

**PLANNING & ZONING COMMISSION
 PLANO MUNICIPAL CENTER
 1520 K AVENUE
 April 16, 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 April 2, 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 Preliminary Site Plan: Lincoln R & D in Legacy, Phase IV, Block A, Lot JH/TF 2 - General office on one lot on 11.5± acres located at the northeast corner of Pinecrest Drive and Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #16. Applicant: West Plano Land Company, LP</p>	

<p>5b JH/TF</p>	<p>Preliminary Plat: Silver Fern, Block 1, Lot 4 - General office on one lot on 1.5± acres located on the north side of McDermott Road, 220± feet east of Coit Road. Zoned Planned Development-434-Retail. Neighborhood #2. Applicant: Ronald McCutchin Family Partnership</p>
<p>5c JH/TF</p>	<p>Preliminary Site Plan/Concept Plan: Plano Distribution Center, Block 1, Lots 1, 2, & 3 - Office showroom/warehouse and manufacturing on three lots on 22.4± acres located at the southwest corner of Plano Parkway and North Star Road. Zoned Research/Technology Center. Neighborhood #69. Applicant: Plano Distribution Center, Ltd.</p>
<p>5d JH/TF</p>	<p>Revised Conveyance Plat: White Rock Crossing, Block A, Lots 3 & 4 - Two conveyance lots on 3.3± acres located at the southwest corner of Razor Boulevard and McDermott Road. Zoned Retail. Neighborhood #1. Applicant: White Rock Crossing, L.P.</p>
<p>5e JH/TF</p>	<p>Revised Concept Plan: White Rock Crossing, Block A, Lots 3 & 4 - Medical offices and day care center on two lots on 3.3± acres located at the southwest corner of Razor Boulevard and McDermott Road. Zoned Retail. Neighborhood #1. Applicant: White Rock Crossing, L.P.</p>
<p>5f JH/TF</p>	<p>Final Plat: Legacy Town Center (North), Block A, Lot 6R - 310 multifamily residential units on one lot on 4.1± acres located at the northwest corner of Bozeman Drive and Parkwood Boulevard. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District. Neighborhood #8. Applicant: Legacy North PT MFA V, L.P.</p>
<p><u>END OF CONSENT AGENDA</u></p>	
<p><u>PUBLIC HEARINGS</u></p>	
<p>6 JH</p>	<p>Public Hearing: 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 in order to remove or amend the stipulation limiting the hours of operation. Zoned Planned Development-374-Retail/190 Tollway/Plano Parkway Overlay District. Tabled March 19, 2012. Applicant: RaceTrac</p>
<p>7A TF</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. Tabled April 2, 2012. Applicant: ASG Real Estate Company</p>

<p>7B TF</p>	<p>Concept Plan: Los Rios Park & Los Rios Hibernia - 73 Single-Family Residence-6 lots, four open space lots, and restaurants on two lots on 24.9± acres generally located at the southwest corner of 14th Street and Los Rios Boulevard. Zoned Research/Technology Center. Neighborhood #69. Applicant: ASG Real Estate Company</p>	
<p>8 JH</p>	<p>Public Hearing - Replat: Spring Creek Campus Addition, Block 1, Lot 1R - College on one lot on 97.5± acres located on the east side of Jupiter Road and on the south side of Spring Creek Parkway. Zoned Planned Development-456-General Office/Parkway Overlay District. Neighborhood #38. Applicant: Collin County Community College District</p>	
<p>9 JH</p>	<p>Public Hearing - Replat: Capital One Addition, Block 1, Lot 3R - General office on one lot on 25.5± acres located on the west side of Preston Road, 1,036± feet north of Hedgcoxe Road. Zoned Commercial Employment/Preston Road Overlay District. Neighborhood #8. Applicant: Capital One National Association</p>	
	<p><u>END OF PUBLIC HEARINGS</u></p>	
<p>10</p>	<p>Items for Future Discussion - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p> <p>Council Liaisons: 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
April 2, 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, April 2, 2012, at 7:05 p.m. in the Council Chamber of the Plano Municipal Center, 1520 K Avenue. A quorum was present.

Second Vice Chair Balda led the Commission in the Pledge of Allegiance.

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

Commissioner Smith made a motion to approve the March 19, 2012, Planning & Zoning Commission meeting minutes. Second Vice Chair Balda seconded the motion, which passed 7-0.

COMMENTS OF PUBLIC INTEREST

There were no comments of public interest.

CONSENT AGENDA

Second Vice Chair Balda made a motion to approve the consent agenda as submitted. Commissioner Cargo seconded the motion, which passed 7-0.

AGENDA ITEM NO. 5A - REVISED CONCEPT PLAN 40/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.

Approved as submitted.

AGENDA ITEM NO. 5B - FINAL PLAT 69/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.

Approved as submitted.

AGENDA ITEM NO. 5C - PRELIMINARY PLAT 72/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.

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

END OF CONSENT AGENDA

PUBLIC HEARINGS

AGENDA ITEM NO. 6A - 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, and March 19, 2012.

Mr. Hill stated that subsequent to the Commission's packet being distributed, staff had received a letter from the applicant requesting to table the item to the May 7, 2012, Planning & Zoning Commission meeting. Staff recommended that the Commission accept the applicant's request to table the item.

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

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

There being no discussion, 2nd Vice Chair Balda made a motion accept the applicant's request to table the item to the May 7, 2012, Planning & Zoning Commission meeting. Commissioner Dry seconded the motion, which passed 7-0.

AGENDA ITEM NO. 6B - CONCEPT PLAN 37/PARKER TRIANGLE ADDITION, BLOCK A, LOT 1 APPLICANT: RACETRAC

Mr. Hill stated this is a request for a 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.

Mr. Hill stated that the concept plan is associated with Zoning Case 2012-05, and the applicant has requested to table the item to the May 7, 2012, Planning & Zoning Commission meeting.

There being no discussion, Commissioner Downs made a motion to accept the applicant's request to table the item to the May 7, 2012, Planning & Zoning Commission meeting. Commissioner Smith seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 7 - PUBLIC HEARING
ZONING CASE 2012-13
APPLICANT: ASG REAL ESTATE COMPANY**

Bester Munyaradzi, Planner, stated this is a 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. Staff recommended that the Planning & Zoning Commission accept the applicant's request to table this item to the April 16, 2012, meeting.

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

There being no discussion, Commissioner Downs made a motion to accept the applicant's request to table the item to the April 16, 2012, Planning & Zoning Commission meeting. Commissioner Cargo seconded the motion, which passed 7-0.

END OF PUBLIC HEARINGS

AGENDA ITEM NO. 8 - ITEMS FOR FUTURE DISCUSSION

The Commission had no items they wished to discuss.

There being no further discussion, 1st Vice Chair Hazelbaker adjourned the meeting at 7:09 p.m.

Doug Hazelbaker, First Vice Chair

CITY OF PLANO
PLANNING & ZONING COMMISSION
CONSENT AGENDA ITEMS

April 16, 2012

Agenda Item No. 5a

Preliminary Site Plan: Lincoln R & D in Legacy, Phase IV, Block A, Lot 2
Applicant: West Plano Land Company, LP

General office on one lot on 11.5± acres located at the northeast corner of Pinecrest Drive and Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #16.

The purpose for the preliminary site plan is to show the proposed general office development and related site improvements.

Recommended for approval subject to Oncor approval of parking spaces within the TP & L easement.

Agenda Item No. 5b

Preliminary Plat: Silver Fern, Block 1, Lot 4
Applicant: Ronald McCutchin Family Partnership

General office on one lot on 1.5± acres located on the north side of McDermott Road, 220± feet east of Coit Road. Zoned Planned Development-434-Retail. Neighborhood #2.

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

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

Agenda Item No. 5c
Preliminary Site Plan/Concept Plan:
Plano Distribution Center, Block 1, Lots 1, 2, & 3
Applicant: Plano Distribution Center, Ltd.

Office showroom/warehouse and manufacturing on three lots on 22.4± acres located at the southwest corner of Plano Parkway and North Star Road. Zoned Research/Technology Center. Neighborhood #69.

The purpose for the preliminary site plan and concept plan is to show the proposed office showroom/warehouse and manufacturing development.

Recommended for approval as submitted.

Agenda Item No. 5d
Revised Conveyance Plat: White Rock Crossing, Block A, Lots 3 & 4
Applicant: White Rock Crossing, L.P.

Two conveyance lots on 3.3± acres located at the southwest corner of Rasor Boulevard and McDermott Road. Zoned Retail. Neighborhood #1.

The purpose for the revised conveyance plat is to change the lot line between Lot 3 and Lot 4, and abandon and dedicate easements necessary for future development of the property.

Recommended for approval as submitted.

Agenda Item No. 5e
Revised Concept Plan: White Rock Crossing, Block A, Lots 3 & 4
Applicant: White Rock Crossing, L.P.

Medical offices and day care center on two lots on 3.3± acres located at the southwest corner of Rasor Boulevard and McDermott Road. Zoned Retail. Neighborhood #1.

The purpose for the revised concept plan is to show the proposed new lot line between Lot 3 and Lot 4, and to show the proposed day care center on Lot 4 and the medical offices on Lot 3.

Recommended for approval as submitted.

Agenda Item No. 5f

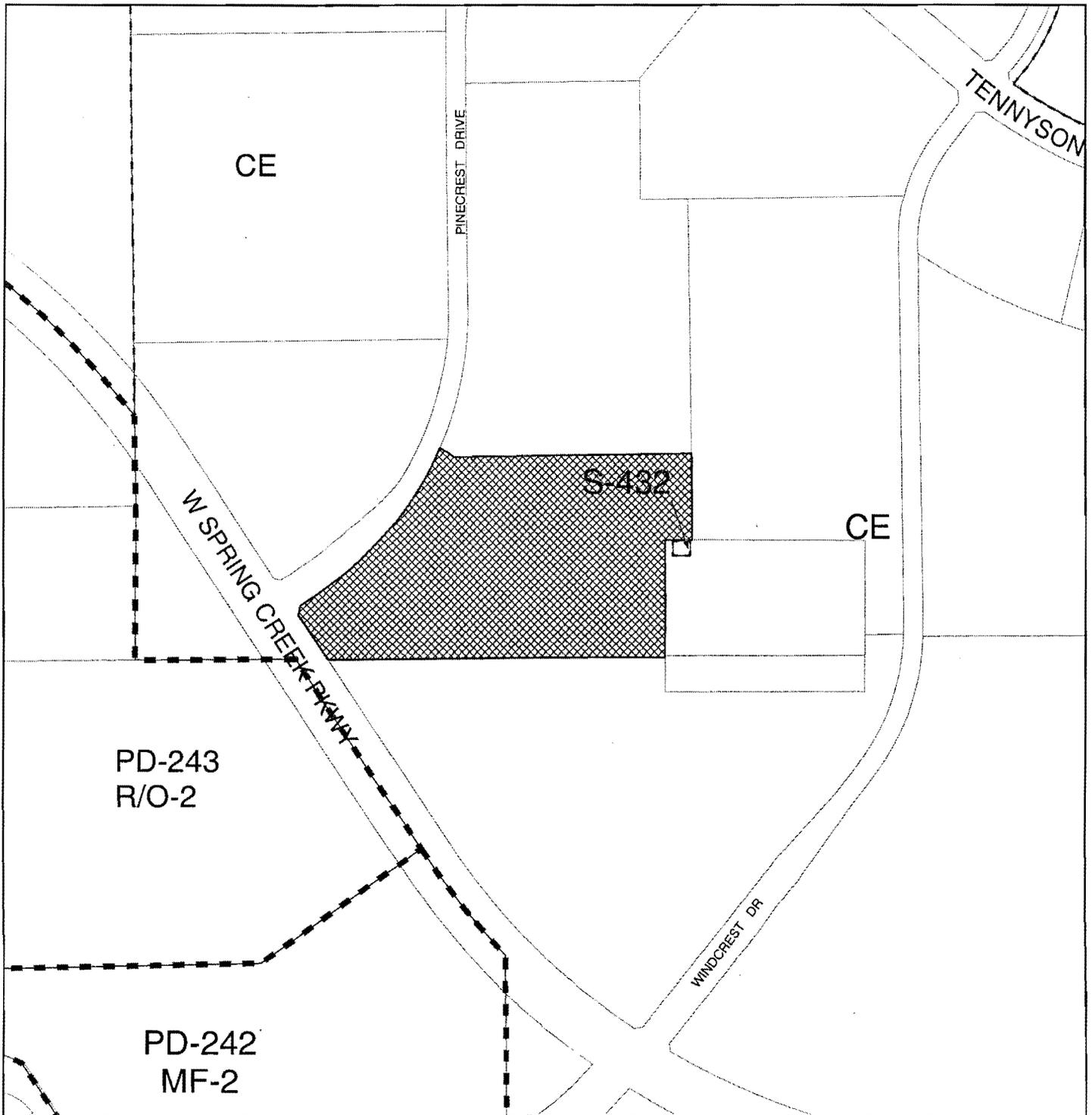
Final Plat: Legacy Town Center (North), Block A, Lot 6R

Applicant: Legacy North PT MFA V, L.P.

310 multifamily residential units on one lot on 4.1± acres located at the northwest corner of Bozeman Drive and Parkwood Boulevard. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District. Neighborhood #8.

The purpose for the final plat is to abandon and dedicate easements necessary for completing the multifamily residential development.

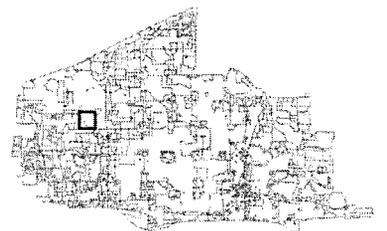
Recommended for approval as submitted.



Item Submitted: PRELIMINARY SITE PLAN

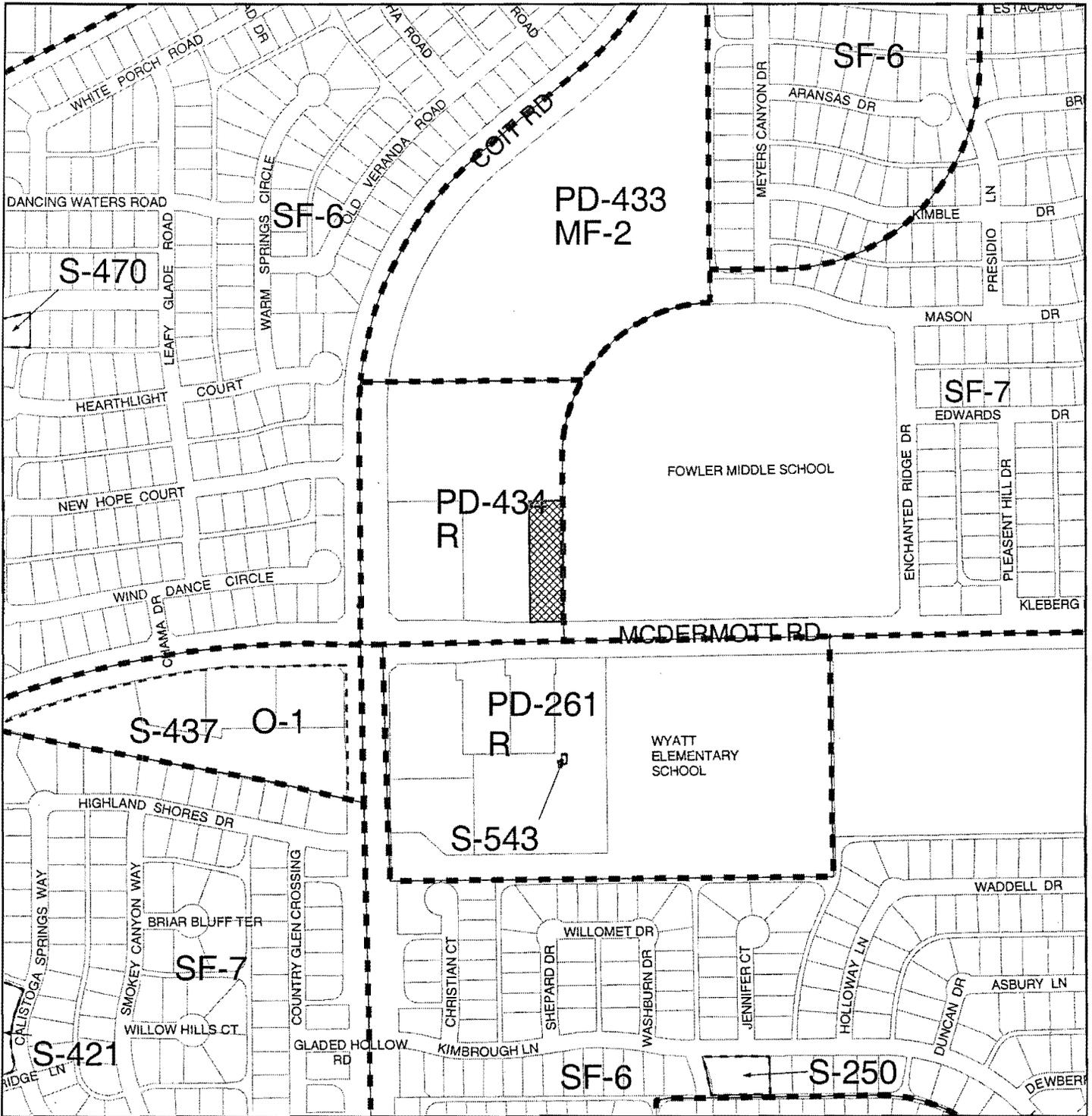
Title: LINCOLN R&D IN LEGACY, PHASE IV
BLOCK A, LOT 2

Zoning: COMMERCIAL EMPLOYMENT



○ 200' Notification Buffer

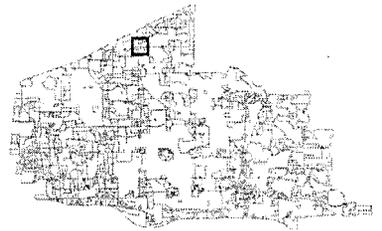




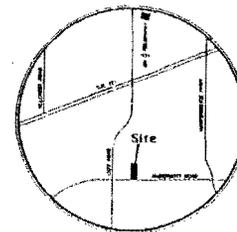
Item Submitted: PRELIMINARY PLAT

Title: SILVER FERN ADDITION
BLOCK 1, LOT 4

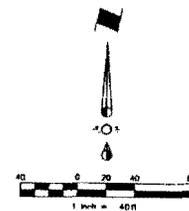
Zoning: PLANNED DEVELOPMENT-434-RETAIL ○ 200' Notification Buffer



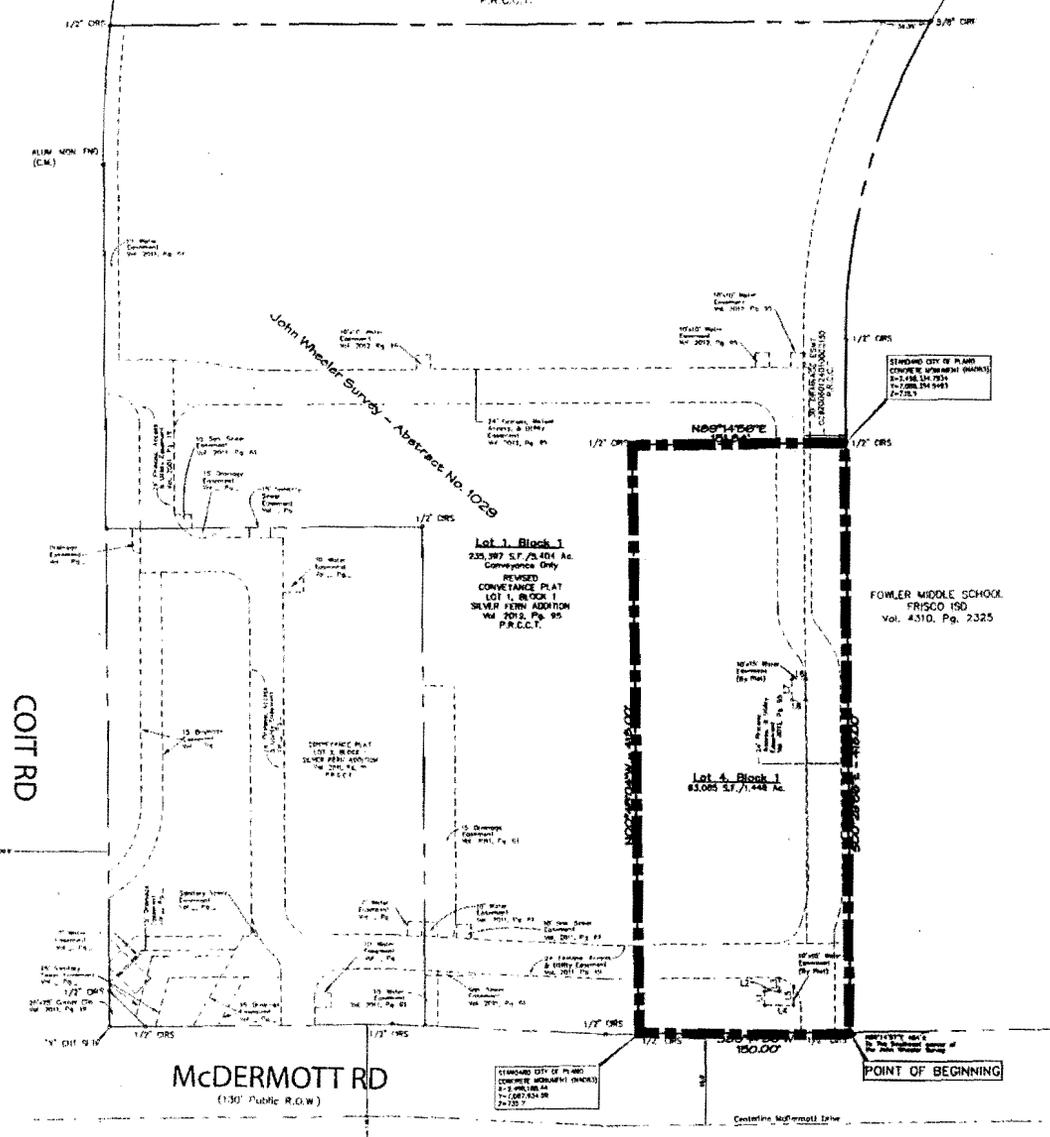
LOT 2, BLOCK 1
SILVER FERN ADDITION
CAB 2007-176
P.R.C.C.T.



Vicinity Map



LEGEND
 --- 1/2" CURB
 --- 1/2" CURB
 --- 1/2" CURB



Line Table

Line #	Length	Direction
L1	10.00	N00°29'58.22"W
L2	10.60	S00°14'58.70"W
L3	8.94	N00°29'58.22"W
L4	20.83	S00°14'58.70"W
L5	12.96	N00°29'58.22"W
L6	10.00	S00°14'58.70"E
L7	15.00	N00°45'04.32"W
L8	10.00	S00°14'58.70"W

FOWLER MIDDLE SCHOOL
FRISCO ISD
Vol. 4310, Pg. 2325

PURPOSE OF PRELIMINARY PLAT:
To Dedicate Easements

BASE OF BEARINGS:
Basis of bearing, horizontal and vertical position derived from the Texas NGS B7M Network - Texas State Plane Coordinate System, NAD83, North Central Zone (4902). Verified with white GPS observations and an GPS solution, NAD 83 (GRS96) Epoch 2002.0. Vertical positions are referenced to NAVD83 using (GEOID03).

NOTICE:
Being a portion of the plat to be recorded and subject to a resolution of City Council, Dallas and State Approval, this plat is subject to these and other provisions.

1 Lot
1.448 Ac.

SHEET 1 OF 2
PRELIMINARY PLAT
OF
SILVER FERN ADDITION
LOT 4, BLOCK 1 - 1.448 Acres
situated in the
JOHN WHEELER SURVEY - ABSTRACT 1029
PLANO, COLLIN COUNTY, TEXAS

DRAWN BY:
Ronald McCutchin Family Partnership
P.O. Box 670307
Dallas, Texas 75267
Telephone (214) 750-7798
Contact: Ronald McCutchin

ENGINEER/SURVEYOR:
Spang Engineering, Inc.
TSP# No. F-2171
765 Quaker Road, Suite 100
Plano, Texas 75076
Telephone (972) 422-0077
Contact: Kevin War

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

Being a portion of a called 153,118 acre tract conveyed to Ronald McCutchin Family Partnership as recorded in Clark No. 98-0049252, Deed Records, Collin County and also being a 1,448 acre tract of land situated in the John Wheeler Survey, Abstract No. 1029 City of Plano, Collin County, Texas, and being all of Lot 4, Block 1 of Silver Fern Addition, an addition to the City of Plano as recorded in Volume 2012 Page 93 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 4 and also being in the north line of McDermott Road (130' Public Right-of-Way) and also being the southeast corner of a tract of land described in deed to Filisco SD as recorded in Volume 4310, Page 2325, Deed Records, Collin County, Texas;

THENCE South 82°14'58" West along the north line of said McDermott Road and the south line of said Lot 1, 150.00 feet to a 1/2 inch iron rod with plastic cap stamped "SPARSENG" set for corner;

THENCE North 00°45'04" West departing said north line McDermott Road and along the common line of said Lot 4 and Lot 1, Block 1 of said Silver Fern Addition, for a distance of 418.00 feet to a 1/2 inch iron rod with plastic cap stamped "SPARSENG" set for corner;

THENCE North 89°14'58" East along the north line of said Lot 4, for a distance of 151.64 feet to a 1/2 inch iron rod with plastic cap stamped "SPARSENG" set for corner, said corner also being in the west line of Foster Middle School tract as recorded in Volume 4310, Page 2325, Deed Records, Collin County, Texas;

THENCE South 06°29'38" East along the common line of said Lot 4 and Foster Middle School tract, for a distance of 418.00 feet to the Point of Beginning and containing 63,085 square feet or 1.448 acres of land.

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Ronald McCutchin Family Partnership acting by and through their authorized officers, does hereby adopt this plat designating the herein above described as SILVER FERN ADDITION - LOT 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 the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Plano. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities 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 entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems on said Easements. The City of Plano and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, repairing, maintaining, modernizing, reading meters, and adding to or removing all or parts of their respective systems without the necessity of 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 paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking". The Fire Marshal or his duly authorized representative or the Chief of Police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

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

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

Witness my hand and seal of office this the ____ day of _____, 2012.

By: _____
Name: Ronald McCutchin
Title: Managing Partner

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

SURVEYOR'S CERTIFICATE

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

PRELIMINARY
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

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

PURPOSE OF PRELIMINARY PLAT:
To Dedicate Easements.

BASE OF BEARINGS:
Basis of bearing, horizontal and vertical position derived from the Texas WGS 84 Network - Texas State Plane Coordinate System, NAD83, North Central Zone (4202). Verified with static GPS observations and an OPUS solution, NAD 83 (GRS96) Epoch 2002.0. Vertical positions are referenced to NAVD83 using (GEOID03).

NOTICE:
Notice is hereby given that this platting is subject to the provisions of the Texas Surveying Act, Chapter 131, Texas Government Code, and the rules and regulations of the State Board of Surveying and Mapping.

1 Lot
1.448 Ac.

SHEET 1 OF 2
PRELIMINARY PLAT
OF

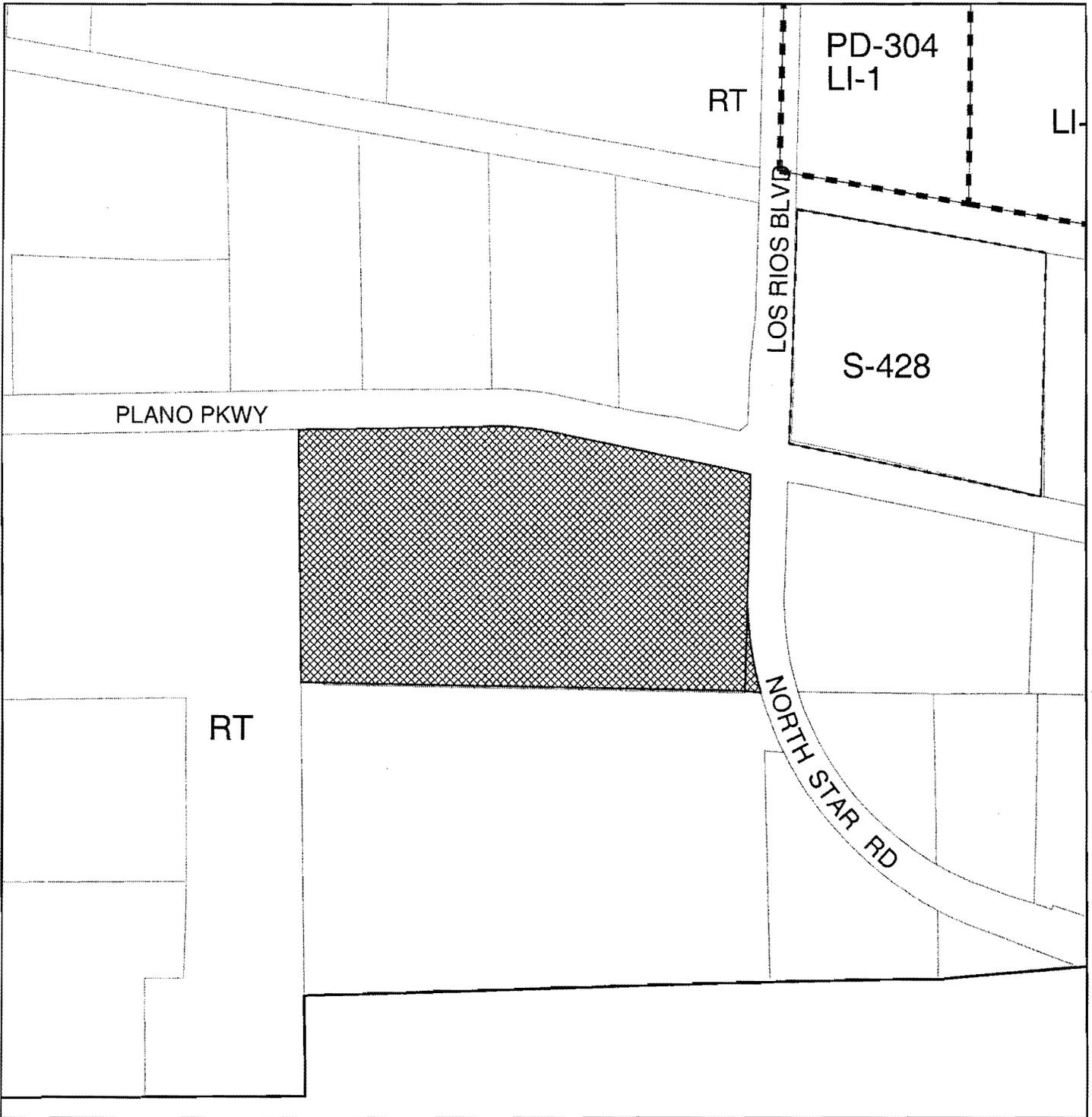
SILVER FERN ADDITION
LOT 4, BLOCK 1 - 1.448 Acres

situated in the
JOHN WHEELER SURVEY - ABSTRACT 1029
PLANO, COLLIN COUNTY, TEXAS

Owner:
Ronald McCutchin Family Partnership
P.O. Box 670307
Dallas, Texas 75367
Telephone (214) 750-7799
Contact: Ronald McCutchin

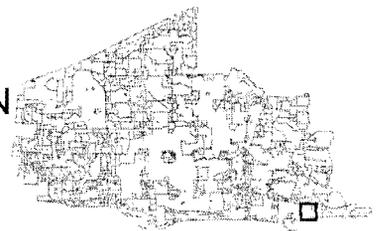
Engineer/Surveyor:
Stevens Engineering, Inc.
TPE No. F-2121
765 Carter Road, Suite 100
Plano, Texas 75075
Telephone (972) 422-0077
Contact: Kevin War

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



Item Submitted: PRELIMINARY SITE PLAN & CONCEPT PLAN

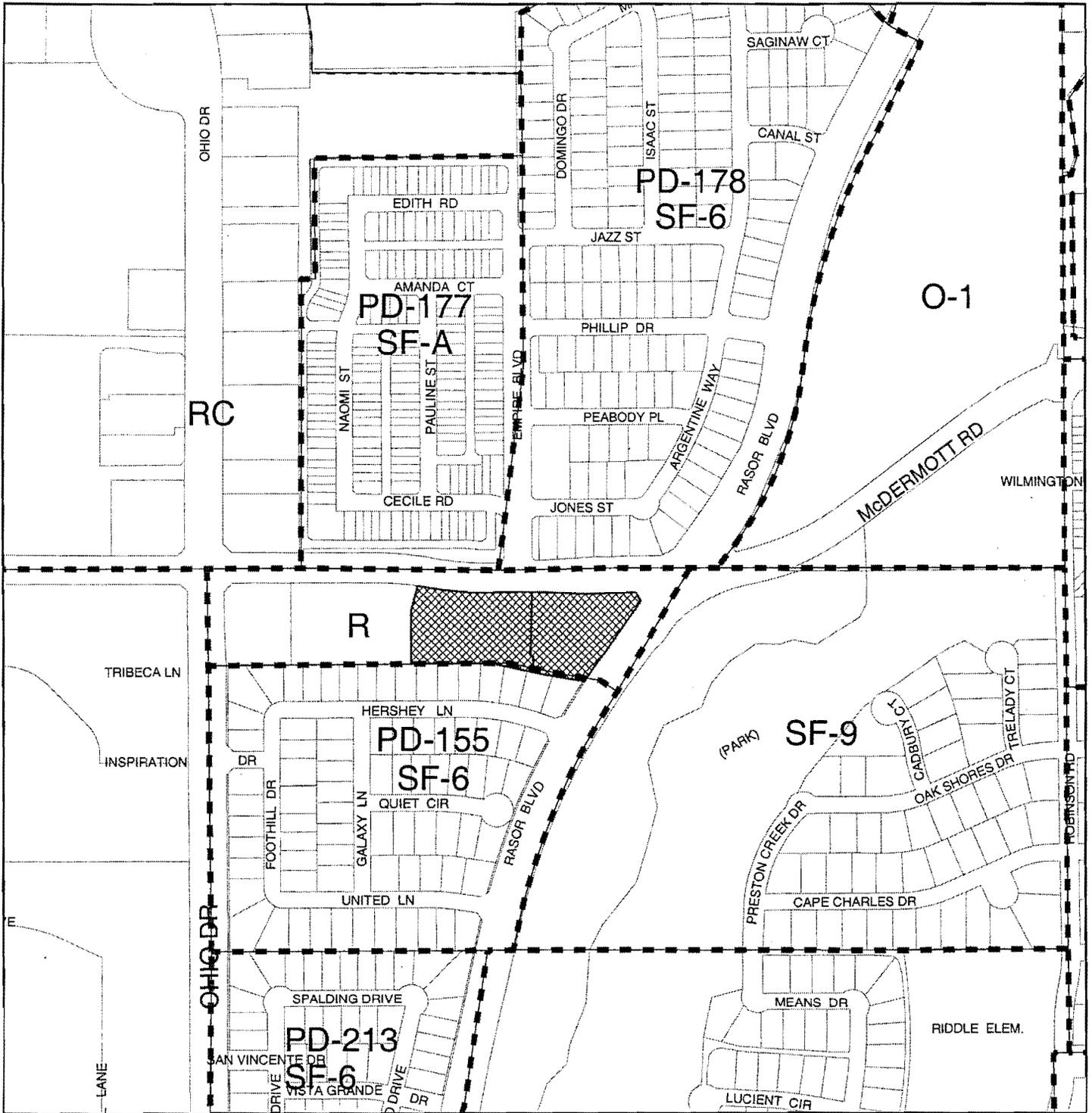
Title: PLANO DISTRIBUTION CENTER
BLOCK 1, LOTS 1, 2, & 3



Zoning: RESEARCH/TECHNOLOGY CENTER

○ 200' Notification Buffer

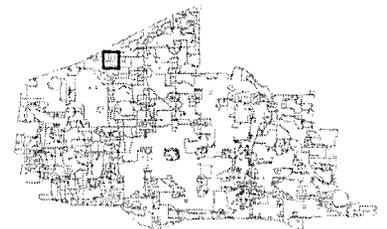




Item Submitted: REVISED CONVEYANCE PLAT

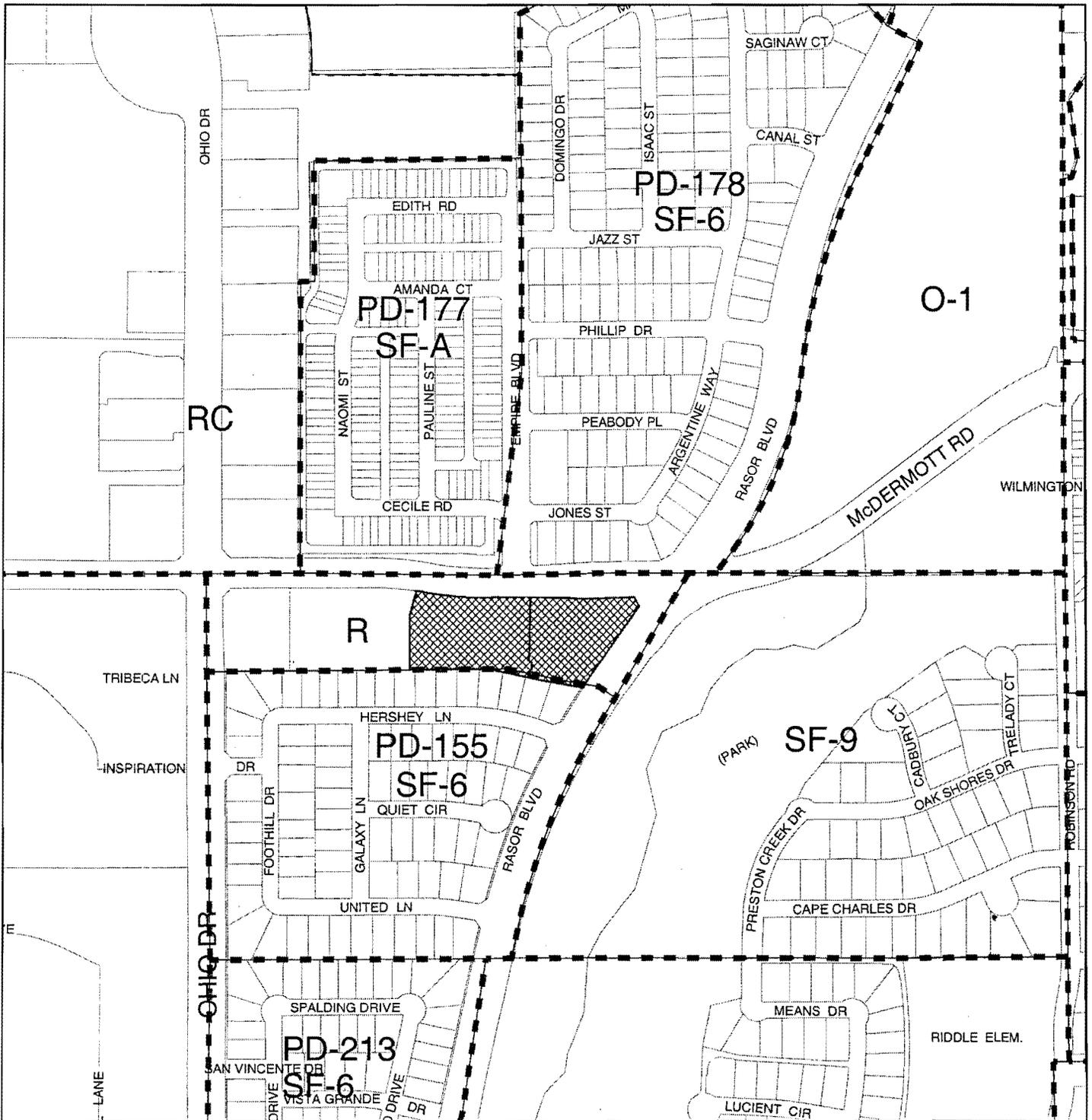
Title: WHITE ROCK CROSSING
BLOCK A, LOTS 3 & 4

Zoning: RETAIL



○ 200' Notification Buffer

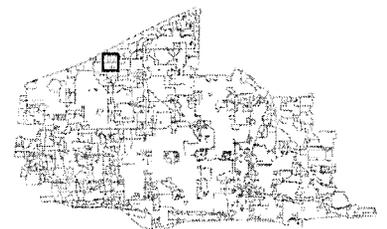




Item Submitted: REVISED CONCEPT PLAN

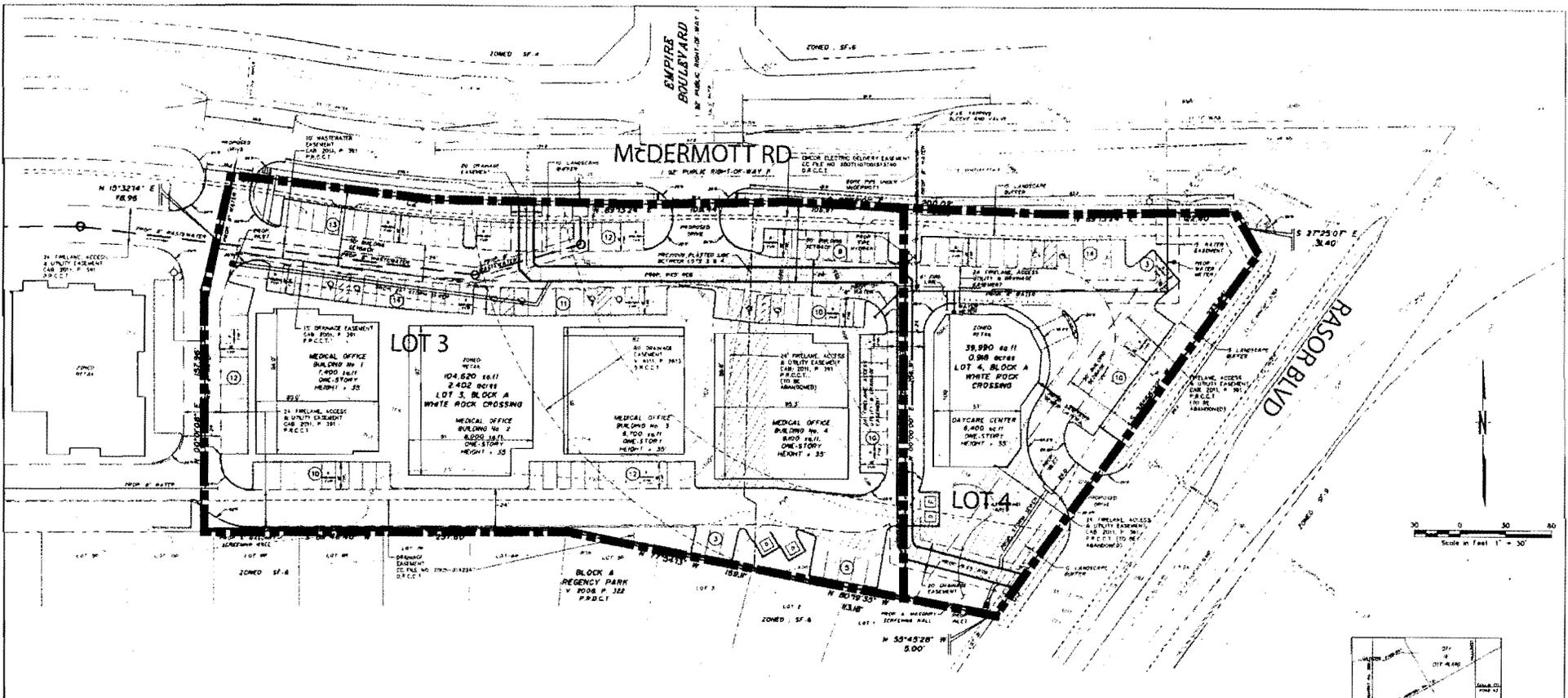
Title: WHITE ROCK CROSSING
BLOCK A, LOTS 3 & 4

Zoning: RETAIL



○ 200' Notification Buffer





GENERAL NOTES

1. Buildings 6,000 square feet or greater shall be ICCR fire sprinklers.
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 American Rehabilitation Act.
4. Fire-trail walls outdoors shall be provided 6.5 feet tall on the property line with the right-of-way, unless a sidewalk easement is provided for a fire-trail easement, or an alternative design is approved by the city. Barbed-wire fences, bar city standards, shall be provided on easements of all such crossings.
5. Electrical units, transformers, and their collectors shall be sited in accordance with the Zoning Ordinance.
6. All signage requirements shall be approved by Building Inspection Department.
7. Approval of the site plan is not final until all engineering plans are approved.
8. Open storage, where permitted, shall be sited in accordance with the Zoning Ordinance.
9. Building facades within this development shall be compatible as provided in the Retail Center Design Guidelines.
10. Outdoor lighting shall comply with Australian standards with Section 6-406 of the Code of Ordinances.
11. Please contact the Building Inspector Department to determine the type of construction and occupancy group.
12. All electrical transmission, distribution, and service lines must be underground where required.
13. Users shall confirm in operation location, use construction to the following performance standards in Section 5-300 of the Zoning Ordinance: noise, smoke and particulate matter, odors matter, fire or explosion resistant, and seismic resistant, vibration, and/or other performance standards.

SITE DATA SUMMARY, LOT 3

Zoning	Office/Medical Office
Lot Area	104,620 sq ft
Building Footprint Area (Total)	104,620 sq ft
Building Height (No. of stories)	One Story
Building Height (Maximum building height)	30' Max Height
Front Building Setback (Feet)	20' 0"
Lot Coverage (Maximum %)	20.0%
Flow Area Ratio (FAR)	0.20
Building Ratio	1 per 200 sq ft of building
Required Parking (No. of spaces)	48 spaces
Accessible Parking (No. of spaces)	8 spaces
Accessible Parking (No. of spaces)	8 spaces
Parking in Excess of 80% of Required Parking	0 spaces

SITE DATA SUMMARY, LOT 4

Zoning	Office Center
Lot Area	38,990 sq ft
Building Footprint Area (Total)	38,990 sq ft
Building Height (No. of stories)	One Story
Building Height (Maximum building height)	30'
Front Building Setback (Feet)	20'
Lot Coverage (Maximum %)	100%
Flow Area Ratio (FAR)	1.00
Building Ratio	1 per 389 sq ft of building
Required Parking (No. of spaces)	100 spaces
Accessible Parking (No. of spaces)	20 spaces
Accessible Parking (No. of spaces)	20 spaces
Parking in Excess of 80% of Required Parking	0 spaces

PURPOSE OF REVISED CONCEPT PLAN
 THE PURPOSE OF THIS REVISED CONCEPT PLAN IS TO REVISE THE CONCEPT PLAN FOR OFFICE / MEDICAL OFFICE USE ON LOT 3 AND A DAYCARE CENTER ON LOT 4 AND TO REVISE THE LOT SIZES.

CURVE TABLE

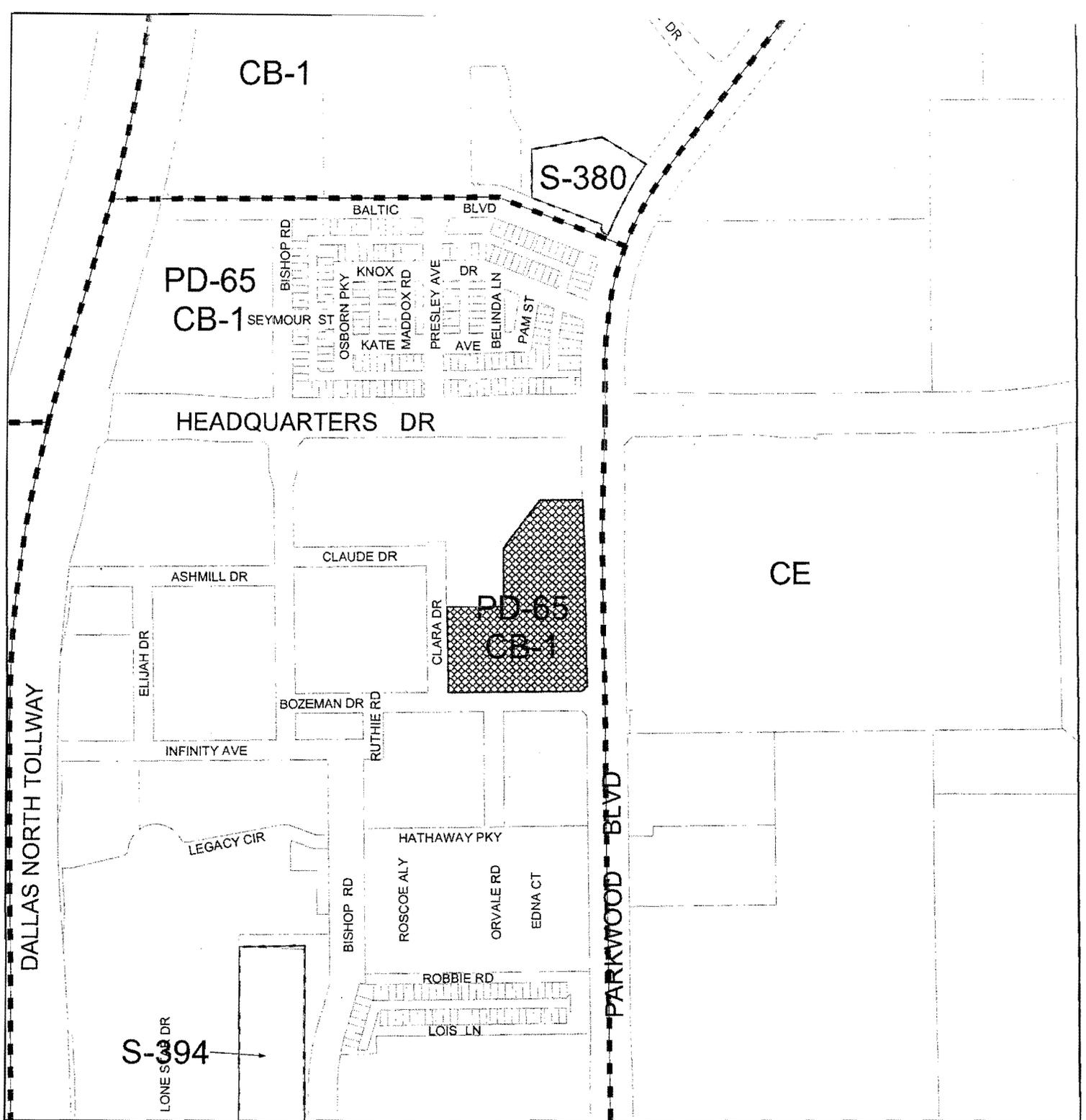
CURVE	DELTA	RAIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
1	101.261	604.00	15.79	34.43	6.43	S 89.09° E
2	101.261	604.00	15.79	34.43	6.43	S 89.09° E
3	101.261	604.00	15.79	34.43	6.43	S 89.09° E

REVISION
 WHITE ROCK CROSSING, L.P.
 ATTN: BERNA KING
 300 NORTH COTY ROAD
 RICHLENDROM, TEXAS, 75080
 (972) 907-0055

REVISION
 COLLIN COUNTY SCHOOL LAND SURVEY NO. 2,
 ABSTRACT NO. 163
 CITY OF PLANO, COLLIN COUNTY, TEXAS

Gonzalez & Schneeberg
 engineers & surveyors
 1700 W. DATE
 MARCH, 2012

ATTN: Berna King
 800 N. Central Expressway
 Suite 290, Plano, Texas 75074
 (972) 907-0055
 8006 Central Plan.jpg



Item Submitted: FINAL PLAT

Title: LEGACY TOWN CENTER (NORTH)
BLOCK A, LOT 6R

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



○ 200' Notification Buffer

CITY OF PLANO
PLANNING & ZONING COMMISSION

April 16, 2012

Agenda Item No. 6

Public Hearing: Zoning Case 2012-12

Applicant: RaceTrac

DESCRIPTION:

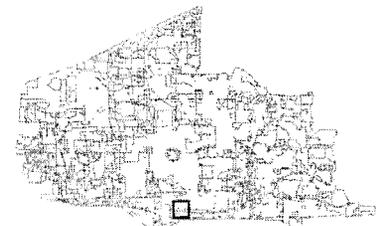
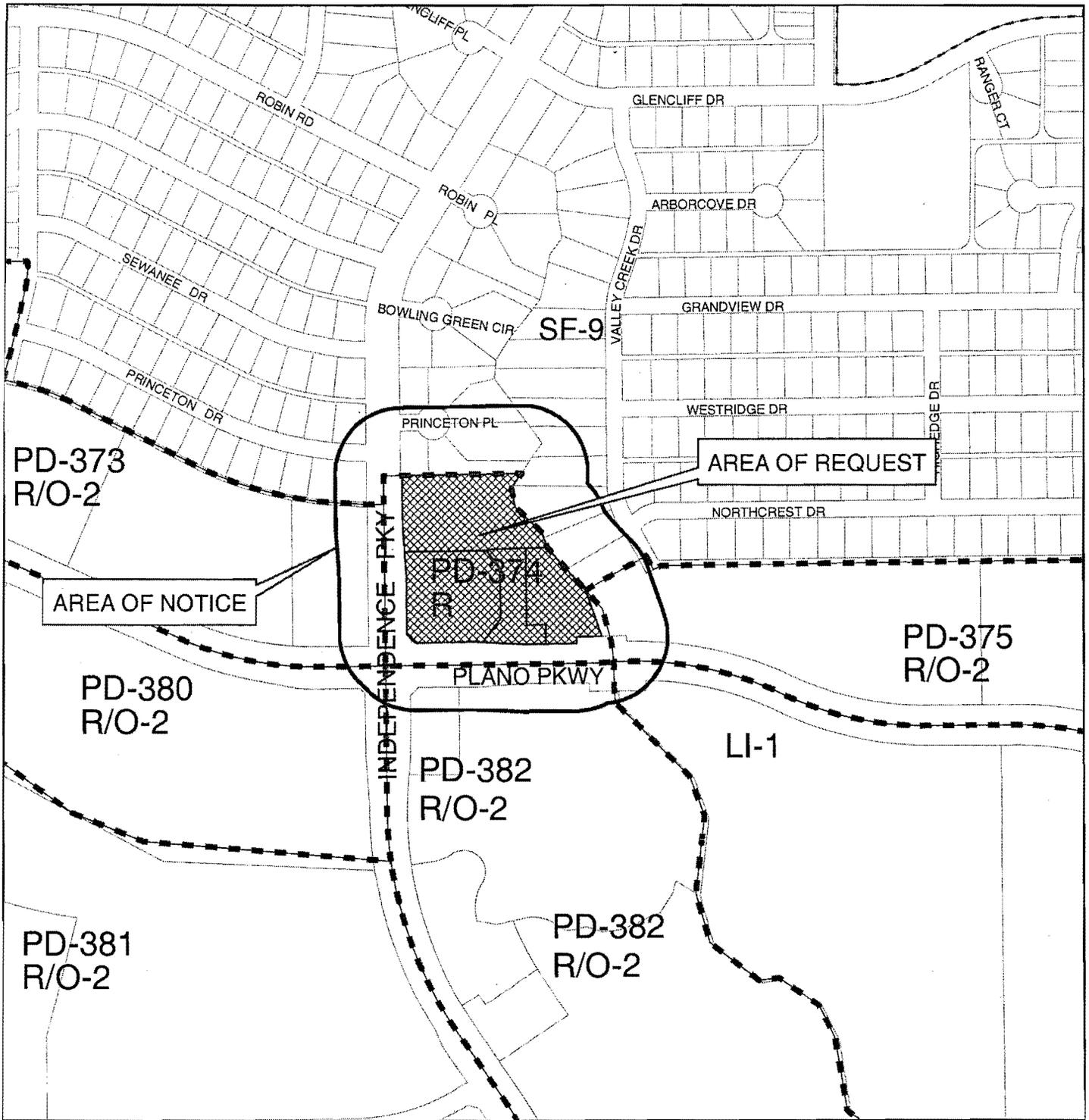
Request to amend Planned Development-374-Retail on 6.9± acres located at the northeast corner of Plano Parkway and Independence Parkway to modify the development standards of the district in order to remove or amend the stipulation limiting the hours of operation. Zoned Planned Development-374-Retail/190 Tollway/Plano Parkway Overlay District. Tabled March 19, 2012.

REMARKS:

This item was tabled at the March 19, 2012, Planning & Zoning Commission meeting. The applicant is requesting additional time to evaluate the proposed zoning amendment and is requesting that the item be tabled until the July 16, 2012 meeting.

RECOMMENDATION:

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



Zoning Case #: 2012-12

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

○ 200' Notification Buffer



Dee Server 4/10/2012 X:\Dept\p&z Locators & Graphics\Z2012-12A.mxd



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

Zoning Case 2012-12

April 5, 2012

540D Renaissance Tower
1201 Elm Street
Dallas, Texas 75270

214.745.5400 OFFICE
214.745.5390 FAX
winstead.com

direct dial: 214.745.5724
tmann@winstead.com

Eric Hill
Planning & Zoning Department
City of Plano
1520 Ave. K, Ste. 250
Plano, Texas 75074

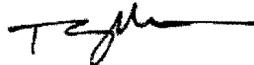
Re: Zoning Request for Racetrac at Independence and Plano Parkway

Dear Eric:

As the representative for Racetrac in the referenced zoning request, please accept this letter as a request to postpone consideration of this item by the Planning and Zoning Commission until July 16th. The applicant needs additional time to evaluate its request and overall market strategy in Plano.

Should you have any questions regarding this matter, please do not hesitate to contact me. I appreciate you informing the members of the Planning and Zoning Commission of this request and will be present at the April 16th hearing in case there are additional questions.

Sincerely,



Tommy Mann

DALLAS_15834513v1
29902-9 04/05/2012

CITY OF PLANO
PLANNING & ZONING COMMISSION

April 16, 2012

Agenda Item No. 7A

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. Tabled April 2, 2012.

REMARKS:

This item was tabled at the April 2, 2012, Planning & Zoning Commission meeting. It must be removed from the table.

The applicant is requesting to rezone 22.6± acres from Research/Technology Center (RT) to Single-Family Residence-6 (SF-6) and to rezone 2.3± acres from Research/Technology Center to Light Commercial (LC) generally located at the southwest corner of 14th Street and Los Rios Boulevard. The subject property is currently undeveloped.

The RT zoning district is intended to create a low-density, employment center consisting of office, research, and development facilities, and limited assembly operations. RT districts should generally accommodate several users in a campus environment. The LC district is intended to provide for a wide array of retail, office, and service uses to meet the needs of local residents and businesses. Some automobile related uses and limited assembly, which address local service and employment opportunities, are also included in LC districts. The requested SF-6 district is intended to provide for small-lot, urban, single-family development protected from excessive noise, illumination, odors, visual clutter, and other objectionable influences to family living.

Surrounding Land Use and Zoning

Properties to the west and south are zoned RT with some industrial and office uses and vacant tracts of land. Properties to the north, across 14th Street, include residential uses zoned SF-6, and a shopping center and undeveloped land both zoned Retail (R). The properties to the east, across Los Rios Boulevard include a convenience store with gas pumps, mini-warehouse/public storage, and a vacant tract of land all zoned Planned Development-304-Light Industrial-1 (PD-304-LI-1).

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as Research Technology/Center. Therefore, the SF-6 and LC requests do not conform to the Future Land Use Plan.

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

School Capacity - The proposed development is located in the Plano Independent School District (PISD). Based on current alignments, students would feed into Forman Elementary and Armstrong Middle School. PISD has determined that adequate capacity exists at these schools.

ISSUES:

Research Technology/Center (RT) Intent and the Economic Development Element of the Comprehensive Plan

As noted above, the RT zoning district is intended to create a low-density, employment center consisting of office, research, and development facilities, and limited assembly operations. RT districts should generally accommodate several users in a campus environment. In addition, the Economic Development Element of the Comprehensive Plan encourages the preservation of land in employment centers, such as the RT area, for future economic development. The element states that "Rezoning requests must be carefully examined to ensure that proposed locations are suitable for residential development and that Plano's economic viability is not being jeopardized in order to accommodate short-term demand. The availability of undeveloped "greenfield" sites is vital to encourage expansion and relocation of businesses. Therefore, the City should preserve land along the expressway corridors and in the employment centers for future economic development opportunities."

The subject property should be preserved for employment and future economic development opportunities in accordance to the RT zoning district and Future Land Use Plan recommendation. Additionally, rezoning 22.6± acres from RT to SF-6 will reduce the number of large sites (greater than 20 acres) zoned RT down to three, thereby limiting opportunities for economic and employment growth.

Boundary for Residential Development in the RT area

In Fall 2010, approximately 70 acres in the southeast portion of Plano was rezoned from PD-202-RT to SF-6 and Single-Family Residence Attached (SF-A). Following these rezoning cases the City Council requested a review of the existing RT and directed staff to work with the Commission to develop a new plan for RT. At the City Council's request, the Commission evaluated what the boundaries of the "core" RT area should be, including analyzing appropriate uses for any areas that might be removed from the RT. After the assessment, the Commission determined that the area west of Bradshaw Drive constitutes the "core" of the RT district and should remain intact; City Council concurred during March 2011.

The subject property falls within the areas that constitute the "core" of the RT district that the Commission and City Council recommended to remain intact. Therefore, this request is not consistent with the Commission and City Council's direction regarding boundaries of the RT district. In addition, the proposed rezoning removes one of the larger vacant commercial properties within an area that is reserved for employment centers and future economic development opportunities.

Creation of Isolated Neighborhoods

At the February 23, 2012, City Council and Commission joint meeting, staff presented six recommendations pertaining to the use of the city's undeveloped land, and two of those recommendations are applicable to this zoning request. The two recommendations are:

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.
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.

These two recommendations are further re-enforced by the Infill Housing Policy and Rezoning to Meet Demand policy recommendations of the Comprehensive Plan. The Infill Housing Policy recommends that infill housing be adjacent or be in close proximity to existing residential development to take advantage of existing amenities. The subject property is not adjacent to single-family residential neighborhoods. The nearest residential development is across 14th Street (a Type C thoroughfare). In addition, the proposed site does not have nearby parks to serve the development and there are no planned or existing neighborhood park facilities that will serve homes in this location without the need for residents to cross a major thoroughfare. The nearest neighborhood park is Shoshoni Park which is located on the north side of 14th Street, west of Shiloh Road.

The Rezoning to Meet Demand Policy recommends that the area to be rezoned be an extension of a residential neighborhood and not be separated from the neighborhood by a Type "C" thoroughfare or larger. The proposed residential neighborhood is separated from the neighborhood to the north by 14th Street, a Type "C" thoroughfare, and it is not an extension of an existing single-family neighborhood. The proposed single-family housing at this location also introduces housing in an area where adjacent developments are nonresidential uses.

The rezoning request is therefore not consistent with the City Council and Commission's recommendation to not create isolated neighborhoods. The proposed rezoning is also not consistent with the Infill Housing Policy and Rezoning to Meet Demand Policy recommendations of the Comprehensive Plan as noted above.

Surrounding Zoning Districts and Land Uses

The requested single-family residential zoning is not consistent with the adjacent RT zoning to the south and west, as well as other nonresidential zoning districts within the surrounding area. Businesses locate in commercial districts where comparable uses are allowed and that may have like operations such as truck traffic, loading operations, increased noise levels, and lighting. Introducing residential uses in a commercial area could discourage businesses from locating in the area. Additionally, locating residential uses in an area that is historically zoned for nonresidential uses and where businesses are already located creates land use compatibility issues.

Inconsistent Zoning

The applicant is requesting LC zoning to enable development of a variety of commercial and automotive uses. However, the proposed LC zoning district for the 2.3± acre property creates inconsistent zoning districts and land use patterns. It introduces piecemeal zoning districts which creates development challenges within the area. The city has not typically established different zoning districts on adjacent small lots. The rezoning will also promote spot zoning that benefits a single parcel of land and is different from the classification of other land in the immediate area. Spot zoning is not a recommended planning practice.

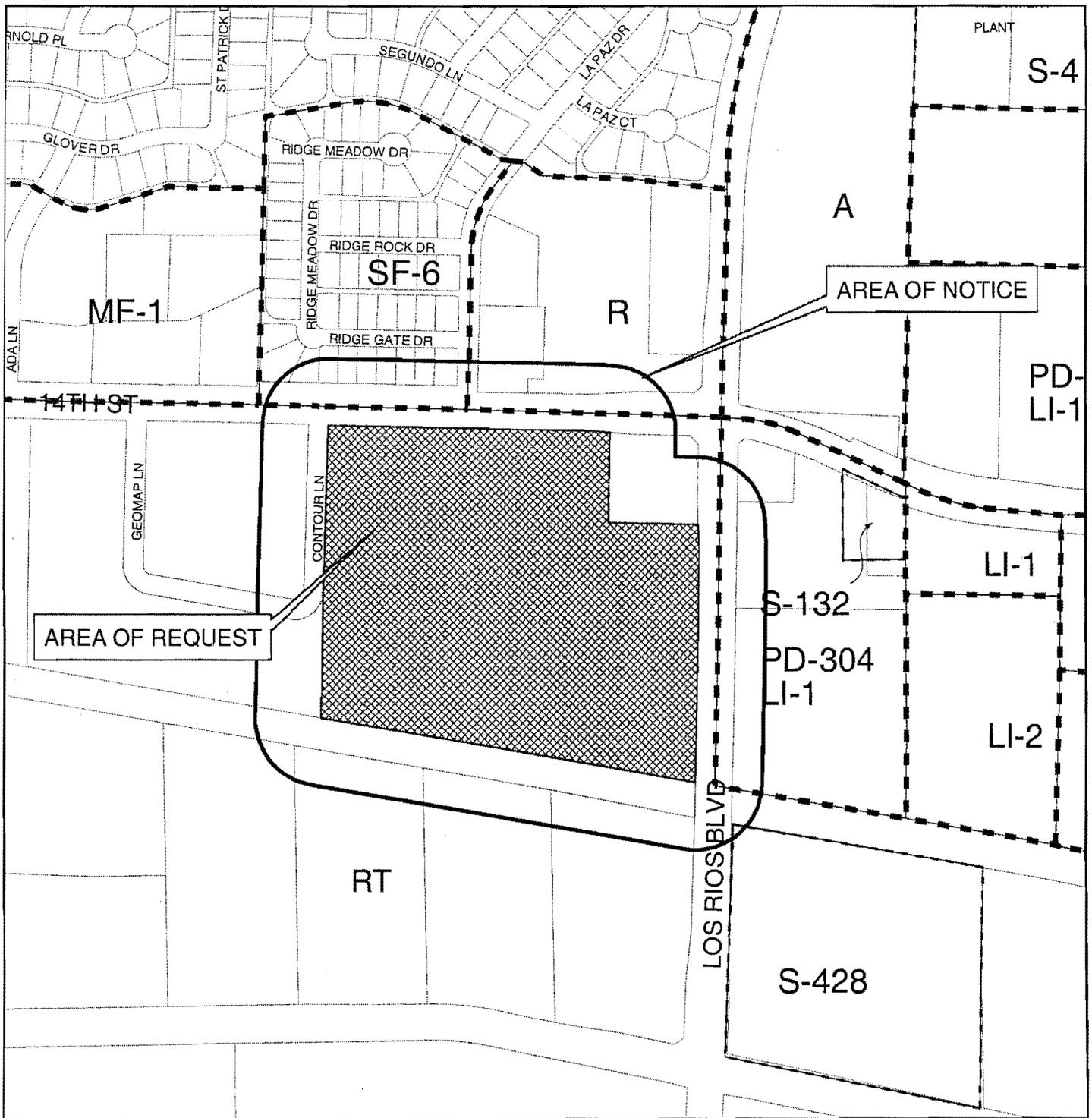
Summary

The applicant is requesting to rezone 22.6± acres from RT to SF-6 and to rezone 2.3± acres from RT to LC. The request is not in conformance with the Future Land Use Plan of the Comprehensive Plan, and it is not consistent with the city's land use policies regarding the preservation of land within employment centers for economic development and employment opportunities. Furthermore, the request is not consistent with Infill Housing and Rezoning to Meet Demand policy statements. The proposed rezoning also conflicts with the Commission and City Council's direction regarding the RT area, and more recently the direction received from the Commission and City Council regarding the use of the city's remaining undeveloped land.

Overall, staff believes the proposed location is not appropriate for single-family uses and light commercial zoning as proposed. While there are existing residential uses to the north, the proposed residential neighborhood is separated from the neighborhood to the north by 14th Street, a Type "C" thoroughfare, thus isolating the subject property from existing residential neighborhoods. The current RT zoning allows numerous commercial uses that are more suitable at this location than what is being proposed. Single-family uses at the proposed location will not be the best and appropriate use for the site. The proposed LC zoning on 2.3± acres creates inconsistent and piecemeal zoning districts within the area. Therefore, staff recommends denial of the requested rezoning from RT to SF-6 and LC.

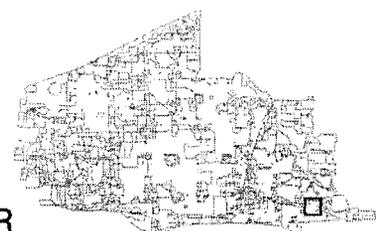
RECOMMENDATION:

Recommended for denial.



Zoning Case #: 2012-13

Existing Zoning: RESEARCH/TECHNOLOGY CENTER



○ 200' Notification Buffer



Area of Request



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

Zoning Case 2012-13

REPLY FORM

RECEIVED

APR -2 2012

PLANNING DEPT.

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

Dear Commissioners:

This letter is regarding Zoning Case 2012-13. This is a request to rezone 22.6± acres from Research/Technology Center to Single-Family Residence-6 and to rezone 2.3± acres Research/Technology Center to Light Commercial, generally located at southwest corner of 14th Street and Los Rios Boulevard. The current zoning is Research/Technology Center. The Research Technology Center (RT) district is intended to create a low density, employment center consisting of office, research and development facilities, and limited assembly operations. RT districts should generally accommodate several users in a campus environment. The requested zonings are Single-Family Residence-6 (SF-6) and Light Commercial (LC). The Single-Family Residence-6 district is intended to provide for small-lot, urban, single-family development protected from excessive noise, illumination, odors, visual clutter, and other objectionable influences to family living. The LC district is intended to provide for a wide array of retail, office, and service uses to meet the needs of local residents and businesses. Some automobile related uses and limited assembly, which address local service and employment opportunities, are also included in LC districts.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2012-13.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2012-13.

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

It's unclear which part will be LC and which will be SF-6. It's also unknown where the entrances to the residential area will be; lights of cars leaving the neighborhood at night might shine in the windows of houses on the north side of 14th st.

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

JOSEPH PANKO
Name (Please Print)

Joseph Panko
Signature

3916 Ridge Gate Dr
Address

March 29, 2012
Date

BM

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

REPLY FORM

RECEIVED
MAR 30 2012
PLANNING DEPT.

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

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This area zone should remain research and technology as it was originally proposed for. Too much failure when zoned otherwise.

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

Mary Ihenacho
Name (Please Print)

Mary Ihenacho
Signature

4008 Bridge Gate
Address

3/24/2012
Date

BM

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

REPLY FORM

RECEIVED
MAR 28 2012
PLANNING DEPT.

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

Dear Commissioners:

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Due to the regular use of the rail system located in the rear of this planned rezoning and the proximity of Allied Waste Mgmt, this property will be vacant more often than not and become an eyesore.

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

Natalie R Davis
Name (Please Print)

Natalie R Davis
Signature

3912 Ridge Gate Dr, Plano 75074
Address

March 26, 2012
Date

BM

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

REPLY FORM

RECEIVED

MAR 22 2012

PLANNING DEPT.

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

Dear Commissioners:

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

KATHERINE BREWER
Name (Please Print)
GEOMAP COMPANY
1100 GEOMAP LANE
Address

Katherine Brewer
Signature
3/21/2012
Date

BM

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

REPLY FORM

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

Post-it® Fax Note	7671	Date	3-15-12	# of pages	1
To	B. MUNYARAZZI	From	D. SILVERMAN		
Co./Dept.	PLANNING	Co.	MARGAUX LOS RIOS		
Phone #	972-41-7151	Phone #	972-808-806		
Fax #	972-41-796	Fax #	972-808-789		

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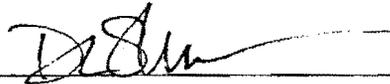
This property is in the RTC area, and the city has consistently held to that standard for the land use.

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

* Margaux Los Rios Partners, Ltd.

By: MDC Los Rios, Inc., general ptr.

Name (Please Print)
14801 Quorum Dr. Ste 400
Dallas, TX 75254

Signature 

Address

Date 3/13/12

BM

property at 4012 14th St.
PLANO, TX.

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

CITY OF PLANO

PLANNING & ZONING COMMISSION

April 16, 2012

Agenda Item No. 7B

Concept Plan: Los Rios Park & Los Rios Hibernia

Applicant: ASG Real Estate Company

DESCRIPTION:

73 Single-Family Residence-6 lots, four open space lots, and restaurants on two lots on 24.9± acres generally located at the southwest corner of 14th Street and Los Rios Boulevard. Zoned Research/Technology Center. Neighborhood #69.

REMARKS:

This concept plan is subject to approval of companion Zoning Case 2012-13.

The concept plan proposes 73 Single-Family Residence-6 lots, four open space lots, and two restaurants. The purpose for the concept plan is to show the proposed lot and street layout for the single family residential development, as well as two restaurant buildings, and related site improvements for the remainder of the subject property. Both the residential development and the nonresidential lots have access from 14th Street and Los Rios Boulevard.

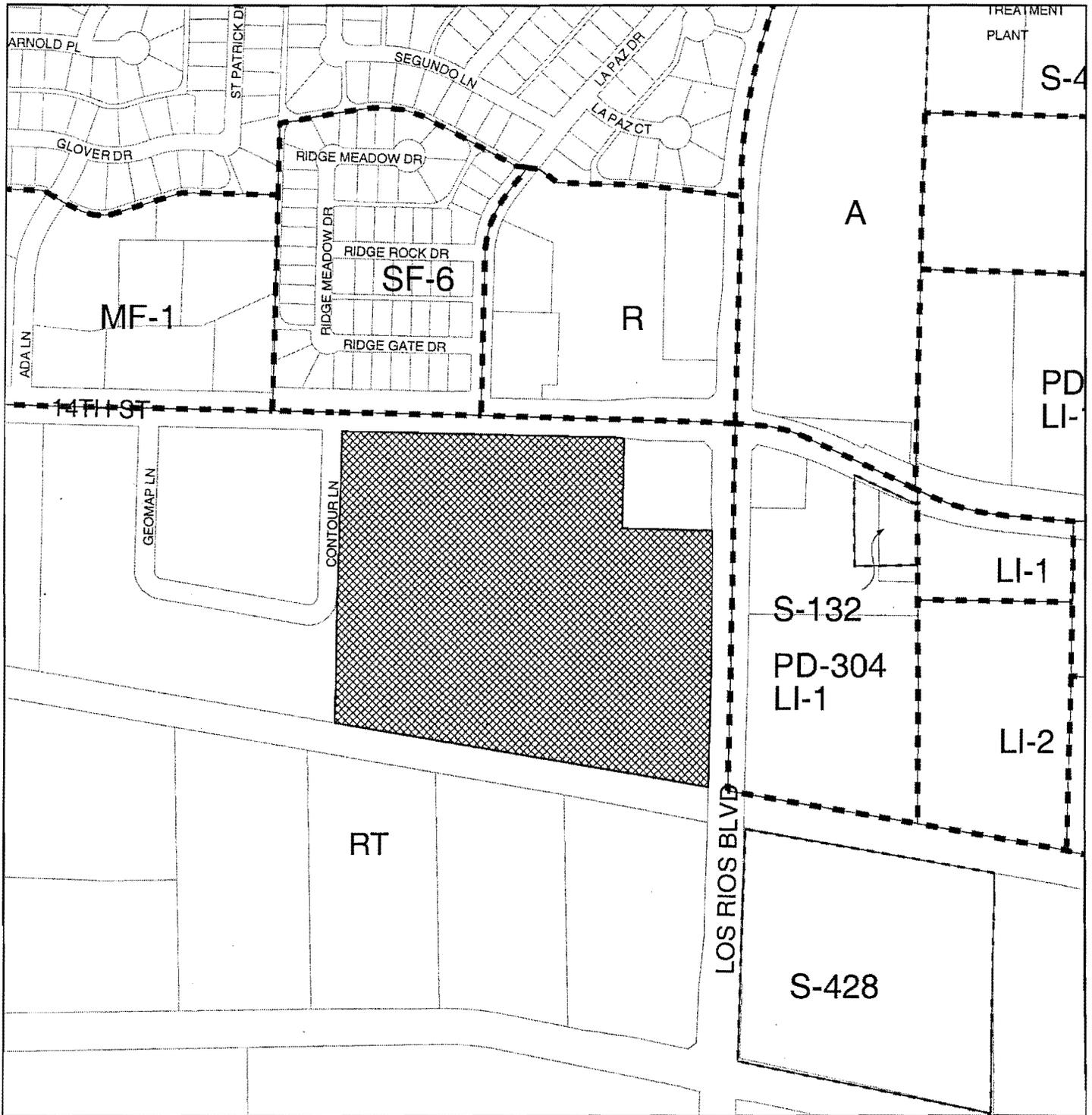
Due to staff's recommendation for denial of the companion case, Zoning Case 2012-13, staff recommends denial of the proposed concept plan. However, if the Planning & Zoning Commission believes the requested zoning pattern to be appropriate, then it should consider the residential adjacency requirements that apply to this concept plan.

Subsection 3.1504 (1) (Residential Adjacency Standards) of Section 3.1500 (Residential Adjacency Standards) of Article 3 (Supplementary Regulations) of the Zoning Ordinance states that any use containing individual service speakers shall not be permitted within 150 feet of any residential district unless the speaker is appropriately screened. However, the Commission may require wing walls, landscape screens, changes in building orientation, and/or other design elements to screen and minimize the impact of individual service speakers.

Both of the proposed restaurants have service speakers, and the proposed uses are within 150 feet of the proposed residential district to the west and to the south. To meet the Residential Adjacency Standards requirements, the applicant is proposing evergreen trees that can grow to 10-12 feet in height (and taller) above the required screening wall if maintained and irrigated properly. Staff believes that the proposed additional screening minimizes the impact of the service speakers for both restaurants. In addition, the proposed service speaker on Lot 2 is oriented away from the residential district towards the existing bank at the southeast corner of Los Rios Boulevard and 14th Street. The orientation away from the residential district further reduces the noise impact from the service speakers.

RECOMMENDATION:

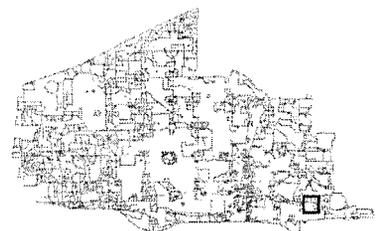
Recommended for denial.



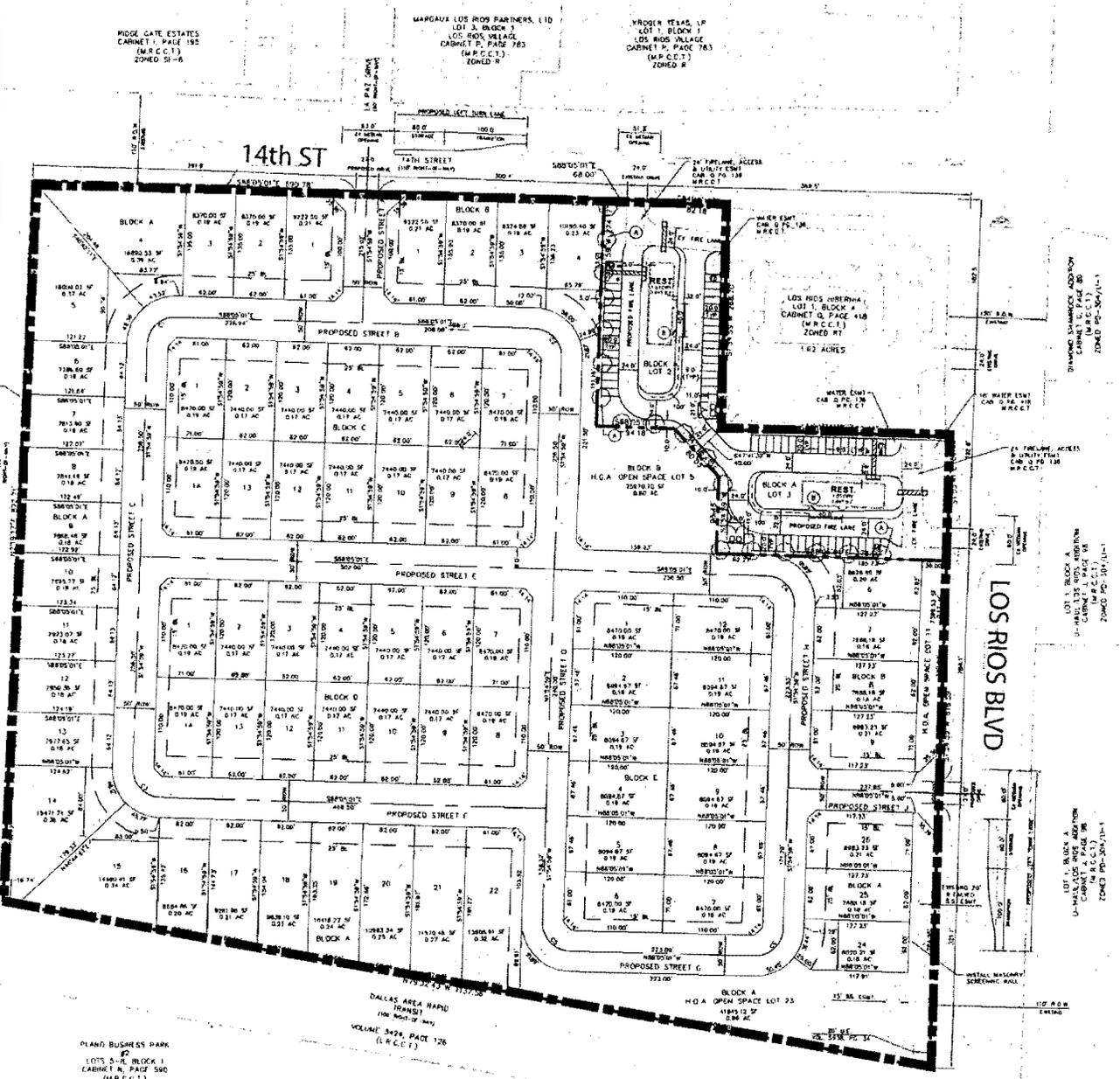
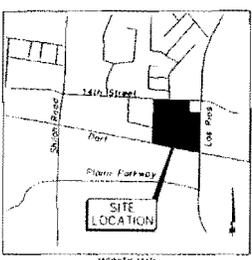
Item Submitted: CONCEPT PLAN

Title: LOS RIOS PARK & LOS RIOS HIBERNIA

Zoning: RESEARCH/TECHNOLOGY CENTER



○ 200' Notification Buffer



CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	33.50'	37.82'	90°00'00"	33.50'
C2	33.50'	37.82'	90°00'00"	33.50'
C3	33.50'	37.82'	90°00'00"	33.50'
C4	33.50'	37.82'	90°00'00"	33.50'
C5	33.50'	37.82'	90°00'00"	33.50'
C6	33.50'	37.82'	90°00'00"	33.50'

SITE DATA SUMMARY TABLE				
ZONING	EXISTING LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	
LAND USE	BIK	RESTAURANT	RESTAURANT	
LOT AREA	70,788 SQ. FT.	41,679 SQ. FT.	42,508 SQ. FT.	
BUILDING AREA	152 AC.	0.96 AC.	0.96 AC.	
BUILDING HEIGHT	6,500 SQ. FT.	3,282 SQ. FT.	3,045 SQ. FT.	
LOT COVERAGE	9.31%	7.31%	7.46%	
REQUIRED PARKING	23 SPACES	31 SPACES	31 SPACES	
PARKING PROVIDED	50 SPACES	31 SPACES	31 SPACES	

- 1. LOCATION BETWEEN RESIDENTIAL AND LIGHT COMMERCIAL SHALL PROVIDE EVERGREEN TREES AT MAXIMUM 40 FEET IN CENTER IN ADDITION TO MASONRY SCREENING WALL.
- 2. LOCATION OF RESTAURANT MENU BOARD.

- NOTES**
1. NO TREES EXIST ON THIS SITE.
 2. THE EXISTING SANITARY SEWER IN LOTS 8-9, BLOCK B AND LOTS 24-26, BLOCK A, IS PROPOSED TO BE RELOCATED WITHIN THE PROPOSED STREET IN FRONT OF WAY.
 3. THE MASONRY SCREENING WALL ALONG CENTER LINE SHALL BE ALONG LOTS 3 THROUGH 19 OF BLOCK A.

CONCEPT PLAN
LOS RIOS PARK & LOS RIOS HIBERNIA

33 1/2-8 LOTS B & C LOTS

SHEAF OF A PARTIAL SUBDIVISION OF LAND PART OF THE JAMES LEWIS TRACT SURVEY, PROJECT NO. 540
 CITY OF PLANO, COLLIN COUNTY, TEXAS

ASO PLANO INDUSTRIAL OWNER

2275 LOS RIOS PARKWAY
 PLANO, TEXAS 75074
 CONTACT: JAMES HORN
 PHONE: 714-366-1800

MERITAGE HOMES APPLICANT

1800 HEDDINGTON DRIVE SUITE 400
 SPRING, TEXAS 75781
 CONTACT: CLAY HORNORUM
 PHONE: 972-382-8571

KIMLEY-HORN AND ASSOCIATES, INC. ENGINEER/SURVEYOR

15100 PARK CENTRAL DRIVE, SUITE 1000
 DALLAS, TEXAS 75244
 CONTACT: MARK HARRIS
 PHONE: 754-253-1800

CITY OF PLANO
PLANNING & ZONING COMMISSION

April 16, 2012

Agenda Item No. 8

Public Hearing - Replat: Spring Creek Campus Addition, Block 1, Lot 1R

Applicant: Collin County Community College District

DESCRIPTION:

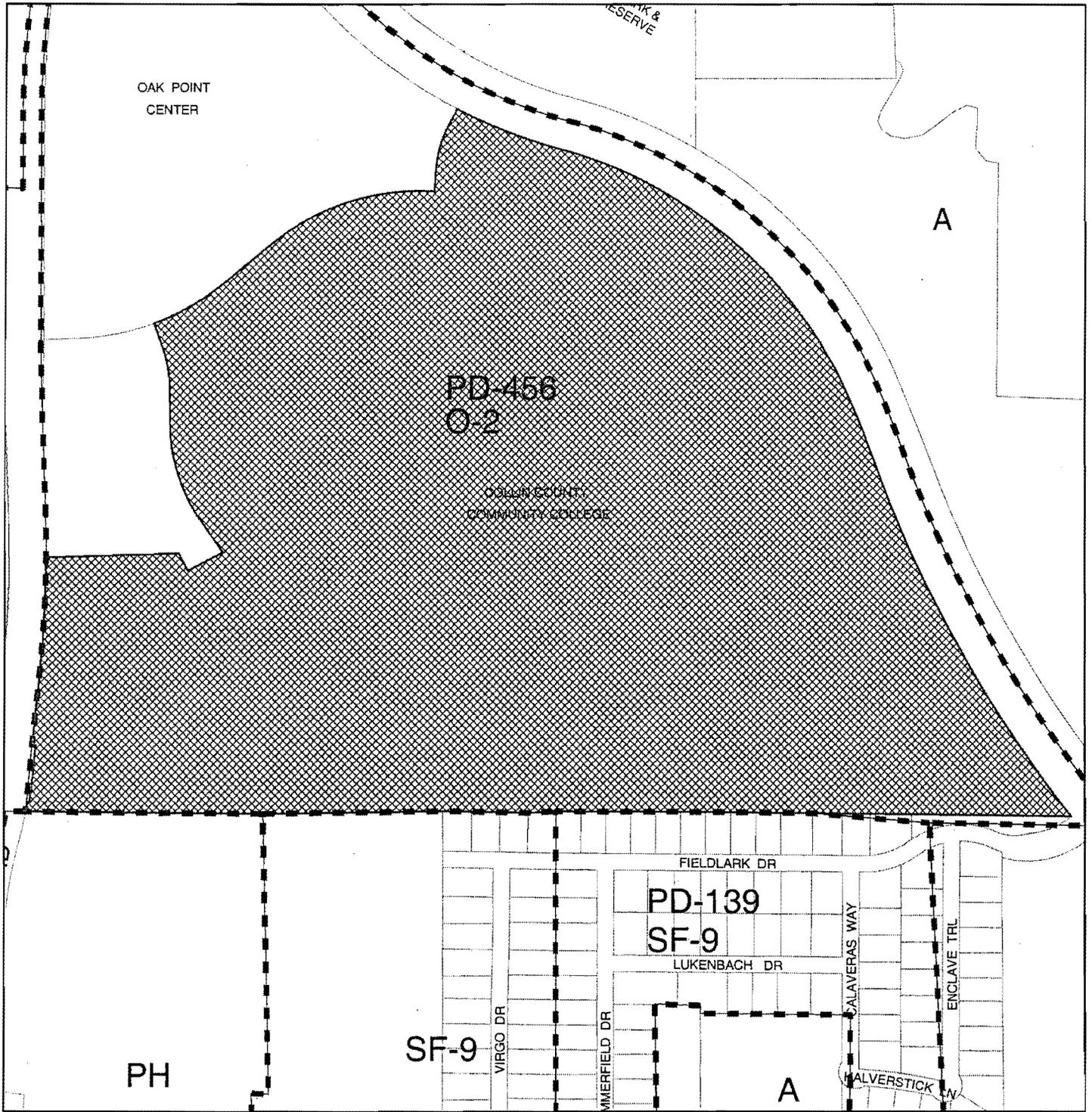
College on one lot on 97.5± acres located on the east side of Jupiter Road and on the south side of Spring Creek Parkway. Zoned Planned Development-456-General Office/Parkway Overlay District. Neighborhood #38.

REMARKS:

The purpose for the replat is to abandon and dedicate easements necessary for completing the building additions on the property.

RECOMMENDATIONS:

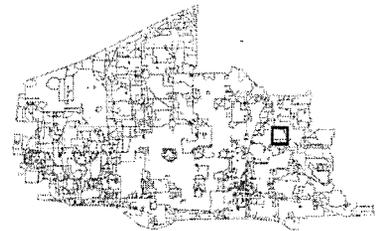
Recommended for approval as submitted.



Item Submitted: REPLAT

Title: SPRING CREEK CAMPUS ADDITION
BLOCK 1, LOT 1R

Zoning: PLANNED DEVELOPMENT-456-GENERAL OFFICE/
PARKWAY OVERLAY DISTRICT



○ 200' Notification Buffer





VICINITY MAP

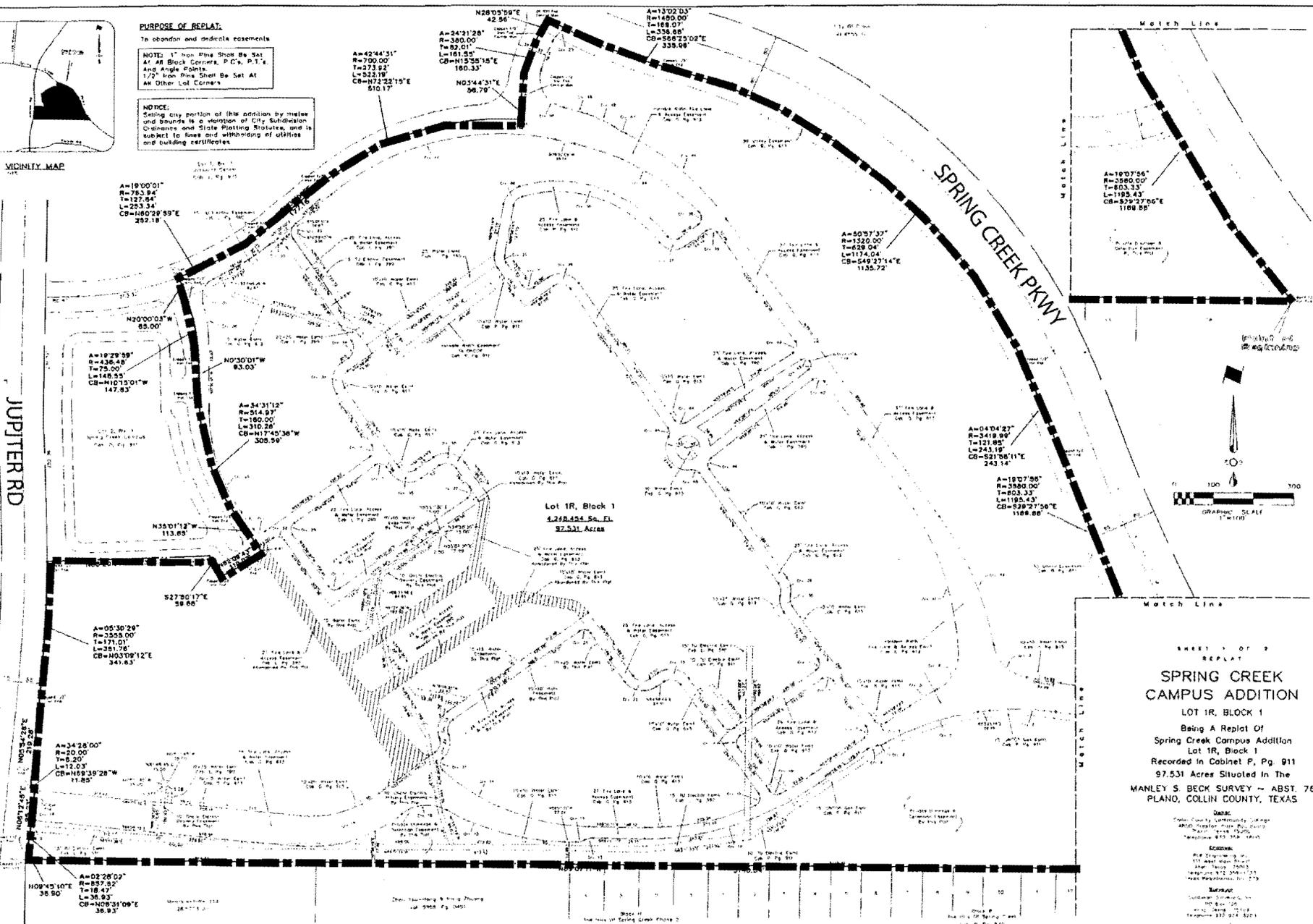
PURPOSE OF REPLAT:

To abandon and dedicate easements

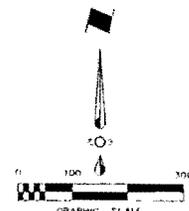
NOTE: 1" Iron Pin Set Be Set At All Block Corners, P.O.s, P.I.s, And Angle Points.
1/2" Iron Pin Set Be Set At All Other Lot Corners

NOTICE:

Selling any portion of this addition by resale and bounds in a violation of City Subdivision Ordinance and State Plotting Statutes, and is subject to fines and withholding of utilities and building certificates.



Lot 1R, Block 1
4,248,424 Sq. Ft.
97.531 Acres



SHEET 1 OF 9
REPLAT
**SPRING CREEK
CAMPUS ADDITION**
LOT 1R, BLOCK 1
Being A Replat Of
Spring Creek Campus Addition
Lot 1R, Block 1
Recorded in Cabinet P, Pg. 911
97.531 Acres Situated in The
MANLEY S. BECK SURVEY - ABST. 76
PLANO, COLLIN COUNTY, TEXAS

DATE:
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: [Date]

SCALE:
AS SHOWN ON THIS PLAT

REMARKS:
[Additional notes]

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Collin County Community College is the owner of a tract of land situated in the vicinity of State Survey Abstract No. 76, City of Plano, Collin County, Texas, as being all of Lot 1R, Block 1, Spring Creek Campus, an addition to the City of Plano, Texas, as recorded in Cabinet P, Page 811, Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a capped 1/2" iron rod found for corner in the southwest line of Spring Creek Parkway (a 160' R.O.W.) said point also being the southeast corner of the aforementioned Lot 1R, Block 1;

THENCE N85°01'11"W, leaving Spring Creek Parkway, a distance of 3140.54 feet to a capped 1/2" iron rod found for corner in the east line of Jupiter Road (a variable width R.O.W. at this point);

THENCE N09°45'10"E, with the east line of Jupiter Road, an arc distance of 38.80 feet to a capped 1/2" iron rod found for corner and the beginning of a curve to the left having a central angle of 02°28'02", a radius of 857.82 feet, a tangent length of 10.47 feet, and a chord bearing N08°31'09"E, 36.93 feet;

THENCE in a northerly direction along said curve to the left, and with the east line of Jupiter Road, an arc distance of 36.83 feet to a capped 1/2" iron rod found for corner and the end of said curve;

THENCE N06°17'45"E, with the east line of Jupiter Road, an arc distance of 95.23 feet to an "x" cut found for corner and the beginning of a non-tangent curve to the right having a central angle of 34°28'00", a radius of 20.00 feet, a tangent length of 8.20 feet, and a chord bearing N82°39'28"W, 11.85 feet;

THENCE in a northerly direction along said curve to the right, an arc distance of 12.03 feet to an "x" cut found for corner and the end of said curve;

THENCE N05°54'28"E, with the east line of Jupiter Road (a 110' R.O.W. at this point), a distance of 219.28 feet to a capped 1/2" iron rod found for corner and the beginning of a curve to the left having a central angle of 05°50'59", a radius of 3555.00 feet, a tangent length of 171.01 feet, and a chord bearing N03°09'12"E, 341.83 feet;

THENCE in a northerly direction along said curve to the left, and with the east line of Jupiter Road, an arc distance of 351.76 feet to a capped 1/2" iron rod found for corner and the end of said curve, said point being the southwest corner of Lot 2, Block 1, Spring Creek Campus;

THENCE N88°20'56"E, leaving Jupiter Road, a distance of 399.77 feet to a capped 1/2" iron rod found for corner;

THENCE S27°50'17"E, a distance of 59.88 feet to a capped 1/2" iron rod found for corner;

THENCE N82°09'43"E, a distance of 119.02 feet to an "x" cut found for corner;

THENCE N35°01'12"W, a distance of 113.85 feet to a capped 1/2" iron rod found for corner and the beginning of a curve to the left having a central angle of 34°31'12", a radius of 514.97 feet, a tangent length of 160.00 feet, and a chord bearing N17°45'36"W, 305.59 feet;

THENCE in a northerly direction along said curve to the right, an arc distance of 310.26 feet to a capped 1/2" iron rod found for corner and the end of said curve;

THENCE N00°30'01"W, a distance of 93.03 feet to a capped 1/2" iron rod found for corner and the beginning of a curve to the left having a central angle of 19°29'59", a radius of 436.48 feet, a tangent length of 75.00 feet, and a chord bearing N10°19'01"W, 147.83 feet;

THENCE in a northerly direction along said curve to the left, an arc distance of 148.55 feet to a capped 1/2" iron rod found for corner and the end of said curve;

THENCE N20°00'03"W, a distance of 85.00 feet to an "x" cut found for corner, said point being the northeast corner of the aforementioned Lot 2, Block 1, and being the beginning of a non-tangent curve to the left having a central angle of 19°00'01", a radius of 763.94 feet, a tangent length of 127.84 feet, and a chord bearing N69°29'59"E, 252.16 feet;

THENCE in a northerly direction along said curve to the left, an arc distance of 253.34 feet to a capped 1/2" iron rod found for corner and the end of said curve;

THENCE N51°00'00"E, a distance of 177.16 feet to a capped 1/2" iron rod found for corner and the beginning of a curve to the right having a central angle of 42°44'31", a radius of 700.00 feet, a tangent length of 273.92 feet, and a chord bearing N72°21'15"E, 910.17 feet;

THENCE in an easterly direction along said curve to the right, an arc distance of 522.19 feet to an "x" cut found for corner and the end of said curve;

THENCE N03°44'31"E, a distance of 56.70 feet to a capped 1/2" iron rod found for corner and the beginning of a curve to the right having a central angle of 24°21'29", a radius of 300.00 feet, a tangent length of 62.00 feet, and a chord bearing N19°50'15"E, 160.53 feet;

THENCE in a northerly direction along said curve to the right, an arc distance of 161.55 feet to a capped 1/2" iron rod found for corner and the end of said curve;

THENCE N28°05'56"E, a distance of 42.56 feet to a pin rod found for corner in the aforementioned southwest line of Spring Creek Parkway, said point being the beginning of a non-tangent curve to the left having a central angle of 02°03'03", a radius of 1430.00 feet, a tangent length of 169.07 feet, and a chord bearing S88°25'02"E, 335.96 feet;

THENCE in an easterly direction along said curve to the left, and with the southwestern line of Spring Creek Parkway, an arc distance of 336.88 feet to a capped 1/2" iron rod found for corner and the beginning of a reverse curve to the right having a central angle of 60°37'37", a radius of 1320.00 feet, a tangent length of 629.04 feet, and a chord bearing S49°27'14"E, 1135.72 feet;

THENCE in a southeasterly direction along said curve to the right, and with the southwest line of Spring Creek Parkway, an arc distance of 1174.04 feet to a capped 1/2" iron rod found for corner and the beginning of a compound curve to the right having a central angle of 04°04'27", a radius of 3418.00 feet, a tangent length of 121.85 feet, and a chord bearing S21°56'11"E, 243.14 feet;

THENCE in a southeasterly direction along said curve to the right, and with the southwest line of Spring Creek Parkway, an arc distance of 2431.99 feet to a capped 1/2" iron rod found for corner and the beginning of a reverse curve to the left having a central angle of 18°07'54", a radius of 3590.00 feet, a tangent length of 603.33 feet, and a chord bearing S29°27'58"E, 1189.88 feet;

THENCE in a southeasterly direction along said curve to the left, and with the southwest line of Spring Creek Parkway, an arc distance of 1125.43 feet to the POINT OF BEGINNING and CONTAINING 4,248,454 square feet, or 97,531 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Collin County Community College, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Lot 1R, Block 1, Spring Creek Campus, an addition to the City of Plano, Texas, and does hereby dedicate, in fee simple, for public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, walls, shrubs or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except such 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 and in compliance with the construction, maintenance or efficiency of their respective systems on said Easements. The City of Plano and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time of procuring permission from anyone.

That the undersigned does hereby covenant and agree that he shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of the apparatus. The maintenance of points on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking". The police or his duly authorized representative is hereby authorized to close such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

The undersigned does covenant and agree that the Access Easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public, vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon, and across said premises, with the right and privilege of 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.

PRIVATE DRAINAGE AND DETENTION EASEMENT

This plat is hereby adopted by the Owner and approved by the City of Plano, Texas (called "City") subject to the following conditions which shall be binding upon the owner, their heirs, administrators, executors, trustees, successors and assigns: The portion of Lot 1R, Block 1 as shown on the plat is called "Private Drainage and Detention Easement". The said Private Drainage and Detention Easement within the limits of this addition will remain open at all times and will be maintained in a safe and sanitary condition by the Owner. The City will not be responsible for the maintenance and operation of said Easement or for any damage to property (ies) or person (s) that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by the construction of any type of building, fence, or other structure within the Private Drainage and Detention Easement unless approved by the City Engineer; provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure (s) in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the property, then in such event, the City shall have the right to enter upon said Private Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. The Owner shall maintain the Private Drainage and Detention Easement clean and free of debris, silt, and any substances which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right to inspect and agree for the purpose of inspection and supervision of maintenance work by the Owner to alleviate any unsanitary conditions which may occur. The natural drainage through the said Private Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure, or structure, within the Easement.

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

Witness my hand this ___ day of ___, 2012.

Collin County Community College
Printed Name and Title

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 ___ day of ___, 2012.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, David J. Surdahn, do hereby certify that I prepared this plat from an accurate and actual survey of 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 J. Surdahn
Registration No. 4613

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 David J. Surdahn, 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 ___ day of ___, 2012.

Notary Public in and for the State of Texas

NOTE: 1" Iron Pins Shall Be Set At All Block Corners, P.C.'s, P.T.'s, and Angle Points. 1/2" Iron Pins Shall Be Set At All Other Lot Corners.

NOTE: Selling any portion of this addition by metes and bounds is a violation of City Subdivision Ordinances and State Plotting Statutes, and is subject to fines and withholding of utilities and building certificates.

Table with columns: Station, Curve Data, Station, Curve Data, Station, Curve Data, Station, Curve Data. It contains detailed curve data for various stations along the property lines.

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 ___ day of ___, 2012.

Notary Public in and for the State of Texas

Secretary, Planning and 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 ___ day of ___, 2012.

Notary Public in and for the State of Texas

BASIS OF BEARINGS

The Final Plat of Spring Creek Campus, as recorded in Cabinet P, Page 811, Plat Records of Collin County, Texas.

PURPOSE OF REPLAT

To abandon and dedicate easements.

SPRING CREEK
CAMPUS ADDITION

LOT 1R, BLOCK 1
Being A Replat Of
Spring Creek Campus Addition
Lot 1R, Block 1
Recorded in Cabinet P, Pg. 811
97.531 Acres Situated In The
MANLEY S. BECK SURVEY ~ ABST. 76
PLANO, COLLIN COUNTY, TEXAS

Owner:
Collin County Community College
4600 Preston Park Boulevard
Plano, Texas 75094
Telephone: 972-754-3600

Engineer:
PLK Engineering, Inc.
111 West Main Street
Allen, Texas 75013
Telephone: 972-399-1733
Texas Registration No. 579

Surveyor:
Surdahn Surveying, Inc.
P.O. Box 126
Allen, Texas 75013
Telephone: 972-874-8200

CITY OF PLANO
PLANNING & ZONING COMMISSION

April 16, 2012

Agenda No. 9

Public Hearing - Replat: Capital One Addition, Block 1, Lot 3R

Applicant: Capital One National Association

DESCRIPTION:

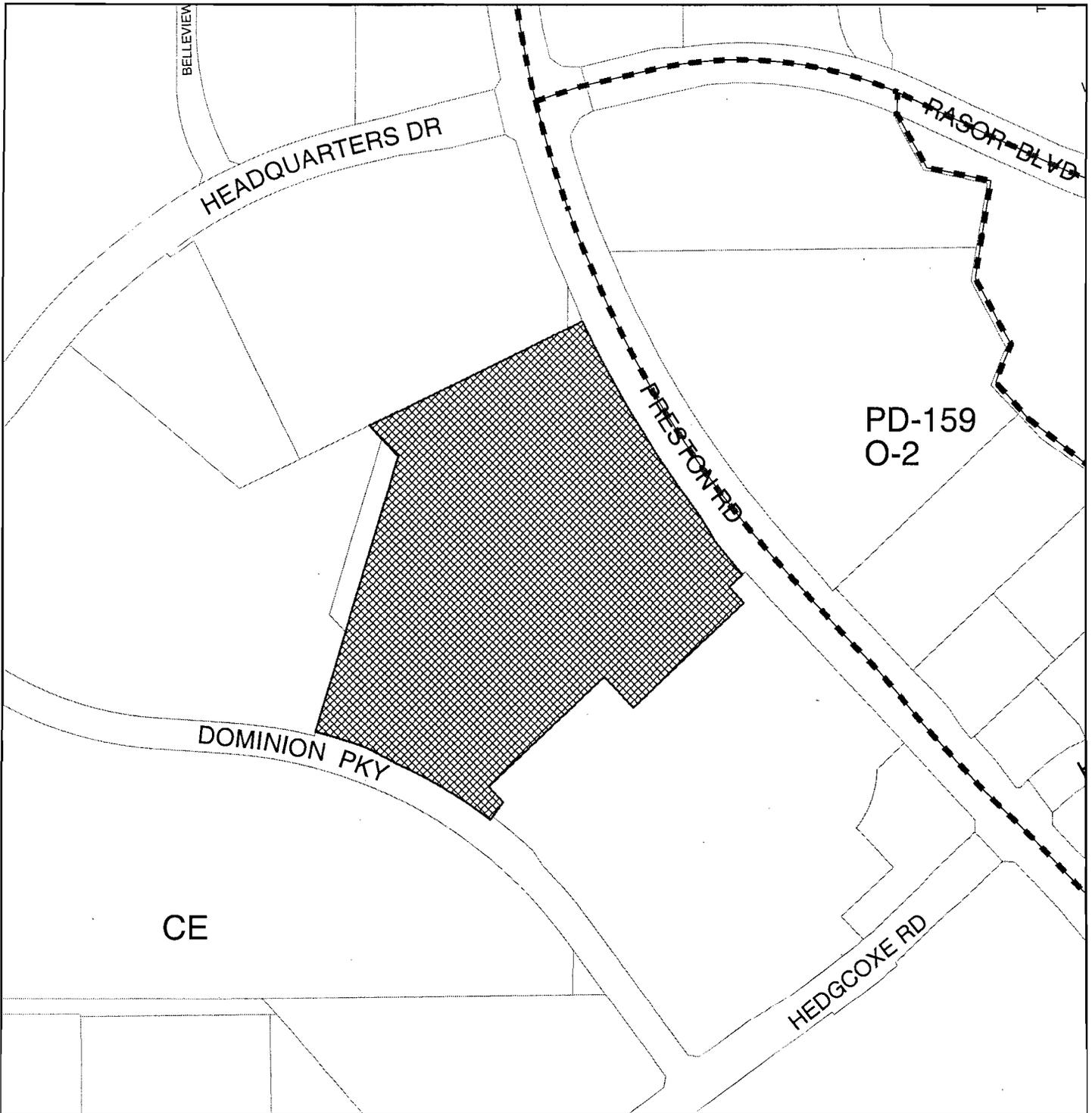
General office on one lot on 25.5± acres located on the west side of Preston Road, 1,036± feet north of Hedgcoxe Road. Zoned Commercial Employment/Preston Road Overlay District. Neighborhood #8.

REMARKS:

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

RECOMMENDATIONS:

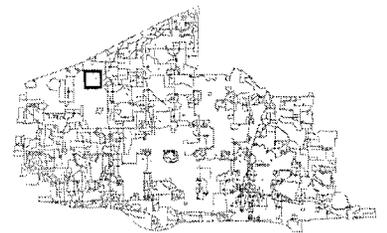
Recommended for approval as submitted.



Item Submitted: REPLAT

Title: CAPITAL ONE ADDITION
BLOCK 1, LOT 3R

Zoning: COMMERCIAL EMPLOYMENT/
PRESTON ROAD OVERLAY DISTRICT ○ 200' Notification Buffer



CASEMENTS LINE TABLE		
NO.	BEARING	DESI.
L1	N17°12'27"W	50.35
L2	N42°47'48"W	43.52
L3	N17°12'27"W	75.70
L4	S16°45'44"E	150.25
L5	S17°12'27"W	50.35
L6	N0°48'18"E	186.46
L7	N17°12'27"W	89.61
L8	S89°29'37"E	26.86
L9	S26°47'24"E	74.57
L10	S42°47'48"W	33.81
L11	N89°29'37"E	13.67
L12	N89°29'37"E	48.11
L13	S42°47'48"W	14.26
L14	S42°47'48"W	10.00
L15	S42°47'48"W	4.09
L16	S42°47'48"W	4.09
L17	S42°47'48"W	4.09
L18	N42°47'48"W	14.57
L19	N47°12'27"E	12.00
L20	S47°12'27"E	79.26
L21	S47°12'27"E	79.26
L22	S47°12'27"E	79.26
L23	S47°12'27"E	79.26
L24	S47°12'27"E	79.26
L25	S47°12'27"E	79.26
L26	S47°12'27"E	79.26
L27	S47°12'27"E	79.26
L28	S47°12'27"E	79.26
L29	S47°12'27"E	79.26
L30	S47°12'27"E	79.26
L31	S47°12'27"E	79.26
L32	S47°12'27"E	79.26

CASEMENTS LINE TABLE		
NO.	BEARING	DESI.
L1	N17°12'27"W	50.35
L2	N42°47'48"W	43.52
L3	N17°12'27"W	75.70
L4	S16°45'44"E	150.25
L5	S17°12'27"W	50.35
L6	N0°48'18"E	186.46
L7	N17°12'27"W	89.61
L8	S89°29'37"E	26.86
L9	S26°47'24"E	74.57
L10	S42°47'48"W	33.81
L11	N89°29'37"E	13.67
L12	N89°29'37"E	48.11
L13	S42°47'48"W	14.26
L14	S42°47'48"W	10.00
L15	S42°47'48"W	4.09
L16	S42°47'48"W	4.09
L17	S42°47'48"W	4.09
L18	N42°47'48"W	14.57
L19	N47°12'27"E	12.00
L20	S47°12'27"E	79.26
L21	S47°12'27"E	79.26
L22	S47°12'27"E	79.26
L23	S47°12'27"E	79.26
L24	S47°12'27"E	79.26
L25	S47°12'27"E	79.26
L26	S47°12'27"E	79.26
L27	S47°12'27"E	79.26
L28	S47°12'27"E	79.26
L29	S47°12'27"E	79.26
L30	S47°12'27"E	79.26
L31	S47°12'27"E	79.26
L32	S47°12'27"E	79.26

24" FIRE LANE ACCESS EASEMENT LINE CURVE DATA TABLE			
NO.	DESI.	CHORDS	TANGENT
C1	65.81	11.82	65.80
C2	119.63	23.64	119.61
C3	173.45	35.46	173.43
C4	227.27	47.28	227.25
C5	281.09	59.10	281.07
C6	334.91	70.92	334.89
C7	388.73	82.74	388.71
C8	442.55	94.56	442.53
C9	496.37	106.38	496.35
C10	550.19	118.20	550.17
C11	604.01	129.99	603.99
C12	657.83	141.81	657.81
C13	711.65	153.63	711.63
C14	765.47	165.45	765.45
C15	819.29	177.27	819.27
C16	873.11	189.09	873.09
C17	926.93	200.91	926.91
C18	980.75	212.73	980.73
C19	1034.57	224.55	1034.55
C20	1088.39	236.37	1088.37
C21	1142.21	248.19	1142.19
C22	1196.03	259.99	1196.01
C23	1249.85	271.81	1249.83
C24	1303.67	283.63	1303.65
C25	1357.49	295.45	1357.47
C26	1411.31	307.27	1411.29
C27	1465.13	319.09	1465.11
C28	1518.95	330.91	1518.93
C29	1572.77	342.73	1572.75
C30	1626.59	354.55	1626.57
C31	1680.41	366.37	1680.39
C32	1734.23	378.19	1734.21
C33	1788.05	389.99	1788.03
C34	1841.87	401.81	1841.85
C35	1895.69	413.63	1895.67
C36	1949.51	425.45	1949.49
C37	2003.33	437.27	2003.31
C38	2057.15	449.09	2057.13
C39	2110.97	460.91	2110.95
C40	2164.79	472.73	2164.77
C41	2218.61	484.55	2218.59
C42	2272.43	496.37	2272.41
C43	2326.25	508.19	2326.23
C44	2380.07	519.99	2379.99
C45	2433.89	531.81	2433.87
C46	2487.71	543.63	2487.69
C47	2541.53	555.45	2541.51
C48	2595.35	567.27	2595.33
C49	2649.17	579.09	2649.15
C50	2702.99	590.91	2702.97
C51	2756.81	602.73	2756.79
C52	2810.63	614.55	2810.61
C53	2864.45	626.37	2864.43
C54	2918.27	638.19	2918.25
C55	2972.09	649.99	2972.07
C56	3025.91	661.81	3025.89
C57	3079.73	673.63	3079.71
C58	3133.55	685.45	3133.53
C59	3187.37	697.27	3187.35
C60	3241.19	709.09	3241.17
C61	3295.01	720.91	3294.99
C62	3348.83	732.73	3348.81
C63	3402.65	744.55	3402.63
C64	3456.47	756.37	3456.45
C65	3510.29	768.19	3510.27
C66	3564.11	779.99	3564.09
C67	3617.93	791.81	3617.91
C68	3671.75	803.63	3671.73
C69	3725.57	815.45	3725.55
C70	3779.39	827.27	3779.37
C71	3833.21	839.09	3833.19
C72	3887.03	850.91	3887.01
C73	3940.85	862.73	3940.83
C74	3994.67	874.55	3994.65
C75	4048.49	886.37	4048.47
C76	4102.31	898.19	4102.29
C77	4156.13	909.99	4156.11
C78	4209.95	921.81	4209.93
C79	4263.77	933.63	4263.75
C80	4317.59	945.45	4317.57
C81	4371.41	957.27	4371.39
C82	4425.23	969.09	4425.21
C83	4479.05	980.91	4479.03
C84	4532.87	992.73	4532.85
C85	4586.69	1004.55	4586.67
C86	4640.51	1016.37	4640.49
C87	4694.33	1028.19	4694.31
C88	4748.15	1039.99	4748.13
C89	4801.97	1051.81	4801.95
C90	4855.79	1063.63	4855.77
C91	4909.61	1075.45	4909.59
C92	4963.43	1087.27	4963.41
C93	5017.25	1099.09	5017.23
C94	5071.07	1110.91	5071.05
C95	5124.89	1122.73	5124.87
C96	5178.71	1134.55	5178.69
C97	5232.53	1146.37	5232.51
C98	5286.35	1158.19	5286.33
C99	5340.17	1169.99	5340.15
C100	5393.99	1181.81	5393.97

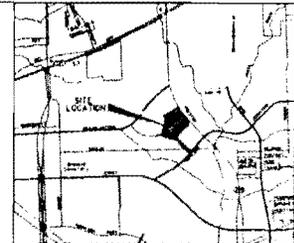
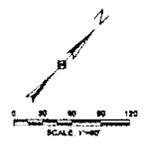
POINT OF COMMENCING

POINT OF BEGINNING

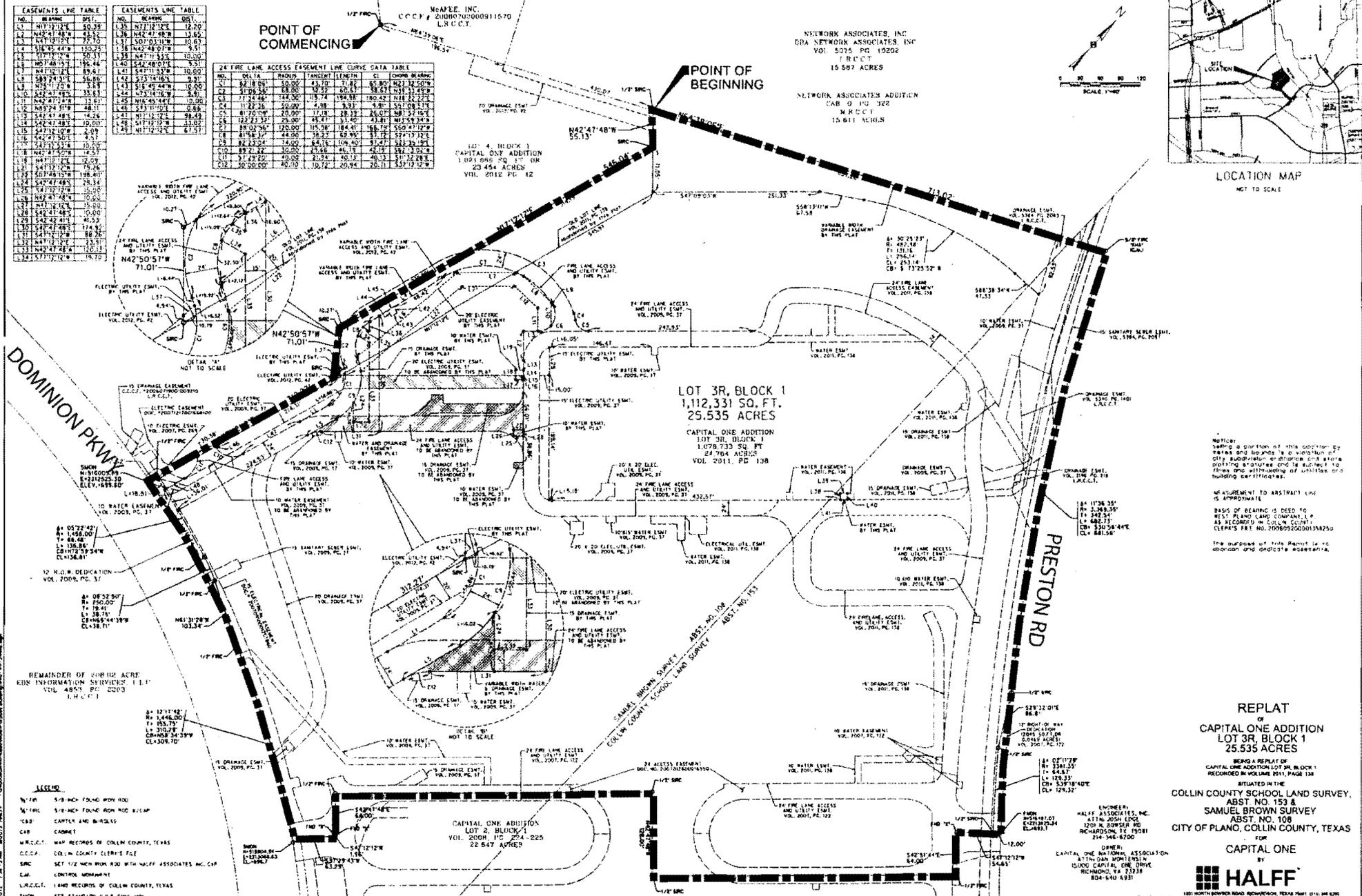
McAFFEE, INC.
C.C.P.C. # 200807000811570
L.R.C.C.T.

NETWORK ASSOCIATES, INC.
DBA NETWORK ASSOCIATES INC
VOL. 5075 PG. 10202
P.R.C.C.T.
15.587 ACRES

NETWORK ASSOCIATES ADDITION
CAR O 110 322
M.R.C.C.T.
15.611 ACRES



LOCATION MAP
NOT TO SCALE



Notice: Having a portion of this addition by means and location is a violation of city subdivision ordinance and every platting signature and is subject to fines and withholding of utilities and building certificates.

ASSIGNMENT TO ABSTRACT AND IS APPROVED

RECORDING INFORMATION: THIS PLAT IS BEING RECORDED IN VOLUME 5075, PAGE 10202 OF THE PUBLIC RECORDS OF COLLIN COUNTY, TEXAS.

THE PURPOSE OF THIS REPORT IS TO RECORD AND DELINEATE EASEMENTS.

REPLAT
OF
CAPITAL ONE ADDITION
LOT 3R, BLOCK 1
25.535 ACRES

BEING A REPLAT OF CAPITAL ONE ADDITION LOT 3R, BLOCK 1 RECORDED IN VOLUME 2011, PAGE 138

SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABST. NO. 153 & SAMUEL BROWN SURVEY, ABST. NO. 108

CITY OF PLANO, COLLIN COUNTY, TEXAS FOR CAPITAL ONE

BY
HALFF

1501 NORTH BOWSER ROAD, RICHARDSON, TEXAS 75081 (972) 464-6200
FAX: (972) 464-6201
WWW.HALFF.COM

LEGEND
1/4" = 1' SCALE
1/8" = 2' SCALE
1/16" = 4' SCALE
1/32" = 8' SCALE
1/64" = 16' SCALE
1/128" = 32' SCALE
1/256" = 64' SCALE
1/512" = 128' SCALE
1/1024" = 256' SCALE
1/2048" = 512' SCALE
1/4096" = 1024' SCALE
1/8192" = 2048' SCALE
1/16384" = 4096' SCALE
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LEGAL DESCRIPTION

BEING a tract of land situated in the Samuel Brown Survey, Abstract No. 108, and the Collin County School Land Survey, Abstract No. 153, in the City of Plano, Collin County, Texas, being a part of those two tracts of land described in deeds to Capital One National Association as recorded in Collin County Clerk's File (C.C.C.) No. 2007051010001730 Land Records of Collin County, Texas (L.R.C.C.T.), and being part of Lot 3R, Block 1 of the Final Plat of Capital One Addition Lot 3R, Block 1, an addition to the City of Plano as recorded in Volume 2011, Page 138, of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found at the southwest corner of a tract of land described in deed to McAfee, Inc., recorded in Collin County Clerk's File (C.C.C.) No. L.R.C.C.T., and being a re-entrant corner on the north line of Lot 4, Block 1 of the Revised Conveyance Plat of Capital One Addition Lot 3 R, 4, Block 1, an addition to the City of Plano as recorded in Volume 2010, Page 42, O.P.R.C.C.T.;

THENCE North 44 degrees 39 minutes 06 seconds East, with the southeast line of said McAfee tract, and a north line of Lot 4, passing at a collinear distance of 136.54 feet the southeast corner of said McAfee tract, also being the southwest corner of Network Associates, an addition to the City of Plano according to the plat thereof recorded in Cabinet D, Page 322, of the Map Records of Collin County, Texas (M.R.C.C.T.), and continuing along the southeast line of said Network Associates addition and the north line of said Lot 4, a total distance of 430.07 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "Midif Assoc. Inc. Perimeter" referred to as "with cap 1" set for the northwesterly corner of said Capital One Addition Lot 3R, Block 1, for THE POINT OF BEGINNING of the herein described tract;

THENCE North 64 degrees 39 minutes 06 seconds East, continuing along the southeast line of said Network Associates addition and along the northwesterly line of said Lot 3R, Block 1, a distance of 113.02 feet to a 3/8-inch iron rod with a cap stamped "Kimmey-Horn" found on the westerly right-of-way line of Preston Road (State Highway 48) (variable width right-of-way) for the beginning of a non-tangent curve to the left with a radius of 3,369.35 feet and a chord bearing South 30 degrees 56 minutes 44 seconds East, a distance of 68.56 feet;

THENCE Southeasterly along said westerly right-of-way line and with said curve to the left, through a central angle of 11 degrees 36 minutes 35 seconds, an arc distance of 582.73 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 29 degrees 32 minutes 01 second East, continuing along said westerly right-of-way line, a distance of 86.81 feet to a 1/2-inch iron rod with cap set for the beginning of a non-tangent curve to the left with a radius of 3,381.35 feet and a chord bearing South 33 degrees 16 minutes 40 seconds East, a distance of 129.32 feet;

THENCE Southeasterly along said westerly right-of-way line and with said curve to the left, through a central angle of 02 degrees 11 minutes 29 seconds, an arc distance of 129.33 feet to a 1/2-inch iron rod with cap set for the southeasterly corner of said Lot 3R, Block 1, also being on the northerly line of Lot 2, Block 1 of the Final Plat of Capital One Addition Lot 2, Block 1, an addition to the City of Plano, recorded in Volume 2008, Page 224-225, L.R.C.C.T.;

THENCE departing said westerly right-of-way line and along the common line southerly line of said Lot 3R, Block 1 and northerly line of said Lot 2, Block 1 the following bearings and distances:

South 41 degrees 12 minutes 12 seconds West, a distance of 54.65 feet to an "X" in concrete found for corner;

South 42 degrees 51 minutes 44 seconds East, a distance of 84.00 feet to a 1/2-inch iron rod with cap found for corner;

South 41 degrees 12 minutes 12 seconds West, a distance of 451.86 feet to a 1/2-inch iron rod with cap set for corner;

North 42 degrees 41 minutes 46 seconds West, a distance of 126.00 feet to a 1/2-inch iron rod with cap set for corner;

South 41 degrees 12 minutes 12 seconds West, a distance of 411.59 feet to a 1/2-inch iron rod with cap found for corner;

South 42 degrees 41 minutes 46 seconds East, a distance of 64.00 feet to an "X" in concrete found for corner;

South 41 degrees 12 minutes 12 seconds West, a distance of 1.56 feet to an "X" in concrete found for corner;

South 37 degrees 29 minutes 43 seconds West, a distance of 63.29 feet to a standard C.D.P. concrete monument set for corner on the easterly right-of-way line of Dominion Parkway as recorded in C.C.C.F. No. 200610200108310, L.R.C.C.T., and being on a non-tangent curve to the left with a radius of 1,446.00 feet and a chord bearing North 58 degrees 34 minutes 39 seconds West, a distance of 309.10 feet;

THENCE Northwesterly departing said common line and along said easterly right-of-way line and with said curve to the left, through a central angle of 12 degrees 11 minutes 42 seconds, an arc distance of 310.29 feet to a 1/2-inch iron rod with cap found for corner;

THENCE North 61 degrees 31 minutes 28 seconds East, along the northeasterly line of a 2,489 square foot right-of-way tract as dedicated by said Capital One Addition Lot 3R, Block 1 Addition, a distance of 103.34 feet to a 1/2-inch iron rod with cap found for the beginning of a non-tangent curve to the left with a radius of 250.00 feet and a chord bearing North 85 degrees 44 minutes 39 seconds West, a distance of 38.71 feet;

THENCE Northwesterly continuing along the northeast line of said right-of-way dedication and with said curve to the left, through a central angle of 08 degrees 52 minutes 50 seconds, an arc distance of 36.75 feet to a 1/2-inch iron rod with cap found for the beginning of a non-tangent curve to the left with a radius of 1,458.00 feet and a chord bearing North 72 degrees 59 minutes 54 seconds East, a distance of 136.81 feet;

THENCE Northwesterly continuing along the northeast line of said right-of-way dedication and with said curve to the left, through a central angle of 05 degrees 22 minutes 42 seconds, an arc distance of 116.18 feet to a 1/2-inch iron rod with cap found for the southwest corner of said Lot 3R, Block 1, also being on the southerly line of said Lot 4, Block 1;

THENCE departing said right-of-way line and along the common line between said Lot 3R, Block 1 and Lot 4, Block 1, the following bearings and distances:

North 11 degrees 12 minutes 12 seconds East, a distance of 312.27 feet to a 1/2-inch iron rod with cap set for corner;

North 42 degrees 50 minutes 57 seconds West, a distance of 71.01 feet to a 1/2-inch iron rod with cap set for corner;

North 17 degrees 12 minutes 12 seconds East, a distance of 546.04 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 42 degrees 41 minutes 46 seconds West, continuing along said common line, a distance of 55.13 feet to the POINT OF BEGINNING AND CONTAINING 1,112.331 square feet or 25,535 acres of land, more or less.

SURVEYOR'S CERTIFICATE

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

PRELIMINARY - FOR REVIEW ONLY

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

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 Andrew J. Shaffer, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Signature _____

Printed Name _____

Notary Public, State of Texas
My Commission Expires _____

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT CAPITAL ONE NATIONAL ASSOCIATION acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as CAPITAL ONE ADDITION LOT 3R, BLOCK 1

an addition to the City of Plano, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and ways shown thereon. The streets and ways are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated for the public use 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 so 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 the same unless the easement limits the use to particular utilities. said use by public utilities being subordinate to the Public's and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Plano and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems, without the necessity of any time procuring permission from anyone.

That the undersigned does hereby covenant and agree that he (they) and construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking". The police or fire duly authorized representative and he hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

The undersigned does covenant and agree that the Access Easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for fire Department and emergency use in, along, upon and across said premises, with the right and privilege of 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 plotting ordinances, rules, regulations and resolutions of the City of Plano, Texas.

WITNESS, my hand, this the ____ day of _____, 2012.

By: CAPITAL ONE NATIONAL ASSOCIATION

STATE OF VIRGINIA

COUNTY OF FAIRFAX

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

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

Signature _____

Printed Name _____
Notary Public, State of Virginia

My commission expires _____

The purpose of this Replat is to abandon and dedicate easements.

CERTIFICATE OF APPROVAL

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

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

Secretary, Planning & Zoning Commission or City Engineer, City of Plano, TX

STATE OF TEXAS

COUNTY OF COLLIN

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

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

Signature _____

Printed Name _____

Texas

My commission expires _____

STATE OF TEXAS

COUNTY OF COLLIN

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

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

Signature _____

Printed Name _____

Texas

My commission expires _____

REPLAT
OF
CAPITAL ONE ADDITION
LOT 3R, BLOCK 1
25.535 ACRES

BEING A REPLAT OF
CAPITAL ONE ADDITION LOT 3R, BLOCK 1
RECORDED IN VOLUME 2011, PAGE 138
SITUATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY,
ABST. NO. 153 &
SAMUEL BROWN SURVEY,
ABST. NO. 108
CITY OF PLANO, COLLIN COUNTY, TEXAS
FOR

CAPITAL ONE
BY

ENGINEER,
HALFF ASSOCIATES, INC.
1776 FISH CREEK
1201 N. BOWSER RD.
RICHMOND, TX 75281
214-346-6200



1201 NORTH BOWSER ROAD, RICHMOND, TEXAS 75281 (214) 346-6200
SCALE: 1"=100' ATD: 2/4/12 DATE: APRIL, 2012