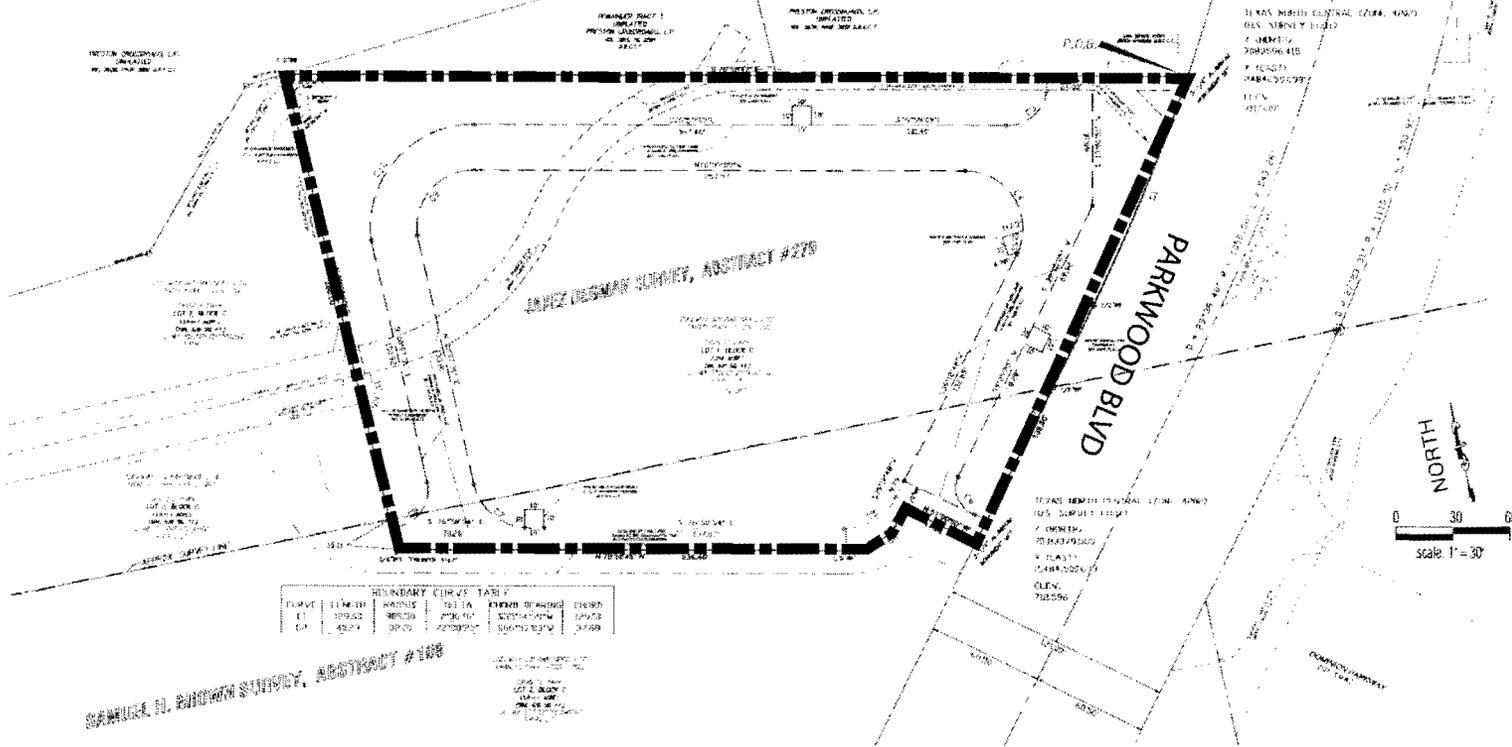


○ 200' Notification Buffer

NUMBER	BEARING	DISTANCE	AREA	AREA	AREA	AREA	AREA	AREA
1	S 89° 25' 00" W	100.00	100.00	100.00	100.00	100.00	100.00	100.00
2	S 89° 25' 00" W	100.00	100.00	100.00	100.00	100.00	100.00	100.00
3	S 89° 25' 00" W	100.00	100.00	100.00	100.00	100.00	100.00	100.00
4	S 89° 25' 00" W	100.00	100.00	100.00	100.00	100.00	100.00	100.00
5	S 89° 25' 00" W	100.00	100.00	100.00	100.00	100.00	100.00	100.00
6	S 89° 25' 00" W	100.00	100.00	100.00	100.00	100.00	100.00	100.00
7	S 89° 25' 00" W	100.00	100.00	100.00	100.00	100.00	100.00	100.00
8	S 89° 25' 00" W	100.00	100.00	100.00	100.00	100.00	100.00	100.00
9	S 89° 25' 00" W	100.00	100.00	100.00	100.00	100.00	100.00	100.00
10	S 89° 25' 00" W	100.00	100.00	100.00	100.00	100.00	100.00	100.00



VICINITY MAP
AS SHOWN



PLAT	AREA	AREA	AREA	AREA
1	100.00	100.00	100.00	100.00
2	100.00	100.00	100.00	100.00
3	100.00	100.00	100.00	100.00
4	100.00	100.00	100.00	100.00



OWNER'S DECLARATION

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20__.

NOTARY PUBLIC

My commission expires _____.



OWNER'S DECLARATION

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20__.

NOTARY PUBLIC

My commission expires _____.

OWNER'S DECLARATION

STATE OF TEXAS
COUNTY OF TARRANT

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GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20__.

NOTARY PUBLIC

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COUNTY OF TARRANT

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GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20__.

NOTARY PUBLIC

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OWNER'S DECLARATION

STATE OF TEXAS
COUNTY OF TARRANT

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GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20__.

NOTARY PUBLIC

My commission expires _____.

OWNER'S DECLARATION

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20__.

NOTARY PUBLIC

My commission expires _____.

OWNER'S DECLARATION

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20__.

NOTARY PUBLIC

My commission expires _____.

OWNER:

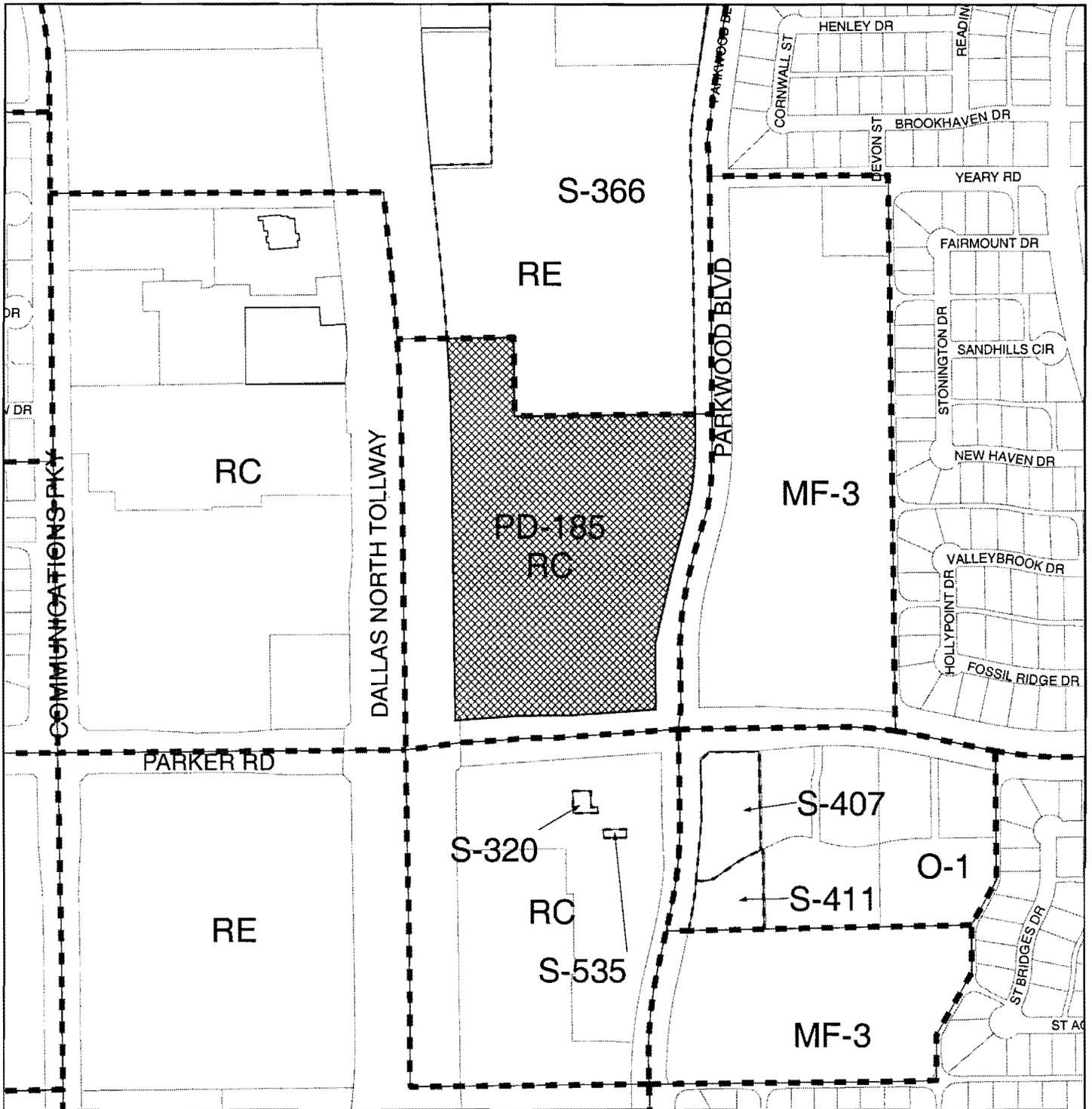
NAME: _____
ADDRESS: _____
CITY: _____
STATE: _____

PROBECK LAND SURVEYORS

NAME: _____
ADDRESS: _____
CITY: _____
STATE: _____

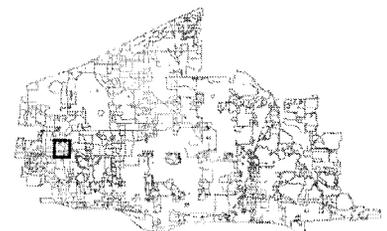
PRELIMINARY PLAT

DATE: _____
BY: _____



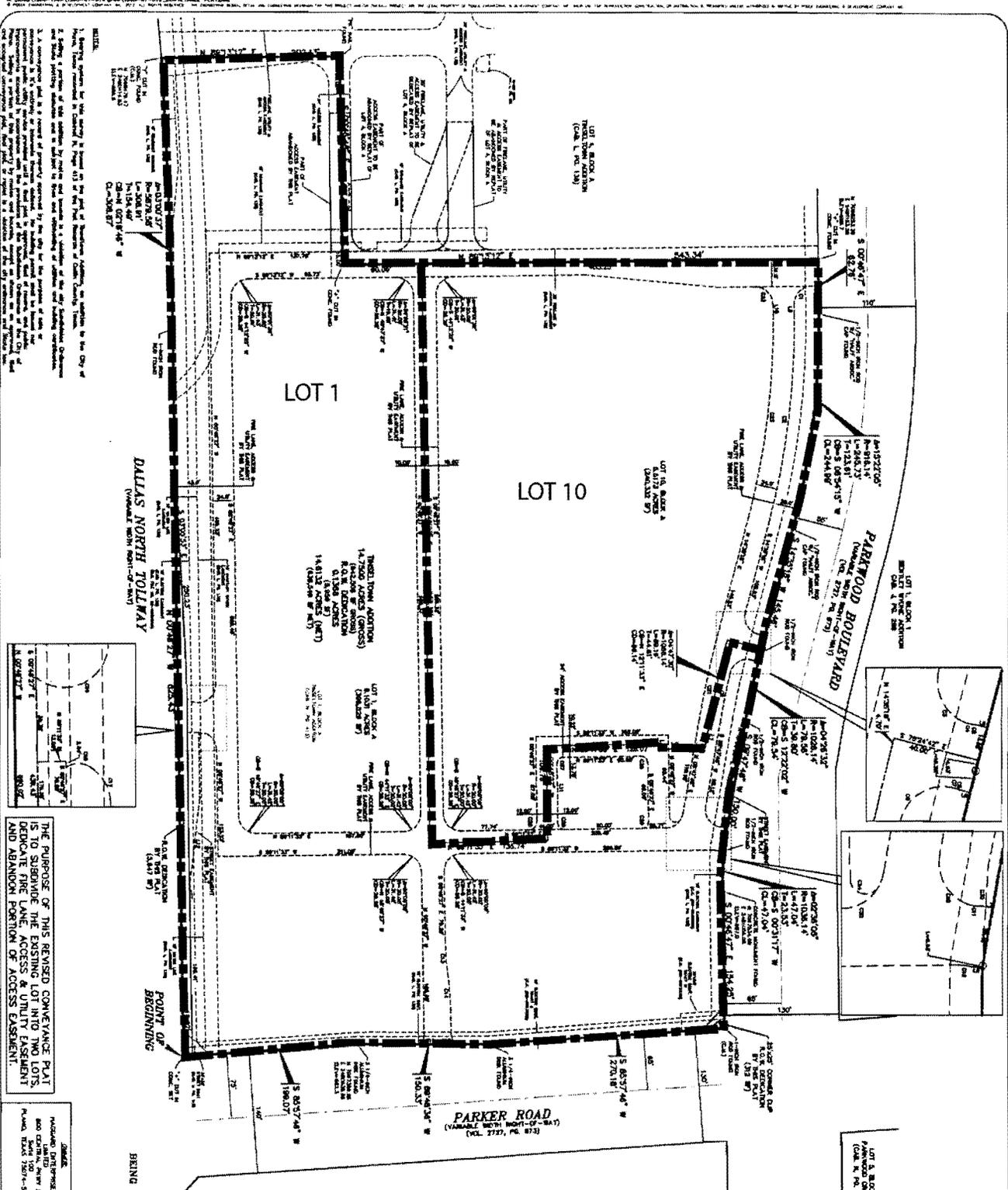
Item Submitted: REVISED CONVEYANCE PLAT

Title: TINSELTOWN ADDITION
BLOCK A, LOTS 1 & 10



Zoning: PLANNED DEVELOPMENT-185-REGIONAL COMMERCIAL/
DALLAS NORTH TOLLWAY OVERLAY DISTRICT



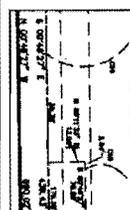


1. The purpose of this revised conveyance plat is to subordinate the access and utility easement and abandon portion of access easement.

2. The purpose of this revised conveyance plat is to subordinate the access and utility easement and abandon portion of access easement.

3. The purpose of this revised conveyance plat is to subordinate the access and utility easement and abandon portion of access easement.

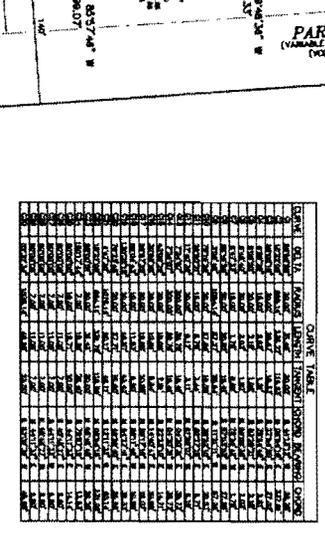
THE PURPOSE OF THIS REVISED CONVEYANCE PLAT IS TO SUBORDINATE THE ACCESS AND UTILITY EASEMENT AND ABANDON PORTION OF ACCESS EASEMENT.



THE PURPOSE OF THIS REVISED CONVEYANCE PLAT IS TO SUBORDINATE THE ACCESS AND UTILITY EASEMENT AND ABANDON PORTION OF ACCESS EASEMENT.

REVISED CONVEYANCE PLAT
 HINSELTOWN ADDITION
 LOTS 1 AND 10, BLOCK A
 ADDED TO THE CITY OF SEVEN TEXAS
 AND BEING 14.75 ACRES OUT OF THE
 D.M. TICKER SURVEY, ABSTRACT NO. 913
 COLLIN COUNTY, TEXAS
 (SHEET 1 OF 2)

LINE	DESCRIPTION	BEARING	DISTANCE	AREA
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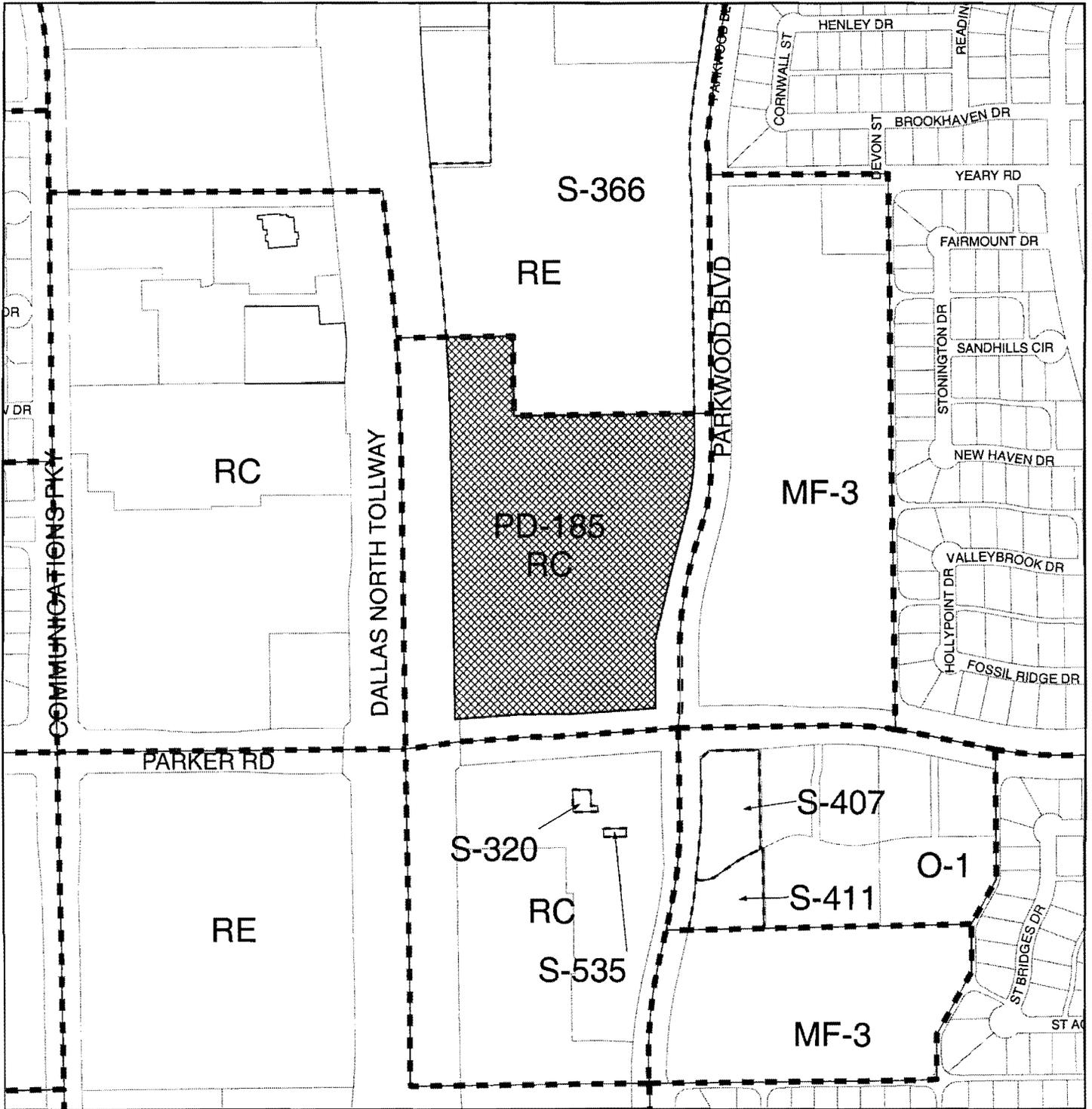
THE PURPOSE OF THIS REVISED CONVEYANCE PLAT IS TO SUBORDINATE THE ACCESS AND UTILITY EASEMENT AND ABANDON PORTION OF ACCESS EASEMENT.

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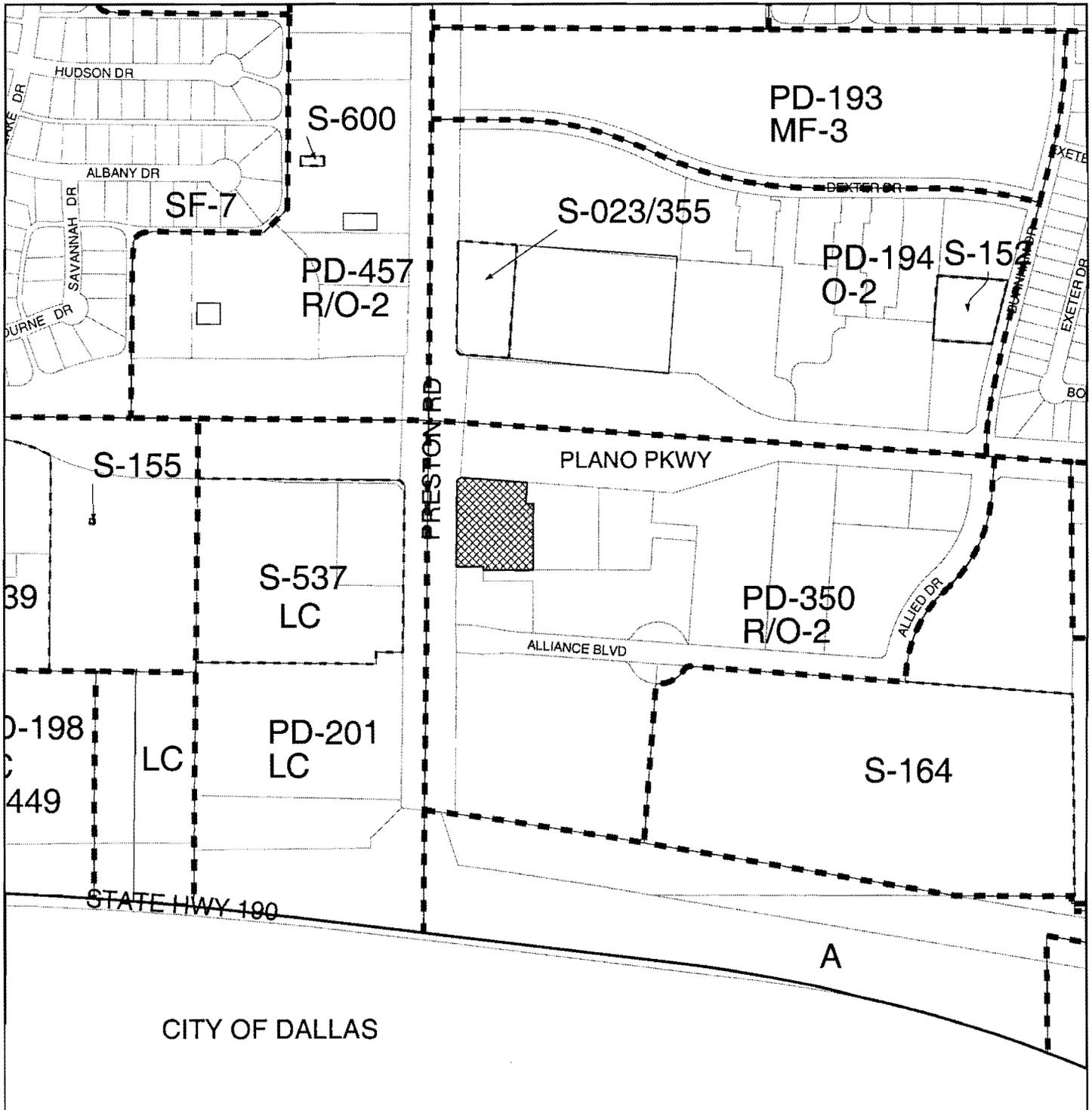


Item Submitted: REVISED PRELIMINARY SITE PLAN

Title: TINSELTOWN ADDITION
BLOCK A, LOTS 1 & 10

Zoning: PLANNED DEVELOPMENT-185-REGIONAL COMMERCIAL/
DALLAS NORTH TOLLWAY OVERLAY DISTRICT

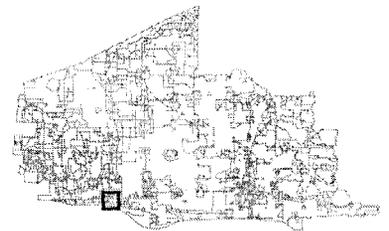


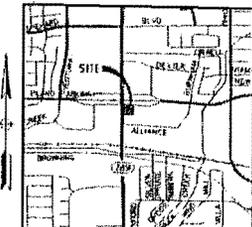
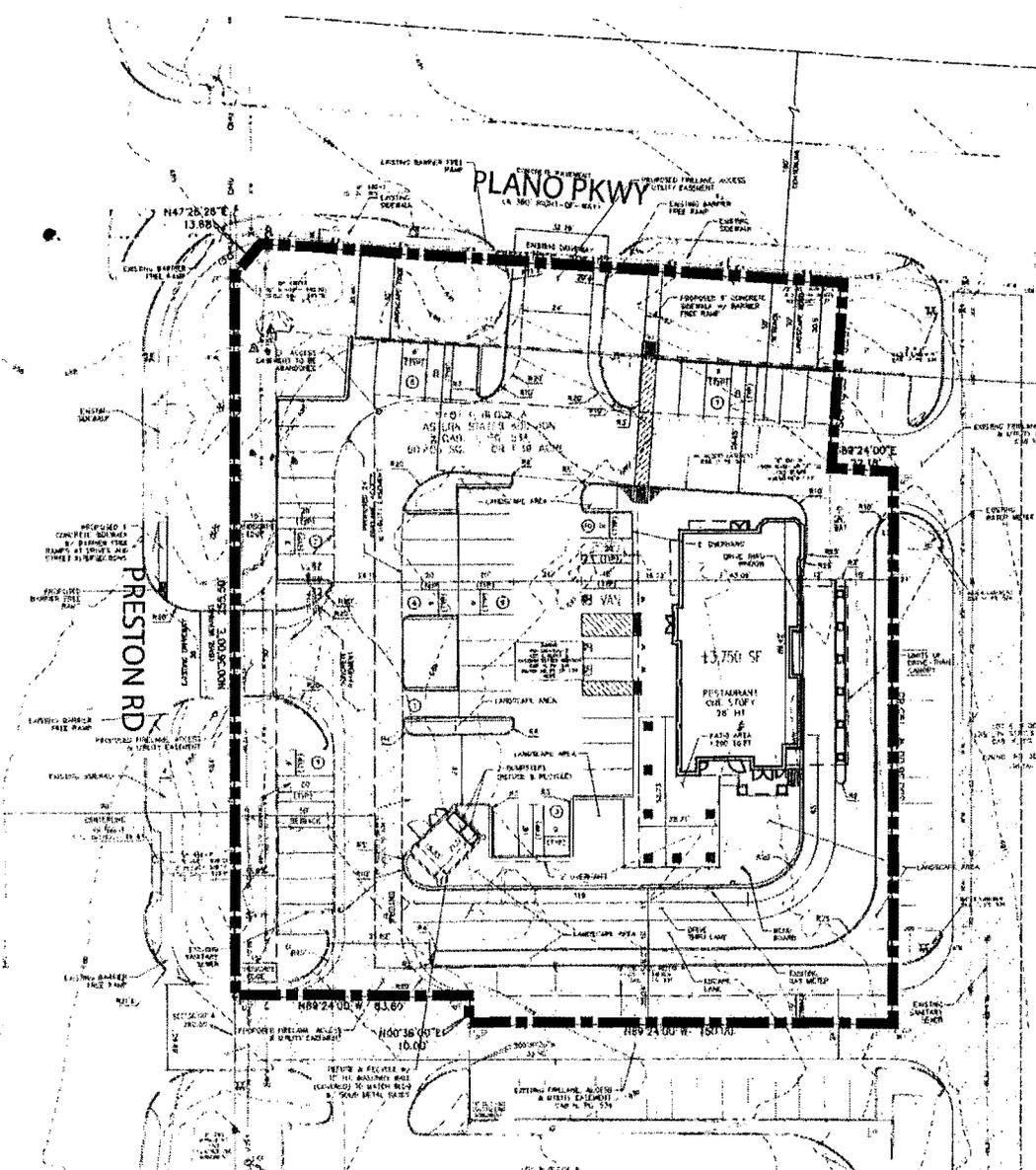


Item Submitted: PRELIMINARY SITE PLAN

Title: EASTERN STATES ADDITION
BLOCK A, LOT 1

Zoning: PLANNED DEVELOPMENT-350-RETAIL/GENERAL OFFICE/
PRESTON ROAD & 190 TOLLWAY/
PLANO PARKWAY OVERLAY DISTRICTS





WATER METER & SEWER SCHEDULE

TYPE	SIZE	LOCATION	COMMENTS
W	1.5"	1"	PROPOSED OVERHEAD 1/4" EXISTING SAN. TO 10' W. USED EXISTING
W	1"	N/A	EXISTING

LEGEND

EXISTING

0	SEA LEVEL	10	PROPOSED WELL	15	PROPOSED LINE
1	ONE LEAVING PAVEMENT	11	PROPOSED DRAINAGE	16	CONCRETE LINE
2	EXISTING PAVEMENT	12	PROPOSED DRAINAGE	17	WATER LINE
3	EXISTING SIDEWALK	13	PROPOSED DRAINAGE	18	SEWER LINE
4	EXISTING DRIVE	14	PROPOSED DRAINAGE	19	SEWER SERVICE LINE
5	EXISTING DRIVE	15	PROPOSED DRAINAGE	20	SEWER SERVICE LINE
6	EXISTING DRIVE	16	PROPOSED DRAINAGE	21	SEWER SERVICE LINE
7	EXISTING DRIVE	17	PROPOSED DRAINAGE	22	SEWER SERVICE LINE
8	EXISTING DRIVE	18	PROPOSED DRAINAGE	23	SEWER SERVICE LINE
9	EXISTING DRIVE	19	PROPOSED DRAINAGE	24	SEWER SERVICE LINE

SITE DATA SUMMARY TABLE

ITEM	LOT 1
GENERAL SITE DATA	
ZONING (FROM ZONING MAP)	MS-350 (MID-DENSITY)
LAND USE (FROM ZONING ORDINANCE)	RESIDENTIAL OFFICE
LOT AREA (SQUARE FEET & ACRES)	65,901.39
BUILDING FOOTPRINT AREA (SQUARE FEET)	2,750
PAVING AREA (SQUARE FEET)	1,800
BUILDING HEIGHT (FT. TO TOP OF FASCIA MAJOR ELEMENT)	7
LOT COVERAGE (PERCENT)	4.1%
FLOOR AREA RATIO (FAR)	0.041
PARKING	
PARKING RATIO (FROM ZONING ORDINANCE)	2:100
REQUIRED PARKING (INCLUDES PATIO) (60' x 30')	36
PROPOSED PARKING (2 SPACES)	81
ADDITIONAL PARKING (2 SPACES)	1
ACCESSIBLE PARKING (2 SPACES)	2
LANDSCAPE AREA (INCLUDES BUMP AREAS)	
LANDSCAPE (SEE AREA PROPOSED (SQUARE FEET))	8,847 SF
REQUIRED MINIMUM LANDSCAPE AREA (SPRINGING LOT CARSCAPING) (SQUARE FEET)	3,741 SF
ADDITIONAL MINIMUM LANDSCAPE AREA (SQUARE FEET)	5,106 SF
OTHER LANDSCAPE AREA WITHIN THE LOT INCLUDING STORM WATER DRAINAGE AREAS (SQUARE FEET)	0 SF
TOTAL LANDSCAPE AREA (SQUARE FEET)	14,754 SF
PERMEABLE AREA (NOT INCLUDING LANDSCAPE OR BUMP AREAS)	
PERMEABLE PAVEMENT (SQUARE FEET)	0 SF
OTHER PERMEABLE AREA WITHIN THE LOT NOT INCLUDING LANDSCAPE OR BUMP AREAS (SQUARE FEET)	0 SF
TOTAL PERMEABLE AREA (SQUARE FEET)	0 SF
IMPERVIOUS AREA	
BUILDING FOOTPRINT AREA (SQUARE FEET)	2,750
AREA OF SIDEWALK, PAVEMENT & OTHER IMPERVIOUS PLATFORM (SQUARE FEET)	17,204 SF
OTHER IMPERVIOUS AREA	0 SF
TOTAL IMPERVIOUS AREA (SQUARE FEET)	20,004 SF

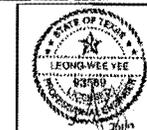
PROPOSED

1	PROPOSED LINE
2	RIGHT OF WAY LINE
3	EXISTING DRIVE AND LOT LINE
4	PROPOSED PARKING SPACES
5	THE LANE & ACCESS EASEMENT

- GENERAL SITE NOTES**
1. BUILDING SHALL BE SET BACK FROM EXISTING DRIVE BY 100' PER ZONING ORDINANCE.
 2. FIRE LINES SHALL BE DETACHED AND CONTAINED PER CITY STANDARDS.
 3. UNPAVED PARKING AREAS SHALL BE DETACHED AND PROVIDED PER CITY STANDARDS AND SHALL BE DETACHED FROM THE PROPERTY LINE BY 10'.
 4. FROM THE TIME OF SUBMITTAL OF THIS PRELIMINARY SITE PLAN TO THE CITY ENGINEER, THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY ENGINEER, INCLUDING BUT NOT LIMITED TO: PERMITS FOR SITE UTILITIES, PUBLIC UTILITIES, AND OTHER NECESSARY PERMITS FROM THE CITY ENGINEER.
 5. ALL NECESSARY PERMITS SHALL BE OBTAINED FROM THE CITY ENGINEER BEFORE CONSTRUCTION OF THE PROJECT.
 6. ALL NECESSARY PERMITS SHALL BE OBTAINED FROM THE CITY ENGINEER BEFORE CONSTRUCTION OF THE PROJECT.
 7. ALL NECESSARY PERMITS SHALL BE OBTAINED FROM THE CITY ENGINEER BEFORE CONSTRUCTION OF THE PROJECT.
 8. ALL NECESSARY PERMITS SHALL BE OBTAINED FROM THE CITY ENGINEER BEFORE CONSTRUCTION OF THE PROJECT.
 9. ALL NECESSARY PERMITS SHALL BE OBTAINED FROM THE CITY ENGINEER BEFORE CONSTRUCTION OF THE PROJECT.
 10. ALL NECESSARY PERMITS SHALL BE OBTAINED FROM THE CITY ENGINEER BEFORE CONSTRUCTION OF THE PROJECT.
 11. ALL NECESSARY PERMITS SHALL BE OBTAINED FROM THE CITY ENGINEER BEFORE CONSTRUCTION OF THE PROJECT.
 12. ALL NECESSARY PERMITS SHALL BE OBTAINED FROM THE CITY ENGINEER BEFORE CONSTRUCTION OF THE PROJECT.
 13. ALL NECESSARY PERMITS SHALL BE OBTAINED FROM THE CITY ENGINEER BEFORE CONSTRUCTION OF THE PROJECT.

PRELIMINARY SITE PLAN OF LOT 1
 BLOCK 1
 EASTERN STATES ADDITION
 1.39 ACRES
 CABINET 14, PAGE 534
 CITY OF PLANO, COLLIN COUNTY, TEXAS

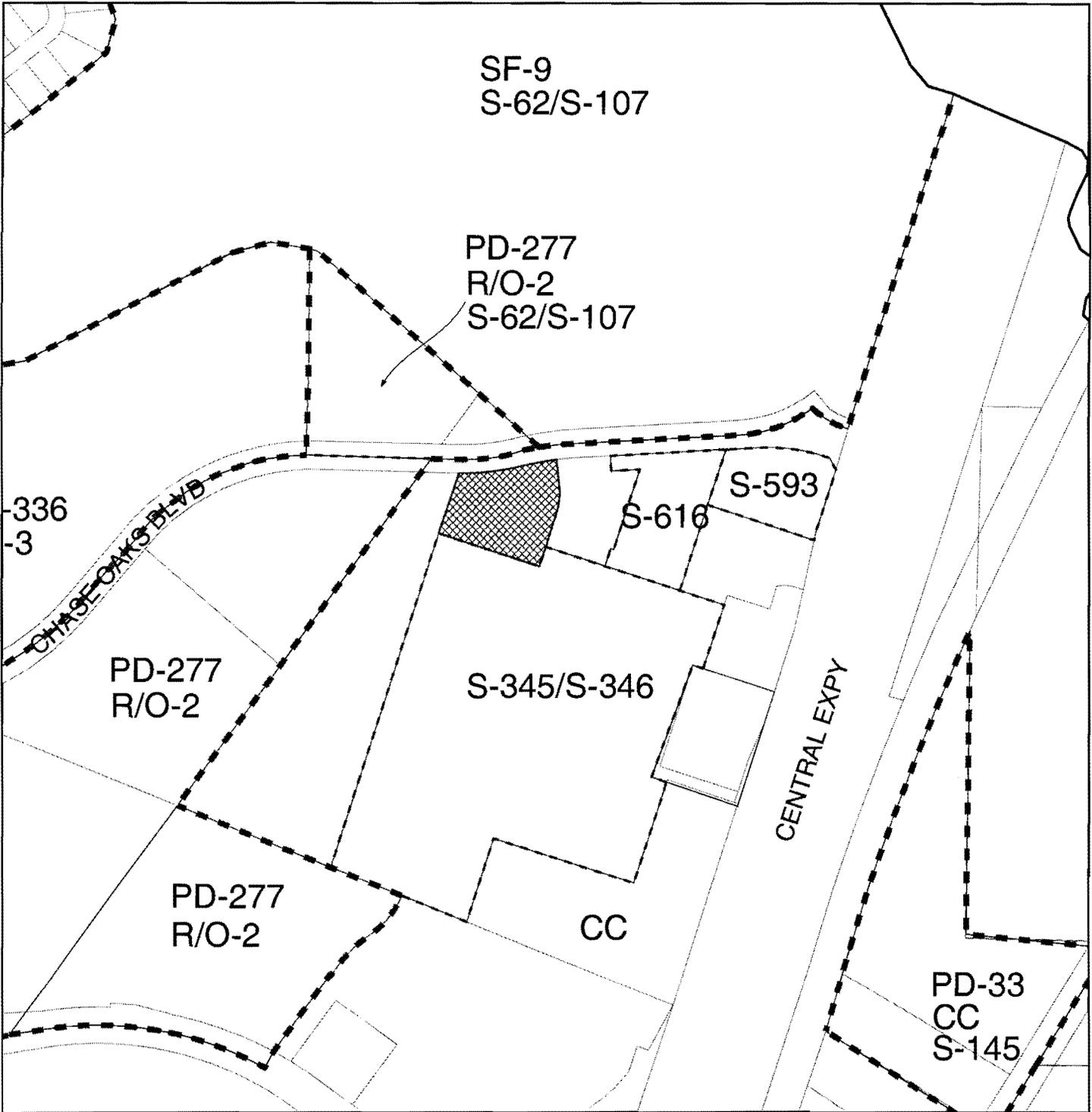
ENGINEERS
 LEONG WEE EYE & ASSOCIATES, INC.
 100 PRESTON ROAD
 PLANO, TEXAS 75074
 (972) 420-3337
 FAX: (972) 420-3338



CEI Engineering Associates, Inc.
 100 PRESTON ROAD
 PLANO, TEXAS 75074
 (972) 420-3337
 FAX: (972) 420-3338

PRELIMINARY SITE PLAN
 100 PRESTON ROAD
 PLANO, TEXAS

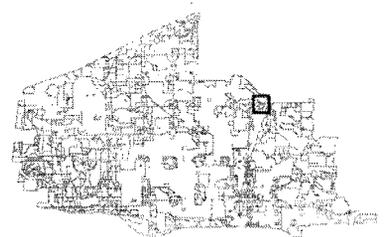
DATE: 07/20/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SHEET NO. 1 OF 1



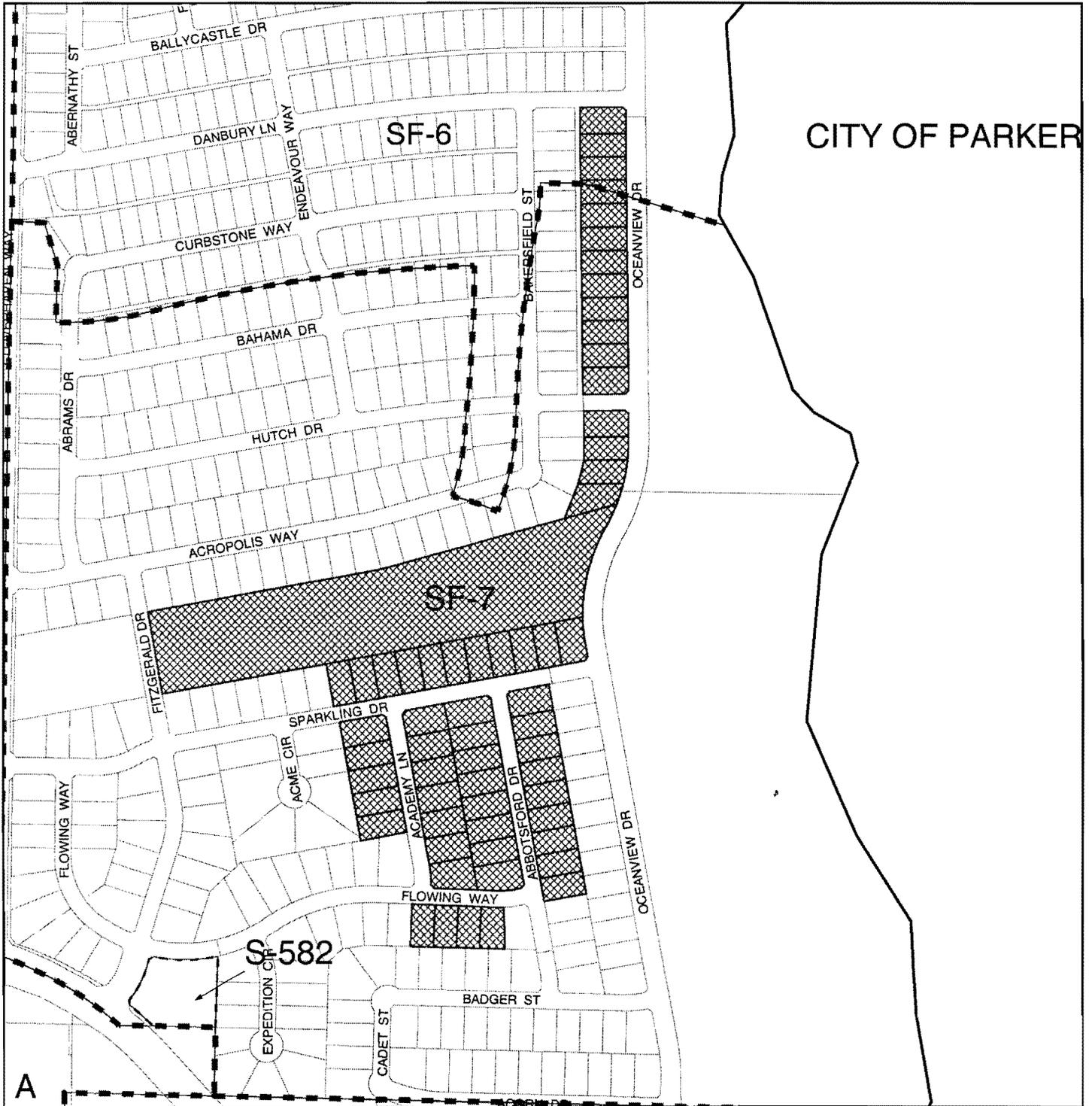
Item Submitted: REVISED SITE PLAN

Title: LEGACY CENTRAL THEATER ADDITION
BLOCK A, LOT 8

Zoning: CORRIDOR COMMERCIAL



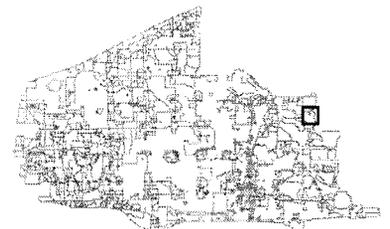
○ 200' Notification Buffer



Item Submitted: PRELIMINARY PLAT

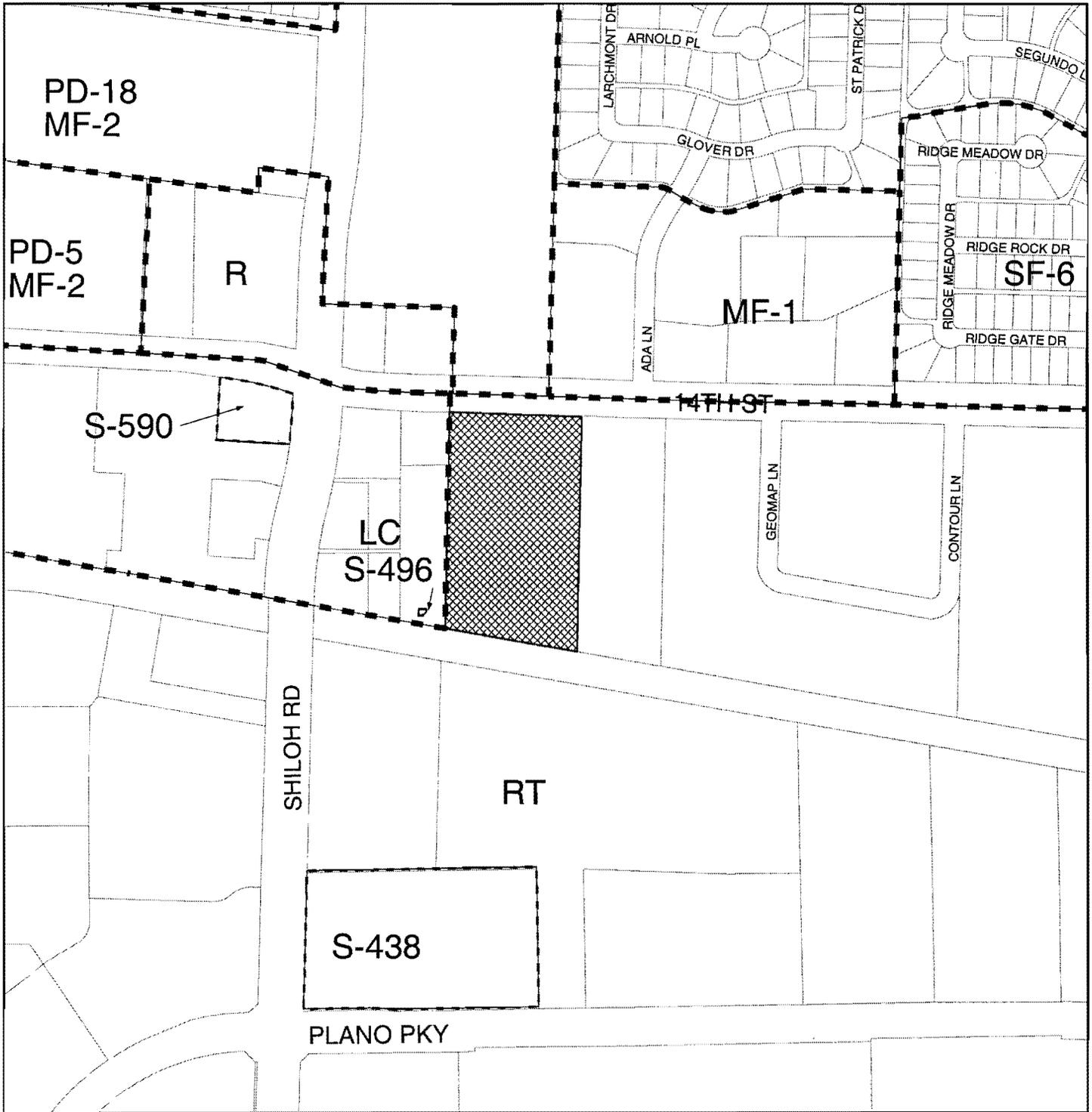
Title: THE TRAILS OF GLENWOOD, PHASE 3

Zoning: SINGLE-FAMILY RESIDENCE-7 & SINGLE-FAMILY RESIDENCE-6



○ 200' Notification Buffer

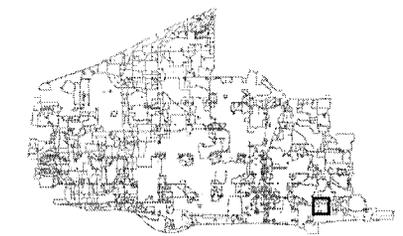




Item Submitted: PRELIMINARY SITE PLAN

Title: DAI BI BUDDHIST ADDITION
BLOCK A, LOT 1

Zoning: RESEARCH/TECHNOLOGY CENTER



○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

August 6, 2012

Agenda Item No. 6

Public Hearing: Zoning Case 2012-20

Applicant: Iraj Zilaie

DESCRIPTION:

Request for a Specific Use Permit for Private Club on 0.7± acre located on the north side of Spring Creek Parkway, 470± feet east of Custer Road. Zoned Retail.

REMARKS:

The subject property is currently developed with a vacant restaurant building. The requested zoning is for a Specific Use Permit (SUP) for Private Club. The purpose and intent of a specific use permit 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 Zoning Ordinance defines a private club as an establishment providing social and dining facilities, as well as alcoholic beverage service, to an association of persons, and otherwise falling within the definition of, and permitted under the provisions of the Texas Alcoholic Beverage Code, as the same may be hereafter amended, and as it pertains to the operation of private clubs. Subsection 3.105 (Private Clubs) of Section 3.100 (Supplementary Regulations for Principal Permitted Uses and Specific Uses) of Article 3 (Supplementary Regulations) of the Zoning Ordinance regulates private club establishments.

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 wholesaling and warehousing. To the east is an existing multifamily development zoned Planned Development-97-Multifamily Residence-2 (PD-97-MF-2). Approval of a Specific Use Permit for a Private Club is required in the R district.

To the south, across Spring Creek Parkway, as well as to the west and north of the subject property are existing retail developments, zoned R.

HISTORY:

Previously in 2009, an SUP (Zoning Case 2011-11) for Private Club request was submitted for the subject property. The request was denied by the Planning & Zoning Commission because it did not meet the private club regulations in effect at that time which required a 1,000 foot setback from religious facilities. In early 2012, City Council approved amendments to the private club regulations and lessened the 1,000 foot distance setback to 300 feet.

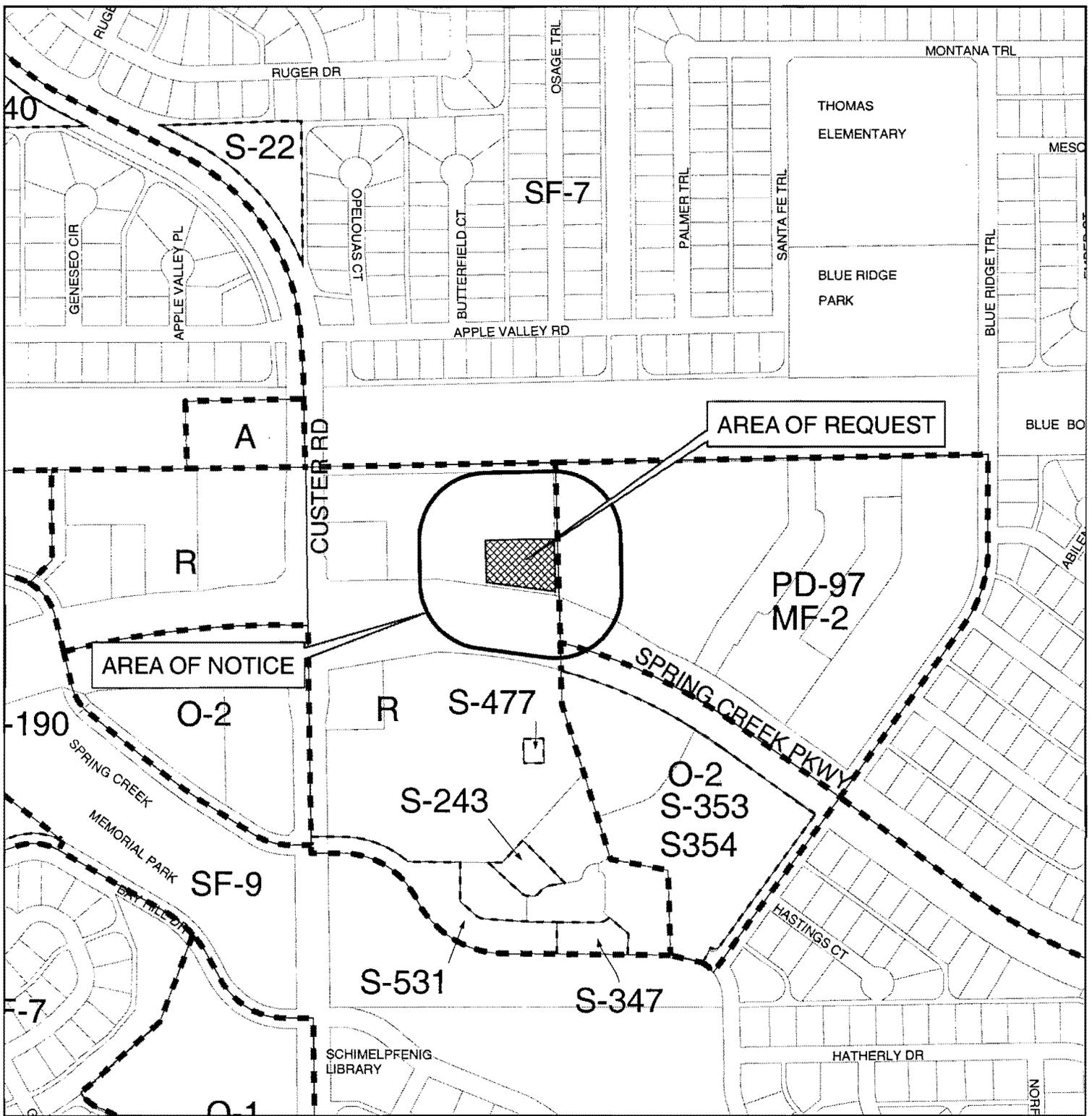
PROPOSED REQUEST:

The applicant is requesting an SUP for Private Club for a proposed restaurant in the vacant building on the site. As mentioned previously, Subsection 3.105 (Private Clubs) of Section 3.100 (Supplementary Regulations for Principal Permitted Uses and Specific Uses) of Article 3 (Supplementary Regulations) of the Zoning Ordinance has specific criteria including minimum distance setbacks to certain uses (i.e. religious facilities, hospitals, and schools) that must be met for an SUP for a Private Club. Additionally, private club operators shall submit annual audits to the city for compliance review.

To the southwest of this property, across Spring Creek Parkway is an existing religious facility. The distance from the front door of the restaurant to the front door of the religious facility is approximately 1,660 feet thus satisfying the minimum separation distance requirement (i.e. 300 feet) from religious facilities. Also, there are no public or private schools nor public hospitals within the vicinity of the subject property thus satisfying the minimum separation distance requirements for those uses. Therefore, the subject property is in compliance with all of the private club regulations and staff supports the applicant's request for an SUP for Private Club.

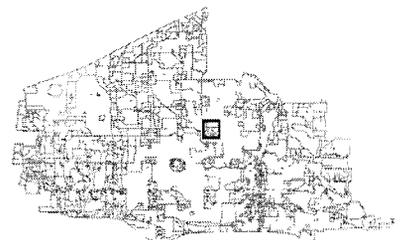
RECOMMENDATION:

Recommended for approval.

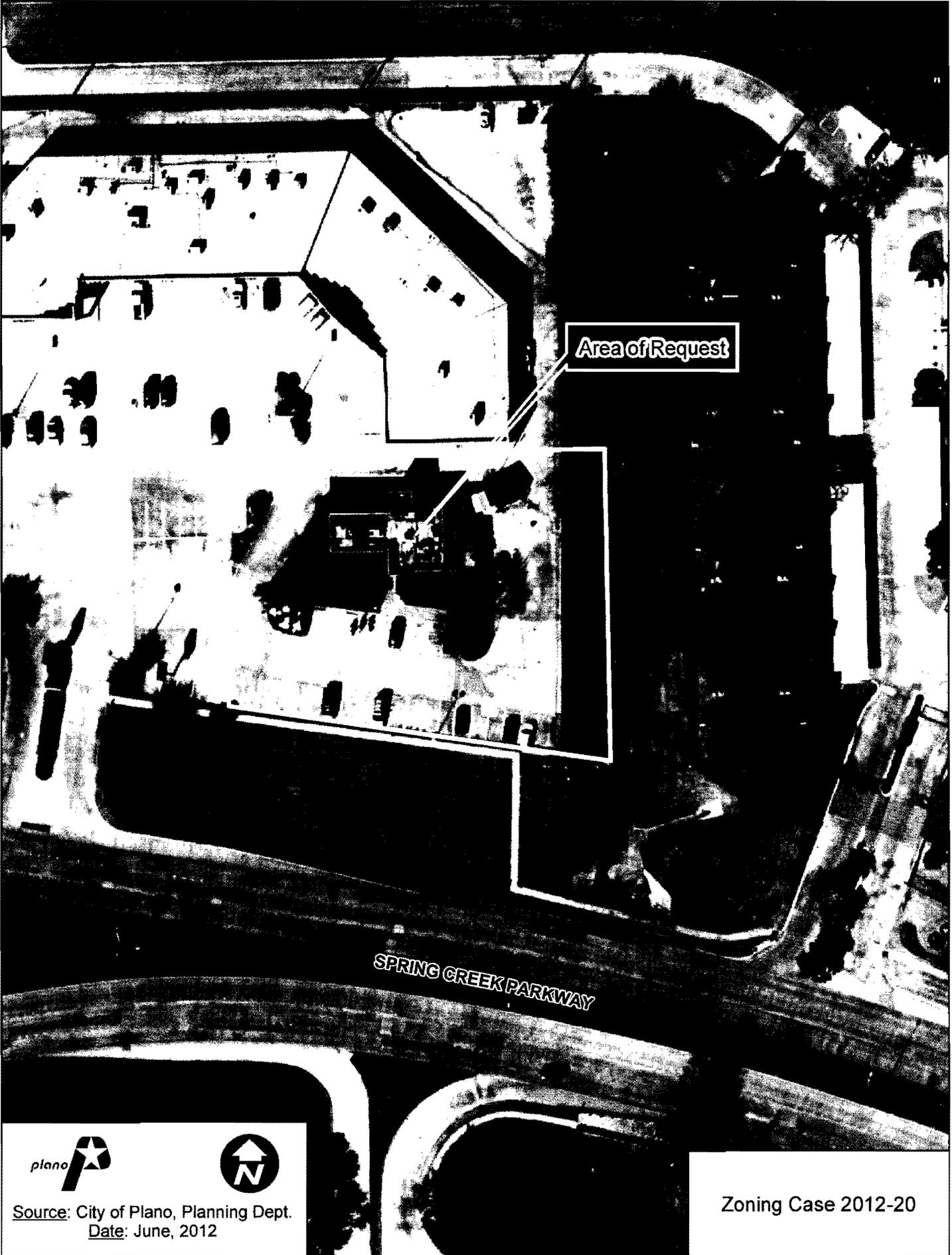


Zoning Case #: 2012-20

Existing Zoning: RETAIL



○ 200' Notification Buffer



Area of Request

SPRING CREEK PARKWAY



Source: City of Plano, Planning Dept.
Date: June, 2012

Zoning Case 2012-20

DESCRIPTION OF PROPERTY

Being located at 2001 W. Spring Creek Parkway in the City of Plano, Texas, near Lot 3, Block A, of REPLAT-CROSSPOINT PLAZA ADDITION, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Cabinet B, Page 52, Map Records Collin County, Texas, and being more particularly described as follows: BEGINNING at a point for corner in the North line of W. Spring Creek Parkway (variable width R.O.W.), same being the Southeast corner of said Lot 3, same also being the Southeast corner of Lot 2 of said addition; THENCE North 01 deg. 20 min. 27 sec. West, with a common line of said Lots 2 and 3, a distance of 126.38 feet to the Northwest corner of said Lot 3, an "x" four in concrete for corner; THENCE North 88 deg. 38 min. 33 sec. East, with a common line of said Lots 2 and 3, a distance of 208.00 feet to a point for corner in the West line of Lot 1, Block A, of Stone Brook Addition, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Cabinet C, Page 817, Map Records Collin County, Texas, same being the Northeast corner of said Lot 3; THENCE South 01 deg. 20 min. 27 sec. East, with the common line of said Lot 1 and 3, a distance of 138.25 feet to a point for corner in the said North line of W. Spring Creek Parkway a distance of 211.42 feet to the PLACE OF BEGINNING and CONTAINING 29,745 square feet or 0.683 acres of land.

SITE DATA SUMMARY TABLE

ITEM	Lot 3, Block A
GENERAL SITE DATA	
Zoning (from zoning ordinance)	R
Lot Size (from zoning ordinance)	Residential Code
Lot Area (square feet & acres)	29,745 S.F., 0.683 Acres
Building Footprint Area (square feet)	3,115 S.F.
Total Building Area (square feet)	3,115 S.F.
Building Height (# stories)	2
Lot Coverage (percent - max)	10.47%
Floor Area Ratio (FAR - max)	15.62:1
PARKING	
Parking Ratio (from zoning ordinance)	1:200
Required Parking (# spaces)	15
Provided Parking (# spaces)	28
Accessible Parking Required (# spaces)	1
Accessible Parking Provided (# spaces)	1
Parking in excess of 1:100 of Required Parking (# spaces)	6
LANDSCAPE AREA (including turf areas)	
Landscape Edge Area (square feet)	0
Required Interior Landscape Area (excluding turf landscaping) (square feet)	0
Additional Interior Landscape Area provided (square feet)	0
Other Landscape Area within the lot including Storm Water Conservation Areas (square feet)	0
Total Landscape Area (square feet)	0.000 S.F.
PERMEABLE AREA (not including landscaping or turf areas)	
Permeable Pavement (square feet)	0
Other Permeable Area within the lot not including landscaping or turf areas (square feet)	0
Total Permeable Area (square feet)	0
IMPERVIOUS AREA	
Building Footprint Area (square feet)	3,115 S.F.
Area of Pavements, Pavement or other impervious surfaces (square feet)	21,533.55 S.F.
Total Impervious Area (square feet)	25,648.55 S.F.
Sum of Total Landscape Area + Total Permeable Area	0.000 S.F.
% Total Impervious Area (square feet)	26.74% S.F.

OWNER: Inaj Zales
6552 Southgate Drive
Plano, Texas 75024
Phone: (972) 517-4265

APPLICANT: Heather Livingston
10102 Bellwood Lane
Dallas, Texas 75243
Phone: (972) 971-3885

REPRESENTATIVE: Pamela Craig
1780 Regal Row #216
Dallas, Texas 75235
Phone: (972) 215-6861

SURVEYOR: Ben D. Bryck
1018 S. Beckley Ave.
Dallas, Texas 75203
Phone: (214) 948-3324

DRAFTSMAN: Lynn LeBeater
1018 S. Beckley Ave.
Dallas, Texas 75203
Phone: (214) 948-3324

Stone Brook Add.
Dist. C, Pg. 817
PBE Developer: Stone Brook LLC
4128 Cornerstone Way, Suite 200
Addicks, TX 75001

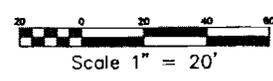
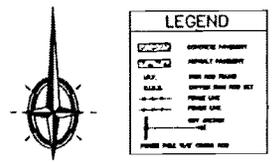
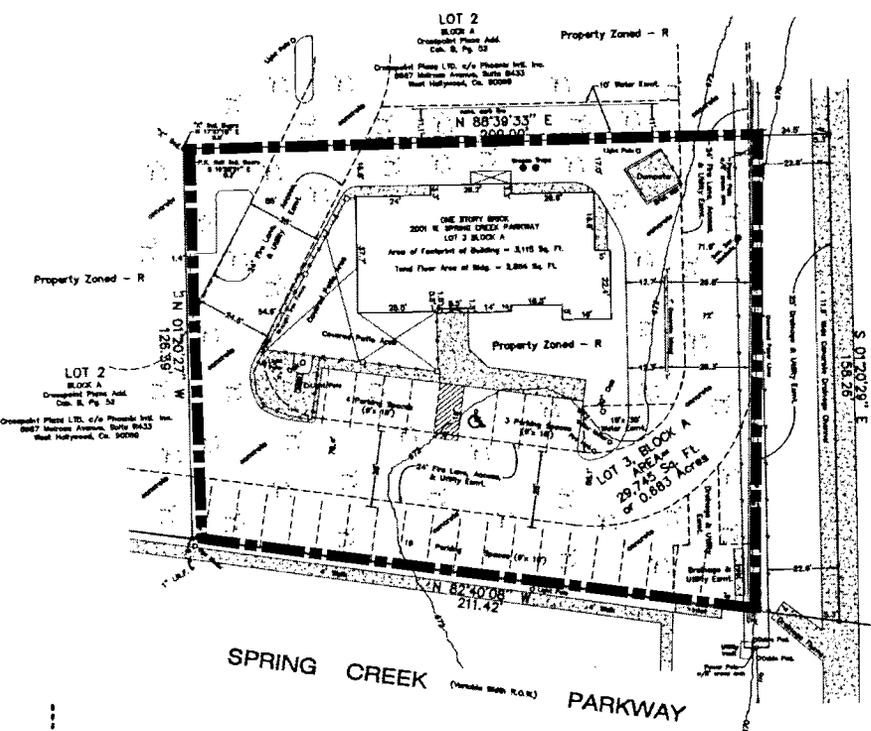
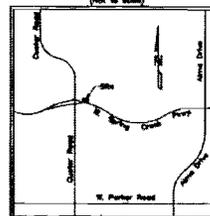
SITE PLAN GENERAL NOTES

1. Building 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 3.5 feet off the property line within the right-of-way unless a sidewalk easement is provided for a neighboring abutting lot or an alternative design is approved by the City. North-south lanes, per city standards, shall be provided on abutments of all north-south lanes.
5. Handicapped utility, dumpsters, and trash enclosures shall be screened in accordance with the zoning Ordinance.
6. All signs 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 finishes within this development shall be compatible, as provided in the Road Corner Design Ordinance.
10. Outdoor lighting shall comply with illumination standards within Section 9-406 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 lines must be underground where required.
13. Uses shall conform in operation, location, and construction to the following performance standards in Section 2-1300 of the zoning Ordinance: noise and vibration, outdoor lighting, outdoor storage, outdoor parking, outdoor seating, and other performance standards.



ZONING EXHIBIT
ZC-2012-20
CROSSPOINT PLAZA ADDITION
LOT 3, BLOCK A
Cabinet B, Page 52
Map Records Collin County, Texas
0.683 Acres
Plano, Collin County, Texas
George Perrin Survey, Abstract No. 722
Date Prepared: May 31, 2012
Revised: July 9, 2012

VICINITY MAP
(Not to scale)



NOTE: Approval of the zoning case associated with this exhibit shall not imply approval of any conceptual study, plan, or plan, approval of development standards shown herein, or the initiation of the development process. Planning & Zoning Commission and/or City Council approval is required for all actions relating to development on this property and is conditional on an action requiring from within that the property zoning case.



SURVEYING ASSOCIATES
1018 SOUTH BECKLEY AVE.
DALLAS, TEXAS 75203



Ben D. Bryck - R.P.L.S. No. 1630
PHONE (214) 948-3324
FAX (214) 948-7840
Email: Bryck@5VBEll.net

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CITY OF PLANO
PLANNING & ZONING COMMISSION

August 6, 2012

Agenda Item No. 7

Public Hearing: Zoning Case 2012-21

Applicant: City of Plano

DESCRIPTION:

Request to amend Section 1.600 (Definitions) of Article 1 (General Regulations), Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses), and Subsection 3.102 (Day Care Centers, Day Care Centers (In-Home), and Day Care Centers (Accessory) of Section 3.100 (Supplementary Regulations for Principal Permitted Uses and Specific Uses) of Article 3 (Supplementary Regulations), and related sections of the Zoning Ordinance regarding day care centers (in-home).

REMARKS:

This is a request to amend the Zoning Ordinance regulations for in-home day care centers. At its June 11, 2012 City Council meeting, the Council directed staff to initiate ordinance amendments regarding in-home day care centers, specifically limiting the maximum number of children allowed within an in-home day care to eight children.

Currently, the Zoning Ordinance allows an in-home day care center operation with no more than eight children by right. The Zoning Ordinance requires a specific use permit (SUP) to operate an in-home day care with more than eight children with appropriate state licenses. Additionally, the city requires a Certificate of Occupancy (CO) for in-home day care center operations and annual renewal of the CO including a fire safety inspection. Since mid-2011, the Building Inspections Department has been requiring applicants to specify the number of children on an in-home day care center CO application.

This requirement has caused in-home day care operators that are providing care for more than eight children and have not pursued an SUP to apply for the required SUP to continue to provide care to more than eight children. The Council has denied four specific use permit requests for in-home day care centers allowing a maximum of 12 children. Council has expressed concern that in-home day care operations with more than eight children are commercial day care operations and are not appropriate in a residential area.

The State of Texas issues two separate types of licenses for in-home day care centers – registered and licensed. Registered in-home providers are allowed to care for six children for the entire day with an additional six children before and after school as well as when school is not in session (i.e. holidays, summer vacation, in-service days). Licensed in-home providers are allowed to care for up to 12 children for the entire day.

Home Occupation Regulations

In addition to the above permitting requirements from the city, in-home day care centers are also subject to Subection 3.110 (Home Occupations) of Section 3.100 (Supplementary Regulations for Principal Permitted Uses and Specific Uses) of Article 3 (Supplementary Regulations) of the Zoning Ordinance, which regulates home occupations. The city has allowed for residents to operate businesses within their homes for many years. The purpose of the home occupation regulations is to allow for a limited amount of activity associated with a resident's business to occur at their place of residence, while still preserving the overall residential neighborhood setting. The home occupation regulations address additional non-resident employees, size limitations within a residence (maximum 20% total square foot area), allows for traffic generation that does not exceed typical neighborhood traffic, and allows for parking to be accommodated in the required off-street parking for the residence and along the street frontage for a property. The regulations also prohibit modifications to a resident's home that alters the residential character of the structure, exterior signage, sale of goods, offensive noises and odors, and storage of materials.

Issues

The following are issues for consideration regarding regulating in-home day care centers.

1. Until this past year, the city has enforced the current SUP requirement only when the operation came to our attention through a complaint. Two specific use permits have been approved in the last decade for this use, and as noted above four requests have been denied. Staff has been working with the property owners to bring their businesses into compliance to coincide with the new school year, when children will be proceeding to elementary school.
2. During the past three years, the Property Standards Department has received an average of three or fewer complaints per year regarding in-home day care center operations. Complaints received are generally regarding too many children at a residence and increased traffic concerns. Upon investigating the complaints, the day care operators were in compliance regarding the number of children being cared for and there were no traffic problems observed. Additionally, some in-home day care complaints received were for other businesses operating out of the home and not a day care operation.
3. If the city and state continue to differ regarding the maximum number of children an operator is allowed to provide care for, the city will continue to have enforcement challenges. The State of Texas allows in-home day care operations

for up to 12 children. It is likely that operators, after they have received the state license, do not think about local regulations that may also apply.

4. To date, the city has only regulated the maximum number of children in a licensed in-home day care center. The city has not regulated registered in-home day care centers even though the operators can have a total of 12 children (six full time children, plus six children before and after school and when school is not in session). The proposed amendments to limit the maximum number of children in an in-home day care would apply to both licensed and registered in-home day care operators and if approved will likely cause many operators throughout the city to be out of compliance with the city's zoning regulations. Staff seeks direction as whether the proposed amendments should apply to registered day care centers?
5. In-home day care centers provide another option for parents seeking child care.

Proposed Amendments

Per City Council's direction and in order to provide regulations that will be applied to all in-home day care center operators regardless of the type of license the operator holds, staff proposes the following Zoning Ordinance amendments:

- Amend the day care center (in-home) definition to limit the number of children to a maximum of eight. Changing the in-home day care center definition clarifies the maximum number of children that the city allows in an in-home day care center.
- Delete the word "center" from any day care center (in-home) reference in the Zoning Ordinance. The word "center" implies a large operation which is not appropriate for an in-home day care operation.
- Standardize references to day care center supplementary regulations in the use charts for all residential districts.
- Deleting Subsection 3.102.2.c which refers to the SUP provision that allows for more than eight children under current regulations; the SUP requirement for allowing more than eight children is being removed.
- Capping the number of children allowed in an in-home day care center to eight, and adding language that the maximum number eight is regardless of the number of children that the state allows or the type of state license held by the operator.
- When the Zoning Ordinance was amended in 1993, there were some group day care homes that were already licensed by the state and in operation with 12 children. At that time, the City Council considered the group day care homes (now licensed child-care homes) to be legal, and language was included in the Zoning Ordinance that allowed them to continue operation and exempting them from the SUP requirement for more than eight children. Therefore, this

ordinance language needs to be amended since the SUP provision is being removed; the language "and will not require specific use permit approval" becomes null and invalid.

Staff believes the above proposed Zoning Ordinance amendments regarding in-home day care centers are consistent with the City Council's direction. Additionally, the proposed amendments limiting the number of children to eight applies to both licensed and registered in-home day care operators which is a departure from the city's prior position of not regulating registered in-home day care operators. The proposed amendments clarify the regulations as to the number of children the city allows in an in-home day care center. In addition, the amendments clean up the ordinance regulations and references that can possibly cause misunderstanding or confusion regarding in-home day care requirements. Therefore, staff recommends approval of the proposed amendments.

RECOMMENDATION:

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

1. Amend Section 1.600 (Definitions) of Article 1 (General Regulations) to revise the definition for day care center (in home) and remove the word "center" as follows:

Day care ~~center~~ (in home):

An operation providing care in the caretaker's residence for less than 24 hours a day for up to ~~42~~ 8 children under the age of 14, provided that the total number of children, including the caretaker's own children, is no more than ~~42~~ 8 at any time.

2. Amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses) to add End Note number 42 to the MH, MF-1, MF-2 and MF-3 districts, delete "c" from End Note: 42 - See Subsection 3.102.2.c, and remove the word "center" as follows:

Residential Zoning Districts

Permitted Uses	Category	Residential Zoning Districts														
		A- Agricultural	ED - Estate Development	SF-20 - Single-Family-20	SF-9 - Single-Family-9	SF-7 - Single-Family-7	SF-6 - Single-Family-6	2F - Two-Family (Duplex)	PH - Patio Home	SF-A - Single-Family Attached	MH - Mobile Home	MF-1 - Multifamily-1	MF-2 - Multifamily-2	MF-3 - Multifamily-3	GR - General Residential	UR - Urban Residential
Day Care Center (In-home)	Service	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42

End Note: 42 - See Subsection 3.102.2.e

3. Amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses) to change any references to “day care center (in-home)” to state “day care (in-home).”
4. Amend Subsection 3.102 (Day Care Centers, Day Care Centers (In-Home), and Day Care Centers (Accessory)) of Section 3.100 (Supplementary Regulations for Principal Permitted Uses and Specific Uses) of Article 3 (Supplementary Regulations) as follows:

3.102 Day Care Centers, Day Care Centers (In-home), and Day Care Centers (Accessory)

1. All day care centers and day care centers (accessory) shall comply with the following standards:
 - a. If required by the State of Texas, the day care center must be licensed or registered.
 - b. No day care center shall be part of a single-family or two-family dwelling.
 - c. A day care center shall abut and derive its primary access from a street with a pavement width of 36 feet or greater.
2. Day care center (in-home) is allowed as a home occupation (refer to Subsection 3.110) in the caretaker’s residence subject to:
 - a. If required by the State of Texas, the day care center must be licensed or registered.

- b. ~~Care may be provided to a maximum of eight or fewer children is allowed by right, regardless of the number of children permitted by the State of Texas or the type of state license held by the operator.~~
- c. ~~Care provided to nine or more children is allowed with approval of a specific use permit.~~

All ~~group day care homes~~ licensed child-care homes which were licensed by the State of Texas or had a license application pending on or before October 25, 1993, are considered to be a legal use in residential districts ~~and will not require specific use permit approval~~ as long as a valid license is maintained for the operation in its original location and it provides care for less than 24 hours a day for no more than 12 children (including the caretaker's and staff's children) under the age of 14.

CITY OF PLANO
PLANNING & ZONING COMMISSION

August 6, 2012

Agenda Item No. 8

Public Hearing - Replat: Plano Park School Addition, Block 1, Lot 1R

Applicant: Plano Independent School District

DESCRIPTION:

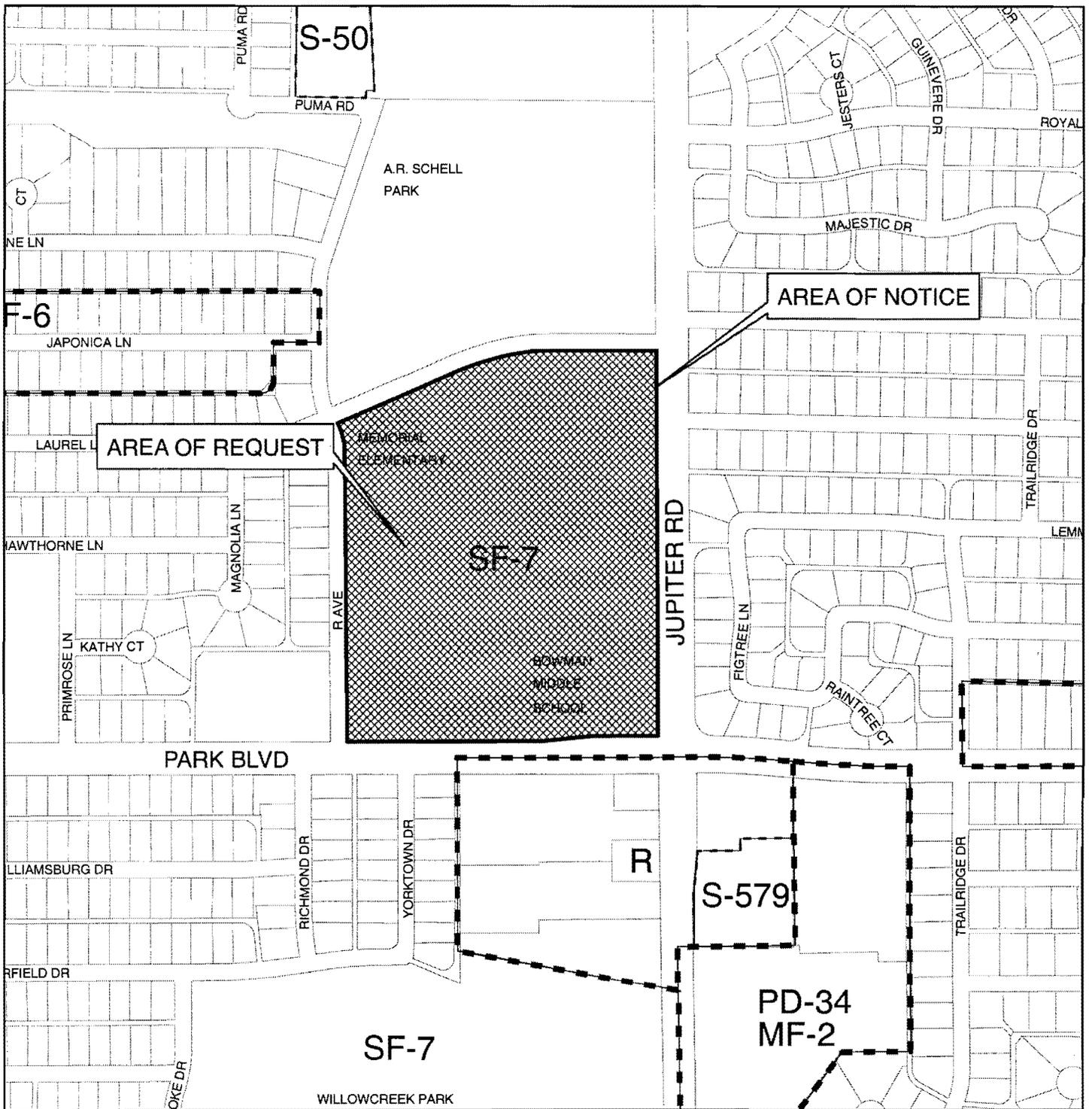
Public primary school on one lot on 23.7± acres located generally at the southwest corner of Laurel Lane and Jupiter Road. Zoned Single-Family Residence-7. Neighborhood #48.

REMARKS:

The purpose for the replat is to dedicate easements necessary for the completion of the school expansion.

RECOMMENDATION:

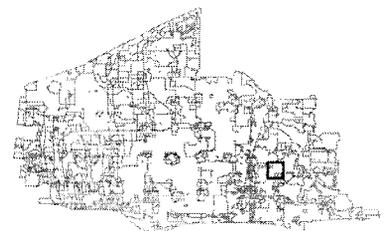
Recommended for approval as submitted.



Item Submitted: REPLAT

Title: PLANO PARK SCHOOL ADDITION
BLOCK 1, LOT 1R

Zoning: SINGLE-FAMILY RESIDENCE-7



○ 200' Notification Buffer



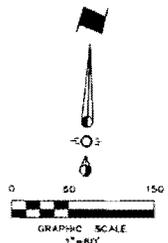
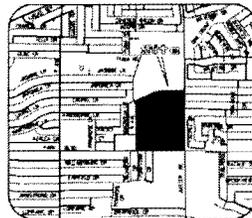
NOTICE:
Selling any portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State Platting Statutes, and is subject to fines and withholding of utilities and building certificates.

NOTE: 1" Iron Pipe Shall Be Set At All Block Corners, P.C.s, P.T.'s, And Angle Points.
1/2" Iron Pipe Shall Be Set At All Other Lot Corners.

A=23'30"00"
R=728.00'
L=151.44'
L=288.82'
CB=N76°30'00"E
286.54'

A=23'10"00"
R=282.64'
L=53.83'
L=106.19'
CB=N13°31'00"W
105.47'

Lot 1R, Block 1
23,724 Acres
1,033,439 Sq. Ft.



Curve	Station	Curve	Station	Curve	Station		
1	A=23'30"00" R=728.00' L=151.44' L=288.82' CB=N76°30'00"E 286.54'	2	A=23'10"00" R=282.64' L=53.83' L=106.19' CB=N13°31'00"W 105.47'	3	A=23'30"00" R=728.00' L=151.44' L=288.82' CB=N76°30'00"E 286.54'	4	A=23'10"00" R=282.64' L=53.83' L=106.19' CB=N13°31'00"W 105.47'
5	A=23'30"00" R=728.00' L=151.44' L=288.82' CB=N76°30'00"E 286.54'	6	A=23'10"00" R=282.64' L=53.83' L=106.19' CB=N13°31'00"W 105.47'	7	A=23'30"00" R=728.00' L=151.44' L=288.82' CB=N76°30'00"E 286.54'	8	A=23'10"00" R=282.64' L=53.83' L=106.19' CB=N13°31'00"W 105.47'
9	A=23'30"00" R=728.00' L=151.44' L=288.82' CB=N76°30'00"E 286.54'	10	A=23'10"00" R=282.64' L=53.83' L=106.19' CB=N13°31'00"W 105.47'	11	A=23'30"00" R=728.00' L=151.44' L=288.82' CB=N76°30'00"E 286.54'	12	A=23'10"00" R=282.64' L=53.83' L=106.19' CB=N13°31'00"W 105.47'
13	A=23'30"00" R=728.00' L=151.44' L=288.82' CB=N76°30'00"E 286.54'	14	A=23'10"00" R=282.64' L=53.83' L=106.19' CB=N13°31'00"W 105.47'	15	A=23'30"00" R=728.00' L=151.44' L=288.82' CB=N76°30'00"E 286.54'	16	A=23'10"00" R=282.64' L=53.83' L=106.19' CB=N13°31'00"W 105.47'
17	A=23'30"00" R=728.00' L=151.44' L=288.82' CB=N76°30'00"E 286.54'	18	A=23'10"00" R=282.64' L=53.83' L=106.19' CB=N13°31'00"W 105.47'	19	A=23'30"00" R=728.00' L=151.44' L=288.82' CB=N76°30'00"E 286.54'	20	A=23'10"00" R=282.64' L=53.83' L=106.19' CB=N13°31'00"W 105.47'

SHEET 1 OF 2

REPLAT

PLANO PARK SCHOOL ADDITION

LOT 1R, BLOCK 1

Being A Replat Of Lot 1R, Block 1

Plano Park School Addition

Recorded in Cabinet 2007, Page 343

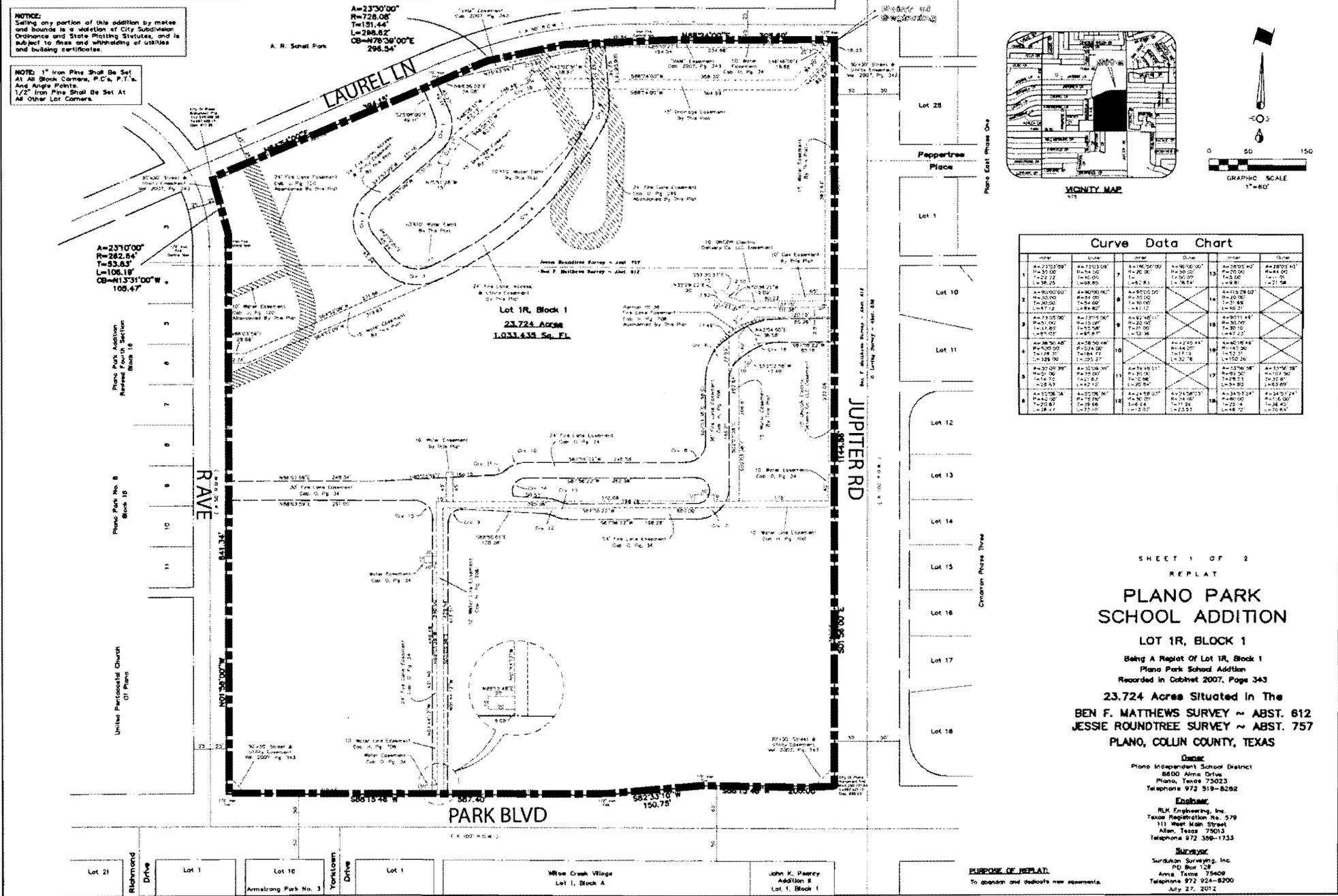
**23.724 Acres Situated In The
BEN F. MATTHEWS SURVEY ~ ABST. 612
JESSIE ROUNDTREE SURVEY ~ ABST. 757
PLANO, COLLIN COUNTY, TEXAS**

Owner:
Plano Independent School District
8600 Alma Drive
Plano, Texas 75023
Telephone 972 519-8282

Engineer:
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 399-1733

Surveyor:
Surrison Surveyors, Inc.
P.O. Box 128
Allen, Texas 75009
Telephone 972 924-8200
July 27, 2012

PURPOSE OF REPLAT:
To abandon and dedicate new easements.



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WARRANT: The Plano Independent School District is the owner of a tract of land situated in the Ben F. Matthews Survey, Abstract No. 612, and the Jessie Roundtree Survey, Abstract No. 797, City of Plano, Collin County, Texas, and being all of the Plano Park School Addition, on addition to the City of Plano as recorded in Cabinet 2007, Page 343, Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found for corner at the intersection of the south line of Laurel Lane (50' R.O.S.) with the west line of Jupiter Road (100' R.O.W.);

THENCE S01°56'00"E, with the west line of Jupiter Road, a distance of 1144.86 feet to a monument found for corner at the intersection of the west line of Jupiter Road and the north line of Park Boulevard (115' R.O.W. at this point, 85' from centerline);

THENCE S88°15'48"W, with the north line of Park Boulevard a distance of 200.00 feet to an iron rod found for corner;

THENCE S82°33'10"W with the north line of Park Boulevard a distance of 130.79 feet to an iron rod found for corner;

THENCE S28°19'48"W continuing with the north line of Park Boulevard (100' R.O.W. at this point, 50' from centerline) a distance of 587.40 feet to an iron rod found for corner at the intersection of the north line of Park Boulevard and the east line of R Avenue (50' R.O.W.);

THENCE N01°58'00"W with the east line of R Avenue, a distance of 841.34 feet to an iron rod found for corner and being the beginning of a curve to the left having a central angle of 23°10'00", a radius of 282.84 feet, a tangent length of 53.83 feet and a chord that bears N13°31'00"W, a distance of 105.47 feet;

THENCE in a northerly direction along said curve to the left and with the east line of R Avenue, an arc distance of 108.19 feet to a concrete monument found for corner and the end of said curve, said point being the intersection of the east line of Avenue R and the south line of Laurel Lane;

THENCE N64°34'00"E with the south line of Laurel Lane, a distance of 384.15 feet to an iron rod found for corner and the beginning of a curve to the right having a central angle of 23°30'00", a radius of 728.08 feet, a tangent length of 151.44 feet and a chord that bears N78°30'00"E a distance of 298.54 feet;

THENCE in an easterly direction along said curve to the right and with the south line of Laurel Lane an arc distance of 298.82 feet to an iron rod found for corner and the end of said curve;

THENCE N88°24'00"E with the south line of Laurel Lane a distance of 305.60 feet to the POINT OF BEGINNING and containing 1,033,435 square feet or 23.7244 acres of land.

BASES OF BEARINGS:

The Plano Park School Addition, as recorded in Cabinet 2007, Page 343.

PURPOSE OF REPLAT:

To abandon and dedicate new easements.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the Plano Independent School District, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the heretofore described property as Lot 1R, Block 1, Plano Park School Addition, on addition to the City of Plano, Texas, and does hereby dedicate, in fee simple, for public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in Landscape Easements. If approved by the City of Plano, in addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems on said Easements. The City of Plano and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

That the undersigned does hereby covenant and agree that he shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he shall maintain the same in a state of good repair at all times and keep the same free and clear any structures, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of parking on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking". The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

The undersigned does covenant and agree that the Access Easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon, and across said premises, with the right and privilege at all times of the City of Plano, its agents, employees, workmen and representatives having ingress, egress, and egress in, along, upon and across said premises.

VISIBILITY, ACCESS, AND MAINTENANCE EASEMENT

The area or areas shown on the plat as "VAM" (Visibility, Access, and Maintenance) Easements are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM Easement. The City shall have the right, but not the obligation, to maintain any and all landscaping within the VAM Easement. Should the City exercise this maintenance right, it shall be permitted to remove and dispose of any and all landscape improvements, including, without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way endanger or interfere with the VAM Easement, shall be constructed in, on, over or across the VAM Easement. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstructions thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

This plat approved subject to all pletting ordinances, rules, regulations, and resolution of the City of Plano, Texas.

Witness my hand this ____ day of _____, 2012.

Plano Independent School District

Printed Name and Title

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

Given under my hand and seal of office this ____ day of _____, 2012.

Notary Public in and for
The State of Texas

CERTIFICATE OF APPROVAL

APPROVED this ____ day of _____, 2012,
by the Planning and Zoning Commission, City of Plano, Texas.

Chairman, Planning and Zoning Commission

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

Given under my hand and seal of office this ____ day of _____, 2012.

Notary Public in and for
The State of Texas

Secretary, Planning & Zoning Commission
Or City Engineer

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

Given under my hand and seal of office this ____ day of _____, 2012.

Notary Public in and for
The State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, David J. Surdickan, do hereby certify that I prepared this plat from an accurate and actual survey of land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Plano, Texas.



David J. Surdickan
Registration No. 4613

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally David J. Surdickan, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this ____ day of _____, 2012.

Notary Public in and for
The State of Texas

SHEET 2 OF 2

REPLAT

**PLANO PARK
SCHOOL ADDITION**

LOT 1R, BLOCK 1

Being A Replat Of Lot 1R, Block 1
Plano Park School Addition
Recorded in Cabinet 2007, Page 343

**23.724 Acres Situated in The
BEN F. MATTHEWS SURVEY ~ ABST. 612
JESSIE ROUNDTREE SURVEY ~ ABST. 757
PLANO, COLLIN COUNTY, TEXAS**

Owner:
Plano Independent School District
8500 Alma Drive
Plano, Texas 75023
Telephone 972 519-8282

Engineer:
RLK Engineering, Inc.
Texas Registration No. 279
111 West Main Street
Allen, Texas 75013
Telephone 972 358-1733

Surveyor:
Surdickan Surveying, Inc.
PO Box 128
Anna, Texas 75409
Telephone 972 824-8200
July 27, 2012

NOTICE:
Selling any portion of this addition by mates and bounds is a violation of City Subdivision, Ordinance and State Platting Statutes, and is subject to fines and withholding of utilities and building certificates.

NOTE: 1" Iron Pins Shall Be Set At All Block Corners, P.C.'s, P.T.'s, And Angle Points. 1/2" Iron Pins Shall Be Set At All Other Lot Corners.

CITY OF PLANO
PLANNING & ZONING COMMISSION

August 6, 2012

Agenda Item No. 9

Public Hearing - Replat: Trinity Presbyterian Church Addition, Block A, Lot 4R

Applicant: RBN Hedge Investments

DESCRIPTION:

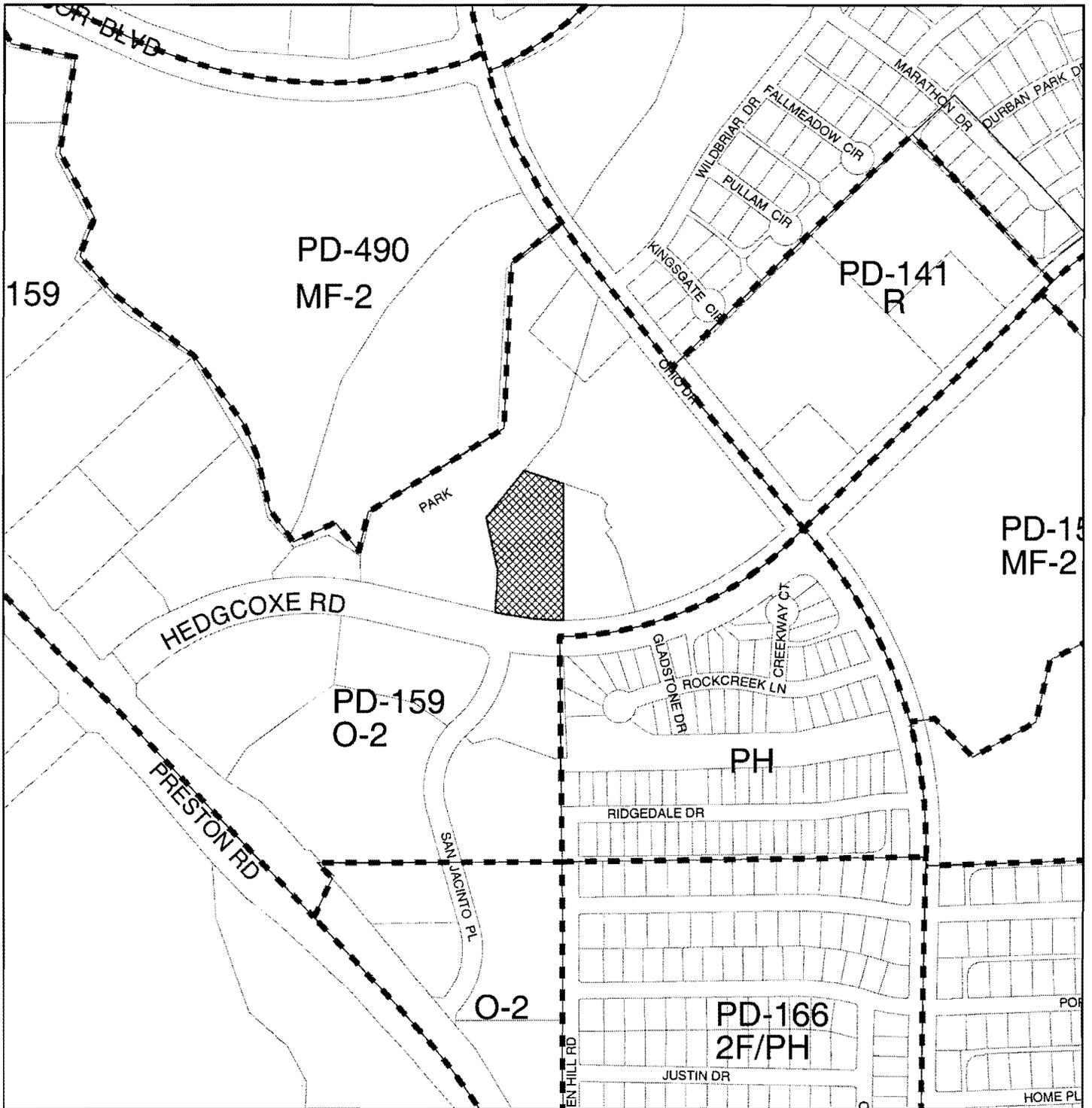
Medical office on one lot on 2.0± acres located on the north side of Hedgcoxe Road, 700± feet west of Ohio Drive. Zoned Planned Development-159-General Office/Preston Road Overlay District. Neighborhood #4.

REMARKS:

The purpose for the replat is to dedicate easements necessary for the completion of the medical office development.

RECOMMENDATION:

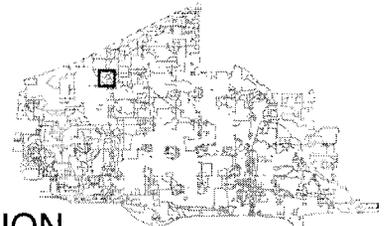
Recommended for approval as submitted.



Item Submitted: REPLAT

Title: TRINITY PRESBYTERIAN CHURCH ADDITION
BLOCK A, LOT 4R

Zoning: PLANNED DEVELOPMENT-159-GENERAL OFFICE/
PRESTON ROAD OVERLAY DISTRICT



CITY OF PLANO
PLANNING & ZONING COMMISSION

August 6, 2012

Agenda Item No. 10

Public Hearing – Replat: Weatherford Elementary Addition, Block A, Lot 1R

Applicant: Plano Independent School District

DESCRIPTION:

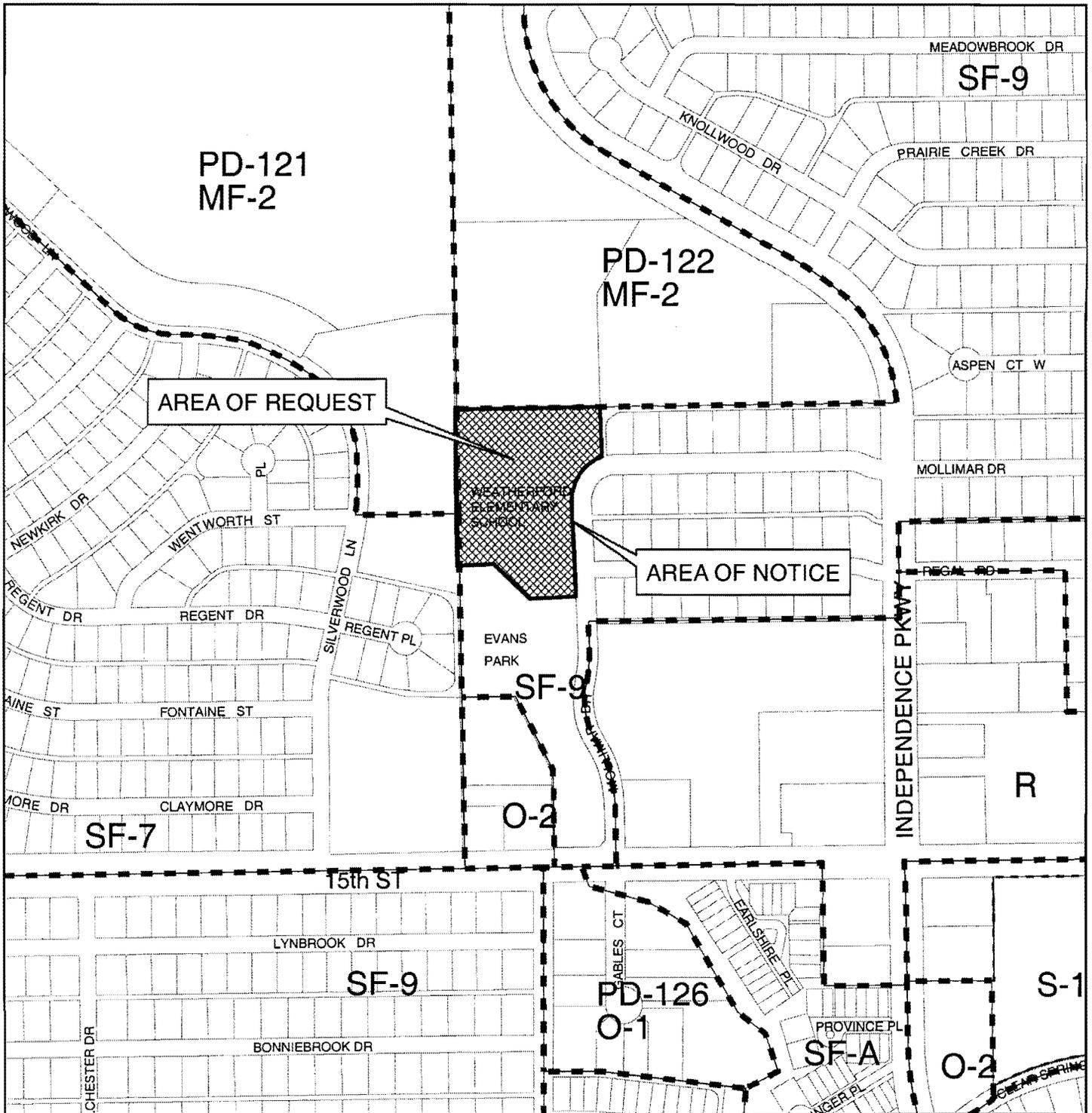
Public primary school on one lot on 4.5± acres located generally at the northwest corner of Mollimar Drive and Regal Road. Zoned Single-Family Residence-9. Neighborhood #56.

REMARKS:

The purpose for the replat is to dedicate easements necessary for the completion of the school expansion.

RECOMMENDATION:

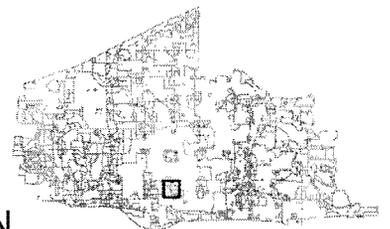
Recommended for approval as submitted.



Item Submitted: REPLAT

Title: WEATHERFORD ELEMENTARY ADDITION
BLOCK A, LOT 1R

Zoning: SINGLE-FAMILY RESIDENCE-9



○ 200' Notification Buffer



Lot 1, Block A
The Vito Addition

Min. Fin. Fr. 701.0

Lot 1R, Block A
198.252 Sq. Ft. Gross
4.505 Acres Gross
198.241 Sq. Ft. Net
5.320 Acres Net

Min. Fin. Fr. 899.0

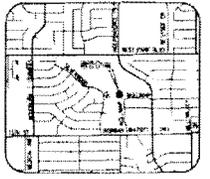
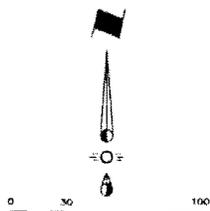
Lot 13, Blk. A
Prairie Creek Estates Section I
Cub. A, Pg. 174
City Of Plano Park

NOTE: 1" Iron Pins Shall Be Set At All Block Corners, P.O.'s, P.T.'s, And Angle Points
1/2" Iron Pins Shall Be Set At All Other Lot Corners.

NOTICE: Selling any portion of this addition by males and females by a resolution of City Subdivision Ordinance and State Platting Statutes, and is subject to those and withholding of utilities and building certificates.

City Of Plano Park

PURPOSE OF REPLAT:
To abandon and dedicate easements.



Curve Data Chart

Order	Order	Order	Order
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4

SHEET 1 OF 2
REPLAT

**WEATHERFORD ELEMENTARY
ADDITION**
LOT 1R, BLOCK A
Being A Replat Of
Weatherford Elementary Addition
Lot 1R, Block A
Recorded in Cabinet O, Pg. 599
4.505 Acres Situated In The
MARTHA McBRIDE SURVEY ~ ABST. 553
PLANO, COLLIN COUNTY, TEXAS

Owner:
Plano Independent School District
9600 Alma Drive
Plano, Texas 75023
Telephone 469 752-1450

Engineer:
RLK Engineering, Inc.
111 West Main Street
Allen, Texas 75013
Telephone 872 356-1733
Texas Registration No. 375

Recorder:
Surdison Surveyors, Inc.
PO Box 128
Anna, Texas 75409
Telephone 972 924-8200
July 27, 2012

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, the Plano Independent School District is the owner of a tract of land situated in the Martha McBride Survey, Abstract No. 553, City of Plano, Collin County, Texas, as being all of Lot 1R, Block A, Weatherford Elementary Addition, on addition to the City of Plano, Texas, as recorded in Cabinet 0, Page 599, Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING of a 1/2" iron rod found for corner in the west line of Mallomar Drive (a 50' R.O.W.), said point being the southwest corner of the aforementioned Lot 1R, and the northeast corner of Lot 13, Block A, of said Prairie Creek Estates Section 8;

THENCE S88°04'20"W, leaving Mallomar Drive, and with the north line of said Lot 13, a distance of 139.59 feet to a 1/2" iron rod found for corner;

THENCE N45°10'24"W, with the north line of said Lot 13, a distance of 150.99 feet to a 1/2" iron rod found for corner;

THENCE S88°04'20"W, with the north line of said Lot 13, a distance of 106.90 feet to a 1/2" iron rod found for corner;

THENCE N00°18'42"W, with the west line of the aforementioned Lot 1R, a distance of 463.90 feet to a 1/2" iron rod found for corner; said point being the southwest corner of Lot 1, Block A, The Villa Addition;

THENCE N89°31'20"E, with the south line of The Villa Addition, a distance of 430.00 feet to a 1/2" iron rod found for corner; said point being the northeast corner of Lot 1R, and the west line of a 15 foot wide alley;

THENCE S00°08'40"E, with the west line of said alley, a distance of 147.27 feet to a 1/2" iron rod found for corner in the northwest line of the aforementioned Mallomar Drive, said point being the beginning of a non-tangent curve to the left having a central angle of 72°34'04", a radius of 150.52 feet, a tangent length of 95.62 feet, and a chord bearing S33°21'22"W, 154.48 feet;

THENCE in a southeasterly direction along the northeast line of Mallomar Drive, on a distance of 183.31 feet to a 1/2" iron rod found for corner and the end of said curve;

THENCE S01°35'40"E, with the west line of Mallomar Drive, a distance of 287.85 feet to the POINT OF BEGINNING and CONTAINING 186,232 square feet, or 4.505 acres of land.

BASIS OF BEGINNING.

The Replat of Prairie Creek Estates Section 8 as recorded in Cabinet 0, Page 599, Plat Records of Collin County, Texas.

PURPOSE OF REPLAT.

To abandon and dedicate easements.

NOTE: 1" Iron Pins Shall Be Set At All Block Corners, P.C., P.T.'s, And Angle Points.
1/2" Iron Pins Shall Be Set At All Other Lot Corners.

NOTICE: Setting any portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State Plotting Statute, and is subject to fines and withholding of utilities and building certificates.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT the Plano Independent School District, acting herein by and through its duly authorized officers, does hereby adopt the plat designating the hereinabove described property as Lot 1R, Block A, Weatherford Elementary, an addition to the City of Plano, Texas, and does hereby dedicate, in fee simple, for public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Plano. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems on said Easements. The City of Plano and public utility entities shall at all times have the full right of ingress and egress to and from their respective easements for the purpose of constructing, reconstructing, inspecting, pot-holing, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time of procuring permission from anyone.

That the undersigned does hereby covenant and agree that he shall construct upon the fire lane easements a dedicated and fire lane surface, a hard surface and that he shall maintain the same in a state of good repair of all times and keep the same free and clear any structures, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the City of Plano and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking". The police or the duly authorized representatives is hereby authorized to close such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency uses.

This plat is hereby adopted by the Owners (called "Owners") and approved by the City of Plano (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The drainage and floodway easement as shown and described by bearings and distances on Lot 1R, Block A, of this plat is called "Drainage and Floodway Easement". The Drainage and Floodway Easement is hereby dedicated to the public's use forever, but including the following covenants with regard to maintenance responsibilities. The existing creek or creeks traversing the Drainage and Floodway Easement will remain as an open channel at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Drainage and Floodway Easement. The City will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement. Provided, however, it is understood that in the event it becomes necessary for the City to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the City shall have the right, but not the obligation to enter upon the Drainage and Floodway Easement at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct, or maintain any drainage facility deemed necessary by the City for drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the Drainage and Floodway Easement adjacent to his property clean and free of debris, silt, and any obstructions which would result in unsanitary conditions or obstruct the flow of water, and the City of Plano shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks through the Drainage and Floodway Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the natural drainage channels, and the Owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. Building areas outside the Drainage and Floodway Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

This plat approved subject to all plotting ordinances, rules, regulations, and resolution of the City of Plano, Texas.

Witness my hand this _____ day of _____, 2012.

Plano Independent School District

Printed Name and Title

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

Given under my hand and seal of office this the _____ day of _____, 2012.

Notary Public in and for
The State of Texas

CERTIFICATE OF APPROVAL

APPROVED this _____ day of _____, 2012,
by the Planning and Zoning Commission, City of Plano, Texas.

Chairman, Planning and Zoning Commission

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

Given under my hand and seal of office this the _____ day of _____, 2012.

Notary Public in and for
The State of Texas

Secretary, Planning & Zoning Commission
Or City Engineer

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

Given under my hand and seal of office this the _____ day of _____, 2012.

Notary Public in and for
The State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, David J. Surdukan, do hereby certify that I prepared this plat from an accurate and actual survey of land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Plano, Texas.



David J. Surdukan
Registration No. 4613

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally David J. Surdukan, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this the _____ day of _____, 2012.

Notary Public in and for
The State of Texas

SHEET 2 OF 2
REPLAT

**WEATHERFORD ELEMENTARY
ADDITION**
LOT 1R, BLOCK A
Being A Replat Of
Weatherford Elementary Addition
Lot 1R, Block A
Recorded in Cabinet 0, Pg. 599
4.505 Acres Situated In The
MARTHA McBRIDE SURVEY ~ ABST. 553
PLANO, COLLIN COUNTY, TEXAS

DRAWN:
Plano Independent School District
6800 Alma Drive
Plano, Texas 75023
Telephone 469 732-1480

ENGINEER:
RLK Engineering, Inc.
111 West Main Street
Allen, Texas 75011
Telephone 972 328-1733
Texas Registration No. 579

SURVEYOR:
Surdukan Surveying, Inc.
PO Box 126
Allen, Texas 75009
Telephone 972 924-8200
July 27, 2012

CITY OF PLANO

PLANNING & ZONING COMMISSION

August 6, 2012

Agenda Item No. 11

Public Hearing - Request to Waive the Two Year-Waiting Period

Applicant: Haggard Enterprises, Ltd.

DESCRIPTION:

Request to waive the two-year waiting period for consideration of a rezoning request for 14.8± acres located at the northeast corner of the Dallas North Tollway and Parker Road. Zoned Planned Development-185-Regional Commercial. Neighborhood #30.

REMARKS:

The applicant is requesting a waiver of the two-year waiting period for consideration of a rezoning request to amend Planned Development-185-Regional Commercial (PD-185-RC). The applicant is proposing to modify the existing planned development regulations in order to reduce the building setback along Parker Road.

PD-185-RC was last amended by Zoning Case 2011-14 and was approved by City Council on November 14, 2011. The applicant is requesting to modify the PD prior to the expiration of two-year waiting period (November 14, 2012).

Subsection 6.115 (Following Zoning Approval) of Section 6.100 (Procedural Steps of Zoning Petitions and Amendments) of Article 6 (Procedures and Administration) of the Zoning Ordinance allows for waiver of the two-year waiting period if it is determined by the Planning & Zoning Commission that there are substantive reasons to permit waiving the time period. Substantive reasons for waiving the two-year period include, but are not limited to:

1. Correction of an error.
2. A change of conditions affecting the property and which were not known at the time of zoning.
3. A change in public plans or policies as it affects the property.

RECOMMENDATION:

Recommended that a waiver of the two-year waiting period be granted if the Planning & Zoning Commission finds substantive reasons for granting the request.

David C. Palmer
Executive Vice President

dpalmer@cencorrealty.com

July 18, 2012

Ms. Tina Firgens
Planning Manager
City of Plano
1520 K Avenue #250
Plano, TX 75074

*Via Regular mail & email:
(tinaf@plano.gov)*

**Re: NEC Parker Road/Dallas North Tollway
West Plano Village**

Dear Tina:

Our Partnership herein requests waiver of the two year period for amending the PD for the referenced property.

We will be seeking to reduce the front yard setback at Parker Road, due to site development constraint issues which have arisen in the plan review process, and request that Planning & Zoning consider waiving the two year wait period for application to amend a PD.

We understand this will be considered at the August 6th P&Z meeting, and appreciate your continued attention to this matter.

Sincerely,



David C. Palmer.
Executive Vice President

cc: Rutledge Haggard, (via email)
Owen Haggard, (via email)
Herb Weitzman
Eric Hill, City of Plano, (via email)
Gary DeVleer, (via email)

CITY OF PLANO
PLANNING & ZONING COMMISSION

August 6, 2012

Agenda Item No. 12

Discussion & Direction: Proposed 2012-2013 Community Investment Program

Applicant: City of Plano

DESCRIPTION:

Discussion and direction regarding the proposed 2012-2013 Community Investment Program (CIP).

REMARKS:

Jerry Cosgrove, Director of Public Works, and Robin Reeves, Chief Park Planner, will present the City's proposed annual Community Investment Program (CIP) and will seek the Planning & Zoning Commission's concurrence that the CIP complies with the policies of the Comprehensive Plan. Attached is a copy of the proposed 2012-2013 program. The City Council will be considering this program as part of its budget discussions later in August.

The CIP is a schedule of proposed municipal expenditures for new facilities and/or the renovation, reconstruction, or expansion of existing facilities. Listed projects include public buildings, streets, water and sanitary sewer lines, and storm drainage facilities. Projects are scheduled on an annual basis for a five year period and are listed as future for all projects beyond the five year period. Funding for CIP projects comes from many sources, including the general fund, capital reserve fund, bonds, and other assessments.

The Comprehensive Plan recommends that the Commission review the CIP for consistency with its policies and goals, especially those related to development patterns and the coordination of development with available infrastructure and facilities. The Commission's report is forwarded to the Council for use in the budget review.

RECOMMENDATION:

Recommended for approval subject to the Planning & Zoning Commission finding that the CIP furthers the goals and objectives of the Comprehensive Plan.

Recreation Center Projects

Project	Prior Yrs	Re-Est	2012-13	2013-14	2014-15	2015-16	2016-17	Future	Total
23408 09 Aquatic Center Renovation	427,000	3,573,000	0	0	0	0	0	0	4,000,000
22-P05 09 Carpenter Recreation Center Expan	0	0	0	500,000	5,000,000	0	0	0	5,500,000
23404 09 Douglass Community Center	0	0	50,000	450,000	0	0	0	0	500,000
22-P01 09 Oak Point Rec Center Expansion	0	0	600,000	6,000,000	0	0	0	0	6,600,000
22-P04 09 Senior Center/Wellness Center Exp	0	0	0	0	500,000	7,000,000	0	0	7,500,000
23406 Carpenter Expansion/Senior Center-22	311,000	0	0	0	0	0	0	0	311,000
22-P03 Liberty Recreation Center Expansion	0	0	0	0	0	0	0	2,200,000	2,200,000
23403 Oak Point Rec Center	5,803,000	22,000	0	0	0	0	0	0	5,825,000
22-P02 Recreation Center Enhancements	0	0	0	0	0	0	0	2,500,000	2,500,000
23405 Tom Muehlenbeck Rec Center	22,989,000	11,000	0	0	0	0	0	0	23,000,000
TOTAL	29,530,000	3,606,000	650,000	6,950,000	5,500,000	7,000,000	0	4,700,000	57,936,000

Park Improvement Projects

Project	Prior Yrs	Re-Est	2012-13	2013-14	2014-15	2015-16	2016-17	Future	Total
22327 09 Arbor Hills Nature Preserve	6,000	394,000	0	0	0	0	0	0	400,000
22403 09 Athletic Field Improvements	0	450,000	900,000	750,000	750,000	150,000	0	5,000,000	8,000,000
28854 09 Athletic Field Renovations	0	1,000,000	700,000	1,000,000	1,000,000	1,300,000	0	5,000,000	10,000,000
21134 09 Land Acquisitions	2,300,000	4,600,000	2,750,000	3,000,000	500,000	2,100,000	0	0	15,250,000
32-P05 09 Maintenance Facility Expansion	0	0	100,000	900,000	0	0	0	0	1,000,000
22262 09 Oak Point Park Development	0	250,000	3,000,000	1,750,000	0	0	0	5,000,000	10,000,000
22404 09 Park Improvements	0	1,300,000	0	0	550,000	1,150,000	0	6,000,000	9,000,000
24452 09 Pecan Hollow Golf Course	6,138,000	862,000	0	0	0	0	0	0	7,000,000
22401 09 Trail Connections	0	1,950,000	300,000	600,000	600,000	550,000	0	0	4,000,000
22402 09 White Rock Community Park Devel	0	200,000	300,000	0	4,500,000	0	0	4,500,000	9,500,000
26651 Aquatic Center Renovations	219,000	84,000	0	0	0	0	0	0	303,000
22336 Archgate Park	8,152,000	31,000	0	0	0	217,000	0	2,500,000	10,900,000
28852 Athletic Field Improvements	2,057,000	643,000	0	0	0	0	0	0	2,700,000
28822 Bikeway System	234,000	419,000	0	0	0	175,000	0	0	828,000

Project		Prior Yrs	Re-Est	2012-13	2013-14	2014-15	2015-16	2016-17	Future	Total
22344	Bishop Road Project	914,000	86,000	0	0	0	0	0	0	1,000,000
22333	Chisholm Trail	425,000	1,824,000	0	0	0	0	0	0	2,249,000
32-P03	Cottonwood Creek Greenbelt	0	0	0	0	0	0	0	3,500,000	3,500,000
21195	Douglass Area Land	120,000	0	0	0	124,000	0	0	0	244,000
22345	Legacy Trail	1,000,000	1,160,000	0	1,140,000	0	0	0	0	3,300,000
28824	Maintenance Facilities	1,035,000	180,000	0	500,000	150,000	1,091,000	0	0	2,956,000
22343	Memorial Park	1,970,000	30,000	0	0	0	0	0	2,200,000	4,200,000
32-P06	Moore Park	0	0	0	0	0	0	0	17,000,000	17,000,000
22328	Neighborhood Park Improvements	2,770,000	986,000	0	0	0	0	0	0	3,756,000
22340	Oak Point Park Development	12,534,000	129,000	0	0	5,000,000	0	0	0	17,663,000
22334	Park Improvements	4,712,000	614,000	0	0	0	0	0	0	5,326,000
28818	Pecan Hollow Golf Course Constructio	2,451,000	52,000	0	0	0	0	0	0	2,503,000
28817	PISD Tennis Court Lights	76,000	24,000	500,000	0	0	300,000	0	0	900,000
22337	Preston Meadow Athletic Site	2,733,000	85,000	0	0	0	0	0	0	2,818,000
32-P02	Rowlett Creek Greenbelt	0	0	0	0	0	0	0	6,000,000	6,000,000

Project	Prior Yrs	Re-Est	2012-13	2013-14	2014-15	2015-16	2016-17	Future	Total
32-P10 South Central Park Development	0	0	0	0	0	0	0	6,500,000	6,500,000
28821 Special Use Facilities	0	0	150,000	0	925,000	0	0	0	1,075,000
22342 Trail Connections	5,521,000	779,000	0	0	0	0	0	10,000,000	16,300,000
TOTAL	55,367,000	18,132,000	8,700,000	9,640,000	14,099,000	7,033,000	0	73,200,000	186,171,000

Park Fee Projects

Project	Prior Yrs	Re-Est	2012-13	2013-14	2014-15	2015-16	2016-17	Future	Total
01002 Cottonwood Creek Greenbelt	469,000	135,000	0	0	0	0	0	0	604,000
01-P01 Southeast Trail	0	75,000	125,000	0	0	0	0	0	200,000
02022 Downtown Trail Connections (S.A. 2)	0	100,000	0	0	0	0	0	0	100,000
03032 Cottonwood Creek Greenbelt	0	450,000	0	0	0	0	0	0	450,000
03035 Shawnee Park	0	0	0	0	0	0	200,000	0	200,000
03036 Rowlett Creek Greenbelt	310,000	0	0	0	0	100,000	0	0	410,000
09095 Rowlett Creek Greenbelt	0	130,000	0	200,000	0	0	0	0	330,000
10004 Preston Ridge Trail	639,000	135,000	0	0	0	0	0	0	774,000
10005 Legacy Trail	1,230,000	200,000	0	0	430,000	0	0	0	1,860,000
10007 Bluebonnet Trail	332,000	150,000	0	0	0	0	0	0	482,000
12122 Legacy Trail	0	0	0	0	0	0	230,000	0	230,000
12-P01 Spring Creek/Parkwood NH Park	0	250,000	0	250,000	0	0	0	0	500,000
12-P02 Bluebonnet Trail West	0	150,000	0	0	0	0	0	0	150,000

Project	Prior Yrs	Re-Est	2012-13	2013-14	2014-15	2015-16	2016-17	Future	Total
TOTAL	2,980,000	1,775,000	125,000	450,000	430,000	100,000	430,000	0	6,290,000

Capital Reserve Projects - Parks

Project	Prior Yrs	Re-Est	2012-13	2013-14	2014-15	2015-16	2016-17	Future	Total
53307 Athletic Fields Renovation	0	884,000	950,000	750,000	750,000	750,000	750,000	3,000,000	7,834,000
53377 Double Check Replacements	0	35,000	50,000	30,000	30,000	30,000	30,000	0	205,000
53347 High Point Tennis Center	0	620,000	175,000	0	0	0	0	0	795,000
53369 Interurban Building	0	10,000	0	0	0	0	0	0	10,000
53353 Irrigation Renovations	0	300,000	600,000	600,000	400,000	400,000	400,000	2,000,000	4,700,000
53381 Lighting Replacements	0	150,000	0	0	400,000	400,000	0	400,000	1,350,000
55501 Living Screen Replacements	0	0	120,000	100,000	100,000	0	0	0	320,000
53346 Maintenance Shop Renovations	0	83,000	0	0	0	0	0	0	83,000
53373 Median Renovations	0	15,000	25,000	30,000	30,000	30,000	30,000	120,000	280,000
53378 Neighborhood Park Renovations	0	300,000	75,000	100,000	100,000	100,000	0	400,000	1,075,000
53365 Park Restoration	0	1,000	0	25,000	0	0	0	25,000	51,000
53362 Park Shelter Replacements	0	696,000	150,000	100,000	100,000	100,000	100,000	200,000	1,446,000
53341 Park Signage Replacement	0	20,000	30,000	15,000	15,000	15,000	15,000	60,000	170,000
53363 Park Structures & Equipment	0	695,000	475,000	475,000	475,000	475,000	475,000	1,200,000	4,270,000

Project	Prior Yrs	Re-Est	2012-13	2013-14	2014-15	2015-16	2016-17	Future	Total
53354 Parking Lot Replacements	0	3,000	0	0	0	0	0	500,000	503,000
53376 Plano Aquatic Center	0	510,000	0	0	0	0	0	0	510,000
35-P35 Plano Centre Enhancements	0	0	2,500,000	0	0	0	0	0	2,500,000
53356 Playground Replacements	0	790,000	500,000	400,000	400,000	400,000	400,000	5,000,000	7,890,000
53380 Pool Equipment	0	433,000	125,000	100,000	100,000	100,000	100,000	400,000	1,358,000
53374 Public Building Landscape Renovation	0	121,000	180,000	385,000	200,000	100,000	100,000	300,000	1,386,000
53370 Recreation Center Equipment	0	238,000	100,000	100,000	100,000	100,000	100,000	400,000	1,138,000
53351 Restroom Renovations	0	114,000	0	100,000	100,000	100,000	100,000	1,200,000	1,714,000
53368 Silt Removal	0	39,000	0	50,000	0	25,000	0	50,000	164,000
53302 Tennis Court Lighting Replacements	0	28,000	0	0	0	0	0	0	28,000
53357 Trail Repairs	0	711,000	400,000	950,000	950,000	950,000	950,000	7,000,000	11,911,000
TOTAL	0	6,796,000	6,455,000	4,310,000	4,250,000	4,075,000	3,550,000	22,255,000	51,691,000

Street Improvement Projects

Project	Prior Yrs	Re-Est	2012-13	2013-14	2014-15	2015-16	2016-17	Future	Total
37581 14th Street - K to Ridgewood	5,087,000	28,000	0	0	0	0	0	0	5,115,000
31298 15th Street - G Ave to US 75	119,000	400,000	3,821,000	8,000	0	0	0	0	4,348,000
33-P10 18th Street - G Ave to West of K Ave	0	0	0	0	200,000	1,013,000	0	0	1,213,000
33-P20 18th Street - Jupiter to Dale Drive	0	0	0	0	120,000	1,000,000	0	0	1,120,000
37864 Alley Recon - Prairie Creek & Cloister	0	80,000	525,000	241,000	0	0	0	0	846,000
37766 Alley Reconstruction	0	0	50,000	340,000	340,000	340,000	340,000	1,000,000	2,410,000
37829 Alley Reconstruction - 16th St. & U.S.	251,000	19,000	0	0	0	0	0	0	270,000
37850 Alley Reconstruction - 2007	393,000	24,000	0	0	0	0	0	0	417,000
37862 Alley Reconstruction - Plano East	34,000	801,000	0	0	0	0	0	0	835,000
37861 Alley Reconstruction - Ports O'Call Ar	39,000	406,000	0	0	0	0	0	0	445,000
34556 Barrier Free Ramps & Sidewalks	0	818,000	100,000	100,000	100,000	100,000	100,000	100,000	1,418,000
33-P11 Brand Road - S of 544 to City Limits	0	0	0	0	0	0	60,000	830,000	890,000
33-P06 Brennan, Knollwood & Casa Grande	0	0	0	150,000	1,200,000	0	0	0	1,350,000
37579 Bridge Inspection/Repair	21,000	620,000	760,000	1,060,000	0	0	0	0	2,461,000

Project	Prior Yrs	Re-Est	2012-13	2013-14	2014-15	2015-16	2016-17	Future	Total
31159 Brookview Dr. - Trailridge to Rigsbee	0	25,000	202,000	0	0	0	0	0	227,000
37578 Canyon Valley - Silverstone to Parker	48,000	113,000	232,000	0	0	0	0	0	393,000
31384 Chaparral - K Ave to East City Limit	1,962,000	4,000	0	0	0	0	0	0	1,966,000
33-P12 Chaparral Bridge (south half) @ Cotto	0	0	0	0	0	200,000	1,000,000	0	1,200,000
36701 City-Wide Off-Peak Signal Retiming	2,000	119,000	0	0	0	0	0	0	121,000
31461 Coit at 15th & Custer at Plano Parkwa	0	90,000	920,000	0	0	0	0	0	1,010,000
32495 Communications - Spring Creek to Ten	1,753,000	2,184,000	0	0	0	0	0	0	3,937,000
36742 Computerized Signal System	0	513,000	250,000	250,000	250,000	250,000	250,000	1,000,000	2,763,000
36718 Custer Road Signal Project	47,000	21,000	0	0	0	0	0	0	68,000
33-P09 Dallas North Estates	0	0	0	170,000	1,783,000	0	0	0	1,953,000
33-P02 Dallas North Estates 2	0	0	0	0	91,000	759,000	0	0	850,000
37775 Dallas North Estates 3	108,000	0	673,000	500,000	0	0	0	0	1,281,000
33-P03 Dallas North Estates 5	0	0	0	200,000	1,822,000	0	0	0	2,022,000
37835 DNT Ramp Changes	0	0	2,500,000	2,500,000	0	0	0	0	5,000,000
37832 Douglass Sidewalks	0	43,000	0	0	0	0	0	0	43,000

Project	Prior Yrs	Re-Est	2012-13	2013-14	2014-15	2015-16	2016-17	Future	Total
34554 Douglass Walkway	0	2,000	0	0	0	0	0	0	2,000
37812 East Side Entryway	0	0	115,000	240,000	0	0	0	0	355,000
37853 F Ave. and 14th St. Reconstruction	0	0	0	30,000	433,000	0	0	0	463,000
37749 Independence Pkwy. Corridor Improve	239,000	920,000	1,716,000	0	0	0	0	0	2,875,000
31391 International - Plano Pkwy to Midway	0	0	0	0	0	0	0	1,490,000	1,490,000
31448 Intersection Imp. - 2005	958,000	92,000	0	0	0	0	0	0	1,050,000
31460 Intersection Imp. - Jupiter @ PBGT	0	30,000	20,000	353,000	0	0	0	0	403,000
37849 Intersection Imp. - Jupiter, Park, Ind.,	390,000	191,000	0	0	0	0	0	0	581,000
31240 Intersection Imp. - Parker, Spr Crk, Ju	167,000	810,000	4,000	0	0	0	0	0	981,000
31458 Intersection Imp. - Plano Pkwy & Los	186,000	234,000	1,700,000	0	0	0	0	0	2,120,000
31392 Intersection Improvements	0	0	100,000	850,000	850,000	850,000	850,000	850,000	4,350,000
31442 Intersection Improvements 2004	724,000	100,000	0	0	0	0	0	0	824,000
31439 Jupiter/Plano Pkwy Intersection Imp.	1,057,000	0	0	0	0	0	0	0	1,057,000
37831 Landscaping Street Enhancements	0	0	560,000	220,000	241,000	0	0	330,000	1,351,000
37811 Legacy Drive Corridor Improvements	29,000	453,000	1,400,000	1,382,000	0	0	0	0	3,264,000

Project		Prior Yrs	Re-Est	2012-13	2013-14	2014-15	2015-16	2016-17	Future	Total
33-P05	Los Rios - Jupiter to Parker, Phase 2	0	0	0	0	0	0	120,000	1,880,000	2,000,000
33-P13	Los Rios/North Star - City Limits - 14t	0	0	0	0	0	200,000	1,800,000	0	2,000,000
31161	Mapleshade - Bush Tpk to Silverglen	0	390,000	910,000	0	0	0	0	0	1,300,000
33-P17	Marsh - Park to Parker	0	0	0	96,000	872,000	0	0	0	968,000
31416	Marsh - Parker Road South	187,000	580,000	0	0	0	0	0	0	767,000
31397	McDermott - Coit to Ohio	2,905,000	54,000	0	0	0	0	0	0	2,959,000
37756	Meadows Addition, Phase I	1,037,000	365,000	0	0	0	0	0	0	1,402,000
33-P23	Meadows Addition, Phase II	0	0	0	0	120,000	2,210,000	0	0	2,330,000
31341	Miscellaneous Right of Way	0	20,000	10,000	10,000	10,000	10,000	10,000	10,000	80,000
37786	New Concrete Alleys	0	0	100,000	100,000	100,000	100,000	100,000	100,000	600,000
31342	Oversize Participation	0	246,000	100,000	100,000	100,000	100,000	100,000	100,000	846,000
31404	Park - Shiloh to East City Limit	0	0	0	0	0	0	1,988,000	1,810,000	3,798,000
35605	Park Blvd/US 75 Pedestrian Crossing	123,000	297,000	1,200,000	0	0	0	0	0	1,620,000
37779	Park Boulevard Corridor Improvement	196,000	644,000	2,483,000	0	0	0	0	0	3,323,000
31277	Park Streets	0	350,000	100,000	0	0	0	0	200,000	650,000

Project	Prior Yrs	Re-Est	2012-13	2013-14	2014-15	2015-16	2016-17	Future	Total
37750 Parker Road Corridor Improvements	20,000	160,000	160,000	2,315,000	0	0	0	0	2,655,000
37863 Parker/Parkwood Intersection	0	60,000	500,000	0	0	0	0	0	560,000
31158 Plano Park 1	0	145,000	995,000	0	0	0	0	0	1,140,000
31379 Plano Parkway at US 75	24,000	109,000	0	0	0	0	0	0	133,000
37774 Preston Road Corridor Improvements	330,000	551,000	2,000,000	993,000	0	0	0	0	3,874,000
31441 Preston/Legacy Intersection Imp.	2,267,000	0	0	0	0	0	0	0	2,267,000
31410 Preston/Plano Parkway Intersection	240,000	110,000	0	0	1,650,000	500,000	0	0	2,500,000
31272 Preston/S.H. 190 Intersection Imp.	19,000	330,000	250,000	4,000,000	0	0	0	0	4,599,000
37819 R Avenue Reconstruction	204,000	157,000	0	0	0	0	0	0	361,000
37846 Redevelopment Street Improvements	868,000	45,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	0	5,913,000
33-P19 Ridgeview - S.H. 121 to Coit	0	0	0	0	0	700,000	1,800,000	0	2,500,000
33-P24 Ridgewood Street Reconstruction	0	410,000	513,000	0	0	0	0	0	923,000
37752 Roadway Median Landscaping	0	45,000	55,000	55,000	55,000	55,000	55,000	220,000	540,000
33-P01 Robin Road & Royal Oaks Drive	0	150,000	575,000	1,302,000	0	0	0	0	2,027,000
36715 School Zone Flasher System	0	58,000	0	0	0	0	0	0	58,000

Project	Prior Yrs	Re-Est	2012-13	2013-14	2014-15	2015-16	2016-17	Future	Total
37852 Screening Wall - Parker & Independen	390,000	92,000	0	0	0	0	0	0	482,000
37856 Screening Wall - Woodburn & Ohio	20,000	328,000	82,000	0	0	0	0	0	430,000
37838 Screening Wall Reconstruction	0	100,000	550,000	550,000	550,000	550,000	550,000	550,000	3,400,000
31260 Shiloh - 14th Street to Park Boulevard	0	0	0	0	300,000	2,947,000	0	0	3,247,000
36726 Signalization Upgrade	0	184,000	0	0	0	0	0	0	184,000
31173 Split Trail	167,000	432,000	1,341,000	0	0	0	0	0	1,940,000
31438 Spring Creek at Coit Intersection Imp.	221,000	136,000	0	0	838,000	700,000	0	0	1,895,000
33-P04 Spring Creek North & South Service R	0	0	0	247,000	2,301,000	0	0	0	2,548,000
31315 Spring Creek Pkwy - Park to Parker	0	0	0	0	0	500,000	5,000,000	55,000	5,555,000
37762 Spring Creek Pkwy. Corridor Improve	89,000	321,000	4,500,000	0	0	0	0	0	4,910,000
37760 Street Lighting	0	20,000	10,000	10,000	10,000	10,000	10,000	10,000	80,000
37791 Street Reconstruction	0	0	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	8,000,000	13,000,000
36727 Traffic Signalization	0	1,925,000	500,000	500,000	500,000	500,000	500,000	2,600,000	7,025,000
36755 US 75 ICM	0	68,000	0	0	0	0	0	0	68,000
37860 Ventura - Old Shepard Screening Wall	8,000	68,000	0	0	0	0	0	0	76,000

Project	Prior Yrs	Re-Est	2012-13	2013-14	2014-15	2015-16	2016-17	Future	Total
31222 Westwood - 15th Street to Janwood	127,000	0	0	1,290,000	0	0	0	0	1,417,000
31194 Windhaven - City Limit to Spring Cree	389,000	144,000	0	2,447,000	500,000	0	0	0	3,480,000
TOTAL	23,445,000	18,234,000	34,582,000	24,609,000	17,336,000	15,594,000	16,633,000	21,135,000	171,568,000

Street Enhancement Projects

Project	Prior Yrs	Re-Est	2012-13	2013-14	2014-15	2015-16	2016-17	Future	Total
58002 Downtown Enhancements	414,000	86,000	0	0	0	0	0	0	500,000
58001 Landscape Entryways	600,000	0	150,000	0	0	0	0	0	750,000
TOTAL	1,014,000	86,000	150,000	0	0	0	0	0	1,250,000

Municipal Drainage Projects

Project	Prior Yrs	Re-Est	2012-13	2013-14	2014-15	2015-16	2016-17	Future	Total
71101 Alma Dr & Parker Rd Drainage	137,000	2,000	0	0	0	0	0	0	139,000
71130 Ashington, Rose Hill, Early Morn & R	68,000	188,000	517,000	0	0	0	0	0	773,000
71133 BNSF/Kings Ridge Drainage	0	60,000	0	0	0	0	0	0	60,000
71103 Briarwood, Liverpool, Stoney Point Dr	86,000	301,000	45,000	0	0	0	0	0	432,000
72119 Collin Creek Mall Triple Arches	33,000	30,000	0	30,000	0	0	0	0	93,000
70104 Creek Erosion Projects	0	1,490,000	500,000	500,000	500,000	500,000	500,000	500,000	4,490,000
71132 Drainage Study - Rowlett Creek Tribut	0	70,000	80,000	0	0	0	0	0	150,000
70101 Erosion Control	0	1,013,000	500,000	500,000	500,000	500,000	500,000	6,000,000	9,513,000
70111 Erosion Control Padre, Dunmoor, Buc	67,000	10,000	432,000	0	0	0	0	0	509,000
71128 Flood Control Structures Evaluation	0	10,000	167,000	0	0	0	0	0	177,000
70112 London & Creekside Erosion Control	73,000	385,000	317,000	0	0	0	0	0	775,000
71111 Miscellaneous Drainage Improvements	0	1,045,000	500,000	500,000	500,000	500,000	500,000	2,500,000	6,045,000
26-P01 Oak Hollow & Brandon Court Retaini	0	32,000	0	120,000	0	0	0	0	152,000
26-P04 Parkwood Drainage	0	0	0	50,000	400,000	0	0	0	450,000

Project	Prior Yrs	Re-Est	2012-13	2013-14	2014-15	2015-16	2016-17	Future	Total
70110 Pittman Creek Erosion Control	741,000	127,000	0	0	0	0	0	0	868,000
70103 Riverbend Lakes	1,014,000	0	0	0	0	0	0	0	1,014,000
71131 Spring Creek, Ranch Estates & Los Ri	0	30,000	411,000	0	0	0	0	0	441,000
70109 Waasland/Timothy Erosion Control	705,000	11,000	0	0	0	0	0	0	716,000
TOTAL	2,924,000	4,804,000	3,469,000	1,700,000	1,900,000	1,500,000	1,500,000	9,000,000	26,797,000

Water Projects

Project	Prior Yrs	Re-Est	2012-13	2013-14	2014-15	2015-16	2016-17	Future	Total
68404 14th St. - Los Rios to Park Vista & Ge	881,000	128,000	0	0	0	0	0	0	1,009,000
36-P10 14th Street - Shiloh to Los Rios (Ph. II	0	0	0	0	0	1,320,000	0	0	1,320,000
68140 15th Street - G Ave to US 75	0	11,000	124,000	0	0	0	0	0	135,000
36-P20 18th Street - Jupiter to Dale	0	0	0	0	38,000	320,000	0	0	358,000
67892 Administration	4,110,833	0	0	0	0	0	0	0	4,110,833
36-P11 Brennan Water Line Reconstruction	0	0	0	30,000	350,000	0	0	0	380,000
36-P03 Canyon Valley - Silverstone to Parker	0	102,000	46,000	0	0	0	0	0	148,000
68899 Chaparral - Jupiter to E. City Limits	0	210,000	0	0	0	0	0	0	210,000
68921 Custer Ground Storage Tanks	4,486,000	37,000	0	0	0	0	0	0	4,523,000
68929 Custer Pump Station	352,000	5,438,000	0	0	0	0	0	0	5,790,000
68155 Dallas North Estates	0	0	0	48,000	425,000	0	0	0	473,000
36-P01 Dallas North Estates #2	0	0	0	0	44,000	363,000	0	0	407,000
68465 Dallas North Estates #3	0	0	1,316,000	0	0	0	0	0	1,316,000
36-P04 Dallas North Estates #5	0	0	0	45,000	415,000	0	0	0	460,000

Project	Prior Yrs	Re-Est	2012-13	2013-14	2014-15	2015-16	2016-17	Future	Total
36-P14 Disinfection Improvements	0	0	0	255,000	1,270,000	1,270,000	0	0	2,795,000
68153 Distribution System Improvements	0	30,000	0	0	0	0	0	0	30,000
68952 Downtown Fire Protection	246,000	321,000	300,000	0	0	0	0	0	867,000
36-P15 Elevated Tank Painting	0	0	0	0	100,000	1,000,000	0	0	1,100,000
36-P17 Elevated Tank Security Fencing	0	0	42,000	420,000	0	0	0	0	462,000
68195 F Ave. and 14th St. Reconstruction	0	0	0	15,000	88,000	0	0	0	103,000
68979 Greenhollow Estates Water Line Reha	0	300,000	1,462,000	438,000	0	0	0	0	2,200,000
68970 Large Water Valve Replacement	0	73,000	30,000	30,000	30,000	30,000	30,000	30,000	253,000
36-P09 Los Rios - Jupiter to Parker, Ph 2	0	0	0	0	0	0	5,000	67,000	72,000
36-P12 Mapleshade - Bush Tpk to Silverglen	0	20,000	210,000	0	0	0	0	0	230,000
68154 Meadows Addition, Phase I	224,000	11,000	0	0	0	0	0	0	235,000
36-P16 Meadows Addition, Phase II	0	0	0	0	40,000	300,000	0	0	340,000
68313 Monitoring & Control/Ridgeview	0	0	654,000	0	0	0	0	0	654,000
68916 Park Estates Water Infrastructure Reha	183,000	1,757,000	0	0	0	0	0	0	1,940,000
36-P18 Parkwood Elevated Tank	0	0	0	100,000	900,000	0	0	0	1,000,000

Project	Prior Yrs	Re-Est	2012-13	2013-14	2014-15	2015-16	2016-17	Future	Total
36-P05 Plano Park #1	0	50,000	480,000	0	0	0	0	0	530,000
68897 R Ave Rehab	0	111,000	0	0	0	0	0	0	111,000
68976 Rice Field Water	0	36,000	0	0	0	0	0	0	36,000
68308 Ridgeview Emergency Generators	0	0	0	0	550,000	0	0	0	550,000
36-P19 Ridgeview Ground Storage Tanks	0	26,000	310,000	0	0	0	0	0	336,000
68304 Ridgeview Pump Station Additions	0	0	0	0	900,000	0	0	0	900,000
68175 Ridgewood Water Infrastructure Rehab	181,000	875,000	825,000	0	0	0	0	0	1,881,000
36-P06 Robin Road & Royal Oaks Drive	0	15,000	209,000	203,000	0	0	0	0	427,000
68919 Shiloh Pump Station	1,152,000	3,000	0	0	0	0	0	0	1,155,000
36-P21 Shiloh Pump Station Fencing	0	0	10,000	105,000	0	0	0	0	115,000
68457 Southeast Elevated Tank Repaint	933,000	35,000	0	0	0	0	0	0	968,000
68302 Spring Creek Elevated Tank Painting	31,000	869,000	101,000	0	0	0	0	0	1,001,000
36-P07 Spring Creek Parkway Corridor Water	0	15,000	300,000	0	0	0	0	0	315,000
36-P08 Spring Creek South Service Road	0	0	0	100,000	951,000	0	0	0	1,051,000
68142 Stadium #2 & #3 Ground Storage Rep	28,000	1,222,000	0	0	0	0	0	0	1,250,000

Project	Prior Yrs	Re-Est	2012-13	2013-14	2014-15	2015-16	2016-17	Future	Total
68143 Stadium Pump Station	0	424,000	0	4,700,000	0	0	0	0	5,124,000
68151 University Estates	656,000	784,000	0	0	0	0	0	0	1,440,000
36-P25 Video Surveillance	0	0	84,000	560,000	0	0	0	0	644,000
68963 Water Distribution Analysis	29,000	29,000	10,000	10,000	10,000	10,000	10,000	10,000	118,000
68460 Water Infrastructure Renovation	0	0	200,000	1,500,000	1,500,000	1,500,000	1,500,000	4,000,000	10,200,000
67894 Water Quality	52,000	1,470,000	0	0	0	0	0	0	1,522,000
67893 Water Sampling	0	47,000	0	0	0	0	0	0	47,000
36-P26 Wentworth & Tennyson Elevated Tank	0	23,000	110,000	1,110,000	0	0	0	0	1,243,000
68978 Westwood - 15th Street to Janwood	0	0	0	180,000	0	0	0	0	180,000
TOTAL	13,544,833	14,472,000	6,823,000	9,849,000	7,611,000	6,113,000	1,545,000	4,107,000	64,064,833

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Sewer Projects

Project	Prior Yrs	Re-Est	2012-13	2013-14	2014-15	2015-16	2016-17	Future	Total
48897 15th Street - G Ave to US 75	0	30,000	119,000	0	0	0	0	0	149,000
49892 Administration	3,835,000	0	0	0	0	0	0	0	3,835,000
48898 Aerial - Oak Hollow/Brandon Court	0	90,000	0	210,000	0	0	0	0	300,000
48838 Aerial Crossing	0	467,000	100,000	100,000	100,000	100,000	100,000	400,000	1,367,000
34-P04 Aerial Crossing - 2004 Willowbrook	0	30,000	0	0	0	0	0	0	30,000
46615 Chaparral Wastewater Force Main	147,000	3,000	0	0	0	0	0	0	150,000
34-P06 Concrete Sewer Line Rehabilitation	0	0	200,000	0	0	0	0	0	200,000
34-P01 Eastside Lift Station	0	0	60,000	500,000	0	0	0	0	560,000
46662 F Ave & 14th St Reconstruction	0	0	0	9,000	367,000	0	0	0	376,000
48861 I & I Repairs (Serv.Contracts)	0	3,440,000	3,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	16,440,000
48847 Inflow/Infiltration Program	0	541,000	1,200,000	200,000	200,000	200,000	200,000	200,000	2,741,000
48802 Infrastructure Renovation	0	253,000	100,000	100,000	100,000	100,000	100,000	100,000	853,000
34-P03 J Place Lift Station	0	60,000	500,000	0	0	0	0	0	560,000
45580 Lower White Rock Creek I/I Study	0	1,000,000	0	0	0	0	0	0	1,000,000

Project	Prior Yrs	Re-Est	2012-13	2013-14	2014-15	2015-16	2016-17	Future	Total
48877 Manhole Sealing	0	620,000	300,000	300,000	300,000	300,000	300,000	300,000	2,420,000
48896 Mapleshade Station & Gravity Line	4,043,000	1,000	0	0	0	0	0	0	4,044,000
48814 R Avenue Rehabilitation	48,000	12,000	0	0	0	0	0	0	60,000
44452 Redevelopment Capacity Improvement	0	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	7,000,000
46619 Russell Creek Sewer Rehab, Phase I	1,412,000	5,000	0	0	0	0	0	0	1,417,000
46620 Russell Creek Sewer Rehab, Phase II	741,000	139,000	0	0	0	0	0	0	880,000
48823 Sewer Erosion Control - Custer@Park	55,000	164,000	133,000	0	0	0	0	0	352,000
48818 Sherrye Drive Lift Station	30,000	300,000	0	0	0	0	0	0	330,000
TOTAL	10,311,000	8,155,000	6,712,000	4,419,000	4,067,000	3,700,000	3,700,000	4,000,000	45,064,000

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Capital Reserve Projects - Streets

Project	Prior Yrs	Re-Est	2012-13	2013-14	2014-15	2015-16	2016-17	Future	Total
51131 Arterial Concrete Repair	0	5,466,000	3,000,000	2,300,000	2,300,000	2,300,000	2,300,000	2,300,000	19,966,000
35-P05 Concrete Supply - Streets	0	150,000	150,000	150,000	150,000	150,000	150,000	0	900,000
35-P01 Design Standards for Streets	0	50,000	0	0	0	0	0	0	50,000
51144 Pavement Joint & Crack Sealing	0	600,000	200,000	200,000	200,000	200,000	200,000	200,000	1,800,000
51130 Pavement Maintenance	0	2,615,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	8,615,000
51118 Residential Street & Alley Replacemen	0	5,509,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	10,000,000	30,509,000
51120 Screening Wall Reconstruction	0	1,010,000	350,000	350,000	350,000	350,000	350,000	1,000,000	3,760,000
51128 Sidewalk Repairs	0	1,823,000	250,000	250,000	250,000	250,000	250,000	5,000,000	8,073,000
51141 Street Name Sign Replacement	0	437,000	150,000	150,000	150,000	150,000	150,000	150,000	1,337,000
51143 Trench Shoring	45,000	1,000	0	0	0	0	0	0	46,000
51134 Under sealing Program	0	3,049,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	5,000,000	18,049,000
TOTAL	45,000	20,710,000	10,100,000	9,400,000	9,400,000	9,400,000	9,400,000	24,650,000	93,105,000

Capital Reserve Projects - Other

Project	Prior Yrs	Re-Est	2012-13	2013-14	2014-15	2015-16	2016-17	Future	Total
35-P03 Design Standards for Water	0	50,000	0	0	0	0	0	0	50,000
55003 Pump Station Rehabilitation	0	771,000	450,000	450,000	450,000	450,000	450,000	450,000	3,471,000
55001 Windmill Country	0	1,000	1,000	1,000	1,000	1,000	1,000	1,000	7,000
TOTAL	0	822,000	451,000	451,000	451,000	451,000	451,000	451,000	3,528,000

Capital Reserve Projects - Facilities

Project	Prior Yrs	Re-Est	2012-13	2013-14	2014-15	2015-16	2016-17	Future	Total
54425 Animal Shelter - Bldg. 30	0	99,000	20,000	0	175,000	300,000	0	0	594,000
54426 Aquatic Center - Bldg. 25	50,000	1,038,000	0	0	0	0	0	0	1,088,000
54466 Asbestos Testing & Removal	0	61,000	40,000	40,000	40,000	40,000	40,000	40,000	301,000
54464 Asset Management Plan	297,000	3,000	0	0	0	0	0	0	300,000
54422 Carpenter Park Rec Center - Bldg. 63	0	161,000	0	0	0	0	0	0	161,000
54496 Clark Tennis Center - Bldg. 28	0	29,000	0	0	0	55,000	0	0	84,000
54497 Courtyard Theater - Bldg. 47	0	234,000	0	0	0	0	95,000	283,000	612,000
54469 Custer Pump Station - Bldg. 14	0	10,000	0	0	0	0	0	0	10,000
54493 Davis Library - Bldg. 89	0	384,000	0	0	0	0	0	550,000	934,000
54411 Day Labor Center - Bldg. 78	0	1,000	0	0	0	0	25,000	0	26,000
54450 Deerfield Archway - Bldg. 83	0	25,000	0	0	0	0	0	0	25,000
54498 Douglass Daycare - Bldg. 88	0	44,000	0	0	115,000	0	78,000	0	237,000
54436 Douglass Rec - Bldg. 57	0	46,000	165,000	0	0	0	0	0	211,000
54475 Dozier Radio Tower	0	0	0	0	10,000	0	0	0	10,000

Project	Prior Yrs	Re-Est	2012-13	2013-14	2014-15	2015-16	2016-17	Future	Total
54495 Dublin Road Golf Shop - Bldg. 55	0	33,000	0	0	0	15,000	0	0	48,000
54410 East Communications Tower - Bldg. 4	0	20,000	0	0	0	0	0	0	20,000
35-P13 Emergency Operations Center	0	0	50,000	0	0	0	0	0	50,000
54403 Energy Reduction	0	267,000	100,000	100,000	100,000	190,000	100,000	100,000	957,000
54409 Env. Ed. & Comm. Outreach - Bldg. 6	0	14,000	0	0	0	0	0	0	14,000
54430 Equipment & Fleet Services - Bldg. 04	0	394,000	50,000	0	60,000	156,000	0	0	660,000
54472 Facilities Maintenance - Bldg. 24	0	77,000	0	0	0	19,000	30,000	0	126,000
54478 Fire Station No. 01 - Bldg. 77	0	127,000	0	0	0	40,000	500,000	0	667,000
54420 Fire Station No. 02 - Bldg. 16	0	22,000	8,000	0	0	15,000	0	0	45,000
54405 Fire Station No. 03 - Bldg. 17	0	13,000	0	0	0	0	0	25,000	38,000
54415 Fire Station No. 04 - Bldg. 18	0	70,000	0	0	0	0	0	0	70,000
54447 Fire Station No. 05 - Bldg. 19	0	118,000	8,000	0	0	0	0	0	126,000
54448 Fire Station No. 06 - Bldg. 48	0	107,915	0	0	0	0	0	0	107,915
54467 Fire Station No. 07 - Bldg. 59	0	9,000	0	0	0	0	50,000	0	59,000
54487 Fire Station No. 08 - Bldg. 79	0	32,000	0	0	0	100,000	0	0	132,000

Project	Prior Yrs	Re-Est	2012-13	2013-14	2014-15	2015-16	2016-17	Future	Total
54491 Fire Station No. 09 - Bldg. 90	0	27,000	38,000	33,000	150,000	0	0	170,000	418,000
54481 Fire Station No. 10 - Bldg. 94	0	2,000	0	0	51,000	45,000	0	0	98,000
54404 Fire Station No. 11 - Bldg. 51	0	2,000	0	0	0	0	0	0	2,000
54427 Haggard Library - Bldg. 60	0	5,000	0	0	0	100,000	70,000	0	175,000
54440 Harrington Library - Bldg. 10	0	54,000	45,000	0	185,000	0	40,000	550,000	874,000
54457 Heritage Yards Ballpark - Bldg. 95	0	6,000	20,000	0	0	0	0	0	26,000
54441 Interurban Station Museum - Bldg. 61	0	35,000	0	0	0	0	0	0	35,000
54499 Jack Carter Maintenance - Bldg. 26	0	0	0	0	0	128,000	0	0	128,000
54416 Jack Carter Pool - Bldg. 26	0	1,000	0	0	0	0	0	12,000	13,000
54408 Joint Use Facility - Bldg. 52	0	1,000	0	0	0	0	0	0	1,000
54479 Liberty Recreation Center - Bldg. 45	0	368,000	0	35,000	305,000	25,000	0	13,000	746,000
54474 Mold Testing & Removal	0	8,000	47,000	47,000	47,000	47,000	47,000	47,000	290,000
54435 Muehlenbeck Recreation Center	0	44,000	5,000	0	0	50,000	0	0	99,000
54424 Municipal Center - Bldg. 71	0	873,000	355,000	780,000	0	80,000	175,000	250,000	2,513,000
54443 Municipal Center South - Bldg. 32	0	44,000	80,000	0	0	0	0	0	124,000

	Project	Prior Yrs	Re-Est	2012-13	2013-14	2014-15	2015-16	2016-17	Future	Total
54488	Oak Point Rec Center - Bldg. 92	0	685,000	1,000,000	0	0	400,000	0	0	2,085,000
54419	Parks Maintenance East - Bldg #21	0	20,000	0	38,000	0	12,000	0	0	70,000
54484	Parkway Operations - Bldg. 74	0	155,000	0	618,000	80,000	40,000	0	0	893,000
54490	Parkway Parks Maintenance - Bldg 06	0	1,000	0	0	0	25,000	0	0	26,000
54477	Parkway Radio Tower	0	0	0	0	0	17,000	20,000	0	37,000
54483	Parr Library - Bldg. 97	0	4,000	185,000	40,000	0	200,000	0	0	429,000
54439	Pecan Hollow Cart Barn - Bldg. 40	0	2,000	0	0	0	0	0	0	2,000
54463	Pecan Hollow Clubhouse - Bldg. 41	0	1,000	0	0	0	0	0	0	1,000
54423	Plano Centre - Bldg. 62	0	94,000	0	0	0	125,000	210,000	200,000	629,000
54486	Police Assembly #2 - Bldg. 58	0	22,000	0	0	0	0	23,000	0	45,000
54501	Police Auxiliary - Bldg. 99	0	1,000	0	0	0	0	0	0	1,000
54458	Police Central - Bldg. 05	0	56,000	152,000	0	200,000	0	400,000	0	808,000
54485	Police Gun Range - Bldg. 86	0	2,000	0	0	0	0	0	0	2,000
54429	Police Training Center - Bldg. 70	0	57,000	0	0	0	0	0	0	57,000
54468	Property House - Bldg. 87	0	0	18,000	20,000	0	0	0	10,000	48,000

Project		Prior Yrs	Re-Est	2012-13	2013-14	2014-15	2015-16	2016-17	Future	Total
54402	Radio Maintenance - Bldg. 29	0	3,000	0	0	0	0	0	0	3,000
54434	Re-Use Center - Bldg. 69	0	6,000	0	0	0	0	0	0	6,000
54459	Ridgeview Pump Station - Bldg. 73	0	26,000	0	0	275,000	0	0	0	301,000
54492	Robinson Justice Center - Bldg. 82	0	265,000	85,000	0	400,000	0	0	0	750,000
54471	Rowlinson Natatorium - Bldg. 27	0	28,000	0	0	0	25,000	20,000	0	73,000
54432	Schimelpfenig Library - Bldg. 09	0	286,000	0	0	35,000	0	490,000	0	811,000
54482	Senior Center - Bldg. 93	0	164,000	200,000	240,000	0	0	0	0	604,000
54400	Sherrye Drive Lift Station - Bldg. 119	0	1,000	0	0	0	0	0	0	1,000
35-P14	Spring Creek Lift Station	0	0	0	0	15,000	0	0	0	15,000
54465	Stadium Pump Station - Bldg. 13	0	17,000	0	0	15,000	0	0	0	32,000
54494	Technology Services Center - Bldg. 03	0	318,000	0	0	0	0	0	0	318,000
54454	Thomas Gymnasium - Bldg. 56	0	36,000	0	0	0	93,000	0	0	129,000
35-P17	Transit Village - Bldg. 76	0	0	0	0	0	14,000	0	0	14,000
35-P02	Transit Village - Bldg. 76	0	0	0	0	0	0	0	14,000	14,000
35-P06	Video Surveillance	0	3,000,000	0	0	0	0	0	0	3,000,000

Project	Prior Yrs	Re-Est	2012-13	2013-14	2014-15	2015-16	2016-17	Future	Total
54418 Warehouse - Bldg. 68	0	105,000	0	328,000	0	0	0	0	433,000
TOTAL	347,000	10,263,915	2,671,000	2,319,000	2,258,000	2,356,000	2,413,000	2,264,000	24,891,915

Municipal Facilities Projects

Project	Prior Yrs	Re-Est	2012-13	2013-14	2014-15	2015-16	2016-17	Future	Total
10102 Engine/Fire Apparatus	471,000	0	0	0	0	0	0	0	471,000
10105 Fire Station Reconfiguration	0	2,000,000	999,000	0	0	0	0	0	2,999,000
10202 Fire Station 2	0	150,000	1,350,000	0	0	0	0	0	1,500,000
10206 Fire Station 6	0	150,000	1,350,000	0	0	0	0	0	1,500,000
10207 Fire Station 7	0	150,000	1,350,000	0	0	0	0	0	1,500,000
10211 Station 12/Logistics Fac./Emerg. Ops. Ctr	15,524,000	39,000	0	0	0	0	0	0	15,563,000
10212 Fire Station 11	2,947,000	49,000	0	0	0	0	0	0	2,996,000
10213 Fire Station 13	4,426,000	830,000	0	0	0	0	0	0	5,256,000
10214 Fire Station 4	684,000	1,615,000	0	0	0	0	0	0	2,299,000
11110 Technology Services Facility	239,000	7,761,000	0	0	0	0	0	0	8,000,000
17101 Harrington Library	0	20,000	0	0	0	0	0	0	20,000
17104 Schimelpfenig Library	0	17,000	0	0	0	0	0	0	17,000
17105 Davis Library	0	0	0	0	0	0	0	0	0
17107 Haggard Library	0	30,000	0	0	0	0	0	0	30,000

Project		Prior Yrs	Re-Est	2012-13	2013-14	2014-15	2015-16	2016-17	Future	Total
17108	Library Improvements	0	1,250,600	378,900	274,500	0	0	0	0	1,904,000
19001	Municipal Center Parking Expansion	726,000	124,000	0	0	0	0	0	0	850,000
19002	Downtown Parking Expansion	735,000	65,000	0	0	0	0	0	0	800,000
25-P02	Court/Jail Expansion	0	0	0	0	0	0	0	5,500,000	5,500,000
25-P03	Evidence Storage Facility	0	0	0	0	0	0	0	1,625,000	1,625,000
29-P02	Radio System Infrastructure Repl	21,984,303	1,340,049	1,600,000	0	0	0	0	0	24,924,352
31-P01	Plano Centre Expansion	0	0	10,000,000	10,000,000	0	0	0	0	20,000,000
41-725	Environmental Education Building	1,555,131	92,543	0	0	0	0	0	0	1,647,674
93106	Police Parking Expansion	0	260,000	0	0	0	0	0	0	260,000
94101	MotoMesh Network	19,559,538	940,461	200,000	0	0	0	0	0	20,699,999
93109	Police Parking Expansion - Part III	0	175,000	0	0	0	0	0	0	175,000
TOTAL		68,850,972	17,058,653	17,227,900	10,274,500	0	0	0	7,125,000	120,537,025

Municipal Facilities Projects - Other

Project	Prior Yrs	Re-Est	2012-13	2013-14	2014-15	2015-16	2016-17	Future	Total
31-P01 Plano Centre Expansion	0	0	10,000,000	10,000,000	0	0	0	0	20,000,000
TOTAL	0	0	10,000,000	10,000,000	0	0	0	0	20,000,000

CITY OF PLANO
PLANNING & ZONING COMMISSION

August 6, 2012

Agenda No. 13

Discussion & Direction: Proposed Urban Mixed-Use Zoning District Standards

DESCRIPTION:

Discussion and direction on proposed standards for an Urban Mixed-Use zoning district

REMARKS:

Discussion at the Commission's July 16, 2012 meeting centered on Council's direction to create a new Urban Mixed-Use zoning district and the need to maintain flexibility to address individual development projects. The Urban Mixed-Use zoning district, as presently drafted, is based on a set of design assumptions that are common characteristics of this specialized form of development. It is one tool to guide development of primarily "greenfield" mixed-use sites. Other zoning techniques may be more appropriate for different situations.

Several questions were posed for the Commission to consider as it continues to review and discuss the proposed ordinance and for consideration as it toured several area mixed-use developments. The questions are presented below to initiate discussion and consensus on the basic framework of the ordinance. Before the Commission begins to finalize the guidelines and ordinance it is important to have agreement on the goals and ideas that underpin the concept of urban mixed-use in the city.

Must mixed-use development be higher density, compact, and pedestrian oriented?

Much debate revolves around "mixed-use" vs. "multi-use." Plano has many multi-use developments - the southeast corner of Park Boulevard and Preston Road, with a retail shopping center, mid-rise office buildings, apartments, health club, and medical office, for example. However, in multi-use developments, buildings are separated by parking lots, screening walls, fences, and other barriers, making it difficult to walk from one to another. Mixed-use developments, by contrast, are designed to concentrate residents, employees, and customers in an environment which places uses within walking distance, reduces dependence on cars for every trip, and creates activity during most hours of the day.

Should a development plan be a prerequisite for mixed-use zoning? Must it be adopted as part of the ordinance creating the mixed-use district?

The proposed Urban Mixed-Use zoning district requires an applicant to submit a development plan for the entire district as part of the zoning petition. The plan will establish the basic street and block layout, designate locations for different uses, and show structured and surface parking areas. The adopted development plan will serve as the defining template for the project as it develops out over what could be several years. The development plan will be adopted as part of the ordinance for each mixed-use development; however, the developer may propose changes to it as conditions change. Revisions will require going through the public hearing process again.

Are street and block standards important? Why have limits on the maximum street length and block size?

An interconnected grid of streets with multiple intersections provides a variety of access options for pedestrians and vehicles and serves to disperse and slow traffic. Short block lengths facilitate pedestrian movement without someone being tempted to use their vehicle for all trips. A quarter mile distance is often cited as the maximum comfortable walking distance. To walk around a three acre block, for example, is approximately a quarter mile. Narrower streets, with wide sidewalks and on-street parking, provide a safe, comfortable public space.

Is it important to know what the various uses will be, where they will be located and the order of their development?

The proposed number and types of uses within a mixed-use development can impact the amount, function, and location of open space areas, the level of activity in the core commercial street, and parking requirements and options for shared parking. A block of only parking garages, for example, may deaden the activity level of a development. A mixed-use development may or may not include residential development, affecting the types of services provided by both the developer and the city.

It may be a challenge to regulate the order and phasing of development through an ordinance, since the market for various uses fluctuates and a development may build out over 10-15 years. However, the goal is to insure that a true mix of uses is developed over time.

Can a mixed-use development have too little or too much open space? Why?

The design and location of parks and open space areas are critical to a successful mixed-use development. A development with a large number of residential units may need more open space with a wider range of purposes (dog parks or sports fields, for example). A variety of public and semi-public open spaces adds to the activity level and provides multiple opportunities for residents, workers, and visitors to interact. Open space may be in the form of courtyards, plazas, formal parks, water features, etc. However, an open space that is too large may fracture the cohesion of the development and serve as an impediment to pedestrians.

Why is the relationship of the buildings to the street important?

Buildings brought close to the street, along with on-street parking, wide sidewalks, street trees and street furniture, create the safe, attractive and comfortable public realm desired in a mixed-use development. If streets are too wide and buildings are set back too far, the development loses cohesion and is not pedestrian friendly. Building placement may also be used to create human-scale public spaces and provides opportunities for stores and restaurants to display merchandise and create welcoming outdoor dining areas. Buildings should have numerous door and window openings to create interest and provide a welcoming environment, instead of presenting blank walls to the street.

Why do parking standards matter? Should surface parking be limited in a mixed-use development?

A compact, pedestrian-oriented development cannot be achieved with large surface parking lots separating pedestrians from buildings and by imposing standard suburban parking requirements. However, not all parking must be accommodated within more costly parking garages. On-street parking spaces should be provided on most internal streets; they provide separation from travel lanes for pedestrians. It is also very important for the success of retail and service uses to have on-street or "teaser" parking spaces in front of or close to their storefronts. A strict prohibition on surface parking is not desirable, but large surface lots should be avoided. In many mixed-use developments, surface parking lots are planned for future building sites or parking garages.

Why require a minimum residential density?

To achieve a compact, walkable form, residential densities must be higher than the typical garden apartment or suburban townhouse development. Smaller block sizes will also result in higher densities. Higher densities increase land-use efficiencies. Apartments and townhouses at lower densities, with all surface parking and large open space areas, may be appropriate and desired at other locations within the city. While they can be designed to "look" urban with buildings brought up to the street and parking in the rear, this design may not contribute to the specialized urban form of a mixed-use development.

RECOMMENDATIONS:

Staff requests that the Commission provide direction for continued refinement of the Urban Mixed-Use zoning district through consideration of the issues outlined above.