

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

June 18, 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 June 4, 2012, Planning & Zoning Commission meeting</p> <p>4 General Discussion: The Planning & Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning & Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning & Zoning Commission authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.</p> <p><u>CONSENT AGENDA</u></p> <p>5a BM Preliminary Plat: Granite Park, Block A, Lot 3 - General office on one lot on 6.6± acres located at the southeast corner of Dallas North Tollway and Granite Parkway. Zoned Central Business-1/Dallas North Tollway Overlay District. Neighborhood #8. Applicant: Tollway/121 Partners, LTD</p> <p>5b EH Preliminary Plat: Headquarters Place Addition, Block A, Lot 1 - General office on one lot on 5.8± acres located at the northeast corner of Headquarters Drive and Bellevue Drive. Zoned Commercial Employment/Preston Road Overlay District. Neighborhood #8. Applicant: MC DFW Property Co., Ltd.</p>	

<p>5c EH</p>	<p>Final Plat: Royal Addition No. 2, Block A, Lot 5 - Restaurant on one lot on 1.2± acres located at the southeast corner of U.S. Highway 75 and Ozark Drive. Zoned Corridor Commercial. Neighborhood #59. Applicant: In-N-Out Burgers</p>	
<p>5d JH</p>	<p>Preliminary Site Plan: White Rock Crossing, Block A, Lot 4 - Day care center on one lot on 0.9± acre located at the southwest corner of McDermott Road and Rasor Boulevard. Zoned Retail. Neighborhood #1. Applicant: Lake's Little Scholars Montessori, LLC</p>	
<p><u>END OF CONSENT AGENDA</u></p>		
<p><u>PUBLIC HEARINGS</u></p>		
<p>6 BM</p>	<p>Public Hearing: Zoning Case 2012-18 - Request for Specific Use Permit for Day Care Center (In-home) on 0.1± acre located on the north side of Oakland Hills Drive, 640± feet west of Norman Drive. Zoned Single-Family Residence-7. Tabled June 4, 2012. Applicant: Connie Cosgrove</p>	
<p>7 JH</p>	<p>Public Hearing - Preliminary Replat & Revised Site Plan: EDS Health & Fitness Center, Block A, Lot 1R - General Office on one lot on 26.5± acres located at the northeast corner of Tennyson Parkway Road and Windcrest Drive. Zoned Commercial Employment. Neighborhood #16. Applicant: Tyler Technologies, Inc.</p>	
<p>8 BM</p>	<p>Public Hearing - Replat & Revised Preliminary Site Plan: Village of Stonebriar, Block A, Lots 3R, 4, & 5 - Two restaurants and a bank on three lots on 4.4± acres located at the southeast corner of State Highway 121 and Parkwood Boulevard. Zoned Commercial Employment/State Highway 121 Overlay District. Neighborhood #8. Applicant: USL Frisco, LLC</p>	
<p>9 EH</p>	<p>Public Hearing - Extension of Approval for Preliminary Replat: Huffines Dodge Addition Block A, Lots 1R & 3R - Long-term care facility and new car dealer on two lots on 16.0± acres located on the southeast corner of Plano Parkway and Ohio Drive and on the north side of Tradition Trail, 470± feet east of Ohio Drive. Zoned Planned Development-426-Retail/General Office with Specific Use Permit #384 for New and Used Car Dealer. Neighborhood #55. Applicant: First Trail Capital Funding LLC, HPPL Limited & Huffines Dodge</p>	
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>10 EH</p>	<p>Extension of Approval for Site Plan: Huffines Dodge Addition Block A, Lot 3R - Long-term care facility on one lot on 5.6± acres located on the north side of Tradition Trail, 470± feet east of Ohio Drive. Zoned Planned Development-426-Retail/General Office. Neighborhood #55. Applicant: First Trail Capital Funding LLC & HPPL Limited</p>	

<p>11 EH</p>	<p>Request to Call a Public Hearing - A request to call a public hearing to rescind Specific Use Permits for Private Clubs on properties not presently being used for on-premise alcohol sales and for properties where restaurants are now operating with mixed beverage permits. Applicant: City of Plano</p>	
<p>12 BM</p>	<p>Discussion & Direction: Car Wash Uses - Discussion and direction regarding the zoning districts where car wash uses are allowed by right. Applicant: City of Plano</p>	
<p>13 PJ</p>	<p>Discussion: Elements and Characteristics of Mixed-Use Development - Discussion regarding elements and characteristics of mixed-use development. Applicant: City of Plano</p>	
<p>14 EH</p>	<p>Nomination and Election of 2nd Vice Chair - Nomination and Election of 2nd Vice Chair for the Planning & Zoning Commission. Applicant: City of Plano</p>	
<p>15</p>	<p>Items for Future Discussion - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p>	
<p>Council Liaisons: Council Member Pat Miner and Council Member Lee Dunlap</p>		
<p style="text-align: center;">ACCESSIBILITY STATEMENT</p>		
<p>Plano Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning Department at (972) 941-7151.</p>		

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

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

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

- 15 minutes for the applicant - After the public hearing is opened, the Chair of the Planning & Zoning Commission will ask the applicant to speak first.
- 3 minutes each for all other speakers, up to a maximum of 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
June 4, 2012

COMMISSIONERS PRESENT

Chris Caso, Chairman
Fred Balda, 2nd Vice Chair
Olufemi Adeoye
Tracey Dry
Michael Coleman
Douglas Cargo
David Downs
Alan Smith

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

Chairman Caso called the meeting to order on Monday, June 4, 2012, at 7:00 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 May 7, 2012, Planning & Zoning Commission meeting minutes. Commissioner Cargo seconded the motion, which passed 8-0.

COMMENTS OF PUBLIC INTEREST

There were no comments of public interest.

CONSENT AGENDA

Commissioner Coleman made a motion to approve the consent agenda as submitted. Commissioner Downs seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 5A - PRELIMINARY PLAT
61/14TH/RIGSBEE ADDITION, BLOCK A, LOT 1
APPLICANT: AZAR CAPITAL INVESTMENTS, LTD.**

Retail on one lot on 1.2± acres located on the south side of 14th Street, 530± feet west of Rigsbee Drive. Zoned Retail. Neighborhood #61.

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

**AGENDA ITEM NO. 5B - PRELIMINARY PLAT
26/NORTH 40 DEALERSHIP ADDITION, BLOCK 1, LOT 1
APPLICANT: PARK PLACE LX LAND COMPANY NO. 1, LTD.**

New car dealer on one lot on 27.6± acres located at the southwest corner of Spring Creek Parkway and Dallas North Tollway. Zoned Commercial Employment/Dallas North Tollway Overlay District with Specific Use Permit #615 for New Car Dealer. Neighborhood #26.

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

**AGENDA ITEM NO. 5C - FINAL PLAT
1/BEVERLY HILLS ESTATES
APPLICANT: BEVERLY HILLS ESTATES, PLANO**

50 Planned Development Single-Family Residence-6 lots and one open space lot on 11.1± acres located on the east side of Ohio Drive, 641± feet north of Rasor Boulevard. Zoned Planned Development-213-Single-Family Residence-6. Neighborhood #1.

Approved as submitted.

**AGENDA ITEM NO. 5D - PRELIMINARY SITE PLAN
8/GRANITE PARK, BLOCK C, LOT 1
APPLICANT: ARVIND PATEL**

Hotel on one lot on 2.2± acres located on the west side of Parkwood Boulevard, 1,000± feet south of State Highway 121. Zoned Central Business-1/State Highway 121 Overlay District. Neighborhood #8.

Approved as submitted.

**AGENDA ITEM NO. 5E - REVISED CONVEYANCE PLAT
26/NORTH 40 DEALERSHIP ADDITION, BLOCK 1, LOT 3
APPLICANT: PARK PLACE LX LAND COMPANY NO. 1, LTD.**

One conveyance lot on 3.0± acres located on the east side of Communications Parkway, 800± feet south of Spring Creek Parkway. Zoned Regional Employment/Dallas North Tollway Overlay District. Neighborhood #26.

Approved as submitted.

**AGENDA ITEM NO. 5F - REVISED PRELIMINARY SITE PLAN
16/LINCOLN LEGACY, BLOCK A, LOT 2
APPLICANT: LINCOLN BROOKDALE ASSOCIATES, LP**

General office on one lot on 2.6± acres located at the southeast corner of Tennyson Parkway and Dallas North Tollway. Zoned Central Business-1/Dallas North Tollway Overlay District. Neighborhood #16.

Approved subject to dedication of an offsite parking easement, on Lincoln Legacy One, Block A, Lot 1, in favor of the subject property.

**AGENDA ITEM NO. 5G - REVISED CONCEPT PLAN
14/PALOMINO CROSSING ADDITION, BLOCK 1, LOTS 1-10
APPLICANT: SEALY SPRING CREEK PARTNERS, LP**

Office, retail, and restaurant on ten lots on 52.4± acres located at the southeast corner of Spring Creek Parkway and State Highway 121. Zoned Commercial Employment. Neighborhood #14.

Approved as submitted.

**AGENDA ITEM NO. 5H - REVISED CONVEYANCE PLAT
14/PALOMINO CROSSING ADDITION, BLOCK 1, LOTS 1-4
APPLICANT: SEALY SPRING CREEK PARTNERS, LP**

Four conveyance lots on 52.4± acres located at the southeast corner of Spring Creek Parkway and State Highway 121. Zoned Commercial Employment. Neighborhood #14.

Approval as submitted.

**AGENDA ITEM NO. 5I - PRELIMINARY PLAT
40/PARKWAY CENTRE ADDITION, PHASE 5, BLOCK C, LOT 8
APPLICANT: BLUE QUAIL IV**

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

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

**AGENDA ITEM NO. 5J - REVISED SITE PLAN
32/PRESTON PARKER CENTER NO. 2, BLOCK A, LOT 1R-E
APPLICANT: PRESTON PARKER CROSSING, LTD.**

Restaurant on one lot on 1.0± acre located on the east side of Preston Road, 240± feet north of Parker Road. Zoned Planned Development-184-Retail/General Office/Preston Road Overlay District. Neighborhood #32.

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. 6 - PUBLIC HEARING
ZONING CASE 2012-16
APPLICANT: HD DEVELOPMENT PROPERTIES, LP**

Eric Hill, Sr. Planner, stated this is a request for Specific Use Permit for Truck/Bus Leasing on 11.4± acres located on the south side of Park Boulevard, 700± feet west of Dallas North Tollway. Zoned Regional Commercial/Dallas North Tollway Overlay District with Specific Use Permit #427 for Building Material Sales. Staff recommended approval subject to truck/bus leasing permitted as an accessory use only. There were no letters received in support of the item and no letters received in opposition of the item.

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

After some discussion, 2nd Vice Chair Balda made a motion to approve the item as submitted. Commissioner Downs seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 7 - PUBLIC HEARING
ZONING CASE 2012-17
APPLICANT: HD DEVELOPMENT PROPERTIES, LP**

Mr. Hill stated this is a request for a Specific Use Permit for Truck/Bus Leasing on 11.5± acres located on the south side of State Highway 121, 340± feet east of Ohio Drive. Zoned Regional Commercial/State Highway 121 Overlay District with Specific Use Permit #424 for Building Material Sales. Staff recommended approval subject to truck/bus leasing permitted as an accessory use only. There was one letter received in support of the item and no letters received in opposition.

The public hearing was opened. Mike Roach, applicant, was available to answer any questions. The public hearing was closed.

There being no discussion, Commissioner Downs made a motion to approve the item as submitted. Second Vice Chair Balda seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING
ZONING CASE 2012-18
APPLICANT: CONNIE COSGROVE**

Bester Munyaradzi, Planner, stated this is a request for a Specific Use Permit for Day Care Center (In-home) on 0.1± acre located on the north side of Oakland Hills Drive, 639± feet west of Norman Drive. Zoned Single-Family Residence-7. Staff recommended that Zoning Case 2012-18 be tabled to the June 18, 2012, Planning & Zoning Commission meeting.

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

There being no discussion, Commissioner Smith made a motion to table the item to the June 18, 2012, Planning & Zoning Commission meeting. Commissioner Cargo seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING
67/REPLAT: L.A. DAVIS ADDITION, BLOCK 3, LOT 9R
APPLICANT: HOUSE ON THE CORNER FOUNDATION, LLC**

Ms. Munyaradzi stated this is a request for one General Residential lot on 0.2± acre located on the west side of G Avenue and 320± feet south of 11th Street. Zoned General Residential. Neighborhood #67. Staff recommended approval as submitted.

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

There being no discussion, Commissioner Coleman made a motion to approve the item as submitted. Commissioner Adeoye seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 10 - PUBLIC HEARING
45/REPLAT: PARK BOULEVARD ESTATES WEST SCHOOL SITE NO. 2, BLOCK
A, LOT 1R
APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT**

Ms. Munyaradzi stated this is a request for a public secondary school on one lot on 89.5± acres located at the northeast corner of Park Boulevard and Independence Parkway. Zoned Single-Family Residence-9. Neighborhood #45. Staff recommended approval as submitted.

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

There being no discussion, Commissioner Dry made a motion to approve the item as submitted. Commissioner Downs seconded the motion, which passed 8-0.

**AGENDA NO. 11 - PUBLIC HEARING
32/REPLAT: PRESTON PARKER CENTER NO. 2, BLOCK A, LOT 1R-C
APPLICANT: PRESTON PARKER CROSSING, LTD.**

Ms. Munyaradzi stated this is a request for retail and restaurant on one lot on 3.9± acres located on the east side of Preston Road, 255± feet north of Parker Road. Zoned Planned Development-184-Retail/General Office/Preston Road Overlay District. Neighborhood #32. Staff recommended approval as submitted.

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

There being no discussion, Commissioner Downs made a motion to approve the item as submitted. Commissioner Coleman seconded the motion, which passed 8-0.

END OF PUBLIC HEARINGS

**AGENDA ITEM NO. 12 - PRELIMINARY SITE PLAN/CONCEPT PLAN
13/LEGACY CENTRAL THEATER ADDITION, BLOCK A, LOTS 2 & 10
APPLICANT: SD APPLE TEXAS PROPERTIES 1, LLC**

Jon Hubach, Planner, stated this is a request for a restaurant and medical office on 6.1± acres located on the west side of U.S. Highway 75, 850± feet north of Legacy Drive. Zoned Corridor Commercial. Neighborhood #13. Staff recommended approval subject to the Planning & Zoning Commission:

1. Granting a variance to the Subdivision Ordinance requirement for direct access to a public street for Lots 2 and 10; and
2. Prior to developing each lot, the applicant shall be responsible for securing the necessary offsite fire lane, access, and utility easements.

After some discussion, Commissioner Dry made a motion to approve the item as submitted. Commissioner Downs seconded the motion, which passed 8-0.

The Commission granted the variance to the Subdivision Ordinance requirement for direct access to a public street for Lots 2 and 10.

**AGENDA ITEM NO. 13 - PRELIMINARY SITE PLAN
67/PALISADES BUSINESS PARK NO. 2, BLOCK B, LOT 2R
APPLICANT: ORIENTAL EXPRESS OF DALLAS**

Mr. Hubach stated this is a request for a restaurant and retail building on one lot on 0.5± acre located on the west side of K Avenue, 300± feet south of Plano Parkway. Zoned Planned Development-465-Light Commercial/190 Tollway/Plano Parkway Overlay District. Neighborhood #67. Staff recommended approval subject to the Board of Adjustment granting a variance to the landscape edge requirements along K Avenue.

There being no discussion, Commissioner Downs made a motion to approve the item as submitted. Commissioner Smith seconded the motion which passed 8-0.

**AGENDA NO. 14 - REQUEST TO CALL PUBLIC HEARING
PLANNED DEVELOPMENT-20-MIXED USE
APPLICANT: U.S. MORTGAGE INVESTORS, INC.**

Tina Firgens, Sr. Planner, stated this is a request to call a public hearing to amend Planned Development-20-Mixed Use zoning district development regulations related to single-family attached uses, located at the northeast corner of Preston Road and Rasor Boulevard. Staff recommended that the Planning & Zoning Commission call a public hearing for this purpose.

After some discussion, Commissioner Cargo made a motion to call a public hearing to amend Planned Development-20-Mixed Use zoning district development regulations related to single-family attached uses, located at the northeast corner of Preston Road and Rasor Boulevard. Commissioner Adeoye seconded the motion, which passed 8-0.

**AGENDA NO. 15 - SELECTION OF DATES FOR WORK SESSIONS AND A TOUR
OF AREA MIXED USE DEVELOPMENTS
APPLICANT: CITY OF PLANO**

Phyllis Jarrell, Planning Manager, stated this is a request for the Commission to identify dates in June for a work session with developers, and a tour date in July.

After some discussion, the Commission chose Wednesday, June 27th, as their first choice for a work session, and Thursday, June 28th, as their second choice. The Commission chose Tuesday, July 17th, as their first choice for a tour date, and Wednesday, July 18th, as their second choice.

**AGENDA NO. 16 - NOMINATION AND ELECTION OF 1ST VICE CHAIR
APPLICANT: CITY OF PLANO**

Ms. Firgens stated this is a request for nomination and election of 1st Vice Chair for the Planning & Zoning Commission. Staff recommended that the Commission take nominations for and elect a new 1st Vice Chair.

Commissioner Cargo nominated 2nd Vice Chair Balda for 1st Vice Chair. Chairman Caso seconded the nomination. Second Vice Chair Balda was elected as 1st Vice Chair by a vote of 8-0.

AGENDA ITEM NO. 17 - ITEMS FOR FUTURE DISCUSSION

The Commission had no items they wished to discuss.

There being no further discussion, Chairman Caso adjourned the meeting at 7:48 p.m.

Chris Caso, Chairman

CITY OF PLANO
PLANNING & ZONING COMMISSION
CONSENT AGENDA ITEMS

June 18, 2012

Agenda Item No. 5a
Preliminary Plat: Granite Park, Block A, Lot 3
Applicant: Tollway/121 Partners, LTD

General office on one lot on 6.6± acres located at the southeast corner of Dallas North Tollway and Granite Parkway. Zoned Central Business-1/Dallas North Tollway Overlay District. Neighborhood #8.

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. 5b
Preliminary Plat: Headquarters Place Addition, Block A, Lot 1
Applicant: MC DFW Property Co., Ltd.

General office on one lot on 5.8± acres located at the northeast corner of Headquarters Drive and Belleview Drive. Zoned Commercial Employment/Preston Road Overlay District. Neighborhood #8.

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
Final Plat: Royal Addition No. 2, Block A, Lot 5
Applicant: In-N-Out Burgers

Restaurant on one lot on 1.2± acres located at the southeast corner of U.S. Highway 75 and Ozark Drive. Zoned Corridor Commercial. Neighborhood #59.

The purpose for the final plat is to dedicate easements necessary for the restaurant development.

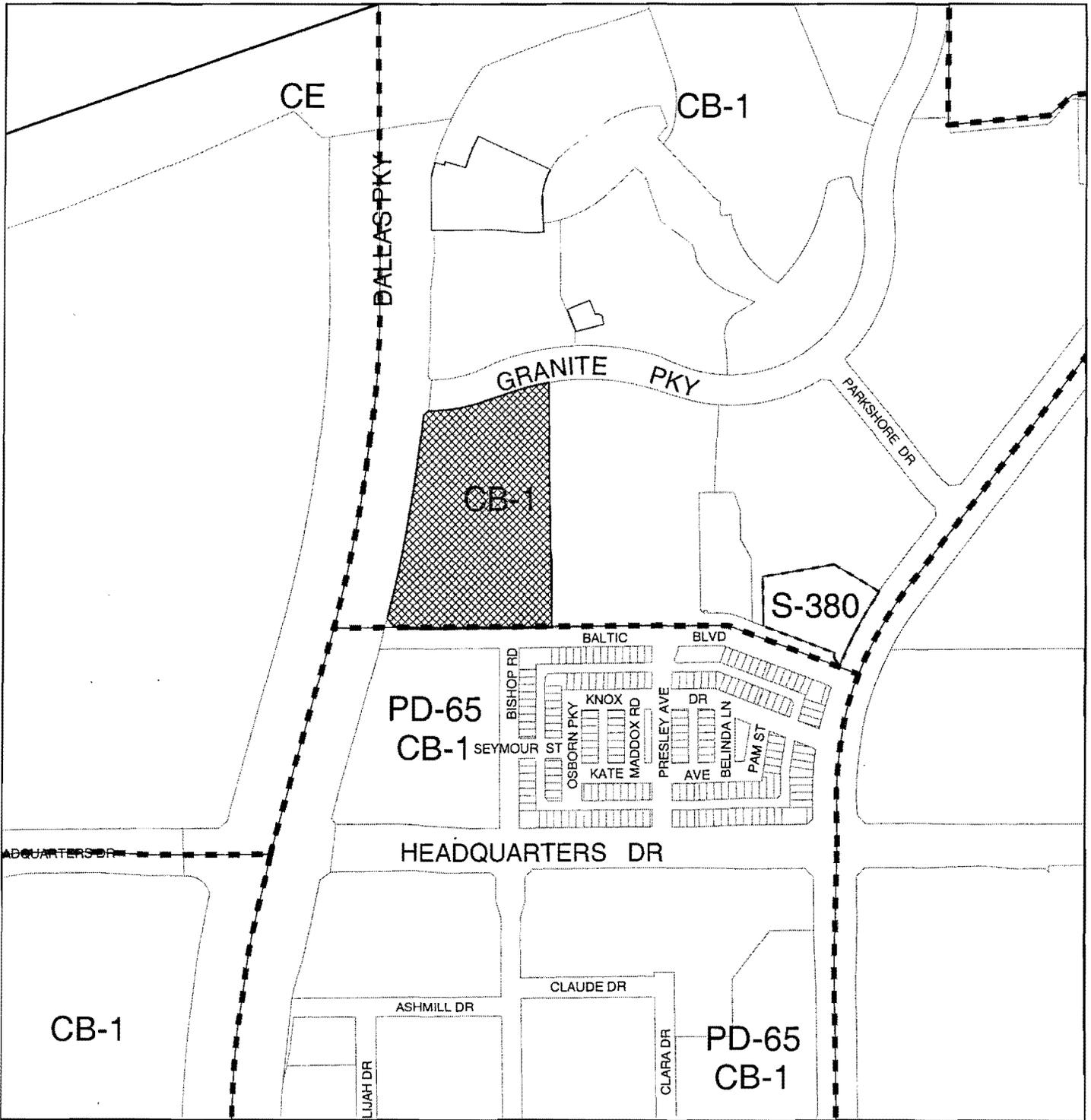
Recommended for approval as submitted.

Agenda Item No. 5d
Preliminary Site Plan: White Rock Crossing, Block A, Lot 4
Applicant: Lake's Little Scholars Montessori, LLC

Day care center on one lot on 0.9± acre located at the southwest corner of McDermott Road and Razor Boulevard. Zoned Retail. Neighborhood #1.

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

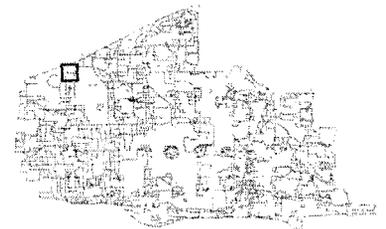
Recommended for approval as submitted.



Item Submitted: PRELIMINARY PLAT

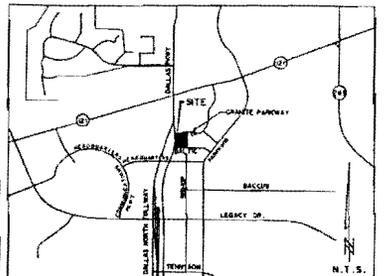
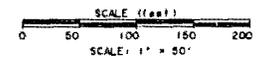
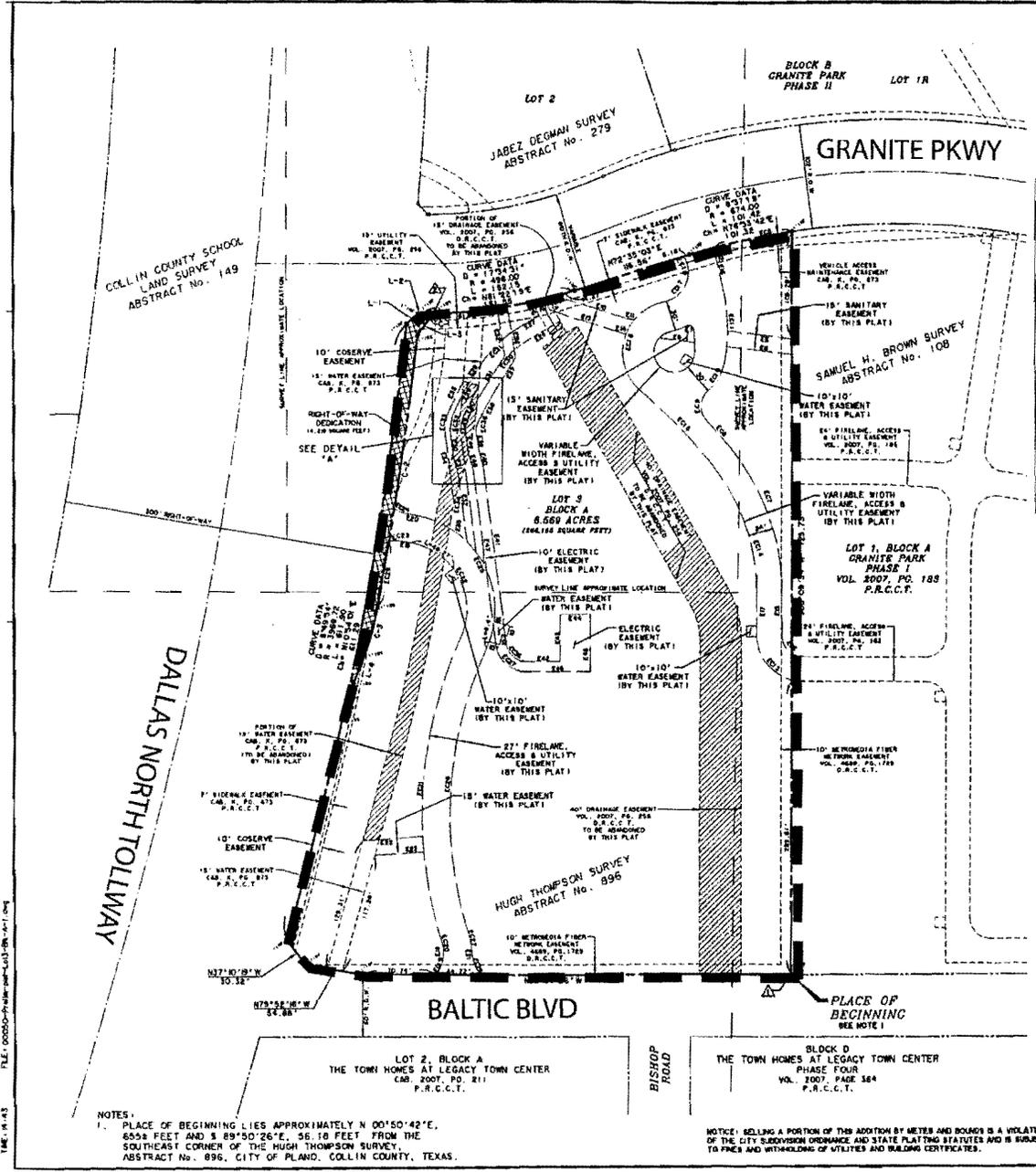
Title: GRANITE PARK
BLOCK A, LOT 3

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



○ 200' Notification Buffer

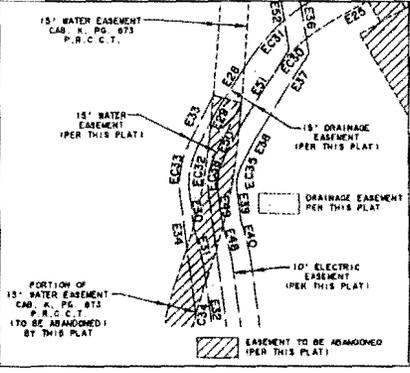




VICINITY MAP
(NOT TO SCALE)

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
EC1	11.84	425.00	128°45'	N83°20'11"W	11.99
EC2	47.64	280.00	10°22'31"	N5°48'10"E	47.57
EC3	25.75	238.89	6°48'37"	S8°18'24"W	26.71
EC4	47.64	280.00	10°22'31"	S88°18'10"W	47.57
EC5	18.27	228.89	8°12'22"	S18°44'10"W	18.24

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
EC6	268.68	2881.72	3°50'22"	N08°12'01"E	268.77
EC7	47.64	280.00	10°22'31"	N5°48'10"E	47.57
EC8	39.54	340.00	7°48'31"	S07°11'54"W	39.59
EC9	78.33	674.00	6°24'30"	S74°00'09"W	78.39
EC10	31.36	340.00	8°12'22"	S44°35'13"E	31.24
EC11	51.00	294.00	34°28'31"	S19°18'24"W	50.25
EC12	39.54	340.00	7°48'31"	S07°11'54"W	39.59
EC13	31.84	20.00	91°11'22"	S01°11'54"W	20.98
EC14	34.16	50.00	39°07'28"	N89°14'30"E	33.49
EC15	72.81	87.00	82°28'24"	S01°34'30"E	73.43
EC16	74.78	80.00	32°08'11"	S01°34'30"E	74.87
EC17	48.89	44.00	89°50'27"	S44°35'13"E	49.14
EC18	84.91	800.00	30°38'24"	N18°18'21"W	83.34
EC19	83.87	816.50	30°15'28"	N18°18'21"W	81.84
EC20	85.64	50.00	152°22'30"	S12°08'08"W	51.60
EC21	45.32	30.00	89°08'16"	N81°43'17"E	41.29
EC22	81.81	20.00	347°00'01"	N27°52'51"W	11.74
EC23	81.83	30.00	40°43'43"	N14°31'31"E	20.80
EC24	107.77	14.00	17°04'03"	N08°13'13"W	10.68
EC25	201.34	428.00	4°18'58"	S01°14'58"W	200.74
EC26	18.04	85.00	104°02'46"	N07°44'25"W	18.04
EC27	807.98	299.00	41°18'57"	S01°14'58"W	281.63
EC28	10.49	85.00	87°32'28"	N89°18'00"W	10.48
EC29	17.88	10.00	147°07'11"	N89°18'00"W	17.41
EC30	64.48	2681.72	0°55'21"	N08°13'13"E	64.69
EC31	44.44	38.90	37°11'33"	S44°35'13"E	44.01
EC32	85.25	101.80	3°17'24"	S44°35'13"E	86.37
EC33	26.54	49.00	33°29'17"	S08°13'13"E	26.16
EC34	28.81	60.00	33°49'17"	S08°13'13"E	28.09
EC35	38.82	238.88	3°16'55"	S10°08'49"W	38.89
EC36	19.81	20.00	33°48'17"	S10°08'49"W	19.84
EC37	28.87	20.00	82°41'03"	S44°35'13"E	28.43
EC38	49.30	80.00	88°14'31"	S44°35'13"E	39.64
EC39	17.31	30.00	83°48'17"	S08°13'13"E	17.49



DETAIL "A"

LINE	LENGTH	BEARING
E1	62.06	S88°31'23"E
E2	8.76	S88°31'23"E
E3	35.01	S88°31'23"E
E4	8.72	S88°31'23"E
E5	47.31	S72°08'34"E
E6	6.93	S82°11'54"E
E7	11.85	S81°18'47"E
E8	76.33	S74°08'33"E
E9	1.97	S88°31'23"E
E10	48.28	N00°00'00"E
E11	30.50	N88°47'23"W
E12	46.26	N00°00'00"E
E13	1.85	N00°00'00"E
E14	11.72	N18°48'58"W
E15	16.78	S79°47'43"E
E16	15.74	S07°18'25"E
E17	58.84	S85°00'47"W
E18	47.69	S88°00'47"W
E19	28.28	S07°18'25"E
E20	39.86	S88°31'23"W
E21	14.83	S28°47'48"E
E22	23.89	S88°31'23"W
E23	80.50	S31°55'45"W
E24	29.09	S28°31'20"W
E25	18.89	S07°18'25"E
E26	84.82	S07°18'25"E
E27	28.37	S48°11'07"E
E28	83.90	S07°18'25"E
E29	6.44	S08°33'52"W
E30	80.26	S08°14'34"E
E31	33.81	S11°17'52"E
E32	17.90	S28°31'20"E
E33	17.33	S07°18'25"E
E34	18.89	S14°54'29"E
E35	88.24	S07°18'25"E
E36	45.77	N00°00'00"E
E37	29.00	N00°00'00"E
E38	50.77	S00°00'00"E
E39	85.08	N00°00'00"E
E40	88.54	S07°18'25"E
E41	8.88	N11°54'32"E
E42	17.95	N07°18'25"E
E43	16.37	N07°18'25"E
E44	80.84	N11°54'32"E
E45	48.81	N08°14'34"W

LINE	LENGTH	BEARING
L-1	18.89	N48°17'08"E
L-2	3.43	S88°50'26"E
L-3	28.68	S37°24'48"W
L-4	28.41	S07°18'25"W

LEGEND

▲ CITY OF PLANO CONCRETE MONUMENT
NORTH CENTRAL TEXAS STATE PLANE
COORDINATE
+ = 8,201,883.086
+ = 516,819.940
ELEV. = 780.10

▲ CITY OF PLANO CONCRETE MONUMENT
NORTH CENTRAL TEXAS STATE PLANE
COORDINATE
+ = 8,201,817.837
+ = 817,684.782
ELEV. = 696.83

LEGEND

E1 EASEMENT LINE IDENTIFIED IN LINE TABLE

C1 CURVE IDENTIFIED IN CURVE TABLE

1/2" Ø RIF 1/2" IRON ROD FOUND

1" Ø RIF 1" IRON ROD SET WITH "NEE & ASSOC. INC." CAP

D.R.C.C.T. DEED RECORDS COLLIN COUNTY TEXAS.

P.R.C.C.T. PLAT RECORDS COLLIN COUNTY TEXAS.

▨ EASEMENT TO BE ABANDONED (PER THIS PLAT)

▧ RIGHT-OF-WAY DEDICATION (PER THIS PLAT)

▲ DENOTES CITY OF PLANO STANDARD MONUMENT

OWNER:
TOLLWAY/181 PARTNERS LTD.
5601 GRANITE PARK, #800
PLANO, TEXAS 75024
CONTACT: DAVID CUNNINGHAM
PH: (972) 731-2300
FAX: (972) 731-2558

ENGINEER:
WIER AND ASSOCIATES, INC.
701 HIGHLANDER BLVD STE 300
ARLINGTON, TEXAS 76015
CONTACT: ULYS LANE, III
PH: (817) 487-7700
FAX: (817) 487-7713

**PRELIMINARY PLAT
LOT 3, BLOCK "A"
GRANITE PARK**

AN ADDITION TO THE CITY OF PLANO,
COLLIN COUNTY, TEXAS, BEING 6.569 ACRES
OF LAND LOCATED IN THE SAMUEL H. BROWN
SURVEY, ABSTRACT NO. 108, THE JABEZ DEGMAN
SURVEY, ABSTRACT NO. 279 AND THE HUGH
THOMPSON SURVEY, ABSTRACT NO. 896,
CITY OF PLANO, COLLIN COUNTY, TEXAS.

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
181 HIGHLANDER BLVD, STE 300 ARLINGTON, TEXAS 76015 (817) 487-7700
www.wierandassociates.com

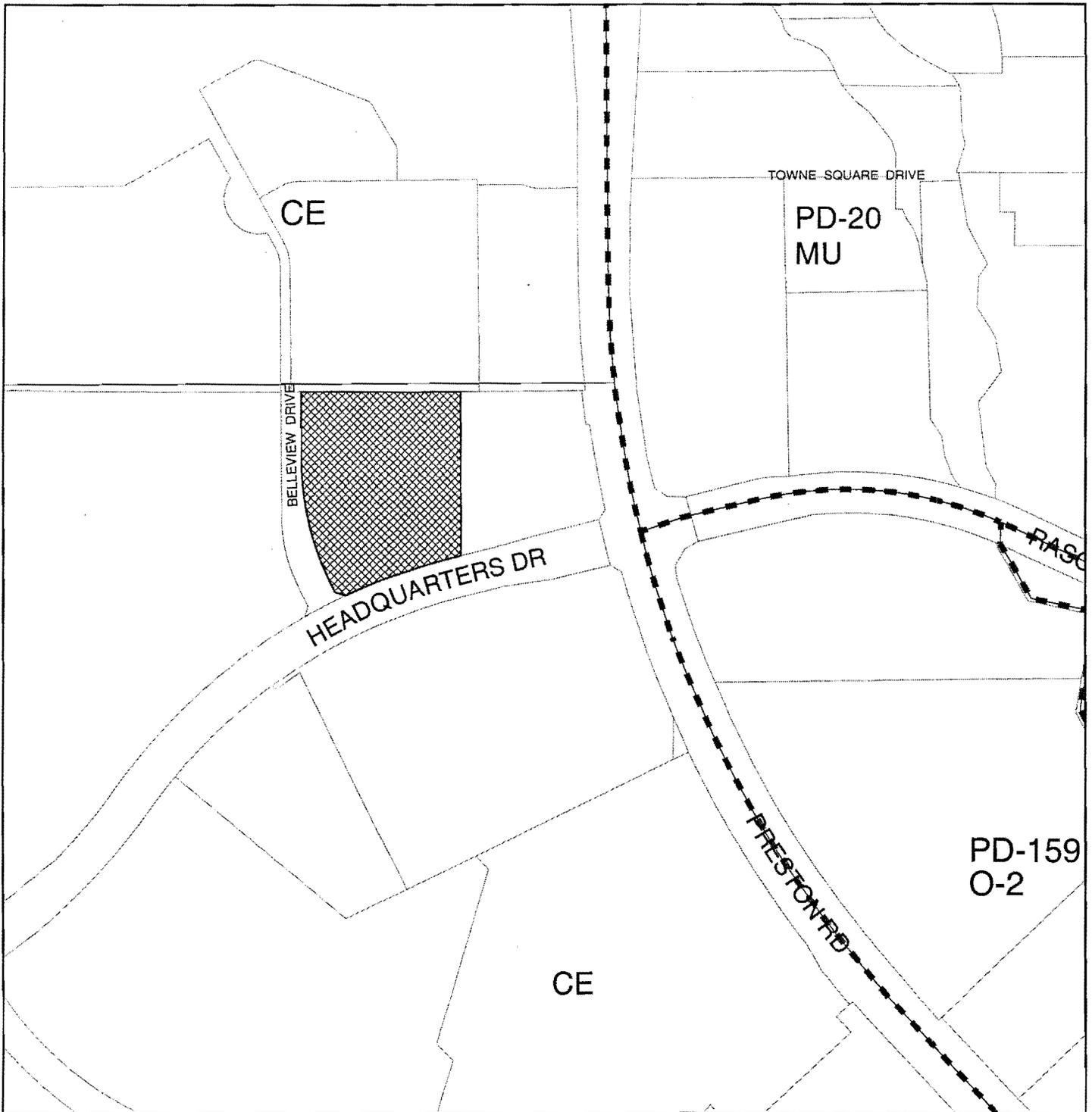
SCALE: 1" = 50'
SHEET 1 OF 2
DATE: 06-09-2012
W.A. NO. 00050

FILE: 000000-Plat-181-103-2012-101

NOTES

1. PLACE OF BEGINNING LIES APPROXIMATELY N 00°50'42"E,
655.8 FEET AND S 89°50'26"E, 36.18 FEET FROM THE
SOUTHEAST CORNER OF THE HUGH THOMPSON SURVEY,
ABSTRACT NO. 896, CITY OF PLANO, COLLIN COUNTY, TEXAS.

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION
OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATING STATUTES AND IS SUBJECT
TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING CERTIFICATES.



Item Submitted: PRELIMINARY PLAT

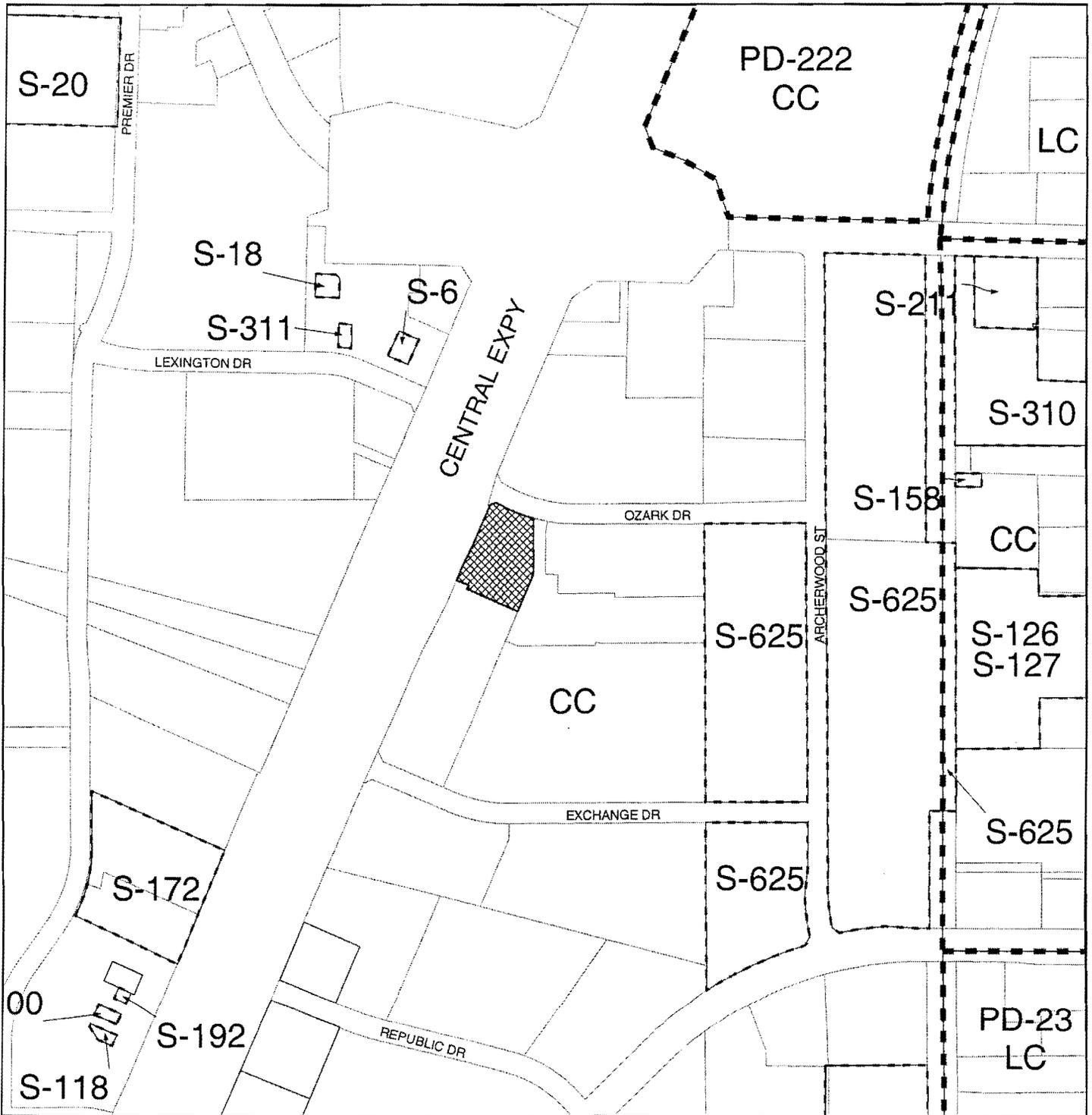
Title: HEADQUARTERS PLACE ADDITION
BLOCK A, LOT 1

Zoning: COMMERCIAL EMPLOYMENT/
PRESTON ROAD OVERLAY DISTRICT



○ 200' Notification Buffer

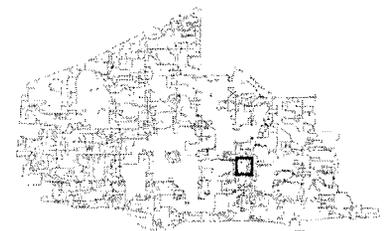




Item Submitted: FINAL PLAT

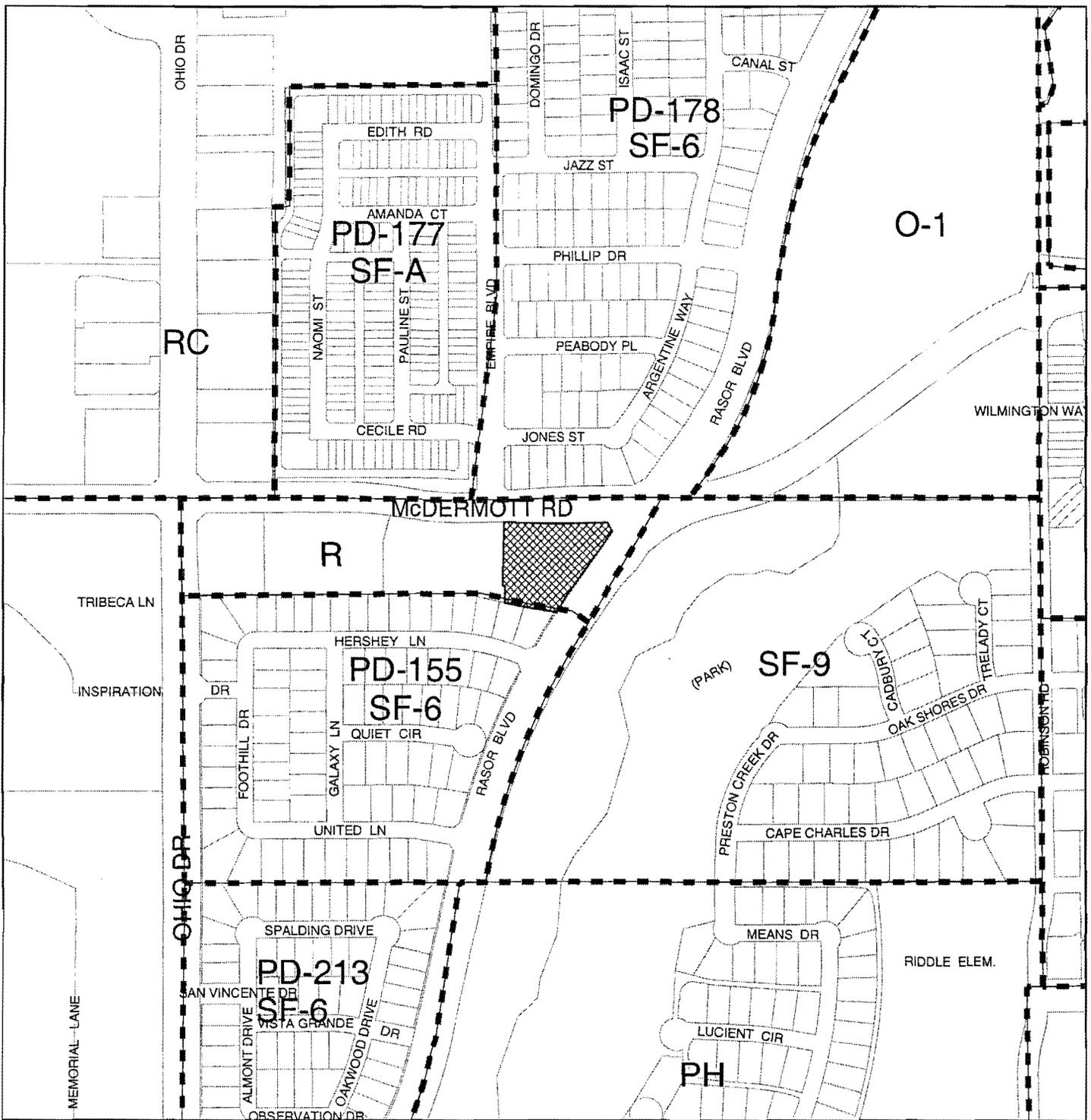
Title: ROYAL ADDITION NO. 2
BLOCK A, LOT 5

Zoning: CORRIDOR COMMERCIAL



○ 200' Notification Buffer

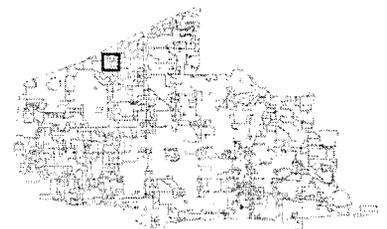




Item Submitted: PRELIMINARY SITE PLAN

Title: WHITE ROCK CROSSING
BLOCK A, LOT 4

Zoning: RETAIL



○ 200' Notification Buffer

CITY OF PLANO
PLANNING & ZONING COMMISSION

June 18, 2012

Agenda Item No. 6

Public Hearing: Zoning Case 2012-18

Applicant: Connie Cosgrove

DESCRIPTION:

Request for Specific Use Permit for Day Care Center (In-home) on 0.1± acre located on the north side of Oakland Hills Drive, 640± feet west of Norman Drive. Zoned Single-Family Residence-7. Tabled June 4, 2012.

REMARKS:

This item was tabled at the June 4, 2012, Planning & Zoning Commission meeting. It must be removed from the table.

The requested zoning is a Specific Use Permit (SUP) for Day Care Center (In-home). The Zoning Ordinance defines day care center (in-home) as an operation providing care in the caretaker's residence for less than 24 hours a day for up to 12 children under the age of 14, provided that the total number of children, including the caretaker's own children, is no more than 12 at any time. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application.

In order to ensure compliance with applicable zoning regulations and building code requirements, during mid-2011 the Building Inspections Department began requiring applicants to specify the number of children on an in-home day care center permit application. The in-home day care center permit application is linked to the fire safety inspection that applicants are required to obtain for their state licensing. Since the fire safety inspection is required annually, this allows the city a more effective manner to enforce zoning and health safety code requirements.

This is an existing in-home day care center and the applicant is seeking an SUP in order to provide child care to more than eight children. This in-home day care center has been in operation since 1998 providing child care services to ten children. The Zoning Ordinance requires an SUP for Day Care Center (In-home) that provides care to

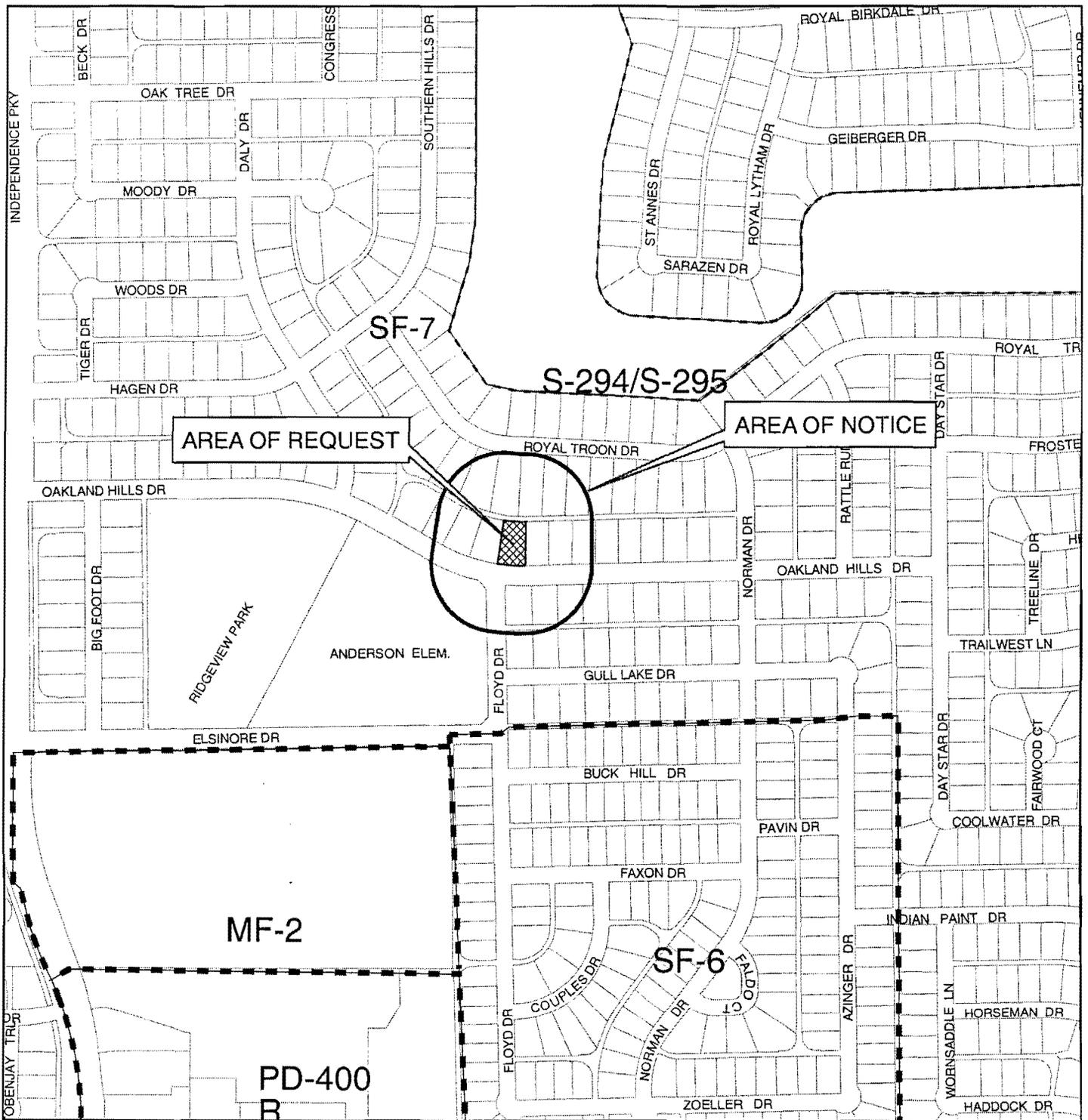
more than eight children. Due to the number of children, the applicant could not obtain a renewed Certificate of Occupancy (CO) without an SUP for Day Care Center (In-home) to meet the Zoning Ordinance requirements, as well as to meet the state requirement as noted above. The applicant is also required to comply with Subsection 3.110 (Home Occupations) of Section 3.100 (Supplementary Regulations for Principal Permitted Uses and Specific Uses) of Article 3 (Supplementary Regulations) of the Zoning Ordinance.

Children at this in-home day care center are dropped off and picked up at different times, in order to minimize possible traffic problems within the neighborhood. While the property is located mid-block, Oakland Hills Drive is a collector street with a wider pavement width (37 feet) designed to accommodate on-street parking while still allowing remaining traffic to circulate through the neighborhood. The wider pavement is sufficient to accommodate parking along the front of the property when dropping off and picking up children.

On June 11, 2012, the City Council directed staff to initiate amendments to the Zoning Ordinance that would further limit the number of children allowed in an in-home day care center. However, the Commission is obligated to evaluate this zoning case in accordance with the current regulations that allow in-home day center operators with more than eight children to apply for an SUP. Therefore, for reasons noted above, staff recommends for approval of this zoning case.

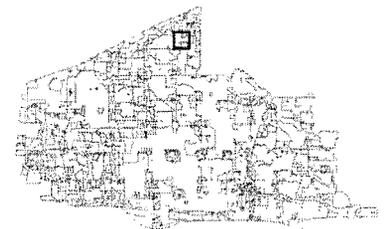
RECOMMENDATION:

Recommended for approval as submitted.



Zoning Case #: 2012-18

Existing Zoning: SINGLE-FAMILY RESIDENCE-7



○ 200' Notification Buffer



Area of Request

OAKLAND HILLS DRIVE

FLOYD DRIVE



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

Zoning Case 2012-18

REPLY FORM

RECEIVED
MAY 18 2012
PLANNING DEPT.

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

Dear Commissioners:

This letter is regarding Zoning Case 2012-18. This is a request for Specific Use Permit for Day Care Center (In-home) on 0.1± acre located on the north side of Oakland Hills Drive, 640± feet west of Norman Drive. Zoned Single-Family Residence-9. The current zoning is Single-Family Residence-9 (SF-9). The SF-9 district is intended to provide areas for large-lot, urban, single-family development protected from excessive noise, illumination, odors, visual clutter, and other objectionable influences to family living. The requested zoning is a Specific Use Permit (SUP) for Day Care Center (In-home). The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application. A day care center (in-home) is defined as an operation providing care in the caretaker's residence for less than 24 hours a day for up to 12 children under the age of 14, provided that the total number of children, including the caretaker's own children, is no more than 12 at any time.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2012-18.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2012-18.

This item will be heard on **June 4, 2012, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

Connie Cosgrove
Name (Please Print)

Connie Cosgrove
Signature

2737 Oakland Hills Dr. Plano
Address TX 75025

5-16-12
Date

BM

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

REPLY FORM

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

RECEIVED

MAY 18 2012

PLANNING DEPT.

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Wendy and Jonathan Lawton

Name (Please Print)

Wendy Lawton

Signature

2729 Oakland Hills Dr

Address Plano, TX 75025

5/16/2012

Date

BM

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

REPLY FORM

RECEIVED

MAY 18 2012

PLANNING DEPT.

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

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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.

Jerry C. Foxman
Jerry C. Foxman
Name (Please Print)

Jerry C. Foxman
Jerry C. Foxman
Signature

2801 Oakland Hills Dr
Address

5-17-12
Date

BM

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

REPLY FORM

RECEIVED
MAY 23 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.

Ann Lindberg
Name (Please Print)

[Signature]
Signature

2804 Royal Troon Dr
Address

05/22/12
Date

BM

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

REPLY FORM

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

RECEIVED
RECEIVED
MAY 23 2012
PLANNING DEPT

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This item will be heard on **June 4, 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.

Opens the door for more of the same in our neighborhood, and added traffic!

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

Linda Scott Weaver
Name (Please Print)

Linda S. Weaver
Signature

2729 Gull LAke Dr
Address

4/19/12
Date

BM

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

CITY OF PLANO
PLANNING & ZONING COMMISSION

June 18, 2012

Agenda Item No. 7

Public Hearing - Preliminary Replat & Revised Site Plan:
EDS Health & Fitness Center, Block A, Lot 1R

Applicant: Tyler Technologies, Inc.

DESCRIPTION:

General Office on one lot on 26.5± acres located at the northeast corner of Tennyson Parkway Road and Windcrest Drive. Zoned Commercial Employment. Neighborhood #16.

REMARKS:

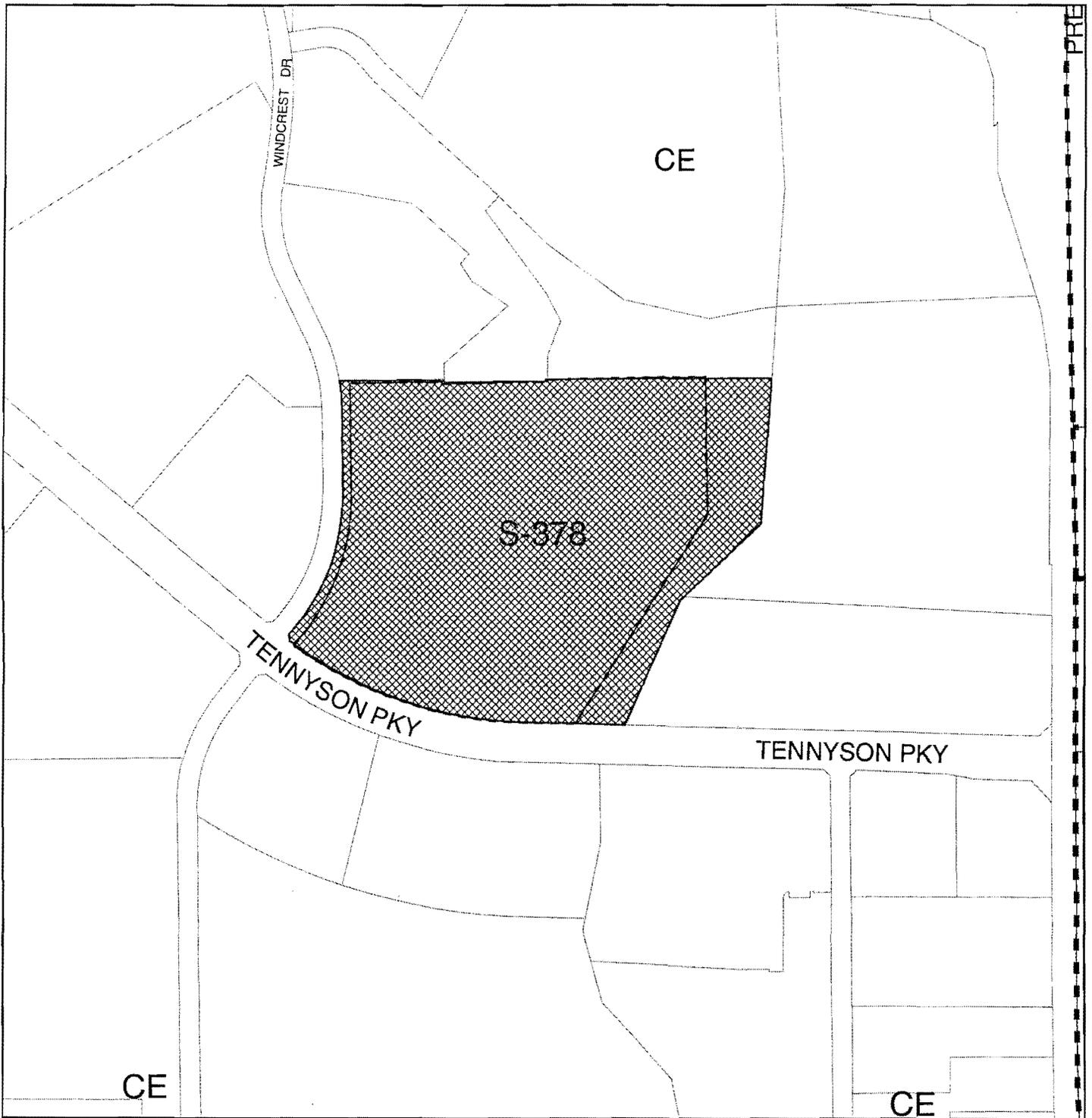
The purpose for the preliminary replat is to propose new easements and abandon existing easements necessary to accommodate the proposed building addition and site modifications.

The purpose for the revised site plan is to show a proposed 79,000 square foot building addition and related site improvements to the existing property.

RECOMMENDATION:

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

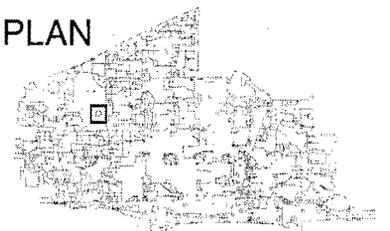
Revised Site Plan: Recommended for approval as submitted.



Item Submitted: PRELIMINARY REPLAT & REVISED SITE PLAN

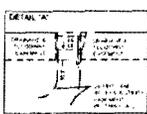
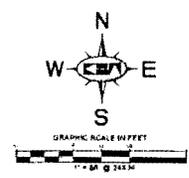
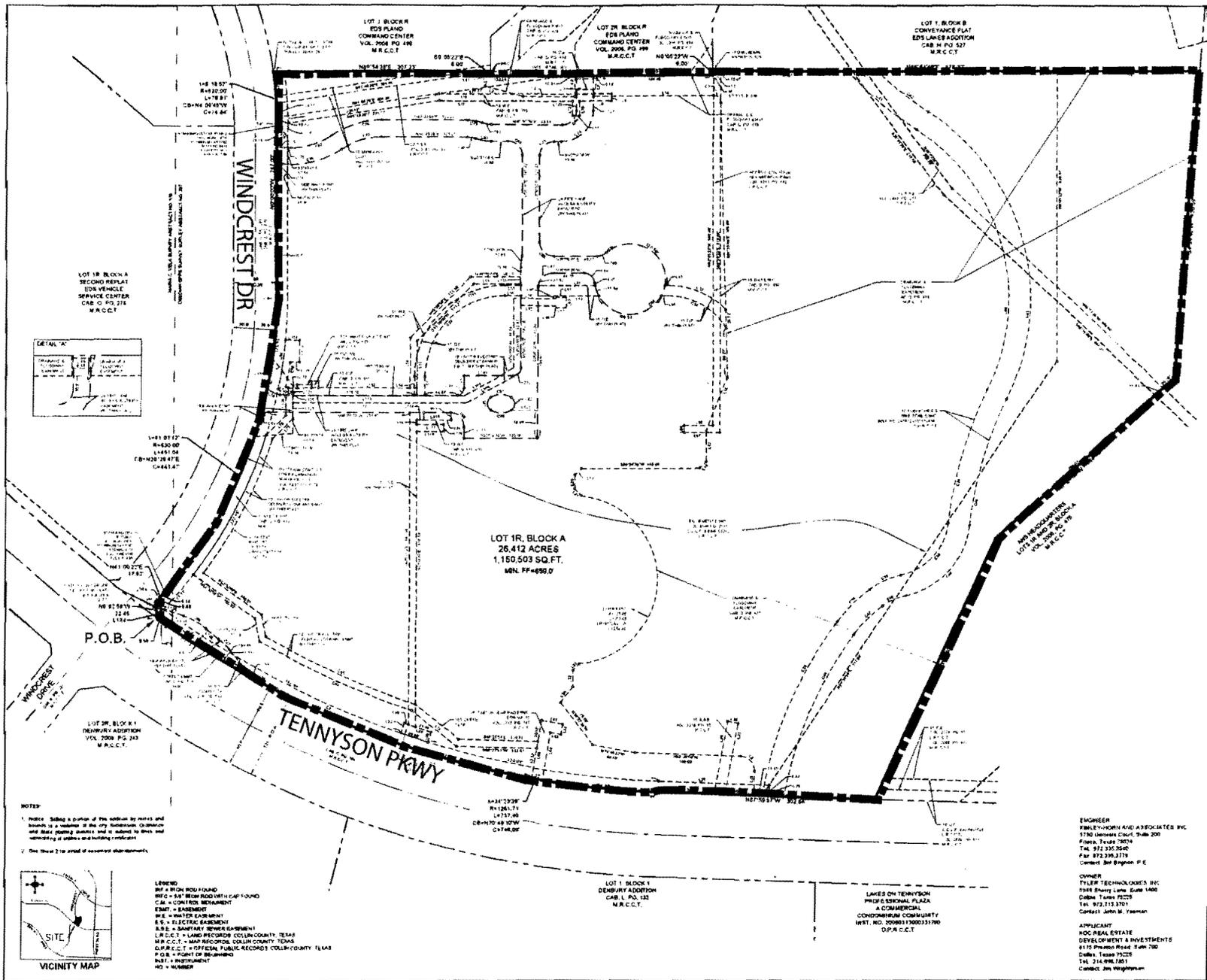
Title: EDS HEALTH & FITNESS CENTER
BLOCK A, LOT 1R

Zoning: COMMERCIAL EMPLOYMENT
w/SPECIFIC USE PERMIT #378



○ 200' Notification Buffer





THE PURPOSE OF THIS REPLAT IS TO DEDICATE NEW EASEMENTS AND ABANDON EXISTING EASEMENTS.

PRELIMINARY REPLAT
EDS HEALTH & FITNESS CENTER
LOT 1R, BLOCK A
 BEING A REPLAT OF EDS HEALTH
 AND FITNESS CENTER
 CABINET Q, PAGE 630
 MARIA C. VELA SURVEY, ABSTRACT NO. 935
 OBEDIAH EPPS SURVEY, ABSTRACT NO. 297
 CITY OF PLANO, COLLIN COUNTY, TEXAS

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
 5750 University Court, Suite 200
 Plano, Texas 75074
 Tel. 972.335.3540
 Fax 972.335.3775
 Contact: Bill Simpson, P.E.

OWNER
TYLER TECHNOLOGIES, INC.
 2108 Sherry Lane, Suite 1400
 Dallas, Texas 75225
 Tel. 972.113.3201
 Contact: John M. Yeaman

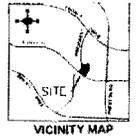
APPLICANT
**KOC REAL ESTATE
 DEVELOPMENT INVESTMENTS**
 6175 Preston Road, Suite 700
 Dallas, Texas 75225
 Tel. 214.696.1801
 Contact: Jim Wightman

Kimley-Horn and Associates, Inc.

13700 Park Central Drive, Suite 1800
 Dallas, Texas 75241
 Tel. (972) 776-1300
 Fax (972) 299-8820

DATE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
MAY 2011	BLJ	DMF	MAY 2011	064119597	1 OF 3

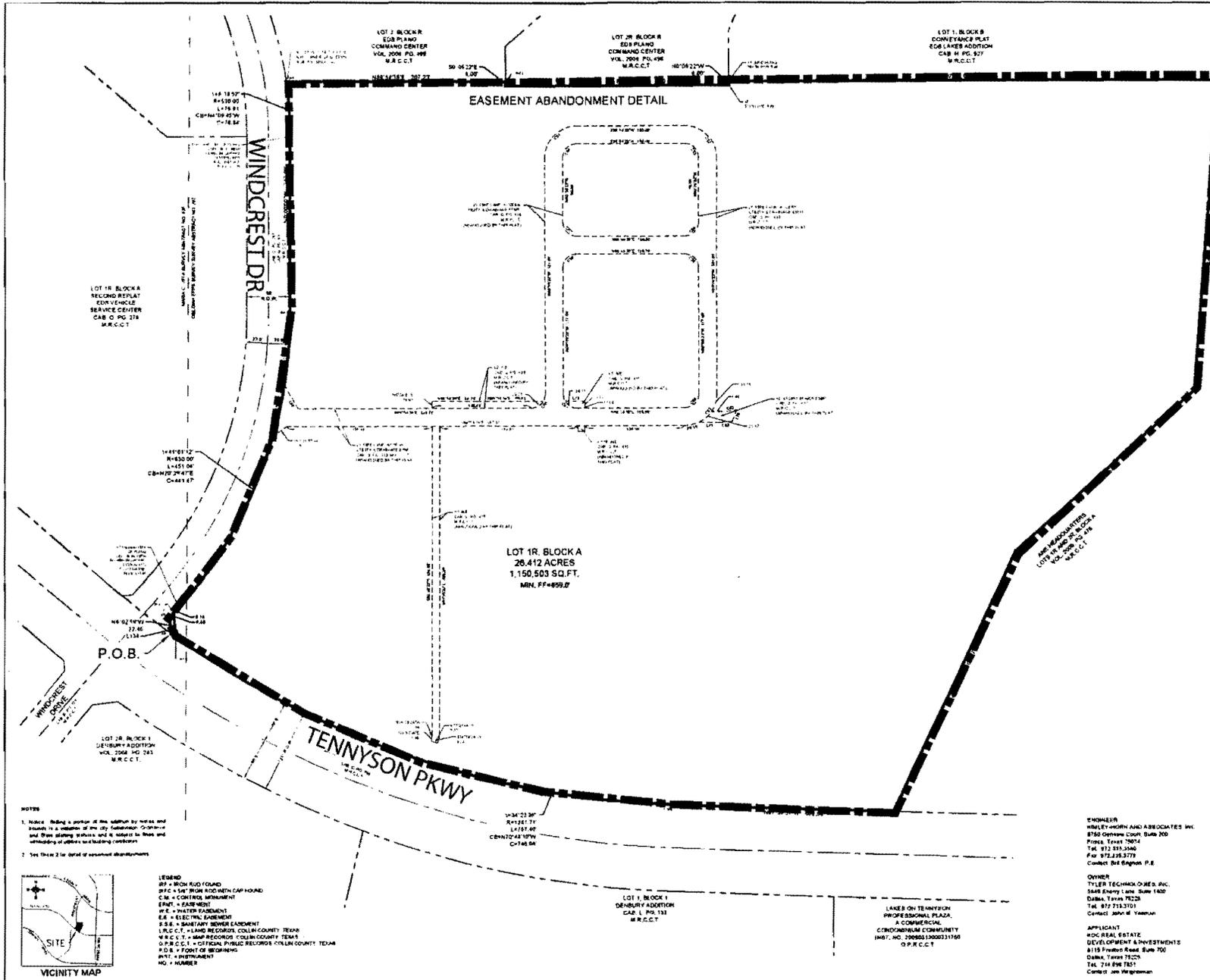
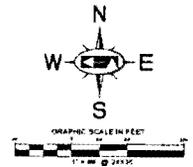
NOTES
 1. Notice: Submit a portion of this section by metric and inches in a column of the city submission. Measure and show existing conditions and indicate the location and width of easements and building setbacks.
 2. See sheet 2 for area of easement abandonment.



LEGEND
 SH = SHOWN NOT FOUND
 MFC = 50' BROW ROAD WITH CAP FOUND
 CM = CONCRETE MENTHMENT
 ESMF = EASEMENT
 ESE = EASEMENT EASEMENT
 E.E. = ELECTRIC EASEMENT
 E.S.E. = EASEMENT EASEMENT
 L.R.C.C.T. = LAND RECORDS COLLIN COUNTY, TEXAS
 M.R.C.C.T. = MAP RECORDS COLLIN COUNTY, TEXAS
 C.R.P.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
 P.O.B. = POINT OF BEGINNING
 E.A. = EASEMENT
 NO = NUMBER

LOT 1 BLOCK 1
 DENURYR'S ADDITION
 CAB. L. P.O. 133
 M.R.C.C.T.

LANES ON TENNYSON
 PROFESSIONAL PLAZA
 A COMMERCIAL
 CONDOMINIUM COMMUNITY
 INSTR. NO. 20080315000331790
 D.P.R.C.C.T.



THE PURPOSE OF THIS REPLAT IS TO DEDICATE NEW EASEMENTS AND ABANDON EXISTING EASEMENTS.

PRELIMINARY REPLAT
EDS HEALTH & FITNESS CENTER
LOT 1R, BLOCK A
 BEING A REPLAT OF EDS HEALTH
 AND FITNESS CENTER
 CABINET Q, PAGE 630
 MARIA C. VELA SURVEY, ABSTRACT NO. 835
 OBEDIAH EPPS SURVEY, ABSTRACT NO. 297
 CITY OF PLANO, COLLIN COUNTY, TEXAS

ENGINEER
 WINDCREST AND ASSOCIATES INC.
 8760 Geneva Court, Suite 200
 Dallas, Texas 75024
 Tel: 972.383.3000
 Fax: 972.383.3779
 Contact: Bill Engstrom, P.E.

OWNER
 TYLER TECHNOLOGIES, INC.
 3648 Emory Lane, Suite 1400
 Dallas, Texas 75228
 Tel: 972.713.3101
 Contact: John W. Yarnum

APPLICANT
 WDC REAL ESTATE
 DEVELOPMENT & INVESTMENTS
 8118 Preston Road, Suite 700
 Dallas, Texas 75225
 Tel: 714.896.7851
 Contact: Jim Waggoner

LAKE ON TENNYSON
 PROFESSIONAL PLAZA,
 A COMMERCIAL
 CONDOMINIUM COMMUNITY
 INSTR. NO. 200603100031160
 D.P.C.C.T.

LOT 1, BLOCK 1
 DENBURY ADDITION
 CAR 1, PG. 133
 W.R.C.C.T.

W-31-233P
 R-1261-71
 L-1261-69
 C-1261-67
 C-1261-68

LEGEND
 RFL = RIGHT-OF-WAY FOUND
 P.F.C. = 5/8" FROM R200 WITH CAP FOUND
 C.B. = CONCRETE ABANDONMENT
 E.M.T. = EASEMENT
 W.E. = WATER EASEMENT
 E.E. = ELECTRICAL EASEMENT
 F.R.E. = FURNACE REVERSE EXHAUST
 L.R.C.C.T. = LAND RECORDS, COLLIN COUNTY, TEXAS
 W.R.C.C.T. = WARP RECORDS, COLLIN COUNTY, TEXAS
 O.P.B.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 P.O.B. = POINT OF BEGINNING
 INT. = INSTRUMENT
 NO. = NUMBER

- NOTES
1. Notice: Nothing is shown on this replat by notes and should be a matter of public record. Dimensions and area shown herein are subject to the survey and recording of all other land building conditions.
 2. See Table 2 for list of easement abandonments.



		Kimley-Horn and Associates, Inc.	
17700 Park Central Drive, Suite 1800 Dallas, Texas 75228		Tel. No. 972.775-1229 Fax. No. 972.775-1229	
Scale 1" = 80'	Drawn by S.L.J.	Checked by D.A.B.	Sheet No. 06417-001
		DATE MAY 2012	Project No. 06417-001
			2 of 3

Table with columns: LINE TABLE, BEARING, LENGTH, and CURVE TABLE, DELTA, ANGLE, LENGTH, CHORD BEARING, CHORD.

Table with columns: CURVE TABLE, DELTA, ANGLE, LENGTH, CHORD BEARING, CHORD.

Table with columns: CURVE TABLE, DELTA, ANGLE, LENGTH, CHORD BEARING, CHORD.

Table with columns: CURVE TABLE, DELTA, ANGLE, LENGTH, CHORD BEARING, CHORD.

STATE OF TEXAS

COUNTY OF COLLIN

WHEREAS TYLER TECHNOLOGIES, INC. is the owner of a tract of land out of the Mark C. Vela Survey...

RESOLVED as a 1" first-hand closed curve to corner the south end of a right-of-way corner city of the intersection...

THENCE with said east corner city, North 07°32'34" East, a distance of 22.45 feet to a 1" iron rod located for corner...

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

North 47°02'27" East, a distance of 17.02 feet to a City of Plano aluminum disk by concrete found at the beginning...

North 07°32'34" East, a distance of 13.02 feet to a 1" iron rod located for corner the south end of a right-of-way corner city...

North 07°32'34" East, a distance of 24.02 feet to a City of Plano aluminum disk by concrete found at the beginning...

North 07°32'34" East, a distance of 13.02 feet to a 1" iron rod located for corner the south end of a right-of-way corner city...

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North 07°32'34" East, a distance of 13.02 feet to a 1" iron rod located for corner the south end of a right-of-way corner city...

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Plano (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, successors, assigns and assigns...

CERTIFICATE OF APPROVAL

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

CHAIRMAN, Planning & Zoning Commission

STATE OF TEXAS

COUNTY OF COLLIN

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

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

Notary Public, State of Texas

Secretary, Planning & Zoning Commission of City Engineer

STATE OF TEXAS

COUNTY OF COLLIN

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

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

Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS

That I, David Brown, do hereby certify that I prepared this plat and the 866 notes were a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Plano, Texas.

Date: Brown, Registered Professional Land Surveyor No. 5236, Knowledge and Associates, Inc., 12700 Park Central Drive, Suite 1000, Dallas, Texas 75251, Phone: 972-770-1300, Fax: 972-254-5820.



STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared David Brown, 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 consideration therein expressed and that the Subdivision regulations of the City of Plano, Texas.

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

Notary Public, State of Texas

- LEGEND: REF = HIGH ROAD CORNER, BFC = IRON ROD WITH CAP FOUND, CM = CONTROL MONUMENT, GRM = RAILROAD, W.E. = WATER EASEMENT, E.E. = ELECTRIC EASEMENT, S.S. = SANITARY SEWER EASEMENT, L.V.C.C.T. = LAND RECORDS COLLIN COUNTY, TEXAS, M.B.C.C.T. = MAP RECORDS COLLIN COUNTY, TEXAS, P.C.B. = PUBLIC RECORDS COLLIN COUNTY, TEXAS, M.E.L. = METERS, NO. = NUMBER.

- NOTES: 1. Note: Refer to a portion of the plat to which it refers and include in a notation of the City Subdivision Ordinance and State Subdivision rules and to submit to review and recording of public records and to the City of Plano, Texas. 2. See Page 2 of 48 of easement instruments.

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

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

By: Tyler Technologies, Inc.

Authorized Signature

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 the day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

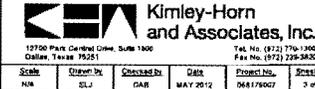
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2012.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC., 3700 Geneva Court, Suite 200, Frisco, Texas 75034, Fax: 972-399-2779, Contact: Jim Engeman, P.E., OWNER: TYLER TECHNOLOGIES, INC., 5848 Cherry Lane, Suite 1400, Dallas, Texas 75225, Tel: 972-719-7001, Contact: John M. Yeaman, APPLICANT: ROC REAL ESTATE DEVELOPMENT & INVESTMENTS, 9115 Preston Road, Suite 100, Dallas, Texas 75225, Tel: 214-586-7861, Contact: Jim Wrightman.

THE PURPOSE OF THIS REPLAT IS TO DEDICATE NEW EASEMENTS AND ABANDON EXISTING EASEMENTS.

PRELIMINARY REPLAT EDS HEALTH & FITNESS CENTER LOT 1R, BLOCK A BEING A REPLAT OF EDS HEALTH AND FITNESS CENTER CABINET Q, PAGE 830 MARIA C. VELA SURVEY, ABSTRACT NO. 935 OBEDIAH EPPS SURVEY, ABSTRACT NO. 297 CITY OF PLANO, COLLIN COUNTY, TEXAS



Vertical text on the right edge of the page, likely a page number or reference.

CITY OF PLANO

PLANNING & ZONING COMMISSION

June 18, 2012

Agenda Item No. 8

Public Hearing - Replat & Revised Preliminary Site Plan:
Village of Stonebriar, Block A, Lots 3R, 4, & 5

Applicant: USL Frisco, LLC

DESCRIPTION:

Two restaurants and a bank on three lots on 4.4± acres located at the southeast corner of State Highway 121 and Parkwood Boulevard. Zoned Commercial Employment/State Highway 121 Overlay District. Neighborhood #8.

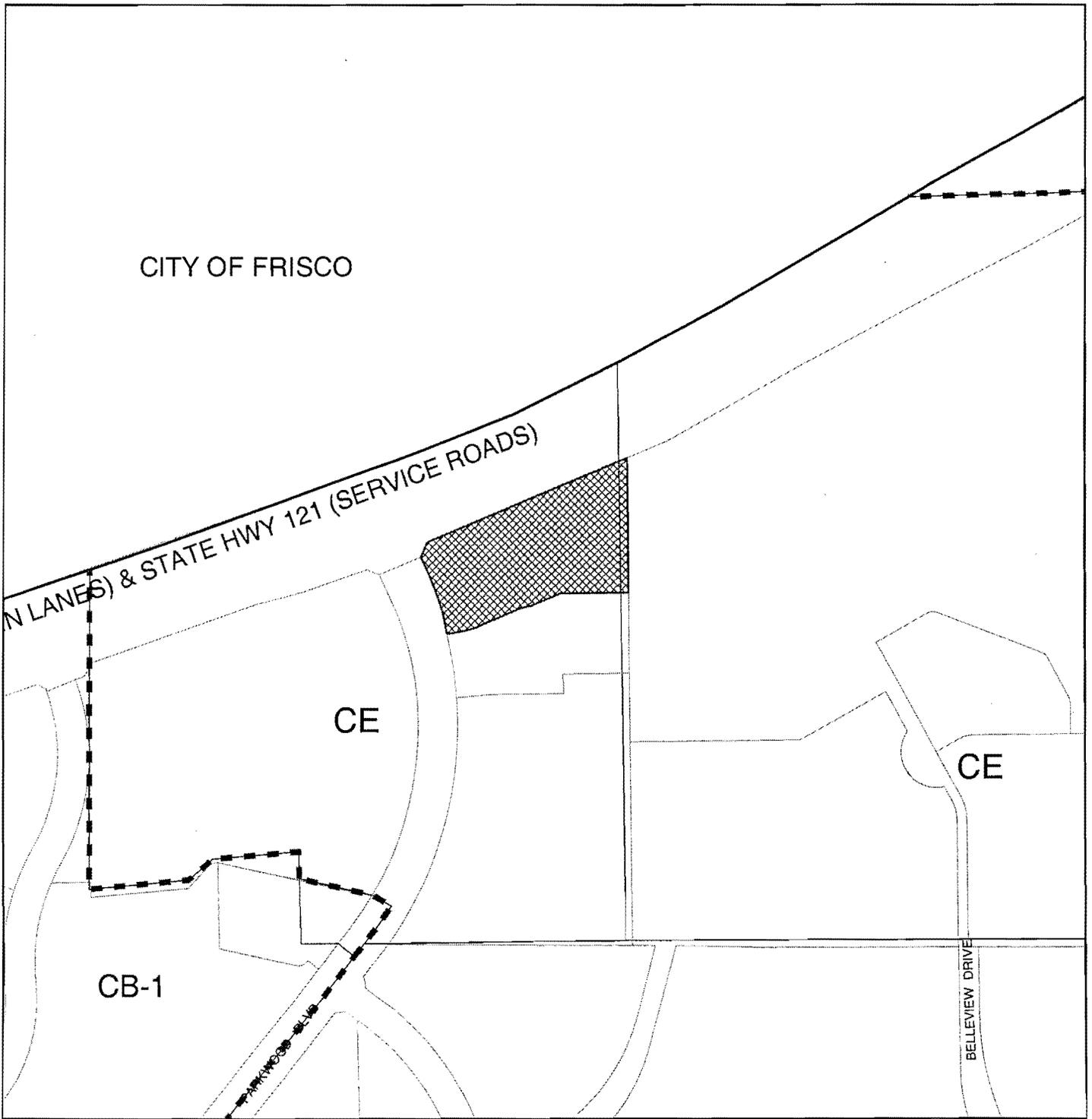
REMARKS:

The purpose of the replat is to subdivide one lot into three lots and propose easements necessary for future development.

The purpose for the revised preliminary site plan is to show the proposed restaurants and bank developments with related site improvements.

RECOMMENDATIONS:

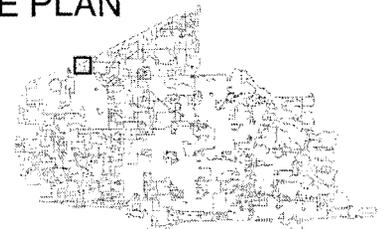
Recommended for approval as submitted.



Item Submitted: REPLAT & REVISED PRELIMINARY SITE PLAN

Title: VILLAGE AT STONEBRIAR
BLOCK A, LOTS 3R, 4, & 5

Zoning: COMMERCIAL EMPLOYMENT/
STATE HIGHWAY 121 OVERLAY DISTRICT



CITY OF PLANO

PLANNING & ZONING COMMISSION

June 18, 2012

Agenda Item No. 9

Public Hearing - Extension of Approval for Preliminary Replat: Huffines Dodge Addition Block A, Lots 1R & 3R

Applicant: First Trail Capital Funding LLC, HPPL Limited & Huffines Dodge

DESCRIPTION:

Long-term care facility and new car dealer on two lots on 16.0± acres located on the southeast corner of Plano Parkway and Ohio Drive and on the north side of Tradition Trail, 470± feet east of Ohio Drive. Zoned Planned Development-426-Retail/General Office with Specific Use Permit #384 for New and Used Car Dealer. Neighborhood #55.

REMARKS:

This preliminary replat was initially approved by the Planning & Zoning Commission on April 7, 2008, and its approval was extended for two years on May 17, 2010. Approvals for preliminary replats are valid for two years and as such, these plans expired on May 17, 2012. Section 3.4 (Extension and Reinstatement Procedure) of Article III (Platting Procedures) of the Subdivision Ordinance allows for the extension of the approval of preliminary replats if a request is made 60 days prior to or following the lapse of their approval. The applicants are requesting that the approval for this preliminary replat be extended for two years.

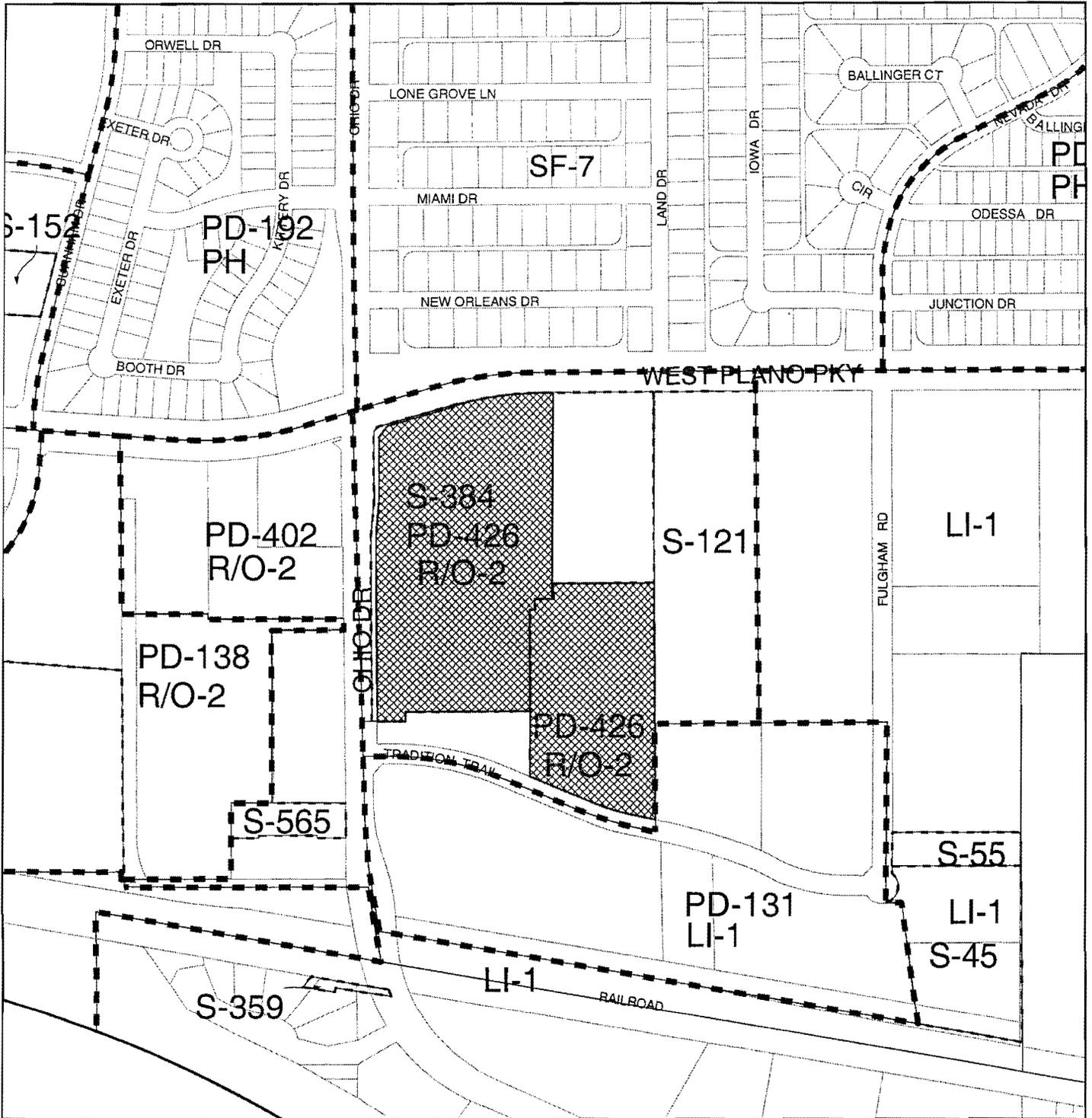
In determining whether to grant such a request, the Commission should take into account the reasons for lapse, and the ability of the property owner to comply with any conditions attached to the original approval, and the extent to which newly adopted regulations shall apply to the plan. The attached letter explains the applicant's reasons for requesting the extension of approval of the preliminary replat.

Preliminary Replat

The preliminary replat was approved subject to additions and/or alterations to the engineering plans as required by the Engineering Department. Since the approval date, there have been no additional regulations which have been adopted which would require the plans to be modified. Staff has discussed the project with the Engineering Department and has determined that there are no outstanding issues that would prohibit the Commission from granting the applicant a two year extension to the approval of the preliminary replat.

RECOMMENDATION:

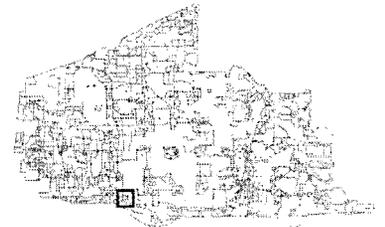
Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.



Item Submitted: PRELIMINARY REPLAT EXTENSION

Title: HUFFINES DODGE ADDITION
BLOCK A, LOTS 1R & 3R

Zoning: PLANNED DEVELOPMENT-426/RETAIL/GENERAL OFFICE/
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT
w/SPECIFIC USE PERMIT #384



OWNERS CERTIFICATE

WHEREAS HFFPL LIMITED, and FIRST TRAIL CAPITAL FUNDING, LLC, are the owners of that certain lot, tract, or parcel of land located in the Martha McBride Survey, Abstract No. 503, in the City of Plano, Collin County, Texas, and being of Lot 1R, Block A, of Huffines Dodge Addition, as created by the City of Plano according to Map/Conveyance Plat recorded in Cabinet Q, Page 12 and 13, of the Plat Records of Collin County, Texas (P1927), and all of Lot 3R, Block A, of Huffines Dodge Addition, an addition to the City of Plano according to Plat/Conveyance Plat recorded in Volume 200L, Page 302 and 303, P1927, subject tract being more particularly described in follow:

BEGINNING at a 1/2 inch iron rod with yellow plastic cap stamped "Tedesko & Terry" found for corner, from which a 3/8 inch iron rod with yellow plastic cap stamped "Tedesko & Terry" found for corner, a distance of 25.54 feet, said rod and iron rod being located on the north right-of-way line of Tradition Trail (width 60 feet R.O.W.), and being the southeast corner of said Lot 3R, Block A, and the southeast corner of Lot 1, Block 2, of Huffines Dodge Addition, as addition to the City of Plano according to Conveyance Plat recorded in Cabinet P, Page 456 and 457, P1927, said iron rod also being the beginning of a non-tangent curve to the right;

THENCE with said north right-of-way line of Tradition Trail, said right-of-way delineated by plat recorded in Cabinet H, Page 285, P1927, and with said curve having a central angle of 115°00', a radius of 1770.00 feet, a tangent length of 131.13 feet, a chord which bears North 72°12'27" West, a chord distance of 284.83 feet, for an arc distance of 285.28 feet to the end of said curve, a bear 1 inch iron rod found for corner;

THENCE North 87°14'25" West, continuing with said north right-of-way line of Tradition Trail, a distance of 15.67 feet to a 1/2 inch iron rod with yellow plastic cap stamped "Tedesko & Terry" found for corner, said iron rod being the southeast corner of the aforementioned Lot 3R, Block A, and the southeast corner of Lot 4R, Block A, of the aforementioned Huffines Dodge Addition recorded in Volume 200L, Page 302 and 303, P1927, from which a 3/8 inch iron rod with yellow plastic cap stamped "Tedesko & Terry" found bears North 87°14'25" West, a distance of 78.89 feet;

THENCE North 02°02'25" West, leaving the north right-of-way line of Tradition Trail, and with the west line of said Lot 3R, Block A, and the west line of said Lot 4R, Block A, a distance of 202.72 feet to a 1 inch iron rod and for corner, said iron rod being located at the northwest corner of said Lot 4R, Block A, Huffines Dodge Addition, and also being located on the south line of the aforementioned Lot 1R, Block A, Huffines Dodge Addition, recorded in Cabinet Q, Page 12 and 13;

THENCE South 89°50'37" West, with said north line of Lot 4R, Block A, and said south line of Lot 1R, Block A, a distance of 265.02 feet to an "X" cut in concrete base for corner;

THENCE South 02°21'17" West, with a east line of Lot 4R, Block A, and an east line of Lot 1R, Block A, a distance of 27.31 feet to a 1 inch iron rod found for corner;

THENCE South 89°50'37" West, with a north line of Lot 4R, Block A, and a south line of Lot 1R, Block A, a distance of 83.64 feet to a 3/8 inch iron rod with yellow plastic cap stamped "Tedesko & Terry" found for corner, said iron rod being located on the west right-of-way line of Ohio Drive (variable width R.O.W.);

THENCE North 00°11'13" East, with said east right-of-way line of Ohio Drive, said east end according to right-of-way delineated by plat recorded in Cabinet X, Page 158 and 159, P1927, a distance of 248.54 feet to a 1 inch iron rod and for corner;

THENCE North 00°21'11" East, continuing with the east right-of-way line of Ohio Drive, a distance of 110.89 feet to a 1 inch iron rod and for corner;

THENCE North 00°11'20" West, continuing with the east right-of-way line of Ohio Drive, a distance of 188.83 feet to a 1 inch iron rod and for corner, said iron rod being the south end of a corner city located at the intersection of said east right-of-way line of Ohio Drive, and the southerly right-of-way line of Plano Parkway (variable width R.O.W.);

THENCE North 24°45'37" East, with said corner city, a distance of 38.85 feet to a 1 inch iron rod and for corner;

THENCE North 73°40'53" East, with said southerly right-of-way line of Plano Parkway, said southerly line according to the aforementioned right-of-way delineated by plat recorded in Cabinet H, Page 186 and 187, P1927, a distance of 174.68 feet to a 1 inch iron rod and for corner;

THENCE North 71°37'45" East, continuing with the southerly right-of-way line of Plano Parkway, a distance of 74.95 feet to a 1 inch iron rod and for corner, said iron rod being the east corner city of said right-of-way delineated by plat recorded in Cabinet H, Page 186 and 187, P1927, said iron rod also being the beginning of a non-tangent curve to the right;

THENCE continuing with the southerly right-of-way line of Plano Parkway, and with said curve having a central angle of 12°20'30", a radius of 1085.82 feet, a tangent length of 117.38 feet, a chord which bears North 83°35'28" East, a chord distance of 233.40 feet, for an arc distance of 233.66 feet to the end of said curve, a 1/2 inch iron rod found for corner;

THENCE North 89°30'00" East, continuing with the southerly right-of-way line of Plano Parkway, a distance of 31.13 feet to an "X" cut in concrete base for corner, said "X" being the southeast corner of the aforementioned Lot 1R, Block A, of Huffines Dodge Addition, and the northeast corner of Lot 3R, Block A, of Huffines Dodge Addition, according to the aforementioned Map/Conveyance Plat recorded in Cabinet Q, Page 12 and 13, P1927;

THENCE South 02°54'24" West, with the east line of said Lot 1R, Block A, and the east line of said Lot 3R, Block A, a distance of 135.43 feet to an "X" cut in concrete base for corner;

THENCE South 02°04'46" East, continuing with the east line of Lot 1R, Block A, and the west line of said Lot 2R, Block A, a distance of 430.28 feet to a 3/8 inch iron rod with yellow plastic cap stamped "Tedesko & Terry" found for corner, said iron rod being the most northerly northeast corner of the aforementioned Lot 3R, Block A, and the southeast corner of Lot 2R, Block A;

THENCE North 88°38'19" East, with said north line of Lot 3R, Block A, and the west line of Lot 2R, Block A, a distance of 4.22 feet to a "Y" cut in concrete base for corner;

THENCE North 88°50'18" East, continuing with the north line of Lot 3R, Block A, and the south line of Lot 2R, Block A, a distance of 203.88 feet to a 3/8 inch iron rod with yellow plastic cap stamped "Tedesko & Terry" found for corner, said iron rod being the northeast corner of Lot 3R, Block A, and the southeast corner of Lot 2R, Block A, said iron rod also being located on the east line of Lot 1R, Block A, of Huffines Dodge Addition, an addition to the City of Plano according to Plat Plat recorded in Cabinet A, Page 211, P1927;

THENCE South 89°02'25" East, with the east line of Lot 3R, Block A, a distance of 418.37 feet and 0.21 feet and a 1/2 inch iron rod found at the southeast corner of said Lot 1R, Block A, Parkway Practice Addition, and the southeast corner of the aforementioned Lot 1, Block 2, of Huffines Dodge Addition, to a 1/2 inch distance of 711.28 feet to the POINT OF BEGINNING of herein described tract, containing 860,408 square feet, or 15.964 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT HFFPL LIMITED, and FIRST TRAIL CAPITAL FUNDING, LLC, acting herein by and through their duly authorized officers, have hereby adopted this plat designating the hereinbefore described property as LOTS 1R AND 3R, BLOCK A, HUFFINES DODGE ADDITION, an addition to the City of Plano, Texas, and do hereby dedicate to the City of Plano, Texas, for public use forever, the streets, alleys, public use areas, and easements shown thereon. The streets and the alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated to the City of Plano, Texas, for the public use hereon, for the purposes indicated on this plat. Its buildings, fences, trees, shrubs, or other improvements or growth shall be maintained or placed upon, over or across the easements or streets, except that landscape improvements may be placed in landscaped areas, if approved by the City of Plano. In addition, utility easements may also be used for the removal and replacement of public utility facilities to be used or added to the same within the easement limits the use to particular utilities, and use by public utilities being subservient 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 all or parts of any buildings, fences, trees, shrubs, or other improvements or growth 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 also have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, improving, maintaining, and taking or removing all or parts of their respective systems without the necessity of any form of procuring partition tract easement.

The undersigned does covenant and agree that the Access Easement may be utilized by any system or the general public for ingress and egress to other real property, and for the purposes of General Public utility and industrial use and access, and for Fire Department and Emergency use, its storage, upon and across said premises, with the full right of passage of the City of Plano, its agents, employees, contractors and representatives having ingress, egress, and return to, along, upon and across said premises.

That the undersigned does hereby covenant and agree that he (she) shall construct upon the five foot easements an enclosed and street corners, a hard surface and that he (she) 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 improvements to the easement of this agreement. The maintenance of parking on the five foot easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along each five foot easement, stating "Five Foot Easement"; the public or the city authorized representatives is hereby authorized to cause such five foot easement and utility easements to be maintained free and unobstructed at all times for the determined and necessary use.

FOR HFFPL LIMITED:

S. WY HUFFINES

STATE OF TEXAS

COUNTY OF:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2012.

NOTARY PUBLIC in and for the STATE OF TEXAS

For FIRST TRAIL CAPITAL FUNDING, LLC

PETER A. LANGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2012.

NOTARY PUBLIC in and for the STATE OF TEXAS

CERTIFICATE OF APPROVAL

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

Chairman, Planning & Zoning Commission:

STATE OF TEXAS

COUNTY OF:

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes 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 & Zoning Commission or City Engineer

STATE OF TEXAS

COUNTY OF:

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

KNOW ALL MEN BY THESE PRESENTS

SURVEYOR'S CERTIFICATION

That I, Andrew D. Nichols, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land so described and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Planning Rules and Regulations of the City of Plano.

FOR DI SCUOLLO-TERREY, STANTON & ASSOCIATES, INC.

Testimony, this document shall not be recorded for any purpose - Release date May 30, 2012.

Andrew D. Nichols, Registered Professional Land Surveyor No. 5164

Date:

STATE OF TEXAS

COUNTY OF:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2012.

NOTARY PUBLIC in and for the STATE OF TEXAS

Notary

The bearings shown and recalled herein are according to the City of Plano Official Information System, as a file returned by said Bureau between City Station Designation No. 72 (GPS Point #21), and City Station Designation No. 71 at an (GPS Point #21) - Azimuth 02°14'04" (North 02°14'04" East).

Plat and deed shall show recalled herein are referenced to previously filed recorded plat and deeds for subject and adjoining properties.

Subject tract lies within Zone 9 (unshaded area - defined as areas determined to be outside 500-yard floodplains) according to Federal Emergency Management Agency Flood Insurance Rate Map for Collin County, Texas and Incorporated Area No. 400000A10D-0 - Releasable Date January 18, 1998.

Table with columns: NAME, PLAT, DATE, ACRES, and a grid of lot numbers (1R, 2R, 3R, 4R, 5R, 6R, 7R, 8R, 9R, 10R, 11R, 12R, 13R, 14R, 15R, 16R, 17R, 18R, 19R, 20R, 21R, 22R, 23R, 24R, 25R, 26R, 27R, 28R, 29R, 30R, 31R, 32R, 33R, 34R, 35R, 36R, 37R, 38R, 39R, 40R, 41R, 42R, 43R, 44R, 45R, 46R, 47R, 48R, 49R, 50R, 51R, 52R, 53R, 54R, 55R, 56R, 57R, 58R, 59R, 60R, 61R, 62R, 63R, 64R, 65R, 66R, 67R, 68R, 69R, 70R, 71R, 72R, 73R, 74R, 75R, 76R, 77R, 78R, 79R, 80R, 81R, 82R, 83R, 84R, 85R, 86R, 87R, 88R, 89R, 90R, 91R, 92R, 93R, 94R, 95R, 96R, 97R, 98R, 99R, 100R).

Table with columns: NAME, PLAT, DATE, ACRES, and a grid of lot numbers (1R, 2R, 3R, 4R, 5R, 6R, 7R, 8R, 9R, 10R, 11R, 12R, 13R, 14R, 15R, 16R, 17R, 18R, 19R, 20R, 21R, 22R, 23R, 24R, 25R, 26R, 27R, 28R, 29R, 30R, 31R, 32R, 33R, 34R, 35R, 36R, 37R, 38R, 39R, 40R, 41R, 42R, 43R, 44R, 45R, 46R, 47R, 48R, 49R, 50R, 51R, 52R, 53R, 54R, 55R, 56R, 57R, 58R, 59R, 60R, 61R, 62R, 63R, 64R, 65R, 66R, 67R, 68R, 69R, 70R, 71R, 72R, 73R, 74R, 75R, 76R, 77R, 78R, 79R, 80R, 81R, 82R, 83R, 84R, 85R, 86R, 87R, 88R, 89R, 90R, 91R, 92R, 93R, 94R, 95R, 96R, 97R, 98R, 99R, 100R).

PRELIMINARY REPLAT
LOTS 1R & 3R, BLOCK A
HUFFINES DODGE ADDITION
BEING ALL OF LOT 1R, BLOCK A, OF HUFFINES DODGE ADDITION, AN ADDITION TO THE CITY OF PLANO RECORDED IN CABINET Q, PAGES 12 & 13, PLAT RECORDS OF COLLIN COUNTY, TEXAS, & ALL OF LOT 3R, BLOCK A, OF HUFFINES DODGE ADDITION, AN ADDITION TO THE CITY OF PLANO RECORDED IN VOLUME 200L, PAGE 303, PLAT RECORDS OF COLLIN COUNTY, TEXAS.
15.964 ACRE TRACT
PLANO, COLLIN COUNTY, TEXAS
MARTHA MCBRIDE SURVEY - ABSTRACT NO. 553
DATE: MAY 2012 SCALE: NONE FILE: Cantex Plano-HUFFINES-PLAT



June 13, 2012

Eric Hill
Planner - Zoning & Development
City of Plano
Planning Department
1520 K Avenue, Suite 250
Plano, TX 75074

Re: Extension of Preliminary Plat Approval
All of Lot 3R, Block A & part of Lot 1R and Lot 4, Block A
5.6 Acres, Huffines Dodge Addition, Martha McBride Survey – Abstract No. 553
Cantex Senior Communities
A Skilled Nursing Facility Development
Tradition Trail, east of Ohio Drive

Mr. Hill:
Cantex Senior Communities, now known as Cantex Continuing Care Network, received approval of the Preliminary Plat for the referenced property in March of 2008, and the approval was extended in May, 2010. This approval expired on May 17, 2012.

Cantex purchased the property and gained approvals for the development, which has been in their queue of projects. Cantex develops facilities in Central, East and South Texas, and has been constructing approximately four projects a year. This development in Plano is scheduled to begin construction in the second half of 2013. The delay in the development has been caused by two factors. First, is to allow the recently completed Cantex facilities in Richardson, Allen and Frisco to mature. Second, is to allow the nursing facility under construction just south of this site to complete and stabilize. These are important business considerations to make the Plano facility successful. The financing for the project is secured and there is no reason for delay when these conditions are fulfilled.

With this letter and the attached seven copies of the approved preliminary plat documents, we request an extension to the approval for the allowed time period. Please contact us if there are any questions or if additional information is needed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alan Hucaby'.

Alan Hucaby AIA

CITY OF PLANO
PLANNING & ZONING COMMISSION

June 18, 2012

Agenda Item No. 10

Extension of Approval for Site Plan: Huffines Dodge Addition Block A, Lot 3R

Applicant: First Trail Capital Funding LLC & HPPL Limited

DESCRIPTION:

Long-term care facility on one lot on 5.6± acres located on the north side of Tradition Trail, 470± feet east of Ohio Drive. Zoned Planned Development-426-Retail/General Office. Neighborhood #55.

REMARKS:

This site plan was approved by the Planning & Zoning Commission on April 7, 2008, and its approval was extended for two years on May 17, 2010. Approvals for site plans are valid for two years and as such, these plans expired on May 17, 2012. Section 5.600 (Extension and Reinstatement Procedure) of Article 5 (Site Plan Review) of the Zoning Ordinance states that 60 days prior to or following the lapse of approval of site plans, the property owner may petition the Planning & Zoning Commission to extend or reinstate the approval. The applicants are requesting that the approval for this site plan be extended for two years.

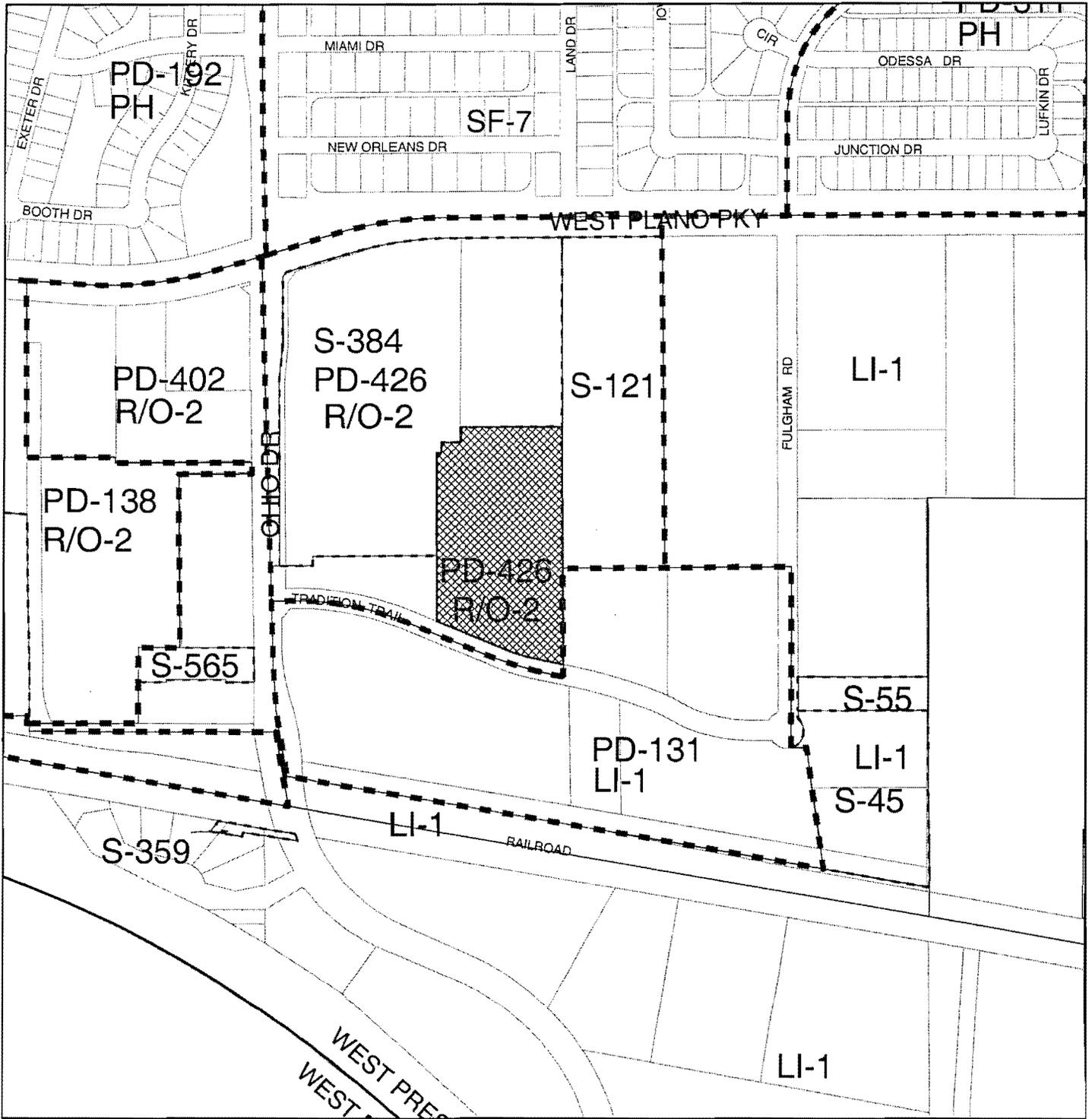
In determining whether to grant such a request, the Commission should take into account the reasons for lapse, and the ability of the property owner to comply with any conditions attached to the original approval, and the extent to which newly adopted regulations shall apply to the plan. The attached letter explains the applicant's reasons for requesting the extension of approval of the site plan.

Site Plan

There have been no additional regulations which have been adopted since the site plan was approved which would require the plan to be modified. The site plan was approved subject to additions and/or alterations to the engineering plans as required by the Engineering department and subject to Fire Department approval of the emergency generator. The Engineering Department has no issues that would prohibit the site plan approval from being extended at this time. Subsequent to the original site plan being approved, the Fire Department approved the emergency generator.

RECOMMENDATION:

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

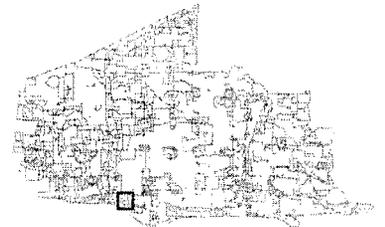


Item Submitted: SITE PLAN EXTENSION

Title: HUFFINES DODGE ADDITION
BLOCK A, LOT 3R

Zoning: PLANNED DEVELOPMENT-426-RETAIL/GENERAL OFFICE/
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT

○ 200' Notification Buffer





May 9, 2012

Eric Hill
Planner - Zoning & Development
City of Plano
Planning Department
1520 K Avenue, Suite 250
Plano, TX 75074

Re: Extension of Site Plan Approval
All of Lot 3R, Block A & part of Lot 1R and Lot 4, Block A
5.6 Acres, Huffines Dodge Addition, Martha McBride Survey – Abstract No. 553
Cantex Senior Communities
A Skilled Nursing Facility Development
Tradition Trail, east of Ohio Drive

Mr. Hill:

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Cantex purchased the property and gained approvals for the development, which has been in their queue of projects. Cantex develops facilities in Central, East and South Texas, and has been constructing approximately four projects a year. This development in Plano is scheduled to begin construction in the second half of 2013. The delay in the development has been caused by two factors. First, is to allow the recently completed Cantex facilities in Richardson, Allen and Frisco to mature. Second, is to allow the nursing facility under construction just south of this site to complete and stabilize. These are important business considerations to make the Plano facility successful. The financing for the project is secured and there is no reason for delay when these conditions are fulfilled.

With this letter and the attached seven copies of the approved site plan documents, we request an extension to the approval for the allowed time period. Please contact us if there are any questions or if additional information is needed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alan Hucaby'.

Alan Hucaby AIA



CITY OF PLANO
PLANNING & ZONING COMMISSION

June 18, 2012

Agenda Item No. 11

Request to Call a Public Hearing

Applicant: City of Plano

DESCRIPTION:

A request to call a public hearing to rescind Specific Use Permits for Private Clubs on properties not presently being used for on-premise alcohol sales and for properties where restaurants are now operating with mixed beverage permits.

REMARKS:

In 2005, voters approved the sale of alcoholic beverages for on-premise consumption through a mixed beverage permit issued by the Texas Alcoholic Beverage Commission. Prior to this time, the only option was a private club permit from TABC, with a Specific Use Permit (SUP) approved by the city. From 2007 to 2008, the City Council rescinded numerous SUPs for Private Clubs as restaurants switched to mixed-beverage permits. However there are still numerous SUPs in place for properties where restaurants have ceased operations. With recent amendments to the food-to-beverage ratio for private clubs, Council has asked that these unused SUPs be rescinded. Staff is requesting that the Planning & Zoning Commission call a public hearing to resume this process. There may also be a few more restaurants that have switched permit types, and any private club SUPs associated with these locations should also be rescinded.

As before, staff will contact property owners prior to initiating the public hearing process. The zoning cases will be brought to the Commission and Council in groups, as other workloads permit, to speed the process.

RECOMMENDATION:

Recommended that a public hearing be called to rescind Specific Use Permits for Private Clubs on properties not presently being used for on-premise alcohol sales and for properties where restaurants are now operating with mixed-beverage permits.

CITY OF PLANO
PLANNING & ZONING COMMISSION

June 18, 2012

Agenda Item No. 12

Discussion & Direction: Car Wash Uses

Applicant: City of Plano

DESCRIPTION:

Discussion and direction regarding the zoning districts where car wash uses are allowed by right.

REMARKS:

At their March 7, 2011 meeting, the Planning & Zoning Commission requested to review the zoning districts where car wash uses are allowed by right.

In short, the Zoning Ordinance allows car washes by right and subject to Residential Adjacency Standards (RAS) in eight of the 13 nonresidential zoning districts. The Zoning Ordinance does not have a Specific Use Permit (SUP) provision for car washes in any zoning district; they are either allowed by right or not allowed. Car washes are not subject to architectural or material requirements other than what may be required in the applicable zoning district in which the use is located. In addition, the Zoning Ordinance does not make a distinction between self-service and full service car washes. Below is a summary of the current Zoning Ordinance regulations regarding car wash uses.

Definition

Section 1.600 (Definitions) of Article 1 (General Regulations) of the Zoning Ordinances defines car wash as a structure used to wash motorcycles, automobiles, and light load vehicles.

Zoning Districts

Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses) of the Zoning Ordinance allows car washes by right and subject to Residential Adjacency Standards (RAS) in most nonresidential zoning districts. Specifically, car washes are allowed by right in the following districts:

- Retail (R)
- Light Commercial (LC)
- Commercial Employment (CE)
- Central Business-1 (CB-1)
- Light Industrial-1 (LI-1)
- Light Industrial-2 (LI-2)
- Regional Commercial (RC), and
- Corridor Commercial (CC)

Car washes are not allowed in the following zoning districts:

- Neighborhood Office (O-1)
- General Office (O-2)
- Downtown Business/Government (BG)
- Regional Employment (RE)
- Research/Technology Center (RT), and
- All residential zoning districts

Residential Adjacency Standards

Residential Adjacency Standards are intended to preserve and protect the integrity, enjoyment, and property values of residential neighborhoods within the city of Plano. The following regulations specifically address car wash uses.

Subsection 3.1504 (6) (Car Wash and Fuel Dispensing Facilities) of Section 3.1500 (Residential Adjacency Standards) of Article 3 (Supplementary Regulations) states that:

- a. Car wash and fuel dispensing facilities shall not be permitted within 150 feet of a residential district.
- b. Where car wash and fuel dispensing facilities are within 300 feet but greater than 150 feet of a residential district, the Planning & Zoning Commission may require wing walls, landscape screens, and/or other design elements to screen and minimize the impact of such facilities.

Note that the separation distance is measured from the property line of a car wash property to the nearest residential district line.

ISSUES:

The following are issues for the Commission to consider pertaining to car wash regulations.

Zoning Districts and Land Use

The Commission needs to consider whether car washes are appropriate in the R, LC, CE, CB-1, LI-1, LI-2, RC, and CC zoning districts or if this use should be further limited to certain districts. The Commission may also want to allow car washes with an SUP in certain zoning districts. However, in lieu of requiring an SUP, it may be appropriate to evaluate the RAS since the purpose of those standards is to provide additional performance safeguards to minimize potential impacts of certain uses. Additionally, the Commission may want to consider the differences associated with automated versus self-service car wash uses. Due to the large number of existing car wash uses located throughout the city, staff recommends that the Commission refrain from making changes that would result in the existing car washes becoming non-conforming uses.

Residential Adjacency Standards

As noted previously, car washes are not permitted within 150 feet of a residential district, and when they are located within 300 feet but greater than 150 feet of a residential district, the Planning & Zoning Commission may require wing walls, landscape screens, and/or other design elements to screen and minimize the impact of such facilities.

The Commission may wish to consider whether it is appropriate to modify the residential/car wash separation setback distance. Additionally, the Commission may also choose to amend the required screening materials and designs noted above. The Commission should consider whether the current standards are effective for mitigating possible impacts associated with car wash uses, such as noise. Additionally, should there be different minimum separation distance requirements for automated versus self-service car wash uses or should they be treated the same?

Architectural and Building Material Requirements

The Zoning Ordinance does not have architectural design requirements, except for parking structures which are required to have all exterior walls architecturally designed to be integrated with the primary building on the site. Otherwise, where the ordinance does regulate exterior architectural elements is through the use of certain building materials and only in the RE and RC zoning districts. Car washes are therefore expected to comply with the building material requirements should the use be developed in the RC zoning district. Currently, car washes are not allowed in the RE zoning district.

While the Commission could consider implementing certain architectural and building materials for car washes, staff recommends that there be no architectural design requirements for car washes. In the same way that the city does not have architectural design requirements for all other uses, car washes should not be an exception. Staff also recommends that building material requirements for car washes be limited to zoning districts where specific building materials are already required, such as the RC district.

Summary

Car washes are allowed by right and subject to RAS in many nonresidential zoning districts as noted above. Other than building material requirements in certain zoning districts, there are no other design regulations pertaining to car washes. The Commission has the ability to amend the current zoning regulations regarding car washes if it believes amendments are needed. Due to the large number of existing car wash uses located throughout the city, staff recommends that the Commission not make any changes that will cause the existing car washes to become non-conforming. Staff seeks direction from the Commission regarding the existing car wash regulations, and any issues of concern that may need to be further evaluated.

RECOMMENDATION:

Recommended that the Commission provide direction regarding car wash regulations, and any issues of concern that may need to be further evaluated.

CITY OF PLANO

PLANNING & ZONING COMMISSION

June 18, 2012

Agenda Item No. 13

Discussion: Elements and Characteristics of Mixed-Use Development

Applicant: City of Plano

DESCRIPTION:

Discussion regarding elements and characteristics of mixed-use development.

REMARKS:

In preparation for discussions and work sessions related to the creation of a new urban mixed-use zoning district, it may be helpful to review some of the common elements and desired characteristics of this type of development. Mixed-use development is sometimes characterized as a return to the past, since historically cities, by necessity, had a wide range of different uses in close proximity. However, as transportation choices expanded beyond walking, it became possible to separate living quarters from places of employment. Introduction of the automobile further pushed uses apart, as land was needed for surface parking lots. The increased use of zoning ordinances across the country institutionalized these practices by mandating separate areas for housing, commercial uses, and industrial uses.

Beginning in the 1990s, renewed interest in mixed-use development, or "New Urbanism," resulted in the creation of numerous traditional neighborhood developments across the country, most with a mix of housing types and with retail, service, and institutional uses in close proximity. The Dallas area has several mixed-use developments from this era, including Southlake Town Center. Mixed-use development has also been important to spur redevelopment in central cities and in inner-tier suburban communities. For Plano, mixed-use centers offer opportunities to accommodate more dense development, create areas with a special sense of place, provide housing in close proximity to jobs, and offer options for different housing types and lifestyles. Plano is home to two of the most successful examples of mixed-use development in the region - Legacy Town Center and Downtown Plano. Both of these developments exhibit certain classic characteristics of mixed-use development - high densities, a tight, walkable street grid, a variety of uses, limited surface parking - that are often missing from many proposed projects that are represented as mixed-use development. True mixed-use development is a viable option for urban center redevelopment - Collin Creek Mall, for example - and for providing additional multifamily development.

Mixed-Use Policy Statement

The Mixed-Use Policy Statement also contains a wealth of information and guidance for this type of development. With developers showing increased interest in developing mixed-use centers in Plano, the city adopted the Mixed-Use Policy Statement as part of the Comprehensive Plan in 2009 (see attachment). The policy statement defines what is meant by “mixed-use” and describes its characteristics, and serves as guidance for developers and decision makers when considering mixed-use requests. The statement includes a list of benefits of mixed-use development which can serve as guidance in creating the new urban mixed-use zoning district. These benefits are:

- Creating a local sense of place;
- Creating areas that are active throughout the day;
- Increasing housing options for diverse household types;
- Reducing auto dependence; and
- Increasing travel options.

The policy statement includes a checklist with questions to utilize when reviewing mixed-use requests, which may also prove useful for the new zoning district. These include:

- Does the project connect to surrounding developments?
- If considered alone, outside of a mixed-use setting would each use be appropriate in a given location?
- Is there a variety of uses which are complementary?
- Are the uses in a fine grain either vertically or horizontally?
- Are buildings tightly connected or grouped?
- Are residential uses integrated within the development and not isolated?
- Are the majority of buildings two stories or taller?
- Is the majority of land within each block used for buildings and not for surface parking, open space, or landscaping?
- Is the development sufficiently compact?
- Are sidewalks wide enough to accommodate pedestrians as well as street life?
- Is there a grid of streets with relatively short blocks and lots of intersections?
- Is more than 50% of the parking in garages with the remaining surface parking located behind buildings and/or on land scheduled for future development as structured parking or for future buildings?
- Does the arrangement of buildings, streets, and open space create public spaces?
- Do the buildings contain windows and doors on all or most sides?

Framework for the New Urban Mixed-Use Zoning District

Staff has started to outline the framework for the new urban mixed-use zoning district. As with other zoning districts, the base zoning district will contain regulations that set forth the basic requirements for all urban mixed-use developments. Since each development will likely be different, the base zoning district can be supplemented with additional standards and conditions. A development plan would be required for the establishment of an urban mixed-use district, and the plan would be adopted as part of the ordinance.

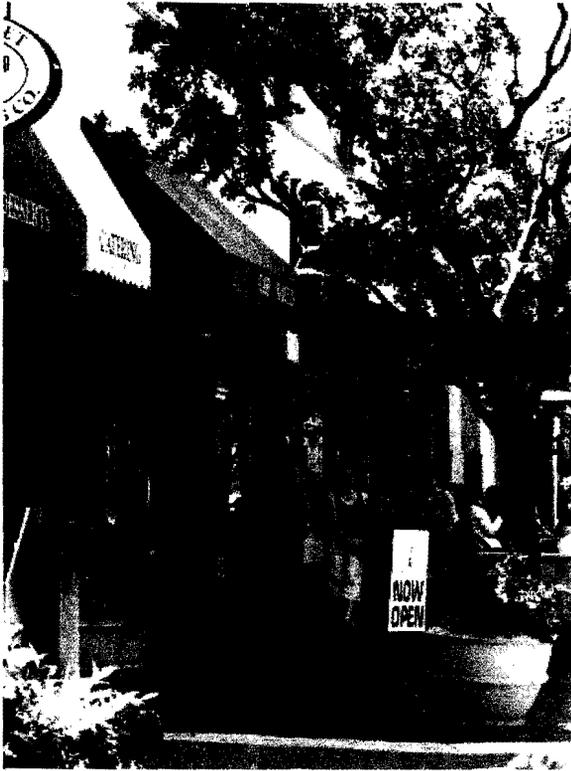
The mix of uses will be critical to the success of these types of developments. At least three or more use classes should be included and make up a substantial portion of the development. The district requirements will also focus on phasing of development to make sure that isolated buildings are not constructed and different uses are provided with the initial phase.

Other regulations to be included will address residential density, maximum block lengths and block size, street types, location of a "main street" with retail, restaurants and other commercial uses, location of parking structures, arrangement of open space, and building placement. To foster more compact development, it is likely that reductions in the number of parking spaces will be required.

RECOMMENDATION:

The purpose of this item is to initiate discussions with the Planning & Zoning Commission regarding the desired elements and characteristics of mixed-use development. Therefore, no action or direction is needed.

Mixed Used Policy Statement



Legacy Town Center

Mixed-Use Policy Statement

Policy Statement 5.0

Description

The intent of this policy statement is to define mixed-use development and its role in Plano. This includes both how this development form can be used to create large scale projects like urban centers and smaller scale mixed-use projects. The policy statement defines what is meant by the term "mixed-use" and describes the characteristics of appropriate locations. It also expounds upon the expected benefits of mixed-use projects and describes the key components necessary for creating those benefits. This information is intended to provide guidance to developers and decisions makers considering mixed-use projects.

This policy statement also addresses the following objectives and strategies already in the Comprehensive Plan:

Objective B.3 Ensure land use compatibility by grouping complementary land use activities, especially those that are mutually supportive, and continuing to implement policies that minimize the impact of potentially incompatible activities.

Strategy C.2 Consider the use of creative and alternative suburban land use concepts, including mixed-use development in appropriate infill and redevelopment areas of the City. Review requests to rezone properties for mixed-use development in accordance with the following:

- Finding that the conversion of nonresidential property for residential or another nonresidential use would not adversely impact the planned land use pattern for the surrounding area.
- A plan that provides for the integration of vehicular and pedestrian circulation systems, parking, building location, and architectural design into a cohesive development.

Strategy C.5 Work with developers to ensure that infill and redevelopment occur in appropriate locations. In particular, the location and design of urban centers should be consistent with the guidelines established by the Urban Centers Study.

Strategy A.3 Continue to facilitate the development of Transit Oriented Developments (TODS) such as those recommended in the Urban Centers Study.

Objective A.3 Provide Plano residents with a variety of transportation options.

Housing Density Policy Statement 3.0 which provides guidance regarding the density of housing in Plano.

Background

Although not specifically called mixed-use, a mix of uses - work, home, and commerce - has been commonplace in communities throughout the United States and Europe. Prior to World

Mixed Used Policy Statement

War II, towns were, out of necessity, designed on a pedestrian scale. In many ways, the combination of uses all within walking distance of each other provided natural synergies that enhanced daily life. In fact, it wasn't until the "modern" zoning code, also referred to as Euclidian zoning, came into common use that land uses were so strictly separated. In doing so, many of the great synergies that come from mixing uses were lost. Mixed-use development can contribute to a variety of objectives, including housing provision, revitalized town centers and more sustainable urban environments. The benefits of mixed-use include:

- **Creating a local sense of place.** Although difficult to quantify, mixed-use areas can create a vibrant sense of place and community. This can be not just on a city-wide scale, but it can also be a tool that helps to differentiate neighborhoods. And, as mentioned above, by supporting pedestrian movement, these areas provide increased opportunities for neighbors to meet and interact. They also provide a wider variety in the types of environments to be found in the city, adding interest and diversity.
- **Creating areas that are active throughout the day.** A mix of uses eliminates the problems of residential areas that are largely unpopulated during the day, and commercial areas that are desolate after business hours. Mixed-use areas have populations and activities that take place throughout the day, making them more vibrant and safe.
- **Increasing housing options for diverse household types.** Mixed-use areas often have higher density housing types, such as apartments and townhouses, close to amenities and add to the variety of housing options available within the city which is especially important to meet the needs of an increasingly diverse population.
- **Reducing auto dependence.** Mixed-use areas provide a variety of services and activities within a walkable distance of

housing, allowing residents to conduct more of their daily activities without depending on automobiles. Reduced auto dependence especially provides greater independence for seniors and children who can often be marginalized simply because they cannot drive.

- **Increasing travel options.** Mixed-use areas, if well designed, can comfortably support pedestrian, bicycle, transit, and automobile traffic.

Analysis

As Plano begins to incorporate mixed-use into what historically has been a suburban land use pattern, it is important to define how and where this type of development fits within the city. Successful mixed-use projects can be created on many scales and in many locations - in an individual building, a series of buildings grouped together, or as a predominant characteristic across an urban area (urban center). Whatever the scale, there must be a readily identifiable mix of functions which jointly activate the urban form. The effect must be more than just an aesthetic one.

Policy Statements

The following guidelines are intended to assist with the evaluation of proposals for mixed-use projects. These guidelines cannot address all of the issues relating to a particular site and therefore are not the sole determinants of zoning decisions. However, they do provide a framework for evaluating mixed-use proposals. Also, within the City, there are a variety of environments where mixed-use projects can be successful from a neighborhood from a corner store serving a neighborhood to a large urban center. This checklist addresses characteristics that generally are achievable in both small - and large-scale mixed-use projects and some specific considerations based on location. It may be possible to fulfill the intent of this policy statement without meeting every guideline.

Mixed Used Policy Statement

Mixed-Use Guidelines Checklist

Location and Context Sensitivity - *The project must be sensitive to surrounding developments with regard to height, density, scale and character. Mixing land uses often means developing commercial uses next to or within residential areas. It can also mean developing housing at relatively high densities outside of a traditional neighborhood setting. This can raise concerns about traffic, parking, noise, building design, and other compatibility issues. The site layout and building design should mitigate these issues wherever possible.*

Mixed-use projects can work in a variety of settings throughout the city. However, careful consideration must be given to the character of the area and surrounding land uses. The following areas of Plano (as described in the Land Use Element and corresponding Land Use Map) are the most likely locations for mixed-use development. Considerations specific to these areas are noted below, followed by more general city-wide guidelines.

Neighborhood Centers

Designated on the Land Use Map as Neighborhood Commercial, Community Commercial, General Commercial and Major Commercial these areas are adjacent to the residential districts that they are intended to serve. They are typically located at major intersections, contain roughly 10-15 acres on each corner and include businesses such as grocery stores, drugstores and small retail and service uses. The center should be oriented to existing or planned pedestrian amenities, such as wide sidewalks, street tree cutouts, pedestrian-scale lighting, and street furnishings. These locations should also support transit stops, where applicable.

Urban Centers

These are large districts (50 or more acres) of mixed-use development provided at urban densities. They serve both a local and regional population and may include a wide-range of uses from office and commercial to residential. These areas generally have strong internal circulation (transportation networks) and contain

a variety of mutually supportive uses (such as restaurants, residential and office). Because these areas are large enough to form a distinct district, they can generally support higher density and higher intensity uses.

Major Corridors

Designated on the Land Use Map as Major Corridor Development and Freeway Commercial these areas are located along major highways. Uses in these areas can vary but will tend to be more auto-dependant than either neighborhood centers or urban centers. The character of these districts is focused on allowing office, commercial, and residential uses to be combined in a single development.

Location and Context

General Guidelines:

- If they were to be considered alone, outside of a mixed-use setting, would each use (residential, office, retail etc.) be appropriate in this location? (Also, see residential development guidelines below.)
- Is the development a natural fit with the larger surrounding area? Is the project designed in such a way that it is well-integrated with adjacent land uses?
- Does the project connect to surrounding developments?
- How does the project relate to/impact surrounding development?
- Is the juxtaposition of uses complementary? For example, are lower density residential areas buffered from more intensive uses?
- Are transitions in building heights (setbacks) provided, especially when adjacent to residential development?

Note: In many locations, mixed-use development will be a departure from the existing development form. It is advised that early in the project development, proposals are

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discussed with neighborhood groups and other stakeholders. Where appropriate, the Planning Department can facilitate these efforts.

Multiple Uses/Integration of Uses - *Land uses are mixed on-site or are mixed in combination with adjacent uses (existing or planned). The combining of land uses promotes easy access among services, stores and other amenities especially by pedestrians.*

General Guidelines:

- Is there a variety of uses? Are the uses complementary/synergistic? For example, do the non-residential activities in the development enhance the livability of the residential parts?
- Are the uses in a fine grain either vertically and/or horizontally so that the complement of buildings and uses is well integrated?
- Are buildings tightly connected or grouped?
- If the development is phased, is the first phase sufficient to stand on its own as a mixed-use development?
- Are residential uses integrated within the development and not isolated, so that the range of amenities such as shops, restaurants and public spaces are available and easily accessible to residents?

Density - *Mixed-use development generally requires increased density, which allows for more compact development. Higher densities increase land-use efficiency and housing variety while reducing energy consumption and transportation costs. The mixed-use buildings that result can help strengthen or establish neighborhood character and encourage walking and bicycling.*

General Guidelines:

- Is the site developed at an urban density rather than suburban?

- Are the majority of buildings two to three stories or higher?
- Do the second story and higher floors contain useable space, instead of being included just for aesthetic effect?
- Does the site layout create clusters of buildings to promote a variety of transportation options (pedestrian, bike, automobile, mass transit etc)?
- Is the majority of the land area within each block used for buildings and not for surface parking, open space or landscaping?

Pedestrian Orientation - *All portions of the development are accessible by a direct, convenient, attractive, safe, and comfortable system of pedestrian facilities, and the development provides appropriate pedestrian amenities. The design of buildings supports a safe and attractive pedestrian environment.*

General Guidelines:

- Is the development sufficiently compact? Can people comfortably walk between major uses without being tempted to move their car?
- Do the physical arrangement and design of the buildings support the pedestrian environment?
- Are there pedestrian walkways through sites, connecting entrances, buildings, and the public sidewalk? Do they form a comprehensive network?
- Are the street crossings, drives, and parking areas clearly marked?
- Are the sidewalks wide enough to accommodate pedestrians as well as street life (for example a sidewalk café)?
- Is landscaping or other buffering provided between parking lots and adjacent sidewalks or streets?

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- Are the buildings close to the street? Do the buildings help define the street edge?
- Do the sidewalks include street furnishings such as street trees, space for outdoor seating, bus waiting areas, trash cans, newspaper vending machines, mail boxes, sidewalk displays, etc.?

Connectivity - *An interconnected street system provides linkages to local shopping, services, housing, and amenities, as well as linkages between adjacent developments. Streets that are disconnected isolate land uses and force all trips, whether by car, foot or bicycle, onto the arterial street system without regard for their ultimate destination.*

General Guidelines:

- *Is there a grid of streets with relatively short blocks and lots of intersections?*
- *Is the development part of a connected street system that serves not just vehicles but pedestrians and bicycles as well?*
- *Is the development connected to the surrounding areas?*
- *Is the project served by mass transit?*

Parking - *Surface parking lots often cover more ground than the buildings they are intended to serve, particularly in suburban centers and commercial corridors. This unfortunate reality is often a barrier to building compact, pedestrian friendly places.*

General Guidelines:

- *Is parking designed in an urban form? Is more than 50% of the parking in garages with the remaining surface parking located behind buildings and/or on land scheduled for future development as structured parking or for future buildings?*
- *Is on-street parking available on the majority of internal streets?*

- *Are the parking and vehicle drives located away from building entrances, and not between a building entrance and the street?*
- *Is surface parking, where proposed, located behind or to the side of a building when possible? Are good pedestrian connections provided?*
- *Are street trees or landscaping provided between surface parking lots and the adjacent sidewalks?*
- *Does the project appear to take advantage of opportunities for shared parking? ("Shared parking" means that multiple uses share one or more parking facilities).*

Public Spaces - *Public social contact shapes our personal identity, fosters learning and influences our social behavior. Creating public spaces where people have the opportunity to formally organize, such as for a public outdoor market or festival, or informally gather, such as to pursue leisure or social activity, are both necessary and desirable. For example, social greetings, conversations and passive contacts, where people simply see and hear other people, are those social activities that shape our personal identity. This type of activity is dependent on the presence of people in the same physical environment, whether it is a sidewalk or a public plaza. For this to be a positive experience, public spaces need to be safe, attractive, and comfortable. With growth and new development, public spaces must be protected and new spaces created to support the social and cultural fabric of our communities.*

General Guidelines:

- *Does the arrangement of buildings, streets, and open space create public spaces?*
- *Does the development contain "place making" qualities that distinguish it from traditional development?*

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- Does the project provide public space that will realistically be used? For example, the “function” of a public space may include transportation, in the case of the sidewalk; or recreation and socialization, in the case of a plaza or park.
- Does the site design enhance and support the public space?
- Do the public spaces provide social and leisure activities similar to those provided by parks, schools and libraries in a traditional, suburban Plano neighborhood?

Human Scale - *Although the world is large, we perceive it piece by piece. In urban design, details count. Things look different close up walking at 2 mph than they do from behind a windshield at 30 mph. Everything seen and experienced from the sidewalk - building fronts, signs, lighting, open space should be designed for human interaction at a pedestrian's perspective.*

Note: While much of this information is not typically required for a zoning petition to be filed, these items are especially important to the success of mixed-use projects, and additional information and details should be provided for the evaluation of mixed-use projects.

General Guidelines:

- *Do the buildings contain windows and doors on all or most sides?*
- *Does the design of the street space include trees, light standards, benches and other amenities to give the development a human scale?*
- *Are the building façades designed to a human-scale, for aesthetic appeal, pedestrian comfort, and compatibility with the design character of the district or neighborhood?*
- *Does the design reflect the context of its surroundings or create its own distinct look and identity? This does not mean that it*

needs to copy or mirror the architectural style of the surrounding buildings (unless that is critical to the historic character of an area).

Elements to look at:

- *Existing architectural character of the neighborhood/district*
- *Continuity of the building sizes*
- *How the street-level and upper-level architectural detailing is treated*
- *Roof forms*
- *Rhythm of windows and doors*
- *General relationship of buildings to public spaces such as streets, plazas, other open space, and public parking*
- *Signage*

CITY OF PLANO
PLANNING & ZONING COMMISSION

June 18, 2012

Agenda Item No. 14

Nomination and Election of 2nd Vice Chair

Applicant: City of Plano

DESCRIPTION:

Nomination and Election of 2nd Vice Chair for the Planning & Zoning Commission.

REMARKS:

The Planning & Zoning Commission's 2nd Vice Chair position became vacant upon Commissioner Balda being elected as 1st Vice Chair at the Commission's meeting on June 4, 2012. The Commission's adopted rules and procedures call for a special election to fill the position. The duties of the 2nd Vice Chair include serving in the place of the Chairman and 1st Vice Chair in their absence, and preparation of 2nd Vice Chair Reports to the City Council.

RECOMMENDATIONS:

The Commission should take nominations for and elect a new 2nd Vice Chair.