

**PLANNING & ZONING COMMISSION
PLANO MUNICIPAL CENTER
1520 K AVENUE
September 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 August 15, 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 BM Revised Site Plan: Fellowship Bible Church North Addition, Block A, Lot 1 - Religious facility on one lot on 27.7± acres located at the northeast corner of Legacy Drive and Chase Oaks Boulevard. Zoned Planned Development-277-Retail/General Office. Neighborhood #13. Applicant: Chase Oaks Church</p> <p>5b BM Revised Site Plan: Plano East Church of Christ Addition, Block A, Lot 1 - Religious facility on one lot on 5.0± acres located at the northwest corner of Merriman Drive and Ranch Estates Drive. Zoned Planned Development-173-Estate Development. Neighborhood #50. Applicant: Plano East Church of Christ</p>	

<p>5c BM</p>	<p>Final Plat: Renner SVC Substation Addition, Block 1, Lot 1 - Electrical substation on one lot on 44.2± acres located on the south side of Plano Parkway, 390± feet east of Fulgham Road. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Neighborhood #55. Applicant: Oncor Electric Delivery Company</p>	
<p>5d BM</p>	<p>Preliminary Plat: Normandy Estates Addition, Block A, Lot 5 - Day care center on one lot on 1.7± acres located at the northwest corner of Tennyson Parkway and West Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #14. Applicant: CM Plano, LP</p>	
<p>5e EH</p>	<p>Revised Conveyance Plat: Turnpike Commons Addition, Block 3, Lot 2 - One conveyance lot on 13.9± acres located at the northeast corner of Renner Road and Wyngate Boulevard. Zoned Planned Development-207-Retail/190 Tollway/Plano Parkway Overlay District. Neighborhood #68. Applicant: Turnpike Commons of Plano, LLC</p>	
<p>5f EH</p>	<p>Preliminary Plat: Franklin Park at Canyon Creek, Block 1, Lot 3 - Commercial pet sitting/kennel (indoor pens) on one lot on 2.1± acres located on the east side of Independence Parkway, 500± feet south of Plano Parkway. Zoned Planned Development-382-Retail/General Office/190 Tollway/Plano Parkway Overlay District. Neighborhood #65. Applicant: Plano Parkway Investments, LP</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. Tabled June 6, 2011, July 5, 2011, and August 1, 2011. Applicant: Cencor Realty Services</p>	
<p>7 BM</p>	<p>Public Hearing: Zoning Case 2011-21 - Request to rezone 96.2± acres located at the southeast corner of Dallas North Tollway and State Highway 121 from Central Business-1 & Commercial Employment to Planned Development-Central Business-1. Zoned Central Business-1 & Commercial Employment/State Highway 121 Overlay District. Applicant: Granite Properties</p>	
<p>8A EH</p>	<p>Public Hearing: Zoning Case 2011-22 - Request for a Specific Use Permit for Gymnastics/Dance Studio on 0.7± acre located 80± feet west of N Avenue, 350± feet south of Plano Parkway. Zoned Light Industrial-1. Neighborhood #67. Applicant: Randall Haefli</p>	

<p>8B EH</p>	<p>Revised Site Plan: Luminator Addition, Block A, Lot 2 - Office-showroom/warehouse, health/fitness center, and gymnastics/dance studio on one lot on 5.3± acres located at the southwest corner of Plano Parkway and N Avenue. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Neighborhood #67. Applicant: Randall Management, LLC</p>	
<p>9 BM</p>	<p>Public Hearing: Zoning Case 2011-23 - Request to rezone 13.2± acres located at the northeast corner of Parker Road and U.S. Highway 75 from Corridor Commercial to Planned Development-Corridor Commercial. Zoned Corridor Commercial. Applicants: Parker Central Plaza LTD</p>	
<p>10 KP</p>	<p>Public Hearing - Replat: Oglesby Addition, Block D, Lot 6R - Service contractor, open storage, and commercial antenna on one lot on 4.6± acres located at the southwest corner of 13th Street and N Avenue. Zoned Light Industrial-1. Neighborhood #67. Applicant: Carolyn & John Shuffler</p>	
<p>11 KP</p>	<p>Public Hearing - Replat: Sidney Addition, Block 1, Lot 2R - New car dealer on one lot on 5.5± acres located on the south side of Plano Parkway, 990± feet east of Fulgham Road. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Neighborhood #55. Applicant: Richard Stone</p>	
<p>12 BM</p>	<p>Public Hearing - Preliminary Replat: North Central Park, Phase 2, Block B, Lot 1R - Restaurant on one lot on 2.5± acres located on the northeast corner of U.S. Highway 75 and Central Parkway East. Zoned Corridor Commercial. Neighborhood #59. Applicant: Four Star Development & Haggard Brothers, LTD.</p>	
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>13 BM</p>	<p>Site Plan: Normandy Estates Addition, Block A, Lot 5 - Day care center on one lot on 1.7± acres located at the northwest corner of Tennyson Parkway and Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #14. Applicant: CM Plano, LP</p>	
<p>14 SS</p>	<p>Discussion & Direction: Residential Setback Policy Recommendations - Discussion and direction regarding the residential setback policy recommendations stated in the Housing Density and Infill Housing Policy Statements from the Comprehensive Plan. Applicant: City of Plano</p>	
<p>15 TF</p>	<p>Request to Call a Public Hearing - A request to call a public hearing to amend the area, yard, and bulk requirements and special district requirements pertaining to the Downtown Business/Government zoning district, and related sections of the Zoning Ordinance. Applicant: City of Plano</p>	

16

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: Mayor Pro Tem 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.

CITY OF PLANO
PLANNING & ZONING COMMISSION
CONSENT AGENDA ITEMS

September 6, 2011

Agenda Item No. 5a

Revised Site Plan: Fellowship Bible Church North Addition, Block A, Lot 1
Applicant: Chase Oaks Church

Religious facility on one lot on 27.7± acres located at the northeast corner of Legacy Drive and Chase Oaks Boulevard. Zoned Planned Development-277-Retail/General Office. Neighborhood #13.

The purpose for the revised site plan is to expand the existing religious facility and add parking.

Recommended for approval as submitted.

Agenda Item No. 5b

Revised Site Plan: Plano East Church of Christ Addition, Block A, Lot 1
Applicant: Plano East Church of Christ

Religious facility on one lot on 5.0± acres located at the northwest corner of Merriman Drive and Ranch Estates Drive. Zoned Planned Development-173-Estate Development. Neighborhood #50.

The purpose for the revised site plan is to expand the existing religious facility.

Recommended for approval as submitted.

Agenda Item No. 5c

Final Plat: Renner SVC Substation Addition, Block 1, Lot 1

Applicant: Oncor Electric Delivery Company

Electrical substation on one lot on 44.2± acres located on the south side of Plano Parkway, 390± feet east of Fulgham Road. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Neighborhood #55.

The purpose of the final plat is to dedicate easements necessary for completing the development of the property as an electrical substation.

Recommended for approval as submitted.

Agenda Item No. 5d

Preliminary Plat: Normandy Estates Addition, Block A, Lot 5

Applicant: CM Plano, LP

Day care center on one lot on 1.7± acres located at the northwest corner of Tennyson Parkway and West Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #14.

The purpose for the preliminary plat is to propose easements necessary for the development of the site as day care center.

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

Agenda Item No. 5e

Revised Conveyance Plat: Turnpike Commons Addition, Block 3, Lot 2

Applicant: Turnpike Commons of Plano, LLC

One conveyance lot on 13.9± acres located at the northeast corner of Renner Road and Wyngate Boulevard. Zoned Planned Development-207-Retail/190 Tollway/Plano Parkway Overlay District. Neighborhood #68.

The purpose for the revised conveyance plat is to abandon and dedicate easements necessary for future development.

Recommended for approval as submitted.

Agenda Item No. 5f

Preliminary Plat: Franklin Park at Canyon Creek, Block 1, Lot 3

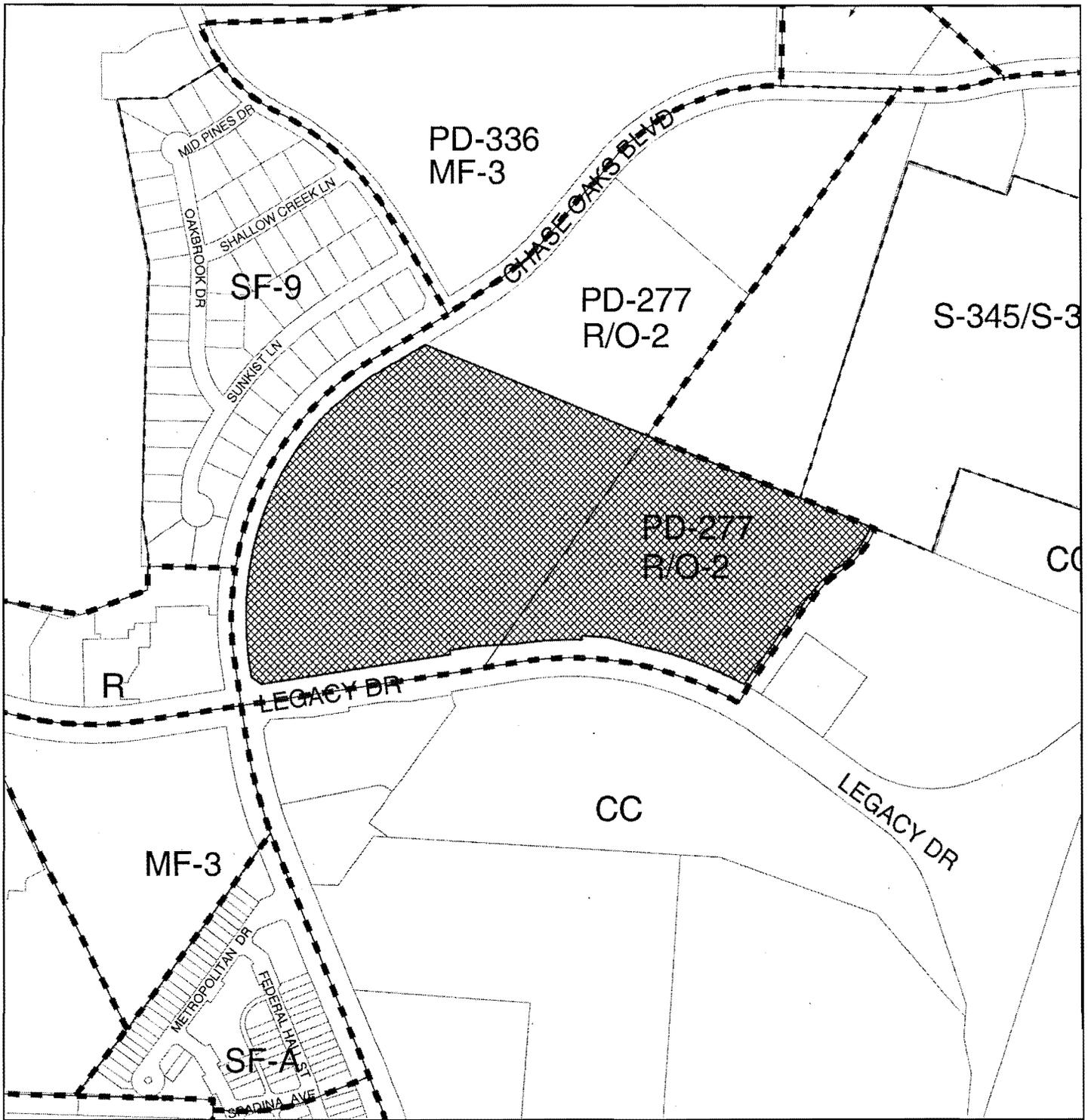
Applicant: Plano Parkway Investments, LP

Commercial pet sitting/kennel (indoor pens) on one lot on 2.1± acres located on the east side of Independence Parkway, 500± feet south of Plano Parkway. Zoned Planned Development-382-Retail/General Office/190 Tollway/Plano Parkway Overlay District. Neighborhood #65.

The purpose for the preliminary plat is to propose easements necessary for the development of the site as commercial pet sitting/kennel (indoor pens).

Recommended for approval subject to:

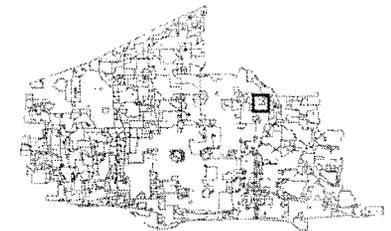
1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
 2. Dedication of an offsite fire lane, access and utility easement on Franklin Park at Canyon Creek, Block 1, Lot 1.
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Item Submitted: REVISED SITE PLAN

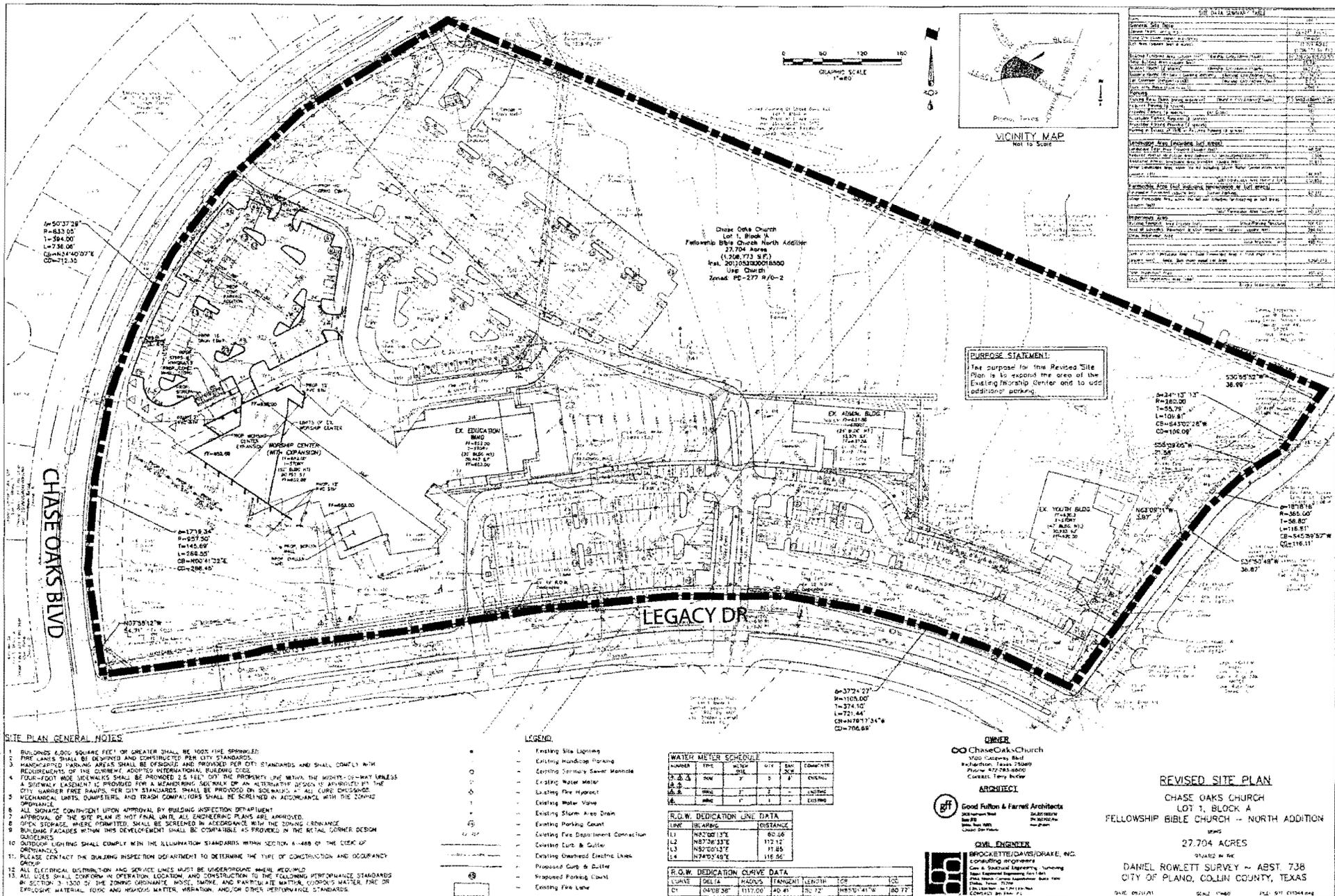
Title: FELLOWSHIP BIBLE CHURCH-NORTH
BLOCK A, LOT 1

Zoning: PLANNED DEVELOPMENT-277-RETAIL/GENERAL OFFICE



○ 200' Notification Buffer





SURVEY DATA

LINE	BEARING	LENGTH	AREA
1	S89°57'28" W	61.83	
2	S34°00'00" W	134.00	
3	S73°36'06" W	173.36	
4	S44°40'27" E	112.32	
5	S17°16'34" W	137.34	
6	S07°50'00" W	145.69	
7	S68°50'00" W	158.50	
8	S40°41'23" E	206.40	
9	S07°50'00" W	145.69	
10	S68°50'00" W	158.50	
11	S40°41'23" E	206.40	
12	S17°16'34" W	137.34	
13	S07°50'00" W	145.69	
14	S68°50'00" W	158.50	
15	S40°41'23" E	206.40	
16	S17°16'34" W	137.34	
17	S07°50'00" W	145.69	
18	S68°50'00" W	158.50	
19	S40°41'23" E	206.40	
20	S17°16'34" W	137.34	
21	S07°50'00" W	145.69	
22	S68°50'00" W	158.50	
23	S40°41'23" E	206.40	
24	S17°16'34" W	137.34	
25	S07°50'00" W	145.69	
26	S68°50'00" W	158.50	
27	S40°41'23" E	206.40	
28	S17°16'34" W	137.34	
29	S07°50'00" W	145.69	
30	S68°50'00" W	158.50	
31	S40°41'23" E	206.40	
32	S17°16'34" W	137.34	
33	S07°50'00" W	145.69	
34	S68°50'00" W	158.50	
35	S40°41'23" E	206.40	
36	S17°16'34" W	137.34	
37	S07°50'00" W	145.69	
38	S68°50'00" W	158.50	
39	S40°41'23" E	206.40	
40	S17°16'34" W	137.34	
41	S07°50'00" W	145.69	
42	S68°50'00" W	158.50	
43	S40°41'23" E	206.40	
44	S17°16'34" W	137.34	
45	S07°50'00" W	145.69	
46	S68°50'00" W	158.50	
47	S40°41'23" E	206.40	
48	S17°16'34" W	137.34	
49	S07°50'00" W	145.69	
50	S68°50'00" W	158.50	
51	S40°41'23" E	206.40	
52	S17°16'34" W	137.34	
53	S07°50'00" W	145.69	
54	S68°50'00" W	158.50	
55	S40°41'23" E	206.40	
56	S17°16'34" W	137.34	
57	S07°50'00" W	145.69	
58	S68°50'00" W	158.50	
59	S40°41'23" E	206.40	
60	S17°16'34" W	137.34	
61	S07°50'00" W	145.69	
62	S68°50'00" W	158.50	
63	S40°41'23" E	206.40	
64	S17°16'34" W	137.34	
65	S07°50'00" W	145.69	
66	S68°50'00" W	158.50	
67	S40°41'23" E	206.40	
68	S17°16'34" W	137.34	
69	S07°50'00" W	145.69	
70	S68°50'00" W	158.50	
71	S40°41'23" E	206.40	
72	S17°16'34" W	137.34	
73	S07°50'00" W	145.69	
74	S68°50'00" W	158.50	
75	S40°41'23" E	206.40	
76	S17°16'34" W	137.34	
77	S07°50'00" W	145.69	
78	S68°50'00" W	158.50	
79	S40°41'23" E	206.40	
80	S17°16'34" W	137.34	
81	S07°50'00" W	145.69	
82	S68°50'00" W	158.50	
83	S40°41'23" E	206.40	
84	S17°16'34" W	137.34	
85	S07°50'00" W	145.69	
86	S68°50'00" W	158.50	
87	S40°41'23" E	206.40	
88	S17°16'34" W	137.34	
89	S07°50'00" W	145.69	
90	S68°50'00" W	158.50	
91	S40°41'23" E	206.40	
92	S17°16'34" W	137.34	
93	S07°50'00" W	145.69	
94	S68°50'00" W	158.50	
95	S40°41'23" E	206.40	
96	S17°16'34" W	137.34	
97	S07°50'00" W	145.69	
98	S68°50'00" W	158.50	
99	S40°41'23" E	206.40	
100	S17°16'34" W	137.34	

- SITE PLAN GENERAL NOTES**
- BUILDINGS 4,000 SQUARE FEET OR GREATER SHALL BE TOOK FIRE SPRINKLED.
 - FIRE LANS SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
 - MANUFACTURING, WAREHOUSING, AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENTLY ADOPTED INTERNATIONAL BUILDING CODE.
 - FOUR-FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OFF THE PROPERTY LINE WITHIN THE HIGHWAY-TO-WAY UNLESS A SIDEWALK LAYOUT IS PROVIDED PER A MEMORANDUM SUBMITTED BY AN ALTERNATE DESIGNER APPROVED BY THE CITY. HARBOR FREE RAMPS, PER CITY STANDARDS, SHALL BE PROVIDED ON SIDEWALKS AT ALL CURB CUTS/ENCLOSURE MECHANICAL UNITS, DUMPSTERS, AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - ALL SIGNAGE CONSENT 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 CONFORMABLE AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES.
 - OUTDOOR LIGHTING SHALL COMPLY WITH THE ILLUMINATION STANDARDS WITHIN SECTION 6-488 OF THE CITY OF PLANO ORDINANCES.
 - PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
 - ALL ELECTRICAL DISTRIBUTION AND SERVICE LINES MUST BE UNDERGROUND WHERE REQUIRED.
 - ALL UTILITIES SHALL CONFORM IN OPERATION, LOCATION AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS BY SECTION 3.1300 OF THE ZONING ORDINANCE: NOISE, VIBRATION, AND PARTICULATE MATTER; COSMETIC MATTER; FIRE OR EXPLOSIVE MATERIAL; TOXIC AND HAZARDOUS MATERIAL; VIBRATION; AND/OR OTHER PERFORMANCE STANDARDS.

LEGEND

- Existing Site Lighting
- Existing Handicap Parking
- Existing Security Saver Mounds
- Existing Water Meter
- Existing Fire Hydrant
- Existing Water Valve
- Existing Storm Area Drain
- Existing Parking Count
- Existing Fire Department Connection
- Existing Curb & Gutter
- Existing Overhead Electric Lines
- Proposed Curb & Gutter
- Proposed Parking Count
- Existing Fire Lane

WATER METER SCHEDULE

NUMBER	TYPE	SIZE	DATE	BY	COMMENTS
1	W	1/2"	11/15/00
2	W	1/2"	11/15/00
3	W	1/2"	11/15/00
4	W	1/2"	11/15/00

R.O.W. DEDICATION LINE DATA

LINE	BEARING	DISTANCE
L1	N87°00'13" E	60.56
L2	N87°06'33" E	112.15
L3	N87°00'33" E	11.85
L4	N74°02'49" E	116.56

R.O.W. DEDICATION CURVE DATA

CURVE	DELTA	HAZARD	TANGENT	LENGTH	PC	PT
C1	04°08'38"	1117.00	140.41	50.72	N85°01'41" W	80.77

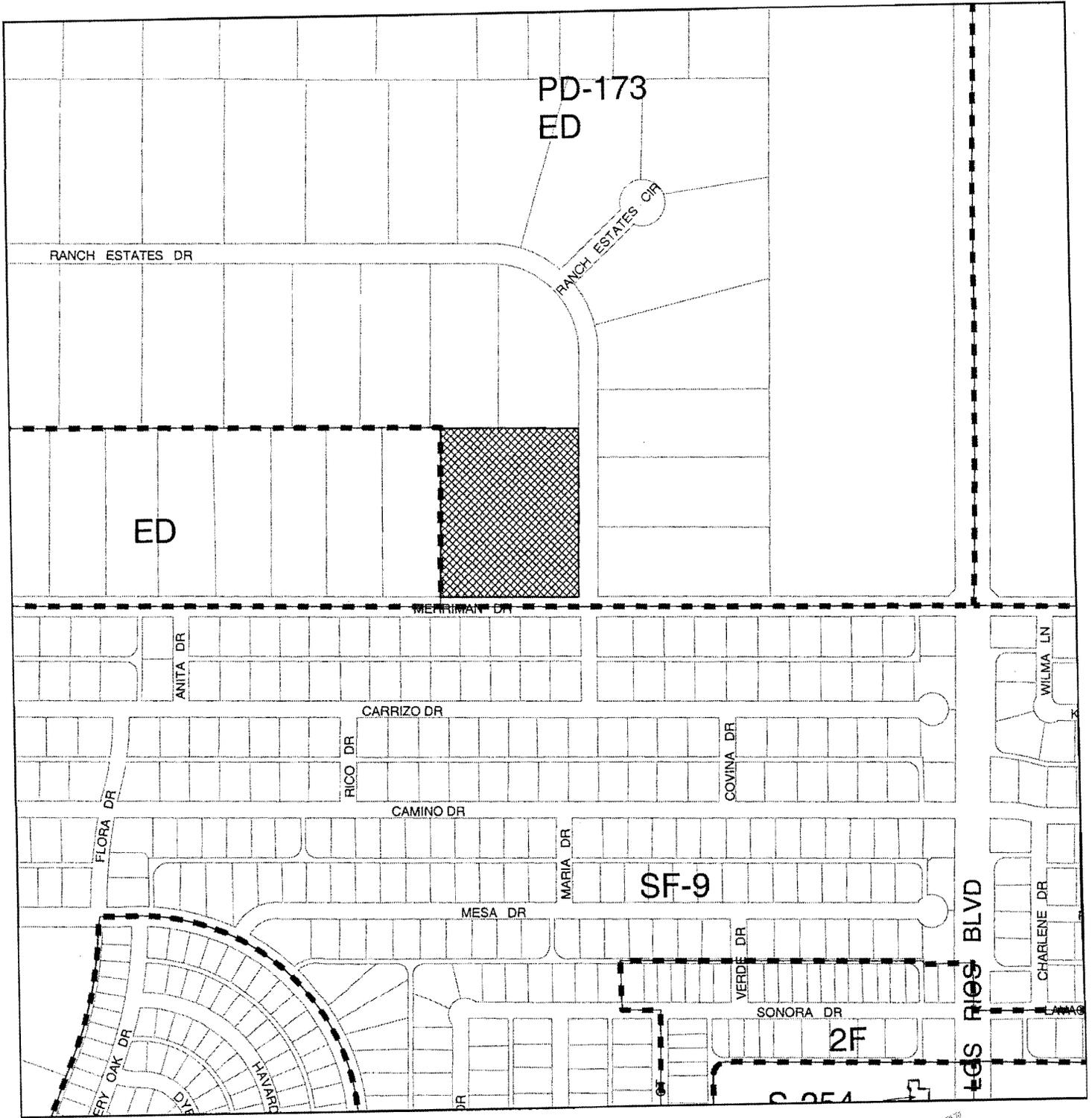
OWNER
 Chase Oaks Church
 1500 Gateway Blvd
 Richardson, Texas 75080
 Phone: 972-783-8800
 Contact: Terry Butler

ARCHITECT
 Good Fulton & Farrel Architects
 203 Harmon Blvd
 Suite 200
 Dallas, Texas 75201
 Contact: Dan Farrel

CIVIL ENGINEER
 BROCKETTE/GAYN/DRAKE, INC.
 CONSULTING ENGINEERS
 Civil & Structural Engineering, Surveying
 State Licensed Engineering Firm
 1100 Ross Street, Suite 200
 Dallas, Texas 75208
 Phone: 972-783-8800
 Contact: Dan Drake

REVISED SITE PLAN
 CHASE OAKS CHURCH
 LOT 1, BLOCK A
 FELLOWSHIP BIBLE CHURCH - NORTH ADDITION
 27,704 ACRES
 DATED BY THE
 DANIEL ROWLETT SURVEY ~ ABST. 738
 CITY OF PLANO, COLLIN COUNTY, TEXAS

DATE: 08/21/11 SCALE: 1"=60' PLOT: 011 OF 014

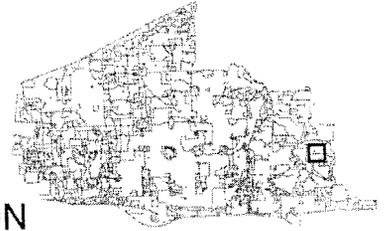


Item Submitted: REVISED SITE PLAN

Title: PLANO EAST CHURCH OF CHRIST ADDITION
BLOCK A, LOT 1

Zoning: PLANNED DEVELOPMENT-173-ESTATE DEVELOPMENT

○ 200' Notification Buffer

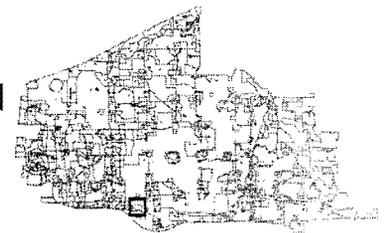




Item Submitted: FINAL PLAT

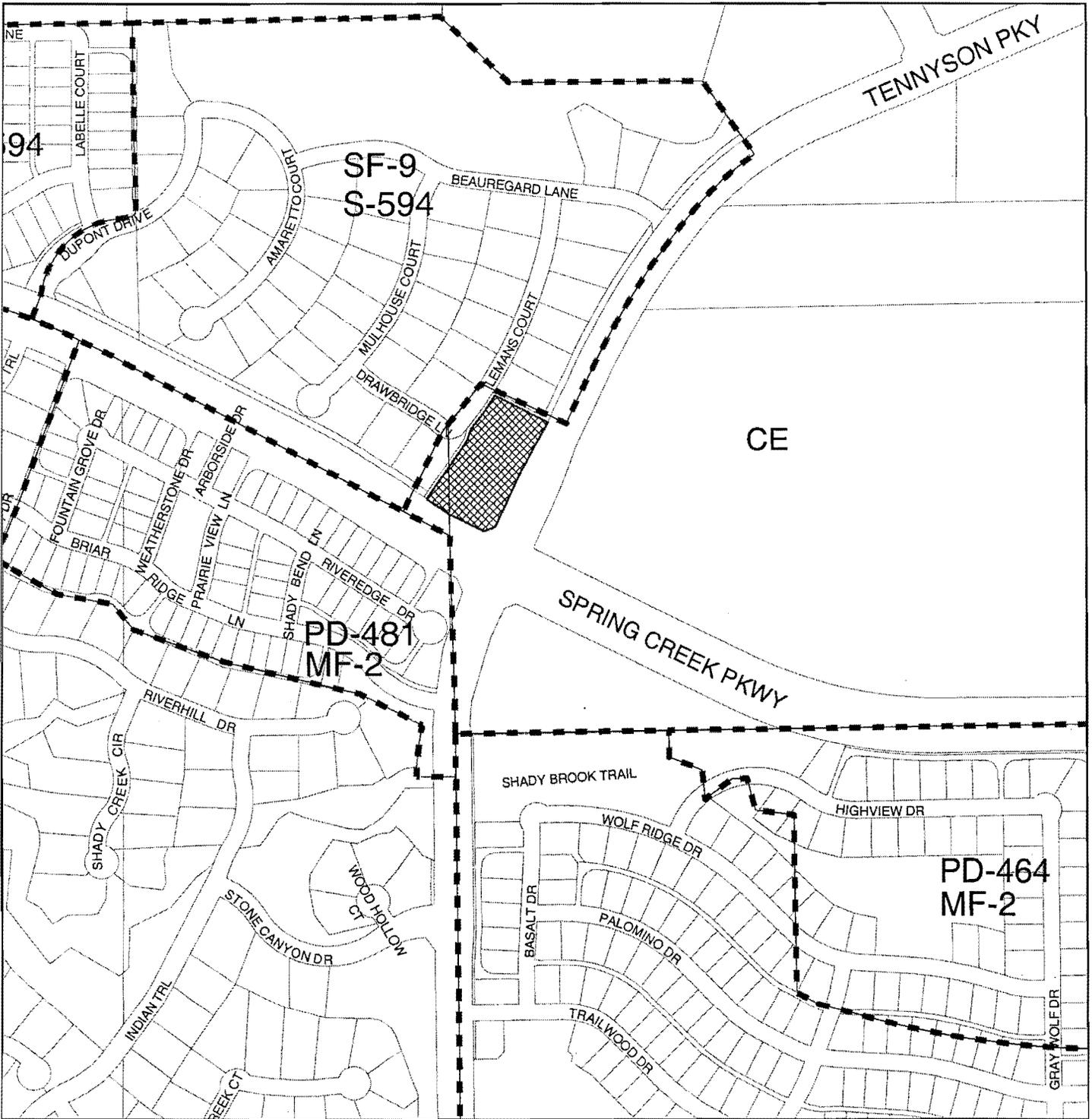
Title: RENNER SVC SUBSTATION ADDITION
BLOCK 1, LOT 1

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



○ 200' Notification Buffer

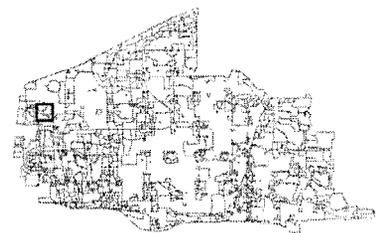




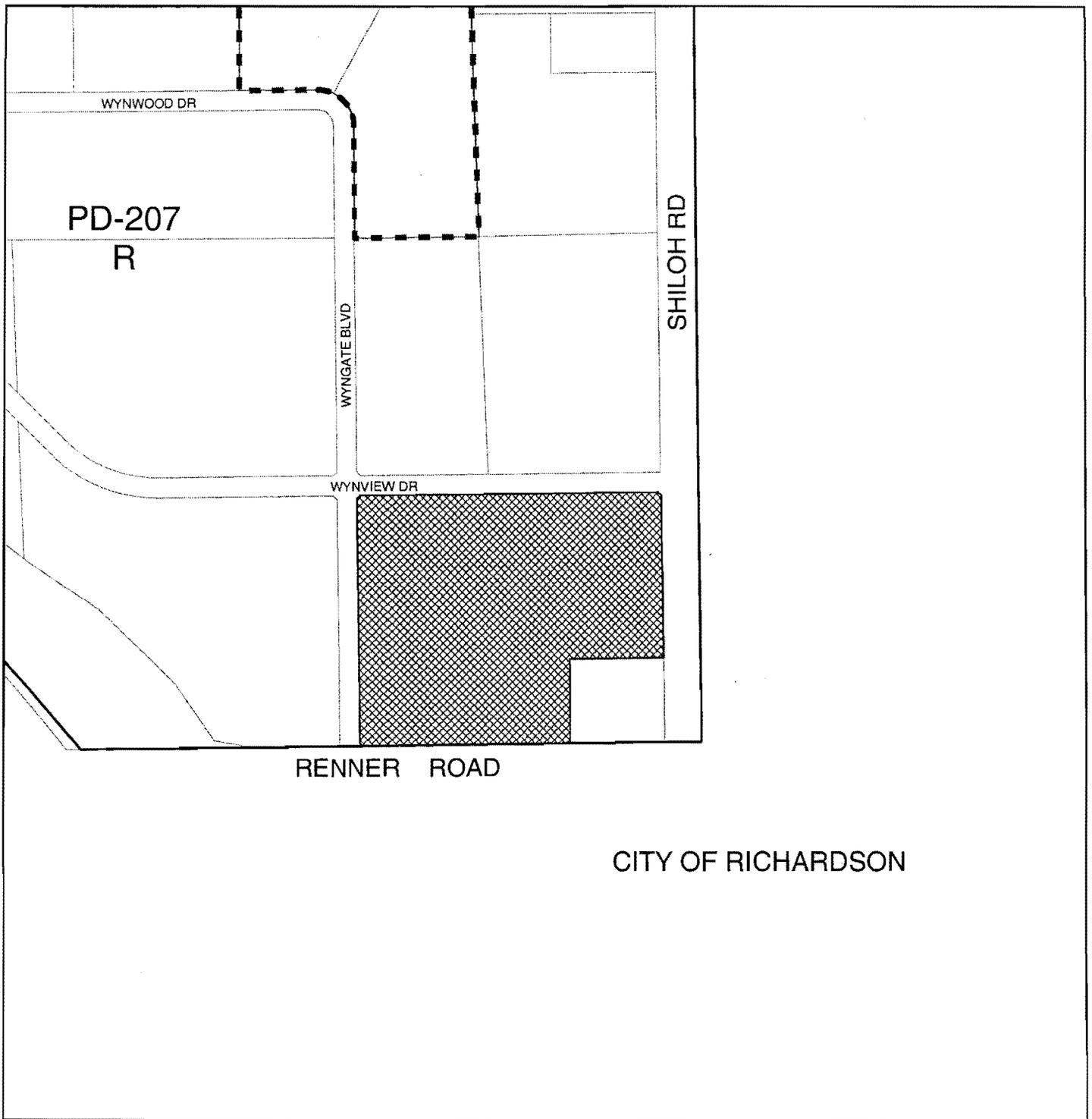
Item Submitted: PRELIMINARY PLAT

Title: NORMANDY ESTATES ADDITION
BLOCK A, LOT 5

Zoning: COMMERCIAL EMPLOYMENT



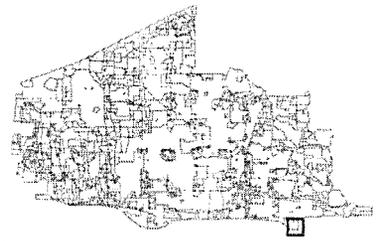
○ 200' Notification Buffer



Item Submitted: REVISED CONVEYANCE PLAT

Title: TURNPIKE COMMONS ADDITION
BLOCK 3, LOT 2

Zoning: PLANNED DEVELOPMENT-207-RETAIL/
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT



○ 200' Notification Buffer



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

Whereas Turnpike Commons of Plano, LLC is the owner of a tract of land situated in the James T. McCullough Survey, Abstracts Nos. 585 & 633, City of Plano, Collin County, Texas, and being a part of Tract 1 described in Limited Warranty Deed to Turnpike Commons of Plano, LLC as recorded in County Clerk File No. 2009020300190350, Official Public Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a plastic cap stamped "SPARSENG" set for corner at the southeast corner of Lot 1, Block 3, Turnpike Commons Addition, as addition to the City of Plano as recorded in Cabinet 2010, Page 322, Plat Records, Collin County, Texas and also being in the north line of Renner Road (Varies With Public R.O.W.);

THENCE South 89°18'15" West along the north line of said Renner Road, for a distance of 618.97 feet to a 1/2" iron rod found for corner at the southwest end of a corner c/p of the intersection of said Renner Road and Wynogate Boulevard (60' Public R.O.W.);

THENCE North 45°40'33" West along said corner c/p, for a distance of 14.14 feet to a 1/2" iron rod found for corner at the northwest end of said corner c/p;

THENCE North 00°37'24" West along the east line of said Wynogate Boulevard, for a distance of 728.77 feet to a 1/2" iron rod found at the southwest end of a corner c/p of the intersection of said Wynogate Boulevard and Wynivue Drive (60' Public R.O.W.);

THENCE North 4°22'35" East along said corner c/p, for a distance of 14.14 feet to a 1/2" iron rod found at the northeast end of said corner c/p;

THENCE North 89°22'36" East along the south line of said Wynivue Drive, for a distance of 154.38 feet to a 1/2" iron rod found at the northwest end of a corner c/p at the intersection of said Wynivue Drive and S90th Road (105' With Public R.O.W.);

THENCE South 45°37'24" East along said corner c/p, for a distance of 14.14 feet to the southeast end of said corner c/p;

THENCE South 09°37'24" East along the west line of said Shiloh Road, for a distance of 178.09 feet to a 1/2" iron rod with a plastic cap stamped "SPARSENG" set for corner;

THENCE South 03°11'25" West continuing along said west line of Shiloh Road, for a distance of 150.35 feet to a 1/2" iron rod with a plastic cap stamped "SPARSENG" set for corner;

THENCE South 09°37'24" East along the west line of said Shiloh Road, for a distance of 134.88 feet to a 1/2" iron rod with a plastic cap stamped "SPARSENG" set for corner at the northeast corner of said Lot 1, Block 3;

THENCE South 89°15'15" West departing said west line of Shiloh Road and along the north line of said Lot 1, for a distance of 278.55 feet to a 1/2" iron rod with a plastic cap stamped "SPARSENG" set for corner at the northeast corner of said Lot 1;

THENCE South 00°37'24" East along the west line of said Lot 1, for a distance of 234.13 feet to the Point of Beginning and containing 607,182 square feet or 13,939 acres of land.

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Turnpike Commons of Plano, LLC, acting by and through their duly authorized officer, does hereby cede to the City of Plano, Texas, and do 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 encroach 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, 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 line 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 of 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 line 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 Fire Marshal 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 uses.

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 of all times of the City of Plano, its agents, employees, workers and representatives having ingress, egress, and egress in, along, upon and across said premises.

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

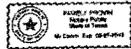
Witness my hand this 31st day of August, 2011.

By: Turnpike Commons of Plano, LLC
Charles C. Niss
Charles C. Niss
Title: VICE PRESIDENT

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 Charles C. Niss 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 the 31st day of August, 2011.



Charles C. Niss
Notary Public in and for
The State of Texas

SURVEYOR'S CERTIFICATE

I, Darren K. Brown, a Registered Professional Land Surveyor, hereby certify that I have performed an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the plotting rules and regulations of the City of Plano, Texas.

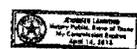
D. K. Brown
Darren K. Brown
Registration No. 6252



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 Darren K. Brown, 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 31 day of August, 2011.



Darren K. Brown
Notary Public in and for
The State of Texas

CERTIFICATE OF APPROVAL

APPROVED this _____ day of _____, 2011, 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 therein expressed.

Given under my hand and seal of office this the _____ day of _____, 2011.

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 therein expressed.

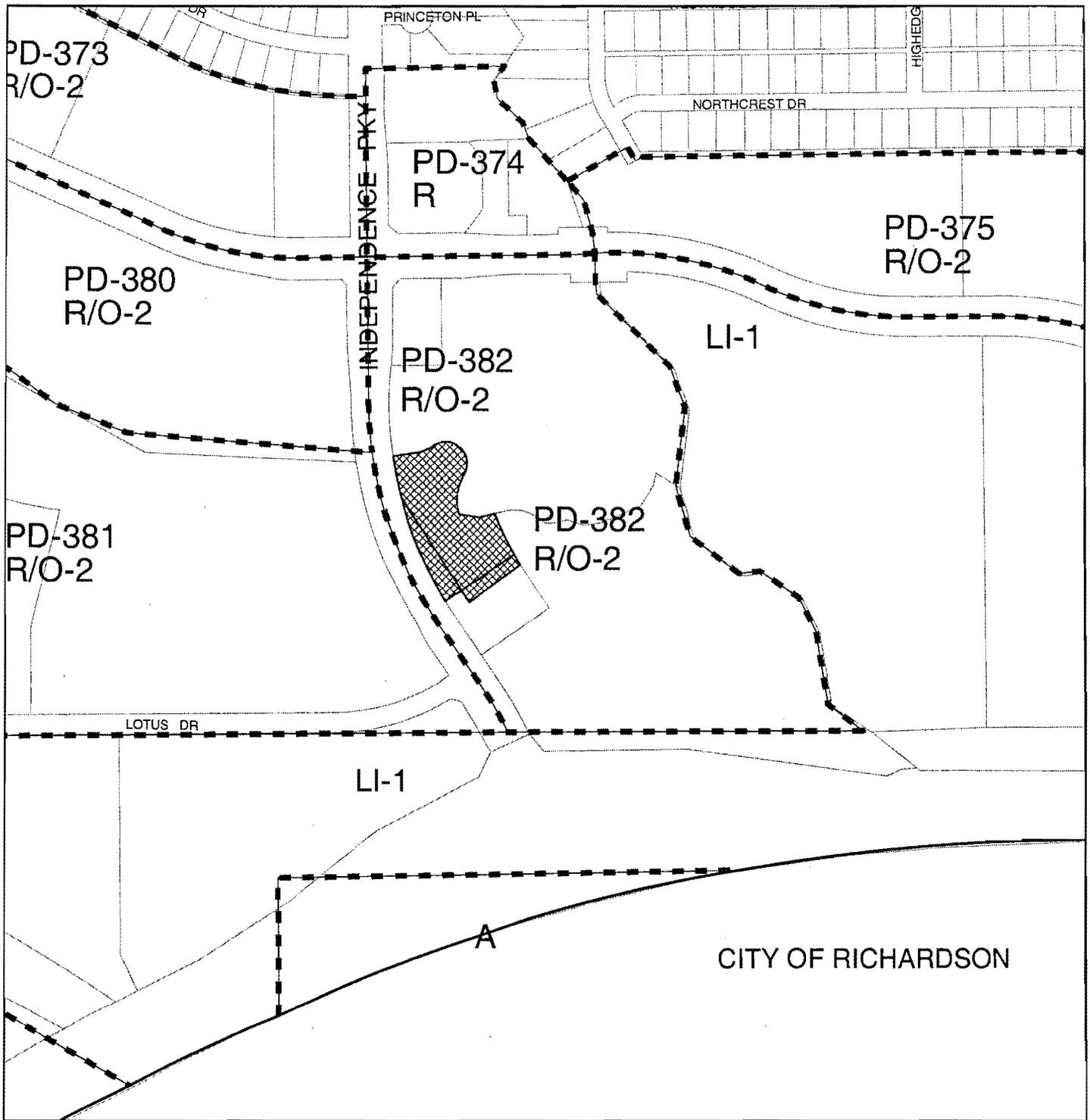
Given under my hand and seal of office this the _____ day of _____, 2011.

Notary Public in and for
The State of Texas

SHEET 3 OF 3
REVISED CONVEYANCE PLAT
OF
TURNPIKE COMMONS ADDITION
LOT 2, BLOCK 3 - 13.939 Acres
situated in the
JAMES T. McCULLOUGH SURVEY - ABSTRACTS 585 & 633
CITY OF PLANO, COLLIN COUNTY, TEXAS

Engineer/Recorder: Salove Engineering, Inc. Turnpike Commons of Plano, LLC
18PE No. F-2121 5910 N. Central Exp., Suite 1445
765 Guster Road, Suite 100 Dallas, Texas 75206
Plano, Texas 75075 Telephone (214) 881-8110
Telephone (972) 422-0077 Contact: Charles C. Niss
Contact: Kevin Wier

1 Lot
13,939 Ac. (Gross)

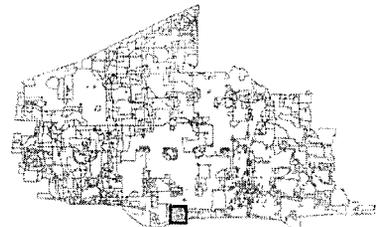


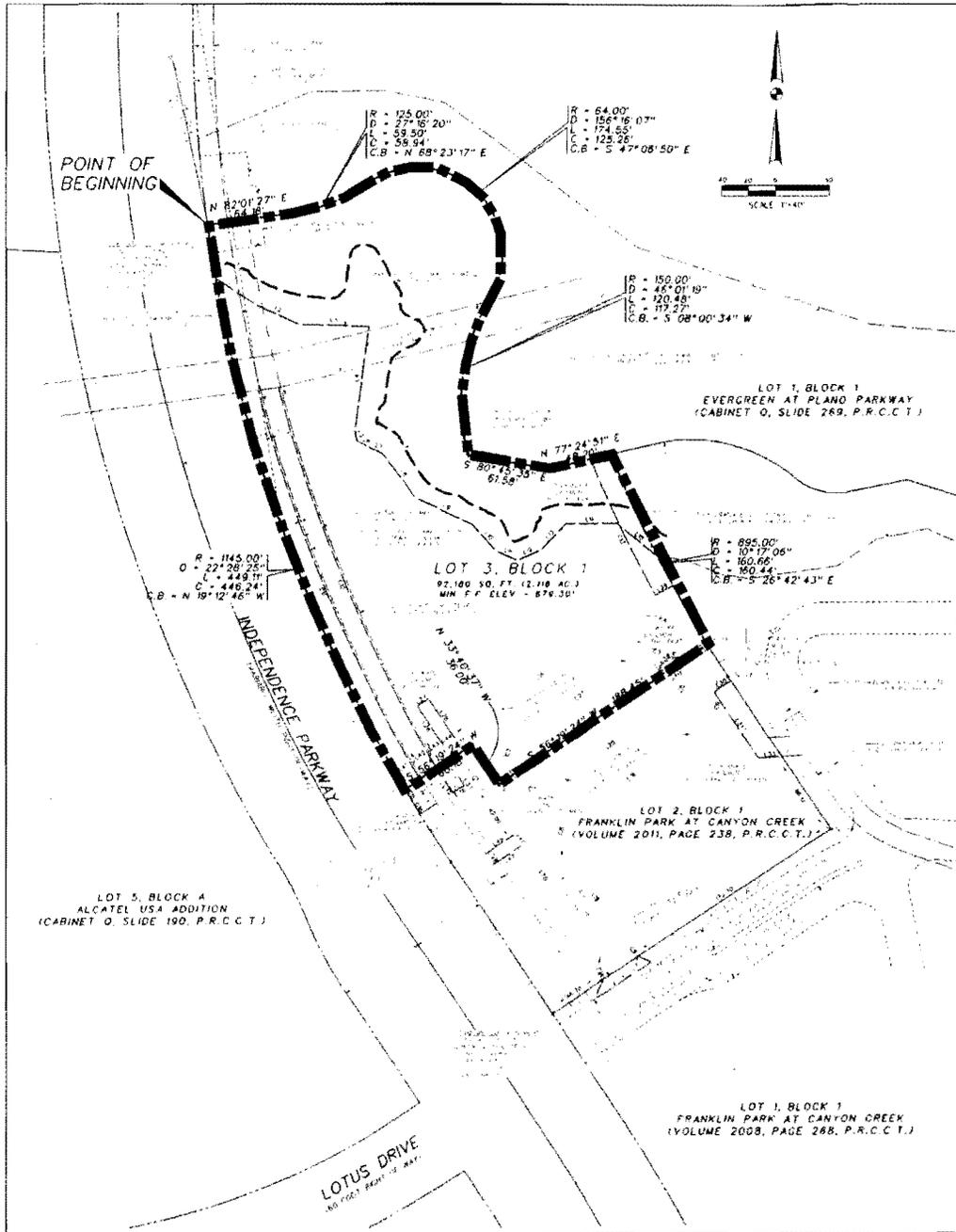
Item Submitted: PRELIMINARY PLAT

Title: FRANKLIN PARK AT CANYON CREEK
BLOCK 1, LOT 3

Zoning: PLANNED DEVELOPMENT-382-RETAIL/GENERAL OFFICE/
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT

○ 200' Notification Buffer



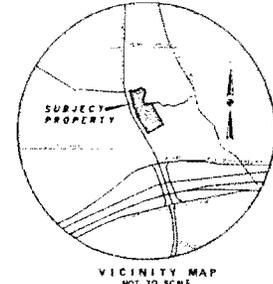


LINE DATA

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	S58°35'45"E	37.50	L17	S37°30'31"E	6.00	L34	N77°14'51"W	15.00
L2	S65°24'17"E	34.00	L18	N65°19'24"E	10.50	L35	N33°40'31"W	8.50
L3	S57°31'10"E	24.26	L19	S33°40'36"W	7.50	L36	S56°19'22"W	10.00
L4	S77°38'18"W	24.26	L20	S37°40'36"W	19.50	L37	N33°40'38"W	5.50
L5	S60°58'15"W	6.84	L21	S55°19'23"W	25.80	L38	N56°19'25"E	10.50
L6	S50°10'14"E	9.68	L22	S37°40'36"W	16.00	L39	N52°41'05"W	10.00
L7	S58°28'40"E	19.9	L23	S55°19'22"W	6.00	L40	N52°19'25"E	10.51
L8	S37°39'01"E	42.10	L24	S33°30'39"E	6.00	L41	S56°19'23"W	10.00
L9	S64°43'02"E	15.23	L25	N65°19'24"E	10.50	L42	S56°19'24"W	15.03
L10	S41°25'11"E	26.57	L26	N33°40'36"W	24.87	L43	S56°19'23"W	11.69
L11	S54°54'37"E	7.59	L27	S65°19'23"W	30.00	L44	S58°19'23"W	10.00
L12	N65°43'58"E	10.09	L28	N33°40'36"W	24.87	L45	N56°19'23"E	25.00
L13	N43°49'36"E	2.03	L29	S55°19'24"W	15.00	L46	S33°40'38"W	10.00
L14	N60°49'19"E	16.40	L30	N65°19'24"E	15.00	L47	N46°19'24"E	15.00
L15	S50°10'10"E	39.87	L31	S33°40'36"E	20.57	L48	S33°40'35"E	10.00
L16	S56°19'22"W	149.23	L32	N65°19'25"E	17.32			

CURVE DATA

CURVE	LENGTH	DECTA	PIVOTS	TANGENTS	DIRECTION	CHORD
C1	31.42	90°00'00"	20.00	20.00	S77°40'31"E	28.28
C2	31.42	89°59'59"	20.00	20.00	N11°40'31"E	28.28
C3	31.42	90°00'00"	20.00	20.00	S77°40'31"E	28.28
C4	59.12	90°00'00"	44.00	44.00	S77°40'31"E	52.15
C5	31.42	90°00'00"	20.00	20.00	S77°40'31"W	28.28
C6	59.12	90°00'00"	44.00	44.00	S77°40'31"W	52.15
C7	31.42	90°00'00"	20.00	20.00	N11°40'35"W	28.28
C8	31.42	90°00'00"	20.00	20.00	N11°40'35"E	28.28
C9	11.85	33°22'03"	20.00	5.99	N50°27'17"W	11.48
C10	11.85	33°22'03"	20.00	5.99	S11°59'00"E	11.48
C11	116.08	8°16'10"	103.00	199.18	N12°24'30"W	315.15
C12	309.38	8°52'26"	106.50	352.59	N12°24'48"W	309.16
C13	326.27	8°42'24"	100.00	333.30	N22°49'19"W	306.47
C14	12.02	0°56'06"	145.00	6.01	N30°08'55"W	12.02
C15	12.02	0°56'06"	145.00	6.01	N30°08'51"W	12.02
C16	10.01	0°50'03"	114.00	5.00	N31°18'05"W	10.01



LOT 1, BLOCK 1
FRANKLIN PARK AT CANYON CREEK
(VOLUME 2008, PAGE 268, P.R.C.C.T.)

LOT 2, BLOCK 1
FRANKLIN PARK AT CANYON CREEK
(VOLUME 2011, PAGE 238, P.R.C.C.T.)

LOT 1, BLOCK 1
FRANKLIN PARK AT CANYON CREEK
(VOLUME 2008, PAGE 268, P.R.C.C.T.)

LOT 5, BLOCK 4
ALCATEL USA ADDITION
(CABINET O, SLIDE 190, P.R.C.C.T.)

OWNER:
PLANO PARKWAY INVESTMENTS, L.P.
545 E. JOHN CARPENTER FWY STE 800
IRVING, TX 75062-8101

CIVIL ENGINEER/LAND SURVEYOR:
LIM & ASSOCIATES, inc.
engineering and surveying consultants
1721 W. Market Street, Suite 110 - L150
Dallas, Texas 75202
Tel: 214-699-8838 • Fax: 214-699-8831
Contact: S.W. "Dennis" Lim, P.E., PLS

PRELIMINARY PLAT
FRANKLIN PARK AT CANYON CREEK
LOT 3, BLOCK 1
BEING
ALL OF LOT 3, BLOCK 1 OF THE REVISED CONVEYANCE PLAT OF
FRANKLIN PARK AT CANYON CREEK, LOTS 2 AND 3, BLOCK 1
RECORDED IN VOLUME 2011, PAGE 238, P.R.C.C.T.
OUT OF
FRANCIS McCULLOUGH SURVEY, ABSTRACT NO 586
CITY OF PLANO, COLLIN COUNTY, TEXAS

AUGUST 15, 2011

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Whereas, Plano Parkway Investments, L.P. is the owner of a 3.122 acre tract of land situated in the Francis McCullough Survey, Abstract No. 386, in the City of Plano, Collin County, Texas, and being part of a 28.098 acre tract of land called Tract A and described in deed to DSC, released in Volume 03930, Page 00808 and Collin County Clerk's File No. 97-0046503 of the Land Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING of a City of Plano (COP) monument found in the easterly right-of-way line of Independence Parkway, 16 1/2-foot wide public right-of-way (at this point), said point also being the southwest corner of Lot 3, Block 1 of the subdivision of Plano Parkway, an addition to the City of Plano, Collin County, Texas according to the plat thereof recorded in Cabinet D, Side 269 of the Plat Records of Collin County, Texas, the same being in the centerline of a creek:

THENCE North 82°01'23" East, departing the easterly right-of-way line of said Independence Parkway, and along the meanders of the creek, a distance of 64.16 feet to a point for corner, said point being the beginning of a longest curve to the left having a radius of 125.00 feet, a chord bearing North 68°23'17" East, a distance of 58.94 feet

THENCE Northeasterly, with said curve to the left, through a central angle of 27°16'20", an arc distance of 59.50 feet to a point for corner, said point being the beginning of a reverse curve to the left having a radius of 64.00 feet, a chord bearing South 47°06'50" East, a distance of 125.26 feet

THENCE Southeasterly, with said curve to the left, through a central angle of 156°16'07", an arc distance of 174.55 feet to a point for corner, said point being the beginning of a reverse curve to the left having a radius of 150.00 feet, a chord bearing South 08°00'34" West, a distance of 117.27 feet

THENCE Southerly, with said curve to the left, through a central angle of 46°01'19", an arc distance of 120.48 feet to a point for corner:

THENCE South 80°45'35" East, a distance of 61.58 feet to a point for corner:

THENCE North 77°24'51" East, a distance of 48.20 feet to a point for corner, said point being the beginning of non-tangent curve to the left having a radius of 895.00 feet, a chord bearing South 26°42'43" East, a distance of 160.44 feet

THENCE Southeasterly, with said curve to the left, through a central angle of 10°17'06", an arc distance of 160.66 feet to a 1/2-inch iron rod set for corner.

THENCE South 56°19'24" East, a distance of 198.45 feet to a 1/2-inch iron rod set for corner.

THENCE North 33°40'37" West, a distance of 36.00 feet to a 1/2-inch iron rod set for corner.

THENCE South 56°19'24" West, a distance of 60.18 feet to a 1/2-inch iron rod set for corner in the easterly right-of-way line of said Independence Parkway, said point being on a non-tangent curve to the right having a radius of 1145.00 feet, a chord bearing North 19°12'46" West, a distance of 445.24 feet:

THENCE Northeasterly, continuing along the easterly right-of-way line of said Independence Parkway and with said curve to the right, through a central angle of 22°28'25", an arc distance of 449.11 feet to the POINT OF BEGINNING and containing 2.116 acres or 92,180 square feet of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PLANO PARKWAY INVESTMENTS, L.P., a Texas limited partnership, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as FRANKLIN PARK AT CANYON CREEK, LOT 3, BLOCK 1, an addition to the City of Plano, Texas, and does hereby dedicate in fee simple, to the public use forever, the streets and alleys are dedicated for street purposes. The 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 removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the constructions, 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 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 procuring permission from anyone.

The area or areas shown on the plat as "VAM" (Visibility, Access, and Maintenance) Easement(s) 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 the maintenance right it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the VAM Easement of any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or any other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, or over 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 signs or signs on the VAM Easement and to remove any obstruction 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 purpose and with all rights and privileges set forth herein.

The undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, a dedicated and dedicated and show hereon and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, 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 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.

OWNER'S DEDICATION - CONTINUED

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 3, Block 1, of the 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 of 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 substance 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.

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 of all times to the city of Plano its agents employees workmen and representations having ingress, egress, and egress in, along, upon, and across said premises.

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

WITNESS, my hand and Dallas, Texas, this the ____ day of _____, 2011.

PLANO PARKWAY INVESTMENTS, L.P.

Name of Officer

Officer's Title

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned, a notary public in and for the State of Texas, on this day personally appeared _____ of PLANO PARKWAY INVESTMENTS, L.P., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of said company, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office on this the ____ day of _____, 2011.

Notary Public in and for the State of Texas

OWNER:

PLANO PARKWAY INVESTMENTS, L.P.
345 E. JOHN CARPENTER FWY STE 800
IRVING, TX 75062-8101

CIVIL ENGINEER/LAND SURVEYOR:

LIM & ASSOCIATES, inc.
1701 N. Main Street, Suite 310 / LR2
Dallas, Texas 75202
Tel: (214) 658-1888 • Fax: (214) 658-9981
Contact: S.W. "Daniel" Lim, PE, PLS

SURVEYOR'S CERTIFICATE

THAT I, SIANG W. LIM, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Plotting Rules and Regulations of the City of Plano, Texas.
Dated this the ____ day of _____, 2011.

SIANG W. "DANIEL" LIM
Texas Registered Professional Land Surveyor No. 5322
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Siang W. Lim, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same as the act and deed for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the ____ day of _____, 2011.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED on this the ____ day of _____, 2011, by the Planning & Zoning Commission, City of Plano, Texas.

Chairman, Planning & Zoning Commission

STATE OF TEXAS
COUNTY OF DALLAS

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, acknowledged to me that he executed the same as the act and deed for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the ____ day of _____, 2011.

Notary Public in and for the State of Texas

Secretary, Planning & Zoning Commission or City Engineer

STATE OF TEXAS
COUNTY OF DALLAS

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, acknowledged to me that he executed the same as the act and deed for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the ____ day of _____, 2011.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
FRANKLIN PARK AT CANYON CREEK
LOT 3, BLOCK 1

BEING
ALL OF LOT 3, BLOCK 1 OF THE REVISED CONVEYANCE PLAT OF FRANKLIN PARK AT CANYON CREEK, LOTS 2 AND 3, BLOCK 1 RECORDED IN VOLUME 2011, PAGE 238, P.R.C.C.T.

OUT OF
FRANCIS McCULLOUGH SURVEY, ABSTRACT NO. 586
CITY OF PLANO, COLLIN COUNTY, TEXAS

AUGUST 31, 2011

SHEET 2 OF 2

CITY OF PLANO
PLANNING & ZONING COMMISSION

September 6, 2011

Agenda Item No. 6

Public Hearing: Zoning Case 2011-14

Applicant: Cencor Realty Services

DESCRIPTION:

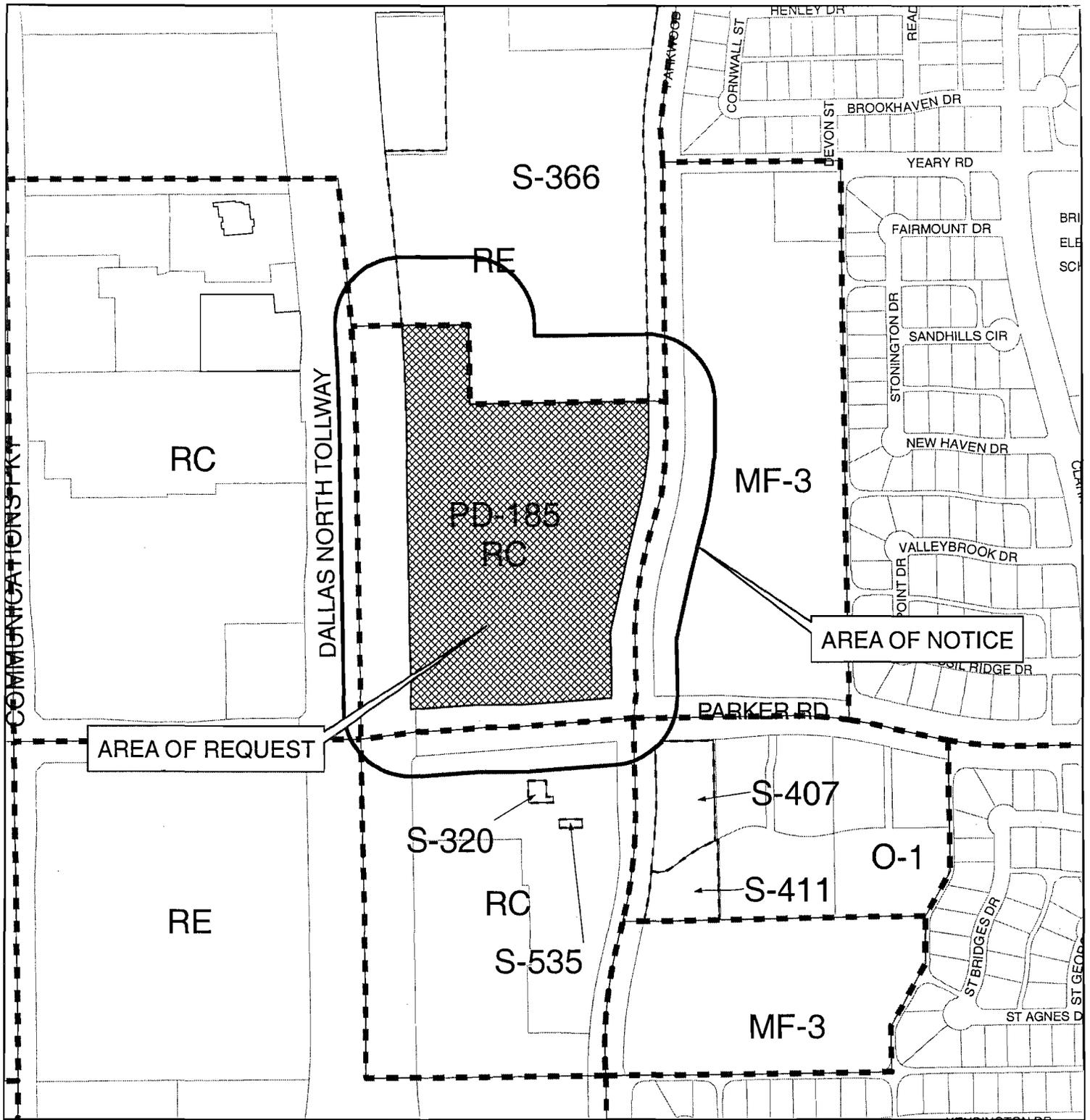
Request to amend Planned Development-185-Regional Commercial on 14.8± acres located at the northeast corner of Dallas North Tollway and Parker Road to modify the development standards and uses of the district. Zoned Planned Development-185-Regional Commercial/Dallas North Tollway Overlay District. Tabled June 6, 2011, July 5, 2011, and August 1, 2011.

REMARKS:

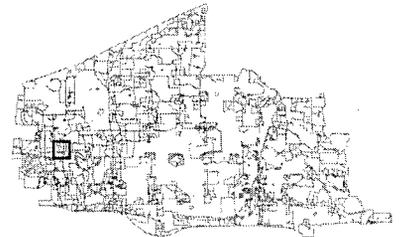
This item was tabled at the August 1, 2011, Planning & Zoning Commission meeting. The applicant is requesting additional time to address staff comments and is requesting that the item be tabled until the October 3, 2011 meeting.

RECOMMENDATION:

Recommended that the Planning & Zoning Commission accept the applicant's request to table this item until the October 3, 2011 meeting.



Zoning Case #: 2011-14



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



○ 200' Notification Buffer

David C. Palmer
Executive Vice President

dpalmer@cencorrealty.com

August 23, 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 October 3, 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

September 6, 2011

Agenda Item No. 7

Public Hearing: Zoning Case 2011-21

Applicant: Granite Properties

DESCRIPTION:

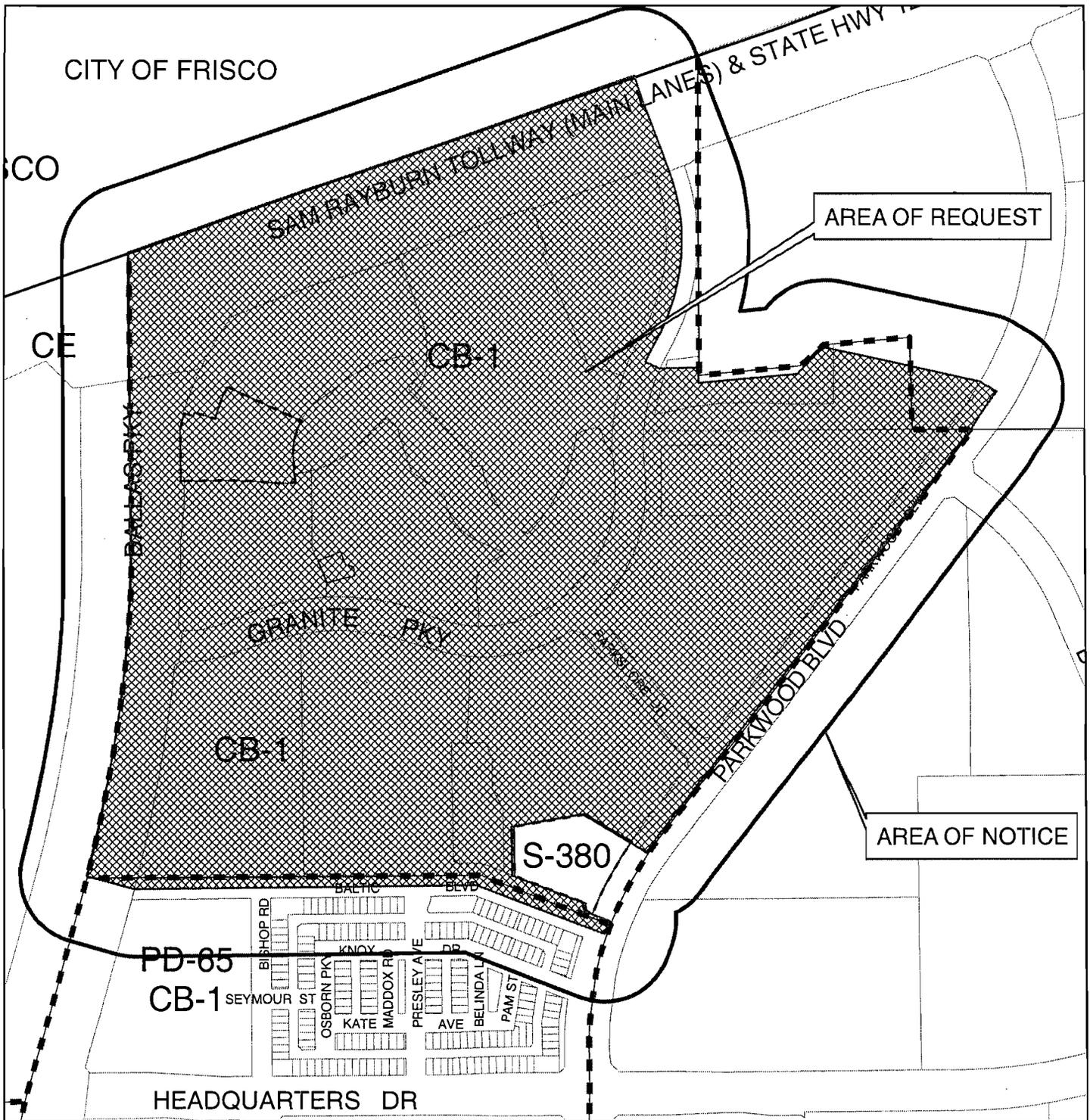
Request to rezone 96.2± acres located at the southeast corner of Dallas North Tollway and State Highway 121 **from** Central Business-1 & Commercial Employment **to** Planned Development-Central Business-1. Zoned Central Business-1 & Commercial Employment/State Highway 121 Overlay District.

REMARKS:

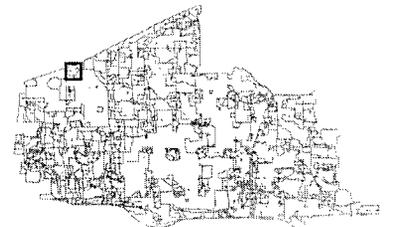
Subsequent to the property owners notice being mailed, the applicant has requested that this item be withdrawn from consideration.

RECOMMENDATION:

Recommended that the Planning & Zoning Commission accept the applicant's request to withdraw Zoning Case 2011-21



Zoning Case #: 2011-21



Existing Zoning: CENTRAL BUSINESS-1 & COMMERCIAL EMPLOYMENT/
STATE HIGHWAY 121 OVERLAY DISTRICT

○ 200' Notification Buffer



Granite

GRANITE PROPERTIES, INC.

5601 GRANITE PARKWAY
SUITE 800
PLANO, TEXAS 75024

972.731.2300 T
972.731.2360 F
WWW.GRANITEPROP.COM

August 30, 2011

Ms. Bester Munyaradzi
Development Review Planner
City of Plano
P.O. Box 860358
Plano, TX 75086-0358

Re: Granite Park Proposed Zoning Planned Development: Zoning Case 2011-21

Dear Bester,

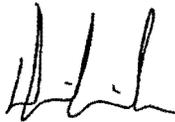
This letter shall serve as our notice to the City of Plano that Tollway /121 Partners, Ltd/ Granite Properties, Inc. hereby withdraws the referenced zoning case from consideration.

In our kick-off of April 12, 2011 we discussed with our combined Teams the desired plans and reasons for the Granite Park PD. There were four concepts which we believed would enhance Granite Park for its 75 current tenants and new prospects, with the goal to make the park more walkable, creating more green space, reduce parking as well as other amendments which we had felt would be for the betterment of Granite Park and the City of Plano.

City Staff has since determined that these concepts put forth are unacceptable therefore we respectfully withdraw our request.

Thank you for withdrawing our request which was to have been heard on September 6, 2011 Planning and Zoning Meeting.

Sincerely,



David R. Cunningham
Director, Development & Construction

Copy: Gregory P. Fuller, COO
Aaron Bidne
BOKA Powell, LLC
TBG Partners
Weir Associates
The Marshall Firm PC

CITY OF PLANO
PLANNING & ZONING COMMISSION

September 6, 2011

Agenda Item No. 8A

Public Hearing: Zoning Case 2011-22

Applicant: Randall Haefli

DESCRIPTION:

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

REMARKS:

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

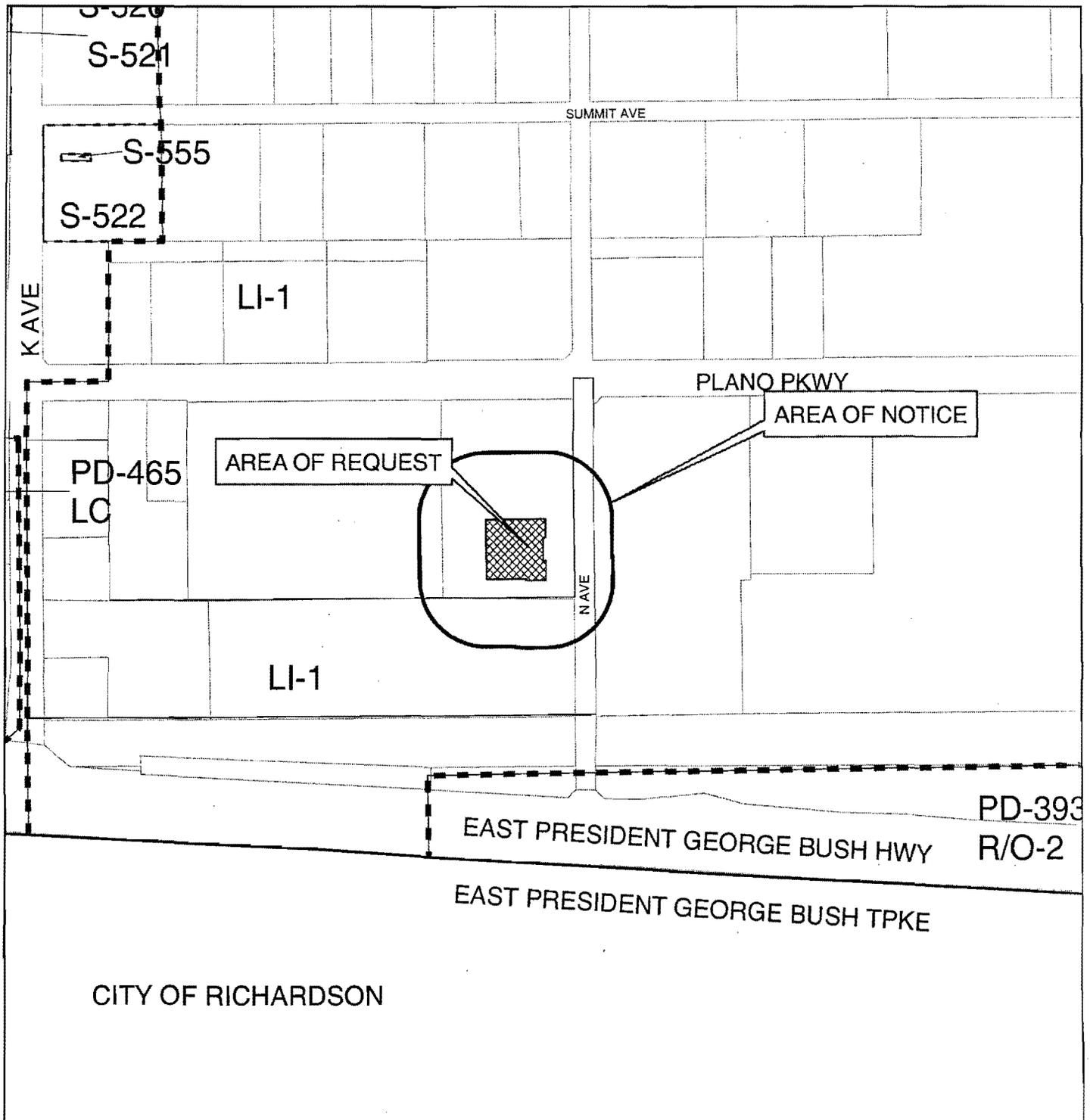
The current zoning is Light Industrial-1 (LI-1). The LI-1 district is intended to provide areas for light manufacturing firms engaged in processing, assembling, warehousing, research and development, and incidental services that are developed in accordance with the same performance standards applicable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

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

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

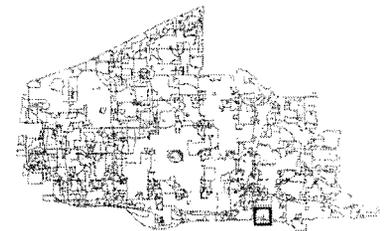
RECOMMENDATION:

Recommended for approval as submitted.



Zoning Case #: 2011-22

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



○ 200' Notification Buffer



LEASE SPACE LEGAL DESCRIPTION

PROPERTY DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

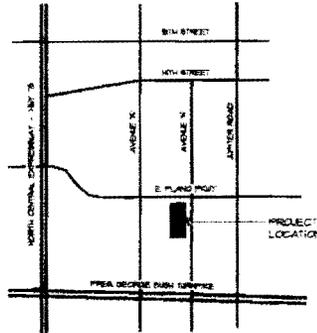
THENCE North 00 deg. 30 min. 45 sec. East, a distance of 5.00 feet to a point for corner;

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

THENCE North 00 deg. 30 min. 45 sec. East, a distance of 175.86 feet to the POINT OF BEGINNING;

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

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



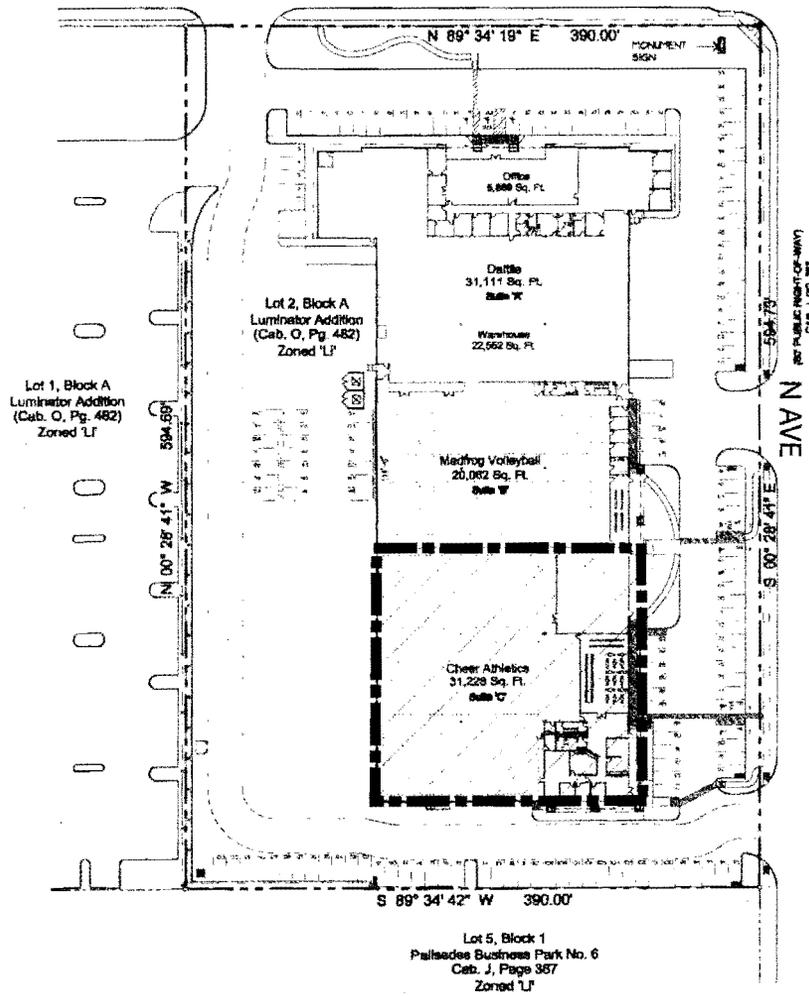
Vicinity Map scale: N.T.B.



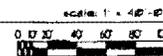
NOTE: Approval of the zoning case associated with this exhibit shall not imply approval of any associated plat, plat or plan, approval of development standards shown herein, or the initiation of the development process. Planning and Zoning Commission and/or City Council action on studies, plans or plans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

PLANO PKWY

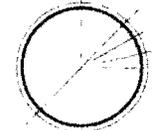
(100 R. RIGHT-OF-WAY)



Site Plan



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



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

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

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

PROPERTY #: 2011-22
 SHEET #:
 DATE: 6-08-11
 DRAWN BY:
A1.0

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

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

SURVEYOR
 HNTB & Associates
 8816 Northwest Plaza Drive
 Dallas, Texas 75225
 214.346.8210 ph
 Contact: Rod Wang Jr.

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

CITY OF PLANO
PLANNING & ZONING COMMISSION

September 6, 2011

Agenda Item No. 8B

Revised Site Plan: Luminator Addition, Block A, Lot 2

Applicant: Randall Management, LLC

DESCRIPTION:

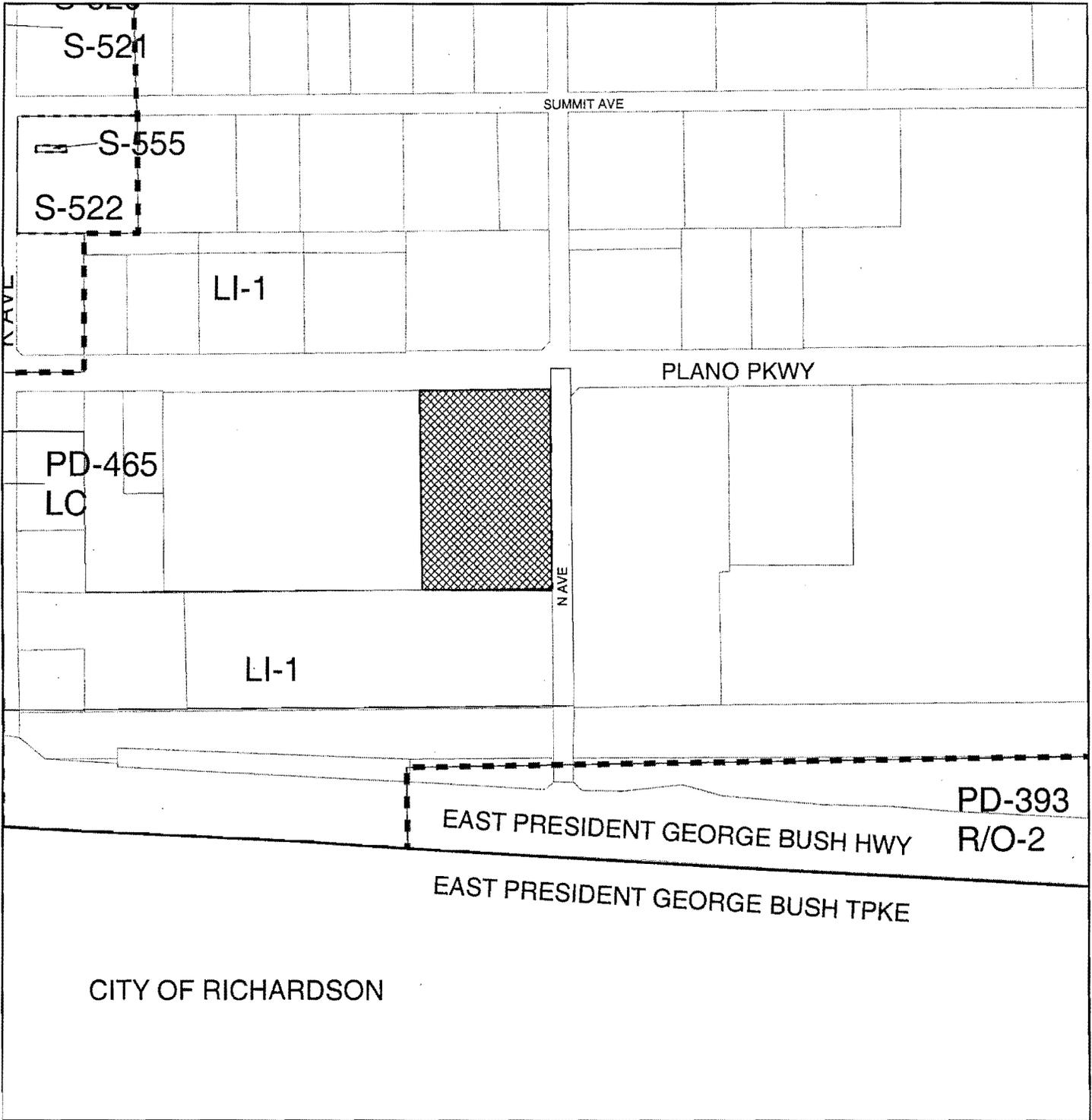
Office-showroom/warehouse, health/fitness center, and gymnastics/dance studio on one lot on 5.3± acres located at the southwest corner of Plano Parkway and N Avenue. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Neighborhood #67.

REMARKS:

The purpose for the revised site plan is to add parking to serve the proposed gymnastics/dance studio.

RECOMMENDATION:

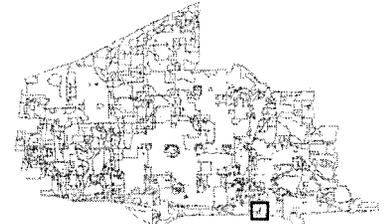
Recommended for approval subject to City Council approval of Zoning Case 2011-22.



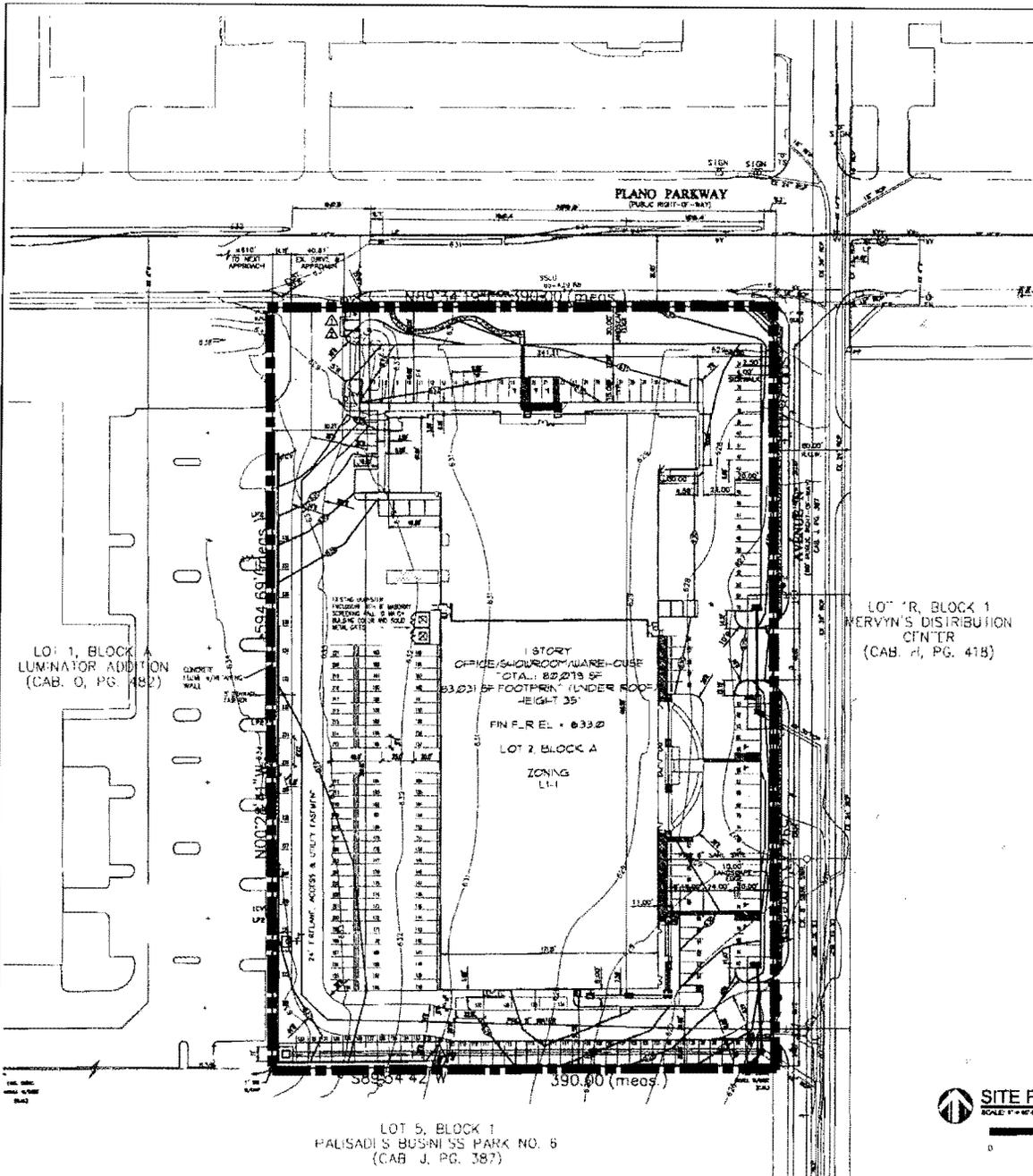
Item Submitted: REVISED SITE PLAN

Title: LUMINATOR ADDITION
BLOCK A, LOT 2

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



○ 200' Notification Buffer



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

1 STORY
OFFICE/SHOWROOM/WAREHOUSE
TOTAL: 82,207.5 SF
83,031 SF FOOTPRINT UNDER ROOF
HEIGHT 35'
FIN. F.L. EL. + 633.0
LOT 2, BLOCK A
ZONING
LI-1

LOT 1R, BLOCK 1
MERYN'S DISTRIBUTION
CENT'R
(CAB. J, PG. 418)

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

GENERAL NOTES

- BUILDING EDGE SQUARE FEET OR GREATER SHALL BE TOOK FOR SPRINKLED
- FIRE LINES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS
- UNCOVERED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE
- REINFORCED CONCRETE SHALL BE PROVIDED 25 HITS PER 1000 SQ. FT. OF PROPERTY AREA WITHIN THE RIGHTS OF WAY UNLESS A SIGNIFICANT FAVORABLE CHANGE IN SUBSTRATE SOIL MAKE OR AN ALTERNATE DESIGN IS APPROVED BY THE CITY ENGINEER PER CITY STANDARDS SHALL BE PROVIDED ON SCHEDULES AT ALL CURB CROSSINGS
- MECHANICAL UNITS, HUMIDIFIERS AND TRASH COMPACTORS SHALL BE SCHEDULED IN ACCORDANCE WITH THE ZONING ORDINANCE
- ALL SIGNAGE EQUIPMENT SHALL BE APPROVED BY BUILDING DEPARTMENT
- APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED
- DATA'S CORNER, IF THE PERMITTED, SHALL BE SCHEDULED IN ACCORDANCE WITH THE ZONING ORDINANCE
- RESERVED PARKING SPACES FOR THE CITY EMPLOYEES SHALL BE LUMPED TOGETHER AS PROVIDED IN THE CITY ENGINEER'S DESIGN CONDITIONS
- OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS IN SECTION 10.04 OF THE ZONING ORDINANCE
- PLEASE CONTACT THE BUILDING DEPARTMENT TO DETERMINE THE TIME OF CONSTRUCTION AND OCCUPANCY GROUP
- ALL ELECTRICAL, MECHANICAL, DISTRIBUTION AND SERVICE LINES MUST BE PLACED UNDER THE CURB
- USES SHALL COMPLY WITH THE ZONING ORDINANCE AND THE ZONING CODE AND SHALL PARTICIPATE IN THE PROVISION OF WATER, SEWER, GAS, AND OTHER UTILITIES. ALL UTILITIES SHALL BE LOCATED IN ACCORDANCE WITH THE CITY ENGINEER'S DESIGN CONDITIONS

WATER METER SCHEDULE

SYMBOL	USE	SIZE	SAN	OWN
1	DOMESTIC	2"	8"	
2	MFG. USE	1-1/2"	N/A	

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

SITE DATA SUMMARY

GENERAL SITE DATA	
ZONING:	LI-1
LAND USE:	OFFICE/SHOWROOM / WHARF HOUSE / HEALTH/FITNESS CENTER / GYMNASIUM/DANCE STUDIO
LOT AREA:	5,352 SQ. FT. (21,893 SQ. FT.)
BUILDING FOOTPRINT:	83,031 SQ. FT.
BUILDING AREA:	OFFICE/SHOWROOM = 5,889 SQ. FT. WAREHOUSE = 22,800 SQ. FT. TOTAL BLDG AREA = 28,689 SQ. FT.
REAL ESTATE COMMISSION:	20,052 SQ. FT.
GYMNASIUM/DANCE STUDIO:	33,228 SQ. FT.
OFFICE/SHOWROOM:	20,052 SQ. FT.
BUILDING HEIGHT:	1 STORY
PERMITTED FLOOR:	30 FT.
LOT COVERAGE:	15.7%
FLOOR AREA RATIO:	0.557
PARKING	
REQUIRED:	114,000
OFFICE/SHOWROOM 1/200:	30
WAREHOUSE 1/1000:	23
HEALTH/FITNESS CENTER 4 OFFICE 1/200:	7
GYMNASIUM/DANCE STUDIO 1/200:	20
EXERCISE & SPACES PER HOUR:	20
GYMNASIUM/DANCE STUDIO:	
OFFICE 1/200:	17
WAREHOUSE 1/1000:	20
EXERCISE 1/200:	91
TOTAL:	238
LANDSCAPE SPACES:	7
TOTAL PARKING SPACES SHOWN ON SITE:	245
LANDSCAPING	
INTERIOR LANDSCAPE AREA REQUIRED:	988 SQ. FT.
EXTERIOR LANDSCAPE AREA PROVIDED:	598 SQ. FT.
LANDSCAPE COVER AREA:	345 SQ. FT.
OUTDOOR LANDSCAPE AREAS:	19,287 SQ. FT.
TOTAL LANDSCAPE AREA:	11,700 SQ. FT.
PERMEABLE AREA (NOT INCLUDING LANDSCAPE):	NONE
IMPERVIOUS AREA:	
SEALING IMPERVIOUS AREA:	83,031 SQ. FT.
AREA OF SIDEWALKS, PAVEMENT & PLANTWORK:	179,398 SQ. FT.
TOTAL IMPERVIOUS SURFACE:	262,429 SQ. FT.

SITE PLAN



DESIGNED BY: [Firm Name]
DRAWN BY: [Firm Name]
DATE: [Date]

APPROVED BY: [Signature]
DATE: [Date]

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

DATE: [Date]
SCALE: [Scale]

CITY OF PLANO
PLANNING & ZONING COMMISSION

September 6, 2011

Agenda Item No. 9

Public Hearing: Zoning Case 2011-23

Applicants: Parker Central Plaza Ltd.

DESCRIPTION:

Request to rezone 13.2± acres located at the northeast corner of Parker Road and U.S. Highway 75 **from** Corridor Commercial **to** Planned Development-Corridor Commercial. Zoned Corridor Commercial.

REMARKS:

The applicant is requesting to rezone 13.2± acres located at the northeast corner of Parker Road and U.S. Highway 75 **from** Corridor Commercial (CC) **to** Planned Development-Corridor Commercial (PD-CC). The CC district is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors.

A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions.

The planned development district request proposes to modify signage requirements pertaining to freestanding pole signs, while retaining the existing uses and remaining development standards allowed within the CC zoning district.

Surrounding Land Use and Zoning

The area of the request is currently developed with retail uses. The property to the north is developed as retail and is zoned CC. To the west, across U.S. Highway 75, is a retail store zoned CC. Across the railroad, to the east, is a mini-warehouse/public storage facility and more retail uses zoned Light Commercial (LC). To the south is a vacant property and retail uses zoned CC.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as Freeway Commercial (FC). The Freeway Commercial category is intended to define the unique character of the U.S. Highway 75 corridor. This corridor includes major retail development including Collin Creek Mall, along with general commercial, entertainment, lodging, and office uses. The underlying base zoning district for this planned development request is consistent with the plan recommendation.

Adequacy of Public Facilities

Water and sanitary sewer services are available to serve the subject property.

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

Issues:

In 2010, Texas Department of Transportation (TxDOT) completed an overpass reconstruction at the intersection of U.S. Highway 75 and Parker Road to improve traffic circulation at this intersection. The improvements included new ramps, traffic signals, and concrete embankments with concrete barriers. The new traffic signal at the top of the elevated intersection causes traffic to queue on the bridge, compared to the prior intersection configuration where traffic queued on the "jug handle" ramps at grade. These interchange improvements have resulted in the concealment of the existing (and future) freestanding pole signs that serve the commercial development located at the northeast corner of U.S. Highway 75 and Parker Road.

To rectify this sign visibility problem and to be at par with other properties along U.S. Highway 75 that have visible pole signs, the applicant is seeking to amend the current freestanding pole sign regulations to allow a maximum height of 50 feet for six signs and a maximum size of 200 square feet for three of the six signs; the remaining three signs will be 100 square feet in area each. The Zoning Ordinance allows a maximum height of 40 feet and 100 square feet of sign face area for pole signs. The property has sufficient frontage to allow six pole signs given current spacing requirements.

While 50 foot tall signs are reasonable and justified, staff believes that there is no justification for allowing larger sign face square footage. The information that the applicant submitted does not demonstrate that the buildings at the subject property lost any visibility after the construction of the overpass when compared with the before construction images.

The currently vacant building at the northeast corner of Parker Road and U.S. Highway 75 can have up to a total of 974 square feet of wall signage in addition to the allowed freestanding pole signs. The wall signs cannot exceed 75% of building length coverage nor exceed six feet in height, and the signage can be dispersed amongst the four building facades. Properties located along the U.S. Highway 75 corridor have consistent pole signage area, and the requested 200 square feet for the three signs would be out of character along this freeway corridor. Additionally, there have been no variances granted to allow larger pole signage area for properties along U.S. Highway 75.

Staff normally discourages creating a PD to address changes to signage requirements, but that there may be instances sometimes where it is appropriate to create a PD, particularly when a situation arises where the implications to a property were not a result of the applicant's own action.

SUMMARY:

The applicant is requesting to rezone 13.2± acres located at the northeast corner of Parker Road and U.S. Highway 75 **from CC to PD-CC**. The proposed underlying base zoning district for this request is in conformance with the Future Land Use Plan.

Staff concurs with the applicant that the construction of the new overpass at Parker Road and U.S. Highway 75 created sign visibility challenges for the subject site as it pertains to the freestanding pole signs only. The sign visibility issue would be rectified by allowing taller signs and the requested 50 feet for freestanding pole signs is reasonable and appropriate. Therefore, staff recommends approval of the requested 50-foot freestanding pole signs, with 100 square feet of sign area as currently allowed by the Zoning Ordinance. Staff does not support any increase to the signage area.

RECOMMENDATIONS:

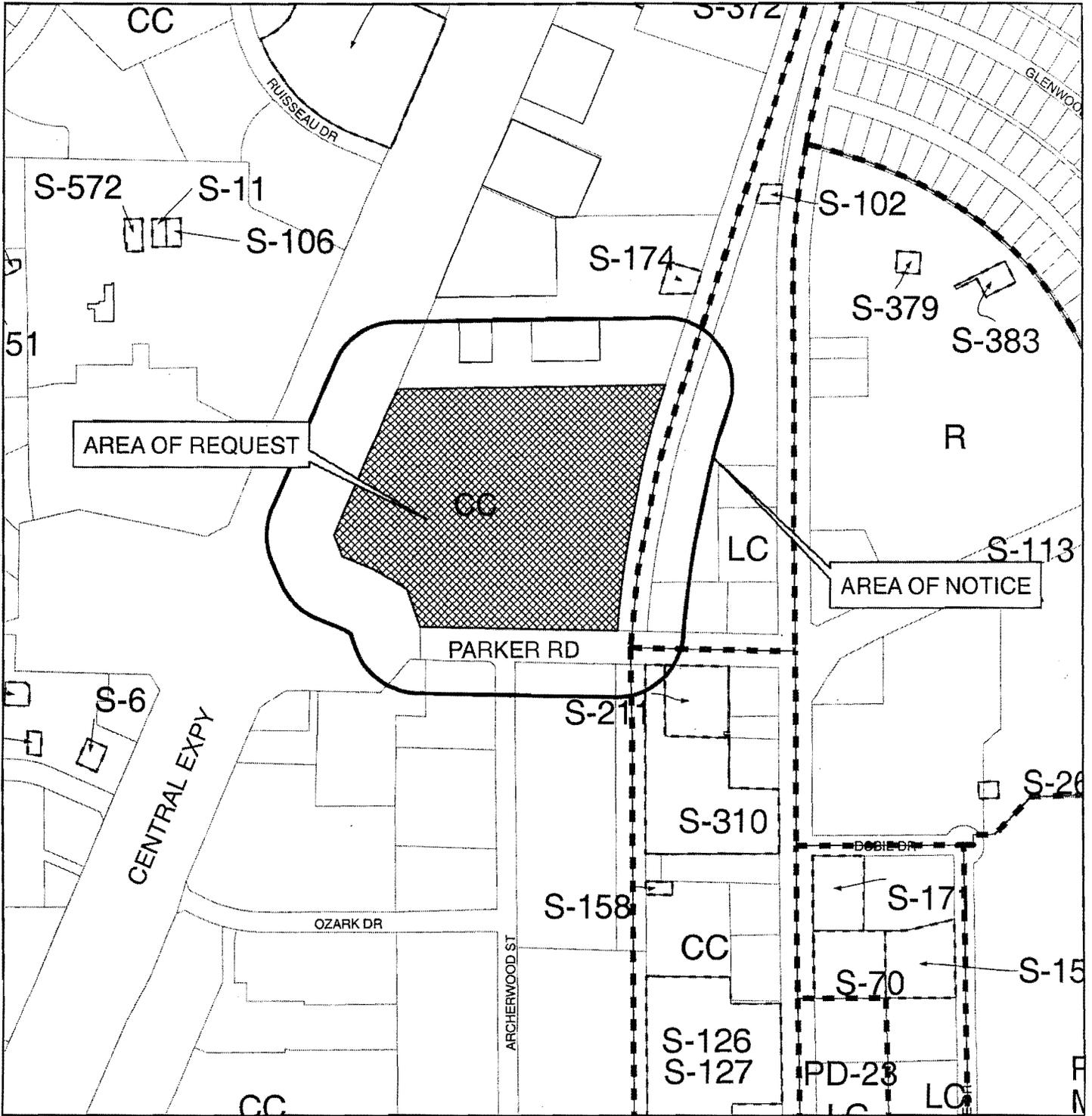
Recommended for approval as follows:

Restrictions:

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

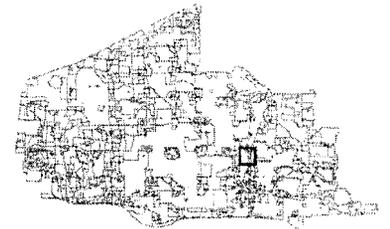
General Provisions of the Planned Development

Signage shall be allowed in accordance with Section 3.1600 (Sign Regulations) except that freestanding pole signs along U.S. Highway 75 shall be limited to maximum 50 feet in height.



Zoning Case #: 2011-23

Existing Zoning: CORRIDOR COMMERCIAL



○ 200' Notification Buffer



RECEIVED

AUG 29 2011

PLANNING DEPT.

REPLY FORM

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

Dear Commissioners:

This letter is regarding Zoning Case 2011-23. This is a request to rezone 13.2± acres located at the northeast corner of Parker Road and U.S. Highway 75 **from** Corridor Commercial **to** Planned Development-Corridor Commercial. Zoned Corridor Commercial. The current zoning is Corridor Commercial (CC). The Corridor Commercial district is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors. The requested zoning is Planned-Development Corridor Commercial (PD-CC). A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions. The planned development district proposes to modify signage requirements while retaining the existing uses allowed within the CC zoning district.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2011-23.

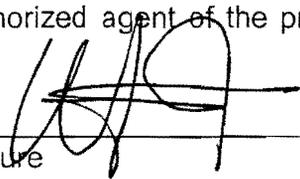
I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2011-23.

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

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

Wayne Nash
Name (Please Print)
Parker Central Plaza, Ltd.
3300 N. Central Expressway, Plano,
Address Texas 75074-3207

Signature



Date

8/24/11

BM

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

CITY OF PLANO
PLANNING & ZONING COMMISSION

September 6, 2011

Agenda Item No. 10

Public Hearing - Replat: Oglesby Addition, Block D, Lot 6R

Applicant: Carolyn & John Shuffler

DESCRIPTION:

Service contractor, open storage, and commercial antenna on one lot on 4.6± acres located at the southwest corner of 13th Street and N Avenue. Zoned Light Industrial-1. Neighborhood #67.

REMARKS:

The purpose of the replat is to combine four lots, Lots 6-9, and adjacent unplatted property into one lot, Lot 6R, in order to consolidate the properties under single ownership into one lot and support development of a commercial antenna on the property.

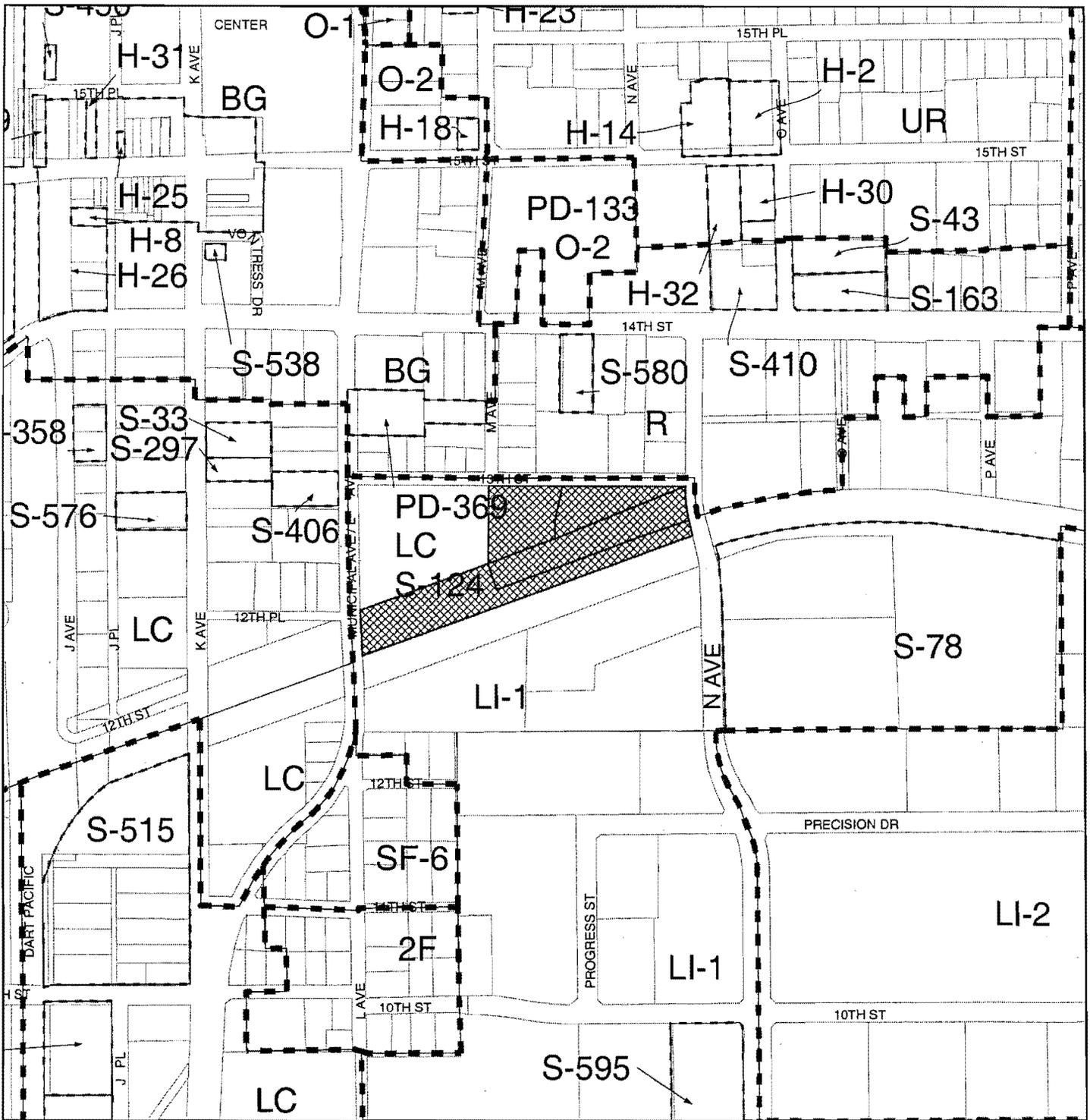
ISSUES:

Item (a) (Frontage) of Subsection (3) (Frontage and Access Standards) of Section 5.2 (Lot Design and Improvements) of Article V (Requirements for Public Improvements, Reservation and Design) of the Subdivision Ordinance stipulates that corner lots must have a minimum continuous frontage of 175 feet on all abutting streets. The subject property has approximately 133.06 feet of frontage along N Avenue thus not satisfying the minimum frontage requirements. The applicant is therefore requesting a variance from the Planning & Zoning Commission to waive the minimum lot frontage requirement of the Subdivision Ordinance for the N Avenue frontage.

Staff supports the applicant's variance request. In addition to the frontage along N Avenue, this lot has 573.87 feet of frontage along 13th Street and 136.44 feet of frontage along Municipal Drive to accommodate access to the property. The property is bounded by DART railroad right-of-way to the south and 13th Street to the north; therefore, the applicant will not be able to acquire additional land to add to the existing property to satisfy the lot frontage requirements along N Avenue. The site otherwise complies with the Subdivision Ordinance.

RECOMMENDATION:

Recommended for approval subject to the Planning & Zoning Commission granting a waiver to the Subdivision Ordinance for minimum lot frontage.

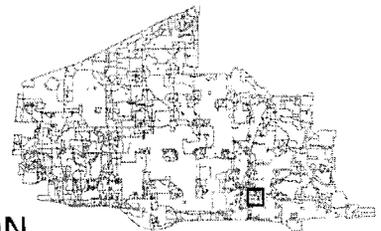


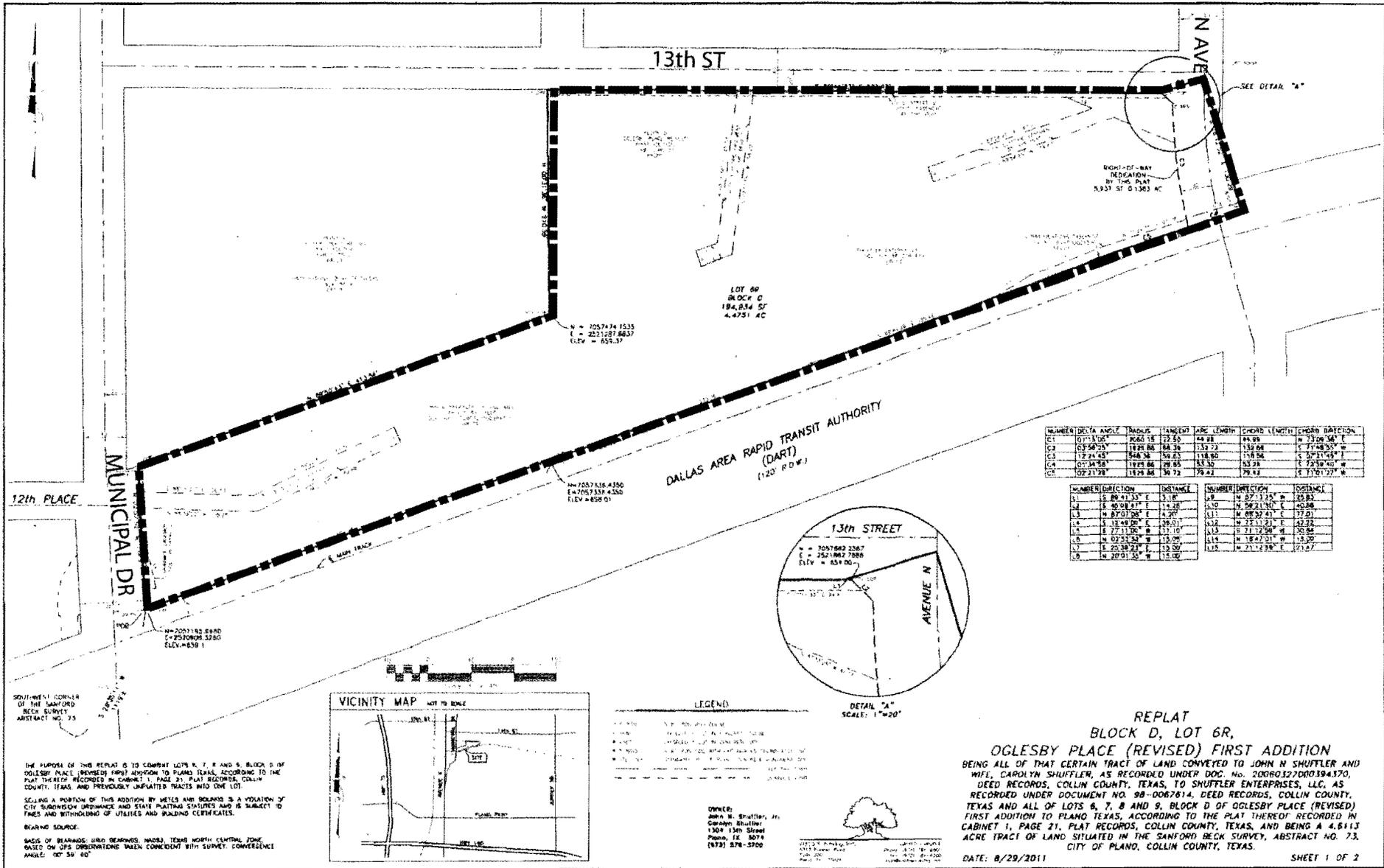
Item Submitted: REPLAT

Title: OBLESBY PLACE (REVISED) FIRST ADDITION
BLOCK D, LOT 6R

Zoning: LIGHT INDUSTRIAL-1

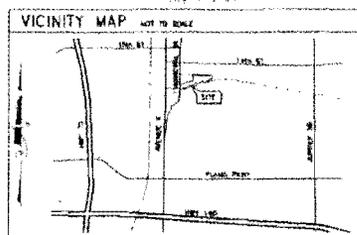
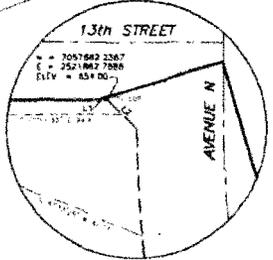
○ 200' Notification Buffer





NUMBER	DETA	ANGLE	BEARING	LENGTH	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	01°15'00"	85°00'00"	22.50	44.28	44.99	N 31°08'54" W	
C2	03°50'00"	118°29'00"	88.36	132.72	132.08	N 71°48'00" W	
C3	12°24'45"	84°00'00"	50.23	118.90	118.96	N 52°11'45" W	
C4	03°34'00"	118°29'00"	28.08	43.32	43.28	N 71°48'00" W	
C5	02°21'28"	118°29'00"	30.72	78.42	78.42	N 71°48'00" W	

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	S 89°41'31" E	13.18	L6	N 02°11'24" W	18.82
L2	S 40°08'41" E	14.28	L7	N 56°21'10" E	40.86
L3	N 87°07'08" E	4.20	L8	N 08°52'41" E	77.07
L4	S 12°40'00" E	28.01	L9	N 75°11'21" E	42.82
L5	S 77°11'50" W	17.10	L10	N 71°22'50" W	30.88
L6	N 02°52'52" W	13.09	L11	N 18°47'01" E	18.20
L7	S 25°50'23" E	13.50	L12	N 71°12'00" E	21.27
L8	N 37°01'05" W	15.02			



LEGEND

- 1/2" PLAT
- 1/4" PLAT
- 1/8" PLAT
- 1/16" PLAT
- 1/32" PLAT
- 1/64" PLAT
- 1/128" PLAT
- 1/256" PLAT
- 1/512" PLAT
- 1/1024" PLAT
- 1/2048" PLAT
- 1/4096" PLAT
- 1/8192" PLAT
- 1/16384" PLAT
- 1/32768" PLAT
- 1/65536" PLAT
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STATE OF TEXAS
COUNTY OF COLLIN

LEGAL DESCRIPTION

BEING a tract of land situated in Sanford Beck Survey No. 73 in the City of Plano, Collin County, Texas, also being all of that certain tract of land conveyed to John M. Shuffler, Jr. and wife, Carolyn Shuffler by Deed without Warranty dated March 18, 2008, and recorded under Document No. 20080327000394370, Deed Records, Collin County, Texas, and being all of that certain tract of land conveyed to Shuffler Enterprises, LLC, as recorded under Document No. 10-0087814, Deed Records, Collin County, Texas, and being all of Lots 6, 7, 8 and 9, Block D of Oglesby Place (Revised) First Addition to Plano Texas, according to the Plat thereof recorded in Cabinet 1, Page 21, Plat Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEING AND in a 1/2" iron rod found for the southeast corner of said Shuffler tract and in the east right-of-way line of said Sanford Drive, said point also being in the north line of a Dallas Area Rapid Transit tract.

THENCE along the east right-of-way line of said Municipal Drive, North 02 degrees 32 minutes 52 seconds West, a distance of 136.44 feet to a 1/2" iron rod found for the northwest corner of said Shuffler tract and in the south line of that certain tract of land conveyed to First National Bank of Dallas, as recorded in Volume 824, Page 411, Deed Records, Collin County, Texas;

THENCE North 88 degrees 50 minutes 43 seconds East, a distance of 413.94 feet to a standard City of Plano easement monument set for the southeast corner of said First National Bank of Dallas tract;

THENCE along the west line of said First National Bank of Dallas tract, North 00 degrees 31 minutes 36 seconds West, a distance of 210.58 feet to a 1/2" iron rod found for the northwest corner of said First National Bank of Dallas tract and in the south right-of-way line of 13th Street

THENCE along the south right-of-way line of said 13th Street, South 88 degrees 41 minutes 33 seconds East, a distance of 573.87 feet to a Point;

THENCE along the north line hereof, through the right-of-way of said 13th Street and being a curve to the right having a radius of 2000.15 feet, an arc distance of 49.88 feet, through a central angle of 01 degree 13 minutes 05 seconds, and whose chord bears North 73 degrees 08 minutes 38 seconds East, a distance of 44.89 feet to a Point in the right-of-way of Avenue N;

THENCE via Avenue N, South 16 degrees 12 minutes 32 seconds East, a distance of 130.23 feet to a Point on the north line of said Dallas Area Rapid Transit tract;

THENCE along the north line of said Dallas Area Rapid Transit tract and along a curve to the left having a radius of 1826.86 feet, an arc distance of 131.72 feet, through a central angle of 03 degree 08 minutes 25 seconds, and whose chord bears South 71 degrees 48 minutes 23 seconds West, a distance of 135.08 feet to a 5/8" iron rod set with cap marked "WESB-4123";

THENCE continuing along the north line of said Dallas Area Rapid Transit tract, South 88 degrees 30 minutes 43 seconds West, a distance of 865.81 feet to the POINT OF BEGINNING hereof and enclosing 202,871 square feet or 4.6113 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT John M. Shuffler, Jr. and wife, Carolyn Shuffler, do hereby accept this plat designating the hereinabove described property as OGLESBY PLACE (REVISED) FIRST ADDITION, BLOCK D, LOT 6R, an addition to the City of Plano, Texas, and do hereby dedicate, in the absolute, to the public use forever, the streets and ways shown hereon. The streets and ways 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 building, fence, tree, shrub, 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 accordance with the standards set forth in the City of Plano's Comprehensive Ordinance regarding public utility easements. In addition, utility easements may also be used for the installation and accommodation of all public utilities existing to use or using the same address area easement limits the use in particular utility, and use by public utilities being subordinate to the public's and City of Plano's use hereof. 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 interfere or interfere with the construction, maintenance, or efficiency of their respective systems as said easements. The City of Plano and public utility entities shall at all times have the first right of ingress and egress to or from their respective systems for the purpose of inspecting, reconstructing, inspecting, adjusting, maintaining, mending, repairing, and adding to or removing all or parts of their respective systems without the necessity of any line of procuring permission from anyone.

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

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2011.

By: John M. Shuffler, Jr.

By: Carolyn Shuffler

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 John M. Shuffler, Jr., 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 in and for the STATE OF TEXAS

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 Carolyn Shuffler, 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 in and for the STATE OF TEXAS

STATE OF TEXAS
COUNTY OF COLLIN

I, Kurtis R. Webb, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown were found or properly placed under my supervision in accordance with the Planning Rules and Regulations of the City of Plano, Texas.

Kurtis R. Webb
Registration No. 4125

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 Kurtis R. Webb, 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 in and for the STATE OF TEXAS

CERTIFICATE OF APPROVAL

APPROVED on this the _____ day of _____ 2011, by the Planning & Zoning Commission, City of Plano, Texas.

Chairman, Planning & Zoning Commission

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 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 said county and state, on this day personally appeared Carolyn Shuffler, 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.

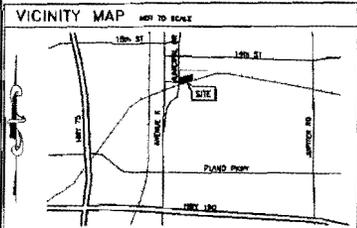
NOTARY PUBLIC in and for the STATE OF TEXAS

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 therein expressed.

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

NOTARY PUBLIC in and for the STATE OF TEXAS

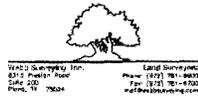


THE PURPOSE OF THIS REPLAT IS TO COMBINE LOTS 6, 7, 8 AND 9, BLOCK D OF OGLESBY PLACE (REVISED) FIRST ADDITION TO PLANO TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 1, PAGE 21, PLAT RECORDS, COLLIN COUNTY, TEXAS, AND PREVIOUSLY SUBMITTED TRACTS INTO ONE LOT.

STIPULING A PORTION OF THIS ADDITION BE METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND SITE PLATING STATUTES AND IS SUBJECT TO FINES AND WITHDRAWAL OF UTILITIES AND BUILDING CERTIFICATES.

BEARING SOURCE:
BASED ON GPS OBSERVATIONS TAKEN CONCURRENT WITH SURVEY. CONVERGENCE WHILE: 0V 00"

DRAWN BY:
John M. Shuffler, Jr.
Carolyn Shuffler
1304 13th Street
Plano, TX 75074
(972) 578-5750



REPLAT
BLOCK D, LOT 6R,
OGLESBY PLACE (REVISED) FIRST ADDITION
BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO JOHN M. SHUFFLER AND WIFE, CAROLYN SHUFFLER, AS RECORDED UNDER DOC. NO. 20080327000394370, DEED RECORDS, COLLIN COUNTY, TEXAS, TO SHUFFLER ENTERPRISES, LLC, AS RECORDED UNDER DOCUMENT NO. 08-0087814, DEED RECORDS, COLLIN COUNTY, TEXAS AND ALL OF LOTS 6, 7, 8 AND 9, BLOCK D OF OGLESBY PLACE (REVISED) FIRST ADDITION TO PLANO TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 1, PAGE 21, PLAT RECORDS, COLLIN COUNTY, TEXAS, AND BEING A 4.6113 ACRE TRACT OF LAND SITUATED IN THE SANFORD BECK SURVEY, ABSTRACT NO. 73, CITY OF PLANO, COLLIN COUNTY, TEXAS.
DATE: 8/28/2011 SHEET 1 OF 2

CITY OF PLANO
PLANNING & ZONING COMMISSION

September 6, 2011

Agenda Item No. 11

Public Hearing - Replat: Sidney Addition, Block 1, Lot 2R

Applicant: Richard Stone

DESCRIPTION:

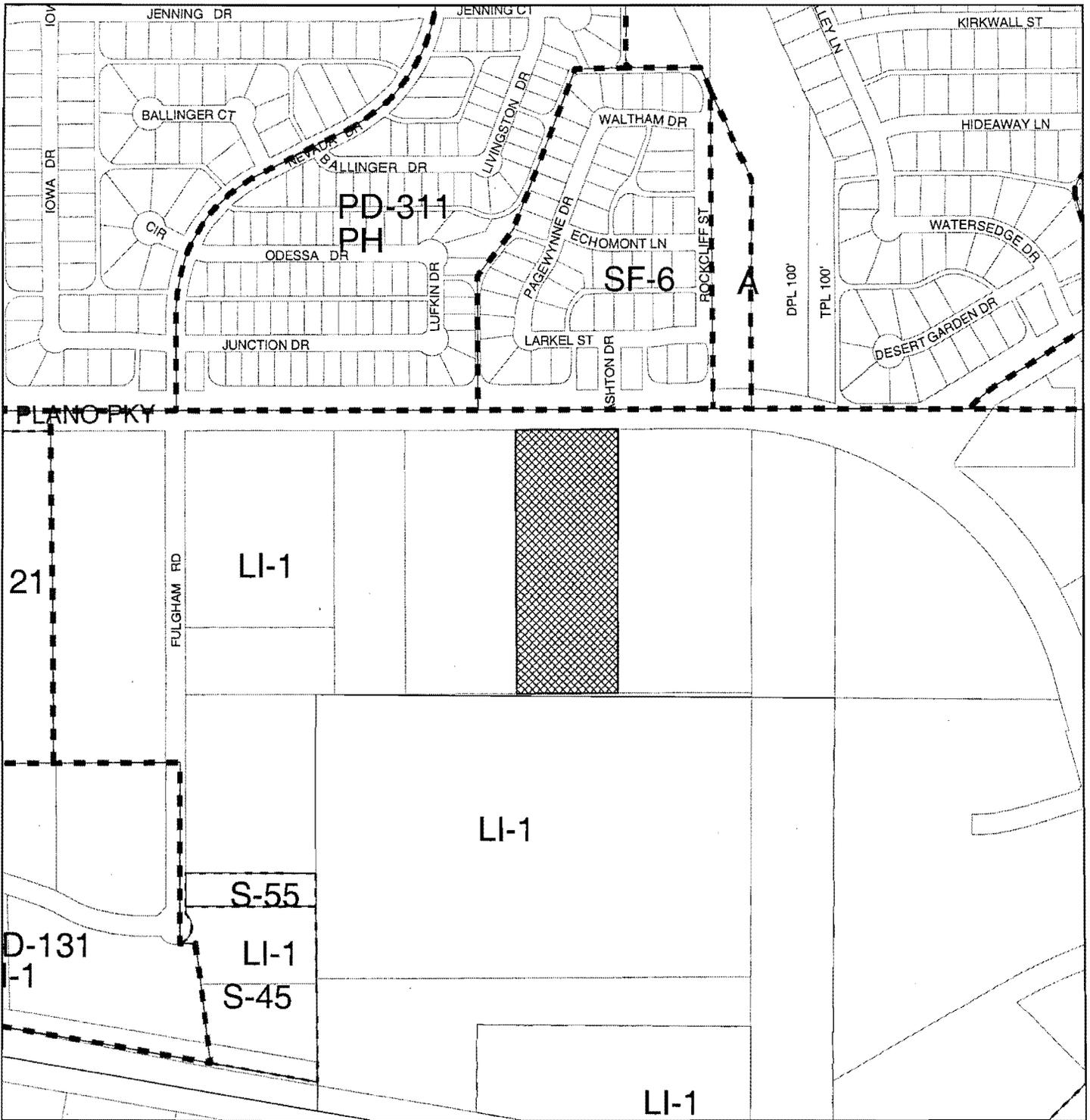
New car dealer on one lot on 5.5± acres located on the south side of Plano Parkway, 990± feet east of Fulgham Road. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Neighborhood #55.

REMARKS:

The purpose of the replat is to dedicate and abandoned easements necessary for development of the property.

RECOMMENDATION

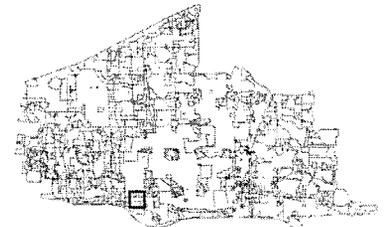
Recommended for approval as submitted.



Item Submitted: REPLAT

Title: SIDNEY ADDITION
BLOCK 1, LOT 2R

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

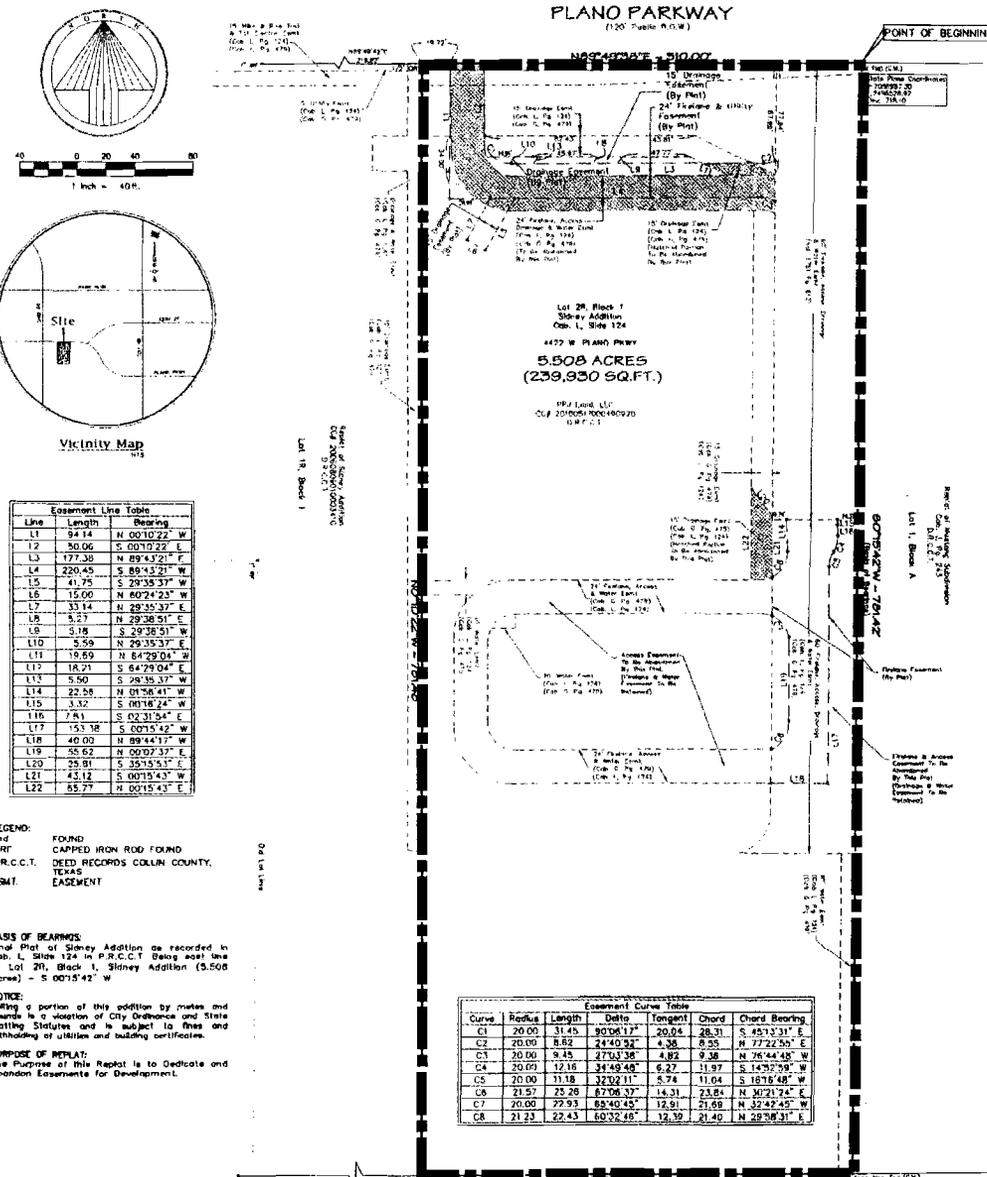


○ 200' Notification Buffer



PLANO PARKWAY
(120' Public R.O.W.)

POINT OF BEGINNING



Easement Line Table

Line	Length	Bearing
L1	94.14	N 00°10'22" W
L2	50.06	S 80°10'22" E
L3	177.38	N 89°43'21" W
L4	220.45	S 89°43'21" W
L5	41.75	S 29°35'37" W
L6	15.06	N 80°24'23" W
L7	33.14	N 29°35'37" E
L8	8.37	N 29°36'51" W
L9	5.18	S 29°36'51" W
L10	5.58	N 29°35'37" E
L11	19.69	N 64°29'04" W
L12	18.21	S 64°29'04" E
L13	5.50	S 28°35'37" W
L14	22.58	N 01°58'41" W
L15	3.32	S 08°18'24" W
L16	7.61	S 02°31'24" E
L17	153.18	S 00°15'42" W
L18	40.02	N 89°44'17" W
L19	58.62	N 00°07'37" E
L20	29.81	S 35°55'11" E
L21	43.12	S 00°15'43" W
L22	85.77	N 00°15'43" E

Easement Curve Table

Curve	Radius	Length	Delta	Tangent	Chord	Chord Bearing
C1	20.00	31.45	90°06'17"	20.04	28.31	S 45°13'31" E
C2	20.00	8.82	24°40'32"	4.38	8.55	N 77°22'55" E
C3	20.00	9.83	27°53'38"	4.89	9.38	N 76°44'48" W
C4	20.00	12.16	34°48'48"	6.27	11.97	S 14°32'58" W
C5	20.00	11.18	32°02'11"	5.74	11.04	S 18°18'48" W
C6	21.57	25.28	87°08'37"	16.31	23.84	N 30°21'24" E
C7	20.00	27.93	88°40'45"	17.91	21.68	N 32°42'45" W
C8	21.23	22.43	80°32'49"	13.39	21.40	N 28°08'31" S

LEGEND:
 Fnd FOUND
 CAPRD CAPRIED IRON ROD FOUND
 D.R.C.C.T. DEED RECORDS COLLIN COUNTY, TEXAS
 ESMT. EASEMENT

BASIS OF BEARINGS:
 Final Plat of Sidney Addition as recorded in Coll. L, Side 124 in D.R.C.C.T. Being east line of Lot 2R, Block 1, Sidney Addition (5.508 Acres) - S 00°15'42" W

NOTICE:
 Setting a portion of this addition by stakes and bounds is a violation of City Ordinance and State Platting Statutes and is subject to fines and withdrawal of utilities and building certificate.

PURPOSE OF REPLAT:
 The Purpose of this Plat is to Dedicate and Abandon Easements for Development.

OWNER'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF COLLIN

WHEREAS PPL Land, LLC is the owner of a tract of land according to the deed recorded in County Clerk Records No. 201005790049020 in the County Records of Collin County, Texas (D.R.C.C.T.) and is situated in the Martha McBride Survey, Abstract No. 553 City of Plano, Collin County, Texas, and being all of Lot 2R, Block 1 of Sidney Addition (Plat) on Block 1 of Sidney Addition as recorded in Collin County, Texas as recorded in Collin County, Texas and being more particularly described as follows:

Beginning of a "X" cut (controlling monument) found for corner at the northeast corner of said Lot 2R, Block 1 of said Sidney Addition and also being the northeast corner of Lot 1, Block 1 of Mustang Addition and addition to the City of Plano as recorded in Collin County, Texas as recorded in Collin County, Texas and also being in the south line of Plano Parkway (a 120' Right-of-way).

THENCE South 00°15'42" West, departing from said south line of Plano Parkway and along the common line of said Sidney and Mustang additions, for a distance of 781.42 feet to a concrete monument (controlling monument) found for corner, said corner also being the common corner of said Mustang Addition and being in the north line of a tract of land described in deed to Dallas Power & Light Company as recorded in Volume 838, Page 781, Deed Records, Collin County, Texas and also being the southeast corner of said Sidney Addition;

THENCE South 89°48'40" West, along the common line of said Sidney Addition and the north line of said Dallas Power & Light Company tract, for a distance of 304.07 feet to a 1/2 inch iron rod found for corner, said corner also being a common corner of Lot 2R and Lot 1R of Sidney Addition (Plat), on addition to the City of Plano, as recorded in County Clerk File No. 200508091000410, Deed Records, Collin County, Texas, from which a 1/2 inch iron rod found bears South 89°48'40" West, 117.93 feet.

THENCE North 00°10'22" West, along the common line of said Lot 2R and Lot 1R, Sidney Additions, for a distance of 781.48 feet to a 1/2 inch capped iron rod with plastic cap stamped "204MSDCG" set for corner in said south line of Plano Parkway, from which a 1 inch iron rod found bears South 89°48'43" West, 218.82 feet.

THENCE North 89°48'38" East, along said south line of Plano Parkway, a distance of 310.00 feet to the Point of Beginning and containing 338,830 square feet or 5,508 acres of land.

OWNER'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PPL Land, LLC, acting by and through their duly authorized officers, does hereby accept this plat depicting the herein above described as SIDNEY ADDITION - LOT 2R, BLOCK 1, on addition to the City of Plano, Texas, and do 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. The sidewalks, 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 accommodation of all public utilities serving to use or using some 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 leave replaced, 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 or 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, repairing, 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 of any structures, fences, trees, shrubs, or other vegetation or other impediments to the access of fire apparatus. The maintenance of paving 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 Fire Marshal or his duly authorized representative or the Chief of 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 road easements, 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 of all areas of the City of Plano. No agents, employees, workmen and representatives having ingress, egress, and egress in, along, upon and across said premises.

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

Witness my hand this 26th day of August, 2011.

PPL Land, LLC
 a Texas Corporation
 By: *[Signature]*
 Name: Kenneth Schmitzer
 Title: President

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 Kenneth Schmitzer 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 26th day of August, 2011.

[Signature]
 Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

I, Darren K. Brown, a Registered Professional Land Surveyor, hereby certify that I have performed an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Plano, Texas.

[Signature]
 Darren K. Brown
 Registration No. 5752

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 Darren K. Brown, 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 considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this 25 day of August, 2011.

[Signature]
 Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED this 25 day of August, 2011, by the Planning and Zoning Commission, City of Plano, Texas

[Signature]
 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 *[Signature]* 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 26th day of August, 2011.

[Signature]
 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 *[Signature]* 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 26th day of August, 2011.

[Signature]
 Notary Public in and for the State of Texas

ENGINEER/SURVEYOR
 Sifers Engineering, Inc.
 TIRE No. F-2121
 765 Ouster Road, Suite 100
 Plano, Texas 75075
 Telephone (972) 422-0077
 Contact: Kevin War

OWNER
 PPL Land, LLC
 TIRE No. F-2121
 2100 McKinney Ave., Suite 1760
 Dallas, Texas 75201
 Telephone (214) 224-1970
 Contact: Rick Stone

Scale 1"=40'
 August, 2011
 SEI Job # 10-063

1 Lot
 5,508 (Gross)

CITY OF PLANO
PLANNING & ZONING COMMISSION

September 6, 2011

Agenda Item No. 12

Public Hearing - Preliminary Replat: North Central Park, Phase 2, Block B, Lot 1R

Applicant: Four Star Development & Haggard Brothers, Ltd.

DESCRIPTION:

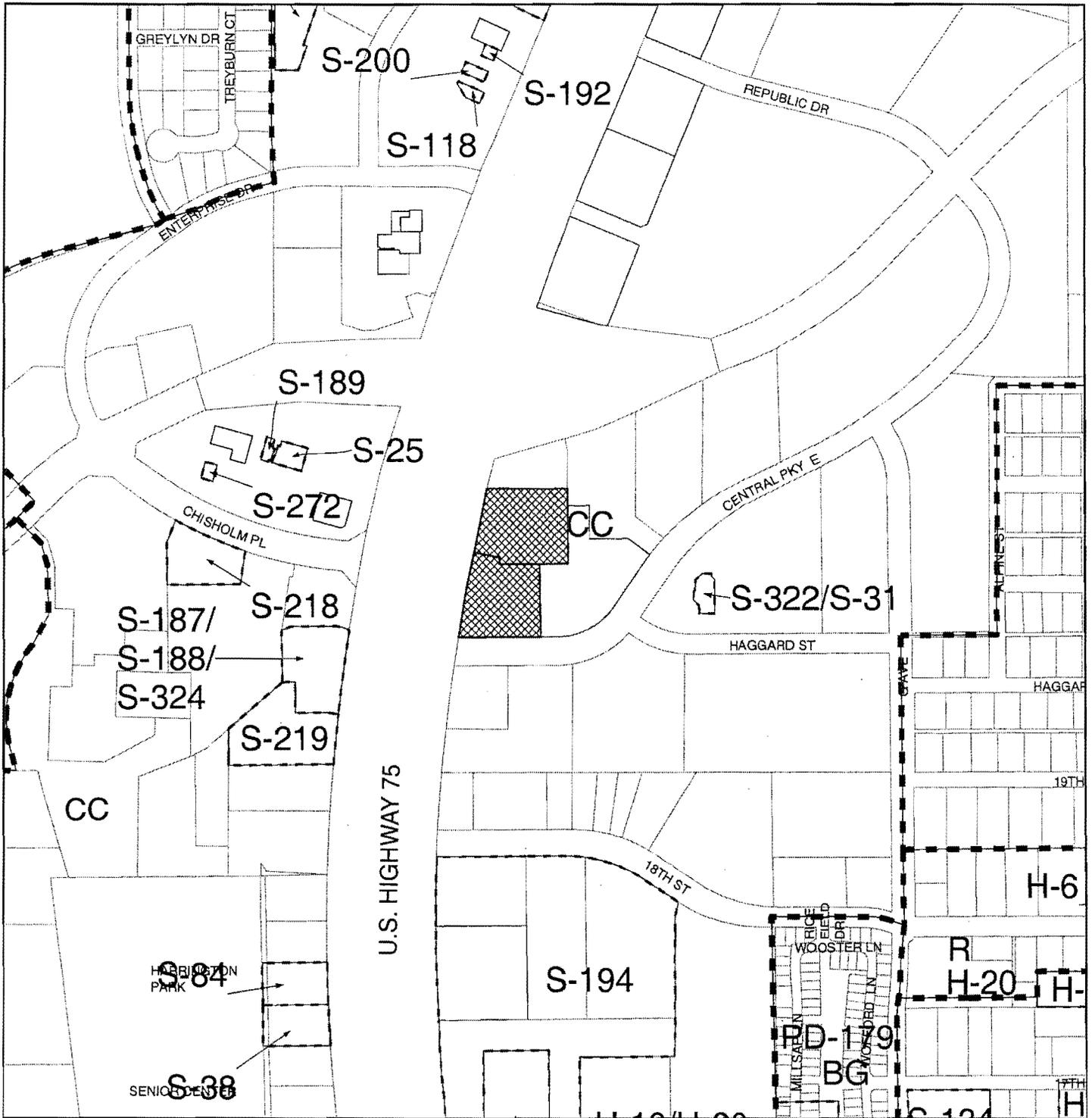
Restaurant on one lot on 2.5± acres located on the northeast corner of U.S. Highway 75 and Central Parkway East. Zoned Corridor Commercial. Neighborhood #59.

REMARKS:

The purpose of the preliminary replat is to combine two lots into one lot and dedicate easements necessary for the development of the property as a restaurant.

RECOMMENDATION:

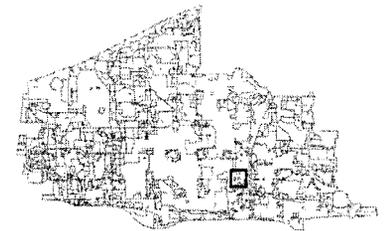
Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.



Item Submitted: PRELIMINARY REPLAT

Title: NORTH CENTRAL PARK, PHASE 2
BLOCK B, LOT 1R

Zoning: CORRIDOR COMMERCIAL



○ 200' Notification Buffer

DATE: 08/11/2011 10:50:00 AM

SHEET: 01 OF 01

Prepared by: J. E. Brouwer, Jr.



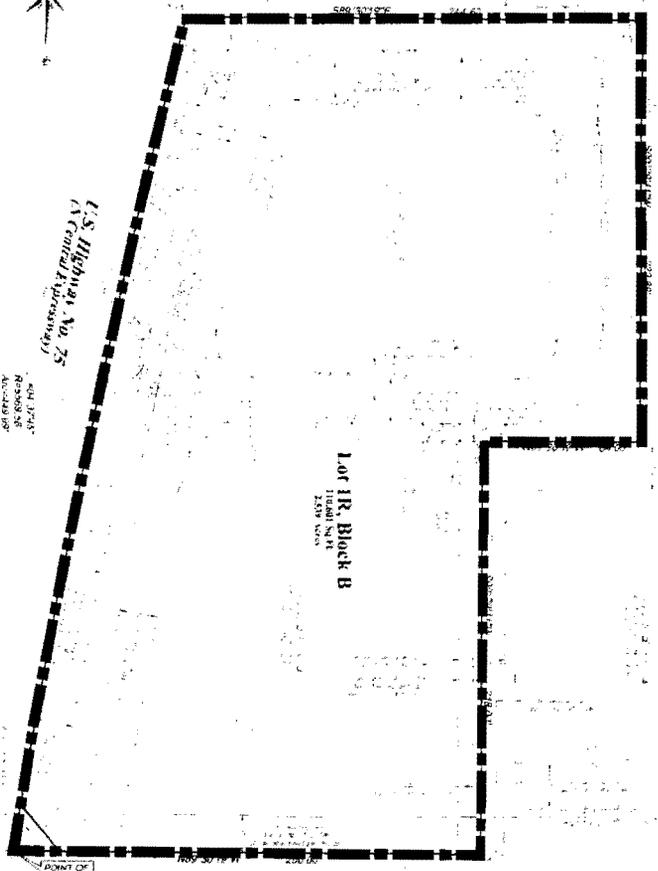
J. E. Brouwer, Jr.



DATE: 08/11/2011

DATE: 08/11/2011

Approximate Area of Lot 1B, Block 2 of North Central Park Phase 2



U.S. Highway No. 75
(Central Expressway)

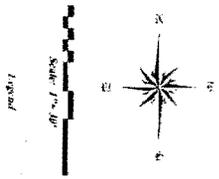
Lot 1B, Block B

Central Parkway East

POINT OF BEGINNING

404.17'±
Rounded to
Nearest Foot
CORNERS S/75°E
449.80'

The purpose of this report is to determine approximate
diagonal right-of-way and easement, and compare
the data with the 2008-09-15



Legend

VICINITY MAP
N.T.S.

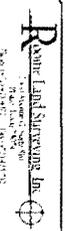


Adjacent Lot 1A

Adjacent Lot 1B

Adjacent Lot 1C

Preliminary Replot of
Lot 1B, Block B
North Central Park Phase 2
2.432 Gross Acres
Being Lot 1, Block B of North Central Park Phase 2 &
Lot 2, Block B of North Central Park Phase 4
Joseph Klepper Survey, Abstract No. 213
John M. Salomon Survey, Abstract No. 814
City of Plano, Collin County, Texas
August 11, 2011



Ronald Land Surveying, Inc.
10000
10000

CITY OF PLANO
PLANNING & ZONING COMMISSION

September 6, 2011

Agenda Item No. 13

Site Plan: Normandy Estates Addition, Block A, Lot 5

Applicant: CM Plano, LP

DESCRIPTION:

Day care center on one lot on 1.7± acres located at the northwest corner of Tennyson Parkway and Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #14.

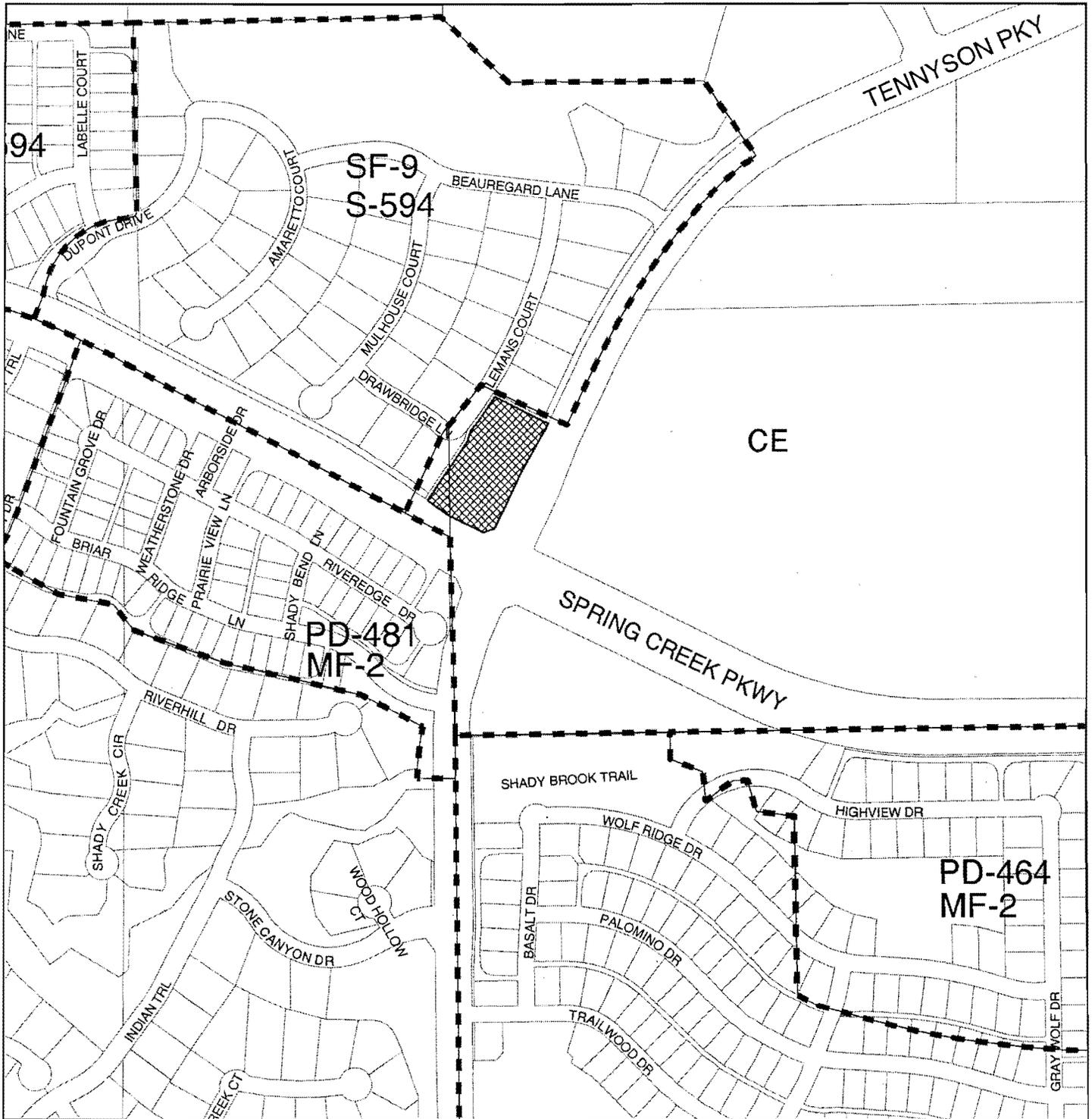
REMARKS:

The purpose of the site plan is to show the proposed day care center building and related site improvements.

Subsection 3.1001 (Screening Walls or Visual Barriers) of Section 3.100 (Screening Fence and Wall Regulations) of the Zoning Ordinance requires nonresidential zoned property owners to construct a minimum six foot tall solid screening wall or fence when they back or side residential zoning districts. The applicant is requesting a waiver from this Zoning Ordinance requirement because there is an existing eight foot tall masonry wall along the adjacent residential development to the west and north of the subject property. This masonry wall was constructed by the developer of the Normandy Estates residential development, and the wall is located within a common area lot owned and maintained by the homeowners association. As such, there is no need for this subject property to construct an additional wall. The Zoning Ordinance allows the Planning & Zoning Commission to grant a temporary or permanent waiver of the required screening wall until such time when the wall is deemed necessary by the City Council, if the Commission finds this screening wall requirement to be impractical for immediate construction. Staff supports the applicant's request for a waiver from constructing the required screening wall until such time when the wall may be deemed necessary by the Council.

RECOMMENDATION:

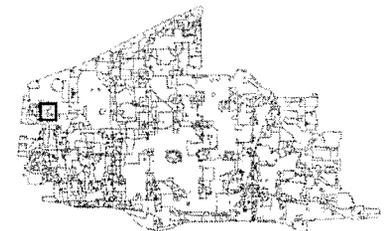
Recommended for approval subject to the Planning & Zoning Commission finding that the existing masonry screening wall for the adjacent residential development will provide adequate screening, and granting a waiver to the screening wall requirement until such time when the wall is deemed necessary by the City Council.



Item Submitted: SITE PLAN

Title: NORMANDY ESTATES ADDITION
BLOCK A, LOT 5

Zoning: COMMERCIAL EMPLOYMENT



○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

September 6, 2011

Agenda Item No. 14

Discussion & Direction: Residential Setback Policy Recommendations

Applicant: City of Plano

DESCRIPTION:

Discussion and direction regarding the residential setback policy recommendations stated in the Housing Density and Infill Housing policy statements from the Comprehensive Plan.

REMARKS:

Policy Recommendations

The Housing Density and the Infill Housing Policy Statements have policy recommendations regarding residential development in proximity to the expressway corridors. The Housing Density Policy Statement recommends no residential development within 1,200 feet of the State Highway 121 centerline. The Infill Housing Policy Statement discourages residential development within the expressway corridors (i.e. Dallas North Tollway, President George Bush Turnpike, State Highway 121, and U.S. Highway 75.)

However, both policies exempt residential uses when provided in mixed use and urban center developments, as well as senior housing. If these types of developments have the residential uses placed within 500 feet of the expressway main lanes, the Infill Housing policy recommends the development should be arranged as carefully as possible to reduce the effect of traffic noise. Furthermore, the Infill Housing policy states rezoning properties for residential development within the State Highway 121 corridor should be avoided.

The purpose of the setbacks is help to improve the quality of life of Plano's residential neighborhoods by mitigating environmental hazards such as traffic noise and traffic congestion. Discussions regarding the policy recommendations were conducted last fall with the Planning & Zoning Commission during the Undeveloped Land Study.

Reconsideration of Policy Recommendations

The Commission requested reconsideration of the residential setback policies during the August 15, 2011 regular meeting. The following text is a review of the Commission's recommendations from the discussion during the Undeveloped Land Study, along with supporting information that lead to the initial development of the residential setback policies.

P&Z Recommendations

The Commission discussed the residential setback policy recommendations from the Housing Density and Infill Housing Policy Statements at the December 6, 2010 regular meeting. The Commission recommended single-family residential development should not occur within the expressway corridors and major employment centers. It should take place adjacent to existing single-family residential neighborhoods with access to schools, parks, and amenities. The 1,200 foot setback for all residential development from the State Highway 121 centerline should be retained.

The Commission stated lower density multifamily development could be an opportunity for redevelopment of neighborhood retail corners as this would provide an affordable housing option for city residents and bring more people to Plano who could become new customers for existing businesses. The Commission was open to consideration of denser multifamily development within the expressway corridors and employment areas within a mixed use and urban center context.

City Council discussed the recommendations of the Undeveloped Land Study in February 2011; however, no changes to the policies were made at that time and Council requested to revisit these issues with them at a future date. As a result, the policy recommendations regarding residential setbacks in the Housing Density and the Infill Housing Policy Statements remain intact.

Analysis

The following information is provided to assist the Commission with its evaluation of the residential setback policy.

1,200 foot setback from State Highway 121

The 1,200 foot setback from the State Highway 121 centerline was first recommended in the Multifamily Taskforce Study completed in 1998, which later became a part of the Comprehensive Plan during the 1999 update of the Land Use Element. It was moved to the Housing Density Policy Statement which was adopted in 2005. The purpose of the recommendation was to observe the opportunity of the State Highway 121 corridor's potential to develop given the existing zoning in place. Additionally, this policy recommendation to prohibit residential uses within the State Highway 121 corridor further supported the city's land use policies regarding preserving land within the expressway corridors for economic development opportunities. The preservation of land for economic development and employment opportunities is stated in the Land Use and Economic Development Elements of the Comprehensive Plan as well as the Rezoning to Meet Demand Policy Statement. This policy recommendation preceded adoption of the Infill Housing Policy Statement.

Infill Housing Policy Statement

The Infill Housing Policy Statement was adopted in 2006 and was created to consider housing as a possible option for small tracts of land, which for various reasons have never been developed. The policy recommendations also serve to increase the variety of housing options in Plano and provide consideration of alternative uses for underperforming retail and office centers.

The policy discourages single-family residential development within expressway corridors and employment areas in Plano. However, the policy allows possible consideration of residential uses integrated with nonresidential uses in a mixed use pedestrian oriented development within the expressway corridors. If these types of development have the residential uses placed within 500 feet of the expressway main lanes, the policy recommends that the development should be arranged as carefully as possible to reduce the effect of traffic noise on the residential uses.

Affect of Policy Statement recommendations

With the exception of the multifamily development at the southeast corner of the State Highway 121 and Independence Parkway, there has been no residential development within the corridor. The multifamily development at that location was allowed through the creation of a planned development zoning district five years before the Housing Density Policy Statement was adopted by Council. Most of the land situated along the south side of the expressway remains undeveloped.

Several requests have been reviewed by the Commission regarding multifamily and single-family residential development proposals within the State Highway 121 corridor. The Commission upheld the policy recommendations regarding residential setbacks within the State Highway 121 corridor and recommended denial of each request (State Highway 121 at Parkwood Boulevard and Kathryn Lane at Rowlett Cemetery Road). Council did not consider the policy recommendations for the multifamily proposals due to the requests being withdrawn nor appealed to the Council. However, they will consider the appeal of the single-family proposal at their September 12, 2011 meeting.

Summary

As the Commission reevaluates the residential setback policy recommendations from the Housing Density and Infill Housing Policy Statements, consideration should be given to the following questions:

- What events have transpired to bring about reconsideration of the December 6, 2010, residential policy setback recommendations received from the Commission?
- Should housing continue to be discouraged within the expressway corridors and employment areas, unless it is an urban center or mixed use development?
- Does the city want to continue to discourage all residential development within 1,200 feet of the State Highway 121 centerline and generally along the remaining expressway corridors in order to preserve land for future economic development and employment opportunities?

- If not, how should the policies change and what would be the justification for the changes?

Text from the Housing Density and the Infill Housing Policy Statements from the Comprehensive Plan are attached to this report.

RECOMMENDATION:

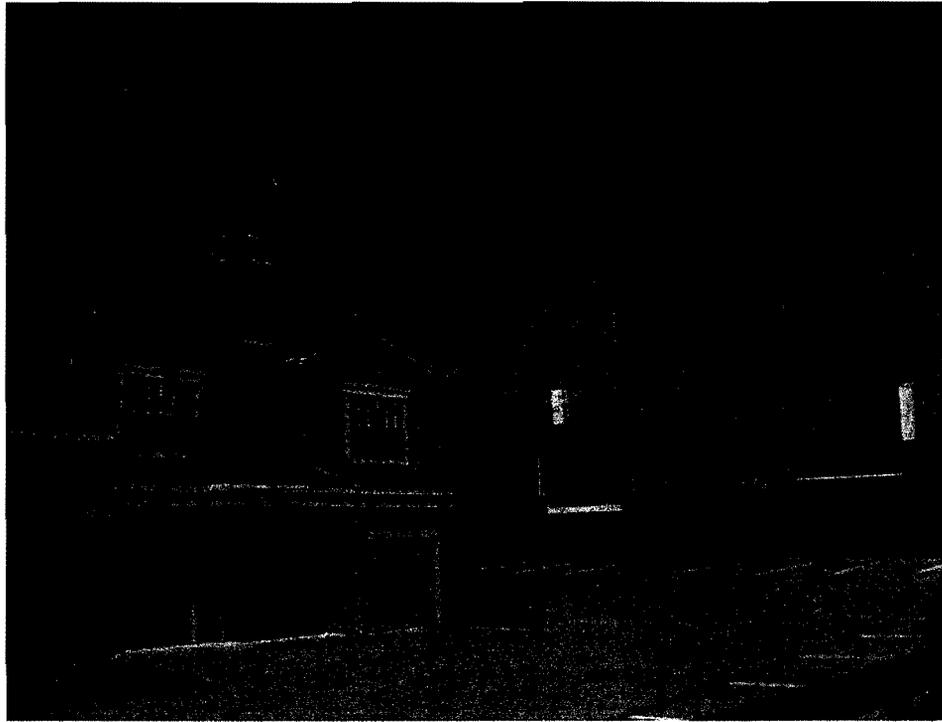
Recommended that the Planning & Zoning Commission provide staff with direction regarding the appropriateness of residential setback policy recommendations.

**City of Plano
COMPREHENSIVE PLAN**

**HOUSING DENSITY
POLICY STATEMENT 3.0**

TABLE OF CONTENTS

DESCRIPTION	PS3-1
BACKGROUND	PS3-1
Historical Perspective	PS3-1
Multi-Family Task Force Study	PS3-2
Study Findings and Recommendations	PS3-2
ANALYSIS	PS3-2
POLICY STATEMENT	PS3-3



Housing Density

Policy Statement 3.0

Description

This policy statement provides guidance regarding the density of housing in Plano. It addresses the following objective and strategy statements as found in the Housing Element of the Comprehensive Plan:

- ▶ Objective B.3 - Disperse high-density housing across the city in small concentrations except for retirement housing and urban centers.
- ▶ Strategy B.4 - Continue to apply the housing density policies in Policy Statement 3.0 - Housing Density when considering the appropriate concentrations of high-density housing.

Plano has developed housing policies that promote predominantly low-density residential neighborhoods while encouraging a mixture of housing

types. Current policies focus on limiting the concentration and proximity of apartment complexes to each other within neighborhoods and between contiguous neighborhoods, as found in the Multi-Family Task Force Study recommendations. These policies do not apply to denser pedestrian-oriented settings such as retirement housing, mixed use developments, and urban centers.

Background

Historical Perspective

The City of Plano has had policies regulating the distribution of high-density housing for many years. The goal is to distribute multifamily developments throughout the city to provide housing options in all residential neighborhoods. The first policy developed in 1981 allowed for ratios of different types of residential development within neighborhoods and along major development corridors. The ratio policy was ineffective because

developers inflated the density of single-family residential projects so that they could qualify for more apartments. The ratio policy regarding the distribution of high density housing was abandoned in 1986 for a new policy based on distance and numerical concentration and was included in the Comprehensive Plan.

Multi-Family Task Force Study

The Multi-Family Task Force was appointed by the City Council in February 1998. The mission of the task force was to study existing and projected multifamily housing in the city and the Metroplex region. The task force members were given the charge to evaluate the city's development policies as they affect the citywide balance of housing types, including the location and amount of multifamily housing in specific areas. This evaluation was to further the city's goals of developing sound neighborhoods and ensuring variety and affordability of housing types consistent with the needs of a diverse population.

Study Findings and Recommendations

The results of the task force study did reveal some interesting facts about multifamily developments. The number of school children generated per acre of multifamily development was about the same as that of single-family residential neighborhoods. Apartments tended to compare favorably with single-family development in terms of tax revenues and cost recovery fees during the first 10 to 15 years of the life of the complex. Apartment developments require fewer infrastructure improvements because the city is only responsible for maintaining water lines that connect to fire hydrants as opposed to the provision of miles of water and sewer lines along with street pavement to serve single-family neighborhoods. Since apartment complexes contain more units per acre, there is a likely increase in the demand of emergency services at one location. Apartment complexes also generate more vehicular trips per acre than single-family

developments. Therefore, major concentrations of multifamily units should be avoided by dispersing apartment complexes throughout the city.

The Multi-Family Task Force Study recommended that the distance and numerical concentration in the Comprehensive Plan be revised. The revised policy increased the distance requirements from 1,000 to 1,500 feet and reduced the number of apartment units from 750 to 500 that could be located within proximity of each other. A 1,200 foot setback was established for all residential development along the State Highway 121 corridor. The task force recommended that the city not increase the amount of land zoned for multifamily uses. The city should consider initiatives to increase the potential for less expensive owner-occupied housing such as patio homes and townhouses.

Analysis

The late 1990s was a time of tremendous growth of all types of residential development in Plano. The high demand for housing was a result of a strong economy adding many jobs to the Metroplex region. Since that time, there has been a significant drop in the construction of new homes and apartments within Plano. The decrease is due to changing economic conditions and the limited amount of land available for residential development. The Multi-Family Task Force Study has remained the primary driver of housing density policies.

The purpose of the high-density housing policy is to avoid large concentrations of garden apartments in one location. Garden apartments should be included within residential neighborhoods along with low-density single-family and medium-density housing such as townhouses and patio homes. This provides a variety of housing opportunities available in the residential neighborhoods throughout the city. The apartment residents would have access to needed goods and services found at the neighborhood centers located at the intersections of major thoroughfares.

Different options of housing choices will be important to accommodate the needs of the changing demographics of Plano's population.

Multifamily housing for the elderly and urban centers should be excluded from the high-density housing policy. Multifamily housing for the elderly is necessary to meet the needs of the aging population of Plano. This type of housing can range from independent living facilities to household care institutions. These facilities usually have less impact on surrounding residential development. They have reduced parking standards and generate less traffic as compared with traditional multifamily developments.

Urban centers are defined as a variety of land uses in a compact location that encourage pedestrian activity. Urban centers can be developed around transit stations and/or near major employment centers. Urban centers have high-density housing to allow for a large number of people to live within the development. This is important as a large population is required to support the businesses located within the development. Urban centers serve as gathering places and activity centers for the community. The household size and pedestrian orientation of urban centers tend to reduce the per-unit vehicular trips. This should in turn reduce the impact on local streets. Urban centers and multifamily housing for the elderly do not require much land. They are also good projects to consider for infill and redevelopment opportunities. However, it is important that service businesses for the residents be provided within these communities or within walking distance to the development.

Policy Statement

Below is a policy statement with a series of criteria to guide the development of high-density housing.

Develop new neighborhoods which are predominantly low- to medium-density housing, yet allow for a mixture of housing types and densities

based on the following policies:

- 1. Maintain low-density housing as the predominant land use in most neighborhoods;*
- 2. Locate medium- and high-density housing throughout the community based on access to major thoroughfares and mass transit opportunities;*
- 3. Distribute high-density housing on the periphery of a neighborhood so that no more than 500 units are located in any one complex or group of complexes with a recommended minimum 1,500 foot separation between developments. High-density housing policies are intended to ensure that minimum separations are maintained between multifamily developments. The dispersion policies should be considered, along with location policies and specific site conditions, in evaluating zoning and development requests;*
- 4. Consider concentrations in excess of 500 high-density units in the periphery of a single neighborhood, when a site's configuration and size limits its use. If a site's boundaries are established by floodplain, thoroughfare alignment, utility lines, or other barriers to development, it may be appropriate to identify a single use for the site. In such cases, it should be demonstrated that adherence to the maximum concentration size would create a residual tract that would be inappropriate for medium- or low-density residential development;*
- 5. Separate multifamily developments of three or more stories from single-family areas by a Type D thoroughfare (four lanes, divided) or greater or other significant physical feature;*
- 6. Policy Statements No. 3 and No. 5 do not apply to urban centers and multifamily housing developments for the elderly.*

City of Plano
COMPREHENSIVE PLAN

INFILL HOUSING
POLICY STATEMENT 4.0

TABLE OF CONTENTS

PART A – General Guidelines for Infill Housing	PS4-1
Description	PS4-1
Background	PS4-2
Definition of Infill Housing	PS4-2
Historical Perspective	PS4-2
Changing Demographics	PS4-2
Analysis	PS4-2
Lack of Guidance for Infill Housing	PS4-2
Land Available for Residential Development	PS4-2
Tri-City Retail Study Recommendations and Infill Housing	PS4-2
Benefits of Infill Housing	PS4-3
Policy Statements	PS4-3
PART B – Guidelines for Reviewing Alternative Neighborhood Proposals	PS4-4
Description	PS4-4
Background	PS4-4
Typical Neighborhood Format	PS4-4
Alternative Neighborhood Format	PS4-4
Analysis	PS4-4
Unit Count	PS4-4
Relationship to Surrounding Land Uses	PS4-5
Accessibility/Visibility	PS4-5
Potential for Development of a Property as Currently Zoned	PS4-5
Special Needs Housing	PS4-5
Policy Statements	PS4-6

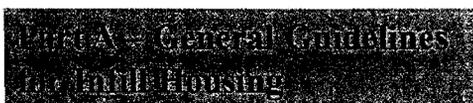


Village at Legacy – Example of Infill Housing Development

Infill Housing Policy Statement 4.0

The Housing Element of the Comprehensive plan states that infill housing will be the primary source for residential development in Plano in future years. This policy statement provides guidance for decision makers, developers, the public and staff.

The Infill Housing Policy Statement is divided into two sections. Part A includes a set of general guidelines that will apply to all infill housing projects under consideration in any area of the city. Part B includes additional considerations for residential development that falls outside of Plano's typical residential neighborhood format.



Description:

Part A of the policy statement establishes policies to guide decision makers determining when zoning

or rezoning of land for infill sites in general is appropriate. This section of the policy statement addresses the following objective and strategy statements found in the Housing Element of the Comprehensive Plan:

- ▶ **Objective A.1** Provide a variety of housing options for prospective Plano residents.
- ▶ **Objective C.1** Continue to expand Plano's housing stock even as the availability of land decreases.
- ▶ **Objective C.2** Create new housing opportunities that complement and support existing residential development.
- ▶ **Strategy C.2** Evaluate policies and ordinances to ensure that they do not discourage appropriate opportunities for infill housing and redevelopment.

Background:***Definition of Infill Housing***

Infill is defined as development that occurs on a vacant tract or redevelopment of an existing site surrounded by other improved properties. The development can be for non-residential or residential land uses. Infill housing is an example of a residential use that could be developed on an infill tract of land and the subject of this policy statement.

Historical Perspective

There are a variety of housing options available in Plano, ranging from traditional single-family detached homes to townhouses to garden apartments to denser townhouses and apartments found in the city's two urban centers: Eastside Village in downtown Plano and the Legacy Town Center. Despite the choices available to residents of the city, single-family detached units and garden apartments far outnumber other options. They have been the primary components of residential development and residential neighborhoods in Plano over the years.

Changing Demographics

Plano's population is changing. The median age of Plano residents increased from 31 to over 34 years between the 1990 and 2000 Censuses. The percentage of people age 45 years and over increased from 20 percent to 28 percent during that same time period. It is expected that some long time residents of Plano are or will be seeking smaller homes that require less maintenance. Yet, they do not want to leave their social network and places of familiarity.

Plano's population is also becoming more diverse. The percentage of people who identified themselves as a minority race or ethnicity increased from almost 15 percent to over 27 percent between 1990 and 2000. The minority population itself is much more diverse with strong representation of people who are African American or Black, Asian and Hispanic.

The Dallas Fort Worth Metroplex region is expected to add another 4.1 million people in the next 25 years. Plano's proximity to the new growth areas along with educational and employment opportunities and cultural amenities make the city an attractive place to live in the Metroplex.

More varieties of housing options in Plano's typical residential neighborhoods are needed to meet the housing demands of an aging and more diverse population along with the region's increased growth. Infill housing could help meet these housing needs.

Analysis:***Lack of Guidance for Infill Housing***

Some zoning requests for infill housing projects have met with success while others have failed. The city does not have any guidelines or policies to assist with the review of infill housing zoning requests. This policy statement attempts to address that.

Land Available for Residential Development

The amount of land available in Plano for new residential development is decreasing. The Land Use Absorption Table on page 2-7 in the Land Use Element of the Comprehensive Plan notes that less than five percent of vacant land zoned for residential development remains. Most of the vacant tracts of land that remain tend to be small (under 20 acres) and that for one reason or another have not been developed. Some tracts are zoned for non-residential uses while others have zoning that allows for residential development. This is the reason that infill housing is the primary component of future residential development in Plano.

Tri-City Retail Study Recommendations and Infill Housing

The Tri-City Retail Study completed by the cities of Carrollton, Plano and Richardson in 2002 noted that excessive retail zoning was a contributing factor to vacant and underproductive retail centers and the lack of development of many retail zoned properties. Some tracts zoned for non-residential

uses have remained undeveloped for many years. Plano has three times the retail per capita for the nation and it is unlikely that many of these tracts will be developed for commercial purposes. As part of its implementation of the recommendations of the study, the City of Plano amended the Zoning Ordinance to allow residential development within Retail zoning districts by Specific Use Permits (SUPs). This amendment has met with some success and has allowed for residential development to take place on vacant infill tracts.

Benefits of Infill Housing

Infill Housing could provide several benefits for people who live and work in Plano. The city is an employment center in the North Dallas region and a net importer of workers. Infill housing could provide residential opportunities for workers with jobs in the city, thus reducing commuting distances and time.

Infill housing could serve the new residents to the region who want to live close to employment and cultural opportunities. Additional housing will lead to more potential customers for the existing retail and office space, thus increasing sales tax revenues.

There are many Plano residents who desire a smaller home with less maintenance, yet want to remain in proximity to family, friends and familiar places. Independent living facilities for adults age 55 years and older are in great demand in Plano along with long term care housing. Infill housing could be used to meet these market demands for additional housing options in the city.

Policy Statements

The guidelines offered below are intended to assist with the consideration of rezoning proposals for residential infill projects. These guidelines cannot address all of the issues relating to a particular site and should not be considered the sole determinants of zoning decisions. However, they do provide a framework for evaluating infill proposals.

1. Adjacent or in close proximity to existing residential development.

The best tracts of land for infill housing are located next to existing residential developments. The residents of the new development would be able to take advantage of the amenities found in many of the neighborhoods in the city. They would be close to parks and schools on the interior areas of the neighborhood and to the service businesses located at the intersections of the major thoroughfares. Infill housing projects should add to the variety of housing options found in the existing residential neighborhoods throughout the city.

2. Site and configuration to support housing.

Infill housing areas need to be large enough to make a project viable. A site should have a minimum of 3.0 acres and generally be free of factors that could make development difficult such as steep grades and location within a floodplain.

3. Access to existing utilities.

One of the benefits of infill development is the use of existing infrastructure surrounding the property rather than the extension of expensive new lines into undeveloped areas. Some sites may have public utilities in place sized to serve only non-residential uses and may require some upgrades to accommodate residential development. The most common deficiency is sanitary sewer capacity.

4. Positive impact on future economic development.

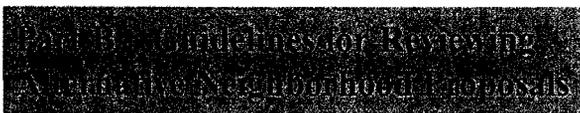
The reduction of non-residential uses could have a positive impact on a larger scale. There will be one less shopping center or office complex that could be left vacant due to lack of market demand for such uses. Owner occupied housing units will contribute to the city's tax base and provide potential customers for existing retail centers.

Land located along Plano's major transportation corridors such as U.S. 75, the President George Bush Turnpike, the Dallas North Tollway and State

Highway 121 are the city's last prime locations for economic development and should be reserved for non-residential uses. Major employment centers such as Legacy in northwest Plano and the Research/Technology Crossroads in southeast Plano are also considered to be prime components of the city's economic development program.

5. Proximity to Parks.

Additional preference should be given to those locations that have a neighborhood park within a half mile of the proposed development.



Description:

Part B of the policy statement provides additional considerations for requests for rezoning or specific use permits (SUP's) for infill housing in locations that would not be part of Plano's typical neighborhood format. It addresses the following objective and strategy statements:

- ▶ **Objective B.2** Ensure that alternative neighborhood formats provide functional and appropriate environments for residential uses and activities.
- ▶ **Strategy B.2** Establish criteria for housing developed in alternative neighborhood formats. Use these criteria when evaluating rezoning requests.

Background:

Typical Neighborhood Format

The Housing Element of the Comprehensive Plan addresses the fact that not all of Plano's residential development can occur in a typical neighborhood setting. This neighborhood setting is characterized by a land area of approximately one square mile bounded by six-lane divided thoroughfares with school and parks site near the center, low-density housing on the interior, medium- and high-density

housing along the edges, and office and retail operations at the intersections of the major thoroughfares where they serve other neighborhoods, as well. (Table 1 of the Housing Element details the typical neighborhood concept.) So far, most of Plano's infill housing has occurred within its existing neighborhoods. For example, a 15 acre retail tract at the northeast corner of Custer Road and Legacy Drive was recently rezoned for patio homes. Since this development is occurring within a defined neighborhood bounded by four major thoroughfares, it will become part of a typical neighborhood environment.

Alternative Neighborhood Format

When residential development occurs in a location outside of a typical Plano neighborhood, the Housing Element indicates that it becomes part of an "alternative neighborhood format." As noted on Page 5-5 of the Housing Element of the Comprehensive Plan, much of the land needed for future residential development is unlikely to be found within Plano's typical neighborhoods. Sites outside of these settings should not be automatically accepted or excluded. An analysis follows which reviews issues and concerns relating to the creation of alternative neighborhoods, along with a set of guidelines to employ when evaluating requests for residential uses in locations outside of typical neighborhood settings. The guidelines are intended to ensure that residential developments occurring outside of the typical neighborhood format can still provide high quality living environments.

Analysis:

The following factors were used to develop guidelines evaluating rezoning or specific use permit requests for residential uses in alternative neighborhood formats:

Unit Count

Alternative neighborhood projects should have enough units to create a viable living environment. A small isolated group of homes or apartment units does not create a sense of belonging for its

residents nor does it facilitate the efficient provision of city services. An example would be varying a typical residential solid waste route to pick up trash at two residences within a commercial corridor. A small unit count is also unlikely to generate enough return on investment to make the project economically viable. Infill projects will typically need to be medium-(5-12 units per acre) or higher-(12+ units per acre) density housing to create enough units on these smaller leftover sites. Typical low-density housing developments (1-5 units per acre), built on small infill tracts, will not be economically viable. Any single-family developments, attached or detached, with common areas, recreational facilities, and special landscaping will require homeowners associations to maintain these amenities. These associations must have enough members for financial support over time. It is important that zoning changes for infill development result in successful projects.

Relationship to Surrounding Land Uses

An alternative neighborhood should be considered as an option for some but not all properties that have been previously planned or zoned for non-residential uses. Such developments should not be construed as mere afterthoughts. For example, it would be inappropriate to use a left-over tract of land in the middle of an industrial park for a housing project; however, housing incorporated into a well-planned mixed use development could be viewed differently. Pedestrian friendly environments which combine opportunities to live, work, and play in the same location are more appropriate than other types of residential development when located outside of the typical neighborhood environment.

Accessibility/Visibility

Alternative neighborhoods should have access to a major or secondary thoroughfare as do typical Plano neighborhoods. Residential neighborhoods may not require the same level of exposure that some commercial uses do, but they should not be isolated from a city's major travel routes.

Potential for Development of a Property as Currently Zoned

A property should not be rezoned to provide for residential development simply because a developer may be interested in it for that purpose. There should be strong evidence that non-residential development is unlikely to occur or would be unsuccessful due to market saturation and related conditions. An examination of recent development activity such as requests for building permits and occupancy in the area and the relative success of other developments should provide insight into the potential success of utilizing a property as it is currently zoned.

Major concerns should be raised when considering requests to convert properties in major economic development corridors to residential use. These corridors include U.S. 75, the Dallas North Tollway, the President George Bush Turnpike and State Highway 121, three of which currently operate as regional expressways while the fourth is planned to become an expressway. Perhaps State Highway 121 should be considered less of a near term candidate for residential use than the other corridors as it has not had the opportunity to function as an operational expressway. The traffic noise generated by these expressways may also make properties along them bad candidates for residential development.

Mixed use developments that include residential and non-residential uses in a pedestrian oriented environment may be appropriate for these major corridors. Also, undeveloped properties within these corridors lacking access to frontage roads may be candidates for residential development as well.

Special Needs Housing

Alternative neighborhoods may be appropriate for providing housing for those with special needs such as the elderly and persons with disabilities. The elderly component of Plano's population continues to increase and opportunities for providing housing in typical neighborhoods that meets its

needs are becoming more limited. A well designed retirement housing complex with special facilities and services can create a very suitable environment for its residents. The Housing Element of the Comprehensive Plan highlights the importance of continuing to find ways to increase the supply of housing for those with special needs and the use of alternative neighborhood formats is consistent with that intent. It also notes that special needs housing can benefit from having medical offices, pharmacies, shopping centers, and other service providers within walking distance. Therefore, certain non-residential districts may be well suited for special needs housing.

Policy Statements

The guidelines offered below should not be used as exact determinants of the appropriateness for creating alternative neighborhood settings in specific locations. Instead, they should be used as a starting point for considering individual requests.

Specific locations may sometimes present a unique set of issues and opportunities for residential development that cannot be fully addressed by these guidelines. In such cases, those special conditions should be clearly identified and evaluated.

The individual guidelines are as follows:

1. Townhouse (SF-A) and Patio Home (PH) projects or combination of projects should be able to provide a minimum of 25 units to create a substantial development as opposed to an isolated project with a few homes surrounded by non-residential uses. Housing for retirees or other persons with special needs should include a minimum of 50 units which could be built in phases to provide necessary services to accommodate the need of elderly tenants.
2. Alternative neighborhood development should not be within or immediately adjacent to a Light Industrial district (LI-1 or LI-2) unless separated by a Type "E" or larger thoroughfare (as defined in the Transportation Element of the Comprehensive Plan).
3. Alternative neighborhood development should be adjacent to a Type "E" or larger thoroughfare (as defined in the Transportation Element of the Comprehensive Plan.)
4. There should be evidence of market saturation in the area that a non-residential property is located. This does not necessarily require an actual market analysis. Instead, evidence can include review of recent permit and occupancy data along with existing vacant or under utilized commercial buildings and/or an ample supply of undeveloped properties with similar zoning in the area. The area of consideration may vary depending on whether the property is part of a neighborhood-, community-, or region-serving development.
5. Alternative neighborhood development is generally inappropriate along expressways and in the major development corridors (U.S. 75, the Dallas North Tollway, the President George Bush Turnpike, and State Highway 121). Consideration may be given to mixed use proposals that will integrate residential and non-residential uses into a pedestrian oriented environment. Additional consideration may be given to sites that cannot be accessed from frontage roads. Residential development within 500 feet of the main lanes of an expressway should be arranged as carefully as possible to reduce the effects of traffic noise. Until State Highway 121 has been constructed as an expressway and there has been an opportunity to observe its potential to develop as currently zoned, zoning changes for residential development should be avoided.

Preference should be given to residential development that can be integrated into existing pedestrian oriented urban centers such as Downtown Plano or Legacy Town Center or other appropriate locations. Urban centers are more than just mixed use developments. They are typically 50 acres or more and provide opportunities for residence, work, shopping, and entertainment in a pedestrian setting. Urban centers are probably not going to develop within a typical neighborhood setting. They are more appropriate for alternative neighborhood formats.

6. Additional preference may be given to residential developments for persons with special needs as highlighted in the Housing Element of the Comprehensive Plan. Even greater preference should be given when such developments are within walking distance of medical offices, pharmacies, and/or grocery stores.

CITY OF PLANO
PLANNING & ZONING COMMISSION

September 6, 2011

Agenda Item No. 15

Request to Call a Public Hearing

Applicant: City of Plano

DESCRIPTION:

A request to call a public hearing to amend the area, yard, and bulk requirements and special district requirements pertaining to the Downtown Business/Government zoning district, and related sections of the Zoning Ordinance.

REMARKS:

The Downtown Business/Government (BG) district continues to attract the interest of the development community. The district is intended to serve as a pedestrian-oriented center for retail, office, governmental, cultural, entertainment, and residential uses. Design standards, allowable uses, and other development standards of the district have been amended over time to address unforeseen issues, implementation conditions, etc. The latest amendments to the BG district occurred in 2008 pertaining to the quantity of multifamily residences allowed per block.

Staff is currently reviewing a development proposal within the BG district and has discovered potential zoning impediments to its development and other future projects within the district. Additionally, topography and other physical design constraints create challenges where strict compliance with the district requirements becomes problematic. Staff feels it is appropriate to periodically review standards and procedures of the Zoning Ordinance and requests that the Commission call a public hearing to consider amendments to the area, yard, and bulk requirements and special district requirements pertaining to the BG zoning district and related sections of the Zoning Ordinance.

RECOMMENDATION:

Recommended that a public hearing be called to consider amendments to the area, yard, and bulk requirements and special district requirements pertaining to the Downtown Business/Government zoning district and related sections of the Zoning Ordinance.