

**PLANNING & ZONING COMMISSION  
 PLANO MUNICIPAL CENTER  
 1520 K AVENUE  
 December 19, 2011**

<b>ITEM NO.</b>	<b>EXPLANATION</b>	<b>ACTION TAKEN</b>
	6:30 p.m. - Dinner - Planning Conference Room 2E	
	7:00 p.m. - Regular Meeting - Council Chambers	
	<p>The Planning &amp; 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>	
1	Call to Order/Pledge of Allegiance	
2	Approval of Agenda as Presented	
3	Approval of Minutes for the December 5, 2011, Planning & Zoning Commission meeting	
4	<p><b>General Discussion:</b> The Planning &amp; Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning &amp; Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning &amp; 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><b><u>CONSENT AGENDA</u></b></p>	
5a BM	<p><b>Final Plat:</b> McDermott Pavilion Addition, Block A, Lot 6 - Veterinary clinic on one lot on 1.2± acres located at the southwest corner of Custer Road and Bent Horn Drive. Zoned Retail. Neighborhood #3.  <b>Applicant: Custer McDermott Animal Hospital</b></p>	
5b EH	<p><b>Preliminary Site Plan:</b> Southern Land Downtown Addition, Block A, Lot 1 - 283 multifamily residences and retail on 3.0± acres located at the southeast corner of 15th Street and I Avenue. Zoned Downtown Business/Government with Specific Use Permit #340 for Arcade. Neighborhood #59. <b>Applicant: J &amp; A Family Partnership</b></p>	

<p>5c EH</p>	<p><b>Revised Site Plan:</b> Custer/121 Addition, Block 1, Lot 5 - Religious facility on one lot on 12.1± acres located at the southwest corner of State Highway 121 and Rowlett Cemetery Road. Zoned Regional Commercial/State Highway 121 Overlay District. Neighborhood #3. <b>Applicant: One Community Church</b></p>	
<p><b><u>END OF CONSENT AGENDA</u></b></p>		
<p><b><u>PUBLIC HEARINGS</u></b></p>		
<p>6 KP</p>	<p><b>Public Hearing:</b> Zoning Case 2011-35 - Request to rezone 26.5± acres located 348± feet south of State Highway 121 and 698± feet west of Gillespie Drive <b>from</b> Regional Employment and Regional Commercial <b>to</b> Single-Family Residence-6. Zoned Regional Employment and Regional Commercial/State Highway 121 Overlay District. <b>Applicant: Haggard-Jezzen Partners</b></p>	
<p>7 EH</p>	<p><b>Public Hearing:</b> Zoning Case 2011-37 - Request to rezone 29.4± acres located at the northeast corner of Parker Road and Jupiter Road <b>from</b> Agricultural <b>to</b> Patio Home. Zoned Agricultural. <b>Applicant: Meaders-Hale, Ltd.</b></p>	
<p>8 TF</p>	<p><b>Public Hearing:</b> Zoning Case 2011-38 - Request to amend Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance pertaining to municipal marketing signs. <b>Applicant: City of Plano</b></p>	
<p>9 KP</p>	<p><b>Public Hearing - Replat:</b> Shoal Creek, Phase III, Block H, Lot 13R - One Planned Development-480-Single-Family Residence-9 lot on 1.0± acre located on the east side of Shoal Forest Court, 430± feet south of Riverhill Drive. Zoned Planned Development-480-Single-Family Residence-9. Neighborhood #25. <b>Applicant: Mark Jordan</b></p>	
<p><b><u>END OF PUBLIC HEARINGS</u></b></p>		
<p>10 EH</p>	<p><b>Discussion &amp; Direction:</b> Zoning and Undeveloped Land Issues Related to the Coit Road/President George Bush Turnpike Area - Request for discussion and direction regarding zoning and undeveloped land issues in the Coit Road/President George Bush Turnpike area. <b>Applicant: City of Plano</b></p>	
<p>11</p>	<p><b>Items for Future Discussion -</b> The Planning &amp; Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p>	
<p><b>Council Liaisons: Mayor Pro Tem Pat Miner and Council Member Lee Dunlap</b></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

December 19, 2011

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**Agenda Item No. 5a**

**Final Plat:** McDermott Pavilion Addition, Block A, Lot 6

**Applicant:** Custer McDermott Animal Hospital

Veterinary clinic on one lot on 1.2± acres located at the southwest corner of Custer Road and Bent Horn Drive. Zoned Retail. Neighborhood #3.

The purpose for the final plat is to abandon and dedicate easements necessary for completing the development of the site as a veterinary clinic.

Recommended for approval as submitted.

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**Agenda Item No. 5b**

**Preliminary Site Plan:** Southern Land Downtown Addition, Block A, Lot 1

**Applicant:** J & A Family Partnership

283 multifamily residences and retail on 3.0± acres located at the southeast corner of 15th Street and I Avenue. Zoned Downtown Business/Government with Specific Use Permit #340 for Arcade. Neighborhood #59.

The purpose for the preliminary site plan is to show the proposed multifamily and retail development and associated site improvements.

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

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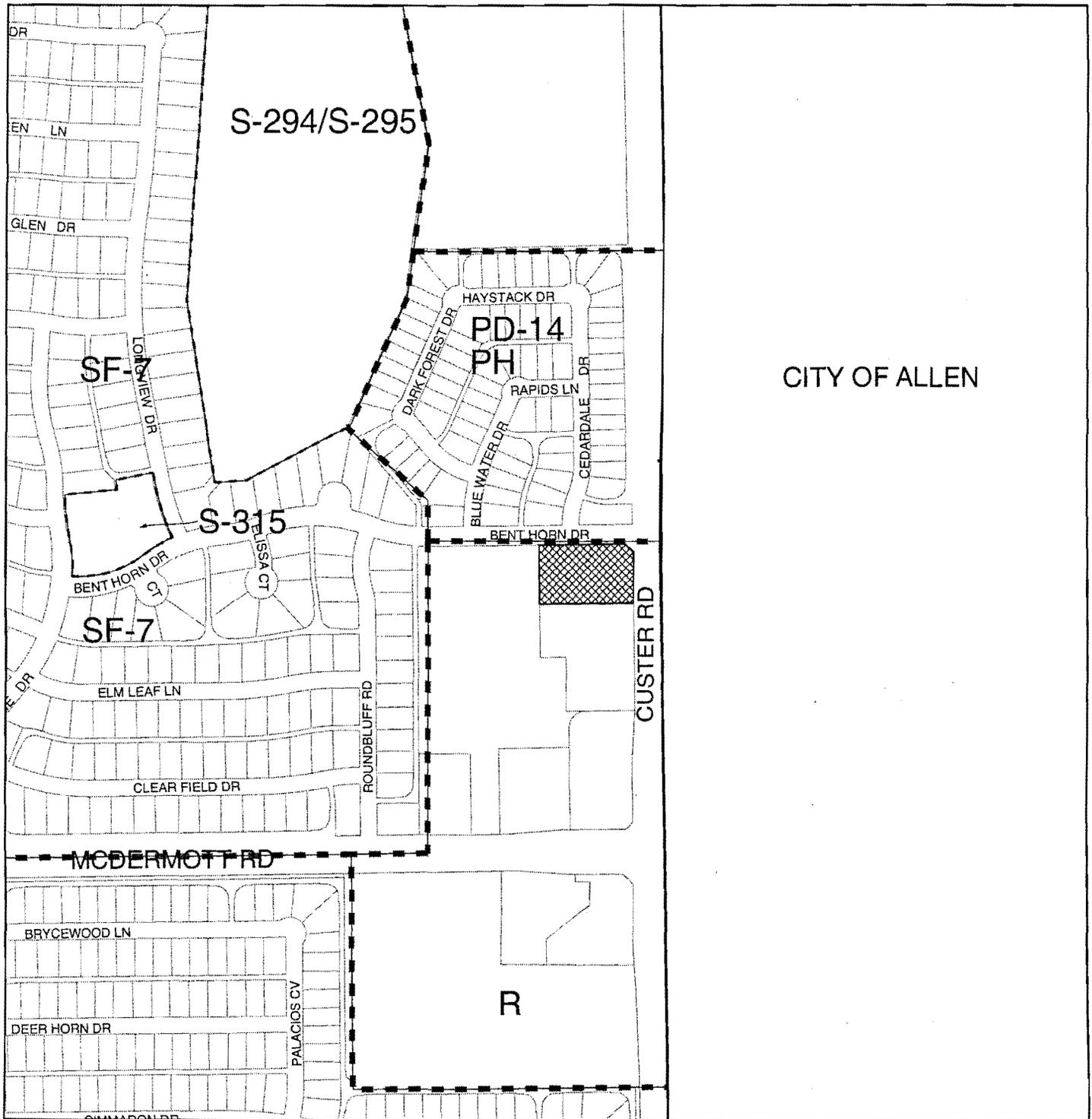
**Agenda Item No. 5c**  
**Revised Site Plan:** Custer/121 Addition, Block 1, Lot 5  
**Applicant:** One Community Church

Religious facility on one lot on 12.1± acres located at the southwest corner of State Highway 121 and Rowlett Cemetery Road. Zoned Regional Commercial/State Highway 121 Overlay District. Neighborhood #3.

The purpose for the revised site plan is to add 195 parking spaces to the north and west side of the existing religious facility.

Recommended for approval subject to Texas Department of Transportation approval of the driveway location on State Highway 121.

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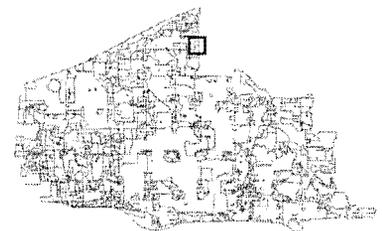
CITY OF ALLEN



Item Submitted: FINAL PLAT

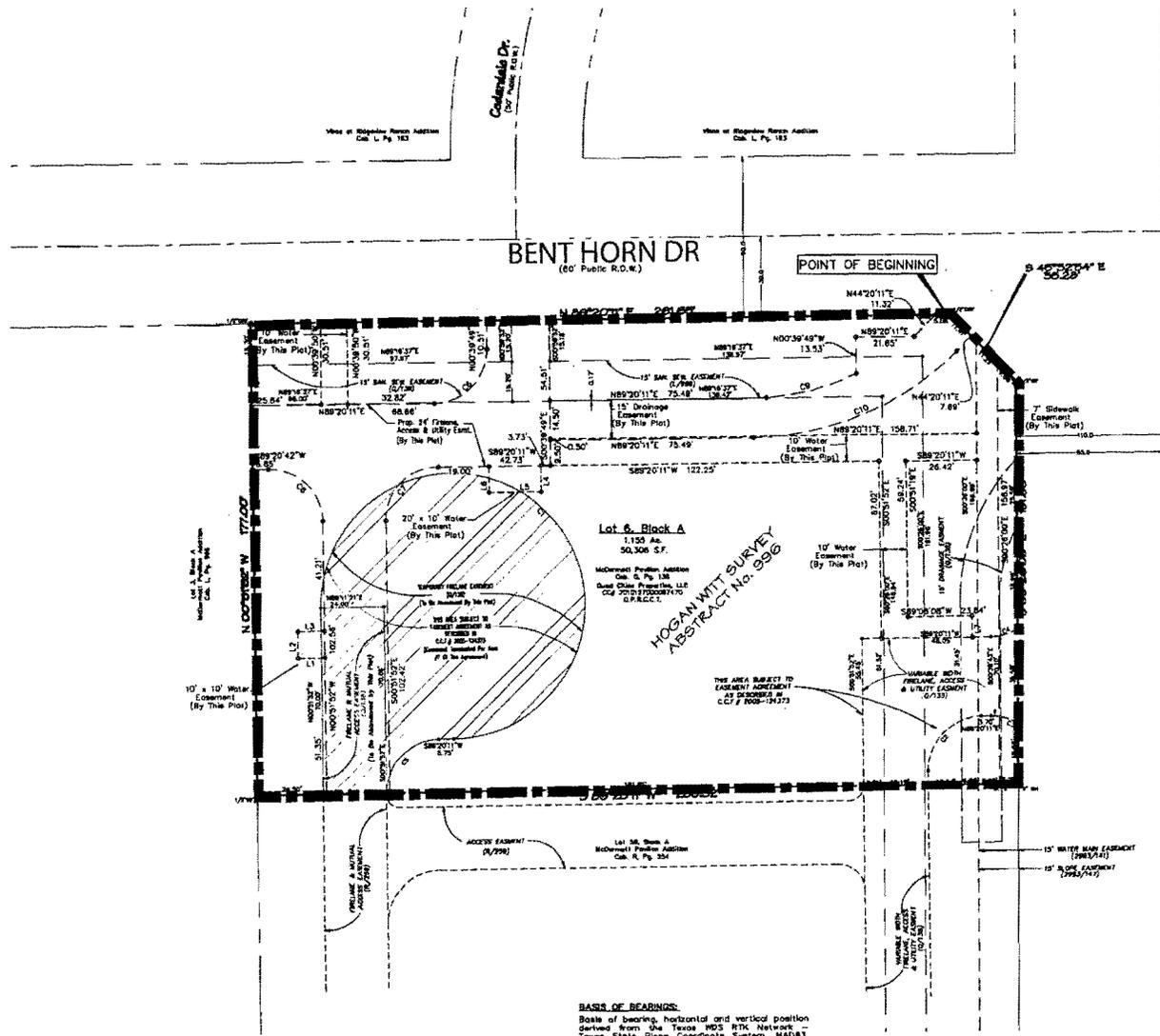
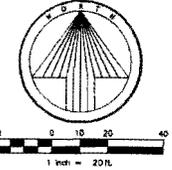
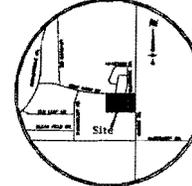
Title: McDERMOTT PAVILION ADDITION  
BLOCK A, LOT 6R

Zoning: RETAIL



○ 200' Notification Buffer





Curve	Radius	Length	Start Bearing	End Bearing	Chord Bearing
C1	20.00	23.67	S 89° 42' 00" W	S 60° 00' 00" E	S 41° 27' 00" W
C2	20.00	31.34	S 89° 42' 00" W	S 60° 00' 00" E	S 41° 27' 00" W
C3	20.00	10.88	S 89° 42' 00" W	S 60° 00' 00" E	S 41° 27' 00" W
C4	20.00	10.79	S 89° 42' 00" W	S 60° 00' 00" E	S 41° 27' 00" W
C5	20.00	31.41	S 89° 42' 00" W	S 60° 00' 00" E	S 41° 27' 00" W
C6	20.00	31.48	S 89° 42' 00" W	S 60° 00' 00" E	S 41° 27' 00" W
C7	20.00	31.34	S 89° 42' 00" W	S 60° 00' 00" E	S 41° 27' 00" W
C8	20.00	31.34	S 89° 42' 00" W	S 60° 00' 00" E	S 41° 27' 00" W
C9	20.00	31.34	S 89° 42' 00" W	S 60° 00' 00" E	S 41° 27' 00" W
C10	107.50	36.43	S 89° 42' 00" W	S 60° 00' 00" E	S 41° 27' 00" W

Line #	Bearing	Length
11	S 89° 42' 00" W	50.306
12	S 89° 42' 00" W	50.306
13	S 89° 42' 00" W	50.306
14	S 89° 42' 00" W	50.306
15	S 89° 42' 00" W	50.306
16	S 89° 42' 00" W	50.306
17	S 89° 42' 00" W	50.306

**BASIS OF BEARINGS:**  
 Basis of bearings, horizontal and vertical position derived from the Texas NGS RTK Network - Texas State Plane Coordinate System, NAD83, North Central Zone (4202). Verified with static GPS observations and an OPUS solution, NAD 83 (CON598) Epoch 2002.0. Vertical positions are referenced to NAVD88 using (GEOID03).

**NOTICE:**  
 Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Planning Statutes and is subject to fines and withholding of utility and building certificates.

CUSTER RD

SHEET 1 OF 2  
 FINAL PLAT  
 of  
**McDERMOTT PAVILION ADDITION**  
 LOT 6, BLOCK A - 1.155 Acres  
 situated in the HOGAN WITT SURVEY ~ ABSTRACT 996  
 PLANO, COLLIN COUNTY, TEXAS

**Owner/Applicant:**  
 Dr. David Cindala  
 8304 Sand Ridge Dr.  
 Plano, Texas 75025  
 Telephone (469) 855-2226

**Engineer/Surveyor:**  
 Spira Engineering, Inc.  
 TSP# No. F-2131  
 785 Custer Road, Suite 100  
 Plano, Texas 75075  
 Telephone (972) 422-0077  
 Contact: John Spira

1 Lot  
 1.155 Ac.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

Being all of a tract of land described in Special Warranty Deed to Quad Cities Properties, LLC, as recorded in Instrument No. 201012700087470, Official Public Records, Collin County, Texas, and also being a 1.155 acre tract of land situated in the Hogan Witt Survey, Abstract No. 996 City of Plano, Collin County, Texas, and being all of Lot 6, Block A McDermott Pavilion Addition, an Addition to the City of Plano, Collin County, Texas, as recorded in Cabinet Q, Page 138, Plat Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch capped iron rod found at the north end of a corner clip at the intersection of the south line of Bent Horn Drive (60' Public Right-of-Way) and the west line of Custer Road (Variable Width Public Right-of-Way) and also being the most northeasterly corner of said Lot 6;

THENCE S 45°32'54" E along said corner clip, for a distance of 35.28 feet to the most easterly northeast corner of said Lot 6;

THENCE S 00°26'00" E along said west line of Custer Road and the east line of said Lot 6, for a distance of 151.99 feet to a 6"x6" cut set of the common corner of said Lot 6 and the northeast corner of Lot 5R, Block A, McDermott Pavilion Addition, an addition to the City of Plano as recorded in Cabinet R, Page 254, Plat Records, Collin County, Texas;

THENCE S 89°20'11" W departing said west line and along the common line of said Lots 5R and 6, for a distance of 285.32 feet to a 1/2 inch iron rod found at the common corner of said lots and also being in the east line of Lot 3, Block A McDermott Pavilion Addition, an addition to the City of Plano as recorded in Cabinet L, Page 996, Plat Records, Collin County, Texas;

THENCE N 00°51'52" W along the common line of said Lot 3 and Lot 6, for a distance of 177.00 feet to a 1/2 inch capped iron rod found for common corner of said lots and also being in said south line of Bent Horn Drive;

THENCE N 89°20'11" E along said south line, for a distance of 261.65 feet to the Point of Beginning and containing 50,306 square feet or 1.155 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Quad Cities Properties, LLC acting by and through their duly authorized officers, does hereby adopt this final plat designating the herein above described as McDERMOTT PAVILION ADDITION, LOT 6, BLOCK A, an addition to the City of Plano, Texas, and do hereby dedicate, in fee simple, for public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. 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 accommodation of all public utilities desiring to use or using same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems on said Easements. The City of Plano and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

That the undersigned does hereby covenant and agree that he shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he shall maintain the same in a state of good repair at all times and keep the same free and clear 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 Fire Marshal or his duly authorized representative or the Chief of Police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

The undersigned does covenant and agree that the Access Easement may be utilized by any person or the general public for ingress and egress to other 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 approved subject to all platting ordinances, rules, regulations, and resolution of the City of Plano, Texas.

Witness my hand this the \_\_\_\_ day of \_\_\_\_\_, 2011.

By: \_\_\_\_\_

Name:
Title:

STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF PLANO §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, 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.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

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

Darren K. Brown
Registration No. 3252



STATE OF TEXAS
COUNTY OF COLLIN

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

GIVEN under my hand and seal of office, this the \_\_\_\_ day of \_\_\_\_\_, 2011.

Notary Public in and for
the State of Texas

CERTIFICATE OF APPROVAL

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2011, by the Planning and Zoning Commission, City of Plano, Texas.

Chairman, Planning and Zoning Commission

STATE OF TEXAS
COUNTY OF COLLIN

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

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

Notary Public in and for
the State of Texas

Secretary, Planning & Zoning Commission
Or City Engineer

STATE OF TEXAS
COUNTY OF COLLIN

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

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

Notary Public in and for
the State of Texas

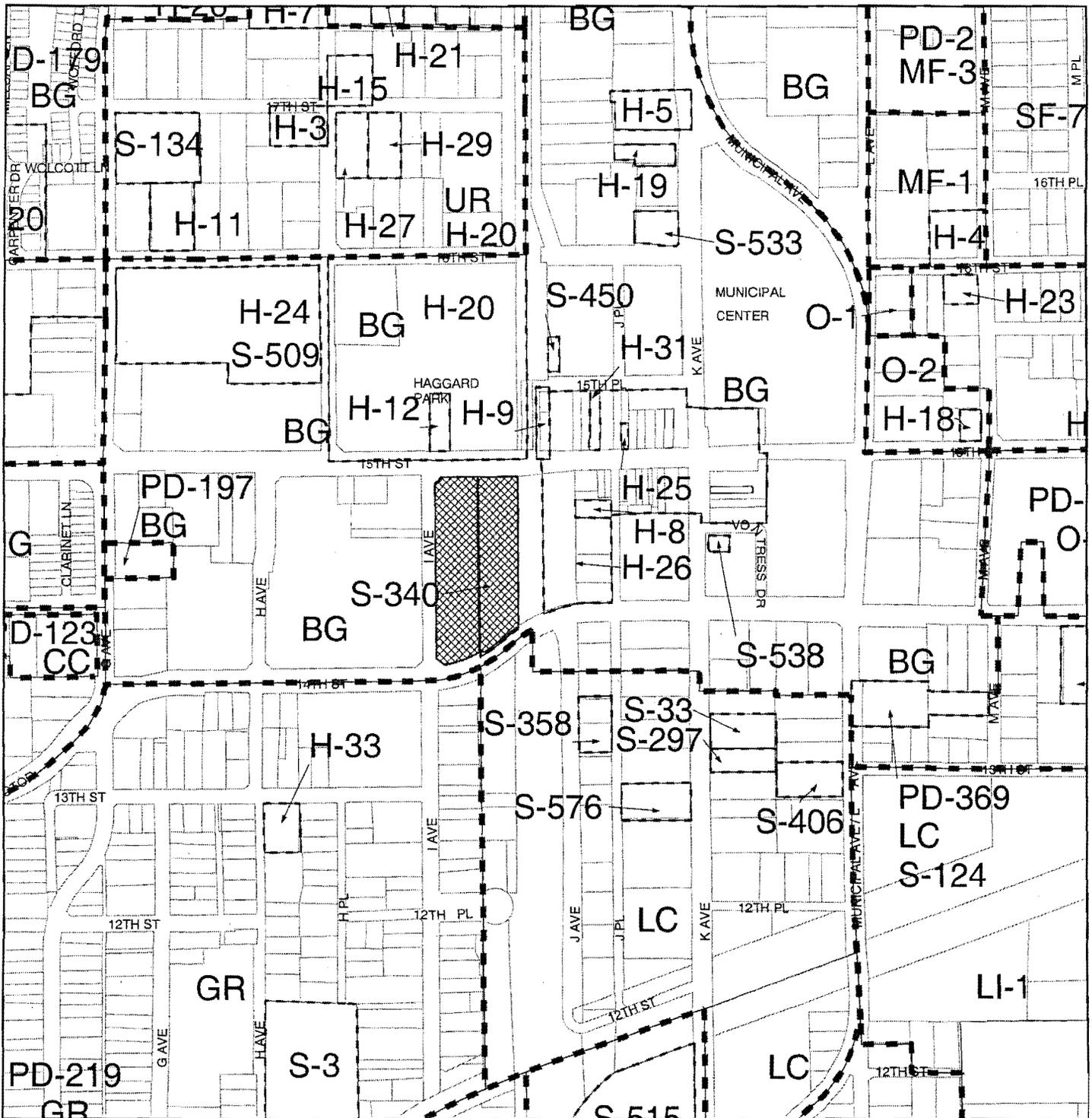
SHEET 2 OF 2
FINAL PLAT

McDERMOTT PAVILION ADDITION
LOT 6, BLOCK A - 1.155 Acres
situated in the HOGAN WITT SURVEY - ABSTRACT 996
PLANO, COLLIN COUNTY, TEXAS

Owner/Applicant: Dr. David Cinslaff, 8304 Sand Ridge Dr., Plano, Texas 75025, Telephone (469) 855-2228
Engineer/Surveyor: Spiars Engineering, Inc., 765 Custer Road, Suite 100, Plano, Texas 75075, Telephone (972) 422-0077, Contact: John Spiars

1 Lot
1.155 Ac.

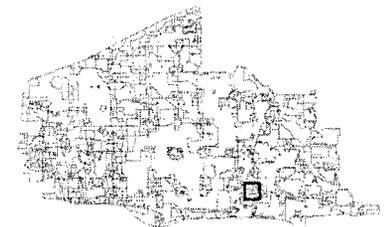
Scale 1"=20' December 2011 SEI JOB# 10-151



Item Submitted: PRELIMINARY SITE PLAN

Title: SOUTHERN LAND DOWNTOWN ADDITION  
BLOCK A, LOT 1

Zoning: DOWNTOWN BUSINESS GOVERNMENT  
w/SPECIFIC USE PERMIT #340



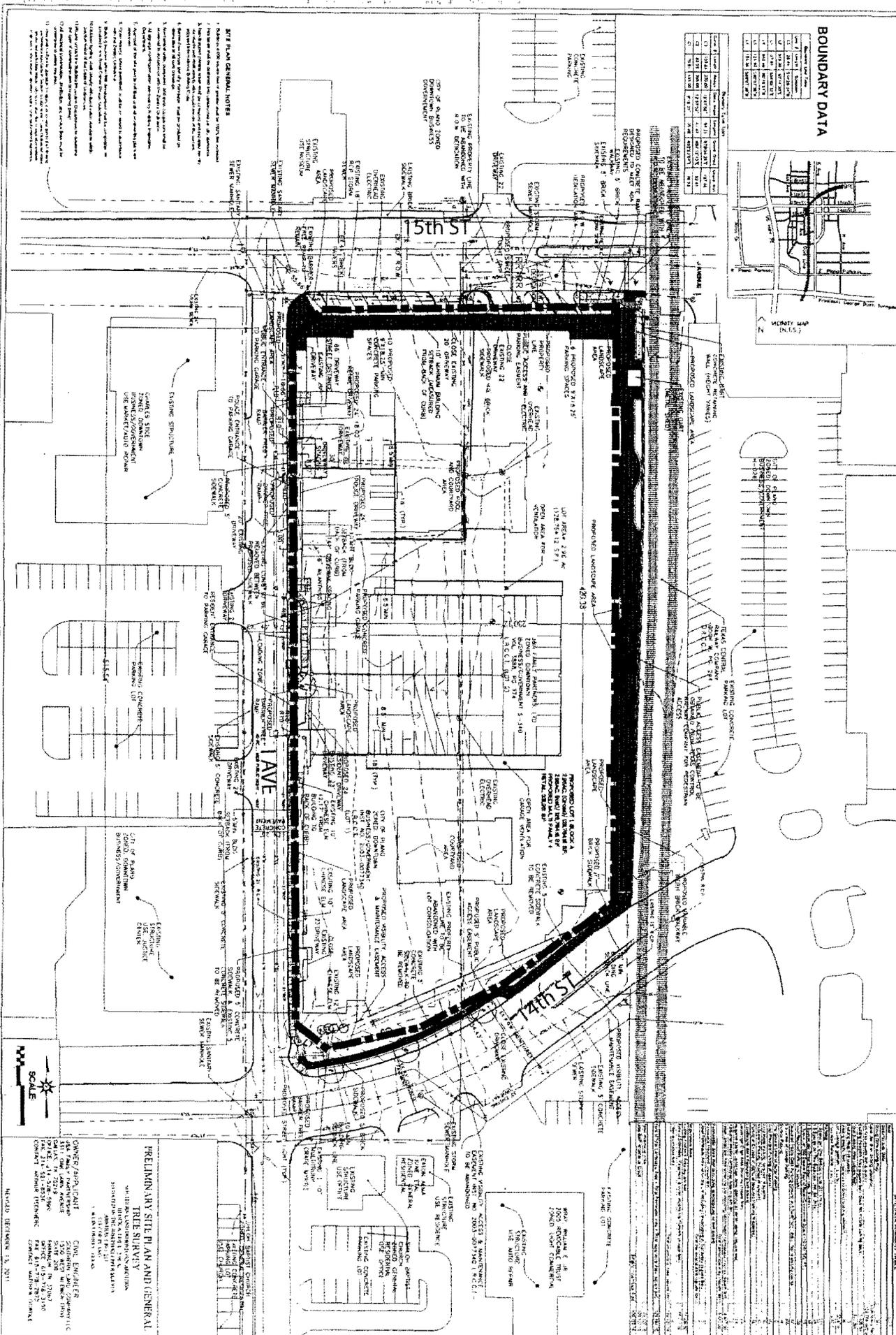
○ 200' Notification Buffer



**BOUNDARY DATA**



Lot No.	Area (sq. ft.)	Area (sq. m.)
1	1,234,567	114,000
2	987,654	91,500
3	765,432	70,800
4	543,210	50,400
5	321,098	29,800
6	109,876	10,100
7	87,654	8,100
8	65,432	6,100
9	43,210	4,000
10	21,098	1,900



**NOTE PLAN GENERAL NOTES**

1. Refer to the site plan for the location of the proposed building.
2. The proposed building is shown in solid black lines.
3. The existing building is shown in dashed lines.
4. The proposed landscaping is shown in green hatching.
5. The proposed utility lines are shown in red hatching.
6. The proposed parking spaces are shown in blue hatching.
7. The proposed access roads are shown in yellow hatching.
8. The proposed site improvements are shown in pink hatching.
9. The proposed site plan is subject to the approval of the City of Houston.
10. The proposed site plan is subject to the approval of the Harris County Board of Commissioners.
11. The proposed site plan is subject to the approval of the Harris County Board of Supervisors.
12. The proposed site plan is subject to the approval of the Harris County Board of Health.
13. The proposed site plan is subject to the approval of the Harris County Board of Education.
14. The proposed site plan is subject to the approval of the Harris County Board of Public Safety.
15. The proposed site plan is subject to the approval of the Harris County Board of Social Services.



**PRELIMINARY SITE PLAN AND GENERAL TRILE SURVEY**

DATE: 10/15/2011

PROJECT: 15th St. Development

CLIENT: ABC COMPANY

DESIGNED BY: JOHN DOE

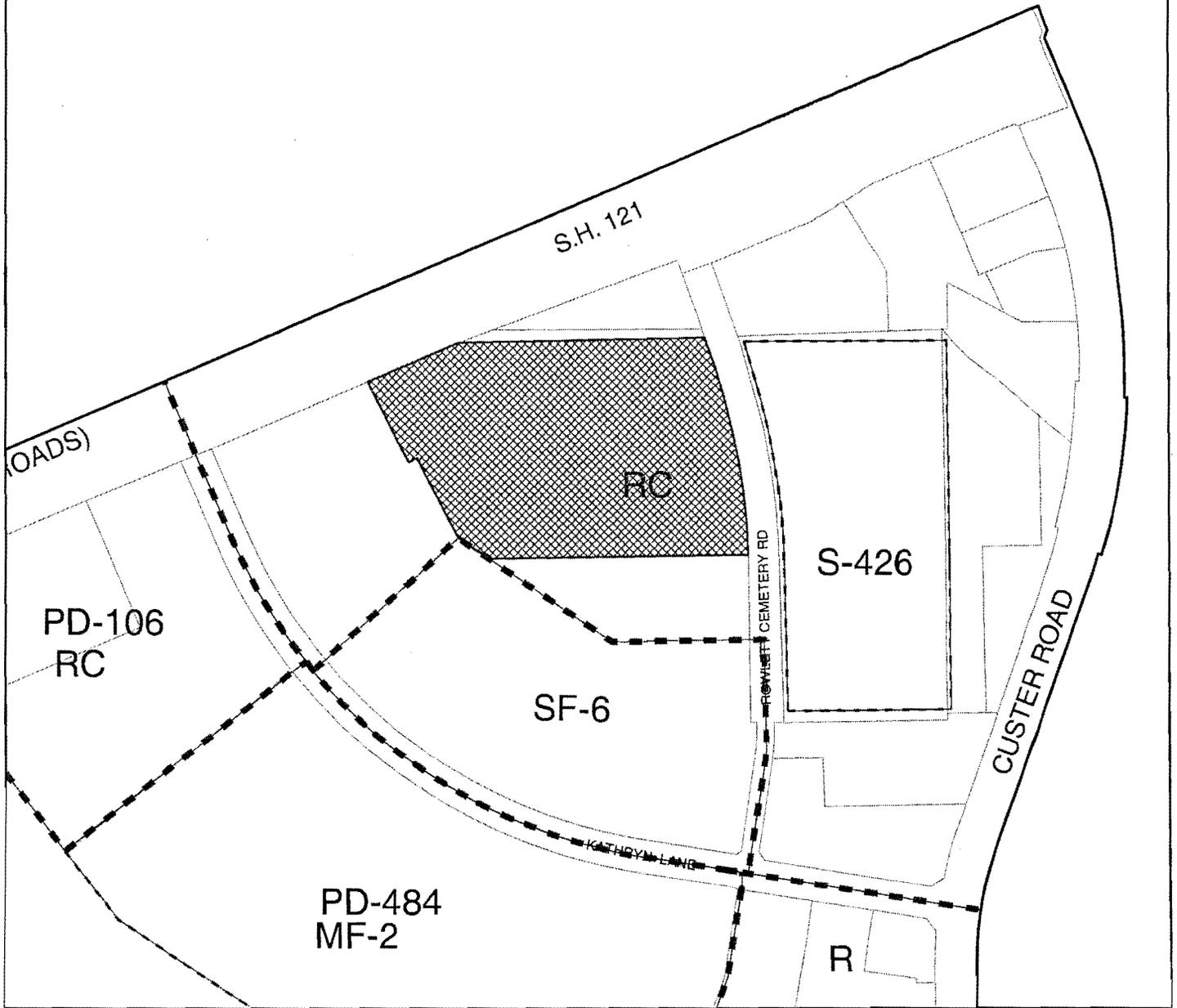
CHECKED BY: JANE SMITH

DATE: 10/15/2011

SCALE: 1" = 100'

NO.	DESCRIPTION
1	PROPOSED BUILDING FOOTPRINT
2	EXISTING BUILDING FOOTPRINT
3	PROPOSED LANDSCAPING
4	PROPOSED UTILITY LINES
5	PROPOSED PARKING SPACES
6	PROPOSED ACCESS ROADS
7	PROPOSED SITE IMPROVEMENTS
8	PROPOSED SITE PLAN
9	PROPOSED SITE PLAN
10	PROPOSED SITE PLAN
11	PROPOSED SITE PLAN
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20	PROPOSED SITE PLAN

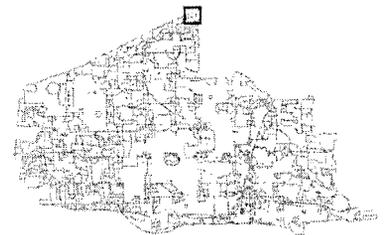
# CITY OF FRISCO



Item Submitted: REVISED SITE PLAN

Title: CUSTER/121 ADDITION  
BLOCK 1, LOT 5

Zoning: REGIONAL COMMERCIAL/  
STATE HIGHWAY 121 OVERLAY DISTRICT



○ 200' Notification Buffer





CITY OF PLANO  
PLANNING & ZONING COMMISSION

December 19, 2010

**Agenda Item No. 6**

**Public Hearing:** Zoning Case 2011-35

**Applicant:** Hagggar-Jezzeen Partners

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**DESCRIPTION:**

Request to rezone 26.5± acres located 348± feet south of State Highway 121 and 698± feet west of Gillespie Drive **from** Regional Employment and Regional Commercial **to** Single-Family Residence-6. Zoned Regional Employment and Regional Commercial/State Highway 121 Overlay District.

**REMARKS:**

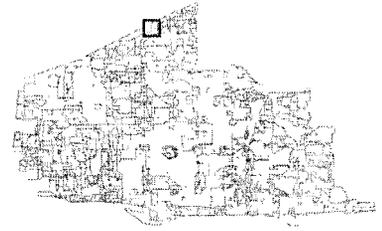
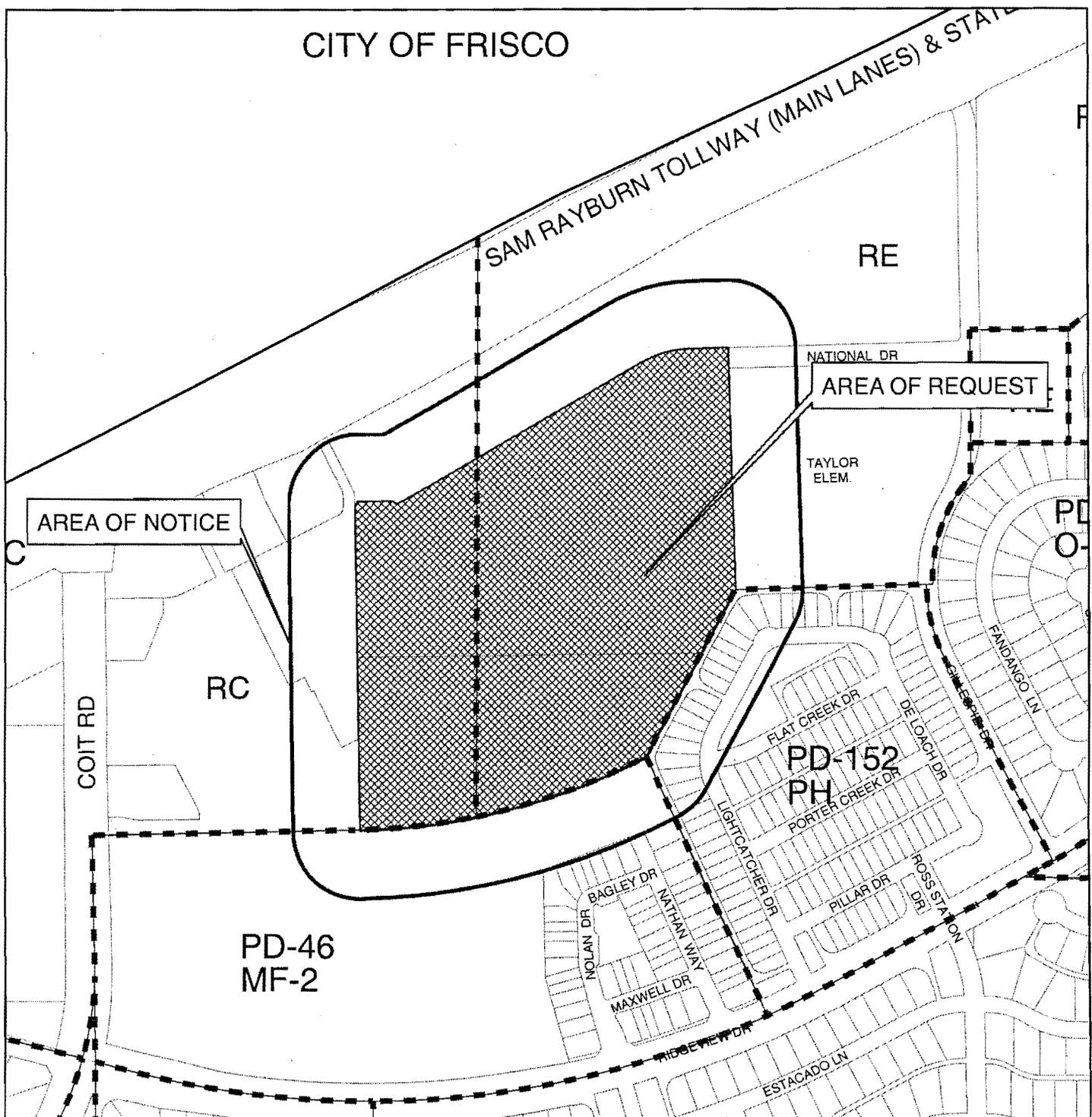
The applicant is requesting that Zoning Case 2011-35 be withdrawn in order to allow for this zoning case to be renoticed for a future meeting date due to the subject property boundaries changing (see attached letter). Staff supports the applicant's request to withdraw this zoning case.

**RECOMMENDATION:**

Recommended that the Planning & Zoning Commission accept the applicant's request to withdraw Zoning Case 2011-35.

# CITY OF FRISCO

SAM RAYBURN TOLLWAY (MAIN LANES) & STATE

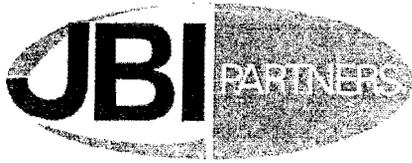


Zoning Case #: 2011-35

Existing Zoning: REGIONAL EMPLOYMENT & REGIONAL COMMERCIAL/  
STATE HIGHWAY 121 OVERLAY DISTRICT

○ 200' Notification Buffer





16301 Quorum Drive  
Suite 200 B  
Addison, Texas 75001

T.972.248.7676  
F.972.248.1414

December 13, 2011

Tina M. Firgens, AICP  
Planning Manager  
City of Plano - Planning Department  
1520 K Avenue #250, Plano, TX 75074  
[tinaf@plano.gov](mailto:tinaf@plano.gov)

REF: Project: Northglen  
JBI Project number GRH002  
City of Plano Zoning Case #2011-35

Dear Ms. Firgens,

As we discussed, the limits of the zoning request have changed due to the access to the commercial site. We formally request a withdrawal of the application and re-notify the zone change with the updated northwest corner of the project. We understand this change will require some delay. The updated P&Z meeting is now scheduled for January 17, 2012.

If there are any questions please feel free to call me.

Sincerely,

JBI Partners, Inc.

A handwritten signature in black ink, appearing to read "Thomas H. Juhn". The signature is fluid and cursive, written over a light background.

Thomas Juhn  
President/Partner

cc: Beau Brooks  
Charlie Adams

CITY OF PLANO  
PLANNING & ZONING COMMISSION

December 19, 2011

**Agenda Item No. 7**

**Public Hearing:** Zoning Case 2011-37

**Applicant:** Meaders-Hale, Ltd.

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**DESCRIPTION:**

Request to rezone 29.4± acres located at the northeast corner of Parker Road and Jupiter Road **from** Agricultural **to** Patio Home. Zoned Agricultural.

**REMARKS:**

The applicant is requesting to rezone 29.4± acres at the northeast corner of Parker Road and Jupiter Road. The current zoning is Agricultural (A). The A district 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 requested zoning is Patio Home (PH). The PH district is intended to provide for areas of detached, zero lot line, and single-family development in a clustered lot pattern with a common usable open space system that is an integral part of the development.

**Surrounding Land Use and Zoning**

The property to the north is developed as Collin College and is zoned Planned Development-456-General Office (PD-456-O-2). To the east, the land is partially developed as single-family residences and is zoned Single-Family Residence-9 (SF-9). To the south, across Parker Road are existing residences zoned A and SF-9. To the west, across Jupiter Road, is partially developed as single-family residences and a dairy farm, zoned A.

**Conformance to the Comprehensive Plan**

**Future Land Use Plan** - The Future Land Use Plan primarily designates this property as Residential (R), with Neighborhood Commercial (NC) at the intersection of Parker Road and Jupiter Road. NC centers are located at the intersections of major arterial streets. One or two corners may develop with commercial uses at intersections designated as a neighborhood commercial center on the Future Land Use Plan, based

on the size and population of the service area. The southwest corner of the intersection is zoned Retail, and is partially developed as a convenience store with gas pumps. This request is in conformance with the Future Land Use Plan.

### **Infill Housing Policy Statement**

The Infill Housing Policy recommends that infill housing be adjacent or be in close proximity to existing residential development to take advantage of existing amenities. The proposed development is not an extension of an existing single-family neighborhood; however, the adjacent property to the east is zoned SF-9, and staff expects this area to develop as single-family residences that will tie in to this proposed development. Further east of the adjacent property is an existing single-family residential neighborhood.

### **Adequacy of Public Facilities**

Water and sanitary sewer services are available to serve the subject property. However, the applicant will need to verify that the sanitary sewer capacity is sufficient to accommodate the proposed change in use to single-family residential.

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

### **School Capacity**

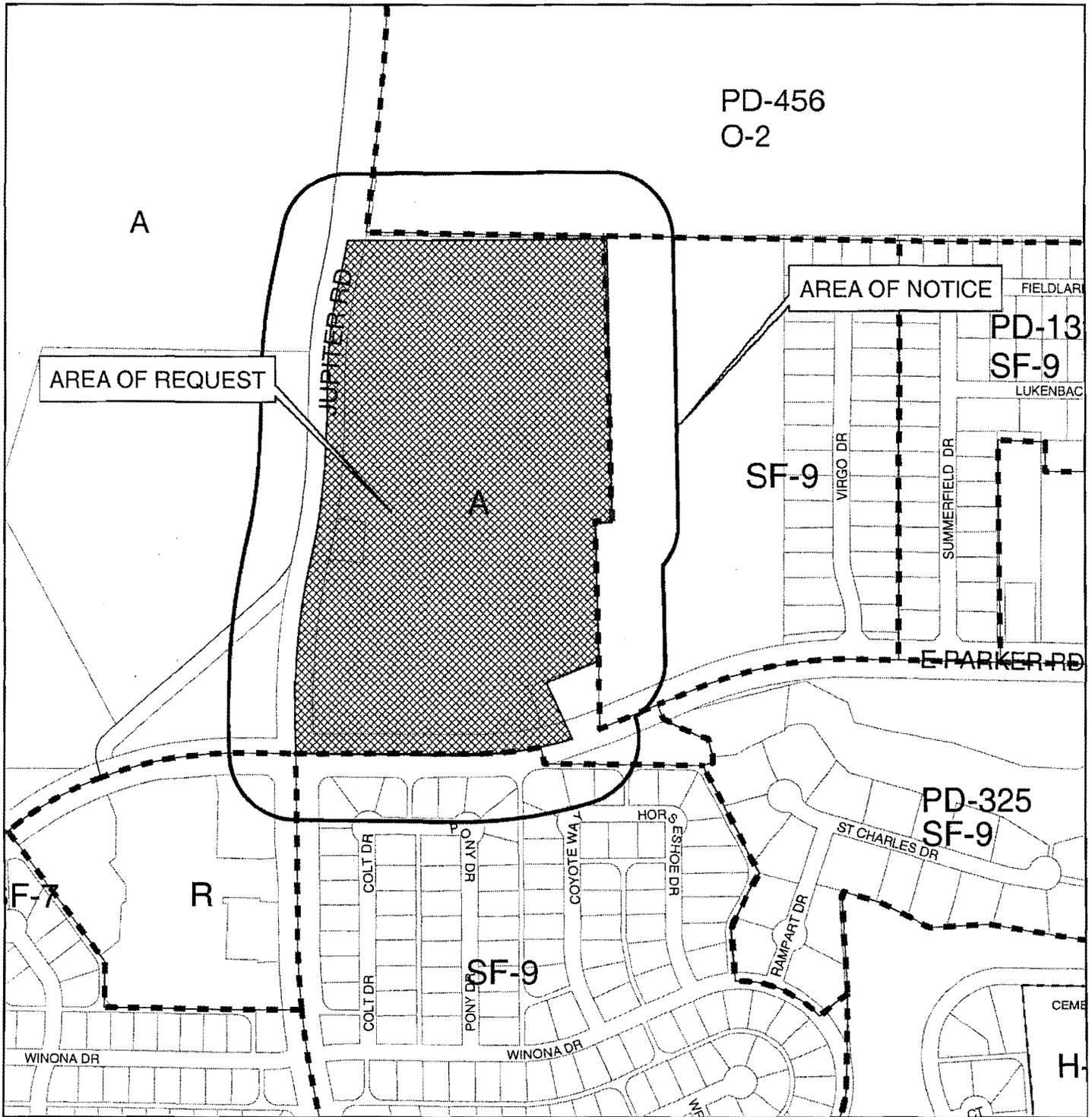
This area is served by Hickey Elementary School, Bowman Middle School, Williams High School, and Plano East Senior High School. Plano Independent School District representatives state that based upon the current feeder alignments and projections, Hickey Elementary School is at capacity.

### **Summary**

The applicant is requesting to rezone an undeveloped 29.4± acre tract **from A to PH** for single-family residential development. The request is in conformance with the Future Land Use Plan of the Comprehensive Plan, which primarily designates the property as Residential. Overall, staff believes the proposed location is appropriate for single-family uses. There are existing single-family residences and residential zoning districts to the east and south, and complimentary A zoning and uses to the west. Therefore, staff recommends approval of the requested rezoning **from A to PH**.

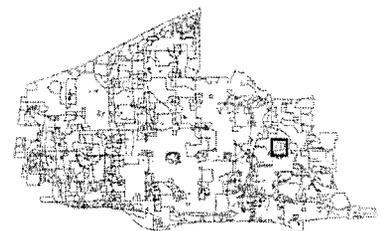
### **RECOMMENDATION:**

Recommended for approval as submitted.



Zoning Case #: 2011-37

Existing Zoning: AGRICULTURAL



○ 200' Notification Buffer





REPLY FORM

RECEIVED

DEC - 2 2011

PLANNING DEPT.

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

Dear Commissioners:

This letter is regarding Zoning Case 2011-37. This is a request to rezone 29.4± acres located at the northeast corner of Parker Road and Jupiter Road **from** Agricultural **to** Patio Home. The current zoning is Agricultural (A). The A district 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 requested zoning is 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.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2011-37.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for 2011-37.

This item will be heard on December 19, 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.

JOLLY TUCKER  
Name (Please Print)

Jolly Tucker  
Signature

P.O. Box 885  
Address

11-26-2011  
Date

3700 Jupiter Rd.  
[EH]

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

CITY OF PLANO  
PLANNING & ZONING COMMISSION

December 19, 2011

**Agenda Item No. 8**

**Public Hearing: Zoning Case 2011-38**

**Applicant: City of Plano**

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**DESCRIPTION:**

Request to amend Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance pertaining to municipal marketing signs.

**REMARKS:**

Municipal governments across the country are using marketing approaches to help meet economic challenges and budget pressures while addressing mandates and satisfying citizen needs in the face of declining revenues. The City Council has identified a program that allows the city to work with its assets, with the objective of obtaining incremental revenue through sponsorship and partnership programs. During January 2011, the Council directed staff to proceed with this program, Plano Partners.

**ISSUES:**

Businesses who partner with the city have the potential opportunity to have their business name and/or logo located on city-owned properties. However, to allow for the business signage on city-owned property, the Zoning Ordinance regulations must be amended to accommodate for off-premise signage. Currently, Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations) of the Zoning Ordinance prohibits off-premise signs, except for contiguous properties located within a nonresidential zoning district that have executed a unified lot agreement as allowed for in the Zoning Ordinance.

The proposed amendments to the sign regulations allow for the city to advertise businesses who have executed a partnership agreement with the city on city properties. A new sign definition is proposed for a municipal marketing sign, as well as amendments that allow for the off-premise signage. Additionally, the city is interested in allowing for municipal marketing signs on light pole banners on city properties; however, light pole banners are limited to noncommercial speech. Therefore, the light pole banner regulations should be amended to accommodate for commercial speech signs

affiliated with the municipal marketing signage. Lastly, staff has identified a cross-reference provision to the unified lot signs regulations that needs to be corrected.

**RECOMMENDATION:**

Recommended for approval as follows: (Additions shown as underlined text and deletions as strike through text)

Amend Subsection 3.1602 (Definitions) of Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations) to include the following definition:

Sign - Municipal Marketing - A sign located on city property that is permitted pursuant to a Marketing Partnership Agreement between the City of Plano and a sponsor, donor, or partner pursuant to the City of Plano Marketing Partnership Policy, Section 140.000 of the City of Plano Policies and Procedures as the same may be amended from time to time. Municipal marketing signs shall comply with Subsection 3.1603 (Design and Construction Specifications).

Amend (8) (Light Pole Banners) of Subsection 3.1603 (Design and Construction Specifications) of Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations) such portion of subsection to read as follows:

3.1603 Design and Construction Specifications

8. Light Pole Banners

- a. Two banner maximum per light pole standard.
- b. Banners on light pole standards shall be securely attached at both ends, perpendicular or parallel to light pole standards.
- c. Each banner shall be limited to 15.5 square feet.
- d. Banners are allowed to be attached on up to 50% of the existing light pole standards within a property.
- e. Banners on light pole standards shall be limited to noncommercial messages, except for municipal marketing signs.
- f. Light pole banners shall be allowed within parking lots in both residential and nonresidential zoning districts.

Amend (3) (Prohibited Signs) of Subsection 3.1604 (General) of Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations) such portion of subsection to read as follows:

### 3.1604 General

#### 3. Prohibited Signs

Except as otherwise expressly allowed by this ordinance or as otherwise expressly allowed by Article XII, Chapter 6, of the City of Plano Code of Ordinances, the following signs and conditions are prohibited:

- a. Signs displaying materials determined to be obscene by a court of law or prohibited by law, subject to the appeal and judicial review proceedings provided for in Subsection 3.1601.9.f.
- b. Signs placed in any location which by reason of their location will obstruct the view of any authorized traffic sign, signal, or other traffic control device by vehicular or pedestrian traffic. No sign shall be erected which by reason of shape, color, size, design, or position, would be reasonably likely to create confusion with, to be confused as, or to interfere with any traffic signal or device which is authorized by the appropriate state or local governmental authorities. Further, no sign shall be placed in a location that will obstruct vision of a vehicle operator while entering, exiting, or traveling upon the public right-of-way.
- c. Signs placed so as to prevent or inhibit free ingress to or egress from any door, window, or any exit way required by the Building Code of the City of Plano or by Fire Department regulations.
- d. A-frame and sandwich board signs.
- e. Signs that are animated by any means not providing constant illumination, except time and temperature units. Signs which rotate or emit audible sound or visible matter. No sign shall be illuminated to such intensity or in such a manner so as to cause a glare or brightness to a degree that it constitutes a hazard or nuisance to vehicular traffic, pedestrians, or adjacent properties.
- f. Signs located on public property including, but not limited to, signs attached to any public utility pole or structure, street light, tree, fence, fire hydrant, bridge, curb, sidewalk, park bench, or other location on public property; unless the same is a sign for a city sponsored event or message or a municipal marketing sign.
- g. Roof signs.
- h. Amenity signs.
- i. Billboard signs.
- j. Signs attached to a standpipe or fire escape.

- k. Signs erected on or over public property or in the right-of-way of any thoroughfare within the city of Plano, unless the same is erected by the city or with the permission of the city for public purposes. (Exception: Signs located in the Downtown Business/Government district may be erected over the public sidewalk provided the sign projects no more than the width of the sidewalk minus one foot and provided the clearance between the bottom of the sign and the sidewalk below is a minimum of seven feet.)
- l. No person shall attach any sign, paper, or other material, or paint, stencil, or write any name, number (except house numbers), or otherwise mark on any sidewalk, curb, gutter, street, utility pole, public building, or structure, except as otherwise allowed by this ordinance.
- m. No person shall place on or suspend from any building, light fixture, pole structure, sidewalk, parkway, driveway, or parking area any goods, wares, merchandise, or other advertising object or structure for the purpose of advertising such items other than a sign, as defined, regulated, and prescribed by this ordinance, except as otherwise allowed by this ordinance.
- n. It shall be unlawful for any person to place or cause to be placed any private temporary directional sign(s) within the city of Plano on any public right-of-way of any major or minor thoroughfare (street designated as Type A, B, C, D, E, or F in the City of Plano Thoroughfare Plan). The Building Official may impound all signs in violation of this section.
- o. Searchlights.
- p. Offsite/Premise signs (except as allowed in Subsection ~~3.1603.5.i.~~ 3.1603.2.k. and for municipal marketing signs).

CITY OF PLANO  
PLANNING & ZONING COMMISSION

December 19, 2011

**Agenda No. 9**

**Public Hearing - Replat:** Shoal Creek, Phase III, Block H, Lot 13R

**Applicant:** Mark Jordan

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**DESCRIPTION:**

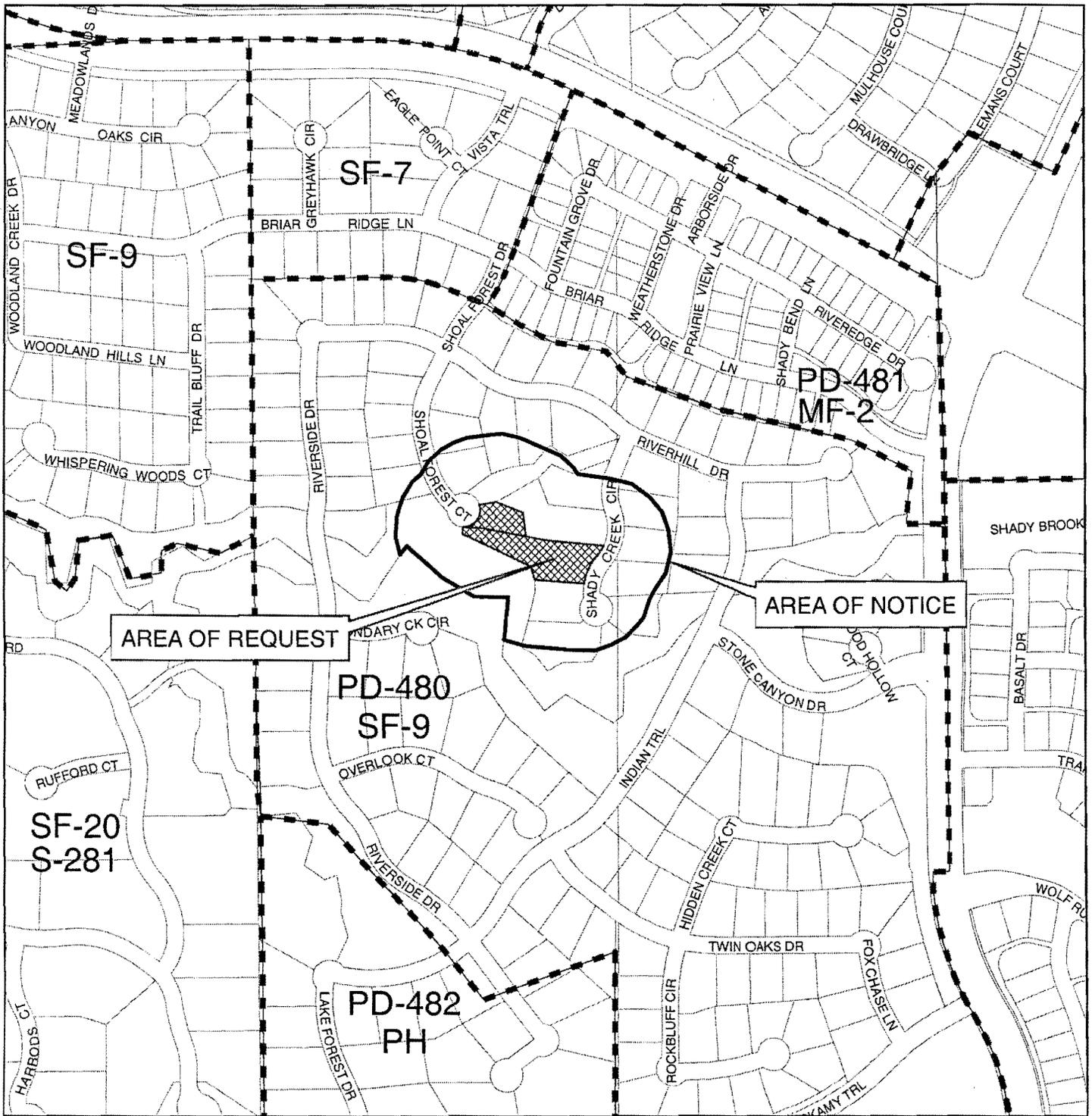
One Planned Development-480-Single-Family Residence-9 lot on 1.0± acre located on the east side of Shoal Forest Court, 430± feet south of Riverhill Drive. Zoned Planned Development-480-Single-Family Residence-9. Neighborhood #25.

**REMARKS:**

The applicant is requesting additional time to address staff comments and is requesting to withdraw the item for consideration at a future meeting (see attached letter).

**RECOMMENDATION:**

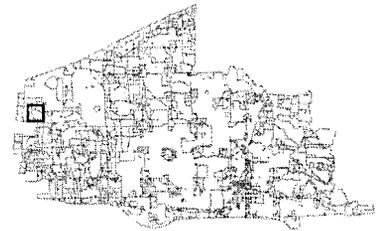
Recommended that the Planning & Zoning Commission accept the applicant's request to withdraw.



Item Submitted: REPLAT

Title: SHOAL CREEK, PHASE III  
BLOCK H, LOT 13R

Zoning: PLANNED DEVELOPMENT-480-SINGLE-FAMILY RESIDENCE-9  
○ 200' Notification Buffer



5400 Renaissance Tower 214.745.5400 office  
1201 Elm Street 214.745.5390 fax  
Dallas, Texas 75270 winstead.com

December 8, 2011

Tommy Mann  
direct dial: 214.745.5724  
[tmann@winstead.com](mailto:tmann@winstead.com)

**VIA EMAIL: [katep@plano.gov](mailto:katep@plano.gov)**

Ms. Kate Perry  
Senior Planner  
City of Plano Planning Department  
1520 K Avenue, Suite 250  
Plano, TX 75074

Re: Replat Shoal Creek, Block H, Phase III Lots 13R and 23R

Dear Kate:

Our law firm has been retained by Mark Jordan to represent him in the processing of the referenced plat and related land use matters. Please accept this letter as a waiver of the requirement that the plat be approved or denied within 30 days of submittal and as a request that its consideration by the planning and zoning commission be postponed for a future date beyond December 19, 2011.

Should you have any questions or concerns about this matter, please do not hesitate to contact me.

Sincerely,



Tommy Mann

Attachments

DALLAS\_135774791 v1 12/08/2011

CITY OF PLANO  
PLANNING & ZONING COMMISSION

December 19, 2011

**Agenda No. 10**

**Discussion & Direction:** Zoning and Undeveloped Land Issues Related to the Coit Road/President George Bush Turnpike Area

**Applicant:** City of Plano

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**DESCRIPTION:**

Request for discussion and direction regarding zoning and undeveloped land issues in the Coit Road/President George Bush Turnpike area.

**REMARKS:**

At the Planning & Zoning Commission meeting on November 19, 2011, during consideration of Zoning Case 2011-25, the Commission requested that staff examine the zoning and development issues for the area bounded by State Highway 190 on the south, Ohio Drive on the west, and the railroad tracks on the north (see attached map), and discuss a new plan for the area. During the past year, the city has received interest in developing property within this area as multifamily residential. On April 25, 2011, the City Council approved a request for 1,500 multifamily units located generally at the northeast corner of Coit Road and Mapleshade Lane. A second rezoning request for multifamily residential (Zoning Case 2011-25) on the west side of Coit Road, north of the existing Wal-Mart is now pending.

The Future Land Use Plan of the Comprehensive Plan designates this area as Major Corridor Development. This development type is expected to include a mix of commercial, office, and technical production uses. Residential development is generally not appropriate in these corridors. Additionally, this area is zoned Corridor Commercial (CC) and Light Industrial-1 (LI-1), which are some of the most flexible zoning districts within the city in regards to allowed uses and provides for a wide range of future economic development and employment-generating opportunities for this area in the future. However, these districts do not allow for residential development. Staff is seeking direction from the Commission on several issues pertaining to the city's existing land use policies and issues related to development in this area.

**BACKGROUND:**

In 2000, CC zoning was applied to almost all of the land in the Coit Road/Bush Turnpike area, with the exception of properties immediately adjacent to the railroad. Since this

area contained most of the remaining undeveloped land zoned for industrial uses in western Plano, some LI-1 zoning was retained for future industrial economic development prospects.

Development in this area began in the mid-1980s with the construction of Sam's Club and several automotive uses along the west side of Coit Road. In 2002, Wal-Mart, along with several restaurant pad sites, were built north of Mapleshade Lane. Until recently, properties west of Wal-Mart and Sam's Club lacked sanitary sewer service, which has delayed additional development in the area east of Ohio Drive. After being rezoned to CC, the east side of Coit Road began to develop in the early 2000s as well, with Central Market and the shopping center at the northeast corner of the intersection. A hotel, fitness club, and small medical and general offices were built as the Mapleshade Drive and Silverglen Drive connection was completed. The most recent development in this area is Atmos Energy's service yard and training facility located on the north side of Mapleshade Lane, adjacent to the railroad tracks. The remaining vacant land in the area comprises approximately 173 acres, which is approximately 4.4% of the remaining undeveloped land within the city.

## **ISSUES:**

The following are issues for the Planning & Zoning Commission to consider pertaining to zoning and development in the Coit Road/Bush Turnpike area.

### **Zoning and Land Use**

The Commission needs to consider whether additional residential zoning is appropriate for this area, or if the remaining undeveloped land should be preserved for economic development and employment-generating uses. Allowing residences in major corridors deviates from past policies of the city which promote creating contiguous neighborhoods in areas that have access to necessary services such as local parks and schools. It's generally not appropriate to introduce residential development into areas intended for commercial uses as the existing city and school services and infrastructure are typically not planned for residential uses. Furthermore, if residential uses are allowed in proximity to nonresidential zoning districts such as the existing LI-1 zoning within this area, then future commercial and industrial developments may create conflicts with regard to noise, traffic, and other concerns.

If the Commission believes residential zoning is appropriate within this area, where should these types of uses be located, and will this necessitate other policy changes in regard to how the city views residential development in major corridors? Should residential development be limited to multifamily only, or is single-family appropriate? The Commission should also consider if there are other uses that could be supported in the area. If the Commission believes that additional residential zoning is not appropriate in this area, then consideration should be given to whether the existing zoning classifications be left in place, as the existing CC and LI-1 zoning will provide for a wide variety of commercial and industrial opportunities for future development. Additionally, the Commission should consider if portions of the existing CC and LI-1 districts are rezoned, where will more intensive commercial uses be able to develop within the city?

## **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; however, 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. One reason for the 1,200-foot separation is that the proximity of residential use to an expressway is not an ideal livable residential environment. It recognizes the noise and other environmental impacts of living near major expressways and lessens the need for costly sound walls if improvements are made to the expressway. The setback area allows for commercial development to serve as a buffer for residential uses located beyond the 1,200-foot distance. In this area, the 1,200-foot distance has been noted per the attached map.

The Commission revisited the 1,200-foot 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.

As with other areas of the city where the Commission and Council have been requested by developers to allow residential uses within the expressway corridors, the Commission needs to consider whether residential uses are appropriate within the Bush Turnpike corridor, and if yes, which residential uses should be allowed and should they be limited to a minimum setback distance?

## **Access**

One of the contributing factors that could inhibit development in the corridor is the limited access to certain properties. Due to the lack of a frontage road along the Bush Turnpike west of Coit Road, some parcels have access only from Coit Road, Ohio Drive, and/or Mapleshade Lane. This limits the opportunities afforded to some property owners. Furthermore, on the east side of Coit Road, Mapleshade Lane is not fully constructed; it currently ends at the intersection with Silverglen Drive. The city is planning to connect Mapleshade Lane to the frontage road of State Highway 190, but this project is not expected to start until sometime in late 2012. Regardless of the type of development that ultimately occurs, property owners should work together to create access agreements between prospective developments so that each parcel has the access it needs to make future development feasible.

The city's Thoroughfare Plan calls for an additional street to be constructed to connect Mapleshade Lane with Coit Road, north of the existing Wal-Mart. If residential development is allowed in this area, it may not be appropriate to connect this street to nonresidential zoned properties. The Commission needs to consider the access issues in this area.

## **Utilities**

Water and sanitary sewer services are available to serve the properties within this area. The lack of adequate sanitary sewer capacity may have inhibited development from occurring previously within the area west of Coit Road. A few years ago, the city installed a lift station to address sanitary sewer issues and sized sewer lines assuming commercial development given the city's Future Land Use Plan recommendation. The available sanitary sewer capacity is sufficient to handle additional commercial development in the area; however, property owners may be responsible for making improvements to the sanitary sewer system to increase the system capacity if more properties were to be rezoned for residential use.

## **Schools**

Plano Independent School District (PISD) has not planned for a school site in this area. Rezoning properties to allow for additional residential uses could potentially impact school capacities long-term. In recent conversations with PISD, representatives have stated that several schools which future residents in this area may feed into are already at capacity. Proposed residential development in adjacent cities will also impact the area schools.

## **Property Owner Comments**

On November 18, 2011, staff met with property owners and representatives within this area. Below, are comments received from the meeting participants for your consideration:

- The existing development seems piecemeal and disjointed.
- This land has remained undeveloped for a long time.
- The current zoning is not appropriate for the area. Properties have been marketed for uses ranging from office, warehouse/distribution, data center, regional theater, and various other commercial uses with limited success. The existing retail in the area has performed well in some cases and has struggled in others.
- The city needs to provide zoning which would allow this area to develop as a "destination" to attract businesses and customers.
- Mixed use developments could be a possibility in this area.
- The city should consider offering incentives in order to attract development.
- Adequate access needs to be provided to all property owners through additional streets and/or access easements through adjacent properties.
- There needs to be an interconnectivity of land uses.
- There will probably never be an office development on the north side of Mapleshade Lane.
- The city should develop a cohesive vision for the area.

Several of the property representatives may be in attendance at the Commission's meeting on December 19, 2011, and may want to offer comments.

## **Summary**

Staff recognizes that there is not a “one size fits all” approach for the ultimate development of the remaining land in this area. Appropriate development types for major corridors may be different than what is appropriate for a parcel of land in an interior location. Undeveloped land should be viewed as a resource and opportunity for cities and not necessarily a problem to be immediately resolved. It is the city’s responsibility to provide appropriate zoning, services, and infrastructure to undeveloped properties so that the properties can develop successfully. The Commission should work to develop a long-term perspective for this area that aligns with the ultimate goals of the city.

Staff offers the following issues for consideration:

- Is additional residential zoning appropriate for the Coit Road/Bush Turnpike area? Where should these uses be located, and should there be a setback for residential uses from the Bush Turnpike? Should residential development be limited to multifamily only or is single-family appropriate?
- What impact will additional residential development have on the provision of city and school services?
- Should the city reserve land for future economic development and employment generating uses within the Coit Road/Bush Turnpike area?
- Is the city’s Future Land Use designation of Major Corridor Development still appropriate for this area?
- Is the existing CC and LI-1 zoning still appropriate for existing undeveloped commercial property in this area?
- Are there any other uses or zoning classifications that should be considered in this area?
- Is there any other direction the Commission would like to provide?

## **RECOMMENDATION:**

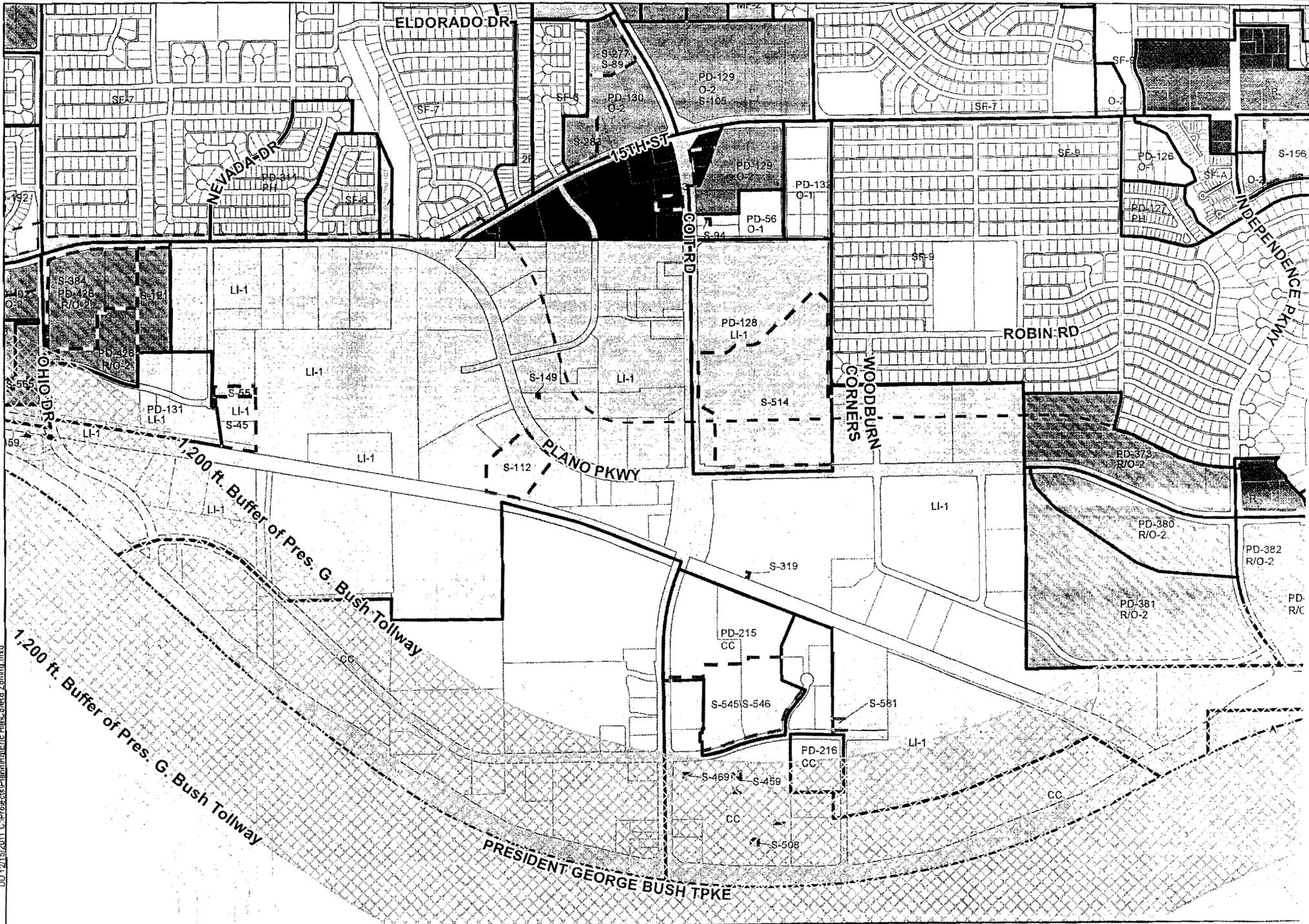
Recommended that the Commission provide direction regarding zoning and undeveloped land issues related to the Coit Road/Bush Turnpike area.



# Area Zoning Map

Date: December, 2011

Source: City of Plano, GIS Division



DD:12/15/2011 C:\Projects\Plano\GIS\HRC\AreaZoning.mxd