

**PLANNING & ZONING COMMISSION
 PLANO MUNICIPAL CENTER
 1520 K AVENUE
 April 2, 2012**

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>6:30 p.m. - Dinner - Planning Conference Room 2E</p> <p>7:00 p.m. - Regular Meeting - Council Chambers</p> <p>The Planning & Zoning Commission may convene into Executive Session pursuant to Section 551.071 of the Texas Government Code to Consult with its attorney regarding posted items in the regular meeting.</p> <p>1 Call to Order/Pledge of Allegiance</p> <p>2 Approval of Agenda as Presented</p> <p>3 Approval of Minutes for the March 19, 2012, Planning & Zoning Commission meeting</p> <p>4 General Discussion: The Planning & Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning & Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning & Zoning Commission authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.</p> <p><u>CONSENT AGENDA</u></p> <p>5a BM Revised Concept Plan: Parkway Centre, Phase 5, Block C, Lot 8 - Day care center on one lot on 3.2± acres located at the northeast corner of Communications Parkway and Chapel Hill Boulevard. Zoned Regional Employment and Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #40. Applicant: Blue Quail JV</p>	

<p>5b EH</p>	<p>Final Plat: Parkway Heights, Phase 1 - 96 Single-Family Residence-6 lots and five open space lots on 25.4± acres located at the southeast corner of Plano Parkway and Bradshaw Drive. Zoned Single-Family Residence-6. Neighborhood #69. Applicant: R.H. of Texas Limited Partnership</p>	
<p>5c EH</p>	<p>Preliminary Plat: Coit Center, Block A, Lot 1R - 454 multifamily residential units on one lot on 14.7± acres located on the north side of Mapleshade Lane, 509± feet east of Coit Road. Zoned Planned Development-215-Commercial Corridor/190 Tollway/Plano Parkway Overlay District with Specific Use Permit #545 for Regional Theater and Specific Use Permit #546 for Arcade. Neighborhood #72. Applicant: Coit 190 Texas, LP</p>	
<p><u>END OF CONSENT AGENDA</u></p>		
<p><u>PUBLIC HEARINGS</u></p>		
<p>6A EH</p>	<p>Public Hearing: Zoning Case 2012-05 - 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, and March 19, 2012. Applicant: RaceTrac</p>	
<p>6B EH</p>	<p>Concept Plan: Parker Triangle Addition, Block A, Lot 1 - Convenience store with gas pumps on one lot on 2.4± acres located at the northwest corner of Parker Road and Jupiter Road. Zoned Agricultural. Neighborhood #37. Applicant: RaceTrac</p>	
<p>7 BM</p>	<p>Public Hearing: Zoning Case 2012-13 - Request to rezone 22.6± acres from Research/Technology Center to Single-Family Residence-6 and to rezone 2.3± acres from Research/Technology Center to Light Commercial generally located at the southwest corner of 14th Street and Los Rios Boulevard. Zoned Research/Technology Center. Applicant: ASG Real Estate Company</p>	
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>8</p>	<p>Items for Future Discussion - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p> <p>Council Liaisons: Mayor Pro Tem Pat Miner and Council Member Lee Dunlap</p>	

ACCESSIBILITY STATEMENT

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

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

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

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

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

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

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

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

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

PLANNING & ZONING COMMISSION
March 19, 2012

COMMISSIONERS PRESENT

Christopher Caso, Chairman
David Downs
Michael Coleman
Tracey Dry
Fred Balda, 2nd Vice Chair
Doug Hazelbaker, 1st Vice Chair
Douglas Cargo

COMMISSIONERS ABSENT

Alan Smith

STAFF PRESENT

Phyllis Jarrell, Director of Planning
Tina Firgens, Planning Manager
Eric Hill, Sr. Planner
Steve Sims, Sr. Planner
Bester Munyaradzi, Planner
Jon Hubach, Planner
Paige Mims, Deputy City Attorney
Dee Sarver, Sr. Planning Tech
Doris Carter, Sr. Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Caso at 7:00 p.m., Monday, March 19, 2012, in the Council Chamber of the Plano Municipal Center, 1520 K Avenue. A quorum was present.

Commissioner Coleman led the Pledge of Allegiance.

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

Second Vice Chair Balda made a motion to approve the minutes of the February 23, 2012, City Council and Planning & Zoning Commission Worksession and the minutes of the March 5, 2012, Planning & Zoning Commission meeting as presented. Commissioner Dry seconded the motion, which passed 7-0.

COMMENTS OF PUBLIC INTEREST

There were no comments of public interest.

CONSENT AGENDA

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

AGENDA ITEM NO. 5A - REVISED CONVEYANCE PLAT 1/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.

Approved as submitted.

AGENDA ITEM NO. 5B - CONCEPT PLAN 61/14TH/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.

Approved as submitted.

AGENDA ITEM NO. 5C - CONVEYANCE PLAT 61/14TH/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.

Approved as submitted.

AGENDA ITEM NO. 5D - REVISED CONVEYANCE PLAT 65/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.

Approved as submitted.

**AGENDA ITEM NO. 5E - REVISED SITE PLAN
34/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.

Approved as submitted.

**AGENDA ITEM NO. 5F - FINAL PLAT
16/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.

Approved as submitted.

**AGENDA ITEM NO. 5G - REVISED CONVEYANCE PLAT
2/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.

Approved as submitted.

END OF CONSENT AGENDA

PUBLIC HEARINGS

**AGENDA ITEM NO. 6 - 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. Tabled March 5, 2012. Staff recommended that the Planning & Zoning Commission accept the applicant's request to table this item until the April 2, 2012 meeting.

Commissioner Coleman made a motion to remove the item from the table. Commissioner Hazelbaker seconded the motion, which passed 7-0.

The public hearing was opened. Taylor Belshouser, of Racetrac, spoke in favor of tabling the item. No one else spoke for or in opposition to the item. The public hearing was closed.

Commissioner Coleman made a motion to table the item to April 2, 2012 meeting. Commissioner Cargo seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 7 - PUBLIC HEARING
ZONING CASE 2012-12
APPLICANT: RACETRAC**

Mr. Hill stated 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 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. There was one letter received in favor of this item, and nine letters in opposition to the item. Staff recommended 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.

The public hearing was opened. Tommy Mann, representing Racetrac, spoke in favor of the item. Robert Miller, Ken Eakin, and Barbara Robinson, residents of Plano, spoke in opposition to the item. Rick Fambro, representing the partnership who owns the northern and eastern boundary properties, spoke in favor of removing the restriction. The public hearing was closed.

After much discussion, First Vice Chair Hazelbaker made a motion to approve the item as submitted. Commissioner Cargo seconded the motion, which failed 2-5. Chairman Caso, 2nd Vice Chair Balda, and Commissioners Dry, Downs, and Coleman voted in opposition to the motion since they were not in favor of removing the hours of operation restriction.

After a short break was taken to review the Commission's Rules and Procedures, some additional discussion occurred. Commissioner Downs made a motion to table the item to the April 16, 2012 meeting to allow the Zoning Case to be re-noticed to include amending or repealing the stipulation pertaining to the hours of operation. Commissioner Balda seconded the motion which passed 7-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING
47/PRELIMINARY REPLAT & PRELIMINARY SITE PLAN/CONCEPT PLAN:
MCCOY ADDITION, BLOCK A, LOTS 1 & 2
APPLICANT: WALTER RANDOLPH MCCOY**

Bester Munyaradzi, Planner, stated this is an 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. Staff recommended the following:

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.

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. First Vice Chair Hazelbaker seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING
COMPREHENSIVE PLAN AMENDMENT
APPLICANT: CITY OF PLANO**

Steve Sims, Sr. Planner, stated this is a 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. Staff recommended approval as submitted.

The public hearing was opened. Robert Miller, representing Dallas North Estates Homeowners' Association, and Lucilo Pena, spoke in favor of the item. No one else spoke in favor of or in opposition to the item. The public hearing was closed.

After much discussion, Commissioner Downs made a motion to approve the item as submitted. Commissioner Dry seconded the motion, which was approved 6-1. First Vice Chair Hazelbaker voted in opposition to the item because he is concerned that the policy recommendations are too limiting for creative developments.

END OF PUBLIC HEARINGS

AGENDA ITEM NO. 10 - REVISED SITE PLAN/PRELIMINARY SITE PLAN 60/FIRST INTERNATIONAL BANK ADDITION, BLOCK 1, LOTS 1R & 2 APPLICANT: AMERICAN FIRST NATIONAL BANK

Ms. Munyaradzi stated this is a 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. Staff recommended 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.

Rob Baldwin, Baldwin & Associates, was available to answer any questions.

After some discussion, Commissioner Downs made a motion to approve the item as submitted. First Vice Chair Hazelbaker seconded the motion, which passed 7-0. The Commission granted a variance to the guidelines to the Subdivision Ordinance requirement for a minimum of two acres for lots with a minimum continuous street frontage of 74 feet, and dedication of a public way.

AGENDA ITEM NO. 11 - PRELIMINARY SITE PLAN/REVISED CONCEPT PLAN 2/SILVER FERN ADDITION, BLOCK 1, LOTS 1 & 4 APPLICANT: DALLAS SUBURBS, LLC & RONALD MCCUTCHIN FAMILY PARTNERSHIP

Mr. Hill stated this is a 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. Staff recommended 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.

Kevin Wier, representing the applicant, was available to answer any questions.

After some discussion, Commissioner Downs made a motion to approve the item as submitted. Second Vice Chair Balda seconded the motion, which passed 7-0. The Commission found that an irrigated living screen will provide adequate screening, and granted a waiver to the masonry screening wall requirement.

**AGENDA ITEM NO. 12 – REPORT
COMPREHENSIVE PLAN UPDATE - “TAKE THE CASE” PROGRAM
APPLICANT: CITY OF PLANO**

Mr. Sims stated this is a status report regarding the “Take the Case” program for the Comprehensive Plan update. Two cases have gone out to the public, and one has been returned with several ideas included. The second case is due back by the end of March. The program has also been presented to the Multicultural Outreach program, and was well received.

AGENDA ITEM NO. 13 - ITEMS FOR FUTURE DISCUSSION

There were no items for future discussion.

There being no further discussion, Chairman Caso adjourned the meeting at 9:10 p.m.

Christopher Caso, Chairman

CITY OF PLANO
PLANNING & ZONING COMMISSION
CONSENT AGENDA ITEMS

April 2, 2012

Agenda Item No. 5a

Revised Concept Plan: Parkway Centre, Phase 5, Block C, Lot 8
Applicant: Blue Quail JV

Day care center on one lot on 3.2± acres located at the northeast corner of Communications Parkway and Chapel Hill Boulevard. Zoned Regional Employment and Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #40.

The purpose for the revised concept plan is to show one proposed building in lieu of three proposed buildings as shown on the previously approved concept plan.

Recommended for approval as submitted.

Agenda Item No. 5b

Final Plat: Parkway Heights, Phase 1
Applicant: R.H. of Texas Limited Partnership

96 Single-Family Residence-6 lots and five open space lots on 25.4± acres located at the southeast corner of Plano Parkway and Bradshaw Drive. Zoned Single-Family Residence-6. Neighborhood #69.

The purpose for the final plat is to dedicate streets and easements necessary for the development of the site as a residential subdivision.

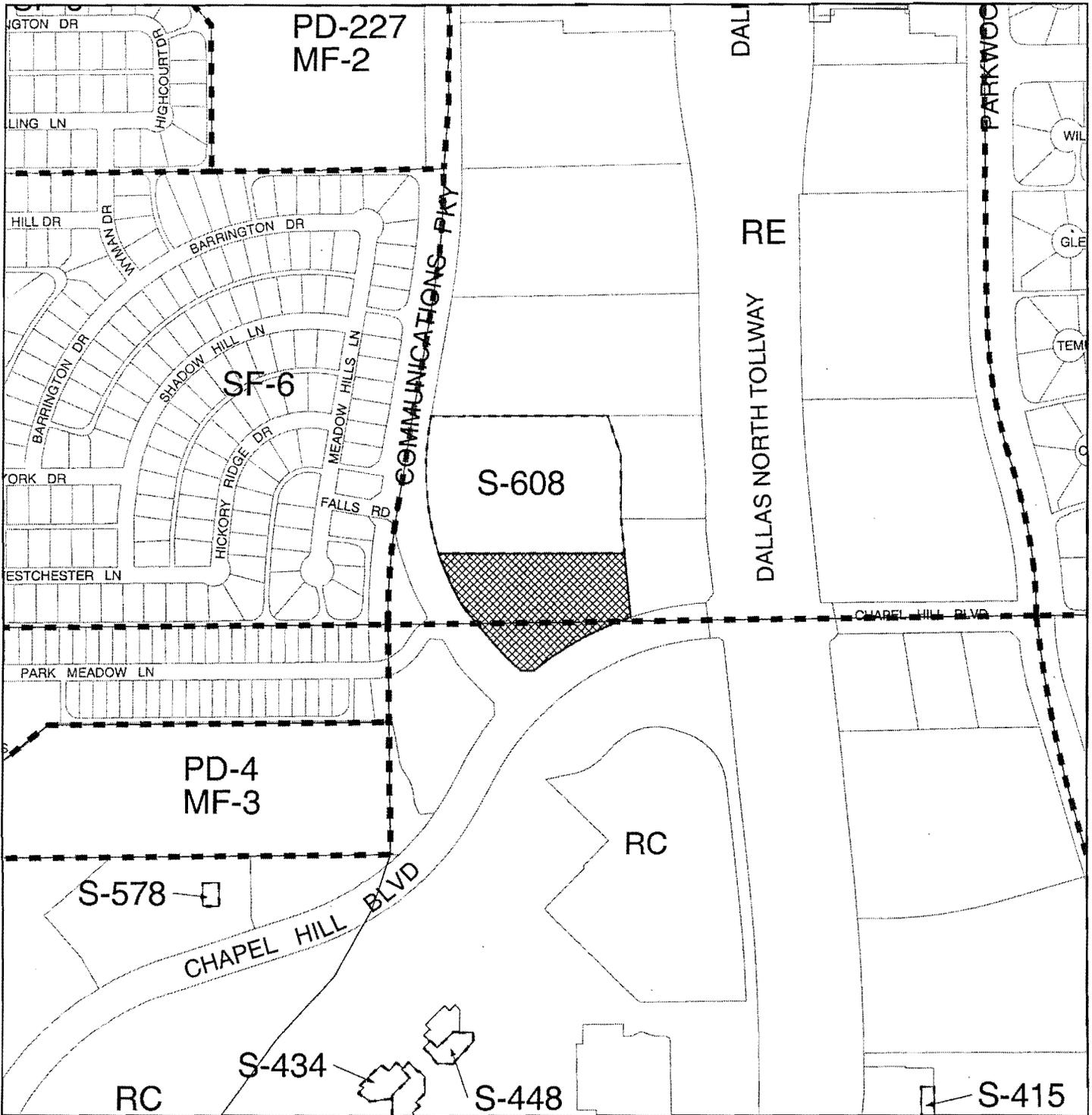
Recommended for approval as submitted.

Agenda Item No. 5c
Preliminary Plat: Coit Center, Block A, Lot 1R
Applicant: Coit 190 Texas, LP

454 multifamily residential units on one lot on 14.7± acres located on the north side of Mapleshade Lane, 509± feet east of Coit Road. Zoned Planned Development-215-Commercial Corridor/190 Tollway/Plano Parkway Overlay District with Specific Use Permit #545 for Regional Theater and Specific Use Permit #546 for Arcade. Neighborhood #72.

The purpose for the preliminary plat is to propose easements necessary for the development of the site as multifamily residential.

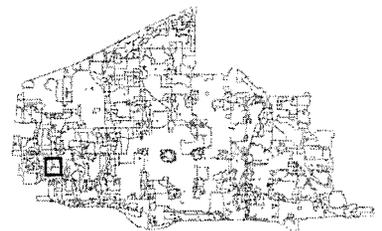
Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.



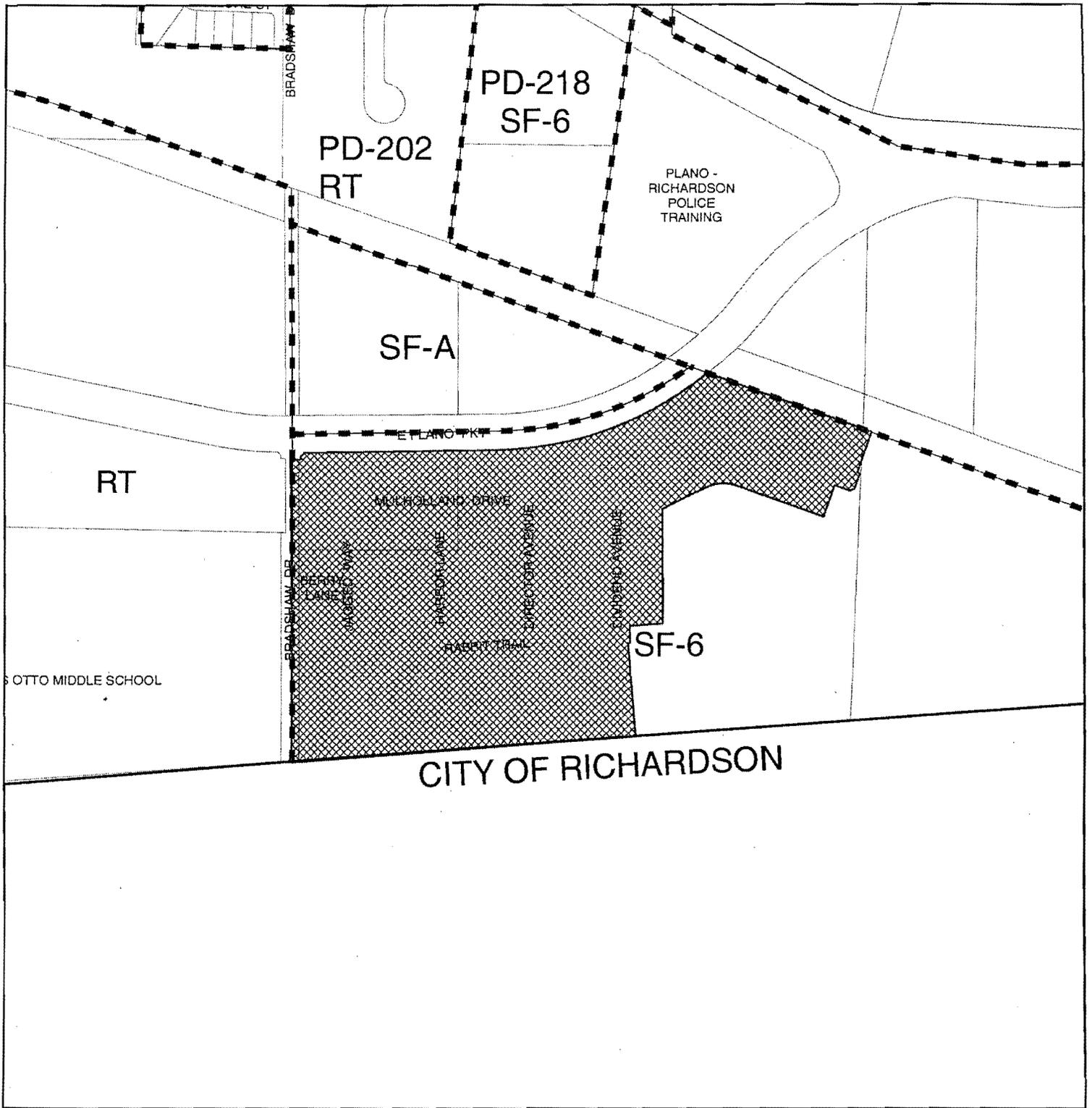
Item Submitted: REVISED CONCEPT PLAN

Title: PARKWAY CENTRE, PHASE 5
BLOCK C, LOT 8

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



○ 200' Notification Buffer



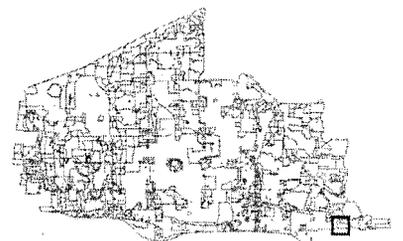
CITY OF RICHARDSON



Item Submitted: FINAL PLAT

Title: PARKWAY HEIGHTS, PHASE 1

Zoning: SINGLE-FAMILY RESIDENCE-6



○ 200' Notification Buffer

CURVE DATA

CURVE	LENGTH	CHORD BEARING	ANGLES	DELTA	CHORD
C1	99.00	S87°43'46"E	209.00	4°28'48"	99.04
C2	625.97	N79°39'30"E	1009.00	26°48'48"	626.62
C3	23.30	N01°57'02"E	230.00	1°17'02"	23.30
C4	77.00	S08°08'27"W	250.00	17°08'24"	77.00
C5	34.40	S89°08'00"W	100.00	1°01'00"	34.40
C6	37.81	N01°34'21"E	238.00	2°08'00"	37.81
C7	3.92	N02°25'48"E	39.00	0°28'00"	3.92
C8	97.00	N84°21'31"E	209.00	5°11'30"	97.00



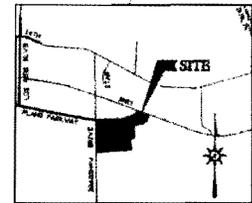
A= 37°49'58"
 P=1035.00'
 L=696.62'
 CB=N 71°08'40" E
 CH=684.04'

A= 6°09'24"
 P=1340.00'
 L=143.92'
 CB=S 64°50'32" W
 CH=143.92'

A= 49°40'39"
 P=115.00'
 L=97.70'
 CB=S 85°06'09" W
 CH=94.79'

LINE DATA

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S89°08'27"W	30.77	L24	N47°01'39"W	13.87
L2	N00°03'28"E	19.20	L25	N41°11'13"E	14.74
L3	N02°05'29"E	14.14	L26	N00°27'24"E	13.28
L4	S89°08'27"W	69.26	L27	N48°27'28"E	30.09
L5	N02°05'29"E	49.18	L28	N47°27'29"E	32.21
L6	S89°08'27"W	100.20	L29	N00°03'28"E	1.56
L7	N02°05'29"E	79.21	L30	N00°03'28"E	1.00
L8	S89°08'27"W	50.21	L31	N00°03'28"E	5.00
L9	N43°30'00"E	27.26	L32	N00°03'28"E	20.00
L10	N44°30'00"E	21.24	L33	N00°03'28"E	20.00
L11	S04°00'00"E	15.30	L34	N00°03'28"E	20.00
L12	S04°00'00"E	20.28	L35	N00°03'28"E	14.03
L13	S04°00'00"E	21.26	L36	N00°03'28"E	14.26
L14	S04°00'00"E	21.26	L37	N00°03'28"E	14.26
L15	S04°00'00"E	21.26	L38	N00°03'28"E	14.26
L16	S04°00'00"E	21.26	L39	N00°03'28"E	14.26
L17	S04°00'00"E	21.26	L40	N00°03'28"E	14.26
L18	S04°00'00"E	21.26	L41	N00°03'28"E	14.26
L19	S04°00'00"E	21.26	L42	N00°03'28"E	14.26
L20	S04°00'00"E	21.26	L43	N00°03'28"E	14.26
L21	S04°00'00"E	21.26	L44	N00°03'28"E	14.26
L22	S04°00'00"E	21.26	L45	N00°03'28"E	14.26
L23	S04°00'00"E	21.26	L46	N00°03'28"E	14.26
L24	S04°00'00"E	21.26	L47	N00°03'28"E	14.26



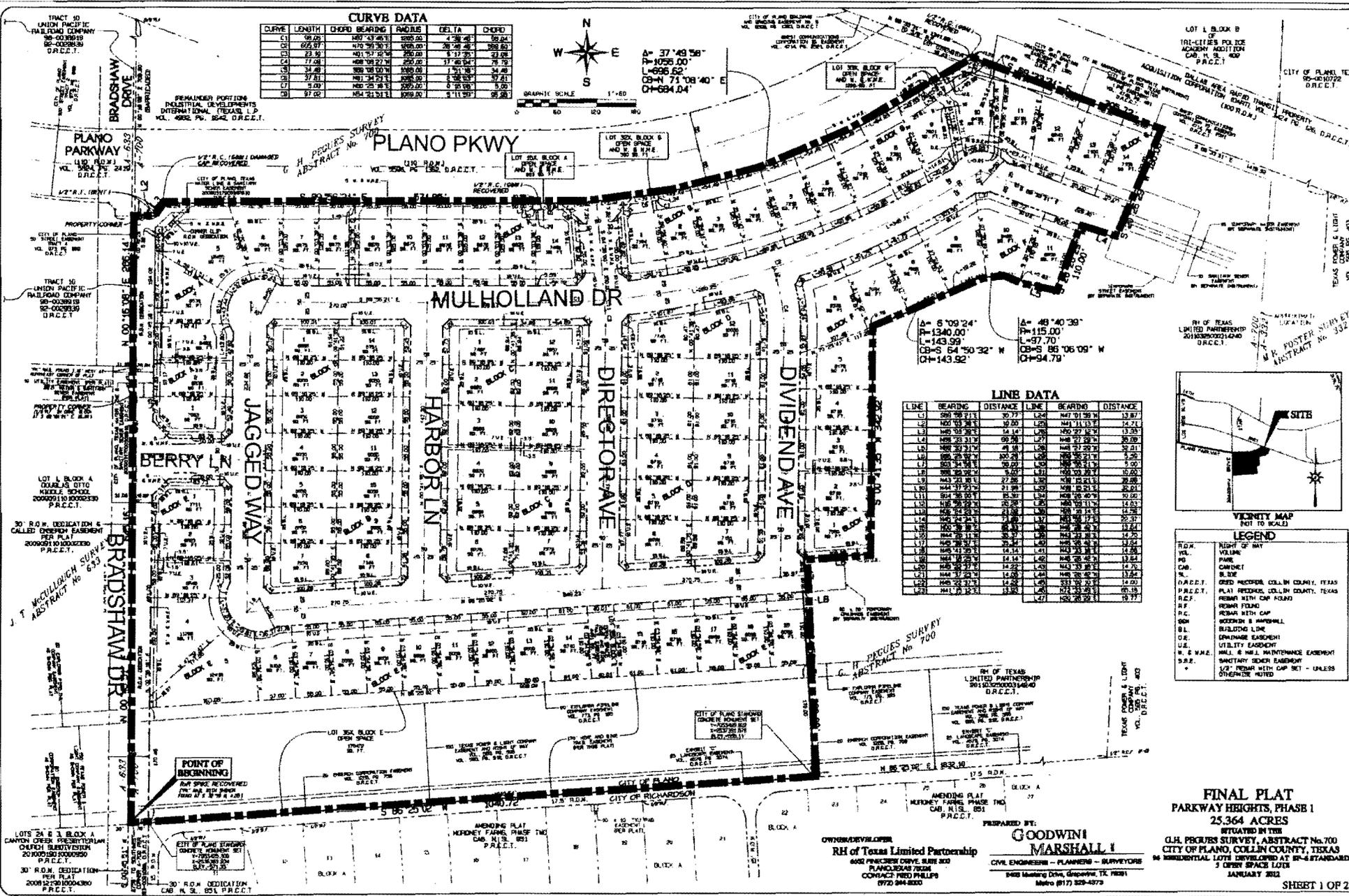
LEGEND

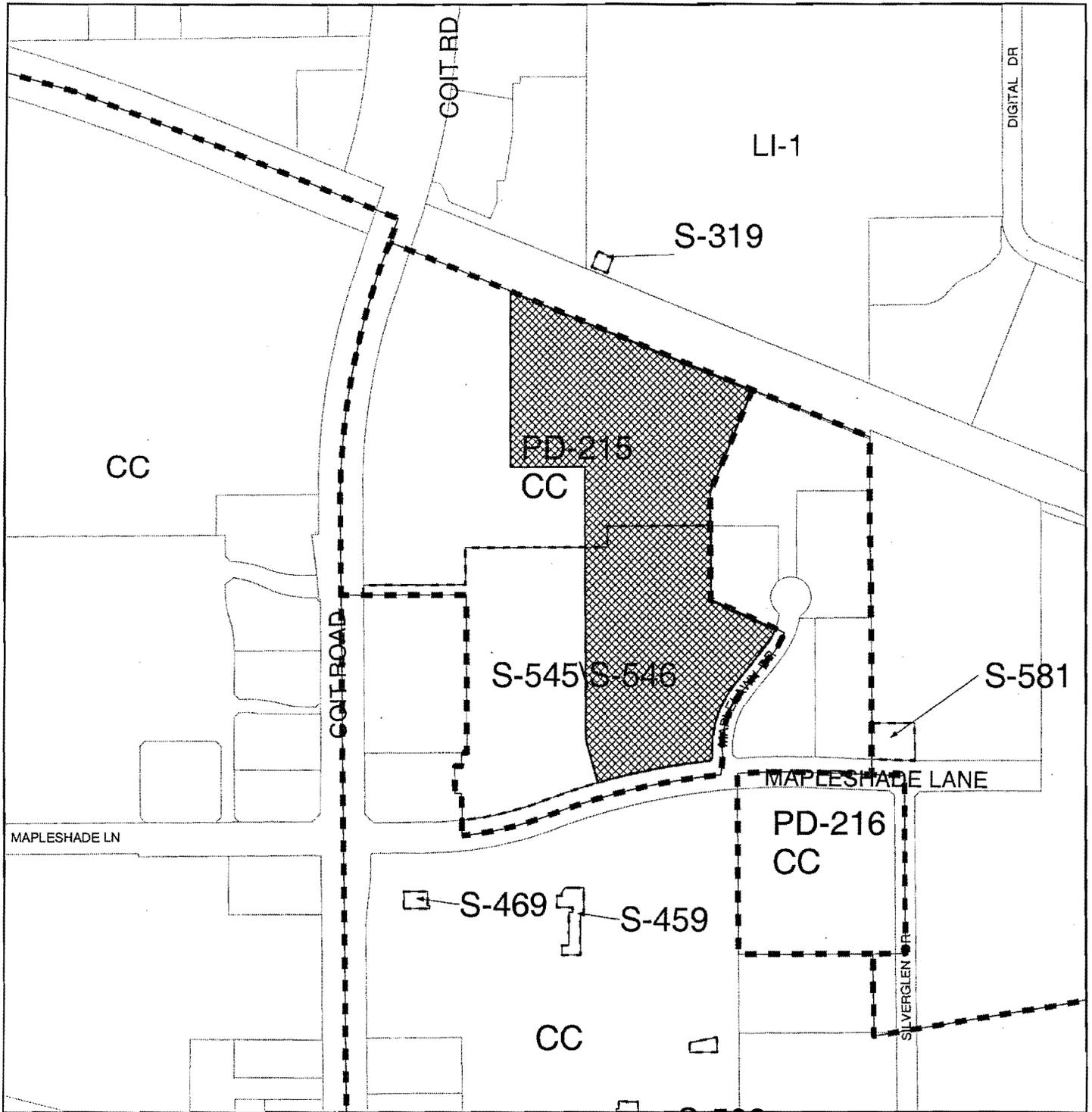
ROW	RIGHT OF WAY
VL	VOLUME
PA	PAVE
CB	CANONCT
B. B.E.	B. B.E.
D.A.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.A.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
R.C.F.	REAR WITH GAP ROAD
R.F.	REAR FENCE
R.C.	REAR WITH GAP
S.M.	SEWER & MANHOLE
B.L.	BUILDING LINE
O.E.	OWNER EASEMENT
U.L.	UTILITY EASEMENT
M. & M.M.E.	MILL & M.M. MAINTENANCE EASEMENT
S.A.Z.	SAFETY ORDER EASEMENT
	1/2" REAR WITH GAP SET - UNLESS OTHERWISE NOTED

FINAL PLAT
PARKWAY HEIGHTS, PHASE 1
25.364 ACRES
 BEING IN THE
G.H. PROBUS SURVEY, ABSTRACT No. 700
CITY OF PLANO, COLLIN COUNTY, TEXAS
 86 RESIDENTIAL LOTS DEVELOPED AT 28'-6" STANDARDS
 5 CURVE SPACE LOTS
 JANUARY 2022

PREPARED BY:
GODWINI MARSHALL
 CIVIL ENGINEERS - PLANNERS - SURVEYORS
 2402 Mustang Drive, Grapevine, TX 76049
 Metro (817) 329-4579

OWNER/DEVELOPER
RH of Texas Limited Partnership
 6405 FREEDOM DRIVE, SUITE 200
 PLANO, TEXAS 75078
 CONTACT: FRED PHILLIPS
 (972) 944-8800

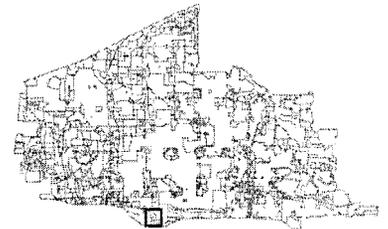




Item Submitted: PRELIMINARY PLAT & SITE PLAN

Title: COIT CENTER
BLOCK A, LOT 1R

Zoning: PLANNED DEVELOPMENT-215-CORRIDOR COMMERCIAL/
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT
w/SPECIFIC USE PERMITS #545 & #546



OWNER'S CERTIFICATION

WHEREAS, COIT 191 TEXAS, LIMITED PARTNERSHIP is the owner of a tract of land situated in the Martha McBride Survey, Abstract No. 583, City of Plano, Collin County, Texas and being all of Lot 1R, Block A, Civil Center, an addition to the City of Plano, Collin County, Texas, according to the Revised Cornerstone Plat recorded in Volume 2011, Page 225, Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with "18" cap found for corner at the northwestern end of a right-of-way corner cap at the intersection of the west right-of-way line of Maplehead Drive (a 60-foot wide right-of-way) with the north right-of-way line of Maplehead Lane (a 52-foot wide right-of-way);

THENCE with said north right-of-way corner cap, South 39°03'57" West, a distance of 14.33 feet to a 1/2" iron rod with "18" cap found for corner at the beginning of a non-tangent curve to the left having a central angle of 69°29'17", a radius of 2,091.00 feet, a chord bearing and distance of South 79°10'49" West, 343.54 feet;

THENCE with the north right-of-way line of said Maplehead Lane, in a southeasterly direction, with said curve to the left, an arc distance of 343.93 feet to a monument City of Plano concrete monument set for the southeast corner of Lot B, Block A of said Civil Center;

THENCE departing the east north right-of-way line of Maplehead Lane and with the east line of said Lot B, Block A, the following courses and distances:

North 19°23'25" West, a distance of 118.58 feet to a 5/8" iron rod with "66A" cap set at the beginning of a tangent curve to the right having a central angle of 10°22'29", a radius of 138.00 feet, a chord bearing and distance of North 74°14'07" West, 36.36 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 37.07 feet to a 5/8" iron rod with "66A" cap set at the end of said curve;

North 0°00'00" East, a distance of 782.24 feet to a 5/8" iron rod with "66A" cap set for corner;

North 89°00'00" West, a distance of 228.87 feet to a 5/8" iron rod with "66A" cap set for corner;

North 0°00'00" East, a distance of 523.24 feet in a standard City of Plano concrete monument set for corner in the southwest line of a Gulf, Colorado & Santa Fe Railroad (180-foot wide right-of-way) for the northeast corner of said Lot B, Block A;

THENCE with the west south line of the Gulf, Colorado & Santa Fe Railroad right-of-way, South 67°30'00" East, a distance of 788.80 feet to a 5/8" iron rod with "66A" cap set for the northwest corner of Lot 2R, Block A, Civil Center, an addition to the City of Plano, Texas, according to the Final Plat recorded in Volume 2007, Page 97, Map Records of Collin County, Texas;

THENCE departing the east south line of the Gulf, Colorado & Santa Fe Railroad right-of-way and with the west line of said Lot 2R, South 22°23'37" West, a distance of 328.24 feet to a 1/2" iron rod found for corner;

THENCE continuing with the west line of said Lot 2R, South 0°00'00" West, a distance of 151.58 feet passing an aluminum disk found for a west corner of said Lot 1R and the northwest corner of Lot 4R, Block A, Civil Center, an addition to the City of Plano, Texas, according to the Final Plat recorded in Volume 2007, Page 81, Map Records of Collin County, Texas, and continuing for a total distance of 321.81 feet to a "X" cut in concrete found at the southwest corner of said Lot 4R;

THENCE with the south line of said Lot 4R, South 85°13'32" East, a distance of 2,110.71 feet to a "X" cut in concrete found in the west right-of-way line of said Maplehead Drive at the beginning of a non-tangent curve to the right having a central angle of 17°08'48", a radius of 230.00 feet, a chord bearing and distance of South 30°21'55" West, 88.44 feet;

THENCE with the east east right-of-way line of Maplehead Drive, the following courses and distances:

In a southeasterly direction, with said curve to the right, an arc distance of 68.89 feet to a 5/8" iron rod found at the end of said curve;

South 38°10'11" West, a distance of 134.88 feet to a 1/2" iron rod with "18" cap found at the beginning of a tangent curve to the left having a central angle of 42°49'59", a radius of 210.00 feet, a chord bearing and distance of South 17°10'17" West, 231.42 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 237.16 feet to the POINT OF BEGINNING and containing 14.738 acres or 641,153 square feet of land.

Beating system of the survey is based on a line oriented between City of Plano monuments 152 and 822 located in the field, whose positions are published on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4902.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT COIT 191 TEXAS, LIMITED PARTNERSHIP acting herein by and through its duly authorized officer, does hereby attest that the plat foregoing the boundaries described therein as COIT CENTER, LOT 1R, BLOCK A, an addition to the City of Plano, Texas, and does hereby declare: In the sample, in the public use, however, for streets and other shown thereon. The plat and copy are enclosed for their purposes. The easements and public use areas, as shown, are dedicated for the public use forever. For the purpose indicated on this plat, the buildings, fences, trees, shrubs, or other improvements or growths shall be considered or deemed such cover, or across the easements as shown, except that easements improvements may be placed in accordance therewith. If approved by the City of Plano. In addition, utility easements may also be used for the related uses and accommodations of all public utilities existing in use or within the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and have removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way interfere or conflict with the construction, maintenance, or efficiency of the respective systems in said easements. The City of Plano and public utility entities shall at all times have the full right of ingress and egress as to their respective easements for the purpose of constructing, reconstructing, lowering, raising, widening, installing, moving, and adding to or removing all or parts of their respective systems without, the necessity at any time of providing compensation herefor.

That the undersigned does hereby covenant and agree that he (they) shall defend against the fee less easements, as indicated and shown herein, a third person and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or growths, including but not limited to the parking of motor vehicles, boats, trucks, or other impediments to the access of the easement. The maintenance of paving on the fee less easements is the responsibility of the owner, and the owner shall give said maintenance appropriate priority in construction placed along with the lanes, along "This Lane, No Parking." The duties of the duly authorized representative in herein authorized to locate such fee less and utility easements to be established here and understood as of date for the Department and emergency use.

The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress in other real property, use for the purpose of General Public outdoor and pedestrian use and access and for Fire Department and emergency use, in, along, upon, and across said easements, with the right and privilege of all those at the City of Plano, its agents, employees, workers, and representatives having ingress, egress, and egress to, along, upon, and across said easements.

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

WITNESS my hand this _____ day of _____, 2012.

BY: Call 190 Texas Limited Partnership

Name: Paul Gardner

Title:

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2012.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David Brown, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Plano, Texas.



David Brown
Registered Professional Land Surveyor No. 5236
Kinley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Phone 972.776.1300
Fax 972.238.3600

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2012.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

APPROVED on this the _____ day of _____, 2012, by the Planning & Zoning Commission, City of Plano, Texas.

Chairman, Planning & Zoning Commission

STATE OF TEXAS
COUNTY OF:

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 subscribed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2012.

Notary Public, State of Texas

Secretary, Planning & Zoning Commission or City Engineer

PRELIMINARY PLAT
COIT CENTER
LOT 1R, BLOCK A
14,728 ACRES
MARTHA McBRIDE SURVEY, ABSTRACT NO. 553
CITY OF PLANO, COLLIN COUNTY, TEXAS



Applicant/Owner:
Coit 191 Texas, Limited
Partnership
15000 Dallas Parkway
Suite 300
Addicks, Texas 75001
Tel. No. (972) 486-9965
Contact: Paul Gardner

Engineer:
Kinley-Horn and Associates, Inc.
12700 Park Central Drive
Suite 1800
Dallas, Texas 75251
Tel. No. (972) 776-1300
Fax No. (972) 238-3600
Contact: David Naylor

Scale	Drawn In	Computed In	Date	Drawn By	Sheet No.
N/A	SLJ	ONE	FEB. 2012	09/17/16/10	2 OF 3

CITY OF PLANO
PLANNING & ZONING COMMISSION

April 2, 2012

Agenda Item No. 6A

Public Hearing: Zoning Case 2012-05

Applicant: RaceTrac

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, and March 19, 2012.

REMARKS:

This item was tabled at the March 19, 2012, Planning & Zoning Commission meeting. It must be removed from the table.

The applicant is requesting to rezone an undeveloped 3.6± acre tract from Agricultural (A) to Planned Development-Retail (PD-R) zoning. This tract was created when the rights-of-way for the Jupiter Road and Parker Road intersection was realigned.

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

The requested zoning is PD-R. A PD district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions. The PD district requested proposes the following but is not limited to: exempting the subject property from the minimum distance separation requirements pertaining to fuel dispensing facilities from residential zoning districts, and reduced landscape edge requirements.

Surrounding Land Use and Zoning

The property to the west and north of this tract is zoned A, and is partially developed as single-family residences and a farm. To the east, across Jupiter Road, the property is

undeveloped, and was recently rezoned to Patio Home for future single-family residences. To the south, across Parker Road, the property is zoned R and is partially developed as a convenience store with gas pumps.

Proposed Planned Development Stipulations

The requested zoning is PD-R. The purpose for the PD is to exempt the proposed convenience store with gas pumps use from Subsection 3.1504 (Residential Adjacency Standards) of Section 3.1500 (Residential Adjacency Standards (RAS)) of Article 3 (Supplementary Regulations) which prohibits fuel dispensing facilities from locating within 150 feet of a residential zoning district. Additionally, the applicant is requesting a five-foot landscape edge along public rights-of-way instead of the current 15-foot landscape edge requirement.

The requested PD is as follows:

Restrictions:

The permitted uses and standards shall be in accordance with the R zoning district unless otherwise specified herein.

1. Fuel dispensing facilities shall be permitted within 150 feet of a residential zoning district.
2. A five-foot landscape edge shall be provided along all adjacent streets.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan primarily designates this property as Residential, with Neighborhood Commercial (NC) at the intersection of Parker Road and Jupiter Road. NC centers are located at the intersections of major arterial streets. One or two corners may develop with commercial uses at intersections designated as a neighborhood commercial center on the Land Use Plan, based on the size and population of the service area. The southwest corner of the intersection is zoned R, and is partially developed as a convenience store with gas pumps, with 8.7± acres of additional undeveloped land. Given the large amount of undeveloped R zoned property immediately to the south of the subject property, it would not be appropriate to rezone additional land for R uses. This request is not in conformance with the Future Land Use Plan.

Adequacy of Public Facilities - Water and sanitary sewer services are available via extensions of existing services from Parker Road and Jupiter Road.

ISSUES:

Rezoning Land for Retail Use

In 2003, City Council adopted the *Retail Study of Underperforming and Vacant Retail Areas* initiated by the cities of Carrollton, Richardson, and Plano. This study examined

the retail market conditions in the three cities and offered alternatives to address underperforming and vacant retail properties. The study identified Plano as having an overabundance of R zoning.

The requested change in zoning would add additional retail development to the area. To the south of the subject property, across Parker Road, is existing R zoned property that is mostly undeveloped. This property was zoned R in 1980. A convenience store with gas pumps is the only development on the site; however, some public improvements are already in place which would allow for a future retail development, including the possibility for an additional convenience store with gas pumps. The additional requested R zoning would further increase the overabundance of R zoning in Plano.

Rezoning Smaller Parcels for Individual Uses

The applicant is requesting to rezone 3.6± acres to accommodate the proposed convenience store with gas pumps. The creation of smaller, individually zoned properties is generally not encouraged. Historically, it has not been the city's policy to rezone smaller, individual parcels to accommodate one user. Additionally, "spot zoning" should be discouraged.

The Comprehensive Plan defines a neighborhood commercial center as having 10-15 acres in size. If the Commission believes that additional R zoning is appropriate for this location, then additional property should be included within the zoning request so that a larger retail center could be accommodated at this location. The addition of more contiguous acres of commercial zoned property would provide opportunities for additional retail and restaurant uses in the area, and would also provide a buffer for the proposed convenience store with gas pumps so that it could comply with residential adjacency setback requirements.

Residential Adjacency Standards

Residential adjacency standards were created in 1999 to preserve and protect the integrity, enjoyment, and property values of residential neighborhoods through the establishment of standards for certain nonresidential uses that may impact surrounding residential land uses. The adjacent A zoning is a residential zoning district, and there are a few existing residences to the west of the subject property. Additionally, the farm land to the north of the subject property is designated as residential on the Future Land Use Plan and is expected to develop as single-family residences. The addition of a fuel dispensing facility immediately adjacent to a residential zoning district could create unwanted noise, odors, or activities that would be contrary to the purpose and intent of the residential adjacency standards.

In most commercial zoning districts in the city, such as the property at the southwest corner of Jupiter Road and Parker Road, fuel dispensing facilities are located on parcels adjacent to major streets and are buffered by additional commercial zoned property. These larger parcels of contiguous commercially zoned properties allow for car wash and fuel dispensing facilities to locate on parcels which meet the minimum residential adjacency setback requirements. Though there are some instances where fuel

dispensing facilities are adjacent to residential zoning districts, since the institution of the residential adjacency standards, these regulations have been consistently enforced throughout the city.

Additionally, Subsection 3.1504 provides the Planning & Zoning Commission the ability to require wing walls, landscape screens, and/or other design elements to screen and minimize the impact of fuel dispensing facilities that are within 300 feet but greater than 150 feet of a residential district. However, Subsection 3.1504 does not provide the Commission the opportunity to require any additional design elements or screening if a convenience store with gas pumps is allowed within the 150-foot setback. If the requested zoning is approved, the applicant would only be required to provide a six-foot masonry screening wall at the rear of their property.

Purpose of Planned Developments

The purpose of a planned development district is 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. PDs are typically created to allow for specific development conditions to occur in order to provide flexibility to modify building placement, allow uses not already permitted within the base zoning district, and vary other development standards. The city has not encouraged the creation of PDs to amend a small number of uses, setbacks, or standards.

The applicant is requesting PD zoning in order to remove the setback from residential zoning for fuel dispensing facilities as required by the Residential Adjacency Standards, and to reduce the landscape edge from 15 feet to five feet. The reduction in landscape edge will allow the applicant to provide a larger building footprint and a larger canopy area with more pump islands. It is possible for the applicant to design the site so that it complies with the required landscape edge and still provide sufficient area for building, pump islands, and parking; however, the applicant's desire is to have a larger development similar in size to its other locations within Plano. Staff is concerned that this proposed development is too large for the 3.6± acre tract, and is not in support of reducing the landscape edge from 15 feet to five feet.

Section 4.104 (Minimum District Size) of Section 4.100 (Planned Development District (PD)) of Article 4 (Special District Regulations) of the Zoning Ordinance states that "no PD district may be established smaller than five acres unless a specific finding is made by the City Council that the establishment of the district is required to implement the Comprehensive Plan or related study." PDs often will encompass larger parcels of land in order to accommodate more comprehensive developments, such as Legacy Town Center (PD-65) and Haggard Square (PD-20). This 3.6± acre tract is significantly less than the five acre minimum and the PD request does not further the goals of, nor is necessary to implement the Comprehensive Plan or related study. Staff believes that this site is not appropriate for PD zoning.

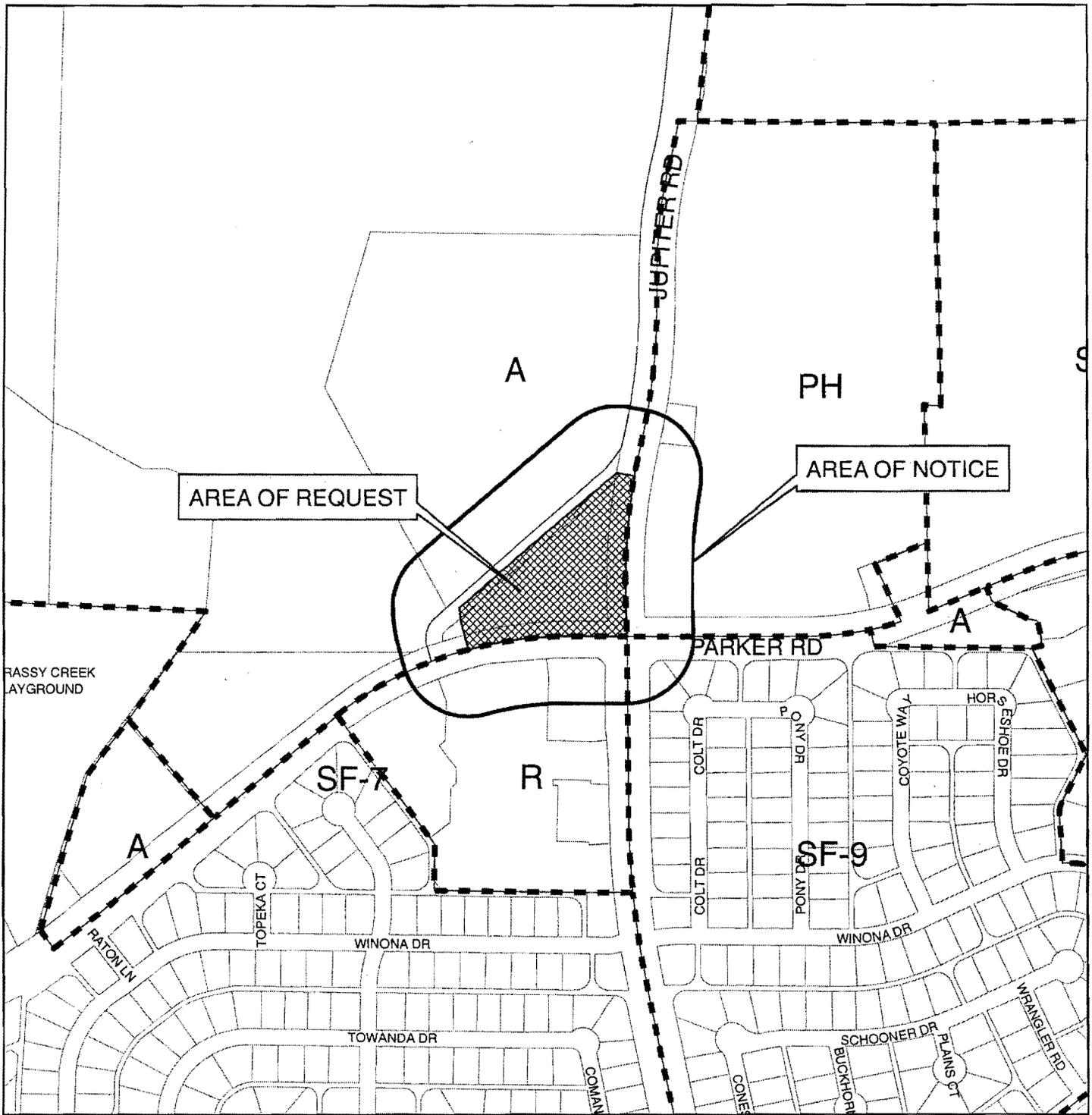
Summary

The applicant is requesting to rezone an undeveloped 3.6± acre tract at the northwest corner of Parker Road and Jupiter Road from A to PD-R. Due to the existing amount of

undeveloped R zoned property to the south of the subject property, this request is not in conformance with the Future Land Use Plan. Plano currently has an overabundance of R zoned property, and the creation of more commercial zoning in an area with 8.7± acres of existing undeveloped R zoned property should be avoided. Staff does not support the rezoning of small individual parcels or the creation of a PD district in order to amend two development standards. The city's policy has always been to have appropriately sized contiguously zoned properties to provide for compatible land uses, and to have zoning districts with consistent development standards. Furthermore, the residential adjacency standards have been applied consistently throughout the city and staff is not in support of allowing a use which is prohibited by the standards, immediately adjacent to a residential zoning district. For these reasons, staff is not in support of this zoning request.

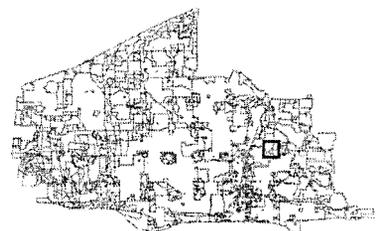
RECOMMENDATION:

Recommended for denial.

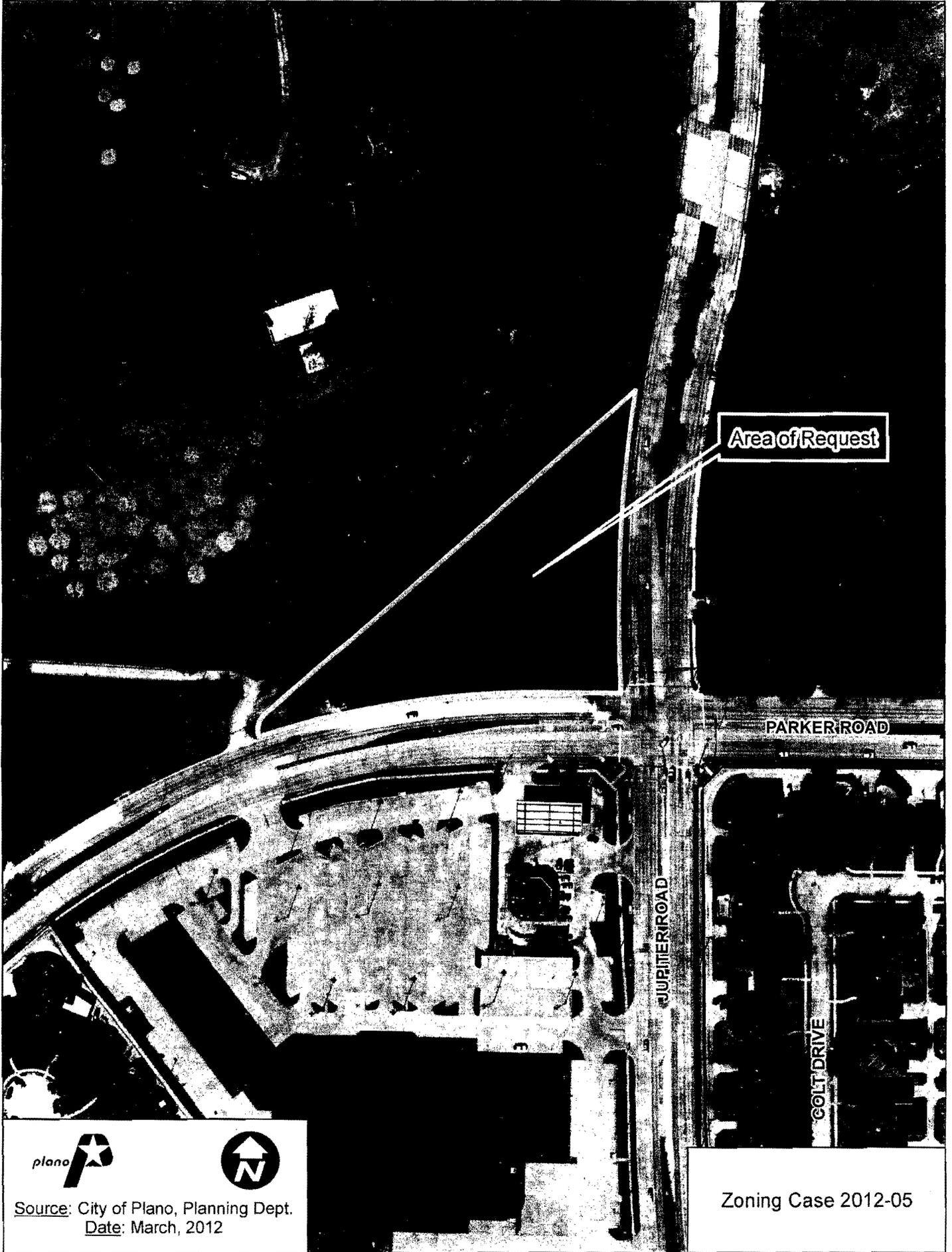


Zoning Case #: 2012-05

Existing Zoning: AGRICULTURAL



○ 200' Notification Buffer



Area of Request

PARKER ROAD

JUPITER ROAD

COLT DRIVE



Source: City of Plano, Planning Dept.
Date: March, 2012

Zoning Case 2012-05

REPLY FORM

RECEIVED

FEB 27 2012

PLANNING DEPT.

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

Dear Commissioners:

This letter is regarding Zoning Case 2012-05. 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. The current zoning is Agricultural (A). The A district is intended to provide for farming, dairying, pasturage, horticulture, animal husbandry, and the necessary accessory uses for the packing, treating, or storing of produce. It is anticipated that all A districts will be changed to other zoning classifications as the city proceeds toward full development. The requested zoning is Planned Development-Retail (PD-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 Planned Development district requested proposes the following but is not limited to exempting the subject property from the minimum distance separation requirements pertaining to fuel dispensing facilities from residential zoning districts.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2012-05.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2012-05.

This item will be heard on **March 5, 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.

JOLLY Tucker
Name (Please Print)

Jolly Tucker
Signature

P.O. Box 885
Address McKinney, TX 75070

2/16/12
Date

EH

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

REPLY FORM

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

Dear Commissioners:

This letter is regarding Zoning Case 2012-05. 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. The current zoning is Agricultural (A). The A district is intended to provide for farming, dairying, pasturage, horticulture, animal husbandry, and the necessary accessory uses for the packing, treating, or storing of produce. It is anticipated that all A districts will be changed to other zoning classifications as the city proceeds toward full development. The requested zoning is Planned Development-Retail (PD-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 Planned Development district requested proposes the following but is not limited to exempting the subject property from the minimum distance separation requirements pertaining to fuel dispensing facilities from residential zoning districts.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2012-05.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2012-05.

This item will be heard on **March 5, 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.

Ghulam H Popal
Name (Please Print)

[Signature]
Signature

2300 E Parker Rd. Plano TX 75074
Address

2-17-12
Date

EH

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

CITY OF PLANO
PLANNING & ZONING COMMISSION

April 2, 2012

Agenda Item No. 6B

Concept Plan: Parker Triangle Addition, Block A, Lot 1

Applicant: RaceTrac

DESCRIPTION:

Convenience store with gas pumps on one lot on 2.4± acres located at the northwest corner of Parker Road and Jupiter Road. Zoned Agricultural. Neighborhood #37.

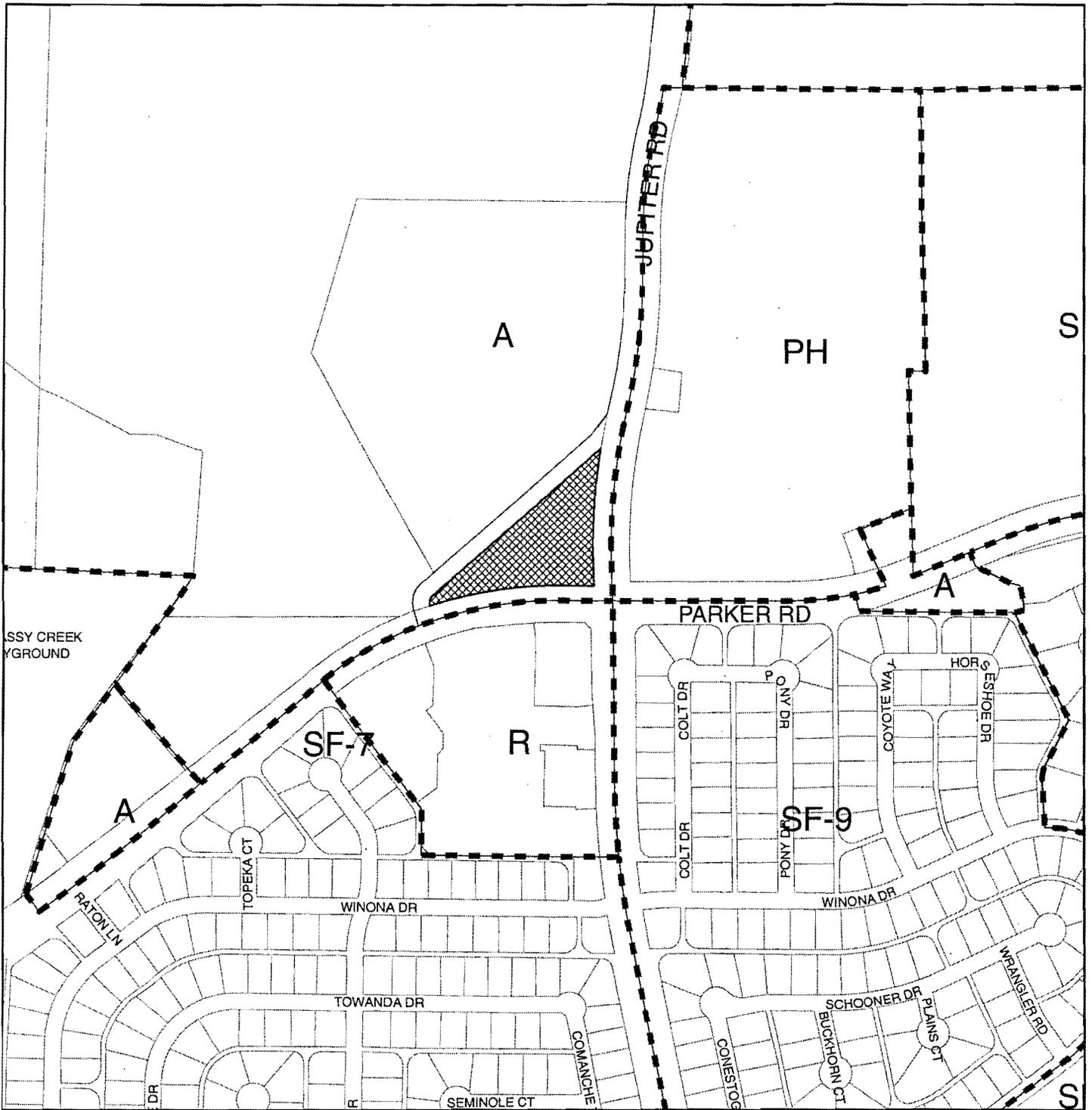
REMARKS:

This concept plan is associated with Zoning Case 2012-05 and is contingent upon approval of the zoning case. The purpose for the concept plan is to show the proposed convenience store with gas pumps development. The site meets the required building setbacks and parking requirements. The site does not meet the required 150-foot setback from residential zoning as required by Section 3.1504 (Residential Adjacency Standards) of Section 3.1500 (Residential Adjacency Standards (RAS)) of Article 3 (Supplementary Regulations), nor does it meet the required 15-foot landscape edge requirement adjacent to street rights-of-way. The applicant is requesting zoning which, if approved, will allow for the convenience store with gas pumps use to occur adjacent to a residential zoning district and allow the reduced landscape edge.

Due to staff's recommendation for denial of the companion case, Zoning Case 2012-05, staff recommends denial of the proposed concept plan.

RECOMMENDATION:

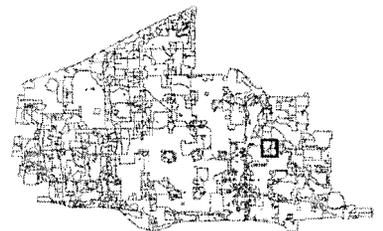
Recommended for denial.



Item Submitted: CONCEPT PLAN

Title: PARKER TRIANGLE ADDITION
BLOCK A, LOT 1

Zoning: AGRICULTURAL

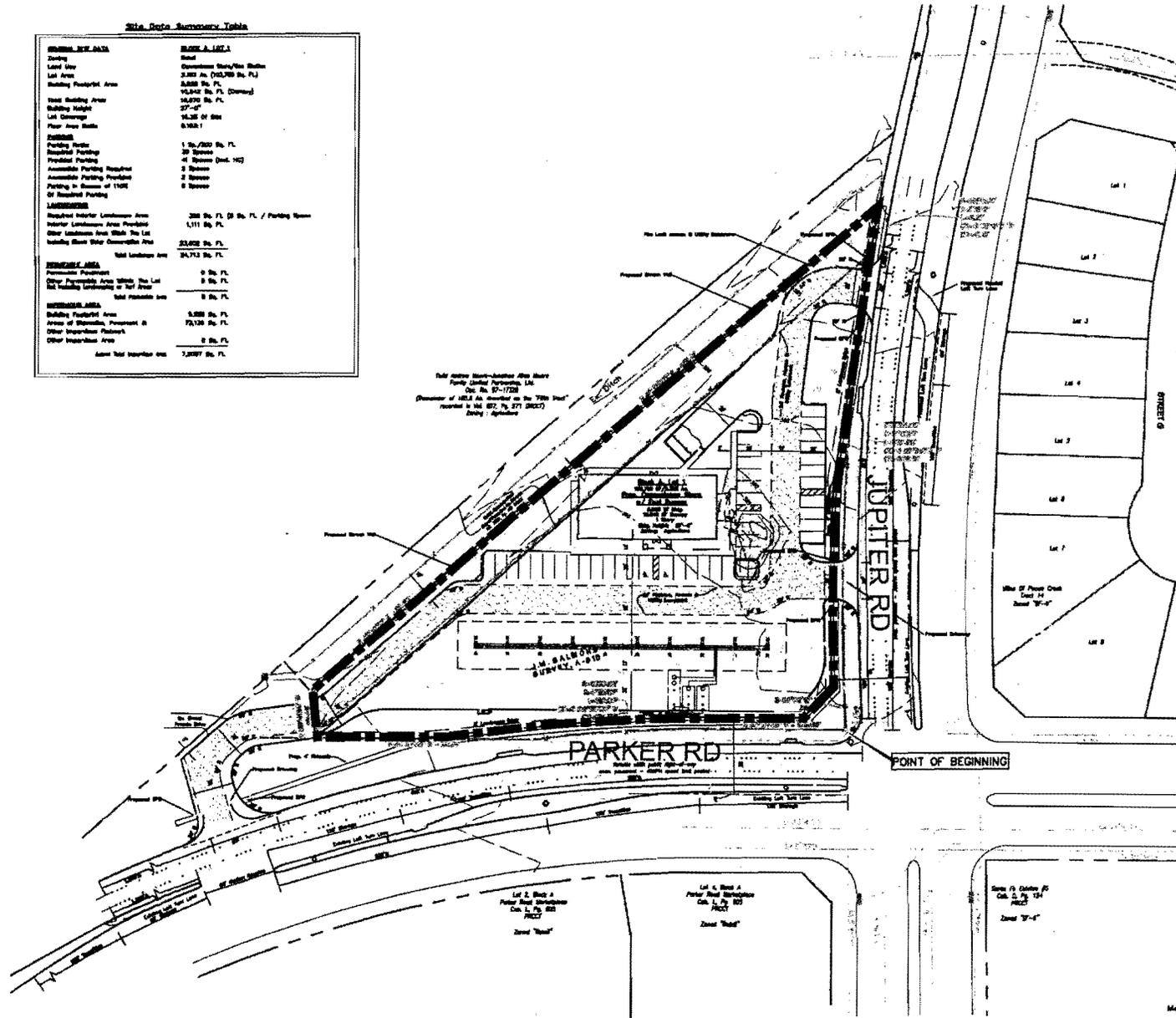
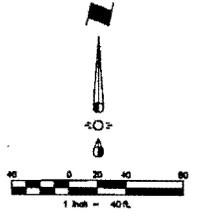
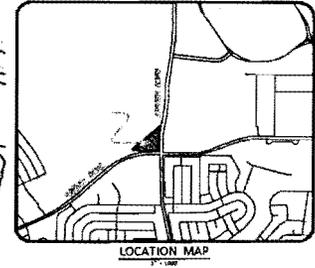


○ 200' Notification Buffer

Site Data Summary Table

GENERAL SITE DATA		BLOCK A, LOT 1	
Zoning	Office	Street	Government Street/No. Parker
Lot Area	2,383 Sq. Ft. (54,789 Sq. Ft.)	Lot Area	2,383 Sq. Ft.
Building Footprint Area	2,888 Sq. Ft.	Building Footprint Area	16,842 Sq. Ft. (Covered)
Net Building Area	16,870 Sq. Ft.	Building Height	27'-0"
Lot Coverage	12.3% of Site		
Floor Area Ratio	0.183		
USE/INTENSITY			
Parking Spaces	1 Sq./750 Sq. Ft.		
Required Parking	30 Spaces		
Proposed Parking	40 Spaces (Dist. HD)		
Available Parking Spaces	10 Spaces		
Available Parking Percentage	2 Spaces		
Parking in Excess of 10% of Required Parking	0 Spaces		
LANDSCAPE			
Required Interior Landscaping Area	200 Sq. Ft. (200 Sq. Ft. / Parking Space)		
Interior Landscaping Area Provided	1,111 Sq. Ft.		
Other Landscaping Area Within The Lot	23,622 Sq. Ft.		
Landscaping Area Outside The Lot	24,713 Sq. Ft.		
PERMITS/FEES			
Permitting Fees	0 Sq. Ft.		
Other Fees/Assessments Within The Lot	0 Sq. Ft.		
Other Fees/Assessments Outside The Lot	0 Sq. Ft.		
UTILITIES/INFRASTRUCTURE			
Building Footprint Area	16,842 Sq. Ft.		
Area of Electrical, Plumbing & Other Infrastructure	10,128 Sq. Ft.		
Other Infrastructure Area	0 Sq. Ft.		
Actual Total Infrastructure Area	7,897 Sq. Ft.		

This entire subdivision after street frontage limited to Parker Rd. (Proprietor of M.S.A. as described on the "78th Plan" recorded in M.S. 87, P. 271 (2007) being Applicant)



GENERAL NOTES

1. Building 6,000 or greater square feet shall be 100% fire sprinkled.
2. Fire lanes shall be designed and constructed per City standards.
3. Handicapped parking spaces shall be designed and provided per City standards and shall comply with requirements of the current, adopted International Building Code.
4. Four feet wide setbacks shall be provided 2.5 feet of the property line within the right-of-way unless a minimum setback is provided by a governing official, or if otherwise shown to be approved by the City. Setback-line markers per City standards, shall be provided on lots within 60 days of construction.
5. Historical utility easements and load capacities shall be reviewed in accordance with the zoning Ordinance.
6. All signs shall comply with signs approved by Building Inspection Department.
7. Approval of the Site Plan is not that shall all engineering plans are approved.
8. Open storage, where permitted, shall be reviewed in accordance with the zoning Ordinance.
9. Building facades within the development shall be compatible, as provided in the Model Center Design Guidelines.
10. Exterior lighting shall comply with standards established within Ordinance 1-488 of the Code of Ordinances.
11. Plans submitted the Building Inspection Department to delineate the type of construction and necessary green.
12. All electrical, mechanical, distribution and service lines shall be underground where required.
13. Sites shall contain a sign, location, height, and construction to the Building performance standards in Section 3-120 of the zoning Code rules, codes and performance metrics, otherwise noted, for or approved board materials, signs and signage, signage and/or other performance standards.
14. All dimensions are to face of each or edge of building unless otherwise noted.

CONCEPT PLAN
OF
Parker Triangle Addition Block A, Lot 1
A 2.383 Acre Tract
situated in the
J.M. SALMONS SURVEY - ABSTRACT 815
PLANO, COLLIN COUNTY, TEXAS

Owner: Meaders-Hale, Ltd. P.O. Box 8655 Mecherrey, TX 75070 Telephone (972) 422-1858	Architect: Rowstrom 3225 Cumberland Blvd. Atlanta, GA 30336 Telephone (770) 431-7600 Contact: Anita Jarman	Engineer/Architect: Spiera Engineering, Inc. TSPE No. F-2121 785 Curtis Road, Suite 100 Florida, Texas 75075 Telephone (817) 422-0377 Contact: Kevin War
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Scale 1"=40' March, 2012

CITY OF PLANO
PLANNING & ZONING COMMISSION

April 2, 2012

Agenda Item No. 7

Public Hearing: Zoning Case 2012-13

Applicant: ASG Real Estate Company

DESCRIPTION:

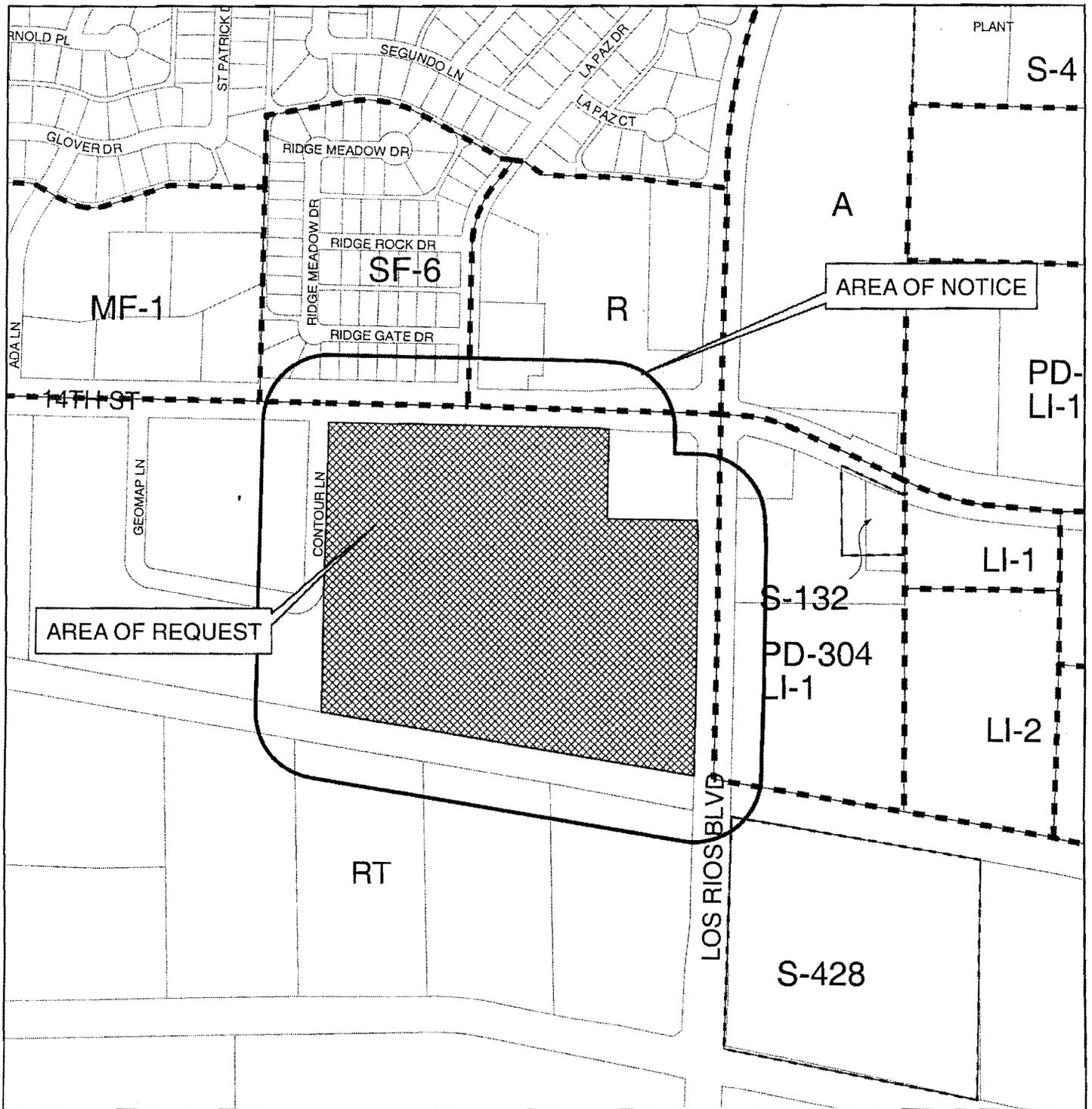
Request to rezone 22.6± acres **from** Research/Technology Center **to** Single-Family Residence-6 and to rezone 2.3± acres **from** Research/Technology Center **to** Light Commercial generally located at the southwest corner of 14th Street and Los Rios Boulevard. Zoned Research/Technology Center.

REMARKS:

The applicant is requesting additional time to address staff comments and is requesting that the item be tabled to the April 16, 2012, Planning & Zoning Commission meeting.

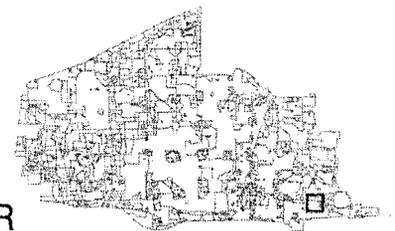
RECOMMENDATION:

Recommended that the Planning & Zoning Commission accept the applicant's request to table this item to the April 16, 2012, meeting.



Zoning Case #: 2012-13

Existing Zoning: RESEARCH/TECHNOLOGY CENTER



○ 200' Notification Buffer



Kimley-Horn
and Associates, Inc.

Ms. Bester Munyaradzi, March 30, 2012, Page 1

March 30, 2012

Ms. Tina Firgens
City of Plano
1520 Ave K
Plano, TX 75074

■
Suite 200
5750 Genesis Court
Frisco, Texas
75034

**Re: Los Rios Park / Los Rios Hibernia
Zoning and Concept Plan Application**

Dear Ms. Firgens:

As applicant for the Los Rios Park / Los Rios Hibernia Zoning and Concept Plan applications, I respectfully request that this case be tabled to the April 16th Planning and Zoning Commission Meeting. The purpose is to continue to work with staff regarding the concept plan comments and site layout.

If you have any questions or need any additional information, please contact me at your earliest convenience.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "M. Harris".

Mark E. Harris, P.E.