

**PLANNING & ZONING COMMISSION  
 PLANO MUNICIPAL CENTER  
 1520 K AVENUE  
 March 19, 2012**

<b>ITEM NO.</b>	<b>EXPLANATION</b>	<b>ACTION TAKEN</b>
	<p><b>6:30 p.m. - Dinner - Planning Conference Room 2E</b></p> <p><b>7:00 p.m. - Regular Meeting - Council Chambers</b></p> <p><b>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.</b></p> <p><b>1</b> Call to Order/Pledge of Allegiance</p> <p><b>2</b> Approval of Agenda as Presented</p> <p><b>3</b> Approval of Minutes for the February 23, 2012, City Council and Planning &amp; Zoning Commission Worksession</p> <p>Approval of Minutes for the March 5, 2012, Planning &amp; Zoning Commission meeting</p> <p><b>4</b> <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> <p><b>5a</b> <b>BM</b> <b>Revised Conveyance Plat:</b> The Canal on Preston Addition, Block A, Lots 2 &amp; 9 - Two conveyance lots on 6.8± acres located at the southwest corner of McDermott Road and Angels Drive. Zoned Planned Development-20-Mixed Use. Neighborhood #1. <b>Applicant: Stonebridge Plano Ventures, L.P</b></p>	

<p><b>5b</b> <b>EH</b></p>	<p><b>Concept Plan:</b> 14th/Rigsbee Addition, Block A, Lots 1 &amp; 2 - Retail on two lots on 4.0± acres located generally at the northwest corner of Rigsbee Drive and 14th Street. Zoned Retail. Neighborhood #61. <b>Applicant: Azar Capital Investments, Ltd.</b></p>	
<p><b>5c</b> <b>EH</b></p>	<p><b>Conveyance Plat:</b> 14th/Rigsbee Addition, Block A, Lots 1 &amp; 2 - Two conveyance lots on 4.0± acres located generally at the northwest corner of Rigsbee Drive and 14th Street. Zoned Retail. Neighborhood #61. <b>Applicant: Azar Capital Investments, Ltd.</b></p>	
<p><b>5d</b> <b>EH</b></p>	<p><b>Revised Conveyance Plat:</b> Custer/190 Addition, Block A, Lots 4 &amp; 5 - Two conveyance lots on 9.8± acres located on the north side of Plano Parkway, 1,200± feet east of Independence Parkway. Zoned Planned Development-376-Retail/General Office/190 Tollway/Plano Parkway Overlay District. Neighborhood #65. <b>Applicant: Water Tower Park, LP</b></p>	
<p><b>5e</b> <b>EH</b></p>	<p><b>Revised Site Plan:</b> Hunter's Glen 2, Block 18, Lot 1R - Household care institution on one lot on 1.1± acres located at the northeast corner of Pleasant Valley Drive and Bay Hill Drive. Zoned Planned Development-322-Retail/General Office with Specific Use Permit #290 for Household Care Institution. Neighborhood #34. <b>Applicant: Senior Re Choice Plano</b></p>	
<p><b>5f</b> <b>EH</b></p>	<p><b>Final Plat:</b> Parkwood Storage, Block A, Lot 1 - Mini-warehouse/public storage on one lot on 1.6± acres located on the east side of Parkwood Boulevard, 470± feet north of Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #16. <b>Applicant: Parkwood Storage, LLC</b></p>	
<p><b>5g</b> <b>EH</b></p>	<p><b>Revised Conveyance Plat:</b> Silver Fern Addition, Block 1, Lots 1 &amp; 4 - Two conveyance lots on 6.9± acres located generally at the northeast corner of Coit Road and McDermott Road. Zoned Planned Development-434-Retail. Neighborhood #2. <b>Applicant: Ronald McCutchin Family Partnership</b></p>	
<p><b><u>END OF CONSENT AGENDA</u></b></p>		
<p><b><u>PUBLIC HEARINGS</u></b></p>		
<p><b>6</b> <b>EH</b></p>	<p><b>Public Hearing:</b> Zoning Case 2012-05 - Request to rezone 3.6± acres located at the northwest corner of Parker Road and Jupiter Road <b>from</b> Agricultural <b>to</b> Planned Development-Retail. Zoned Agricultural. Tabled March 5, 2012. <b>Applicant: RaceTrac</b></p>	

<p><b>7 EH</b></p>	<p><b>Public Hearing:</b> Zoning Case 2012-12 - Request to amend Planned Development-374-Retail on 6.9± acres located at the northeast corner of Plano Parkway and Independence Parkway to modify the development standards of the district to remove a stipulation limiting the hours of operation. Zoned Planned Development-374-Retail/190 Tollway/Plano Parkway Overlay District. <b>Applicant: RaceTrac</b></p>	
<p><b>8 BM</b></p>	<p><b>Public Hearing - Preliminary Replat &amp; Preliminary Site Plan/Concept Plan:</b> McCoy Addition, Block A, Lots 1 &amp; 2 - Office-warehouse, retail, and health/fitness center on two lots on 3.4± acres located on the west side of Premier Drive, 1,100± feet north of Enterprise Drive. Zoned Corridor Commercial. Neighborhood #47. <b>Applicant: Walter Randolph McCoy</b></p>	
<p><b>9 SS</b></p>	<p><b>Public Hearing:</b> Comprehensive Plan Amendment - Request to amend the Land Use Element of the Comprehensive Plan to include new and revised policies pertaining to redevelopment and use of undeveloped land. <b>Applicant: City of Plano</b></p>	
<p><b><u>END OF PUBLIC HEARINGS</u></b></p>		
<p><b>10 BM</b></p>	<p><b>Revised Site Plan/Preliminary Site Plan:</b> First International Bank Addition, Block 1, Lots 1R &amp; 2 - General office and bank on two lots on 2.6± acres located on the east side of K Avenue, 91± feet north of 19th Street. Zoned Planned Development-26-Light Commercial. Neighborhood #60. <b>Applicant: American First National Bank</b></p>	
<p><b>11 EH</b></p>	<p><b>Preliminary Site Plan/Revised Concept Plan:</b> Silver Fern Addition, Block 1, Lots 1 &amp; 4 - General office, restaurant, and medical office on two lots on 6.9± acres located generally at the northeast corner of Coit Road and McDermott Road. Zoned Planned Development-434-Retail. Neighborhood #2. <b>Applicant: Dallas Suburbs, LLC</b></p>	
<p><b>12 SS</b></p>	<p><b>Report:</b> Comprehensive Plan Update - "Take the Case" Program - Status report regarding the "Take the Case" program for the Comprehensive Plan update. <b>Applicant: City of Plano</b></p>	
<p><b>13</b></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**

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**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.

**PLANO CITY COUNCIL  
PLANNING AND ZONING COMMISSION  
WORKSESSION  
February 23, 2012**

**COUNCIL MEMBERS PRESENT**

Phil Dyer, Mayor  
Pat Miner, Mayor Pro Tem  
Lissa Smith, Deputy Mayor Pro Tem  
Ben Harris  
André Davidson  
James Duggan  
Patrick Gallagher  
Lee Dunlap

**STAFF PRESENT**

Bruce Glasscock, City Manager  
Frank Turner, Deputy City Manager  
Diane C. Wetherbee, City Attorney  
Diane Zucco, City Secretary  
Alice Snyder, Assistant City Secretary

**PLANNING & ZONING COMMISSION  
MEMBERS PRESENT**

Christopher J. Caso, Chair  
Michael Coleman  
Tracey S. Dry  
David L. Downs  
Doug Hazelbaker, 1<sup>st</sup> Vice Chair  
Alan E. Smith  
Douglas B. Cargo

**PLANNING & ZONING COMMISSION  
MEMBERS ABSENT**

Fred Balda, 2<sup>nd</sup> Vice Chair

The worksession was called to order following dinner on Thursday, February 23, 2012, at 6:32 p.m. in the Plano Municipal Center, 1520 K Avenue, Plano, Texas. Quorums of Council Members and Planning and Zoning Commissioners were present.

**Dinner and Viewing of the Comprehensive Plan Update Video**

Director of Planning Jarrell introduced a video produced to encourage public participation in the Comprehensive Plan Update process.

**Discussion and Direction on Remaining Undeveloped Land and Current Comprehensive Plan Policies**

Ms. Jarrell spoke to the session as an opportunity for the City Council and Planning & Zoning Commission to jointly discuss issues and provide direction on new policies related to the use of Plano's undeveloped land which may result in direction from the Council on new policy recommendations for the Comprehensive Plan. She spoke to managing the supply of land, looking for redevelopment opportunities, and determining how the use can best support the City's long term goals and interests.

Ms. Jarrell spoke to determining where additional residential development should occur while considering employment and tax base benefits of non-residential uses. She spoke to consideration of different types of residential uses and their impact on infrastructure and schools and characteristics of mixed-use development.

Senior Planner Sims advised that there is 4,325 acres of undeveloped land available with 549 acres in flood plains and 83% zoned for non-residential uses. He spoke to policies for undeveloped land included in the Comprehensive Plan (Land Use and Economic Development Elements) and policy statements related to rezoning to meet demand, housing density, infill housing and mixed-use. Mr. Sims spoke to the current residential setback along S.H. 121 of 1,200 feet as being consistent with other municipalities, the potential application to other expressway corridors, and the Commission's recommendation of 750 feet.

### **Discussion and Direction on Policies Related to Residential and Commercial Development and Use of Remaining Undeveloped Land**

Planning Manager Firgens spoke to considering the long-term economic growth needs of the City by reserving land for economic development and employment uses in traditional areas which support a nonresidential tax base and the need for large tracts of land, business park locations, expressway access, visibility and tract depth. She spoke to attaining well designed residential development which attracts residents and businesses and includes diverse and desirable housing choices with access to services/amenities. Ms. Firgens spoke to the role of mixed-use development in meeting the future housing needs and presented the following recommendations:

All residential rezoning requests should be evaluated to determine the impact on infrastructure, public safety response, school capacity, and access to and availability of amenities and services.

Isolated residential development should not be permitted; residential rezoning requests need to establish a complete new neighborhood or expand an existing neighborhood or an urban mixed-use center.

The 1,200-foot setback for residential uses along State Highway 121 should be retained and applied to the Dallas North Tollway, State Highway 190, and U.S. Highway 75.

No new multifamily development should be allowed south of Tennyson Parkway, along the Dallas North Tollway between Communications Parkway and Parkwood Boulevard. However, mid-rise multifamily development (5-12 stories) may be considered by SUP in this corridor.

New multifamily zoning should require a minimum density of 40 dwelling units per acre.

Establish two new zoning districts -- an urban mixed-use district and neighborhood mixed-use district. An option to allow mid-rise residential buildings (5-12 stories) by SUP should be considered in major corridors and in urban mixed-use districts.

Mayor Dyer spoke to the recommendations as guidelines and the opportunity for future input during consideration by the Council and Commission. He opened the floor for public comments.

Robbie Robinson spoke to the Staff recommendations discouraging zoning for residential uses in prime economic corridors and rezoning to permit multifamily development. He spoke in support of a long-term perspective when considering rezoning, particularly when deviating from the Comprehensive Plan and referred to the benefits of non-residential zoning on the tax base. Mr. Robinson spoke regarding the high quality of life and national reputation of Legacy Town Center and the need by companies for available land and easy access. He referred to the adverse impact on the school district when properties are rezoned residential and requested the Council look at the long-term vision.

Lucilo A. Peña, of Billingsly Company, spoke to creating compelling districts with remaining land that provide a connection between existing uses/elements and new ones. He spoke to the need for more than just density in future growth and mixed-use communities. Mr. Peña spoke to the challenges of providing 40 units per acre while addressing need for a variety of housing types in a development. He advised that U.S. 75 and the Dallas North Tollway contain the majority of commercial office space.

Bill Dahlstrom, representing Wolverine Equities and North Dallas Joint Venture, spoke regarding the Mapleshade area along SH 190 and the opportunity for a residential component. He stated that residential and economic development issues should not be exclusive in the context of a mixed-use development and to a value capture concept. Mr. Dahlstrom spoke to instilling the concept in the Comprehensive Plan and economic development policies to determine the efficiency of land uses and their impact on City services to create sustainable development. He referred to areas of the City that have remained undeveloped for years and adapting to the market with flexible zoning.

Richard Matkin, of the Plano Independent School District (PISD), spoke regarding the partnership between the City and district and the differences in boundaries between the two entities. He spoke to capacity concerns in the southern corridor, redistricting efforts, the potential for new campuses and continuing the dialogue to address long-term issues. Mr. Matkin advised that there is a decline in elementary school enrollment and that Legacy Town Center does not have a significant impact on area schools. Mr. Sims advised that there may be an impact on PISD with development of 1,000 new housing units in Richardson and 1,500-2,000 in Dallas.

David Smith, representing the Plano Homeowners Council, spoke to discussions in the 1990's recommending a ratio of multifamily to single-family housing of 25/75 and current multifamily zoning nearing 31% putting demands on infrastructure and schools. He spoke to maintaining a long-term vision and resisting the short-term demands of the market, in favor of the recommendations and advised that the Homeowners Council would be available for input. Mayor Dyer closed the public comments of the session and the opened discussion by the Council and Commission.

All residential rezoning requests should be evaluated to determine the impact on infrastructure, public safety response, school capacity, and access to and availability of amenities and services.

Ms. Jarrell advised that Staff currently provides information and some analysis regarding impact, accessibility and amenities for consideration and spoke to including additional information in the future including cost figures. The Council stated a consensus directing Staff to move forward.

Isolated residential development should not be permitted; residential rezoning requests need to establish a complete new neighborhood or expand an existing neighborhood or an urban mixed-use center.

Ms. Jarrell advised that the recommendation will reinforce patterns, thus creating good neighborhoods that are attractive with nearby amenities. She spoke to issues of the long-term viability of isolated neighborhoods and responded to Mayor Dyer regarding consideration of senior citizen housing. Council Member Dunlap spoke to interpretation of the term "isolated" and Council Member Davidson spoke to the language strictly limiting some development. Ms. Jarrell advised that the recommendations will be utilized as guidelines and that Council will have the flexibility to consider items on a case-by-case basis. The Council stated a consensus directing Staff to move forward.

The 1,200-foot setback for residential uses along State Highway 121 should be retained and applied to the Dallas North Tollway, State Highway 190, and U.S. Highway 75.

Ms. Jarrell spoke to corridors and expressways as prime areas for commercial economic development and the Commission's consensus that a 750-foot setback may be appropriate. She spoke to properties where a portion of development encroaches into the setback. Planning and Zoning Chair Caso spoke to the Commission's discussion of mixed-use development and Council Member Dunlap spoke to apparent strip zoning and differences in the environment/function of U.S. 75. The Council stated a consensus directing Staff to move forward.

No new multifamily development should be allowed south of Tennyson Parkway, along the Dallas North Tollway between Communications Parkway and Parkwood Boulevard. However, mid-rise multifamily development (5-12 stories) may be considered by SUP in this corridor.

Ms. Jarrell spoke to development occurring on the Dallas North Tollway, its configuration and reserving land for office development south of Tennyson Parkway. She spoke to the potential and appropriateness of mid-rise multifamily development. She responded to Council Member Duggan, advising that this recommendation is specific to the tollway because of its prominence in attracting office development and is structured as a guideline.

Commission Member Hazelbaker spoke to mid-rise development as having a higher rental cost and potentially limiting the residents in that area. He spoke to finding ways to attract families to the City, the evolution of multifamily housing, and the impact of multiple families in single-family homes. Mayor Dyer spoke to affordable housing throughout the City and creating environments that are conducive to singles and couples. The Council stated a consensus directing Staff to move forward.

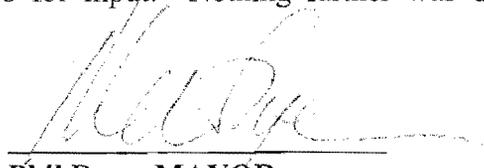
New multifamily zoning should require a minimum density of 40 dwelling units per acre.

Ms. Jarrell spoke to the need for a wide range of housing types, the quantity of multifamily development with lower densities and the recommended density resulting in a mixed-use environment. She advised that there is very little land currently zoned multifamily that would be impacted and spoke regarding the definition of mixed-use to include multifamily, retail, office, employment, hotel, and structured parking in a walkable development. Ms. Jarrell spoke to the potential for "horizontal" mixed-use, the development of Legacy Town Center since 1997, and the potential for a mix of housing units. The Council stated a consensus directing Staff to move forward.

Establish two new zoning districts – an urban mixed-use district and neighborhood mixed-use district. An option to allow mid-rise residential buildings (5-12 stories) by SUP should be considered in major corridors and in urban mixed-use districts.

Ms. Jarrell spoke to establishing expectations related to mixed-use development to expedite the process for applicants and Staff and spoke to the neighborhood mixed-use district's appropriateness for the redevelopment of corner shopping centers. The Council stated a consensus directing Staff to move forward.

Ms. Jarrell advised that Staff will bring recommendations before the Commission to further discuss language following which they will come forward to the Council. Mayor Dyer spoke to future opportunities for input. Nothing further was discussed. The meeting was adjourned at 8:23 p.m.

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**Phil Dyer, MAYOR**

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**Christopher J. Caso, Chair –Planning and Zoning Commission**

ATTEST:

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Diane Zucco, CITY SECRETARY

**PLANNING & ZONING COMMISSION**  
**March 5, 2012**

**COMMISSIONERS PRESENT**

Doug Hazelbaker, 1st Vice Chair  
Fred Balda, 2nd Vice Chair  
Tracey Dry  
Michael Coleman  
Douglas Cargo  
David Downs  
Alan Smith

**COMMISSIONERS ABSENT**

Christopher Caso, Chairman

**STAFF PRESENT**

Phyllis Jarrell, Director of Planning  
Tina Firgens, Planning Manager  
Eric Hill, Sr. Planner  
Bester Munyaradzi, Planner  
Jon Hubach, Planner  
Paige Mims, Deputy City Attorney  
Dee Sarver, Sr. Planning Technician  
Donna White, Technical Administrative Assistant

First Vice Chair Hazelbaker called the meeting to order on Monday, March 5, 2012, at 7:00 p.m. in the Council Chamber of the Plano Municipal Center, 1520 K Avenue. A quorum was present.

Commissioner Smith led the Commission in the Pledge of Allegiance.

Commissioner Coleman made a motion to approve the agenda as presented. Commissioner Cargo seconded the motion, which passed 7-0.

Commissioner Downs made a motion to approve the February 20, 2012, Planning & Zoning Commission meeting minutes. Commissioner Coleman seconded the motion, which passed 7-0.

**COMMENTS OF PUBLIC INTEREST**

There were no requests for comments of public interest.

## **CONSENT AGENDA**

Commissioner Smith made a motion to approve the consent agenda as submitted. Commissioner Downs seconded the motion, which passed 7-0.

### **AGENDA ITEM NO. 5A - FINAL PLAT 67/HABITAT 11TH STREET ADDITION APPLICANT: HABITAT FOR HUMANITY OF SOUTH COLLIN COUNTY**

Ten Planned Development-219-General Residential lots on 1.1± acres located on the north side of 11th Street, east and west of E Avenue. Zoned Planned Development-219-General Residential. Neighborhood #67.

Approved as submitted.

### **AGENDA ITEM NO. 5B - FINAL PLAT 55/PRESTON PARK BUSINESS CENTER ADDITION, BLOCK A, LOTS 4 & 5 APPLICANT: THEIA MEDICAL BUILDING, LLC**

Medical office on two lots on 1.6± acres located at the southeast corner of Preston Park Boulevard and Preston Park Court. Zoned Planned Development-189-Retail/General Office. Neighborhood #55.

Approved as submitted.

## **END OF CONSENT AGENDA**

## **PUBLIC HEARINGS**

### **AGENDA ITEM NO. 6 - PUBLIC HEARING ZONING CASE 2012-04 APPLICANT: RICHARD LISSAUER**

Bester Munyaradzi, Planner, stated this is a request for Specific Use Permit for Day Care Center (In-home) on 0.2± acre located at the northeast corner of Westridge Drive and Dartbrook Drive. Zoned Single-Family Residence-9. There were six letters received in favor of the item and three letters received in opposition of the item. Staff recommended approval as submitted.

The public hearing was opened. Colleen and Richard Lissauer, applicants, were available to answer any questions. Ann Clark, citizen of Plano, had several questions regarding zoning, and building and fire code requirements of the city. The public hearing was closed.

After some discussion, Commissioner Downs made a motion to approve the item. Commissioner Coleman seconded the motion, which passed 5-2. Commissioner Smith and 1st Vice Chair Hazelbaker did not cite any reasons for their opposition to the item.

**AGENDA ITEM NO. 7 - PUBLIC HEARING**  
**ZONING CASE 2012-05**  
**APPLICANT: RACETRAC**

Eric Hill, Sr. Planner, stated this is a request to rezone 3.6± acres located at the northwest corner of Parker Road and Jupiter Road **from** Agricultural **to** Planned Development-Retail. Zoned Agricultural. Staff recommended that the Planning & Zoning Commission accept the applicant's request to table the item until the March 19, 2012, Planning & Zoning Commission meeting.

The public hearing was opened. Habib Popaz, citizen of Plano, spoke in opposition to the item. The public hearing was closed.

There being no discussion, Commissioner Cargo made a motion to table the item to the March 19, 2012, Planning & Zoning Commission meeting. Commissioner Balda seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING**  
**ZONING CASE 2012-06**  
**APPLICANT: KEZIA GOODWIN**

Mr. Hill stated this is a request for a Specific Use Permit for Day Care Center on 0.1± acre located 1,100± feet east of Alma Drive, 1,200± feet north of Plano Parkway. Zoned Corridor Commercial. There were no letters received in support or opposition of the item. Staff recommended approval as submitted.

The public hearing was opened. Kezia Goodwin, applicant, was available to answer any questions. No one spoke for or against the item. The public hearing was closed.

After some discussion, Commissioner Downs made a motion to approve the item as submitted. Commissioner Smith seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING**  
**ZONING CASE 2012-07**  
**APPLICANT: CITY OF PLANO**

Mr. Hill stated this is a request to amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses), and Subsection 2.824 (RC-Regional Commercial) of Section 2.800 (District Charts) of Article 2 (Zoning Districts and Uses) and related sections of the Zoning Ordinance in order to allow truck/bus leasing as a permitted use within the Regional Commercial zoning district. There were no letters received in support or opposition of the item. Staff recommended denial.

The public hearing was opened. David Behrens, GreenbergFarrow on behalf of Home Depot, spoke in support of the item. The public hearing was closed.

After some discussion, Commissioner Downs made a motion recommending approval of allowing truck/bus leasing as a permitted use within the Regional Commercial zoning district subject to approval of a specific use permit, and with stipulation that the trucks be single-unit trucks with enclosed beds and maximum two axles. Commissioner Cargo seconded the motion, which passed 6-1. Commissioner Dry, voting in opposition, believed that truck/bus leasing should not be permitted in the Regional Commercial zoning district.

**AGENDA ITEM NO. 10 - PUBLIC HEARING  
ZONING CASE 2012-08  
APPLICANT: CITY OF PLANO**

Ms. Munyaradzi stated this is a request for Specific Use Permit for Transit Center/Station on 1.8± acres located at the southwest and northeast corners of 16th Street and J Avenue. Zoned Downtown Business/Government and Urban Residential/Heritage Resource-20. There were four letters received in support of the item and no letters were received in opposition to the item. Staff recommended approval as submitted.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

There being no discussion, Commissioner Coleman made a motion to approve the item as submitted. Commissioner Downs seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 11 - PUBLIC HEARING  
ZONING CASE 2012-09  
APPLICANT: CITY OF PLANO**

Ms. Munyaradzi stated his is a request for Specific Use Permit for Transit Center/Station on 9.8± acres located at the southeast corner of Commerce Drive and 15th Street. Zoned Retail. There was one letter received in support of the item and no letters received in opposition to the item. Staff recommended approval as submitted.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

There being no discussion, Commissioner Cargo made a motion to approve the item as submitted. Commissioner Smith seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 12 - PUBLIC HEARING  
ZONING CASE 2012-10  
APPLICANT: CITY OF PLANO**

Ms. Munyaradzi stated this is a request for Specific Use Permit for Transit Center/Station on 9.5± acres located on the east side of Communications Parkway and 800± feet south of Tennyson Parkway. Zoned Commercial Employment/Dallas North Tollway Overlay District. There were no letters received in support or opposition of the item. Staff recommended approval as submitted.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

There being no discussion, Commissioner Dry made a motion to approve the item as submitted. Commissioner Balda seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 13 - PUBLIC HEARING  
ZONING CASE 2012-11  
APPLICANT: CITY OF PLANO**

Ms. Munyaradzi stated this is a request for Specific Use Permit for Transit Center/Station on 24.8± acres located at the northwest and southwest corners of Archerwood Street and Exchange Drive, at the northeast corner of Park Boulevard and Archerwood Street, and at the southeast corner of Parker Road and Archerwood Street. Zoned Corridor Commercial. There were no letters received in support or opposition of the item. Staff recommended approval as submitted.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

There being no discussion, Commissioner Smith made a motion to approve the item as submitted. Commissioner Coleman seconded the motion, which passed 7-0.

**AGENDA NO. 14 - PUBLIC HEARING  
25/REPLAT: SHOAL CREEK, PHASE III, BLOCK H, LOT 13R  
APPLICANT: MARK JORDAN**

Tina Firgens, Planning Manager, stated this is a request for 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. Staff recommended approval as submitted.

The public hearing was opened. Kirk Williams, representing the applicant, was available to answer any questions. No one spoke for or against the item. The public hearing was closed.

After some discussion, Commissioner Downs made a motion to approve the item as submitted. Commissioner Dry seconded the motion, which passed 7-0.

**END OF PUBLIC HEARINGS**

**AGENDA ITEM NO. 15 - ITEMS FOR FUTURE DISCUSSION**

The Commission stated they would like to hold a discussion regarding car washes being allowed by right, and receive an update regarding the "Take the Case" program.

There being no further discussion, 1st Vice Chair Hazelbaker adjourned the meeting at 8:07 p.m.

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**Doug Hazelbaker, First Vice Chair**

CITY OF PLANO  
PLANNING & ZONING COMMISSION  
CONSENT AGENDA ITEMS

March 19, 2012

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**Agenda Item No. 5a**

**Revised Conveyance Plat:** The Canal on Preston Addition, Block A, Lots 2 & 9  
**Applicant:** Stonebridge Plano Ventures, L.P.

Two conveyance lots on 6.8± acres located at the southwest corner of McDermott Road and Angels Drive. Zoned Planned Development-20-Mixed Use. Neighborhood #1.

The purpose for the revised conveyance plat is to relocate lot lines between Lots 2 and 9 and to revise the sanitary sewer easement.

Recommended for approval as submitted.

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**Agenda Item No. 5b**

**Concept Plan:** 14th/Rigsbee Addition, Block A, Lots 1 & 2  
**Applicant:** Azar Capital Investments, Ltd.

Retail on two lots on 4.0± acres located generally at the northwest corner of Rigsbee Drive and 14th Street. Zoned Retail. Neighborhood #61.

The purpose for the concept plan is to show the proposed retail developments.

Recommended for approval as submitted.

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**Agenda Item No. 5c**

**Conveyance Plat:** 14th/Rigsbee Addition, Block A, Lots 1 & 2  
**Applicant:** Azar Capital Investments, Ltd.

Two conveyance lots on 4.0± acres located generally at the northwest corner of Rigsbee Drive and 14th Street. Zoned Retail. Neighborhood #61.

The purpose for the conveyance plat is to create two lots for future development and dedicate easements.

Recommended for approval as submitted.

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**Agenda Item No. 5d**  
**Revised Conveyance Plat:** Custer/190 Addition, Block A, Lots 4 & 5  
**Applicant:** Water Tower Park, LP

Two conveyance lots on 9.8± acres located on the north side of Plano Parkway, 1,200± feet east of Independence Parkway. Zoned Planned Development-376-Retail/General Office/190 Tollway/Plano Parkway Overlay District. Neighborhood #65.

The purpose for the revised conveyance plat is to subdivide Lot 1B into Lots 4 and 5 and dedicate easements necessary for future development.

Recommended for approval as submitted.

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**Agenda Item No. 5e**  
**Revised Site Plan:** Hunter's Glen 2, Block 18, Lot 1R  
**Applicant:** Senior Re Choice Plano

Household care institution on one lot on 1.1± acres located at the northeast corner of Pleasant Valley Drive and Bay Hill Drive. Zoned Planned Development-322-Retail/General Office with Specific Use Permit #290 for Household Care Institution. Neighborhood #34.

The purpose for the revised site plan is to add a 2,000 square foot building addition and related site improvements to the existing household care institution.

Recommended for approval as submitted.

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**Agenda Item No. 5f**  
**Final Plat:** Parkwood Storage, Block A, Lot 1  
**Applicant:** Parkwood Storage, LLC

Mini-warehouse/public storage on one lot on 1.6± acres located on the east side of Parkwood Boulevard, 470± feet north of Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #16.

The purpose for the final plat is to dedicate easements necessary for completing the mini-warehouse/public storage development.

Recommended for approval as submitted.

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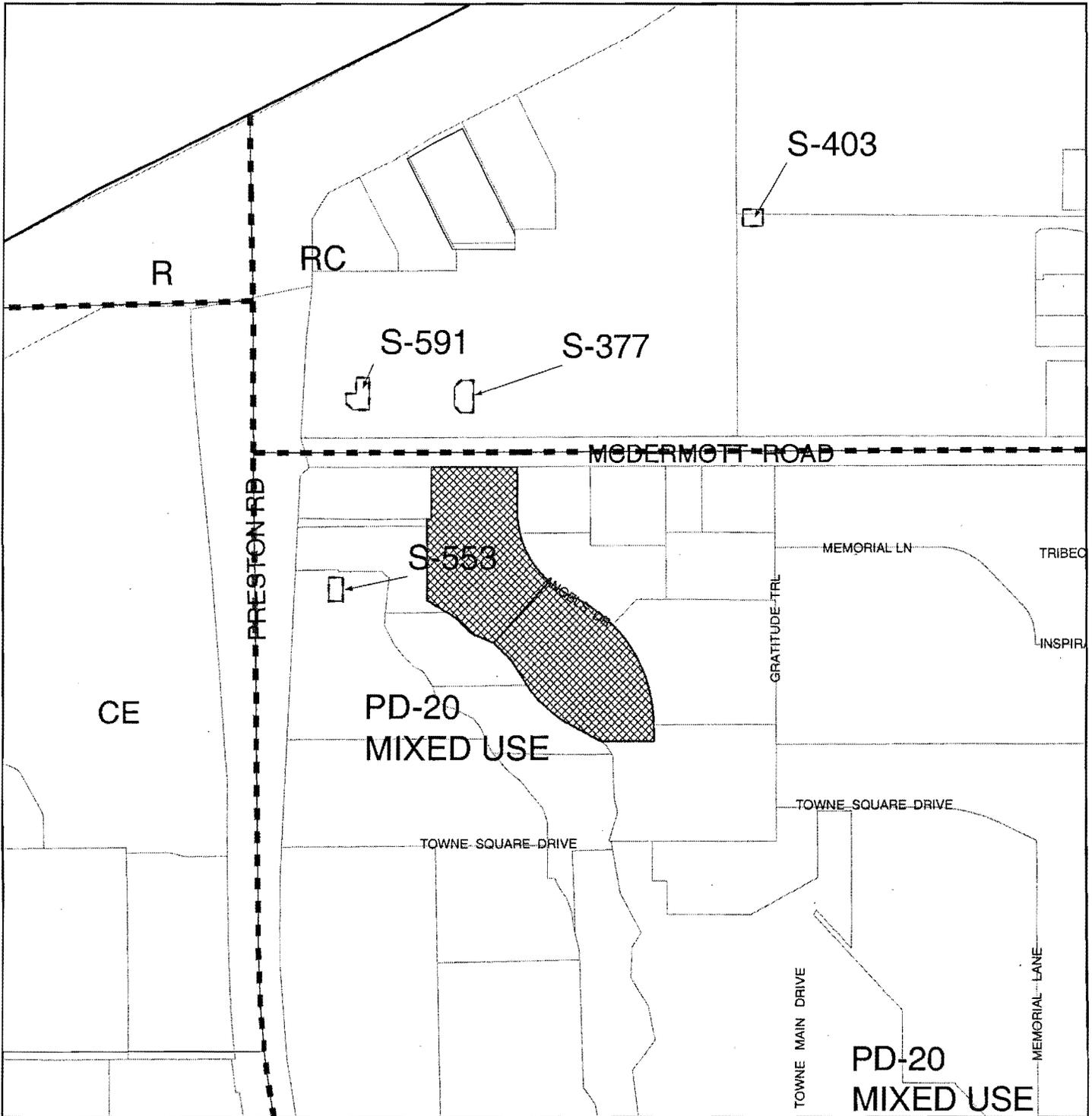
**Agenda Item No. 5g**  
**Revised Conveyance Plat:** Silver Fern Addition, Block 1, Lots 1 & 4  
**Applicant:** Ronald McCutchin Family Partnership

Two conveyance lots on 6.9± acres located generally at the northeast corner of Coit Road and McDermott Road. Zoned Planned Development-434-Retail. Neighborhood #2.

The purpose for the revised conveyance plat is to subdivide Lot 1 into two lots and dedicate easements.

Recommended for approval as submitted.

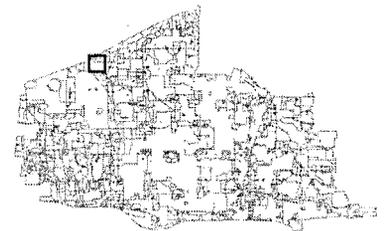
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Item Submitted: REVISED CONVEYANCE PLAT

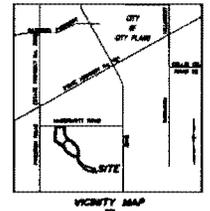
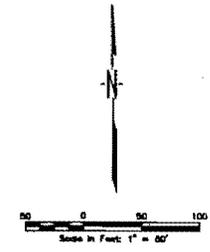
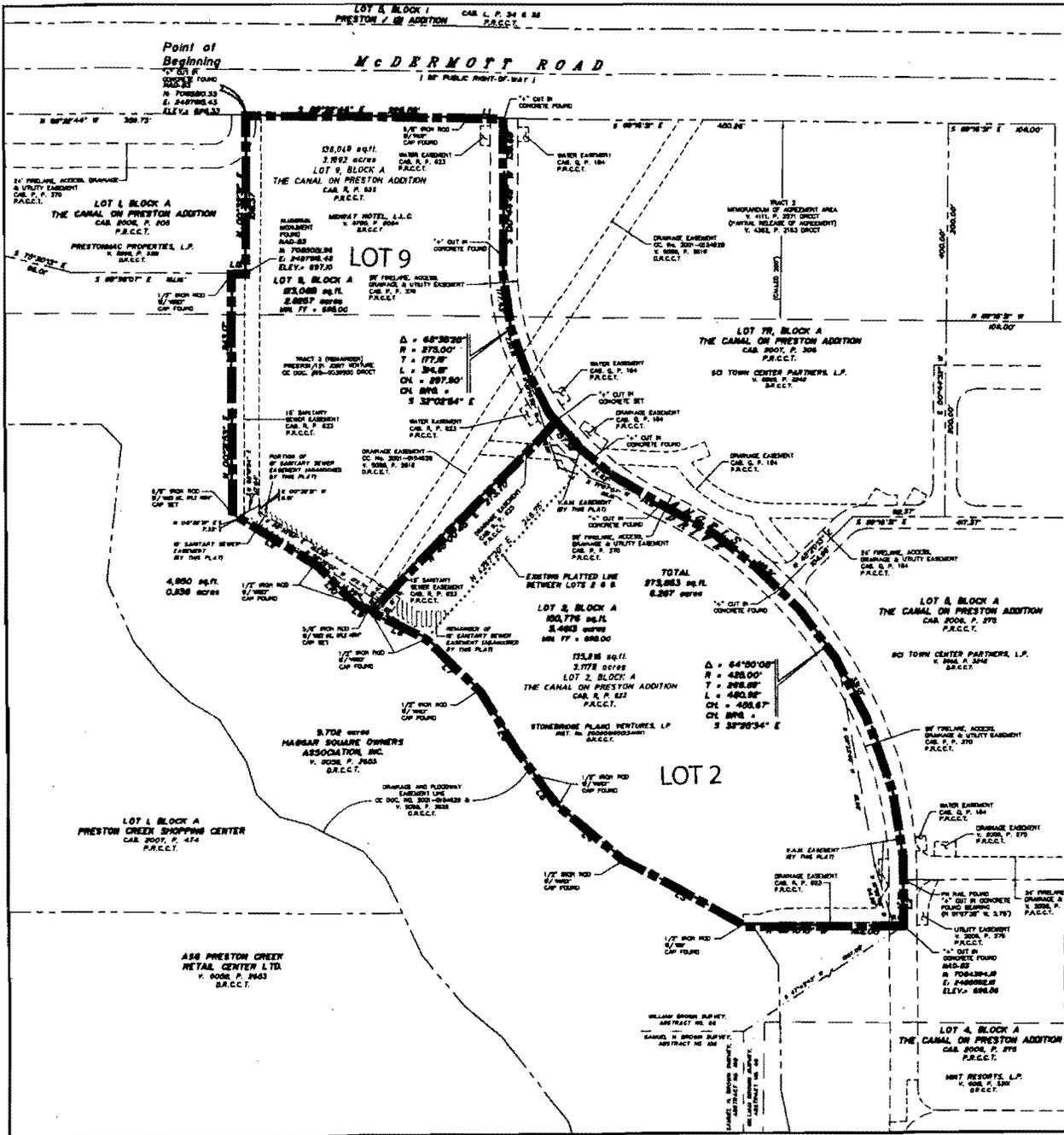
Title: THE CANAL ON PRESTON ADDITION  
BLOCK A, LOTS 2 & 9

Zoning: PLANNED DEVELOPMENT-20-MIXED USE



○ 200' Notification Buffer





**GENERAL NOTES**

- NOTICE: Selling a portion of this plat may be made and deemed to be a violation of city ordinances and State law and is subject to State and antitrust laws of the State and Federal Government.
  - A conveyance plat is a record of property approved by the city for the purpose of sale or conveyance in the ordinary or ordinary business thereof. The building parties shall be bound by the provisions of the plat and shall be subject to the provisions of the City of Plano. Selling a portion of this plat may be made and deemed to be a violation of city ordinances and State law.
  - Measurements are based upon the north line of Lot 9, Block A, bearing South 89 degrees 22 minutes 44 seconds East, as shown on plat referenced herein, refering to Lots 2 & 9, Block A, The Canal on Preston Addition, as recorded in Cabinet #, Page 222, P.R.C.C.T.
  - The State Grid Coordinates and bearings are based on City of Plano Amendment 7-F 67-62, using RAD 83, North Control Zone.
- F.S.  
Northing: 7,083,782.047 feet  
Easting: 2,490,003.798 feet  
Elevation: 626.00
- F.A.D.  
Northing: 7,084,746.888 feet  
Easting: 2,490,003.798 feet  
Elevation: 627.00

**PURPOSE OF REVISED CONVEYANCE PLAT**  
THE PURPOSE OF THIS REVISED CONVEYANCE PLAT IS TO RELOCATE THE LOT LINE BETWEEN LOTS 2 AND 9, TO REVISE THE SANITARY SEWER EASEMENT.

**LINE TABLE DATA**

LINE	BEARING	LENGTH
L1	S 02°18'30" E	36.39
L2	S 00°00'30" E	47.25
L3	N 60°00'30" W	138.83
L4	N 49°30'37" W	89.39
L5	N 37°42'33" W	39.37
L6	N 32°21'30" W	104.24
L7	N 44°09'10" W	74.86
L8	N 67°03'47" W	61.00
L9	N 58°06'27" W	90.00
L10	N 44°23'04" W	58.45
L11	N 02°30'00" W	38.89
L12	S 69°17'29" E	11.00

**EASEMENT LINE TABLE DATA**

LINE	BEARING	LENGTH
E1	S 02°18'30" E	7.34
E2	S 00°00'30" E	18.00
E3	N 60°00'30" W	40.67

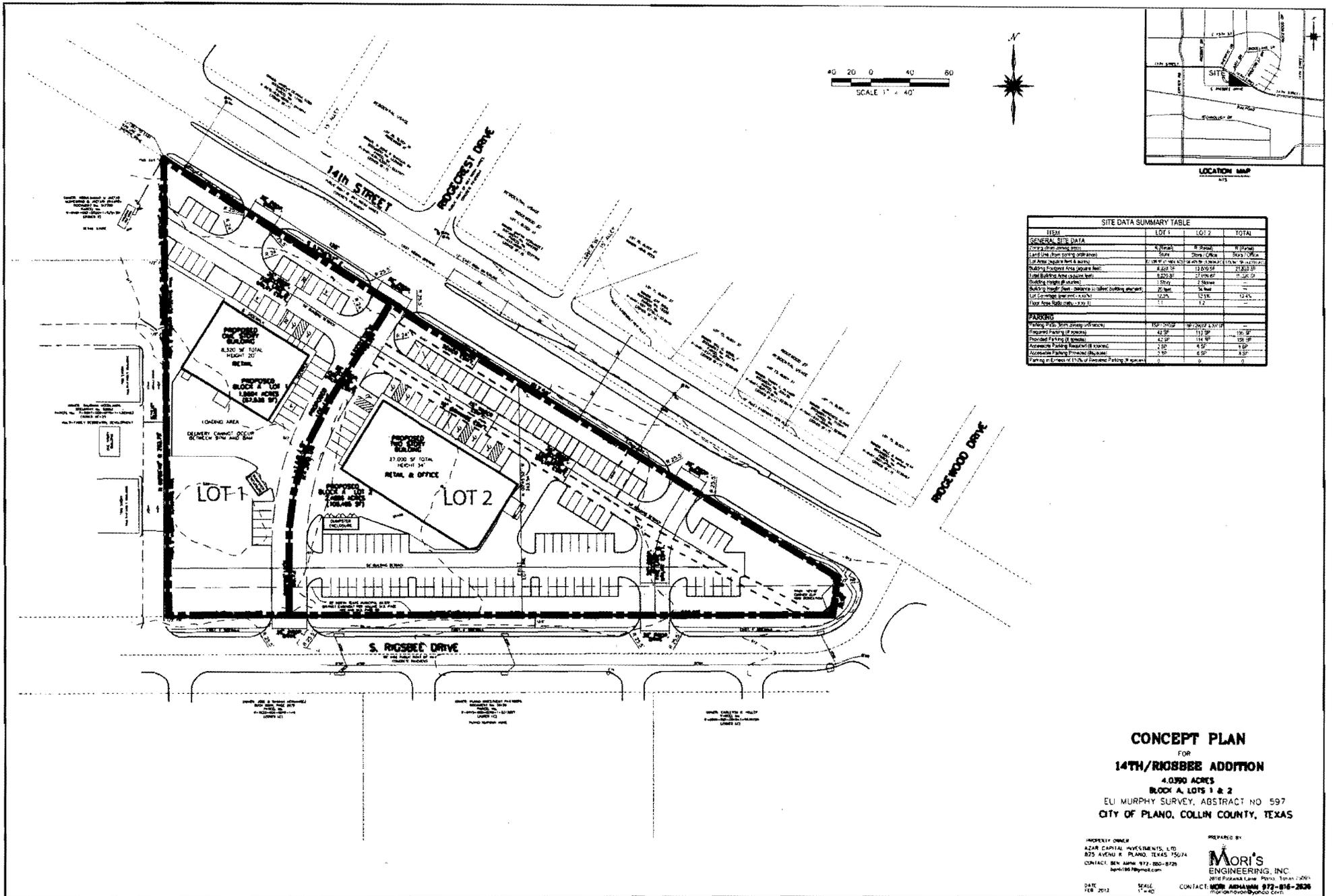
SHEET 1 OF 2  
**REVISED CONVEYANCE PLAT**  
**THE CANAL ON PRESTON ADDITION**  
**LOTS 2 & 9, BLOCK A**  
**6.287 ACRES**  
BEING ALL OF CONVEYANCE OF  
**LOTS 2 & 9, BLOCK A**  
**THE CANAL ON PRESTON ADDITION**  
RECORDED IN  
CAR. R. P. 623, P.R.C.C.T.  
OUT OF THE  
**WILLIAM BROWN SURVEY, ABSTRACT NO. 66**  
**CITY OF PLANO, COLLIN COUNTY, TEXAS**

**STONBROOK PLANO VENTURES, L.P.**  
ATTN: BOB ESTERICH  
6030 ESTESS BOULEVARD  
DENTON TEXAS, 76023  
(817) 814-0000  
(817) 414-0041 fax

**Gonzalez & Schneeberg**  
engineers & surveyors  
600 E. Grand Expressway  
Denton, TX, Plano, Texas 76204  
8772 698-8888 Fax: 8772-100-0001  
SCALE: 1" = 60' DATE: 08/09/09  
FILED IN CABINET: \_\_\_\_\_ PAGE: \_\_\_\_\_ P.R.C.C.T.







**SITE DATA SUMMARY TABLE**

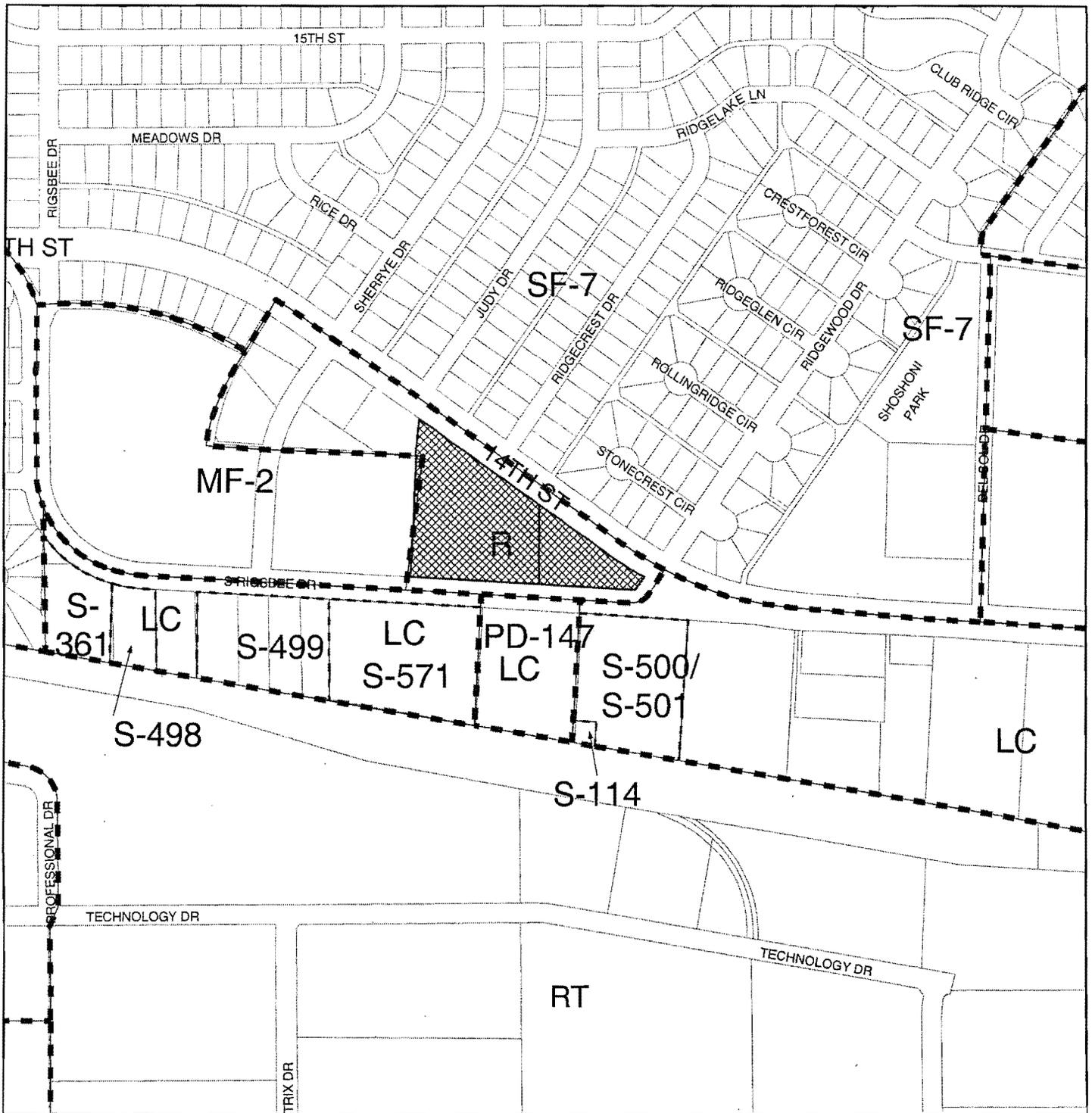
ITEM	LOT 1	LOT 2	TOTAL
<b>GENERAL SITE DATA</b>			
General Area (square feet)	8,769 SF	8,769 SF	17,538 SF
Land Use (Total Building Footprint)	5,000 SF	5,000 SF	10,000 SF
Lot Area (Square Feet & Acres)	7,089 SF (0.161 AC)	8,400 SF (0.191 AC)	15,489 SF (0.352 AC)
Building Footprint Area (square feet)	4,200 SF	13,800 SF	18,000 SF
1.000 Building Area (square feet)	4,200 SF	21,000 SF	25,200 SF
Building Height (Stories)	1 Story	2 Stories	—
Building Height (Feet - Maximum to tallest Building structure)	20 Feet	36 Feet	—
Lot Coverage (and max. %)	12.4%	12.1%	12.4%
Floor Area Ratio (FAR)	0.1	1.2	—
<b>PARKING</b>			
Building (with 50% driveway coverage)	100 Spaces	50 Spaces	150 Spaces
Required Parking (if provided)	42 SF	117 SF	159 SF
Proposed Parking (if provided)	42 SF	114 SF	156 SF
Accessories Parking (Required) (if provided)	2 SF	4 SF	6 SF
Accessories Parking (Proposed) (if provided)	2 SF	6 SF	8 SF
Percentage of Coverage of 15.0% of Proposed Parking Spaces	0	0	0

**CONCEPT PLAN**  
 FOR  
**14TH/ROGGBEE ADDITION**  
 4.0390 ACRES  
 BLOCK A, LOTS 1 & 2  
 ELI MURPHY SURVEY, ABSTRACT NO 597  
 CITY OF PLANO, COLLIN COUNTY, TEXAS

PROPERTY OWNER: AZAR CAPITAL INVESTMENTS, LTD.  
 8725 AVENUE H, PLANO, TEXAS 75074  
 CONTACT: BEN AZAR 972-300-8725  
 ben@azarcap.com

PREPARED BY: **MORI'S ENGINEERING, INC.**  
 2016 Progress Lane, Plano, Texas 75075  
 CONTACT: MORI AMARAKA 972-618-2626  
 mori@moriconsulting.com

DATE: FEB 2012 SCALE: 1" = 40'



Item Submitted: CONVEYANCE PLAT

Title: 14th/RIGSBEE ADDITION  
BLOCK A, LOTS 1 & 2

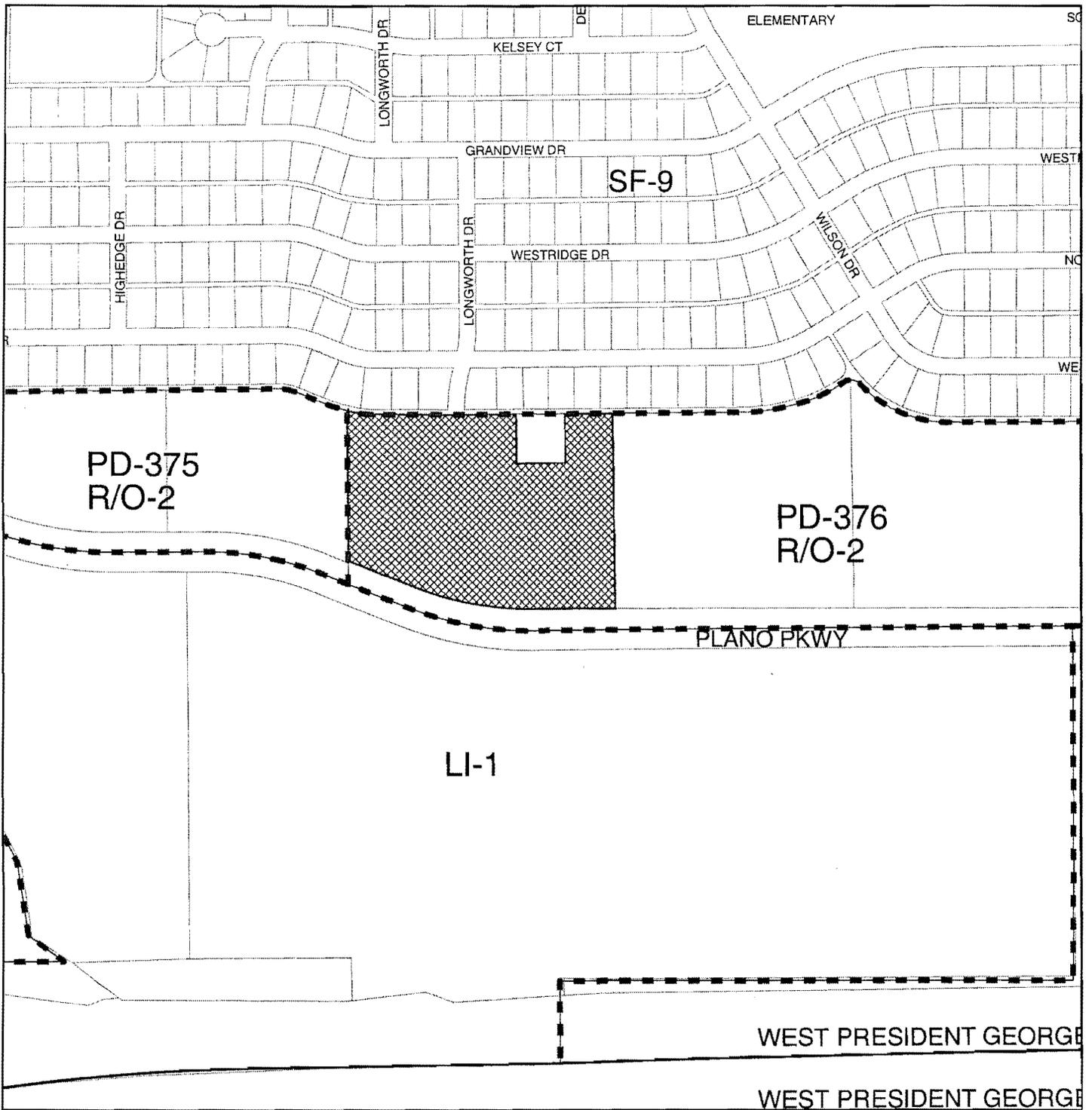
Zoning: RETAIL



○ 200' Notification Buffer



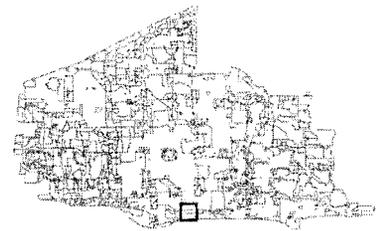




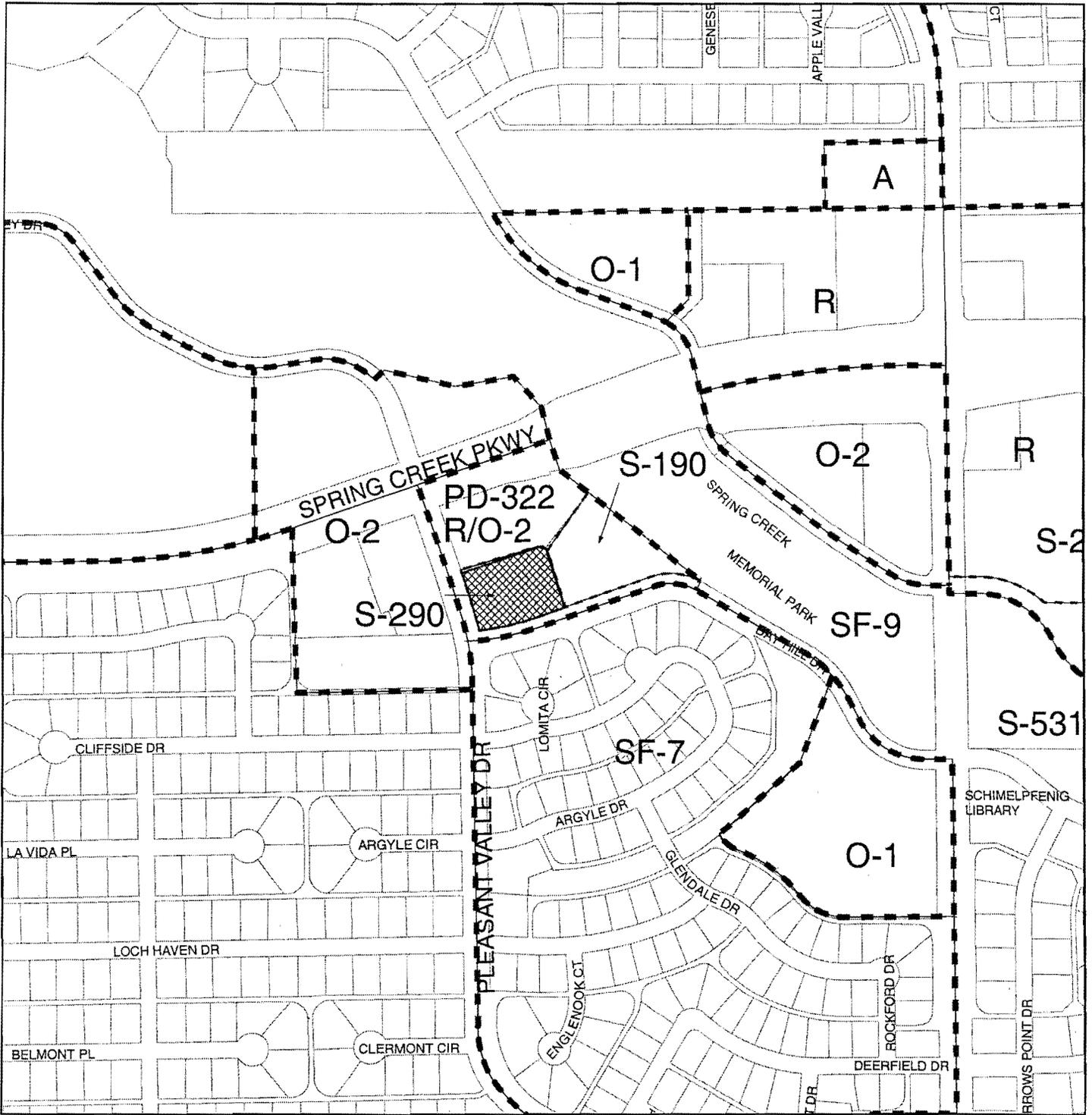
Item Submitted: REVISED CONVEYANCE PLAT

Title: CUSTER/190 ADDITION  
BLOCK A, LOTS 4 & 5

Zoning: PLANNED DEVELOPMENT-376-RETAIL/GENERAL OFFICE/  
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT



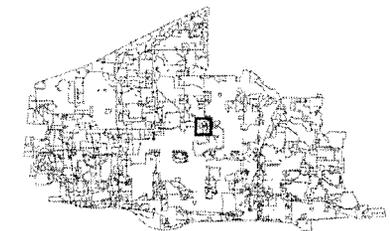




Item Submitted: REVISED SITE PLAN

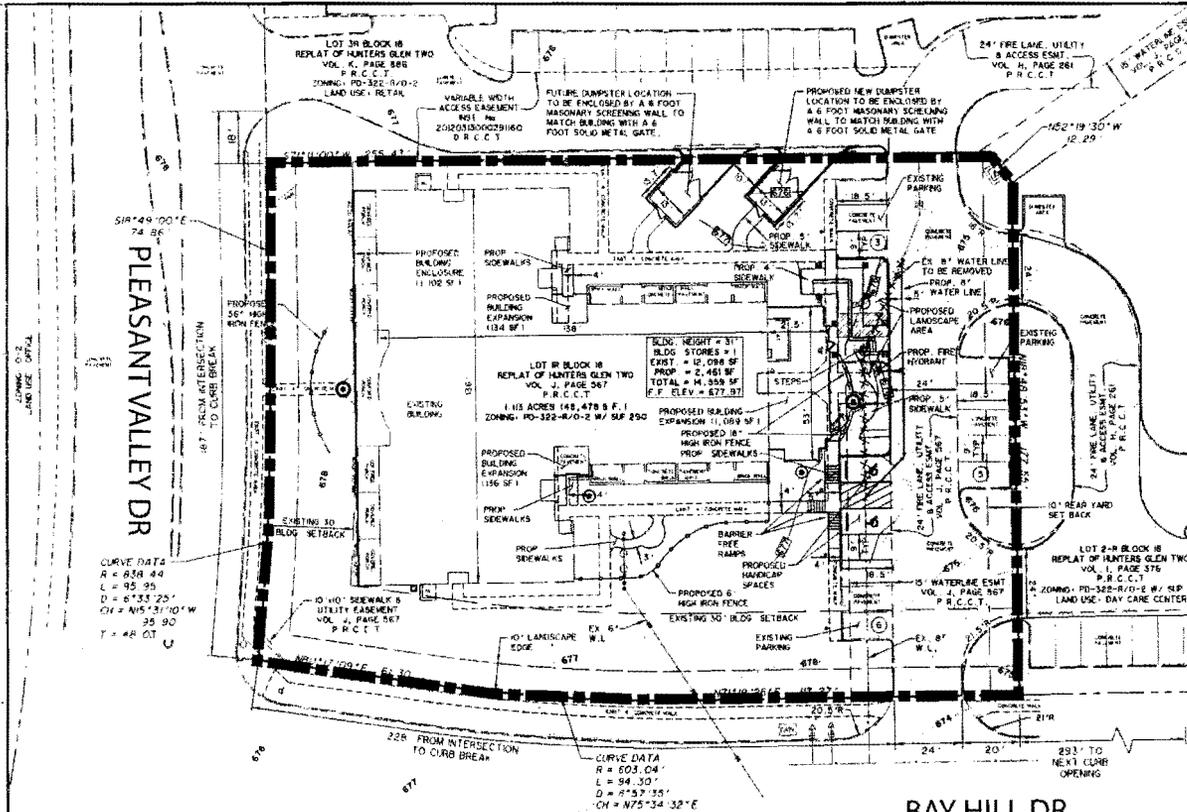
Title: HUNTER'S GLEN 2  
BLOCK 18, LOT 1R

Zoning: PLANNED DEVELOPMENT-322-RETAIL/GENERAL OFFICE  
w/SPECIFIC USE PERMIT #290



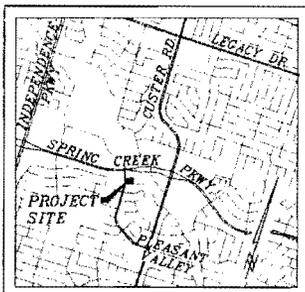
○ 200' Notification Buffer





**SITE DATA TABLE**

Lot 1R - 1.113 Acres All Lots	
General Site Data	
Zoning (from zoning ordinance)	PD 192 R10.2 W/ SUP 290
Land Use (from zoning ordinance)	Residential Care Institution
Lot Area (square feet & acres)	1,112,762.18 (25.57 S.F.)
Building Footprint Area (square feet)	14,550
Total Building Area (square feet)	14,550
Building Height (feet)	31
Building Height (feet - distance to highest building element)	31
Lot Coverage (percent - area)	14,550 / 1,112,762.18 = 1.30%
Flux Area Ratio (area ft)	14,550 / 1,112,762.18 = 0.30 ft
Parking	
Parking Ratio (from zoning ordinance)	1 Space Per 3 Rooms or 3 Beds Which Ever is Greater
Required Parking (if spaces - 20 Units 30 ft covered beds)	10
Proposed Parking (if spaces)	14
Accessible Parking (Required (if spaces)	1
Accessible Parking (Proposed (if spaces)	2
Parking Excess of 100% of Required Parking (if spaces)	3
Landscape Area (existing total area)	1,048
Landscape Edge Area (existing total area)	80
Required minimum landscape area (existing total area)	16,534
Additional natural landscape area provided (square feet)	0
Other Landscape Area within the lot including Storm Water Conservation Areas (square feet)	0
Total Landscape Area (square feet)	20,662
Permeable Area (total including landscaping or turf areas)	0
Permeable Paved Area (square feet)	0
Other Permeable Area within the lot not resulting from landscaping or turf areas (square feet)	0
Total Permeable Area (square feet)	0
Impervious Area	14,550
Building Footprint Area (square feet)	14,550
Area of Sidewalk, Pavement & other impervious Paved (square feet)	13,267
Other Impervious Area	27,816
Total Impervious Area	48,478
Sum of Total Landscape Area + Total Permeable Area + Total Impervious Area (square feet total beds - must equal equal Lot Area)	48,478
Total Impervious Area	48,478
Impervious Area Exceeds	14,550 (if applicable)
Eligible Impervious Area	Landscape if applicable



**VICINITY MAP**

**LEGEND**

- EXISTING 24' FIRE LANE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- ELECTRIC TRANSFORMER
- LIGHT POLE
- CABLE TV VAULT
- STREET LIGHT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- SPRINKLER BOX
- FIRE HYDRANT
- SIGN

**GENERAL NOTES:**

- BUILDINGS 6,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED
- FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS
- HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE
- FOUR-FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OFF OF THE PROPERTY LINE WITHIN THE RIGHTS-OF-WAY, UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR A NEARBY SIDEWALK OR AN ALTERNATIVE DESIGN IS APPROVED BY THE CITY. BARRIER-FREE RAMPS PER CITY STANDARDS, SHALL BE PROVIDED ON SIDEWALKS AT ALL CURB CROSSINGS
- MECHANICAL UNITS, DUMPSTERS, AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE
- ALL STORAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTION DEPARTMENT
- APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE
- BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE, AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES
- OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 6-466 OF THE CODE OF ORDINANCES
- PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP
- ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES MUST BE UNDERGROUND WHERE REQUIRED
- USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 3-1300 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS

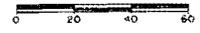
**DIMENSION NOTES**

- ALL DIMENSIONS ARE TO BACK OF CURB OR EDGE OF PAVING IF NO CURB IS USED UNLESS NOTED OTHERWISE
- ALL CURB RADIUS NOTED ARE TO FACE OF CONCRETE CURB

EXISTING SITE IMPROVEMENTS AND CONTOURS WERE DEVELOPED USING POINT DATA FROM A TOPOGRAPHIC SURVEY OF THE SITE IN AREAS FOR PROPOSED REVISIONS, AND AERIAL IMAGES AND CONTOURS FOR ADJACENT PROPERTIES

THE PURPOSE OF THIS REVISED SITE PLAN IS TO EXPAND THE EXISTING BUILDING, REVISE PARKING AND RELOCATE DUMPSTER. THE APPROVED SITE PLAN FOR THIS DEVELOPMENT WAS ENTITLED "SENIOR RESIDENCES AT PLANO" APPROVED ON 10/27/1995. ONLY ITEMS LABELED "PROPOSED" ARE PROPOSED

**BAY HILL DR**  
(70' RIGHT-OF-WAY)

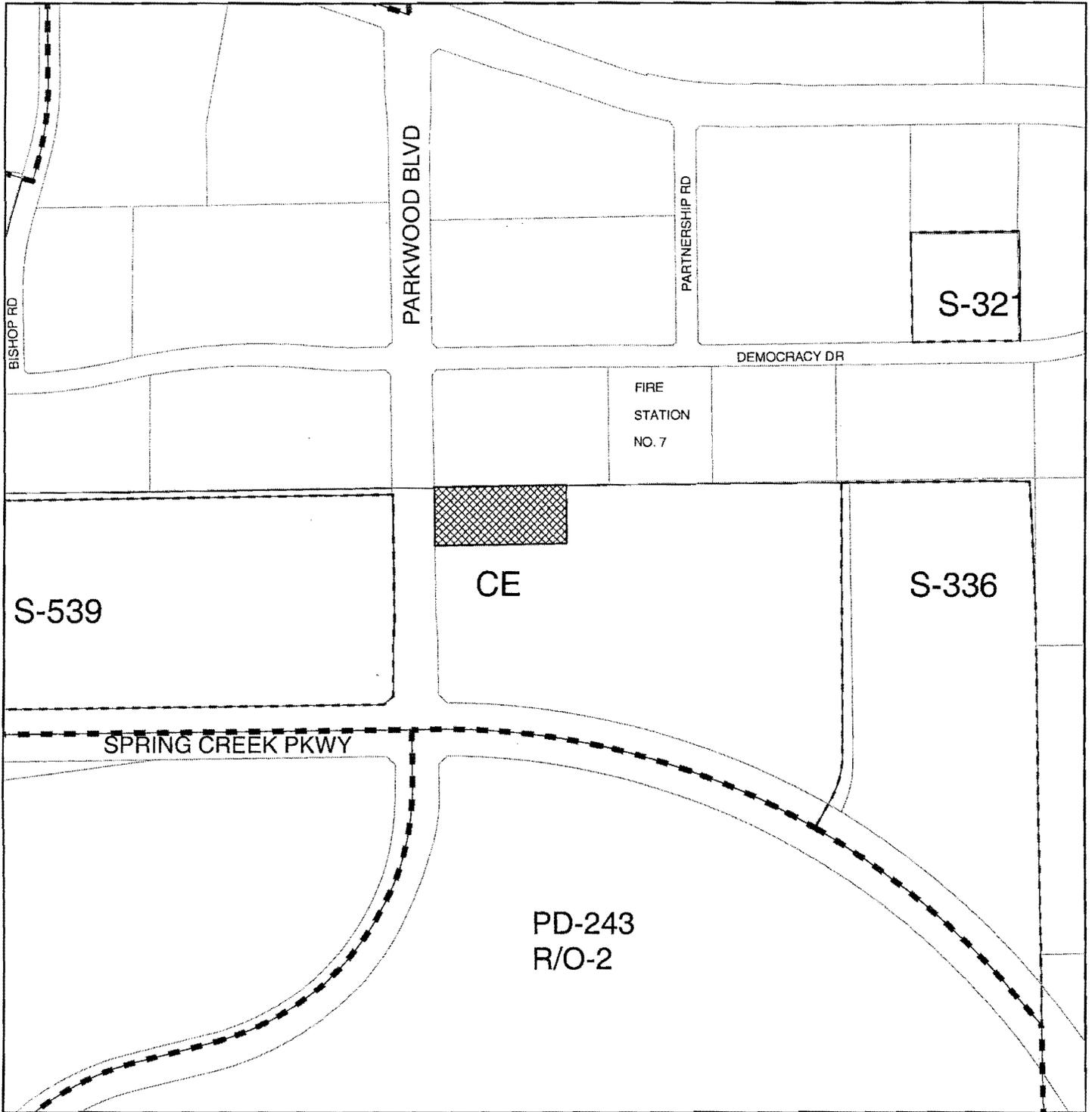


**REVISED SITE PLAN**  
**HUNTER'S GLEN TWO**  
**LOT 1R, BLOCK 1B**  
AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS AND BEING 1.113 ACRES OF LAND LOCATED IN THE ALFRED HARRINGTON SURVEY, ABSTRACT NO. 420 CITY OF PLANO, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER:  
PETER GABLE  
BLACKWOOD DEVELOPMENT, LLC  
1928 VIA ESPERANZA  
EDINBURG, TX 77025  
1000 1-562-6171

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
201 HUNTER'S GLEN TWO NEW HOME DR  
PO BOX 1000 EDINBURG, TEXAS 77025  
WWW.WIAWIER.COM TEL: 281-261-1000

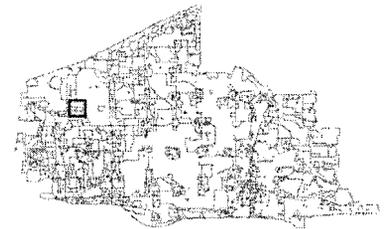
CONTACT: BERT GUEY, P.E. 817-467-7700  
DATE: 03-15-2002  
W.A. No. 1132



Item Submitted: FINAL PLAT

Title: PARKWOOD STORAGE  
BLOCK A, LOT 1

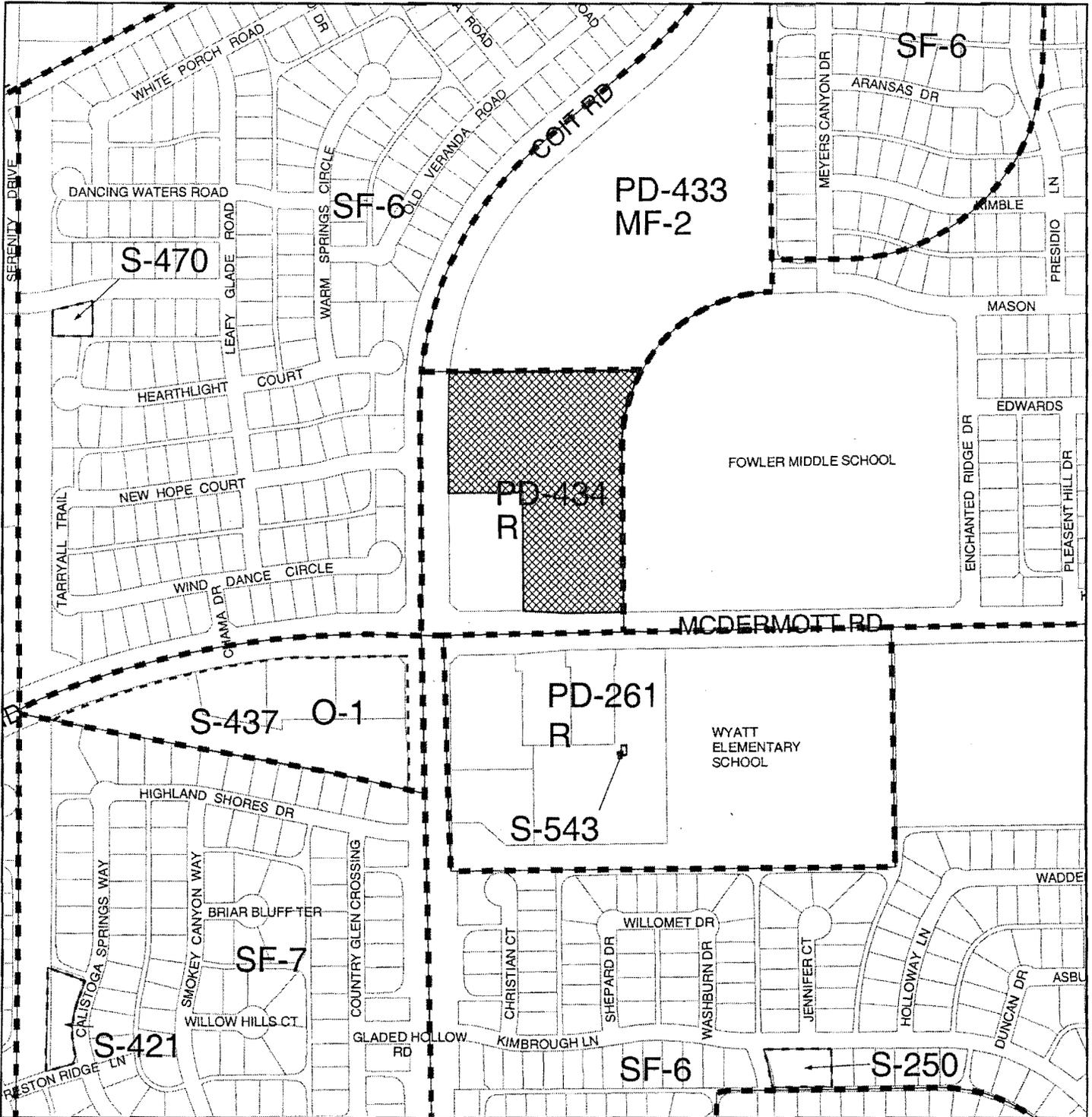
Zoning: COMMERCIAL EMPLOYMENT



○ 200' Notification Buffer



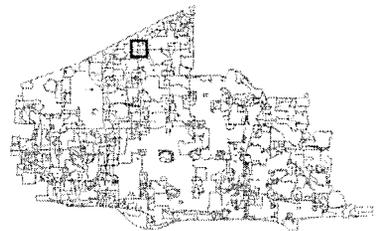


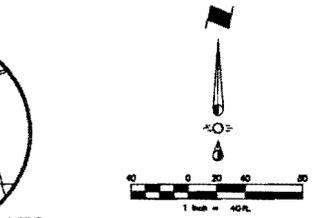
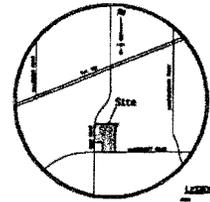
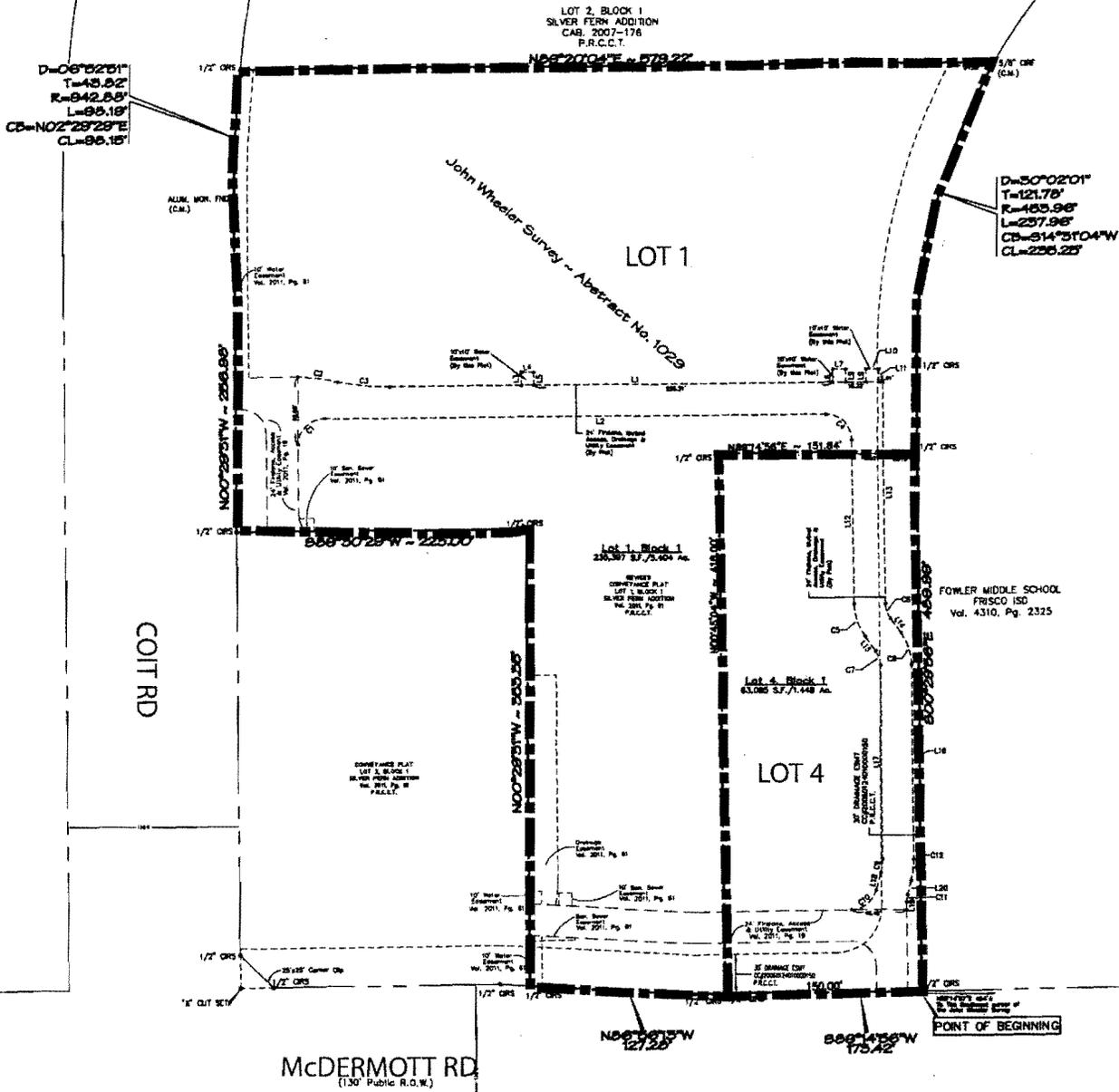


Item Submitted: REVISED CONVEYANCE PLAT

Title: SILVER FERN ADDITION  
BLOCK 1, LOTS 1 & 4

Zoning: PLANNED DEVELOPMENT-434-RETAIL





Curve #	Length	Direction
L1	378.14	N89°30'33"E
L2	884.13	S89°30'34"W
L3	10.00	N00°29'31"W
L4	10.00	N89°30'29"E
L5	10.00	S00°29'31"E
L6	10.00	N00°29'31"W
L7	10.00	N89°30'29"E
L8	10.00	S00°29'31"E
L9	10.00	N00°29'31"W
L10	10.00	N89°30'29"E
L11	10.00	S00°29'31"E
L12	126.80	N00°49'54"W
L13	170.30	S00°49'50"E
L14	14.10	S36°12'24"E
L15	14.11	N35°25'24"W
L16	151.27	N00°49'50"W
L17	151.27	N00°49'50"W
L18	13.89	N14°30'48"E
L19	5.98	S00°49'54"E
L20	10.00	S14°30'48"W

Curve #	Date	Length	Radius	Chord Bearing	Chord Length
C1	09/07/07	31.42	20.00	S44°32'29"W	28.29
C2	08/09/07	30.85	200.00	S83°12'28"E	30.67
C3	01/18/31	42.70	200.00	S84°39'48"E	40.83
C4	08/04/27	31.53	20.00	N45°17'18"W	28.22
C5	03/04/27	29.83	44.00	N18°05'14"W	29.22
C6	03/04/19	12.11	20.00	S18°04'28"E	11.88
C7	03/04/27	12.10	20.00	N18°06'14"W	11.92
C8	03/04/27	29.83	44.00	S18°06'14"E	29.22
C9	01/15/32	10.69	40.00	N07°02'42"E	10.84
C10	07/07/12	25.36	30.00	N32°02'36"E	24.19
C11	01/15/32	5.44	20.00	S07°02'52"W	4.43
C12	01/15/32	17.42	64.00	S07°02'52"W	17.37

**PURPOSE OF REVISION CONVEYANCE PLAT:**  
To Deduct Easements and establish Lot 1 into the lots

**BASE OF BEARINGS:**  
Basis of bearing, horizontal and vertical position derived from the Texas 823 RTK Network - Texas State Plane Coordinate System, NAD83, North Central Zone (4302). Verified with static GPS observations and an Epoch station, NAD 83 (CGRS88) Epoch 2002.0. Vertical positions are referenced to NAVD83 using (GEOID03).

**NOTICE:**  
This is a portion of the plat for the Silver Fern Addition and is subject to the terms and conditions of the plat and the plat and is subject to the terms and conditions of the plat and the plat.

A Conveyance Plat is a record of property approved by the City for the purpose of sale or conveyance in its entirety or interests therein defined. No building permit shall be issued nor permanent public utility service provided until a Final Plat is approved. Final of record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Plano. Selling a portion of this property by miles and bounds, except as shown on an approved, final, and accepted Conveyance Plat, Final Plat, or Record is a violation of the City Ordinance and State Law.

SHEET 1 OF 2  
REVISED CONVEYANCE PLAT  
**SILVER FERN ADDITION**  
LOTS 1 & 4, BLOCK 1 - 6.852 Acres  
situated in the  
JOHN WHEELER SURVEY - ABSTRACT 1029  
PLANO, COLLIN COUNTY, TEXAS

**Engineer/Author:** Spiers Engineering, Inc. TSP# No. 7-2121 785 Custer Road, Suite 100 Plano, Texas 75075 Telephone (972) 423-0077 Contact: Kevin Wier  
**Owner:** Ronald McDermott Family Partnership P.O. Box 870307 Dallas, Texas 75267 Telephone (214) 750-7708 Contact: Ronald McDermott

2 Lots  
6.852 Ac. (Gross)

Scale 1"=40' March 2012 SEI Job #11-128

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Being a portion of a called 153.118 acre tract conveyed to Ronald McCutahh Family Partnership as recorded in Clark No. 96-004652, Deed Records, Collin County and also being a 6.852 acre tract of land situated in the John Wheeler Survey, Abstract No. 1028 City of Plano, Collin County, Texas, and being all of Lot 1, Block 1 of Silver Fern Addition, as addition to the City of Plano as recorded in Volume 2011, Page 81, Plat Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "SPARSENG" set at the southeast corner of said Lot 1 and also being in the north line of McDermott Road (130' Public Right-of-Way) and also being the southwest corner of a tract of land described in deed to Frito (SD) as recorded in Volume 4310, Page 2325, Deed Records, Collin County, Texas;

THENCE along the north line of said McDermott Road and the south line of said Lot 1, the following courses and distances:

South 89°14'36" West, 173.42 feet to a 1/2 inch iron rod with plastic cap stamped "SPARSENG" set for corner;

North 89°34'13" West, 127.25 feet to a 1/2 inch iron rod with plastic cap stamped "SPARSENG" set at the southeast corner of Lot 3, Block 1;

THENCE North 02°29'31" West departing from said north line, for a distance of 353.35 feet to a 1/2 inch iron rod with plastic cap stamped "SPARSENG" set at the northwest corner of said Lot 3, Block 1;

THENCE South 89°30'29" West, for a distance of 223.00 feet to a 1/2 inch iron rod with plastic cap stamped "SPARSENG" set for corner in the east line of Coll Road (130' Public Right-of-Way) same being the northwest corner of said Lot 3, Block 1;

THENCE North 02°29'31" West along said east line of Coll Road and the west line of said Lot 1, for a distance of 256.68 feet to a aluminum monument (constraining monument) found for corner at the beginning of a curve to the right;

THENCE along said curve to the right whose chord bears North 02°29'29" East, 88.13 feet and through a central angle of 05°32'51", a radius of 842.28 feet and an arc length of 98.18 feet to a 1/2 inch iron rod with plastic cap stamped "SPARSENG" set for corner at the northwest corner of said Lot 1;

THENCE North 89°20'04" East departing said east line of Coll Road and along the common line of said Lot 1 and Lot 2 of said Silver Fern Addition, for a distance of 279.22 feet to a 5/8 inch capped iron rod found for common corner of said Lots 1 and 2 and also in the west line of Fowler Middle School tract as recorded in Volume 4310, Page 2325, Deed Records, Collin County, Texas, and also being the beginning of a non-tangent curve to the left;

THENCE along said curve to the left whose chord bears South 14°31'04" West, 235.25 feet and through a central angle of 30°02'01", a radius of 453.84 feet and an arc length of 237.86 feet to a 1/2 inch iron rod with plastic cap stamped "SPARSENG" set for corner in the east line of said Lot 1 and west line of said Fowler Middle School tract;

THENCE South 02°29'54" East along the common line of said Lot 1 and Fowler Middle School tract, for a distance of 488.99 feet to the Point of Beginning and containing 298,482 square feet or 6.852 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Ronald McCutahh Family Partnership acting by and through their authorized officers, does hereby adopt this plat designating the herein above described as SILVER FERN ADDITION - LOTS 1 & 4, BLOCK 1, 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 public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in Landscape Easements if approved by the City of Plano. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using same unless the easement limits the use to particular utilities, and use by public utilities being subordinate to the Public's and City of Plano's use thereof. The City of Plano and public utility utilities 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 utilities 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.

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 parking 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 the lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency uses.

The undersigned does covenant and agree that the Access Easement may be utilized by any person or the general public for ingress and egress to other road 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 egress in, along, upon and across said premises.

The undersigned does covenant and agree that the Access Easement may be utilized by any person or the general public for ingress and egress to other road 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 egress in, along, upon and across said premises.

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

Witness my hand at \_\_\_\_\_, this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

By \_\_\_\_\_

Name: Ronald McCutahh
Title: Managing Partner

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 purpose and consideration therein expressed.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Notary Public in and for
the State of Texas

SURVEYOR'S CERTIFICATE

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

Darren K. Brown
Registration No. 5252



STATE OF TEXAS
COUNTY OF COLLIN

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

Given under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Notary Public in and for
the State of Texas

My Commission Expires \_\_\_\_\_

CERTIFICATE OF APPROVAL

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2012, by the Planning and Zoning Commission, City of Plano, Texas.

Chairman, Planning and Zoning Commission

STATE OF TEXAS
COUNTY OF COLLIN

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

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Notary Public in and for
the State of Texas

Secretary, Planning & Zoning Commission
Or City Engineer

STATE OF TEXAS
COUNTY OF COLLIN

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

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Notary Public in and for
the State of Texas

SHEET 2 OF 2
REVISED CONVEYANCE PLAT
OF
SILVER FERN ADDITION
LOT 1, BLOCK 1 - 6.852 Acres
situated in the
JOHN WHEELER SURVEY - ABSTRACT 1029
PLANO, COLLIN COUNTY, TEXAS

Engineer/Surveyor: Spiers Engineering, Inc.
Plano, Texas 75075
Telephone (972) 422-0077
Contact: Kevin Wu
Owner: Ronald McCutahh Family Partnership
P.O. Box 870307
Dallas, Texas 75387
Telephone (214) 750-7790
Contact: Kevin Wu

2 Lots
6.852 Ac. (Gross)

Scale 1"=40' March 2012 SED Job #11-128

CITY OF PLANO  
PLANNING & ZONING COMMISSION

March 19, 2012

**Agenda Item No. 6**

**Public Hearing: Zoning Case 2012-05**

**Applicant: RaceTrac**

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**DESCRIPTION:**

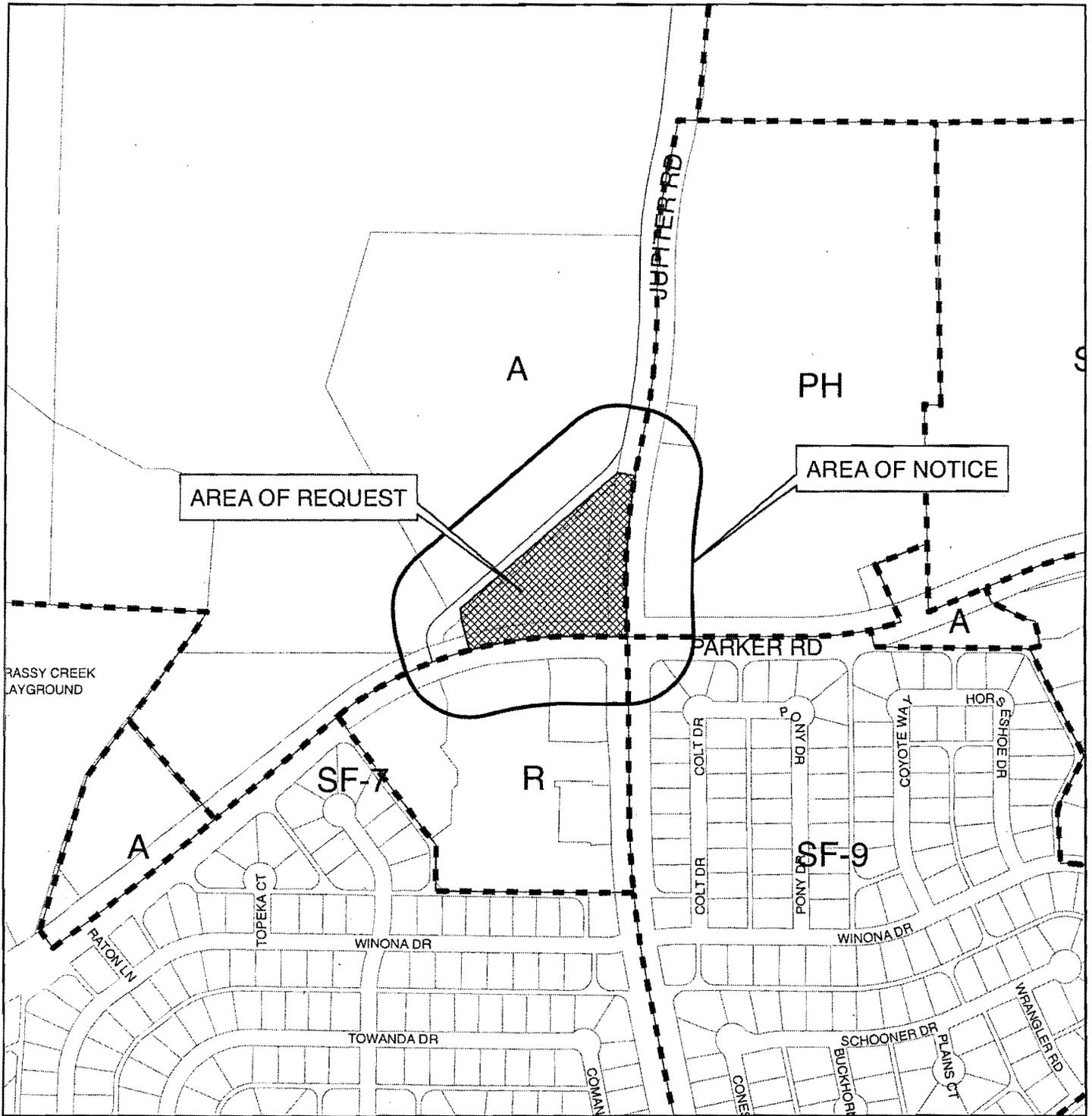
Request to rezone 3.6± acres located at the northwest corner of Parker Road and Jupiter Road **from** Agricultural **to** Planned Development-Retail. Zoned Agricultural. Tabled March 5, 2012.

**REMARKS:**

This item was tabled at the March 5, 2012, Planning & Zoning Commission meeting. The applicant is requesting additional time to address staff comments and is requesting that the item be tabled until the April 2, 2012 meeting.

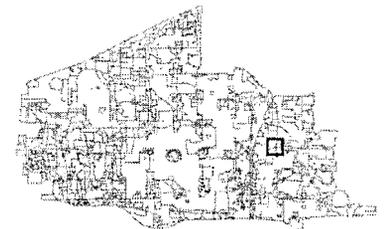
**RECOMMENDATION:**

Recommended that the Planning & Zoning Commission accept the applicant's request to table this item until the April 2, 2012 meeting.



Zoning Case #: 2012-05

Existing Zoning: AGRICULTURAL



○ 200' Notification Buffer



CITY OF PLANO

PLANNING & ZONING COMMISSION

March 19, 2012

**Agenda Item No. 7**

**Public Hearing:** Zoning Case 2012-12

**Applicant:** RaceTrac

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**DESCRIPTION:**

Request to amend Planned Development-374-Retail on 6.9± acres located at the northeast corner of Plano Parkway and Independence Parkway to modify the development standards of the district to remove a stipulation limiting the hours of operation. Zoned Planned Development-374-Retail/190 Tollway/Plano Parkway Overlay District.

**REMARKS:**

The applicant is requesting to amend Planned Development-374-Retail (PD-374-R) in order to remove a stipulation limiting the hours of operation. The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling and warehousing. 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.

PD-374-R was initially approved by City Council in 1987, along with several other similar PDs in the Plano Parkway corridor. The stipulations of PD-374-R limit the maximum allowable square footage, floor area ratio (FAR), as well as other area, yard, and bulk requirements. The PD also has stipulations regarding landscaping, lighting, truck dock and trash enclosure construction and other standards specific to the Plano Parkway corridor.

The purpose of this zoning request is to amend the PD to remove a stipulation limiting the hours of operation. Currently, the PD specifies that "this tract shall be deed restricted to limit the hours of operation to 17 total hours, preferably 11:00 p.m. to be the closing hour". The applicant owns and operates an existing convenience store with gas pumps facility at this location and would like to operate the store 24 hours a day.

When this PD was created, the surrounding homeowners were concerned about 24 hour operations occurring at this location; therefore, the applicant proposed a PD stipulation deed restricting the hours of operation. The city does not typically impose or enforce deed restrictions, nor does it limit the hours of operation for businesses. Instead, Plano has adopted ordinances which limit noise and lighting, and applies other performance standards. It is the intent of these ordinances to allow businesses to operate 24 hours a day, if preferred, while providing adequate development standards and safeguards important to the welfare and protection of adjacent properties. There is an existing deed restriction in place, which meets the intent of the current PD stipulation. The city is not a party to the deed restriction and does not monitor or enforce it.

Additionally, Section 3.1500 (Residential Adjacency Standards) of Article 3 (Supplementary Regulations) of the Zoning Ordinance contains residential adjacency standards which prohibit fuel dispensing facilities from locating within 150 feet of residential zoning districts. The purpose of the residential adjacency standards is to preserve the integrity, enjoyment, and property values of residential neighborhoods from uses that may impact the neighborhoods. This setback, along with the performance standard ordinances, protects nearby residential neighborhoods as well as commercial properties from businesses whose operations may impact nearby properties. Staff believes that the language included in this PD is not necessary due to these existing ordinances, and is therefore in support of removing the limitation regarding hours of operations.

### **Surrounding Land Uses and Zoning**

The area of the request is partially developed as a convenience store with gas pumps on the northeast corner of Plano Parkway and Independence Parkway, and vacant properties further to the north and east. The property to the north and east of the PD is zoned Single-Family Residence-9 (SF-9) and is developed as existing residences. There is also an existing office building to the east, zoned Planned Development-375-Retail/General Office (PD-375-R/O-2). To the south, across Plano Parkway, is an existing independent living facility and vacant land, zoned Planned Development-382-Retail/General Office (PD-382-R/O-2). To the west, across Independence Parkway, the property is vacant and zoned Planned Development-373-Retail/General Office (PD-373-R/O-2).

### **Conformance to the Comprehensive Plan**

**Future Land Use Plan** - The Future Land Use Plan designates this property as Low Intensity Office (LIO). LIO includes a variety of employment uses which serves local needs and heights are typically less than four stories with FAR's less than 0.4:1. This request is in conformance with the Future Land Use Plan.

**Adequacy of Public Facilities** - Adequate water and sanitary sewer services are available via extensions from existing lines along Plano Parkway and Independence Parkway.

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

## **SUMMARY:**

The applicant is requesting to amend PD-374-R in order to remove a stipulation limiting the hours of operation. The city does not typically enforce or monitor deed restrictions, nor does it limit the hours of operation for businesses. Due to existing residential adjacency and performance standard regulations, staff believes that this PD restriction is no longer necessary. Staff supports the PD amendment as requested.

## **RECOMMENDATION:**

Recommended for approval as follows

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

### Restrictions:

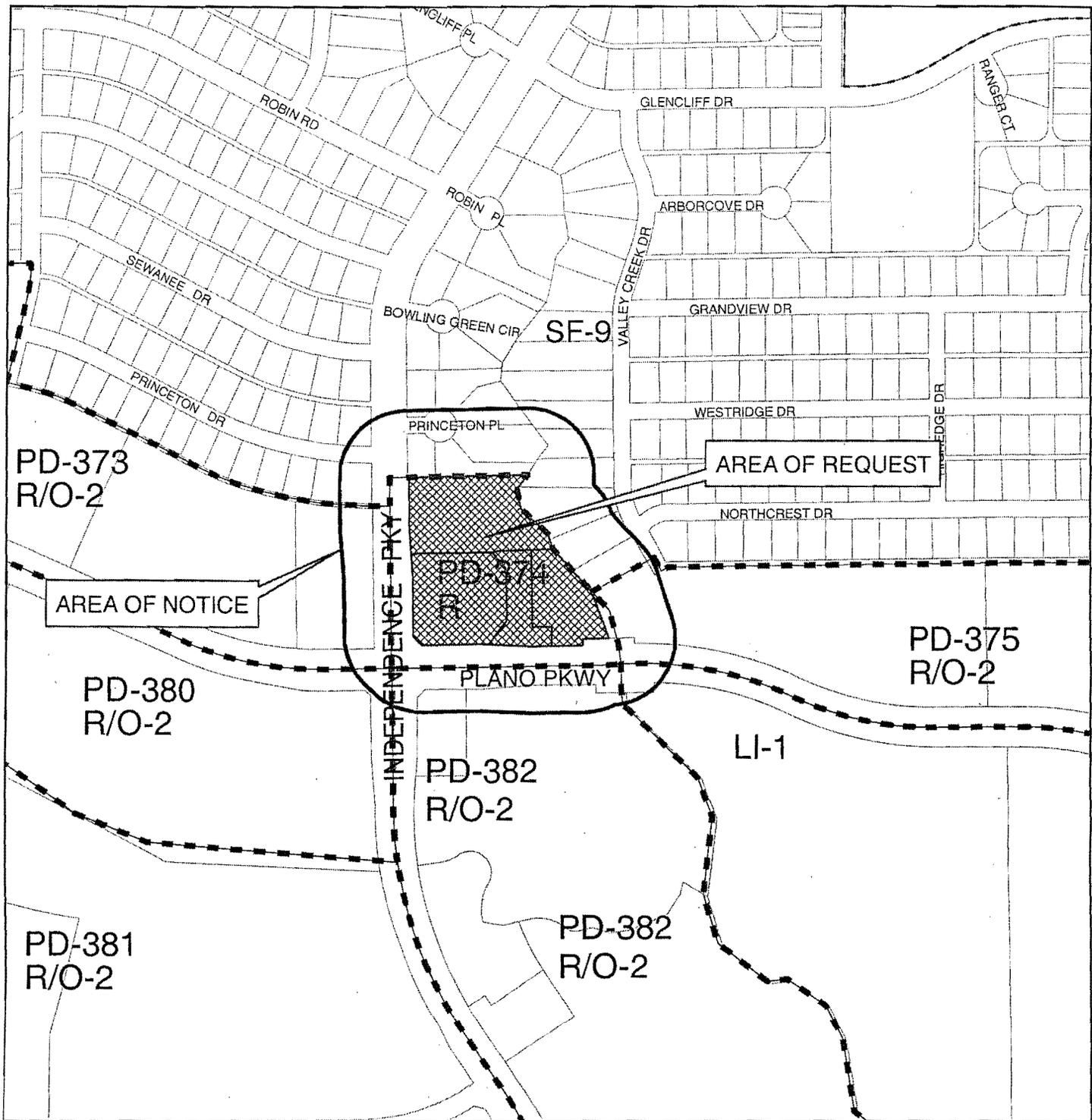
1. Maximum Square Footage: 118,701 square feet of building area
2. Maximum Retail: 100% - Neighborhood Support Retail. In addition to those uses permitted in the Retail districts, the following uses shall be permitted:
  - Office - showroom/warehouse
  - Office - technical
  - Scientific and research labs
3. Truck docks for these uses shall be located at grade level.
4. Maximum Floor Area Ratio: 0.5:1
5. Maximum Floor Area Ratio on any Given Lot: 0.75:1
6. Maximum Lot Coverage: 40% (inclusive of parking structures)
7. Maximum Building Height: 2 story (36 feet) - all heights shall include mechanical/penthouse
8. Maximum Parking Structure Height: 2 levels above grade (20 feet)
9. Setback Requirements: 50 feet from north property line and 50 feet from Plano Pkwy.

The zoning granted above is granted subject to the following additional stipulations:

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.
2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning. The closing of Longworth Dr. north of Plano Pkwy. shall be a major consideration in the Plano Parkway Study.

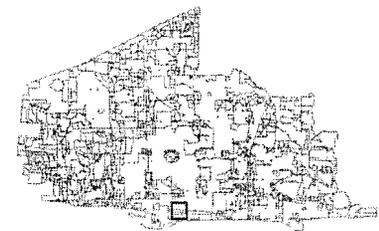
3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.
4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such guidelines.
- ~~5. This tract shall be deed restricted to limit the hours of operation to 17 total hours, preferably 11:00 p.m. to be the closing hour.~~
6. 5. No access to any tract shall be gained from the existing alley or alleys serving the residential area.
7. 6. Truck docks and trash containers shall be to the interior of constructed buildings and at grade.
8. 7. There will be no dedicated street adjacent and parallel to the residential district.
9. 8. Parking structures shall be screened from view of the residential district through the use of natural screens.
10. 9. Sodium vapor lights shall not be used for parking lots and other exterior lighting. All lighting shall meet the requirements of the Plano Lighting Ordinance.

Refer to Design Guidelines after PD-393-R/O-2 for additional stipulations.



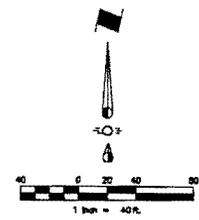
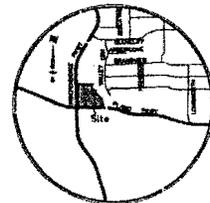
Zoning Case #: 2012-12

Existing Zoning: PLANNED DEVELOPMENT-374-RETAIL/  
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT



○ 200' Notification Buffer

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



Vicinity Map

METES AND BOUNDS DESCRIPTION

Being a 5.224 acre tract of land situated in the Frances McCulloch Survey, Abstract No. 588 City of Plano, Collin County, Texas, and being all of Lots 1, 2R, 3 & 4, Block 1 of Plano-Independence Parkway Plaza Addition, an addition to the City of Plano as recorded in Collier 2007, Pages 304 & 301 Plat Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch capped iron rod found stamped "2985 1967" at the south end of a corner of the intersection of Plano Parkway (Variable Width Public Right-of-Way) and Independence Parkway (Variable Width Public Right-of-Way);

THENCE North 60°39'15" West along said corner of, for a distance of 30.34 feet to a 5/8 inch capped iron rod found stamped "2985 1967";

THENCE North 00°37'37" West along the east line of Independence Parkway, for a distance of 175.00 feet to a 1/2 inch iron rod with plastic cap stamped "SPAWSENG" set for corner;

THENCE North 04°24'48" West continuing along said east line, for a distance of 150.33 feet to a "X" out found for corner;

THENCE North 00°37'37" West continuing still along the east line of Independence Parkway, for a distance of 148.00 feet to a 5/8 inch capped iron rod found stamped "2985 1967" found at the northeast corner of said addition;

THENCE North 89°24'21" East departing said east line and along the north line of said addition and the south line of Dallas North Estates, 120' Subdivision, Fourth Section, an addition to the City of Plano as recorded in Volume A, Page 4, Map Records, Collin County, Texas, for a distance of 364.87 feet to a 1/2 inch iron rod with plastic cap stamped "SPAWSENG" set for corner;

THENCE South 39°36'01" West along the northern line of said Plano-Independence Parkway Plaza Addition and the west line of Dallas North Estates, 120' Subdivision, Second Section, an addition to the City of Plano as recorded in Volume A, Page 4, Map Records, Collin County, Texas, and also being along the center of People Creek, for a distance of 53.41 feet;

THENCE South 12°34'50" East along said northern line, for a distance of 80.33 feet;

THENCE South 47°24'50" East continuing along said northern line, for a distance of 108.00 feet;

THENCE South 21°24'50" East northerly still along said northern line, for a distance of 50.00 feet;

THENCE South 42°34'30" East along said northern line and passing at a distance of 182.25 feet the corner corner of said Dallas North Estates, Second Section and Lot 1, Block 1 Plano Parkway Business Center, an addition to the City of Plano as recorded in Collier 5, Page 594, Plat Records, Collin County, Texas, for a total distance of 172.25 feet;

THENCE South 19°00'27" East along the northern line of said Plano-Independence Parkway Plaza Addition and said Plano Parkway Business Center Addition, for a distance of 144.88 feet to a "X" out set in the north line of said Plano Parkway and also being the corner corner of said addition;

THENCE along said north line of Plano Parkway, the following courses and distances:

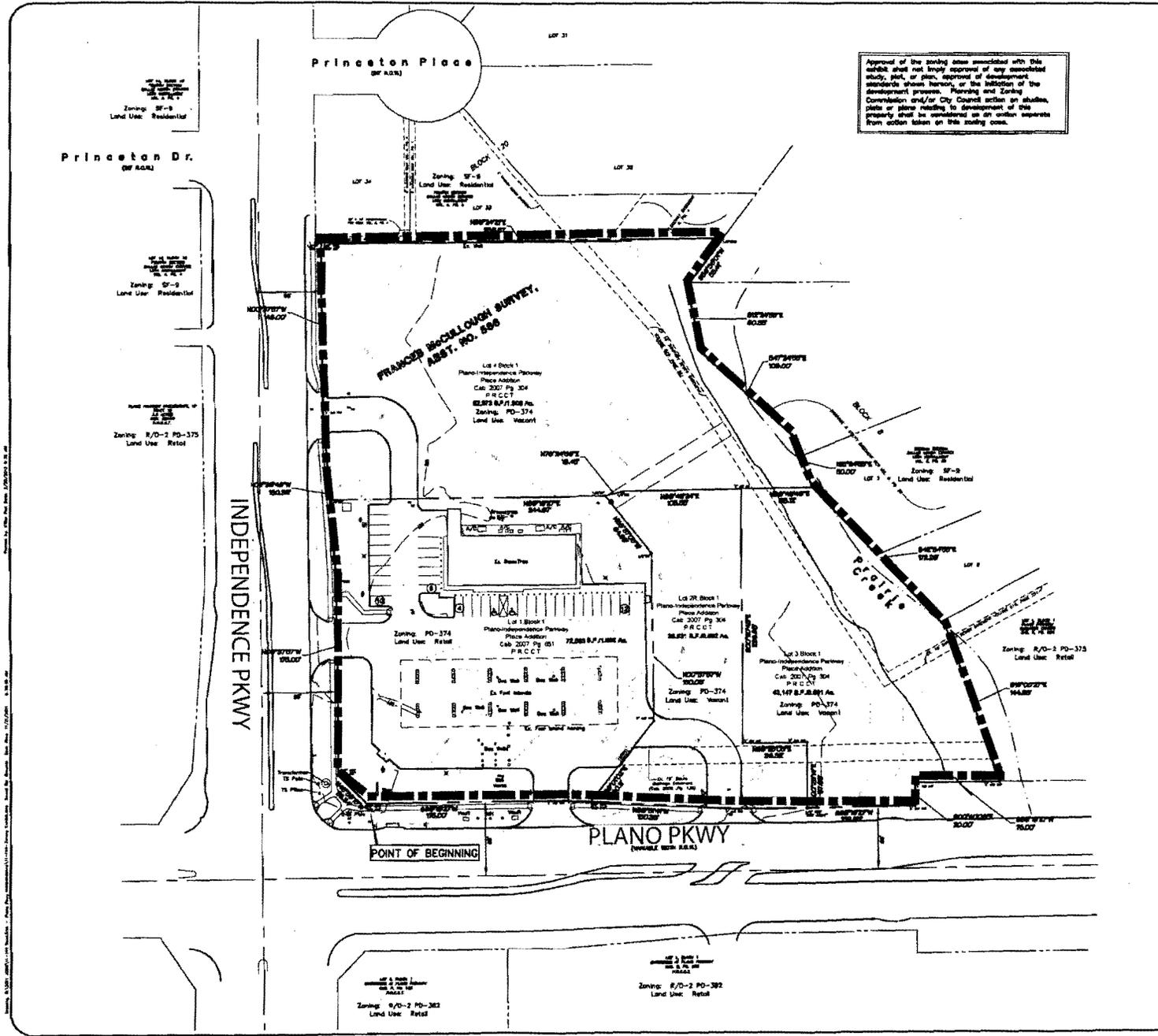
- South 89°19'27" West, 75.00 feet to a "X" out set;
- South 00°40'08" East, 20.00 feet to a "X" out set;
- South 89°16'27" West, 158.63 feet to a "X" out found;
- North 89°14'41" West, 150.33 feet to a "X" out set;
- South 89°19'27" West, 175.00 feet to the Point of Beginning and containing 227,514 square feet or 5.224 acres of land.

ZONING EXHIBIT

**ZONING CASE 2012-12**  
**LOTS 1, 2R, 3 & 4, BLOCK 1 - 5.224 Acres**  
 situated in the  
**FRANCES McCULLOUGH SURVEY - ABSTRACT 588**  
**PLANO, COLLIN COUNTY, TEXAS**

<b>Applicant</b> Rocobras 3225 Cumberland Blvd. Atlanta, GA 30339 Telephone (770) 431-7800 Contact: Anita James	<b>Engineer/Architect</b> Spilars Engineering, Inc. TSPE No. F-2121 785 Custer Road, Suite 100 Plano, Texas 75073 Telephone (972) 422-0077 Contact: Kevin War
--	---

Scale 1"=40' November, 2011



LOT 1  
Zoning: R/D-2 PD-375  
Land Use: Retail

LOT 2R  
Zoning: R/D-2 PD-375  
Land Use: Retail

REPLY FORM

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

RECEIVED  
MAR - 1 2012  
PLANNING DEPT.

Dear Commissioners:

This letter is regarding Zoning Case 2012-12. This is a request to amend Planned Development-374-Retail on 6.9± acres located at the northeast corner of Plano Parkway and Independence Parkway. The current zoning is Planned Development-374-Retail (PD-374-R). The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling and warehousing. 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 requested zoning is to amend PD-374-R in order to remove a stipulation limiting the hours of operation.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2012-12.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2012-12.

This item will be heard on **March 19, 2012, 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.

*Plano Parkway Independence*  
*Praxair LTD by William L. Crawfords*  
Name (Please Print)

*[Signature]*  
Signature

*3838 Oak Lawn #1416*  
Address *Dallas TX 75219*

*2/28/12*  
Date

EH

**SEE BACK OF PAGE FOR REQUIRED SIGNATURES**

RECEIVED

MAR - 2 2012

PLANNING DEPT.

REPLY FORM

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

Dear Commissioners:

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

\_\_\_\_\_ I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2012-12.

**NOX**

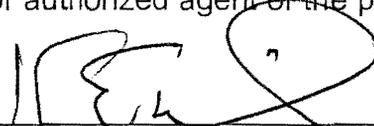
\_\_\_\_\_ I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2012-12.

This item will be heard on **March 19, 2012, 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.

*The gas station is a nuisance; the increased traffic, squealing tires, obnoxious lights shining into my house, loud boom boxes that shake my house,*

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

Kenneth Eakin  
Name (Please Print)

  
Signature

713 Valley Creek Drive  
Address

2/29/12  
Date

EH

**SEE BACK OF PAGE FOR REQUIRED SIGNATURES**

the attraction of criminal elements, serving of alcohol in a residential area, access by undesirables to my property - these are only a few of the reasons I oppose extended hours of operation. In addition, they do not monitor nor 'police' their customers and as a result, I have had to call the Plano Police to complain about the noise - that they are responsible for.

We live here. We have the right to peace and security - neither one of which is provided at the current hours of operation. Extending those hours would be negligent and bordering on criminal.

They moved into an existing residential neighborhood knowing the Deed restriction of closing at 11 PM. Now they want to manipulate the area into their standards by having P&Z change the Code. They need to live with what they knowingly bought in to.

This change, if allowed, will be another step on the slippery slope of P&Z changes that will lead to a nice neighborhood turning into an undesirable area on its way to being a slum.

Please, do NOT allow this change. Please vote NO.  
Regards, Ben Eakin, 713 Wallbrook Drive

REPLY FORM

RECEIVED  
MAR - 5 2012  
PLANNING DEPT.

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

Dear Commissioners:

This letter is regarding Zoning Case 2012-12. This is a request to amend Planned Development-374-Retail on 6.9± acres located at the northeast corner of Plano Parkway and Independence Parkway. The current zoning is Planned Development-374-Retail (PD-374-R). The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling and warehousing. 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 requested zoning is to amend PD-374-R in order to remove a stipulation limiting the hours of operation.

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

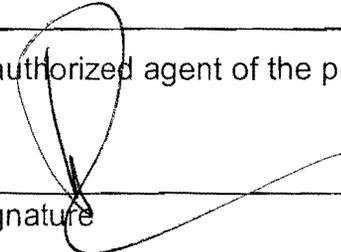
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By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

J. D. VAN EGMOND  
Name (Please Print)

  
Signature

2809 PRINCETON  
Address  
PLACE

3-2-12  
Date

EH

**SEE BACK OF PAGE FOR REQUIRED SIGNATURES**

REPLY FORM

RECEIVED  
MAR 12 2012  
PLANNING DEPT.

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

Dear Commissioners:

This letter is regarding Zoning Case 2012-12. This is a request to amend Planned Development-374-Retail on 6.9± acres located at the northeast corner of Plano Parkway and Independence Parkway. The current zoning is Planned Development-374-Retail (PD-374-R). The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling and warehousing. 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 requested zoning is to amend PD-374-R in order to remove a stipulation limiting the hours of operation.

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Toby Fruth  
Name (Please Print)

[Signature]  
Signature

2900 Princeton DR, Plano, Tx 75075  
Address

2012-03-10  
Date

EH

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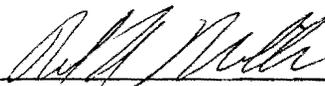
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Robert Muller  
Name (Please Print)

  
Signature

2300 Westridge  
Address

3-11-12  
Date

EH

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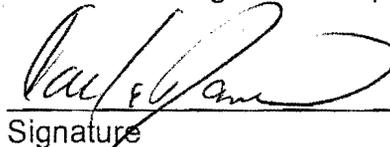
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CARLOS RAMON  
Name (Please Print)

  
Signature

2736 Northcrest  
Address

3-11-2012  
Date

EH

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Forrest Dagon  
Name (Please Print)

[Signature]  
Signature

2757 Northcrest  
Address

7/11/12  
Date

EH

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Shirley L Landis  
Name (Please Print)

Shirley L Landis  
Signature

2804 Princeton Pl Plano, TX  
Address  
75075

3/11/12  
Date

EH

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BARBARA ROBINSON

Name (Please Print)



Signature

2808 PRINCETON PL

Address

3/11/12

Date

EH

**SEE BACK OF PAGE FOR REQUIRED SIGNATURES**

REPLY FORM

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RECEIVED 3 2012  
MAR 13 2012  
PLANNING DEPT.

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Plano, TX 75086-0358

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*WE OPPOSED TO THE CHANGES AS RACETRAC PURCHASED THE PROPERTY W/ KNOWLEDGE OF THE RESTRICTION ON OPERATING HOURS.*

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

BEHJAT BAKHTIAR - BAH  
Name (Please Print)

*[Signature]*  
Signature

2801 PRINCETON PL. PLANO  
Address  
+X. 75075

03/11/2011  
Date

EH

**SEE BACK OF PAGE FOR REQUIRED SIGNATURES**

CITY OF PLANO  
PLANNING & ZONING COMMISSION

March 19, 2012

**Agenda Item No. 8**

**Public Hearing - Preliminary Replat & Preliminary Site Plan/Concept Plan:**

McCoy Addition, Block A, Lots 1 & 2

**Applicant:** Walter Randolph McCoy

---

**DESCRIPTION:**

Office-warehouse, retail, and health/fitness center on two lots on 3.4± acres located on the west side of Premier Drive, 1,100± feet north of Enterprise Drive. Zoned Corridor Commercial. Neighborhood #47.

**REMARKS:**

The purpose of this preliminary replat is to combine a platted lot within an unplatted tract of land, and create two lots to accommodate the proposed development.

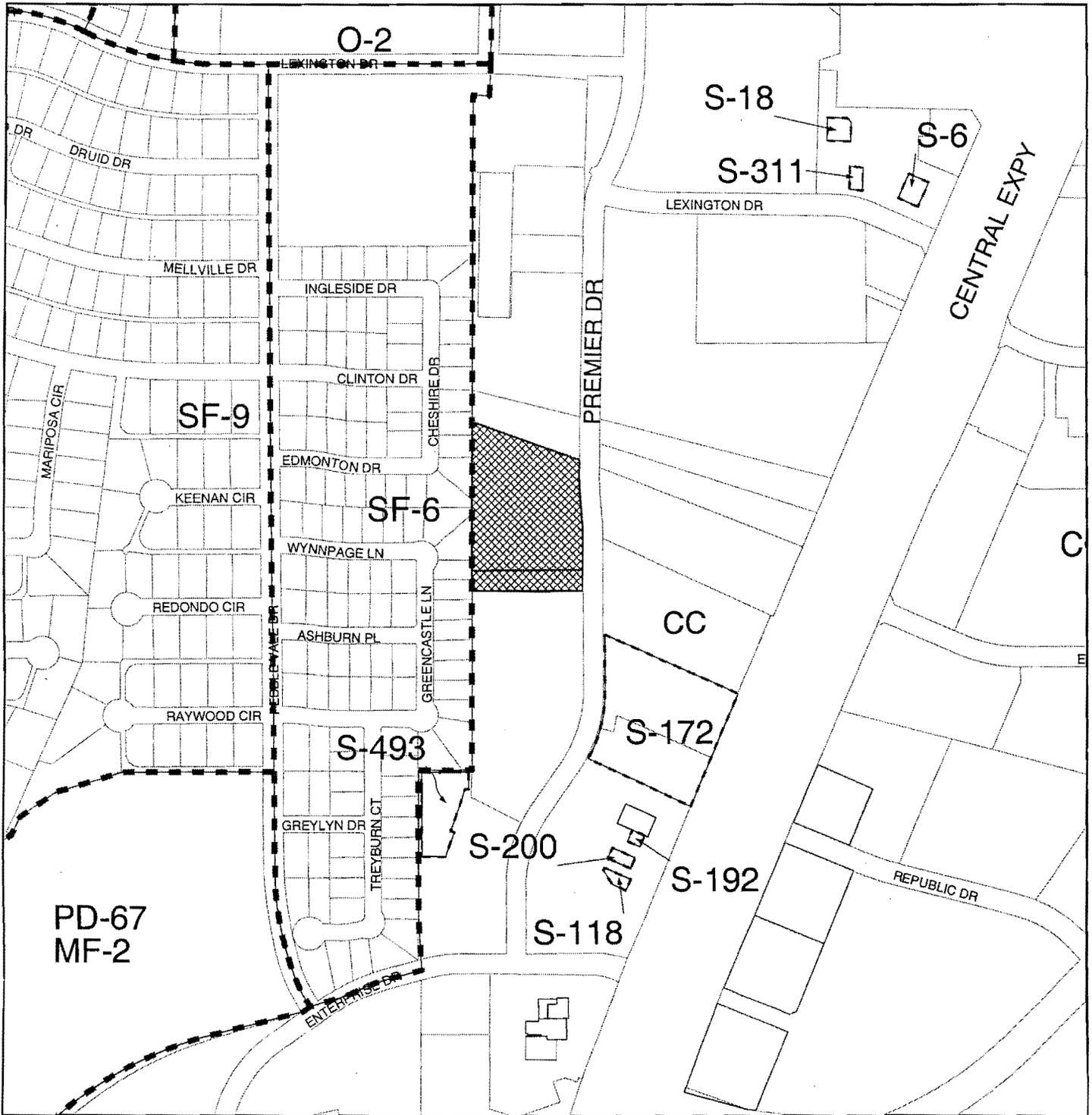
The purpose for the preliminary site plan is to show the proposed retail and health/fitness center development, and related site improvements on Lot 2.

The purpose for the concept plan is to show the proposed office-showroom/warehouse development on Lot 1.

**RECOMMENDATION:**

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

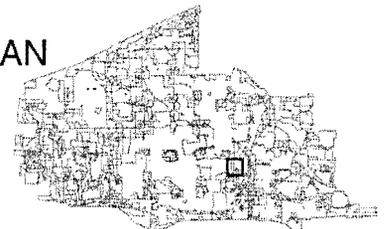
Preliminary Site Plan/  
Concept Plan: Recommended for approval as submitted.



Item Submitted: PRELIMINARY REPLAT &  
PRELIMINARY SITE PLAN/CONCEPT PLAN

Title: McCOY ADDITION  
BLOCK A, LOTS 1 & 2

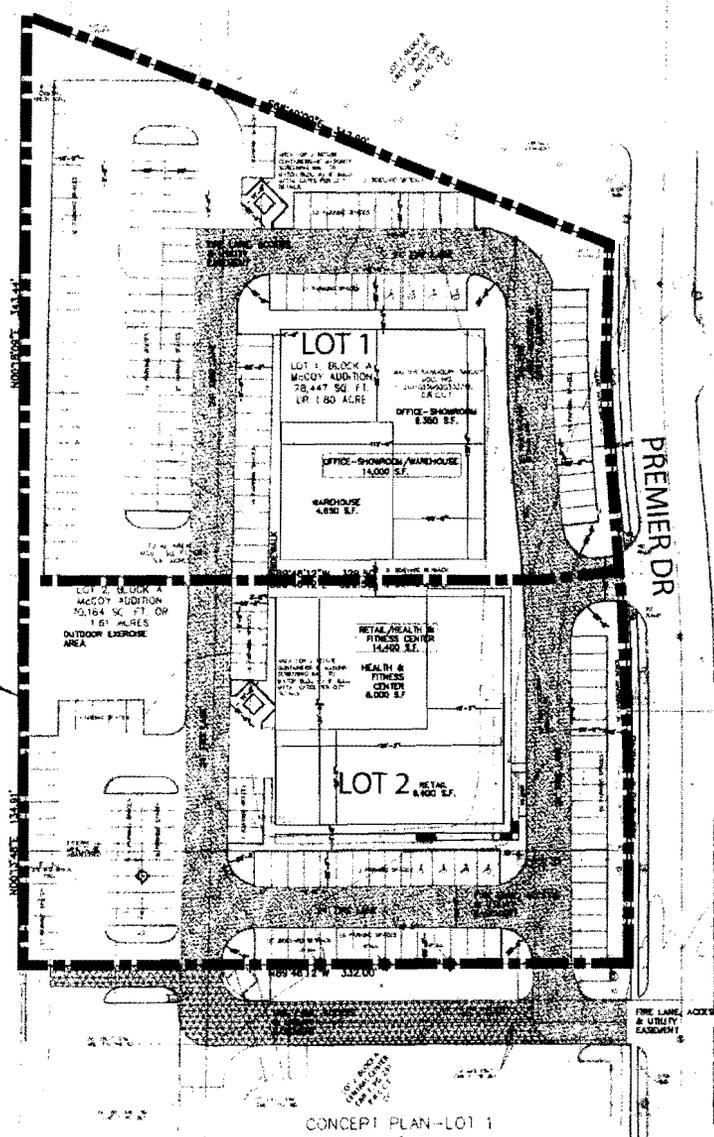
Zoning: CORRIDOR COMMERCIAL



○ 200' Notification Buffer

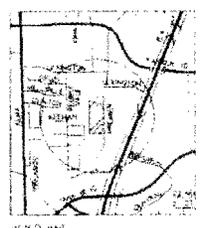






CONCEPT PLAN - LOT 1  
&  
PRELIMINARY SITE PLAN - LOT 2

1. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
2. ALL UTILITIES SHALL BE DEIGNED AND CONSTRUCTED PER CITY AND STATE CODES.
3. ALL UTILITIES SHALL BE DEIGNED AND CONSTRUCTED PER CITY AND STATE CODES.
4. ALL UTILITIES SHALL BE DEIGNED AND CONSTRUCTED PER CITY AND STATE CODES.



NO.	DESCRIPTION	AMOUNT	UNIT	TOTAL
1	LAND AREA	3.14	ACRES	3.14 ACRES
2	LAND AREA	134,400	SQ. FT.	134,400 SQ. FT.
3	LAND AREA	1,800	SQ. FT.	1,800 SQ. FT.
4	LAND AREA	4,800	SQ. FT.	4,800 SQ. FT.
5	LAND AREA	1,400	SQ. FT.	1,400 SQ. FT.
6	LAND AREA	4,800	SQ. FT.	4,800 SQ. FT.
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99	LAND AREA	1,800	SQ. FT.	1,800 SQ. FT.
100	LAND AREA	4,800	SQ. FT.	4,800 SQ. FT.

LEGEND

1. GAS METER	2. FIRE HYDRANT	3. MONITORING WELL	4. SIGN
5. SPR. CONTROL VALVE	6. WATER METER	7. TRAFFIC SIGNAL POLE	8. LIGHT POLE
9. TELEPHONE PESTICIDE	10. FUEL POST	11. TRAFFIC SIGNAL BOX	12. TYPICAL FENCE
13. POWER POLE	14. WATER VALVE	15. SIGN MAN HOLE	16. CONCRETE
17. DOWN GUT	18. TRANSFORMER PAD	19. GAS MAN HOLE	20. BOLLARD
21. P.S. MAN HOLE	22. ELECTRIC METER	23. VAULT	24. COVERED AREA
25. CLEAN OUT	26. STORM DRAIN MAN HOLE	27. TREE	28. A/C PAD



OWNER  
Walter Rowland McGoy  
3031 Northside Lane  
Arlington, TX 76017  
817-366-6753

JOB NO.	01/25/2013
DATE	03/11/2013
BY	
SCALE	1" = 30'
DRAWN BY	WPA

PRELIMINARY SITE PLAN  
AND CONCEPT PLAN  
McGOY ADDITION  
LOTS 1 AND 2, BLOCK A  
AND BEING A 3.14 ACRE TRACT OF LAND OUT OF THE  
JOHN M. SALMON SURVEY, ABSTRACT NO. 814  
CITY OF PLANO, COLLIN COUNTY, TEXAS

WILLIAM LEGGETT ASSOCIATES  
11111 Northside Lane, Suite 100, Dallas, TX 75243  
972.382.1111

CITY OF PLANO  
PLANNING & ZONING COMMISSION

March 19, 2012

**Agenda Item No. 9**

**Public Hearing:** Comprehensive Plan Amendment

**Applicant:** City of Plano

---

**DESCRIPTION:**

Request to amend the Land Use Element of the Comprehensive Plan to include new and revised policies pertaining to redevelopment and use of undeveloped land.

**REMARKS:**

**Background**

In the fall of 2010, the Planning & Zoning Commission began reviewing the city's policies in the Comprehensive Plan regarding redevelopment and undeveloped land. The purpose of the review was to determine if the existing policies were still appropriate as the city and Commission began the process of updating the Comprehensive Plan. The Commission upheld the city's current policy recommendations with some revisions.

The City Council considered the policies from the Comprehensive Plan along with the recommendations from the Commission in early 2011 and requested additional time and information before providing direction on the various policies. Staff provided two policy papers to the Council and the Commission, along with six recommendations for consideration at a joint meeting on February 23, 2012. The Council directed staff and the Commission to move forward with each recommendation.

**Redevelopment and Undeveloped Land Recommendations**

The six recommendations for redevelopment and undeveloped land are proposed as an interim amendment to the Land Use Element of the Comprehensive Plan, since staff continues to work on the update of the document and supporting individual policy statements. The interim amendments are necessary to guide future development within the city. The recommendations along with an explanation are included within the staff report and appear in the attached copy of the proposed amendment to the Land Use Element. The recommendations are found beginning on page 15 of the document in underlined text. The remaining text of the Land Use Element has not changed since adoption in June 2008 by Council.

## RECOMMENDED POLICIES

**1. All residential rezoning requests should be evaluated to determine the impact on infrastructure, public safety response, school capacity, and access to and availability of amenities and services.**

The development of sound, sustainable neighborhoods has been a cornerstone of Plano's success and attractiveness to families and businesses. Areas being considered for rezoning to residential uses should have an adequate infrastructure system and the amenities and services to support the requested use. Roads, utilities, schools, parks, libraries, and fire stations are important to support residential development. Some of this infrastructure is needed immediately, such as roads and utilities, and can be provided by the developer. Depending upon the capacity of the infrastructure needed to serve the development, the city may have to participate financially to upgrade the utility system.

For other services, such as schools, fire stations, parks, and libraries, there may be an immediate need but a delay in providing facilities and services. There is a lag time due to capital and operational expenditures incurred by the city and school district. Additionally, there is the potential for increased cost to the city and school district if these facilities and services were not anticipated within certain areas of the city.

The land along the expressway corridors and within the Legacy Business Park and the Research Technology Crossroads area has been planned for nonresidential development for many years. Therefore, infrastructure and services needed to support residential development have not been planned or programmed into capital and operational budgets. Infrastructure and facilities can be provided for these areas if residential uses are introduced, but at additional cost to the city and school districts.

**2. Isolated residential development should not be permitted; residential rezoning requests need to establish a complete new neighborhood or expand an existing neighborhood or an urban mixed-use center. Special needs housing (i.e. senior housing) could be an exception.**

"Isolated" residential development refers to small residential neighborhoods surrounded by nonresidential development with no amenities, or separated by a major thoroughfare or natural feature from existing residential developments. This type of development should not be permitted since it does not promote sustainable residential neighborhoods long term. The proposed residential development needs to have reasonable access to community amenities; be located in a suitable environment free of noise, glare, traffic congestion, and other noxious factors; be part of a larger neighborhood where social interaction can occur; and not be separated from other residential developments by a six-lane divided roadway (Type C) or larger thoroughfare.

Plano's traditional residential neighborhood design is a successful model to be emulated. With schools and parks located within or near the neighborhood, a well-designed street system, and retail and service uses conveniently located nearby to support resident needs, these neighborhoods remain vital and desirable. With few large tracts of land left for residential development, it will be increasingly difficult to duplicate

this pattern. However, the basic characteristics should not be abandoned, and new residential development, both multifamily and single-family, should:

- Expand an existing neighborhood or mixed-use development where the infrastructure, amenities, and nonresidential uses are in place to support the new housing being created; or
- Create a new complete neighborhood unit where a school and park site could be located to serve the neighborhood as well as have nearby supporting retail/service uses; or
- Create an urban mixed-use development that has all of the key components that make a mixed-use development successful.

Special needs housing situated close to businesses which could provide services to the residents (i.e. medical, dental, grocery stores, pharmacies, etc.) would be an exception to this recommendation.

**3. The 1,200-foot setback for residential uses from the centerline of State Highway 121 should be retained and applied to the Dallas North Tollway, State Highway 190/President Bush Turnpike, and U.S. Highway 75. Factors including topography, creeks, vegetation, and existing development patterns should be considered in applying this standard.**

The recommended 1,200-foot setback for residential uses was adopted at a time when the construction and expansion of State Highway 121 to a major expressway was being considered. Residential development in close proximity to the tollway, especially single-family subdivisions, could have increased opposition to the widening of the highway and necessitated the construction of costly sound walls. The setback also sought to address the need to reserve adequately sized properties in this corridor for large commercial developments, instead of just a row of pad sites. It also recognizes that land immediately adjacent to a major expressway may not provide the best living environment.

These are worthy goals for development in any major corridor, and staff recommends that the 1,200-foot setback be retained for the State Highway 121 corridor and expanded to include the Dallas North Tollway, State Highway 190/President Bush Turnpike, and U.S. Highway 75 corridors. The issues are the same when it comes to preserving areas of the city to encourage economic development, employment growth and other commercial uses, as well as providing for viable residential neighborhoods.

Since the 1,200-foot setback is measured from the centerline of the expressway, the actual setback as measured from the right-of-way line could be closer to the frontage roads. As property lines and natural features do not always run in a straight line, judicious application of the setback is needed. There will be some instances, as has happened in the State Highway 121 corridor, where it is reasonable for residential development to be located closer to an expressway than 1,200 feet. Urban mixed-use centers could also be considered, since they offer the opportunity for residential development to be shielded by taller office buildings.

The chart below illustrates the application of the 1,200-foot distance setback in each corridor. The average land depth indicates the land that should be maintained for non-residential development.

Expressway	Average land depth*
SH 121	960 feet
SH 190	1,038 feet
Dallas North Tollway	1,033 feet
U.S. Highway 75	1,035 feet

\*As measured from the expressway centerline:  
 1,200 feet - one-half of the expressway ROW =  
 average land depth

**4. No new low-rise multifamily development less than five stories in height should be allowed south of Tennyson Parkway, along the Dallas North Tollway between Communications Parkway and Parkwood Boulevard. However, mid-rise multifamily development (5 to 12 stories) may be considered by specific use permit (SUP) in this area of the corridor.**

This recommendation reaffirms preserving land for economic development along the Dallas North Tollway. The tollway, as a major regional corridor and the main entrance to the Legacy Business Park, continues to be in demand for office and commercial development. Properties located between Communications Parkway and Parkwood Boulevard are in many areas very narrow and do not provide sufficient space to effectively blend multifamily development with other uses. The increased number of stories for mid-rise residential uses is necessary to accommodate the number of units required to make the project viable and to reduce the land area dedicated to the building footprint to provide additional land to accommodate other uses.

North of Tennyson Parkway, the mixed-use development of Legacy Town Center could be expanded onto properties in the Central Business-1 zoning district. Of the 3,500 multifamily units allowed within this district, there are several hundred that have not been developed.

**5. New multifamily zoning should require a minimum density of 40 dwelling units per acre on the project site. Phased development should have a minimum average density of 40 dwelling units per acre. However, no phase having less than 40 units per acre may be constructed, unless preceded by or concurrently built with a phase which maintains the minimum 40 dwelling units for the overall project.**

For many years, Plano has promoted a wide mix of housing types and densities. The vast majority of the city's apartments (over 26,000 units) have been built at suburban, garden-style densities of 16-28 units per acre. These developments have provided and will continue to provide much needed housing in the city. But it may be time to consider a new type of multifamily development that addresses the evolution of the city, in which

a limited number of areas will be developed or redeveloped in a more urban form. Also, if the city wishes to encourage true mixed-use development, a higher minimum density for multifamily units must be established to facilitate compact development. This is consistent with the minimum density required in Legacy Town Center and Downtown Plano. At this density, parking usually will be provided in structured garages; however, there are a few apartment developments in Legacy Town Center built at this density but with surface parking and enclosed individual garages. Some surface parking may be desirable, especially for commercial tenants and visitors. Parking requirements for multifamily development may also need to be reduced in higher density developments.

Recent zoning requests have featured multifamily developments with a minimum of 30-35 units per acre; however, developers have exempted open spaces and quasi-public streets from the density calculations, resulting in a much lower effective density. While the developments have used reduced setbacks and wider sidewalks as techniques to provide a more "urban" streetscape, they continue the traditional suburban form.

In order to help visualize density, below are examples of existing apartment developments in Plano at various densities. Also provided is the maximum densities permitted in the city's multifamily zoning districts that have resulted traditional garden style apartments, and the densities of recent approved preliminary site plans from recent projects.

- Haggar Square (McDermott Drive and Ohio Drive): 24.7 units per acre
- Legacy Town Center - phases with surface parking: 61.1 units per acre
- Legacy Town Center - phases with structured parking: 90.9 units per acre
- Eastside Village I (west of city hall on K Avenue): 88.6 units per acre
- 15th Street Village (Southeast Corner of 15th Street and G Ave): 84.0 units per acre
- Turnpike Commons (Northwest corner of Renner Road and Shiloh Road) - phase I: 25.9 units per acre
- Coit Crossing - Phase I (Northeast Corner of Mapleshade Drive at Coit Road): 43.1 units per acre

MF-1 zoning district: 12 units per acre

MF-2 zoning district: 18 units per acre

MF-3 zoning district: 21.5 units per acre

**6. Establish two new zoning districts - an urban mixed-use district and neighborhood mixed-use district. An option to allow mid-rise residential buildings (5 to 12 stories) by Specific Use Permit should be available in major corridors (State Highway 121, Dallas North Tollway, State Highway 190/President Bush Turnpike, and U.S. Highway 75) and in urban mixed-use districts where designated as appropriate in the Comprehensive Plan.**

Two new zoning districts should be added to the city's Zoning Ordinance - an urban mixed-use district and a neighborhood mixed-use district. There are several benefits to the creation of these districts. The urban mixed-use district could be used to expand existing urban centers or applied to Collin Creek Mall and around the DART rail stations. The Urban Centers Study identifies these areas as future urban centers. A

neighborhood mixed-use district could be applied to certain areas of the city where appropriate to facilitate redevelopment of aging shopping centers and commercial areas. This district could also be used to encourage redevelopment of aging apartments.

The creation of these two districts would provide developers with additional development options. The districts would formalize the desired development form and create consistent standards, rather than the method used today through the creation of customized planned development districts. Lastly, it also saves developers time and money. If the development standards have already been predetermined, the zoning discussions then become focused on the appropriateness of the land use being requested.

The Urban Centers Study identified three areas within the city where additional urban centers should be developed. The three areas were the intersection of Park Boulevard and Preston Road, Collin Creek Mall, and the Parker Road DART station and will be shown on the Future Land Use Plan Map during the Comprehensive Plan Update. These three areas might serve as possible locations for the proposed urban center mixed-use zoning district. The retail corner sites at the major thoroughfare intersections could be considered possible sites for the neighborhood mixed-use zoning districts

Additionally, there may be areas where mid-rise residential development (5 to 12 stories) may be appropriate within the State Highway 190/President Bush Turnpike, State Highway 121, and U.S. Highway 75 corridors. However, not all properties within these corridors may be appropriate for this use and should be evaluated carefully. The Commercial Employment, Central Business-1, Regional Employment, Regional Commercial, and Corridor Commercial zoning districts could be amended to allow this use with a Specific Use Permit (SUP).

**RECOMMENDATION:**

Recommended for approval as submitted.

# COMPREHENSIVE PLAN LAND USE ELEMENT

## INTRODUCTION

### Purpose

This Land Use Element analyzes land use and development patterns occurring in the city today, provides a general guide for the development and use of all land within the City of Plano, and establishes a vision for the city's future land use patterns. This text is supported by the Land Use Plan, which provides a graphical representation of the city's objectives regarding land use.

### Major Issues

As Plano continues its transition from a developing to a developed city and from an outer tier to a first tier suburb, policies and land uses must be adapted to address these changing conditions. Despite the fact that much of Plano's residential land has been developed, there are a number of issues related to land use that warrant policy discussion. The Dallas-Forth Worth Metroplex is projected to continue to grow quite rapidly - adding three million people by 2030. Much of this growth will likely take place in cities on the urban fringe. However, Plano should play a leadership role in assuming some of this growth and searching for strategies that can help mitigate impacts, such as road congestion and air and water pollution, as well as to improve the quality of life for Plano's citizens. This will require housing outside of traditional neighborhood areas, redevelopment, urban centers and new and likely denser housing types. It is essential to accommodate this growth while retaining Plano's basic development pattern and character.

Preserving suitable, well located land for economic development is important to Plano's long term viability. Although it may seem expedient to convert land currently undeveloped and zoned for nonresidential use for residential development, properties in major corridors and employment centers should generally be reserved for employment generating uses. The limited availability of undeveloped land will require that its future development is carefully aligned with the City's economic development objectives.

This document addresses ways that Plano can maintain and enhance its position in the region as well as adapt to changing conditions. Striking a balance between competing demands and accommodating some of the population growth projected for the region will be a challenge for the City. This document addresses ways that Plano can maintain and enhance its position in the region as well as adapt to changing conditions. Plano's ability to effectively address infill development and redevelopment will also become increasingly important.

## **MAJOR THEMES**

Three major themes are used throughout the Comprehensive Plan: Livable City, City of Organized Development, and City in Transition. These themes are used here to organize land use strategies according to various goals. The first theme, "Livable City", addresses issues that impact the sustainability of the city as it relates to Plano remaining an attractive place to live and work. "City of Organized Development" considers existing and future land use patterns. "City in Transition" focuses on the changing regional context, technology and similar influences on Plano's future. These themes are used to analyze current and future land use needs for the city based on current conditions and trends.

### **Theme I - Livable City**

Quality of life is one of the top priorities of the City of Plano's planning efforts. A careful balance of land use activities helps create a sustainable physical environment which, in turn, enhances the daily lives of those who live and work in Plano. This theme establishes ways in which the City will maintain its livability by effectively integrating daily activities - residence, work, education, culture and leisure - into a diverse environment.

### **Theme II - City of Organized Development**

Plano has experienced significant growth over the past three decades but today that growth is leveling off. The City has relied on a comprehensive planning strategy, supported by the future land use plan, to guide this growth and its physical arrangement. This ongoing process of assessing needs, setting objectives, implementing programs and monitoring progress has resulted in an organized land use pattern. This section examines how existing and future development patterns can be used to further enhance the community.

### **Theme III - City in Transition**

For many years Plano has been a "developing" community and its planning efforts have been primarily focused on addressing issues related to this new growth. Now that the majority of the City's development and infrastructure is in place, infill development, redevelopment and revitalization are becoming Plano's primary opportunities for new development. In its new role as an inner tier suburb, the City is also seeing new types of development, including mixed use and higher density projects such as Legacy Town Center. This theme examines factors contributing to and resulting from the transition to a maturing city.

### **Key Factors**

Key factors have been identified for each of the major themes. The discussion of these factors in each section will further explain the major themes as well as provide a basis

for the objectives and strategies outlined for each theme.

## **THEME I – LIVABLE CITY**

### **Regional and Local Changes**

As noted earlier, Plano is located in one of the fastest growing regions and counties in the country. The population of the DFW area is projected to grow by three million by 2030. Collin County, with Plano and rapidly developing cities such as Allen, Frisco, and McKinney, is going to be home to a major portion of this growth. Between 1990 and 2000, Collin County increased in population by over eight percent annually, reaching a total of 491,675 persons. Forecasts for Collin County project more than 1.1 million residents by 2030.

Despite the limited availability of raw land, Plano's location and multitude of assets - including the availability of mass transit, proximity to post-secondary educational institutions and abundant employment opportunities - will continue to make it a very desirable place to live and work. As regional growth and development proceeds Plano must continue to work with neighboring cities to address land use, transportation, environmental issues and other matters of mutual concern.

### **Mobility**

Quality of life is heavily influenced by the level of local and regional mobility. For many years Plano has benefited from a very efficient roadway system that has made it easy to travel within the City and to make connections to other cities in the region. Projected local and regional growth, coupled with limited opportunities to expand the roadway system, will increase interdependence between land use and transportation.

Expanded employment opportunities through economic development can actually have a positive impact on mobility. More Plano residents can travel shorter distances to and from work and wide array of shopping, dining, and entertainment establishments. Persons living in other cities and working in Plano can also travel in the opposite direction of the primary traffic flow during peak hours.

### **Environmental Impacts**

The City of Plano values the environment and actively seeks ways to enhance the quality of life by improving air quality as well as protecting and conserving water resources. Air pollution comes from many sources including factories, power plants, dry cleaners, cars, buses, trucks and even windblown dust and wildfires. Because it is diffused, air quality is a concern that impacts all residents in the DFW region. This pollution can threaten the health of human beings, trees, lakes, crops, and animals, as well as damage the ozone layer and buildings. Under the Clean Air Act, the Environmental Protection Agency (EPA) regulates air pollution for the region as a whole.

Water pollution impacts the use of water for drinking, household needs, recreation, fishing, transportation and commerce. Because of this, water quality is a concern shared by many cities in the Metroplex. Water quality is affected by the design and layout of development. Plano's Zoning and Subdivision Ordinances have recently been updated to include storm water management practices and additional updates may be necessary in the future.

Water is supplied to Plano and many other cities in the region by the North Texas Municipal Water District (NTMWD). However, each city is responsible for implementing its own policies governing local water consumption. Contracts with the water district are often structured so that cities must commit to purchasing a set amount of water, which provides little financial incentive for water conservation. At the same time, NTMWD must have a dependable return on investment in order to meet the current and future needs of the cities it serves. The district must cover the costs of its fixed assets and develop new water resources for its growing customer base. This would not be possible with fluctuating revenues. Therefore, NTMWD and its member cities will need to continue exploring alternatives that encourage water conservation without inhibiting system maintenance, upgrades, and capacity increases.

The availability of natural resources will have an increased impact on the ability of the region and individual cities to support livability. It will become increasingly incumbent upon the City of Plano to facilitate the efficient use of water, energy, and other critical resources. The availability of natural resources also impacts building design and construction materials. Properly formulated codes and ordinances can support the use of energy efficient and sustainable development and construction practices while promoting quality and cost effectiveness.

### **Objectives for Theme I – Livable City**

- **Objective A.1** Provide for local land use strategies that reflect changing regional and local trends and conditions.
- **Objective A.2** Continue to implement development policies that ensure the protection of the environment and the supply of essential resources.

### **Strategies for Theme I – Livable City**

- **Strategy A.1** Regularly monitor, review, and update the Comprehensive Plan, Zoning Ordinance, and related documents to ensure their effectiveness in meeting the needs of the community. Update the Land Use and Transportation Elements every three years.
- **Strategy A.2** Where possible, zone property and configure development to provide complementary uses and to foster good connections between them using a combination of streets, trails, and sidewalks for vehicular, pedestrian, and bicycle circulation.
- **Strategy A.3** Regularly monitor development and building regulations to ensure that they provide for the efficient use of natural resources and promote

environmental quality. When possible, incorporate sustainable building and design practices into development regulations.

- **Strategy A.4** Continue to work with adjacent cities and regional agencies to develop land use patterns that promote enhanced regional mobility.

## **THEME II – CITY OF ORGANIZED DEVELOPMENT**

### **Local Context**

Today, much of the residentially zoned land in Plano is developed and there are few large undeveloped properties of any type remaining in the city. As Plano matures, the focus of development is shifting towards infill tracts that have been passed over for development for various reasons, as well as the redevelopment of under-performing and obsolete properties.

Careful consideration should be given to compatibility when new uses are being introduced into developed areas. This is especially true when nonresidential uses are developed in close proximity to residential uses. The City currently has zoning standards for certain types of activities when placed in proximity to residential districts (residential adjacency standards). These standards should be monitored regularly to ensure that they provide the desired guidance for infill development.

### **Land Use Absorption**

Plano experienced development at an extremely rapid pace during the 1970s, 1980s and 1990s. Today, over 95 percent of the land zoned for residential use in the city has been developed. Further residential development is expected over the next few years, albeit at a slower rate. Retail and office development typically trail residential because these uses are generally dependent on the number of households within a certain distance. Plano still has a significant amount of nonresidential land available for development. In fact, only about 60 percent of “Commercial” land has been developed to date. As this land is absorbed, it will be important to monitor any shifts in the land use mix as this information will be a key indicator of the need for city services including the provision of parks and open space. (The Land Use Absorption Table can be found in the appendix).

### **Variety of Land Uses Opportunities**

A community's land use system should accommodate a wide range of opportunities for its existing and future residents. Sometimes, efforts to create more pleasant and appealing surroundings can result in a narrow range of land uses that actually detract from the “Livable City” concept. For example, opportunities for persons of various ages and life styles to live in a community can be hampered by limited the range of housing types permitted in a city. In addition, residents require the availability of a broad range of services. Some of these services, such as automobile repair, are less than attractive and appealing than others and there is a tendency to reduce or isolate their locations.

Plano's Zoning Ordinance and Atlas generally provides for a broad range of residential and nonresidential uses. The ordinance also includes development standards that reduce the impacts of certain uses on their surroundings. The Residential Adjacency Standards are a good example of this approach. As Plano reaches full development, there will be more situations in which uses that traditionally considered less desirable are more desirable uses. It will be important for the City to find ways to enhance the transitions between uses as opposed to reducing the opportunities for uses that are necessary to serve the needs of Plano residents.

### **Balanced, Consistent Zoning\***

Plano's land use pattern is generally organized around a system of major, east-west and north-south thoroughfares spaced at one mile intervals. Each one square mile of land area has developed as a neighborhood with low density single-family housing surrounding an elementary school and city park. The outer edges of the neighborhoods often include higher density housing with direct access to the major thoroughfares. Most of the corners of the intersections of the thoroughfares are zoned for retail uses. (This typical neighborhood format is described in more detail in the Housing Element.)

Although this arrangement is very efficient and easy to navigate, it has contributed to a zoning imbalance. The City currently has more land zoned for retail and office uses than is likely to be supported by the market over time. Much of this land is located at major thoroughfare intersections. In the past, all four corners at many of these intersections were zoned for some form of retail or commercial use. This resulted in the development of almost 60 square feet of retail per capita (approximately three times the national average). As new retail centers are developed in surrounding cities, this amount of retail can no longer be fully supported and some retail facilities have become vacant or underused. It is unlikely that the City will need to rezone additional property for retail use unless a certain market area is clearly lacking locations for shopping and service facilities.

Economic conditions and the development market trends sometimes change quickly resulting in an imbalance in the amount of land for a given use. Periodic monitoring of development activity and the zoning classifications of remaining undeveloped properties assists the City in projecting and preparing for future land use needs. It will be necessary to convert some of the undeveloped or under-producing retail properties to other uses. While residential development may be difficult to accommodate because of the limited size of these parcels (as defined in the Housing Element), it may be possible to create mixed-use environments including mutually supportive uses such as residential and neighborhood retail or office.

As Plano matures, some zoning imbalances are becoming more apparent. As the supply of undeveloped land diminishes, properties that were previously overlooked are being considered for development. Many of these properties will require rezoning to accommodate development supported by the market. Some of these sites, because of their size, shape, location, and/or access will not be well suited for their proposed uses.

The City will have to make difficult decisions regarding the long-term use of these “leftover” tracts.

*\*Please refer to Policy Statement No. 2.0 for detailed strategies on addressing this issue.*

### **Coordination with Public Infrastructure, Facilities and Services**

Plano’s development pattern is carefully intertwined with its system of public infrastructure, facilities and services. As noted previously, most neighborhoods are organized around an elementary school and neighborhood park. The City has also made a concerted effort to acquire flood plains and adjacent properties to create an elaborate system of greenbelts, hike and bike trails, and parks of various sizes and types. Other facilities such as libraries, recreation centers, fire stations, and police stations are carefully located to serve efficient, effective service to Plano residents and businesses. (For more information, see the Parks and Recreation and Public Services and Facilities Elements.)

Changes to the City’s development pattern can impact the public sector’s ability to provide the level of services that its citizens have come to expect. They can even affect health safety, and welfare. For instance, adding residential units to an area may impact the ability of the Police and Fire Departments to provide adequate and timely emergency services. Similar issues arise in regard to roadways, utilities, and related public infrastructure. High intensity nonresidential uses typically generate more traffic trips than low intensity residential areas. On the other hand residential uses sometimes have a greater impact on utility requirements like sanitary sewer. (See Utilities Element.) Therefore, land use and development decisions must be carefully coordinated with the public sector’s ability to provide public infrastructure, facilities and services in an orderly and timely fashion.

### **Continuous Planning Process**

The city’s planning program is necessarily an ongoing and cyclical process of assessing needs, setting goals, implementing programs, and monitoring progress. The Land Use and Transportation Elements are regularly updated. An extensive effort to identify and prioritize key issues is an integral part of the plan revision process, as is community participation and regional coordination. This effort includes public meetings to solicit concerns and ideas from the citizens. Modifications to the Land Use Element often lead to changes in development review procedures, zoning, and other City policies. The Zoning Ordinance, Subdivision Ordinance, Master Facilities Plan, and the Community Investment Program (CIP) are examples of “next step” documents and are critical to the success of the City’s planning and development process. The Comprehensive Plan should continue to be utilized for general guidance for policy formulation in these areas.

### **Objectives for Theme II – City of Organized Development**

- **Objective B.1** Ensure that the provision of City infrastructure, facilities and services is coordinated with development and maintained or modified as needed to meet required service levels and the needs of a changing population.
- **Objective B.2** Provide for a balanced and efficient arrangement of Plano's land resources to accommodate housing, employment, shopping, entertainment, and recreation.
- **Objective B.3** Ensure land use compatibility by grouping complementary land use activities, especially those that are mutually supportive, and continuing to implement policies that minimize the impact of potentially incompatible activities.

### **Strategies for Theme II – City of Organized Development**

- **Strategy B.1** Maintain the Master Facilities Plan as the interdepartmental guide to coordinate the planning, development and redevelopment of City of Plano facilities in concert with changing community needs and expectations. Coordinate the Community Investment Program (CIP) process with the objectives in the Master Facilities Plan.
- **Strategy B.2** Annually formulate and update a five-year CIP based on the Comprehensive Plan. Review annual updates to the CIP with the Planning & Zoning Commission.
- **Strategy B.3** Consider requests for rezoning areas planned or zoned for nonresidential use to residential districts based on the guidelines included in Policy Statement 2.0.
- **Strategy B.4** Use Plano's Comprehensive Plan, particularly the Land Use Plan, and related policies, to guide the zoning of properties in a manner that minimizes incompatibilities between uses.
- **Strategy B.5** Regularly meet with city departments and other local government entities to ensure development and redevelopment within the city can be supported with the necessary facilities and services
- **Strategy B.6** Make amendments to the Zoning Ordinance (text and atlas) based on the strategies of the Comprehensive Plan. This consideration should include evaluation of the following:
  - Intent of the plan in its entirety;
  - Physical character of the property affected;
  - Adequacy of public facilities (existing and proposed); and
  - Relationship to adjacent land uses (existing and proposed).

## **THEME III – CITY IN TRANSITION**

Cities evolve over time and as they do new challenges and opportunities emerge. Plano developed very rapidly during the 1970s, 1980s and 1990s. Today that growth is slowing and the City is challenged with some aging and dated development. The City also has an overabundance of retail development that, in some cases, is struggling. The long-term vitality of the City will depend on its ability to address issues such as these in

a timely and appropriate manner.

In 1998, the City initiated a Neighborhood Planning Program focused on older, at-risk neighborhoods. This program creates partnerships with residents to develop strategies for improving and sustaining their neighborhoods. Another project that is helping the City gracefully evolve is the enhancement of downtown Plano and the older neighborhoods surrounding it. This example is illustrative of both historic preservation and redevelopment. The original business core and the Haggard Park neighborhood have been designated as Heritage Resource Districts. Compatible mixed-use projects, Eastside Village I and II, have been developed alongside older downtown structures. New single-family homes have also been constructed in Haggard Park and in the Douglass Community. These neighborhood planning and revitalization efforts have contributed to extensive improvements to the downtown and surrounding neighborhoods. These range from investment in infrastructure to loans and grants for the rehabilitation of private homes. Funds for the latter often originate from federal programs. While these exact strategies are not appropriate for all areas of Plano, the City should continue to ensure that policies and regulations support redevelopment efforts.

The City's workforce housing initiative focuses additional attention on the need to preserve and enhance Plano's older housing stock and neighborhoods, in addition to creating viable housing options within a reasonable driving distance of Plano's employment centers. The relationship between land uses should be balanced and mutually supportive. Plano's housing stock must be varied enough to support a broad range of income levels and household preferences. This will help to ensure that the supply of housing continues to accommodate the needs of those employed by local businesses. Most of Plano's more affordable housing stock is comprised of older homes (25 years or older); these are not always compatible with the expectations of modern buyers. Further, these homes are typically less energy efficient than newer homes and more costly to maintain. It is important that Plano continue with proactive strategies to ensure the health of neighborhoods while providing for a wide range of housing options within the City.

### **Changing Demographics**

As the City matures, its population and employment characteristics are changing. Plano's population and employment are not only growing in number but also in diversity. Factors such as age, ethnicity, culture, and income directly impact the types of public and private services and facilities which a community must provide to its residents and workforce. The 2005 ACS data suggests continued significant growth among minority populations in Plano. Hispanic and Asian sectors have grown significantly in recent years. The white population now represents approximately 65% of Plano's population compared to almost 85% in 1990. As Plano becomes a more diverse community of different backgrounds and cultures, it will need to offer a wider range of public and private services and programs. Joint efforts with the school districts and other entities will be necessary to celebrate and take advantage of Plano's diversity.

Plano's population is also aging; the population over age 65 was approximately 16,000 at the time of the 2005 American Community Survey (ACS) and is expected to more than double by 2020 (to a projected 40,000 residents). This will have an impact on Plano's housing requirements and land use demands. Currently Plano's Zoning Ordinance provides for a range of senior housing options in several district categories. It also includes reduced requirements for parking, dwelling size, and similar accommodations based on the actual needs of senior residents. The city should also encourage the development of senior housing in urban centers which can provide a variety of services within walking distance.

### **Economic Development**

In the 1980s Plano began to attract a number of corporate citizens and emerge as an employment center. Today, Plano has a significant amount of office development in the Legacy area, along U.S. Highway 75 and within the Plano Parkway/President George Bush Turnpike (S.H. 190) corridor (including the Research/Technology Crossroads area). There are about 125,000 jobs in Plano and recent employment data indicates that number is expected to grow to approximately 167,000 by 2025.

Plano's economy also has a significant retail and service sector component. New competition from retail development is emerging in outer tier suburbs and Plano is challenged with maintaining its retail market share. The Tri-City Retail study, completed in 2003, explored this issue in-depth and identified challenges such as municipal planning practices which led to retail over-zoning; rapidly changing retail formats (nationally and regionally); and dramatic shifts in demographic characteristics, particularly age and ethnicity. Continued success of the City's retail sector will depend on its ability to address these issues appropriately.

Plano has four regional development corridors running through it or along its boundaries (S.H. 121, U.S. 75, the Bush Turnpike, and the Dallas North Tollway). These are generally comprised of the expressways themselves, two parallel arterial streets, and the land in between. Properties in these corridors tend to be highly visible, readily accessible, and suitable for many types of commercial uses. The resulting land areas are typically adequate to provide flexibility in the design and orientation of development and therefore a variety of uses are appropriate. However, the noise and traffic generated by major expressways are often not conducive to residential uses.

Two other major areas (Legacy and Research/Technology Crossroads) in northwest and southeast Plano combine with the four regional development corridors to comprise Plano's primary bases for economic development. A significant portion of Plano's undeveloped land also lies within these six areas. Because of this and the current demand for residential development, the city has fielded a number of requests to convert properties in these locations to residential use. It is important for the city to retain an adequate supply of undeveloped nonresidential land for future economic development opportunities. Therefore residential rezoning in these prime economic development bases is generally not recommended. Accommodating immediate

development opportunities is not an adequate reason alone for rezoning nonresidential properties for residential purposes.

### **Development Trends**

Changes in business operations and marketing approaches often affect development and land use patterns. This is particularly evident in the retail industry where major grocery, appliance, computer, discount department, and home improvement chains are building stores in locations where they can attract business from regional or community-wide service areas. In the past, this type of store typically anchored a small- to medium-sized neighborhood shopping center. Smaller retail stores and shops in these same centers often depend on anchor stores to attract customers. As these stores move to more regionally accessible locations, the resulting vacant spaces can be hard to fill. Creative strategies for filling these vacant "big-box" stores will be important to continued success of smaller retail centers. In some cases, the lack of demand and market saturation may make it necessary to redevelop these properties for different uses that cannot be accommodated by the current building configuration.

Another development trend that warrants discussion is the concept of "new urbanism." Proponents of new urbanism suggest that a return to more traditional forms of urban development could provide better living environments. Plano, like most suburbs, predominantly consists of a low-density, automobile-oriented development pattern. However, the successes of urban centers in Downtown Plano and the Legacy Town Center have demonstrated that new urbanist concepts can be successfully incorporated into the city.

The Urban Centers Study states that development of additional urban centers may be appropriate in a few additional locations in Plano. These compact, mixed use environments can not only increase the variety of land uses within the City, but can support additional mass transit service and reduce automobile traffic. However, this style of development should not be used merely as a means of gaining additional density and zoning flexibility. This Study defines the key characteristics and design elements of urban centers and the site attributes that should be used in finding suitable locations for this form of development. True urban centers should provide opportunities for residence, employment, shopping, and entertainment in a pedestrian oriented neighborhood environment. Such centers will typically require fifty acres or more to create a successful, balanced development.

The development community is increasingly interested in mixed-use developments. Plano currently has more retail uses that can be supported in the long-term and some existing retail centers are experiencing difficulties. In recent years, the City has received inquiries and some rezoning applications for mixed-use projects on properties that are currently zoned for nonresidential use. The inclusion of residential and nonresidential uses on the same site does not constitute mixed-use development. A typical in-line shopping center or big box store with parking in front and apartments in the rear connected by a street or driveway is more representative of two separate projects

sharing a common property line. The proposed apartments or other forms of residence should be more than just “filler” for the portion of the property that cannot be marketed for retail use. Instead, the vehicular and pedestrian circulation systems, parking configuration, building layout, and architectural design should all be integrated in a manner that creates a single development project.

In some cases, the subject sites may be appropriate for urban center development in accordance with the criteria established in the Urban Centers Study. In other cases, the size, location, and other factors may make such sites appropriate for a condensed mixed-use development that does not result in a fully functional neighborhood like an urban center. Mixed-use development outside the context of an urban center should occur only when there is reasonable evidence to indicate that development of the site for nonresidential uses would not add to current market saturation and the proposed uses are integrated into a cohesive development plan.

Plano is also becoming a major medical center within the Dallas/Fort Worth region. With three major hospitals and another under construction, medical services are becoming a major component of the City’s economy. This emerging trend will ensure that Plano’s residents have access to excellent health care and expand the City’s employment base.

### **Changing Technology**

Technological advances have greatly impacted the design and development of cities over the decades. The most obvious example is the automobile, which has affected both the overall development of cities and the design of individual site plans and subdivision plats. Other technological advances have been more subtle.

Today, advances in telecommunications and information technology are reinventing the way we live, work, and play, making it possible for more Americans to work, shop, and even socialize at home. This in turn impacts the form of our cities and service needs. For example, the ability to telecommute allows residents to reduce trips to and from work and in turn, helps reduce traffic congestion and air pollution. These technological advances have facilitated an increased number of home-based businesses. Home-based businesses could greatly benefit the viability of Plano’s neighborhoods by increasing the “daytime population” and, in effect, helping deter crime. Plano should work to ensure that its codes and ordinances accommodate home-based businesses, without compromising the character and integrity of its neighborhoods. (The Technology Element of the Comprehensive Plan contains a more detailed description of this issue).

### **Objectives for Theme III – City in Transition**

- **Objective C.1** Ensure continued vitality of existing residential neighborhoods throughout the City.
- **Objective C.2** Ensure that zoning and development regulations are consistent

with changing land use needs

- **Objective C.3** Ensure development standards and zoning are consistent with City-wide goals established in other policy documents, such as sustainability, workforce housing, economic development and urban centers.
- **Objective C.4** Encourage continued growth of Plano's economy by supporting appropriate infill and redevelopment initiatives.

### **Strategies for Theme III – City in Transition**

- **Strategy C.1** Utilize the Neighborhood Planning Program and other initiatives to facilitate the stabilization of existing neighborhoods. Continue to evaluate and update the program as needed to ensure its success as a planning tool.
- **Strategy C.2** Consider the use of creative and alternative suburban land use concepts, including mixed-use development in appropriate infill and redevelopment areas of the city. Review requests to rezone properties for mixed-use development in accordance with the following:
  - Finding that the conversion of nonresidential property for residential or another nonresidential use would not adversely impact the planned land use pattern for the surrounding area.
  - A plan that provides for the integration of vehicular and pedestrian circulation systems, parking, building location, and architectural design into a cohesive development.
- **Strategy C.3** Regularly monitor and report on changing population and employment characteristics to determine if public and private services and facilities are consistent with needs and expectations of the community. Make adjustments to applicable ordinances, policies, and programs as needed to address these changes.
- **Strategy C.4** Where appropriate, support opportunities and efforts to develop and redevelop properties in ways that are consistent with established policy goals, such as enhancing the local economy, providing jobs to Plano residents, and improving the City's tax base.
- **Strategy C.5** Work with developers to ensure that infill and redevelopment occur in appropriate locations. In particular, the location and design of urban centers should be consistent with the guidelines established by the Urban Centers Study.
- **Strategy C.6** Regularly monitor zoning, development and building regulations to ensure that they do not inadvertently deter redevelopment or prevent business relocation or expansion.
- **Strategy C.7** Preserve land for future employment generating opportunities, particularly within major development corridors and business parks.
- **Strategy C.8** Continue to identify and consider initiatives for Plano's existing urban centers in terms of their impact on the viability of these locations for residential, employment, entertainment and cultural activities.
- **Strategy C.9** Develop and implement specific initiatives to encourage infill and redevelopment. These initiatives should seek to promote land use compatibility

and connectivity especially between residential and nonresidential uses.

- **Strategy C.10** Conduct periodic evaluations of the changing demographics, market trends, and regional influences and determine their potential impacts on infrastructure and facilities.
- **Strategy C.11** Monitor and evaluate growth in Plano's population and employment and changes in population characteristics to determine their impact on service and facility requirements.

## 2012 INTERIM AMENDMENT REDEVELOPMENT AND UNDEVELOPED LAND POLICIES

Since 2007, the Planning & Zoning Commission and City Council have been asked to consider approval of requests to rezone land located within the city's expressway corridors and major employment areas to allow for additional residential development. City policies regarding undeveloped land in the Comprehensive Plan were written from 2004 to 2009 and encouraged preservation of land within the expressway corridors and major employment areas for economic development and employment opportunities. Since that time, numerous requests to rezone land for additional housing has challenged the relevance of the current policies and prompted a study starting in the fall of 2010 to determine if changes were necessary to the policies. The results of this study and discussions with the Council and the Commission produced six recommendations regarding undeveloped land and redevelopment. The recommendations with supporting explanations are found in the following text.

- 1. All residential rezoning requests should be evaluated to determine the impact on infrastructure, public safety response, school capacity, and access to and availability of amenities and services.**

The development of sound, sustainable neighborhoods has been a cornerstone of Plano's success and attractiveness to families and businesses. Areas being considered for rezoning to residential uses should have an adequate infrastructure system and the amenities and services to support the requested use. Some of this infrastructure is needed immediately such as roads and utilities, and can be provided by the developer. For other services, such as schools, fire stations, parks, and libraries, there may be an immediate need but a delay in providing facilities and services by the city and school district.

The land along the expressway corridors and within the Legacy Business Park and the Research Technology Crossroads area has been planned for nonresidential development for many years. Therefore, infrastructure and services needed to support residential development have not been planned or programmed into capital and operational budgets. Infrastructure and facilities can be provided for these areas if residential uses are introduced, but at additional cost to the city and school districts.

- 2. Isolated residential development should not be permitted; residential rezoning requests need to establish a complete new neighborhood or expand an existing neighborhood or an urban mixed-use center. Special needs housing (i.e. senior housing) could be an exception.**

"Isolated" residential development refers to small residential neighborhoods surrounded by nonresidential development with no amenities, or separated by a major thoroughfare or natural feature from existing residential developments.

This type of residential development should not be permitted since it does not promote sustainable residential neighborhoods long term. The proposed residential development needs to have reasonable access to community amenities; be located in a suitable environment free of noise, glare, traffic congestion, and other noxious factors; be part of a larger neighborhood where social interaction can occur; and not be separated from other residential developments by a six-lane divided roadway (Type C) or larger thoroughfare.

With few large tracts of land left for residential development, it will be increasingly difficult to duplicate Plano's traditional neighborhood concept of low density housing with schools and parks in the center with service retail on the exterior of the neighborhood. However, the basic characteristics should not be abandoned, and new residential development, both multifamily and single-family, should:

- Expand an existing neighborhood or mixed-use development where the infrastructure, amenities, and nonresidential uses are in place to support the new housing being created; or
- Create a new complete neighborhood unit where a school and park site could be located to serve the neighborhood as well as have nearby supporting retail/service uses; or
- Create an urban mixed-use development that has all of the key components that make a mixed-use development successful.

Special needs housing situated close to businesses which could provide services to the residents (i.e. medical, dental, grocery stores, pharmacies, etc.) would be an exception to this recommendation.

- 3. The 1,200-foot setback for residential uses from the centerline of State Highway 121 should be retained, and applied to the Dallas North Tollway, State Highway 190/President Bush Turnpike, and U.S. Highway 75. Factors including topography, creeks, vegetation, and existing development patterns should be considered in applying this standard.**

The recommended 1,200-foot setback for residential uses was adopted at a time when the construction and expansion of State Highway 121 to a major expressway was being considered. Residential development in close proximity to the tollway, especially single-family subdivisions, could have increased opposition to the widening of the highway and necessitated the construction of costly sound walls. The setback also sought to address the need to reserve adequately sized properties in this corridor for large commercial developments, instead of just a row of pad sites. It also recognizes that land immediately adjacent to a major expressway may not provide the best living environment.

The 1,200-foot setbacks from the expressway centerline should be retained for the State Highway 121 corridor and expanded to include the Dallas North Tollway, State Highway 190/President Bush Turnpike, and U.S. Highway 75 corridors. The issues are the same in all four expressway corridors when it comes to preserving areas of the city to encourage economic development, employment growth, and other commercial uses as well as providing for viable residential neighborhoods. As property lines and natural features do not always run in a straight line, judicious application of the setback is needed. There will be some instances, as has happened in the State Highway 121 corridor, where it is reasonable for residential development to be located closer to an expressway than 1,200 feet. Urban mixed-use centers could also be considered, since they offer the opportunity to be shielded by taller office buildings.

- 4. No new low-rise multifamily development less than five stories in height should be allowed south of Tennyson Parkway, along the Dallas North Tollway between Communications Parkway and Parkwood Boulevard. However, mid-rise multifamily development (5 to 12 stories) may be considered by specific use permit (SUP) in this corridor.**

This policy reaffirms preserving land for economic development along the Dallas North Tollway. The tollway, as a major regional corridor and the main entrance to the Legacy Business Park, continues to be in demand for office and commercial development. Properties located between Communications Parkway and Parkwood Boulevard are in many areas very narrow and do not provide sufficient space to effectively blend multifamily development with other uses. The increased number of stories for mid-rise residential uses is necessary to accommodate the number of units required to make the project viable and to reduce the land area dedicated to the building footprint to provide additional land to accommodate other uses.

- 5. New multifamily zoning should require a minimum density of 40 dwelling units per acre on the project site. Phased development should have a minimum average density of 40 dwelling units per acre. However, no phase having less than 40 units per acre may be constructed, unless preceded by or concurrently built with a phase which maintains the minimum 40 dwelling units for the overall project.**

As the city continues to evolve, a limited number of areas will be developed or redeveloped in a more urban form. If the city wishes to encourage true mixed-use development, a higher minimum density for multifamily units must be established to facilitate compact development. This is consistent with the minimum density required in Legacy Town Center and Downtown Plano. At this density, parking usually will be provided in structured garages; some surface parking may be desirable, especially for commercial tenants and visitors. Parking requirements for multifamily development may also need to be reduced in higher density developments.

6. Establish two new zoning districts - an urban mixed-use district and neighborhood mixed-use district. An option to allow mid-rise residential buildings (5 to 12 stories) by specific use permit should be available in major corridors (State Highway 121, Dallas North Tollway, State Highway 190/President Bush Turnpike, and U.S. Highway 75) and in urban mixed-use districts where designated as appropriate in the Comprehensive Plan.

Two new zoning districts should be added to the city's Zoning Ordinance - an urban mixed-use district and a neighborhood mixed-use district. There are several benefits to the creation of these districts. The urban mixed-use district could be used to expand existing urban centers or applied to Collin Creek Mall and around the DART rail stations. The Urban Centers Study identifies these areas as future urban centers. A neighborhood mixed-use district could be applied to certain areas of the city such as retail corner sites at the major thoroughfare intersections, where appropriate to facilitate redevelopment of aging shopping centers and commercial areas. This district could also be used to encourage redevelopment of aging apartments.

The creation of these two districts would provide developers with additional development options. The districts would formalize the desired development form, and create consistent standards, rather than the method used today through the creation of customized planned development districts. Lastly, it also saves developers time and money. If the development standards have already been predetermined, the zoning discussions then become focused on the appropriateness of the land use being requested.

Additionally, there may be areas within the expressway corridors where mid-rise residential development (5 to 12 stories) may be appropriate. However, not all properties within these corridors may be appropriate for this use and should be evaluated carefully. Zoning districts within the expressway corridors could be amended to allow mid-rise residential developments with a specific use permit (SUP).

## **APPENDIX**

### **Land Use Categories**

The Land Use Element and Plan establish categories of land use for the city as well as the general pattern in which these will occur. Unlike the zoning map, it is not parcel specific. The map, together with the policies of the plan, is used to determine the appropriate zoning classifications for individual tracts of land.

#### **Residential**

##### Neighborhoods

The City seeks attractive, inclusive and cohesive residential neighborhoods with a mix of housing opportunities. Low-, medium-, and high-density residential uses are not individually designated. Specific proposals regarding housing are included in the Housing Element of the Comprehensive Plan.

##### Non-Neighborhood

With few large tracts left for residential development, many infill and redevelopment opportunities may not fit the traditional neighborhood context. Because of this, some residential development may occur in non-neighborhood settings such as in mixed-use developments and specialized housing complexes.

#### **Service and Production**

##### Downtown Business Government Center

Downtown Plano is becoming a 24-hour mixed-use community. Housing, shops, restaurants, cultural facilities, and government offices comprise the major uses. Infill and redevelopment projects should be compatible with the historic character of the area. Urban density and transit-oriented design is encouraged.

##### General Commercial

General Commercial areas are intended to provide a wide range of retail, service, office, light production, and research and development uses. Residential adjacency standards must be considered when general commercial areas are near residential areas.

##### Major Corridor Development

This designation applies to three areas that are served by major expressway facilities: the Dallas North Tollway Corridor, President George Bush Turnpike, and the State Highway 121 Corridor. Development in these corridors is expected to include a mix of commercial, office, and technical production uses. Floor area ratios (FAR) should range

from 0.4:1 to 1:1, and heights should be limited by proximity to residential areas. Residential development is generally not appropriate within these corridors, although residential development may be considered along the southern edge of the State Highway 121 corridor. This corridor is wider than the others, but residential uses should not be closer than 1200 feet south of the future center line of State Highway 121.

### Freeway Commercial

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 FAR's and maximum heights are recommended for areas located within 500 feet of residential areas.

### Major Commercial

Major commercial centers may include malls and large shopping centers anchored by department stores, along with specialty shops, restaurants, theaters, offices, and other uses. These centers serve both a local and regional population, and are located along regional thoroughfares. Major commercial centers usually contain 500,000 square feet plus of floor area on sites of 50 acres or more. Multi-story buildings with an overall FAR of up to 1:1 may be appropriate in conjunction with retail development.

### Community Commercial

Community commercial centers generally serve a neighborhood area of three to five miles, and include department or discount stores, grocery stores, specialty shops and restaurants along with office uses. These centers are located on sites 15 to 35 acres in size along regional expressways or at intersections of major arterial streets. Typical FAR's are less than 0.4:1. Two or three corners may be developed at intersections designated as community commercial centers on the land use plan.

### Neighborhood Commercial

Neighborhood commercial centers are intended to serve adjacent residential neighborhoods, and include grocery stores, drugstores and small retail and service uses. These centers serve a one to one and one-half mile radius and contain 100,000 to 150,000 square feet of floor area (at a rate of 30 square feet per resident of the service area). They require a site of 10 to 15 acres, and development intensity less than 0.3:1 FAR.

Neighborhood commercial 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 Land Use Plan, based on the size and population of the service area.

The population of some areas of Plano will not support a typical neighborhood commercial center, and smaller neighborhood convenience centers may be appropriate for such areas. Neighborhood convenience centers contain a convenience store with gas pumps and small shops, with total retail space less than 25,000 square feet. Sites are less than five acres, yet they are larger than a single corner convenience store. Neighborhood commercial centers provide an option for partially developed retail corners where there is little chance of additional retail development, and the remainder property is being converted to another use.

### Office

The office categories include a variety of employment uses, including office towers, medical centers, corporate campuses and small neighborhood offices. There are three categories of office development designated on the Land Use Plan - High Intensity Office, Medium Intensity Office and Low Intensity Office. High Intensity Office should include offices with FAR's up to 1:1 and building heights up to 12 stories. Medium Intensity Office areas should include development up to 0.75:1 FAR and eight story building heights. Low Intensity Office development serves local needs and heights are typically less than four stories with FAR's less than 0.4:1.

### Light Industrial

The light industrial category includes a variety of industries such as research facilities, assembly or production operations, warehousing and associated administrative offices. Industrial development is limited to a 0.5:1 FAR and a maximum building height of four stories. Light industrial and associated development is appropriate in areas with access to the arterial street system and, where possible, access to the railroad system. Light industrial development is most appropriate in industrial parks or other suitable planned settings.

### Research/Technology Center (RT)

The Research/Technology Center area provides for low-density office, research, and development facilities, and limited assembly operations. It is intended to attract high technology businesses similar to those currently in operation south of the President George Bush Turnpike. This area is intended to accommodate multiple users in a campus environment. Warehousing is planned to serve a supporting role in the RT area. Warehousing should generally be an accessory use to limited assembly operation and office/showroom facilities.

### Public and Semi Public (PSP)

The public and semi-public category includes a wide range of public and private uses such as colleges and universities, public and private schools, golf courses, country clubs, and large private open spaces. Locations should be provided for institutional and public uses that are appropriate for the intensity and character of each.

## Parks and Recreation (P)

The parks and recreation category includes major public open spaces as well as parks and recreation facilities serving the community. Included are floodplain areas to be preserved such as major parks, linear parks, athletic complexes and City-owned golf courses.

## Special Areas

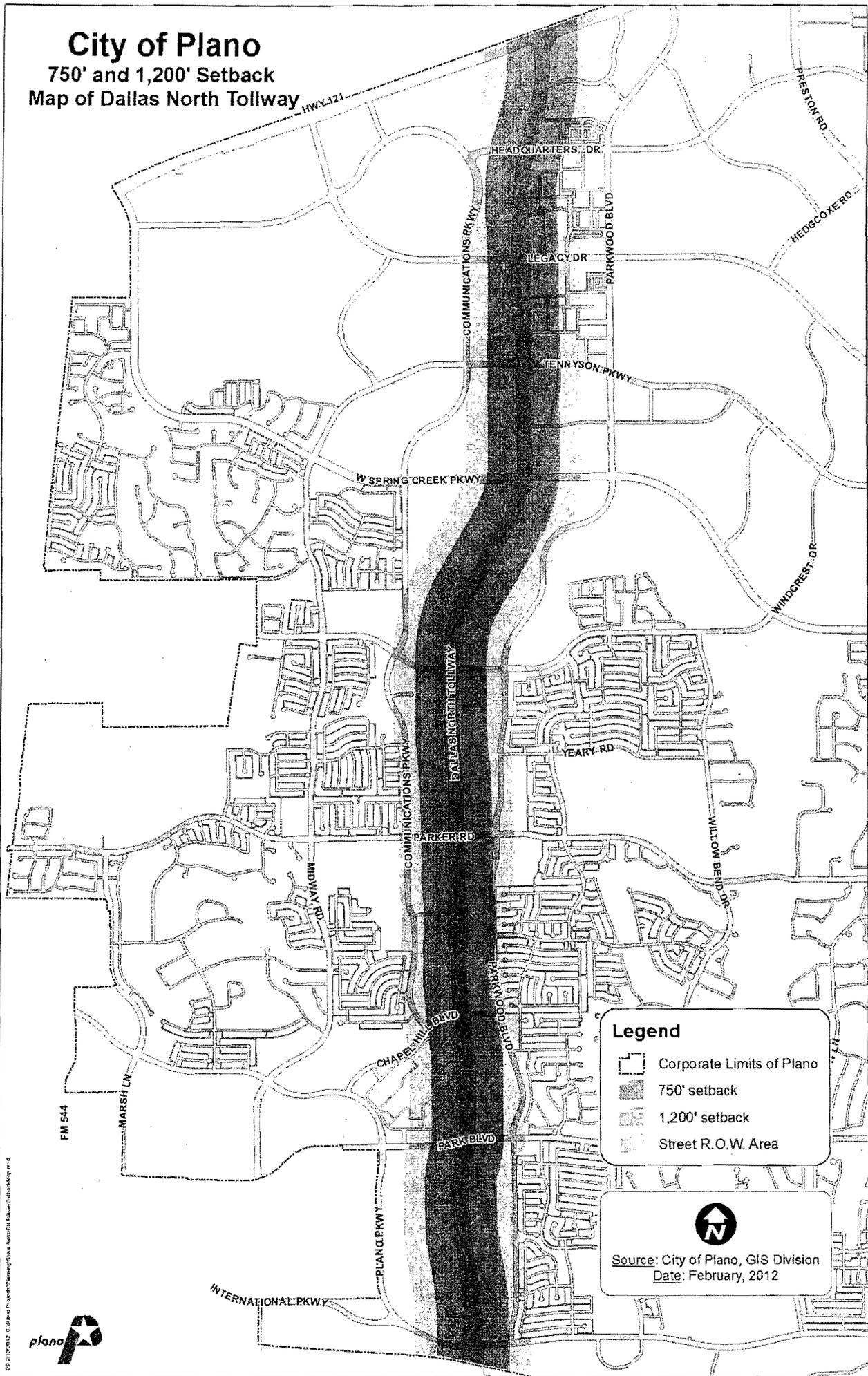
There are several major transportation and land use corridors throughout the City. The four primary corridors are: U.S. 75, Plano Parkway/President George Bush Turnpike, Dallas North Tollway and State Highway 121. Spring Creek Parkway and Preston Road serve as secondary corridors. Legacy and Spring Creekwalk are two other unique land use areas in Plano. Highly visible, these corridors serve as activity centers within the City.



# City of Plano

## 750' and 1,200' Setback

### Map of Dallas North Tollway



**Legend**

- Corporate Limits of Plano
- 750' setback
- 1,200' setback
- Street R.O.W. Area

Source: City of Plano, GIS Division  
Date: February, 2012

GIS-2102012 © 2012 City of Plano, GIS Division, Planning, Public Works, Information Technology, and Finance





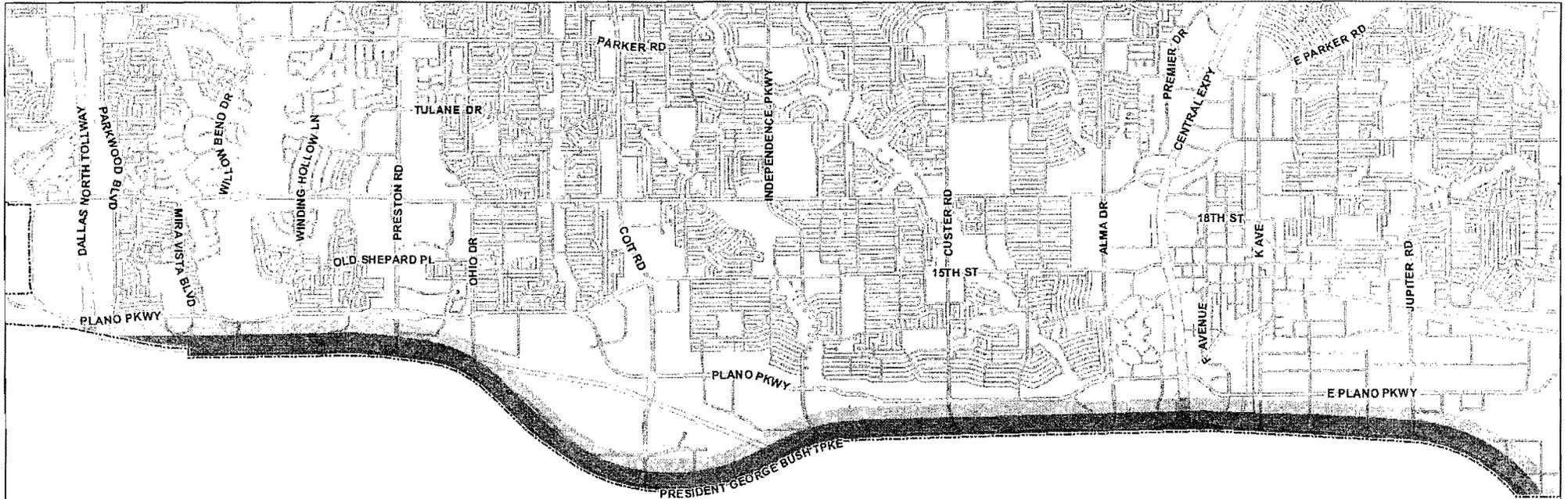
# City of Plano

## 750' and 1,200' Setback

### Map of Pres. George Bush Turnpike



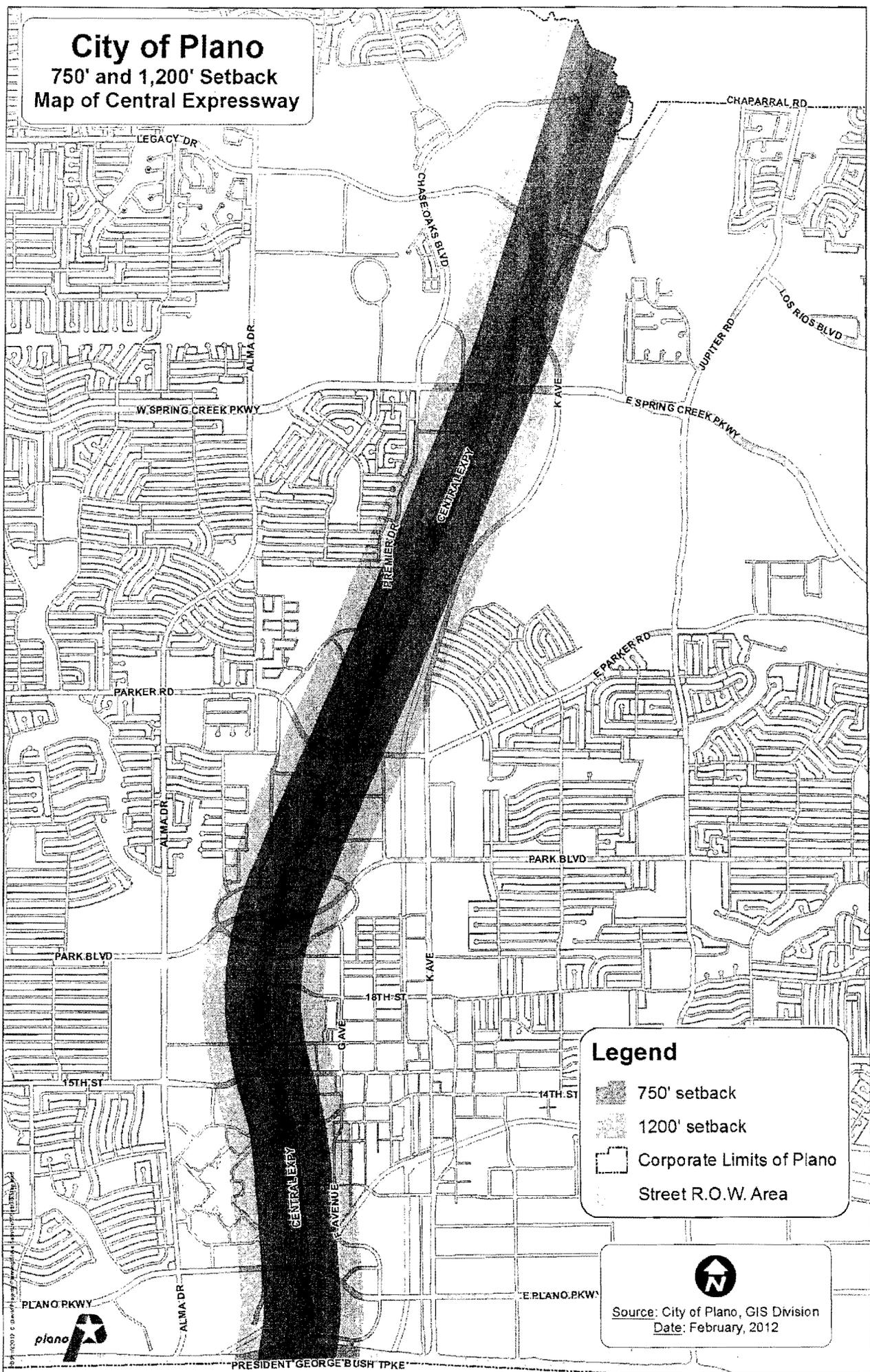
Source: City of Plano, GIS Division  
Date: February, 2012



#### Legend

- Corporate Limits of Plano
- 750' setback
- 1,200' setback
- Street R.O.W. Area

**City of Plano**  
**750' and 1,200' Setback**  
**Map of Central Expressway**



**Legend**

-  750' setback
-  1200' setback
-  Corporate Limits of Plano
-  Street R.O.W. Area

  
 Source: City of Plano, GIS Division  
 Date: February, 2012



CITY OF PLANO  
PLANNING & ZONING COMMISSION

March 19, 2012

**Agenda Item No. 10**

**Revised Site Plan/Preliminary Site Plan:** First International Bank Addition, Block 1,  
Lots 1R & 2

**Applicant:** American First National Bank

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**DESCRIPTION:**

General office and bank on two lots on 2.6± acres located on the east side of K Avenue, 91± feet north of 19th Street. Zoned Planned Development-26-Light Commercial. Neighborhood #60.

**REMARKS:**

This site is developed with a two-story building at the rear portion of the lot and the front portion of the site is currently vacant. The applicant is proposing to subdivide the property into two lots to enable development of the vacant portion of the site. The preliminary site plan (Lot 2) shows the proposed new building and related site improvements. The revised site plan shows the existing site improvements to remain for Lot 1R.

This property was originally platted as one lot, Executive Square Phase I Lot 1, Block 1, in 1983 with four office buildings shown on the related site plan. The property was later subdivided into four lots (Lots 1R, 2R, 3R, & 4R) in 1990 and was approved subject to the adjacent property to the north (Executive Square Phase II currently platted as Pioneer Place Addition) granting access to a street or public way for the four lots at such time when the northern property would develop. The reason for this was that three of these lots being created did not have frontage on a public street and permanent access easements needed to be provided for these lots. At that time Executive Square I & II were under the same ownership. In 1992, Lots 1R and 2R were replatted to one lot, Lot 1, Block 1, thus creating the subject property as it exists today. The applicant wishes to revert back to two lots.

Section 5.2 (Lot Design and Improvements) of Article 5 (Requirements for Public Improvements, Reservation and Design) of the Subdivision Ordinance requires nonresidential lots to have a minimum continuous frontage along abutting public streets (150 feet for Type C thoroughfare and larger). The Subdivision Ordinance also makes provision for any non-corner lot greater than two acres that may not have the required

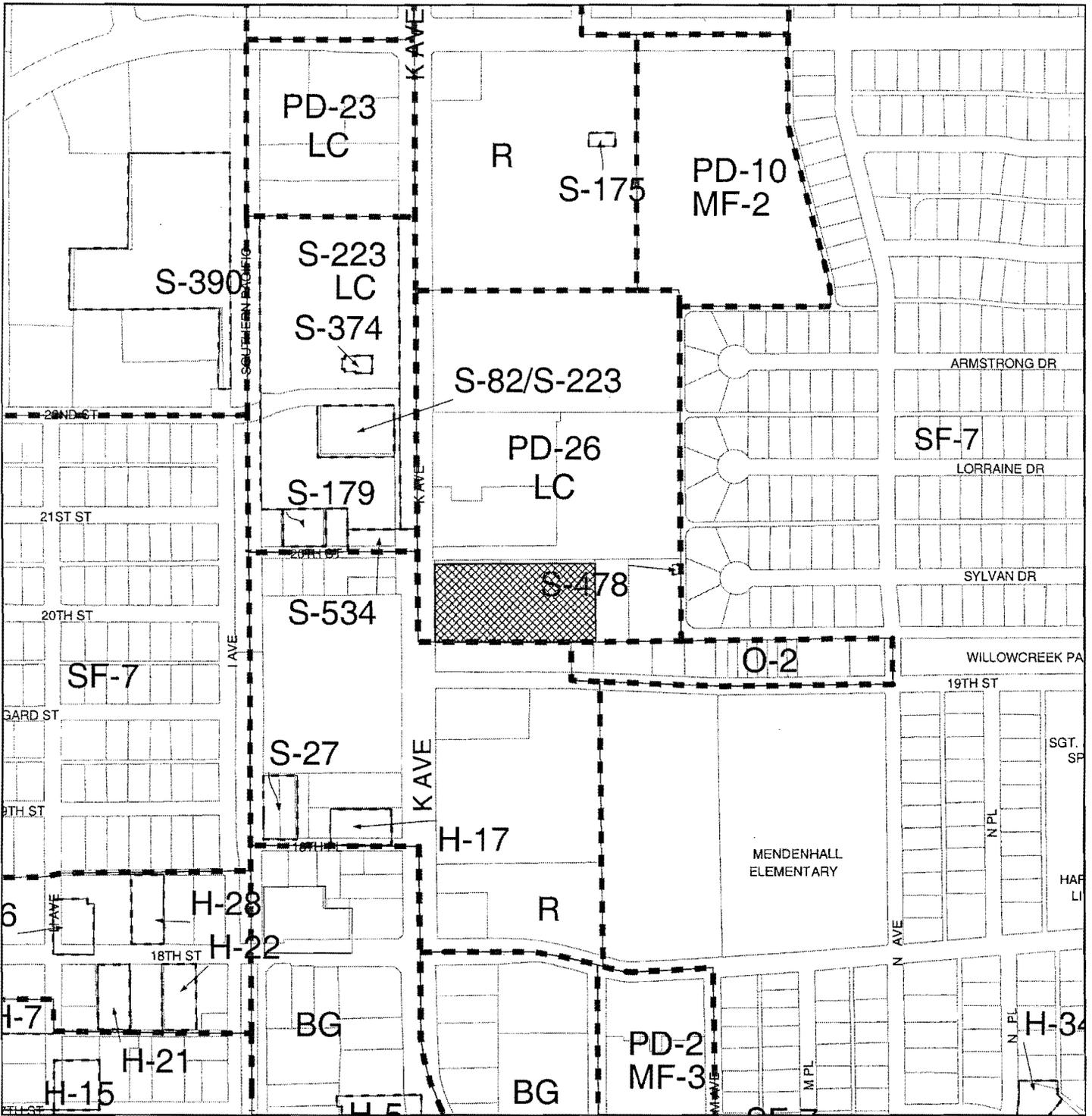
minimum continuous frontage along abutting public streets, to have a minimum of 24 feet of frontage in order to have direct access to a public street. The proposed Lot 1R, Block A has a total of 1.7± acres; therefore, the lot does not have the required two acres and the applicant is requesting a variance from the two acre requirement. The lot does have the 24 feet of street frontage and has direct access to a public street. As noted above, the applicant wishes to subdivide the property to enable development of the front portion of the property.

Section 5.2.4 (Frontage Exception) of Section of 5.2 (Lot Design and Improvements) of Article 5 (Requirements for Public Improvements, Reservation and Design) also makes provision for commercial properties that may not have street frontage to be served by a public way. Though the proposed public way does not fully meet the Subdivision Ordinance criteria for public way, staff believes that a public way is needed in this particular case to serve as permanent access for Lots 3R and 4R. The applicant is providing a 24-foot public way to serve as permanent access for the lots to the east (Lots 3R and 4R).

Staff supports the variance request to the minimum two-acre requirement and dedication of public way to allow the subject property to be subdivided and development of the front portion of the property which is currently vacant. The variance would also enable the future redevelopment of Lot 1R.

**RECOMMENDATION:**

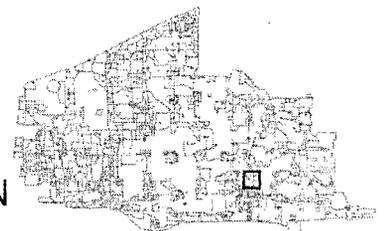
Recommended for approval subject to the Planning & Zoning Commission granting a variance to the Subdivision Ordinance requirement for a minimum of two acres for lots with a minimum continuous street frontage of 24 feet, and dedication of a public way.

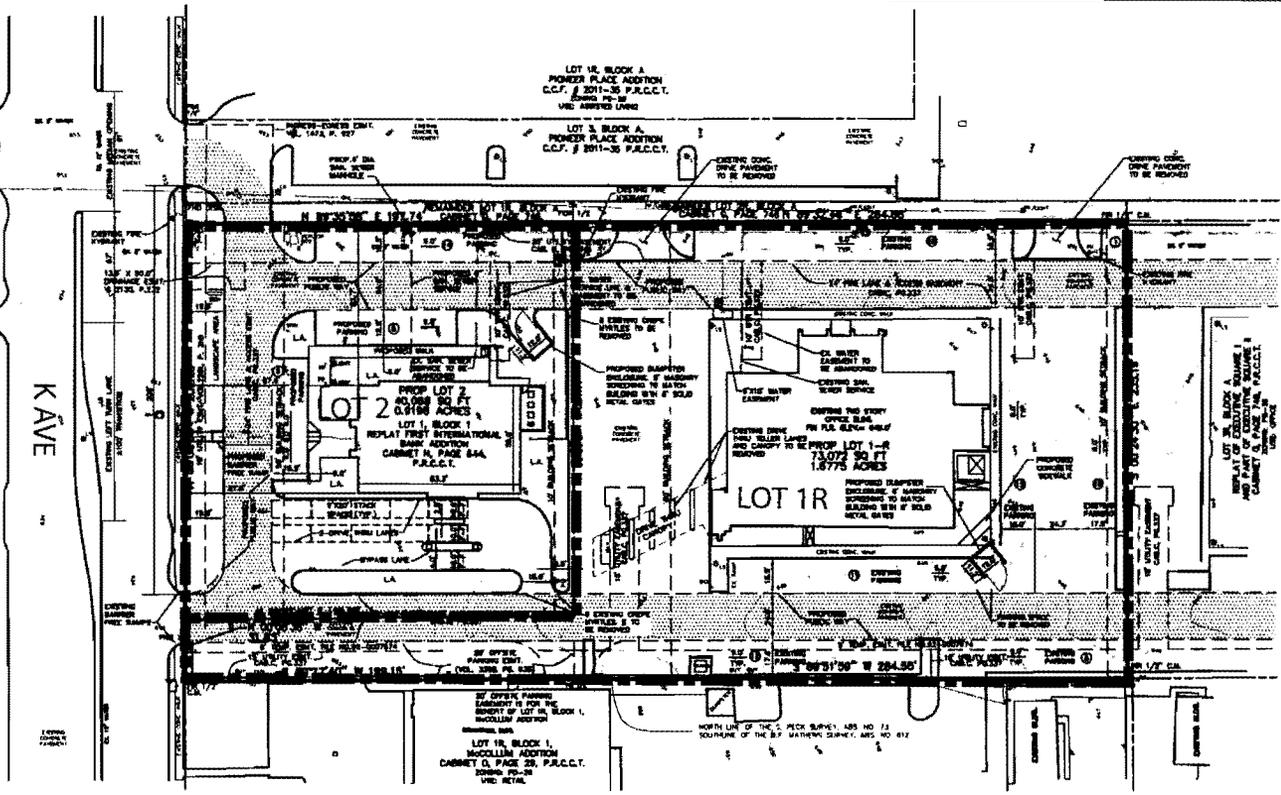


Item Submitted: PRELIMINARY SITE PLAN &  
REVISED SITE PLAN

Title: FIRST INTERNATIONAL BANK ADDITION  
BLOCK 1, LOTS 1R & 2

Zoning: PLANNED DEVELOPMENT-26-LIGHT COMMERCIAL





VICINITY MAP  
NOT TO SCALE

LEGEND

- BOLLARD
- ELECTRIC WATER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- CLEAN OUT
- MANHOLE
- GAS METER
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGN
- TELEPHONE SIGN
- TV BOX
- FLAG POLE
- LANDSCAPE AREA
- PROPERTY LINE
- GAS POWER LINES
- U/G TELEPHONE LINES
- U/G WATER LINE
- U/G GAS LINE
- FENCE
- CONVEYING MECHANISM
- 3/4" x 3/4" HIGH HOD 90° TURN
- TABLE OR 90° TURN

A VARIANCE IS REQUESTED FROM THE SUPERVISOR  
CONFORMANCE TO ALLOW FOR LESS THAN A TWO ACRE  
FLAG LOT FOR LOT 1R.

ANY REQUIRED STREET TREES FOR LOT 1R WILL BE  
PLACED ON LOT 2.

THE PURPOSE OF THE REVISED SITE PLAN, FOR LOT  
1R, IS TO SHOW THE PROPOSED LAND SUBDIVISION,  
PROPOSED DEVELOPMENT FOR LOT 2, AND EXISTING  
SITE IMPROVEMENT TO REMAIN FOR LOT 1R.

EXISTING SIDEWALK AND BARRIER FREE RAMPS IN  
THE STREET RIGHT-OF-WAY WILL BE UPGRADED TO  
CURRENT CITY STANDARDS, IF FOUND NECESSARY,  
TO MEET ADA REQUIREMENTS.

SITE DATA SUMMARY TABLE

	LOT 2	LOT 1R
1. TOTAL SITE AREA	1.6775 ACRES	0.9198 ACRES
2. LOT AREA	1.6775 ACRES	0.9198 ACRES
3. TOTAL BUILDING AREA	10,000 SQ. FT.	10,000 SQ. FT.
4. TOTAL PARKING SPACES	100	100
5. TOTAL TRUCK SPACES	10	10
6. TOTAL BIKE SPACES	10	10
7. TOTAL TRUCK SPACES	10	10
8. TOTAL BIKE SPACES	10	10
9. TOTAL TRUCK SPACES	10	10
10. TOTAL BIKE SPACES	10	10
11. TOTAL TRUCK SPACES	10	10
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WATER METER SCHEDULE:

PHASE	TYPE	SIZE	QUANTITY	LOT
1. PROPOSED	WATER	1/2"	1	1R
2. PROPOSED	WATER	1/2"	1	2
3. PROPOSED	WATER	1/2"	1	2
4. PROPOSED	WATER	1/2"	1	2
5. PROPOSED	WATER	1/2"	1	2

1 WATER METER & SERVICE TO BE INSTALLED BY THE CITY WATER DEPARTMENT AT THE OWNER'S EXPENSE.

- CITY OF PLANO SITE PLAN NOTES
1. BUILDING FOOTPRINT SHALL BE 100 FEET OR GREATER SHALL BE 100 FEET SPACED.
  2. FIRE LINES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
  3. HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT ADOPTED INTERNATIONAL BUILDING CODE.
  4. FOUR-FEET HIGH BARRIERS SHALL BE PROVIDED 2.5 FEET OFF OF THE PROPERTY LINE WITHIN THE RIGHT-OF-WAY UNLESS A SPECIAL LICENSE IS PROVIDED FOR A HANDICAPPED PERSON AS A SIGNIFICANT ACCESS TO THE CITY. A SIGNIFICANT ACCESS FOR CITY STANDARDS SHALL BE PROVIDED ON INTERSECTIONS AT ALL CURB INTERSECTIONS.
  5. MECHANICAL, LIGHTS, DISCONNECTS AND TRASH COMPACTORS SHALL BE DESIGNED IN ACCORDANCE WITH THE CURRENT ORDINANCE.
  6. ALL WORKMANSHIP APPROVALS BY BUILDING INSPECTION DEPARTMENT.
  7. APPROVALS OF THE SITE PLAN IS NOT FINAL UNTIL ALL UTILITY PLANS ARE APPROVED.
  8. UTILITY SERVICES, WARE HOUSES, SHALL BE DESIGNED IN ACCORDANCE WITH THE CURRENT ORDINANCE.
  9. BUILDING FACADES WITH THIS DEVELOPMENT SHALL BE COMPARABLE AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES.
  10. SIGNAGE LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITH SECTION 6-106 OF THE CODE OF ORDINANCES.
  11. PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
  12. ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINE MUST BE UNDERGROUND WHERE REQUIRED.
  13. UTILITIES SHALL COMPLY WITH OPERATIONAL LOCATION AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 6-106 OF THE CODE OF ORDINANCES: BOND, SHIELD AND PARALLEL WATER, COOLING WATER, FIRE AND EXPLOSION MATERIAL, TOXIC AND HAZARDOUS MATERIAL, VIBRATION AND/OR OTHER PERFORMANCE STANDARDS.
  14. GRADING IS ACCESSIBILITY ROUTING, INCLUDING CURB CUT CHANNELS, SHALL COMPLY TO A.S.A. STANDARD. GRADING SHALL NOT TO EXCEED 5:10 ALONG THE TRAVEL PAIR AND SHALL NOT EXCEED MORE THAN 2.5% CROSS SLOPE.

NO.	DATE	REVISION / DESCRIPTION
DESIGN	AWB	WTV
DATE	03-12-2012	1907-12-003
BY	AWB	WTV

OWNER  
AMERICAN FIRST NATIONAL BANK  
9999 BELLARE BLVD.  
HOUSTON, TEXAS 77036  
BRUCE CHANG  
(713) 598-2631 PHONE

PROJECT INFORMATION  
AMERICAN FIRST NATIONAL BANK  
BLOCK 1, LOT 2  
FIRST INTERNATIONAL BANK ADDITION  
B.F. MATHEWS SURVEY, ABSTRACT No. 612  
PROPOSED USE: BANK  
ZONING: PD-26

THIS DOCUMENT IS PREPARED FOR THE PURPOSE OF RECORDING UNDER THE AUTHORITY OF AN ACT OF THE STATE OF TEXAS, P.L. 8077 AND APPROVED. IT IS NOT TO BE USED FOR CONSTRUCTION, RECORDS OR OTHER PURPOSES.

FOR THESE SERVICES ONLY NOT TO BE USED FOR CONSTRUCTION OR RECORDS PURPOSES.  
B.F. MATHEWS SURVEY  
DATE: 03/12/2012

**POGUE**  
ENGINEERING & DEVELOPMENT COMPANY, INC.  
1000 WEST CHURCH STREET  
SUITE 200  
DALLAS, TEXAS 75201  
(214) 424-4444  
WWW.POGUEINC.COM

PRELIMINARY SITE PLAN  
AMERICAN FIRST NATIONAL BANK  
BLOCK 1, LOT 2, FIRST INTERNATIONAL BANK ADD.  
B.F. MATHEWS SURVEY, ABSTRACT NO. 612  
CITY OF PLANO, TEXAS

SHEET NO.  
PSP01

CITY OF PLANO  
PLANNING & ZONING COMMISSION

March 19, 2012

**Agenda Item No. 11**

**Preliminary Site Plan/Revised Concept Plan:** Silver Fern Addition, Block 1, Lots 1 & 4

**Applicant:** Dallas Suburbs, LLC & Ronald McCutchin Family Partnership

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**DESCRIPTION:**

General office, restaurant, and medical office on two lots on 6.9± acres located generally at the northeast corner of Coit Road and McDermott Road. Zoned Planned Development-434-Retail. Neighborhood #2.

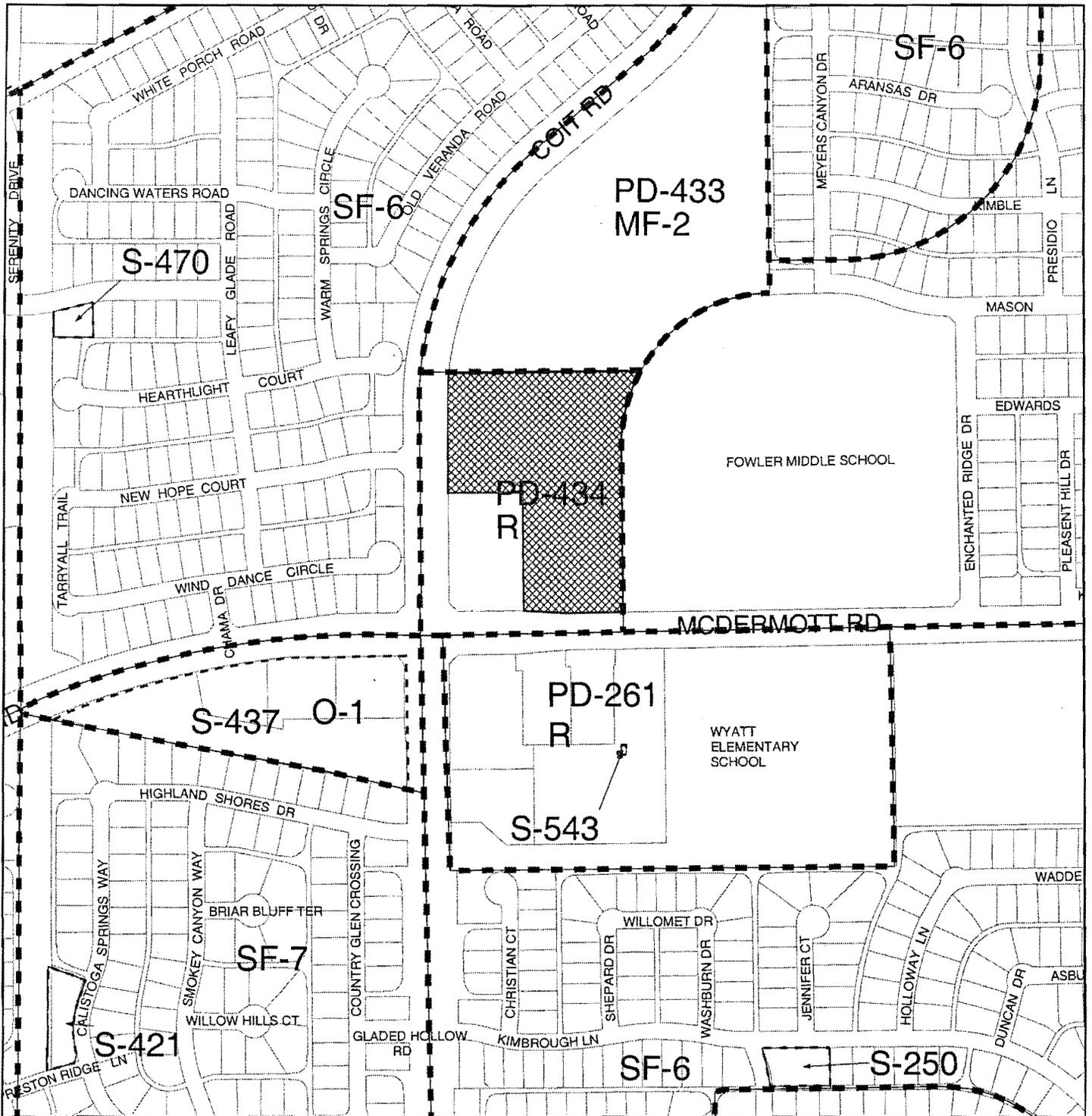
**REMARKS:**

The applicant is proposing to develop a general office building on Lot 4, and future medical office and restaurant buildings on Lot 1. The applicant is seeking approval to allow an irrigated living screen in lieu of the required masonry wall along the north and east property lines of the overall development. To the north is an existing multifamily residential development zoned Planned Development-433-Multifamily Residence-2 (PD-433-MF-2). To the east is Fowler Middle School zoned Single-Family Residence-7 (SF-7). Section 3.1000 (Screening, Fence, and Wall Regulations) of the Zoning Ordinance requires a minimum six-foot masonry screening wall to be placed between residential and commercial zoned properties. In instances where the Planning & Zoning Commission believes the screening requirement may be better met by an irrigated living screen, it may allow an irrigated screen in lieu of a masonry wall.

There are several other properties in the city where an irrigated living screen has been used in lieu of a masonry wall to screen commercial properties from residential development. Staff believes this is an appropriate location for an irrigated living screen as it would provide a natural buffer for the school and existing multifamily residential development while still providing the required screening.

**RECOMMENDATION:**

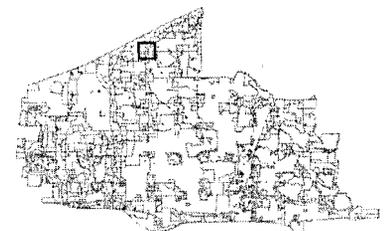
Recommended for approval subject to the Planning & Zoning Commission finding that an irrigated living screen will provide adequate screening, and granting a waiver to the masonry screening wall requirement.

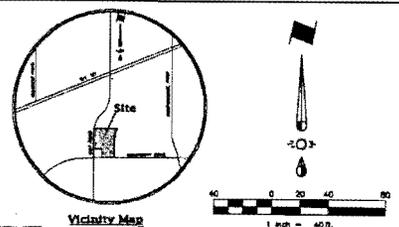
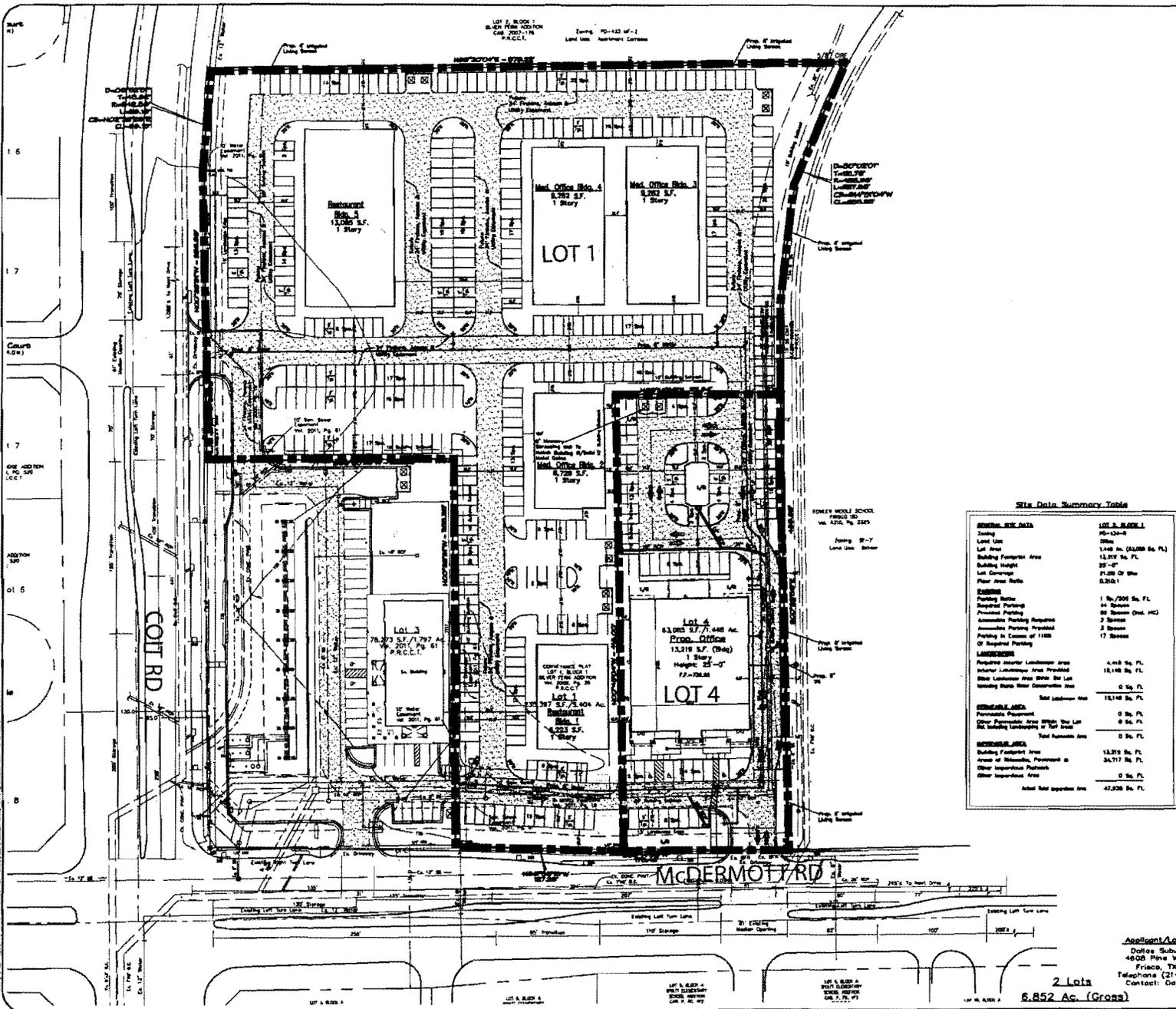


Item Submitted: PRELIMINARY SITE PLAN/REVISED CONCEPT PLAN

Title: SILVER FERN ADDITION  
BLOCK 1, LOTS 1 & 4

Zoning: PLANNED DEVELOPMENT-434-RETAIL





- REMARKS:**
- Building ESDS or greater signs but shall be 100% illuminated.
  - Fire lanes shall be designed and constructed per City standards.
  - Handicapped parking areas shall be designed and provided per City standards and shall comply with requirements of the current, amended International Building Code.
  - Four feet wide sidewalks shall be provided 2.5 feet out of the property line within the right-of-way unless a different amount is provided by a recording deed, or an alternate design is approved by the City. Surface-top notes per City standards, and be provided in accordance with the zoning ordinance.
  - Sanitation units, dumpsters and trash containers shall be screened in accordance with the zoning ordinance.
  - All signs compliant upon approval by Building Inspection Department.
  - Approval of the Site Plan is not final until all engineering plans are approved.
  - Open storage, where permitted, shall be screened in accordance with the zoning ordinance.
  - Building facade shall be landscaped as required, as provided in the Final Center Design Ordinance.
  - Outdoor lighting shall comply with illumination standards under Section 5-48 of the Code of Ordinances.
  - Please contact the Building Inspection Department to determine the type of construction and occupancy group.
  - All electrical installations, distribution and service lines shall be underground where required.
  - Use and occupancy in operation, location, and construction to the following minimum standards in Section 5-1002 of the zoning Code rules, unless otherwise noted, unless water, fire or explosion hazard material, toxic and volatile matter, and/or other performance standards.
  - All structures are to be on top of slope of building unless otherwise noted.

**NOTES:**  
 1. Handicap Parking is Provided in accordance w/ ADA Standards.  
 2. No Foundation Lanes On The Site.  
 3. Site Plan is for Informational Purposes Only. It is Not A Construction Document.

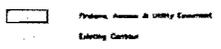
**Site Data Summary Table**

GENERAL SITE DATA	LOT 1, BLOCK 1
Zoning	PD-133-B
Lot Area	5,404 sq. ft. (0.125 Ac.)
Building Footprint Area	13,218 sq. ft.
Building Height	35'-0"
Lot Coverage	24.28% of Site
Floor Area Ratio	0.250:1
<b>REQUIREMENTS</b>	
Parking Ratio	1 Sp./200 Sq. Ft.
Required Parking	66 Spaces
Proposed Parking	80 Spaces (incl. HOV)
Additional Parking Required	14 Spaces
Assessable Parking Provided	8 Spaces
Parking in Excess of 1100	7 Spaces
Of Required Parking	
<b>LANDSCAPING</b>	
Required Interior Landscaping Area	4,404 sq. ft.
Interior Landscaping Area Provided	13,148 sq. ft.
Site Landscaping Area Within the Lot	0 sq. ft.
Landscaping Area Outside the Lot	13,148 sq. ft.
<b>PERMISSIBLE AREA</b>	
Permissible Footprint	0 sq. ft.
Permissible Area Within the Lot	0 sq. ft.
Permissible Area Outside the Lot	0 sq. ft.
<b>RESTRICTION AREA</b>	
Building Footprint Area	13,218 sq. ft.
Area of Significance, Permitted in Other Important District	24,717 sq. ft.
Other Important District	0 sq. ft.
<b>Total</b>	47,826 sq. ft.

**Site Data Summary Table**

GENERAL SITE DATA	LOT 4, BLOCK 1
Zoning	PD-133-B
Lot Area	5,404 sq. ft. (0.125 Ac.)
Building Area	13,218 sq. ft. (Footprint/Height)
Total Building Area	13,218 sq. ft.
<b>REQUIREMENTS</b>	
Parking Ratio	1 Sp./200 Sq. Ft.
Required Parking	37 Spaces
Proposed Parking	37 Spaces

**LEGEND**



SHEET 1 OF 1  
 PRELIMINARY SITE PLAN  
 OF  
**SILVER FERN ADDITION**  
 LOT 4, BLOCK 1 - 1.448 Acres  
 AND  
 REVISED CONCEPT PLAN  
 OF  
**SILVER FERN ADDITION**  
 LOT 1, BLOCK 1 - 5.404 Acres  
 situated in the  
**MARTHA McBRIDE SURVEY - ABSTRACT 553**  
 PLANO, COLLIN COUNTY, TEXAS

**Applicant/Lot 4 Owner:**  
 Dallas Suburbs, LLC  
 4808 Pine Valley Drive  
 Frisco, TX 75034  
 Telephone (214) 732-8811  
 Contact: David Boland

**Engineer/Architect:**  
 Solars Engineering, Inc.  
 TERC No. F-2121  
 765 Custer Road, Suite 100  
 Plano, Texas 75075  
 Telephone (972) 422-0077  
 Contact: Kevin War

**Lot 1R Owner:**  
 Ronald McCutchin Family Partnership  
 P.O. Box 870307  
 Dallas, Texas 75287  
 Telephone (214) 750-7799  
 Contact: Ronald McCutchin

**2 Lots**  
**6.852 Ac. (Gross)**

Scale 1"=40' March, 2012 SEI #11-126

CITY OF PLANO  
PLANNING & ZONING COMMISSION

March 19, 2012

**Agenda Item No. 12**

**Report:** Comprehensive Plan Update - "Take the Case" Program

**Applicant:** City of Plano

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**DESCRIPTION:**

Status report regarding the "Take the Case" program for the Comprehensive Plan update.

**REMARKS:**

On March 5, 2012, the Planning & Zoning Commission asked staff to provide a status update regarding the "Take the Case" program. There have been two cases which have been checked out by residents and the results from those participants should be available by March 31, 2012. On March 13, 2012, staff presented the "Take the Case" program to the Multi Cultural Outreach Roundtable (MCOR).

Staff is also working on promoting the program with the Public Information Department. Information about the program will be dispersed by way of a press release through the city's list serve which provides access to 20,000 residents who have expressed interest in city activities and services.

**RECOMMENDATION:**

No action required by the Commission.