

**PLANNING & ZONING COMMISSION
PLANO MUNICIPAL CENTER
1520 K AVENUE
November 5, 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 October 15, 2012, Planning & Zoning Commission meeting</p> <p>4 General Discussion: The Planning & Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning & Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning & Zoning Commission authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.</p> <p><u>CONSENT AGENDA</u></p> <p>5a Preliminary Plat: Llana Haven, Block 1, Lot 1 - One Single-Family Residence-9 lot on 16.1± acres located on the north side of Parker Road, 900± feet east of Jupiter Road. Zoned Single-Family Residence-9. Neighborhood #38. Applicant: You-Hong Chen & Hong Zhuang</p> <p>5b Final Plat: Medassets Addition, Block 1, Lot 1 - General office on one lot on 18.9± acres located on the north side of Legacy Drive, 1,000± feet east of Parkwood Boulevard. Zoned Commercial Employment. Neighborhood #8. Applicant: Cole of Plano TX, LLC</p>	

<p>5c EH</p>	<p>Final Plat: The Tribeca, Block A, Lot 2 - 240 multifamily units on one lot on 8.2± acres located at the southwest corner of McDermott Road and Ohio Drive. Zoned Planned Development-20-Mixed-Use. Neighborhood #1. Applicant: The Encore Apartments, LLC</p>	
<p>5d EH</p>	<p>Final Plat: Turnpike Commons Addition, Block 3, Lot 1 - Convenience store with gas pumps on one lot on 1.6± acres located on the northwest corner of Shiloh Road and Renner Road. Zoned Planned Development-207-Retail/190 Tollway/Plano Parkway Overlay District. Neighborhood #68. Applicant: Mountainprize, Inc.</p>	
<p>5e JH</p>	<p>Revised Site Plan: Plano Business Park, Phase III, Block 2, Lot 1 - Office/manufacturing - moderate-intensity on one lot on 12.5± acres located at the northeast corner of Plano Parkway and Los Rios Boulevard. Zoned Research Technology with Specific Use Permit #428 for Manufacturing - Moderate-Intensity. Neighborhood #69. Applicant: Glendale Heights, LLC</p>	
<p>5f BM</p>	<p>Final Plat: Plano Distribution Center, Block A, Lot 1 - Office-showroom/warehouse and manufacturing on one lot on 8.4± acres located at the southwest corner of Plano Parkway and North Star Road. Zoned Research/Technology Center. Neighborhood # 69. Applicant: WR Plano Parkway, LLC</p>	
<p>5g BM</p>	<p>Revised Site Plan/Preliminary Site Plan: Stone Beeson Addition No. 1, Block A, Lots 1R, 2, & 3 - Retail on three lots on 9.2± acres located at the southeast corner of Spring Creek Parkway and Custer Road. Zoned Retail with Specific Use Permit #477 for Arcade. Neighborhood #35. Applicant: Wc Custer Creek Center, L.P. & Graddon The Family Trust</p>	
<p><u>END OF CONSENT AGENDA</u></p>		
<p><u>PUBLIC HEARINGS</u></p>		
<p>6 JH</p>	<p>Public Hearing - Replat: ANS Headquarters, Block A, Lots 1R & 2R - General offices on two lots on 28.6± acres located on the northwest corner of Preston Road and Tennyson Parkway. Zoned Commercial Employment/Preston Road Overlay District. Neighborhood #16. Applicant: St. Jude Medical</p>	
<p>7 BM</p>	<p>Public Hearing - Replat: Plano West Senior High School, Block A, Lot 2R - Public secondary school on one lot on 58.1± acres located at the southwest corner of Yeary Road and Willow Bend Drive. Zoned Agricultural and Single-Family Residence-9. Neighborhood #30. Applicant: Plano ISD</p>	

<p>8 BM</p>	<p>Public Hearing - Replat: Stone Beeson Addition No.1, Block A, Lot 1R - Retail on one lot on 8.5± acres generally located at the southeast corner of Spring Creek Parkway and Custer Road. Zoned Retail with Specific Use Permit #477 for Arcade. Neighborhood #35. Applicant: Wc Custer Creek Center, L.P.</p> <p><u>END OF PUBLIC HEARINGS</u></p>	
<p>9</p>	<p>Election of 1st and 2nd Vice Chair - Election of the 1st and 2nd Vice Chair. Applicant: City of Plano</p>	
<p>10</p>	<p>Items for Future Discussion - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p>	
	<p>Council Liaisons: Council Member Lee Dunlap and Council Member Pat Miner</p>	
	<p>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
October 15, 2012

COMMISSIONERS PRESENT

Chris Caso, Chairman
Fred Balda, 1st Vice Chair
Alan Smith, 2nd Vice Chair
Olufemi Adeoye
David Downs
Douglas Cargo
Tracey Dry

COMMISSIONERS ABSENT

Michael Coleman

STAFF PRESENT

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

Chairman Caso called the meeting to order on Monday, October 15, 2012, at 7:00 p.m. in the Council Chamber of the Plano Municipal Center, 1520 K Avenue. A quorum was present.

Commissioner Dry led the Commission in the Pledge of Allegiance.

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

Commissioner Dry made a motion to approve the October 1, 2012, Planning & Zoning Commission meeting minutes. Commissioner Adeoye seconded the motion, which passed 7-0.

COMMENTS OF PUBLIC INTEREST

Chairman Caso announced that it was the last Planning & Zoning Commission meeting for First Vice Chair Balda, Commissioner Tracey Dry, and Commissioner David Downs. He thanked them for their service to the Commission and the City of Plano.

There were no other comments of public interest.

There were no other comments of public interest.

PUBLIC HEARINGS

AGENDA ITEM NO. 5 - PUBLIC HEARING

ZONING CASE 2012-26

APPLICANT: STANLEY E. & PAT M. BLACK

Tina Firgens, Planning Manager, stated this is a request to amend Heritage Resource Designation #4 (Carpenter House) on 0.5± acre located at the northwest corner of M Avenue and 16th Street to allow assembly hall as an additional permitted use. Zoned Multifamily Residence-1 with Heritage Resource Designation #4. Tabled September 4, 2012 and October 1, 2012.

Second Vice Chair Smith made a motion to remove the item from the table. First Vice Chair Balda seconded the motion, which passed 7-0.

Ms. Firgens summarized the issues and modifications to the applicant's request since the Commission's September 3, 2012 meeting when they last discussed this request. Ms. Firgens stated should the Planning & Zoning Commission and City Council believe the requested assembly hall use is appropriate for the subject property, the following stipulations are recommended:

1. Allow assembly hall use as defined in Section 1.600 (Definitions) of the Zoning Ordinance, as an additional permitted use with the following restrictions:
 - a. The maximum occupancy for the property (including indoor and outdoor) shall collectively be 60 people (inclusive of staff and guests); and
 - b. No outdoor activity and music shall occur after 10:00 p.m.

The public hearing was opened. Robert Miklos, attorney for the applicant, Pat Black, the applicant, and Julie Owens, owner of an adjacent property, spoke in favor of the item. Janis Allman, Donna Helems, Debbie Cole Hamilton, Diane Stratton, and Lavada Newell spoke in opposition to the item. The public hearing was closed.

After much discussion, Commissioner Dry made a motion to approve the item as submitted. Commissioner Cargo seconded the motion, which failed 3-4. Chairman Caso, 2nd Vice Chair Smith, Commissioner Adeoye and Commissioner Downs voted in opposition to the motion.

Commissioner Downs made a motion to deny the item. Second Vice Chair Smith seconded the motion, which failed 3-4. Chairman Caso, 1st Vice Chair Balda, Commissioner Cargo, and Commission Dry voted in opposition to the motion.

Chairman Caso made a motion to approve the item with the following stipulations:

- a. The maximum occupancy for the property (including indoor and outdoor) shall collectively be 45 people (inclusive of staff and guests);
- b. No outdoor or indoor activity shall occur after 10:00 p.m.; and
- c. No amplified music allowed on the property.

First Vice Chair Balda seconded the motion, which passed 6-1. Second Vice Chair Smith voted in opposition.

**AGENDA ITEM NO. 6 - PUBLIC HEARING
ZONING CASE 2012-29
APPLICANT: CITY OF PLANO**

Phyllis Jarrell, Director of Planning, stated this is a request to amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) and Section 2.800 (District Charts) of Article 2 (Zoning Districts and Uses); Section 3.100 (Supplementary Regulations for Principal Permitted Uses and Specific Uses), Section 3.1100 (Off-Street Parking and Loading), Section 3.1200 (Landscaping Requirements), and Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations); Section 4.100 (Planned Development District (PD)) of Article 4 (Special District Regulations); and Article 5 (Site Plan Review); and related sections of the Zoning Ordinance to create the Urban Mixed-Use zoning district. Tabled October 1, 2012.

Commissioner Downs made a motion to remove the item from the table. First Vice Chair Balda seconded the motion, which passed 7-0.

Ms. Jarrell summarized the changes to the Urban Mixed-Use zoning district since the Commission's October 1, 2012 meeting. Staff recommended approval as follows: New ordinance language is underlined; strikethroughs indicate changes to existing ordinance language.

2.829 UMU - Urban Mixed-Use

1. Purpose

The UMU district is intended to provide a planning, regulatory, and management framework for the design, development, and operation of urban mixed-use centers which promote social interaction, community identity, and efficient use of land and resources. The UMU district should also support and encourage a variety of transportation options, including transit, bicycles, and walking. The zoning district is applicable primarily to large undeveloped properties where higher density residential and commercial uses are appropriate.

2. Permitted Uses

See Subsection 2.502 Schedule of Permitted Uses for a complete listing.

3. Area, Yard, and Bulk Requirements

<u>Description</u>	<u>Requirement</u>	
	<u>Commercial and Multifamily</u>	<u>Single-Family Attached</u>
<u>Minimum Lot Area</u>	<u>None</u>	<u>700 square feet</u>
<u>Minimum Lot Width</u>	<u>None</u>	<u>20 feet</u>
<u>Minimum Lot Depth</u>	<u>None</u>	<u>35 feet</u>
<u>Front Yard Setbacks</u>	<u>75% of the building face shall be within 25 feet of the street curb. If easements are present, 75% of the building face shall be built to the easement line.</u>	<u>75% of the building face shall be within 25 feet of the street curb. If easements are present, 75% of the building face shall be built to the easement line.</u>
<u>Side Yard Setbacks</u>	<u>Interior Side Yard - None Exterior Side Yard (Corner Lot) - Shall be treated the same as front yards.</u>	<u>Interior Side Yard - None Exterior Side Yard (Corner Lot) - Shall be treated the same as front yards.</u>
<u>Minimum Rear Yard</u>	<u>None</u>	<u>None</u>
<u>Minimum Height</u>	<u>2 story</u>	<u>2 story</u>
<u>Maximum Height</u>	<u>15 story</u>	<u>3 story</u>
<u>Maximum Lot Coverage</u>	<u>None, except as limited by applicable setback requirements from Front Yard Setbacks, Side Yard Setbacks, Minimum Rear Yard, and Maximum Height above</u>	<u>100% including accessory buildings</u>
<u>Minimum Lot Coverage</u>	<u>60%</u>	<u>60%</u>
<u>Maximum Floor Area Ratio</u>	<u>6:1 except as limited by applicable setback requirements from Front Yard Setbacks, Side Yard Setbacks, Minimum Rear Yard, and Maximum Height above.</u>	<u>None</u>
<u>Minimum Floor Area Ratio</u>	<u>1:1</u>	<u>NA</u>

4. Definitions

The following terms and definitions only apply to the regulations of this district. Where they conflict with general definitions in the Zoning Ordinance, these definitions shall control.

- a. Floor Area Ratio - The ratio of a building's gross floor area to the area of the lot on which the building is located.
- b. Gross Floor Area - The sum of floor area within the perimeter walls of a building. Gross floor area only includes air-conditioned space intended for human occupancy and excludes garages, patios, attics, balconies, roof decks, and other exposed or unair-conditioned space.
- c. Gross Leasable Area - The total floor area intended for tenant occupancy and exclusive use, but excluding garages, patios, attics, balconies, roof decks, and other exposed or un-air-conditioned space.
- d. Residential Density - The number of individual residential living units per acre of the site or lot on which they are located. Calculation of residential density shall be based on the net size of the property, exclusive of public and private street right-of-way, street easements, and park and open space accessible to the public.
- e. Effective Residential Density - A measure applied to a mixed-use building which includes residential units to estimate the potential density if the building were used solely for residential purposes. Effective density equals per acre density based on the total number of residential units plus the gross leasable area of nonresidential and/or live/work/flex space divided by the average residential unit size.
- f. Live/Work/Flex Space - A dwelling unit of not less than 700 square feet that, subject to building code compliance, may be used completely or in part for an allowed nonresidential use.
- g. Block - An area enclosed by streets on all sides, excluding divisions created by fire lanes, alleys, and service drives.
- h. Block Length - The distance along a street face uninterrupted by an intersecting street, excluding intersections with alleys and service drives.
- i. Reciprocal Easement Agreement - A contract among property owners and tenants governing the use and operation of property, including shared common areas, usable open space, and parking.
- j. Lot Coverage - The area of a site or lot covered by a building measured from the base of the perimeter walls, excluding covered walkways, porches, and unair-conditioned space.

5. District Establishment and Administration

The regulations contained within this zoning district shall be supplemented with additional standards and conditions required to execute a specific development plan. The boundary of each UMU district shall be defined on the Zoning Atlas and identified with the letters UMU followed by a unique number referencing the supplementary regulations. In considering the establishment of a UMU district, the Planning & Zoning Commission and City Council may amend the base UMU regulations to implement individual development plans, with the exception of:

- a. Requirement for an adopted development plan
- b. Requirement for a governance association
- c. Minimum residential densities for multifamily development
- d. Requirement to maintain three or more uses
- e. Requirement for nonresidential uses to be constructed within the first phase of development

6. Adopted Development Plan

A UMU district shall not be established without the concurrent adoption of a development plan for the district. The plan shall show the location and type of streets, blocks, parking areas, and open space. The plan shall specify the primary, secondary, and tertiary categories of land use, including the minimum and maximum amount of gross floor area designated for each category of use. The plan shall specify the minimum and maximum number of residential units. The plan shall enumerate all standards, conditions, and performance and implementation requirements not otherwise contained in the base zoning district requirements. The development plan shall be adopted as part of the ordinance creating the UMU district and shall only be amended by the same process by which it was created. (See Section 5.500 Adopted Development Plan.)

7. Governance Association

Applications for building permits for development within a UMU district shall not be accepted or approved until a property owners governance association is established. The association shall be responsible for maintaining all common property, improvements, and amenities within the district. It shall have power sufficient to assess and collect dues and charges as required to perform its responsibilities. It may have additional powers to administer other programs, including but not limited to security, promotion and marketing and entertainment. A Municipal Management district or Public Improvement district created in conformance with the Texas Local Government Code may be created to satisfy this requirement. A Reciprocal Easement Agreement (REA) allowing shared parking arrangements, public access to sidewalks, and to other amenities shall also be required and incorporated in the governance documents, but the REA may be deferred until a plan for common areas and amenities is submitted.

8. Mixed-Use Requirement

Each UMU district must contain three or more use categories. Each category must be designated as primary, secondary, or tertiary according to the gross floor area for each use. Only residential, retail, and office/institutional may be a primary use category. A primary use category must include not less than 50% or more than 70% of the gross floor area. Secondary use categories must include not more than 40% or less than 20% of the gross leasable area. Tertiary uses shall not represent more than 20% of the gross floor area. The percentage of primary, secondary, and tertiary uses is to be defined in the adopting ordinance. The primary use must always be the largest amount of actual building area constructed and under construction. Use categories are designated below:

<u>Use Category</u>	<u>Functional Role</u>
<u>Primary Residential Uses</u>	<u>Primary, Secondary, or Tertiary</u>
<u>Retail Uses</u>	<u>Primary, Secondary, or Tertiary</u>
<u>Educational, Institutional, Public, and Special Uses</u>	<u>Primary, Secondary, or Tertiary</u>
<u>Office and Professional Uses</u>	<u>Primary, Secondary, or Tertiary</u>
<u>Service Uses</u>	<u>Tertiary</u>
<u>Transportation, Utility, and Communications Uses</u>	<u>Tertiary</u>

9. Additional Use Regulations

- a. If multifamily residential use is a designated use, a minimum of 250 units is required. This requirement does not apply to mid-rise residential developments of 5-12 stories in height.
- b. An average residential density of 40 dwelling units per acre must be maintained within a UMU district. The average shall be computed based on the actual and effective residential density of units built and under construction (building permit issued). The reservation and allocation of residential units shall be managed by the governance association. Phased development shall have a minimum average residential density of 40 dwelling units per acre. However, no phase having less than 40 units per acre may be constructed, unless preceded by or concurrently built with a phase which maintains the minimum 40 dwelling units for the overall UMU district. No individual phase may be constructed at a residential density less than 30 units per acre, with the exception of single-family attached uses.

- c. No less than 20,000 square feet of nonresidential space must be built as part of the first phase of development, consisting of at least one restaurant and one retail space. Fitness centers, leasing offices, club and meeting rooms, and other uses associated with and managed by a multifamily use shall not be included to meet this minimum requirement. Freestanding nonresidential buildings may not be less than 10,000 square feet in size. There is no minimum size for individual lease spaces integrated vertically into a building.

10. Streets and Sidewalks

- a. All streets within a UMU district must be platted as private streets, unless the city agrees to accept dedication of some or all as public streets. All streets are to be open for public use and may not be gated or have restricted access, except as may be permitted for special events. All streets must be located in a private street lot or in public right-of-way. The width of a street lot or right-of-way shall be determined by the adopted development plan. A private street lot or public right-of-way may vary in width but must be sufficient to accommodate travel lanes, medians, sidewalks, utilities, street furniture and fixtures, and landscaping of public or common ownership. Easements may be required within the street lot for utilities and emergency access.
- b. All streets within a UMU district shall be constructed in accordance with the following general street classifications:
 - i. Major Median Divided (four 11-foot travel lanes) - Only permitted if a Type D or larger thoroughfare is required by the city's Thoroughfare Plan.
 - ii. Major Street (two 11-foot travel lanes with parallel or diagonal parking and valet or drop-off lanes)
 - iii. Minor Street (two 11-foot travel lanes with parallel parking and designated loading zones)
 - iv. Mews Street (Single-Family Attached) (two 11-foot travel lanes with three feet on each side to accommodate utilities and services) - Parking may be provided on mews streets but is not required.
 - v. Alley/Service Drive (two 12-foot travel lanes with no parking) - May also be a fire lane
- c. Street Design - A UMU district shall be organized into blocks created by a grid of streets. A variety of street types and block sizes may be incorporated to create the grid, including diagonal, off-set, and angled streets. Cul-de-sacs and curvilinear streets are prohibited.
- d. Block Size - The maximum block size is three acres, except as required for public park, hospital, or school use.
- e. Block Length - The maximum block length is 600 feet, except as may be required for park, hospital, or school use.

- f. Required Main Street - All UMU districts shall have a main street, designated on the development plan, which serves as the core of the district. It shall be a major street (two 11-foot travel lanes with parallel or diagonal parking). Buildings of a minimum of two stories shall front onto the main street. No parking garages or surface parking lots shall directly abut the main street. A 600 foot to 1,200 foot section of the street shall be the activity center of the district core. This area shall have the highest concentration of retail, restaurant, and entertainment square footage in the UMU district. The maximum width of store fronts in this area shall be limited to 100 feet. The perimeter of a superstore, food/grocery store, or regional theater must be lined with individual store fronts meeting this maximum width requirement. The specific development plan must define the main street. It shall also designate the location of at least 60% of the gross floor area along the main street for primary and secondary uses.
- g. Street Trees - Street trees are required at the rate of one tree per 40 linear feet of major and minor street frontage. Trees shall be placed in planting beds or tree grates within five feet of the back of the street curb.
- h. Sidewalks - Sidewalks shall be provided on both sides of all major and minor streets as required below. A clear pedestrian path of 7 feet in width shall be maintained on all minor streets and 12 feet in width on all major streets. Trees, landscaping, outdoor dining areas, bicycle racks, and street furniture may be placed within the sidewalk but may not reduce the clear path width. Awnings, canopies, and other detachable fixtures may extend into the street lot or public right-of-way. All public sidewalks and common areas to be maintained by the governance association shall be located in a street lot or public right-of-way. All other areas are to be on a building lot. Other walkways may be permitted to access open space, amenities, and services. All walkways are to be open to the public unless designated as private.

11. Usable Open Space

- a. Usable public open space shall be provided in an amount not less than 5% or more than 10% of the gross acreage of the development. A maximum of 25% of the required open space may be located within a floodplain or within an overhead transmission line easement if these areas are improved for open space use. Except for property located within a floodplain, open space shall fit into the grid street and building block plan. Unless arranged as a courtyard with buildings on three sides, public open space shall abut a street on two sides. At least one plaza or open space shall be located within the main street area required in 10.f. above. Smaller usable open spaces may also be provided. Individual public open space areas shall be no larger than three acres or smaller than one-quarter acre. The plan for the arrangement of common open space must be adopted when the district is established. It may be amended only through the same process as the district was created. The common open space is to be maintained by the association.

- b. Private open space is permitted consisting of interior courtyards and patios required for private amenities and individual business and residential use. Fencing and other enclosures may be used for building security, protection of play and pool areas, or as may be required for business and individual residential use. Exterior yards may not be fenced, except front yards assigned to individual residential units and townhouses may be enclosed with a maximum four-foot tall vertical rail metal fence.
- c. Multifamily development is exempt from the requirements of Subsections 3.104 (Multifamily Residence) and 3.117 (Usable Open Space).

12. Parking Requirements

- a. UMU districts shall be designed as compact, pedestrian-oriented developments. With the exception of neighborhood theaters, regional theaters, religious facilities, and assembly halls, the maximum permitted parking for nonresidential uses is capped at one space for each 250 square feet of gross leasable area. Theaters and assembly halls are capped at one space per 2.5 persons accommodated. On-street parking is included in the parking calculations for the UMU district. No more than 25% of the capped parking requirement for the entire development, as shown on the development plan, may be located in a surface parking lot. Parking in excess of 10% over the above maximum caps may be provided only in parking garages.
- b. Parking for multifamily residential uses shall be required as follows:
 - i. One bedroom or less: One parking space per unit
 - ii. Two bedrooms: 1.5 parking spaces per unit
 - iii. Three bedrooms or more: Two parking spaces per unit
- c. On-street parking is required on all major and minor streets except in locations designated for loading, services, and pedestrian crossings.
- d. All surface parking lots with 50 or more spaces must be designed as future development sites. They must be located on the outside edge of the development. No surface parking lot may contain more than 300 spaces.
- e. A minimum five-foot landscape edge shall be provided between all surface parking lots and major and minor streets. Within this landscape edge, ten shrubs (five gallon minimum) shall be planted per 500 square feet. The landscape edge along major median divided streets shall comply with the requirements of Section 3.1200 (Landscaping Requirements) or the overlay districts contained in Article 4 (Special District Regulations) if applicable.
- f. Private garages may be located (tucked) directly under and assigned to an individual residential unit.

- g. Podium parking or grade level parking may be located under a horizontal structural concrete or steel structure separating the parking level from uses located on the podium.
- h. One full level of a multi-level parking structure at or below grade must be open for general public parking. No parking structure serving primarily residential use shall serve more than two residential buildings. A residential parking garage must directly connect to at least one residential building and each level of the garage must be directly accessible from the residential building.

13. Building Placement and Design

- a. Buildings in a UMU district must be designed and oriented to reinforce the street grid. The distance from building face to building face shall not exceed 100 feet on major streets, unless separated by usable open space.
- b. Single-Tenant Maximum First Floor Square Footage - 30,000 square feet, with the exception of schools and hospitals
- c. Permeability of First Floor - With the exception of parking garage, podium garages, and loading and service areas, 60% of the first floor of nonresidential buildings and live/work/flex space units must consist of windows and doors. Live/work/flex space units must have an exterior entrance.
- d. Nonresidential space must have a minimum floor-to-ceiling height of 12 feet; however, live/work/flex space must have a minimum floor-to-ceiling height of 10 feet.

14. Single-Family Attached (Townhouse) Residence Regulations

- a. Each dwelling unit shall be on an individually-platted lot. No more than 50% of the lots within a development may abut a mews street as the only point of street frontage and access.
- b. Maximum Density: 40 dwelling units per acre
- c. Minimum Density: 25 dwelling units per acre
- d. Minimum Floor Area per Dwelling Unit: 800 square feet
- e. Stoops and landscape areas adjacent to the building may extend a maximum distance of five feet into the area between the front facade of the building and the back of the street curb.
- f. Maximum Building Length: 200 feet
- g. Buildings must be separated by a minimum distance of ten feet.

- h. No usable open space areas are required.
- i. Each dwelling unit shall have a garage with a minimum of two parking spaces. Tandem garage spaces are allowed. Garage entrances shall be allowed only from a mews street or alley. The distance from the garage to the travel lane of the alley or mews street shall be 5 or less feet in length or shall be 20 feet or greater in length. The elimination of the garage space, by enclosing the garage with a stationary wall, shall be prohibited.

15. Additional Requirements and Restrictions

- a. A UMU district or a group of buildings within the district may not be walled, fenced, or restricted from general public access.
- b. The second building constructed and all subsequent buildings may not be further than 150 feet from another building.
- c. The regulations, specifications, and design standards for signs contained in Subsection 3.1605 (Downtown Sign District) Area A shall apply unless otherwise specified in this ordinance or in the adopted development plan.

Article 2. Zoning Districts and Uses

2.502 Schedule of Permitted Uses

Uses to be allowed in the Urban Mixed-Use district by right are listed below:

<u>Adult Day Care Center</u>	<u>Live/Work/Flex Space</u>
<u>Antenna</u>	<u>Long-term Care Facility</u>
<u>Antenna Support Structure (Commercial and Amateur)</u>	<u>Medical Office</u>
<u>Antique Shop</u>	<u>Multifamily Residence</u>
<u>Assembly Hall</u>	<u>Office-Professional/General Administrative</u>
<u>Assisted Living Facility</u>	<u>Park/Playground</u>
<u>Automobile Parking Lot/Garage</u>	<u>Personal Service Shop</u>
<u>Bank, Savings and Loan, or Credit Union</u>	<u>Pet Shop</u>
<u>Commercial Amusement (Indoor)</u>	<u>Post Office</u>
<u>Construction Yard (Temporary)</u>	<u>Print Shop (Minor)</u>
<u>Continuing Care Facility</u>	<u>Private Club</u>
<u>Convenience Store (without gasoline pumps)</u>	<u>Private Utility (other than listed)</u>
<u>Day Care Center</u>	<u>Religious Facility</u>
<u>Day Care Center (Accessory)</u>	<u>Research and Development Center</u>
<u>Field Office</u>	<u>Restaurant/Cafeteria (no drive-through service)</u>
<u>Florist Shop</u>	<u>Retail Stores and Shops</u>
<u>Food/Grocery Store</u>	<u>School – Primary or Secondary (Private)</u>
<u>Fraternal Organization, Lodge, or Civic Club</u>	<u>School - Primary or Secondary (Public or Parochial)</u>
<u>Furniture, Home Furnishings, and Equipment Store</u>	<u>Single-Family Residence Attached</u>
<u>Gymnastics/Dance Studio</u>	<u>Studio for Photographer, Musician, Artist, Radio, and/or TV</u>
<u>Health/Fitness Center</u>	<u>Tattooing and Permanent Cosmetics</u>
<u>Home Occupation</u>	<u>Theater - Neighborhood</u>
<u>Homebuilder Marketing Center</u>	<u>Transit Center/Station</u>
<u>Hospital</u>	<u>Transportation and Utility Structures/Facility</u>
<u>Hotel/Motel</u>	<u>University/College</u>
<u>Independent Living Facility</u>	<u>Utility Distribution/Transmission Line</u>
<u>Laundromat</u>	
<u>Licensed Massage Therapy</u>	

Uses to be allowed by specific use permit are listed below:

Arcade

Theater - Regional

Trade/Commercial School

Article 5. Site Plan Review

5.500 Adopted Development Plan

5.501 General

An adopted development plan must accompany a zoning petition for the Urban Mixed-Use zoning district and is only applicable in conjunction with that specific district. The purpose of the plan is to:

1. Ensure compliance with applicable development regulations and previously approved, valid plans affecting development of the property.
2. Determine the placement, configuration, coverage, size, use, and height of buildings.
3. Specify the primary, secondary, and tertiary categories of land use, including the minimum and maximum number of residential units.
4. Determine the design of public and private street improvements and rights-of-way and the design and location of drives, aisles, and parking.
5. Determine location and preliminary design of open space, landscaping, walls, screens, and amenities.
6. Enumerate all standards, conditions, performance, and implementation requirements not contained within the base zoning district.
7. Determine the preliminary design of drainage facilities and utilities.

5.502 Applicability

An adopted development plan approved as part of the zoning action establishing an Urban Mixed-Use district shall be required prior to the consideration of a preliminary site plan or site plan for development of property defined in Subsection 5.101 and located within an Urban Mixed-Use zoning district. The adopted development plan must include all property contained within the district.

5.503 Application Procedure and Requirements

1. Pre-application

Before preparing an adopted development plan, the applicant shall meet with the staff of the Planning and Engineering Departments. The purpose of the pre-application meeting is to review the proposed development with regard to storm water quality and quantity goals of the City of Plano's Texas Commission on Environmental Quality (TCEQ) Non-Point Discharge Elimination System (NPDES) permit and the proposed development for general compliance with development regulations as well as to discuss application procedures and submittal requirements.

2. General Application

The property owner shall file an application for the approval of an adopted development plan in conjunction with a petition for Urban Mixed-Use zoning. This application shall include the information listed below on one, dimensioned, scaled drawing on a sheet size 24" x 36". The drawing shall include existing and proposed site conditions and improvements, as follows:

- a. Site boundaries and dimensions, lot lines, site acreage and square footage, and approximate distance to the nearest cross street.
- b. Location map, north arrow, scale, title block, and site data summary table.
- c. Topography at two foot contours or less.
- d. Natural features including tree masses and anticipated tree loss, floodplains, drainage ways, and creeks. (See Section '3.1200 Landscaping Requirements'.)
- e. Land use onsite and on adjacent properties, including the primary, secondary, and tertiary categories of land use.
- f. Building locations and footprints, including building size, intensity, density, height, setback, and use.
- g. Public streets, private drives, and fire lanes with pavement widths, rights-of-way, median openings, turn lanes (including storage and transition space), and driveways (including those on or planned on adjacent property) with dimensions and radii.
- h. Parking areas and structures, aisles and spaces, handicap spaces, ramps, crosswalks, and loading areas with typical dimensions.
- i. Access easements and offsite parking.

- j. Proposed dedications and reservations of land for public use including, but not limited to, rights-of-way, easements, park land, open space, drainage ways, floodplains, and facility sites.
- k. Screening walls, fences, living screens, retaining walls, headlight screens, and service area screens.
- l. Landscaping and open space areas. (See Section '3.1200 Landscaping Requirements'.)
- m. Phases of development, including delineation of areas, building sites, land use, and improvements to be constructed in independent phases and the scheduled timing and sequencing of development.
- n. If the proposed development intends to take advantage of development incentives as defined in Section 3.1700 (Storm Water Management), the areas of the site intended for storm water conservation shall be delineated. (ZC 2006-02; Ordinance No. 2006-4-24)

3. Standards of Approval

The Planning & Zoning Commission and City Council may approve, conditionally approve, table, or deny an adopted development plan based on: (See Section '5.900 Appeals'.)

- a. Conformance with the Comprehensive Plan and adopted design guidelines.
- b. Compliance with the Zoning Ordinance and other applicable regulations and previously approved, valid plans for the property.
- c. Compliance with previously approved, valid site-specific storm water management plan. (ZC 2006-02; Ordinance No. 2006-4-24)
- d. Impact on the site's natural resources and effect on adjacent and area property and land use.
- e. Safety and efficiency of vehicular and pedestrian circulation, traffic control, and congestion mitigation.
- f. Safety and convenience of off-street parking and loading facilities.
- g. Access for firefighting and emergency equipment to buildings.
- h. Use of landscaping and screening to shield lights, noise, movement, or activities from adjacent properties and to complement the design and location of buildings and parking.

- i. The location, size, and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses.

4. Effect

Approval of an adopted development plan by the Planning & Zoning Commission and City Council shall constitute authorization by the city for the owner(s) to submit an application for preliminary site plan approval for development of the entire site or a portion thereof provided that the preliminary site plan conforms to the adopted development plan and any conditions attached to its approval. As long as the adopted development plan remains valid, the location of buildings, landscape areas, open space, streets, drives, fire lanes, median breaks, curb cuts, and parking shall remain fixed except as to permit minor adjustments resulting from subsequent engineering improvements or to prevent a condition affecting public health or safety which was not known at the time of approval. Except where authorized by ordinance, an adopted development plan may not be used to approve an exception to development regulations. Where an approved plan conflicts with an adopted regulation and no variance or exception is expressly approved, the regulation shall apply.

5. Lapse

An adopted development plan does not have an expiration date and is valid as long as the property retains the Urban Mixed-Use zoning classification. (See Section 5.600 for amendment procedures.)

~~5.500~~ 5.600 Amendments

At any time following the approval of a concept plan, preliminary site plan, adopted development plan, or site plan and before the lapse of such approval, the property owner(s) may request an amendment. Amendments shall be classified as major and minor. Minor amendments shall include corrections of distances and dimensions, adjustments of building configuration and placement, realignment of drives and aisles, layout of parking, adjustments to open space, landscaping, and screening, changes to utilities and service locations which do not substantially change the original plan. Amendments to previously approved storm water conservation areas, increases in building height and/or building proximity to an adjacent offsite residential use, and all other amendments shall be considered major amendments and may be considered by the Planning & Zoning Commission at a public meeting in accordance with the same procedures and requirements for the approval of a plan. Major amendments to an adopted development plan for the Urban Mixed-Use District may only be approved through the same process by which it was initially adopted. The Director of Planning may approve or disapprove a minor amendment. Disapproval may be appealed to the Planning & Zoning Commission.

5.6005.700 Extension and Reinstatement Procedure

2. Sixty days prior to or following the lapse of approval for a concept plan, preliminary site plan, or site plan as provided in these regulations, the property owner may petition the Planning & Zoning Commission to extend or reinstate the approval. Such petition shall be considered at a public meeting of the Planning & Zoning Commission.
3. In determining whether to grant such request, the Planning & Zoning Commission shall take into account the reasons for lapse, 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 Planning & Zoning Commission shall extend or reinstate the plan, or deny the request, in which instance the property owner must submit a new application for approval.
4. The Planning & Zoning Commission may extend or reinstate the approval subject to additional conditions based upon newly enacted regulations or such as are necessary to assure compliance with the original conditions of approval. The Planning & Zoning Commission may also specify a shorter time for lapse of the extended or reinstated plan than is applicable to original approvals.

5.7005.800 Revocation of Approval

The City Council or the Planning & Zoning Commission may revoke approval of a concept plan, preliminary site plan, adopted development plan, or site plan if it determines that the conditions of the approval have not been met or if the plan contains, or is based upon, incorrect information which affects a significant health or safety interest.

Any plan approved prior to March 13, 1986, on which no progress has been made toward completion of the project will expire as of May 11, 2004. All other plans expire according to the lapse of approval standards within this section. (ZC 2003-15; Ordinance No. 2003-9-22)

5.8005.900 Appeals

(ZC 96-23; Ordinance No. 96-6-20)

The decision of the Planning & Zoning Commission to approve or deny a concept plan, preliminary site plan, adopted development plan, and site plan shall be final and binding unless an appeal of the decision is made to the City Council. The applicant, Director of Planning, or two members of City Council may appeal the decision of the Commission with regard to a plan by filing a Notice of Appeal in the office of the Director of Planning, no later than ten days after the date on which the Commission notifies the applicant of its decision. Such notification may take place by means of an oral ruling by the Commission at a public meeting. Written notice of any appeal shall be sent to the property owner. The Notice of Appeal shall set forth in clear and concise fashion the

basis for the appeal. The City Council shall consider the appeal at a public meeting no later than 45 days after the date on which the Notice of Appeal is filed. The City Council may affirm, modify, or reverse the decision of the Commission and may, where appropriate, remand the plan to the Commission for further proceedings consistent with City Council's decision.

~~5.0005.1000~~ 5.10005.1000 Additional Development and Redevelopment

Following the completion of improvements shown on an approved site plan, additional development, site modifications, or redevelopment of the site shall be permitted subject to the approval of a revised site plan. Minor expansions and redevelopment may be approved by the Director of Planning under the terms of Section ~~5.5005.600~~. All other expansions or redevelopment shall require submittal of a revised site plan and the approval of the Planning & Zoning Commission under the requirements and procedures then in effect.

~~5.10005.1100~~ 5.10005.1100 Design Standards and Specifications

The following design standards and specifications are incorporated by reference into this ordinance:

Design Standards and Specifications
Water & Sewer Design Manual
Standard Construction Details
Standard Specifications for Public Works Construction with City of Plano Special Provisions
Thoroughfare Standards Rules & Regulations
Flood Damage Prevention Ordinance
Erosion Control Ordinance
Storm Drainage Design Manual
Fire Code
Retail Corner Design Guidelines
Multifamily Design Guidelines
Subdivision Ordinance
Downtown Development Plan
Douglass Area Study
White Rock Creek and Tributaries Floodplain Management Study
Comprehensive Plan Design Studies Element
Spring Creekwalk Master Development Plan

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

After some discussion, Commissioner Cargo made a motion to approve the item as follows:

(New ordinance language is underlined; strikethroughs indicate changes to existing ordinance language.)

2.829 UMU - Urban Mixed-Use

1. Purpose

The UMU district is intended to provide a planning, regulatory, and management framework for the design, development, and operation of urban mixed-use centers which promote social interaction, community identity, and efficient use of land and resources. The UMU district should also support and encourage a variety of transportation options, including transit, bicycles, and walking. The zoning district is applicable primarily to large undeveloped properties where higher density residential and commercial uses are appropriate.

2. Permitted Uses

See Subsection 2.502 Schedule of Permitted Uses for a complete listing.

3. Area, Yard, and Bulk Requirements

<u>Description</u>	<u>Requirement</u>	
	<u>Commercial and Multifamily</u>	<u>Single-Family Attached</u>
<u>Minimum Lot Area</u>	<u>None</u>	<u>700 square feet</u>
<u>Minimum Lot Width</u>	<u>None</u>	<u>20 feet</u>
<u>Minimum Lot Depth</u>	<u>None</u>	<u>35 feet</u>
<u>Front Yard Setbacks</u>	<u>75% of the building face shall be within 25 feet of the street curb. If easements are present, 75% of the building face shall be built to the easement line.</u>	<u>75% of the building face shall be within 25 feet of the street curb. If easements are present, 75% of the building face shall be built to the easement line.</u>
<u>Side Yard Setbacks</u>	<u>Interior Side Yard - None Exterior Side Yard (Corner Lot) - Shall be treated the same as front yards.</u>	<u>Interior Side Yard - None Exterior Side Yard (Corner Lot) - Shall be treated the same as front yards.</u>
<u>Minimum Rear Yard</u>	<u>None</u>	<u>None</u>
<u>Minimum Height</u>	<u>2 story</u>	<u>2 story</u>
<u>Maximum Height</u>	<u>15 story</u>	<u>3 story</u>
<u>Maximum Lot Coverage</u>	<u>None, except as limited by applicable setback requirements from Front</u>	<u>100% including accessory buildings</u>

	<u>Yard Setbacks, Side Yard Setbacks, Minimum Rear Yard, and Maximum Height above</u>	
<u>Minimum Lot Coverage</u>	<u>60%</u>	<u>60%</u>
<u>Maximum Floor Area Ratio</u>	<u>6:1 except as limited by applicable setback requirements from Front Yard Setbacks, Side Yard Setbacks, Minimum Rear Yard, and Maximum Height above.</u>	<u>None</u>
<u>Minimum Floor Area Ratio</u>	<u>1:1</u>	<u>NA</u>

4. Definitions

The following terms and definitions only apply to the regulations of this district. Where they conflict with general definitions in the Zoning Ordinance, these definitions shall control.

- a. Floor Area Ratio - The ratio of a building's gross floor area to the area of the lot on which the building is located.
- b. Gross Floor Area - The sum of floor area within the perimeter walls of a building. Gross floor area only includes air-conditioned space intended for human occupancy and excludes garages, patios, attics, balconies, roof decks, and other exposed or unair-conditioned space.
- c. Gross Leasable Area - The total floor area intended for tenant occupancy and exclusive use, but excluding garages, patios, attics, balconies, roof decks, and other exposed or un-air-conditioned space.
- d. Residential Density - The number of individual residential living units per acre of the site or lot on which they are located. Calculation of residential density shall be based on the net size of the property, exclusive of public and private street right-of-way, street easements, and park and open space accessible to the public.
- e. Effective Residential Density - A measure applied to a mixed-use building which includes residential units to estimate the potential density if the building were used solely for residential purposes. Effective density equals per acre density based on the total number of residential units plus the gross leasable area of nonresidential and/or live/work/flex space divided by the average residential unit size.

- f. Live/Work/Flex Space - A dwelling unit of not less than 700 square feet that, subject to building code compliance, may be used completely or in part for an allowed nonresidential use.
- g. Block - An area enclosed by streets on all sides, excluding divisions created by fire lanes, alleys, and service drives.
- h. Block Length - The distance along a street face uninterrupted by an intersecting street, excluding intersections with alleys and service drives.
- i. Reciprocal Easement Agreement - A contract among property owners and tenants governing the use and operation of property, including shared common areas, usable open space, and parking.
- j. Lot Coverage - The area of a site or lot covered by a building measured from the base of the perimeter walls, excluding covered walkways, porches, and unair-conditioned space.

5. District Establishment and Administration

The regulations contained within this zoning district shall be supplemented with additional standards and conditions required to execute a specific development plan. The boundary of each UMU district shall be defined on the Zoning Atlas and identified with the letters UMU followed by a unique number referencing the supplementary regulations. In considering the establishment of a UMU district, the Planning & Zoning Commission and City Council may amend the base UMU regulations to implement individual development plans, with the exception of:

- a. Requirement for an adopted development plan
- b. Requirement for a governance association
- c. Minimum residential densities for multifamily development
- d. Requirement to maintain three or more uses
- e. Requirement for nonresidential uses to be constructed within the first phase of development

6. Adopted Development Plan

A UMU district shall not be established without the concurrent adoption of a development plan for the district. The plan shall show the location and type of streets, blocks, parking areas, and open space. The plan shall specify the primary, secondary, and tertiary categories of land use, including the minimum and maximum amount of gross floor area designated for each category of use. The plan shall specify the minimum and maximum number of residential units. The plan shall enumerate all standards, conditions, and performance and implementation requirements not otherwise contained in the base zoning district requirements. The development plan shall be adopted as part of the ordinance creating the UMU district and shall only be amended by the same process by which it was created. (See Section 5.500 Adopted Development Plan.)

7. Governance Association

Applications for building permits for development within a UMU district shall not be accepted or approved until a property owners governance association is established. The association shall be responsible for maintaining all common property, improvements, and amenities within the district. It shall have power sufficient to assess and collect dues and charges as required to perform its responsibilities. It may have additional powers to administer other programs, including but not limited to security, promotion and marketing and entertainment. A Municipal Management district or Public Improvement district created in conformance with the Texas Local Government Code may be created to satisfy this requirement. A Reciprocal Easement Agreement (REA) allowing shared parking arrangements, public access to sidewalks, and to other amenities shall also be required and incorporated in the governance documents, but the REA may be deferred until a plan for common areas and amenities is submitted.

8. Mixed-Use Requirement

Each UMU district must contain three or more use categories. Each category must be designated as primary, secondary, or tertiary according to the gross floor area for each use. Only residential, retail, and office/institutional may be a primary use category. A primary use category must include not less than 50% or more than 70% of the gross floor area. Secondary use categories must include not more than 40% or less than 20% of the gross leasable area. Tertiary uses shall not represent more than 20% of the gross floor area. The percentage of primary, secondary, and tertiary uses is to be defined in the adopting ordinance. The primary use must always be the largest amount of actual building area constructed and under construction. Use categories are designated below:

<u>Use Category</u>	<u>Functional Role</u>
<u>Primary Residential Uses</u>	<u>Primary, Secondary, or Tertiary</u>
<u>Retail Uses</u>	<u>Primary, Secondary, or Tertiary</u>
<u>Educational, Institutional, Public, and Special Uses</u>	<u>Primary, Secondary, or Tertiary</u>
<u>Office and Professional Uses</u>	<u>Primary, Secondary, or Tertiary</u>
<u>Service Uses</u>	<u>Tertiary</u>
<u>Transportation, Utility, and Communications Uses</u>	<u>Tertiary</u>

9. Additional Use Regulations

- a. If multifamily residential use is a designated use, a minimum of 250 units is required. This requirement does not apply to mid-rise residential developments of 5-12 stories in height.
- b. An average residential density of 40 dwelling units per acre must be maintained within a UMU district. The average shall be computed based on the actual and effective residential density of units built and under construction (building permit issued). The reservation and allocation of residential units shall be managed by the governance association. Phased development shall have a minimum average residential density of 40 dwelling units per acre. However, no phase having less than 40 units per acre may be constructed, unless preceded by or concurrently built with a phase which maintains the minimum 40 dwelling units for the overall UMU district. No individual phase may be constructed at a residential density less than 30 units per acre, with the exception of single-family attached uses.
- c. No less than 20,000 square feet of nonresidential space must be built as part of the first phase of development, consisting of at least one restaurant and one retail space. Fitness centers, leasing offices, club and meeting rooms, and other uses associated with and managed by a multifamily use shall not be included to meet this minimum requirement. Freestanding nonresidential buildings may not be less than 10,000 square feet in size. There is no minimum size for individual lease spaces integrated vertically into a building.

10. Streets and Sidewalks

- a. All streets within a UMU district must be platted as private streets, unless the city agrees to accept dedication of some or all as public streets. All streets are to be open for public use and may not be gated or have restricted access, except as may be permitted for special events. All streets must be located in a private street lot or in public right-of-way. The width of a street lot or right-of-way shall be determined by the adopted development plan. A private street lot or public right-of-way may vary in width but must be sufficient to accommodate travel lanes, medians, sidewalks, utilities, street furniture and fixtures, and landscaping of public or common ownership. Easements may be required within the street lot for utilities and emergency access.
- b. All streets within a UMU district shall be constructed in accordance with the following general street classifications:
 - i. Major Median Divided (four 11-foot travel lanes) - Only permitted if a Type D or larger thoroughfare is required by the city's Thoroughfare Plan.
 - ii. Major Street (two 11-foot travel lanes with parallel or diagonal parking and valet or drop-off lanes)

- iii. Minor Street (two 11-foot travel lanes with parallel parking and designated loading zones)
 - iv. Mews Street (Single-Family Attached) (two 11-foot travel lanes with three feet on each side to accommodate utilities and services) - Parking may be provided on mews streets but is not required.
 - v. Alley/Service Drive (two 12-foot travel lanes with no parking) - May also be a fire lane
- c. Street Design - A UMU district shall be organized into blocks created by a grid of streets. A variety of street types and block sizes may be incorporated to create the grid, including diagonal, off-set, and angled streets. Cul-de-sacs and curvilinear streets are prohibited.
- d. Block Size - The maximum block size is three acres, except as required for public park, hospital, or school use.
- e. Block Length - The maximum block length is 600 feet, except as may be required for park, hospital, or school use.
- f. Required Main Street - All UMU districts shall have a main street, designated on the development plan, which serves as the core of the district. It shall be a major street (two 11-foot travel lanes with parallel or diagonal parking). Buildings of a minimum of two stories shall front onto the main street. No parking garages or surface parking lots shall directly abut the main street. A 600 foot to 1,200 foot section of the street shall be the activity center of the district core. This area shall have the highest concentration of retail, restaurant, and entertainment square footage in the UMU district. The maximum width of store fronts in this area shall be limited to 100 feet. The perimeter of a superstore, food/grocery store, or regional theater must be lined with individual store fronts meeting this maximum width requirement. The specific development plan must define the main street. It shall also designate the location of at least 60% of the gross floor area along the main street for primary and secondary uses.
- g. Street Trees - Street trees are required at the rate of one tree per 40 linear feet of major and minor street frontage. Trees shall be placed in planting beds or tree grates within five feet of the back of the street curb.
- h. Sidewalks - Sidewalks shall be provided on both sides of all major and minor streets as required below. A clear pedestrian path of 7 feet in width shall be maintained on all minor streets and 12 feet in width on all major streets. Trees, landscaping, outdoor dining areas, bicycle racks, and street furniture may be placed within the sidewalk but may not reduce the clear path width. Awnings, canopies, and other detachable fixtures may extend into the street lot or public right-of-way. All public sidewalks and common areas to be maintained by the governance association shall be located in a street lot or public right-of-way. All other areas are to be on a building lot. Other walkways may be permitted to access open space, amenities, and services. All walkways are to be open to the public unless designated as private.

11. Usable Open Space

- a. Usable public open space shall be provided in an amount not less than 5% or more than 10% of the gross acreage of the development. A maximum of 25% of the required open space may be located within a floodplain or within an overhead transmission line easement if these areas are improved for open space use. Except for property located within a floodplain, open space shall fit into the grid street and building block plan. Unless arranged as a courtyard with buildings on three sides, public open space shall abut a street on two sides. At least one plaza or open space shall be located within the main street area required in 10.f. above. Smaller usable open spaces may also be provided. Individual public open space areas shall be no larger than three acres or smaller than one-quarter acre. The plan for the arrangement of common open space must be adopted when the district is established. It may be amended only through the same process as the district was created. The common open space is to be maintained by the association.
- b. Private open space is permitted consisting of interior courtyards and patios required for private amenities and individual business and residential use. Fencing and other enclosures may be used for building security, protection of play and pool areas, or as may be required for business and individual residential use. Exterior yards may not be fenced, except front yards assigned to individual residential units and townhouses may be enclosed with a maximum four-foot tall vertical rail metal fence.
- c. Multifamily development is exempt from the requirements of Subsections 3.104 (Multifamily Residence) and 3.117 (Usable Open Space).

12. Parking Requirements

- a. UMU districts shall be designed as compact, pedestrian-oriented developments. With the exception of neighborhood theaters, regional theaters, religious facilities, and assembly halls, the maximum permitted parking for nonresidential uses is capped at one space for each 250 square feet of gross leasable area. Theaters and assembly halls are capped at one space per 2.5 persons accommodated. On-street parking is included in the parking calculations for the UMU district. No more than 25% of the capped parking requirement for the entire development, as shown on the development plan, may be located in a surface parking lot. Parking in excess of 10% over the above maximum caps may be provided only in parking garages.
- b. Parking for multifamily residential uses shall be required as follows:
 - iv. One bedroom or less: One parking space per unit
 - v. Two bedrooms: 1.5 parking spaces per unit
 - vi. Three bedrooms or more: Two parking spaces per unit

- c. On-street parking is required on all major and minor streets except in locations designated for loading, services, and pedestrian crossings.
- d. All surface parking lots with 50 or more spaces must be designed as future development sites. They must be located on the outside edge of the development. No surface parking lot may contain more than 300 spaces.
- e. A minimum five-foot landscape edge shall be provided between all surface parking lots and major and minor streets. Within this landscape edge, ten shrubs (five gallon minimum) shall be planted per 500 square feet. The landscape edge along major median divided streets shall comply with the requirements of Section 3.1200 (Landscaping Requirements) or the overlay districts contained in Article 4 (Special District Regulations) if applicable.
- f. Private garages may be located (tucked) directly under and assigned to an individual residential unit.
- g. Podium parking or grade level parking may be located under a horizontal structural concrete or steel structure separating the parking level from uses located on the podium.
- h. One full level of a multi-level parking structure at or below grade must be open for general public parking. No parking structure serving primarily residential use shall serve more than two residential buildings. A residential parking garage must directly connect to at least one residential building and each level of the garage must be directly accessible from the residential building.

13. Building Placement and Design

- a. Buildings in a UMU district must be designed and oriented to reinforce the street grid. The distance from building face to building face shall not exceed 100 feet on major streets, unless separated by usable open space.
- b. Single-Tenant Maximum First Floor Square Footage - 30,000 square feet, with the exception of schools and hospitals
- c. Permeability of First Floor - With the exception of parking garage, podium garages, and loading and service areas, 60% of the first floor of nonresidential buildings and live/work/flex space units must consist of windows and doors. Live/work/flex space units must have an exterior entrance.
- d. Nonresidential space must have a minimum floor-to-ceiling height of 12 feet; however, live/work/flex space must have a minimum floor-to-ceiling height of 10 feet.

14. Single-Family Attached (Townhouse) Residence Regulations

- a. Each dwelling unit shall be on an individually-platted lot. No more than 50% of the lots within a development may abut a mews street as the only point of street frontage and access.
- b. Maximum Density: 40 dwelling units per acre
- c. Minimum Density: 25 dwelling units per acre
- d. Minimum Floor Area per Dwelling Unit: 800 square feet
- e. Stoops and landscape areas adjacent to the building may extend a maximum distance of five feet into the area between the front facade of the building and the back of the street curb.
- f. Maximum Building Length: 200 feet
- g. Buildings must be separated by a minimum distance of ten feet.
- h. No usable open space areas are required.
- i. Each dwelling unit shall have a garage with a minimum of two parking spaces. Tandem garage spaces are allowed. Garage entrances shall be allowed only from a mews street or alley. The distance from the garage to the travel lane of the alley or mews street shall be 5 or less feet in length or shall be 20 feet or greater in length. The elimination of the garage space, by enclosing the garage with a stationary wall, shall be prohibited.

15. Additional Requirements and Restrictions

- a. A UMU district or a group of buildings within the district may not be walled, fenced, or restricted from general public access.
- b. The second building constructed and all subsequent buildings may not be further than 150 feet from another building.
- c. The regulations, specifications, and design standards for signs contained in Subsection 3.1605 (Downtown Sign District) Area A shall apply unless otherwise specified in this ordinance or in the adopted development plan.

Article 2. Zoning Districts and Uses

2.502 Schedule of Permitted Uses

Uses to be allowed in the Urban Mixed-Use district by right are listed below:

- | | |
|---|---|
| <u>Adult Day Care Center</u> | <u>Office-Professional/General</u> |
| <u>Antenna</u> | <u>Administrative</u> |
| <u>Antenna Support Structure (Commercial and Amateur)</u> | <u>Park/Playground</u> |
| <u>Antique Shop</u> | <u>Personal Service Shop</u> |
| <u>Assembly Hall</u> | <u>Pet Shop</u> |
| <u>Assisted Living Facility</u> | <u>Post Office</u> |
| <u>Automobile Parking Lot/Garage</u> | <u>Print Shop (Minor)</u> |
| <u>Bank, Savings and Loan, or Credit Union</u> | <u>Private Club</u> |
| <u>Commercial Amusement (Indoor)</u> | <u>Private Utility (other than listed)</u> |
| <u>Construction Yard (Temporary)</u> | <u>Religious Facility</u> |
| <u>Continuing Care Facility</u> | <u>Research and Development Center</u> |
| <u>Convenience Store (without gasoline pumps)</u> | <u>Restaurant/Cafeteria (no drive-through service)</u> |
| <u>Day Care Center</u> | <u>Retail Stores and Shops</u> |
| <u>Day Care Center (Accessory)</u> | <u>School – Primary or Secondary (Private)</u> |
| <u>Field Office</u> | <u>School - Primary or Secondary (Public or Parochial)</u> |
| <u>Florist Shop</u> | <u>Single-Family Residence Attached</u> |
| <u>Food/Grocery Store</u> | <u>Studio for Photographer, Musician, Artist, Radio, and/or TV</u> |
| <u>Fraternal Organization, Lodge, or Civic Club</u> | <u>Tattooing and Permanent Cosmetics (See End Note 37; permitted as an accessory use to a personal service shop only and allowed in districts where that use is permitted, and in accordance with Subsections '3.116 Tattooing, Permanent Cosmetics, and Body Piercing' and '2.502 Schedule of Permitted Uses')</u> |
| <u>Furniture, Home Furnishings, and Equipment Store</u> | <u>Theater - Neighborhood</u> |
| <u>Gymnastics/Dance Studio</u> | <u>Transit Center/Station</u> |
| <u>Health/Fitness Center</u> | <u>Transportation and Utility Structures/Facility</u> |
| <u>Home Occupation</u> | <u>University/College</u> |
| <u>Homebuilder Marketing Center</u> | <u>Utility Distribution/Transmission Line</u> |
| <u>Hospital</u> | |
| <u>Hotel/Motel</u> | |
| <u>Independent Living Facility</u> | |
| <u>Laundromat</u> | |
| <u>Licensed Massage Therapy</u> | |
| <u>Live/Work/Flex Space</u> | |
| <u>Long-term Care Facility</u> | |
| <u>Medical Office</u> | |
| <u>Multifamily Residence</u> | |

Uses to be allowed by specific use permit are listed below:

Arcade

Theater - Regional

Trade/Commercial School

Article 5. Site Plan Review

5.500 Adopted Development Plan

5.501 General

An adopted development plan must accompany a zoning petition for the Urban Mixed-Use zoning district and is only applicable in conjunction with that specific district. The purpose of the plan is to:

1. Ensure compliance with applicable development regulations and previously approved, valid plans affecting development of the property.
2. Determine the placement, configuration, coverage, size, use, and height of buildings.
3. Specify the primary, secondary, and tertiary categories of land use, including the minimum and maximum number of residential units.
4. Determine the design of public and private street improvements and rights-of-way and the design and location of drives, aisles, and parking.
5. Determine location and preliminary design of open space, landscaping, walls, screens, and amenities.
6. Enumerate all standards, conditions, performance, and implementation requirements not contained within the base zoning district.
7. Determine the preliminary design of drainage facilities and utilities.

5.502 Applicability

An adopted development plan approved as part of the zoning action establishing an Urban Mixed-Use district shall be required prior to the consideration of a preliminary site plan or site plan for development of property defined in Subsection 5.101 and located within an Urban Mixed-Use zoning district. The adopted development plan must include all property contained within the district.

5.503 Application Procedure and Requirements

1. Pre-application

Before preparing an adopted development plan, the applicant shall meet with the staff of the Planning and Engineering Departments. The purpose of the pre-application meeting is to review the proposed development with regard to storm water quality and quantity goals of the City of Plano's Texas Commission on Environmental Quality (TCEQ) Non-Point Discharge Elimination System (NPDES) permit and the proposed development for general compliance with development regulations as well as to discuss application procedures and submittal requirements.

2. General Application

The property owner shall file an application for the approval of an adopted development plan in conjunction with a petition for Urban Mixed-Use zoning. This application shall include the information listed below on one, dimensioned, scaled drawing on a sheet size 24" x 36". The drawing shall include existing and proposed site conditions and improvements, as follows:

- a. Site boundaries and dimensions, lot lines, site acreage and square footage, and approximate distance to the nearest cross street.
- b. Location map, north arrow, scale, title block, and site data summary table.
- c. Topography at two foot contours or less.
- d. Natural features including tree masses and anticipated tree loss, floodplains, drainage ways, and creeks. (See Section '3.1200 Landscaping Requirements'.)
- e. Land use onsite and on adjacent properties, including the primary, secondary, and tertiary categories of land use.
- f. Building locations and footprints, including building size, intensity, density, height, setback, and use.
- g. Public streets, private drives, and fire lanes with pavement widths, rights-of-way, median openings, turn lanes (including storage and transition space), and driveways (including those on or planned on adjacent property) with dimensions and radii.
- h. Parking areas and structures, aisles and spaces, handicap spaces, ramps, crosswalks, and loading areas with typical dimensions.
- i. Access easements and offsite parking.

- j. Proposed dedications and reservations of land for public use including, but not limited to, rights-of-way, easements, park land, open space, drainage ways, floodplains, and facility sites.
- k. Screening walls, fences, living screens, retaining walls, headlight screens, and service area screens.
- l. Landscaping and open space areas. (See Section '3.1200 Landscaping Requirements'.)
- m. Phases of development, including delineation of areas, building sites, land use, and improvements to be constructed in independent phases and the scheduled timing and sequencing of development.
- n. If the proposed development intends to take advantage of development incentives as defined in Section 3.1700 (Storm Water Management), the areas of the site intended for storm water conservation shall be delineated. (ZC 2006-02; Ordinance No. 2006-4-24)

3. Standards of Approval

The Planning & Zoning Commission and City Council may approve, conditionally approve, table, or deny an adopted development plan based on: (See Section '5.900 Appeals'.)

- a. Conformance with the Comprehensive Plan and adopted design guidelines.
- b. Compliance with the Zoning Ordinance and other applicable regulations and previously approved, valid plans for the property.
- c. Compliance with previously approved, valid site-specific storm water management plan. (ZC 2006-02; Ordinance No. 2006-4-24)
- d. Impact on the site's natural resources and effect on adjacent and area property and land use.
- e. Safety and efficiency of vehicular and pedestrian circulation, traffic control, and congestion mitigation.
- f. Safety and convenience of off-street parking and loading facilities.
- g. Access for firefighting and emergency equipment to buildings.
- h. Use of landscaping and screening to shield lights, noise, movement, or activities from adjacent properties and to complement the design and location of buildings and parking.

- i. The location, size, and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses.

4. Effect

Approval of an adopted development plan by the Planning & Zoning Commission and City Council shall constitute authorization by the city for the owner(s) to submit an application for preliminary site plan approval for development of the entire site or a portion thereof provided that the preliminary site plan conforms to the adopted development plan and any conditions attached to its approval. As long as the adopted development plan remains valid, the location of buildings, landscape areas, open space, streets, drives, fire lanes, median breaks, curb cuts, and parking shall remain fixed except as to permit minor adjustments resulting from subsequent engineering improvements or to prevent a condition affecting public health or safety which was not known at the time of approval. Except where authorized by ordinance, an adopted development plan may not be used to approve an exception to development regulations. Where an approved plan conflicts with an adopted regulation and no variance or exception is expressly approved, the regulation shall apply.

5. Lapse

An adopted development plan does not have an expiration date and is valid as long as the property retains the Urban Mixed-Use zoning classification. (See Section 5.600 for amendment procedures.)

5.5005.600 Amendments

At any time following the approval of a concept plan, preliminary site plan, adopted development plan, or site plan and before the lapse of such approval, the property owner(s) may request an amendment. Amendments shall be classified as major and minor. Minor amendments shall include corrections of distances and dimensions, adjustments of building configuration and placement, realignment of drives and aisles, layout of parking, adjustments to open space, landscaping, and screening, changes to utilities and service locations which do not substantially change the original plan. Amendments to previously approved storm water conservation areas, increases in building height and/or building proximity to an adjacent offsite residential use, and all other amendments shall be considered major amendments and may be considered by the Planning & Zoning Commission at a public meeting in accordance with the same procedures and requirements for the approval of a plan. Major amendments to an adopted development plan for the Urban Mixed-Use District may only be approved through the same process by which it was initially adopted. The Director of Planning may approve or disapprove a minor amendment. Disapproval may be appealed to the Planning & Zoning Commission.

5-6005.700 Extension and Reinstatement Procedure

1. Sixty days prior to or following the lapse of approval for a concept plan, preliminary site plan, or site plan as provided in these regulations, the property owner may petition the Planning & Zoning Commission to extend or reinstate the approval. Such petition shall be considered at a public meeting of the Planning & Zoning Commission.
2. In determining whether to grant such request, the Planning & Zoning Commission shall take into account the reasons for lapse, 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 Planning & Zoning Commission shall extend or reinstate the plan, or deny the request, in which instance the property owner must submit a new application for approval.
3. The Planning & Zoning Commission may extend or reinstate the approval subject to additional conditions based upon newly enacted regulations or such as are necessary to assure compliance with the original conditions of approval. The Planning & Zoning Commission may also specify a shorter time for lapse of the extended or reinstated plan than is applicable to original approvals.

5-7005.800 Revocation of Approval

The City Council or the Planning & Zoning Commission may revoke approval of a concept plan, preliminary site plan, adopted development plan, or site plan if it determines that the conditions of the approval have not been met or if the plan contains, or is based upon, incorrect information which affects a significant health or safety interest.

Any plan approved prior to March 13, 1986, on which no progress has been made toward completion of the project ~~will expire~~ expired as of May 11, 2004. All other plans expire according to the lapse of approval standards within this section. (ZC 2003-15; Ordinance No. 2003-9-22)

5-8005.900 Appeals

(ZC 96-23; Ordinance No. 96-6-20)

The decision of the Planning & Zoning Commission to approve or deny a concept plan, preliminary site plan, adopted development plan, and site plan shall be final and binding unless an appeal of the decision is made to the City Council. The applicant, Director of Planning, or two members of City Council may appeal the decision of the Commission with regard to a plan by filing a Notice of Appeal in the office of the Director of Planning, no later than ten days after the date on which the Commission notifies the applicant of its decision. Such notification may take place by means of an oral ruling by the Commission at a public meeting. Written notice of any appeal shall be sent to the property owner. The Notice of Appeal shall set forth in clear and concise fashion the basis for the appeal. The City Council shall consider the appeal at a public meeting no

later than 45 days after the date on which the Notice of Appeal is filed. The City Council may affirm, modify, or reverse the decision of the Commission and may, where appropriate, remand the plan to the Commission for further proceedings consistent with City Council's decision.

5.9005.1000 Additional Development and Redevelopment

Following the completion of improvements shown on an approved site plan, additional development, site modifications, or redevelopment of the site shall be permitted subject to the approval of a revised site plan. Minor expansions and redevelopment may be approved by the Director of Planning under the terms of Section ~~5.5005.600~~. All other expansions or redevelopment shall require submittal of a revised site plan and the approval of the Planning & Zoning Commission under the requirements and procedures then in effect.

~~5.10005.1100~~ Design Standards and Specifications

The following design standards and specifications are incorporated by reference into this ordinance:

Design Standards and Specifications
Water & Sewer Design Manual
Standard Construction Details
Standard Specifications for Public Works Construction with City of Plano Special Provisions
Thoroughfare Standards Rules & Regulations
Flood Damage Prevention Ordinance
Erosion Control Ordinance
Storm Drainage Design Manual
Fire Code
Retail Corner Design Guidelines
Multifamily Design Guidelines
Subdivision Ordinance
Downtown Development Plan
Douglass Area Study
White Rock Creek and Tributaries Floodplain Management Study
Comprehensive Plan Design Studies Element
Spring Creekwalk Master Development Plan

Second Vice Chair Smith seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 7 - PUBLIC HEARING
COMPREHENSIVE PLAN AMENDMENT - MIXED-USE POLICY STATEMENT
APPLICANT: CITY OF PLANO**

Steve Sims, Senior Planner, stated this is a request to amend the Mixed-Use Policy Statement of the Comprehensive Plan. Staff recommended approval as submitted.

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

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

**AGENDA ITEM NO. 8 - PUBLIC HEARING
ZONING CASE 2012-30
APPLICANT: CITY OF PLANO**

Ms. Firgens stated this is a request to amend Section 1.600 (Definitions) of Article 1 (General Regulations), Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses), and Subsection 3.109 (Farmer's Market) of Section 3.100 (Supplementary Regulations for Principal Permitted Uses and Specific Uses) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance pertaining to Farmer's Markets. Staff recommended tabling the item to the November 19, 2012 meeting to allow more time to work on the amendments to the Zoning Ordinance.

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

There being no discussion, Commissioner Adeoye made a motion to table the item to the November 19, 2012 meeting. Second Vice Chair Smith seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING
65/REPLAT: CUSTER/190 ADDITION, BLOCK A, LOT 4R
APPLICANT: PLANO TURNPIKE INVESTMENTS**

Ms. Firgens stated this is a general office on one lot on 1.3± acres located on the west side of Custer Road and 384± feet north of Plano Parkway. Zoned Planned Development-376-Retail/General Office-190 Tollway/Plano Parkway Overlay District. Neighborhood #65. 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 Dry seconded the motion, which passed 7-0.

END OF PUBLIC HEARINGS

AGENDA ITEM NO. 10

**26/PRELIMINARY SITE PLAN: SUNSET PARK ADDITION, BLOCK 1, LOT 1
APPLICANT: CITY OF PLANO**

Eric Hill, Senior Planner, stated this is a park on one lot on 14.9± acres located at the southwest corner of Midway Road and McKamy Trail. Zoned Single-Family Residence-6, Single-Family Residence-7, and Planned Development-480-Single-Family Residence-9. Neighborhood #26. Staff recommended approval subject to the Planning & Zoning Commission granting a variance to the Subdivision Ordinance requirement for two points of access to a public street.

There being no discussion, Commissioner Adeoye made a motion to approve the item as submitted. Commissioner Dry seconded the motion, which passed 7-0. The Commission granted the variance to the Subdivision Ordinance requirement for two points of access to a public street.

AGENDA ITEM NO. 11

ITEMS FOR FUTURE DISCUSSION

Commissioner Downs stated that he had enjoyed working with the Planning staff during the past several years and thanked everyone for their assistance.

Chairman Caso stated that the four new commissioners would be in attendance at the November 5, 2012 meeting, and the Commission would be nominating and electing the First and Second Vice Chair positions at that time.

There being no further discussion, Chairman Caso adjourned the meeting at 9:15 p.m.

Chris Caso, Chair

CITY OF PLANO
PLANNING & ZONING COMMISSION
CONSENT AGENDA ITEMS

November 5, 2012

Agenda Item No. 5a

Preliminary Plat: Llama Haven, Block 1, Lot 1

Applicant: You-Hong Chen & Hong Zhuang

One Single-Family Residence-9 lot on 16.1± acres located on the north side of Parker Road, 900± feet east of Jupiter Road. Zoned Single-Family Residence-9. Neighborhood #38.

The purpose for the preliminary plat is to establish lot boundaries and propose an easement necessary for the expansion of the single-family residence.

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

Agenda Item No. 5b

Final Plat: Medassets Addition, Block 1, Lot 1

Applicant: Cole of Plano TX, LLC

General office on one lot on 18.9± acres located on the north side of Legacy Drive, 1,000± feet east of Parkwood Boulevard. Zoned Commercial Employment. Neighborhood #8.

The purpose for the final plat is to dedicate easements necessary for the completion of the general office development.

Recommended for approval as submitted.

Agenda Item No. 5c

Final Plat: The Tribeca, Block A, Lot 2
Applicant: The Encore Apartments, LLC

240 multifamily units on one lot on 8.2± acres located at the southwest corner of McDermott Road and Ohio Drive. Zoned Planned Development-20-Mixed-Use. Neighborhood #1.

The purpose for the final plat is to dedicate easements necessary for the completion of the multifamily residential development.

Recommended for approval as submitted.

Agenda Item No. 5d

Final Plat: Turnpike Commons Addition, Block 3, Lot 1
Applicant: Mountainprize, Inc.

Convenience store with gas pumps on one lot on 1.6± acres located on the northwest corner of Shiloh Road and Renner Road. Zoned Planned Development-207-Retail/190 Tollway/Plano Parkway Overlay District. Neighborhood #68.

The purpose for the final plat is to dedicate easements necessary for the completion of the convenience store with gas pumps development.

Recommended for approval as submitted.

Agenda Item No. 5e

Revised Site Plan: Plano Business Park, Phase III, Block 2, Lot 1
Applicant: Glendale Heights, LLC

Office/manufacturing - moderate-intensity on one lot on 12.5± acres located at the northeast corner of Plano Parkway and Los Rios Boulevard. Zoned Research Technology with Specific Use Permit #428 for Manufacturing - Moderate-intensity. Neighborhood #69.

The purpose for the revised site plan is to show the proposed additional parking for the subject property.

Recommended for approval as submitted.

Agenda Item No. 5f

Final Plat: Plano Distribution Center, Block A, Lot 1

Applicant: WR Plano Parkway, LLC

Office-showroom/warehouse and manufacturing on one lot on 8.4± acres located at the southwest corner of Plano Parkway and North Star Road. Zoned Research/Technology Center. Neighborhood # 69.

The purpose for the final plat is to dedicate easements necessary for completing the office-showroom/warehouse development.

Recommended for approval as submitted.

Agenda Item: 5g

Revised Site Plan/Preliminary Site Plan: Stone Beeson Addition No. 1, Block A, Lots 1R, 2, & 3

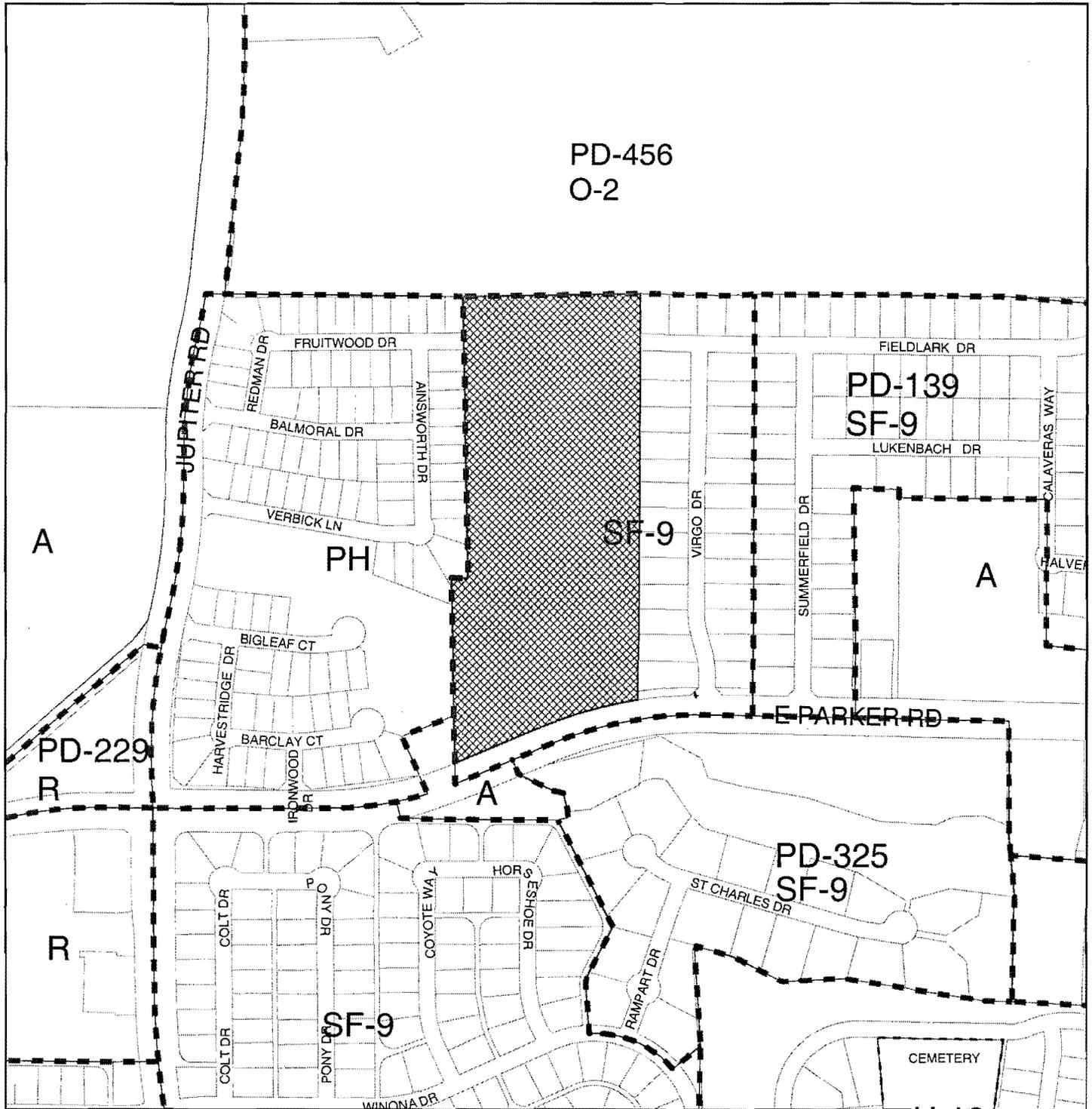
Applicant: Wc Custer Creek Center, L.P. & Graddon The Family Trust

Retail on three lots on 9.2± acres located at the southeast corner of Spring Creek Parkway and Custer Road. Zoned Retail with Specific Use Permit #477 for Arcade. Neighborhood #35.

The purpose for the revised site plan is to show the remaining development on Lot 1R, Stone Beeson Addition 1.

The purpose for the preliminary site plan is to show redevelopment of the existing Lot 1R, Spring Creek Plaza and the proposed retail building on Lot 3, as well to show the proposed renaming of Spring Creek Plaza Addition to Stone Beeson Addition 1.

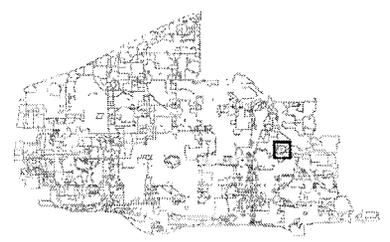
Recommended for approval as submitted.



Item Submitted: PRELIMINARY PLAT

Title: LLAMA HAVEN
BLOCK 1, LOT 1

Zoning: SINGLE-FAMILY RESIDENCE-9

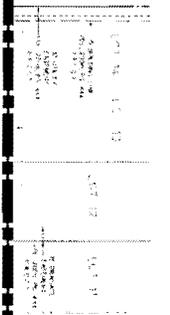


○ 200' Notification Buffer



THE HILLS OF SPRING CREEK PHASE 2
VOL. 2908, PG. 444
D.R.C.C.T.

FIELDLARK DRIVE
50' RIGHT-OF-WAY

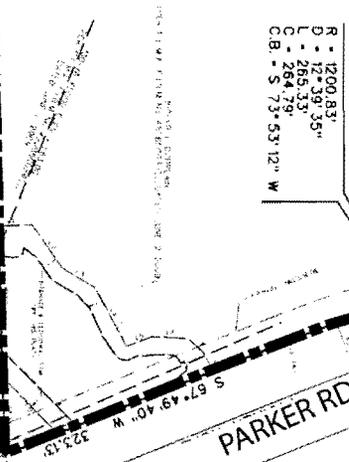


**LLAMA HAVEN
LOT 1, BLOCK 1**
700,292 SQ. FT. (16,0765 ACRES)
MIN. F.F. = 565.00

YOU-HONG CHEN AND
HONG ZHILANG
VOL. 5966, PG. 461
D.R.C.C.T.

MEGERS-HALL, LTD.
VOL. 4325, PG. 4420
D.R.C.C.T.

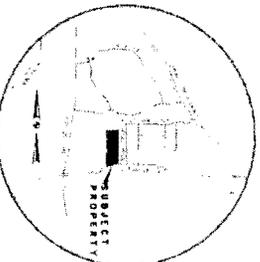
N 87°56'28" E
497.70'



MARGARET NICHOLS
VOL. 6012, PG. 4007
D.R.C.C.T.



VICINITY MAP
NOT TO SCALE



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

LEGEND
--- IRON ROD FOUND
--- METERS
--- FINISHED FLOOR
--- VOL. VOLUME
--- PAINT

**DRAINAGE & FLOODWAY
EASEMENT DATA**

LINE	PORTION	DISTANCE
1	N 89°20'34" E	35.14'
2	S 82°41'01" E	33.64'
3	N 87°21'22" E	17.90'
4	N 87°21'22" E	17.90'
5	N 87°21'22" E	17.90'
6	N 87°21'22" E	17.90'
7	N 87°21'22" E	17.90'
8	N 87°21'22" E	17.90'
9	N 87°21'22" E	17.90'
10	N 87°21'22" E	17.90'
11	N 87°21'22" E	17.90'
12	N 87°21'22" E	17.90'
13	N 87°21'22" E	17.90'
14	N 87°21'22" E	17.90'
15	N 87°21'22" E	17.90'
16	N 87°21'22" E	17.90'
17	N 87°21'22" E	17.90'
18	N 87°21'22" E	17.90'
19	N 87°21'22" E	17.90'
20	N 87°21'22" E	17.90'
21	N 87°21'22" E	17.90'
22	N 87°21'22" E	17.90'
23	N 87°21'22" E	17.90'
24	N 87°21'22" E	17.90'
25	N 87°21'22" E	17.90'
26	N 87°21'22" E	17.90'
27	N 87°21'22" E	17.90'
28	N 87°21'22" E	17.90'
29	N 87°21'22" E	17.90'
30	N 87°21'22" E	17.90'

OWNER:
YOU-HONG CHEN & HONG ZHILANG
4132 WESTMORELAND DRIVE
PLANO, TX 75093-3867

LAND SURVEYOR
LIM & ASSOCIATES, Inc.
11407 West Plano Road, Suite 100
Plano, Texas 75075
Phone: 972-750-1100
Fax: 972-750-1101
www.lim-surveyors.com

**PRELIMINARY PLAT
LLAMA HAVEN
LOT 1, BLOCK 1**

ONE SINGLE FAMILY LOT DEVELOPED AT SF-9 STANDARDS
16,0765 ACRES OF UNPLATTED LAND
OUT OF THE
JOHN M. SALMONS SURVEY, ABSTRACT NO. 815
CITY OF PLANO, COLLIN COUNTY, TEXAS

OCTOBER 26, 2012

OWNER'S CERTIFICATION

OWNER'S DEDICATION - CONTINUED

CERTIFICATE OF APPROVAL

STATE OF TEXAS |
COUNTY OF COLLIN |
CITY OF PLANO |

WHEREAS You-Hong Chen and Hong Zhuang are the owners of a tract of land located in the John M. Salmons Survey, Abstract No. 815, in the City of Plano, Collin County, Texas, according to the deed thereof recorded in Volume 5965, Page 461, Deed Records of Collin County, Texas (D.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/4-inch iron rod found in the southeast corner of said You-Hong Chen and Hong Zhuang tract, said point also being the southeast corner of The Hills of Spring Creek Phase 2, an addition to the City of Plano, according to the plat thereof recorded in Volume 2006, Page 144, Plat Records of Collin County, Texas (P.R.C.C.T.), said point also being in the north right-of-way line of Parker Road (110-foot right-of-way), said point also being on a circular curve to the left having a radius of 1200.83 feet, whose chord bears South 73 degrees 53 minutes 12 seconds West, a distance of 264.79 feet;

THENCE Southwesterly, along the north right-of-way line of said Parker Road and said curve to the left, through central angle of 12 degrees 39 minutes 35 seconds, an arc distance of 265.33 feet to a 1/2-inch iron rod found at the end of said curve;

THENCE South 67 degrees 49 minutes 40 seconds West, continuing along the north right-of-way line of said Parker Road, a distance of 323.13 feet to a 1/2-inch iron rod found in the southwest corner of said You-Hong Chen and Hong Zhuang tract, said point also being the southeast corner of a tract of land conveyed to Douglas M. Sanders and Janet L. Sanders, according to the deed thereof recorded in Instrument No. 199220717000479710, Official Public Records of Collin County, Texas (O.P.R.C.C.T.);

THENCE North 01 degree 33 minutes 46 seconds West, departing the north right-of-way line of said Parker Road, a distance of 553.33 feet to a 1/2-inch iron rod found for corner;

THENCE North 87 degrees 06 minutes 26 seconds East, a distance of 49.70 feet to a 1/2-inch iron rod found for corner;

THENCE North 01 degree 31 minutes 44 seconds West, a distance of 845.23 feet to a 1/2-inch iron rod found in the northwest corner of said You-Hong Chen and Hong Zhuang tract, said point also being in the south line of a tract of land conveyed to Spring Creek Campus, according to the deed thereof recorded in Instrument Number 20040141163, O.P.R.C.C.T.;

THENCE North 89 degrees 05 minutes 29 seconds East, along the common line of said You-Hong Chen and Hong Zhuang tract and Spring Creek Campus tract, a distance of 539.07 feet to a 1/2-inch iron rod found in the northeast corner of said You-Hong Chen and Hong Zhuang tract, said point also being the northeast corner of said The Hills of Spring Creek Phase 2;

THENCE South 00 degrees 07 minutes 21 seconds East, along the west line of said You-Hong Chen and Hong Zhuang tract, a distance of 1012.95 feet to the POINT OF BEGINNING and containing 700,292 square feet or 16.0765 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT YOU-HONG CHEN AND HONG ZHUANG, do hereby adopt this plat designating the hereinabove described property as [LLAMA HAVEN, LOT 1, BLOCK 1], an addition to the City of Plano, Texas, and do hereby dedicate in fee simple, to the public use forever, the streets and alleys are dedicated for street purposes. The buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Plano. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the reserved all or parts of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the constructions, maintenance, or efficiency of their respective systems in said Easements. The City of Plano and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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, grantees, successors, and assigns: The drainage and floodway easement as shown and described by bearings and distances on Lot 1, Block 1, of the plat is called "Drainage and Floodway Easement". The Drainage and Floodway Easement is hereby dedicated to the public's use forever, but including the following covenants with regard to maintenance responsibilities. The existing creek or creeks traversing the Drainage and Floodway Easement will remain as an open channel at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Drainage and Floodway Easement. The City will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement. Provided, however, that in the event it becomes necessary for the City to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the City shall have the right, but not the obligation, to enter on the Floodway Easement at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct, or maintain any drainage structure necessary by the City for drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the Drainage and Floodway Easement adjacent to his property clean and free of debris, silt, and any substance which would result in unstable conditions or obstruct the flow of water, and the City of Plano shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks, through the Drainage and Floodway Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature whatsoever, including the occurrence resulting from natural phenomena, not resulting from the failure of any structure or structures, within the natural drainage channels, and the Owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. Building areas outside the Drainage and Floodway Easement line shall be filed to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

OWNER:

YOU-HONG CHEN & HONG ZHUANG
4132 WESTMORELAND DRIVE
PLANO, TX 75093-3867

LAND SURVEYOR:



& ASSOCIATES, inc.
engineering and surveying consultants
Texas Reg. P-2325, TPO&S Reg. 101626-00
1701 N. Market Street, Suite 310 / LPO
Dallas, Texas 75202
Tel. (214) 698-1888 • Fax (214) 698-8881
e-mail: lim@limsurv.com

PRELIMINARY PLAT
LLAMA HAVEN
LOT 1, BLOCK 1
BEING
ONE SINGLE FAMILY LOT DEVELOPED AT SF-9 STANDARDS
16.0765 ACRES OF UNPLATTED LAND
OUT OF THE
JOHN M. SALMONS SURVEY, ABSTRACT NO. 815
CITY OF PLANO, COLLIN COUNTY, TEXAS

OCTOBER 26, 2012

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

WITNESS, my hand at Dallas, Texas, this the ___ day of _____, 2012.

YOU-HONG CHEN

STATE OF TEXAS |
COUNTY OF _____ |

BEFORE ME, the undersigned, a notary public in and for the State of Texas, on this day personally appeared YOU-HONG CHEN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the ___ day of _____, 2012.

Notary Public in and for the State of Texas

HONG ZHUANG

STATE OF TEXAS |
COUNTY OF _____ |

BEFORE ME, the undersigned, a notary public in and for the State of Texas, on this day personally appeared HONG ZHUANG, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the ___ day of _____, 2012.

Notary Public in and for the State of Texas

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

CHAIRMAN PLANNING & ZONING COMMISSION

STATE OF TEXAS |
COUNTY OF COLLIN |

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

Given under my hand and seal of office on this the ___ day of _____, 2012.

NOTARY PUBLIC in and for the STATE OF TEXAS

SECRETARY, PLANNING & ZONING COMMISSION OR CITY ENGINEER

STATE OF TEXAS |
COUNTY OF COLLIN |

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

Given under my hand and seal of office on this the ___ day of _____, 2012.

NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYOR'S CERTIFICATE

THAT I, SIANG W. LIM, do hereby certify that I prepared this plat 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 Plotting Rules and Regulation of the City Plan Commission of the City of Plano, Texas.

Dated this the ___ day of _____, 2012.

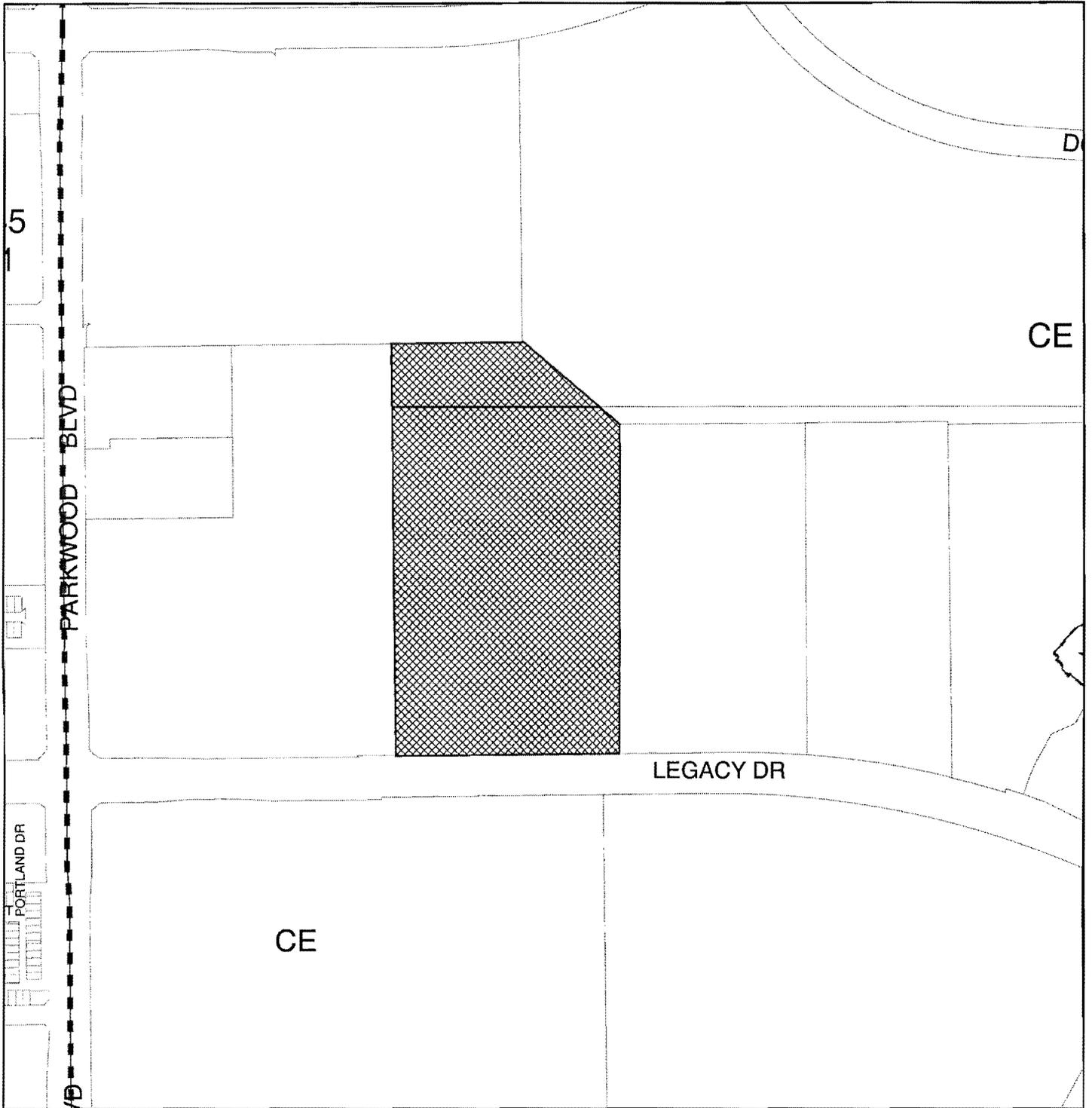
SIANG W. "DANIEL" LIM
Texas Registered Professional Land Surveyor No. 5322
LIM & ASSOCIATES, INC.
1701 N. Market Street, Suite 310, Dallas, Texas 75202
Tel. (214) 698-1888

STATE OF TEXAS |
COUNTY OF COLLIN |

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

Given under my hand and seal of office on this the ___ day of _____, 2012.

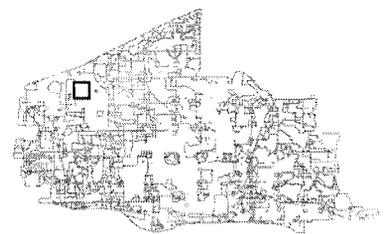
NOTARY PUBLIC in and for the STATE OF TEXAS



Item Submitted: FINAL PLAT

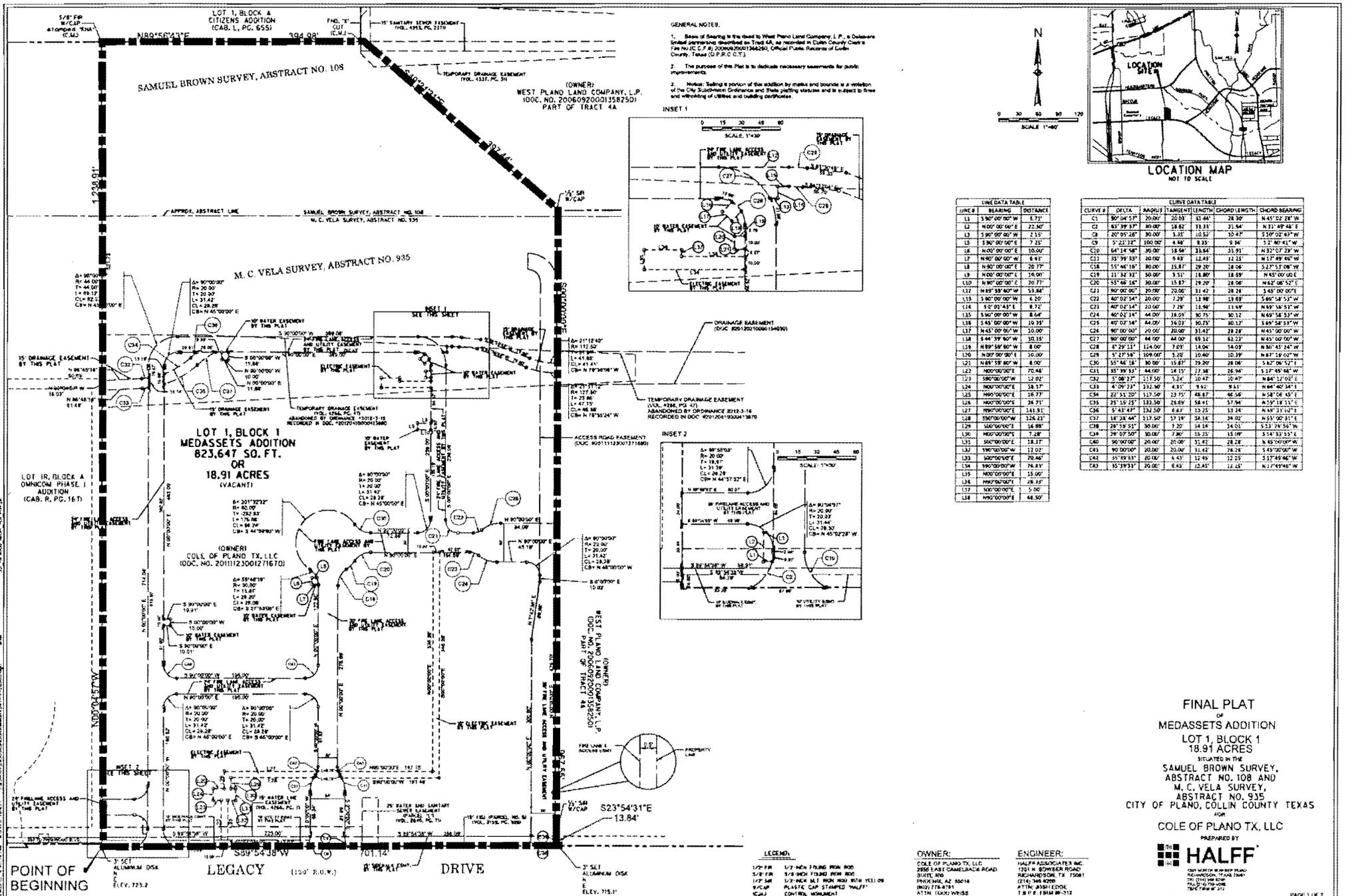
Title: MEDASSETS ADDITION
BLOCK 1, LOT 1

Zoning: COMMERCIAL EMPLOYMENT



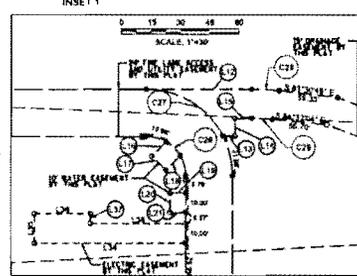
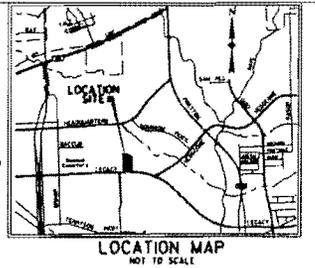
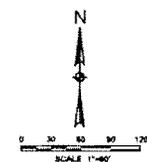
○ 200' Notification Buffer





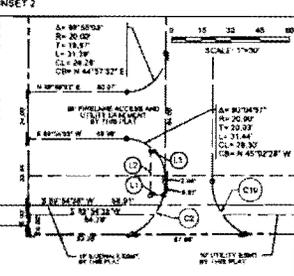
GENERAL NOTES:

- Base of bearing is the merid to West Point Level Company, L.P. a Division of United Partnership Operating Trust II, as recorded in Collin County Clerk's File No. J.C.P. # 2008092001346260, Official Public Records of Collin County, Texas (C.P. & C.V.).
- The purpose of this Plan is to dedicate necessary easements for public improvements.
- Notes: Taking a portion of this station by make and bounds is a violation of the City Subdivision Ordinance and State paving statutes and is subject to the red-inking of lines and liability conditions.



LINE #	BEARING	DISTANCE
L1	S 90° 00' 00" W	8.73'
L2	N 00° 00' 00" E	22.50'
L3	S 90° 00' 00" W	7.15'
L4	S 90° 00' 00" W	7.15'
L5	S 90° 00' 00" W	7.15'
L6	N 00° 00' 00" E	10.00'
L7	N 00° 00' 00" E	8.81'
L8	N 00° 00' 00" E	20.77'
L9	N 00° 00' 00" E	10.00'
L10	N 00° 00' 00" E	20.77'
L11	N 89° 59' 59" W	53.84'
L12	S 90° 00' 00" W	6.30'
L13	S 90° 00' 00" W	8.64'
L14	S 90° 00' 00" W	10.39'
L15	N 89° 59' 59" W	8.00'
L16	N 89° 59' 59" W	30.00'
L17	N 89° 59' 59" W	30.00'
L18	N 89° 59' 59" W	30.00'
L19	N 89° 59' 59" W	30.00'
L20	N 89° 59' 59" W	30.00'
L21	N 89° 59' 59" W	30.00'
L22	N 89° 59' 59" W	30.00'
L23	N 89° 59' 59" W	30.00'
L24	N 89° 59' 59" W	30.00'
L25	N 89° 59' 59" W	30.00'
L26	N 89° 59' 59" W	30.00'
L27	N 89° 59' 59" W	30.00'
L28	N 89° 59' 59" W	30.00'
L29	N 89° 59' 59" W	30.00'
L30	N 89° 59' 59" W	30.00'
L31	N 89° 59' 59" W	30.00'
L32	N 89° 59' 59" W	30.00'
L33	N 89° 59' 59" W	30.00'
L34	N 89° 59' 59" W	30.00'
L35	N 89° 59' 59" W	30.00'
L36	N 89° 59' 59" W	30.00'
L37	N 89° 59' 59" W	30.00'
L38	N 89° 59' 59" W	30.00'

CURVE #	DELTA	RADIUS	TANGENT LENGTH	CHORD LENGTH	CHORD BEARING
C01	90° 00' 00" E	20.00'	33.44'	28.30'	N 45° 52' 24" W
C02	43° 39' 37" E	30.00'	18.47'	19.11'	N 33° 04' 48" E
C03	202° 01' 20" E	30.00'	1.35'	10.52'	S 20° 02' 43" W
C04	S 23° 32' E	100.00'	4.84'	8.35'	S 2° 40' 41" W
C05	64° 14' 48" E	30.00'	18.50'	33.64'	N 32° 07' 23" W
C06	53° 39' 33" E	20.00'	4.87'	12.43'	N 27° 08' 48" W
C07	N 00° 00' 00" E	30.00'	15.87'	29.20'	S 68° 53' 08" W
C08	21° 32' 32" E	30.00'	5.51'	18.89'	N 65° 00' 00" E
C09	53° 46' 18" E	30.00'	15.87'	29.20'	N 62° 08' 52" E
C10	N 00° 00' 00" E	30.00'	20.00'	31.42'	S 48° 00' 00" E
C11	N 00° 00' 00" E	20.00'	7.29'	13.98'	S 69° 58' 53" W
C12	407° 02' 14" E	20.00'	7.29'	13.98'	N 89° 58' 53" W
C13	5° 01' 43" E	8.72'	7.78'	13.98'	N 89° 58' 53" W
C14	60° 02' 14" E	44.00'	18.21'	30.75'	N 69° 58' 53" W
C15	407° 02' 14" E	44.00'	18.21'	30.75'	S 69° 58' 53" W
C16	N 00° 00' 00" W	20.00'	15.87'	29.20'	N 65° 00' 00" W
C17	90° 00' 00" E	44.00'	68.12'	62.23'	N 45° 00' 00" W
C18	8° 29' 13" E	124.50'	7.03'	18.04'	N 30° 45' 24" W
C19	8° 29' 13" E	124.50'	7.03'	18.04'	N 30° 45' 24" W
C20	8° 29' 13" E	124.50'	7.03'	18.04'	N 30° 45' 24" W
C21	8° 29' 13" E	124.50'	7.03'	18.04'	N 30° 45' 24" W
C22	8° 29' 13" E	124.50'	7.03'	18.04'	N 30° 45' 24" W
C23	8° 29' 13" E	124.50'	7.03'	18.04'	N 30° 45' 24" W
C24	8° 29' 13" E	124.50'	7.03'	18.04'	N 30° 45' 24" W
C25	8° 29' 13" E	124.50'	7.03'	18.04'	N 30° 45' 24" W
C26	8° 29' 13" E	124.50'	7.03'	18.04'	N 30° 45' 24" W
C27	8° 29' 13" E	124.50'	7.03'	18.04'	N 30° 45' 24" W
C28	8° 29' 13" E	124.50'	7.03'	18.04'	N 30° 45' 24" W
C29	8° 29' 13" E	124.50'	7.03'	18.04'	N 30° 45' 24" W
C30	8° 29' 13" E	124.50'	7.03'	18.04'	N 30° 45' 24" W
C31	8° 29' 13" E	124.50'	7.03'	18.04'	N 30° 45' 24" W
C32	8° 29' 13" E	124.50'	7.03'	18.04'	N 30° 45' 24" W
C33	8° 29' 13" E	124.50'	7.03'	18.04'	N 30° 45' 24" W
C34	8° 29' 13" E	124.50'	7.03'	18.04'	N 30° 45' 24" W
C35	8° 29' 13" E	124.50'	7.03'	18.04'	N 30° 45' 24" W
C36	8° 29' 13" E	124.50'	7.03'	18.04'	N 30° 45' 24" W
C37	8° 29' 13" E	124.50'	7.03'	18.04'	N 30° 45' 24" W
C38	8° 29' 13" E	124.50'	7.03'	18.04'	N 30° 45' 24" W
C39	8° 29' 13" E	124.50'	7.03'	18.04'	N 30° 45' 24" W
C40	8° 29' 13" E	124.50'	7.03'	18.04'	N 30° 45' 24" W
C41	8° 29' 13" E	124.50'	7.03'	18.04'	N 30° 45' 24" W
C42	8° 29' 13" E	124.50'	7.03'	18.04'	N 30° 45' 24" W
C43	8° 29' 13" E	124.50'	7.03'	18.04'	N 30° 45' 24" W



FINAL PLAT
OF
MEDASSETS ADDITION
LOT 1, BLOCK 1
18.91 ACRES
 SITUATED IN THE
SAMUEL BROWN SURVEY,
ABSTRACT NO. 108 AND
M. C. VELA SURVEY,
ABSTRACT NO. 935
CITY OF PLANO, COLLIN COUNTY TEXAS
 FOR
COLE OF PLANO TX, LLC
 PREPARED BY



POINT OF BEGINNING
 3" SET ALUMINUM DISK
 ELEV. 725.2'

LEGACY DRIVE
 (100' R.O.W.)

DRIVE
 3" SET ALUMINUM DISK
 ELEV. 715.1'

LEGEND:
 1/2" FB 1/2" HIGH TYPING FROM ROD
 3/8" FB 3/8" HIGH TYPING FROM ROD
 1/2" SB 1/2" HIGH BLT. FROM ROD WITH YELLOW
 W/CAP PLASTIC CAP STAMPED 'HALFF'
 ICAL CONTROL MEASUREMENT

OWNER:
 COLE OF PLANO TX, LLC
 8501 EAST CAMELBACK ROAD
 SUITE 100
 PLANO, TEXAS 75074
 (972) 388-0000
 INFO@COPTX.COM
 ATTN: LAND SURVEY

ENGINEER:
 HALFF ASSOCIATES INC.
 1201 N. BOWEN ROAD
 RICHMOND, TEXAS 75401
 (281) 348-0000
 ATTN: SURVEY
 T. B. F. FROM 01/12

LEGAL DESCRIPTION

BEHIND a tract of land situated in the Samuel Brown Survey, Abstract Number 108 and the Marie C. Vela Survey, Abstract Number 935, City of Plano, Collin County, Texas, and being all of that 18,909 acre tract of land described in deed to Cole of Plano TX, LLC, as recorded in instrument No. 2011122001271870 of the Official Public records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at 3-inch aluminum disk set at the southeast corner of said 18,909 acre tract, said point also being in the north-right-of-way line of Legacy Drive (a 130-foot wide right-of-way);

THENCE North 09 degrees 04 minutes 17 seconds West, along the west line of said 18,909 acre tract, passing at a distance of 4.41 feet the southeast corner of Lot 1R, Block A of the Habitat of Civilization Phase 1 Addition, an addition to the City of Plano, Collin County, Texas, as recorded in Cabinet R, Page 187 of the Map Records of Collin County, Texas (M.R.C.C.T.), then departing said north right-of-way line and continuing along said west line of 18,909 acre tract and the west line of said Lot 1R, Block A, in all a total distance of 1,328.51 feet to a 68-inch iron rod with yellow plastic cap identified "704" found for a northeast corner of said 18,909 acre tract, and the northeast corner of said Lot 1R, Block A, said point also being in the south line of Citivue Addition, an addition to the City of Plano, Collin County, Texas, as recorded in Cabinet L, Page 856, M.R.C.C.T.;

THENCE North 88 degrees 36 minutes 43 seconds East, along a north line of said 18,909 acre tract, and said south line of Citivue Addition, a distance of 394.94 feet to an "X" cut in concrete found for the northerly most northeast corner of said 18,909 acre tract, and the southeast corner of said Citivue Addition;

THENCE South 48 degrees 31 minutes 51 seconds East, departing said Citivue Addition and along the northeast line of said 18,909 acre tract, a distance of 387.41 feet to a 1/2-inch iron rod with yellow plastic cap identified "HALFF" (hereinafter referred to as "rod cap") set for corner;

THENCE South 00 degrees 00 minutes 00 seconds East along the east line of said 18,909 acre tract, a distance of 897.90 feet to 1/2-inch iron rod with cap set for corner;

THENCE South 23 degrees 04 minutes 31 seconds East, continuing along said east line, a distance of 12.64 feet to 3-inch aluminum monument set for the southeast corner of said 18,909 acre tract, and being in said north right-of-way line of Legacy Drive;

THENCE South 80 degrees 04 minutes 38 seconds West, along said north right-of-way line, a distance of 179.18 feet to the POINT OF BEGINNING AND CONTAINING 823,847 square feet or 18,909 acres of land, more or less.

SURVEYOR'S CERTIFICATE

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

PRELIMINARY FOR REVIEW PURPOSES ONLY
ANDREW J. SHAFER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5077

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared Andrew J. Shafer, 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 purpose and considerations therein expressed and in the capacity therein stated.

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

Signature _____

Printed Name
Notary Public, State of Texas

My commission expires _____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT COLE OF PLANO TX, L.L.C., acting herein by and through its duly authorized officers, does hereby adopt this plat assigning the hereinafter described property as MEDASSETS ADDITION, LOT 1, BLOCK 1, an addition to the City of Plano, Texas, and does hereby dedicate it to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes.

The statements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Plano. In addition, utility easements may also be used for public use and accommodation of the public unless dealing to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and bury removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Plano and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, repairing, maintaining, reading, repairing, and relating to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

The undersigned does hereby covenant and agree that he (they) and his (their) heirs, assigns, and assigns 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 obstructions to the access of fire apparatus. The maintenance of parking on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking". The job of his duly authorized representatives is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

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

By: Cole of Plano TX, LLC

STATE OF ARIZONA

COUNTY OF _____

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

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

Signature _____

Printed Name
Notary Public, State of Arizona

My commission expires _____

CERTIFICATE OF APPROVAL

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

Chairman, Planning & Zoning Commission

STATE OF TEXAS:

COUNTY OF _____

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, 2012.

NOTARY PUBLIC in and for the STATE OF TEXAS

Signature _____

Printed Name
Notary Public, State of Texas

My commission expires _____

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 purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, 2012.

NOTARY PUBLIC in and for the STATE OF TEXAS

Signature _____

Printed Name
Notary Public, State of Texas

My commission expires _____

FINAL PLAT
OF
MEDASSETS ADDITION
LOT 1, BLOCK 1
18.91 ACRES
SITUATED IN THE
SAMUEL BROWN SURVEY,
ABSTRACT NO. 108 AND
M. C. VELA SURVEY,
ABSTRACT NO. 935
CITY OF PLANO, COLLIN COUNTY TEXAS
FOR
COLE OF PLANO TX, LLC
PREPARED BY

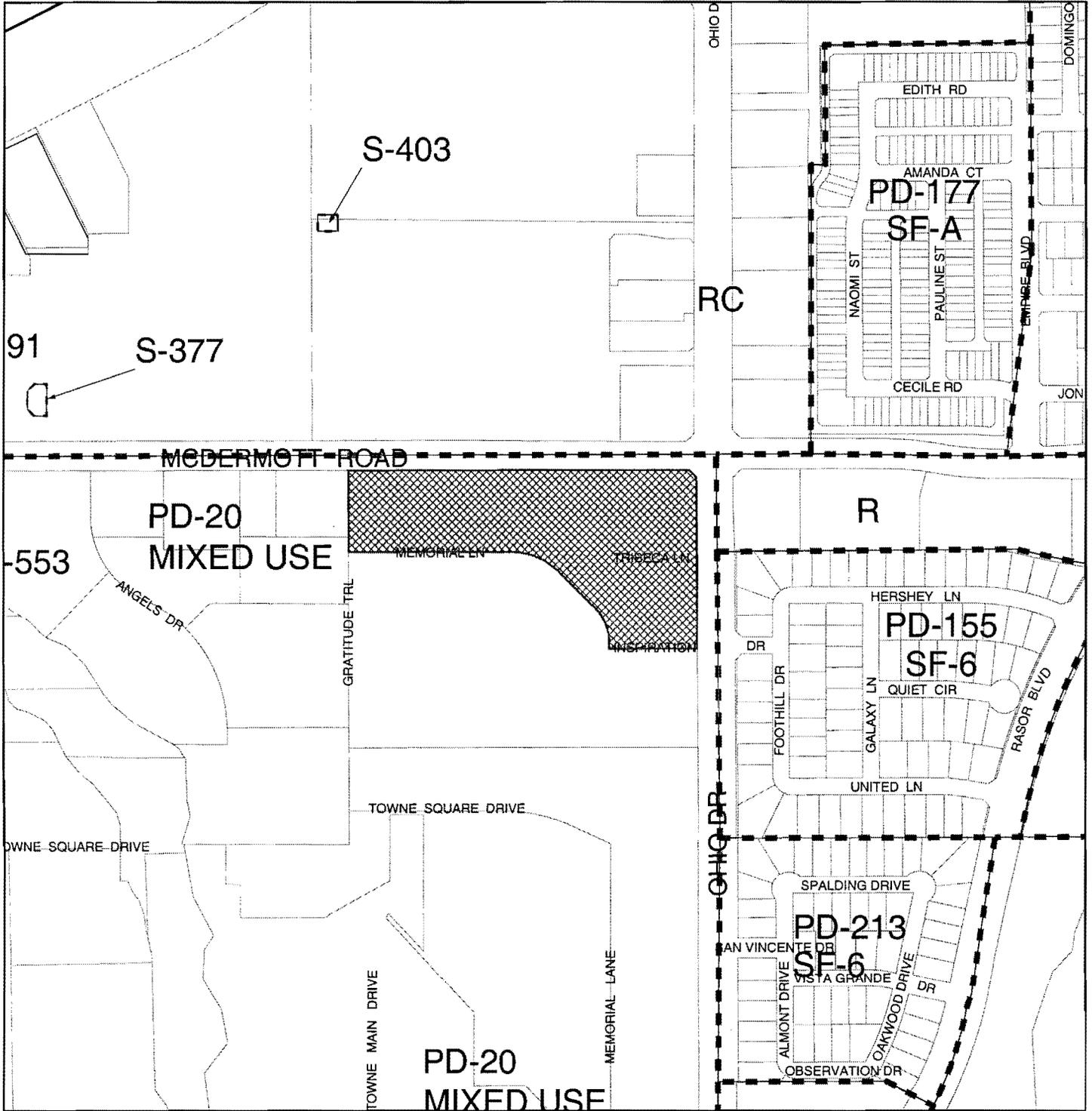


1891 NORTH BOWSER ROAD
RICHARDSON, TEXAS 75081
TEL: (972) 786-8900
FAX: (972) 786-8900
TELETYPE: (972) 786-8900

OWNER:
COLE OF PLANO TX, L.L.C.
2665 EAST CAMELBACK ROAD
SUITE 400
PHOENIX, AZ 85016
(602) 778-8781
ATTN: TODD WHEELER

ENGINEER:
HALFF ASSOCIATES INC.
1301 N. BOWSER ROAD
RICHARDSON, TX 75081
(214) 346-8900
ATTN: JOHN EDGAR
1.8.1.P.E. FROM #312

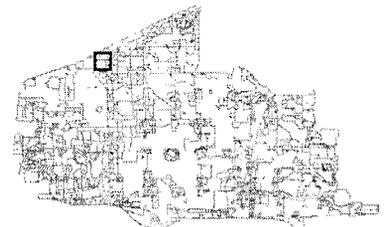
2012 OCT 18 10:44 AM 2012 HALFF C:\WORK\2012\10\18\201210181044\201210181044.dwg



Item Submitted: FINAL PLAT

Title: THE TRIBECA
BLOCK A, LOT 2

Zoning: PLANNED DEVELOPMENT-20-MIXED-USE



○ 200' Notification Buffer



LOT 2, BLOCK 1
SOUTHWEST 121 AND OHIO ADDITION
CAB. N. PG. 439
M.R.C.C.T.

LOT 7, BLOCK 1
SOUTHWEST 121 AND OHIO ADDITION
CAB. N. PG. 439
M.R.C.C.T.

McDERMOTT RD

POINT OF BEGINNING

**LOT 2, BLOCK A
THE TRIBECA
8.2205 ACRES
358,067 SQ. FT.**

MEMORIAL LANE

TRIBECA LANE

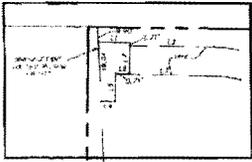
OHIO DR

INSPIRATION DRIVE

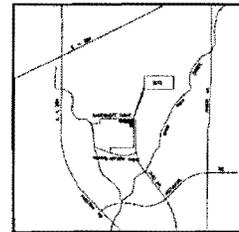
LOT 1, BLOCK A
THE TRIBECA
LOTS 1, BLOCK A
CAB. 2018, PG. 213
M.R.C.C.T.

STATION	DATE	CHANGING PARTY	TRACED	BEARING	DISTANCE	CHANGING PARTY
1	05/06/00	83.50	79.28	N89°13'56"W	87.50	
2	05/06/00	83.50	79.28	N89°13'56"W	87.50	
3	05/06/00	83.50	79.28	N89°13'56"W	87.50	
4	05/06/00	83.50	79.28	N89°13'56"W	87.50	
5	05/06/00	83.50	79.28	N89°13'56"W	87.50	
6	05/06/00	83.50	79.28	N89°13'56"W	87.50	
7	05/06/00	83.50	79.28	N89°13'56"W	87.50	
8	05/06/00	83.50	79.28	N89°13'56"W	87.50	
9	05/06/00	83.50	79.28	N89°13'56"W	87.50	
10	05/06/00	83.50	79.28	N89°13'56"W	87.50	
11	05/06/00	83.50	79.28	N89°13'56"W	87.50	
12	05/06/00	83.50	79.28	N89°13'56"W	87.50	
13	05/06/00	83.50	79.28	N89°13'56"W	87.50	
14	05/06/00	83.50	79.28	N89°13'56"W	87.50	
15	05/06/00	83.50	79.28	N89°13'56"W	87.50	
16	05/06/00	83.50	79.28	N89°13'56"W	87.50	
17	05/06/00	83.50	79.28	N89°13'56"W	87.50	
18	05/06/00	83.50	79.28	N89°13'56"W	87.50	
19	05/06/00	83.50	79.28	N89°13'56"W	87.50	
20	05/06/00	83.50	79.28	N89°13'56"W	87.50	
21	05/06/00	83.50	79.28	N89°13'56"W	87.50	
22	05/06/00	83.50	79.28	N89°13'56"W	87.50	
23	05/06/00	83.50	79.28	N89°13'56"W	87.50	
24	05/06/00	83.50	79.28	N89°13'56"W	87.50	
25	05/06/00	83.50	79.28	N89°13'56"W	87.50	
26	05/06/00	83.50	79.28	N89°13'56"W	87.50	
27	05/06/00	83.50	79.28	N89°13'56"W	87.50	
28	05/06/00	83.50	79.28	N89°13'56"W	87.50	
29	05/06/00	83.50	79.28	N89°13'56"W	87.50	
30	05/06/00	83.50	79.28	N89°13'56"W	87.50	
31	05/06/00	83.50	79.28	N89°13'56"W	87.50	
32	05/06/00	83.50	79.28	N89°13'56"W	87.50	
33	05/06/00	83.50	79.28	N89°13'56"W	87.50	
34	05/06/00	83.50	79.28	N89°13'56"W	87.50	
35	05/06/00	83.50	79.28	N89°13'56"W	87.50	
36	05/06/00	83.50	79.28	N89°13'56"W	87.50	
37	05/06/00	83.50	79.28	N89°13'56"W	87.50	
38	05/06/00	83.50	79.28	N89°13'56"W	87.50	
39	05/06/00	83.50	79.28	N89°13'56"W	87.50	
40	05/06/00	83.50	79.28	N89°13'56"W	87.50	
41	05/06/00	83.50	79.28	N89°13'56"W	87.50	
42	05/06/00	83.50	79.28	N89°13'56"W	87.50	
43	05/06/00	83.50	79.28	N89°13'56"W	87.50	
44	05/06/00	83.50	79.28	N89°13'56"W	87.50	
45	05/06/00	83.50	79.28	N89°13'56"W	87.50	
46	05/06/00	83.50	79.28	N89°13'56"W	87.50	
47	05/06/00	83.50	79.28	N89°13'56"W	87.50	
48	05/06/00	83.50	79.28	N89°13'56"W	87.50	
49	05/06/00	83.50	79.28	N89°13'56"W	87.50	
50	05/06/00	83.50	79.28	N89°13'56"W	87.50	
51	05/06/00	83.50	79.28	N89°13'56"W	87.50	
52	05/06/00	83.50	79.28	N89°13'56"W	87.50	
53	05/06/00	83.50	79.28	N89°13'56"W	87.50	
54	05/06/00	83.50	79.28	N89°13'56"W	87.50	
55	05/06/00	83.50	79.28	N89°13'56"W	87.50	
56	05/06/00	83.50	79.28	N89°13'56"W	87.50	
57	05/06/00	83.50	79.28	N89°13'56"W	87.50	
58	05/06/00	83.50	79.28	N89°13'56"W	87.50	
59	05/06/00	83.50	79.28	N89°13'56"W	87.50	
60	05/06/00	83.50	79.28	N89°13'56"W	87.50	
61	05/06/00	83.50	79.28	N89°13'56"W	87.50	
62	05/06/00	83.50	79.28	N89°13'56"W	87.50	
63	05/06/00	83.50	79.28	N89°13'56"W	87.50	
64	05/06/00	83.50	79.28	N89°13'56"W	87.50	
65	05/06/00	83.50	79.28	N89°13'56"W	87.50	
66	05/06/00	83.50	79.28	N89°13'56"W	87.50	
67	05/06/00	83.50	79.28	N89°13'56"W	87.50	
68	05/06/00	83.50	79.28	N89°13'56"W	87.50	
69	05/06/00	83.50	79.28	N89°13'56"W	87.50	
70	05/06/00	83.50	79.28	N89°13'56"W	87.50	
71	05/06/00	83.50	79.28	N89°13'56"W	87.50	
72	05/06/00	83.50	79.28	N89°13'56"W	87.50	
73	05/06/00	83.50	79.28	N89°13'56"W	87.50	
74	05/06/00	83.50	79.28	N89°13'56"W	87.50	
75	05/06/00	83.50	79.28	N89°13'56"W	87.50	
76	05/06/00	83.50	79.28	N89°13'56"W	87.50	
77	05/06/00	83.50	79.28	N89°13'56"W	87.50	
78	05/06/00	83.50	79.28	N89°13'56"W	87.50	
79	05/06/00	83.50	79.28	N89°13'56"W	87.50	
80	05/06/00	83.50	79.28	N89°13'56"W	87.50	
81	05/06/00	83.50	79.28	N89°13'56"W	87.50	
82	05/06/00	83.50	79.28	N89°13'56"W	87.50	
83	05/06/00	83.50	79.28	N89°13'56"W	87.50	
84	05/06/00	83.50	79.28	N89°13'56"W	87.50	
85	05/06/00	83.50	79.28	N89°13'56"W	87.50	
86	05/06/00	83.50	79.28	N89°13'56"W	87.50	
87	05/06/00	83.50	79.28	N89°13'56"W	87.50	
88	05/06/00	83.50	79.28	N89°13'56"W	87.50	
89	05/06/00	83.50	79.28	N89°13'56"W	87.50	
90	05/06/00	83.50	79.28	N89°13'56"W	87.50	
91	05/06/00	83.50	79.28	N89°13'56"W	87.50	
92	05/06/00	83.50	79.28	N89°13'56"W	87.50	
93	05/06/00	83.50	79.28	N89°13'56"W	87.50	
94	05/06/00	83.50	79.28	N89°13'56"W	87.50	
95	05/06/00	83.50	79.28	N89°13'56"W	87.50	
96	05/06/00	83.50	79.28	N89°13'56"W	87.50	
97	05/06/00	83.50	79.28	N89°13'56"W	87.50	
98	05/06/00	83.50	79.28	N89°13'56"W	87.50	
99	05/06/00	83.50	79.28	N89°13'56"W	87.50	
100	05/06/00	83.50	79.28	N89°13'56"W	87.50	

- NOTES:
1. BEING A PORTION OF THIS ADDITION BY MEANS AND RECORDS IN A LOCATION OF CITY OF PLANO AND INSURANCE COMPANY OF PLANO AND IS SUBJECT TO FINES AND PENALTIES OF ARTICLE 5, SUBCHAPTER 2, CHAPTER 107, TEXAS.
 2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS AND MEASUREMENTS WITH A SUFFIX OF "FEET" OR "INCHES" ARE TO BE TAKEN TO THE CENTER OF THE LINE.
 3. ALL DIMENSIONS WITHOUT A SUFFIX OR DIMENSION ARE DESCRIBED BY THIS PLAT.



INSET MAP (NOT TO SCALE)



MUNICIPAL MAP (NOT TO SCALE)

LINE	BEARING	DISTANCE	AREA
101	N89°13'56"W	87.50	
102	N89°13'56"W	87.50	
103	N89°13'56"W	87.50	
104	N89°13'56"W	87.50	
105	N89°13'56"W	87.50	
106	N89°13'56"W	87.50	
107	N89°13'56"W	87.50	
108	N89°13'56"W	87.50	
109	N89°13'56"W	87.50	
110	N89°13'56"W	87.50	
111	N89°13'56"W	87.50	
112	N89°13'56"W	87.50	
113	N89°13'56"W	87.50	
114	N89°13'56"W	87.50	
115	N89°13'56"W	87.50	
116	N89°13'56"W	87.50	
117	N89°13'56"W	87.50	
118	N89°13'56"W	87.50	
119	N89°13'56"W	87.50	
120	N89°13'56"W	87.50	
121	N89°13'56"W	87.50	
122	N89°13'56"W	87.50	
123	N89°13'56"W	87.50	
124	N89°13'56"W	87.50	
125	N89°13'56"W	87.50	
126	N89°13'56"W	87.50	
127	N89°13'56"W	87.50	
128	N89°13'56"W	87.50	
129	N89°13'56"W	87.50	
130	N89°13'56"W	87.50	
131	N89°13'56"W	87.50	
132	N89°13'56"W	87.50	
133	N89°13'56"W	87.50	
134	N89°13'56"W	87.50	
135	N89°13'56"W	87.50	
136	N89°13'56"W	87.50	
137	N89°13'56"W	87.50	
138	N89°13'56"W	87.50	
139	N89°13'56"W	87.50	
140	N89°13'56"W	87.50	
141	N89°13'56"W	87.50	
142	N89°13'56"W	87.50	
143	N89°13'56"W	87.50	
144	N89°13'56"W	87.50	
145	N89°13'56"W	87.50	
146	N89°13'56"W	87.50	
147	N89°13'56"W	87.50	
148	N89°13'56"W	87.50	
149	N89°13'56"W	87.50	
150	N89°13'56"W	87.50	
151	N89°13'56"W	87.50	
152	N89°13'56"W	87.50	
153	N89°13'56"W	87.50	
154	N89°13'56"W	87.50	
155	N89°13'56"W	87.50	
156	N89°13'56"W	87.50	
157	N89°13'56"W	87.50	
158	N89°13'56"W	87.50	
159	N89°13'56"W	87.50	
160	N89°13'56"W	87.50	
161	N89°13'56"W	87.50	
162	N89°13'56"W	87.50	
163	N89°13'56"W	87.50	
164	N89°13'56"W	87.50	
165	N89°13'56"W	87.50	
166	N89°13'56"W	87.50	
167	N89°13'56"W	87.50	
168	N89°13'56"W	87.50	
169	N89°13'56"W	87.50	
170	N89°13'56"W	87.50	
171	N89°13'56"W	87.50	
172	N89°13'56"W	87.50	
173	N89°13'56"W	87.50	
174	N89°13'56"W	87.50	
175	N89°13'56"W	87.50	
176	N89°13'56"W	87.50	
177	N89°13'56"W	87.50	
178	N89°13'56"W	87.50	
179	N89°13'56"W	87.50	
180	N89°13'56"W	87.50	
181	N89°13'56"W	87.50	
182	N89°13'56"W	87.50	
183	N89°13'56"W	87.50	
184	N89°13'56"W	87.50	
185	N89°13'56"W	87.50	
186	N89°13'56"W	87.50	
187	N89°13'56"W	87.50	
188	N89°13'56"W	87.50	
189	N89°13'56"W	87.50	
190	N89°13'56"W	87.50	
191	N89°13'56"W	87.50	
192	N89°13'56"W	87.50	
193	N89°13'56"W	87.50	
194	N89°13'56"W	87.50	
195	N89°13'56"W	87.50	

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS THE ENCORE APARTMENTS, LLC is the owner of a tract of land situated in the William Brown Survey, Abstract No. 88, in the City of Plano, Collin County, Texas and being all of Lot 2 of The Tribeca, Lots 1 and 2, Block A, an addition to the City of Plano according to the Conveyance Instrument recorded in Cabinet 2008, Page 185 of the Map Records of Collin County, Texas and being more particularly described by notes and bounds as follows (bearing based on the Deeds to the City of Plano as recorded in Collin County Clerk's File No. 80100186 of the Land Records of Collin County, Texas):

BEGINNING at an X found in the south right-of-way line of McDermott Road (22' ROW) at the northwest corner of said Lot 2 and the northwest corner of The Canal on Preston Addition, an addition to the City of Plano according to the plat thereof recorded in Cabinet P, Page 370 of the Map Records of Collin County, Texas;

THENCE with said south right-of-way line, South 89°17'44" East, a distance of 1032.61 feet to a extended City of Plano concrete monument set for corner at the north corner of a corner city at the intersection of said McDermott Road and the west right-of-way line of Ohio Drive (110' Road);

THENCE with said corner city, South 41°22'22" East, a distance of 35.42 feet to a point in a traffic signal pole;

THENCE with the east west right-of-way line of Ohio Drive, South 00°31'30" West, a distance of 610.24 feet to an X in concrete found for the north east corner of Lot 1 of The Tribeca, Lot 1, Block A, an addition to the City of Plano according to the plat thereof recorded in Cabinet 2008, Page 272 of the Map Records of Collin County, Texas;

THENCE with the north line of said Lot 1, the following courses and distances to wit: North 80°11'30" West, a distance of 287.10 feet to a pin nail found for corner; North 00°40'40" East, a distance of 20.08 feet to an X in concrete found in line at the beginning of a tangent curve to the left with a radius of 140.00 feet, a central angle of 40°00'00", and a chord bearing and distance of North 21°49'50" West, 101.18 feet; Northwesterly, with said curve, an arc distance of 109.98 feet to a pin nail found for corner; North 41°18'50" West, a distance of 155.39 feet to a pin nail found at the beginning of a tangent curve to the left with a radius of 200.00 feet, a central angle of 40°00'00", and a chord bearing and distance of North 68°42'56" West, 153.07 feet; Northwesterly, with said curve, an arc distance of 157.08 feet to an X in concrete found for corner; North 80°11'30" West, a distance of 498.31 feet to a pin nail found for corner in the west line of said The Canal on Preston Addition;

THENCE with said east line, North 00°40'40" East, a distance of 246.50 feet to the POINT OF BEGINNING and containing 8,2205 square or 368,087 square feet of land;

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT THE ENCORE APARTMENTS, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as THE TRIBECA, LOT 2, BLOCK A, an addition to the City of Plano, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown therein. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Plano. In addition, Utility Easements may also be used for the regular use and accommodation of all public utilities as needed to use or using the same unless the easement hereon the use to perform utility, said use by public utilities being subordinate to the Public's and City of Plano's use thereof. The City of Plano and public utility areas shall have the right to remove and have removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way encroach or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Plano and public utility areas shall in all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time securing permission from anyone.

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

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

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

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

THE ENCORE APARTMENTS, LLC, a Texas limited liability company

By: Cynthia, Inc. a Texas corporation
As General Partner

By: Mark S. Zink, President

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared MARK S. ZINK, 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

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, Dana Brown, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of the City Plan Commission of the City of Plano, Collin County, Texas.

DATED THIS THE _____ DAY OF _____, 2012.

DANA BROWN
Registered Professional Land Surveyor #5536
KIMBLEY-HORN AND ASSOCIATES, INC.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
(972) 770-1300



STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Dana Brown, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on this the _____ day of _____, 2012

NOTARY PUBLIC in and for the STATE OF TEXAS

CERTIFICATE OF APPROVAL

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

CHAIRMAN, PLANNING & ZONING COMMISSION

STATE OF TEXAS
COUNTY OF COLLIN

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

Given under my hand and seal of office on this the _____ day of _____, 2012

NOTARY PUBLIC in and for the STATE OF TEXAS

SECRETARY, PLANNING & ZONING COMMISSION OR CITY ENGINEER

STATE OF TEXAS
COUNTY OF COLLIN

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

Given under my hand and seal of office on this the _____ day of _____, 2012

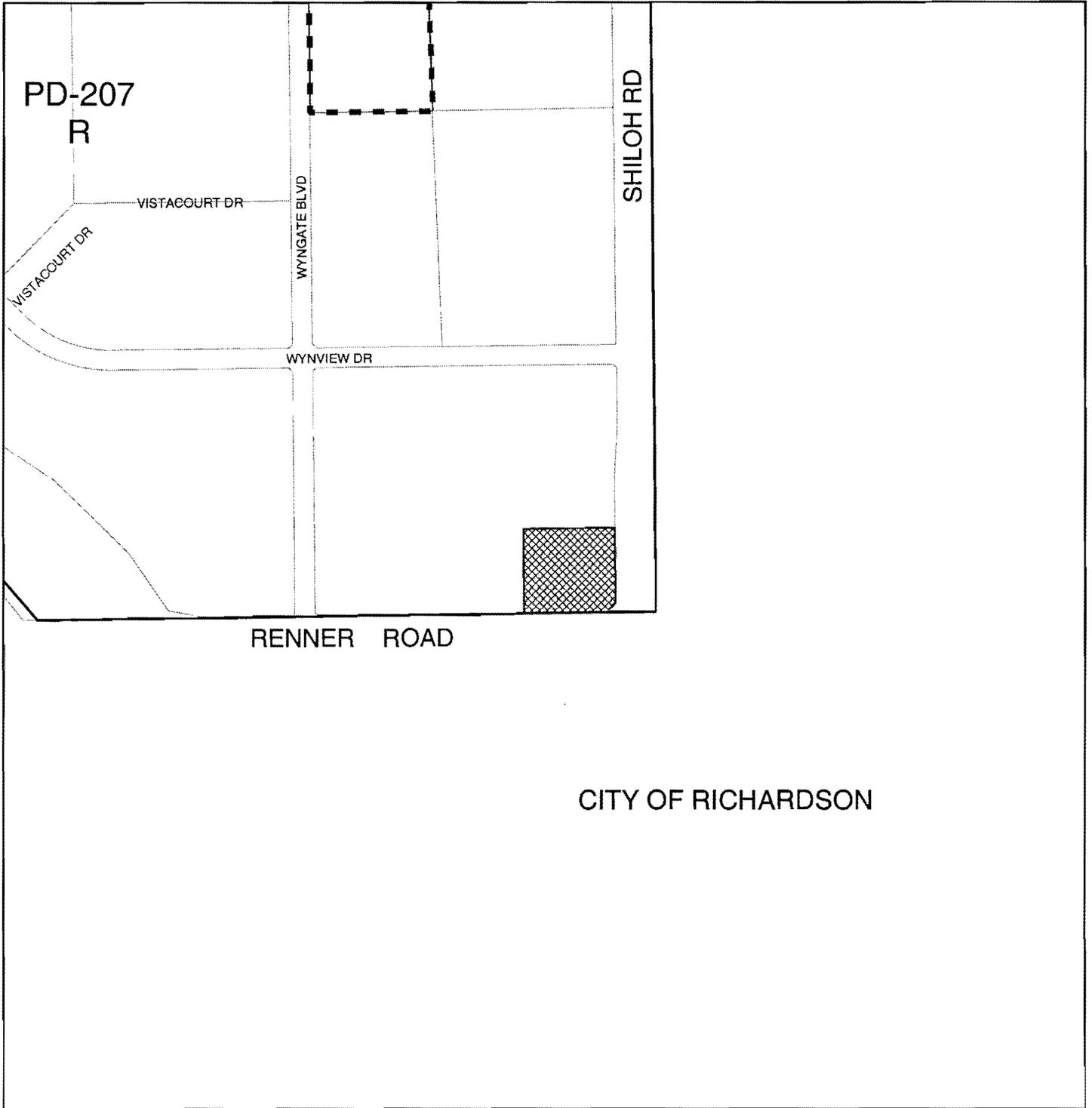
NOTARY PUBLIC in and for the STATE OF TEXAS

FINAL PLAT
THE TRIBECA
LOT 2, BLOCK A
BEING LOT 2, BLOCK A
OF THE TRIBECA CONVEYANCE PLAT
BEING 8.2205 ACRES
SITUATED IN THE
WILLIAM BROWN SURVEY, ABSTRACT NO. 88
CITY OF PLANO, COLLIN COUNTY, TEXAS

OWNER:
THE ENCORE APARTMENTS, LLC
8700 Double Branch, Suite 1500
Dallas, Texas 75225
Cynthia, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Tel No: (214) 947-8000
Fax No: (214) 947-8000

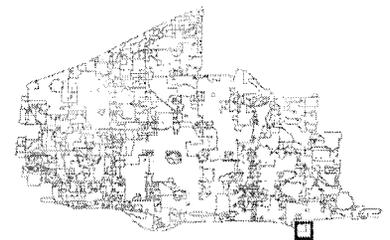
APPLICANT:
ENGINEER / SURVEYOR:
Kimbley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Tel No: (972) 770-1300
Fax No: (972) 770-1300
E-mail: info@kimbley-horn.com

Kimbley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Tel No: (972) 770-1300
Fax No: (972) 219-3822
Scale: 1" = 50'
Drawn by: UAB
Checked by: DAB
Date: 9/11/2012
Project No: 6410008
Sheet No: 2 OF 2



Item Submitted: FINAL PLAT

Title: TURNPIKE COMMONS ADDITION
BLOCK 3, LOT 1



Zoning: PLANNED DEVELOPMENT-207-RETAIL/ ○ 200' Notification Buffer
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT



Showing Change of Plat
 Class 1000000000
 Plat No. 1000000000

Showing Change of Plat
 Class 1000000000
 Plat No. 1000000000

Showing Change of Plat
 Class 1000000000
 Plat No. 1000000000

TURNPIKE COMMONS OF PLANO, L.L.C.
 CALLED 18.5566 ACRES
 TRACT 2A
 WEST. NO. 200922200006350
 O.P. 00000001

WYNVIEW DR.
 (80' Public R.O.W.)

James T. McCullough Survey - Abstract No. 633

Lot 2, Block 3
 Conveyance Only
 C.O.B. 2010, Pg. 372

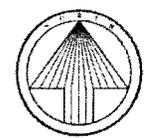
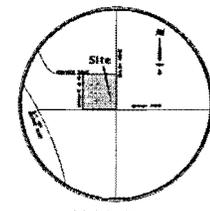
TURNPIKE COMMONS OF PLANO, L.L.C.
 CALLED 18.5566 ACRES
 TRACT 1
 WEST. NO. 200922200006350
 O.P. 00000001

James T. McCullough Survey - Abstract No. 595

WYNGATE BLVD.
 (80' Public R.O.W.)

RENNER RD
 (Var. Width Public R.O.W.)

SHILOH RD



Scale 1" = 50'

LEGEND
 (Not all items may be applicable)

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

- NOTES
- This report was prepared without the benefit of a commitment for site inspection. No research was performed for any easements other than that shown on the record plat of the property. Therefore, easements, agreements, and other easements may exist that affect the project property that are not shown on this report.
 - Scale of bearing, horizontal and vertical position derived from the Texas NGS 817 Network-Texas State Plane Coordinate System, NAD83, North Carolina Zone 14002.
 - Setting a portion of the location by means and bearing is a violation of City ordinance unless the same setting includes and is subject to the rules and standards of a certified and binding certification.

Estimate Line Table

Line #	Length	Direction
L1	14.56	N89° 10' 18"E
L2	30.85	S00° 41' 18"E
L3	14.53	N89° 34' 15"E
L4	100.30	S00° 36' 11"E
L5	124.50	N00° 47' 07"E
L6	80.54	N87° 37' 34"W
L7	106.85	S89° 10' 18"W
L8	174.12	N89° 16' 18"E
L9	10.87	S80° 43' 42"E
L10	50.00	N89° 14' 18"E
L11	10.47	N00° 36' 11"W
L12	108.63	S00° 37' 24"E
L13	16.22	S87° 14' 32"W
L14	177.12	N89° 16' 18"E
L15	21.41	N82° 57' 50"W

Estimate Curve Table

Curve #	Dep.	Length	Radius	Chord Bearing	Chord Length
C1	051° 36' 40"	18.02	20.00	N83° 27' 53"E	17.41
C2	267° 11' 56"	70.70	10.00	S25° 18' 34"W	67.73
C3	089° 53' 42"	21.38	20.00	N44° 19' 27"E	20.28

HOUSTON HOSPITAL ADJACENT
 SURVEY AND RECONSTRUCTION CENTER
 TELECOM/380 JAYS DR
 CALLED 24.48 ACRES
 C.M. 2007, PG. 373
 O.P. 00000001

HOUSTON HOSPITAL ADJACENT
 SURVEY AND RECONSTRUCTION CENTER
 TELECOM/380 JAYS DR
 CALLED 24.48 ACRES
 C.M. 2007, PG. 373
 O.P. 00000001

1 Lot
 1.597 Ac. (Gross)

SHEET 1 OF 2
 FINAL PLAN
 OF
TURNPIKE COMMONS ADDITION
 LOT 1, BLOCK 3 - 1.597 Acres
 situated in the
JAMES T. McCULLOUGH SURVEY - ABSTRACT 633
 CITY OF PLANO, COLLIN COUNTY, TEXAS

Engineer/Surveyor **Owner**
 Selars Engineering, Inc. Mountainprairie, Inc.
 TRF# No. F-2121 3225 Cumberland Blvd.
 768 Center Road, Suite 100 Atlanta, GA 30339
 Plano, Texas 75075 Telephone (770) 431-7800
 Telephone (972) 422-0077 Contact: Anita Roberson
 Contact: Kevin Wier

Scale 1"=50' October 2012

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

Being all of a called 1.595 acre tract of land described in Special Warranty Deed to Mountainprize, Inc. as recorded in County Clerk File 2011010000002220, Official Public Records, Collin County, Texas and also being a 1.597 acre tract of land situated in the James T. McCullough Survey, Abstract No. 633 City of Plano, Collin County, Texas, and being all of Lot 1, Block 3 Turnpike Commons Addition, an addition to the City of Plano, Collin County, Texas, as recorded in Ordinance 2010, Page 372, Plat Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a standard City of Plano aluminum monument set in concrete for corner of the southeast end of a corner clip of the intersection of Renner Road (Variable Width Public R.O.S.) and Shiloh Road (115' Width Public R.O.S.);

THENCE South 89°15'18" West along the north line of said Renner Road, for a distance of 245.58 feet to a standard City of Plano aluminum monument set in concrete for corner;

THENCE North 00°37'24" West departing from said north line of Renner Road, for a distance of 254.13 feet to a 1/2" iron rod with a plastic cap stamped "SPARSEND" found for corner;

THENCE North 89°15'18" East, for a distance of 275.58 feet to a 1/2" iron rod found for corner in the west line of said Shiloh Road;

THENCE South 00°37'24" East along the west line of said Shiloh Road, for a distance of 224.13 feet to a 1/2" iron rod with a plastic cap stamped "SPARSEND" found for corner at the north end of said corner clip;

THENCE South 44°18'23" West continuing along said corner clip, for a distance of 42.47 feet to the Point of Beginning and containing 89,583 square feet or 1.597 acres of land.

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Mountainprize, Inc., acting by and through their duly authorized officers, does hereby adopt this plat designating the herein above described as TURNPIKE COMMONS ADDITION - LOT 1, BLOCK 3, an addition to the City of Plano, Texas, and do hereby dedicate, in the simple, for public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Plano. In addition, Utility Easements may also be used for the multiple use accommodation of all public utilities dealing to use or using same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems on said Easements. The City of Plano and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time of procuring permission from anyone.

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

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

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

Witness my hand at _____, this _____ day of _____, 2012.

By: _____
Name: Max Lanier
Title:

STATE OF ()
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 purpose and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2012.

Notary Public in and for
The State of ()

SURVEYOR'S CERTIFICATE

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

Darren K. Brown
Registration No. 5222



STATE OF TEXAS
COUNTY OF COLLIN

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

GIVEN under my hand and seal of office, this _____ day of _____, 2012.

Notary Public in and for
The State of Texas

CERTIFICATE OF APPROVAL

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

Chairman, Planning and Zoning Commission

STATE OF TEXAS
COUNTY OF COLLIN

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

Given under my hand and seal of office this _____ day of _____, 2012.

Notary Public in and for
The State of Texas

Secretary, Planning & Zoning Commission
Or City Engineer

STATE OF TEXAS
COUNTY OF COLLIN

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

Given under my hand and seal of office this _____ day of _____, 2012.

Notary Public in and for
The State of Texas

SHEET 2 OF 3
FINAL PLAT
OF
TURNPIKE COMMONS ADDITION
LOT 1, BLOCK 3 - 1.597 Acres
situated in the
JAMES T. McCULLOUGH SURVEY ~ ABSTRACT 633
CITY OF PLANO, COLLIN COUNTY, TEXAS

Engineer/Surveyor: Selars Engineering, Inc.
785 Custer Road, Suite 100
Plano, Texas 75075
Telephone (972) 422-2077
Contact: Kevin Wier

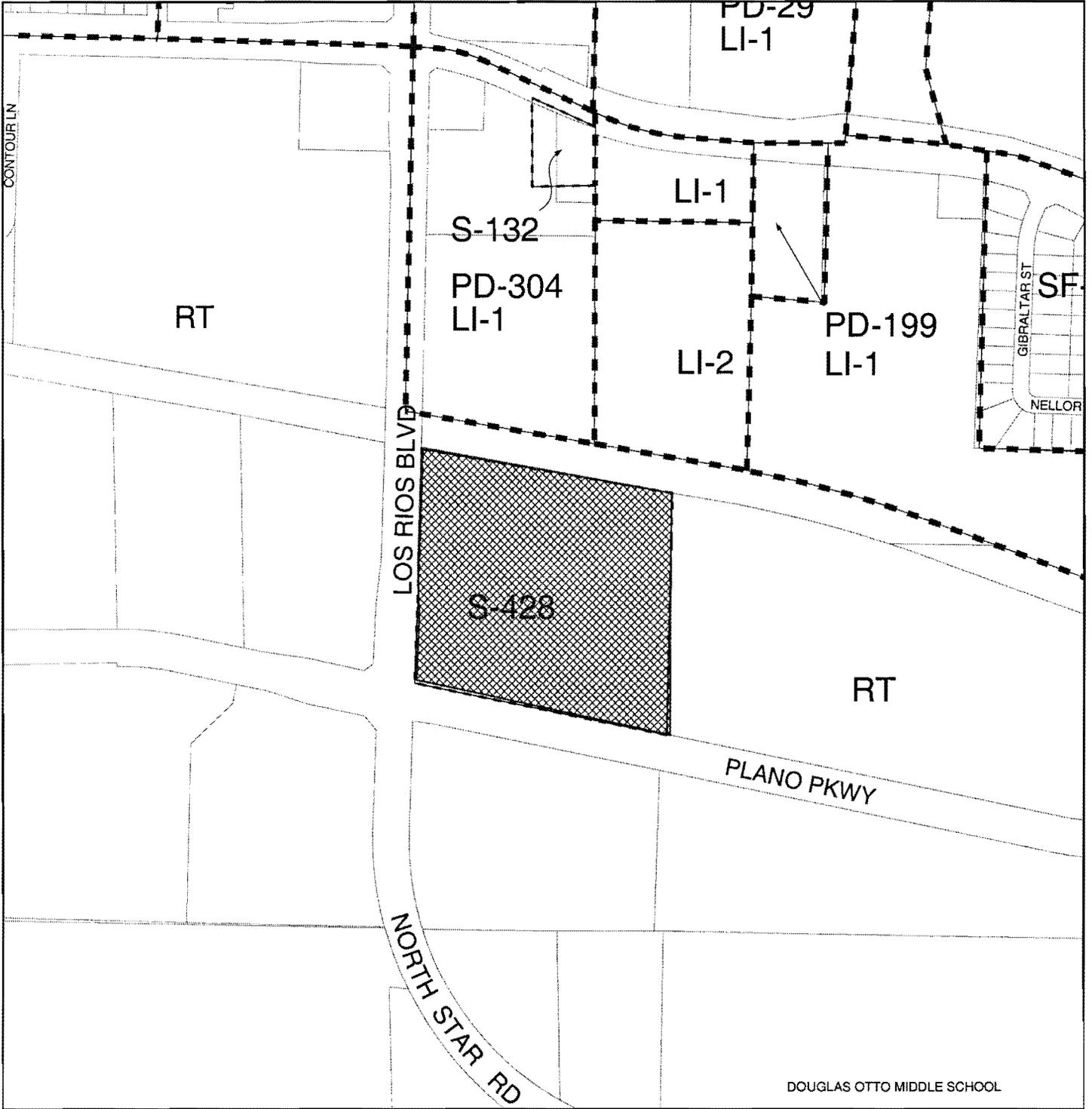
Owner: Mountainprize, Inc.
3225 Cumberland Blvd.
Atlanta, GA 30339
Telephone (770) 431-7800
Contact: Anita Robertson

1 Lot
1.597 Ac. (Gross)

Scale 1"=50' October 2012

Plotted by Max Lanier on 10/11/12

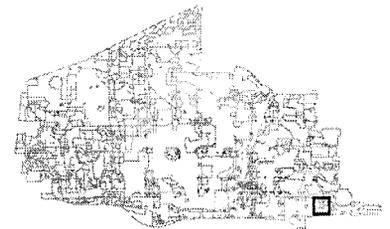
Checked by Darren K. Brown on 10/11/12



Item Submitted: REVISED SITE PLAN

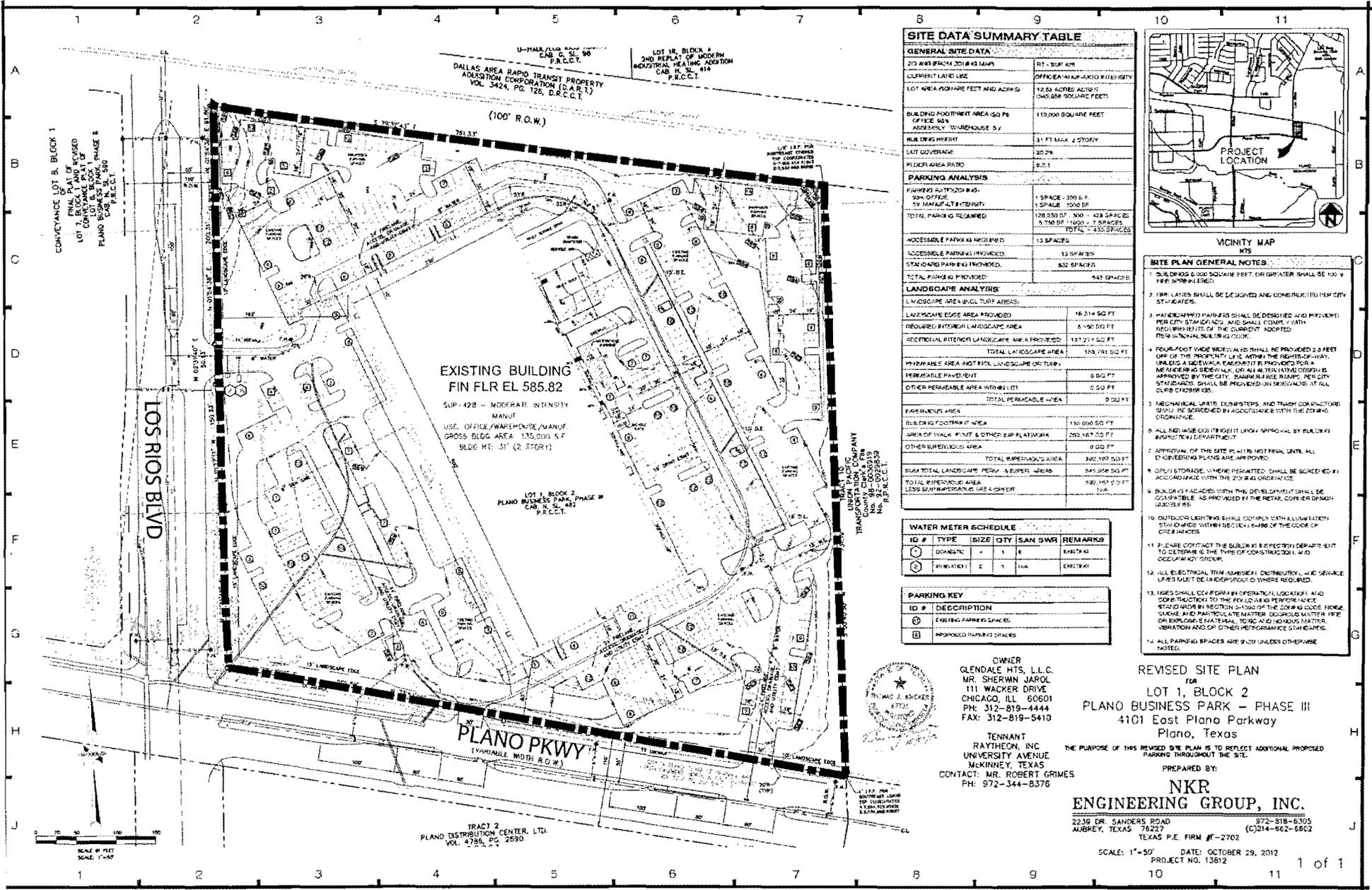
Title: PLANO BUSINESS PARK, PHASE III
BLOCK 2, LOT 1

Zoning: RESEARCH/TECHNOLOGY CENTER
w/SPECIFIC USE PERMIT #428



○ 200' Notification Buffer





SITE DATA SUMMARY TABLE

GENERAL SITE DATA

220 RAVENHURST DRIVE	87'-8 1/2" DIM
CURRENT LAND USE	OFFICE/WAREHOUSE/INDUSTRY
LOT AREA SQUARE FEET AND ACRES	12.52 ACRES ACROSS 345,506 SQUARE FEET
BUILDING FOOTPRINT AREA (SQ FT)	110,000 SQUARE FEET
OFFICE BSN	
ASSEMBLY WAREHOUSE 3/1	
BUILDING HEIGHT	31 FT MAX. 2 STORY
LOT COVERAGE	30.2%
FLOOR AREA RATIO	0.2:1

PARKING ANALYSIS

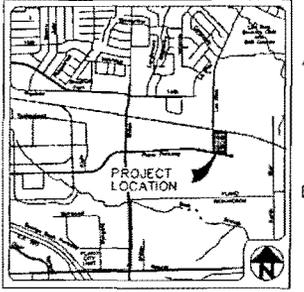
FAHRES SUPPLIED (Bldg- 304 OFFICE)	1 SPACE - 300 S.F.
33 MANUFACT. INTENSITY	1 SPACE - 1000 SF
TOTAL PARKING REQUIRED	128,250 SF - 300 - 428 SPACES 3,750 SF - 1,000 - 7 SPACES TOTAL - 435 SPACES
ACCESSIBLE PARKING REQUIRED	13 SPACES
ACCESSIBLE PARKING PROVIDED	12 SPACES
STANDARD PARKING PROVIDED	420 SPACES
TOTAL PARKING PROVIDED	432 SPACES

LANDSCAPE ANALYSIS

LANDSCAPE AREA (INCL TURF AREAS)	
LANDSCAPE EDGE AREA PROVIDED	16,514 SQ FT
REQUIRED EXTERIOR LANDSCAPE AREA	6,190 SQ FT
ADDITIONAL INTERIOR LANDSCAPE AREA PROVIDED	137,271 SQ FT
TOTAL LANDSCAPE AREA	153,785 SQ FT
PERMEABLE AREA (NOT INCL LANDSCAPE OR TURF)	
PERMEABLE PAVEMENT	0.0 SQ FT
OTHER PERMEABLE AREA WITHIN LOT	0.0 SQ FT
TOTAL PERMEABLE AREA	0.0 SQ FT

PARKING AREAS

BUILDING FOOTPRINT AREA	110,000 SQ FT
AREA OF WALK, DRIVE & OTHER ASP PAVEMENT	292,467 SQ FT
OTHER IMPERVIOUS AREA	0.0 SQ FT
TOTAL IMPERVIOUS AREA	302,467 SQ FT
GRASS TOTAL LANDSCAPE (TURF & SUPER AREAS)	153,785 SQ FT
TOTAL IMPERVIOUS AREA	148,682 SQ FT
LESS GRASS IMPERVIOUS USE & GROUND	148,682 SQ FT



VICINITY MAP
HTS

- SITE PLAN GENERAL NOTES:**
- BUILDINGS 6,000 SQUARE FEET OR GREATER SHALL BE 100% FREE STAIRWELLED.
 - FIRE LANCES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
 - PAVEMENTED PARKING SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS, AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT ADOPTED INTERNATIONAL BUILDING CODE.
 - FOUR-FOOT WIDE MANDATED SIDEWALKS SHALL BE PROVIDED 2.0 FEET WIDE OF THE PROPERTY LINE AND THE RIGHT-OF-WAY, UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR A SIDEWALK OR SIDEWALK OR ALL AS PER THE CITY IS APPROVED BY THE CITY ENGINEER. SIDEWALKS SHALL BE PROVIDED ON SIDEWALKS AT ALL CURB CORNERS.
 - MECHANICAL UNITS, CONDENSERS, AND TRASH CONTAINERS SHALL BE SCREENED BY ARCHITECTURE WITH THE EXISTING OR NEW FACADE.
 - ALL LAND USES MUST BE APPROVED BY BUILDING DEPARTMENT.
 - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL CITY ORDINANCES ARE APPROVED.
 - SOIL STORAGE, WHERE REQUIRED, SHALL BE SCREENED BY ARCHITECTURE WITH THE EXISTING OR NEW FACADE.
 - BUILDING FACADES WITH THE DEVELOPMENT SHALL BE COMPATIBLE AS PROVIDED IN THE RETAIL CENTER DESIGN GUIDELINES.
 - OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN THE CITY OF DALLAS.
 - PLEASE CONTACT THE BUILDING DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY CODES.
 - ALL ELECTRICAL TRIM, WIREWAYS, CONDUITS, AND SERVICE LINES MUST BE IN COMPLIANCE WITH THE CITY OF DALLAS.
 - USES SHALL CONFORM TO OPERATIONAL, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS BY SECTION 21000 OF THE ZONING CODE, SIGNAGE AND PARTICULATE MATTERS, GEORGIA MATTER USE OR EXPOSURE MATERIAL, TOXIC AND HAZARDOUS MATERIAL, VIBRATION AND OTHER PERFORMANCE STANDARDS.
 - ALL PARKING SPACES ARE 325' UNLESS OTHERWISE NOTED.

WATER METER SCHEDULE

ID #	TYPE	SIZE	QTY	ISAN SWR	REMARKS
1	DOMESTIC	1/2"	1	8	EXTERIOR
2	INDUSTRIAL	2"	1	10A	EXTERIOR

PARKING KEY

ID #	DESCRIPTION
1	EXISTING PARKING SPACES
2	PROPOSED PARKING SPACES



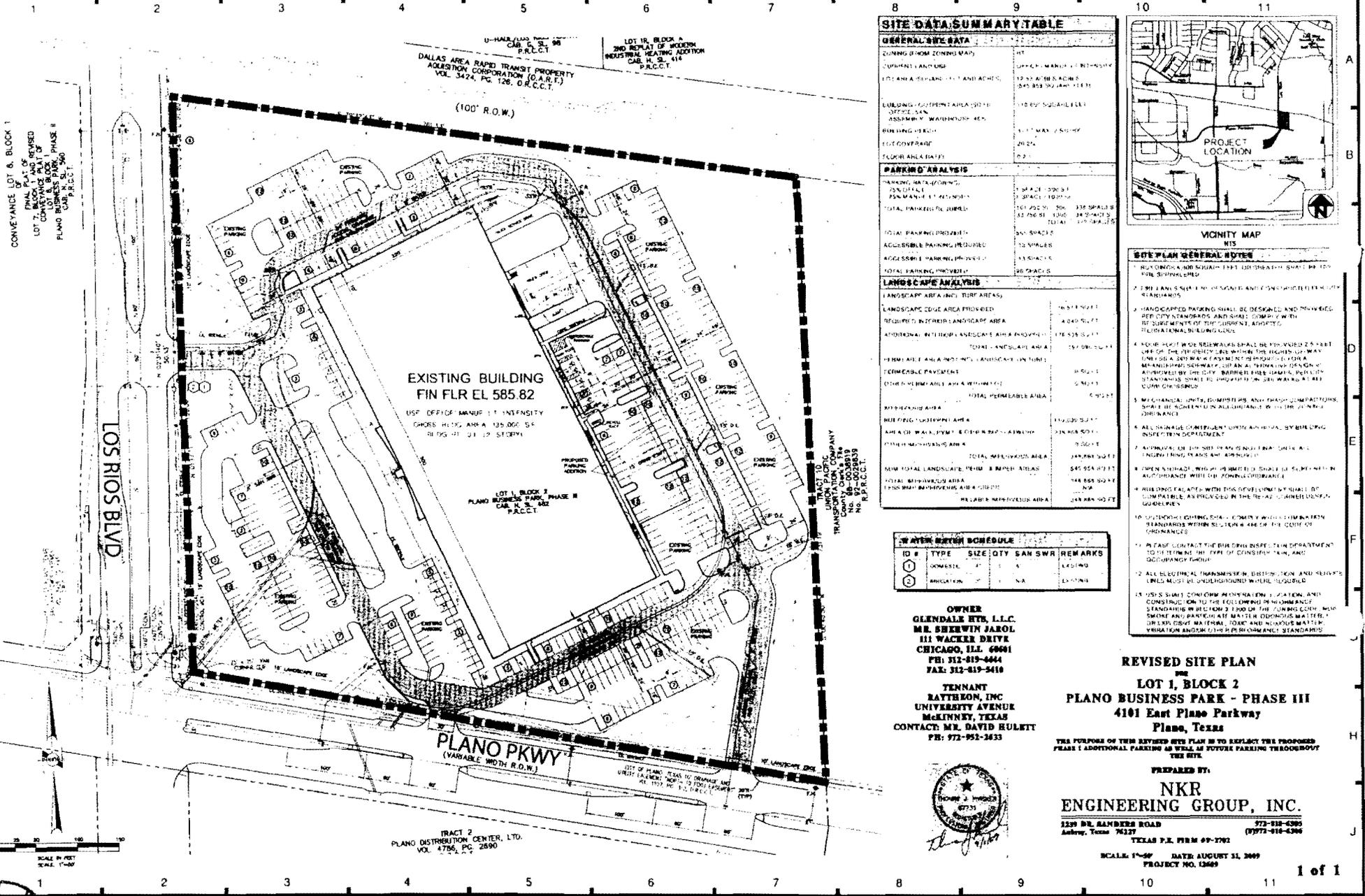
OWNER
 GLENDALE HTS, L.L.C.
 MR. SHERWIN JAROL
 111 WACKER DRIVE
 CHICAGO, ILL 60601
 PH: 312-819-4444
 FAX: 312-819-5410

TENNANT
 RAYTHEON, INC
 UNIVERSITY AVENUE
 MCKINNEY, TEXAS
 CONTACT: MR. ROBERT GRIMES
 PH: 972-344-8376

REVISED SITE PLAN
 FOR
LOT 1, BLOCK 2
PLANO BUSINESS PARK - PHASE III
 4101 East Plano Parkway
 Plano, Texas

THE PURPOSE OF THIS REVISED SITE PLAN IS TO REFLECT ADDITIONAL PROPOSED PARKING THROUGHOUT THE SITE.

PREPARED BY:
NKR
ENGINEERING GROUP, INC.
 2239 DR. SANDERS ROAD
 AUBREY, TEXAS 75027
 972-818-6305
 (972) 44-663-6632
 TEXAS P.E. LICENSE # 2702



SITE DATA SUMMARY TABLE

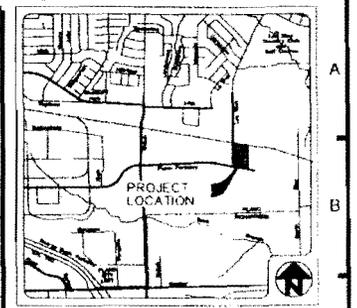
GENERAL SITE DATA	
ZONING (FROM ZONING MAP)	RT
CURRENT LAND USE	OFFICE MANUFACTURING INTENSITY
LOT AREA (SEVERAL LOTS AND ACRES)	12.43 ACRES (54,048 S.F.)
BUILDING FOOTPRINT AREA (SQ FT)	145,800 SQ FT (1.66 AC)
OFFICE JAN	
ASSEMBLY WAREHOUSE AREA	
ROOFING AREA	1,177,000 SQ FT
FLOOR COVERAGE	20,000
FLOOR AREA RATIO	0.21
PARKING ANALYSIS	
PARKING DATA (FROM)	1.5 SPADE (300 SQ FT)
PERMANENT RETURN	1.5 SPADE (300 SQ FT)
TOTAL PARKING REQUIRED	101,750 S.F. (3,000 SPACES)
TOTAL PARKING PROVIDED	300 SPACES
ADDITIONAL PARKING REQUIRED	98,750 S.F. (2,997 SPACES)
ADDITIONAL PARKING PROVIDED	100 SPACES
TOTAL PARKING PROVIDED	400 SPACES

LANDSCAPE ANALYSIS	
LANDSCAPE ART (LANDSCAPE AREAS)	
LANDSCAPE EDGE AREA PROVIDED	16,578 SQ FT
REQUIRED IN ZONING LANDSCAPE AREA	4,040 SQ FT
ADDITIONAL IN ZONING LANDSCAPE AREA PROVIDED	12,538 SQ FT
TOTAL LANDSCAPE AREA	15,000 SQ FT
PERMISSIBLE AREA NOT IN ZONING LANDSCAPE	0 SQ FT
PERMISSIBLE PAVEMENTS	0 SQ FT
OTHER PERMISSIBLE AREA WITHIN SITE	0 SQ FT
TOTAL PERMISSIBLE AREA	0 SQ FT
PERMISSIBLE AREA	15,000 SQ FT
BUILDING FOOTPRINT AREA	145,800 SQ FT
AREA OF WALL, FENCE, & OTHER PERMISSIBLE	0 SQ FT
OTHER PERMISSIBLE AREA	0 SQ FT
TOTAL PERMISSIBLE AREA	145,800 SQ FT
NON-TOTAL LANDSCAPE PERMISSIBLE AREA	0 SQ FT
TOTAL PERMISSIBLE AREA	145,800 SQ FT
RELATIVE PERMISSIBLE AREA	0.000

3" WATER METER SCHEDULE						
ID #	TYPE	SIZE	QTY	SAN	SWR	REMARKS
1	DOMESTIC	1/2"	1			EXISTING
2	INDUSTRIAL	3/4"	1			EXISTING

OWNER
GLENDAL ETE, L.L.C.
 111 WACKER DRIVE
 CHICAGO, ILL. 60601
 PH: 312-815-6444
 FAX: 312-815-5410

TENNANT
RAYTHON, INC
 UNIVERSITY AVENUE
 MCKINNEY, TEXAS
 CONTACT: MR. DAVID RULIET
 PH: 972-951-3433



- VICINITY MAP**
 HIS
- SITE PLAN GENERAL NOTES**
1. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE SPECIFIED.
 2. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE SPECIFIED.
 4. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE SPECIFIED.
 5. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE SPECIFIED.
 6. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE SPECIFIED.
 7. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE SPECIFIED.
 8. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE SPECIFIED.
 9. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE SPECIFIED.
 10. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE SPECIFIED.
 11. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE SPECIFIED.

REVISED SITE PLAN
 FOR
LOT 1, BLOCK 2
PLANO BUSINESS PARK - PHASE III
 4101 East Plano Parkway
 Plano, Texas

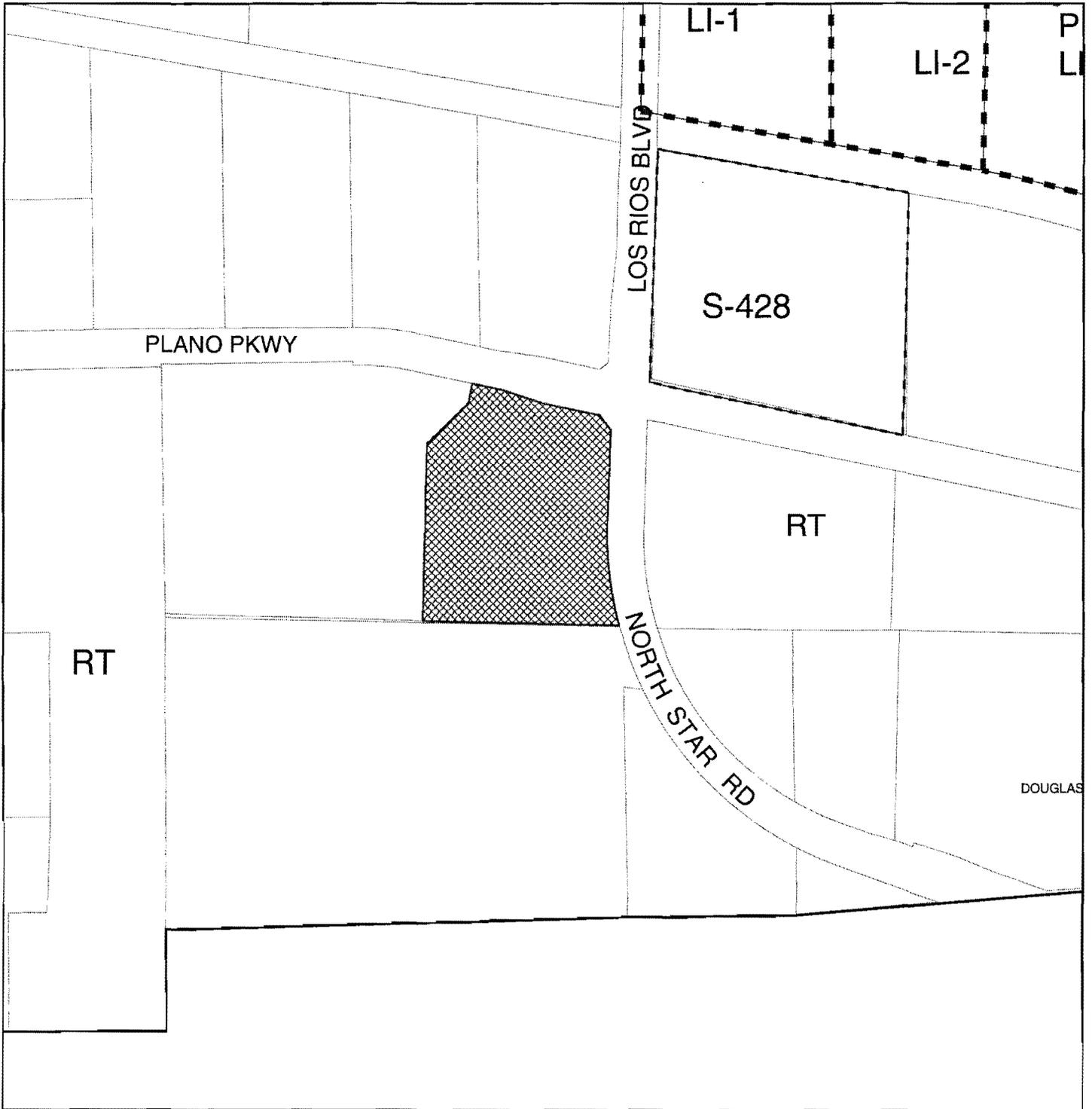
THE PURPOSE OF THIS REVISED SITE PLAN IS TO REFLECT THE PROPOSED
 PHASE I ADDITIONAL PARKING AS WELL AS FUTURE PARKING THROUGHOUT
 THE SITE.

PREPARED BY:
NKR
ENGINEERING GROUP, INC.
 2209 DR. SANDERS ROAD
 ANTONIO, TEXAS 78227
 (972) 918-6300
 (972) 918-6306

TXAS P.L. FORM 69-2702
 SCALE: 1"=50' DATE: AUGUST 31, 2009
 PROJECT NO. 12669

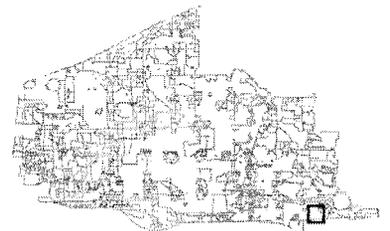
PREVIOUSLY APPROVED REVISED SITE PLAN





Item Submitted: FINAL PLAT

Title: PLANO DISTRIBUTION CENTER
BLOCK A, LOT 1



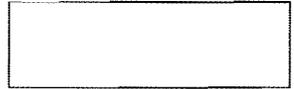
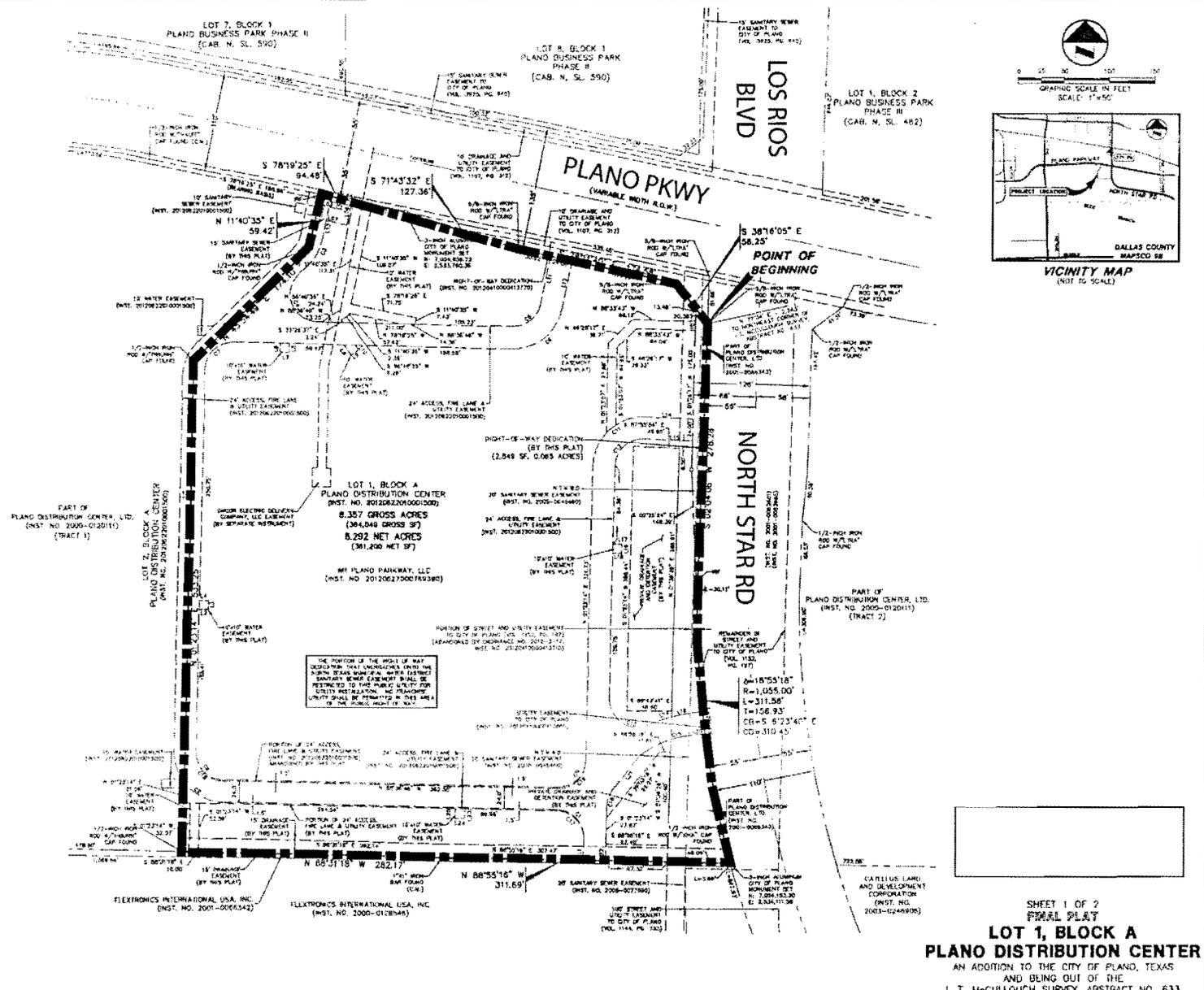
Zoning: RESEARCH/TECHNOLOGY CENTER ○ 200' Notification Buffer



CURVE#	DELTA	RADIUS	LENGTH	TANGENTS	CHORD BEARING	CHORD
C1	90°00'00"	30.00	47.12	30.00	N 43°38'45" W	42.43
C2	90°03'27"	54.00	48.12	35.79	S 63°09'02" E	48.54
C3	347°47'35"	54.00	32.27	16.83	N 28°17'42" E	31.79
C4	134°21'35"	30.00	70.44	71.59	S 21°02'58" E	55.94
C5	79°42'38"	30.00	41.74	23.04	N 51°23'54" E	36.45
C6	78°42'38"	54.00	74.13	45.08	N 51°23'54" E	68.21
C7	90°00'00"	30.00	47.12	30.00	S 48°23'14" W	42.43
C8	90°00'00"	30.00	47.12	30.00	S 43°56'46" E	42.43
C9	90°00'00"	30.00	47.12	30.00	N 46°23'14" E	42.43
C10	90°00'00"	54.00	85.46	84.85	S 45°43'40" W	76.52
C11	90°00'00"	30.00	47.12	30.36	S 48°43'40" W	42.88
C12	116°23'27"	30.00	80.94	48.38	S 76°48'57" E	50.95
C13	15°46'33"	127.00	34.97	17.60	S 72°53'04" N	34.86
C14	25°34'27"	104.00	46.18	25.49	S 67°55'42" W	45.87
C15	3°12'42"	70.00	19.48	10.07	S 19°59'37" W	19.14
C16	90°00'00"	30.00	47.12	30.00	N 43°56'17" E	42.43
C17	90°00'00"	30.00	47.12	30.00	N 43°56'17" E	42.43
C18	90°00'00"	30.00	47.12	30.00	N 48°23'14" E	42.43

LINE	BEARING	LENGTH
L1	N 01°12'14" E	23.69
L2	N 88°36'46" W	10.00
L3	S 01°23'14" W	10.00
L4	N 88°36'46" W	10.00
L5	S 01°23'14" W	10.00
L6	N 01°23'14" E	10.00
L7	S 88°36'46" E	10.00
L8	S 13°28'23" E	13.49
L9	S 56°30'23" W	10.00
L10	S 43°28'17" E	6.51
L11	S 11°40'35" W	53.97
L12	S 11°40'35" W	15.45
L13	S 11°40'35" W	44.48
L14	S 87°28'54" E	28.67
L15	S 87°15'54" E	43.14
L16	N 01°23'14" E	10.00
L17	N 88°36'46" W	10.00
L18	S 01°23'14" W	10.00
L19	N 88°36'46" W	10.00
L20	S 01°23'14" W	10.00
L21	N 01°23'14" E	10.00
L22	N 01°23'14" E	10.00
L23	N 01°23'14" E	10.00
L24	N 88°36'46" W	10.00
L25	N 01°23'14" E	10.00
L26	S 11°40'35" W	109.57
L27	S 11°40'35" W	21.76
L28	S 11°40'35" W	2.43

LINE	BEARING	LENGTH
L29	N 88°36'46" W	10.00
L30	S 01°23'14" W	10.00
L31	N 88°36'46" W	10.00
L32	S 01°23'14" W	10.00
L33	N 88°36'46" W	10.00
L34	S 01°23'14" W	10.00
L35	N 88°36'46" W	10.00
L36	S 01°23'14" W	10.00
L37	N 88°36'46" W	10.00
L38	S 01°23'14" W	10.00
L39	N 88°36'46" W	10.00
L40	S 01°23'14" W	10.00
L41	N 88°36'46" W	10.00
L42	S 01°23'14" W	10.00
L43	N 88°36'46" W	10.00
L44	S 01°23'14" W	10.00
L45	N 88°36'46" W	10.00
L46	S 01°23'14" W	10.00
L47	N 88°36'46" W	10.00
L48	S 01°23'14" W	10.00
L49	N 88°36'46" W	10.00
L50	S 01°23'14" W	10.00
L51	N 88°36'46" W	10.00
L52	S 01°23'14" W	10.00
L53	N 88°36'46" W	10.00
L54	S 01°23'14" W	10.00
L55	N 88°36'46" W	10.00
L56	S 01°23'14" W	10.00
L57	N 88°36'46" W	10.00



SHEET 1 OF 2
FINAL PLAN
LOT 1, BLOCK A
PLANO DISTRIBUTION CENTER
 AN ADDITION TO THE CITY OF PLANO, TEXAS
 AND BEING OUT OF THE
 J. T. McCULLOUGH SURVEY, ABSTRACT NO. 633,
 COLLIN COUNTY, TEXAS
 364,049 SF - 8,357 ACRES

- NOTES**
- Showing certain 750' wide, 18' deep, 20' high curb for the south side of Plano Pkwy is based on the North American Datum of 1983. True North Plane Coordinate System North Control Town, Zone 14N, UTM, UTM Zone 14N, UTM North Coordinate System of 1983. Zone 14N, UTM, UTM Zone 14N, UTM North Coordinate System of 1983.
 - Shows a portion of the plan by which the center is a portion of the North American Datum and State Plane Coordinate and is subject to the same and accuracy of the same and building conditions.
 - No. Accuracies shown on the subject property.

SURVEYOR / ENGINEER:
 PACHECO KOCH CONSULTING ENGINEERS
 8330 W. CENTRAL EXPRESS, SUITE 1000
 DALLAS, TEXAS 75246
 PH: 972-233-3631
 CONTRACT: 1911-2, 1011-1011

DRAWN:
 WIL PLANO PARKWAY, LLC
 5330 BIRCHWOOD PARKWAY, SUITE 700
 DALLAS, TEXAS 75238
 PH: 214-443-4001
 CONTRACT: 300-1911

Pacheco Koch		8336 W. CENTRAL EXPRESS SUITE 1000 DALLAS, TX 75246 TEL: 972-233-3631	
DATE: 08/20/12	SCALE: 1"=50'	DATE: 08/20/12	SCALE: 1"=50'

PROPERTY DESCRIPTION

Whereas WR Plano Parkway, LLC is the owner of a 8.357 acre tract of land situated in the J. T. McCullough Survey, Abstract No. 633, Collin County, Texas, and being a part of this tract of land described in Special Warranty Deed to WR Plano Parkway, LLC recorded in Instrument No. 20120827000768193 of the Official Public Records of Collin County, Texas, said 8.357 acre tract being more particularly described as follows:

BEGINNING, at a 3/8-inch iron rod with "LTRA" cap found at the south end of a right-of-way corner clip at the intersection of the west right-of-way line of North Star Road (a variable width right-of-way) and the south right-of-way line of Plano Parkway (a variable width right-of-way);

THENCE, in a southerly direction along the said west line of North Star Road the following two (2) calls:

South 02 degrees, 04 minutes, 06 seconds West, a distance of 278.28 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found at the beginning of a tangent curve to the left;

Along said curve to the left, having a central angle of 16 degrees, 55 minutes, 18 seconds, a radius of 1,053.00 feet, a chord bearing and distance of South 06 degrees, 23 minutes, 40 seconds East, 310.43 feet, an arc distance of 311.58 feet to a 3-inch aluminum City of Plano monument set for corner and point being the northeast corner of a tract of land described in Quitclaim Deed to Fluorance International USA, Inc. recorded in Instrument No. 2007-0065342 of said Official Public Records;

THENCE, in a westerly direction, departing the said west line of North Star Road and along the north line of said Fluorance tract, the following two (2) calls:

North 38 degrees, 55 minutes, 16 seconds West, a distance of 311.69 feet to a 600 nail found on an angle point from said point a 1-inch by 1-inch iron rod found bore North 84 degrees, 36 minutes East, a distance of (3) feet;

North 88 degrees, 37 minutes, 18 seconds West, a distance of 282.17 feet to a 1/2-inch iron rod with "TRURN" cap found for corner;

THENCE, North 01 degrees, 23 minutes, 14 seconds East, departing the said north line of the Fluorance tract, a distance of 533.25 feet to a 1/2-inch iron rod with "TRURN" cap found for corner;

THENCE, North 45 degrees, 34 minutes, 48 seconds East, a distance of 174.10 feet to a 1/2-inch iron rod with "TRURN" cap found on an angle point;

THENCE, North 11 degrees, 40 minutes, 33 seconds East, a distance of 59.42 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner in the said south line of Plano Parkway;

THENCE, in a southeasterly direction along the said south line of Plano Parkway, the following three (3) calls:

South 78 degrees, 19 minutes, 25 seconds East, a distance of 94.46 feet to a 3-inch aluminum City of Plano monument set for an angle point;

South 71 degrees, 43 minutes, 32 seconds East, a distance of 127.36 feet to a 5/8-inch iron rod with "LTRA" cap found on an angle point;

South 78 degrees, 11 minutes, 40 seconds East, a distance of 174.50 feet to a 5/8-inch iron rod with "LTRA" cap found at the north end of a right-of-way corner clip at the intersection of the said south line of Plano Parkway and the said west line of North Star Road;

THENCE, South 38 degrees, 16 minutes, 05 seconds East, a distance of 56.25 feet to the POINT OF BEGINNING;

CONTAINING 364,049 square feet or 8.357 acres of land, more or less.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

AND, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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



ERIC A. KREINER
Registered Professional Land Surveyor
No. 5320

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Eric A. Kreiner, 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 the ____ day of _____, 2012 by the Planning and Zoning Commission, City of Plano, Texas.

Chairman, Planning & Zoning Commission

STATE OF TEXAS

COUNTY OF COLLIN

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

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

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

Notary Public in and for the STATE OF TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WR PLANO PARKWAY, LLC being herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinafter described property as LOT 1, BLOCK A, PLANO DISTRIBUTION CENTER, an addition to the City of Plano, Texas, and does hereby declare in fee simple to the public use, however, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use, however, for the purposes indicated on the plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Plano. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Plano's use thereof. The City of Plano and public utility utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Plano and public utility utilities shall at all times have the full right of ingress and egress to and from their respective easements for the purpose of constructing, reconstructing, placing, repairing, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time of proceeding permission from anyone.

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

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

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

The portion of the right of way dedication that encroaches onto the North Texas Municipal Water District sanitary sewer easement shall be restricted to this public utility for utility installation. No franchise utility shall be permitted in this area of the public right of way.

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

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

WR PLANO PARKWAY CENTER, LLC

By: _____

Title: _____

STATE OF _____

COUNTY OF _____

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

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

Notary Public in and for the STATE OF TEXAS

SHEET 2 OF 2
FINAL PLAT
LOT 1, BLOCK A
PLANO DISTRIBUTION CENTER
AN ADDITION TO THE CITY OF PLANO, TEXAS
AND BEING OUT OF THE
J. T. McCULLOUGH SURVEY, ABSTRACT NO. 633,
COLLIN COUNTY, TEXAS
364,049 SF - 8.357 ACRES

SURVEYOR / ENGINEER
PACHECO KOCH CONSULTING ENGINEERS
8350 N. CENTRAL EXPY., SUITE 1000
DALLAS, TEXAS 75246
PH: 972-235-3031
CONTACT: ERIC A. KREINER

OWNER
WR PLANO PARKWAY, LLC
3500 RIVERWOOD PARKWAY, SUITE 700
ATLANTA, GEORGIA 30359
PH: 214-448-6001
CONTACT: BOB RICE

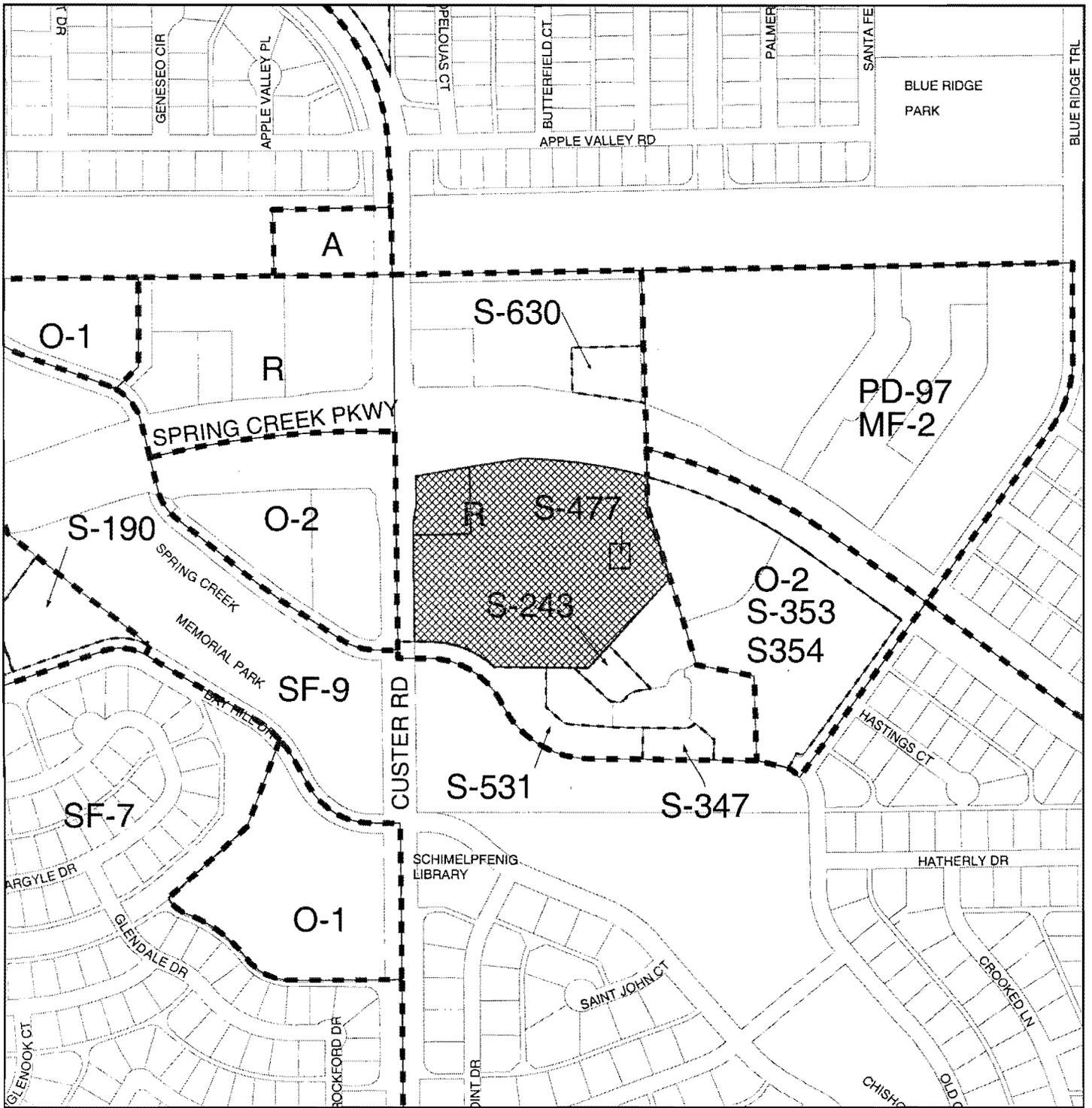
DATE PLOTTED BY	DATE PLOTTED BY	SCALE	DATE	JOB NUMBER
JRM	EAK/CJS	NONE	OCT 2012	1700-12-07P

DATE PLOTTED BY: JRM
DATE PLOTTED BY: EAK/CJS
SCALE: NONE
DATE: OCT 2012
JOB NUMBER: 1700-12-07P

DWG FILE: 1700-12-07P.DWG

C:\DWG\1700-12-07P\1700-12-07P-02.dwg

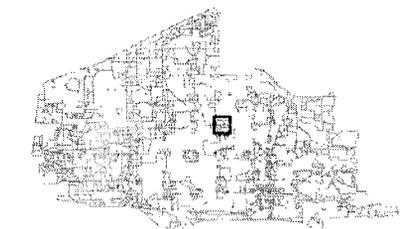
LOT 1, BLOCK A, PLANO DISTRIBUTION CENTER



Item Submitted: REVISED SITE PLAN/
PRELIMINARY SITE PLAN

Title: STONE BEESON ADDITION NO. 1
BLOCK A, LOTS 1R, 2, & 3

Zoning: RETAIL w/SPECIFIC USE PERMIT #477



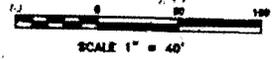
○ 200' Notification Buffer



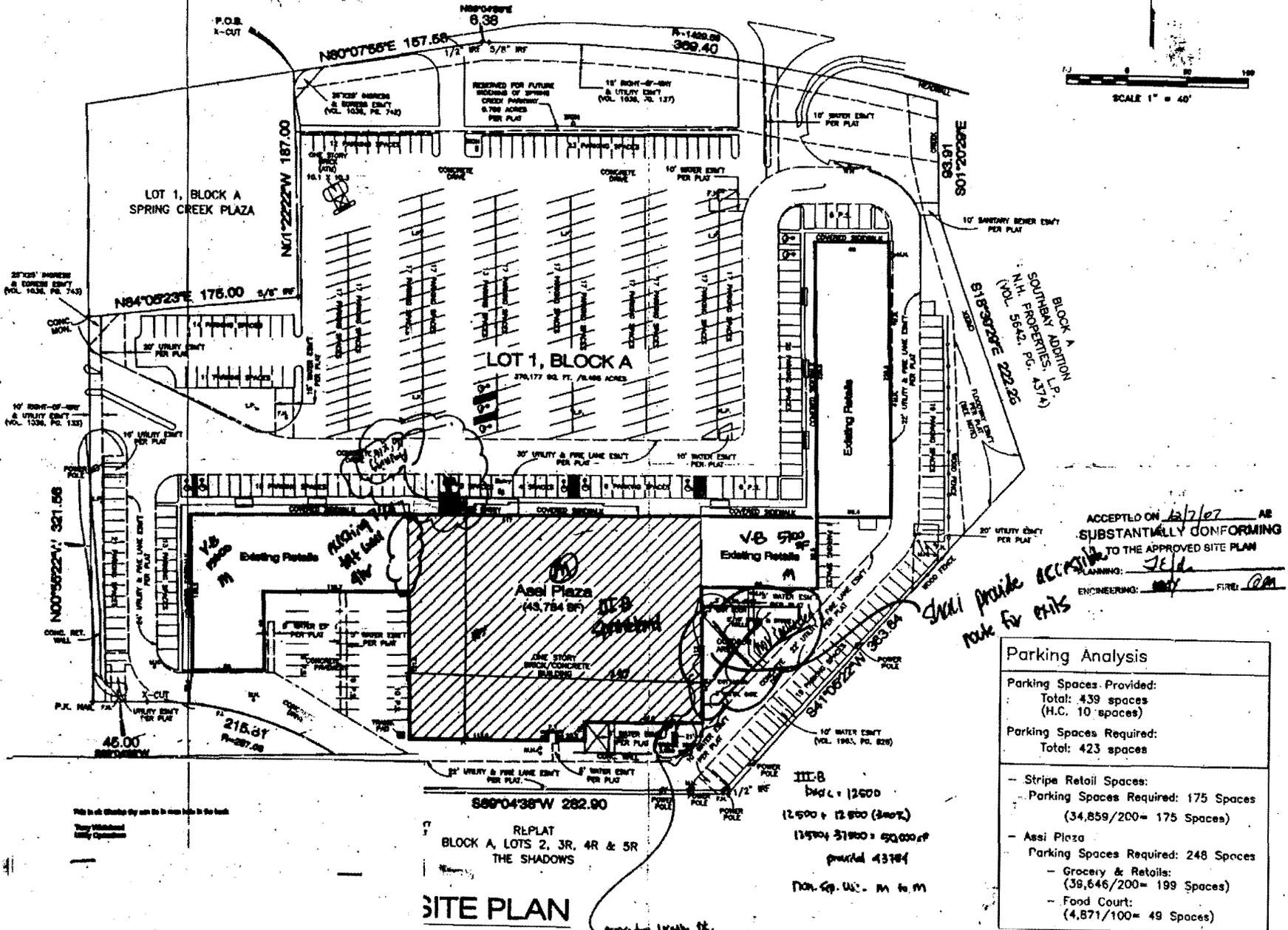
WEST SPRING CREEK PARKWAY
(160' R-O-W)

(160' R-O-W)

- N -



CUSTER ROAD (F.M. #2478)
(100' R-O-W)



ACCEPTED ON 12/7/07 AS
SUBSTANTIALLY CONFORMING
TO THE APPROVED SITE PLAN
PLANNING: JEL
ENGINEERING: [Signature] FIRE: [Signature]

*Still provide accessible
park for cars*

Parking Analysis	
Parking Spaces Provided:	Total: 439 spaces (H.C. 10 spaces)
Parking Spaces Required:	Total: 423 spaces
- Stripe Retail Spaces:	- Parking Spaces Required: 175 Spaces (34,859/200 = 175 Spaces)
- Assi Plaza	- Parking Spaces Required: 248 Spaces
- Grocery & Retail:	(39,646/200 = 199 Spaces)
- Food Court:	(4,871/100 = 49 Spaces)

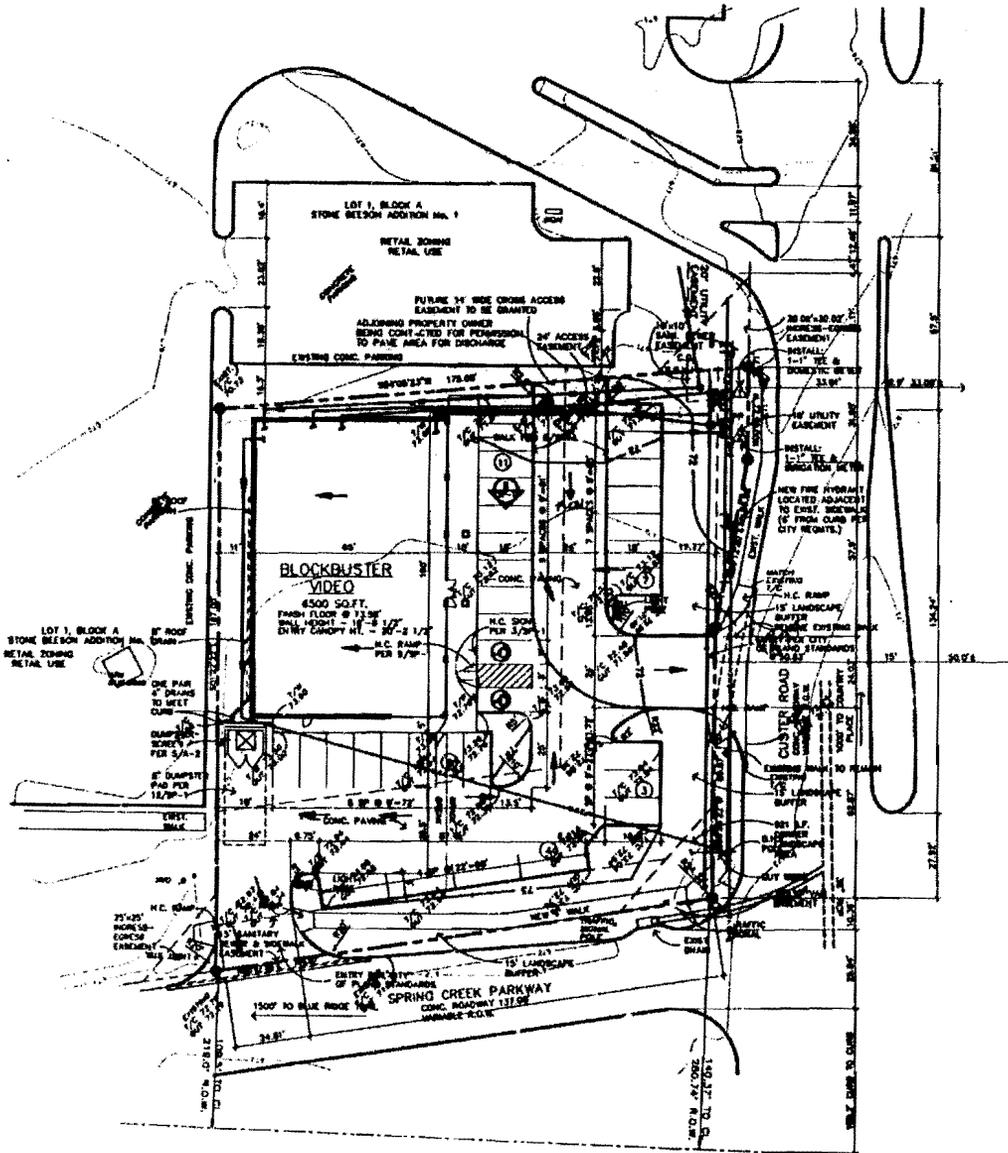
889°0438'W 282.00
REPLAT
BLOCK A, LOTS 2, JR, 4R & 5R
THE SHADOWS

SITE PLAN

*approved by Keith St.
by Terry Whitehead
LHLL Ops.*

PREVIOUSLY APPROVED SITE PLAN

APPROVED AS NOTED
BY THE BUILDING OFFICIAL
[Signature]



- GENERAL NOTES**
1. BUILDINGS OVER 4.000 SQUARE FEET SHALL BE HOOR FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE BUILDING INSPECTION AND FIRE DEPARTMENTS.
 2. FIRE LANES SHALL BE DESIGNED AND CONTRACTED PER CITY STANDARDS.
 3. HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED UNIFORM BUILDING CODE.
 4. FOUR-FOOT WIDE SIDEWALKS SHALL BE PROVIDED 3.0 FEET OFF THE PROPERTY LINE WITH THE RIGHTS-OF-WAY. UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR A SIDEWALK SIDEWALK OR PER ALTERNATIVE DESIGN IS APPROVED BY THE CITY. BARRED-FREE RAMPS PER CITY STANDARDS SHALL BE PROVIDED ON SIDEWALKS AT ALL CURB CROSSINGS.
 5. MECHANICAL UNITS, DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 6. ALL STORAGE CONTAINED UPON APPROVAL BY BUILDING INSPECTION DEPARTMENT.
 7. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 8. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
 9. BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE AS PROVIDED IN THE RETAIL CORNER GUIDELINES.

WATER SEWER SCHEDULE

NO.	TYPE	SIZE	NO.	SIZE	SEWER
1	DOMESTIC	1"	1	6"	SANITARY SEWER
2	IRRIGATION	1"	1	6"	SEWER

SITE SUMMARY TABLE

ZONING: RETAIL
 PROPOSED USE: RETAIL
 LOT AREA: 30,268.83 SQ. FT. 0.695 ACRES
 BUILDING SQUARE FOOTAGE: 8,500 SQ. FT.
 BUILDING HEIGHT: ONE STORY @ 20'-0" A
 LOT COVERAGE: 21.58
 PARKING REQUIRED: 33 SPACES
 PARKING PROVIDED: 33 SPACES
 HANDICAP PARKING PROVIDED: 3 SPACES
 INTERIOR LANDSCAPE REQUIRED: 108 @ 3,027 SQ. FT.
 INTERIOR LANDSCAPE PROVIDED: 2118 @ 6,362.83 SQ. FT.
 IMPERVIOUS MATERIAL SQUARE FOOTAGE: 14,508.75 SQ. FT.

LIGHT POLE SCHEDULE

SYMBOL	DESCRIPTION	VOL-TAGE	LAMPS		REMARKS
			NO.	TYPE	
POLE 1	15'-0" TO 120'-0" W/ H/L FIXTURE W/ LAMPS AND BRACKETS	208	2	100W W/R. HALIDE	CONNECT TO TOWER W/ PHOTO-CELL ENDURANCE
POLE 2	30'-0" - 45'				30 ROUND TAPERED STEEL POLES REF. D.L. 2/20-11 BRONZE FINISH W/ WATCHING ANCHOR BOLT COVERS.

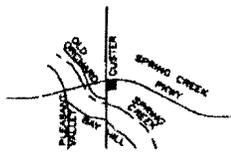
RECEIVED
 DEC 3 1996
 DEVELOPMENT PERM. DIV.

CONTRACTOR'S RESPONSIBILITIES:
 CONTRACTOR SHALL REPORT ANY DISCREPANCIES, OMISSIONS OR AMBIGUITIES ON THE DRAWINGS TO THE ARCHITECT FOR VERIFICATION BEFORE THE COMMENCEMENT OF CONSTRUCTION. OWNER AND ARCHITECT ARE NOT RESPONSIBLE FOR ANY ERRORS IN CONTRACT DOCUMENTS WHERE SUCH DISCREPANCIES, OMISSIONS OR AMBIGUITIES HAVE NOT BEEN PROPERLY REPORTED IN A TIMELY MANNER.

PROJECT NAME: BLOCKBUSTER VIDEO
 OWNER: COI PLAZA PARTNERSHIP JOINT VENTURE
 14977 HUNTER ROAD, SUITE 111
 DALLAS, TEXAS 75244
 (972) 994-5000

DATE: NOVEMBER 18, 1996

SPRING CREEK PLAZA
 LOT 1, BLOCK A
 PLANO, COLLIN COUNTY, TEXAS



LOCATION MAP
 NORTH

SITE PLAN
 1" = 20'-0"

GRADING PLAN
 PREPARED BY:
 ZIMMERMAN ENGINEERING
 500 WEST MAIN STREET
 WILSON, TEXAS 75070
 (972) 744-0248

PARKING SPACES

MAJORWAY (20)	33
SPACES PROVIDED	33
H.C. SPACES REQ.	3

NOTE: ALL STRIPING TO BE 4" TRAFFIC WHITE UNLESS NOTED OTHERWISE



ARTHUR WEINMAN
 ARCHITECT
 6777 CAMP SPRING, SUITE 200, FORT WORTH, TEXAS 76116
 (817) 752-1887 FAX (817) 752-1888



BLOCKBUSTER VIDEO
 SPRING CREEK PARKWAY @ CUSTER
 PLANO, TEXAS



SITE PLAN

CITY OF PLANO
PLANNING & ZONING COMMISSION

November 5, 2012

Agenda Item No. 6

Public Hearing - Replat: ANS Headquarters, Block A, Lots 1R & 2R

Applicant: St. Jude Medical

DESCRIPTION:

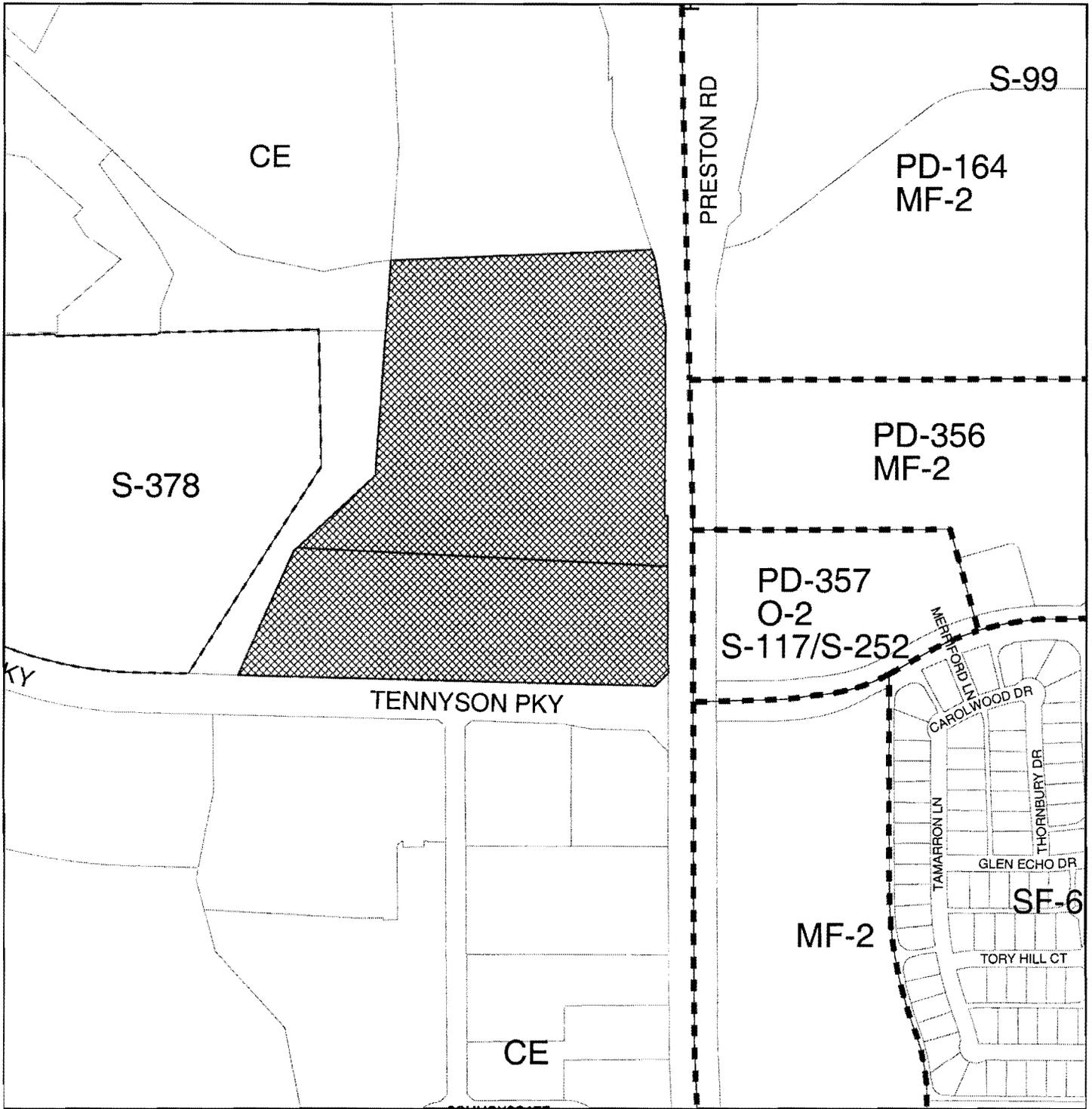
General offices on two lots on 28.6± acres located on the northwest corner of Preston Road and Tennyson Parkway. Zoned Commercial Employment/Preston Road Overlay District. Neighborhood #16.

REMARKS:

The purpose for the replat is to abandon an easement on Lot 1R and update ownership information on Lot 2R.

RECOMMENDATION:

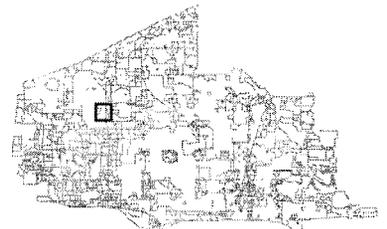
Recommended for approval as submitted.



Item Submitted: REPLAT

Title: ANS HEADQUARTERS
BLOCK A, LOTS 1R & 2R

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



CITY OF PLANO
PLANNING & ZONING COMMISSION

November 5, 2012

Agenda Item No. 7

Public Hearing - Replat: Plano West Senior High School, Block A, Lot 2R

Applicant: Plano ISD

DESCRIPTION:

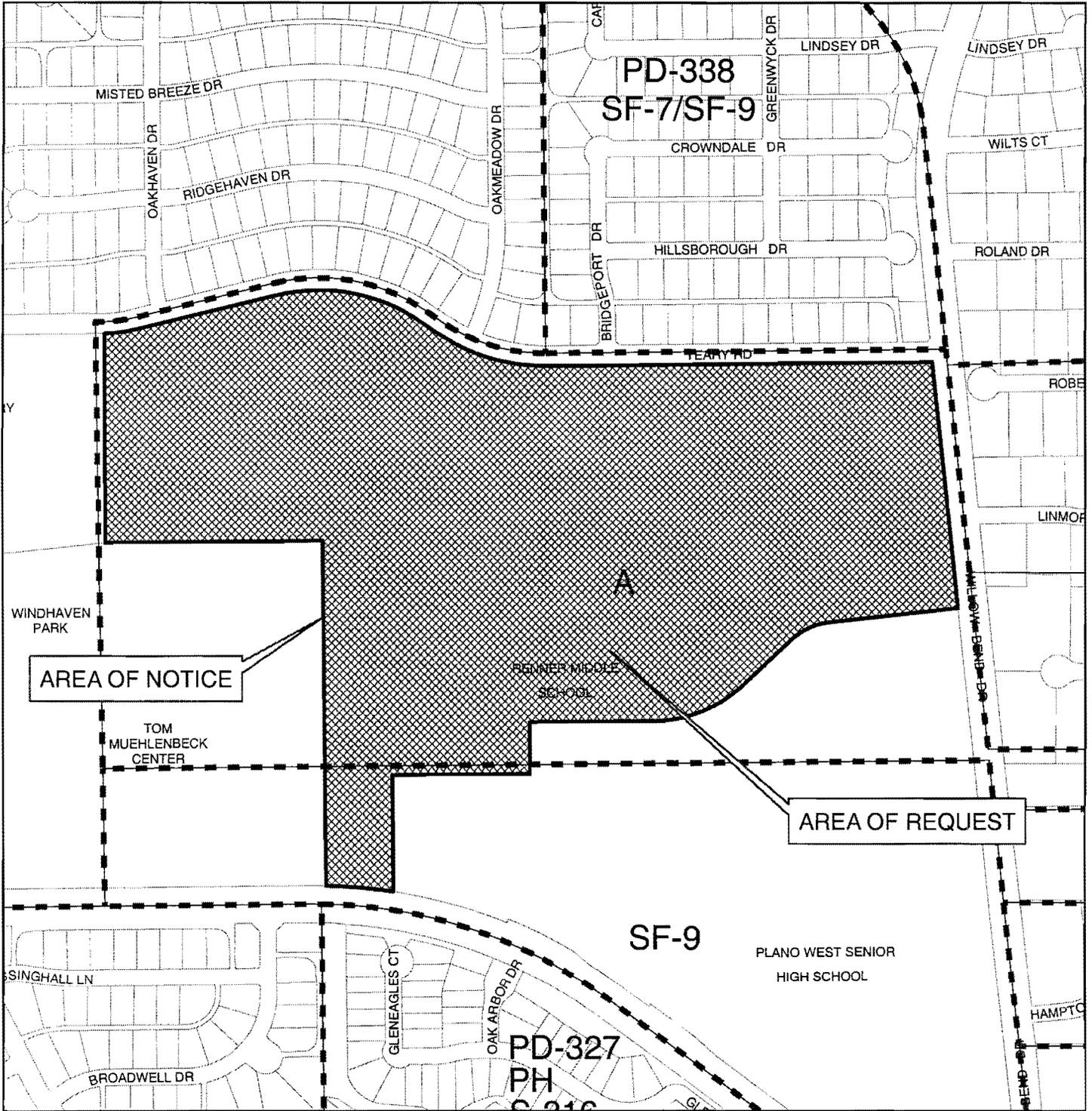
Public secondary school on one lot on 58.1± acres located at the southwest corner of Yearly Road and Willow Bend Drive. Zoned Agricultural and Single-Family Residence-9. Neighborhood #30.

REMARKS:

The purpose for the replat is to dedicate parking easements in favor of Lot 1, Block A, Plano West Senior High School Addition.

RECOMMENDATION:

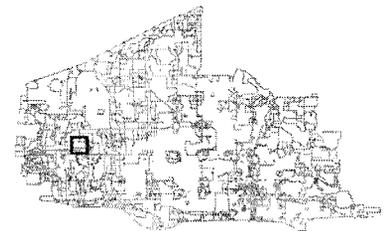
Recommended for approval as submitted.



Item Submitted: REPLAT

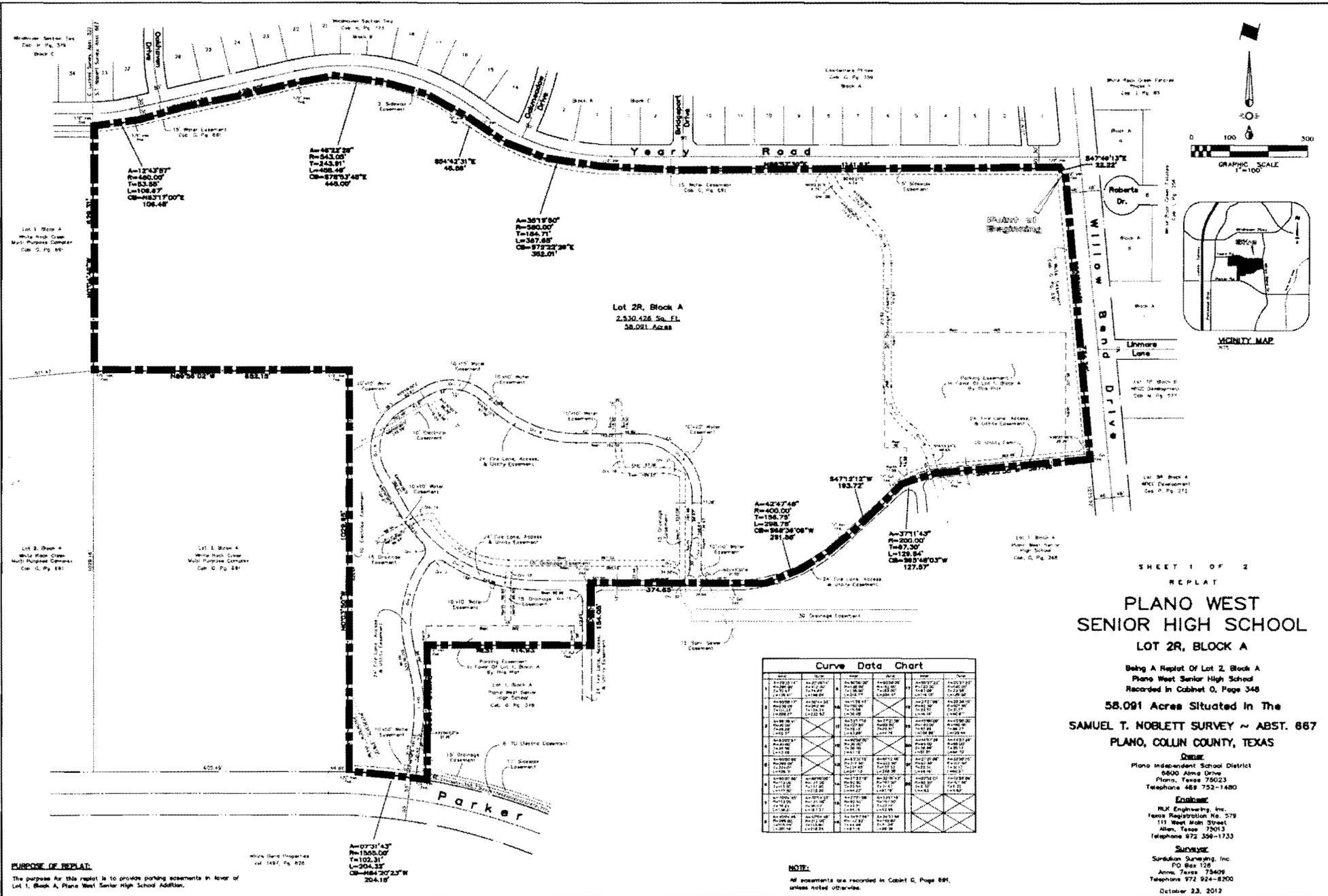
Title: PLANO WEST SENIOR HIGH SCHOOL
BLOCK A, LOT 2R

Zoning: AGRICULTURAL & SINGLE-FAMILY RESIDENCE-9



○ 200' Notification Buffer





Lot 2R, Block A
2,510.426 Sq. Ft.
58.091 Acres

SHEET 1 OF 2
REPLAT

**PLANO WEST SENIOR HIGH SCHOOL
LOT 2R, BLOCK A**

Being A Replat Of Lot 2, Block A
Plano West Senior High School
Recorded in Cabinet O, Page 348

58.091 Acres Situated in The
SAMUEL T. NOBLETT SURVEY ~ ABST. 687
PLANO, COLLIN COUNTY, TEXAS

Owner:
Plano Independent School District
6600 Alma Drive
Plano, Texas 75023
Telephone 469-752-1480

Engineer:
RLK Engineering, Inc.
Texas Registration No. 579
111 West Moh Street
Allen, Texas 75013
Telephone 972-356-1733

Surveyor:
Surdick Surveying, Inc.
P.O. Box 126
Juno, Texas 78409
Telephone 972-924-8200

Curve Data Chart

Curve No.	Stationing	Bearing	Distance	Curve Data	Stationing	Bearing	Distance	Curve Data
1	1+00.00	N 89° 58' 02" W	133.19	A=12° 43' 57" R=400.00' T=243.91' L=488.48' CB=57° 17' 00" E 106.48'	1+133.19	N 89° 58' 02" W	133.19	
2	1+133.19	N 89° 58' 02" W	133.19	A=42° 47' 48" R=400.00' T=194.73' L=268.78' CB=98° 36' 08" W 281.86'	1+266.38	N 89° 58' 02" W	133.19	
3	1+266.38	N 89° 58' 02" W	133.19	A=37° 11' 43" R=200.00' T=167.30' L=128.84' CB=88° 48' 03" W 127.87'	1+400.57	N 89° 58' 02" W	133.19	
4	1+400.57	N 89° 58' 02" W	133.19	A=30° 11' 50" R=500.00' T=484.71' L=367.65' CB=57° 22' 38" E 365.01'	1+534.76	N 89° 58' 02" W	133.19	
5	1+534.76	N 89° 58' 02" W	133.19	A=42° 47' 48" R=400.00' T=194.73' L=268.78' CB=98° 36' 08" W 281.86'	1+668.95	N 89° 58' 02" W	133.19	
6	1+668.95	N 89° 58' 02" W	133.19	A=12° 43' 57" R=400.00' T=243.91' L=488.48' CB=57° 17' 00" E 106.48'	1+803.14	N 89° 58' 02" W	133.19	
7	1+803.14	N 89° 58' 02" W	133.19	A=30° 11' 50" R=500.00' T=484.71' L=367.65' CB=57° 22' 38" E 365.01'	1+937.33	N 89° 58' 02" W	133.19	
8	1+937.33	N 89° 58' 02" W	133.19	A=42° 47' 48" R=400.00' T=194.73' L=268.78' CB=98° 36' 08" W 281.86'	1+1071.52	N 89° 58' 02" W	133.19	
9	1+1071.52	N 89° 58' 02" W	133.19	A=37° 11' 43" R=200.00' T=167.30' L=128.84' CB=88° 48' 03" W 127.87'	1+2043.71	N 89° 58' 02" W	133.19	
10	1+2043.71	N 89° 58' 02" W	133.19	A=12° 43' 57" R=400.00' T=243.91' L=488.48' CB=57° 17' 00" E 106.48'	1+2177.90	N 89° 58' 02" W	133.19	
11	1+2177.90	N 89° 58' 02" W	133.19	A=30° 11' 50" R=500.00' T=484.71' L=367.65' CB=57° 22' 38" E 365.01'	1+2312.09	N 89° 58' 02" W	133.19	
12	1+2312.09	N 89° 58' 02" W	133.19	A=42° 47' 48" R=400.00' T=194.73' L=268.78' CB=98° 36' 08" W 281.86'	1+2446.28	N 89° 58' 02" W	133.19	
13	1+2446.28	N 89° 58' 02" W	133.19	A=37° 11' 43" R=200.00' T=167.30' L=128.84' CB=88° 48' 03" W 127.87'	1+2580.47	N 89° 58' 02" W	133.19	
14	1+2580.47	N 89° 58' 02" W	133.19	A=12° 43' 57" R=400.00' T=243.91' L=488.48' CB=57° 17' 00" E 106.48'	1+2714.66	N 89° 58' 02" W	133.19	
15	1+2714.66	N 89° 58' 02" W	133.19	A=30° 11' 50" R=500.00' T=484.71' L=367.65' CB=57° 22' 38" E 365.01'	1+2848.85	N 89° 58' 02" W	133.19	
16	1+2848.85	N 89° 58' 02" W	133.19	A=42° 47' 48" R=400.00' T=194.73' L=268.78' CB=98° 36' 08" W 281.86'	1+2983.04	N 89° 58' 02" W	133.19	
17	1+2983.04	N 89° 58' 02" W	133.19	A=37° 11' 43" R=200.00' T=167.30' L=128.84' CB=88° 48' 03" W 127.87'	1+3117.23	N 89° 58' 02" W	133.19	
18	1+3117.23	N 89° 58' 02" W	133.19	A=12° 43' 57" R=400.00' T=243.91' L=488.48' CB=57° 17' 00" E 106.48'	1+3251.42	N 89° 58' 02" W	133.19	
19	1+3251.42	N 89° 58' 02" W	133.19	A=30° 11' 50" R=500.00' T=484.71' L=367.65' CB=57° 22' 38" E 365.01'	1+3385.61	N 89° 58' 02" W	133.19	
20	1+3385.61	N 89° 58' 02" W	133.19	A=42° 47' 48" R=400.00' T=194.73' L=268.78' CB=98° 36' 08" W 281.86'	1+3519.80	N 89° 58' 02" W	133.19	
21	1+3519.80	N 89° 58' 02" W	133.19	A=37° 11' 43" R=200.00' T=167.30' L=128.84' CB=88° 48' 03" W 127.87'	1+3654.00	N 89° 58' 02" W	133.19	
22	1+3654.00	N 89° 58' 02" W	133.19	A=12° 43' 57" R=400.00' T=243.91' L=488.48' CB=57° 17' 00" E 106.48'	1+3788.19	N 89° 58' 02" W	133.19	
23	1+3788.19	N 89° 58' 02" W	133.19	A=30° 11' 50" R=500.00' T=484.71' L=367.65' CB=57° 22' 38" E 365.01'	1+3922.38	N 89° 58' 02" W	133.19	
24	1+3922.38	N 89° 58' 02" W	133.19	A=42° 47' 48" R=400.00' T=194.73' L=268.78' CB=98° 36' 08" W 281.86'	1+4056.57	N 89° 58' 02" W	133.19	
25	1+4056.57	N 89° 58' 02" W	133.19	A=37° 11' 43" R=200.00' T=167.30' L=128.84' CB=88° 48' 03" W 127.87'	1+4190.76	N 89° 58' 02" W	133.19	
26	1+4190.76	N 89° 58' 02" W	133.19	A=12° 43' 57" R=400.00' T=243.91' L=488.48' CB=57° 17' 00" E 106.48'	1+4324.95	N 89° 58' 02" W	133.19	
27	1+4324.95	N 89° 58' 02" W	133.19	A=30° 11' 50" R=500.00' T=484.71' L=367.65' CB=57° 22' 38" E 365.01'	1+4459.14	N 89° 58' 02" W	133.19	
28	1+4459.14	N 89° 58' 02" W	133.19	A=42° 47' 48" R=400.00' T=194.73' L=268.78' CB=98° 36' 08" W 281.86'	1+4593.33	N 89° 58' 02" W	133.19	
29	1+4593.33	N 89° 58' 02" W	133.19	A=37° 11' 43" R=200.00' T=167.30' L=128.84' CB=88° 48' 03" W 127.87'	1+4727.52	N 89° 58' 02" W	133.19	
30	1+4727.52	N 89° 58' 02" W	133.19	A=12° 43' 57" R=400.00' T=243.91' L=488.48' CB=57° 17' 00" E 106.48'	1+4861.71	N 89° 58' 02" W	133.19	
31	1+4861.71	N 89° 58' 02" W	133.19	A=30° 11' 50" R=500.00' T=484.71' L=367.65' CB=57° 22' 38" E 365.01'	1+4995.90	N 89° 58' 02" W	133.19	
32	1+4995.90	N 89° 58' 02" W	133.19	A=42° 47' 48" R=400.00' T=194.73' L=268.78' CB=98° 36' 08" W 281.86'	1+5130.09	N 89° 58' 02" W	133.19	
33	1+5130.09	N 89° 58' 02" W	133.19	A=37° 11' 43" R=200.00' T=167.30' L=128.84' CB=88° 48' 03" W 127.87'	1+5264.28	N 89° 58' 02" W	133.19	
34	1+5264.28	N 89° 58' 02" W	133.19	A=12° 43' 57" R=400.00' T=243.91' L=488.48' CB=57° 17' 00" E 106.48'	1+5398.47	N 89° 58' 02" W	133.19	
35	1+5398.47	N 89° 58' 02" W	133.19	A=30° 11' 50" R=500.00' T=484.71' L=367.65' CB=57° 22' 38" E 365.01'	1+5532.66	N 89° 58' 02" W	133.19	
36	1+5532.66	N 89° 58' 02" W	133.19	A=42° 47' 48" R=400.00' T=194.73' L=268.78' CB=98° 36' 08" W 281.86'	1+5666.85	N 89° 58' 02" W	133.19	
37	1+5666.85	N 89° 58' 02" W	133.19	A=37° 11' 43" R=200.00' T=167.30' L=128.84' CB=88° 48' 03" W 127.87'	1+5801.04	N 89° 58' 02" W	133.19	
38	1+5801.04	N 89° 58' 02" W	133.19	A=12° 43' 57" R=400.00' T=243.91' L=488.48' CB=57° 17' 00" E 106.48'	1+5935.23	N 89° 58' 02" W	133.19	
39	1+5935.23	N 89° 58' 02" W	133.19	A=30° 11' 50" R=500.00' T=484.71' L=367.65' CB=57° 22' 38" E 365.01'	1+6069.42	N 89° 58' 02" W	133.19	
40	1+6069.42	N 89° 58' 02" W	133.19	A=42° 47' 48" R=400.00' T=194.73' L=268.78' CB=98° 36' 08" W 281.86'	1+6203.61	N 89° 58' 02" W	133.19	
41	1+6203.61	N 89° 58' 02" W	133.19	A=37° 11' 43" R=200.00' T=167.30' L=128.84' CB=88° 48' 03" W 127.87'	1+6337.80	N 89° 58' 02" W	133.19	
42	1+6337.80	N 89° 58' 02" W	133.19	A=12° 43' 57" R=400.00' T=243.91' L=488.48' CB=57° 17' 00" E 106.48'	1+6472.00	N 89° 58' 02" W	133.19	
43	1+6472.00	N 89° 58' 02" W	133.19	A=30° 11' 50" R=500.00' T=484.71' L=367.65' CB=57° 22' 38" E 365.01'	1+6606.19	N 89° 58' 02" W	133.19	
44	1+6606.19	N 89° 58' 02" W	133.19	A=42° 47' 48" R=400.00' T=194.73' L=268.78' CB=98° 36' 08" W 281.86'	1+6740.38	N 89° 58' 02" W	133.19	
45	1+6740.38	N 89° 58' 02" W	133.19	A=37° 11' 43" R=200.00' T=167.30' L=128.84' CB=88° 48' 03" W 127.87'	1+6874.57	N 89° 58' 02" W	133.19	
46	1+6874.57	N 89° 58' 02" W	133.19	A=12° 43' 57" R=400.00' T=243.91' L=488.48' CB=57° 17' 00" E 106.48'	1+7008.76	N 89° 58' 02" W	133.19	
47	1+7008.76	N 89° 58' 02" W	133.19	A=30° 11' 50" R=500.00' T=484.71' L=367.65' CB=57° 22' 38" E 365.01'	1+7142.95	N 89° 58' 02" W	133.19	
48	1+7142.95	N 89° 58' 02" W	133.19	A=42° 47' 48" R=400.00' T=194.73' L=268.78' CB=98° 36' 08" W 281.86'	1+7277.14	N 89° 58' 02" W	133.19	
49	1+7277.14	N 89° 58' 02" W	133.19	A=37° 11' 43" R=200.00' T=167.30' L=128.84' CB=88° 48' 03" W 127.87'	1+7411.33	N 89° 58' 02" W	133.19	
50	1+7411.33	N 89° 58' 02" W	133.19	A=12° 43' 57" R=400.00' T=243.91' L=488.48' CB=57° 17' 00" E 106.48'	1+7545.52	N 89° 58' 02" W	133.19	

PURPOSE OF REPLAT.
The purpose for this replat is to provide parking easements in favor of Lot 1, Block A, Plano West Senior High School Addition.

NOTE:
All easements are recorded in Cabinet C, Page 691, unless noted otherwise.

October 23, 2012

OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF COLLIN**

WHEREAS, the Plano Independent School District is the Owner of a tract of land situated in the Samuel T. Noblett Survey, Abstract No. 667, City of Plano, Collin County, Texas, and being all of Lot 2, Block A, Plano West Senior High School, an addition to the City of Plano, Texas, as recorded in Cabinet O, Page 348, Plat Records of Collin County, Texas, and being more particularly described as follows:

BEING AND a 1/2" capped iron found for corner at the southwest end of a corner dip at the intersection of the south line of Yeary Road (a 60' R.O.W.) with the west line of Willow Bend Drive (a 92' R.O.W.);

THENCE S05°38'05"E, with the west line of Willow Bend Drive, a distance of 734.38 feet to an "x" out found for corner;

THENCE S84°23'53"W, leaving Willow Bend Drive, a distance of 367.46 feet to an "x" out found for corner and the beginning of a curve to the left having a central angle of 371°14.7', a radius of 200.00 feet, a tangent length of 67.30 feet, and a chord bearing S65°48'03"W, 127.57 feet;

THENCE in a southeasterly direction along said curve to the left, an arc distance of 128.84 feet to an "x" out found for corner and the end of said curve;

THENCE S47°17'17"E, a distance of 183.72 feet to an "x" out found for corner and the beginning of a curve to the left having a central angle of 42°47'48", a radius of 400.00 feet, a tangent length of 106.75 feet, and a chord bearing S88°32'01"W, 291.89 feet;

THENCE in a westerly direction along said curve to the right, an arc distance of 266.79 feet to an "x" out found for corner and the end of said curve;

THENCE WEST, a distance of 374.68 feet to an "x" out found for corner;

THENCE SOUTH, a distance of 154.05 feet to an "x" out found for corner;

THENCE WEST, a distance of 414.93 feet to a 1/2" iron rod found for corner;

THENCE SOUTH, a distance of 343.79 feet to a 1/2" iron rod found for corner in the north line of Parker Road (a 110' R.O.W.), said point being the beginning of a non-tangent curve to the left having a central angle of 07°45'42", a radius of 1555.00 feet, a tangent length of 102.31 feet, and a chord bearing N84°20'23"W, 204.16 feet;

THENCE in a westerly direction along said curve to the left, and with the north line of Parker Road, an arc distance of 204.32 feet to a 1/2" iron rod found for corner and the end of said curve;

THENCE N04°13'00"W, leaving Parker Road, a distance of 1029.95 feet to a 1/2" iron rod found for corner;

THENCE N89°58'02"W, a distance of 632.15 feet to a 1/2" iron rod found for corner;

THENCE N02°04'46"W, a distance of 629.31 feet to a 1/2" iron rod found for corner in the aforementioned south line of Yeary Road, said point being the beginning of a non-tangent curve to the left having a central angle of 12°43'57", a radius of 480.00 feet, a tangent length of 53.55 feet, and a chord bearing N63°17'00"E, 106.40 feet;

THENCE in an easterly direction along said curve to the left, and with the south line of Yeary Road, an arc distance of 106.97 feet to a 1/2" iron rod found for corner;

THENCE N78°52'01"E, with the south line of Yeary Road, a distance of 428.82 feet to a 1/2" iron rod found for corner, said point being the beginning of a curve to the right having a central angle of 48°22'23", a radius of 543.03 feet, a tangent length of 243.91 feet, and a chord bearing S76°57'45"E, 448.00 feet;

THENCE in an easterly direction along said curve to the right, and with the south line of Yeary Road, an arc distance of 456.46 feet to a 1/2" iron rod found for corner and the end of said curve;

THENCE S54°42'31"E, with the south line of Yeary Road, a distance of 43.98 feet to a 1/2" iron rod found for corner, said point being the beginning of a curve to the left having a central angle of 35°19'50", a radius of 280.00 feet, a tangent length of 154.71 feet, and a chord bearing S72°22'28"E, 352.01 feet;

THENCE in an easterly direction along said curve to the left, and with the south line of Yeary Road, an arc distance of 357.89 feet to a 1/2" iron rod found for corner and the end of said curve;

THENCE N85°57'36"E, with the south line of Yeary Road, a distance of 1141.83 feet to a 1/2" iron rod found for corner, said point being the north end of a corner dip with the intersection of the west line of Willow Bend Drive;

THENCE S47°48'13"E, along said corner dip, a distance of 22.22 feet to the POINT OF BEGINNING and CONTAINING 2,330,426 square feet, or 50.091 acres of land.

BASES OF BEARINGS:

The plot of Plano West Senior High School, as recorded in Cabinet O, Page 348.

PURPOSE OF REPLAT:

The purpose for this replat is to provide parking easements in favor of Lot 1, Block A, Plano West Senior High School Addition.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT the Plano Independent School District, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Lot 2R, Block A, Plano West Senior High School, an addition to the City of Plano, Texas, and does hereby dedicate, in fee simple, for public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over, or across the easements so shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Plano. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems on said Easements. The City of Plano and public utility entities shall at all times have the full right of ingress and egress to and from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time of procuring permission from anyone.

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

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

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

Witness my hand this _____ day of _____, 2012.

Plano Independent School District

Printed Name and Title

**STATE OF TEXAS
COUNTY OF COLLIN**

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof 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 this _____ day of _____, 2012, by the Planning and Zoning Commission, City of Plano, Texas.

Chairman, Planning and Zoning Commission

**STATE OF TEXAS
COUNTY OF COLLIN**

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

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

Given under my hand and seal of office this _____ day of _____, 2012.

Notary Public in and for
The State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, David J. Surdison, do hereby certify that I prepared this plat from an accurate and actual survey of land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Plano, Texas.



David J. Surdison
Registration No. 4613

**STATE OF TEXAS
COUNTY OF COLLIN**

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

GIVEN under my hand and seal of office, this _____ day of _____, 2012.

Notary Public in and for
The State of Texas

SHEET 2 OF 2
REPLAT

**PLANO WEST
SENIOR HIGH SCHOOL
LOT 2R, BLOCK A**

Being A Replat Of Lot 2, Block A
Plano West Senior High School
Recorded in Cabinet O, Page 348
58.091 Acres Situated In The
SAMUEL T. NOBLETT SURVEY ~ ABST. 667
PLANO, COLLIN COUNTY, TEXAS

Owner:
Plano Independent School District
6800 Alamo Drive
Plano, Texas 75023
Telephone 469 752-1480

Engineer:
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 398-1733

Surveyor:
Surdison Surveying, Inc.
PO Box 126
Anna, Texas 75409
Telephone 972 921-8200
October 23, 2012

NOTE: 1" Iron Pins Shall Be Set
At All Block Corners, P.C.'s, P.Y.'s,
And Angle Points;
1/2" Iron Pins Shall Be Set At
All Other Lot Corners.

NOTICE:
Selling any portion of this addition by metes
and bounds is a violation of City Subdivision
Ordinance and State Platting Statutes, and is
subject to fines and withholding of utilities
and building card/footes.

CITY OF PLANO
PLANNING & ZONING COMMISSION

November 5, 2012

Agenda Item No. 8

Public Hearing - Replat: Stone Beeson Addition No.1, Block A, Lot 1R

Applicant: Wc Custer Creek Center, L.P.

DESCRIPTION:

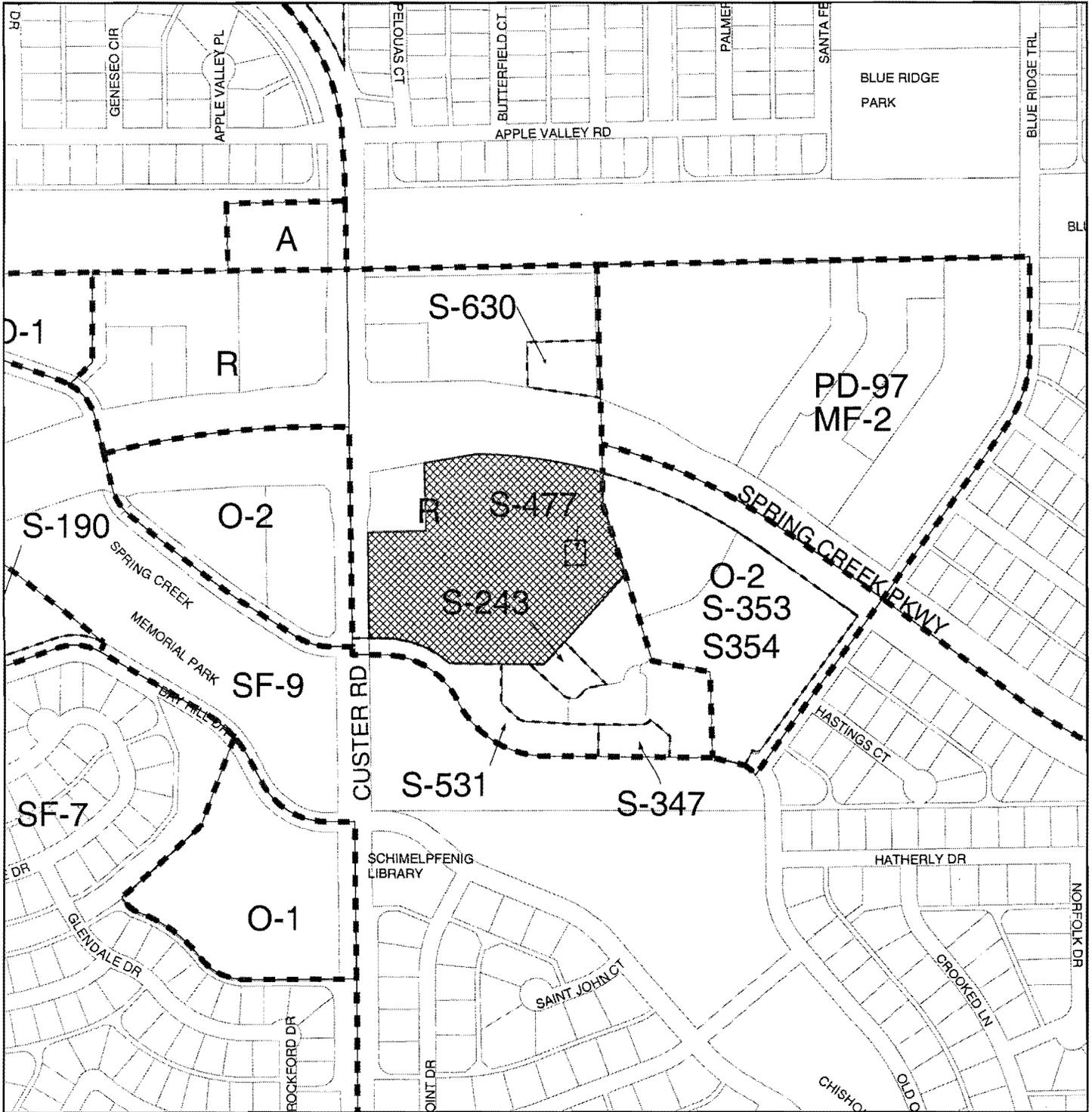
Retail on one lot on 8.5± acres generally located at the southeast corner of Spring Creek Parkway and Custer Road. Zoned Retail with Specific Use Permit #477 for Arcade. Neighborhood #35.

REMARKS:

The purpose for the replat is to abandon the right-of-way reservation on the property and dedicate fire lane, access, and utility easements.

RECOMMENDATION:

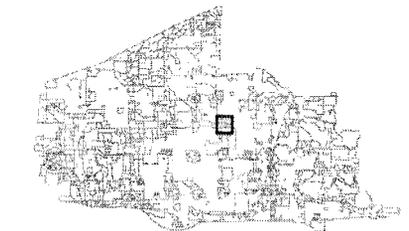
Recommended for approval as submitted.



Item Submitted: REPLAT

Title: STONE BEESON ADDITION NO. I
BLOCK A, LOT 1R

Zoning: RETAIL w/SPECIFIC USE PERMIT #477



○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

November 5, 2012

Agenda Item No. 9

Election of 1st and 2nd Vice Chair

Applicant: City of Plano

DESCRIPTION:

Election of the 1st and 2nd Vice Chair.

REMARKS:

At this meeting, the Planning & Zoning Commission must accept nominations and vote to elect a commissioner for the positions of 1st and 2nd Vice Chair. Each respective position must be voted on individually. The election may be by "a show of hands" or by paper ballot.