

**PLANNING & ZONING COMMISSION
PLANO MUNICIPAL CENTER
1520 K AVENUE
June 6, 2011**

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 May 16, 2011, 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 Revised Site Plan: AMWC/Coit Road Warehouse Addition, Block 1, KP Lot 1 - Data center one lot on 7.3± acres located on the west side of Coit Road, 950± feet south of 15th Street. Zoned Light Industrial-1. Neighborhood #55. Applicant: Behringer Harvard 121 Coit LP</p> <p>5b Preliminary Plat: Parkway Centre, Phase 5, Block C, Lot 7 - Bank on EH one lot on 1.5± acres located at the northwest corner of Dallas North Tollway and Chapel Hill Boulevard. Zoned Regional Employment/Dallas North Tollway Overlay District. Neighborhood #40. Applicant: Amegy Bank</p>	

<p>5c EH</p>	<p>Site Plan: Parkway Centre, Phase 5, Block C, Lot 7 - Bank on one lot on 1.5± acres located at the northwest corner of Dallas North Tollway and Chapel Hill Boulevard. Zoned Regional Employment/Dallas North Tollway Overlay District. Neighborhood #40. Applicant: Amegy Bank</p>	
<p><u>END OF CONSENT AGENDA</u></p>		
<p><u>PUBLIC HEARINGS</u></p>		
<p>6 EH</p>	<p>Public Hearing: Zoning Case 2011-14 - Request to amend Planned Development-185-Regional Commercial on 14.8± acres located at the northeast corner of Dallas North Tollway and Parker Road to modify the development standards and uses of the district. Zoned Planned Development-185-Regional Commercial/Dallas North Tollway Overlay District. Applicant: Cencor Realty Services</p>	
<p>7 EH</p>	<p>Public Hearing - Replat: P.R. Garrett Addition, Block 13, Lot 3R - One General Residential lot on 0.2± acre located on the east side of F Avenue, 200± feet north of 11th Street. Zoned General Residential. Neighborhood #67. Applicant: House on the Corner Foundation, Inc.</p>	
<p>8 EH</p>	<p>Public Hearing - Replat: Sunset Park Addition, Block 1, Lot 1 - Park on one lot on 15.2± acres located at the southwest corner of Midway Road and McKamy Trail. Zoned Single-Family Residence-6, Single-Family Residence-7, and Planned Development-480-Single-Family Residence-9. Neighborhood #26. Applicant: City of Plano</p>	
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>9 TF</p>	<p>Discussion & Direction: Call for Public Hearing Pertaining to Private Club Regulations - Discussion and direction regarding the Planning & Zoning Commission's call for public hearing pertaining to private club regulations as provided for in the Zoning Ordinance. Applicant: City of Plano</p>	
<p>10</p>	<p>Items for Future Discussion - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p>	
<p>Council Liaison: Council Member André Davidson</p>		

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.

CITY OF PLANO
PLANNING & ZONING COMMISSION
CONSENT AGENDA ITEMS

June 6, 2011

Agenda Item No. 5a

Revised Site Plan: AMWC/Coit Road Warehouse Addition, Block 1, Lot 1

Applicant: Behringer Harvard 121 Coit LP

Data center one lot on 7.3± acres located on the west side of Coit Road, 950± feet south of 15th Street. Zoned Light Industrial-1. Neighborhood #55.

The purpose of the revised site plan is to show the addition of an equipment yard on the south side of the existing building on Lot 1.

Recommended for approval as submitted.

Agenda Item No. 5b

Preliminary Plat: Parkway Centre, Phase 5, Block C, Lot 7

Applicant: Amegy Bank

Bank on one lot on 1.5± acres located at the northwest corner of Dallas North Tollway and Chapel Hill Boulevard. Zoned Regional Employment/Dallas North Tollway Overlay District. Neighborhood #40.

The purpose for the preliminary plat is to abandon and propose easements necessary for the development of the lot as a bank.

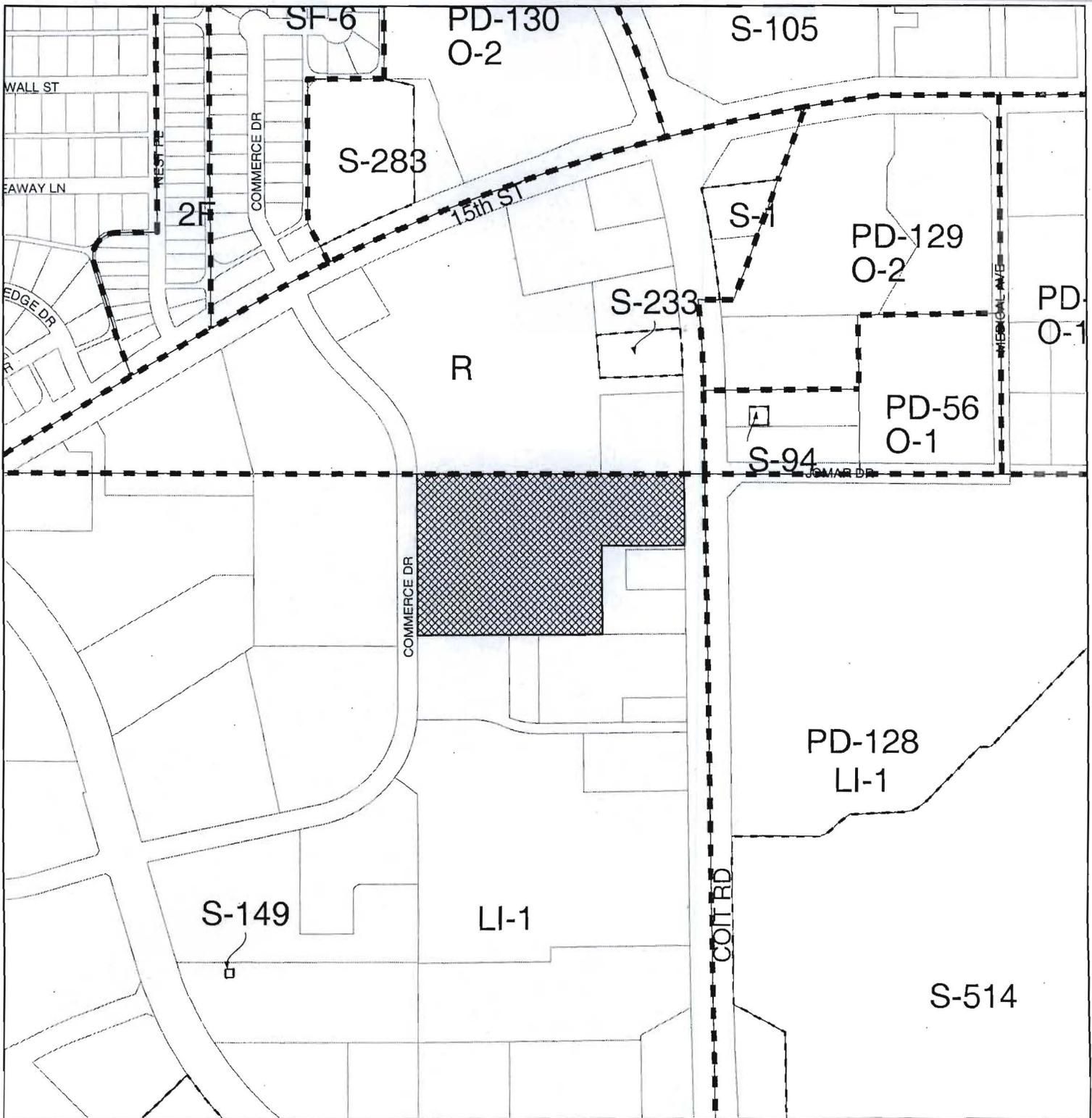
Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Agenda Item No. 5c
Site Plan: Parkway Centre, Phase 5, Block C, Lot 7
Applicant: Amegy Bank

Bank on one lot on 1.5± acres located at the northwest corner of Dallas North Tollway and Chapel Hill Boulevard. Zoned Regional Employment/Dallas North Tollway Overlay District. Neighborhood #40.

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

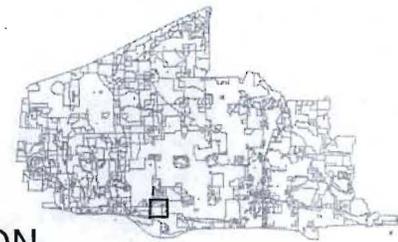
Recommended for approval as submitted.



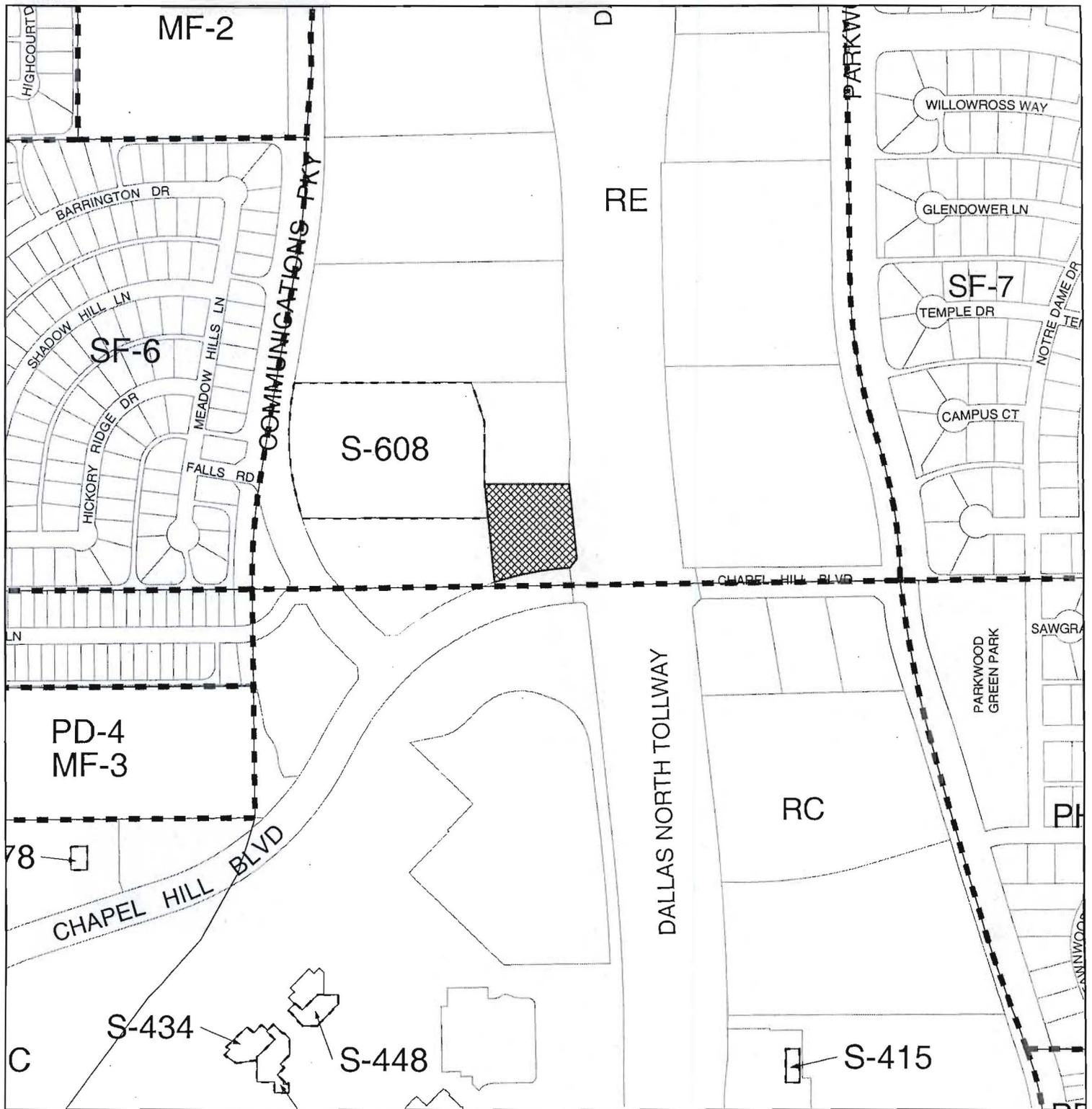
Item Submitted: REVISED SITE PLAN

Title: AMWC/COIT ROAD WAREHOUSE ADDITION
BLOCK 1, LOT 1

Zoning: LIGHT INDUSTRIAL-1



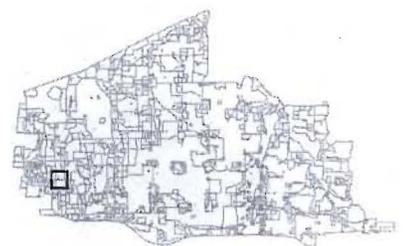
○ 200' Notification Buffer



Item Submitted: PRELIMINARY PLAT

Title: PARKWAY CENTRE, PHASE 5
BLOCK C, LOT 7

Zoning: REGIONAL EMPLOYMENT/
DALLAS NORTH TOLLWAY OVERLAY DISTRICT



○ 200' Notification Buffer

OWNER'S CERTIFICATE

STATE OF TEXAS --
 COUNTY OF COLLIN --
 CITY OF PLANO --

BEING a 1.5570 acre tract of land situated in the JOHN MOUNTS SURVEY, ABSTRACT NO. 610, City of Plano, Collin County, Texas and being off of Lot 7, Block C of the Parkway Centre, Phase 5, an addition to the City of Plano according to the plat thereof recorded in Document No. 2008-778, Plat Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2-inch rod found for corner being the southwest corner of a corner clip at the intersection of the northerly right-of-way line of Chapel Hill Boulevard (a 110' R.O.W.) with the westerly right-of-way line of the Dallas North Parkway (a variable width R.O.W.) and being the west most southwest corner of said Lot 7 and also being the beginning of a curve to the left having a central angle of 14 deg. 35 min. 34 sec., a radius of 909.00 feet and a chord which bears S 79 deg. 11 min. 05 sec. W, a distance of 229.88 feet;

THENCE southwesterly along the northerly right-of-way line of said Chapel Hill Boulevard and along the said curve, on arc distance of 230.50 feet to a 1/2-inch rod found for corner being the southwest corner of said Lot 7 and the south most southwest corner of Lot 8 of said Block C;

THENCE N 05 deg. 35 min. 52 sec. W, along an east line of said Lot 8 and the west line of said Lot 7, a distance of 298.58 feet to a 1/2-inch rod found for corner being an inner all corner of said Lot 8 and the northeast corner of said Lot 7;

THENCE S 80 deg. 00 min. 00 sec. E, along a south line of said Lot 8 and the north line of said Lot 7, a distance of 253.22 feet to a 1/2-inch rod found for corner in the westerly right-of-way line of said North Dallas Parkway and being the north most southwest corner of said Lot 8 and the northeast corner of said Lot 7;

THENCE S 05 deg. 35 min. 52 sec. E, along the westerly right-of-way line of said North Dallas Parkway, a distance of 223.84 feet to a 1/2-inch rod found for corner being the northwest corner of said corner clip and also being the east most southwest corner of said Lot 7;

THENCE S 38 deg. 24 min. 08 sec. W, along the said corner clip, a distance of 55.38 feet to the POINT OF BEGINNING and containing 67,823 sq. ft. or 1,557.00 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS --
 COUNTY OF COLLIN --

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT AMEDY BANK, N.A., ACTING HEREIN AND BY AND THROUGH THEIR DULY AUTHORIZED OFFICES, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 7, BLOCK C, PARKWAY CENTRE ADDITION, PHASE 5, AN ADDITION TO THE CITY OF PLANO, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, THE STREETS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS, AS SHOWN, ARE DEDICATED 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 THE 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 THE 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 IN 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 CONSTRUCTION, 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.

THIS PLAT APPROVED SUBJECT TO PLATING ORDINANCE, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF PLANO, TEXAS.

WITNESS, MY HAND THIS THE _____ DAY OF _____, 2011.

BY:

AMEDY BANK, N.A.

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 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 in and for the STATE OF TEXAS

SURVEYOR'S CERTIFICATE

I, DENNIS D. VOTE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL OR THE ONLINE BLANKET OF THE LAND AND THAT THE MEASUREMENTS SHOWN THEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY PLANNING COMMISSION OF THE CITY OF PLANO, TEXAS.

EXECUTED THIS _____ DAY OF _____, 2011.

PRELIMINARY: THIS DOCUMENT IS NOT TO BE RECORDED FOR ANY PURPOSE.

DENNIS D. VOTE, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4813

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 DENNIS D. VOTE, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2011.

NOTARY PUBLIC IN AND FOR COLLIN COUNTY, TEXAS

CERTIFICATE OF APPROVAL

APPROVED on this the _____ day of _____, 20____, by the Planning & Zoning Commission, City of Plano, Texas.

Chairman, Planning & 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 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

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 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC in and for the STATE OF TEXAS

NOTES:

1. THERE IS NO 100-YEAR FLOOD PLAN ON THIS PROPERTY, PER FEMA MAP #48085C04150, REVISED JANUARY 19, 1998.
2. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON AN APPROVED, FILED AND ACCEPTED CONVEYANCE PLAT, FINAL PLAT OR REPLAT IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

PRELIMINARY PLAT
 FOR
 PARKWAY CENTRE, PHASE 5
 LOT 7, BLOCK C

1.557 ACRES OUT OF
 JOHN H. MOUNTS SURVEY, ABST. NO 610 AND
 ROBERT LUDDINGTON SURVEY, ABST. NO. 548
 CITY OF PLANO
 COLLIN COUNTY, TEXAS

PREPARED BY:
 BANNISTER ENGINEERING LLC
 114 MOUNTS ROAD CT., SUITE 104 4601 EAST DAW PARKWAY
 PLANO, TX 75075
 (972) 420-2000
 (972) 420-2000 - FAX
 CONTACT: JEFF UNDER

REGISTERED SURVEYOR:
 PAUL BANCHE
 4601 EAST DAW PARKWAY
 PLANO, TX 75075
 (972) 420-2000 - FAX
 CONTACT: PAUL BANCHE

1 LOT

APRIL 21, 2011

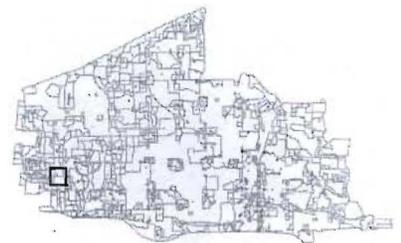
8-EET 2 OF 2



Item Submitted: SITE PLAN

Title: PARKWAY CENTRE, PHASE 5
BLOCK C, LOT 7

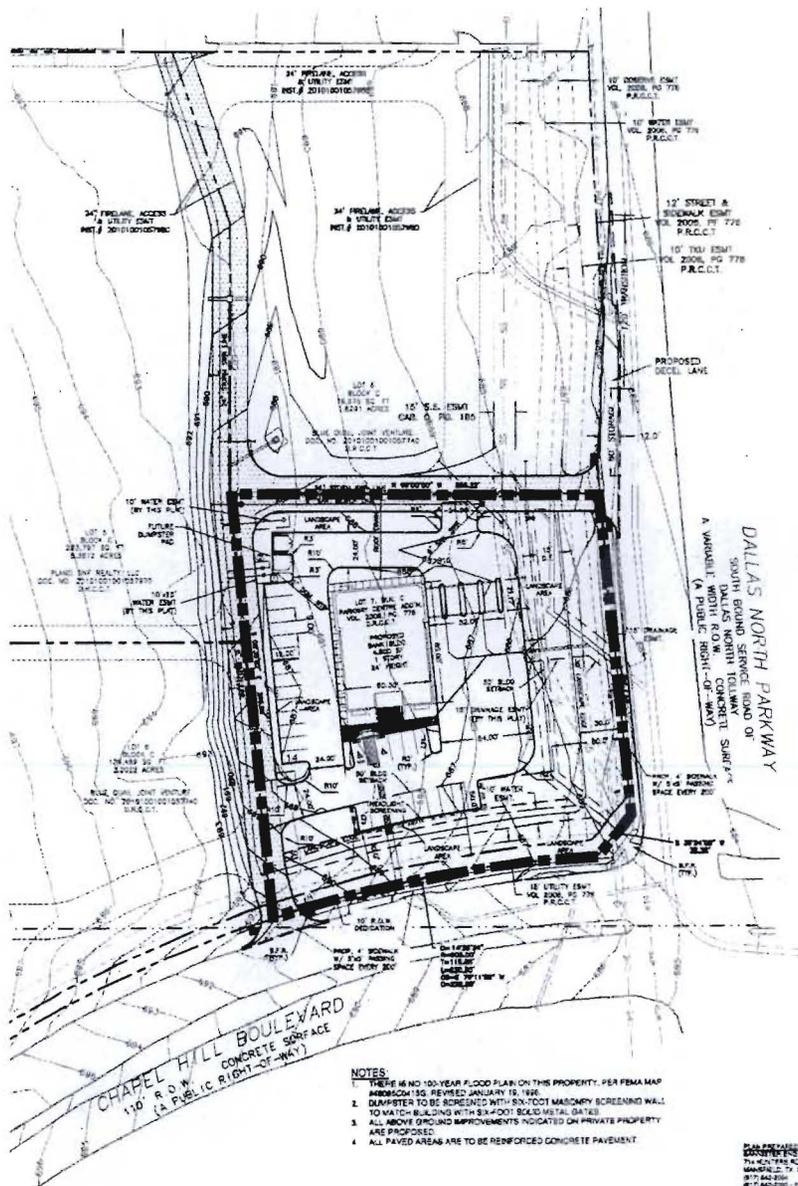
Zoning: REGIONAL EMPLOYMENT/
DALLAS NORTH TOLLWAY OVERLAY DISTRICT



○ 200' Notification Buffer

SITE PLAN GENERAL NOTES

- Buildings 6,000 square feet or greater shall be 100% fire sprinkled.
- Fire lanes shall be designed and constructed per city standards.
- Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current, adopted International Building Code.
- Four-foot wide sidewalks shall be provided 2.5 feet off of the property line within the rights-of-way, unless a sidewalk easement is provided for a meandering sidewalk or an alternative design is approved by the city. Barrier-free ramps, per city standards, shall be provided on sidewalks at all curb crossings.
- Mechanical units, dumpsters, and trash compactors shall be screened in accordance with the Zoning Ordinance.
- All signage contingent upon approval by Building Inspection Department.
- Approval of the site plan is not final until all engineering plans are approved.
- Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
- Building facades within this development shall be compatible as provided in the Retail Corner Design Guidelines.
- Outdoor lighting shall comply with illumination standards within Section 6-466 of the Code of Ordinances.
- Please contact the Building Inspection Department to determine the type of construction and occupancy group.
- All electrical transmission, distribution, and service lines must be underground where required.
- Uses shall conform in operation, location, and construction to the following performance standards in Section 3-1300 of the Zoning Ordinance: noise, smoke and particulate matter, odorous matter, fire or explosive material, toxic and noxious matter, vibration, and/or other performance standards.



SITE DATA SUMMARY TABLE:

General Site Data	
zoning	Regional Employment
Lot Area	67,825 SF (1,552 AC)
Building Footprint (square feet)	4,800 SF
Total Building Area (square feet)	4,800 SF
Building Height (stories)	1 story
Building Height (feet - distance to tallest building element)	30'
Lot Coverage	7%
Floor Area Ratio	0.071
Parking	
Parking Ratio Required	3 spaces / 100 SF
Required Parking	144
Proposed Parking	25
Accessible Parking Required	3
Accessible Parking Provided	3
Parking in Excess of 100% of Required Parking	117
Landscaping Area	
Landscape Edge Area Provided	13,630
Required interior Landscape Area (Parking Lot Landscaping)	230
Additional Interior Landscape Area Provided	13,400
Other Landscape Area within the lot including	NA
1. Source Water Connection Area	
Total Landscape Area	17,360
Permeable Area	
Permeable Pavement	NA
Other Permeable Areas within the lot	NA
Total Permeable Area	NA
Impervious Area	
Building Footprint Area	4,800 SF
Area of Sidewalks, Pavements and other Impervious Pavement	35,900
Other Impervious Area	NA
Total Impervious Area	40,700
Sum of Total Landscape Area + Total Permeable Area	17,360
Total Impervious Area (Sum Total to Lot Area)	40,700

WATER METER SCHEDULE

IN	METER	METER SIZE	CONCRETE	FRISK	SEWER SIZE
1	1	1	1	1	1

- NOTES
- THERE IS NO 100-YEAR FLOOD PLAN ON THIS PROPERTY. PER FEMA MAP APPROXIM 150, REVISED JANUARY 19, 1990.
 - DUMPSTERS TO BE SCREENED WITH 8'-TALL MASONRY SCREENED WALL TO MATCH BUILDING WITH 8'-4" DOOR BEGID METAL GATES.
 - ALL ABOVE GROUND IMPROVEMENTS INDICATED ON PRIVATE PROPERTY ARE PROPOSED.
 - ALL PAVED AREAS ARE TO BE REINFORCED CONCRETE PAVEMENT.

PLAN PREPARED BY: BANNISTER ENGINEERING, L.L.C.
 PROJECT CHECKED BY: ROBERT BANNISTER, L.L.C.
 DATE: MAY 27, 2011
 CONTACT: JIM LEONARD
 CONTACT: PAUL BRADY

SITE PLAN
 FOR
AMEGY BANK
 PARKWAY CENTRE, PHASE 5
 LOT 7, BLOCK C
 1.496 ACRES OUT OF
 JOHN H. MOUNTS SURVEY, ABST. NO 610 AND
 ROBERT LUDDINGTON SURVEY, ABST. NO. 548
 CITY OF PLANO
 COLLIN COUNTY, TEXAS

CITY OF PLANO
PLANNING & ZONING COMMISSION

June 6, 2011

Agenda Item No. 6

Public Hearing: Zoning Case 2011-14

Applicant: Cencor Realty Services

DESCRIPTION:

Request to amend Planned Development-185-Regional Commercial on 14.8± acres located at the northeast corner of Dallas North Tollway and Parker Road to modify the development standards and uses of the district. Zoned Planned Development-185-Regional Commercial/Dallas North Tollway Overlay District.

REMARKS:

Subsequent to the public notices being sent out, the applicant has requested additional time in order to address staff comments. Therefore, the applicant is requesting that this item be tabled until the July 5, 2011, Planning & Zoning Commission meeting.

RECOMMENDATION:

Recommended that the Planning & Zoning Commission accept the applicant's request to table this item until the July 5, 2011 meeting.

David C. Palmer
Executive Vice President

dpalmer@cencorrealty.com

June 1, 2011

Mr. Eric Hill
Planner
City of Plano
P.O. Box 860358
Plano, Texas 75086

Via email (erich@plano.gov)

**Re: West Plano Village, Ltd.
Development Application/Zoning Petition**

Dear Eric:

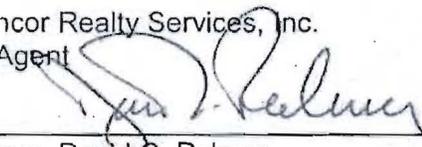
Applicant West Plano Village, Ltd., herein requests the referenced applications to be tabled to July 5, 2011 for consideration by the Planning & Zoning Commission.

Thank you for your continued attention to this matter.

Sincerely,

West Plano Village, Ltd., a Texas limited partnership

By: Cencor Realty Services, Inc.
its Agent

By: 
Name: David C. Palmer.
Title: Executive Vice President

cc: Gary DeVleer, (via email)

CITY OF PLANO
PLANNING & ZONING COMMISSION

June 6, 2011

Agenda Item No. 7

Public Hearing - Replat: P.R. Garrett Addition, Block 13, Lot 3R

Applicant: House on the Corner Foundation, Inc.

DESCRIPTION:

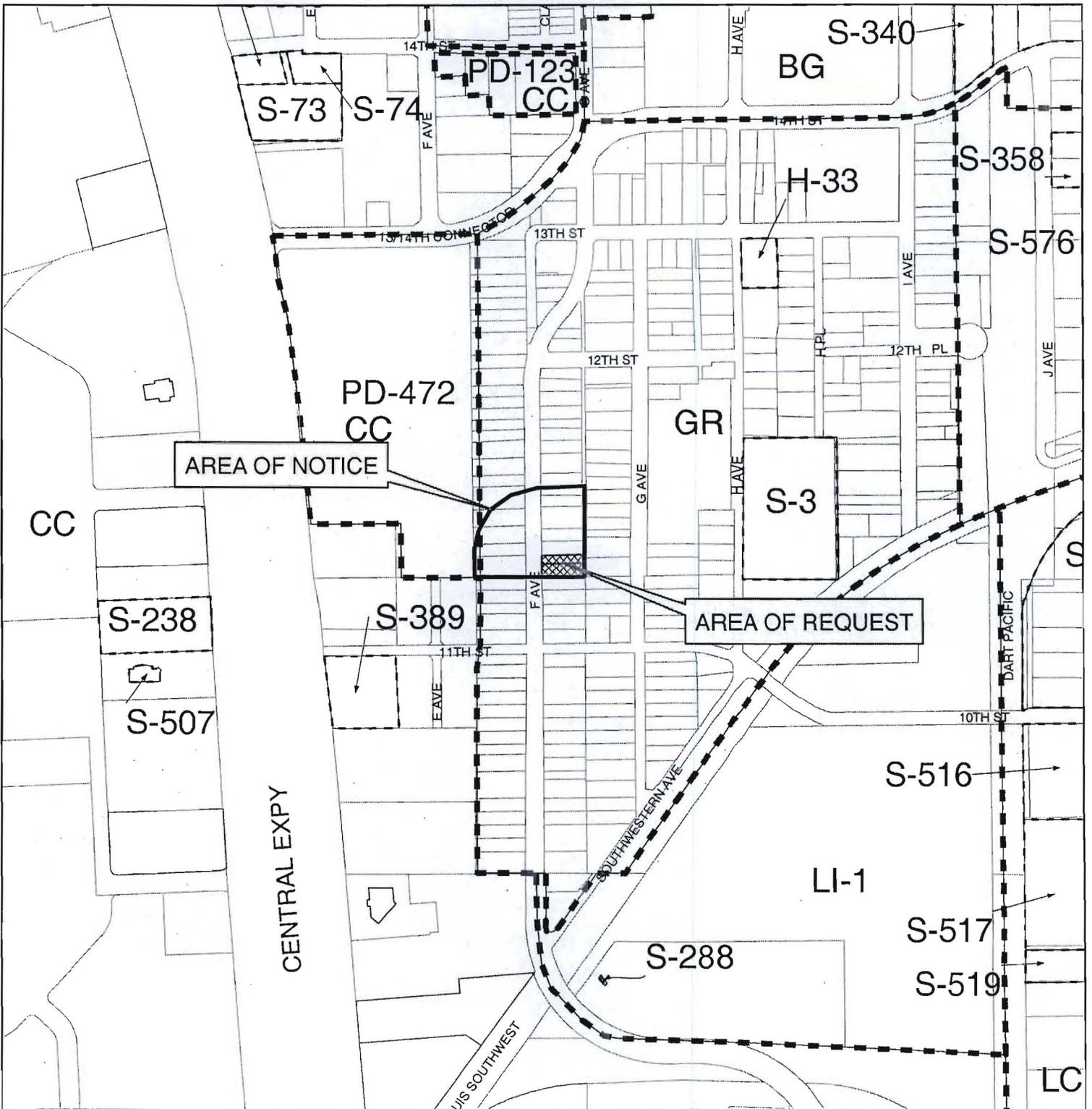
One General Residential lot on 0.2± acre located on the east side of F Avenue, 200± feet north of 11th Street. Zoned General Residential. Neighborhood #67.

REMARKS:

The purpose for this replat is to plat the property under single ownership into one lot.

RECOMMENDATION:

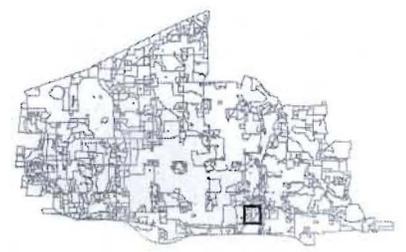
Recommended for approval as submitted.



Item Submitted: REPLAT

Title: P.R. GARRETT ADDITION
BLOCK 13, LOT 3R

Zoning: GENERAL RESIDENTIAL



○ 200' Notification Buffer

GIVEN'S CERTIFICATE

KNOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT House on the Corner Foundation LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Lot 3R, Block 13, P. R. Garrett Addition, being a replat of part of Lots 3 and 4, Block 13, P. R. Garrett Addition, an addition to the City of Plano as recorded in Volume 205, Page 271 of the Collin County Map Records and being the same property referenced in a Special Warranty Deed as recorded under County Clerk No. 20100505000448470 of the Collin County Land Records, and do hereby dedicate, in fee simple, to the 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 purpose 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 the 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 efficiency of their respective systems in 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 of any time of procuring the permission from anyone.

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

WITNESS MY HAND, this the _____ day of _____, 2011.

House on the Corner Foundation LLC, Representative

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 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 therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2011

Notary Public for the State of Texas

LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, House on the Corner Foundation LLC, is the owner of a tract of land situated in the State of Texas, County of Collin, and City of Plano, being part of the Joseph Klepper Survey, Block No. 213, being part of Lots 3 and 4, Block 13 of the P.R. Garrett Addition, an addition to the City of Plano as recorded in Volume 205, Page 271 of the Collin County Map Records, being the same property referenced in a Special Warranty Deed as recorded under County Clerk No. 20100505000448470 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a 3/8-inch iron rod found marking the northeast corner of said premises, the southeast corner of Lot 2R, Block 13 of Amended Plat for P.R. Garrett Addition, an addition to the City of Plano as recorded in Volume 4, Page 418 of the Collin County Map Records, being in the east line of said Lot 3, and in the west line of a 10' unimproved alley;

THENCE with the east line of said Lot 3 and Lot 4, the east line of said premises, and the west line of said 10' alley, South 00°07'37" West, 83.40 feet to a Ream capped iron rod found marking the southeast corner of said Lot 4, the southeast corner of said premises, the southwest corner of said 10' alley, and being in the north line of Lot 10, Block 4, L.A. Davis Addition, an addition to the City of Plano as recorded in Volume 1, Page 184 of the Collin County Map Records;

THENCE with the south line of said Lot 4, the south line of said premises, and the north line of said Lot 10, North 88°52'03" West, 125.00 feet to a Ream capped iron rod found in the east right-of-way line of "F" Avenue (50' right-of-way) marking the southwest corner of said premises;

THENCE with the east right-of-way line of "F" Avenue and the west line of said premises, North 00°07'37" East, 83.40 feet to a Ream capped iron rod found marking the northwest corner of said premises and the southwest corner of the aforementioned Lot 2R;

THENCE with the north line of said premises and the south line of said Lot 2R, South 88°52'03" East, 125.00 feet to the point of beginning and containing 7,925 square feet or 0.182 acre of land.

NOTES: 1) NOTICE: SELLING A 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 WITHDRAWAL OF UTILITIES AND BUILDING CERTIFICATES; 2) Source bearing per P. R. Garrett Addition plot as recorded in Volume 2006, Page 359 of the Collin County Land Records; 3) CM is a controlling monument; 4) The part of the subject property line within a Special Flood Hazard Area inundated by 100-year flood per Map No. 45085C0390 J of the F.E.M.A Flood Insurance Rate Maps for Collin County, Texas and Incorporated Area dated June 2, 2008. (Zone "X").

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, F. E. Bernanderfer Jr., do hereby certify that I prepared this plat from an actual and accurate survey of land and that the corner monuments shown thereon were properly placed under my supervision. This plat was prepared in accordance with the subdivision rules and regulations of the City of Plano, Texas.

F. E. Bernanderfer Jr.
Registered Professional
Land Surveyor, No. 4051

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 appeared F. E. Bernanderfer Jr., known to me to be the person whose name is subscribed the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2011

Notary Public for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED this the _____ day of _____, 2011.
By the Planning and Zoning Commission, City of Plano, Texas

Chairman, Planning & Zoning Commission or City Engineer

Secretary of Planning & Zoning Commission or City Engineer

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 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 therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2011.

Notary Public for the State of Texas

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 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 therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2011.

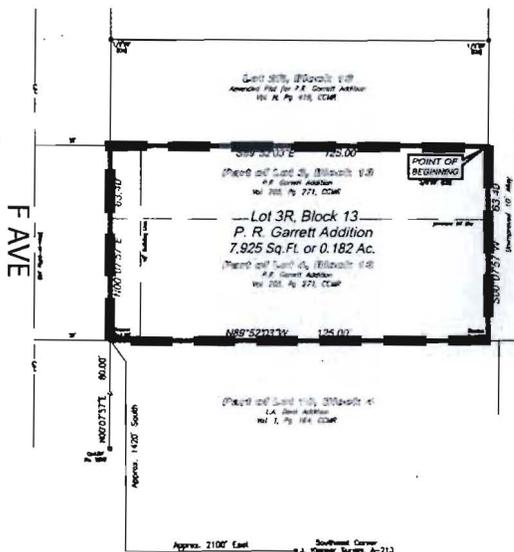
Notary Public for the State of Texas

Replat
Lots 3R, Block 13, P.R. Garrett Addition
0.182 Acre Tract
One Lot Developed at General Residential Standards
being a Replat of
Part of Lots 3 & 4, Block 13, P.R. Garrett Addition
Joseph Klepper Survey, Abstract No. 213
City of Plano, Collin County, Texas
May 2011

OWNER:
House on the Corner Foundation, LLC
1317 F Avenue
Plano, TX 75074
Attn: Aldo Miller
972-422-2444

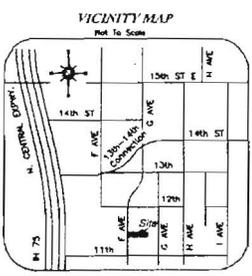
PLANNING AND ZONING DEPT.

ROOME LAND SURVEYING, INC.
2000 AVENUE G
SUITE 810
PLANO, TX 75074
Phone Number: (972) 423-8372
Fax Number: (972) 423-7828



Legend

NAME	Color	Meaning
CLERA	Collin County Land Records	Collin County Land Records
IRF	Iron Rod Found	Iron Rod Found
CM	Controlling Monument	Controlling Monument



The purpose of this plat is to combine two partial lots into one lot.

CITY OF PLANO
PLANNING & ZONING COMMISSION

June 6, 2011

Agenda Item No. 8

Public Hearing - Replat: Sunset Park Addition, Block 1, Lot 1

Applicant: City of Plano

DESCRIPTION:

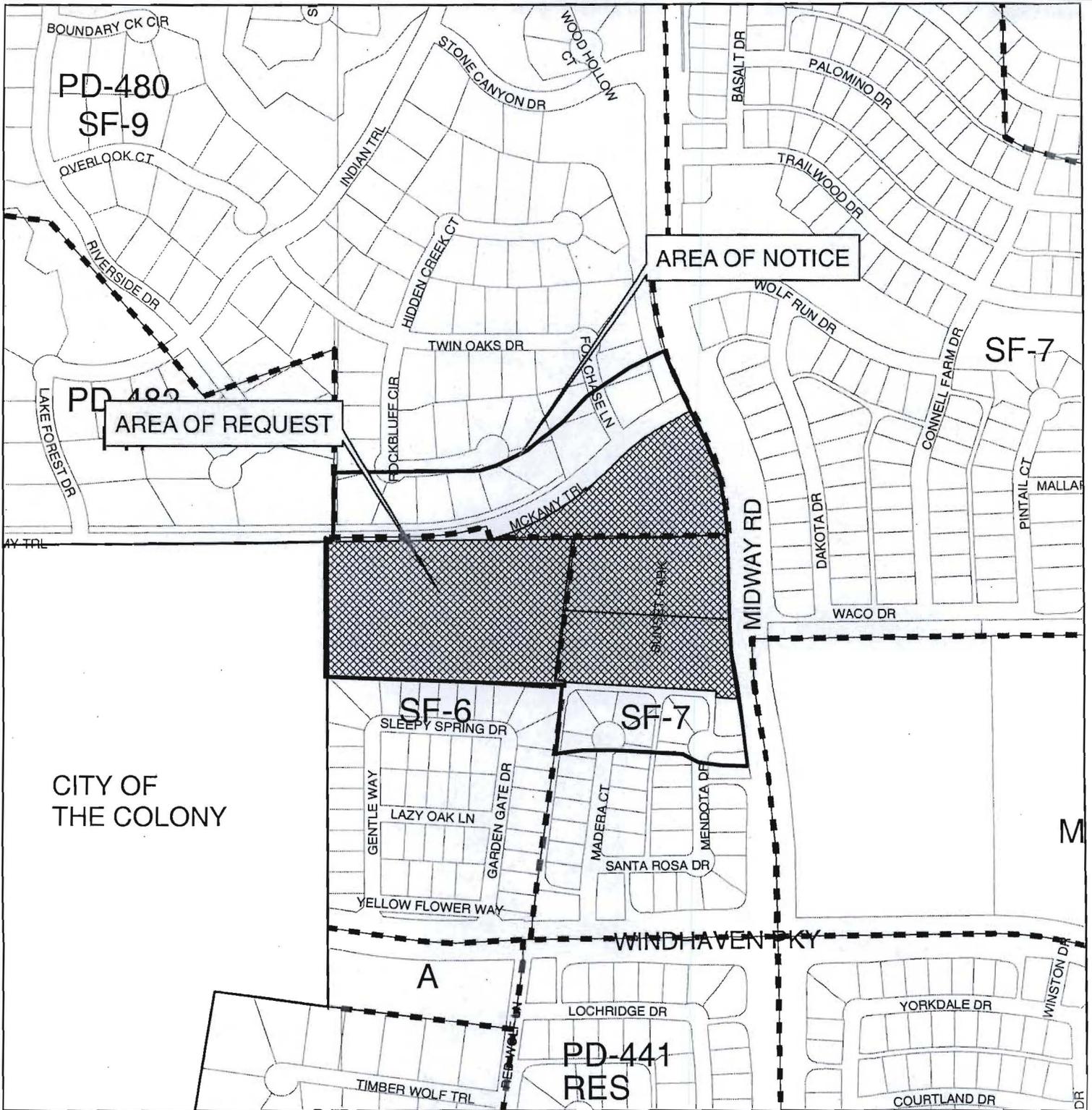
Park on one lot on 15.2± acres located at the southwest corner of Midway Road and McKamy Trail. Zoned Single-Family Residence-6, Single-Family Residence-7, and Planned Development-480-Single-Family Residence-9. Neighborhood #26.

REMARKS:

The purpose for the replat is to combine Shoal Creek, Phase I, Block D, Lot 1, and Midway Park, Block 1, Lots 1 and 2, as well as the adjacent unplatted land into one lot.

RECOMMENDATION:

Recommended for approval as submitted.

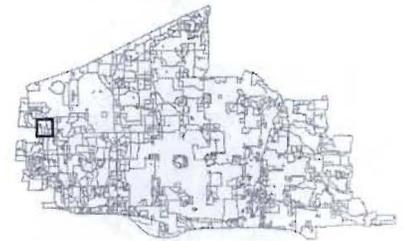


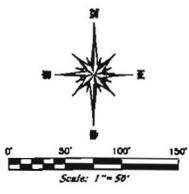
Item Submitted: REPLAT

Title: SUNSET PARK ADDITION
BLOCK 1, LOT 1

Zoning: SINGLE-FAMILY RESIDENCE-6, SINGLE-FAMILY RESIDENCE-7, &
PLANNED DEVELOPMENT-480-SINGLE-FAMILY RESIDENCE-9

○ 200' Notification Buffer





STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS the City of Plano are the owners of a tract of land situated in the State of Texas, County of Collin, and City of Plano, being part of the John B. Martin Survey, Abstract No. 803, part of the Henry B. Miller Survey, Abstract No. 110, and part of the Collin County School Land Survey, Abstract No. 150, being all of Lot 1, Block D of Shoal Creek, Phase I, an addition to the City of Plano as recorded in Volume 1, Page 593 of the Collin County Map Records, all of Lot 1, Block 1 and all of Lot 2, Block 1 of Conveyance Plat of Midway Park, an addition to the City of Plano as recorded in Volume H, Page 19 of the Collin County Map Records, all of a called 2.497 acre tract (Tract A) and all of a called 2.707 acre tract (Tract B) as recorded under County Clerk File No. 96-0007673 of the Collin County Land Records, and all of a called 6.9781 acre tract as recorded under Document No. 20110311000266010 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at an "X" found at the intersection of the south right-of-way line of Midway Trail (60' right-of-way) with the west right-of-way line of Midway Road (110' right-of-way) marking the northeast corner of Lot 1, Block D, the northeast corner of said premises, and being the beginning of a curve to the right;

THENCE with the west right-of-way line of Midway Road, the east line of Lot 1, Block D, the east line of said Lot 1, Block 1, the east line of said Lot 2, Block 1, the east line of said 2.497 acre tract, the east line of said 2.707 acre tract, and the east line of said premises as follows: southeasterly along said curve through a central angle of 275°51'2" for an arc length of 387.60 feet and having a radius of 794.00 feet (chord = South 18°41'16" East, 283.77 feet) to a Romaes capped iron rod set marking the end of said curve; South 02°32'37" East, 320.28 feet to a 3/8-inch iron rod found marking the beginning of a curve to the left; southeasterly along said curve through a central angle of 05°38'12" for an arc distance of 178.29 feet and having a radius of 1,812.33 feet (chord = South 05°30'55" East, 178.22 feet) to a PK nail found at the base of a block column marking the southeast corner of said 2.707 acre tract, the southeast corner of said premises, and the most easterly northeast corner of Midway Park, an addition to the City of Plano as recorded in Volume H, Page 146 of the Collin County Map Records;

THENCE with a south line of said 2.707 acre tract, a south line of said premises, and a north line of said Midway Park, North 86°36'47" West, 66.67 feet to a 1-inch iron rod found marking a southwest corner of said 2.707 acre tract, a southwest corner of said premises, and an interior all-corner of said Midway Park;

THENCE with a west line of said 2.707 acre tract, a south line of said premises, and a north line of said Midway Park, North 03°25'13" East, 20.00 feet to a 1-inch iron rod found marking an interior all-corner of said 2.707 acre tract, an interior all-corner of said premises, and a northeast corner of said Midway Park;

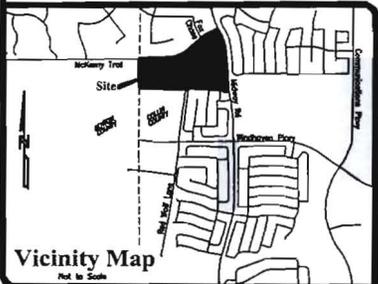
THENCE with the south line of said 2.707 acre tract, the south line of said premises, and the north line of said Midway Park, North 86°38'47" West, 485.01 feet to a City of Plano Monument found marking the northeast corner of Midway Park and the northeast corner of Pointe West, an addition to the City of Plano as recorded in Volume 2007, Page 253 of the Collin County Map Records, and continuing along the north line of said Pointe West, North 86°33'41" West, 25.09 feet to a 1-inch iron rod found marking the southwest corner of said 2.707 acre tract, an interior all-corner of said premises, the most northerly northwest corner of said Pointe West, being in the east line of said 6.9781 acre tract, and in the west line of Lot 2, Block 1;

THENCE with the east line of said 6.9781 acre tract, the west line of Lot 2, Block 1, an east line of said premises, and a west line of said Pointe West, South 07°17'06" West, 18.98 feet to a point marking the southeast corner of said 6.9781 acre tract, a southeast corner of said premises, and an interior all-corner of said Pointe West;

THENCE with the south line of said 6.9781 acre tract, the south line of said premises, and the north line of said Pointe West, North 86°43'36" West, 684.81 feet to a Spiers capped iron rod found marking the southwest corner of said 6.9781 acre tract, the southwest corner of said premises, and the northwest corner of said Pointe West;

THENCE with the west line of said 6.9781 acre tract, the west line of said premises, the west side of Collin County limits and the east side of Denton County limits, North 02°01'42" East, 401.81 feet to an "X" found in the south right-of-way line of Midway Trail marking the northwest corner of said 6.9781 acre tract and the northwest corner of said premises;

THENCE with the south right-of-way line of Midway Trail, the north line of said 6.9781 acre tract, and the north line of said premises as follows: North 86°24'52" East, 498.23 feet to a 3/8-inch iron rod found marking the southwest corner of Lot 1, Block D and being the beginning of a curve to the left; northeasterly along said curve and along the north line of Lot 1, Block D through a central angle of 30°03'57" for an arc distance of 448.66 feet and having a radius of 855.00 feet (chord = North 58°56'37" East, 443.53 feet) to an "X" set marking the point of reverse curvature of a curve to the right; northeasterly along said curve through a central angle of 17°03'43" for an arc distance of 177.18 feet and having a radius of 565.00 feet (chord = North 32°18'30" East, 176.53 feet) to an "X" set marking the end of said curve; North 60°58'21" East, 100.50 feet to the point of beginning and containing 663,272 square feet or 15.227 acres of land.



NOTICE: 1) NOTICE SELLING A PORTION OF THIS ADDITION BY MEANS AND MANNER IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND REMEDIAL OR UTILITY AND BUILDING CERTIFICATES; 2) Space bearing per City of Plano Instruments 820 & 210 as published by Comptroller & Auditor. All coordinates are based on surface coordinates; 3) On is a controlling instrument; 4) The part of the subject property lies within a Special Flood Hazard Area identified by 100-year flood per Map No. 480503008 J of the F.F.H.A Flood Insurance Rate Map for Collin County, Texas and incorporated herein dated June 2, 2008. (Zone "X"); 5) This property has been platted without the benefit of a site commitment. The surveyor has not obtained for comments and is subject to any of all amendments or record that affect the subject property.

STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, the City of Plano, acting herein by and through its duly authorized officers, do hereby adopt this plat designating the herein shown described property as **Lot 1, Block 1, Sunset Park Addition**, an addition to the City of Plano, and do hereby dedicate, in fee simple, to the 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 the 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 encroach or interfere with the construction, maintenance efficiency of their respective systems in 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, painting, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time of procuring the permission from anyone.

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

WITNESS MY HAND, this _____ day of _____, 2011.

City of Plano
Authorized Representative

STATE OF TEXAS
COUNTY OF COLLIN

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2011.

Notary Public in and for
The State of Texas

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF COLLIN

THAT I, F. E. Bemenderfer, Jr., do hereby certify that I prepared this plat from an actual and accurate survey of land and that the corner monuments shown thereon were properly placed under my supervision.

F. E. Bemenderfer, Jr.
F.P.L.S. No. 4031



STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared **F. E. Bemenderfer, Jr.**, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2011.

Notary Public in and for
The State of Texas



APPROVED this the _____ day of _____, 2011.
By the Planning and Zoning Commission, City of Plano, Texas

Chairman, Planning & Zoning Commission

Secretary of Planning & Zoning Commission or City Engineer

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 appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2011.

Notary Public in and for
The State of Texas

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 appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2011.

Notary Public in and for
The State of Texas

Replat
Lot 1, Block 1
Sunset Park Addition
being all of Lot 1, Block D, Shoal Creek, Phase I
all of Lot 1, Block 1 and all of Lot 2, Block 1
of Conveyance Plat of Midway Park
all of a called 2.497 Acre, all of a called 2.707 acre,
and all of a called 6.9781 acre tract
John B. Martin Survey, Abstract No. 803
Henry B. Miller Survey, Abstract No. 110
Collin County School Land Survey, Abstract No. 150
City of Plano, Collin County, Texas
May 12, 2011
Sheet 2 of 2

OWNER:
City of Plano
P.O. Box 840338
Plano, Texas 75086-0338
(972) 941-7226
Attn: Bill Dohle

SURVEYOR:
Roome Land Surveying
2000 Ave G, Suite 810
Plano, TX 75074
(972) 412-4372
Attn: Fred Bemenderfer



RECEIVED
MAY 25 2011
PLANNING DEPT.

REPLY FORM

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358

Dear Commissioners:

This letter is regarding Sunset Park Addition, Block 1, Lot 1. This is a park on one lot on 15.2± acres located at the southwest corner of Midway Road and McKamy Trail. The purpose for this replat is to combine existing lots (Shoal Creek, Phase I, Block D, Lot 1 and Midway Park, Block 1, Lots 1 & 2) and adjacent unplatted land into one lot.

*****PLEASE TYPE OR USE BLACK INK*****

I am **FOR** the replat as explained above for Sunset Park Addition, Block 1, Lot 1.

I am **AGAINST** the replat as explained above for Sunset Park Addition, Block 1, Lot 1.

This item will be heard on **June 6, 2011, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed replat. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

I wouldn't mind the extension of the park except for the fact that people are parking in our alley, parking in front of our houses and using MY lawn to cut across to the park. IF you are providing a parking lot, then I might change my mind.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Colleen + Lars Clemensen
Name (Please Print)

Colleen Clemensen
Signature

6021 Mendota Dr.
Address

5/24/11
Date

EH

If you look at the map explaining the extension, my house is the dash and part of the 7 in SF-7

CITY OF PLANO

PLANNING & ZONING COMMISSION

June 6, 2011

Agenda Item No. 9

Discussion & Direction: Call for Public Hearing Pertaining to Private Club Regulations

Applicant: City of Plano

DESCRIPTION:

Discussion and direction regarding the Planning & Zoning Commission's call for public hearing pertaining to private club regulations as provided for in the Zoning Ordinance.

REMARKS:

At the Planning & Zoning Commission meeting on May 16, 2011, during items for future consideration, the Commission called a public hearing to consider amendments to the private club regulations as provided for in 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. Although the Commission's motion was broad, staff's understanding from the Commission's previous discussion was that the immediate issue is regarding the minimum distance measurement requirements between certain land uses and private clubs as required in the Zoning Ordinance, given the distance measurement regulations differ from the city's Code of Ordinances and state law. Staff's understanding is that the Commission was not wanting to evaluate the other requirements associated with private clubs (i.e. minimum dining area, minimum district size, food to beverage ratio, specific use permit requirements, etc.). Therefore, staff seeks clarification from the Commission regarding narrowing the focus of the call for public hearing pertaining to the minimum distance measurement requirements.

RECOMMENDATION:

The Planning & Zoning Commission provide staff direction regarding narrowing the focus of the call for public hearing as it pertains to private club regulations.