

**PLANNING & ZONING COMMISSION
 PLANO MUNICIPAL CENTER
 1520 K AVENUE
 May 2, 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>	
1	Call to Order/Pledge of Allegiance	
2	Approval of Agenda as Presented	
3	Approval of Minutes for the April 18, 2011, Planning & Zoning Commission meeting	
4	<p>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>	
5a BM	<p>Conveyance Plat: Beverly Hills Estates I Addition, Block A, Lot 1 & Beverly Hills Estates II Addition, Block F, Lot 1 - Two conveyance lots on 14.9± acres located at the northeast corner of Ohio Drive and Rasor Boulevard. Zoned Retail. Neighborhood #1. Applicant: Florida Etoile, Inc.</p>	

<p>5b BM</p>	<p>Revised Conveyance Plat: Tinseltown Addition, Block A, Lots 6, 7, 8, & 9 - Four conveyance lots on 15.9± acres located on the east side of Dallas North Tollway, 220± feet south of Windhaven Parkway. Zoned Regional Employment and Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #30. Applicant: AOS/Wattsec BD LLC</p>	
<p>5c KP</p>	<p>Revised Conveyance Plat: Palomino Crossing Addition, Block 1, Lots 1 & 2 - Two conveyance lots on 55.0± acres located at the southeast corner of State Highway 121 and Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #14. Applicant: Sealy Spring Creek Partners, L.P.</p>	
<p><u>END OF CONSENT AGENDA</u></p>		
<p><u>PUBLIC HEARINGS</u></p>		
<p>6A KP</p>	<p>Public Hearing: Zoning Case 2011-08 - Request to rezone 8.8± acres located on the south side of 14th Street, 174± feet east of Star Court from Planned Development-202-Research/Technology Center to Planned Development Single-Family Residence-6. Zoned Planned Development-202-Research/Technology Center. Applicant: Sammy Jibrin</p>	
<p>6B KP</p>	<p>Concept Plan: Medina Villas - 45 Planned Development-Single-Family Residence-6 lots on 8.8± acres located on the south side of 14th Street, 174± feet east of Star Court. Zoned Planned Development 202-Research/Technology Center. Neighborhood #69. Applicant: Sammy Jibrin</p>	
<p>7A BM</p>	<p>Public Hearing: Zoning Case 2011-09 - Request to rezone 1.1± acres located on the north side of 11th Street, east and west of E Avenue, from Corridor Commercial to Planned Development-General Residential. Zoned Corridor Commercial. Applicant: Habitat for Humanity of Southern Collin County</p>	
<p>7B BM</p>	<p>Concept Plan: Habitat 11th Street Addition - 10 Planned Development-General Residential lots on 1.1± acres located on the north side of 11th Street, east and west of E Avenue. Zoned Corridor Commercial. Neighborhood #67. Applicant: Habitat for Humanity of Southern Collin County</p>	
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>8 EH</p>	<p>Preliminary Site Plan: John Paul II Athletic Complex, Block A, Lot 1 - Private school on one lot on 12.5± acres located at the northeast corner of Plano Parkway and Woodburn Corners. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Neighborhood #64. Applicant: John Paul II High School</p>	

<p>9 EH</p>	<p>Discussion & Direction: Religious Facilities Operating Onsite Homeless Shelters - Discussion and direction regarding allowing religious facilities to sponsor or operate onsite homeless shelters. Applicant: City of Plano</p>	
<p>10</p>	<p>Items for Future Discussion - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p> <p>Council Liaisons: Council Members Harry LaRosiliere and André Davidson</p> <p style="text-align: center;">ACCESSIBILITY STATEMENT</p> <p>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.</p>	

**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 30 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

May 2, 2011

Agenda Item No. 5a

Conveyance Plat: Beverly Hills Estates I Addition, Block A, Lot 1 &
Beverly Hills Estates II Addition, Block F, Lot 1

Applicant: Florida Etoile, Inc.

Two conveyance lots on 14.9± acres located at the northeast corner of Ohio Drive and Rasor Boulevard. Zoned Retail. Neighborhood #1.

The purpose of the conveyance plat is to subdivide a tract of land into two lots and dedicate easements necessary for the future development of the lots.

Recommended for approval as submitted.

Agenda Item No. 5b

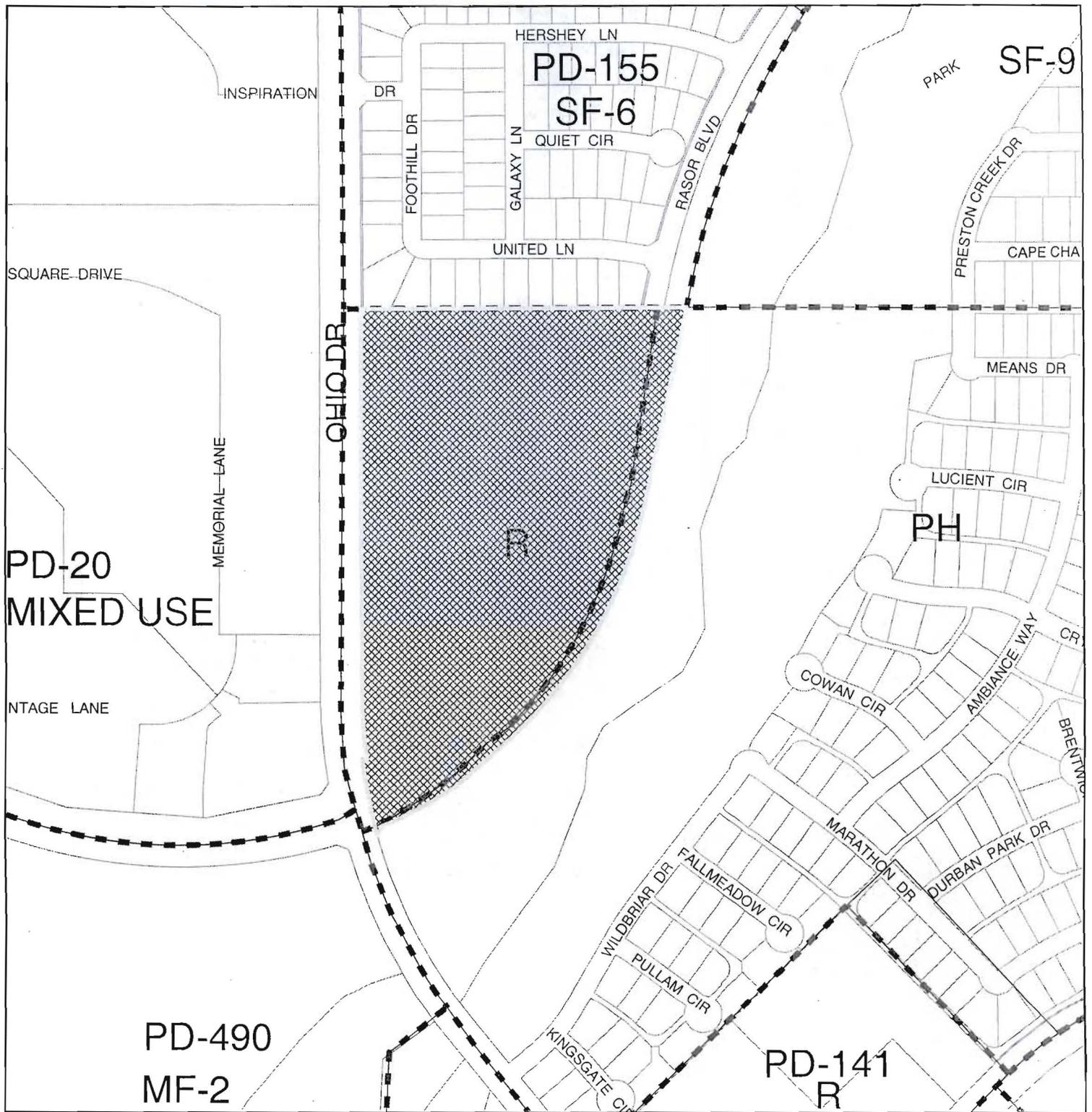
Revised Conveyance Plat: Tinseltown Addition, Block A, Lots 6, 7, 8, & 9

Applicant: AOS/Wattsec BD LLC

Four conveyance lots on 15.9± acres located on the east side of Dallas North Tollway, 220± feet south of Windhaven Parkway. Zoned Regional Employment and Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #30.

The purpose for the revised conveyance plat is to replat Lot 6, Block A of Tinseltown Addition and Lots 3 and 4, Block 1, of the Wattsec Addition into four lots, as well as consolidate the property into one addition name (Tinseltown Addition).

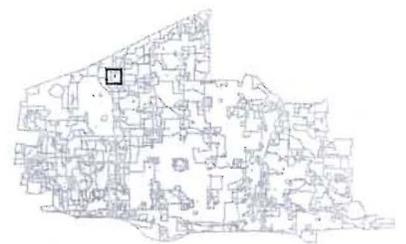
Recommended for approval as submitted.



Item Submitted: CONVEYANCE PLAT

Title: BEVERLY HILLS ESTATES ADDITION
BLOCK A, LOTS 1 & 2

Zoning: RETAIL

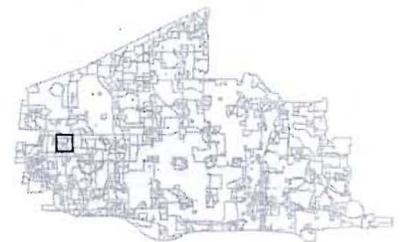


○ 200' Notification Buffer



Item Submitted: REVISED CONVEYANCE PLAT

Title: TINSELTOWN ADDITION
BLOCK A, LOTS 6, 7, 8, & 9



Zoning: REGIONAL COMMERCIAL & REGIONAL EMPLOYMENT/
DALLAS NORTH TOLLWAY OVERLAY DISTRICT

○ 200' Notification Buffer



OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS ACRES OF SUNSHINE, AOB-WATTEC BD, LLC, and WATTEC, LTD. are the owners of a tract of land out of the C. Luttrell Survey, Abstract No. 522, in the City of Plano, Collin County, Texas, being all of Lot 6, Block A, and Revised Conveyance Plat, Tinseltown Addition, Lots 5 and 6, Block A, an addition to the City of Plano according to the plat thereof recorded in Cabinet 2010, Page 2 of the Map Records of Collin County, Texas, being all of Lots 3 and 4, Block 1 of Wattec Addition, an addition to the City of Plano according to the plat thereof recorded in Cabinet N, Page 747 of the Map Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at an X in concrete found in the east right-of-way line of the Dallas North Tollway (variable width ROW) at the northeast corner of Lot 6, Block A of Tinseltown Addition, Lot 6, Block A, an addition to the City of Plano according to the plat thereof recorded in Cabinet 2010, Page 2 of the Map Records of Collin County, Texas;

THENCE with said east right-of-way line, the following courses and distances to wit: North 00°34'17" West, a distance of 131.60 feet to a 5/8" iron rod found for corner; North 00°30'15" West, a distance of 293.05 feet to a 5/8" iron rod set with a plastic cap stamped KWA (hereinafter called 5/8" iron rod set) for corner; North 04°30'11" East, a distance of 150.49 feet to a 5/8" iron rod set for corner; North 00°31'00" West, a distance of 172 feet to a 1/2" iron rod found for the southwest corner of Lot 1 of said Wattec Addition;

THENCE with the south lines of Lot 1 of said Wattec Addition, North 89°27'09" East, a distance of 281.05 feet to an X in concrete set for the southeast corner of said Lot 1;

THENCE with the east line of said Lot 1, North 04°19'32" West, a distance of 1.94 feet to a nail found for the southwest corner of Lot 6 of said Wattec Addition;

THENCE with the south line of said Lot 2, North 82°29'09" East, a distance of 619.79 feet to a 5/8" iron rod set for corner in the west right-of-way line of Parkwood Boulevard (variable width ROW);

THENCE with the west right-of-way line of Parkwood Boulevard, the following courses and distances to wit: South 04°20'22" East, a distance of 106.24 feet to a 1" iron rod found for corner; South 00°33'02" East, a distance of 453.82 feet to a 1" iron rod found at the beginning of a tangent curve to the right with a radius of 965.70 feet, a central angle of 84°27'48", and a chord bearing and distance of South 00°47'17" West, 146.08 feet; Southwesterly with said curve, an arc distance of 146.72 feet to a 5/8" iron rod found for corner; South 00°58'02" West, a distance of 147.82 feet to an X in concrete found for the northeast corner of Lot 2H, Block A of Tinseltown Addition, an addition to the City of Plano according to the plat thereof recorded in Cabinet L, Page 136 of the Map Records of Collin County, Texas;

THENCE with the north line of said Lot 2H and Lot 4 of said Tinseltown Addition, the following courses and distances to wit: South 89°13'12" West, a distance of 155.92 feet to a pin nail found for corner; North 00°46'43" West, a distance of 71.96 feet to a 1/2" iron rod found for corner; North 89°13'12" West, a distance of 641.36 feet to an X in concrete found in the east line of said Lot 5;

THENCE with the east line of said Lot 5, North 00°45'48" West, a distance of 36.97 feet to an X in concrete found at the beginning of a tangent curve to the left with a radius of 50.00 feet, a central angle of 90°30'00", and a chord bearing and distance of North 45°46'48" West, 70.71 feet;

THENCE with the north line of said Lot 5, the following courses and distances to wit: Northwesterly with said curve, an arc distance of 78.54 feet to an X in concrete found for corner; South 89°13'12" West, a distance of 158.83 feet to the POINT OF BEGINNING and containing 15.9379 acres or 694.732 square feet of land;

Beating system based on measurements found in the east right-of-way line of the Dallas North Tollway per the plat of Lot 6, Block A, and Revised Conveyance Plat, Lot 6, Block A, Tinseltown Addition, an addition to the City of Plano according to the plat thereof recorded in Cabinet L, Page 336 of the Map Records of Collin County, Texas.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ACRES OF SUNSHINE, LTD., AOB-WATTEC BD, LLC, and WATTEC, LTD., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the heretofore described property as "TINSELTOWN ADDITION, LOTS 6, 7, 8 AND 9, BLOCK A, an addition to the City of Plano, Texas, and does hereby dedicate in fee simple, to the public use herein, the streets and ways shown thereon. The streets and ways are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use hereon, for the purposes indicated on this plat, for 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. Well sites to public utilities being subsurface to the Public Use and City of Plano (see Annex). The City of Plano and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Plano and public utility entities shall in all times have the full right of ingress and egress to or from their respective easements for the purpose of maintaining, reconstructing, repairing, altering, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any other proceeding or permission from anyone.

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fee line easements, as delineated and shown hereon, a tract surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any obstructions, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking of motor vehicles, trailers, boats, or other improvements to the access of the apparatus. The maintenance of parking on the fee line easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fee lines, stating "Time Lane, No Parking". The police in his duty authorized representative is hereby authorized to cause such fee lines and utility easements to be maintained free and undisturbed at all times for the 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 Vehicle and pedestrian use and access, and for Fire Department and Emergency use, at all times, upon and across said premises, with the right and privilege of all times of the City of Plano, its agents, employees, workmen and representatives having ingress, egress, and ingress in, along, upon and across said premises.

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

WITNESS, my hand, this 01 day of 2011.

ACRES OF SUNSHINE, LTD.
A Texas limited liability company

By: RHINOFCO, LLC, a Texas limited liability company
Its General Partner
Ruthledge Haggard, Its General Partner

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Ruthledge Haggard, 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 on this 01 day of 2011.

NOTARY PUBLIC in and for the STATE OF TEXAS

WITNESS, my hand, this 01 day of 2011.

WATTEC, LTD.
A Texas limited partnership

By: SEC Witherspoon/Tollway One, L.C.
A Texas limited liability company
Its General Partner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared [Name], 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 on this 01 day of 2011.

NOTARY PUBLIC in and for the STATE OF TEXAS

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

WITNESS, my hand, this 01 day of 2011.

AOB-WATTEC BD, LLC
A Texas limited liability company

By: RHINOFCO, LLC, a Texas limited liability company
Its General Partner
Ruthledge Haggard, Its Manager

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared [Name], 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 on this 01 day of 2011.

NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, Dane 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 course measurements shown hereon were properly checked under my personal supervision in accordance with the Rules and Regulations of the State Board of Professional Land Surveyors of the State of Texas, Collin County, Texas.

DATED THIS 01 DAY OF 2011.

DANE BROWN
Registered Professional Land Surveyor #6516
KIMLEY-HORN AND ASSOCIATES, INC.
12704 Park Central Drive, Suite 100
Dallas, Texas 75241
(972) 776-1300



STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Dane 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, in the capacity hereon stated and as the act and deed of said corporation.

GIVEN under my hand and seal of office on this 01 day of 2011.

NOTARY PUBLIC in and for the STATE OF TEXAS

CERTIFICATE OF APPROVAL

APPROVED on this 01 day of 2011 by the Planning & Zoning Commission, City of Plano, Texas.

CHAIRMAN, PLANNING & ZONING COMMISSION

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared [Name], 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 on this 01 day of 2011.

NOTARY PUBLIC in and for the STATE OF TEXAS

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 [Name], 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 on this 01 day of 2011.

NOTARY PUBLIC in and for the STATE OF TEXAS

THE PURPOSE OF THIS REVISED CONVEYANCE PLAT IS TO COMBINE LOT 6, BLOCK A OF TINSELTOWN ADDITION AND LOTS 3 AND 4, BLOCK 1, WATTEC ADDITION AND SUBDIVIDE THIS ADDITION INTO FOUR LOTS

REVISED CONVEYANCE PLAT
TINSELTOWN ADDITION
LOTS 6, 7, 8 AND 9, BLOCK A

Being a revised conveyance plat of Lot 6, Block A, Tinseltown Addition, Lots 5 and 6, Block A, recorded in Cabinet 2010, Page 2 of the Map Records of Collin County, Texas and Lots 3 and 4, Block 1 of Wattec Addition, recorded in Cabinet N, Page 747 of the Map Records of Collin County, Texas BEING 15.9379 ACRES

SITUATED IN THE C. LUTTRELL SURVEY, ABSTRACT NO. 522 CITY OF PLANO, COLLIN COUNTY, TEXAS

Kimley-Horn and Associates, Inc. 12704 Park Central Drive, Suite 100 Dallas, Texas 75241 Tel: No. (972) 776-1300 Fax: No. (972) 776-1300

Table with columns: Date, Drawn by, Checked by, Date, Project No., Sheet No. Values: 1-30, DAB, MMK, 01/27/2011, 44421996, 3 OF 2

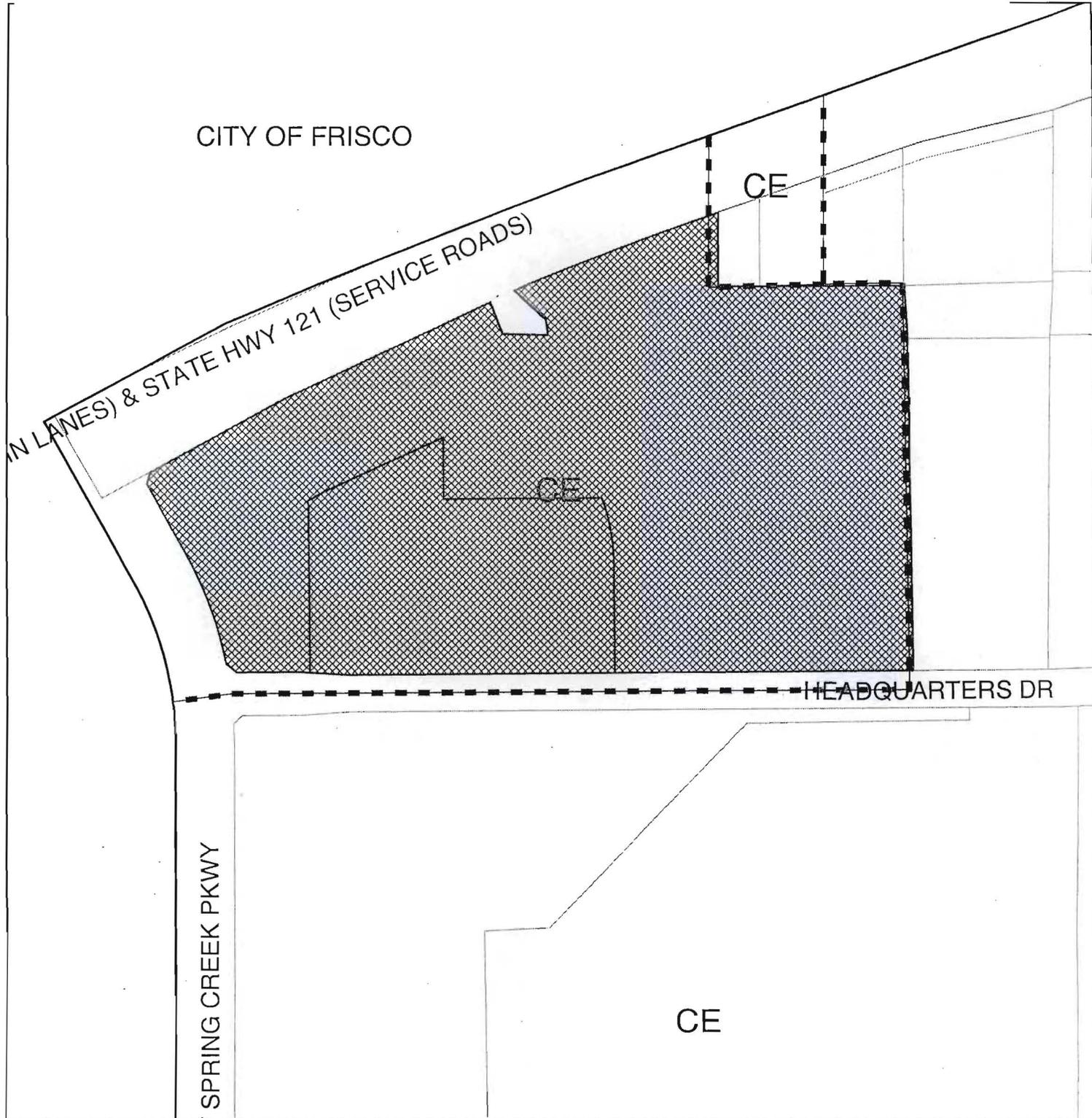
Agenda Item No. 5c

Revised Conveyance Plat: Palomino Crossing Addition, Block 1, Lots 1 & 2
Applicant: Sealy Spring Creek Partners, L.P.

Two conveyance lots on 55.0± acres located at the southeast corner of State Highway 121 and Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #14.

The purpose of the conveyance plat is to dedicate and abandon easements necessary for development of the property.

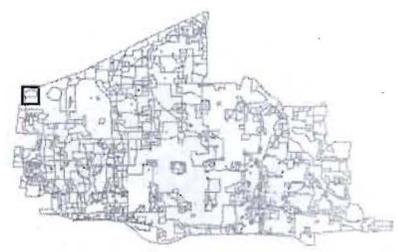
Recommended for approval as submitted.



Item Submitted: REVISED CONVEYANCE PLAT

Title: PALOMINO CROSSING ADDITION
BLOCK 1, LOTS 1 & 2

Zoning: COMMERCIAL EMPLOYMENT

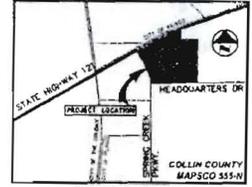
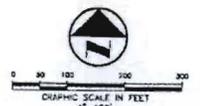


○ 200' Notification Buffer

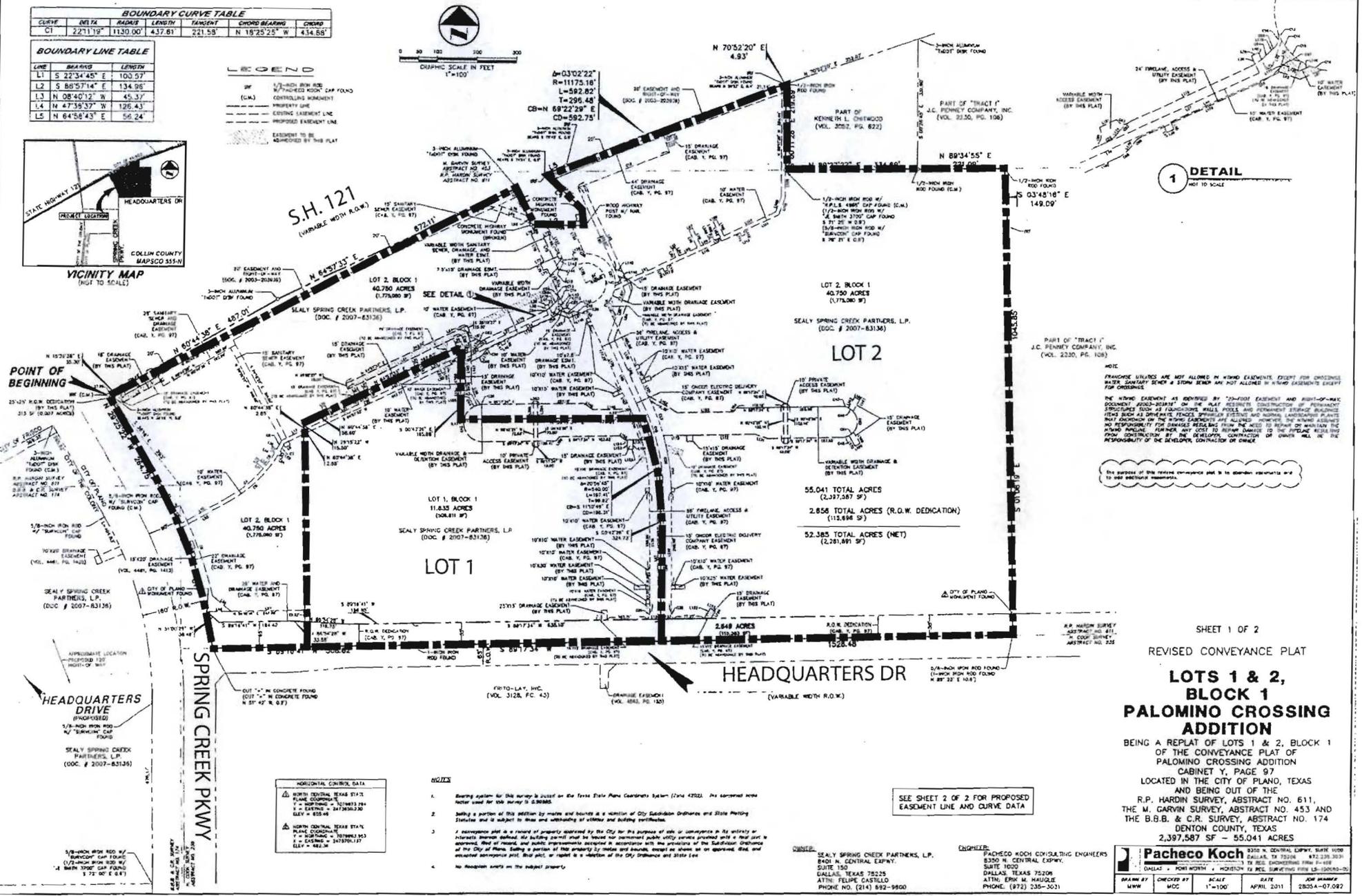
CURVE	DELTA	RAADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	221.19°	1130.00'	437.61'	221.58'	N 19°25'25" W	434.88'

LINE	BEARING	LENGTH
L1	S 22°34'43" E	100.57'
L2	S 88°57'14" E	134.95'
L3	N 08°40'12" W	45.37'
L4	N 47°39'37" W	126.43'
L5	N 64°56'43" E	56.24'

LEGEND
 --- 1/2" - 3/4" HIGH IRON W/ 1/2" GALVANIZED CAP FOUND
 --- CONTROLLING INSTRUMENT
 --- PROPERTY LINE
 --- EXISTING EASEMENT LINE
 --- PROPOSED EASEMENT LINE
 EASEMENT TO BE ADMITTED BY THIS PLAT



VICINITY MAP
(NOT TO SCALE)



1 DETAIL
(NOT TO SCALE)

The purpose of this revised conveyance plat is to amend volumetric and to add easement information.

SHEET 1 OF 2

REVISED CONVEYANCE PLAT

**LOTS 1 & 2,
BLOCK 1
PALOMINO CROSSING
ADDITION**

BEING A REPLAT OF LOTS 1 & 2, BLOCK 1 OF THE CONVEYANCE PLAT OF PALOMINO CROSSING ADDITION CABINET Y, PAGE 97 LOCATED IN THE CITY OF PLANO, TEXAS AND BEING OUT OF THE R.P. HARDIN SURVEY, ABSTRACT NO. 611, THE M. GARVIN SURVEY, ABSTRACT NO. 453 AND THE B.B.B. & C.R. SURVEY, ABSTRACT NO. 174 DENTON COUNTY, TEXAS 2,397,587 SF - 55.041 ACRES

SEE SHEET 2 OF 2 FOR PROPOSED EASEMENT LINE AND CURVE DATA

- NOTES**
1. Bearing system for this survey is based on the Texas State Plane Coordinate System (Texas 4202). All horizontal measurements are based on the survey of 0.908665.
 2. A portion of this plat is subject to rules and ordinances of utility and building construction.
 3. A easement plat is a record of property acquired by the City for the purpose of use or enjoyment in the utility or otherwise through easement. No building shall be erected nor permanent public utility services provided until a final plat is approved. All of records and public improvements recorded in accordance with the jurisdiction of the Board of Directors of the City of Plano. A portion of this plat is subject to rules and ordinances, record no shown on an approved plat and related easement plat. This plat is subject to the City Ordinance and State Law.
 4. No easement exists on the subject property.

HORIZONTAL CONTROL DATA

NORTH CENTRAL TEXAS STATE PLANE COORDINATE	3114831.284
EASTING = 3114831.284	629.96
NORTH CENTRAL TEXAS STATE PLANE COORDINATE	307881.953
EASTING = 307881.953	482.36

OWNER:
SEALY SPRING CREEK PARTNERS, L.P.
8401 N. CENTRAL EXPY.
SUITE 150
DALLAS, TEXAS 75225
ATTN: FELIPE CASTILLO
PHONE NO. (214) 882-9900

ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS
8330 N. CENTRAL EXPY.
SUITE 1000
DALLAS, TEXAS 75208
ATTN: ERIC M. MAJOLE
PHONE: (972) 235-3631

Pacheco Koch 8330 N. CENTRAL EXPY., SUITE 1000
DALLAS, TX 75208 972.235.3631
10100
DALLAS, TEXAS 75208
ATTN: ERIC M. MAJOLE
PHONE: (972) 235-3631

DATE: APRIL 2011
JOB NUMBER: 2009A-07-082

PROPERTY DESCRIPTION

MEDICAL: SEALY SPRING CREEK PARTNERS, L.P. are the owners of a 55.01 acre tract of land situated in the R.P. Hardin Survey, Abstract No. 611, 1/4 M. Garvin Survey, Abstract No. 433 and the B.B.B. & C.R. Survey, Abstract No. 174, Denton County, Texas...

RECORDING: a 1/2-inch iron rod with "Pacheco Koch" cap found at the corner of the intersection of the north-south right-of-way of State Highway 121...

INDEXX: in a north-south direction, along the east south line of State Highway 121, the following line (2) mile:

North 62 degrees, 44 minutes, 38 seconds East, a distance of 147.01 feet to a 3-inch aluminum nail stamped "TEXAS DEPARTMENT OF TRANSPORTATION, A.G.M. MONUMENT, MON. NO. 1" found at an angle point.

North 61 degrees, 57 minutes, 33 seconds East, a distance of 187.21 feet to a 3-inch aluminum nail stamped "TEXAS DEPARTMENT OF TRANSPORTATION, A.G.M. MONUMENT, MON. NO. 1" found at an angle point.

South 27 degrees, 24 minutes, 42 seconds East, a distance of 100.57 feet to a broken concrete highway monument found at an angle point.

South 88 degrees, 57 minutes, 14 seconds East, a distance of 124.86 feet to a wood flagpole post with nail found at an angle point.

North 08 degrees, 40 minutes, 17 seconds East, a distance of 43.37 feet to a concrete highway monument found at an angle point.

North 09 degrees, 18 minutes, 37 seconds West, a distance of 126.42 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found at an angle point.

North 64 degrees, 38 minutes, 43 seconds East, a distance of 36.24 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found at the beginning of a non-impacted curve to the right.

Along said curve to the right having a central angle of 03 degrees, 02 minutes, 22 seconds, a radius of 11,175.91 feet, a chord bearing and distance of North 89 degrees, 22 minutes, 29 seconds East, 352.75 feet, an arc distance 382.62 feet to the 1/2-inch iron rod with "Pacheco Koch" cap found at end of said curve.

North 78 degrees, 52 minutes, 20 seconds East, a distance of 4.82 feet to a 1/2-inch iron rod found for corner, said point being the intersection of the said south line of State Highway 121 with the west line of any certain tract of land located in Denton County, Texas.

INDEXX: South 02 degrees, 11 minutes, 28 seconds East, measuring the said south line of State Highway 121 along the said west line of the Chisholm tract, a distance of 218.68 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner, said point being the southwest corner of said Chisholm tract.

INDEXX: North 09 degrees, 24 minutes, 35 seconds East, along a south line of said J.C. Purvey tract, a distance of 271.08 feet to a 1/2-inch iron rod found for corner, said point being the southeast corner of said Chisholm tract and the northernmost corner of said J.C. Purvey tract.

INDEXX: in a westerly direction, along a west line of said J.C. Purvey tract, the following line (2) mile:

South 03 degrees, 08 minutes, 16 seconds East, a distance of 1045.83 feet to a 5/8-inch iron rod found for corner at the north-south right-of-way of Meadorville Drive (a variable width right-of-way, 35-foot wide at 0.04 miles).

INDEXX: in a westerly direction, along the said north line of Meadorville Drive, the following line (2) mile:

South 88 degrees, 17 minutes, 34 seconds East, a distance of 1528.18 feet to a 1-inch iron rod found at an angle point.

South 89 degrees, 16 minutes, 41 seconds East, a distance of 558.52 feet to a 1-inch concrete found for corner at the intersection of the said north line of Meadorville Drive and the said east line of Spring Creek Property, said point being the beginning of a non-impacted curve to the left, from said point a 60' "C" concrete road bears North 31 degrees, 42 minutes East, 82 feet.

INDEXX: in a north-south direction, along the said east line of Spring Creek Property, the following line (2) mile:

Along said curve to the left, having a central angle of 22 degrees, 11 minutes, 19 seconds, a radius of 1180.00 feet, a chord bearing and distance of North 18 degrees, 25 minutes, 25 seconds East, 434.06 feet, an arc distance of 473.61 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found at the end of said curve.

North 28 degrees, 25 minutes, 22 seconds East, a distance of 264.75 feet to the POINT OF BEGINNING.

CONTAINING 2,397,587 square feet of 53.041 acre of land, more or less.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL C. CLOVER, Registered Public Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land made on the ground and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the plotting rules and regulations of the City of Plano, Texas.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office this 21st day of April, 2011.

CHERYL UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF April, 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.

CHERYL UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF April, 2011.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BRUNNAGE AND BENDERMAN EXHIBIT

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 conditions which shall be binding upon the Owners, their heirs, assigns and successors: The parties of Part I do hereby agree that the plat is subject to the following conditions...

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.

CHERYL UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF April, 2011.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 _____, 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.

CHERYL UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF April, 2011.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 _____, 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.

CHERYL UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF April, 2011.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 _____, 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.

CHERYL UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF April, 2011.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SEALY SPRING CREEK PARTNERS, L.P. acting through and through its duly authorized officers, does hereby adopt this plat designating the identified property as LOTS 1 & 2, BLOCK 1, PALMINO CROSSING ADDITION, in addition to the City of Plano, Texas, and does hereby dedicate to the public, for public use forever, the streets, alleys, public use areas, and easements shown thereon, the streets and the other area for the purposes indicated on this plat. All dedications, grants, trusts, powers, or other improvements or interests shall be construed as intended upon the City of Plano, Texas, and the City of Plano shall have the right to remove and cause removal of any such improvements or interests at any time.

The undersigned does hereby warrant and agree that the Access Easement may be utilized by any person on the general public for ingress and egress to and from the property and for the purposes of General Public utility and protection use and access, and the Fire Department and Emergency use, in, along, upon and across said easement and the right and privilege of all lines of the City of Plano, its agents, employees, vendors and representatives having ingress, egress, and repair in, along, upon and across said premises.

The undersigned does warrant and agree that the Access Easement may be utilized by any person on the general public for ingress and egress to and from the property and for the purposes of General Public utility and protection use and access, and the Fire Department and Emergency use, in, along, upon and across said easement and the right and privilege of all lines of the City of Plano, its agents, employees, vendors and representatives having ingress, egress, and repair in, along, upon and across said premises.

This Conveyance Plat is approved subject to all zoning ordinances, rules, regulations and resolutions of the City of Plano, Texas.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office this 21st day of April, 2011.

SEALY SPRING CREEK PARTNERS, L.P.

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 Scott P. Brannage, 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.

CHERYL UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF April, 2011.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS

COUNTY OF COLLIN

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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS

COUNTY OF COLLIN

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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS

COUNTY OF COLLIN

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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS

COUNTY OF COLLIN

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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS

COUNTY OF COLLIN

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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS

COUNTY OF COLLIN

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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS

COUNTY OF COLLIN

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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS

COUNTY OF COLLIN

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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS

COUNTY OF COLLIN

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

CHERYL UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF April, 2011.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

EASEMENT LINE TABLE

Table with columns: LINE, BEARING, LENGTH, LINE, BEARING, LENGTH, LINE, BEARING, LENGTH, LINE, BEARING, LENGTH. Contains 14 rows of easement data.

EASEMENT CURVE TABLE

Table with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BEARING, CHORD. Contains 48 rows of curve data.

REVISED CONVEYANCE PLAT
LOTS 1 & 2, BLOCK 1, PALMINO CROSSING ADDITION
BEING A REPLAT OF LOTS 1 & 2, BLOCK 1 OF THE CONVEYANCE PLAT OF PALMINO CROSSING ADDITION CABINET V. PAGE 97

R.P. HARDIN SURVEY, ABSTRACT NO. 611, THE M. GARVIN SURVEY, ABSTRACT NO. 453 AND THE B.B.B. & C.R. SURVEY, ABSTRACT NO. 174 DENTON COUNTY, TEXAS
2,397,587 SF = 55.041 ACRES

Pacheco Koch 8330 N. CENTRAL EXPRESS, SUITE 1000 DALLAS, TX 75248
Pacheco Koch 8330 N. CENTRAL EXPRESS, SUITE 1000 DALLAS, TX 75248
Pacheco Koch 8330 N. CENTRAL EXPRESS, SUITE 1000 DALLAS, TX 75248

Vertical text on the left margin: 20110421 10:58:00 AM

Vertical text on the right margin: 20110421 10:58:00 AM

CITY OF PLANO

PLANNING & ZONING COMMISSION

May 2, 2011

Agenda Item No. 6A

Public Hearing: Zoning Case 2011-08

Applicant: Sammy Jibrin

DESCRIPTION:

Request to rezone 8.8± acres located on the south side of 14th Street, 174± feet east of Star Court **from** Planned Development-202-Research/Technology Center **to** Planned Development Single-Family Residence-6. Zoned Planned Development-202-Research/Technology Center.

REMARKS:

The applicant is requesting to rezone an 8.8± acre tract located on the south side of 14th Street, 174± feet east of Star Court from Planned Development-202-Research/Technology Center (PD-202-RT) to Planned Development Single-Family Residence-6 (PD-SF-6). The subject property is currently undeveloped. The existing PD-202-RT district is intended to create a low density, employment center consisting of office, research, and development facilities, and limited assembly operations. RT districts should generally accommodate several users in a campus environment.

The requested PD-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. 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 zoning request proposes to allow for a minimum lot depth of 90 feet and minimum side yard of six feet. A companion concept plan, Medina Villas, accompanies this rezoning request.

Last year, following the rezoning of approximately 70 acres in this immediate area from PD-202-SF-6 to Single-Family Residence-6 (SF-6) and Single-Family Residence Attached (SF-A) the City Council requested that the Planning & Zoning Commission work with staff to develop a new plan for RT. During these discussions, the P&Z identified the subject property as appropriate for residential development. The property owners were not present during the discussions so the Commission did not recommend a city-initiated rezoning or amendment to the Future Land Use Plan at that time.

Surrounding Land Use and Zoning

The adjacent properties to the west and east of this tract are zoned PD-202-RT. The property to the west is partially developed as a religious facility. To the east is the Plano-Richardson Police Training Academy. To the north, across 14th Street, the property is zoned Planned Development-30-Multifamily Residence-2 (PD-30-MF-2) and is developed as multifamily. To the south the property is zoned Single-Family Attached (SF-A) and is currently undeveloped.

The requested single-family residential zoning is consistent with the SF-A zoning to the south and the existing religious facility to the west. However, it is not consistent with adjacent PD-202-RT zoning as well as other nonresidential zoning within the surrounding area. Areas of concern include:

- This property is located adjacent to the Plano-Richardson Police Training Facility and approximately 1/10 of a mile from the pistol and rifle firing ranges associated with this facility. Depending on ambient noise and weather conditions, noise from both the pistol and rifle ranges can be heard from this site. Firing occurs regularly Monday through Saturday and is not typically conducive to a residential environment.
- Businesses locate in commercial districts where comparable uses are allowed and that have like operations such as truck traffic, loading operations, odors, increased noise levels, and lighting. Similarly, residents locating in a residential development have general expectations of a living environment where they can enjoy their home, both inside and outside in their respective yard area. Introducing residential land uses in an area that historically has been zoned for nonresidential uses where businesses are located creates land use compatibility issues and conflicting interests.

Proposed Planned Development Stipulations

The requested zoning is PD-SF-6. The request proposes to establish a minimum lot depth of 90 feet and a minimum side yard of six feet. The SF-6 zoning district requires a minimum lot size of 6,000 square feet, a minimum lot depth of 100 feet, and a side yard that is six feet or ten percent of the lot width, whichever is greater except as in Section 3.600 (Side Yard Regulations) of the Zoning Ordinance. The applicant is not proposing any other changes to the SF-6 district and would maintain a minimum lot size of 6,000 square feet. This request is due to the overall site configuration, especially the narrowness of the property, which is affecting the lot design and the ability to provide two points of access.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as Research/Technology Center. This request does not conform to the Future Land Use Plan.

Economic Development Element - The Economic Development Element of the Comprehensive Plan establishes a goal of preserving land in employment centers. However, during previous discussions held on the RT district, the Commission determined that this property was not part of the core Research/Technology Center employment district.

Housing Element - The Housing Element of the Comprehensive Plan recognizes that not all residential development will be in a "typical" neighborhood format, with a school and neighborhood park at the center. The plan states that:

"There is an abundance of land zoned for nonresidential uses. Some of these properties are not in a prime location for development and lack the access and visibility required for commercial uses. A reasonable alternative use for these properties may include some form of medium- to high-density housing." In evaluating locations for residential development, the plan also notes the importance of *"Ensure(ing) that alternative neighborhood formats provide functional and appropriate environments."* The area lacks typical residential amenities and surrounding uses, specifically the nearby gun range and recycling uses allowed in the existing Light Industrial-1 and Research/Technology Center zoning districts that are not conducive to a high quality living environment. However, the addition of residential units in this area will create more residential mass and should contribute positively to the living conditions in the area.

Adequacy of Public Facilities - If residential uses are developed on this site, then the existing sanitary system would be insufficient to handle the increased flow when the sanitary sewer drainage basin is fully developed. Therefore, the developer will need to escrow funds to the city to cover a portion of the cost to increase the size of the sewer line. The city would construct the new sewer line in the future when needed.

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

Summary

The applicant is requesting to rezone an 8.8± acre tract located on the south side of 14th Street, 174± feet east of Star Court from Planned Development-202-Research/Technology Center (PD-202-RT) to Planned Development Single-Family Residence-6 (PD-SF-6). The request is not consistent with the city's existing Comprehensive Plan. Due to conflicting land uses adjacent to, and in the immediate vicinity of this property, this property does not appear to offer a high quality living environment as described in the Comprehensive Plan. However, recent rezoning of approximately 70 acres for single-family uses and determinations by the Planning & Zoning Commission support the addition of single-family development in this area.

RECOMMENDATION:

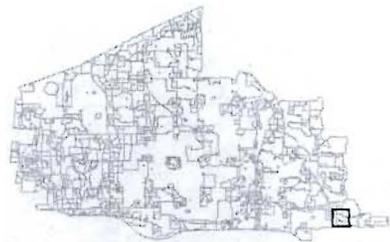
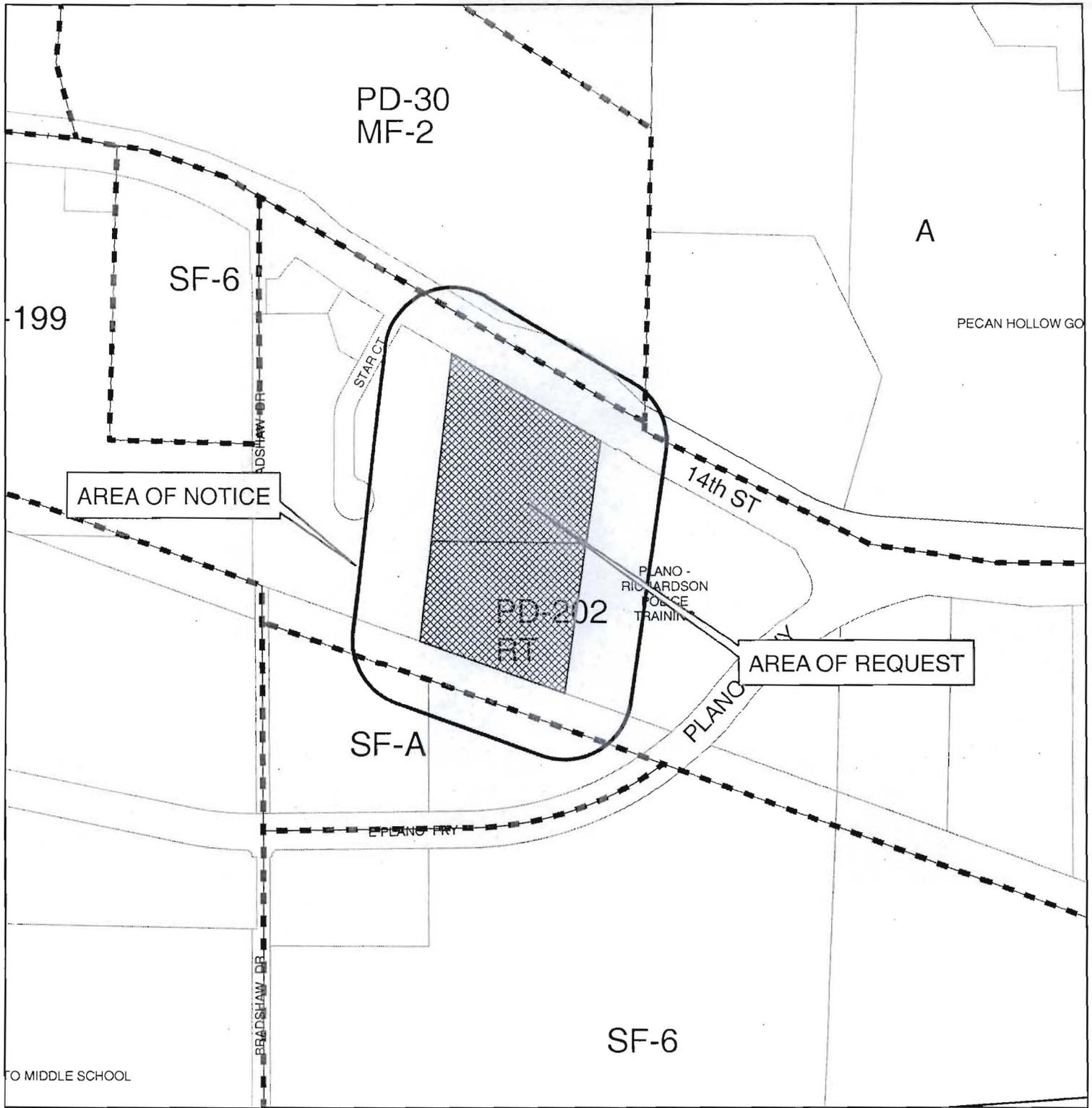
Recommended for approval as follows:

Restrictions:

The permitted uses and standards shall be in accordance with the Single-Family Residence-6 (SF-6) zoning district unless otherwise specified herein.

General Provisions of the Planned Development

1. Minimum lot depth shall be 90 feet.
2. Minimum side yard setback shall be six feet except corner lots shall have a minimum 15 foot side yard setback on the street side.

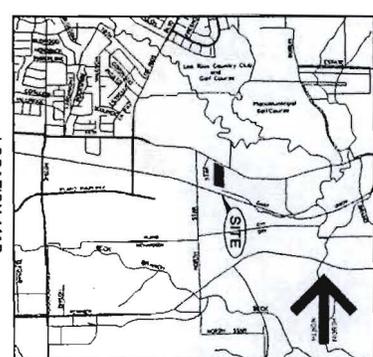
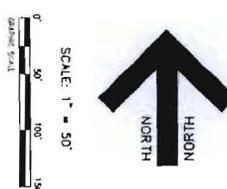
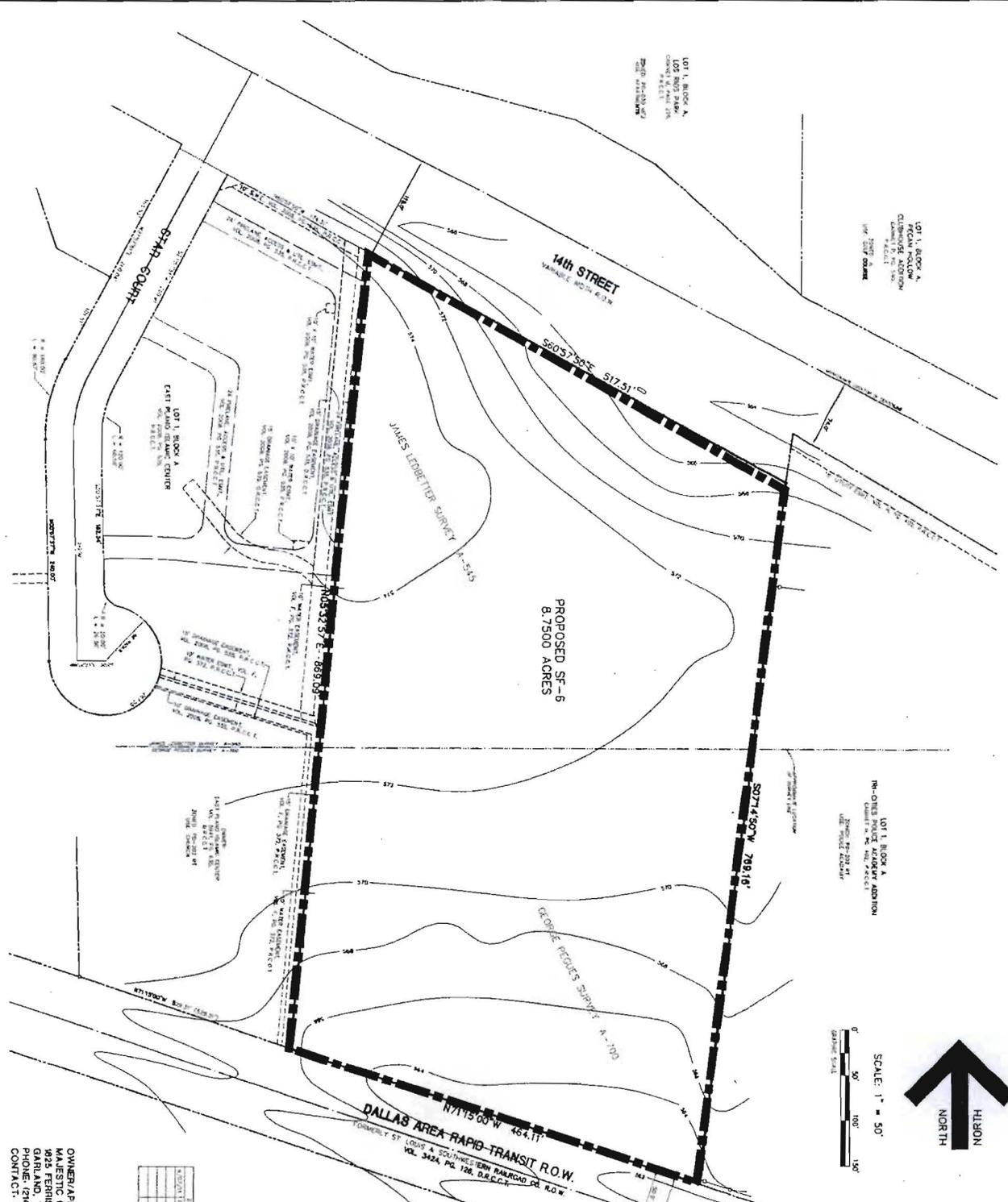


Zoning Case #: 2011-08

Existing Zoning: PLANNED DEVELOPMENT-202-RESEARCH/TECHNOLOGY CENTER



○ 200' Notification Buffer



NOTE: SEPARATION OF THE ZONING CASE ASSOCIATED WITH THIS ZONING CASE, NOT BEING A PART OF THIS ZONING CASE. THE SEPARATION OF THE ZONING CASES IS FOR THE PURPOSES OF THE DEVELOPMENT STANDARDS SHOWN HEREON, OF THE SUBDIVISION OF THE PROPERTY FROM THE STATE OF TEXAS RELATIVE TO DEVELOPMENT OF THE PROPERTY FROM THE ZONING CASE. THIS ZONING CASE IS TO BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

OWNER/APPLICANT:
 MAJESTIC CAST, INC.
 225 TERNING ROAD
 CANTON, TEXAS 75044
 PHONE: (714) 215-1892
 CONTACT: SAMMY JBRN

ZONING CASE NO. 2011-08

ZONING EXHIBIT

MEONIA VILLAGES
 8,750 ACRES
 JAMES LEDBETTER SURVEY, PART 545
 AND
 PLANO, COLLIN COUNTY, TEXAS

JDR ENGINEERS AND CONSULTANTS
 10000 WESTERN BLVD. SUITE 100
 DALLAS, TEXAS 75241
 PHONE: (214) 343-1111
 FAX: (214) 343-1112

DATE: 04/24/2011	PROJECT: S-6	SHEET NO.
SCALE: 1" = 50'	DATE: 04/24/2011	1 OF 1

CITY OF PLANO
PLANNING & ZONING COMMISSION

May 2, 2011

Agenda Item No. 6B

Concept Plan: Medina Villas

Applicant: Sammy Jibrin

DESCRIPTION:

45 Planned Development-Single-Family Residence-6 lots on 8.8± acres located on the south side of 14th Street, 174± feet east of Star Court. Zoned Planned Development 202-Research/Technology Center. Neighborhood #69.

REMARKS:

This concept plan is associated with Zoning Case 2011-08 and is contingent on approval of the zoning case. The concept plan proposes 45 Single-Family Residence-6 lots. The purpose for the concept plan is to show the proposed lot and street layout for the development. The proposed development has access from 14th Street.

The applicant is requesting a variance to the Subdivision Ordinance. Subsection 15 (Street and Alley Length) (a) of Section 5.4 (Streets and Thoroughfares) of Article V (Requirements for Public Improvements, Reservation and Design) of the Subdivision Ordinance requires that streets and alleys shall not exceed 1200 feet in length between intersections (outlets). Street and alley lengths longer than those specified in this section require approval of a variance. The ordinance goes on to state that:

In reviewing a variance, the Commission shall consider the following:

- i. Alternative designs which would reduce street or alley length;
- ii. The effect of overlength streets or alleys on access, congestion and delivery of municipal services; and
- iii. Means of mitigation, including but not limited to increased street width, mid-block turnarounds, limitation on the number of lots to be created and served, temporary points of access, and additional fire protection measures.

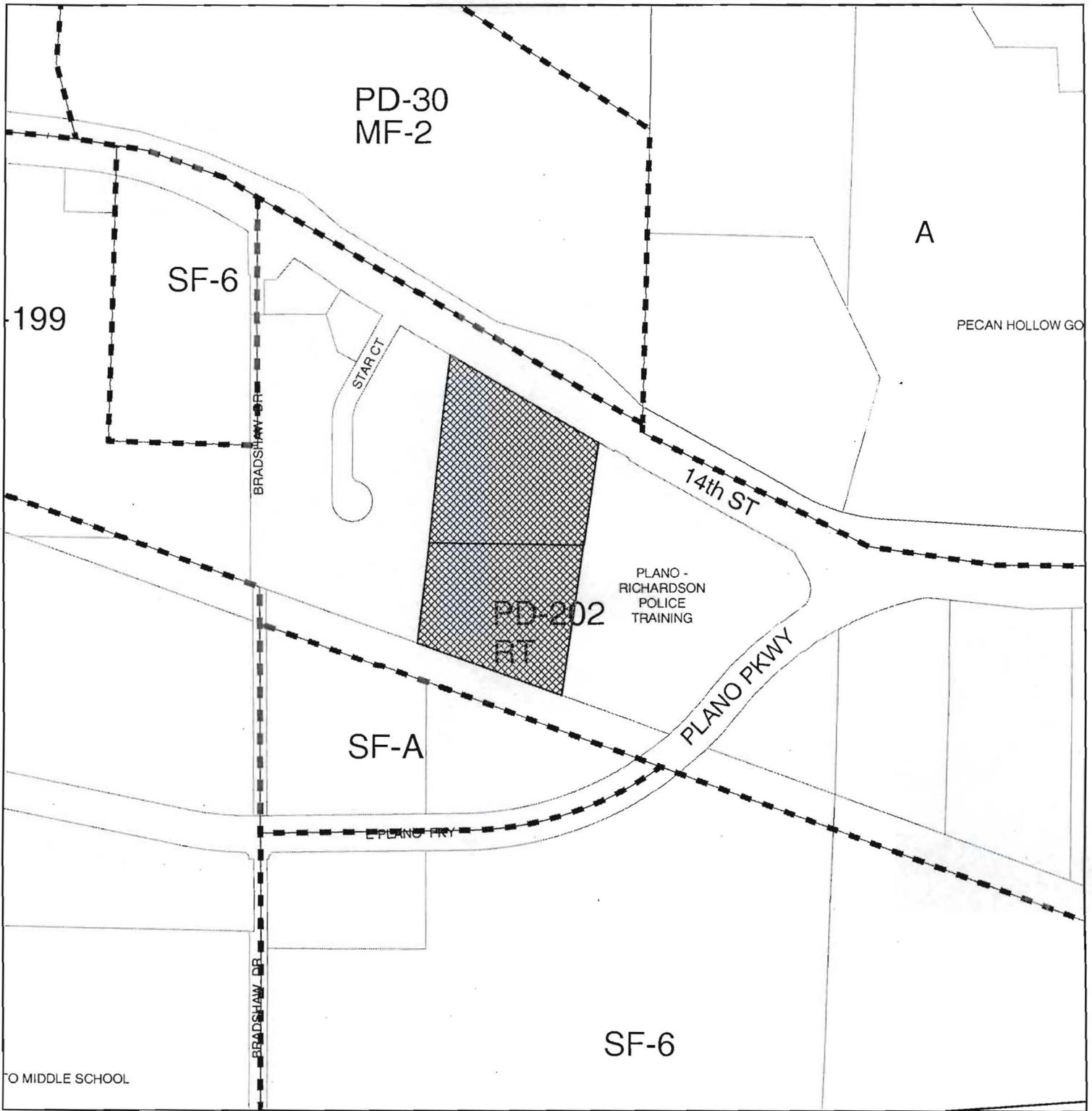
The reason for the request is due to the narrowness of the property which is affecting the lot design (as noted in Zoning Case 2011-08) and the ability to provide two points of access. The proposed looped street design appears to provide the best alternative for providing access to these lots. To mitigate the overlength streets, the applicant is proposing to sprinkle all the homes. The Fire Department supports the variance request.

Section 1.11 (Variances) of Article 1 (General Provision) of the Subdivision Ordinance gives the Planning & Zoning Commission the authority to grant a variance where the Commission finds that unreasonable hardships or difficulties may result from the strict compliance with these regulations and/or the purposes of these regulations may be served to a greater extent by an alternative proposal.

RECOMMENDATION:

Recommended for approval subject to:

1. City Council approval of Zoning Case 2011-08.
2. The Planning & Zoning Commission granting a variance to the maximum permitted street length.
3. Fire Department approval of a variance to the maximum 1200 foot street length requirement.



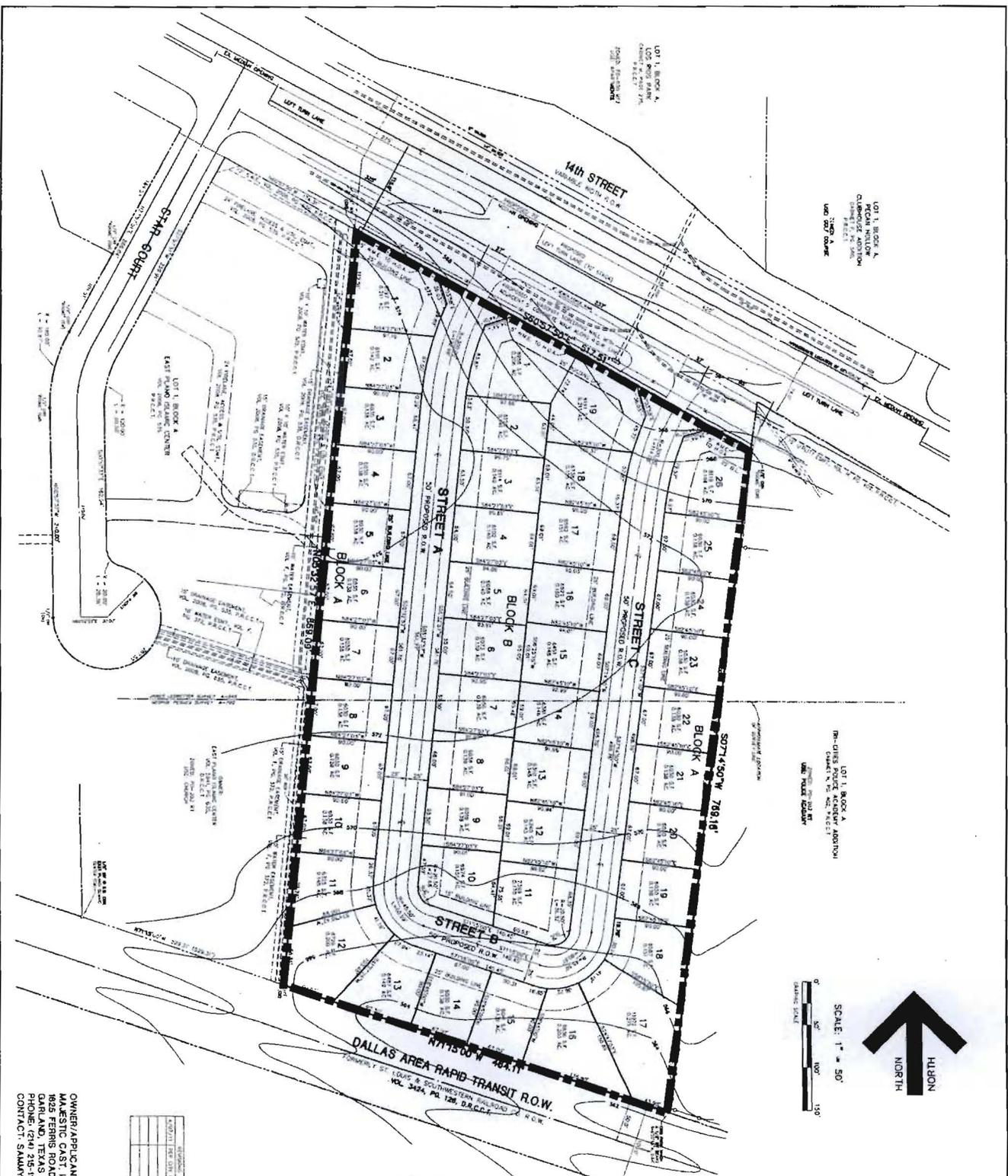
Item Submitted: CONCEPT PLAN

Title: MEDINA VILLAS

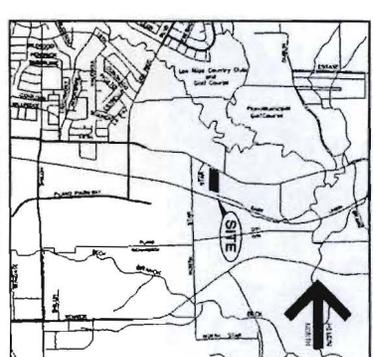
Zoning: PLANNED DEVELOPMENT-202-
RESEARCH/TECHNOLOGY CENTER



○ 200' Notification Buffer



SCALE: 1" = 50'
GRAPHIC SCALE



GENERAL NOTES

1. All areas identified by Section 2.010 (SF-4 Single Family Residential - S) will be shown on the requirements of Section 2.010 of the zoning Ordinance and all other special requirements of zoning Ordinance will be complied with except:
2. A lot (S) in lot (intention) industry zoning will not be provided along P.M. Street (S) (P.M. Street). The necessary easement will be provided along P.M. Street (S) (P.M. Street) and will be subject to the inspection and public works department.
3. Homeowner's Association shall be established for the maintenance of the common and single (S) Highway 244 (14th Street).
4. The exact lot configurations and dimensions may vary (to be determined of the final plat/dedication) but we do not create any additional easements.

OWNER/APPLICANT:
MAJESTIC CAST, INC.
8625 FERRIS ROAD
GARLAND, TEXAS 75044
PHONE: (214) 215-1888
CONTACT: SAMMY JBRIN

ENGINEERS AND CONSULTANTS:
JDR ENGINEERS AND CONSULTANTS
12000 W. US HWY 75, SUITE 100
DALLAS, TEXAS 75241
PHONE: (214) 215-1888
CONTACT: SAMMY JBRIN

CONCEPT PLAN
MEDINA VILLAGES
LOTS 1-28, BLOCK A & LOTS 1-19, BLOCK B
JAMES LEDBETTER SURVEY, ABST. 545
AND GEORGE FIDLES SURVEY, ABST. 700
PLANO, COLLIN COUNTY, TEXAS

DATE: 04/24/2011
SCALE: 1" = 50'

CITY OF PLANO
PLANNING & ZONING COMMISSION

May 2, 2011

Agenda Item No. 7A

Public Hearing: Zoning Case 2011-09

Applicant: Habitat for Humanity of Southern Collin County

DESCRIPTION:

Request to rezone 1.1± acres located on the north side of 11th Street, east and west of E Avenue, **from** Corridor Commercial **to** Planned Development-General Residential. Zoned Corridor Commercial.

REMARKS:

The applicant is requesting to rezone 1.1± acres located on the north side of 11th Street, east and west of E Avenue, **from** Corridor Commercial (CC) **to** Planned Development-General Residential (PD-GR).

The current zoning is 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.

The requested zoning is PD-GR to accommodate redevelopment of the property. 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 GR district is intended to provide for infill residential development that is consistent with the unique character of the Douglass Community near downtown Plano. It includes standards that are consistent with the size, dimensions, and configuration of existing lots, and contains special design and material requirements that are compatible with existing structures in the neighborhoods.

The planned development zoning request includes stipulations that address front yard setbacks, lot depth, and fencing. A concept plan, Habitat 11th Street Addition, accompanies this request as Agenda Item No 7B.

Surrounding Land Use and Zoning

The property presently has vacant duplexes on it. The property to the north has a parking lot, a retail store and is zoned Planned Development-472-Corridor Commercial (PD-472-CC). To the west is another retail building zoned Corridor Commercial (CC). To the south across 11th Street, are additional vacant duplexes zoned Corridor Commercial (CC), and to the east are existing residences zoned General Residential (GR).

Proposed Planned Development Stipulations

The requested zoning is PD-GR. As noted previously, the request proposes to establish:

- A maximum 20 feet front yard setback from E Avenue;
- No maximum front yard setback on lots fronting 11th Street only;
- Side yard setbacks for corner lots fronting 11th Street to be minimum 10 feet;
- Minimum lot depth of 85 feet for lots fronting 11th Street; and
- Residential lots fronting 11th Street which are adjacent to nonresidential zoning may construct a solid fence (minimum 6 feet, maximum 8 feet) within the required front yard of the residential lot along the shared zoning district boundary.

The overall small size of the subject property, combined with the need for right-of-way dedication and an existing electric easement that encumbers the southern portion of the property, are the reasons that necessitate a planned development district for the proposed development.

Front yard setbacks: The GR zoning district requires a maximum 15 feet front yard setback for homes without garages. The applicant is requesting for a maximum of 20 feet front yard setback from E Avenue in order to accommodate required onsite parking clear of the sidewalk. Though Habitat for Humanity owns the property, Oncor Utilities Company has a 50± foot wide utility easement along 11th Street thus causing structures to be placed outside of the easement and beyond the maximum 15 foot front yard setback. As such, the applicant is requesting for no maximum front yard setback on lots fronting 11th Street only.

Side yard setbacks: Section 3.608 (Side Yard Regulations) of the Zoning Ordinance requires that where residential lots are platted such that the side of one lot abuts the rear of another lot, the side building line adjacent to the street shall be platted at the same depth as the adjacent front building line, unless an alley is constructed between the two lots so as to provide a minimum 15 foot separation between the building lines. The applicant is requesting side yard setbacks for corner lots fronting 11th Street to be 10 feet in order to match the minimum front yard setback of 10 feet for lots fronting E Avenue.

Lot depth: The GR zoning district requires a minimum lot depth of 90 feet and the applicant is requesting for a minimum lot depth of 85 feet for lots fronting 11th Street in order to dedicate the required 11.5 feet of right-of-way for 11th Street.

Fencing: Lastly, Section 3.1002 (1) (General Fence and Wall Regulations) only allows a maximum 40 inches tall, 50% open fence within the required front yard setback in all zoning districts. The applicant is proposing to allow for lots fronting 11th Street which are adjacent to non-residential zoning to construct a solid fence (minimum six feet, maximum eight feet) within the required front yard of the residential lot along the shared zoning district boundary. The fence is meant to screen the proposed residential uses from commercial uses to the west.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as Freeway Commercial (FC). The Freeway Commercial category is intended to define the unique character of the U.S. Highway 75 corridor. This corridor includes major retail development including Collin Creek Mall, along with general commercial, entertainment, lodging, and office uses. Basic components of the category include 1:1 floor area ratios and a 20 story maximum height limit. Lower floor area ratios and maximum heights are recommended for areas located within 500 feet of residential areas. The proposed residential use is not in conformance with the Future Land Use Plan.

Housing Element - The Housing Element encourages the conversion of excess nonresidential zoned properties to residential use. This rezoning request proposes to rezone and redevelop a portion of a former residential development that has been abandoned. The proposed project provides an opportunity to create new housing opportunities that complement and support existing residential developments to the east of the subject property. Additionally, the property does not have frontage on the U.S Highway 75 frontage road which is typically desired by nonresidential uses.

The proposed request further meets the City in Transition objectives of the Housing Element as follows:

- The rezoning request to allow residential uses expands Plano's housing stock even as the availability of land decreases on property that is zoned for nonresidential uses that may not develop for that purpose;
- The proposed project will create new housing opportunities that complement and support existing residential development to the east within the Douglass Community; and
- The proposed housing provides affordable housing opportunities to meet the needs of low income and first time home buyers.

Infill Housing Policy Statement - The Infill Housing Policy Statement provides criteria framework for evaluating infill housing proposals. The proposed rezoning request satisfies the following Infill Housing policy criteria.

1. Adjacent or in close proximity to existing residential development - The development is adjacent to existing residential development to the east and would be able to take advantage of the existing amenities in the area.
2. Site and configuration to support housing - The proposed site is large enough to support the proposed infill housing development to help make the residential project viable. The site is 1.1± acres and generally free of factors that could make development difficult, such as steep grades.
3. Access to existing utilities - Water and sanitary sewer services are available to serve the subject property.

Rezoning Property to Meet Demand Policy Statement - The Rezoning Property to Meet Demand Policy Statement recognizes that Plano has an imbalance between residential and nonresidential zoning. The fact that this subject property has not redeveloped with nonresidential uses despite being zoned Corridor Commercial, indicates the need for properties such as this to be rezoned and redeveloped for residential uses as proposed.

Additionally, the Rezoning Property to Meet Demand Policy Statement provides a criteria framework for evaluating requests. The proposed request satisfies the Rezoning Property to Meet Demand Policy Statement criteria framework as follows:

- The area to be rezoned is an extension of an existing residential neighborhood to the east and is not separated from the neighborhood by a thoroughfare of Type C or larger.
- The proposed rezoning site is physically appropriate in terms of size, dimensions and shape for residential uses; it is a redevelopment of a former residential development.
- The area is not affected by adverse environmental conditions such as noise, light fumes, or related nuisances. Residential Adjacency Standards would apply should the commercial property to the west redevelop.
- The proposed rezoning conforms to the objectives and strategies within the Housing Element of the Comprehensive Plan, and the Infill Housing Policy Statement as noted above.
- The subject property would not jeopardize the land areas considered prime for future economic expansion due to its location. This property does not have frontage on the U.S. Highway 75 frontage road which is typically desired by nonresidential uses. Additionally, the rezoning of this property would not result in shortage of land required for neighborhood retail or service uses.
- The rezoning would not result in residual tracts that are inconsistent with the Comprehensive Plan since it is a redevelopment of a former residential development and an extension of an existing residential area to the east.
- The rezoning is clearly consistent with the intent of reducing the overall impact of zoning imbalance on the city's Land Use System.

- The rezoning would not negatively impact existing public service facilities such as schools, parks and streets.

Adequacy of Public Facilities

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

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

SUMMARY:

The applicant is requesting to rezone 1.1± acres located on the north side of 11th Street, east and west of E Avenue **from CC to PD-GR** to accommodate redevelopment of the property.

The proposed zoning request is not in conformance with the Future Land Use Plan, which recommends Freeway Commercial for the property. However, the request is consistent with the Housing Element of the Comprehensive Plan, and the Infill Housing and Rezoning to Meet Demand policy statements which address infill housing and redevelopment opportunities, and acknowledges that there are some nonresidential zoned properties that may be appropriate for rezoning to residential districts.

The proposed rezoning request meets the city's land use policies and the need to provide a variety of housing types for Plano residents. It gives the city an opportunity to convert nonresidential properties that are not likely to develop for nonresidential purposes to residential uses. The zoning request also fulfills the intent of the GR district to provide for infill residential development that is consistent with the unique character of the Douglass Community. Therefore, staff recommends approval of the proposed zoning request.

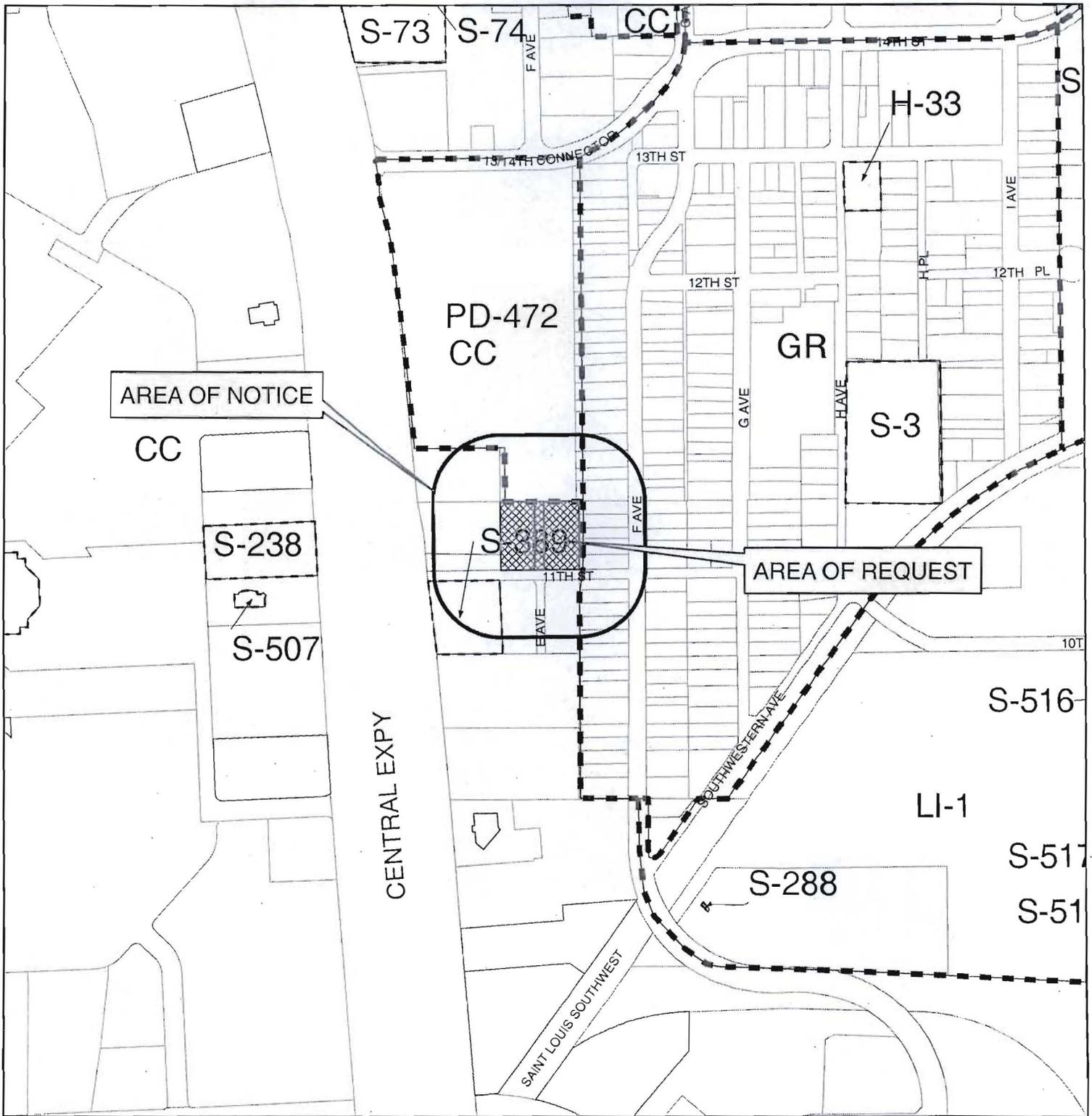
RECOMMENDATIONS:

Recommended for approval as follows:

Restrictions:

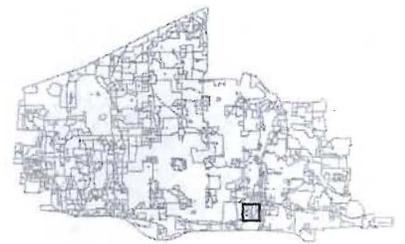
The permitted uses and standards shall be in accordance with the General Residential (GR) zoning district unless otherwise specified herein.

1. Maximum front yard setback on E Avenue shall be 20 feet.
2. No maximum front yard setback is required for lots fronting 11th Street.
3. Side yard setbacks for corner lots fronting 11th Street shall be a minimum ten feet.
4. Minimum lot depth for lots fronting 11th Street shall be 85 feet.
5. Residential Lots fronting 11th Street which are adjacent to a non-residential zoning district shall be permitted to construct a solid fence (minimum six feet, maximum eight feet) within the required front yard of the residential lot along the shared zoning district boundary line.



Zoning Case #: 2011-09

Existing Zoning: CORRIDOR COMMERCIAL



○ 200' Notification Buffer

RECEIVED

REPLY FORM

APR 22 2011

PLANNING DEPT

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

Dear Commissioners:

This letter is regarding Zoning Case 2011-09. This is a request to rezone 1.1± acres located on the north side of 11th Street, and on the east and west sides of E Avenue from Corridor Commercial to Planned Development-General Residential. The current zoning is Corridor Commercial (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. The requested zoning is Planned Development-General Residential (PD-GR). 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 on-site conditions. The GR district is intended to provide for infill residential development that is consistent with the unique character of the Douglass Community near downtown Plano. It includes standards that are consistent with the size, dimensions, and configuration of existing lots, and contains special design and material requirements that are compatible with existing structures in the neighborhoods. The applicant is proposing a PD district to modify development regulations including but not limited to building setbacks and fencing.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2011-09.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2011-09.

This item will be heard on **May 2, 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.

FRED M. HODRIDGE
Name (Please Print)

Fred M. Hodridge
Signature

1026 F-AVE

4/14/11
Date

Address AVE F CHURCH of CHRIST

BM

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

RECEIVED

APR 22 2011

PLANNING DEPT.

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P.O. Box 860358
Plano, TX 75086-0358

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Greg Griffin
Name (Please Print)

[Signature]
Signature

702 Rush Creek Allw TX 75002
Address
1030 N Central Plano TX 75074

4-16-11
Date

BM

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

RECEIVED

APR 21 2011

PLANNING DEPT

REPLY FORM

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

Dear Commissioners:

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

Deborah Allen
Name (Please Print)

Deborah Allen
Signature

1107 F Ave Plano, TX
Address

4/19/2011
Date

BM

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

REPLY FORM

RECEIVED

APR 20 2011

PLANNING DEPT.

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

Dear Commissioners:

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SEE ATTACHED

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

CHRIS PRICE
Name (Please Print)

CM
Signature

211 S. DALLAS ENNIS, TX.
Address

4/18/11
Date

BM

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

Protest Comments 11th Street Property

The property is currently zoned corridor commercial for the high visibility and traffic counts. The land can be clearly seen from US 75. There is a limited amount of land in Plano with this kind of visibility. A business owner will pay a premium for the location. Residential does not need visibility and can go anywhere.

Also the right commercial development on these lots could enhance the neighboring commercial properties and add value. Whereas, a residential development could hurt the values of the existing commercial properties.

We are in a severe housing recession and housing lots can be bought all over North Texas at huge discounts. Therefore, it does not make sense to use prime commercial land for housing.

CITY OF PLANO

PLANNING & ZONING COMMISSION

May 2, 2011

Agenda Item No. 7B

Concept Plan: Habitat 11th Street Addition

Applicant: Habitat for Humanity of Southern Collin County

DESCRIPTION:

10 Planned Development-General Residential lots on 1.1± acres located on the north side of 11th Street, east and west of E Avenue. Zoned Corridor Commercial. Neighborhood #67.

REMARKS:

This concept plan is associated with Zoning Case 2011-09.

The concept plan proposes ten Planned Development-General Residential lots that are subject to approval of Zoning Case 2011-09. The proposed residential lots have access from E. Avenue and 11th Street. A solid wood fence to be maintained by the residential property owners is proposed to separate the residential use from the nonresidential uses to the west.

The applicant is requesting a variance to the Subdivision Ordinance which requires a cul-de-sac to be provided at the end of a permanent dead end street. Subsection 14 (Continuation of Streets and Cul-de-sacs) (d) of Section 5.4 (Streets and Thoroughfares) of Article V (Requirements for Public Improvements, Reservation and Design) of the Subdivision Ordinance requires a cul-de-sac to be provided at the end of a permanent dead end street in accordance with city construction standards and specifications. E Avenue terminates at the northern end of the property and is not anticipated to be extended to the north.

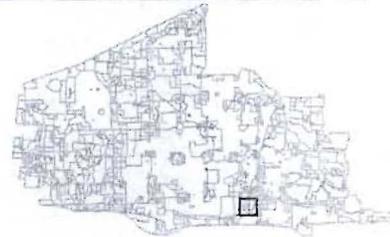
The reason for the variance request is that the site is small, and to meet the city's construction standards and specifications for a cul-de-sac would consume much of the property, resulting in a remainder tract that would be difficult to feasibly develop. The applicant is proposing to fire sprinkler all the homes fronting E Avenue in lieu of constructing a cul-de-sac. The Fire Department supports the variance request to waive the construction of a turnaround at the northern end of E Avenue since the applicant is proposing to sprinkler the homes fronting E Avenue.

Section 1.11 (Variances) of Article 1 (General Provision) of the Subdivision Ordinance gives the Planning & Zoning Commission the authority to grant a variance where the Commission finds that unreasonable hardships or difficulties may result from the strict compliance with these regulations and/or the purposes of these regulations may be served to a greater extent by an alternative proposal. In this case, since the site is restricted and the applicant is proposing to sprinkler the homes fronting E Avenue, staff supports the requested variance.

RECOMMENDATION:

Recommended for approval subject to:

1. City Council approval of Zoning Case 2011-09; and
2. Planning & Zoning Commission granting a variance to the required cul-de-sac at the end of a permanent dead-end street.



Item Submitted: CONCEPT PLAN

Title: HABITAT 11th STREET ADDITION

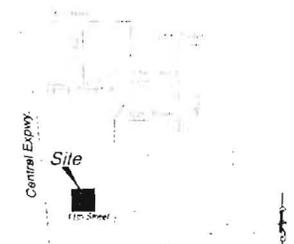
Zoning: CORRIDOR COMMERCIAL



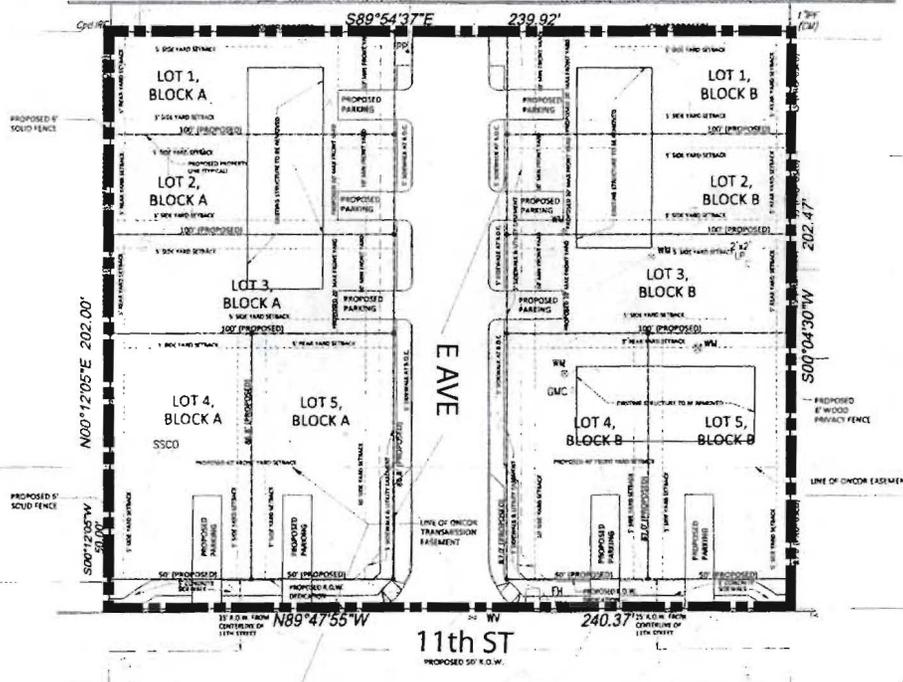
○ 200' Notification Buffer

Lot 1, Block 1, 10,927 Acres
The Home Depot North Central Expressway Addition
100 S. 11th Street, Suite 200
Dallas, TX 75202

Lot 1, Block 1, 10,927 Acres
The Home Depot North Central Expressway Addition
100 S. 11th Street, Suite 200
Dallas, TX 75202



VICINITY MAP



11th Street

11th Street

SITE DATA SUMMARY TABLE

LAND USE	RESIDENTIAL
BUILDING HEIGHT	ONE STORY (10 FEET)
EXISTING ZONING	CC (COMMERCIAL CORRIDOR)
PROPOSED ZONING	PD-GR (PLANNED DEVELOPMENT -GENERAL RESIDENTIAL)

REQUEST FOR VARIANCE TO ARTICLE V, (REQUIREMENTS FOR PUBLIC IMPROVEMENTS, RESERVATION AND DESIGN) 5.4 (STREETS AND THOROUGHFARES) 14 (CONTINUATION OF STREETS AND CURB-SACCS) 4 (CUL-DE-SACS) OF THE SUBDIVISION ORDINANCE IN ORDER TO ALLOW FOR DEAD-END PUBLIC STREET WITHOUT A TURNAROUND.

New Collins Ranch 110,091 Ac. ±
2004-06-2105013 COLLR
Zone: CC

F Avenue Church of Christ (unplatted)
60,311 Sq. Ft.
1.38 Acres
Zoned: CC

Lot 11, Block 3
L.A. Davis Subdivision
100 S. 11th Street, Suite 200
Dallas, TX

01 CONCEPT PLAN
SCALE: 1" = 20' 0"

Owner:
Habitat for Humanity of Southern Collin County
Dick Taylor
1400 Summit, Suite 204
Plano, Texas 75074
972.288.0624

Architect:
DOMUS Studio Group, PLLC
Penelope Diaz
PO Box 893298
Plano, Texas 75086
214.547.4069
214.588.0624

Civil Engineer:
RLK Engineering
Robin Klegger
111 West Marsh St
Allen, TX 75013
972.219.3713

Surveyor:
Roanne Land Surveying, Inc.
Fred Remondorfer
2000 Avenue G, Suite 830
Farms, Texas 74074
972.424.8672

Concept Plan
Subdivision: Habitat 13th Street
10 Planned Development - General Residential Lots
Gross Area: 1.3 Acres
Plano, Collin County, Texas
Joseph Klegger Survey
Abstract #213
Prepared: March 23, 2011
Revised: April 28, 2011
Project Number: 09010

CITY OF PLANO
PLANNING & ZONING COMMISSION

May 2, 2011

Agenda Item No. 8

Preliminary Site Plan: John Paul II Athletic Complex, Block A, Lot 1

Applicant: John Paul II High School

DESCRIPTION:

Private school on one lot on 12.5± acres located at the northeast corner of Plano Parkway and Woodburn Corners. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Neighborhood #64.

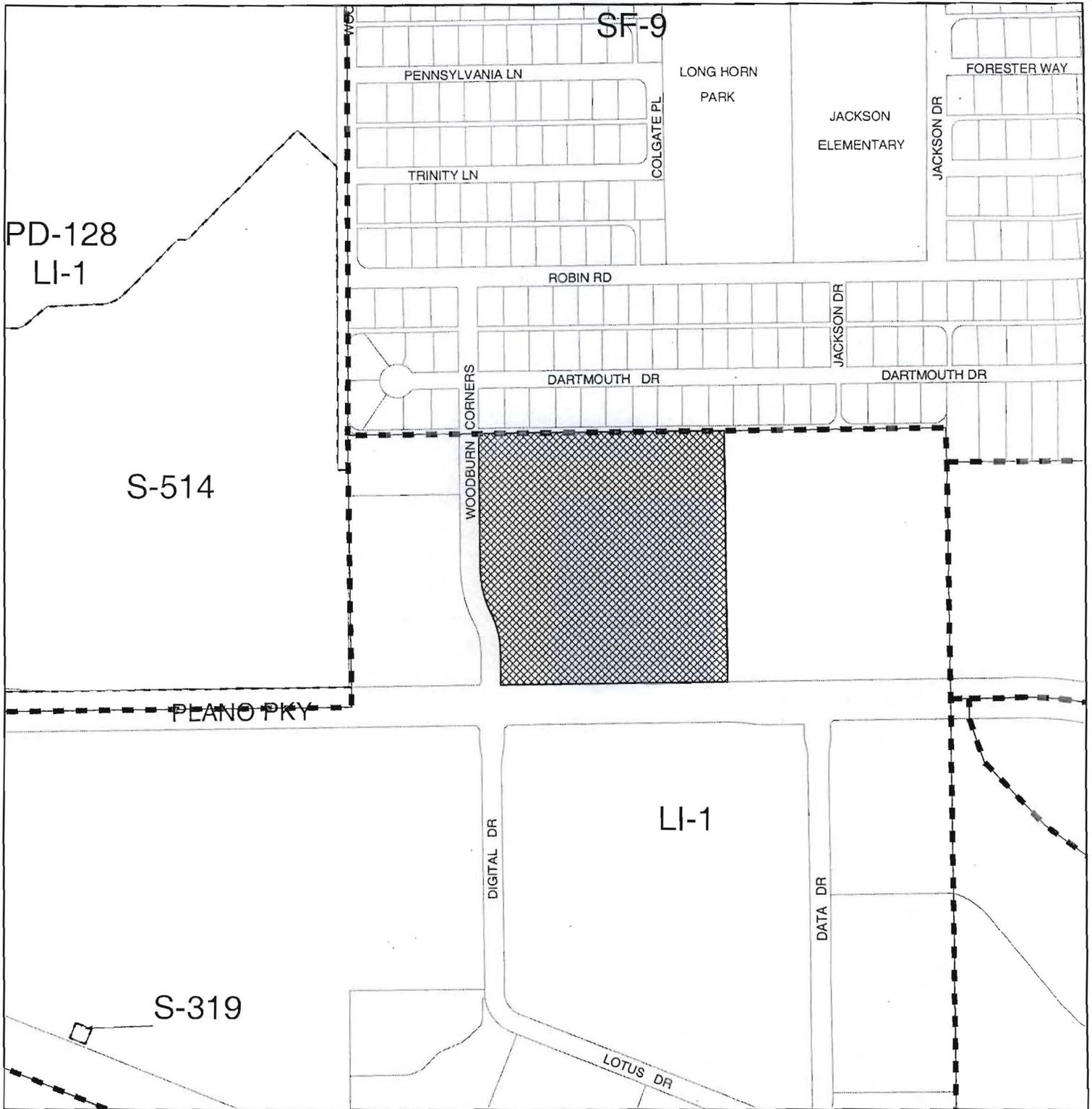
REMARKS:

The purpose for the preliminary site plan is to propose athletic fields, parking, and related improvements to be used by John Paul II High School. The applicant is also requesting to provide an irrigated living screen with wrought-iron fence along the northern property line in lieu of providing a masonry screening wall.

The subject property is currently vacant and is zoned Light Industrial-1 (LI-1). The property immediately to the north is developed as residential homes and is zoned Single-Family Residence-9. Subsection 3.1001 (Screening Walls or Visual Barriers) of the Zoning Ordinance requires a solid masonry screening wall be constructed when a nonresidential zoning district backs to a residential zoning district. However, the Planning & Zoning Commission may allow an irrigated living screen to be used to meet this requirement if the Commission determines that an irrigated living screen will provide sufficient screening. The Commission has permitted the use of irrigated living screens in lieu of masonry screening walls for several other properties along Plano Parkway. Staff believes an irrigated living screen will provide sufficient screening for this proposed use. Additionally, an irrigated living screen if maintained properly and allowed to grow, could reach heights that exceed the six to eight foot tall wall requirements, thus providing a more effective buffer.

RECOMMENDATION:

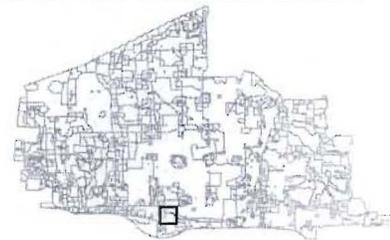
Recommended for approval subject to the Planning & Zoning Commission finding that a living screen will provide adequate screening, and granting a waiver to the masonry screening wall requirement.



Item Submitted: PRELIMINARY SITE PLAN

Title: JOHN PAUL II ATHLETIC COMPLEX
BLOCK A, LOT 1

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



CITY OF PLANO
PLANNING & ZONING COMMISSION

May 2, 2011

Agenda Item No. 9

Discussion & Direction: Religious Facilities Operating Onsite Homeless Shelters

Applicant: City of Plano

DESCRIPTION:

Discussion and direction regarding allowing religious facilities to sponsor or operate onsite homeless shelters.

BACKGROUND:

In 2010, the city updated the Zoning Ordinance regulations relating to religious facilities. During discussions with the Planning & Zoning Commission and City Council, the issue of temporary homeless shelters sponsored or operated by religious facilities onsite was raised. The Commission and Council considered an ordinance amendment specifically to regulate this use, but ultimately decided not to modify the regulations regarding temporary homeless shelters. The Council believed that existing zoning regulations regulating homeless shelters (i.e. household care facility and household care institution) were appropriate. Additionally, the Council believed that for religious facilities wanting to exceed the maximum number of persons allowed within a household care facility, the religious facility could pursue a variance from the Board of Adjustment.

REMARKS:

At its March 28, 2011 meeting, the Council directed the Planning & Zoning Commission to reexamine this issue. Religious facilities are allowed by right in all zoning districts, and many religious organizations support and encourage the feeding, housing, and care of homeless individuals, as these activities are congruent with their religious beliefs. Currently, these uses are defined as either household care facility or household care institution depending on the number of individuals housed. Household care facilities are allowed by right in all residential zoning districts and allow housing for up to eight persons. Household care institutions are only allowed by specific use permit in multifamily residential zoning districts and several nonresidential zoning districts, and allow for the care of more than eight persons.

If homeless shelters associated with religious facilities are a use that the city believes it needs to address individually, staff recommends that the shelters be allowed in all

zoning districts by right as an accessory use to religious uses only and not be allowed for fraternal, social, and institutional uses since these types of organizations (as well as religious facilities) can operate shelters in accordance with the city's current household care facility and household care institution uses. In that instance, staff suggests the following term and definition for a "temporary accessory housing shelter:"

"A not-for-profit temporary housing shelter operated as an accessory use to a religious facility only, providing free lodging for indigent individuals or families with no regular home or residential address. A temporary accessory housing shelter shall house a maximum of 20 individuals at one time, and shall operate for a maximum of 30 days per calendar year. This definition shall not include household care facility and household care institution uses."

This definition is the result of previous discussions with the Commission during 2010 when the Commission suggested the possibility of creating limits on the number of individuals allowed; restricting the time an individual is allowed to remain in a shelter; imposing a lot size or building square footage requirement; and creating a provision for bathroom facilities. There are several issues to consider related to this proposed use and definition:

- Creating such limits on a temporary accessory housing shelter would prove difficult to monitor and enforce and could exclude certain organizations from providing services to homeless individuals.
- The use should be allowed for all religious facilities regardless of size.
- Any new regulations should be written such that they are not specific to one particular organization but are inclusive of all religious facilities and programs.

In lieu of creating a new use, another option is that housing for the homeless remain classified as either household care facility or household care institution because these classifications already exist within the Zoning Ordinance and have limits placed upon them based upon the number of persons housed. If a religious facility believes that they cannot abide by the limits on the number of persons set forth in the household care definitions, particularly household care facilities since they are limited to eight persons plus two care-givers, the religious facility currently has the opportunity to apply for a variance with the Board of Adjustment.

RECOMMENDATION:

Recommended that the Commission provide direction regarding potential Zoning Ordinance amendments pertaining to religious facilities sponsoring or operating onsite homeless shelters.