

**PLANNING & ZONING COMMISSION
 PLANO MUNICIPAL CENTER
 1520 K AVENUE
 October 17, 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 October 3, 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 Preliminary Site Plan: Capital One Addition, Block 1, Lot 4 - General office on one lot on 23.5± acres located at the southeast corner of Headquarters Drive and Dominion Parkway. Zoned Commercial Employment. Neighborhood #8. Applicant: Capital One National Association</p> | |

| | |
|--|---|
| <p>5b KP</p> | <p>Revised Conveyance Plat: Capital One Addition, Block 1, Lot 4 - One conveyance lot on 23.5± acres located at the southeast corner of Headquarters Drive and Dominion Parkway. Zoned Commercial Employment. Neighborhood #8. Applicant: Capital One National Association</p> |
| <p>5c KP</p> | <p>Preliminary Site Plan: Ericsson Village Addition, Block A, Lot 2 - General office on one lot on 19.8± acres located at the northwest corner of Tennyson Parkway and Communications Parkway. Zoned Commercial Employment. Neighborhood #15. Applicant: Ericsson</p> |
| <p>5d KP</p> | <p>Preliminary Site Plan: Med-Assets, Block 1, Lot 1 - General office on one lot on 19.0± acres located on the north side of Legacy Drive, approximately 1,000± feet east of Parkwood Boulevard. Zoned Commercial Employment. Neighborhood #8. Applicant: West Plano Land Company, by TCC West Plano GP, Inc.</p> |
| <p>5e BM</p> | <p>Preliminary Plat: Legacy Town Center (North), Block C, Lot 7 - General office and bank on one lot on 4.9± acres located at the southeast corner of Dallas North Tollway and Headquarters Drive. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District. Neighborhood #8. Applicant: Heady Investments for Blue Horseshow Ltd.</p> |
| <p>5f EH</p> | <p>Final Plat: Park Place Center, Block A, Lot 9 - Day care center on one lot on 1.6± acres located on the south side of Plano Parkway, 1,280± feet east of Midway Road. Zoned Planned Development-112-Retail. Neighborhood #40. Applicant: Plano Development, L.P. c/o Urbahns Companies, Inc.</p> |
| <p>5g EH</p> | <p>Final Plat: Avignon Windhaven Phase 3 - 78 Single-Family Residence-6 and eight open space lots on 32.5± acres located generally at the northwest corner of Windhaven Parkway and Georgette Drive. Zoned Planned Development-154-Single-Family Residence-6. Neighborhood #27. Applicant: Acres of Sunshine Ltd. & Haggard Enterprises Limited</p> |
| <p>5h BM</p> | <p>Revised Site Plan: Eastside 14th Street Addition, Block A, Lots 1 & 2 - Retail, restaurant, and office on two lots on 0.5± acre located at the southeast corner of J Avenue and 14th Street. Zoned Downtown Business/Government. Neighborhood #67. Applicant: Eastside 14th Street</p> |
| <p><u>END OF CONSENT AGENDA</u></p> | |

| <u>PUBLIC HEARINGS</u> | |
|-------------------------------|--|
| 6A EH | 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 of the district. Zoned Planned Development-185-Regional Commercial/Dallas North Tollway Overlay District. Tabled June 6, 2011, July 5, 2011, August 1, 2011, September 6, 2011, and October 3, 2011. Applicant: Cencor Realty Services |
| 6B EH | Revised Preliminary Site Plan: Tinseltown Addition, Block A, Lot 1 - Multifamily, restaurant, retail, and office development on one lot on 14.8± acres located at the northeast corner of Dallas North Tollway and Parker Road. Zoned Planned Development-185-Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #30. Applicant: Cencor Realty Services |
| 7A KP | Public Hearing: Zoning Case 2011-15 - Request to rezone 119.2± acres located at the northeast corner of Custer Road and Park Boulevard from Agricultural to Planned Development-Single-Family Residence-6/Single-Family Residence-7/Patio Home and Planned Development-Single-Family Residence Attached. Zoned Agricultural. Tabled September 19, 2011. Applicant: Fairview Farm Land Co. Ltd. |
| 7B KP | Concept Plan: Haggard Estates - 131 Single-Family Residence-6 lots, 134 Single-Family Residence-7 lots, 160 Patio Home lots, 125 Single-Family Residence Attached lots, and 17 open space lots on 119.2± acres located at the northeast corner of Custer Road and Park Boulevard. Zoned Agricultural. Neighborhood #46. Applicant: Fairview Farm Land Co. Ltd. |
| 8A EH | Public Hearing: Zoning Case 2011-25 - Request to rezone 86.2± acres located on the west side of Coit Road, 30± feet north of Mapleshade Lane from Corridor Commercial and Light Industrial-1 to Planned Development-Corridor Commercial. Zoned Corridor Commercial and Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Applicant: Crow-Billingsley Ltd. No. 10 |
| 8B EH | Concept Plan: Coit Crossings Addition, Block 1, Lots 3R & 9 - Multifamily, restaurant, and retail development on two lots on 86.2± acres located on the west side of Coit Road, 30± feet north of Mapleshade Lane. Zoned Light Industrial-1 & Corridor Commercial/190 Tollway/Plano Parkway Overlay District. Applicant: Crow-Billingsley Ltd. No. 10 |
| 9 BM | Public Hearing: Zoning Case 2011-29 - Request for Specific Use Permit for Day Care Center (In-home) on 0.1± acre located at the northwest corner of Oakland Hills Drive and Norman Drive. Zoned Single-Family Residence-7. Applicant: Roberta J. Cosgrove |

| | | |
|---|--|--|
| <p>10 EH</p> | <p>Public Hearing: Zoning Case 2011-30 - Request to amend Subsection 2.821 (BG - Downtown Business/Government) of Section 2.800 (District Charts) of Article 2 (Zoning Districts and Uses) and related sections of the Zoning Ordinance in order to modify the area, yard, and bulk requirements and other standards of the Downtown Business/Government district. Applicant: City of Plano</p> | |
| <p>11 BM</p> | <p>Public Hearing - Preliminary Replat: Normandy Estates, Block G, Lots 1R & 2R & Block I, Lots 1R-17R - 17 Patio Home lots on 2.4± acres located at the southeast corner of Meadowlands Drive and Josephine Street and two Patio Home lots on 0.4± acre located at the southeast corner of Francesca Lane and Bourbon Street. Zoned Single-Family Residence Attached with Specific Use Permit #594 for Private Street Subdivision. Applicant: Bentley Premier Builders, LLC</p> | |
| <p>12 BM</p> | <p>Public Hearing - Replat: RepublicBank Preston North Motor Bank, Block A, Lot 1R - Bank and medical office on one lot on 1.0± acre located at the northwest corner of Plano Parkway and Burnham Drive. Zoned Planned Development-194-General Office/190 Tollway/Plano Parkway Overlay District. Applicant: Whisenant/Plano Parkway, LP</p> | |
| <p><u>END OF PUBLIC HEARINGS</u></p> | | |
| <p>13 TF</p> | <p>Nomination of 1st and 2nd Vice Chairs - Nomination of the 1st and 2nd Vice Chairs. Applicant: City of Plano</p> | |
| <p>14 PJ</p> | <p>Discussion & Direction: Proposed Amendments to the Planning & Zoning Commission's Adopted Rules and Procedures - Discussion and direction on proposed amendments to the Planning & Zoning Commission's Adopted Rules and Procedures. Applicant: City of Plano</p> | |
| <p>15 PJ</p> | <p>Request to Call a Public Hearing - Request to Call a Public Hearing to Amend the Zoning Ordinance concerning regulations for Transit Centers and Transit Stations. Applicant: City of Plano</p> | |
| <p>16</p> | <p>Items for Future Discussion - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p> | |
| <p>Council Liaisons: Mayor Pro Tem Pat Miner and Council Member Lee Dunlap</p> | | |

ACCESSIBILITY STATEMENT

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

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

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

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

- 15 minutes for the applicant - After the public hearing is opened, the Chair of the Planning & Zoning Commission will ask the applicant to speak first.
- 3 minutes each for all other speakers, up to a maximum of 45 minutes. Individual speakers may yield their time to a homeowner association or other group representative, up to a maximum of 15 minutes of speaking time.

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

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

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

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

CITY OF PLANO
PLANNING & ZONING COMMISSION
CONSENT AGENDA ITEMS

October 17, 2011

Agenda Item No. 5a

Preliminary Site Plan: Capital One Addition, Block 1, Lot 4
Applicant: Capital One National Association

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

The purpose for the preliminary site plan is to show the proposed office building, parking, and related site improvements.

Recommended for approval as submitted.

Agenda Item No. 5b

Revised Conveyance Plat: Capital One Addition, Block 1, Lot 4
Applicant: Capital One National Association

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

The purpose of the revised conveyance plat is to revise the property boundary between Lot 4 and Lot 3R.

Recommended for approval as submitted.

Agenda Item No. 5c
Preliminary Site Plan: Ericsson Village Addition, Block A, Lot 2
Applicant: Ericsson

General office on one lot on 19.8± acres located at the northwest corner of Tennyson Parkway and Communications Parkway. Zoned Commercial Employment. Neighborhood #15.

The purpose for the preliminary site plan is to show the proposed office building, parking, and related site improvements.

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

Agenda Item No. 5d
Preliminary Site Plan: Med-Assets, Block 1, Lot 1
Applicant: West Plano Land Company, by TCC West Plano GP, Inc.

General office on one lot on 19.0± acres located on the north side of Legacy Drive, approximately 1,000± feet east of Parkwood Boulevard. Zoned Commercial Employment. Neighborhood #8.

The purpose for the preliminary site plan is to show the proposed office building, parking, and related site improvements.

Recommended for approval as submitted.

Agenda Item No. 5e
Preliminary Plat: Legacy Town Center (North), Block C, Lot 7
Applicant: Heady Investments for Blue Horseshow Ltd.

General office and bank on one lot on 4.9± acres located at the southeast corner of Dallas North Tollway and Headquarters Drive. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District. Neighborhood #8.

The purpose for the preliminary plat is to propose easements necessary for the development of the site as a general office building and motor bank.

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

Agenda Item No. 5f

Final Plat: Park Place Center, Block A, Lot 9

Applicant: Plano Development, L.P. c/o Urbahns Companies, Inc.

Day care center on one lot on 1.6± acres located on the south side of Plano Parkway, 1,280± feet east of Midway Road. Zoned Planned Development-112-Retail. Neighborhood #40.

The purpose for the final plat is to dedicate easements necessary for completing the day care center development.

Recommended for approval as submitted.

Agenda Item No. 5g

Final Plat: Avignon Windhaven Phase 3

Applicant: Acres of Sunshine Ltd. & Haggard Enterprises Limited

78 Single-Family Residence-6 and eight open space lots on 32.5± acres located generally at the northwest corner of Windhaven Parkway and Georgette Drive. Zoned Planned Development-154-Single-Family Residence-6. Neighborhood #27.

The purpose for the final plat is to dedicate easements and street rights-of-way, and establish lot boundaries necessary for completing the development of the residential subdivision.

Recommended for approval as submitted.

Agenda Item No. 5h

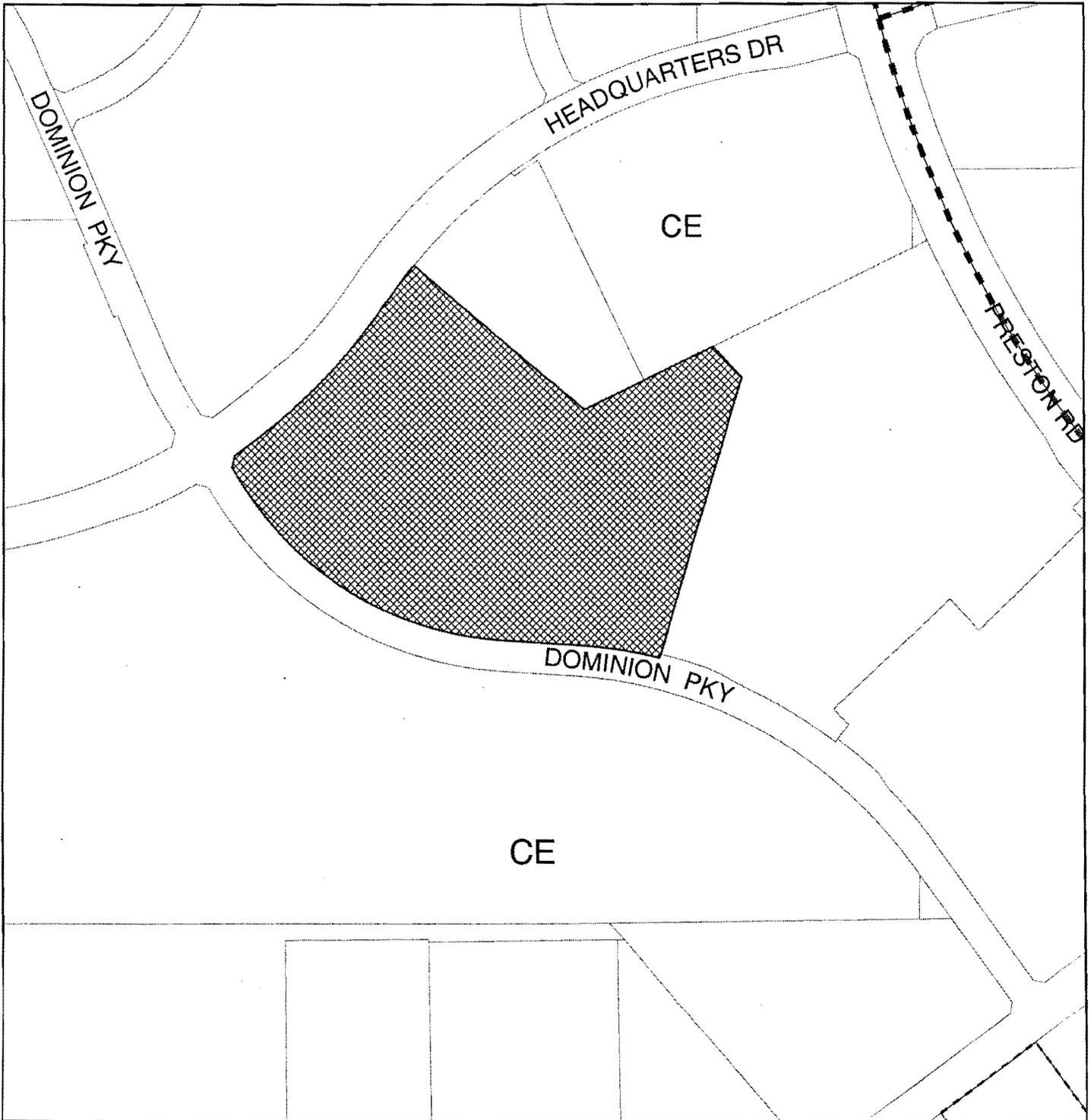
Revised Site Plan: Eastside 14th Street Addition, Block A, Lots 1 & 2

Applicant: Eastside 14th Street

Retail, restaurant, and office on two lots on 0.5± acre located at the southeast corner of J Avenue and 14th Street. Zoned Downtown Business/Government. Neighborhood #67.

The purpose for the revised site plan is to convert internal garage parking to leasable building area and show access, drainage, offsite parking, and dumpster easements.

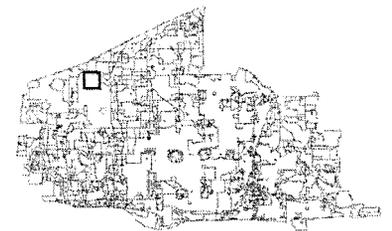
Recommended for approval as submitted.



Item Submitted: PRELIMINARY SITE PLAN

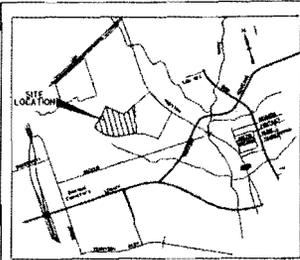
Title: CAPITAL ONE ADDITION
BLOCK 1, LOT 4

Zoning: COMMERCIAL EMPLOYMENT

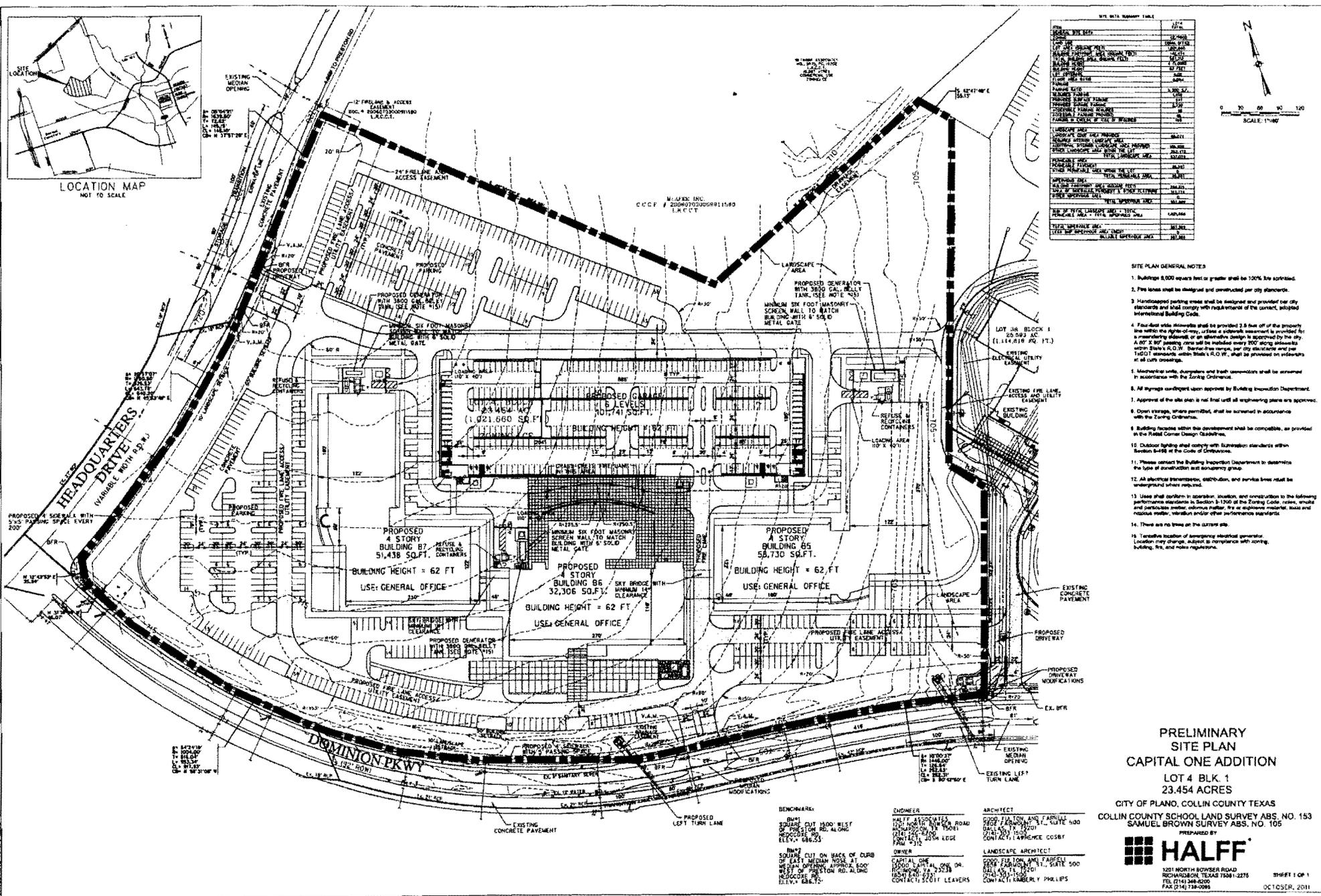


○ 200' Notification Buffer



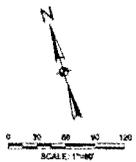


LOCATION MAP
NOT TO SCALE



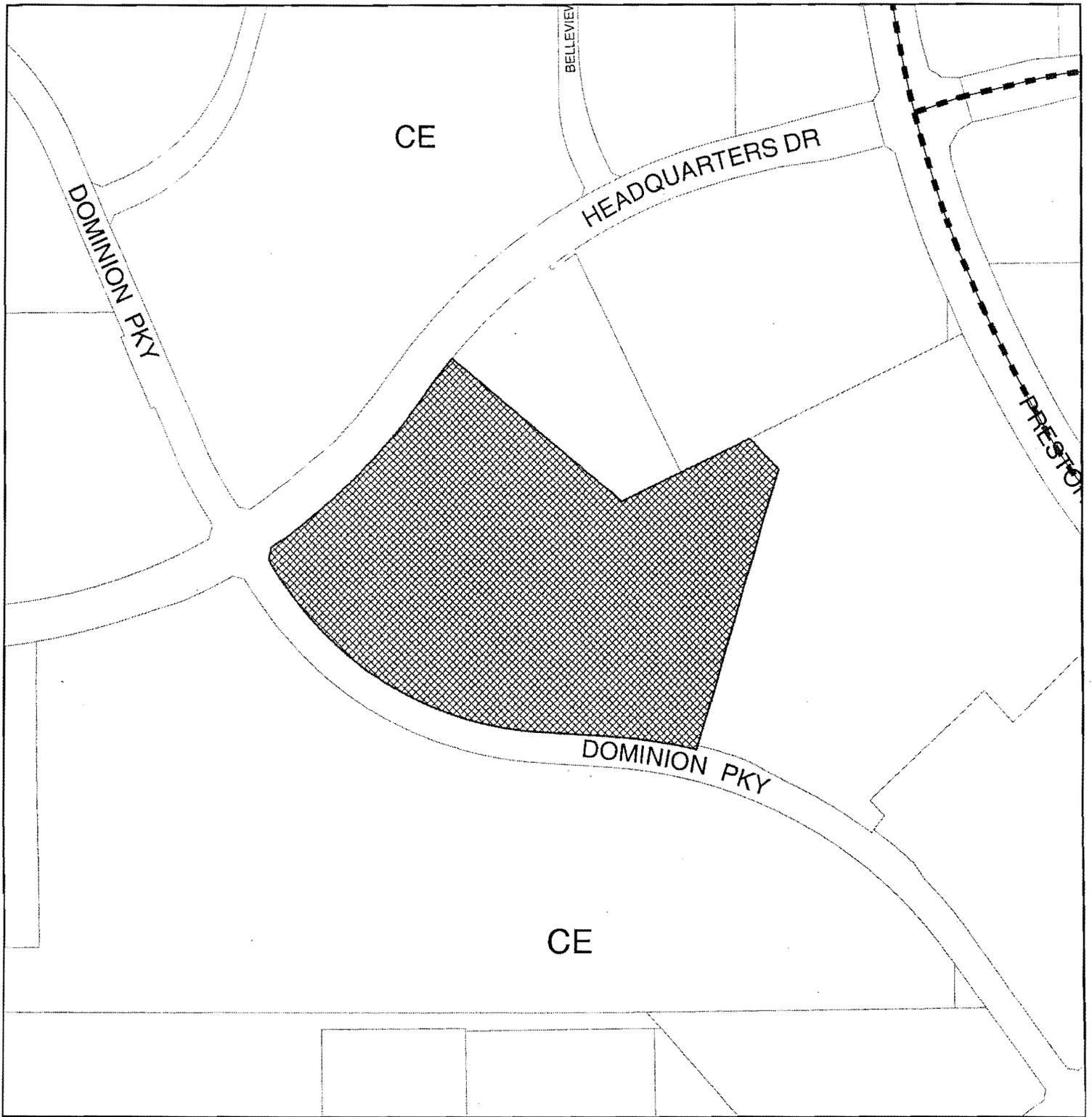
MIT 8413 SUMMARY TABLE

| | |
|--|-------|
| AREA | 127.4 |
| CONCRETE DRIVEWAY | 127.4 |
| LANDSCAPE AREA | 127.4 |
| PROPOSED GENERATOR WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B7 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B5 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B6 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B8 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B9 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B10 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B11 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B12 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B13 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B14 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B15 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B16 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B17 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B18 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B19 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B20 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B21 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B22 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B23 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B24 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B25 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B26 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B27 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B28 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B29 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B30 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B31 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B32 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B33 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B34 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B35 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B36 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B37 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B38 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B39 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B40 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B41 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B42 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B43 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B44 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B45 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B46 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B47 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B48 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B49 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B50 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B51 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B52 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B53 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B54 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B55 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B56 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B57 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B58 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B59 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B60 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B61 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B62 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B63 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B64 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B65 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B66 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B67 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B68 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B69 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B70 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B71 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B72 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B73 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B74 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B75 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B76 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B77 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B78 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B79 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B80 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B81 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B82 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B83 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B84 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B85 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B86 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B87 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B88 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B89 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B90 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B91 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B92 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B93 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B94 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B95 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B96 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B97 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B98 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B99 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |
| PROPOSED 4 STORY BUILDING B100 WITH 3500 GAL. FUEL TANK (SEE NOTE 4) | 127.4 |



- SITE PLAN GENERAL NOTES**
1. Building 8,000 square feet or greater shall be 100% fire sprinkled.
 2. Fire lanes shall be designed and constructed per city standards.
 3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted International Building Code.
 4. Four-foot wide setbacks shall be provided 2.8 feet off of the property line within the right-of-way, unless a setback waiver is provided by a rezoning ordinance or an alternative design is approved by the city. A 10' x 8' sign shall be installed every 100' along sidewalk within 10' of the R.O.W. Signage shall be installed on all streets and per 100' of sidewalk within 10' of R.O.W. shall be provided on sidewalks at all curb crossings.
 5. Mechanical units, dumpsters and trash enclosures shall be screened in accordance with the zoning ordinance.
 6. All signage shall comply with approved by Building Inspection Department.
 7. Approval of the site plan is not final until all engineering plans are approved with the County Ordinance.
 8. Open storage, where permitted, shall be screened in accordance with the County Ordinance.
 9. Building facades within the development shall be compatible, as provided in the Retail Corner Design Guidelines.
 10. Outdoor lighting shall comply with illumination standards within Section 8.0.4.6 of the Code of Ordinances.
 11. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
 12. All electrical transmission, distribution, and service lines shall be underground where required.
 13. Uses shall conform to applicable zoning, location, and construction to the following performance standards in Section 8.1.000 of the Zoning Code, unless, structure and partitions (interior, exterior, masonry, etc.) or equipment materials, base and outside finish, materials and/or other performance standards.
 14. There are no trees on the site.
 15. The location of any existing electrical generator, location, type, capacity, subject to compliance with zoning, building, fire, and noise regulations.

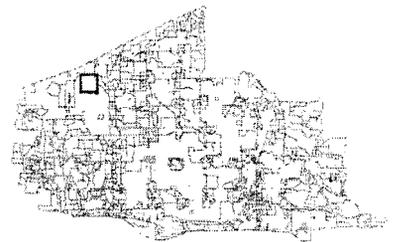
PRELIMINARY SITE PLAN
CAPITAL ONE ADDITION
 LOT 4 BLK 1
 23.454 ACRES
 CITY OF PLANO, COLLIN COUNTY TEXAS
 COLLIN COUNTY SCHOOL LAND SURVEY ABS. NO. 153
 SAMUEL BROWN SURVEY ABS. NO. 105
 PREPARED BY
HALFF
 1201 NORTH BOWSER ROAD
 RICHARDSON TEXAS 75081-2275
 TEL (214) 348-8200
 FAX (214) 348-0086



Item Submitted: REVISED CONVEYANCE PLAT

Title: CAPITAL ONE ADDITION
BLOCK 1, LOT 4

Zoning: COMMERCIAL EMPLOYMENT



○ 200' Notification Buffer

LEGAL DESCRIPTION

BEING a tract of land situated in the Samuel Brown Survey, Abstract No. 108, and the Collin County School Land Survey, Abstract No. 153, in the City of Plano, Collin County, Texas, being a part of that tract of land described as Tract 38 in deed to First Plano Land Company, L.P., as recorded in Collin County Clerk's File No. 200602000158250, Land Records of Collin County, Texas (L.R.C.C.T.), and being a part of Lot 4, Block 1 of Capital One Addition and Addition to the City of Plano as recorded in Volume 2007, Page 299-270, M.R.C.C.T., and being more particularly described as follows:

BEING a 1/2-inch iron rod with a yellow plastic cap stamped "Jeff Assoc., Inc." hereafter referred to as "cap" found at the southwest corner of a tract of land described in deed to McAfee, Inc., recorded in Collin County Clerk's File No. 20060700009191570, L.R.C.C.T.

THENCE North 84 degrees 39 minutes 08 seconds East, with the southeast line of said McAfee tract, and a northwest line of Lot 4, passing at a perpendicular distance of 196.34 feet the southwest corner of said McAfee tract, and being the southwest corner of network associated on addition to the City of Plano according to the plat recorded in Cabinet 0, Page 322, M.R.C.C.T., and continuing along the northwest line of Lot 4 and along the southwest line of said network associated addition, in its total distance of 430.07 feet to a 1/2-inch iron rod with cap found for corner, said point being the northwest corner of Lot 38 of Capital One Addition, Lot 38, Block 1, on addition to the City of Plano as recorded in Volume 2011, Page 138, M.R.C.C.T.

THENCE South 42 degrees 47 minutes 48 seconds East, departing said northwest and southeast lines and along the common line between Lots 3 and 4R of said Capital One Addition, a distance of 29.15 feet to a 1/2-inch iron rod with cap set for corner.

THENCE South 17 degrees 12 minutes 12 seconds West, departing said common line and over and across said Lot 4, a distance of 546.04 feet to a 1/2-inch iron rod with cap set for corner.

THENCE South 42 degrees 50 minutes 51 seconds East, continuing across Lot 4, a distance of 11.01 feet to a 1/2-inch iron rod with cap set for corner on the aforementioned common line between Lots 3 and 4R.

THENCE South 17 degrees 12 minutes 12 seconds West, continuing along said common line, passing at a distance of 32.27 feet the westerly corner of Lot 4 on the east right-of-way line of Dominion Parkway, being a northerly corner of a 12.02 foot jog in said east right-of-way line, and continuing in its total distance of 324.29 feet to a set City of Plano monument on said east line of Dominion Parkway 132 feet wide at this point, said point being the beginning of a non-tangent curve to the left with a radius of 1,416.00 feet and a chord bearing North 80 degrees 43 minutes 00 seconds West, a distance of 252.31 feet.

THENCE Northwesterly along said east right-of-way line and with said curve to the left, through a central angle of 10 degrees 00 minutes 37 seconds, on arc distance of 252.31 feet to a 1/2-inch iron rod with cap set for corner.

THENCE North 85 degrees 43 minutes 18 seconds West, continuing along said east right-of-way line, a distance of 233.32 feet to a 1/2-inch iron rod with cap set for corner, said corner being the beginning of a non-tangent curve to the right with a radius of 1,004.00 feet and a chord bearing North 58 degrees 31 minutes 08 seconds West, a distance of 81.33 feet.

THENCE Northwesterly along said east right-of-way line and with said curve to the right, through a central angle of 54 degrees 24 minutes 18 seconds, on arc distance of 933.34 feet to a 1/2-inch iron rod with cap set for corner.

THENCE North 31 degrees 18 minutes 38 seconds West, along said east right-of-way line, a distance of 46.07 feet to a 5/8-inch iron rod found at the southwest corner of a corner club.

THENCE North 12 degrees 41 minutes 53 seconds East, departing said east right-of-way line and along said corner club, a distance of 39.34 feet to a 5/8-inch iron rod with a cap stamped "Jeff Assoc., Inc." found on the south right-of-way line of Mosquito Run Drive, a 121-foot wide right-of-way as recorded in Cabinet 16, Page 321, M.R.C.C.T., said corner club being the beginning of a non-tangent curve to the left with a radius of 1,760.30 feet and a chord bearing North 48 degrees 53 minutes 48 seconds East, a distance of 840.20 feet.

THENCE Northwesterly along said south right-of-way line and with said curve to the left, through a central angle of 20 degrees 37 minutes 07 seconds, on arc distance of 643.78 feet to a 5/8-inch iron rod found for corner, said corner club being the beginning of non-tangent curve to the right with a radius of 1,839.80 feet and a chord bearing North 37 degrees 37 minutes 23 seconds East, a distance of 145.10 feet.

THENCE Northwesterly along said south right-of-way line and with said curve to the right, through a central angle of 05 degrees 04 minutes 21 seconds, on arc distance of 145.10 feet to a 1/2-inch iron rod with cap set for corner.

THENCE South 49 degrees 30 minutes 24 seconds, departing said south right-of-way line, a distance of 644.29 feet to the POINT OF BEGINNING AND CONTAINING 1,021,660 square feet or 23.45 acres of land, more or less.

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Andrew J. Shaffer, known to me to be the person and officer 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 the ____ day of _____, 2011.

Signature

Printed Name: Notary Public, State of Texas. My commission expires _____.

SURVEYOR'S CERTIFICATE

This is to certify that on _____ Andrew J. Shaffer, a Registered Professional Land Surveyor of the State of Texas, is having the above subdivision from an old survey on the grounds and that all corners, angle points, and points of curve were marked on the ground, and that this plat correctly represents a survey made by me, or under my supervision.

PROBATIONARY - FOR REVIEW ONLY

Andrew J. Shaffer, Registered Professional Land Surveyor, Texas No. 5017

Notice: Being a portion of this addition by metes and bounds and being subject to the provisions of the platting statutes and is subject to filing and withholding of utilities and building certificates.

A conveyance plat is a record of property approved by the City of Plano. It is a public record and is subject to public inspection. It is not a deed and does not create any interest in the property. It is a record of the City of Plano and is subject to the provisions of the platting statutes and is subject to filing and withholding of utilities and building certificates.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CAPITAL ONE NATIONAL ASSOCIATION herein by and through their duly authorized officers, do hereby adopt this plat designating the herein above described property as CAPITAL ONE ADDITION LOT 4, BLOCK 1.

on addition to the City of Plano, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Plano. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities existing to use or using the same unless the easement limits the use to particular utilities, and 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 or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems in said easements. The City of Plano and public utility entities shall also have the full right of ingress and egress to and from their respective easements for the purpose of construction, reconstructing, inspecting, 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.

That the undersigned does hereby covenant and agree that the fire department shall have the right to install, maintain and construct upon the fire line easements, or dedicated and shown hereon, a hard surface and that the fire department shall have the right to remove or alter the same in a state of good repair or of these and keep the same free and clear of any structural, 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 of the fire line easements is the responsibility of the owner, and owner and post and maintain appropriate signs in conspicuous places along such fire lines, stating "Fire Lane, No Parking". The police or his duly authorized representative and is hereby authorized to close such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

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

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

By: CAPITAL ONE NATIONAL ASSOCIATION

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person and officer 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 the ____ day of _____, 2011.

Signature

Printed Name: Notary Public, State of Texas. My commission expires _____.

CERTIFICATE OF APPROVAL

Approved, this the ____ day of _____, 2011, by the Planning & Zoning Commissioner, City of Plano, Texas.

Chairman, Planning & Zoning Commission, City of Plano, TX

Secretary, Planning & Zoning Commission of City of Plano

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person and officer 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 the ____ day of _____, 2011.

Signature

Printed Name: Notary Public, State of Texas. My commission expires _____.

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person and officer 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 the ____ day of _____, 2011.

Signature

Printed Name: Notary Public, State of Texas. My commission expires _____.

REVISED CONVEYANCE PLAT

OF CAPITAL ONE ADDITION LOT 4, BLOCK 1, 1,021,660 SQ. FT. OR 23.454 ACRES

BEING A REPLAT OF CAPITAL ONE ADDITION LOT 4, BLOCK 1, RECORDED IN VOLUME 2007, PAGE 299-270, SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABST. NO. 153, & SAMUEL BROWN SURVEY, ABST. NO. 108, CITY OF PLANO, COLLIN COUNTY, TEXAS

FOR CAPITAL ONE

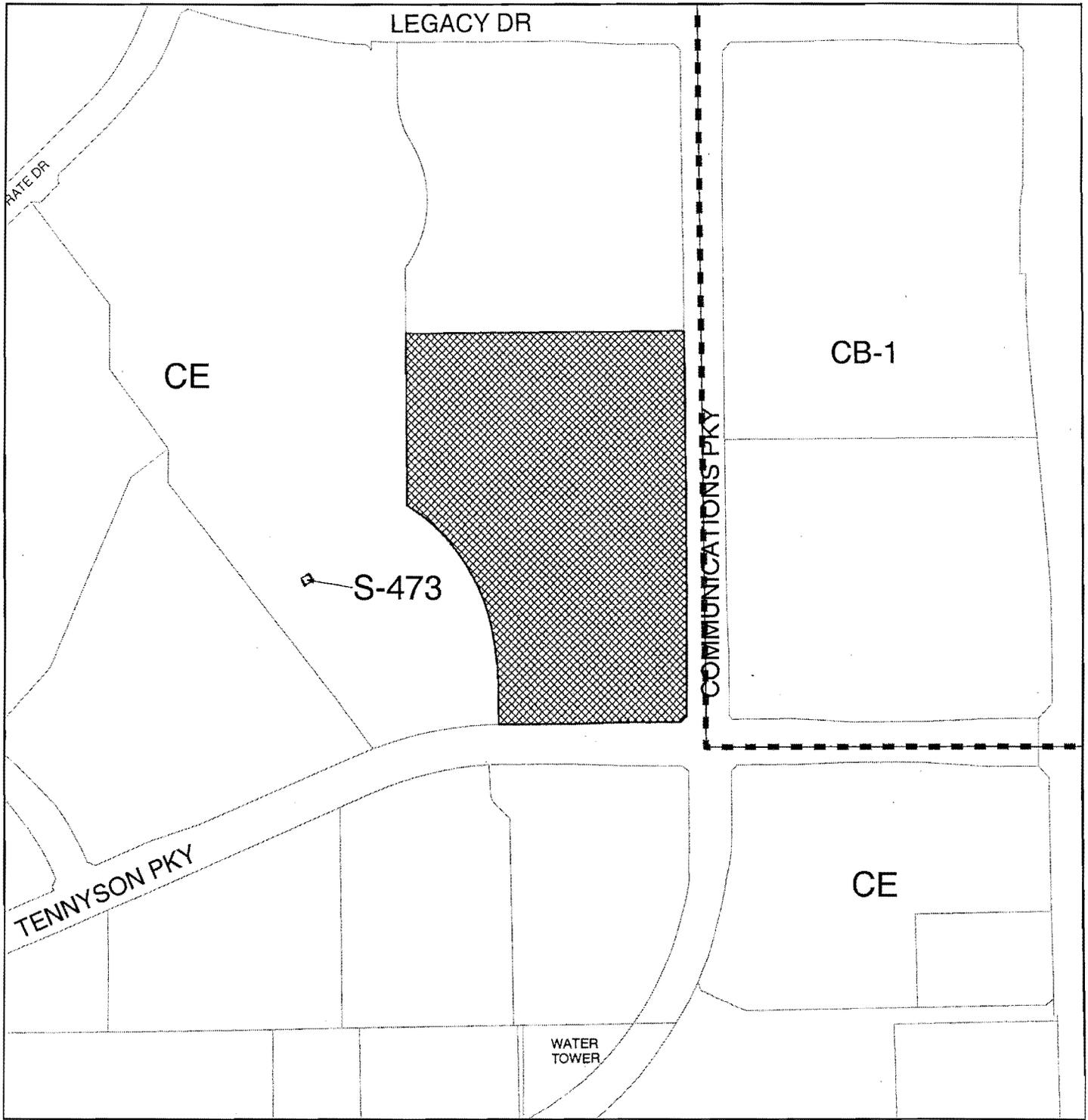


151 NORTH BOWSER ROAD, RICHARDSON, TEXAS 75081 (972) 344-6200 SCALE 1"=40' AWP 2/11/11 DATE 5/11/11

The purpose of this Revised Conveyance Plat is to revise the lot line between Lots 38 and 4.

ENGINEER: HALFF ASSOCIATES, INC. ATTN: JOHN EDGE 1201 BOWSER RD. RICHARDSON, TX 75081 214-348-1820

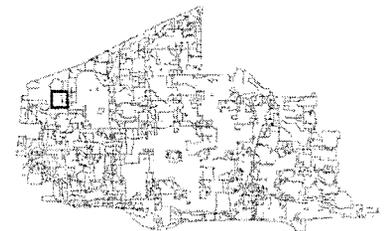
OWNER: CAPITAL ONE NATIONAL ASSOCIATION ATTN: DAN MORTENSEN 15000 CAPITAL ONE DRIVE RICHMOND, VA 23238 804-640-6531



Item Submitted: PRELIMINARY SITE PLAN

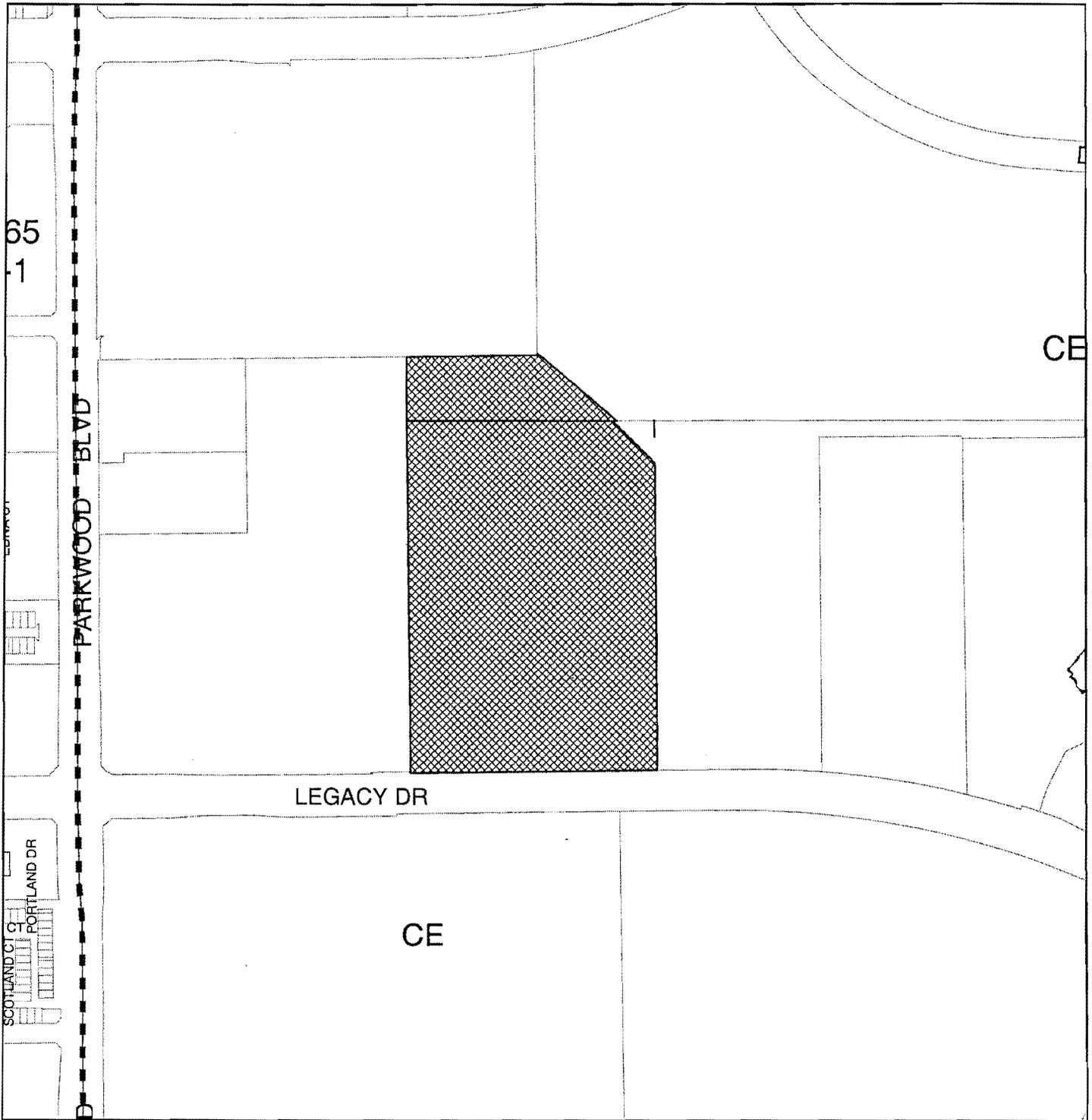
Title: ERICSSON VILLAGE ADDITION
BLOCK A, LOT 2

Zoning: COMMERCIAL EMPLOYMENT



○ 200' Notification Buffer

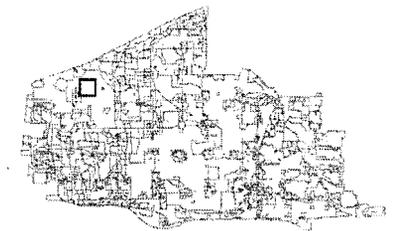




Item Submitted: PRELIMINARY SITE PLAN

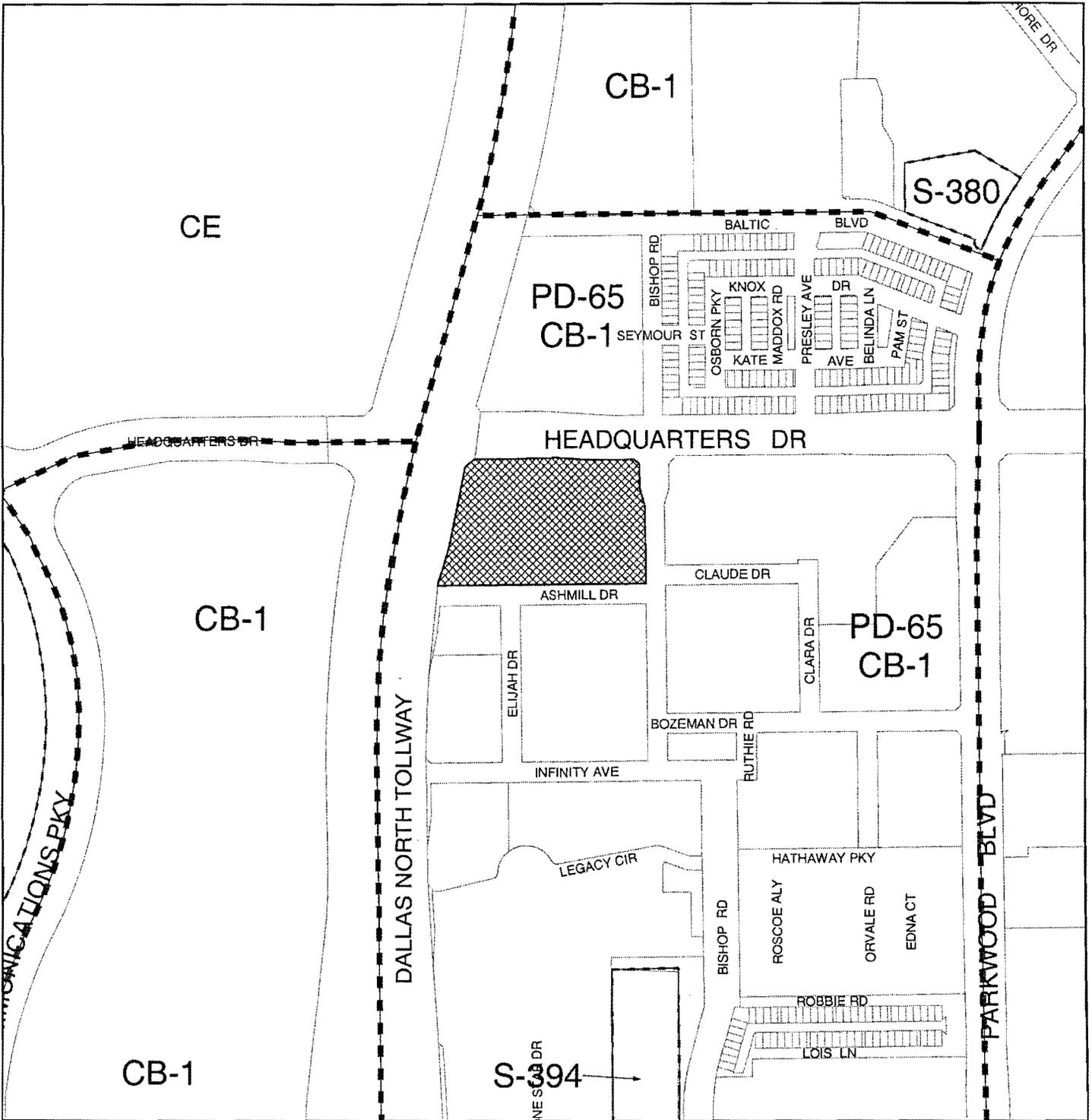
Title: MED-ASSETS
BLOCK 1, LOT 1

Zoning: COMMERCIAL EMPLOYMENT



○ 200' Notification Buffer

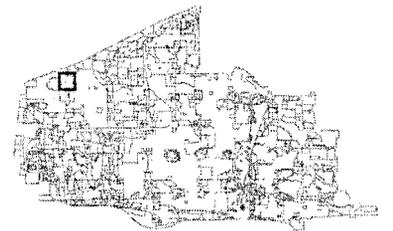




Item Submitted: PRELIMINARY PLAT

Title: LEGACY TOWN CENTER (NORTH)
BLOCK C, LOT 7

Zoning: PLANNED DEVELOPMENT-65-CENTRAL BUSINESS-1/
DALLAS NORTH TOLLWAY OVERLAY DISTRICT



OWNER'S CERTIFICATION

WHEREAS, TWHQS, LTD. is the owner of a parcel of land located in the City of Plano, Collin County, Texas, a part of the Henry Cook Survey, Abstract Number 183, and being all of Lot 7, Block C of the Revised Conveyance Plat of Legacy Town Center (North), an addition to the City of Plano as recorded in Volume 2006, Page 443, Collin County Map Records and being further described as follows:

BEGINNING at a one-half inch iron rod set at the northwest corner of said Lot 7, said point being at the intersection of the east right-of-way line of Dallas North Tollway (a variable width right-of-way) with the south right-of-way line of Headquarters Drive (a variable width right-of-way);

THENCE along the south right-of-way line of Headquarters Drive as follows: North 51 degrees 45 minutes 13 seconds East, 40.32 feet to a five-eighths inch iron rod found for corner;

South 89 degrees 55 minutes 31 seconds East, 161.41 feet to a five-eighths inch iron rod found for corner;

North 88 degrees 21 minutes 23 seconds East, 81.93 feet to a five-eighths inch iron rod found for corner;

South 85 degrees 20 minutes 47 seconds East, 99.87 feet to a one-half inch iron rod set for corner;

South 89 degrees 55 minutes 31 seconds East, 135.00 feet to a five-eighths inch iron rod found for corner at the intersection of the south right-of-way line of Headquarters Drive with the east right-of-way line of Bishop Road (a variable width right-of-way);

THENCE along the west right-of-way line of Bishop Road as follows: South 44 degrees 57 minutes 48 seconds East, 21.23 feet to a five-eighths inch iron rod found for corner;

South 71 degrees 17 minutes 41 seconds East, 21.22 feet to a five-eighths inch iron rod found for corner;

South 15 degrees 51 minutes 48 seconds East, 21.22 feet to a five-eighths inch iron rod found for corner;

South 234.26 feet to a five-eighths inch iron rod found at the intersection of the west right-of-way line of Bishop Road with the north right-of-way line of Ashmill Drive (60 foot public right-of-way);

THENCE West, 622.25 feet to a one-half inch iron rod set at the intersection of the north right-of-way line of Ashmill Drive with the east right-of-way line of the Dallas North Tollway;

THENCE along the east right-of-way line of the Dallas North Tollway as follows: Northerly, 26.98 feet along a curve to the right having a central angle of 00 degrees 26 minutes 17 seconds, a radius of 3569.72 feet, a tangent of 14.03 feet, and whose chord bears North 58 degrees 48 minutes 04 seconds East, 28.06 feet to a one-half inch iron rod set for corner;

North 17 degrees 15 minutes 21 seconds East, 90.46 feet to an "X" found out on top of fiber optic cable manhole;

Northerly, 22.50 feet along a curve to the left having a central angle of 04 degrees 54 minutes 36 seconds, a radius of 262.50 feet, a tangent of 11.25 feet, and whose chord bears North 14 degrees 45 minutes 03 seconds East, 22.48 feet to a one-half inch iron rod set for corner;

North 12 degrees 20 minutes 45 seconds East, 220.09 feet to the POINT OF BEGINNING and containing 213,270 square feet or 4.8880 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, TWHQS, LTD acting herein by and through their duly authorized officers, do hereby adopt this plat designating the herein described property as "LEGACY TOWN CENTER (NORTH), BLOCK C, LOT 7" an addition to the City of Plano, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown hereon. 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 dealing to use or using the same unless the easement limits the use to particular utilities, and 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 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, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any type of procuring permission from anyone.

That the undersigned do hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface 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 obstructions, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the 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 their duly authorized representative is hereby authorized to close such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

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

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

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

SIGNING AGENT

Title: TWHQS, LTD.

STATE OF TEXAS

COUNTY OF DALLAS:

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

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

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

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

CHAIRMAN, PLANNING & ZONING COMMISSION

STATE OF TEXAS:

COUNTY OF COLLIN:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS ____ DAY OF _____ 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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS ____ DAY OF _____ 2011.

NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYOR'S CERTIFICATE

I, Don B. Ramsey, Surveyor, hereby certify that I have prepared this plat from an actual on the ground survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Plano, Texas.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Don B. Ramsey, R.P.L.S. No. 4172

STATE OF TEXAS:

COUNTY OF DALLAS:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11th day of August, 2011.

Notary Public, State of Texas

*SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON AN APPROVED, FILED AND ACCEPTED CONVEYANCE PLAT, FINAL PLAT, OR REPLAT IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING PERMITS.

Preliminary Plat

LEGACY TOWN CENTER (NORTH)

LOT 7, BLOCK C

4.8960 ACRES OUT OF HENRY COOK SURVEY, ABSTRACT NO. 183 CITY OF PLANO COLLIN COUNTY, TEXAS

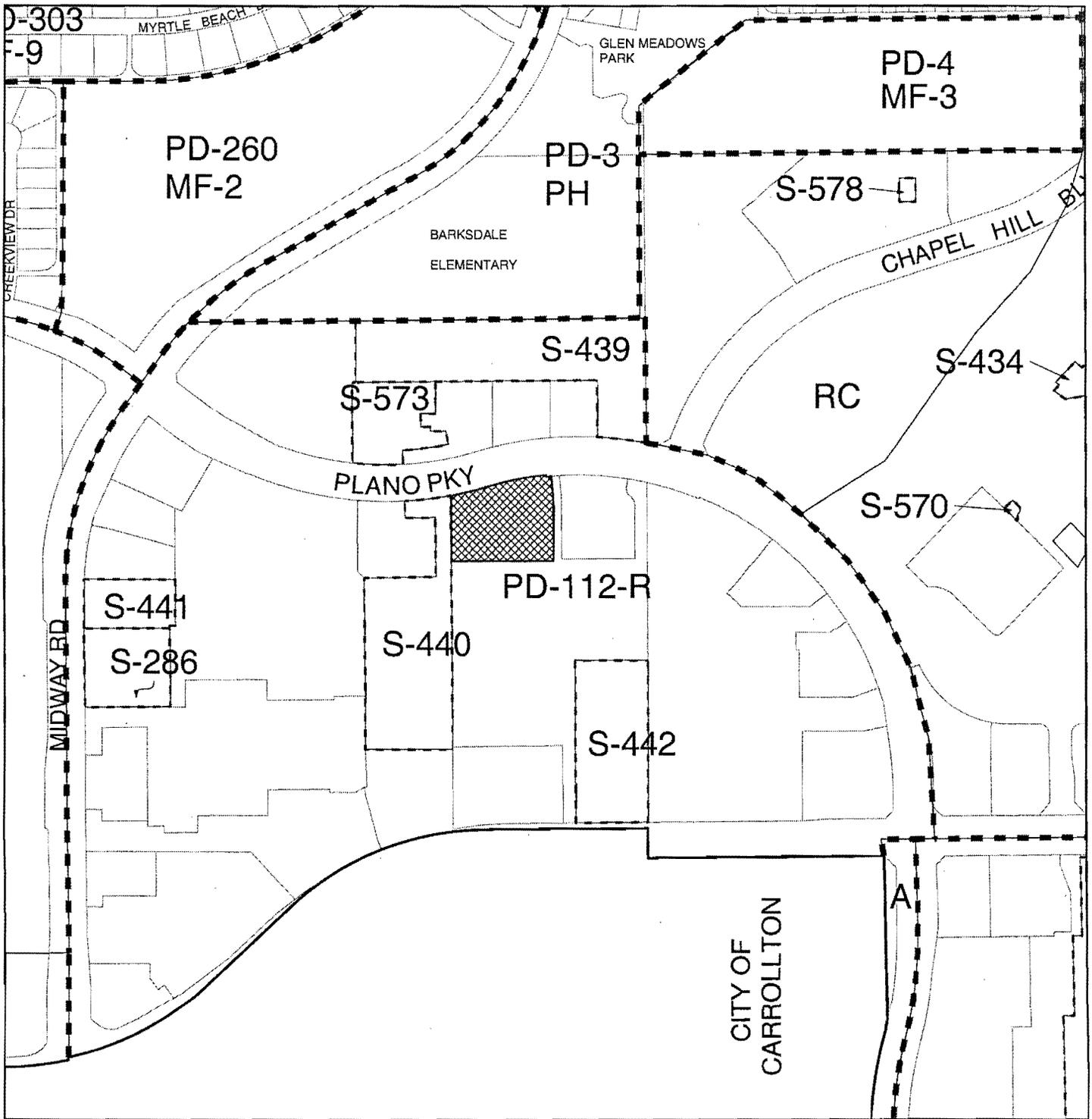
TWHQS, LTD OWNER 3308 Preston Road, Suite 350-145 Plano, Texas 75093 (972)571-2545

BLUE HORSESHOE LTD. APPLICANT 2500 North Dallas Parkway, Suite 220 Plano, Texas 75093 (972)681-1606 Contact: Randy Heady

JBI PARTNERS, INC. SURVEYOR/ENGINEER 18301 Quorum Drive, Suite 200B Addison, Texas 75001 (972)248-7878 Contact: Daniel Dewey

REvised: OCTOBER 11, 2011 SUBMITTED: SEPTEMBER 22, 2011

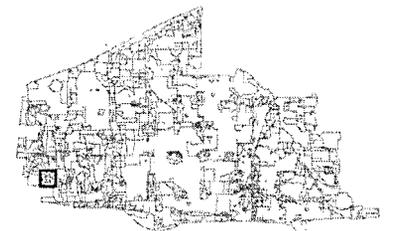
Plotted by: Sherry Paul Date: 10/17/2011 4:13 PM Drawing: H:\Projects\11262005\053\Drawings\SitePlan\TWHQSPDF.dwg Scale: 1/8"=1'-0" Date Time: 10/17/2011 4:46 PM



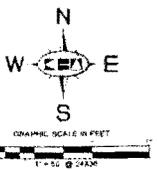
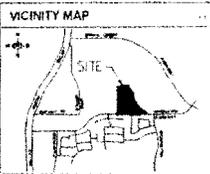
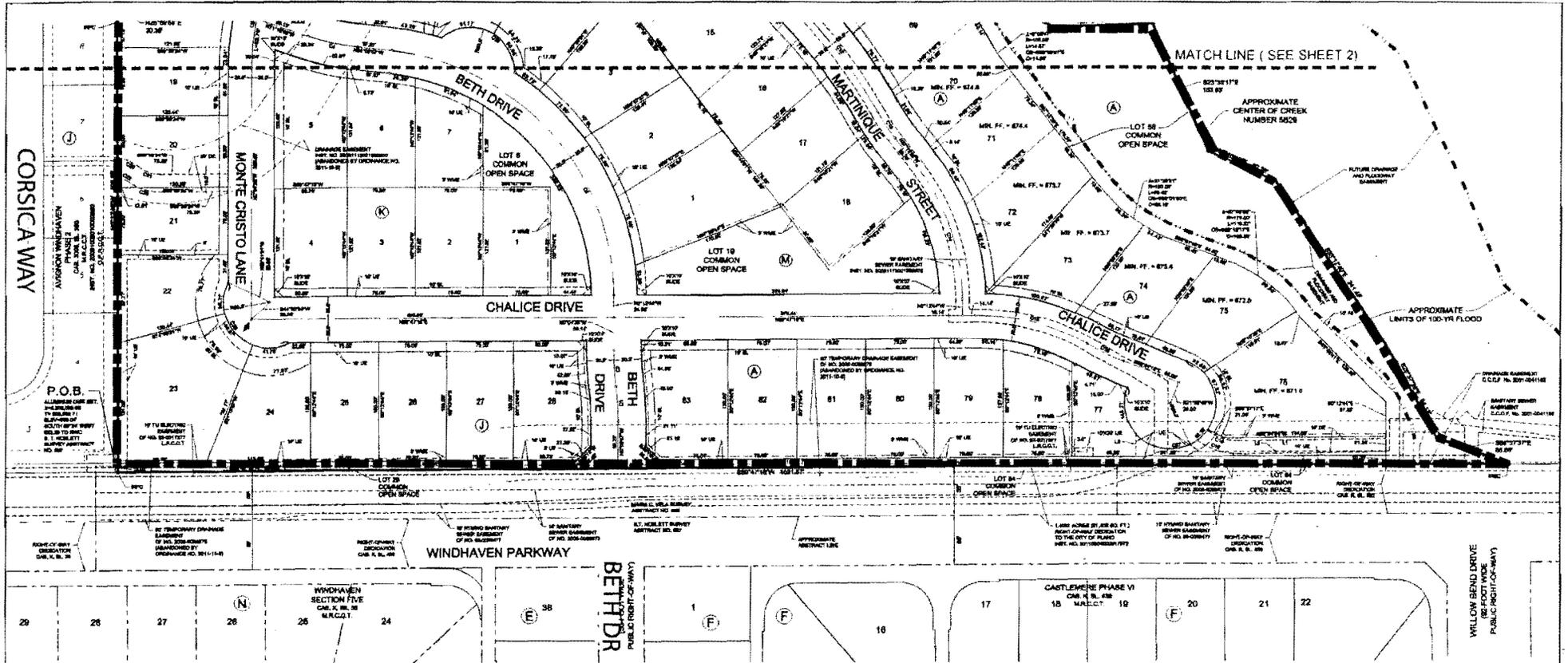
Item Submitted: FINAL PLAT

Title: PARK PLACE CENTER
BLOCK A, LOT 9

Zoning: PLANNED DEVELOPMENT-112-RETAIL



○ 200' Notification Buffer



LEGEND

RF = IRON ROD FOUND
 RB = IRON ROD FOUND
 EPIC = 8" IRON ROD WITH "TOM" CAP SET
 AS = ACCESS EASEMENT
 WE = WATER EASEMENT
 DE = DRAINAGE EASEMENT
 SE = SEWAGE EASEMENT
 UE = UTILITY EASEMENT
 SUE = SEWER, UTILITY AND DRAINAGE EASEMENT
 WUE = WATER EASEMENT TO BE ORIGINATED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 BE = BUILDING SETBACK LINE
 WIND = WINDSPEED MONITORING WATER DISTRICT
 MFL.FT. = MINIMUM FINISH FLOOR ELEVATION
 L.R.C.C.T. = LAND RECORDS COLLIN COUNTY TEXAS
 M.R.C.C.T. = MAP RECORDS COLLIN COUNTY TEXAS
 C.C.C.F.# = COLLIN COUNTY CLERK'S FILE NUMBER
 O.P.A.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS

▲ = BLOCK NUMBER
 ◆ = SUBMITTER STREET NAME CHANGE

CENTERLINE CURVE TABLE

| NO. | DETA | PIECER | LENGTH | CHORD BEARING | CHORD |
|-----|---------|--------|--------|---------------|-------|
| C1 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |
| C2 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |
| C3 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |
| C4 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |
| C5 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |
| C6 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |
| C7 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |
| C8 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |
| C9 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |
| C10 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |
| C11 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |
| C12 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |
| C13 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |
| C14 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |
| C15 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |
| C16 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |
| C17 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |
| C18 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |
| C19 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |
| C20 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |

CURVE TABLE

| NO. | DETA | PIECER | LENGTH | CHORD BEARING | CHORD |
|-----|---------|--------|--------|---------------|-------|
| C1 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |
| C2 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |
| C3 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |
| C4 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |
| C5 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |
| C6 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |
| C7 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |
| C8 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |
| C9 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |
| C10 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |
| C11 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |
| C12 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |
| C13 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |
| C14 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |
| C15 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |
| C16 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |
| C17 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |
| C18 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |
| C19 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |
| C20 | 120°00' | 30.00 | 30.00 | N0°00'00"W | 30.00 |

LINE TABLE

| NO. | BEARING | LENGTH |
|-----|------------|--------|
| L1 | N0°00'00"W | 100.00 |
| L2 | N0°00'00"W | 100.00 |
| L3 | N0°00'00"W | 100.00 |

- NOTES**
1. BEING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHDRAWAL OF UTILITIES AND BUILDING CERTIFICATES.
 2. UNLESS OTHERWISE NOTED, ALL CORNERS ARE MONUMENTED WITH A 3/4" IRON ROD WITH A PLASTIC CAP STAMPED "M".
 3. LOTS 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
 4. THE SHOWN EASEMENT RESTRICTS CONSTRUCTION OF PERMANENT STRUCTURES SUCH AS FOUNDATIONS, WALLS, POOLS AND PERMANENT STORAGE BUILDINGS. ITEMS SUCH AS DRIVEWAYS, FENCES, SPILL-WATER SYSTEMS AND NORMAL LANDSCAPING PLANTS THAT DO NOT EXCEED THE SETBACKS SHOWN ARE ALLOWED. FENCE POST FOUNDATIONS ARE RESTRICTED TO AN INSTALLATION DEPTH AND DEPTH MORE THAN 18 INCHES BELOW FINISH GROUND LEVEL. HOWEVER, THE WITHING ASSURES NO ACCOUNTABILITY FOR DAMAGES RESULTING FROM THE NEED TO REMOVE OR MAINTAIN THE WITHING FENCE. THE WITHING AND COURT FOR REAL ESTATE DAMAGE TO THE PREMISES RESULTING FROM CONSTRUCTION BY THE DEVELOPER, CONTRACTOR OR OWNER WILL BE THE RESPONSIBILITY OF THE DEVELOPER, CONTRACTOR OR OWNER.
 5. SEE OWNER'S DEDICATION SHEET 3 FOR INFORMATION ON FLOOD PLAIN.

OWNER/APPLICANT:
 TFC CAPITAL REALTY, LLC
 2511 W. GRANDVIEW PARKWAY, SUITE 100
 GRAPESVILLE, TEXAS 76038
 PHONE: 817-270-1234
 FAX: 817-270-1234

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 12703 HAWK LANE, SUITE 400
 UPTOWN, TEXAS 75249
 TEL: 972-370-1234
 FAX: 972-370-1234
 CONTACT: ASHLEY@KIMLEY-HORN.COM

FINAL PLAN
AVIGNON WINDHAVEN PHASE 3
 78 RESIDENTIAL LOTS DEVELOPED AT
 SINGLE FAMILY RESIDENCE SF-6
 (PD-154-SF-6) STANDARDS
 AND 8 COMMON OPEN SPACE LOTS

BEING 31.077 ACRES OUT OF THE
 MARIA C. VELA SURVEY, ABSTRACT NO. 935
 CITY OF PLANO, COLLIN COUNTY, TEXAS

Kimley-Horn and Associates, Inc.

12703 Hawk Lane, Suite 400
 Dallas, Texas 75249
 Tel: 972-370-1234
 Fax: 972-370-1234

Scale: 1" = 40' (Horizontal)
 1" = 20' (Vertical)

Drawn by: JPH
 Checked by: JPH
 Date: 11/24/2015
 Project No: 15-001
 Sheet No: 1 of 1

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF PLANO

WHEREAS TOLL DALLAS TX LLC, is the owner of a tract of land situated in the Marie G. Vela Survey, Abstract No. 935, City of Plano, Collin County, Texas and being all of a tract of land described in Special Warranty Deed to Toll Dallas TX LLC, recorded in Instrument No. 2011022006000000, Land Records of Collin County, Texas and being in more particularly described as follows:

BEGINNING at a 2" aluminum stake set in Winchman Pathway (a variable width right-of-way), said point being southwest corner of Lot 3, Block 3, Avignon Windhaven, Phase 2, an addition to the City of Plano, Texas according to the plat recorded in Cabinet 209, Slide 300, Map Records of Collin County, Texas;

THENCE bearing said right-of-way line and with the south line of said Lot 3, North 55° 27' 16" East, a distance of 24.11 feet to a 5/8" iron rod with "NCH" cap found for corner, said point being the southeast corner of said Lot 3;

THENCE with the east line of said Block 3, the following courses and distances:
North 00° 12' 48" West, a distance of 486.96 feet to a 5/8" iron rod with "NCH" cap found for corner;
North 28° 09' 28" East, a distance of 173.38 feet to a 5/8" iron rod with "NCH" cap found for corner;
North 00° 12' 48" West, a distance of 178.27 feet to a 5/8" iron rod with "NCH" cap found for corner;
South 01° 48' 48" East, a distance of 27.75 feet to a 5/8" iron rod with "NCH" cap found for corner;
North 50° 56' 38" West, a distance of 43.72 feet, bearing the southwesterly southeast corner of Copac Street (a 20-foot wide right-of-way) commencing with the westerly terminus of said Copac Street, a distance of 95.22 feet to a 5/8" iron rod with "NCH" cap found for corner;

THENCE continuing with said terminus, the following courses and distances:
North 89° 58' 51" East, a distance of 34.51 feet to a point for corner;
North 00° 01' 38" West, a distance of 81.50 feet, bearing the northwest corner of said driveway and the southeast corner of Lot 42, Block A, continuing with the east line of said Block A, in all a total distance of 472.64 feet to a point for corner in the south line of an Easement and Right of Way to Texas Utilities Electric Company, recorded in County File No. 22-200646, Land Records of Collin County, Texas, said point being the northeast corner of Lot 38, Block A;

THENCE with the south line of said Easement and Right of Way, North 1° 30' 56" East, a distance of 88.10 feet to a point for corner in Creek Number 5823;

THENCE generally along the meanders of said creek, the following courses and distances:
South 01° 18' 18" East, a distance of 42.45 feet to a point for corner;
South 88° 43' 23" East, a distance of 42.80 feet to a point for corner;
South 18° 21' 23" West, a distance of 85.20 feet to a point for corner;
South 33° 27' 16" East, a distance of 89.80 feet to a point for corner;
South 54° 46' 07" East, a distance of 54.49 feet to a point for corner;
South 74° 42' 20" East, a distance of 51.86 feet to a point for corner;
South 24° 18' 15" East, a distance of 30.22 feet to a point for corner;
South 21° 04' 32" West, a distance of 160.27 feet to a point for corner;
South 48° 12' 01" West, a distance of 30.73 feet to a point for corner;
South 04° 48' 01" West, a distance of 24.73 feet to a point for corner;
South 84° 02' 31" East, a distance of 27.36 feet to a point for corner;
South 62° 09' 28" East, a distance of 10.70 feet to a point for corner;
North 70° 51' 30" East, a distance of 108.43 feet to a point for corner;
South 81° 03' 12" East, a distance of 80.48 feet to a point for corner;
South 11° 55' 08" East, a distance of 40.60 feet to a point for corner;
South 32° 51' 00" West, a distance of 73.41 feet to a point for corner;
South 75° 10' 00" West, a distance of 118.28 feet to a point for corner;
South 24° 15' 12" West, a distance of 132.46 feet to a point for corner;
South 65° 38' 08" East, a distance of 58.65 feet to a point for corner;
North 87° 07' 48" East, a distance of 64.28 feet to a point for corner;
South 23° 53' 17" East, a distance of 153.85 feet to a point for corner;
South 65° 20' 10" East, a distance of 44.28 feet to a point for corner;
South 33° 12' 02" East, a distance of 241.44 feet to a point for corner;
South 28° 37' 20" East, a distance of 44.13 feet to a point for corner;

THENCE departing said creek, South 69° 37' 37" East, a distance of 85.83 feet to a 5/8" iron rod with "NCH" cap set for corner in the north line of Winchman Pathway described by plat recorded in Cabinet N, Slide 552, Map Records of Collin County, Texas;

THENCE with said north right-of-way line, South 49° 47' 18" West, a distance of 1321.57 feet to the POINT OF BEGINNING, and containing 21.077 acres of, or 1,303,595 square feet of land;

The zoning system shown herein is based on the map of Avignon Windhaven, Phase 2, an addition to the City of Plano, Texas according to the plat recorded in Cabinet 209, Slide 300, Map Records of Collin County, Texas;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT TOLL DALLAS TX LLC, acting herein by and through its duly authorized officers, does hereby adopt the plat designating the hereinabove described property as AVIGNON WINDHAVEN, PHASE 2, an addition to the City of Plano, Texas and does hereby declare in law ample, to the public use, benefit, comfort and safety, known division. The streets and alleys are dedicated for public purposes. The easements and public use areas, as shown, are dedicated to the public use forever, for the purposes indicated on the plat. No buildings, fences, trees, shrubs or other improvements or growth shall be constructed or placed upon, or in 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 accommodations of all public utilities desiring to use or using the same unless the easements limit the use to particular utilities, and use by public utilities before notice to the Public and City of Plano was received. The City of Plano and public utility owners shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growth when they in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Plano and public utility owners 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, repairing, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity of any type of permitting process from anyone.

This plat approved subject to all zoning ordinances, rules, regulations and resolutions of the City of Plano, Texas, whereas my hand at Grapevine, Texas this _____ day of _____, 2011.

TOLL DALLAS TX LLC, a Texas limited liability company
BY _____
Robert O. Paul, Division President

STATE OF TEXAS
COUNTY OF TARRANT

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

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

NOTARY PUBLIC in and for the STATE OF TEXAS

ORANGE AND FLOODWAY EASEMENT

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF PLANO

This plat is hereby adopted by the Owners and approved by the City of Plano, (called "City") subject to the following covenants which shall be binding upon the Owners, their heirs, grantees, successors and assigns, all of Lot 6, Block A, as shown on the plat in this "Orange and Floodway Easement." The Orange and Floodway Easement is hereby dedicated to the public use forever, but including the following covenants which are made to maintenance responsibility. The existing creek or crease intersecting the Orange and Floodway Easement shall remain as open channels at all times and shall be maintained by all of the owners of lots in the Subdivision (called "Owners") by and through a lawfully created Home Owners Association to be created by the owners. The owners consent and agree that such Home Owners Association (called "Association") shall be created prior to the final acceptance of the City. All Association documents shall be subject to the approval of the City and shall specifically contain covenants binding the Association to continuously maintain the drainage and floodway easement. Such covenants shall not relieve the individual lot owners of the responsibility to maintain the Orange and Floodway Easement should the Association default in the performance of its maintenance responsibility. The Association documents shall state certain provisions that they may not be amended without the approval of the City. The law applicable to the Orange and Floodway Easement shall always remain the Association. The City will not be responsible for the maintenance and correction of said creek or crease 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 runoff shall be permitted by construction of any type of building, fence, or any other structure within the Orange and Floodway Easement. Provided, however, it is understood that in the event it becomes necessary for the City to construct, reconstruct, or modify 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 Orange and Floodway Easement at any point, or points, with all rights of ingress and egress for the purpose of inspection and supervision of maintenance work by the owners and the Association to eliminate any undesirable conditions which may occur. The create and natural drainage channels through the Orange and Floodway Easement in the case of a natural overflow, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be liable for any damage and injuries of any nature resulting from the occurrence of these overflow phenomena, nor resulting from the failure of any structure or structure, within the Orange and Floodway Easement, and the owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. Building areas outside the Orange and Floodway Easement, shall be filled to a minimum elevation as shown on the plat.

SURVEYOR'S CERTIFICATE

NOW ALL MEN BY THESE PRESENTS: I, Dana Brown, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Planning Rules and Regulations of the City Plans Commission of the City of Plano, Collin County, Texas.



Dana Brown
Registered Professional Land Surveyor No. 9136
Kimley-Horn and Associates, Inc.
12000 Park Center Drive, Suite 1400
Dallas, Texas 75241-1518
Phone: (972) 370-1300
Fax: (972) 239-3620

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Dana 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 8th DAY OF OCTOBER, 2011.

NOTARY PUBLIC in and for the STATE OF TEXAS

CERTIFICATE OF APPROVAL

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

CHAIRMAN, PLANNING & ZONING COMMISSION

STATE OF TEXAS
COUNTY OF COLLIN

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____, 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 purposes and consideration therein expressed.

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

NOTARY PUBLIC in and for the STATE OF TEXAS

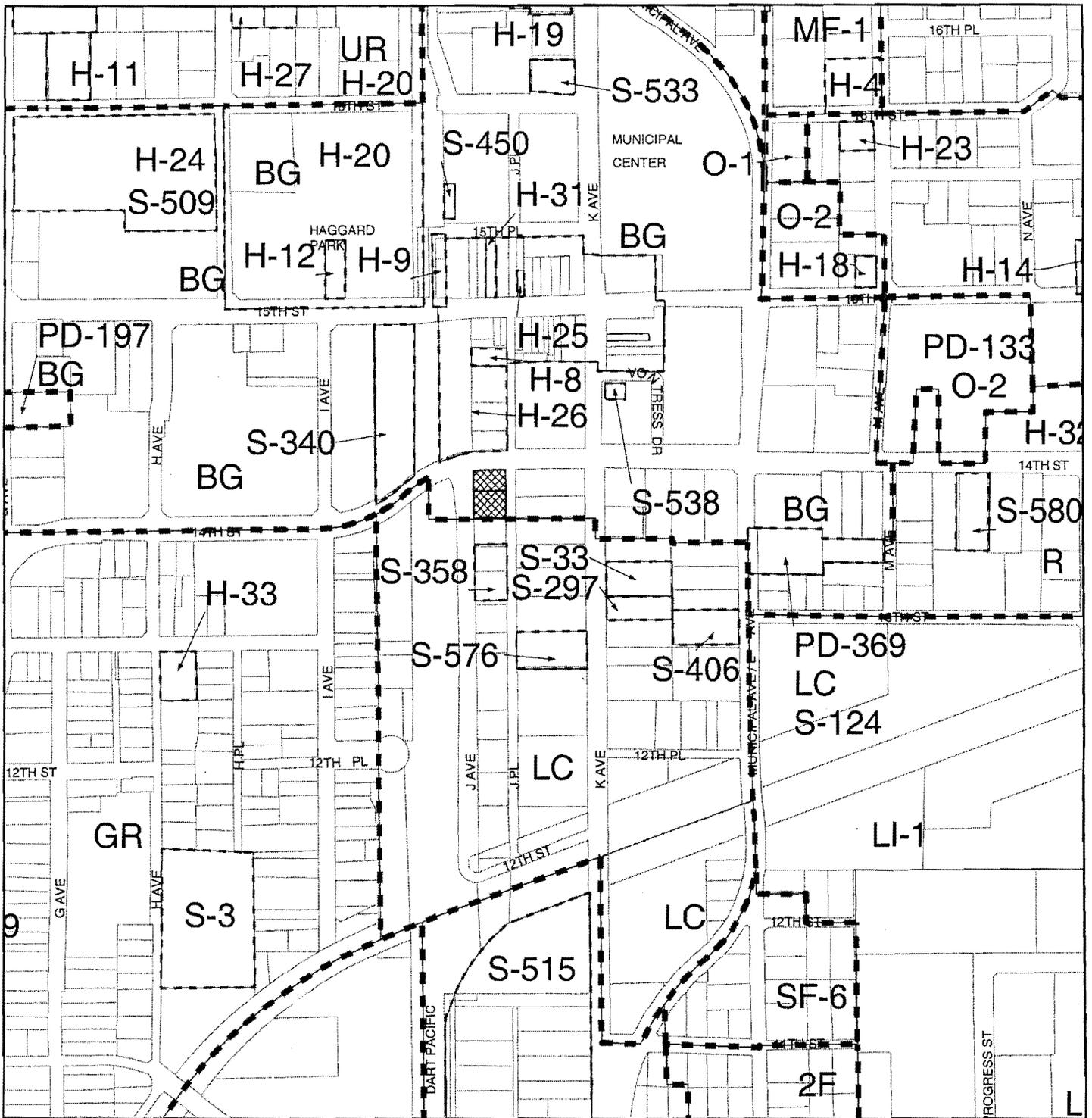
FINAL PLAT
AVIGNON WINDHAVEN PHASE 3
78 RESIDENTIAL LOTS DEVELOPED AT
SINGLE FAMILY RESIDENCE SF-6
(PD-154-SF-6) STANDARDS
AND 8 COMMON OPEN SPACE LOTS

BEING 31.077 ACRES OUT OF THE
MARIA C. VELA SURVEY, ABSTRACT NO. 935
CITY OF PLANO, COLLIN COUNTY, TEXAS

Kimley-Horn
and Associates, Inc.

12700 Park Center Drive, Suite 1400
Dallas, Texas 75241 Tel: No. (972) 370-1300
Fax No. (972) 239-3620

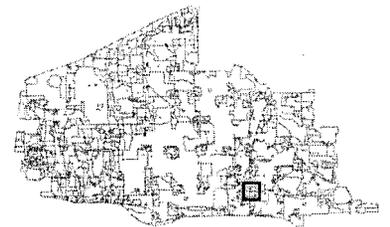
| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|-------|----------|------------|------------|-------------|-----------|
| N/A | SBC | DAB | 11/23/2010 | 064041001 | 3 OF 3 |



Item Submitted: REVISED SITE PLAN

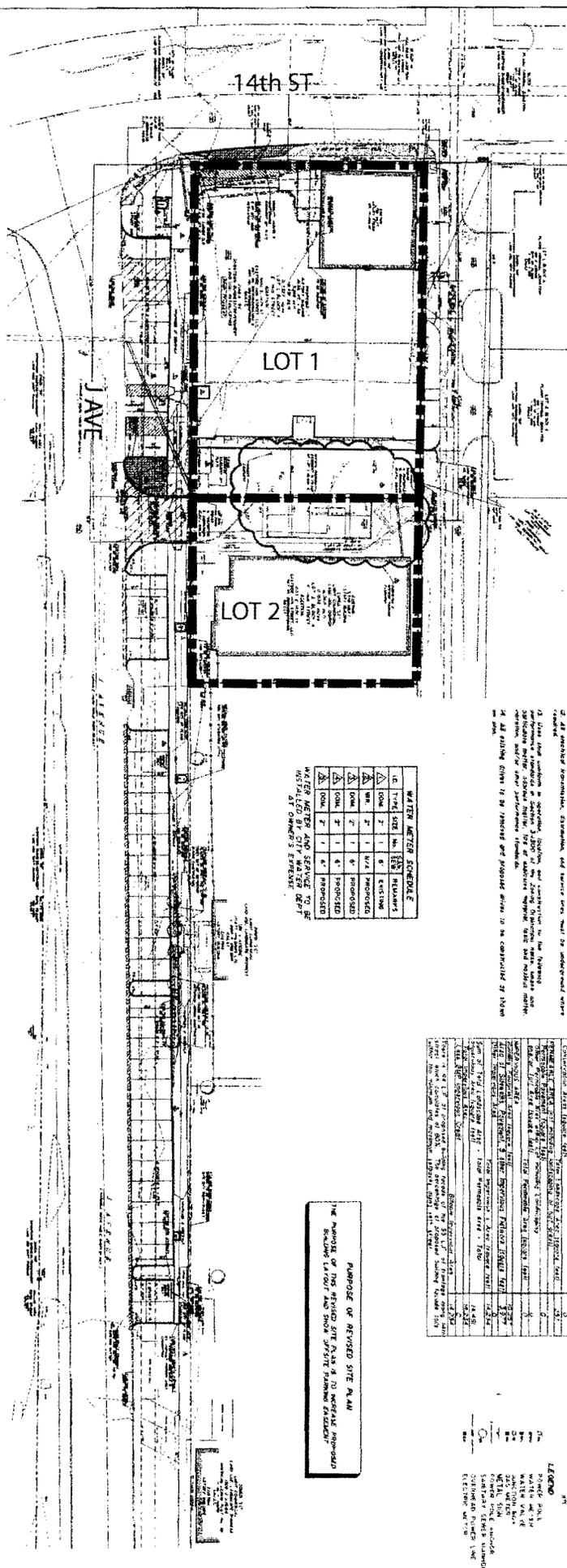
Title: EASTSIDE 14th STREET ADDITION
BLOCK A, LOTS 1 & 2

Zoning: DOWNTOWN BUSINESS/GOVERNMENT



○ 200' Notification Buffer





- GENERAL NOTES**
1. Building 8500 square feet in gross area and 6000 net square feet.
 2. Two areas shall be dedicated and constructed per city standards.
 3. All exterior walls shall be finished and constructed per city standards.
 4. All exterior walls shall be finished and constructed per city standards.
 5. All exterior walls shall be finished and constructed per city standards.
 6. All exterior walls shall be finished and constructed per city standards.
 7. All exterior walls shall be finished and constructed per city standards.
 8. All exterior walls shall be finished and constructed per city standards.
 9. All exterior walls shall be finished and constructed per city standards.
 10. All exterior walls shall be finished and constructed per city standards.
 11. All exterior walls shall be finished and constructed per city standards.
 12. All exterior walls shall be finished and constructed per city standards.
 13. All exterior walls shall be finished and constructed per city standards.
 14. All exterior walls shall be finished and constructed per city standards.

WATER METER SCHEDULE

| ITEM | QUANTITY | DESCRIPTION |
|------|----------|-------------------------------|
| 1 | 1 | 1/2" WATER METER |
| 2 | 1 | 1/2" WATER METER BOX |
| 3 | 1 | 1/2" WATER METER VALVE |
| 4 | 1 | 1/2" WATER METER SERVICE LINE |
| 5 | 1 | 1/2" WATER METER SERVICE LINE |
| 6 | 1 | 1/2" WATER METER SERVICE LINE |
| 7 | 1 | 1/2" WATER METER SERVICE LINE |
| 8 | 1 | 1/2" WATER METER SERVICE LINE |
| 9 | 1 | 1/2" WATER METER SERVICE LINE |
| 10 | 1 | 1/2" WATER METER SERVICE LINE |

WATER METER AND SERVICE TO BE INSTALLED BY CITY WATER DEPT. AT OWNER'S EXPENSE.

CONCRETE TABLE

| ITEM | QUANTITY | DESCRIPTION |
|------|----------|-------------|
| 1 | 1 | CONCRETE |
| 2 | 1 | CONCRETE |
| 3 | 1 | CONCRETE |
| 4 | 1 | CONCRETE |
| 5 | 1 | CONCRETE |
| 6 | 1 | CONCRETE |
| 7 | 1 | CONCRETE |
| 8 | 1 | CONCRETE |
| 9 | 1 | CONCRETE |
| 10 | 1 | CONCRETE |

PURPOSE OF THIS REVISION IS TO CORRECT THE BUILDING LAYOUT AND SHOW SITE SURVEY DATA.



ENGINEER
 JOSEPH KEEPER SURVEY ABSTRACT NO. 213
 1000 E. 14TH STREET
 DALLAS, TEXAS 75202

REVISED SITE PLAN
 EASTSIDE 14TH STREET ADDITION, BLOCK A, LOT 1 & 2
 JOSEPH KEEPER SURVEY ABSTRACT NO. 213
 CITY OF PLANO, TEXAS
 1000 E. 14TH STREET



CITY OF PLANO
PLANNING & ZONING COMMISSION

October 17, 2011

Agenda Item No. 6A

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 of the district. Zoned Planned Development-185-Regional Commercial/Dallas North Tollway Overlay District. Tabled June 6, 2011, July 5, 2011, August 1, 2011, September 6, 2011, and October 3, 2011.

REMARKS:

This item was tabled at the October 3, 2011, Planning & Zoning Commission meeting. It must be removed from the table.

The applicant is requesting to amend Planned Development-185-Regional Commercial (PD-185-RC). The RC district is intended to provide for retail and service uses at appropriate nodes within the corridor of specified tollways and expressways serving the surrounding communities, in addition to office and limited manufacturing uses. The district's standards are designed to ensure compatibility between various uses within a corridor and surrounding residential neighborhoods. A PD 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.

PD-185-RC was initially approved by City Council on January 8, 2007, and amended on December 3, 2007. With this zoning case, the applicant is requesting to amend various development stipulations including allowing for first floor residential uses, reducing the width of interior sidewalks, and creating tracts to limit the location of certain uses. One major modification is the allowance for first floor residential units. In the current PD stipulations, residential is restricted to the second floor and above. The applicant is proposing to allow for residential uses on all floors of residential buildings, and to locate residential uses within Tract 1 only. While vertically integrated uses within a mixed use development are desirable, the city's Mixed Use Policy statement allows for horizontal integration of uses. Therefore, staff is in favor of this amendment, and believes that

locating residential uses within Tract 1 only will help separate the residential development from the noise and other issues associated with the Dallas North Tollway.

Surrounding Land Uses and Zoning

The area of the request is currently undeveloped. The property to the north is the Cinemark Tinseltown movie theater and is zoned Regional Employment (RE). To the west, across the Dallas North Tollway, the property is zoned RC and has been developed as retail. South of the property, across Parker Road, is a retail shopping center zoned RC. To the east, across Parkwood Boulevard., is an existing multifamily development zoned Multifamily Residence-3 (MF-3).

Proposed Planned Development Zoning Stipulations

The requested zoning is to amend the design standards and location of uses within PD-185-RC. Many of the requested changes in the PD stipulations have been recommended by staff in order to update the language for consistency with other recently approved PDs, and also to simplify and clarify the previous approved PD language.

The applicant is proposing to create three distinct tracts. Tract 1, is on the eastern portion of the subject property with frontage on Parkwood Boulevard, and is proposed to be developed as multistory multifamily residential. Tract 2 is on the southern end of the subject property adjacent to Parker Road, and is proposed to be developed as single story retail and restaurant uses. Tract 3 is on the western portion of the subject property with frontage on Dallas North Tollway, and is proposed to be developed as multistory retail, restaurant, and office buildings.

The PD proposes to restrict the multifamily residential use to Tract 1. Previously, multifamily use was permitted within multistory buildings only, on the second floor and above. The applicant is requesting that multifamily be allowed on all floors, but restricted to within Tract 1. Additionally, the applicant is requesting to reduce the width of sidewalks adjacent to the proposed north/south pedestrian-oriented roadway. The PD currently proposes 22-foot wide sidewalks, and the applicant is requesting that this requirement be reduced to 12 feet. The reason for this is so that the applicant can capture some additional developable area within the lot, while still providing for wider pedestrian-oriented sidewalks. The other requested amendments are as follows:

- Adopting the zoning exhibit to delineate the three tracts.
- Clarification and reorganization of sections to simplify and clarify the stipulations of the PD.
- Amending the building height requirement to allow for single story nonresidential buildings within Tract 2, reducing the requirement from the existing two story (30 feet) height requirement.
- Modifying the interior building setback measurement from the north/south pedestrian-oriented private roadway in order to be consistent with recently approved PDs. This will result in a minimal change in building placement.
- Simplifying the building setback requirements from Parkwood Boulevard and existing residential uses.

- Clarification of the landscape language, reduction of the landscape edge requirement adjacent to Parkwood Boulevard (from ten feet to eight feet), and reduction of the landscape edge requirement at the intersections of Dallas North Tollway and Parkwood Boulevard and Parker Road (from 30 feet to ten feet).

A revised preliminary site plan, Tinseltown Addition, Block A, Lot 1, accompanies this request.

PROPOSED PD-185-RC AMENDMENTS

Proposed additions are indicated by underlined text; deletions are indicated by strikethrough text.

Restrictions:

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

General Provisions of the Planned Development

1. The zoning exhibit shall be adopted as part of the ordinance.
- ~~4.~~ 2. A maximum of 265 multifamily residential dwelling units shall be allowed by right within Tract 1. Multifamily residential is prohibited within Tracts 2 and 3.
- ~~2.~~ 3. Site Design
 - a. The district shall have a central north/south pedestrian-oriented private roadway that runs from Parker Rd. to the existing east/west fire lane of the regional theater property to the north. The private roadway shall have diagonal or 90° on-street parking and sidewalks on both sides of the roadway. The minimum width of the sidewalks shall be 22 12 feet. The sidewalks may be used for outdoor eating areas, outdoor display, and other activities commonly associated with a pedestrian-oriented development, if a minimum six feet sidewalk clearance and/or distance to curb line of ~~a street or public way of five feet~~ the private roadway is maintained.
 - ~~b. First floor uses shall be nonresidential except for lobbies for residential uses which may be on the first floor. Residential dwelling units shall be located on second or higher floors.~~
 - ~~c. Building Materials: First floor exterior elevations of buildings and parking structures shall comply with the building material requirements of the RC zoning district. Second floor and higher exterior elevations shall comply with the building material standards except that specified materials shall only be required on 60% of the facade elevation. Interior elevations concealed by buildings or parking garages shall be exempt from material standards but shall be consistent in color and finish with the rest of the building or parking structure. Elevations of parking garages that face public streets, the north/south pedestrian-oriented private roadway, and the east/west fire lane~~

into the regional theater shall comply with the building material requirements of the RC zoning district.

4. Trash collection facilities shall be exempt from the minimum distance requirements from rights-of-way of Type C and above thoroughfares as specified in Section 2.824 (Regional Commercial) Subsection 6 (a) (Special District Requirements).

3- 5. Area, Yard, and Bulk Requirements

a. ~~Minimum Building Height: two story (30 feet) for buildings that front along the north/south pedestrian-oriented private roadway and along the east/west fire lane of the regional theater property to the north within Tracts 1 and 3.~~

b. ~~Maximum Building Height: eight story (120 feet) for hotel use; six story (100 feet) for all other structures other than parking structures garages; 52 feet for parking structures garages with no maximum number of levels. (The parking structures garages shall be permitted to have levels of parking over and above retail, surface parking, or other permitted uses on the ground level.) ~~Visual barriers shall be installed to cover any openings between parking levels of a parking structure for openings that both (i) face a residential use east of Parkwood Blvd. directly across from the property and (ii) are located above the third level of the parking structure. Visual barriers measuring at least four feet in height shall extend above the parapet walls of the top levels of parking structure facades that both (i) face a residential use east of Parkwood Blvd. directly across from the property and (ii) are located above the third level of the parking structure.~~~~

c. Maximum Building Setback: Buildings fronting the north/south pedestrian-oriented private roadway and the existing east/west fire lane of the regional theater shall be constructed such that a minimum of 60% of the facade is located within 20 feet from the back of curb unless restricted by easements. Where easements are present, 60% of the facade must be built to the easement line.

d. Setbacks and Height Adjacent to Residential from Parkwood Blvd.: Setbacks from Parkwood Blvd., adjacent to residential uses shall be a Minimum of 50 feet as measured from the property line or three times the height, minus 90 feet as measured from the nearest residential district boundary line, whichever is more restrictive. Conversely, the allowed height of a main building, parking structure, or accessory building, at a certain setback, would be equal to one third the setback plus 30 feet. Structures with hotel uses are exempt from this additional setback adjacent to residential uses.

4. 6. Landscaping

a. Except as stated below, landscaping shall be provided per Section 3.1200 (Landscaping Requirements) and Section 4.600 (Dallas North Tollway Overlay District):

i. The required 30-foot landscape edge along the Dallas North Tollway frontage road and Parkwood Blvd. may be reduced to ten feet in width, and the required 30-foot landscape edge along Parkwood Blvd.

~~may be reduced to eight feet in width provided (i) Parkwood Blvd. commencing at a point no less than 50 feet south of the northeastern entrance into the property from Parkwood Blvd. and extending southward along the Parkwood Blvd. right-of-way to a point no less than 50 feet north of the intersection of Parker Rd. and Parkwood Blvd. and (ii) along the Dallas North Tollway frontage road commencing at a point no less than 100 feet south of the northwestern entrance into the property from the Dallas North Tollway frontage road and extending southward along the Dallas North Tollway frontage road to a point no less than 50 feet north of the intersection of Parker Rd. and the Dallas North Tollway frontage road. A continuous meandering sidewalk interspersed with plant materials and berms as set forth in Subsection 4.604(3) shall not be required.~~

- ~~ii. Street trees shall be provided at a rate of one tree per 50 linear feet of street along all public streets and on both sides of the north/south pedestrian-oriented private roadway. The number of trees provided shall be equal to one tree per 40 lineal feet per side of the north/south pedestrian-oriented private roadway. Street trees may be placed in tree islands, between the curb and the sidewalk, or in the landscape edge. There is no minimum or maximum spacing between trees.~~
- ~~iii. All other landscaping shall comply with Section 3.1200 (Landscaping Requirements) and Section 4.600 (Dallas North Tollway Overlay District).~~

5. 7. Parking

- a. Unless listed below, the minimum required parking within this planned development shall comply with Section 3.1100 (Off-street Parking and Loading). The minimum required parking for multifamily uses and nonresidential uses other than hotels shall be provided as follows:
 - i. Multifamily Use: 4 One space per bedroom
 - ii. Nonresidential Uses: 4 One space per 250 square feet of floor area
- b. Total required parking shall be computed on a district-wide basis regardless of any phase/property lines. Parking stall and drive aisle dimensions shall comply with Section 3.1100 (Off-street Parking and Loading).

8. Building Materials

- a. Building Materials: First floor exterior elevations of buildings and parking garages shall comply with the building material requirements of the RC zoning district. Second floor and higher exterior elevations shall comply with the building material standards except that specified materials shall only be required on 60% of the facade elevation. Interior elevations concealed by buildings or parking garages shall be exempt from material standards but shall be consistent in color and finish with the rest of the building or parking garage.

- b. Elevations of parking garages that face public streets, the north/south pedestrian-oriented private roadway, and the existing east/west fire lane into of the regional theater, shall comply with the building material requirements of the RC zoning district.
- c. Visual barriers shall be installed to cover any openings between parking levels of a parking structure garage for openings that both (i) face a residential use east of Parkwood Blvd. directly across from the property and (ii) are located above the third level of the parking structure garage. Visual barriers measuring at least four feet in height shall extend above the parapet walls of the top levels of parking garage facades that both (i) face a residential use east of Parkwood Blvd. directly across from the property and (ii) are located above the third level of the parking structure garage.
- d. Buildings with first floor nonresidential uses that front the north/south pedestrian-oriented private roadway, except for parking garages, shall have a minimum of 40% of the ground floor facade comprised of window area. For the purposes of this standard, ground floor is defined as that portion of a building from the street-level finish floor elevation and extending 12.5 feet above the street-level finish floor elevation.

9. Signage

- a. For building facades and sidewalks/parkways fronting the north/south pedestrian-oriented private roadway and building facades fronting the existing east/west fire lane of the regional theater property to the north allowable signs must comply with Subsection 3.1605 (Downtown Sign District).
- b. All other signage must comply with Section 3.1600 (Sign Regulations) and Section 4.600 (Dallas North Tollway Overlay District).

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as Major Corridor Development (MCD). Development in these corridors is expected to include a mix of commercial, office, and technical production uses. Residential development is generally not appropriate within these corridors. However, in 2007, City Council determined that multifamily residential is appropriate for the subject property.

Adequacy of Public Facilities - Adequate water and sanitary sewer services are available via extensions from existing lines along Dallas North Tollway frontage road and Parkwood Boulevard.

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

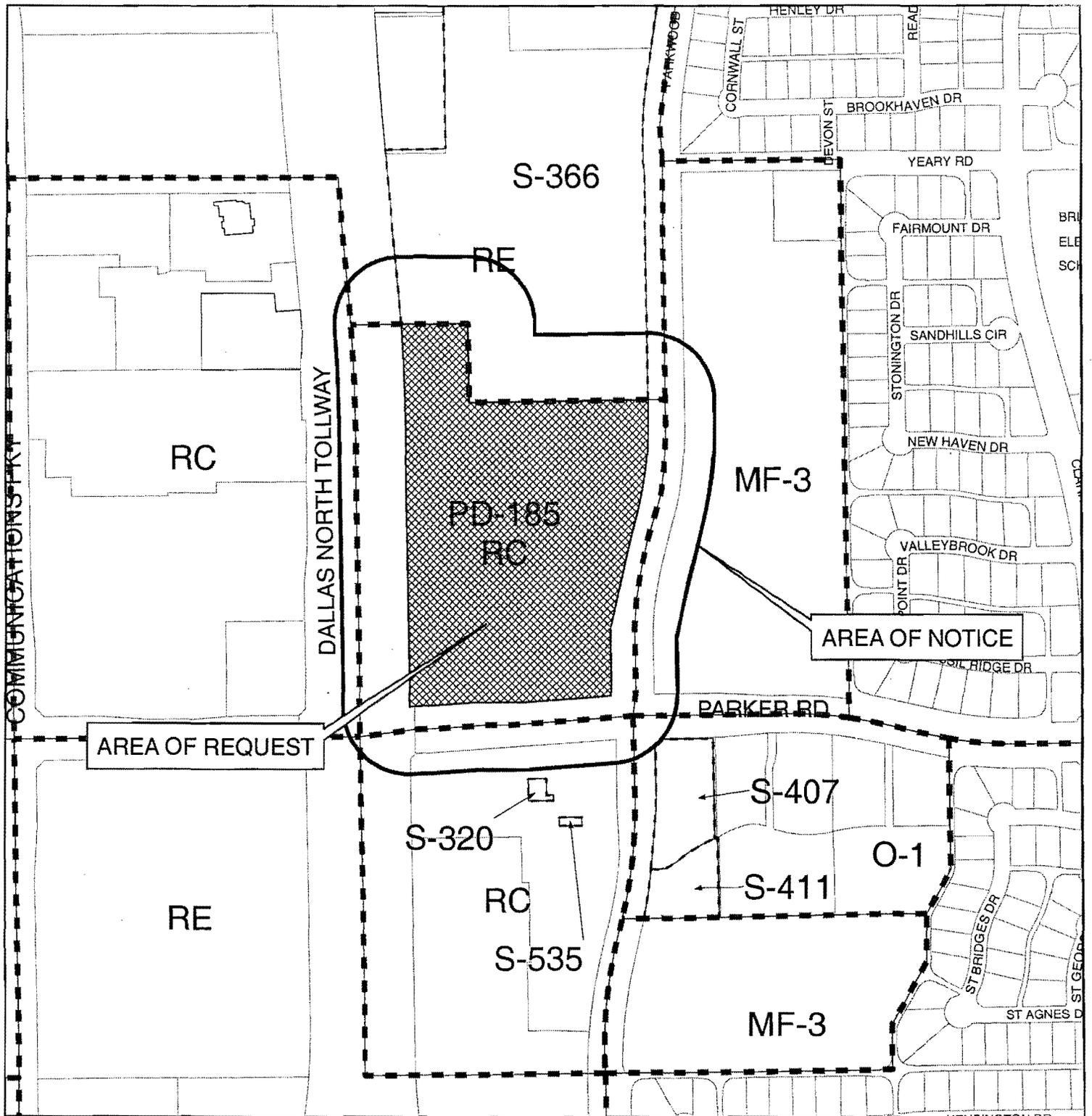
SUMMARY:

The applicant is requesting to amend PD-185-RC to reflect refinements to their development plan. The proposed PD amendments are consistent with the form and intent of the existing PD. The restriction of residential uses to Tract 1 (along Parkwood Boulevard.) will provide a better quality of life for future residents since the residential

use will now be further separated from the noise and other issues associated with Dallas North Tollway. The other amendments to the PD are intended to improve upon the proposed form of the development, be consistent with other recently approved PDs, and clarify existing regulations. Staff supports the amendments as requested.

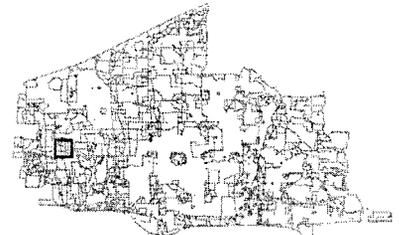
RECOMMENDATION:

Recommended for approval as submitted.

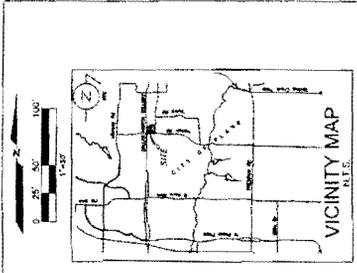


Zoning Case #: 2011-14

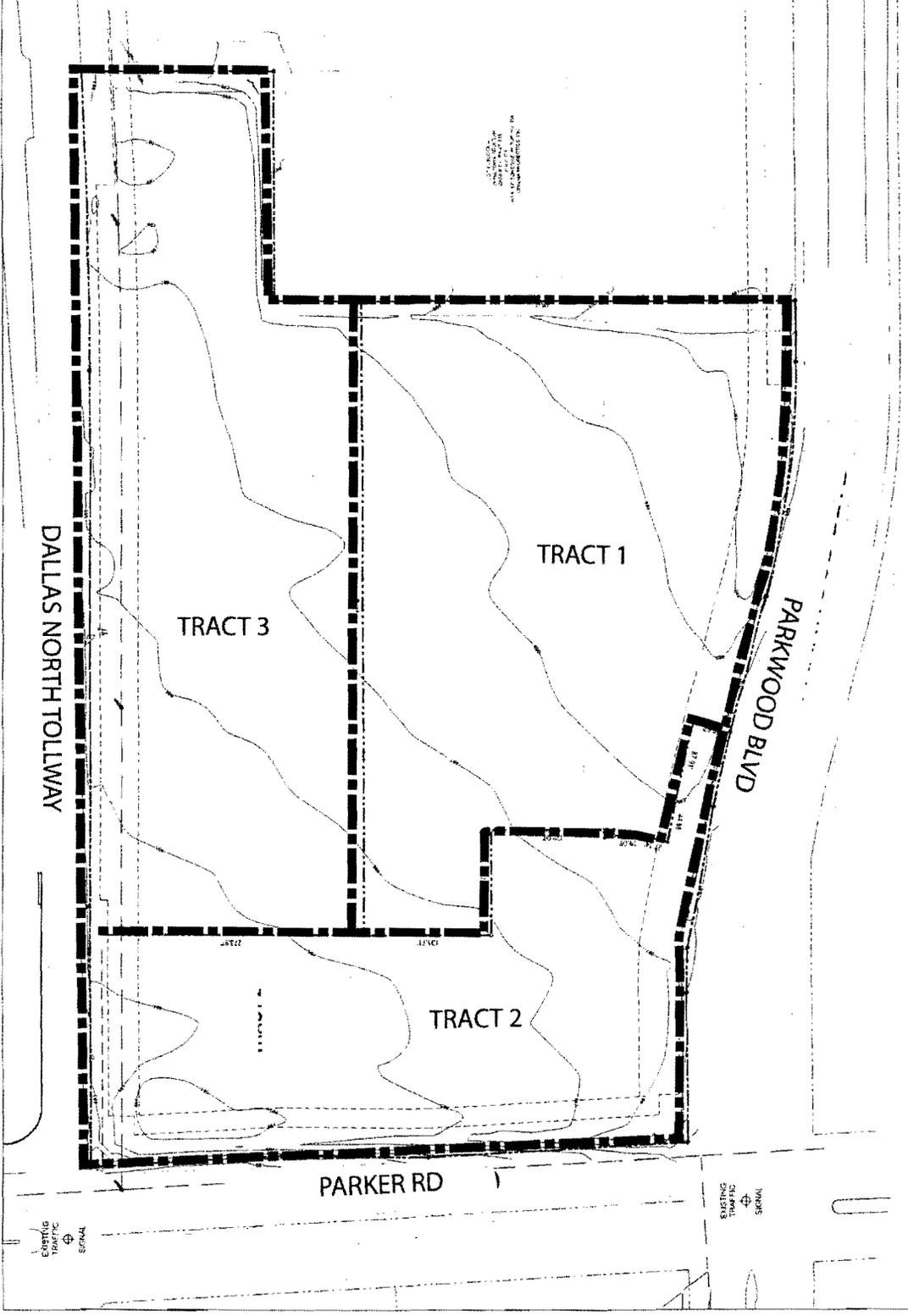
Existing Zoning: PLANNED DEVELOPMENT-185-REGIONAL COMMERCIAL/
DALLAS NORTH TOLLWAY OVERLAY DISTRICT



○ 200' Notification Buffer



APPROVAL OF THE ZONING CASE ASSOCIATED WITH THE EARLY PLAN APPROVAL OF ANY ASSOCIATED STUDY PLAN OF PLAN APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREIN OR THE INITIATION OF THE DEVELOPMENT PROCESS, INCLUDING STUDIES, PLATS OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION BENEFITING FROM ACTION TAKEN ON THIS ZONING CASE.



- NOTES:**
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION.

ZONING EXHIBIT - CASE NO. 2011-14

WEST PLANO VILLAGE

LOT 1 - BLOCK A, TRINSETTOWN ADDITION (14.748 AC)
THE CITY OF PLANO, COLLIN COUNTY, TEXAS

| VERSION | DATE | SCALE | NOTES | FILE | NO. |
|---------|----------|-------|-------|------|-----|
| 01 | 10/14/11 | 1:50 | - | - | 1 |

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 17, 2011

Agenda Item No. 6B

Revised Preliminary Site Plan: Tinseltown Addition, Block A, Lot 1

Applicant: Cencor Realty Services

DESCRIPTION:

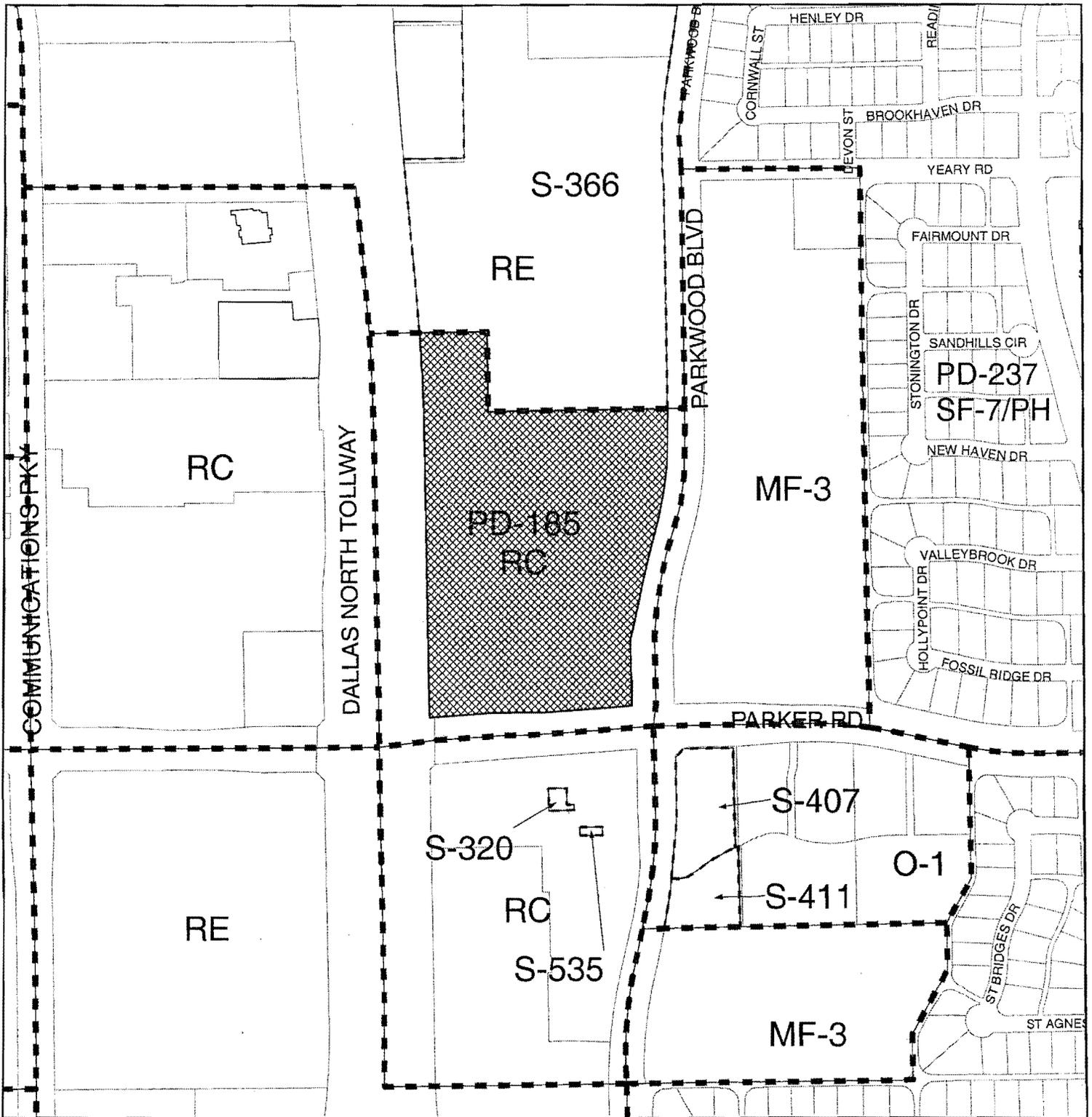
Multifamily, restaurant, retail, and office development on one lot on 14.8± acres located at the northeast corner of Dallas North Tollway and Parker Road. Zoned Planned Development-185-Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #30.

REMARKS:

This revised preliminary site plan is associated with Zoning Case 2011-14 and is contingent upon approval of the zoning case. The purpose for the concept plan is to show the proposed commercial and multifamily residential developments. The applicant is proposing a four story multifamily residential building that wraps a parking garage adjacent to Parkwood Boulevard. The remainder of the site is planned for nonresidential buildings with surface parking. The revised preliminary site plan complies with the modifications to the planned development district as proposed with Zoning Case 2011-14.

RECOMMENDATION:

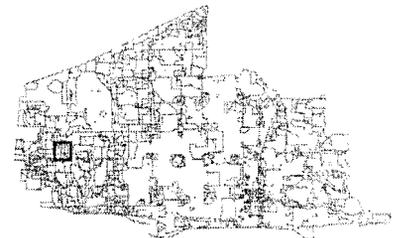
Recommended for approval as submitted.



Item Submitted: REVISED PRELIMINARY SITE PLAN

Title: TINSELTOWN ADDITION
BLOCK A, LOT 1

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



○ 200' Notification Buffer

CITY OF PLANO

PLANNING & ZONING COMMISSION

October 11, 2011

Agenda Item No. 7A

Public Hearing: Zoning Case 2011-15

Applicant: Fairview Farm Land Co. Ltd.

DESCRIPTION:

Request to rezone 119.2± acres located at the northeast corner of Custer Road and Park Boulevard **from** Agricultural **to** Planned Development-Single-Family Residence-6/Single-Family Residence-7/Patio Home and Planned Development-Single-Family Residence Attached. Zoned Agricultural. Tabled September 19, 2011.

REMARKS:

This item was tabled at the September 19, 2011 meeting and needs to be removed from the table.

The applicant has modified their request based on feedback received at the September 19, 2011 Planning & Zoning Commission meeting. Comments received from the Commission at that meeting included the following:

- Consider reducing the number of street connections to Country Place Drive;
- Consider increasing the landscape buffer along Country Place Drive; and
- Consider removing retail from the plan, and replacing the retail with Single-Family Residence Attached zoning, and extend the Patio Home zoning southward to where the Single-Family Residence Attached was originally planned.

Therefore, the applicant has removed the retail portion from their rezoning petition and the 11 acres previously proposed for PD-Retail has been changed to PD-Single-Family Attached and has officially amended the zoning request to reflect this change. The requested changes to the street connections to Country Place Drive are reflected on the associated concept plan which is on this agenda as item 7B. The applicant has not changed the ten-foot landscape buffer along Country Place Drive from the original proposal. Staff's analysis has been revised to reflect the new proposal.

The applicant is requesting to rezone 119.2± acres located at the northeast corner of Custer Road and Park Boulevard **from** Agricultural **to** Planned Development-Single-Family Residence-6/Single-Family Residence-7/Patio Home & Planned Development-

Single-Family Residence Attached. The subject property is bounded on the north by Baffin Bay Drive, on the south by Park Boulevard, on the west by Custer Road, and on the east by Country Place Drive. It is currently in use as a farm.

The current zoning district, Agricultural (A), is intended to provide for farming, dairying, pasturage, horticulture, animal husbandry, and the necessary accessory uses for the packing, treating, or storing of produce. It is anticipated that all A districts will be changed to other zoning classifications as the city proceeds toward full development.

The proposed zoning divides the acreage into two planned developments. Planned development districts provide 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 proposed planned development districts (illustrated on the attached Zoning Exhibit) are as follows:

Planned Development-Single-Family Residence-6/Single-Family Residence-7/Patio Home (108.2± acres)

Tract A, Single-Family Residence-6 (SF-6) - The SF-6 district is intended to provide for small-lot, urban, single-family development protected from excessive noise, illumination, odors, visual clutter, and other objectionable influences to family living.

Tract B, Single-Family Residence-7 (SF-7) - The SF-7 district is intended to provide for areas of urban single-family development on moderate-size lots, protected from excessive noise, illumination, odors, visual clutter, and other objectionable influences to family living.

Tract C, Patio Home (PH) - The PH district is intended to provide for areas of detached, zero lot line, single-family development in a clustered lot pattern with a common usable open space system that is an integral part of the development.

Planned Development - Single-Family Residence Attached (11.0± acres)

Single-Family Residence Attached (SF-A) - The SF-A district is intended to provide for a variety of residential housing types and densities in the medium density range (five-ten units/acre) on individually platted lots or multiple units on a single lot.

As noted above, a concept plan, Haggard Estates, also accompanies this request as Agenda Item 7B.

Surrounding Land Use and Zoning

The adjacent properties to the east and north are zoned Single-Family Residence-9 (SF-9) and are primarily developed as single-family residences. Harrington Elementary School is located at the southeast corner of Country Place Drive and Baffin Bay Drive. Properties to the west, across Custer Road, are zoned SF-9 and are developed as single-family residences and as a religious facility. Additionally, there are approximately six acres zoned Planned Development-316-Retail located at the northwest corner of

Custer Road and Park Boulevard, developed as retail uses, a call center, and dance studio. Properties to the south, across Park Boulevard, are zoned PH and SF-9 and are developed as single-family residences. The property to the southwest is zoned Planned Development-83-Multifamily Residence-2 and is developed as apartments. The request is consistent with surrounding land uses and zoning.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as residential. The requested residential uses, SF-6, SF-7, PH, and SF-A are consistent with the plan recommendation.

Adequacy of Public Facilities - Water and sanitary sewer services are available to serve the subject properties. However, utilities will have to be extended by the developer to accommodate the proposed development. Additionally, sanitary sewer capacity will have to be further evaluated when more detailed engineering documents are submitted by the developer.

Traffic Impact Analysis (TIA) - Section 3.1400 of the Zoning Ordinance establishes requirements and procedures pertaining to TIA. A TIA is not required for single-family zoning requests.

ISSUES

Housing Element - The Housing Element of the Comprehensive Plan guides development, maintenance, and redevelopment of housing resources in Plano. This Element describes the city as a community of viable neighborhoods that emphasizes housing variety and opportunity. It also highlights demographic changes occurring in the city such as an aging population and an increasingly diverse population. The requested SF-6, SF-7, PH, and SF-A zoning provides for a variety of lot sizes and housing types in a quality living environment. The request is consistent with policies in this Element of the Comprehensive Plan.

Infill Housing Policy Statement - This policy was created in recognition of the fact that infill housing will be the primary source for future residential development in Plano. This policy statement provides guidance for decision makers, developers, and staff. The request is supported by several policy objectives established in the Infill Housing Policy Statement. Specifically, the requested development would provide a variety of housing options for prospective Plano residents, expand Plano's housing stock even as the availability of land decreases, and it would create new housing opportunities that complement and support existing residential development.

Additionally, as noted in this policy statement, "Infill housing can 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 can 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."

School Capacity

The subject property is located within the Harrington Elementary School attendance zone, which feeds into Carpenter Middle School, Clark High School, and Plano Senior High School. The proposed residential uses are consistent with the plans for this area as shown on the Future Land Use Map in the city's Comprehensive Plan and the school district is aware of the plan. Based upon the current feeder alignments these schools are not at capacity.

Overview of Proposed Planned Development Stipulations

Planned Development-Single-Family Residence-6/Single-Family Residence-7/Patio Home

This proposed PD district comprising 108.2± acres, is divided into three tracts. Residential development standards are proposed for each tract. Additionally, the requested PD contains "General Provisions" for the entire district, which includes the following items summarized below.

Open Space - The proposed PD language establishes a minimum amount of open space to be provided within the overall PD zoning district. The requested standards establish a higher minimum area of open space than that which is required in the base residential zoning districts. In order to create the desired configuration of open space, with the open space lots consolidated into larger useable areas, the request proposes to modify the requirement in the Zoning Ordinance that states that all lots shall be located within 600 feet of a required open space. The PD proposes to allow residential lots to be located at a greater distance from the open space, a maximum of 1,200 feet.

Landscaping Requirements - The proposed language establishes a 15-foot landscape edge along Custer Road and Park Boulevard. It also establishes a 32-foot landscape buffer along the south side of Baffin Bay Drive that is inclusive of street right-of-way (22-foot width) and a ten-foot landscape buffer/open space lot dedicated to the homeowners association. Along Country Place Drive, the PD requires a minimum ten-foot landscape buffer/open space lot dedicated to the homeowners association. This ten-foot landscape buffer, combined with the existing 11.5-foot right-of-way, provides for a 21.5-foot landscape buffer along the west side of Country Place Drive, except at the north end of the property where the Country Place Drive right-of-way widens. The homeowners association shall be responsible for maintaining all landscaping elements.

Street Section for Baffin Bay - The proposed language specifies an alternate street section for Baffin Bay Drive. Baffin Bay Drive is a Residential/Local Road (Type G). This street type has a pavement width of 27 feet within a 50-foot right-of-way. The northern portion of Baffin Bay Drive was constructed with the development of the adjacent Ports O'Call neighborhood to the north. Construction of the southern portion of Baffin Bay Drive will occur concurrent with development of the subject property.

Currently, a row of Hackberry trees exist along the northern property line of the subject property. If Baffin Bay Drive were to be constructed as a standards Type G roadway, these trees would all be removed.

Staff together with the applicant, evaluated the possibilities for preserving the trees along Baffin Bay Drive. One option considered was to retain the trees by creating a median within Baffin Bay Drive. As part of the evaluation of this option, the condition of the trees was evaluated by a city arborist. Many of the trees were found to be in moderate to poor condition. If this option were pursued, the trees would be further impacted by the additional Baffin Bay Drive construction. A significant amount of tree loss could be expected. Due to the need to grade the island, it would not be practical to replace the trees until such time when all trees were gone. The median could then be regraded to accommodate new trees being planted within the center of the median. Given this situation, staff and the applicant explored additional street section design options focused on creating the best long term outcome.

The proposed street section, which retains on-street parking on the north side of Baffin Bay Drive, provides two through travel lanes with a 32-foot landscape buffer being provided along the south side of Baffin Bay Drive. Given the three street section options considered, staff supports the proposed street section as the best long term option for the overall residential neighborhood area.

Street Section for Country Place Drive - As discussed in the above "Landscape Requirements" section of the report, the applicant is proposing a minimum ten-foot landscape buffer/open space lot in addition to the existing 11.5-foot right-of-way, for a total landscape buffer of 21.5 feet. The Zoning Ordinance does not require a developer to provide a landscape buffer along residential collector streets; therefore, the proposed ten-foot buffer exceeds the city's requirements.

There is an existing row of Hackberry trees along the southern portion of the east property line of the subject property. A city arborist examined the existing trees and found them to be in moderate condition. With the development of the subject property, given the site grading and other construction activities, these trees will be further impacted. Staff believes that the best long term option is to have the existing trees removed and replaced with newer trees that can grow and thrive in a dedicated landscape area, maintained by the homeowners association. Additionally, the applicant is proposing a meandering sidewalk along Country Place Drive, similar to Baffin Bay Drive.

Proposed Screening Requirements - The proposed stipulations specify details of the screening to be provided along Custer Road, Park Boulevard, Baffin Bay Drive, and Country Place Drive.

- Where side or rear lot lines abut Custer Road, Park Boulevard, or Baffin Bay Drive, a maximum eight-foot masonry screening wall shall be provided. Additionally, along Baffin Bay Drive and Country Place Drive, a six-foot ornamental fence that is at least 50% open in construction, shall be provided where streets internal to the development are adjacent to Baffin Bay Drive or Country Place Drive rights-of-way in order to provide views into the residential development instead of a continuous screening wall.
- In all cases, a landscape buffer, as described previously shall be installed to separate the wall from the adjacent right-of-way and to soften the appearance.

- Since the screening elements exceed the screening requirements in the Zoning Ordinance, the homeowners association shall be responsible for maintaining all required walls, fencing, and landscaping.

Planned Development- Single-Family Residence-Attached

This proposed planned development district, comprising 11.0± acres, consists of one tract with SF-A as the base zoning district. To be consistent with the published zoning public hearing notice, this area has been maintained as a separate planned development district. The proposed stipulations include details such as: minimum open space requirements; required street trees; required six-foot sidewalks; area, bulk and yard requirements; and specifications for street sections within the district. The provisions for the SF-A tract are the same as what was initially proposed by the applicant when the SF-A was proposed further east, with the exception of the maximum density which has been lowered from 40 dwelling units per acre to a maximum of 25 units per acre.

The proposed stipulations for both districts are provided below.

Planned Development-Single-Family Residence-6/Single-Family Residence-7/Patio Home

Location: NE corner of Park Blvd. and Custer Rd.
Acreage: 108.2±

Restrictions:

General Provisions of the Planned Development District:

1. The exhibits attached hereto are adopted as part of this ordinance.
2. Maintenance of all open space, landscaping, detention areas, and common amenities shall be the responsibility of a homeowners association. This responsibility shall include any landscaping improvements within the Baffin Bay Drive right-of-way south of the curb line, and within the Country Place Dr. right of way west of the curb line. The homeowners association's documents shall be approved by the City Attorney.
3. A private recreation facility is an additional allowed use by right within the district.
4. Streets:

Baffin Bay Dr. shall be constructed as shown in Exhibit A.
5. Landscaping and Open Space:
 - a. A combined minimum of eight acres of open space shall be provided within the district and shall be provided in accordance with Subsection 3.117 (Useable Open Space), except as provided herein.

- b. All residential lots within Tract C must be located within 1,200 feet of required usable open space as measured along a street.
 - c. Open space provided shall be shown on an approved concept plan.
 - d. A minimum 15-foot landscape buffer dedicated to a homeowners association shall be provided along Park Blvd. and Custer Rd.
6. Screening:
- a. A maximum eight-foot masonry screening wall shall be constructed along the rear or side lot line of lots adjacent to Custer Rd., Park Blvd., and Baffin Bay Dr. The wall shall be separated from the right-of-way by a minimum 15-foot landscape buffer to be maintained by the homeowners association. The landscaping shall be provided on the street side of the wall. The wall shall be located in a lot dedicated to the homeowners association.
 - b. A six-foot ornamental metal fence, which is at least 50% open in construction, and shrubbery shall be installed/constructed when street rights-of-way are provided internal to the residential subdivision that are adjacent to either Baffin Bay Dr. or Country Place Dr. rights-of-way. The fence shall be separated from the right-of-way for Baffin Bay Dr. and Country Place Dr. by a minimum ten-foot landscape buffer dedicated to a homeowners association. Where the fence extends to single-family residential lots, the six-foot ornamental fence may extend across the front yard building line. A minimum of two pedestrian access points within the ornamental fence shall be provided to the sidewalk along Baffin Bay Dr. and a minimum of one pedestrian access point shall be provided to the sidewalk along Country Place Dr.

Residential Development Standards

- 1. Standards relating to SF-6 (Tract A)
 - a. Uses and development standards shall be in accordance with the SF-6 district except as provided in this subsection.
 - b. Minimum Front Yard (for front entry): 15 feet. Garages shall be set back a minimum of 20 feet from the front property lines.
 - c. Minimum Rear Yard: 15 feet
 - d. Minimum Side Yard: six feet, except as provided in Section 3.600, Side Yard Regulations
 - e. Minimum Side Yard: -- Corner Lot: 15 feet on street side, except as provided in Section 3.600
 - f. Maximum Coverage: 55%

2. Standards relating to SF-7 (Tract B)
 - a. Uses and development standards shall be in accordance with the SF-7 district except as provided in this subsection.
 - b. Minimum Front Yard: 25 feet
 - c. Minimum Rear Yard: 10 feet, except as provided in Section 3.700, Rear Yard Regulations
 - d. Minimum Side Yard: 7 feet, except as provided in Section 3.600, Side Yard Regulations
 - e. Minimum Side Yard: -- Corner Lot: 15 feet on street side, except as provided in Section 3.600
 - f. Maximum Coverage: 55%
3. Standards relating to Patio Home (Tract C)
 - a. Uses and development standards shall be in accordance with the PH district except as provided in this subsection.
 - b. Maximum Lot Coverage: 65%

Planned Development- Single-Family Residence Attached

Location: NE corner of Park Blvd. and Custer Rd.
Acreage: 11.0±

General Provisions of the Planned Development District:

1. Maintenance of all open space, landscaping, detention areas and common amenities shall be the responsibility of a homeowners association. The homeowners association's documents shall be approved by the City Attorney.
2. All residential lots within the district must be located within 1,200 feet of required usable open space as measured along a street.
3. Streets:
 - a. The north and east sides of the district shall be bounded by streets with a minimum 60-foot right-of-way.
 - b. Streets shall be constructed as shown in Exhibit B.
4. Landscaping

A minimum 15-foot landscape edge shall be provided along Park Blvd. and Custer Rd.

Residential Development Standards

Standards relating to SF-A

- a. Uses and development standards shall be in accordance with the SF-A district except as provided in this subsection.
- b. Maximum Density: 25 dwelling units per acre
- c. Minimum Lot Width: 20 feet
- d. Minimum Lot Depth: 50 feet
- e. Front Yard Setbacks:
 - i. Minimum Setback: 11 feet from back of curb to building
 - ii. Maximum Setback: 17 feet from back of curb to building
- f. Minimum Lot Area: 1,100 square feet
- g. Maximum Lot Coverage: 95%
- h. Maximum Rear Yard: five feet
- i. Minimum Side Yard:
 - i. Interior Side Yard: None
 - ii. Exterior Side Yard (Corner Lot): Shall be treated the same as front yards
- j. Buildings must be separated by a minimum distance of ten feet.
- k. Maximum Height: two story (35 feet)
- l. Maximum Building Length: 200 feet
- m. Maximum Number of Units per Building: ten
- n. Each dwelling unit shall have a garage with a minimum of two parking spaces. Garage entrances shall be allowed only from an alley. The distance from the garage to the travel lane of the alley shall be a maximum of five feet in length or shall be a minimum of 20 feet in length. The elimination of the garage space, by enclosing the garage with a stationary wall, shall be prohibited.
- o. Street, Sidewalk and Streetscape Regulations
 - i. Street trees shall be uniformly placed in planting beds within six feet of the back-of-curb, a maximum of 90 feet on center.

- ii. Sidewalks shall be a minimum unobstructed width of six feet and shall be placed along the street frontage. Sidewalks are in addition to and shall be placed adjacent to the street tree area.
- iii. Stoops and landscaped areas adjacent to the building may extend a maximum distance of six feet into the areas between the front facade of the building and the back-of-curb provided that a minimum six-foot unobstructed sidewalk is maintained.

Public Response

At the time of packet preparation, two responses have been received in support of this request and 119 responses have been received in opposition. Of those in opposition, 37 represent property within the 200-foot notification buffer. Copies of these responses were provided to the Commission under separate cover with the September 19, 2011, packet. Staff has not received any additional letters since the September 19, 2011, meeting.

Concept Plan

Since the requested zoning is a PD, the zoning request must be accompanied by a concept plan. The applicant has submitted a concept plan which is on this meeting agenda as Agenda Item 7B. If the Commission determines to recommend approval of the zoning request as amended, staff supports approval of the concept plan.

Summary

The applicant is requesting to rezone 119.2± acres located at the northeast corner of Custer Road and Park Boulevard **from** Agricultural **to** Planned Development-Single-Family Residence-6/Single-Family Residence-7/Patio Home and Planned Development-Single-Family Residence Attached. The Comprehensive Plan supports this request given the plan's recommendation for residential use.

RECOMMENDATION:

Staff recommends approval as submitted as follows:

Planned Development-Single-Family Residence-6/Single-Family Residence-7/Patio Home

Location: NE corner of Park Blvd. and Custer Rd.
Acreage: 108.2±

Restrictions:

General Provisions of the Planned Development District:

1. The exhibits attached hereto are adopted as part of this ordinance.

2. Maintenance of all open space, landscaping, detention areas, and common amenities shall be the responsibility of a homeowners association. This responsibility shall include any landscaping improvements within the Baffin Bay Dr. right-of-way south of the curb line, and within the Country Place Dr. right of way west of the curb line. The homeowners association's documents shall be approved by the City Attorney.
3. A private recreation facility is an additional allowed use by right within the district.
4. Streets:

Baffin Bay Drive shall be constructed as shown in Exhibit A.
5. Landscaping and Open Space:
 - a. A combined minimum of eight acres of open space shall be provided within the district and shall be provided in accordance with Subsection 3.117 (Useable Open Space), except as provided herein.
 - b. All residential lots within Tract C must be located within 1,200 feet of required usable open space as measured along a street.
 - c. Open space provided shall be shown on an approved concept plan.
 - d. A minimum 15-foot landscape buffer dedicated to a homeowners association shall be provided along Park Blvd. and Custer Rd.
6. Screening:
 - a. A maximum eight-foot masonry screening wall shall be constructed along the rear or side lot line of lots adjacent to Custer Rd., Park Blvd., and Baffin Bay Dr. The wall shall be separated from the right-of-way by a minimum 15-foot landscape buffer to be maintained by the homeowners association. The landscaping shall be provided on the street side of the wall. The wall shall be located in a lot dedicated to the homeowners association.
 - b. A six-foot ornamental metal fence, which is at least 50% open in construction, and shrubbery shall be installed/constructed when street rights-of-way are provided internal to the residential subdivision that are adjacent to either Baffin Bay Dr. or Country Place Dr. rights-of-way. The fence shall be separated from the right-of-way for Baffin Bay Dr. and Country Place Dr. by a minimum ten-foot landscape buffer dedicated to a homeowners association. Where the fence extends to single-family residential lots, the six-foot ornamental fence may extend across the front yard building line. A minimum of two pedestrian access points within the ornamental fence shall be provided to the sidewalk along Baffin Bay Dr. and a minimum of one pedestrian access point shall be provided to the sidewalk along Country Place Dr.

Residential Development Standards

1. Standards relating to SF-6 (Tract A)

- a. Uses and development standards shall be in accordance with the SF-6 district except as provided in this subsection.
- b. Minimum Front Yard (for front entry): 15 feet. Garages shall be set back a minimum of 20 feet from the front property lines.
- c. Minimum Rear Yard: 15 feet
- d. Minimum Side Yard: six feet, except as provided in Section 3.600, Side Yard Regulations
- e. Minimum Side Yard: -- Corner Lot: 15 feet on street side, except as provided in Section 3.600, Side Yard Regulations
- f. Maximum Coverage: 55%

2. Standards relating to SF-7 (Tract B)

- a. Uses and development standards shall be in accordance with the SF-7 district except as provided in this subsection.
- b. Minimum Front Yard: 25 feet
- c. Minimum Rear Yard: 10 feet, except as provided in Section 3.700, Rear Yard Regulations
- d. Minimum Side Yard: 7 feet, except as provided in Section 3.600, Side Yard Regulations
- e. Minimum Side Yard: -- Corner Lot: 15 feet on street side, except as provided in Section 3.600, Side Yard Regulations
- f. Maximum Coverage: 55%

3. Standards relating to Patio Home (Tract C)

- a. Uses and development standards shall be in accordance with the PH district except as provided in this subsection.
- b. Maximum Lot Coverage: 65%

Planned Development- Single-Family Residence Attached

Location: NE corner of Park Blvd. and Custer Rd.
Acreage: 11.0±

General Provisions of the Planned Development District:

1. Maintenance of all open space, landscaping, detention areas and common amenities shall be the responsibility of a homeowners association. The homeowners association's documents shall be approved by the City Attorney.
2. All residential lots within the district must be located within 1,200 feet of required usable open space as measured along a street.
3. Streets:
 - a. The north and east sides of the district shall be bounded by streets with a minimum 60-foot right-of-way.
 - b. Streets shall be constructed as shown in Exhibit B.

4. Landscaping

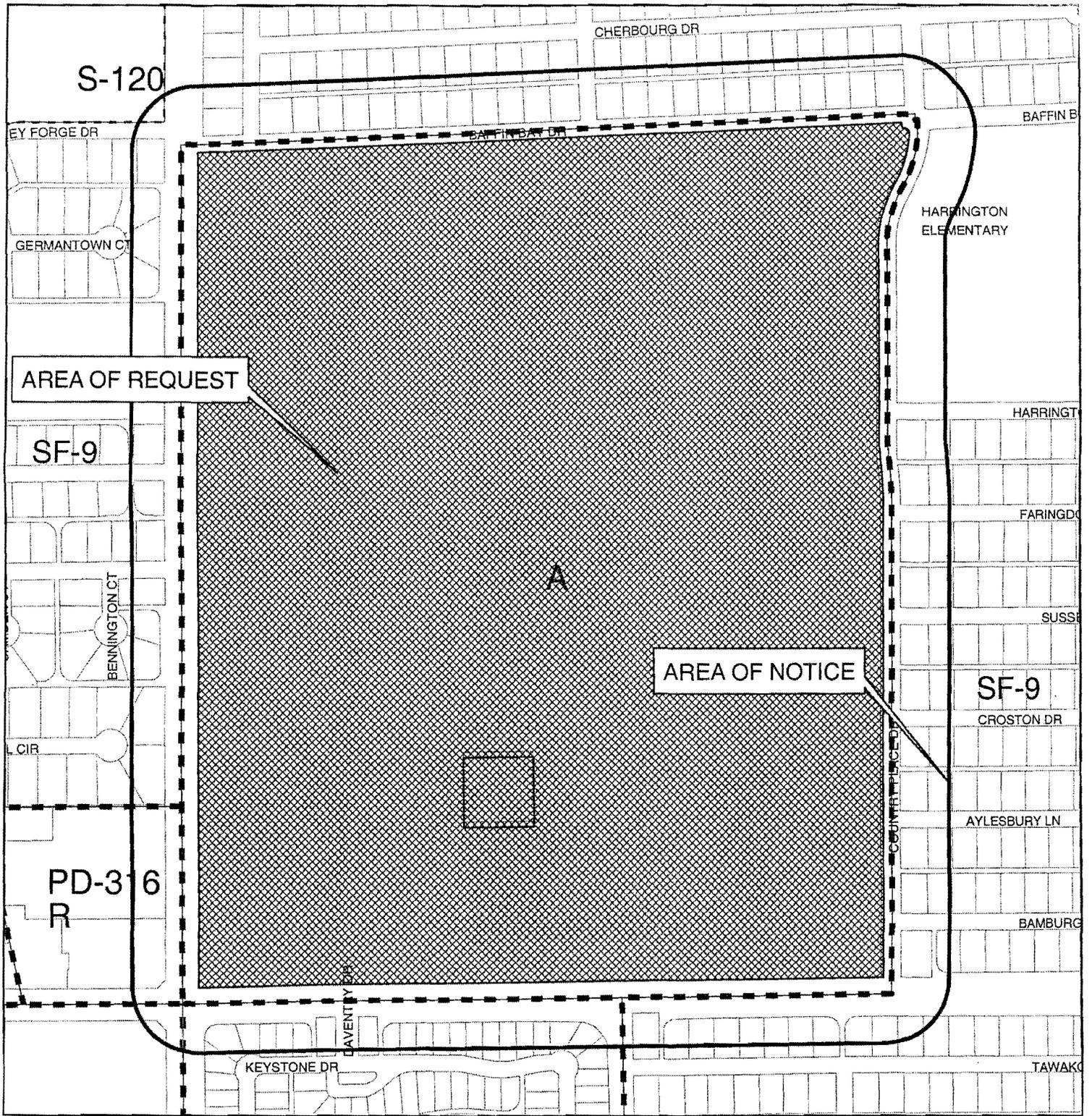
A minimum 15-foot landscape edge shall be provided along Park Blvd. and Custer Rd.

Residential Development Standards

Standards relating to SF-A

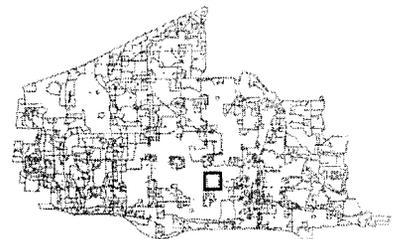
- a. Uses and development standards shall be in accordance with the SF-A district except as provided in this subsection.
- b. Maximum Density: 25 dwelling units per acre
- c. Minimum Lot Width: 20 feet
- d. Minimum Lot Depth: 50 feet
- e. Front Yard Setbacks:
 - i. Minimum Setback: 11 feet from back of curb to building
 - ii. Maximum Setback: 17 feet from back of curb to building
- f. Minimum Lot Area: 1,100 square feet
- g. Maximum Lot Coverage: 95%
- h. Maximum Rear Yard: five feet
- i. Minimum Side Yard:
 - i. Interior Side Yard: None

- ii. Exterior Side Yard (Corner Lot): Shall be treated the same as front yards
- j. Buildings must be separated by a minimum distance of ten feet.
- k. Maximum Height: two-story (35 feet)
- l. Maximum Building Length: 200 feet
- m. Maximum Number of Units per Building: ten
- n. Each dwelling unit shall have a garage with a minimum of two parking spaces. Garage entrances shall be allowed only from an alley. The distance from the garage to the travel lane of the alley shall be a maximum of five feet in length or shall be a minimum of 20 feet in length. The elimination of the garage space, by enclosing the garage with a stationary wall, shall be prohibited.
- o. Street, Sidewalk and Streetscape Regulations
 - i. Street trees shall be uniformly placed in planting beds within six feet of the back-of-curb, a maximum of 90 feet on center.
 - ii. Sidewalks shall be a minimum unobstructed width of six feet and shall be placed along the street frontage. Sidewalks are in addition to and shall be placed adjacent to the street tree area.
 - iii. Stoops and landscaped areas adjacent to the building may extend a maximum distance of six feet into the areas between the front facade of the building and the back-of-curb provided that a minimum six-foot unobstructed sidewalk is maintained.

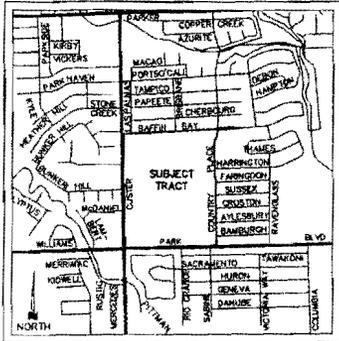


Zoning Case #: 2011-15

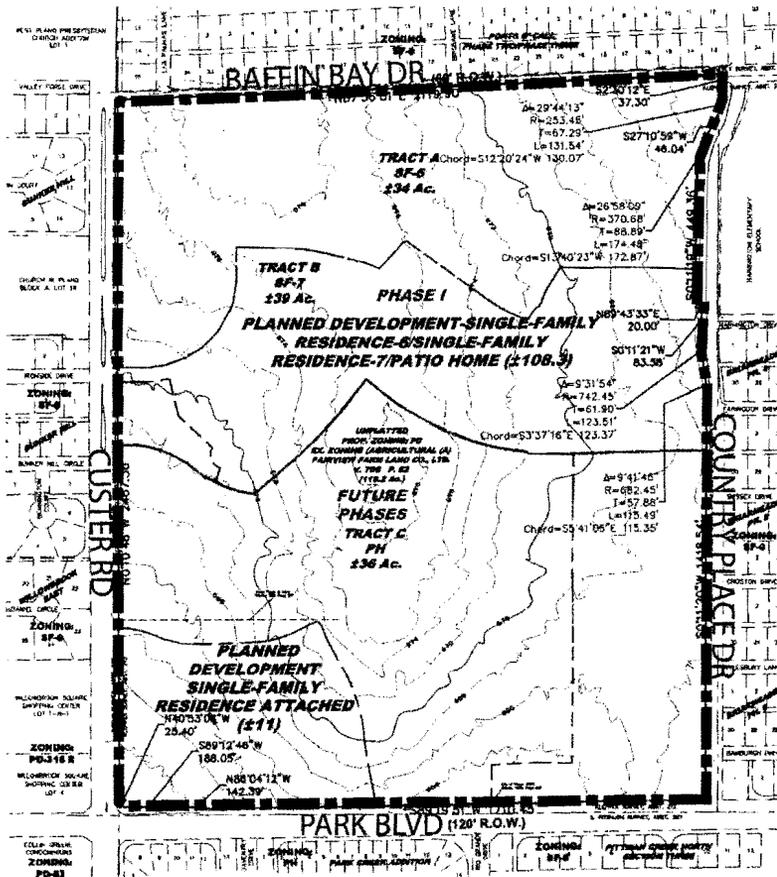
Existing Zoning: AGRICULTURAL



○ 200' Notification Buffer



LOCATION MAP
NOT TO SCALE



NOTES:
 1) All SF-6, SF-7, PH, and SF-A lots will conform to the minimum lot width, depth, and area standards as defined in Plano zoning ordinance except as amended by the regulations within the planned development districts.

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

OWNER/APPLICANT:
 Fairview Farm Land Co., Ltd.
 3314 N. Central Expressway, Ste. 100
 Plano, TX. 75074
 Contact: Rodney Haggard

PLANNER/ENGINEER/SURVEYOR:
 Dowdey, Anderson & Associates, Inc.
 5225 Village Creek Dr., Ste. 200
 Plano, TX. 75093
 Contact: Matt Alexander

EXHIBIT PREPARED: JULY 16, 2011
 EXHIBIT REVISED: OCTOBER 12, 2011

ZONING EXHIBIT
HAGGARD
ESTATES

119.264 Acres
 KLEPPER SURVEY, ABST. 212
 CITY OF PLANO, COLLIN COUNTY, TEXAS

PLANNER/ENGINEER
 DOWDEY, ANDERSON & ASSOCIATES, INC.
 5225 Village Creek Drive, Ste. 200, Plano, Texas 75093 972.911.0800

J28 11/04/11

CITY OF PLANO

PLANNING & ZONING COMMISSION

October 17, 2011

Agenda Item No. 7B

Concept Plan: Haggard Estates

Applicant: Fairview Farm Land Co. Ltd

DESCRIPTION:

131 Single-Family Residence-6 lots, 134 Single-Family Residence-7 lots, 160 Patio Home lots, 125 Single-Family Residence Attached lots, and 17 open space lots on 119.2± acres located at the northeast corner of Custer Road and Park Boulevard. Zoned Agricultural. Neighborhood #46.

REMARKS:

This item was tabled at the September 19, 2011, Planning & Zoning Commission meeting and needs to be removed from the table.

This concept plan is associated with Zoning Case 2011-15 and is contingent upon approval of this zoning case. The purpose for the concept plan is to show the proposed lot and street layouts for the residential development.

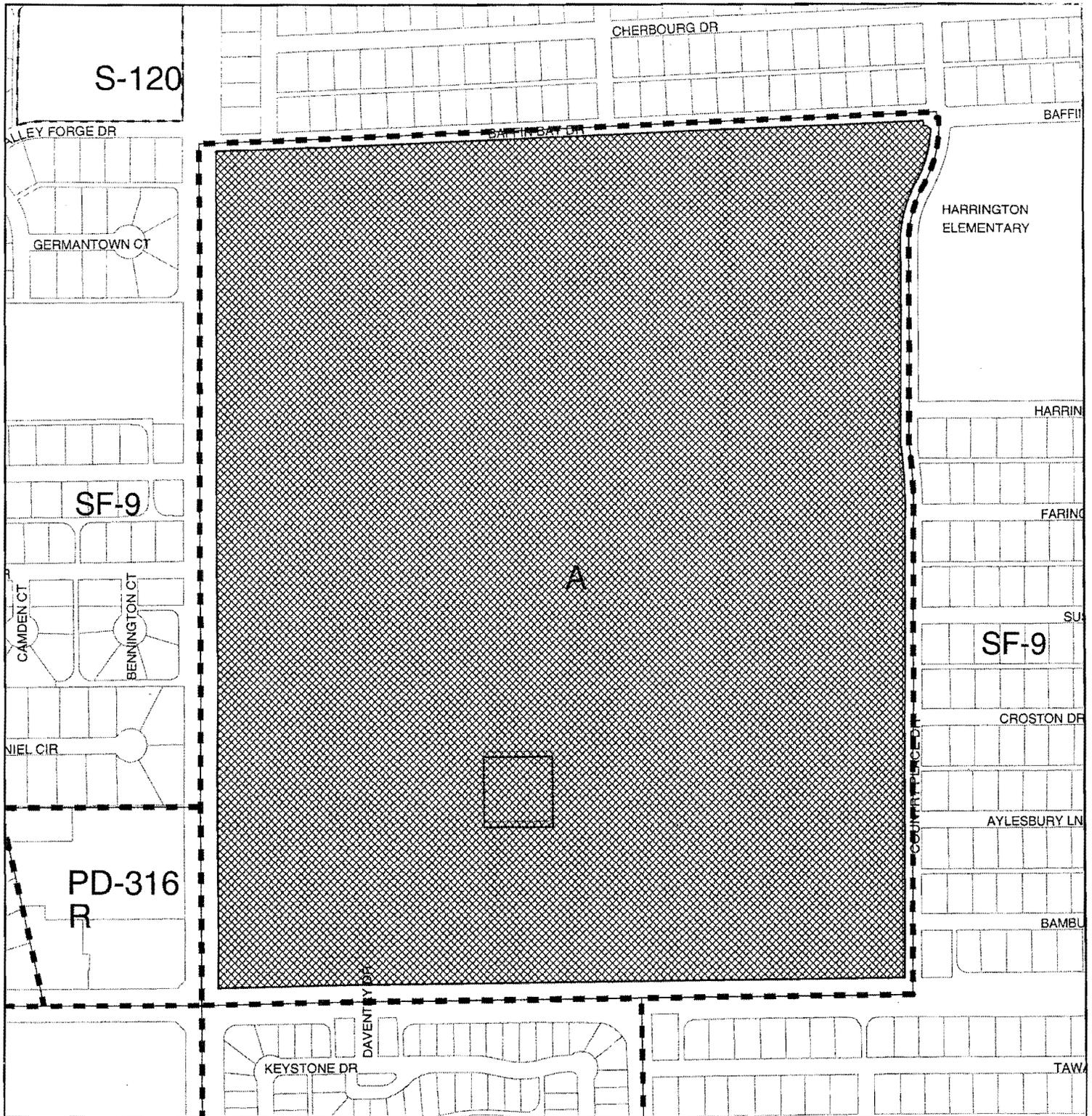
This concept plan proposes a development consisting of 131 Single-Family Residence-6 lots, 134 Single-Family Residence-7 lots, 160 Patio Home lots, 78 Single-Family Residence Attached lots, and 17 open space lots. The lot layout has been designed to create a network of larger open spaces throughout the development. The concept plan illustrates landscape edges and buffers proposed to surround the development, including landscape buffers and meandering sidewalks along Country Place Drive and Baffin Bay Drive. The landscape buffers, screening, and meandering sidewalks proposed exceed the requirements of the Zoning Ordinance. The concept plan also illustrates the proposed street network and proposed alternate street sections for Baffin Bay Drive and streets within the area proposed for townhomes Single-Family Attached zoning (SF-A).

This plan has been revised according to direction received from the Commission on September 19, 2011. Changes to the plan include: 11.0± acres previously shown at the hard corner of Park Boulevard and Custer Road as retail is now proposed for town houses (SF-A zoning); and the area laid out for patio homes has been expanded to the south to Park Boulevard. Additional view corridors have been created into the development along Country Place Drive and the number of connections to Country

Place Drive has been reduced from seven to four. To further disperse traffic, an additional direct street connection to Park Boulevard has been provided in the middle of the development to align with the existing median opening that serves Rio Grande Drive to the south. The proposed street layout provides many options for entry and exit to and from the development and has been designed to disperse traffic. Staff does not recommend any further reductions to the street connections along Country Place Drive. Reduced numbers of street connections can result in higher traffic speeds particularly along collector streets such as Country Place Drive, compromises emergency access to the development, and concentrates traffic onto fewer streets within the development given the limited connections to the collector street including creating points of congestion. Additionally, Country Place Drive is designed to function as a collector street to move vehicle traffic in and out of the surrounding neighborhoods and providing connections to nearby arterial roadways.

RECOMMENDATION:

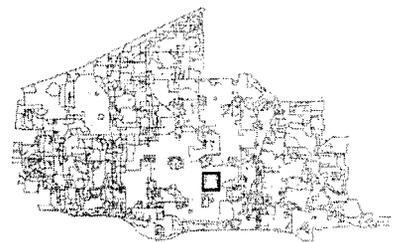
Recommended for approval as submitted.



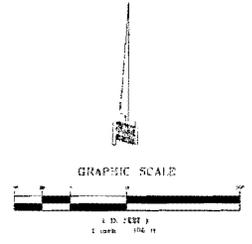
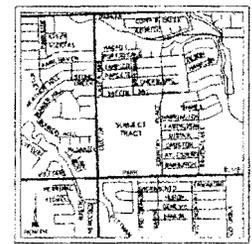
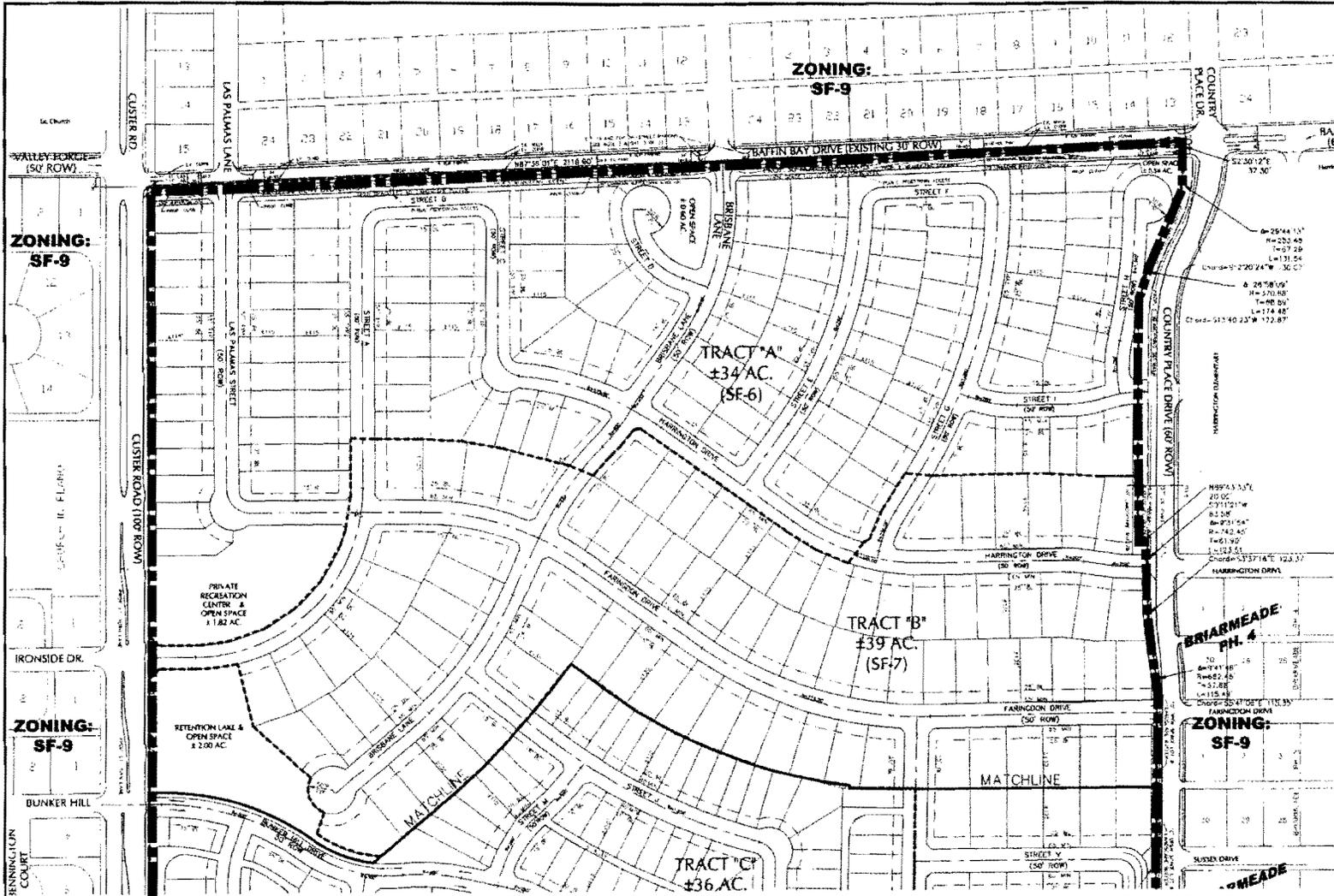
Item Submitted: CONCEPT PLAN

Title: HAGGARD ESTATES

Zoning: AGRICULTURAL



○ 200' Notification Buffer



ZONING:
SF-9

ZONING:
SF-9

TRACT "A"
±34 AC.
(SF-6)

TRACT "B"
±39 AC.
(SF-7)

TRACT "C"
±36 AC.

BRIARMEADE
PH. 4

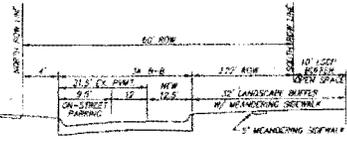
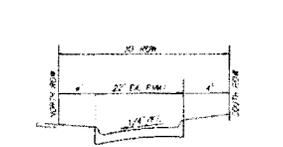
ZONING:
SF-9

ZONING:
SF-9

OWNER/APPLICANT:
Fairview Farm Land Co., Ltd.
3314 N. Central Expressway, Ste. 100
Plano, TX. 75074
Contact: Rodney Haggard

PLANNER/ENGINEER/SURVEYOR:
Dowdey, Anderson & Associates, Inc.
5225 Village Creek Dr., Ste. 200
Plano, TX. 75093
Contact: Matt Alexander

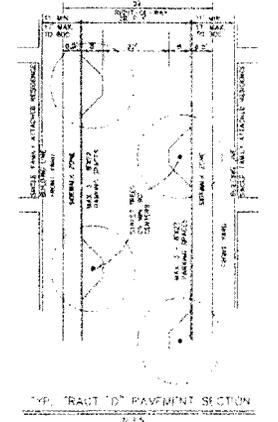
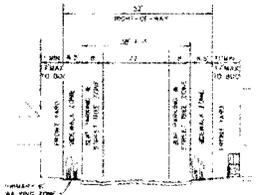
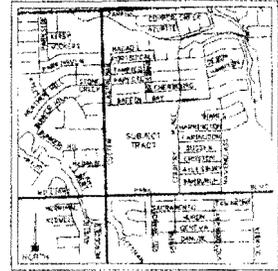
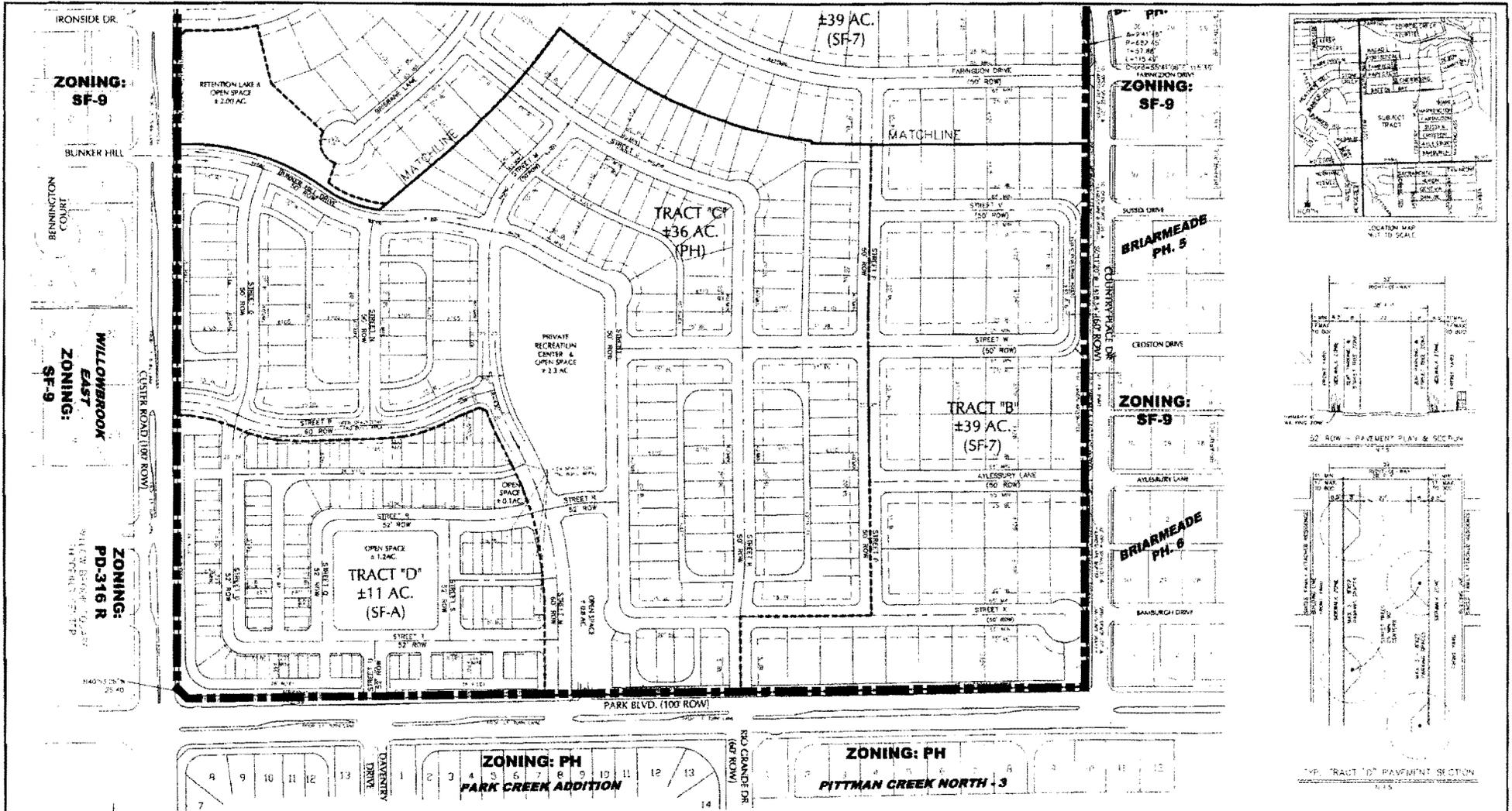
- NOTES:**
- 1) Dimensions are face-to-face unless otherwise noted.
 - 2) The existing speed bumps on Baffin Bay shall be enclosed onto the proposed pavement too.
 - 3) The final location of Private Recreation Centers shall be determined at time of preliminary plat approval.



| CONCEPT PLAN - PHASE I | | | | | | |
|---|-------|---------|------------|---------|--------|-------|
| HAGGARD ESTATES | | | | | | |
| KLEPPER SURVEY ABSTRACT NO. 212 | | | | | | |
| CITY OF PLANO, COLLIN COUNTY, TEXAS | | | | | | |
| DOWDEY, ANDERSON & ASSOCIATES, INC. 5225 Village Creek Drive, Suite 200, Plano, Texas 75093 972-811-6994 | | | | | | |
| STATE REGISTRATION NUMBER R-399 | | | | | | |
| DESIGN | DRAWN | CHECKED | DATE | SCALE | JOB | SHEET |
| AWA | BA | MOD | 10/12/2011 | 1"=100' | 10040A | 1 |

REVISED

PLAT # 417



ZONING: SF-9

ZONING: SF-9

ZONING: PD-316 R

ZONING: SF-9

BRIARMEADE PH. 5

ZONING: SF-9

BRIARMEADE PH. 6

ZONING: PH
PARK CREEK ADDITION

ZONING: PH
PITTMAN CREEK NORTH - 3

GRAPHIC SCALE

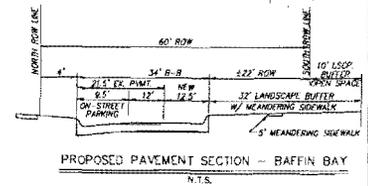
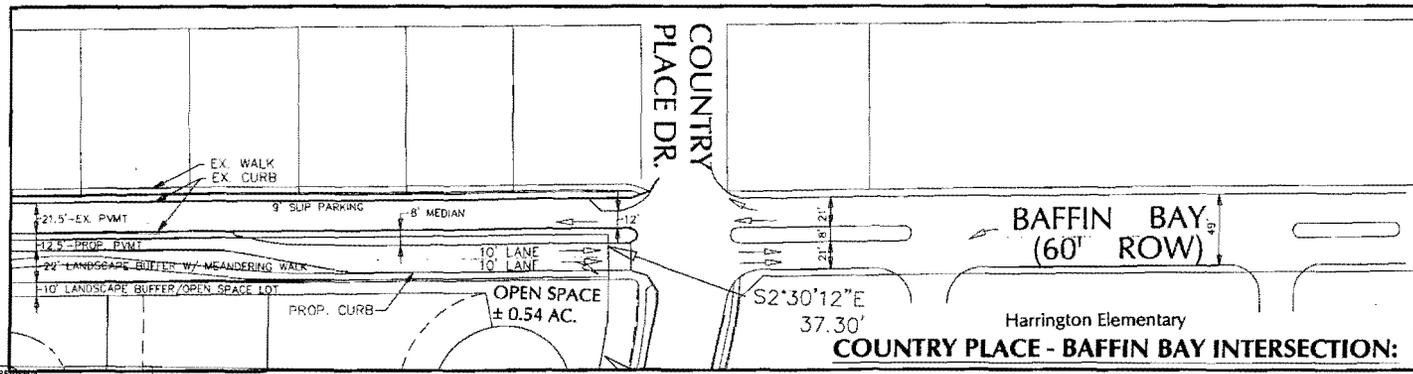
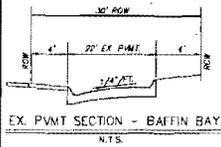
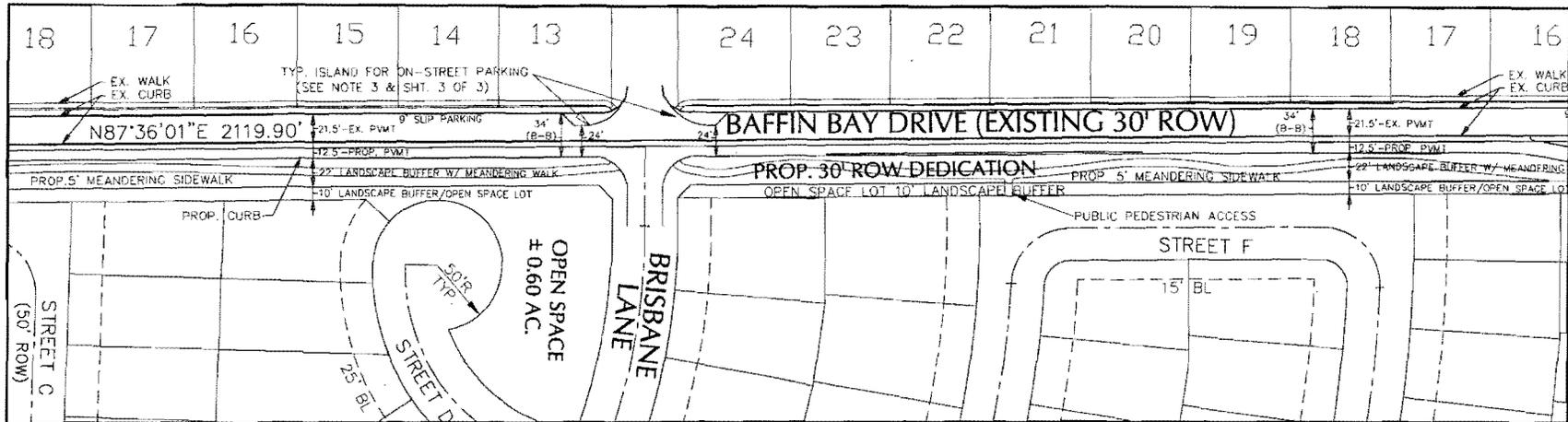
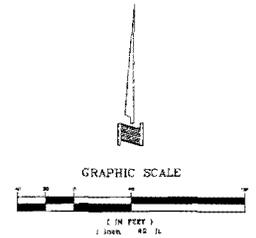
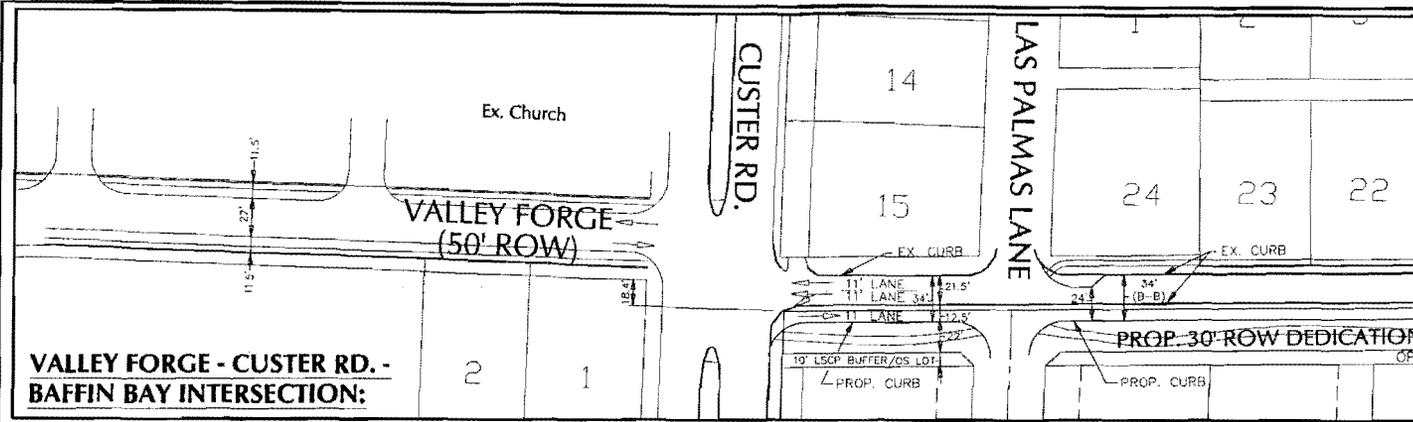
- NOTES:**
- 1) Dimensions are face-to-face unless otherwise noted.
 - 2) The existing speed bumps on Berlin Bay shall be extended onto the proposed pavement too.
 - 3) The final location of Private Recreation Centers shall be determined at time of preliminary plat approval.

OWNER/APPLICANT:
Fairview Farm Land Co., Ltd.
3314 N. Central Expressway, Ste. 100
Plano, TX. 75074
Contact: Rodney Haggard

PLANNER/ENGINEER/SURVEYOR:
Dowdey, Anderson & Associates, Inc.
5225 Village Creek Dr., Ste. 200
Plano, TX. 75093
Contact: Matt Alexander

| CONCEPT PLAN - FUTURE PHASES | | | | | | |
|---|-------|---------|------------|---------|--------|-------|
| HAGGARD ESTATES | | | | | | |
| KLEPPER SURVEY ABSTRACT NO. 212 | | | | | | |
| CITY OF PLANO, COLLIN COUNTY TEXAS | | | | | | |
| DOWDEY, ANDERSON & ASSOCIATES, INC. 5225 Village Creek Drive, Suite 200, Plano, Texas 75093 972.991.0594 STATE REGISTRATION NUMBER 13399 | | | | | | |
| DESIGN | DRAWN | CHECKED | DATE | SCALE | JOB | SHEET |
| MVA | JA | MS | 10/12/2011 | 1"=100' | 103MDA | 7 |

PLATE NO.



| CONCEPT PLAN - PHASE I | | | | | | |
|--|-------|---------|------------|--------|--------|-------|
| HAGGARD ESTATES | | | | | | |
| KLEPPER SURVEY ABSTRACT NO. 212 | | | | | | |
| CITY OF PLANO, COLLIN COUNTY, TEXAS | | | | | | |
| DOWDY, ANDERSON & ASSOCIATES, INC. 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694 STATE REGISTRATION NUMBER: 6-199 | | | | | | |
| DESIGN | DRAWN | CHECKED | DATE | SCALE | JOB | SHEET |
| MWA | JBA | MSD | 10/12/2011 | 1"=40' | 10040A | 3 |

CITY OF PLANO

PLANNING & ZONING COMMISSION

October 17, 2011

Agenda Item No. 8A

Public Hearing: Zoning Case 2011-25

Applicant: Crow-Billingsley Ltd. No. 10

DESCRIPTION:

Request to rezone 86.2± acres located on the west side of Coit Road, 30± feet north of Mapleshade Lane **from** Corridor Commercial and Light Industrial-1 **to** Planned Development-Corridor Commercial. Zoned Corridor Commercial and Light Industrial-1/190 Tollway/Plano Parkway Overlay District.

REMARKS:

The purpose of this request is to rezone 86.2± acres located on the west side of Coit Road, 30± feet north of Mapleshade Lane **from** Corridor Commercial (CC) and Light Industrial-1 (LI-1) **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. The regulations and standards of this district are reflective of the high traffic volumes and high visibility of these regional highways. A PD 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 to both off and onsite conditions.

The PD district proposes the following: retaining the existing uses allowed within the CC zoning district, including allowing 1,980 multifamily units by right; modifying the area, yard, and bulk requirements; and modifying parking, landscaping, and screening requirements. A concept plan, Coit Crossings, Block A, Lots 3R & 9, accompanies this request as Agenda Item 8B.

Surrounding Land Use and Zoning

The subject property is currently undeveloped. To the east, across Coit Road, are existing commercial uses zoned CC and a large undeveloped tract currently planned for multifamily residences zoned PD-215-CC. The property to the south is zoned CC and is developed as retail and restaurant uses. The property to the west is vacant land zoned CC and LI-1. To the north, across the existing railroad tracks, the property is zoned LI-1 and is developed as commercial and industrial uses.

Proposed Planned Development Stipulations

The requested zoning is PD-CC. There are two primary parts to this request: land use and design standards.

Land Use - The applicant is proposing to retain CC as the base zoning district with the additional use of multifamily. The request is divided into two tracts. Tract 1 is located adjacent to Coit Road and has uses and development standards which would allow for nonresidential development only. Tract 2 is proposed to be developed as multifamily residential buildings, and the applicant is requesting standards which would allow for first floor nonresidential uses. A maximum of 1,980 multifamily units is proposed within Tract 2. Additionally, the first phase of development within Tract 2 shall determine how the remainder of Tract 2 will develop. If the first phase of development within Tract 2 is multifamily, the remaining balance of Tract 2 shall be multifamily, except that the PD would allow nonresidential uses within the first floor of multistory residential buildings. However, if the first phase of development within Tract 2 is nonresidential, then the balance of the tract shall develop as nonresidential.

Design Standards - The request is divided into two distinct tracts. The language in the proposed PD would allow Tract 2 to be developed as multifamily residential in an urban form with the potential for first floor nonresidential uses within multistory residential buildings. The proposed PD language would allow Tract 1 to be developed as nonresidential uses with typical building setbacks adjacent to Coit Road, and reduced building setbacks adjacent to interior quasi-public streets to promote an urban form of development.

The proposed concept plan shows the intended form of the residential development within Tract 2 to be similar to other existing multifamily residential developments within the city such as Haggard Square (PD-20-MU) and Legacy Town Center (PD-65-CB-1). The concept plan shows multistory residential buildings throughout Tract 2 with surface parking and individual garages under residential units (i.e. tuck under parking). The city's Master Thoroughfare Plan recommends a Type F roadway be constructed connecting Coit Road and Mapleshade Lane in this area. The applicant is proposing a quasi-public street with parallel parking to connect Coit Road with Mapleshade Lane which will contain street trees, sidewalks, and reduced building setbacks. The proposed quasi-public street will meet the requirement of the recommended Type F thoroughfare.

Restrictions:

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

General Provisions of the Planned Development

1. The zoning exhibit shall be adopted as part of the ordinance.
2. Quasi-public streets:

- a. A named quasi-public street shall be required connecting Mapleshade Lane and Coit Road as shown on the zoning exhibit. Quasi-Public streets will be built as 60' or 90' easements as shown in Exhibit B.
- b. Quasi-Public Streets Definition: Quasi-public streets are privately owned and maintained drives open to public access. A fire lane shall be located within all quasi-public streets. Lots may derive required street frontage from quasi-public streets and may be platted to the centerline of quasi-public streets.

3. Parking Regulations:

- a. The minimum required parking shall be as follows:
 - i. Multifamily - One and one-half spaces per unit
 - ii. Nonresidential uses on the first floor of multistory residential buildings fronting quasi-public streets: One space per 300 square feet of floor area
 - iii. All other nonresidential uses: Parking requirements shall be determined as provided in Section 3.1100 (Off-Street Parking and Loading) of the Zoning Ordinance.
- b. On-street parking adjacent to each lot may count toward the required parking for that lot and shall be permitted on both sides of quasi-public streets and fire lanes, except where prohibited for vehicular, fire, or pedestrian safety. Where on-street parking is provided, landscape islands a minimum six feet in width, shall be placed no less than every 200 feet of continuous on-street parking.
- c. No parking is required for outdoor patio and sidewalk café/dining areas or other public areas except for freestanding restaurants.

4. Screening:

- a. Off-street loading docks and service areas for nonresidential uses may not be located adjacent to or across a quasi-public street from buildings containing residential uses unless the loading dock or service area is screened in accordance with the following:
 - i. Masonry screening walls with solid metal gates (in accordance with Section 3.1000 Screening, Fence, and Wall Regulations)
 - ii. Overhead doors if service area or loading dock is located internal to the building
 - iii. Any combination of the above.
- b. Refuse and recycling containers shall not be located within 30 feet of a public or quasi-public street, unless located internal to the building, and shall be screened from view from streets and required open space in accordance with the following:

- i. Masonry screening walls with solid metal gates (in accordance with Section 3.1000 Screening, Fence, and Wall Regulations)
- ii. Overhead doors if refuse and recycling containers are located internal to the building
- iii. Any combination of the above

Specific Provisions of the Planned Development

Uses

1. Multifamily is a permitted use within Tract 2.
2. Nonresidential uses are permitted on the first floor of multistory residential buildings fronting a quasi-public street within Tract 2.
3. Tract 2 must be developed using the standards required by the PD district for multifamily development. However, Tract 2 may be developed solely with nonresidential uses in accordance with the CC zoning district and 190 Tollway/Plano Parkway Overlay District regulations contained within the Zoning Ordinance. The initial development for Tract 2 will determine the standards to be used for the remainder of the property.

Multifamily Standards

1. Multifamily development shall be exempt from the supplementary regulations of Subsection 3.104 (Multifamily Residence), and usable open space standards of Subsection 3.117 (Usable Open Space).
2. Minimum Floor Area per Dwelling Unit: 500 square feet
3. Minimum rear and side yard setback: None
4. Maximum Building height: 70 feet
5. Quasi-public streets (built as 60' or 90' street easements) and required open space shall be excluded from density calculations.
6. Maximum Density: Maximum of 50 dwelling units per acre, not to exceed a maximum of 1,980 units within the district
7. Minimum Density: 30 dwelling units per acre
8. Maximum Lot Coverage: 60% increased to 70% if structured parking is provided

9. Building Design:

a. Buildings fronting to Coit Road:

- i. Buildings must provide parking and drive aisles between the building face and Coit Road.
- ii. Buildings with first floor nonresidential uses, except for parking garages, shall have a minimum of 40% of ground floor comprised of window area. For the purposes of this standard, ground floor is defined as that portion of a building from the street-level finish floor elevation and extending 12.5 feet above the street-level finish floor elevation.

b. Buildings fronting quasi-public streets:

Setbacks - Buildings shall be constructed such that a minimum of 75% of the facade is located within 20 feet from the back of curb unless restricted by easements. Where easements are present, 75% of the facade shall be built to the easement line.

c. The maximum building length along any facade shall be 350 feet.

d. Garage doors for residential uses shall not directly face any public or quasi-public streets.

10. Canopies, balconies, stoops, bay windows, awnings, and building projections may encroach up to five feet into the quasi-public street easement.

Design Standards

1. Streetscape for Quasi-Public Streets:

- a. Along quasi-public streets, sidewalks with a minimum width of six feet shall be placed as shown in Exhibit B.
- b. Outdoor patio and sidewalk dining, as well as other public seating areas, are permitted within quasi-public street easements provided accessible pathways are maintained.

2. Landscaping and Open Space:

- a. Except as stated below, landscaping shall be provided per Section 3.1200 (Landscaping Requirements) and Section 4.700 (190 Tollway/Plano Parkway Overlay District):
 - i. No landscape edge is required along quasi-public streets.
 - ii. A minimum five-foot landscape edge shall be provided between all surface parking lots and quasi-public streets.

- b. Street trees shall be provided at a minimum rate of one tree per 50 linear feet of street on average along all public and quasi-public streets. Street trees may be placed in tree islands, between the curb and the sidewalk, or in the landscape edge.
- c. A minimum of seven acres of open space shall be provided within Tract 2 and shall be open to the public at all times. Open space shall have a minimum dimension of 100 feet.

3. Fencing:

- a. Fencing shall be permitted except in the following areas:
 - i. Between the front facade of any building and any public or quasi-public street however, fencing shall be permitted for private residential yards
 - ii. Public parking
 - iii. Required open space, however, fencing shall be permitted for private pet areas.
- b. Ornamental fencing for private yards will be allowed up to 42 inches in height.
- c. Fencing must be a minimum of 50% open, except along railroad right-of-way.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as Major Corridor Development (MCD). The city's current land use policies recommend that land along expressway corridors be reserved for economic development and employment opportunities. The proposed PD allows for nonresidential uses to develop within Tract 1, and the possibility for nonresidential uses to develop within the first floor multistory residential buildings within Tract 2, which are the parts of this request that are consistent with the city's land use policies. However, the primary reason for this rezoning request is to allow for multifamily residential development. Therefore, this request is not in conformance with the Future Land Use Plan since the applicant is proposing multifamily residential development within the expressway corridor.

Adequacy of Public Facilities - Water and sanitary sewer services are available to serve the subject properties. The available sanitary sewer capacity is sufficient to handle additional commercial development in the area, however; the applicant may be responsible for making improvements to the sanitary sewer system to increase the system capacity if the property were rezoned for residential use.

Traffic Impact Analysis (TIA) - A TIA is not required for this rezoning request. However, prior to approval of the preliminary site plan for the first phase of residential development, the applicant shall submit a TIA for review and approval due to the requested 1,980 dwelling units exceeding the maximum threshold of trips per day.

ISSUES:

Future Land Use Plan

As noted above, the Future Land Use Plan designates this property as Major Corridor Development (MCD). The city's current land use policies recommend that land along expressway corridors be reserved for economic development and employment opportunities. Development in these major corridors is also expected to include a mix of commercial, office, and technical production uses. The proposed multifamily residential development is therefore not in conformance with the Future Land Use Plan.

Economic Development Element and Land Use Element

The Economic Development Element and the Land Use Element policies of the Comprehensive Plan discourage rezoning properties for residential uses in prime economic development areas of the city and accommodating immediate development opportunities. The intent of both policies is to ensure land that is located along the expressway corridors and in the major employment centers is developed in accordance with the Future Land Use Plan recommendations and supporting zoning districts, and to take advantage of future nonresidential development opportunities which would increase the tax base and provide employment opportunities for Plano residents.

Staff believes that it is important for the city to retain an adequate supply of undeveloped nonresidential land for future economic development opportunities. Therefore, rezoning properties within prime economic development areas is generally not recommended and these properties should not be rezoned to accommodate immediate development opportunities. Having undeveloped land within the city is an asset for Plano as it allows the city to attract businesses and provide for base employment opportunities, as well as increased property values and revenues for the city. This property is large and would provide potential flexibility in the design and orientation of development that can adequately incorporate and create a variety of economic development and employment opportunities.

Residential Use in a Major Corridor

The Housing Density Policy Statement of the Comprehensive Plan recommends prohibiting residential development within 1,200 feet of State Highway 121, but this recommendation is reasonable for other corridors as well. Similarly, the Infill Housing Policy Statement states that residential development within expressway corridors should be avoided. The reason for the 1,200-foot separation is that the proximity of residential use to an expressway does not promote a livable residential environment. The setback area allows for commercial development to serve as a buffer for residential uses located beyond the 1,200-foot distance. The southwest corner of the development, which is within proposed Tract 2, is the only portion of the subject property that is within this 1,200-foot buffer. Additionally, the property is separated from the expressway by Mapleshade Lane, and a large retail development.

While the proposed multifamily residential is generally at and beyond the 1,200-foot buffer, the Economic Development Element and the Land Use Element policies

discourage residential intrusions into the major expressway corridors in order to retain and preserve the land for future economic development opportunities. The policies further encourage a careful examination of residential rezoning requests to ensure that proposed locations are suitable for residential development and that Plano's economic viability is not jeopardized in order to accommodate short-term demand. Residential requests should be evaluated to determine if the proposed use is the best suitable use long-term for property that is otherwise a prime location for economic development opportunities.

The Commission revisited the 1,200 residential setback policy in September 2011 and recommended that the setback be reduced to 750 feet, as measured from the State Highway 121 centerline. However, the Commission did not provide a specific recommendation as to whether residential setbacks from other major expressways should be reduced. Staff has not discussed this policy revision with the City Council to determine whether or not the Council supports modifying this policy.

Regardless of the residential setback distance from State Highway 190, the Housing Density and Infill Housing policy statements recognize that well-integrated pedestrian oriented mixed use centers may be appropriate within expressway corridors. An example of this is the Legacy Town Center development which complies with the policy statements. Although the residential uses proposed are within the State Highway 190 corridor, the existing retail and restaurant buildings provide a buffer between the expressway and residential uses. Staff is concerned that the existing commercial development may not provide as effective a buffer when compared to commercial development within Legacy Town Center. The density and massing size of commercial development within Legacy Town Center is more significant and compact as well as a more effective buffer, when compared to the existing commercial development at Coit Road and State Highway 190 given the existing retail and restaurant uses with large surface parking areas.

School Capacity

In discussing this property with a representative from Plano Independent School District, staff determined that this area is served by Jackson Elementary School, Frankford Middle School, Shepton High School, and Plano West Senior High School. Based upon the current feeder alignments, Frankford, Shepton, and Plano West are currently at capacity.

Mixed Use Policy Statement

The Mixed Use Policy Statement of the Comprehensive Plan defines mixed use as vertical or horizontal integration of multiple uses that promotes easy access among uses and amenities especially by pedestrians. The mixed use policy also provides a framework that is intended to assist with the evaluation of proposals for mixed use projects. The following is an analysis of the proposed request compared to the policy criteria.

- **Location and Context Sensitivity** - The Mixed Use Policy Statement encourages that proposed mixed use projects be sensitive to surrounding land uses and character of an area. An important criterion to consider is of the uses being proposed, if the same uses were to be considered alone, would each use

be appropriate in this location? The proposed multifamily would not be appropriate if it were to be considered on its own because of its proximity to a major highway, and adjacent nonresidential zoning districts. Properties to the north, south, and west allow for more intensive land uses given the existing CC and LI-1 zoning.

- **Multiple uses/integration of uses and density** - The mixed use policy statement encourages buildings and uses that are well integrated and tightly connected or grouped. The policy considers whether the combining of land uses promotes easy access among stores, services, and amenities used by pedestrians. The relationship of the nonresidential buildings shown in Tract 1, coupled with the residential buildings in Tract 2, has the opportunity to provide for integrated uses. However, the concern lies in the relationships and integration of the proposed multifamily uses and the existing "big box" retailers with large surface parking areas to the south. The applicant has provided vehicle connections between the proposed development and existing retail development to the south.

The applicant is proposing development stipulations that provide for reduced building setbacks along interior quasi-public streets promoting an urban form, but overall staff is concerned that due to the lower densities being proposed; the result may be a development that is less compact. The proposed multifamily density of minimum 30 units per acre does not require a more compact form of development as is supported by the mixed use policy statement.

- **Pedestrian Orientation** - The concept plan proposes a convenient, attractive, and safe pedestrian system with sidewalks and pedestrian connections. The proposed open space areas are large and distributed throughout the development allowing for easy access to residents.
- **Public Spaces** - The applicant is proposing four one-acre open space areas in centralized locations to the proposed development as well as 3.5± acres of open space at the northwest corner of the development. The PD requires that the open space areas have a minimum dimension of 100 feet and be open to the public (not fenced) at all times. The size and minimum dimension specified for the open space is consistent with other required open space areas provided with developments such as Legacy Town Center (PD-65-CB-1) and Turnpike Commons (PD-207-R). The proposed open space will provide useable social and leisure areas for the benefit of the residents and the general public. The concept plan shows buildings flanking the open space on several sides providing a buffer for these areas from adjacent nonresidential development, while at the same time providing potential desirable views of the amenities from the adjacent residential buildings.
- **Parking** - The policy statement does not require structured parking, recognizing that it may be a barrier to development. Therefore, the policy provides criteria for evaluating the amount and design of surface parking. The applicant is proposing a majority of the parking within Tract 2 oriented towards the interior of residential buildings, away from open space and pedestrian areas along the quasi-public

street. The locations of the surface parking provided within the development are consistent with the policy statement.

The zoning request does not align with the Comprehensive Plan's goal to preserve land within expressway corridors for the purposes of future economic development and employment uses. Furthermore, the request does not address significant criteria of the Mixed Use Policy Statement in regards to the appropriateness of the location of the multifamily residential use.

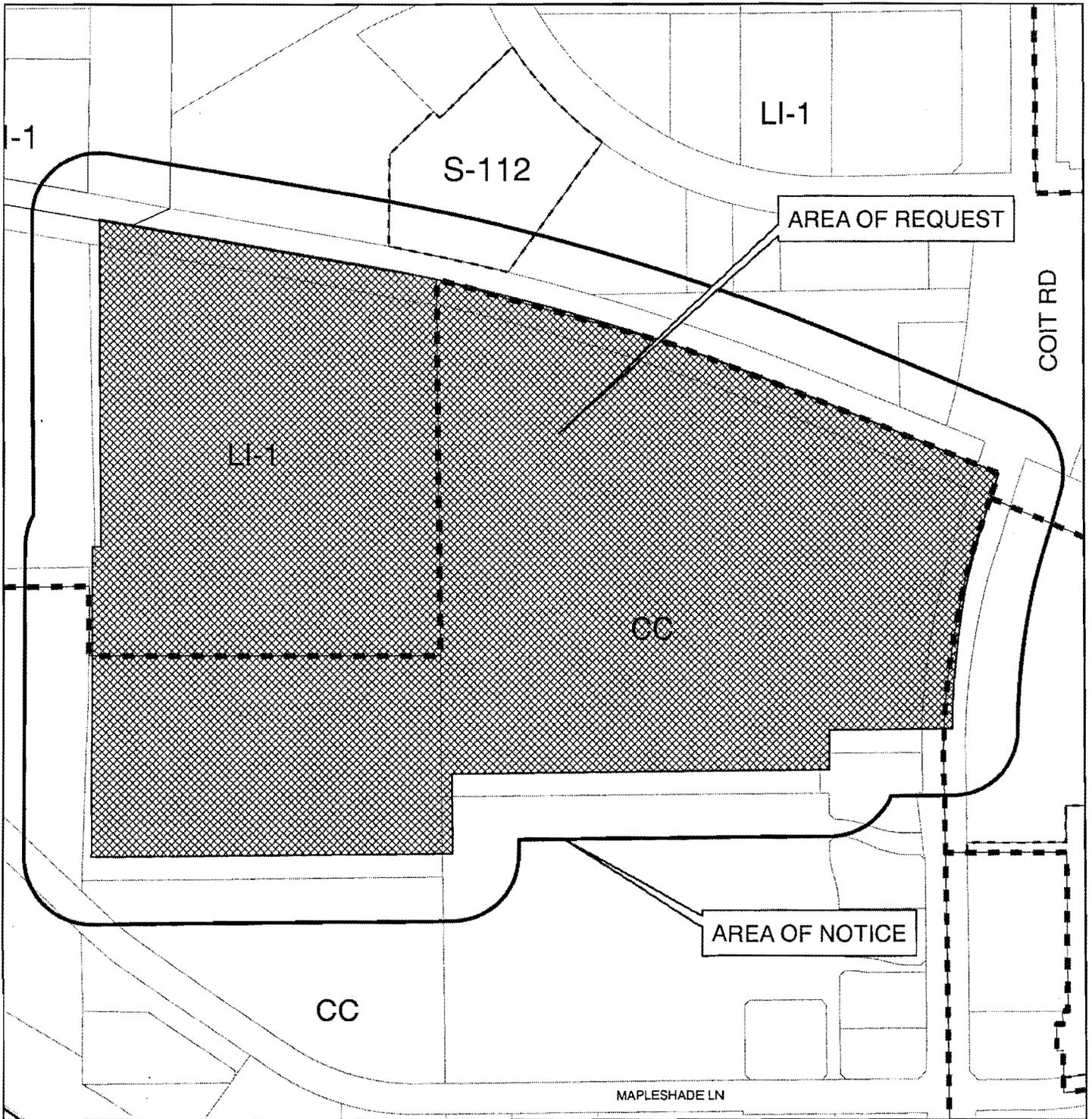
SUMMARY:

The applicant is requesting to rezone 86.2± acres located on the west side of Coit Road, 30± feet north of Mapleshade Lane ~~from~~ Corridor Commercial (CC) and Light Industrial-1 (LI-1) ~~to~~ Planned Development-Corridor Commercial (PD-CC). The requested zoning has standards that provide for reduced building setbacks along interior quasi-public streets, and the associated concept plan shows central, pedestrian oriented quasi-public streets to connect the multifamily residential uses to existing retail, restaurant and service uses. The request is not in conformance with the Future Land Use Plan of the Comprehensive Plan. Furthermore, the request is not consistent with the Housing Density and Infill Housing policy statements regarding avoiding residential development within the expressway corridors. Additionally, the proposed rezoning is not consistent with the preservation of land within major expressway corridors for future economic development and employment opportunities. Lastly, the proposed development fails to meet a significant criterion for consideration of mixed use developments and that is the appropriateness of all uses being proposed in a given location, as outlined in the Mixed Use Policy Statement of the Comprehensive Plan.

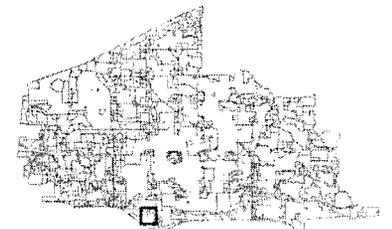
Staff believes that the multifamily residential use associated with the proposed development is not the best use for this area. The site has the potential for economic development that will provide for employment opportunities as envisioned by the Future Land Use Plan, given its recommendation of Major Corridor Development. Additionally, the current CC zoning provides numerous commercial uses that are more suitable at this location than the multifamily residential being proposed. Staff recommends denial of the requested rezoning from CC and LI-1 to PD-CC.

RECOMMENDATION:

Recommended for denial.



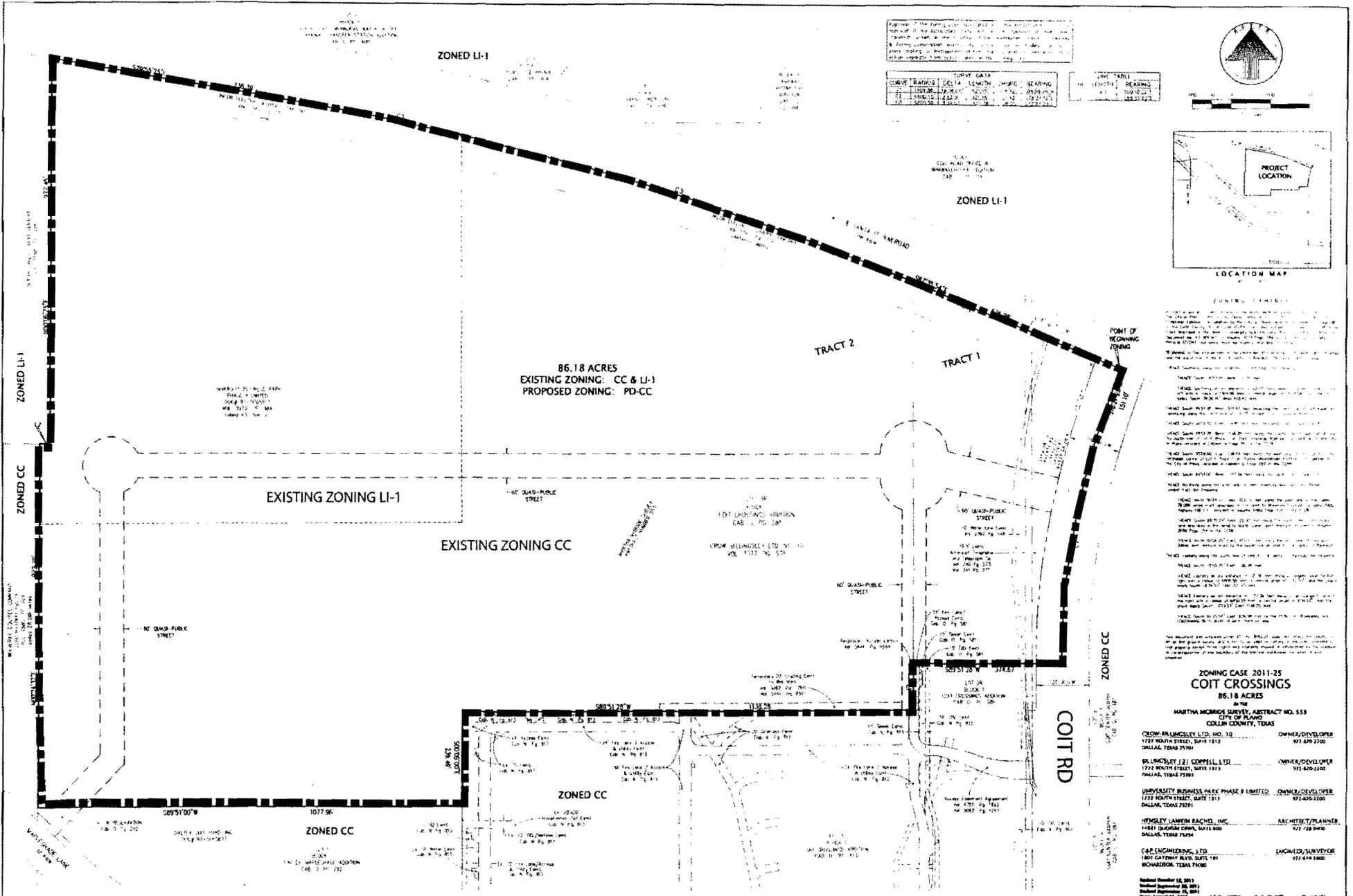
Zoning Case #: 2011-25



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

○ 200' Notification Buffer

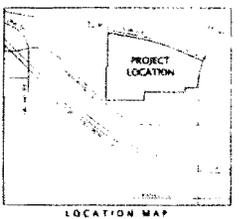




Approved by the Planning Commission on 11/11/10
 Resolution No. 2010-11-11-01
 The City of Plano, Texas
 Planning Commission
 1111 North Central Expressway, Suite 1000
 Plano, Texas 75075

| CURVE RADIUS | CHORD LENGTH | CHORD BEARING |
|--------------|--------------|---------------|
| 1000.00 | 1000.00 | 0° 0' 0" |
| 1000.00 | 1000.00 | 90° 0' 0" |
| 1000.00 | 1000.00 | 180° 0' 0" |
| 1000.00 | 1000.00 | 270° 0' 0" |

| LINE NUMBER | READING |
|-------------|---------|
| 1 | 1000.00 |
| 2 | 1000.00 |
| 3 | 1000.00 |
| 4 | 1000.00 |



ZONING CASE 2011-25

COIT CROSSINGS
 86.18 ACRES
 IN THE
 MARTHA MCGIBBON SURVEY, ABSTRACT NO. 659
 CITY OF PLANO,
 COLLIN COUNTY, TEXAS

OWNER/DEVELOPER
 CRENS BILMUNCLEY, LTD. AND CO.
 1727 NORTH STREET, SUITE 1113
 DALLAS, TEXAS 75201

OWNER/DEVELOPER
 BILMUNCLEY J & J COMP, LTD.
 1727 NORTH STREET, SUITE 1113
 DALLAS, TEXAS 75201

OWNER/DEVELOPER
 UNIVERSITY BUSINESS PARK PHASE II LIMITED
 1722 NORTH STREET, SUITE 1113
 DALLAS, TEXAS 75201

ARCHITECT/PLANNER
 HENSLEY LAMMERS RACHEL, INC.
 14881 QUONAM DRIVE, SUITE 800
 DALLAS, TEXAS 75244

ENGINEER/SURVEYOR
 CAP ENGINEERING, LTD.
 1801 GATEWAY BLVD. SUITE 101
 IRVING, TEXAS 75038

ZONING CASE 2011-25
COIT CROSSINGS
 86.18 ACRES
 IN THE
 MARTHA MCGIBBON SURVEY, ABSTRACT NO. 659
 CITY OF PLANO,
 COLLIN COUNTY, TEXAS

OWNER/DEVELOPER
 CRENS BILMUNCLEY, LTD. AND CO.
 1727 NORTH STREET, SUITE 1113
 DALLAS, TEXAS 75201

OWNER/DEVELOPER
 BILMUNCLEY J & J COMP, LTD.
 1727 NORTH STREET, SUITE 1113
 DALLAS, TEXAS 75201

OWNER/DEVELOPER
 UNIVERSITY BUSINESS PARK PHASE II LIMITED
 1722 NORTH STREET, SUITE 1113
 DALLAS, TEXAS 75201

ARCHITECT/PLANNER
 HENSLEY LAMMERS RACHEL, INC.
 14881 QUONAM DRIVE, SUITE 800
 DALLAS, TEXAS 75244

ENGINEER/SURVEYOR
 CAP ENGINEERING, LTD.
 1801 GATEWAY BLVD. SUITE 101
 IRVING, TEXAS 75038

Revised December 10, 2011
 Rechecked September 20, 2011
 Rechecked September 20, 2011
 Date Printed 12, 2011

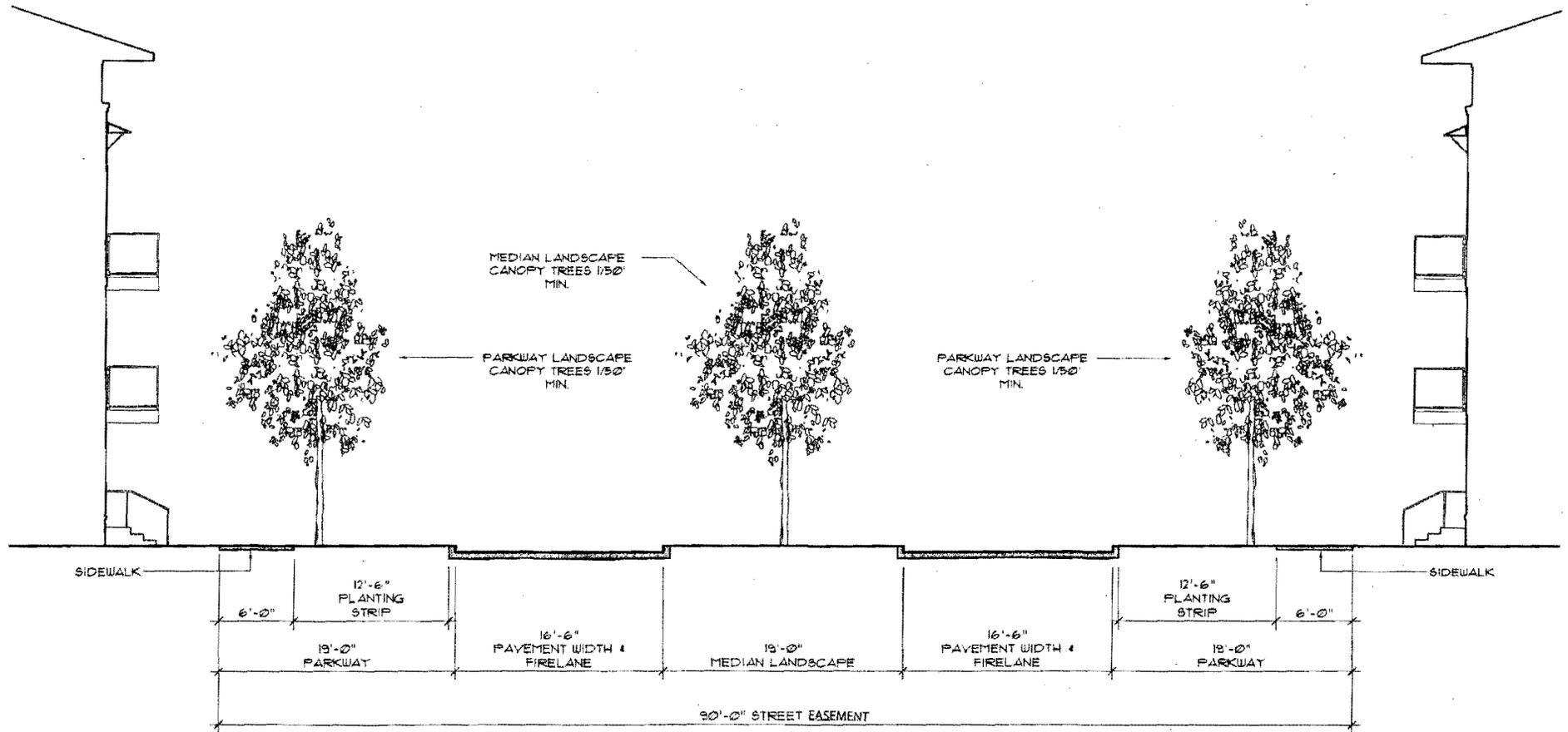


EXHIBIT 'B' - 90'-0" STREET EASEMENT
 SCALE: 1/8" = 1'-0" COIT CROSSINGS

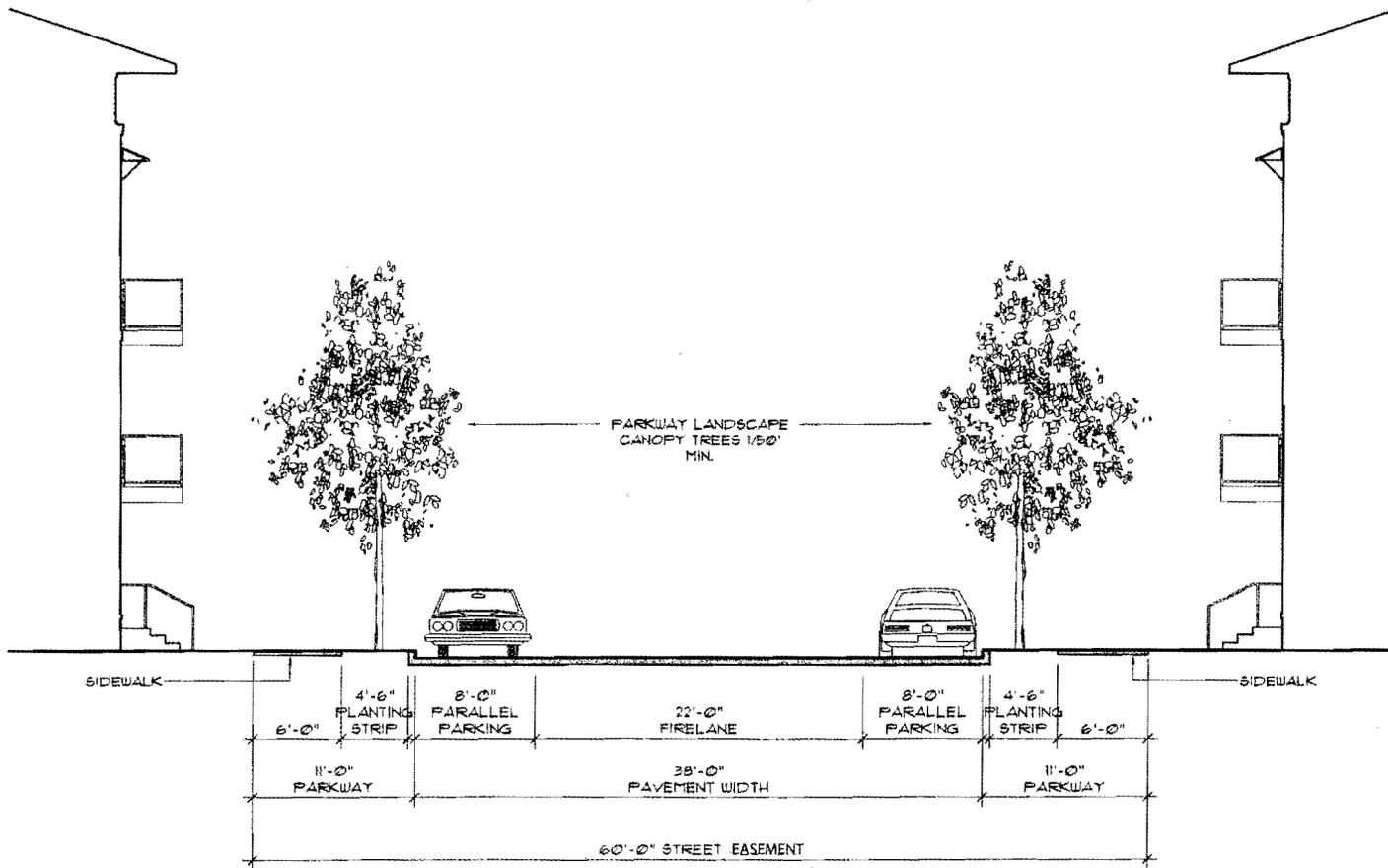


EXHIBIT 'B' - 60'-0" STREET EASEMENT.

SCALE: 1/8" = 1'-0"

COIT CROSSINGS



Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING



BILLINGSLEY
COMPANY

REPLY FORM

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

Dear Commissioners:

This letter is regarding Zoning Case 2011-25. This is a request to rezone 86.2± acres located on the west side of Coit Road, 30± feet north of Mapleshade Lane **from** Corridor Commercial and Light Industrial-1 **to** Planned Development-Corridor Commercial. The current zoning is Corridor Commercial (CC) and Light Industrial-1 (LI-1). The CC district is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors. The regulations and standards of this district are reflective of the high traffic volumes and high visibility of these regional highways. 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. 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 requested proposes the following but is not limited to: retaining the existing uses allowed within the CC district, including allowing multifamily use by right; modifying the area, yard and bulk requirements; and modifying parking, landscaping and screening requirements.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2011-25.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2011-25.

This item will be heard on **October 17, 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.

I believe a Planned Development district would be the best zoning for this area + would speed up development

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

HENRY Billingsley
Name (Please Print)
1722 South St. Suite 1313
Address
Dallas TX 75201
EH

H. Billingsley
Signature
Oct 1 2011
Date

SEE BACK OF PAGE FOR REQUIRED SIGNATURES



THE UNIVERSITY OF TEXAS AT DALLAS
800 W. CAMPBELL RD., AD24
RICHARDSON, TEXAS 75080-3021
(972) 883-2213
Fax (972) 883-2212

SENIOR VICE PRESIDENT FOR BUSINESS AFFAIRS

October 13, 2011

Ms. Tina Firgens
Planning Department
City of Plano
1520 Avenue K., Suite 250
Plano, Texas 75074
tinaf@plano.gov

Re: Zoning Case #2011-25

Members of the Plano Planning and Zoning Committee, Ms. Firgens:

The University of Texas at Dallas has enjoyed a warm relationship with the City of Plano for many years. Under the leadership of President David Daniel, the University has made strides toward becoming a "Tier One" nationally recognized research institution. In pursuit of this goal, UT Dallas is experiencing a period of dramatic growth and development. The University has added nearly 600,000 net square feet over the last five years, an increase of 21 percent. UT Dallas' student population rose by more than 10 percent this fall, and we anticipate continued enrollment growth will bring our student body to more than 25,000 in the next five years. Sustained partnerships with our municipal neighbors are keys to achieving this goal.

An important ingredient in our continued progress is availability of appropriate housing opportunities for students. One proposed zoning, Research Village, will afford up to 3,500 students and others the lifestyle amenities they seek and the proximity to the University they need. Projects of this nature would support our mission and associated growth.

Thank you for your continued support of UT Dallas.

Sincerely,

Calvin D. Jamison, Ed. D.
Senior Vice President for Business Affairs
The University of Texas at Dallas

CDJ kkh

REPLY FORM

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

Dear Commissioners:

This letter is regarding Zoning Case 2011-25. This is a request to rezone 86 2± acres located on the west side of Coit Road, 30± feet north of Mapleshade Lane from Corridor Commercial and Light Industrial-1 to Planned Development-Corridor Commercial. The current zoning is Corridor Commercial (CC) and Light Industrial-1 (LI-1). The CC district is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors. The regulations and standards of this district are reflective of the high traffic volumes and high visibility of these regional highways. 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. 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 requested proposes the following but is not limited to: retaining the existing uses allowed within the CC district, including allowing multifamily use by right; modifying the area, yard and bulk requirements; and modifying parking, landscaping and screening requirements.

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

I am FOR the requested zoning as explained on the attached cover sheet for Zoning Case 2011-25.

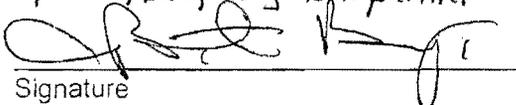
I am AGAINST the requested zoning as explained on the attached cover sheet for Zoning Case 2011-25.

This item will be heard on October 17, 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.

* [We are Against a Zoning Change that addresses only the 86.18 acres referenced in Zoning Case 2011-25. However, we are in Favor of a change in land use that incorporates all the land tracts along the Mapleshade corridor West of Coit Road and East of Ohio Drive. We have extensive experience working with city staff in facilitating changes in land use through our ownership in Frisco Square.

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

Wolverine Equities Company 2000
Highway 140, L.P.
Name (Please Print)
Four Tracts of Land in Martha McBride
Survey Totalling 25.007 Acres
Address
EH

By: TYR, LLC, its general partner

Signature

10-13-2011
Date

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

REPLY FORM

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

Dear Commissioners:

This letter is regarding Zoning Case 2011-25. This is a request to rezone 86.2± acres located on the west side of Coit Road, 30± feet north of Mapleshade Lane **from** Corridor Commercial and Light Industrial-1 **to** Planned Development-Corridor Commercial. The current zoning is Corridor Commercial (CC) and Light Industrial-1 (LI-1). The CC district is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors. The regulations and standards of this district are reflective of the high traffic volumes and high visibility of these regional highways. 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. 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 requested proposes the following but is not limited to: retaining the existing uses allowed within the CC district, including allowing multifamily use by right; modifying the area, yard and bulk requirements; and modifying parking, landscaping and screening requirements.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2011-25.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2011-25.

This item will be heard on **October 17, 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.

DALTEX - MAPLESHADE, LLC.
Name (Please Print)


Signature

855 TWIN BRIDGES RD, WHITEFISH,
Address
EH MONTANA 59937

October 13th 2011
Date

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

October 13, 2011

Planning & Zoning Commission

City of Plano, Texas

P.O. Box 860358

Plano, TX 75086-0358

Re: Zoning Case 2011-25

Dear Commissioners:

I own the 10 acre property on the immediate southern boundary of the property that is the subject of the above-referenced zoning application. I am against the proposed zoning change that addresses only the 86.18 acres.

I am in favor of a change in land uses that incorporates all of the land tracts along Mapleshade Lane between Coit Road and Ohio Drive which the city should undertake as a comprehensive Planned Development District.

Sincerely,

Daltex-Mapleshade, Inc.



Fred Jones

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 17, 2011

Agenda Item No. 8B

Concept Plan: Coit Crossings Addition, Block 1, Lots 3R & 9

Applicant: Crow-Billingsley Ltd. No. 10

DESCRIPTION:

Multifamily, restaurant, and retail development on two lots on 86.2± acres located on the west side of Coit Road, 30± feet north of Mapleshade Lane. Zoned Light Industrial-1 & Corridor Commercial/190 Tollway/Plano Parkway Overlay District.

REMARKS:

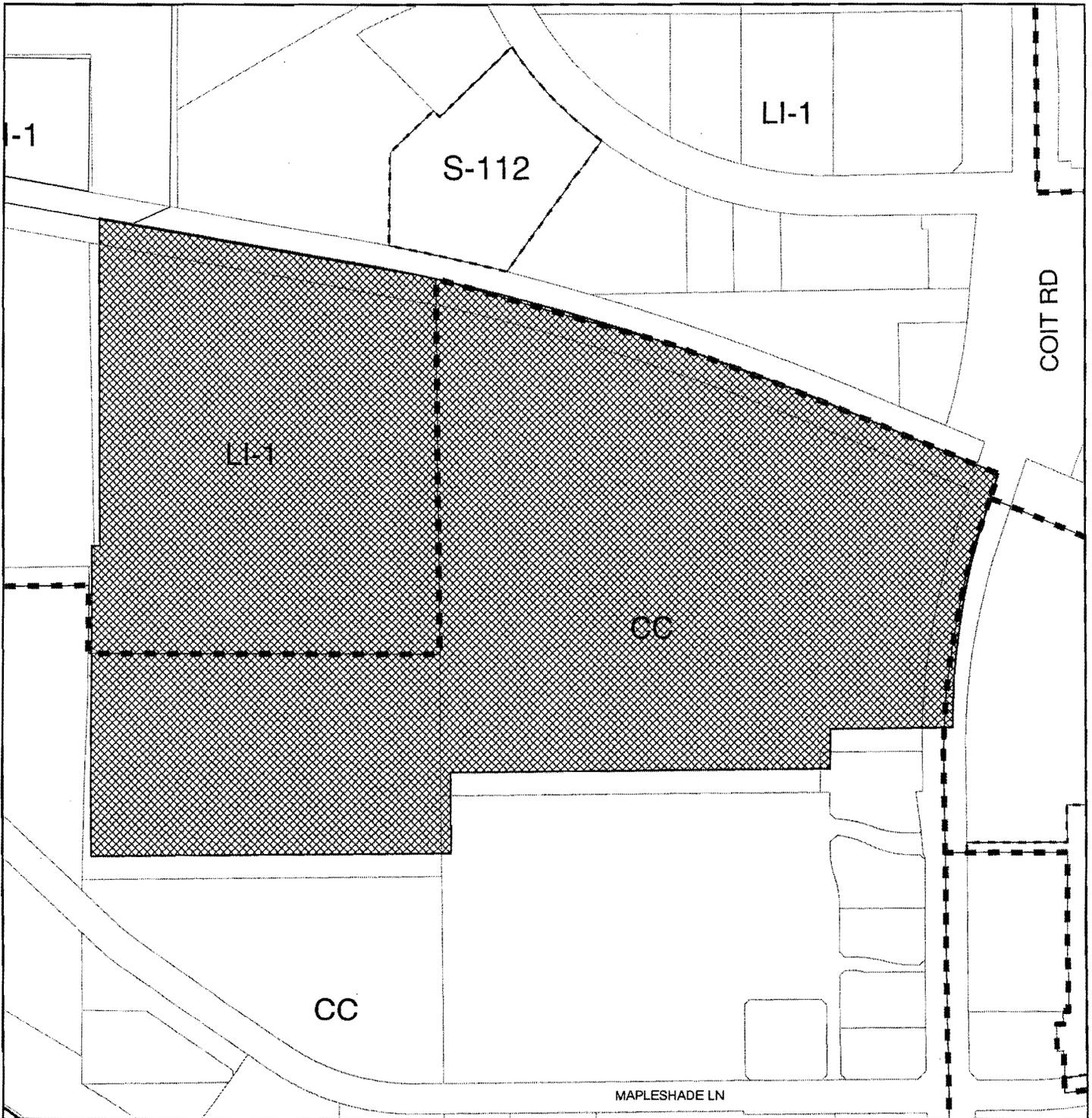
This concept plan is associated with Zoning Case 2011-25 and is contingent upon approval of the zoning case. The purpose for the concept plan is to show the proposed commercial and multifamily residential developments. The applicant is proposing nonresidential uses on Lot 3R and multifamily uses on Lot 9 with a combination of surface and enclosed parking and five open space areas. A central quasi-public street is proposed to provide access and circulation for the development which will connect Coit Road to Mapleshade Drive.

The concept plan is consistent with the development standards provided within the companion zoning case. Additionally, the concept plan meets the city's development regulations except that the proposed quasi-public streets are shown with fire lane widths less than the required 24 feet. If the Commission recommends approval of the companion zoning case, then the concept plan could be approved subject to the applicant obtaining a variance to the minimum 24-foot fire lane requirement from the Fire Department.

Due to staff's recommendation for denial of the companion case, Zoning Case 2011-25, staff recommends denial of the proposed concept plan.

RECOMMENDATION:

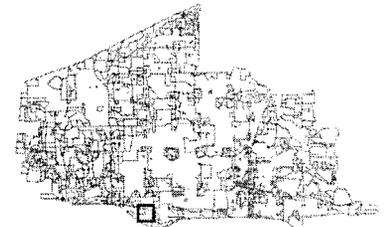
Recommended for denial.



Item Submitted: CONCEPT PLAN

Title: COIT CROSSINGS ADDITION
BLOCK 1, LOTS 3R & 9

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



○ 200' Notification Buffer

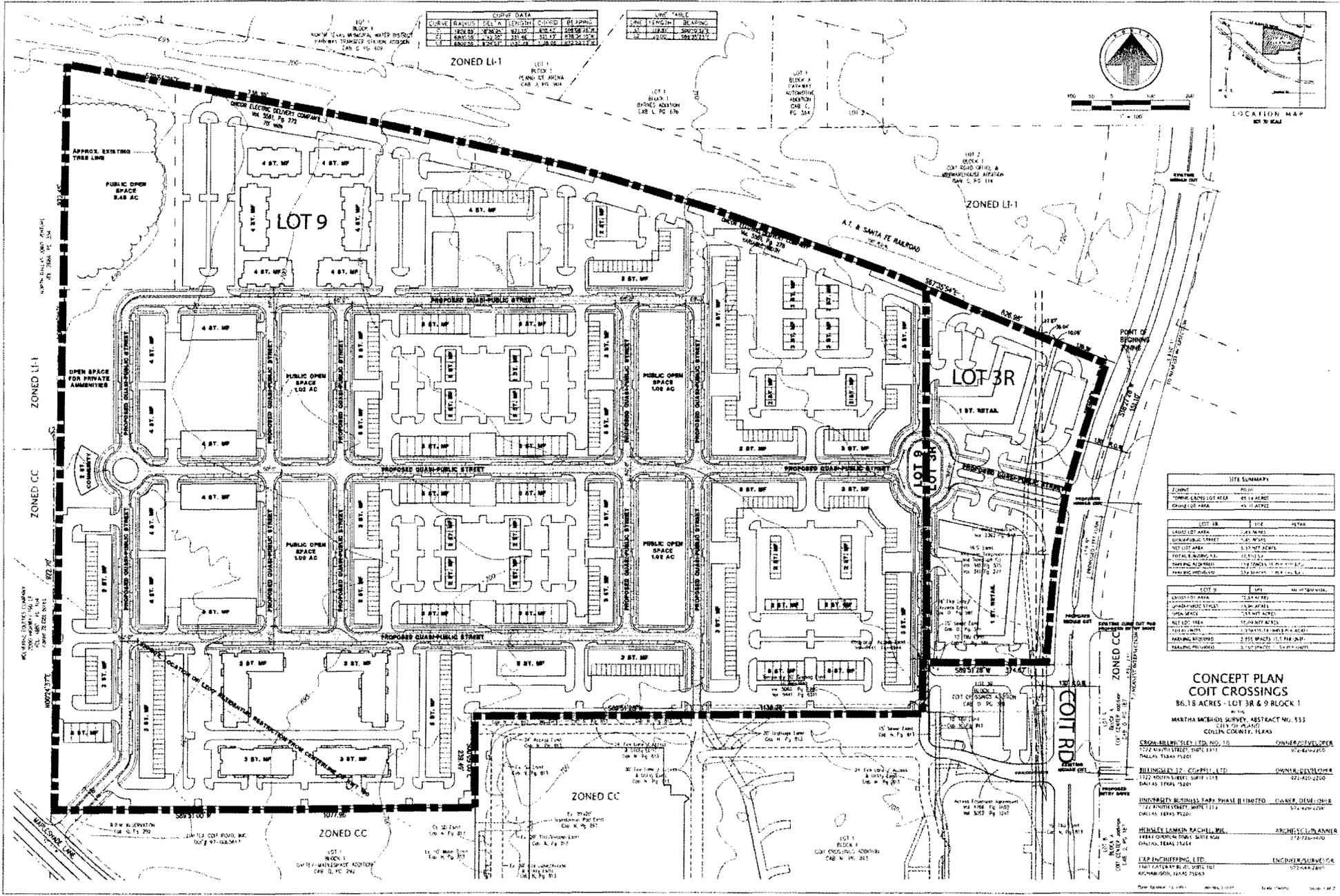
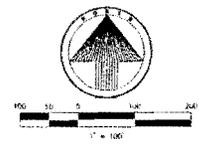


COIT DATA

| CURVE | RADIUS | DELTA | LENGTH | CHORD | BEARING |
|-------|--------|-------|--------|--------|-----------------|
| 1 | 100.00 | 90.00 | 157.08 | 100.00 | S 00° 00' 00" E |
| 2 | 100.00 | 90.00 | 157.08 | 100.00 | S 00° 00' 00" E |
| 3 | 100.00 | 90.00 | 157.08 | 100.00 | S 00° 00' 00" E |

WCT TABLE

| LINE | LENGTH | BEARING |
|------|--------|-----------------|
| 1 | 100.00 | S 00° 00' 00" E |
| 2 | 100.00 | S 00° 00' 00" E |
| 3 | 100.00 | S 00° 00' 00" E |



SITE SUMMARY

| ZONE | PLANNED |
|---------------|-------------|
| COIT LOT AREA | 86.18 ACRES |
| COIT LOT AREA | 45.11 ACRES |

| LOT # | TYPE | AREA |
|-------|-------------|------------|
| 1 | RESIDENTIAL | 1.57 ACRES |
| 2 | RESIDENTIAL | 1.57 ACRES |
| 3 | RESIDENTIAL | 1.57 ACRES |
| 4 | RESIDENTIAL | 1.57 ACRES |
| 5 | RESIDENTIAL | 1.57 ACRES |
| 6 | RESIDENTIAL | 1.57 ACRES |
| 7 | RESIDENTIAL | 1.57 ACRES |
| 8 | RESIDENTIAL | 1.57 ACRES |
| 9 | RESIDENTIAL | 1.57 ACRES |
| 10 | RESIDENTIAL | 1.57 ACRES |
| 11 | RESIDENTIAL | 1.57 ACRES |
| 12 | RESIDENTIAL | 1.57 ACRES |
| 13 | RESIDENTIAL | 1.57 ACRES |
| 14 | RESIDENTIAL | 1.57 ACRES |
| 15 | RESIDENTIAL | 1.57 ACRES |
| 16 | RESIDENTIAL | 1.57 ACRES |
| 17 | RESIDENTIAL | 1.57 ACRES |
| 18 | RESIDENTIAL | 1.57 ACRES |
| 19 | RESIDENTIAL | 1.57 ACRES |
| 20 | RESIDENTIAL | 1.57 ACRES |
| 21 | RESIDENTIAL | 1.57 ACRES |
| 22 | RESIDENTIAL | 1.57 ACRES |
| 23 | RESIDENTIAL | 1.57 ACRES |
| 24 | RESIDENTIAL | 1.57 ACRES |
| 25 | RESIDENTIAL | 1.57 ACRES |
| 26 | RESIDENTIAL | 1.57 ACRES |
| 27 | RESIDENTIAL | 1.57 ACRES |
| 28 | RESIDENTIAL | 1.57 ACRES |
| 29 | RESIDENTIAL | 1.57 ACRES |
| 30 | RESIDENTIAL | 1.57 ACRES |
| 31 | RESIDENTIAL | 1.57 ACRES |
| 32 | RESIDENTIAL | 1.57 ACRES |
| 33 | RESIDENTIAL | 1.57 ACRES |
| 34 | RESIDENTIAL | 1.57 ACRES |
| 35 | RESIDENTIAL | 1.57 ACRES |
| 36 | RESIDENTIAL | 1.57 ACRES |
| 37 | RESIDENTIAL | 1.57 ACRES |
| 38 | RESIDENTIAL | 1.57 ACRES |
| 39 | RESIDENTIAL | 1.57 ACRES |
| 40 | RESIDENTIAL | 1.57 ACRES |
| 41 | RESIDENTIAL | 1.57 ACRES |
| 42 | RESIDENTIAL | 1.57 ACRES |
| 43 | RESIDENTIAL | 1.57 ACRES |
| 44 | RESIDENTIAL | 1.57 ACRES |
| 45 | RESIDENTIAL | 1.57 ACRES |
| 46 | RESIDENTIAL | 1.57 ACRES |
| 47 | RESIDENTIAL | 1.57 ACRES |
| 48 | RESIDENTIAL | 1.57 ACRES |
| 49 | RESIDENTIAL | 1.57 ACRES |
| 50 | RESIDENTIAL | 1.57 ACRES |
| 51 | RESIDENTIAL | 1.57 ACRES |
| 52 | RESIDENTIAL | 1.57 ACRES |
| 53 | RESIDENTIAL | 1.57 ACRES |
| 54 | RESIDENTIAL | 1.57 ACRES |
| 55 | RESIDENTIAL | 1.57 ACRES |
| 56 | RESIDENTIAL | 1.57 ACRES |
| 57 | RESIDENTIAL | 1.57 ACRES |
| 58 | RESIDENTIAL | 1.57 ACRES |
| 59 | RESIDENTIAL | 1.57 ACRES |
| 60 | RESIDENTIAL | 1.57 ACRES |
| 61 | RESIDENTIAL | 1.57 ACRES |
| 62 | RESIDENTIAL | 1.57 ACRES |
| 63 | RESIDENTIAL | 1.57 ACRES |
| 64 | RESIDENTIAL | 1.57 ACRES |
| 65 | RESIDENTIAL | 1.57 ACRES |
| 66 | RESIDENTIAL | 1.57 ACRES |
| 67 | RESIDENTIAL | 1.57 ACRES |
| 68 | RESIDENTIAL | 1.57 ACRES |
| 69 | RESIDENTIAL | 1.57 ACRES |
| 70 | RESIDENTIAL | 1.57 ACRES |
| 71 | RESIDENTIAL | 1.57 ACRES |
| 72 | RESIDENTIAL | 1.57 ACRES |
| 73 | RESIDENTIAL | 1.57 ACRES |
| 74 | RESIDENTIAL | 1.57 ACRES |
| 75 | RESIDENTIAL | 1.57 ACRES |
| 76 | RESIDENTIAL | 1.57 ACRES |
| 77 | RESIDENTIAL | 1.57 ACRES |
| 78 | RESIDENTIAL | 1.57 ACRES |
| 79 | RESIDENTIAL | 1.57 ACRES |
| 80 | RESIDENTIAL | 1.57 ACRES |
| 81 | RESIDENTIAL | 1.57 ACRES |
| 82 | RESIDENTIAL | 1.57 ACRES |
| 83 | RESIDENTIAL | 1.57 ACRES |
| 84 | RESIDENTIAL | 1.57 ACRES |
| 85 | RESIDENTIAL | 1.57 ACRES |
| 86 | RESIDENTIAL | 1.57 ACRES |
| 87 | RESIDENTIAL | 1.57 ACRES |
| 88 | RESIDENTIAL | 1.57 ACRES |
| 89 | RESIDENTIAL | 1.57 ACRES |
| 90 | RESIDENTIAL | 1.57 ACRES |
| 91 | RESIDENTIAL | 1.57 ACRES |
| 92 | RESIDENTIAL | 1.57 ACRES |
| 93 | RESIDENTIAL | 1.57 ACRES |
| 94 | RESIDENTIAL | 1.57 ACRES |
| 95 | RESIDENTIAL | 1.57 ACRES |
| 96 | RESIDENTIAL | 1.57 ACRES |
| 97 | RESIDENTIAL | 1.57 ACRES |
| 98 | RESIDENTIAL | 1.57 ACRES |
| 99 | RESIDENTIAL | 1.57 ACRES |
| 100 | RESIDENTIAL | 1.57 ACRES |

CONCEPT PLAN
COIT CROSSINGS
 86.18 ACRES - LOT 3R & 9 BLOCK 1
 IN THE
 MARTHA MOORE SURVEY, ABSTRACT NO. 555
 COLLIN COUNTY, TEXAS

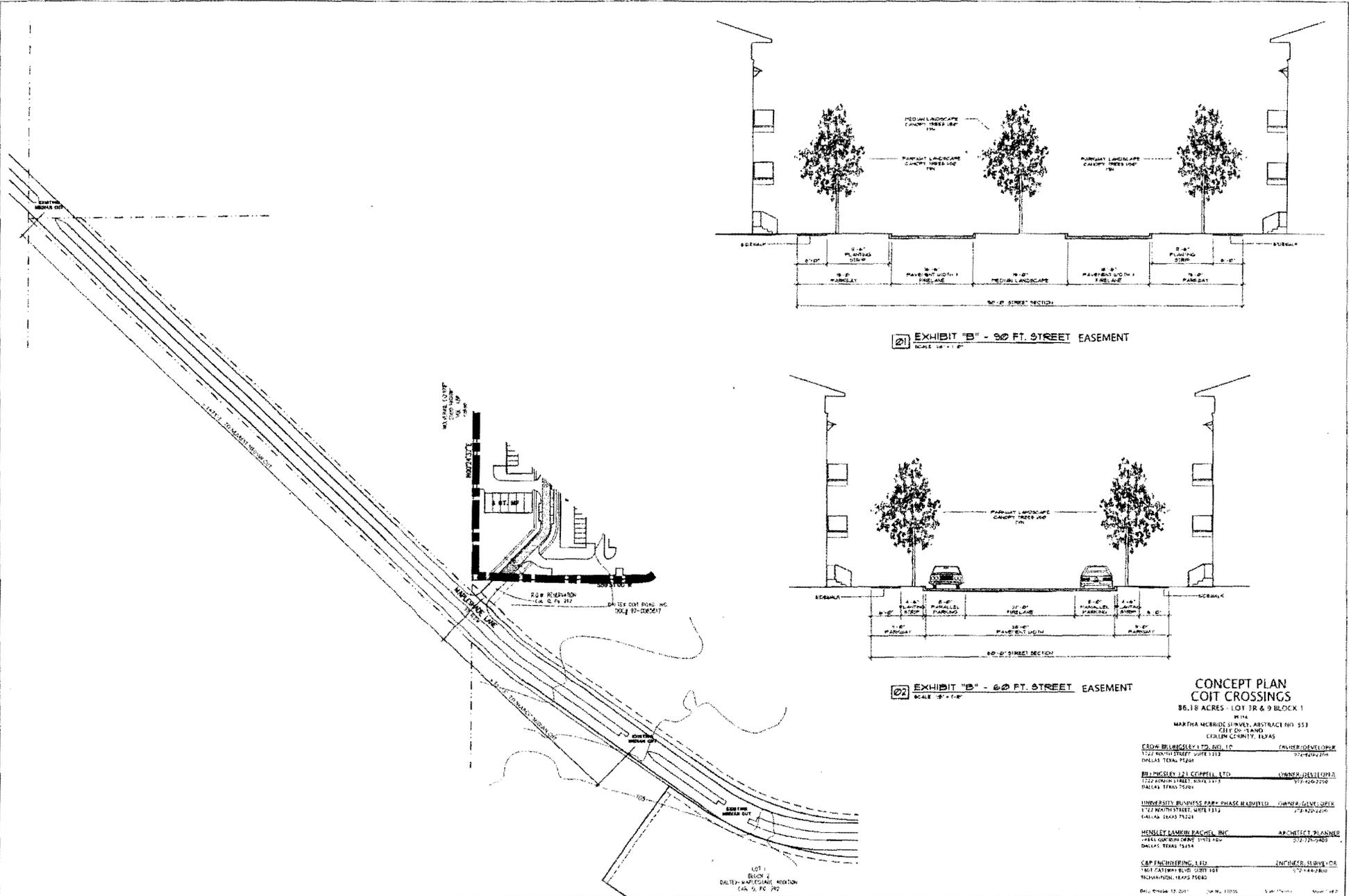
OWNER/DEVELOPER
 CROSS-BUILDING, L.P. (NO. 10)
 7724 KATHY STREET, SUITE 5311
 DALLAS, TEXAS 75241

OWNER/DEVELOPER
 BILLINGSLEY JZ, C/O PELL, LTD.
 1322 KATHY STREET, SUITE 1113
 DALLAS, TEXAS 75241

OWNER/DEVELOPER
 UNIVERSITY BUSINESS PARK, PHASE II LIMITED
 177 ANTHE STREET, SUITE 1113
 DALLAS, TEXAS 75241

ARCHITECT/PLANNER
 HENSLY LAMON, PACHEL, P.C.
 14881 COLLETT DRIVE, SUITE 100
 DALLAS, TEXAS 75244

ENGINEER/SURVEYOR
 LEP ENGINEERING, LTD.
 1361 LATER BY BLVD, SUITE 101
 MCKINNEY, TEXAS 75069



21 EXHIBIT "B" - 90 FT. STREET EASEMENT
SCALE 1/8" = 1'-0"

22 EXHIBIT "B" - 60 FT. STREET EASEMENT
SCALE 3/8" = 1'-0"

**CONCEPT PLAN
COIT CROSSINGS**
86.18 ACRES - LOT 3R & 9 BLOCK 1
WITH
MARtha McBRIDE SURVEY, ABSTRACT NO. 553
CITIE'S CO. LAND
DALLAS COUNTY, TEXAS

| | |
|---|---|
| CRON BROSLEY LTD. INC. 1722 NORTH STREET, SUITE 1318 DALLAS, TEXAS 75241 | (OWNER/DEVELOPER) 754-4002500 |
| BROSLEY 123 CAPITAL LTD. 1722 NORTH STREET, SUITE 1318 DALLAS, TEXAS 75241 | (OWNER/DEVELOPER) 754-4002500 |
| UNIVERSITY BUSINESS PARK PHASE B AND FIELD 8122 NORTH STREET, SUITE 1318 DALLAS, TEXAS 75241 | (OWNER/DEVELOPER) 754-4002500 |
| HENSLEY LAMON PARCHER, INC. 4444 QUINCY DRIVE, SUITE 100 DALLAS, TEXAS 75244 | (ARCHITECT/PLANNER) 512-732-7400 |
| C&P ENGINEERING, L.L.P. 1801 CATERWAY BLVD, SUITE 101 NICHOLSON, TEXAS 75080 | (ENGINEER/SUBSECTOR) 512-444-7800 |

LOT 1
BLOCK 2
DALLAS-MARPLESIAE ADDITION
C&G, P.C. 292

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 17, 2011

Agenda Item No. 9

Public Hearing: Zoning Case 2011-29

Applicant: Roberta J. Cosgrove

DESCRIPTION:

Request for Specific Use Permit for Day Care Center (In-home) on 0.1± acre located at the northwest corner of Oakland Hills Drive and Norman Drive. Zoned Single-Family Residence-7.

REMARKS:

The requested zoning is a Specific Use Permit (SUP) for Day Care Center (In-home). The Zoning Ordinance defines day care center (in-home) as an operation providing care in the caretaker's residence for less than 24 hours a day for up to 12 children under the age of 14, provided that the total number of children, including the caretaker's own children, is no more than 12 at any time. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application.

In order to ensure compliance with applicable zoning regulations and building code requirements, the Building Inspections Department has recently began requiring applicants to specify the number of children on an in-home day care center permit application. The in-home day care center permit application is linked to the fire safety inspection that applicants are required to obtain for their state licensing. Since the fire safety inspection is required annually, this allows the city a more effective manner to enforce zoning and health safety code requirements.

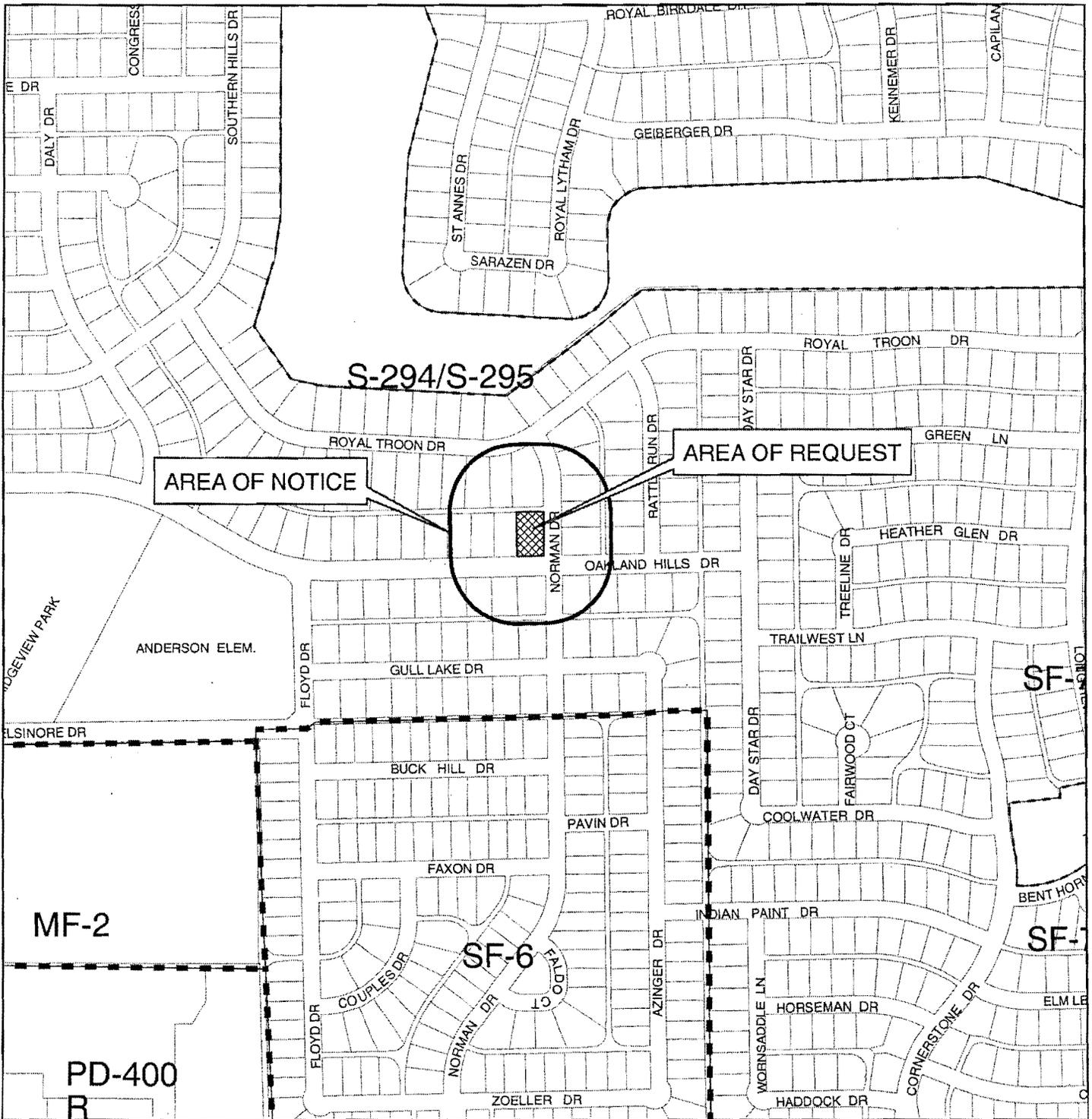
This is an existing in-home day care center and the applicant is seeking an SUP in order to provide child care to more than eight children. This in-home day care center has been in operation since late 1999 providing child care for six to seven children until the end of 2000 when the number of children increased to 12. The Zoning Ordinance requires an SUP for Day Care Center (In-home) that provides care to more than eight children. Due to the increased number of children, the applicant could not obtain a Certificate of Occupancy (CO) without an SUP for Day Care Center (In-home) to meet the Zoning Ordinance requirements, as well as to meet the state requirement as noted

above. The applicant is also required to comply with Subsection 3.110 (Home Occupations) of Section 3.100 (Supplementary Regulations for Principal Permitted Uses and Specific Uses) of Article 3 (Supplementary Regulations) of the Zoning Ordinance.

Children at this in-home day care center are dropped off and picked up at different times, in order to minimize possible traffic problems within the neighborhood. The location of the subject property is at the northwest corner of Oakland Hills Drive, a collector street, and Norman Drive which provides good traffic circulation for drop off and pick up times. While the property is in the middle of a neighborhood, the corner location of the property allows parents to park along the front or on the side of the property when dropping off and picking up their children, thereby minimizing traffic congestion within the neighborhood. The collector street, Oakland Hills Drive, is a wider pavement width (37 feet) designed to accommodate on-street parking while still allowing remaining traffic to circulate through the neighborhood.

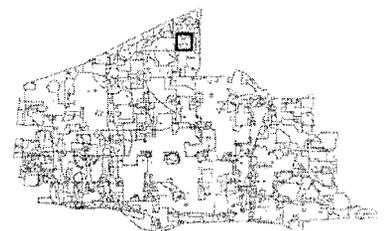
RECOMMENDATION:

Recommended for approval as submitted.



Zoning Case #: 2011-29

Existing Zoning: SINGLE-FAMILY RESIDENCE-7



○ 200' Notification Buffer

RECEIVED
SEP 27 2011
PLANNING DEPT

REPLY FORM

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

Dear Commissioners:

This letter is regarding Zoning Case 2011-29. This is a request for Specific Use Permit for Day Care Center (In-home) on 0.1± acre located at northwest corner of Oakland Hills Drive and Norman Drive. Zoned Single-Family Residence-7. The current zoning is Single-Family Residence-7 (SF-7). The SF-7 district is intended to provide for areas of urban single-family development on moderate-size lots, protected from excessive noise, illumination, odors, visual clutter, and other objectionable influences to family living. The requested zoning is a Specific Use Permit (SUP) for Day Care Center (In-home). The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application. A day care center (in-home) is defined as an operation providing care in the caretaker's residence for less than 24 hours a day for up to 12 children under the age of 14, provided that the total number of children, including the caretaker's own children, is no more than 12 at any time.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2011-29.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2011-29.

This item will be heard on **October 17, 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.

Carmelo Diaz
Name (Please Print)

Carmelo Diaz
Signature

9320 Norman Dr
Address
PLANO, TX 75025

9/25/11
Date

BM

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

172-941-7396

REPLY FORM

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

Dear Commissioners:

This letter is regarding Zoning Case 2011-29. This is a request for Specific Use Permit for Day Care Center (In-home) on 0.1± acre located at northwest corner of Oakland Hills Drive and Norman Drive. Zoned Single-Family Residence-7. The current zoning is Single-Family Residence-7 (SF-7). The SF-7 district is intended to provide for areas of urban single-family development on moderate-size lots, protected from excessive noise, illumination, odors, visual clutter, and other objectionable influences to family living. The requested zoning is a Specific Use Permit (SUP) for Day Care Center (In-home). The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application. A day care center (in-home) is defined as an operation providing care in the caretaker's residence for less than 24 hours a day for up to 12 children under the age of 14, provided that the total number of children, including the caretaker's own children, is no more than 12 at any time.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2011-29.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2011-29.

This item will be heard on **October 17, 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.

Scott W. Lewis
Name (Please Print)

Scott W Lewis
Signature

2701 Bull Lake Dr.
Address

9/26/2011
Date

BM

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

REPLY FORM

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

Dear Commissioners:

This letter is regarding Zoning Case 2011-29. This is a request for Specific Use Permit for Day Care Center (In-home) on 0.1± acre located at northwest corner of Oakland Hills Drive and Norman Drive. Zoned Single-Family Residence-7. The current zoning is Single-Family Residence-7 (SF-7). The SF-7 district is intended to provide for areas of urban single-family development on moderate-size lots, protected from excessive noise, illumination, odors, visual clutter, and other objectionable influences to family living. The requested zoning is a Specific Use Permit (SUP) for Day Care Center (In-home). The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application. A day care center (in-home) is defined as an operation providing care in the caretaker's residence for less than 24 hours a day for up to 12 children under the age of 14, provided that the total number of children, including the caretaker's own children, is no more than 12 at any time.

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

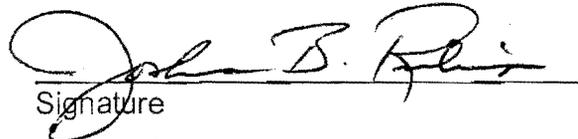
I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2011-29.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2011-29.

This item will be heard on **October 17, 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.

JOSHUA B. RUBIO
Name (Please Print)


Signature

9317 Rattle Run Dr
Address

9-26-11
Date

BM

PLANO TX
75025

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

REPLY FORM

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

RECEIVED
OCT - 3 2011
PLANNING DEPT

Dear Commissioners:

This letter is regarding Zoning Case 2011-29. This is a request for Specific Use Permit for Day Care Center (In-home) on 0.1± acre located at northwest corner of Oakland Hills Drive and Norman Drive. Zoned Single-Family Residence-7. The current zoning is Single-Family Residence-7 (SF-7). The SF-7 district is intended to provide for areas of urban single-family development on moderate-size lots, protected from excessive noise, illumination, odors, visual clutter, and other objectionable influences to family living. The requested zoning is a Specific Use Permit (SUP) for Day Care Center (In-home). The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application. A day care center (in-home) is defined as an operation providing care in the caretaker's residence for less than 24 hours a day for up to 12 children under the age of 14, provided that the total number of children, including the caretaker's own children, is no more than 12 at any time.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2011-29.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2011-29.

This item will be heard on **October 17, 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

Name (Please Print)

Signature

Address

Date

BM

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 17, 2011

Agenda Item No. 10

Public Hearing: Zoning Case 2011-30

Applicant: City of Plano

DESCRIPTION:

Request to amend Subsection 2.821 (BG - Downtown Business/Government) of Section 2.800 (District Charts) of Article 2 (Zoning Districts and Uses) and related sections of the Zoning Ordinance in order to modify the area, yard, and bulk requirements and other standards of the Downtown Business/Government district.

REMARKS:

On September 6, 2011, the Planning & Zoning Commission called a public hearing to consider amendments to the area, yard, and bulk requirements and special district requirements of the Downtown Business/Government (BG) zoning district. The BG district is intended to serve as a pedestrian-oriented center for retail, office, governmental, cultural, entertainment, and residential uses. It is designed to ensure that development, redevelopment, and renovation within the district are consistent with the historical character of Plano's original business district and the surrounding area. The standards of this district apply to specific characteristics of Plano's downtown area and are not appropriate for other locations and districts.

As development continues within the BG district, staff has discovered potential zoning impediments to future projects within the district. Topography and other physical design constraints create challenges where strict compliance with the district requirements becomes problematic. This request is an effort to modify the regulations of the BG district to alleviate issues that have been identified.

Maximum Dwelling Units within a Block

Currently, the BG district stipulates that no more than 230 dwelling units may be located within any block bounded by streets, public ways (i.e. areas that are accessible by vehicles), and/or railroad or transit rights-of-way. This maximum cap was established in order to prevent large "super blocks" from occurring within the downtown urban area and to provide for a network of streets and block sizes conducive to a mixed use, pedestrian and transit-oriented development.

As properties continue to redevelop within the BG district, there may be situations where it is not possible to add new streets, given property dimensions, topography, and existing railroad right-of-way. Development on land that cannot be feasibly broken into smaller blocks may need to benefit from an increase in the number of units to maintain the urban form of development in downtown.

When East Side Village II was developed (approximately 3.2± acres located at the northwest corner of 14th Street and Municipal/L Avenue), the developer was able to create an internal street (Vontress Drive) due to the shape of the property and since the property was bounded by streets. The site that encompasses the Eisenberg Skatepark and City of Plano property (approximately 3.0± acres located on the west side of the DART railroad tracks between 15th Street and 14th Street), while comparable in size to East Side Village II in terms of acreage, is long and narrow and adjacent to railroad right-of-way. It is not feasible to implement an internal street that would result in reasonably developable blocks nor would it be possible to obtain an additional railroad crossing between 15th Street and 14th Street.

Given other development controls already in place within the BG district (such as minimum and maximum building setbacks, minimum dwelling unit size, and overall density), from a building mass consideration, the appearance of a 230 unit multifamily building versus a 300 unit multifamily building is likely not to be very noticeable from public view. In an area where the existing zoning promotes building massing and placement in relationship to the public realm (i.e. streets), what happens towards the interior of the site and internal to the building should be less of a concern.

Building Height

The current language within the BG district allows multifamily and commercial buildings to be constructed up to a maximum height of four stories, and parking structures may be constructed up to a maximum height of five levels at or above grade. As downtown Plano continues to develop, it may be appropriate to consider allowing for taller buildings which would allow for greater density on a particular lot and for the possibility of more multiuse buildings. There are also properties where changes in topography may also accommodate taller buildings. As staff has examined this issue, we believe five stories is a reasonable height limit, but it is important to include language which would limit the type of buildings that could be constructed up to five stories.

The proposed language would allow for four stories of multifamily to be built on a concrete "podium" over a single level at grade of parking, nonresidential uses and/or "flex space". Flex space, as defined in the language below, is intended to accommodate either residential or commercial uses depending on the needs of the market, and this form of construction is allowed by the International Building Code. The proposed modifications to the building height requirements will allow for the possibility of more mixed use buildings and will allow flexible building design on properties with grade changes. Lastly, in order to alleviate the aesthetic concerns of multistory buildings in downtown Plano, the BG district currently imposes additional setbacks on buildings adjacent to residential zoning districts. These setbacks would also apply to buildings constructed on a concrete "podium".

Building Setbacks

The BG district requires that a minimum of two-thirds of the front facade of a building fall within the minimum and maximum building setbacks. The minimum and maximum setbacks for a lot within the BG district are determined by the type of street which the lot fronts upon. For some lots, required easements adjacent to the right-of-way would force buildings to be constructed further off the right-of-way towards the interior of a lot and outside of the minimum and maximum setbacks. In such situations, the current language for the BG district does not provide flexibility to allow for a conforming structure to be built. In order to address this issue, staff is recommending that language be added to the district such that when easements are present, two-thirds of the building facade may be built to the easement line, instead of within the minimum and maximum setback. This language is consistent with several other recently approved Planned Development (PD) districts within the city.

First Floor Residential Use

Currently, the BG district restricts the first floor use in the area bounded by 14th Street on the south, H Avenue on the west, 16th Street on the north, and Municipal/L Avenue on the east from having more than 60% of its total linear frontage on major streets devoted to residential use. The purpose for this requirement is to encourage some nonresidential uses at street level within the downtown core and to discourage solely residential buildings within that same area.

As downtown Plano has developed, staff believes that the areas that may benefit more from the 60% restriction of residential uses are those street frontages east of the DART right-of-way. It is quite possible that developments west of the DART tracks may provide some first floor nonresidential uses, particularly along 15th Street. However, staff believes that the 60% requirement should be removed from the area outside of the core downtown to allow for the flexibility for structures to develop as 100% residential use on the first floor. The allowance for additional residential uses in this limited area would contribute to the potential future customer base, further bolstering the existing retail and restaurant tenants.

SUMMARY:

The requested zoning amendments will encourage infill and redevelopment opportunities within the downtown core, help further promote opportunities within the remainder of the district, and encourage the continued success of existing nonresidential uses. Allowing for an increase in the number of dwelling units from 230 to 300 within a block assists with the redevelopment of those properties that may have physical constraints that make it impractical to subdivide into smaller blocks. The additional building height will contribute to the possibility for more density in regards to residential buildings, and allow for the construction of additional square footage for nonresidential uses. The proposed modifications to building setbacks helps alleviate concerns in regards to redevelopment of existing sites, while the allowance for additional first floor residential units would benefit existing retail and restaurant tenants by allowing for additional potential customers yet at the same time still preserving the walkable, mixed use nature of downtown Plano.

RECOMMENDATION:

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

Amend Subsection 2.821 (BG - Downtown Business/Government) of Section 2.800 (District Charts) of Article 2 (Zoning Districts and Uses) such portion of subsection to read as follows:

3. Area, Yard and Bulk Requirements

Maximum Height - Four story (except as noted in Other Height/Setback Requirements below).

Four stories of multifamily are permitted on a horizontal structural concrete podium above a single level at grade of structured parking, and/or nonresidential uses and/or flex space units (below grade parking is excluded). Flex space units are defined as a ground floor unit that may be occupied by a residential use, a nonresidential use, or both. Flex space units must have an individual exterior entrance and a minimum floor-to-ceiling separation of nine feet. A flex-space unit must be constructed to accommodate nonresidential uses and may not be modified to prevent nonresidential occupancy.

The maximum height for parking structures shall be five levels at or above grade. Parking structures shall be obscured from view of streets and/or public ways designated as Type E or above on the city's Thoroughfare Plan, plus 15th Street by buildings of equal or greater height and/or special architectural and/or landscaping treatments approved in conjunction with a preliminary site plan or site plan.

5. Special District Requirements

c. A nonconforming building may be reconstructed to its original setback if it does not exceed the maximum permitted setback.

d. Minimum of two-thirds of the front facade of the building shall fall within the minimum and maximum setback unless restricted by easements. Where easements are present, two-thirds of the front facade of the building shall be built to the easement line.

e. First Floor Use

No building, excluding parking structures, in the area bounded by 14th Street on the south, ~~H Avenue~~ the DART right-of-way on the west, 16th Street on the north, and Municipal/L Avenue on the east, shall have more than 60% of its total linear frontage on major streets devoted to residential use.

g. Special Regulations for Multifamily Residences

i. Minimum Floor Area per Dwelling Unit

1. 400 square feet for efficiency units
 2. 475 square feet for one bedroom units
 3. 625 square feet for two bedroom units
 4. 150 square feet for each additional bedroom
- ii. Maximum Density: 100 dwelling units per acre
 - iii. Minimum Density: 40 dwelling units per acre
 - iv. No more than ~~230~~ 300 dwelling units may be located within any block bounded by streets, public ways, and/or railroad or transit rights-of-way.
 - v. Usable open space requirements as specified in Subsection 3.117 shall not apply.
 - vi. The above requirements shall also apply to situations where only one or two units are included in a building.

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 17, 2011

Agenda Item No. 11

Public Hearing - Preliminary Replat: Normandy Estates, Block G, Lots 1R & 2R &
Block I, Lots 1R-17R

Applicant: Bentley Premier Builders, LLC

DESCRIPTION:

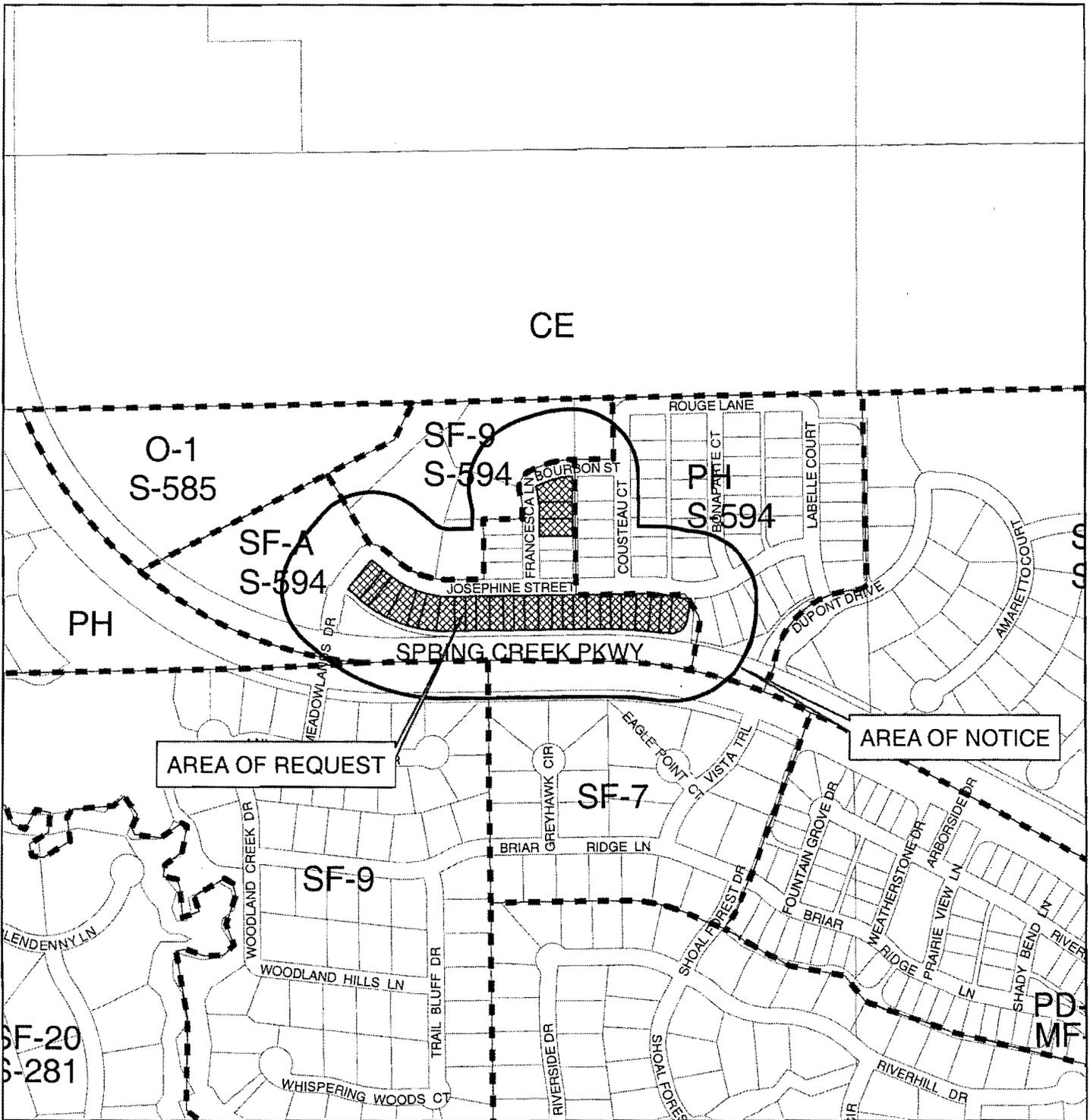
17 Patio Home lots on 2.4± acres located at the southeast corner of Meadowlands Drive and Josephine Street and two Patio Home lots on 0.4± acre located at the southeast corner of Francesca Lane and Bourbon Street. Zoned Single-Family Residence Attached with Specific Use Permit #594 for Private Street Subdivision.

REMARKS:

Due to an error with the public notification of this preliminary replat, the preliminary replat needs to be withdrawn. Staff has corrected the property owners notice and noticed this plat for the Commission's November 7, 2011, meeting. Therefore, staff recommends that this item be withdrawn.

RECOMMENDATION:

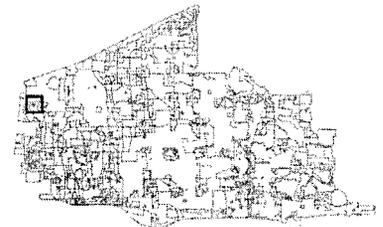
Recommended that the Planning & Zoning Commission accept staff's request to withdraw this preliminary replat.



Item Submitted: PRELIMINARY REPLAT

Title: NORMANDY ESTATES
BLOCK G, LOTS 1 & 2 & BLOCK 1, LOTS 1-17

Zoning: SINGLE-FAMILY RESIDENCE ATTACHED
w/SPECIFIC USE PERMIT #594



○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

October 17, 2011

Agenda Item No. 12

Public Hearing - Replat: RepublicBank Preston North Motor Bank, Block A, Lot 1R

Applicant: Whisenant/Plano Parkway, LP

DESCRIPTION:

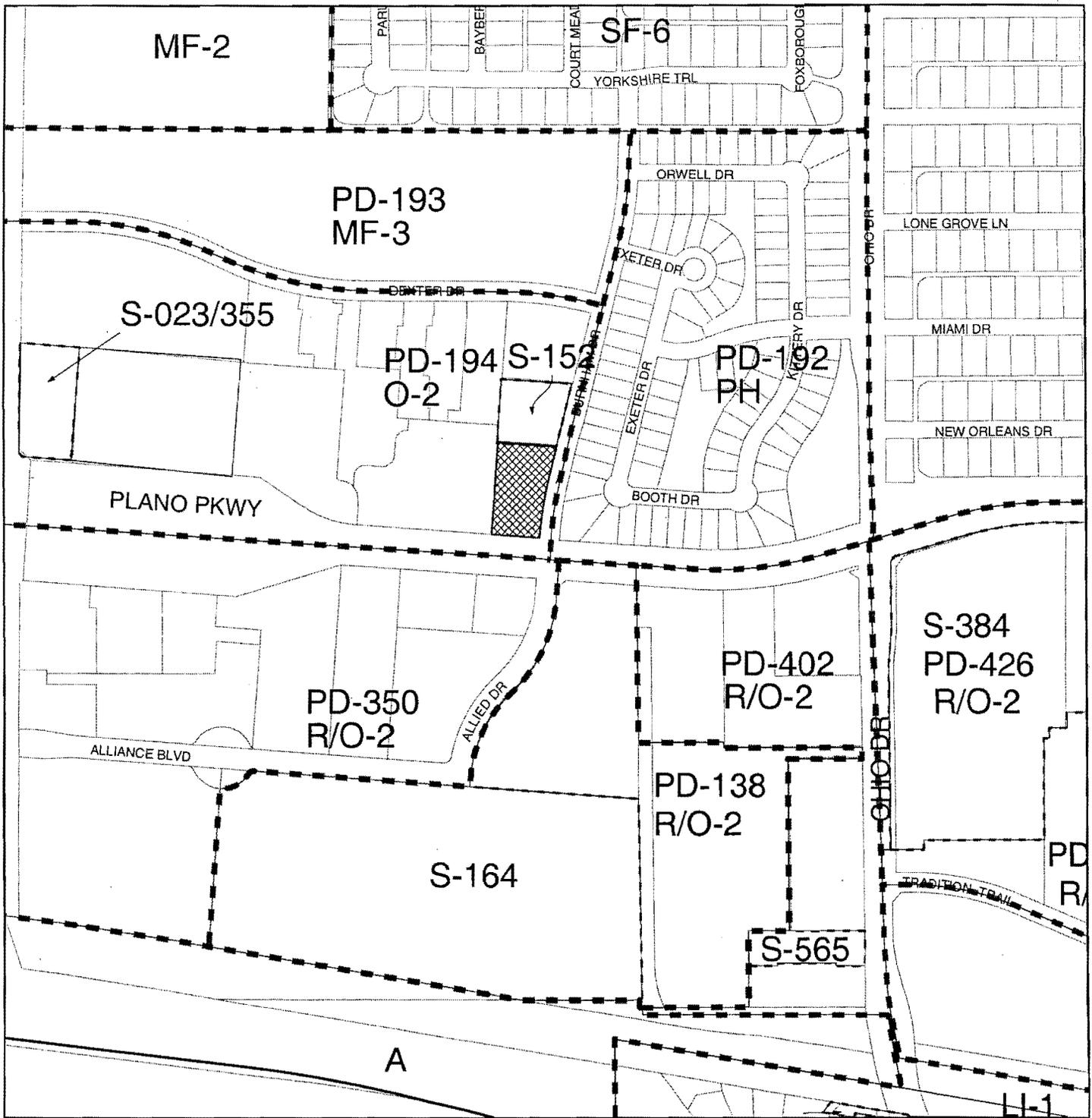
Bank and medical office on one lot on 1.0± acre located at the northwest corner of Plano Parkway and Burnham Drive. Zoned Planned Development-194-General Office/190 Tollway/Plano Parkway Overlay District.

REMARKS:

The purpose for the replat is to abandon and dedicate easements necessary for the redevelopment of the property.

RECOMMENDATION:

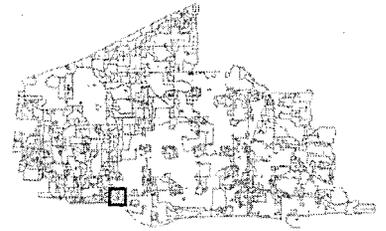
Recommended for approval as submitted.



Item Submitted: REPLAT

Title: REPUBLICBANK PRESTON NORTH MOTOR BANK
BLOCK A, LOT 1R

Zoning: PLANNED DEVELOPMENT-194-GENERAL OFFICE/
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT



CITY OF PLANO
PLANNING & ZONING COMMISSION

October 17, 2011

Agenda Item No. 13

Nomination of 1st and 2nd Vice Chairs

Applicant: City of Plano

DESCRIPTION:

Nomination of the 1st and 2nd Vice Chairs.

REMARKS:

Per Chairman Caso's request, nominations are being requested for the 1st and 2nd Vice Chair positions at the Planning & Zoning Commission's meeting on October 17, 2011. Commissioners may nominate any Commissioner for the 1st and 2nd Vice Chair positions. The election for each position is typically held the first meeting in December per the Commission's adopted Rules and Procedures, which is the December 5th meeting this year.

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 17, 2011

Agenda No. 14

Discussion & Direction: Proposed Amendments to the Planning & Zoning Commission's Adopted Rules and Procedures

Applicant: City of Plano

DESCRIPTION:

Discussion and direction on proposed amendments to the Planning & Zoning Commission's Adopted Rules and Procedures.

REMARKS:

The Planning & Zoning Commission's adopted rules and procedures cover items such as the conduct of meetings, quorums, election of officers, limits on speaker times, and other procedural matters. These rules and procedures should be periodically reviewed and amended to remain current; the last amendments were approved in 2006.

Chairman Caso has identified several items for consideration as follows:

- Section 2.2 Pre-meetings - update to address current practice.
- Section 3.0 Notice of Meetings and Open Meetings Act - make sure procedures are in compliance.
- Section 4.0 Timing of Election of Officers - amend the schedule for nominations and elections to insure that positions are filled. Last year, with the "retirement" of commissioners at the end of October, Chairman Caso served as both Chair and 2nd Vice Chair during the month of November.
- Section 8.0 Order of Proceedings - clarify that the Chair may alter the order of agenda items.
- Section 9.0 Legislative and Administrative - clarify denial "with" and "without" prejudice.

There may be other items that the Commission wishes to discuss at a future meeting.

RECOMMENDATIONS:

Staff requests that the Commission identify any needed changes to the adopted rules and procedures for discussion and amendment at a future meeting.

**CITY OF PLANO
PLANNING & ZONING COMMISSION
RULES AND PROCEDURES
JANUARY 2006**

- 1.0 Purpose - The following rules and procedures have been adopted by the Plano Planning & Zoning Commission concerning the preparation of their agendas, the scheduling and conduct of their meetings, the holding of public hearings, the making of reports and recommendations and the appointment of committees. Except where prescribed by State Law or City Ordinance, the rules and procedure defined herein may be amended by a favorable vote of two thirds of the commission.
- 2.0 Meetings
- 2.1 Regular Meetings - The number of meetings per month and a schedule of meeting dates shall be established, and may be changed at any regularly scheduled meeting. Two regular meeting dates are currently established each month on the first and third Mondays at 7:00 p.m. in the Council Chambers.
- 2.2 Pre-meetings --Shall be held on the third Monday of each month prior to the regular meeting.
- 2.3 Special Meetings - Additional meetings may be held at any time upon the call of the Chair, or by a majority of the voting members of the commission, or upon request of the City Council, following at least seventy-two hours notice to each member of the commission. In case of emergency or urgent public necessity, which shall be clearly identified in the notice, it shall be sufficient if notice is posted two hours before a meeting is convened. Notification of emergency meetings to members of the Commission shall be through telephone or electronic mail.
- 3.0 Notice and Records
- 3.1 Notice of Meetings - Notice of all meetings shall be posted in a place readily accessible to the general public at all times for at least 72 hours preceding the scheduled time of the meeting, except as provided in Section 2.3.

3.2 Open Meetings Act

Open Meeting and Open Records Act - The activities of the Planning & Zoning Commission are governed by the State's Open Meetings and Open Records Act.

4.0 Officers - The officers of the Planning & Zoning Commission shall be: Chair, 1st Vice Chair, 2nd Vice Chair, and Secretary. The method of appointment, duties and term of office are defined below:

4.10 Chair

4.11 Appointment - The Chair shall be appointed each October by the City Council. Should the office become vacant, the City Council shall appoint a new chair to fill the unexpired term.

4.12 Duties - The Chair is responsible for:

- a. Conducting the meeting of the Planning & Zoning Commission.
- b. Appointing committees and committee chair, except where appointed by the City Council.
- c. Liaison to the City Council.
- d. Voting on all matters, unless a conflict of interest exists.
- e. Signing plats, after approval by the Planning & Zoning Commission for filing.

4.13 Term - One year

4.20 1st Vice Chair

4.21 Appointment - The 1st Vice Chair shall be elected by the Planning & Zoning Commission each year at its first regular meeting in December. Should the office become vacant, a special election shall be called by the Chair to fill the unexpired term.

4.22 Duties - The 1st Vice Chair is responsible for:

- a. Serving in the place of the Chair in his/her absence.
- b. Assisting the Chair.

4.23 Term - One year

4.30 2nd Vice Chair

4.31 Appointment - The 2nd Vice Chair shall be elected by the Planning & Zoning Commission each year at its first regular meeting in

December. Should the office become vacant, a special election shall be called by the Chair to fill the unexpired term.

4.32 Duties - The 2nd Vice Chair is responsible for:

- a. Preparing all special reports and correspondence of the Planning & Zoning Commission. (See 2nd Vice Chair's Report, Section 10.0.)
- b. Serving in the place of the 1st Vice Chair in his/her absence.

4.33 Term - One year

4.40 Secretary

4.41 Appointment - The Director of Planning or his/her designee shall serve as the Secretary of the Planning & Zoning Commission. This position is a non-voting position.

4.42 Duties - The Secretary is responsible for signing plats and other documents as required by state and local laws and ordinances.

4.43 Term - Continuous.

5.0 Quorum - A majority of the Planning & Zoning Commission entitled to vote shall constitute a quorum for the transaction of business.

6.0 Deadlines for Agendas - The filing deadline for placement on the agenda shall be eighteen working days prior to review by the Planning & Zoning Commission. This deadline may be shortened by the Director of Planning (except for zoning cases) for a reasonable cause.

7.0 Order of Business - The following procedure will normally be observed. It may be rearranged by the Chair for the expeditious conduct of business.

- a. The Chair calls the meeting to order;
- b. The chair or designated commissioner leads the assembly in the Pledge of Allegiance.
- c. The commission approves the agenda as presented (or rearranges the order, or make additions or deletions to the agenda).
- d. The commission approves the minutes (with any corrections).
- e. The commission allows general discussion for members of the audience to make 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 the commission's 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.

- f. The commission reviews the consent agenda. Any item will be automatically removed from the consent agenda if requested by a member of the commission, staff or any person present at the meeting.
- g. The commission votes on the consent agenda (which consists of items requiring administrative approval).
- h. All items which were removed from the consent agenda are considered individually, in order. Staff presents each agenda item for individual consideration. The commission approves, approves with changes, tables, or denies the item.
- i. The commission reviews items on the regular agenda in the following order:
 - Public Hearings - plans and studies, zoning cases, and replats.
 - Administrative Items - site plans, land studies, commercial and residential subdivisions, preliminary site plans, and final plats. These items do not require a public hearing; however, if a member of the audience wishes to address an item on the agenda, the commission may allow them to do so.
 - Other Business - items placed on the agenda during approval of the agenda, or if a member of the audience wishes to address the commission.

8.0 Public Hearings - Order of Proceedings

- a. Description of Agenda Item
- b. Staff Presentation
- c. Technical Questions from Commissioners
- d. Correspondence
- e. Open Public Hearing
 - Time limits may be set at the Chair's discretion but generally are as follows:
 - Applicant's presentation - 15 minutes
 - Open comment (total of 45 minutes for speakers other than applicant)
 - Individual speakers - 3 minutes each. Individual speakers may yield their time to a homeowner association or other group representative, up to a maximum of 15 minutes.
 - Applicant's rebuttal - 5 minutes
 - Extension of discussion (at Chair's discretion)
- f. Close of Public Hearing
- g. Discussion Among Commissioners
- h. Motions and Amendments
- i. Discussion on Motions
- j. Voting
- k. Reconsideration (Upon motion and second from the prevailing side and approval of the majority of the voting members present. Must occur before adjournment of the meeting.)

8.1 Administrative Items - Order of Proceedings

- a. Description of Agenda Item
- b. Staff Presentation

- c. Public Comment (at Chair's discretion)
- d. Motions and Amendments
- e. Discussion on Motions
- f. Voting
- g. Reconsideration (upon motion and second from the prevailing side and approval of the majority of the voting members present. Must occur before adjournment of the meeting.)

9.0 Actions - Legislative and Administrative

- 9.1 Legislative Items - Following the public hearing, the Planning & Zoning Commission may vote to approve, approve with amendments and conditions, table, or deny in whole or in part the application. If the applicant accepts the recommendation of the Planning & Zoning Commission the applicant may continue his original request and subsequent public notice shall be written as originally submitted; however, any part of the request not conforming to the Planning & Zoning Commission recommendations shall be presumed to have been denied by the Planning & Zoning Commission. The Planning & Zoning Commission may table for study any zoning case for up to 90 days.

When an application is denied by the Planning & Zoning Commission, the Planning & Zoning Commission should offer reasons to the applicant for such denial.

When the Planning & Zoning Commission denies a zoning application, it may deny said application with or without prejudice. If it shall deny the application and fail to clearly state the same is being denied with prejudice, then it shall be deemed that said application is denied without prejudice against refiling. If an application is denied with prejudice, no application may be filed for all or a part of the subject tract of land, for a period of two years from the date of denial by the Planning & Zoning Commission. If it is determined by the Planning & Zoning Commission there has been a sufficient change in circumstances regarding the property or in the zoning application itself, it may waive the two-year waiting period and grant a new hearing. The Planning & Zoning Commission may deny, in whole or in part, a zoning application. The effect of a denial, as defined by the ordinance, shall only apply to the part of request which is denied.

- 9.2 Administrative Items - The commission approves, approves with changes, tables, or denies the item. The commission may not table a plat/replat; however, the applicant may voluntarily withdraw the plat/replat from consideration, and may resubmit within 60 days without payment of additional fees. If the applicant does not withdraw the plat, then some

action must be taken on the plat/replat or it will automatically be approved within 30 days from the date of submittal.

For replats, if a variance is required and the owners of 20% of the land area to whom notice is sent file with the City a written protest of the replatting before or at the hearing, the replat must be approved by three-fourths of all members of the commission. In computing the percentage of land area, the area of streets and alleys shall be included.

9.3 Motions and Voting - A motion concerning an item may be made by a member of the commission at anytime following the close of a public hearing or following the presentation of an item if no public hearing is required. A motion must receive a second from another member of the commission before it may be discussed. If no second is received the motion fails. Motions receiving a second are open for discussion among the commission. When the commission completes its discussion of the item, the chairman asks the members to record their votes and then displays the vote and announces the results.

Effect of Voting – A motion is approved if it receives a positive vote by the majority of the members present and voting.

A motion fails if it does not receive a positive vote by the majority of the members present and voting. A motion receiving a tie vote fails.

Failure of a motion to deny shall not constitute approval of the item and further consideration is required.

Consideration of an item is concluded when a motion is approved.

Consideration of an item is concluded when a motion to approve fails and no other motion is made.

9.4 Requests to Table or Withdraw - If an applicant requests to have an item tabled or withdrawn, a public hearing (if needed) does not have to be opened, but it may be opened at the Chair's direction to receive comments before the commission takes action on a request to table or withdraw.

10.0 Items for Discussion on Future Agendas – Two members of the commission may request that the commission schedule items for discussion on future agendas.

11.0 2nd Vice Chair's Report - The 2nd Vice Chair shall prepare a letter to the Mayor and City Council explaining the considerations and recommendations of the commission when, at a minimum, any of the following conditions result:

- A split vote of approval of a zoning case.

- A denial of a zoning case or development plan (including a partial denial), when appealed to the City Council.
- An approval of a zoning case which does not conform to the Comprehensive Plan.

12.0 Committees - The Planning & Zoning Commission may rely on committees as needed to carry out its responsibilities.

12.1 Appointment - Committees may be appointed by the Chair or City Council.

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 17, 2011

Agenda No. 15

Request to Call a Public Hearing

Applicant: City of Plano

DESCRIPTION:

Request to Call a Public Hearing to Amend the Zoning Ordinance concerning regulations for Transit Centers and Transit Stations.

REMARKS:

The Zoning Ordinance presently contains definitions and regulations for both "Transit Center" and "Transit Station/Turnaround". With an increase in both public and private transportation options in the area, staff recommends that these regulations and related sections of the Zoning Ordinance be reviewed. For example, Transit Centers are allowed in most nonresidential zoning districts by right, but these facilities may not be appropriate in all areas given the need for large parking areas and superior access to major roadways.

RECOMMENDATIONS:

Staff recommends that the Commission call a public hearing for this purpose.