

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

October 4, 2004

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 55.071 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 - September 20, 2004, Pre-meeting and Meeting; and September 21, 2004, Work Session</p> <p><u>CONSENT AGENDA</u></p> <p>4a CHL Final Plat: Amini Addition, Block A, Lot 1 - A retail, office, and mini-warehouse/public storage development on one lot on 3.3± acres located on the south side of 14th Street, 225± feet east of Rigsbee Drive. Zoned Light Commercial. Neighborhood #68. Applicant: Azar Capital Investments, Ltd.</p> <p>4b CHL Preliminary Site Plan: Haggar Square Retail Center, Block A, Lots 2 & 12 - A proposed minor automotive repair facility and a retail building on two lots on 2.2± acres, south of S.H. 121, 680± feet northeast of Ohio Drive. Zoned Regional Commercial. Neighborhood #1. Applicant: Ohio 121 Land Holding 1</p>	

<p>4c CHL</p>	<p>Preliminary Site Plan / Concept Plan: Legacy Town Center (South), Block 1, Lots 2, 7 & 8 - A four-story, 329-unit multifamily residential complex on one lot and two concept lots on 6.3± acres, at the northeast corner of Tennyson Parkway and Bishop Road. Zoned Planned Development-65-Central Business-1. Neighborhood #16. Applicant: Columbus Realty Partners, Inc.</p>
<p>4d CDL</p>	<p>Revised Site Plan: Original Donation, Block 22, Lot 1 (Cox Building) - A 2,700 square foot addition to an existing administration-office building and theatre facility on one lot on 4.5± acres, located on the southwest corner of H Avenue and 16th Street. Zoned Downtown Business Government with Heritage Resource Designation-24. Neighborhood #59. Applicant: Plano Independent School District</p>
<p>4e CDL</p>	<p>Site Plan: Original Donation, Block 24, Lot 2 (Ostrander Building) - A proposed medical office building on one lot on 0.3± acre located on the north side of 16th Street, 385± feet west of G Avenue. Zoned Corridor Commercial with Heritage Resource District-20. Neighborhood #59. Applicant: Peggy Ostrander</p>
<p>4f CDL</p>	<p>Final Plat: Village at Legacy - 123 Patio Home single family residential lots and four open space lots on 17.5± acres located on the northeast corner of Legacy Drive and Custer Road. Zoned Planned Development-149-Patio Home. Neighborhood #12. Applicant: Velasco Development Company</p>
<p>4g CDD</p>	<p>Revised Site Plan: Grace Community Church, Block A, Lot 1R - A church on one lot on 14.4± acres located at the northwest corner of Hedgcoxe Road and Preston Meadow Drive. Zoned Planned Development-439-Single-Family-7 and Single-Family-6. Neighborhood #4. Applicant: Grace Community Church</p>
<p>4h CHL</p>	<p>Preliminary Site Plan: Pioneer Place Senior Housing, Block A, Lot 1 - A proposed three-story, 183-unit independent living facility on three lots on 7.5± acres, located on the east side of K Avenue, 335± feet north of 19th Street. Zoned Planned Development-26-Light Commercial. Neighborhood #60. Applicant: Plano Community Home</p>
<p><u>END OF CONSENT AGENDA</u></p>	

<u>PUBLIC HEARINGS</u>	
5 CHL	Public Hearing: Zoning Case 2004-33 - A request to rezone 21.6± acres located on the east side of Ohio Drive, south of future McDermott Road and west of future Razor Road from Retail and Single-Family-9 to Single-Family-Attached. Zoned Retail and Single-Family-9. Neighborhood #1. Tabled 9/07/04. Applicant: Preston 121 L.P.
6 CDD	Public Hearing: Zoning Case 2004-38 - A request for a Specific Use Permit for a Private Club within a restaurant on 0.1± acre located 750± feet south of Mapleshade Lane and 965± feet east of Coit Road. Zoned Corridor Commercial. Neighborhood #72. Applicant: Plano Coit and 190 Associates
7A CDL	Public Hearing: Zoning Case 2004-39 - A request to amend Planned Development-46-Multifamily-2 (34.8± acres) to permit Single-Family-Attached residential uses on 7.5± acres of the district and to reduce the width of the required landscape edge to 10 feet for the SF-A portion of the district. The property is located on the northeast corner of Coit Road and Ridgeview Drive. Neighborhood #2. Applicant: UDR Texas Properties L.P.
7B CDL	Preliminary Site Plan: Coit/Ridgeview Apartments and Townhomes - A proposed 402-unit multifamily development on one lot and 50 Single-Family-Attached lots on 34.8± acres located on the northeast corner of Coit Road and Ridgeview Drive. Zoned Planned Development-46-Multifamily-2. Neighborhood #2. Applicant: UDR Texas Properties L.P.
8A CDL	Public Hearing: Zoning Case 2004-40 - A request to rezone 8.7± acres located on the south side of Village Creek Drive, 700± feet south of Plano Parkway from Planned Development-203-Office-2 to Light Commercial with a Specific Use Permit for Automobile Storage. Neighborhood #54. Applicant: Ironwood Partners Limited
8B CDL	Preliminary Site Plan: Performance Addition 2, Block 1, Lot 1 - An automobile storage facility on one lot on 8.7± acres located on the south side of Village Creek Drive, 700± feet south of Plano Parkway. Zoned Planned Development-203-Office-2. Neighborhood #54. Applicant: Ironwood Partners Limited

<p>9 CDL</p>	<p>Public Hearing: Zoning Case 2004-41 - A request for a Specific Use Permit for Truck/Bus Leasing on one lot on 1.0± acre on the south side of Chisholm Place, 250± feet west of U.S. 75. Zoned Corridor Commercial with Specific Use Permit #218 for a Restaurant. Neighborhood #58. Applicant: Merritt Properties</p>	
<p>10 CDD</p>	<p>Public Hearing: Zoning Case 2004-42 - A request to expand Specific Use Permit #485 for a Private Club within a restaurant on 0.3± acre located on the northwest corner of Bishop Road and Brockman Court. Zoned Planned Development-65-Central Business-1 with Specific Use Permit #485 for a Private Club. Neighborhood #16. Applicant: The Shops at Legacy, LP</p>	
<p>11 CDD</p>	<p>Public Hearing - Preliminary Replat: Hunter's Glen Five-A, Block 7, Lots 2R & 3 - A public park on two lots on 70.8± acres located at the southeast corner of Independence Parkway and Maumelle Drive. Zoned Single-Family-9. Neighborhood #19. Applicant: City of Plano</p>	
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>12 TE</p>	<p>Request for Variance to the Subdivision Ordinance: Deerfield North Addition - Request for a variance to the Subdivision Ordinance requirement for the underground placement of overhead electrical utilities for Deerfield North Addition. Deerfield North Addition is a proposed 238-lot single-family residential development on 67.4± acres at the northwest corner of Preston Meadow Drive and Quincy Lane. Zoned Planned Development-439-Single-Family-7. Neighborhood #9. Applicant: STRS Plano, L.P.</p>	
<p>13 CHL</p>	<p>Final Plat: Deerfield North, Phase I - 68 Single-Family-7 residential lots on 20.4± acres located on the northwest corner of Preston Meadow Drive and Quincy Lane. Zoned Planned Development-439-Single-Family-7. Neighborhood #9. Applicant: STRS Plano, L.P.</p>	
<p>14 TE</p>	<p>Discussion & Direction: Superstore Uses - This item is a request for discussion and direction on superstore uses. Applicant: City of Plano</p>	

ACCESSIBILITY STATEMENT

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

CITY OF PLANO
PLANNING & ZONING COMMISSION
PUBLIC HEARING PROCEDURES

The Planning & Zoning Commission welcomes your thoughts and comments on these agenda items. The Commission does ask, however, that if you wish to speak on an item that 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 on 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;
 - 30 minutes for all other speakers, to be divided as follows:
 - ◆ 15 minutes for a representative of a homeowners association or other group with:
 - ◆ 3 minutes each for additional speakers; and
 - 5 minutes for applicant rebuttal.

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.

CITY OF PLANO
PLANNING & ZONING COMMISSION
CONSENT AGENDA ITEMS

October 4, 2004

Agenda Item No. 4a

Final Plat: Amini Addition, Block A, Lot 1

Applicant: Azar Capital Investments, Ltd.

A retail, office, and mini-warehouse/public storage development on one lot on 3.3± acres located on the south side of 14th Street, 225± feet east of Rigsbee Drive. Zoned Light Commercial. Neighborhood #68.

Recommended for approval as submitted.

Agenda Item No. 4b

Preliminary Site Plan: Haggar Square Retail Center, Block A, Lots 2 & 12

Applicant: Ohio 121 Land Holding 1

A proposed minor automotive repair facility and a retail building on two lots on 2.2± acres, south of S.H. 121, 680± feet northeast of Ohio Drive. Zoned Regional Commercial. Neighborhood #1.

Recommended for approval as submitted.

Agenda Item No. 4c

Preliminary Site Plan / Concept Plan: Legacy Town Center (South), Block I, Lots 2, 7 & 8

Applicant: Columbus Realty Partners, Inc.

A four-story, 329-unit multifamily residential complex on one lot and two concept lots on 6.3± acres, at the northeast corner of Tennyson Parkway and Bishop Road. Zoned Planned Development-65-Central Business-1. Neighborhood #16.

Recommended for approval as submitted.

Agenda Item No. 4d
Revised Site Plan: Original Donation, Block 22, Lot 1 (Cox Building)
Applicant: Plano Independent School District

A 2,700 square foot addition to an existing administration-office building and theatre facility on one lot on 4.5± acres, located on the southwest corner of H Avenue and 16th Street. Zoned Downtown Business Government with Heritage Resource Designation-24. Neighborhood #59.

Recommended for approval as submitted.

Agenda Item No. 4e
Site Plan: Original Donation, Block 24, Lot 2 (Ostrander Building)
Applicant: Peggy Ostrander

A proposed medical office building on one lot on 0.3± acre located on the north side of 16th Street, 385± feet west of G Avenue. Zoned Corridor Commercial with Heritage Resource District-20. Neighborhood #59.

Recommended for approval subject to staff approval of the Landscape Plan.

Agenda Item No. 4f
Final Plat: Village at Legacy
Applicant: Velasco Development Company

123 Patio Home single family residential lots and four open space lots on 17.5± acres located on the northeast corner of Legacy Drive and Custer Road. Zoned Planned Development-149-Patio Home. Neighborhood #12.

Recommended for approval as submitted.

Agenda Item No. 4g
Revised Site Plan: Grace Community Church, Block A, Lot 1R
Applicant: Grace Community Church

A church on one lot on 14.4± acres located at the northwest corner of Hedgcoxe Road and Preston Meadow Drive. Zoned Planned Development-439-Single-Family-7 and Single-Family-6. Neighborhood #4.

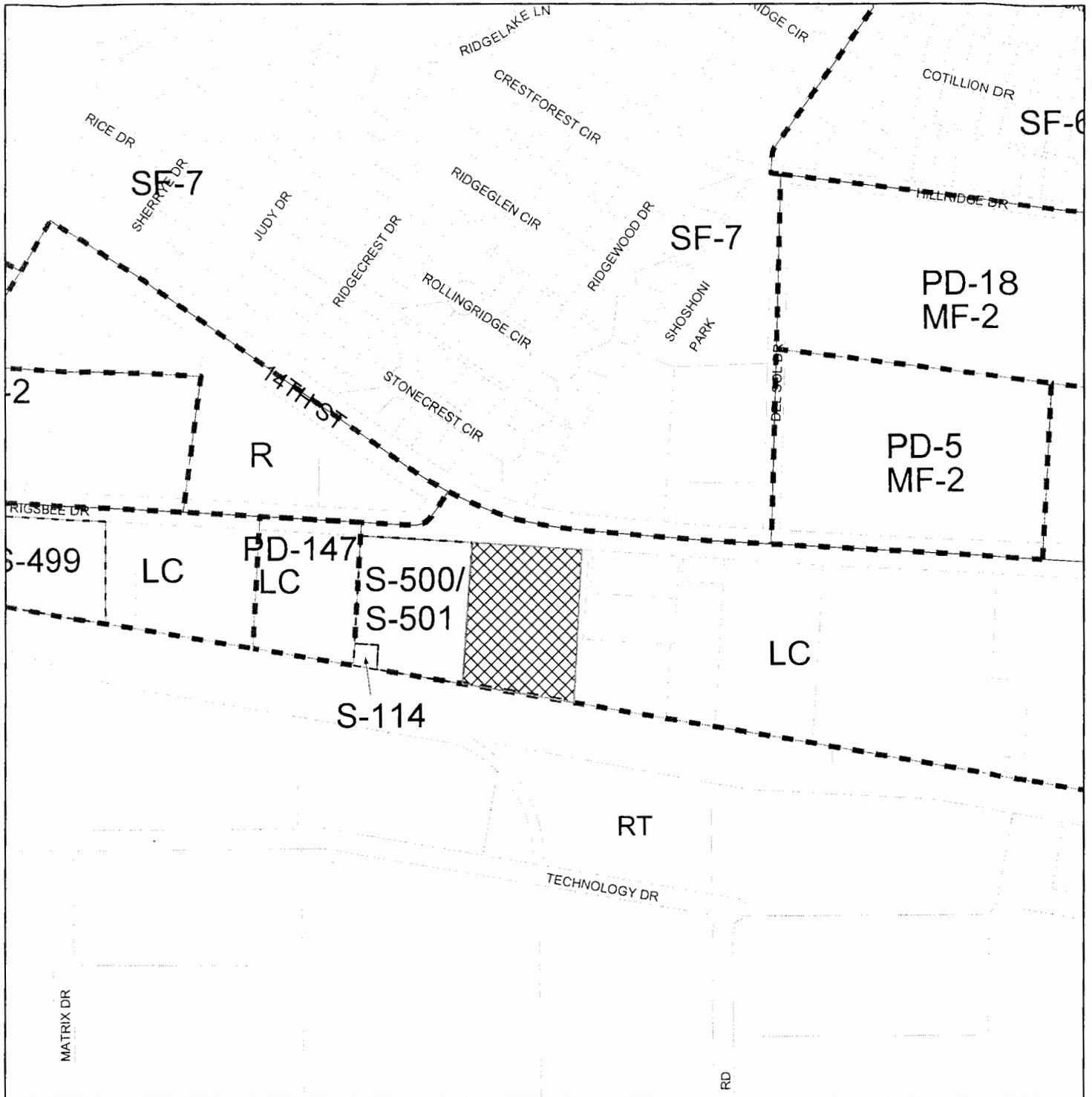
The purpose of the revised site plan is to expand the existing church building by 50,100 square feet.

Recommended for approval as submitted.

Agenda Item No. 4h
Preliminary Site Plan: Pioneer Place Senior Housing, Block A, Lot 1
Applicant: Plano Community Home

A proposed three-story, 183-unit independent living facility on three lots on 7.5± acres, located on the east side of K Avenue, 335± feet north of 19th Street. Zoned Planned Development-26-Light Commercial. Neighborhood #60.

Recommended for approval as submitted.



Item Submitted: FINAL PLAT

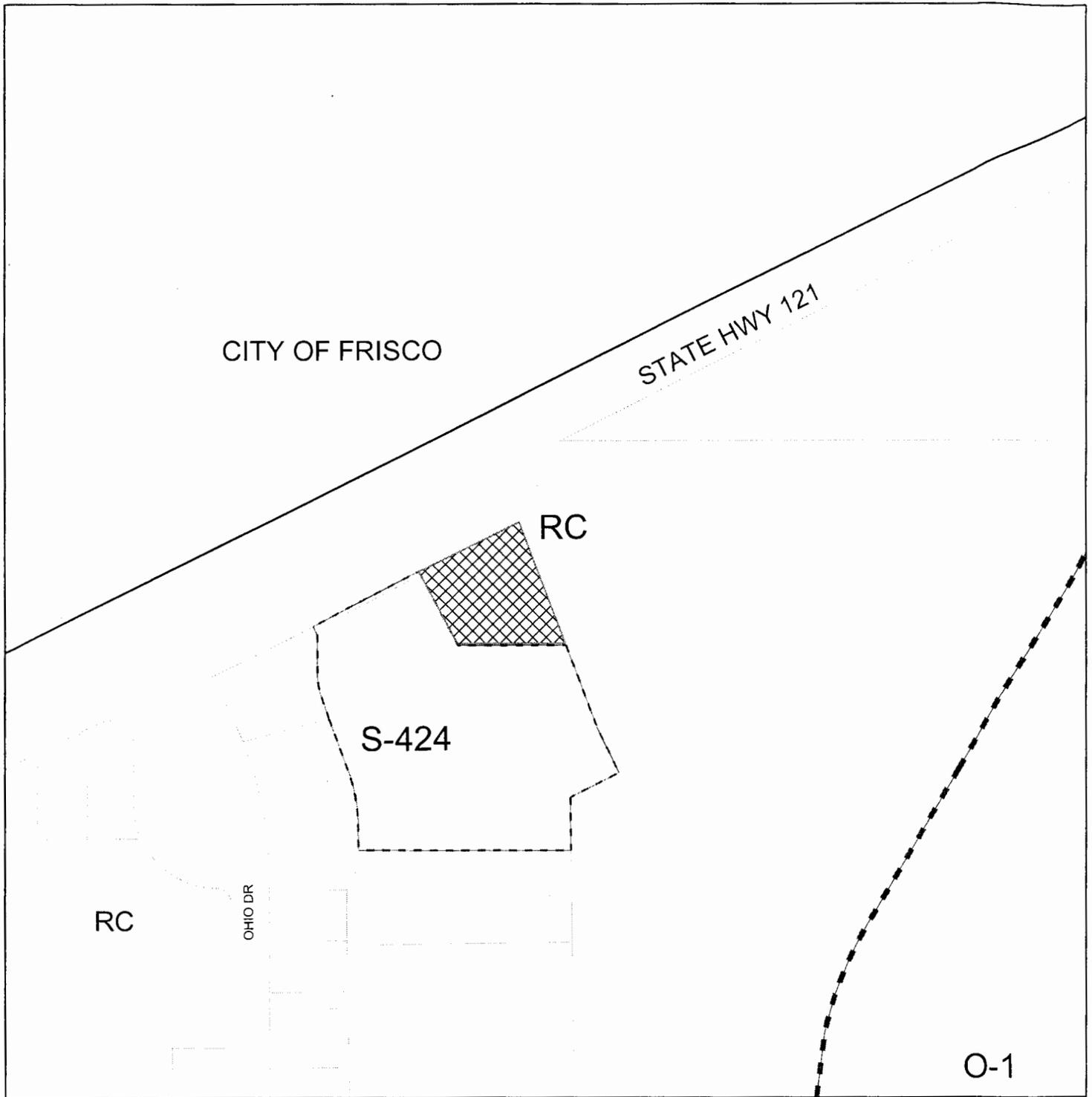
Title: AMINI ADDITIION
BLOCK A, LOT 1

Zoning: LIGHT COMMERCIAL



200' Notification Buffer





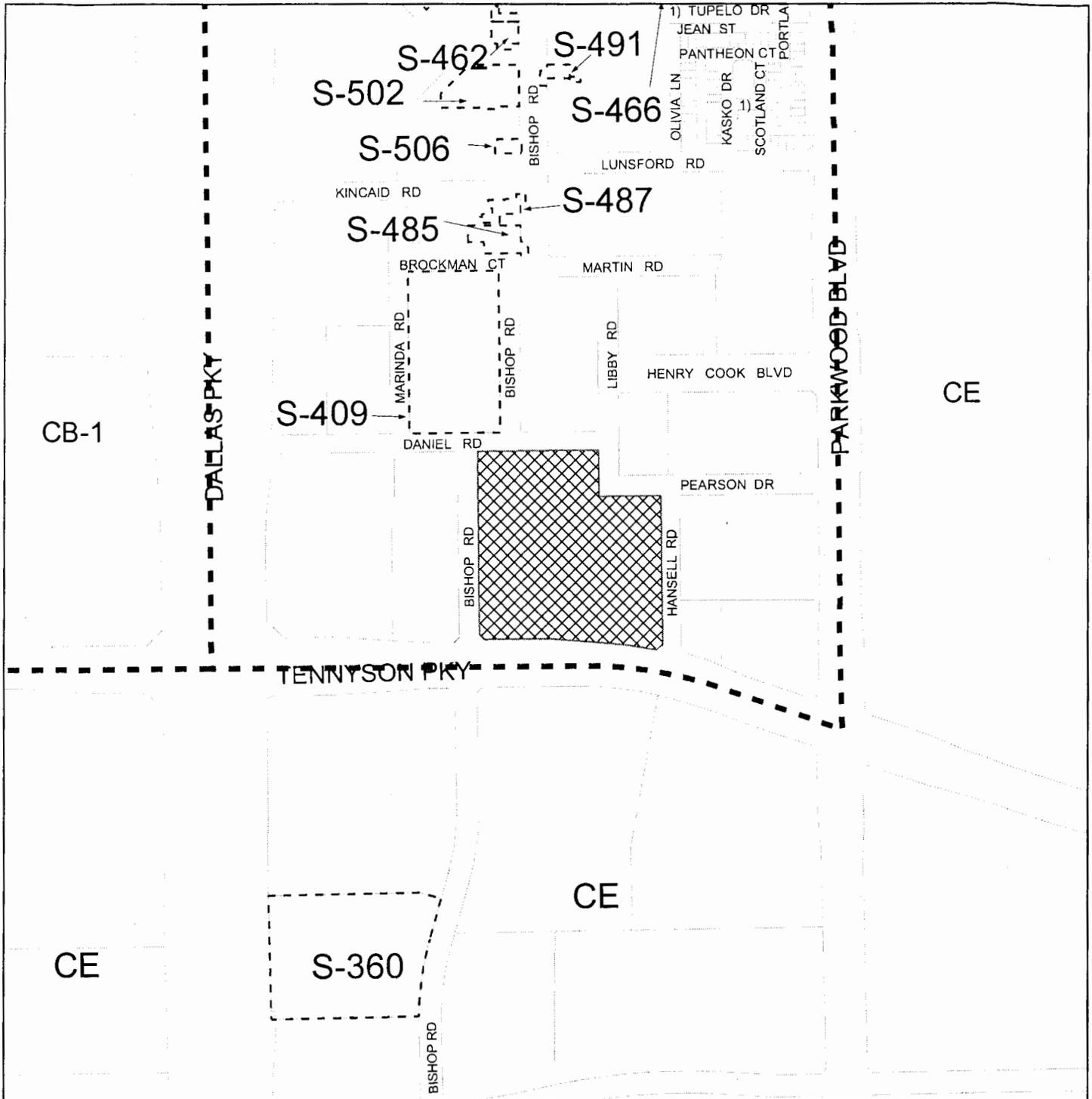
Item Submitted: REVISED SITE PLAN

Title: HAGGAR SQUARE RETAIL CENTER
BLOCK A, LOTS 2 & 12

Zoning: REGIONAL COMMERCIAL



 200' Notification Buffer



Item Submitted: CONCEPT PLAN & PRELIMINARY SITE PLAN

Title: LEGACY TOWN CENTER(SOUTH) BLOCK 1, LOTS 2, 7, & 8

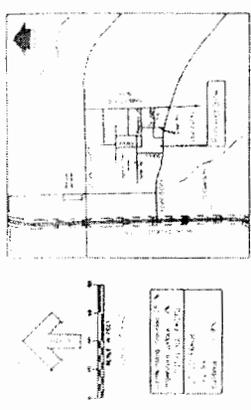
Zoning: CENTRAL BUSINESS-1



○ 200' Notification Buffer

GENERAL NOTES

1. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.
2. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MEMPHIS ZONING ORDINANCES AND ALL APPLICABLE CODES.
3. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MEMPHIS PLANNING AND ZONING COMMISSION'S DECISION.
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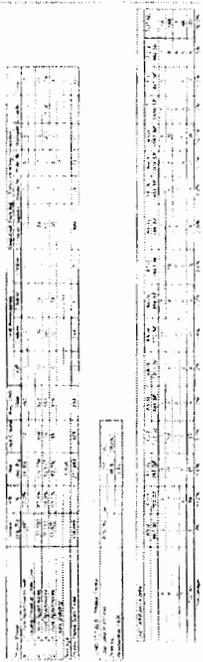


LOCATION MAP

NOTE

1. SITE IS CURRENTLY VACANT.
2. SITE IS NOT CURRENTLY ZONED FOR THIS USE.
3. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.
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ROCK 1 LOT 2



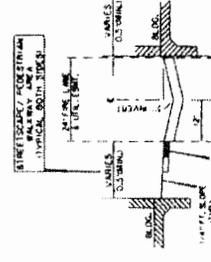
NOTE

FOLLOW SCHEDULE FOR ROOM

Call to Be Placed in Street For Road

SCRUGGS WAY

A PUBLIC 42' R.O.W.



SECTION A-A

PROJECT: LEGACY TOWN CENTER (SOUTH)

LOT 7 (ONLY)

PREPARED BY: HUNTER HARRIS

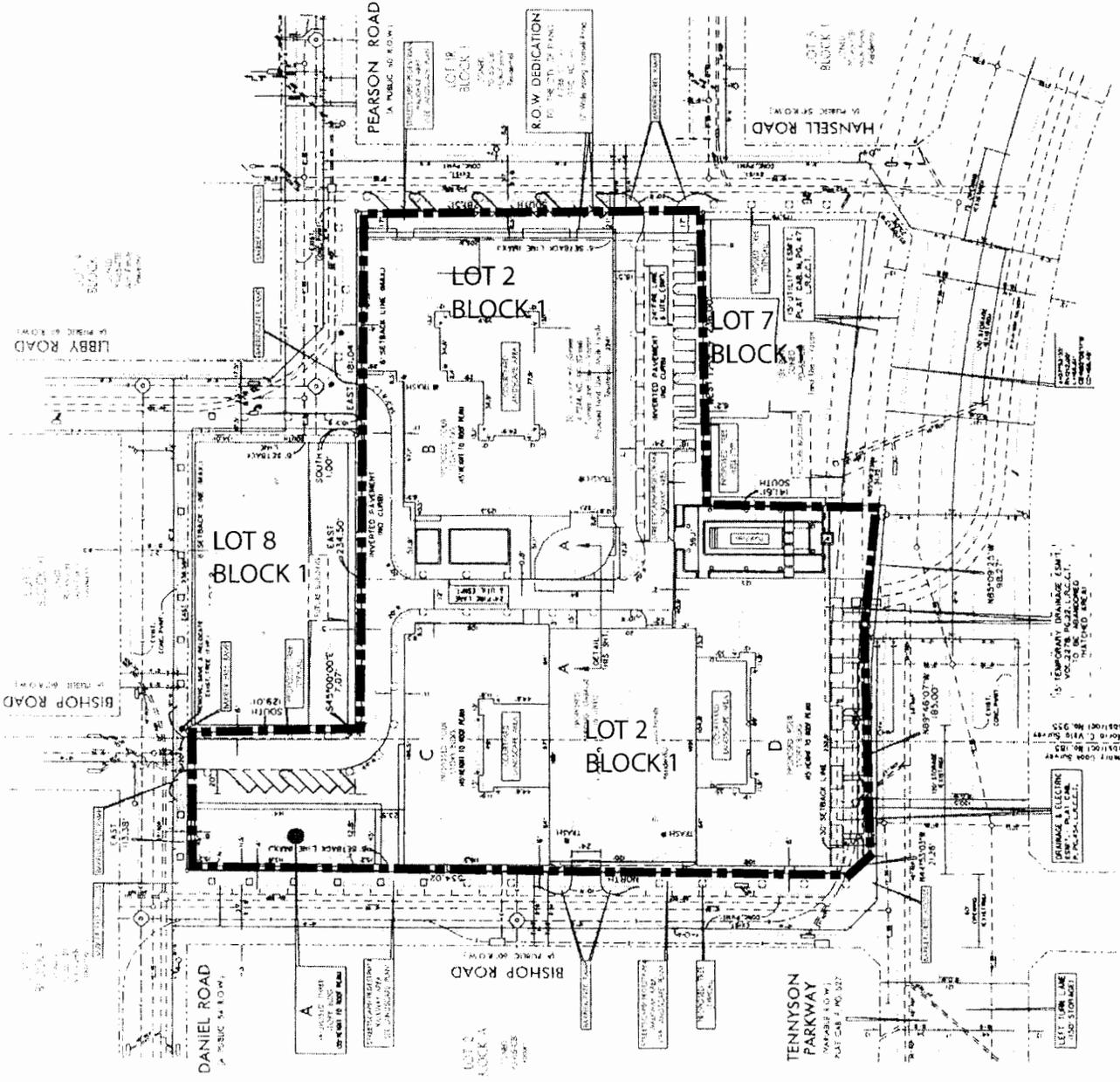
DATE: 08/15/2018

PROJECT LOCATION: LEGACY TOWN CENTER (SOUTH)

OWNER: COLLEGE EQUITY PARTNERS LTD.

PROJECT NO: 18-001

CITY OF MEMPHIS, TENNESSEE



LIBBY ROAD

A PUBLIC 60' R.O.W.

BISHOP ROAD

A PUBLIC 60' R.O.W.

DANIEL ROAD

A PUBLIC 50' R.O.W.

HANSELL ROAD

A PUBLIC 50' R.O.W.

TENNYSON PARKWAY

A PUBLIC 40' R.O.W.

15. TEMPORARY DRAINAGE EDM'S TO BE MAINTAINED THROUGHOUT CONSTRUCTION.

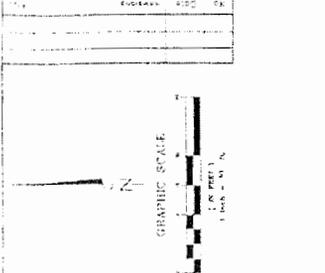
16. ALL UTILITIES TO BE MAINTAINED THROUGHOUT CONSTRUCTION.

17. ALL UTILITIES TO BE MAINTAINED THROUGHOUT CONSTRUCTION.

18. ALL UTILITIES TO BE MAINTAINED THROUGHOUT CONSTRUCTION.

19. ALL UTILITIES TO BE MAINTAINED THROUGHOUT CONSTRUCTION.

DATE	01/11/01
PROJECT	COX BUILDING RENOVATION
CLIENT	COX BLDG. RENOVATION
DESIGNER	KIMLEY-HORN AND ASSOCIATES, INC.
SCALE	AS SHOWN



GENERAL NOTES

1. THE DATA SHOWN ON THIS PLAN IS THE RESULT OF VISUAL SURVEY.
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10. THE DATA SHOWN ON THIS PLAN IS THE RESULT OF VISUAL SURVEY.

SITE PLAN DATA SUMMARY TABLE

PROPOSED USE:	160 DOWN-TOWN BUSINESS-IMPROVEMENT WIDEN
GENERAL OFFICE / ASSEMBLY	
LOT AREA:	2.18 ACRES / 100,697 S.F.
BUILDING SQUARE FOOTAGE (EFL):	32,247 S.F.
BUILDING SQUARE FOOTAGE (GROSS):	32,247 S.F.
BUILDING HEIGHT (STORES / FEET):	9/27' AT 10,000 OFFICE, 10.5M ASSEMBLY
BUILDING WEIGHT (STORES / FEET):	9/27' AT 10,000 OFFICE, 10.5M ASSEMBLY
LOT COVERAGE:	13.2% AT 10,000 OFFICE, 10.5M ASSEMBLY
FLOOR AREA RATIO:	1.51
PARKING REQUIRED (INDICES):	100 (11 SPACE PER 100 S.F.)
PARKING REQUIRED (ASSEMBLY):	12 (11 SPACE PER 1 PERSON ACCOMMODATED)
TOTAL PARKING REQUIRED:	112
HANDICAP PARKING REQUIRED:	6
TOTAL PARKING PROVIDED:	200
STANDARD PARKING PROVIDED:	194
HANDICAP PARKING PROVIDED:	6
WHEREAS IMPROVEMENTS REQUIRED:	11/4
INTERIOR LANDSCAPING PROVIDED:	11/4
TOTAL LANDSCAPING PROVIDED:	203/23 S.F.
IMPERVIOUS COVER:	8,000 S.F. AT 11/4 S.F.

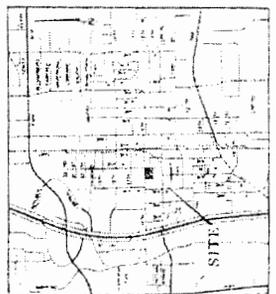
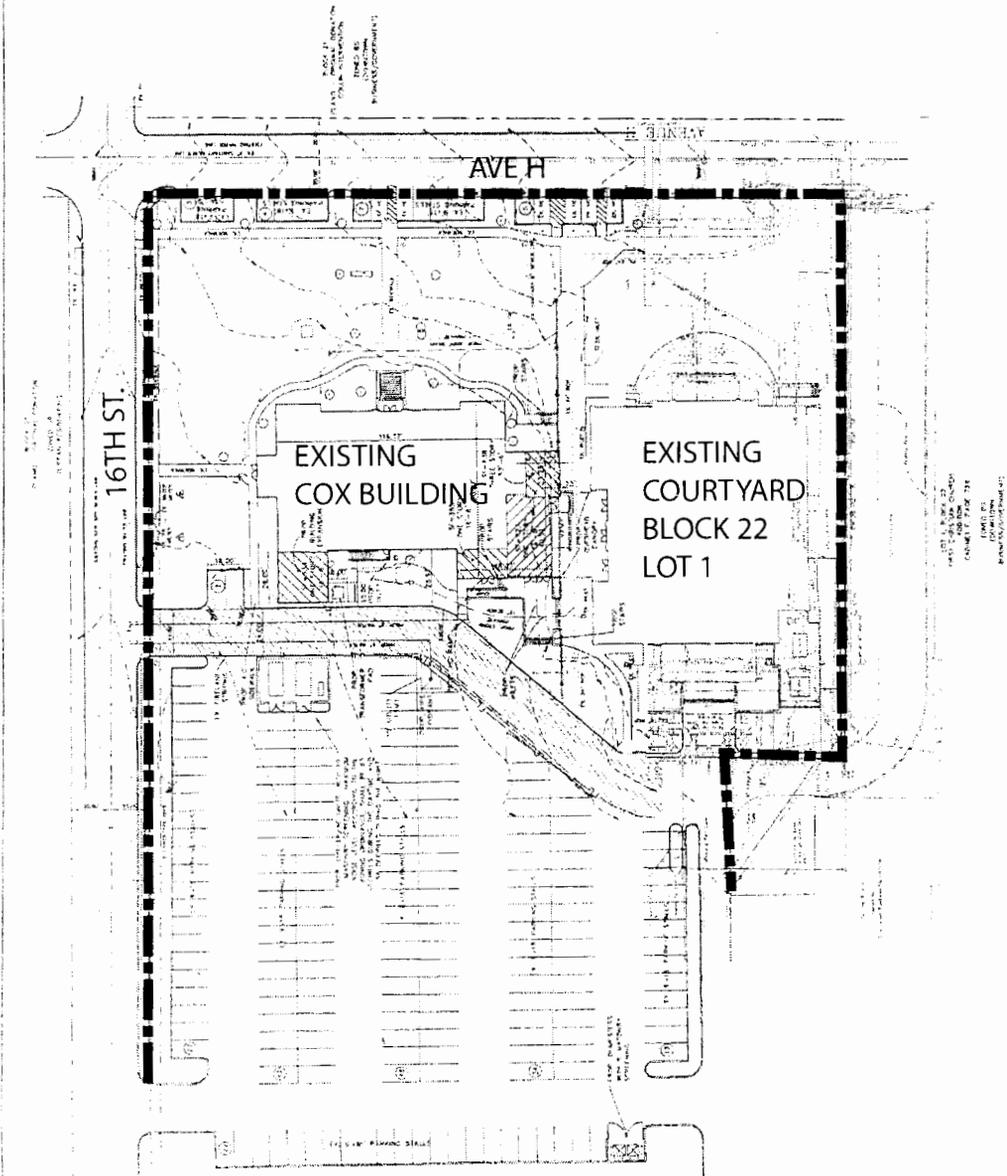
REVISED SITE PLAN
ORIGINAL PLAN NO. 100-100-001
CITY OF PLANO, TEXAS

COX BUILDING EXPANSION

SUBMITTED TO THE CITY OF PLANO, TEXAS
ON 01/11/01
AS PART OF THE SUBMITTAL FOR THE
RENEWAL OF THE CITY OF PLANO, TEXAS
PLANO, COLLIN COUNTY, TEXAS

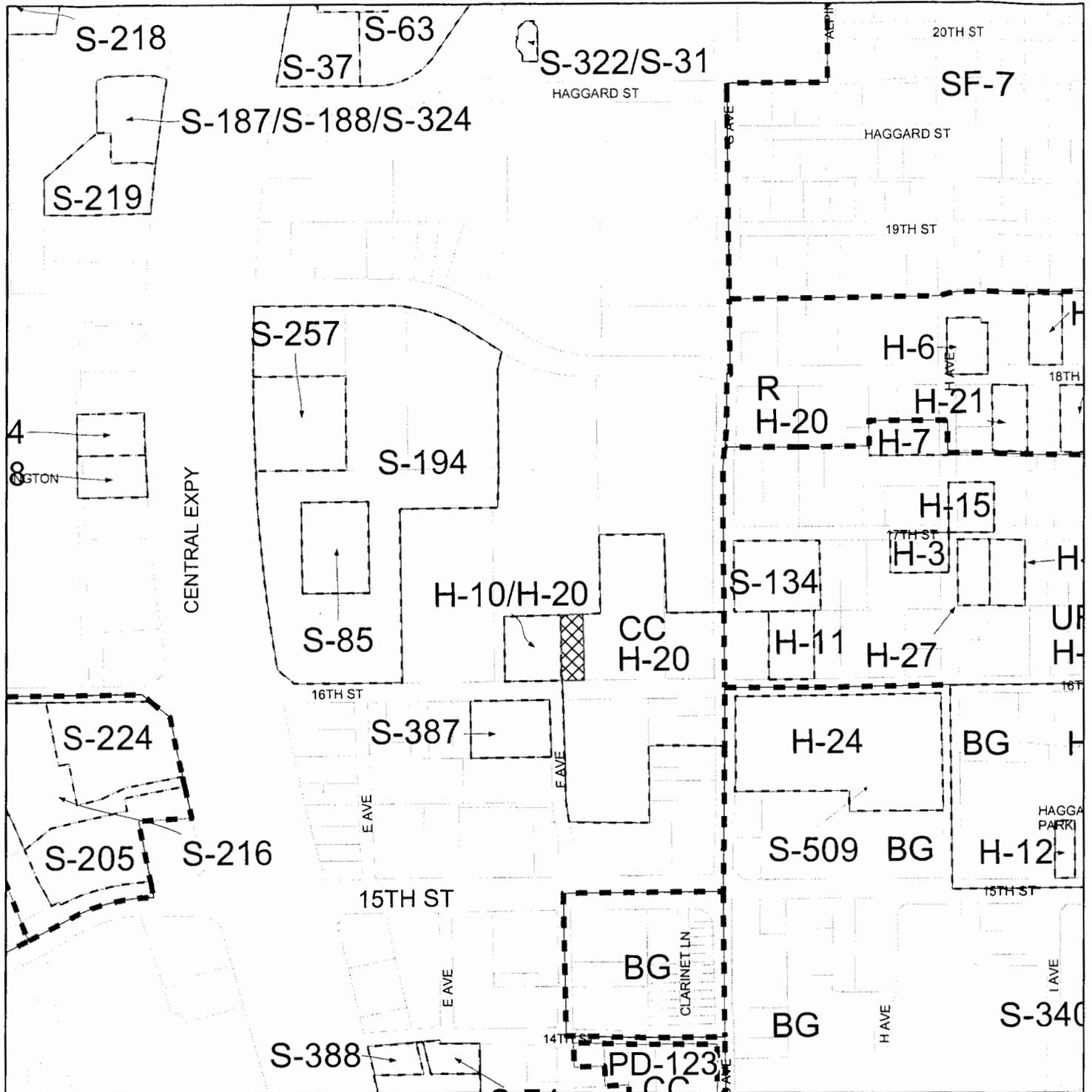
KEEP INDOOR

Kimley-Horn and Associates, Inc.
10000 Parkway
Dallas, Texas 75244
Tel: 972.961.1111
Fax: 972.961.1112
www.kimley-horn.com



DATE SHEET SUMMARY

NO.	DATE	DESCRIPTION
1	01/11/01	ISSUED FOR PERMITS
2	01/11/01	ISSUED FOR PERMITS
3	01/11/01	ISSUED FOR PERMITS
4	01/11/01	ISSUED FOR PERMITS



Item Submitted: SITE PLAN

Title: ORIGINAL DONATION
BLOCK 24, LOT 2

Zoning: CORRIDOR COMMERCIAL-
W/HERITAGE#20



○ 200' Notification Buffer



EAST 16TH STREET



GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN THE SURFACE OF THE ADJACENT STREETS AND DRIVEWAYS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND WASTE MATERIALS.
7. THE CONTRACTOR SHALL MAINTAIN THE SAFETY OF ALL WORKERS AND THE PUBLIC.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ENVIRONMENT.
9. THE CONTRACTOR SHALL MAINTAIN THE ACCURACY OF ALL RECORD DRAWINGS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

ASHWIN PARIKH
 ARCHITECT



NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	10/15/2024	ASHWIN PARIKH
2	REVISION	10/15/2024	ASHWIN PARIKH
3	REVISION	10/15/2024	ASHWIN PARIKH
4	REVISION	10/15/2024	ASHWIN PARIKH

SITE PLAN

PROJECT NO. 24-001
 SHEET NO. 1 OF 1
 DATE: 10/15/2024

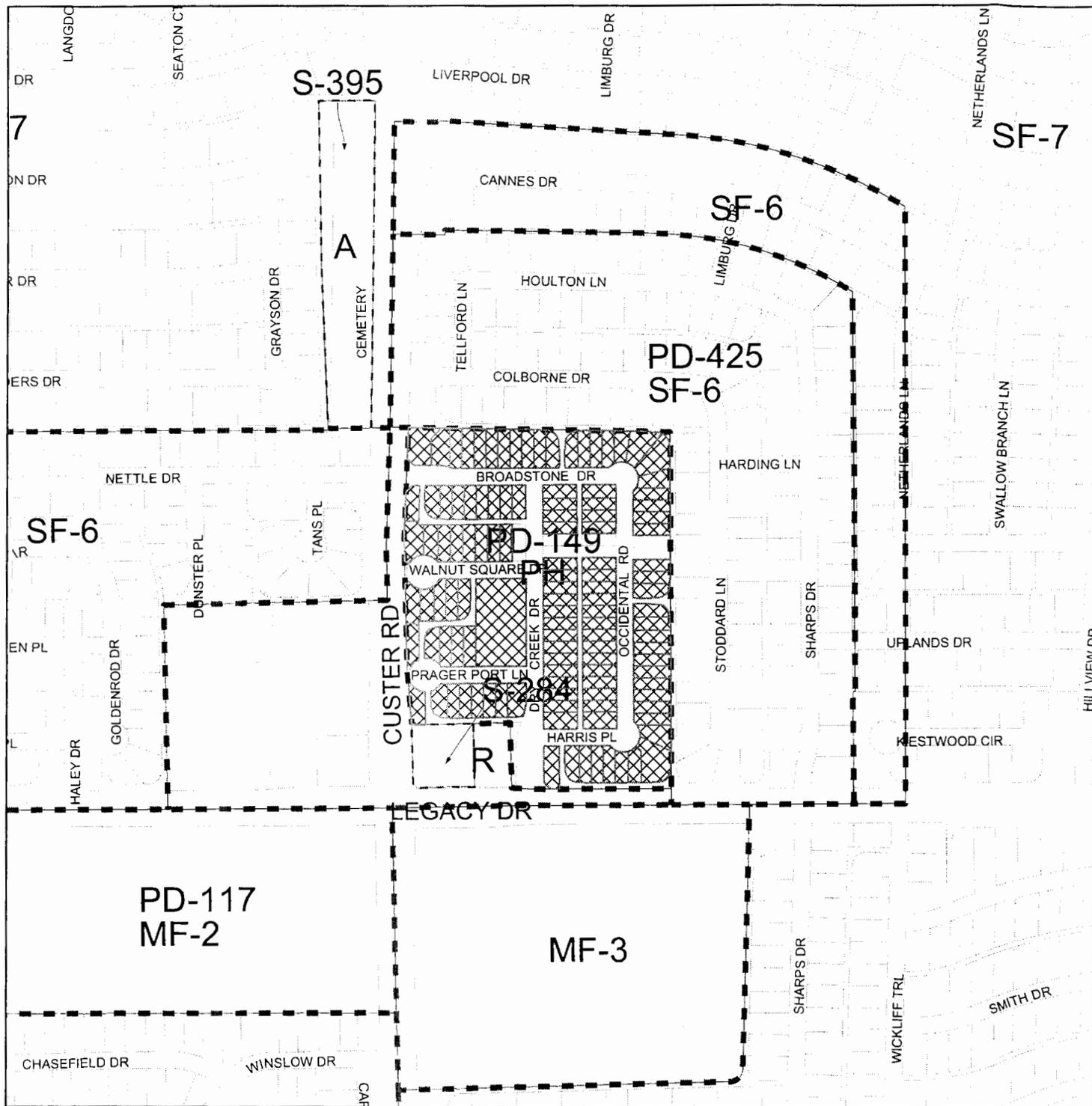
OWNER: [Name Redacted]
 ADDRESS: [Address Redacted]
 CITY: [City Redacted]
 STATE: [State Redacted]
 ZIP: [ZIP Redacted]

ASHWIN PARIKH
 ARCHITECT
 4432 BRADY DR
 PLANO, TEXAS 75024
 972.781.9627

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ASHWIN PARIKH
 ARCHITECT
 4432 BRADY DR
 PLANO, TEXAS 75024
 972.781.9627



Item Submitted: FINAL PLAT

Title: VILLAGE AT LEGACY

Zoning: PLANNED DEVELOPMENT-149-PATIO HOMES



 200' Notification Buffer



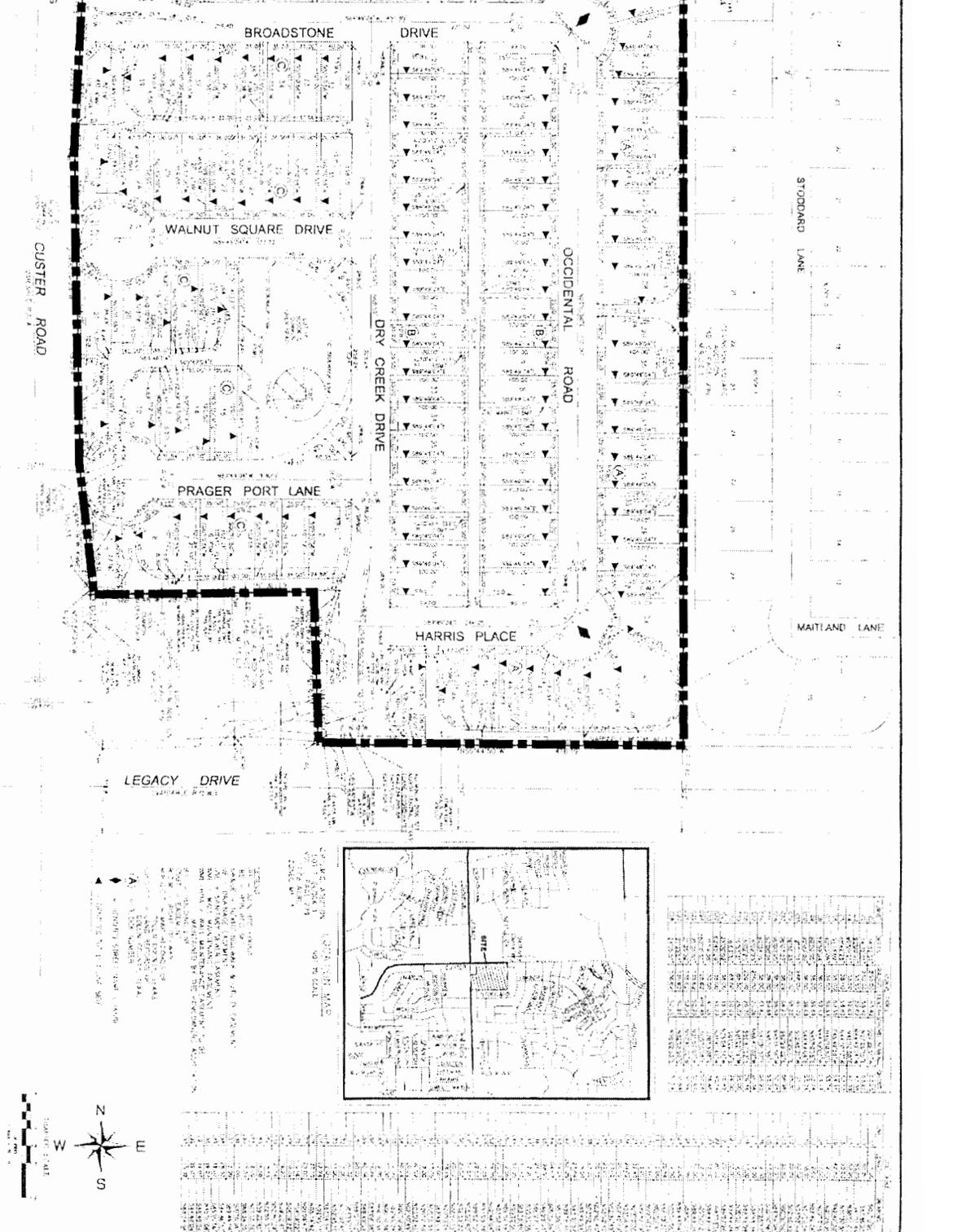
NETTLE DRIVE
CUSTER ROAD
WALNUT SQUARE DRIVE
BROADSTONE DRIVE
PRAGER PORT LANE
HARRIS PLACE
LEGACY DRIVE
COLBORNE DRIVE
OCCIDENTAL ROAD
STOODARD LANE
MAYLAND LANE

POINT OF BEGINNING

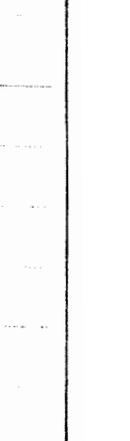
LEGACY DRIVE
WALNUT SQUARE DRIVE
BROADSTONE DRIVE
PRAGER PORT LANE
HARRIS PLACE
LEGACY DRIVE
COLBORNE DRIVE
OCCIDENTAL ROAD
STOODARD LANE
MAYLAND LANE

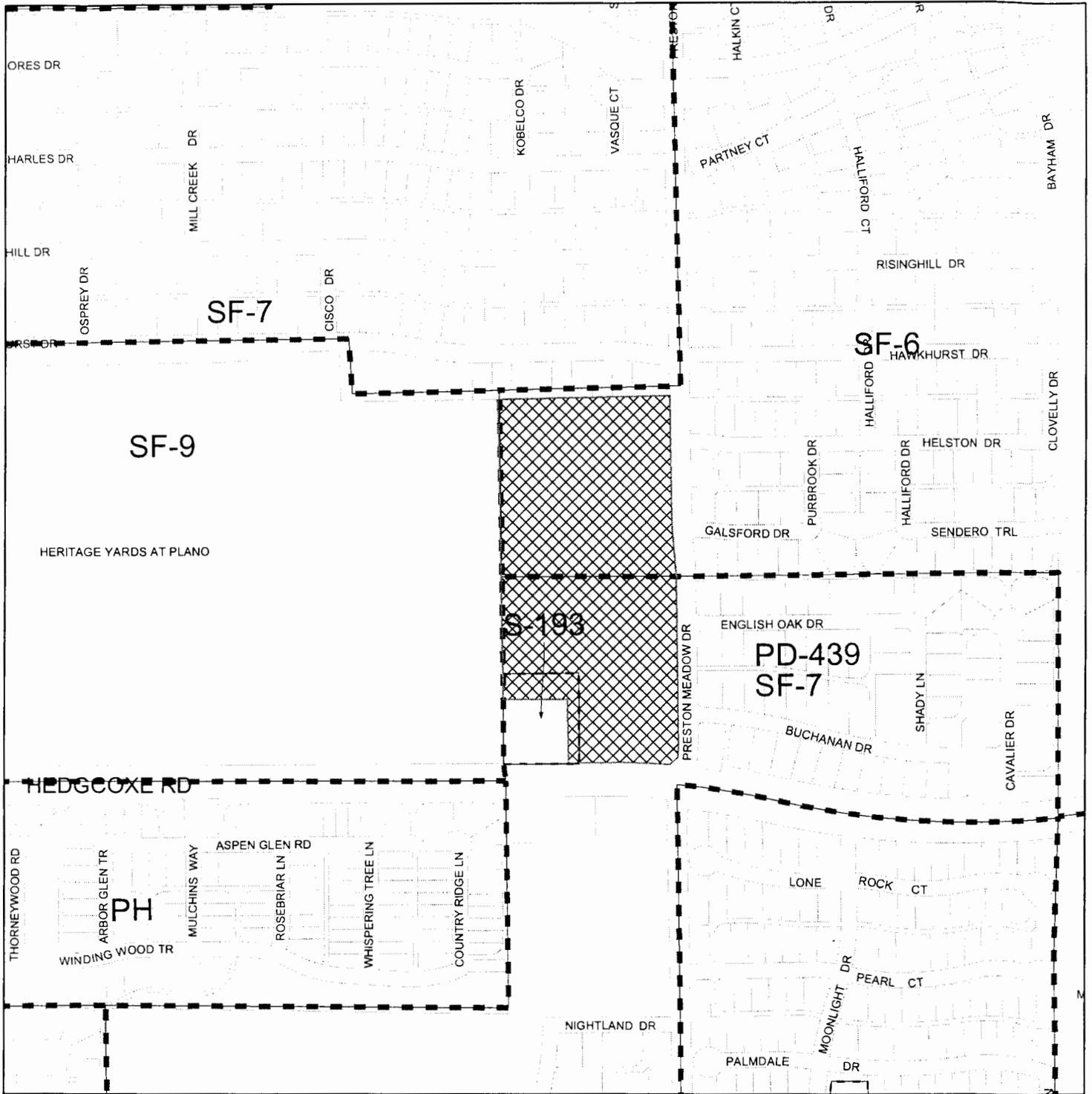
VILLAGE AT LEGACY
FINAL PLAN
120 LOTS DEVELOPED BY AN APARTMENT
STANDARDS & COMPANY, OPEN SPACE, CTR
BENEFIT OF A.S. BOON, S. SUTTERTON
THE STRAZEL, BENNETT, SUTTERTON, ADRIAN, AND AN
SHEPHERD, SUTTERTON, ADRIAN, AND AN

**Kimley-Horn
and Associates, Inc.**



NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	10/1/00
2	FINAL PLAN	10/1/00
3	AS BUILT	10/1/00
4	AS BUILT	10/1/00
5	AS BUILT	10/1/00
6	AS BUILT	10/1/00
7	AS BUILT	10/1/00
8	AS BUILT	10/1/00
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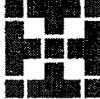
Item Submitted: REVISED SITE PLAN

Title: GRACE COMMUNITY CHURCH
BLOCK A, LOT 1R



Zoning: PLANNED DEVELOPMENT-439-SINGLE FAMILY-7
& SINGLE FAMILY-6

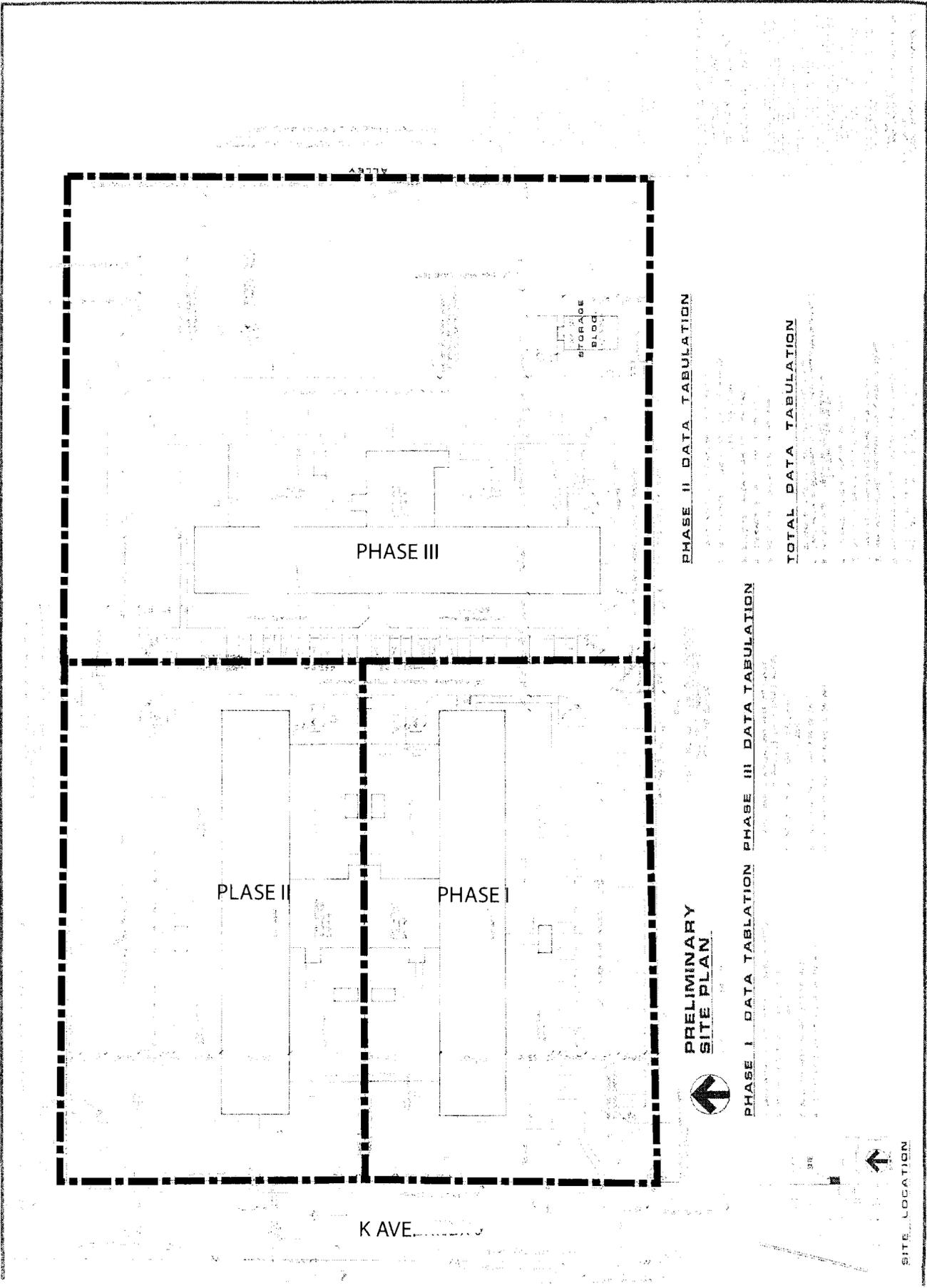
 200' Notification Buffer



ROBERT O. TROY
AND ASSOCIATES, INC.
ARCHITECTS
PLANNERS
ENGINEERS

PIONEER PLACE
SENIOR HOUSING
PRELIMINARY SITE PLAN

PLANS
1



PHASE II DATA TABULATION

TOTAL DATA TABULATION

PRELIMINARY
SITE PLAN

PHASE I DATA TABULATION PHASE III DATA TABULATION



SITE LOCATION
↑

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 4, 2004

Agenda Item No. 5

Public Hearing: Zoning Case 2004-33

Applicant: Preston 121 L.P.

DESCRIPTION:

A request to rezone 21.6± acres located on the east side of Ohio Drive, south of future McDermott Road and west of future Razor Road **from** Retail and Single-Family-9 **to** Single-Family-Attached. Zoned Retail and Single-Family-9. Neighborhood #1. Tabled 9/07/04.

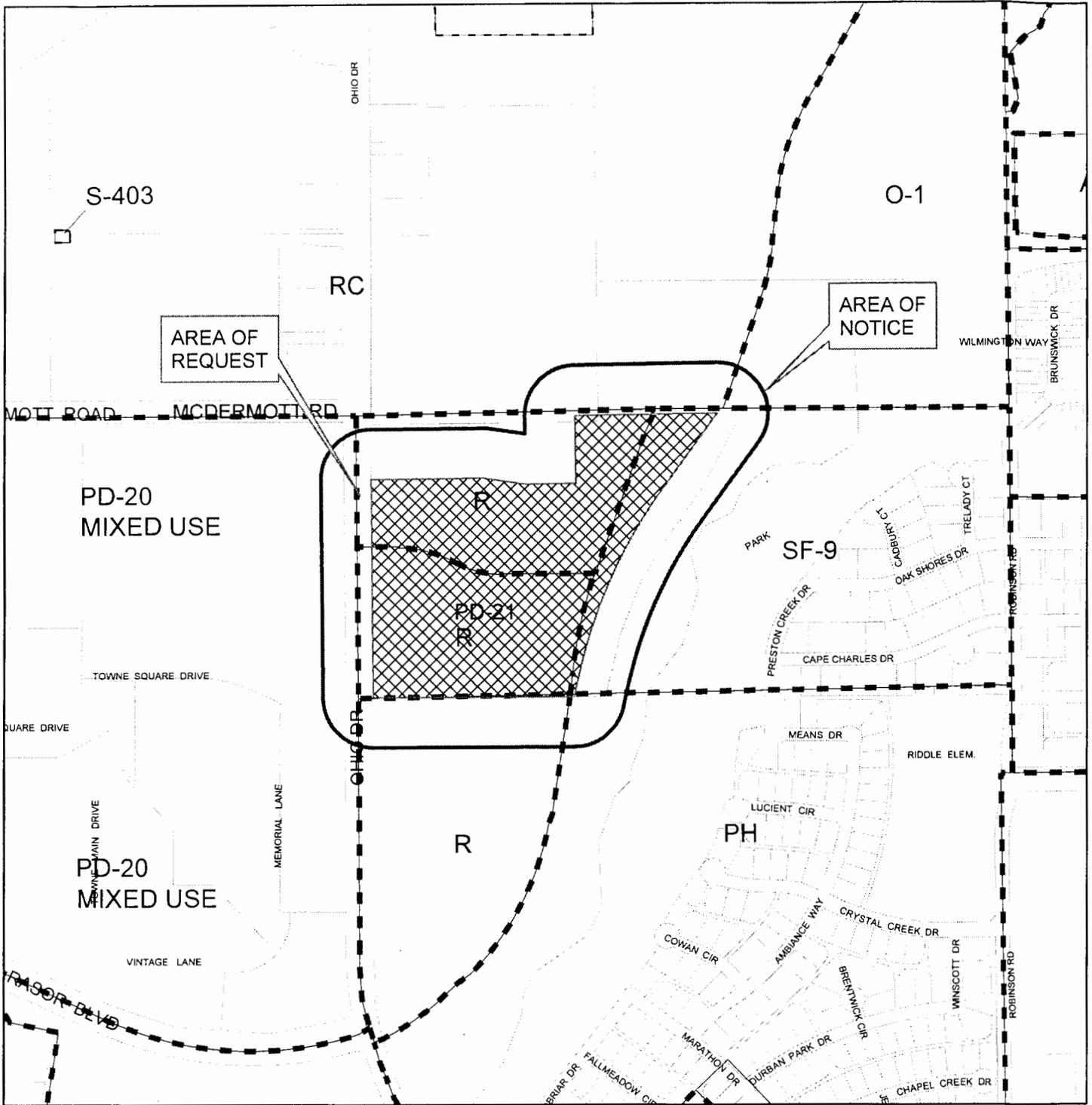
REMARKS:

At the request of the applicant, this item was tabled at the September 7, 2004, Planning & Zoning Commission meeting. It must be removed from the table for consideration.

The applicant is requesting this item remain tabled until the November 1, 2004, Planning & Zoning Commission meeting in order to evaluate possible alternative developments and land uses on the property.

RECOMMENDATION:

Recommended the Planning & Zoning Commission accept the applicant's request to table this item to the November 1, 2004, meeting.



Zoning Case #: 2004-33

Existing Zoning: RETAIL, PLANNED DEVELOPMENT-21-RETAIL & SINGLE-FAMILY-9



○ 200' Notification Buffer

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 4, 2004

Agenda Item No. 6

Public Hearing: Zoning Case 2004-38

Applicant: Plano Coit and 190 Associates

DESCRIPTION:

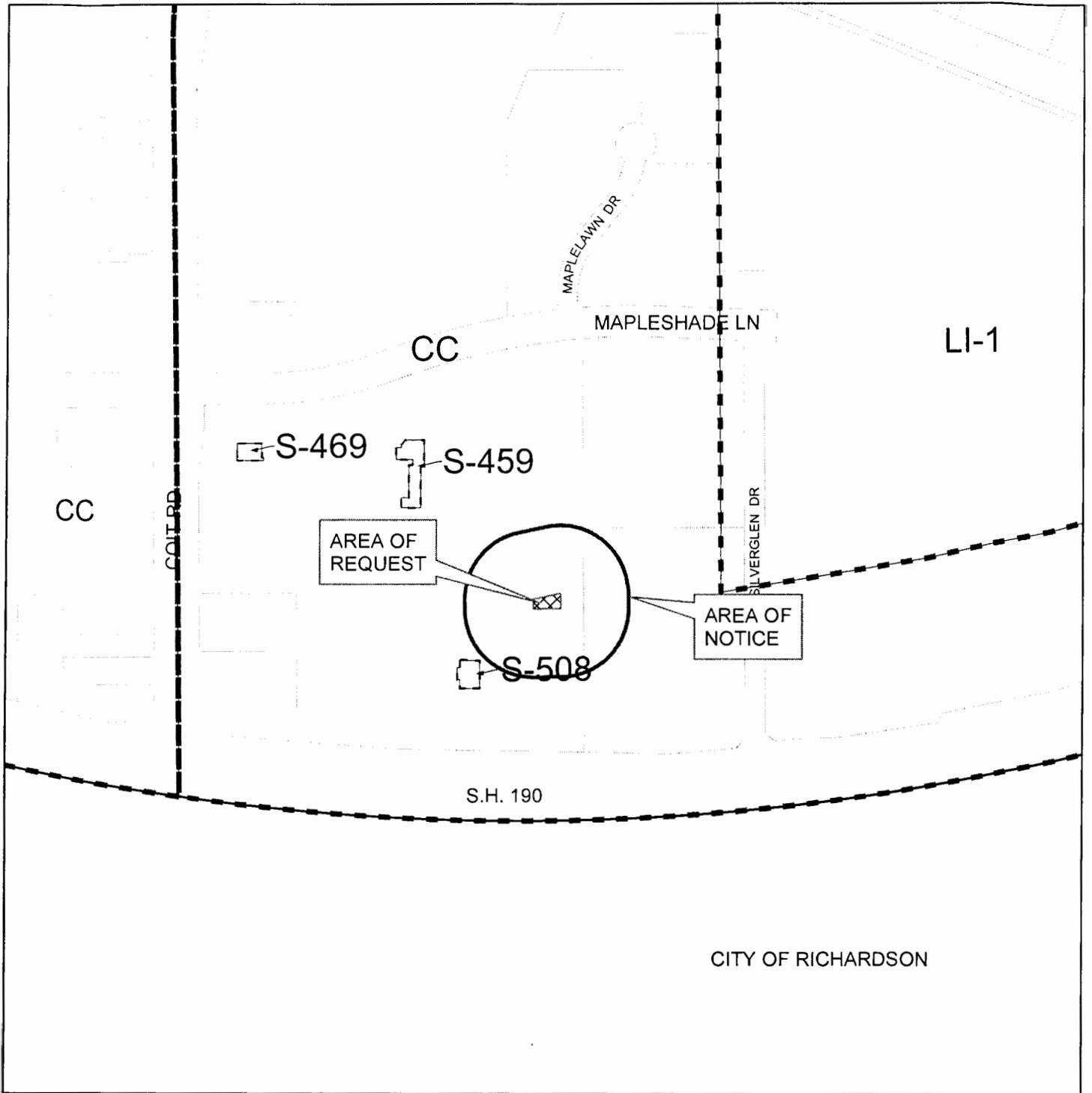
A request for a Specific Use Permit for a Private Club within a restaurant on 0.1± acre located 750± feet south of Mapleshade Lane and 965± feet east of Coit Road. Zoned Corridor Commercial. Neighborhood #72.

REMARKS:

The requested zoning is for a Specific Use Permit (SUP) for a Private Club to serve alcoholic beverages in conjunction with the operation of a restaurant. The front door of the proposed restaurant is not within 1,000 feet of a church, school, or publicly owned park and is not within 300 feet of the nearest residential district. The property meets the parking standards for a restaurant with a private club.

RECOMMENDATIONS:

Recommended for approval as submitted.



CITY OF RICHARDSON



Zoning Case #: 2004-38

Existing Zoning: CORRIDOR COMMERCIAL



○ 200' Notification Buffer

REPLY FORM

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

Dear Commissioners:



This letter is regarding Zoning Case 2004-38. The property is on 0.1± acre located 750± feet south of Mapleshade Lane and 965± feet east of Coit Road. Neighborhood #72. The requested zoning is for a Specific Use Permit (SUP) for a Private Club to serve alcoholic beverages in conjunction with the operation of a restaurant. An SUP authorizes and regulates a use not normally permitted in a district, which could benefit in a particular case the general welfare, provided that adequate development standards and safeguards are established.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2004-38.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2004-38.

This item will be heard on **October 4, 2004, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below. *for Plano Coit and 190 Assoc, Ltd.*

Gail Gordon, Property Mgr.
Name (Please Print)

Gail Gordon
Signature

17194 Preston Rd. #221-B
Address Dallas, TX 75248

9-21-04
Date

CDD

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 4, 2004

Agenda Item No. 7A

Public Hearing: Zoning Case 2004-39

Applicant: UDR Texas Properties L.P.

DESCRIPTION:

A request to amend Planned Development-46-Multifamily-2 (34.8± acres) to permit Single-Family-Attached residential uses on 7.5± acres of the district and to reduce the width of the required landscape edge to 10 feet for the SF-A portion of the district. The property is located on the northeast corner of Coit Road and Ridgeview Drive. Neighborhood #2.

REMARKS:

The applicant's request is to amend the Planned Development-46-Multifamily-2 (PD-46-MF-2) to develop the 7.5± acres at the southeastern property as Single-Family-Attached (SF-A) uses. The request also proposes to reduce the width of the required landscape edge to 10 feet for the SF-A portion of the district.

Planned Development zoning provides the ability to amend use, height, setback, and other requirements at the time of zoning/rezoning to promote innovative design and better development controls appropriate to both off- and on-site conditions. The existing PD-46-MF-2 stipulations are:

1. A 30-foot landscaped edge, measured from the property line, [shall be provided] along Ridgeview Drive and Coit Road.
2. No single-family, duplex or patio home development is allowed.
3. Pole signs are prohibited. Monument signs are allowed provided the sign is eight feet or less in height.
4. Overhead utilities are prohibited.

The proposed zoning would allow a portion of the property to develop as SF-A uses. The SF-A district is intended to provide developments with small individually platted lots for each residential unit and with a common open space system that is an integral part of the development.

The applicant has submitted a Preliminary Site Plan for the property that will be considered as agenda item 7B.

Surrounding Land Use and Zoning

The property is currently undeveloped. To the north, the properties are zoned Regional Commercial (RC) and Regional Employment (RE). The RC property to the north is being developed as retail use. The RE property is undeveloped. To the west, across Coit Road, the property is zoned RC and is undeveloped. To the south, across Ridgeview Drive, the property is zoned Single-Family-6, and is developed as single-family detached uses. To the east, the property is zoned RE; however, the property has an active zoning request to rezone the property to Planned Development-Patio Home (PD-PH). The Planning & Zoning Commission has recommended approval of the rezoning to PD-PH, and City Council will be considering the request at their October 11, 2004, meeting.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as Major Corridor Development (MCD). The request to add single-family-attached uses and the existing PD-46-MF-2 zoning are not consistent with the MCD land use designation.

Adequacy of Public Facilities - Water and sanitary sewer services are generally available in the area, but may require extensions of mains to service the area.

Traffic Impact Analysis (TIA) - The proposed zoning would reduce the number of multifamily residential dwelling units and correspondingly would reduce the trip generation potential of the property. Single family residential zoning does not require a TIA. For these reasons, no TIA is required for this zoning request.

ISSUES:

Request for Single-Family-Attached Use

Within the existing planned development zoning district, the applicant is requesting the flexibility to develop the southeastern 7.5± acres of the district as SF-A uses. The physical character of the site is appropriate for SF-A development. The SF-A development is consistent with the multifamily zoning of the planned development district and is typically allowed by right within MF-2 zoning.

Residential Development in the S.H. 121 Corridor

The boundaries of PD-46-MF-2 were established in 1997. At that time, the future alignment for the expansion of S.H. 121 was not known. There was concern that single-family residences might not be appropriate in close proximity to the freeway, so single-family residential development was prohibited in PD-46-MF-2.

The Comprehensive Plan's Housing Element Policy 1.104 states a 1,200-foot setback from the S.H. 121 centerline should be maintained in order to buffer residential uses from the S.H. 121 corridor. Residential uses may be considered if not within 1,200 feet. The most northerly point of the property is 850 feet from the centerline of S.H. 121; however, the area of the proposed townhouse development is approximately 1,400 feet from S.H. 121 and complies with the residential setback recommendation for single-family residential use.

Reduction in Width of Landscape Edge

The applicant is requesting to reduce the width of the landscape edge from 30 feet to 10 feet for the SF-A portion of the property. The base SF-A district does not require a landscape edge. The proposed layout of the townhouse development has lots backing to Ridgeview Drive, and the required masonry screening wall is on the lot side of the landscape edge. The landscape edge becomes part of the city right-of-way. Staff supports the applicant's request to reduce the landscape edge width to lessen the potential future costs to the City to maintain the parkway.

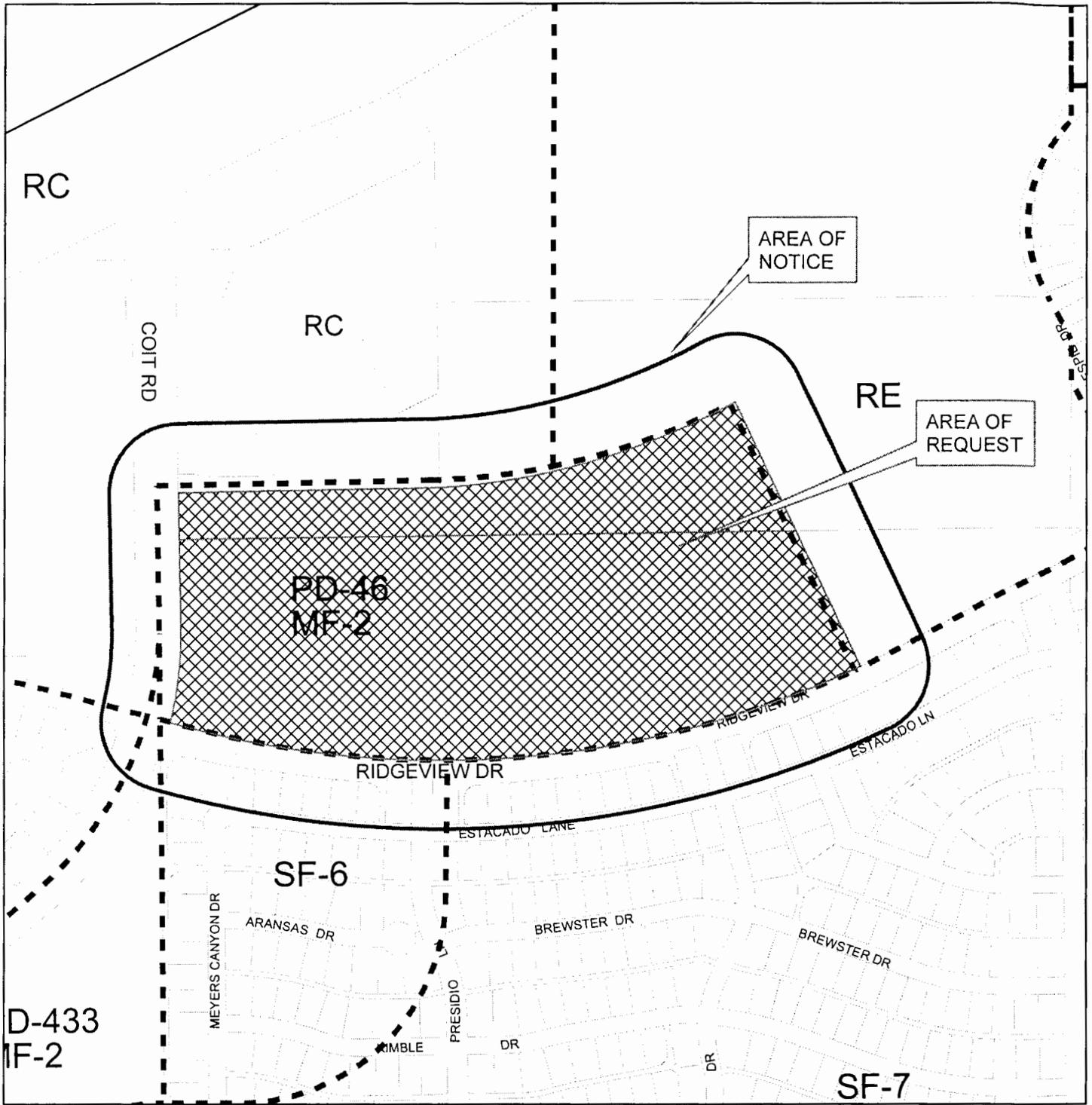
SUMMARY:

The request to add SF-A use to a portion of the existing PD-46-MF-2 zoning is generally consistent with the Comprehensive Plan. The physical character of the property is appropriate for either multifamily or townhouse residential uses. There is adequate buffer/separation from the S.H. 121 commercial corridor. The rezoning is compatible with existing adjacent residential uses to the south and the proposed residential uses to the east.

RECOMMENDATIONS:

Recommended for approval as PD-46-MF-2 subject to: (Additions are indicated in underlined text; deletions are indicated in strikethrough text.)

1. A 30-foot landscaped edge, ~~measured from the property line,~~ shall be provided for multifamily uses along Ridgeview Drive and Coit Road. A 10-foot landscaped edge shall be provided for single-family-attached uses along Ridgeview Drive.
2. No single-family, duplex or patio home development is allowed- except that the 7.5± tract in the southeastern portion of the district, as indicated on the zoning exhibit, may be developed as single-family-attached use.
3. Pole signs are prohibited. Monument signs are allowed provided the sign is eight feet or less in height.
4. Overhead utilities are prohibited.

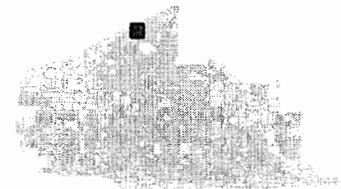


Zoning Case #: 2004-39

Existing Zoning: PLANNED DEVELOPMENT-46-MULTIFAMILY-2



○ 200' Notification Buffer



REPLY FORM

page 1 of 1

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



Dear Commissioners:

This letter is regarding Zoning Case 2004-39. This property is located on 34.8± acres on the northeast corner of Coit Road and Ridgeview Drive. Requested zoning is to amend restriction #1 to allow a 10-foot landscape edge for the proposed Single-Family Attached (townhouse) development tract (7.5± acres) adjacent to Ridgeview Drive, and to amend restriction #2 to allow the use of Single-Family Attached (townhouse).

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2004-39.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2004-39.

This item will be heard on **October 4, 2004, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

100 percent

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

Hector Alvarez

Name (Please Print)

[Signature]

Signature

377 ESTACADO LAKE

Address

9/1/04

Date

CDL

RECEIVED
PLANNING DEPT

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2004-39. This property is located on 34.8± acres on the northeast corner of Coit Road and Ridgeview Drive. Requested zoning is to amend restriction #1 to allow a 10-foot landscape edge for the proposed Single-Family Attached (townhouse) development tract (7.5± acres) adjacent to Ridgeview Drive, and to amend restriction #2 to allow the use of Single-Family Attached (townhouse).

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2004-39.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2004-39.

This item will be heard on **October 4, 2004, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

J. M. HAGGAR, JR.
Name (Please Print)

[Signature]
Signature

16500 ADDISON ROAD
Address

9/20/04
Date

CDL

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2004-39. This property is located on 34.8± acres of the northeast corner of Coit Road and Ridgeview Drive. Requested zoning is to amend restriction #1 to allow a 10-foot landscape edge for the proposed Single-Family Attached (townhouse) development tract (7.5± acres) adjacent to Ridgeview Drive, and to amend restriction #2 to allow the use of Single-Family Attached (townhouse).

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2004-39.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2004-39.

This item will be heard on **October 4, 2004, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

Qing Chen
Name (Please Print)

Qing Chen
Signature

3629 Estacado Ln
Address

9/12/2004
Date

CDL

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2004-39. This property is located on 34.8± acres on the northeast corner of Coit Road and Ridgeview Drive. Requested zoning is to amend restriction #1 to allow a 10-foot landscape edge for the proposed Single-Family Attached (townhouse) development tract (7.5± acres) adjacent to Ridgeview Drive, and to amend restriction #2 to allow the use of Single-Family Attached (townhouse).

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2004-39.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2004-39.

This item will be heard on **October 4, 2004, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

STEVEN D WILLIAMS

Name (Please Print)

Steven D Williams

Signature

3729 EST. K. DR LN

Address

9/12/04

Date

CDL

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 4, 2004

Agenda Item No. 7B

Preliminary Site Plan: Coit/Ridgeview Apartments and Townhomes

Applicant: UDR Texas Properties L.P.

DESCRIPTION:

A proposed 402-unit multifamily development on one lot and 50 Single-Family-Attached lots on 34.8± acres located on the northeast corner of Coit Road and Ridgeview Drive. Zoned Planned Development-46-Multifamily-2. Neighborhood #2.

REMARKS:

This preliminary site plan was submitted in conjunction with Zoning Case 2004-39.

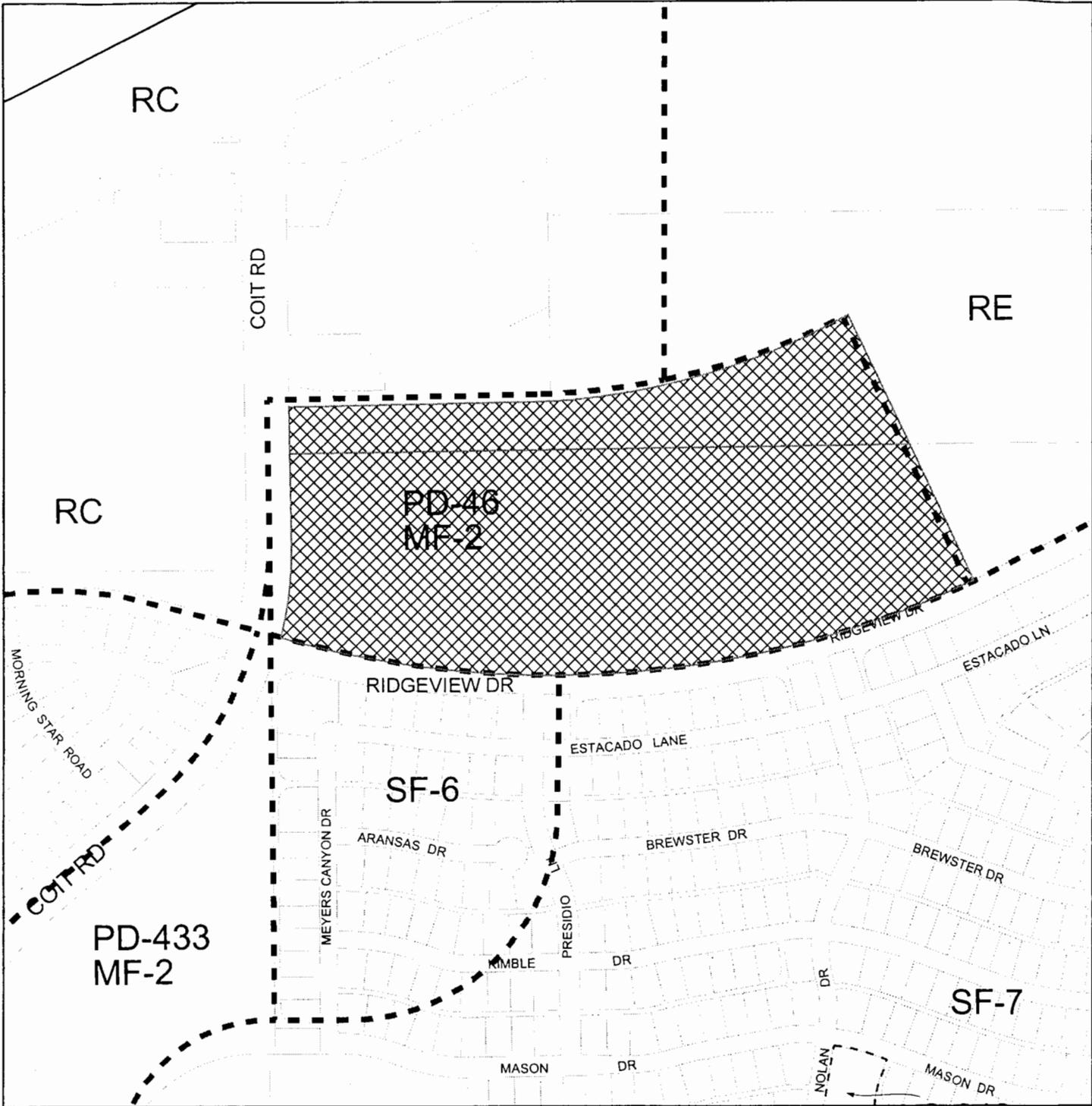
The applicant proposes 402 multifamily units to be developed in two phases. Internal vehicular circulation and access to thoroughfares are sufficient for a development of this size. The multifamily development provides adequate resident and visitor parking. The plan complies with setback, building orientation and usable open space supplementary regulations for multifamily development (Zoning Ordinance, Section 3.104).

The applicant proposes 50 Single-Family-Attached (SF-A) dwelling units to be developed in one phase. The townhouses will be on individually platted lots. The proposed lot arrangement and street layout comply with applicable requirements of the Zoning and Subdivision Ordinances. Visitor parking spaces are provided in accordance with SF-A requirements (0.25 spaces per dwelling).

The SF-A zoning district requires a minimum of 10% usable open space if a development contains more than 50 lots. Because the applicant proposes 50 lots, no usable open space is required; however, the site plan proposes approximately 13.5% open space. This open space complies with the SF-A open space standards, including minimum size, street frontage, maximum slope, and maximum distance to open space.

RECOMMENDATION:

Recommended for approval subject to City Council approval of Zoning Case 2004-39.



Item Submitted: PRELIMINARY SITE PLAN

Title: COIT/RIDGEVIEW APARTMENTS



Zoning: PLANNED DEVELOPMENT-46-MULTIFAMILY-2

 200' Notification Buffer

PLANNING DEPARTMENT
CITY OF DENVER
1500 BROADWAY, SUITE 1000
DENVER, CO 80202
TEL: 303.234.3100
WWW.DENVER.CA.GOV



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CITY OF PLANO

PLANNING & ZONING COMMISSION

October 4, 2004

Agenda No. 8A

Public Hearing: Zoning Case 2004-40

Applicant: Ironwood Partners Limited

DESCRIPTION:

A request to rezone 8.7± acres located on the south side of Village Creek Drive, 700± feet south of Plano Parkway **from** Planned Development-203-Office-2 **to** Light Commercial with a Specific Use Permit for Automobile Storage. Neighborhood #54.

REMARKS:

The property is zoned Planned Development-203-Office-2 (PD-203-O-2). The O-2 district is intended to allow for a variety of low-, mid- and high-rise office developments providing for professional, financial, medical, and similar services to local residents, corporate offices for regional and national operations, and major centers of employment for Plano and surrounding communities. PD-203-O-2 stipulates a maximum height of three stories and a maximum floor area ratio of 0.4:1. Automobile storage is not allowed in the O-2 zoning district.

The applicant is requesting to change the zoning to Light Commercial (LC) with a Specific Use Permit (SUP) for Automobile Storage. The zoning ordinance defines automobile storage as the storage, on a lot or tract, of operable automobiles for the purpose of holding such vehicles for sale, distribution, or storage. The LC district is intended to provide for a wide array of retail, office, and service uses to meet the needs of local residents and businesses. Some automobile-related uses and limited assembly, which address local service and employment opportunities, are also included in LC district. Automobile storage is allowed by a specific use permit in the LC district.

An existing dealership, Toyota of Plano, located east of the property, proposes to use this property for automobile storage. The southern portion of the lot contains a 150-foot railroad easement, a 71-foot TXU easement, and a 20-foot City of Plano electric easement. Although the property has frontage on the south to President George Bush Turnpike (S.H. 190), the existing railroad prevents access to S.H. 190. The property has frontage on Village Creek Drive to the north. Access to Plano Parkway is gained by fire lane and access easements.

The properties to the north and west are zoned PD-204-O-2. The property northwest across Village Creek Drive is used as a church. The property to the west is developed with small office buildings. The zoning to the northeast is PD-203-O-2 with SUP #239 for a Hospital, and the property is developed with small office buildings. The property to the east of this request is used for automobile storage by Park Place Lexus. It is zoned Light Commercial with SUP #449 for New Car Dealer.

The applicant proposes a 50-foot landscape buffer with an eight-foot high masonry screening wall to limit the view of the property from Village Creek Drive. The preliminary site plan that accompanies this request also proposes a minimum eight-foot high living screen with a combination of trees and shrubs as a buffer between the property and the existing office development to the west.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan shows Low-Intensity Office for this area. The requested LC zoning is not consistent with the Low-Intensity Office land use designation.

Adequacy of Public Facilities - Water and sewer services can be extended to the property.

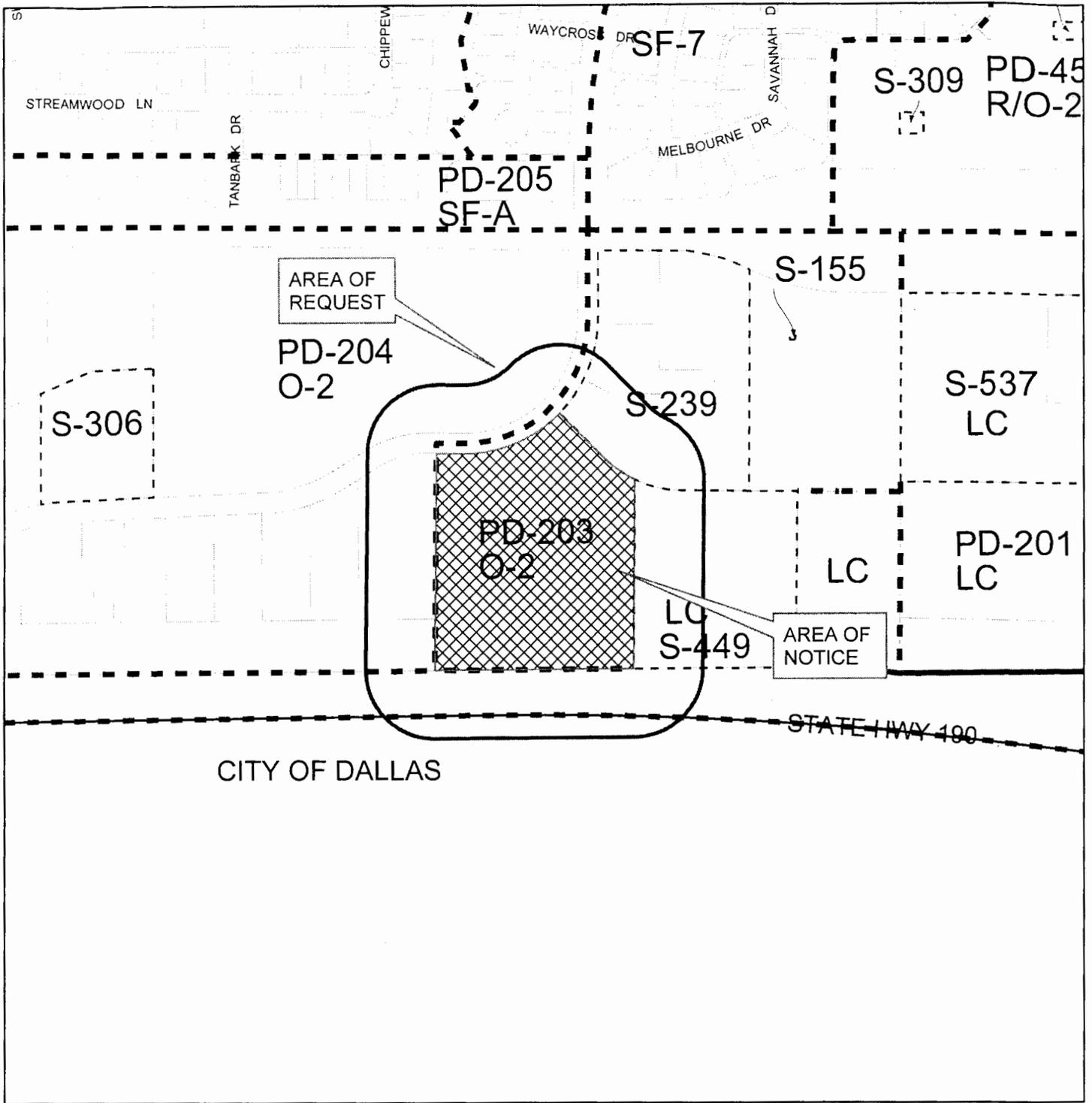
Traffic Impact Analysis (TIA) - A TIA is not required.

SUMMARY:

The requested LC zoning is not in strict compliance with the Future Land Use Plan; however, staff feels LC zoning with an SUP for Automobile Storage is appropriate. This area is the site of several new car dealerships and automobile storage lots, and LC zoning is consistent with adjacent existing and proposed land uses. Furthermore, the site's limited access to and visibility from major thoroughfares reduces its potential for office development.

RECOMMENDATIONS:

Recommended for approval as submitted.



Zoning Case #: 2004-40

Existing Zoning: PLANNED DEVELOPMENT-203-OFFICE-2



○ 200' Notification Buffer

REPLY FORM

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

Dear Commissioners:



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14 HEAVENLY STREAK LP.
JEROME SCHECHTER
Name (Please Print)

[Signature]
Signature

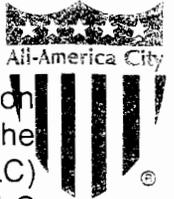
1713 EDGEWATER PLANO
TX
75075
Address

9/11/04
Date

CDL

REPLY FORM

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



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This is a good, clean compatible use of the subject
property. The LC District will assist in meeting
the needs of local residents and businesses and is
consistent with the adjacent property to the East.

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

PLANO ARS, LP
Richard D. Spores
Name (Please Print)

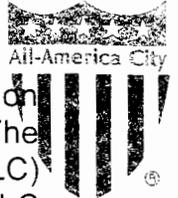
[Signature]
Signature

~~4205~~ Subject Property
Address

9-13-04
Date

REPLY FORM

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



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I think this is a good, clean and compatible use of the subject property. The LC district will assist in meeting the needs of local residents and businesses and is consistent with adjacent property to the east.

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

PLANO ARS, LP
Richard D. SQUIRES
Name (Please Print)

Signature

4229 Cochran Chapel Rd.
Address Dallas, Tx 75209

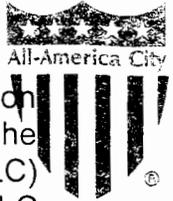
9-13-04.
Date

SDL
→ Subject Property.

REPLY FORM

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P.O. Box 860358
Plano, TX 75086-0358

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WILLIAM S DAHLSTROM
Name (Please Print)

William S Dahlstrom
Signature

901 MAIN ST, STE 6000
Address DALLAS, TX 75202

SEPTEMBER 13, 2004
Date

REPLY FORM

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



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I am opposed to this re-zoning for several reasons. Traffic, which is already badly congested at Preston + Plano Pkwy will only become worse! Noise from unloading & loading of the automobiles will affect surrounding businesses & neighborhoods.

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

Natalie Swanson
Name (Please Print)

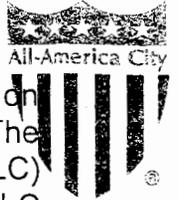
Natalie Swanson
Signature

5301 Streamwood Ln.
Address

9-23-04
Date

REPLY FORM

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



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Property values would be negatively impacted by factors included in this rezoning. Noise, traffic, commercial construction at a new retail center + permanent storage of automobiles close to retail home sites + association.

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

John Blencoe
Name (Please Print)

[Signature]
Signature

169 Monument Circle
Address *Plano TX 75023*

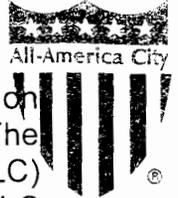
9-23-04
Date

CDL

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

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REV. R. JAMES BALINT
Name (Please Print)

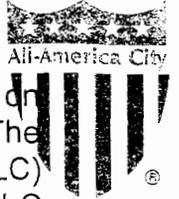
Rev. R. James Balint
Signature

5100 PLANO PARKWAY W.
Address PLANO TX

9/24/04
Date

REPLY FORM

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



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We are adamantly opposed to the proposed rezoning because it is a development project that is located due to the fact that this is a single-story development. Building a parking lot for the use of automobile storage would completely disrupt the character of our development. We believe that the rezoning would affect our property and we urge you to take our concerns with the utmost seriousness. Again, we reiterate that we are opposed to the proposed zoning change.

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

*village creek LLP
no site COLAN c.p.*
Name (Please Print)

[Signature]
Signature

164 + 5160 village creek DR
Address

9/24/04
Date

CDL

REPLY FORM

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



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I am afraid the proposed building will have a very negative impact on the Church community and the small businesses along Village Creek. No specifics were provided regarding height, usage projections, and landscaping + construction impact.

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

Thomas Van Hoose
Name (Please Print)

Thomas Van Hoose
Signature

5232 Village Creek, Suite 200
Address

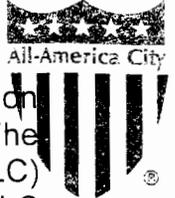
9/27/04
Date

CDL

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Plano, TX 75086-0358

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We are adamantly opposed to the proposed zoning change in our area. We built our development purposely in this location due to the fact that this is a three-story office development. The building of a parking lot for the use of auto storage would completely disrupt the landscape of our development. If there is structural pit at the rezoned area, it will be very difficult for property value. We urge you to take our concerns with the utmost seriousness. We reiterate that we are opposed to the proposed zoning change.

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

Moshe GOLAN
Moshe Golan
Name (Please Print) *Village Creek, LLP*

Moshe Golan
Signature

5170 & 5168 Village Creek
Address
DR
CDL

9/27/04
Date

REPLY FORM

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

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A change in zoning to LC will have a negative impact on the value of our property, not to mention the appearance of the neighborhood.

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

CAROLYN KAY WILLIAMS
Name (Please Print)

Carolyn Williams
Signature

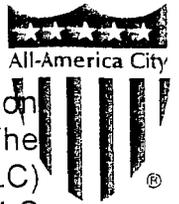
5308 VILLAGE CRK DR #102
Address

9/27/04
Date

CDL

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Plano, TX 75086-0358



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James Chung
Name (Please Print)

James Chung
Signature

1200 Village Creek Dr #111
Address

9-27-04
Date

CDL

REPLY FORM

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



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SHAN Gwa
Name (Please Print)

[Signature]
Signature

1312 VILLAGE CREEK
Address

9/27/04
Date

101
CDL
PLANO TX 75043

REPLY FORM

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

*fax
(972) 941-7396*

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My partnership (CCM) own six buildings on the west side of this property (5132, 5136, 5144, 5148, 5152, 5156 Village Creek). We developed this project in 1999, knowing that land next to us was zoned for office. A parking lot with chain-link fence negatively impacts our projects.

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

JESSIE MANN
Name (Please Print)

Jessie Mann
Signature

972-839-8600
5148 Village Creek
Address Plano, TX 75093

9/29/04
Date

CDL

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 4, 2004

Agenda Item No. 8B

Preliminary Site Plan: Performance Addition 2, Block 1, Lot 1

Applicant: Ironwood Partners Limited

DESCRIPTION:

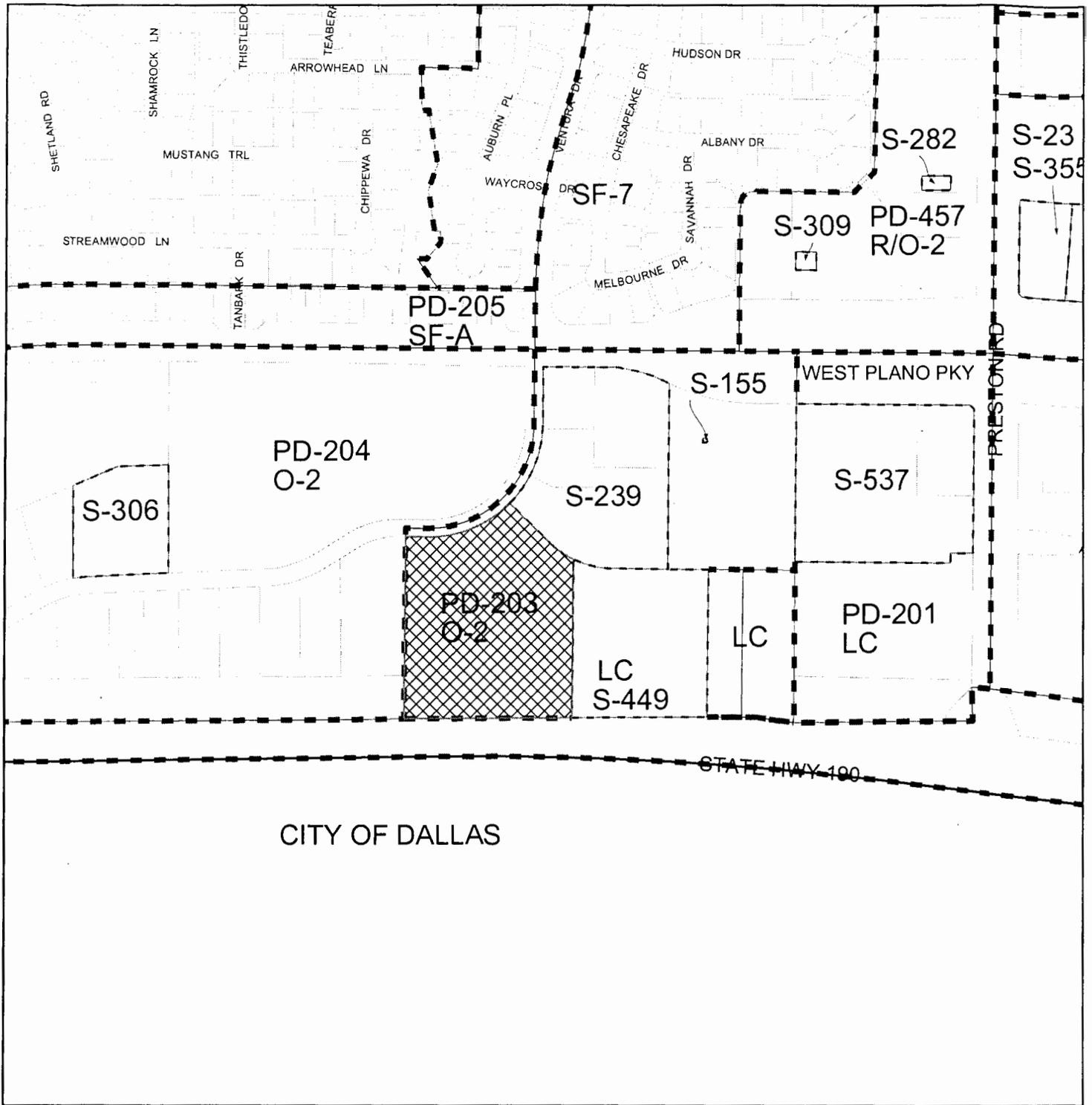
An automobile storage facility on one lot on 8.7± acres located on the south side of Village Creek Drive, 700± feet south of Plano Parkway. Zoned Planned Development-203-Office-2. Neighborhood #54.

REMARKS:

This preliminary site plan was submitted in conjunction with Zoning Case 2004-40. The applicant is proposing an automobile storage facility with 612 parking spaces and a 24-foot high, one-story building on one lot. The plan shows a 50-foot landscape buffer with an eight-foot high screening wall to limit the view of the property from Village Creek Drive. A minimum eight-foot high living screen with a combination of trees and shrubs is proposed as a buffer between the property and the existing office development to the west.

RECOMMENDATIONS:

Recommended for approval subject to City Council approval of Zoning Case 2004-40.



Item Submitted: PRELIMINARY SITE PLAN

Title: PERFORMANCE ADDITION 2
BLOCK 1, LOT 1

Zoning: PLANNED DEVELOPMENT-203-
OFFICE-2



○ 200' Notification Buffer

CITY OF PLANO

PLANNING & ZONING COMMISSION

October 4, 2004

Agenda Item No. 9

Public Hearing: Zoning Case 2004-41

Applicant: Merritt Properties

DESCRIPTION:

A request for a Specific Use Permit for Truck/Bus Leasing on one lot on 1.0± acre on the south side of Chisholm Place, 250± feet west of U.S. 75. Zoned Corridor Commercial with Specific Use Permit #218 for a Restaurant. Neighborhood #58.

REMARKS:

The applicant is requesting a Specific Use Permit (SUP) for Truck/Bus Leasing to allow leasing of recreational vehicles. An SUP authorizes and regulates a use not normally permitted in a district, which could benefit in a particular case the general welfare, provided adequate development standards and safeguards are established.

The property is zoned Corridor Commercial (CC). The CC is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors. The regulations and standards of this district are reflective of the high traffic volumes and high visibility of these regional highways.

The property is in the Chisholm Place Addition #1 and was initially developed as a bank with drive-through teller lanes. Chisholm Place Addition contains mid-rise office buildings, a former movie theater (currently in use as a church), and a parking lot on a pad site at the southwest corner of Central Expressway and Chisholm Place.

The property has been in use for several years as an automobile leasing business. Automobile Leasing/Rental use is an allowed use within the CC district. The applicant initiated the zoning request after contact by the Property Standards Department for illegally parking recreational vehicles at the pad site parking lot (offsite to this request) and for operating a truck/bus leasing business without approval of an SUP.

Appropriateness of Truck/Bus Leasing for this Site

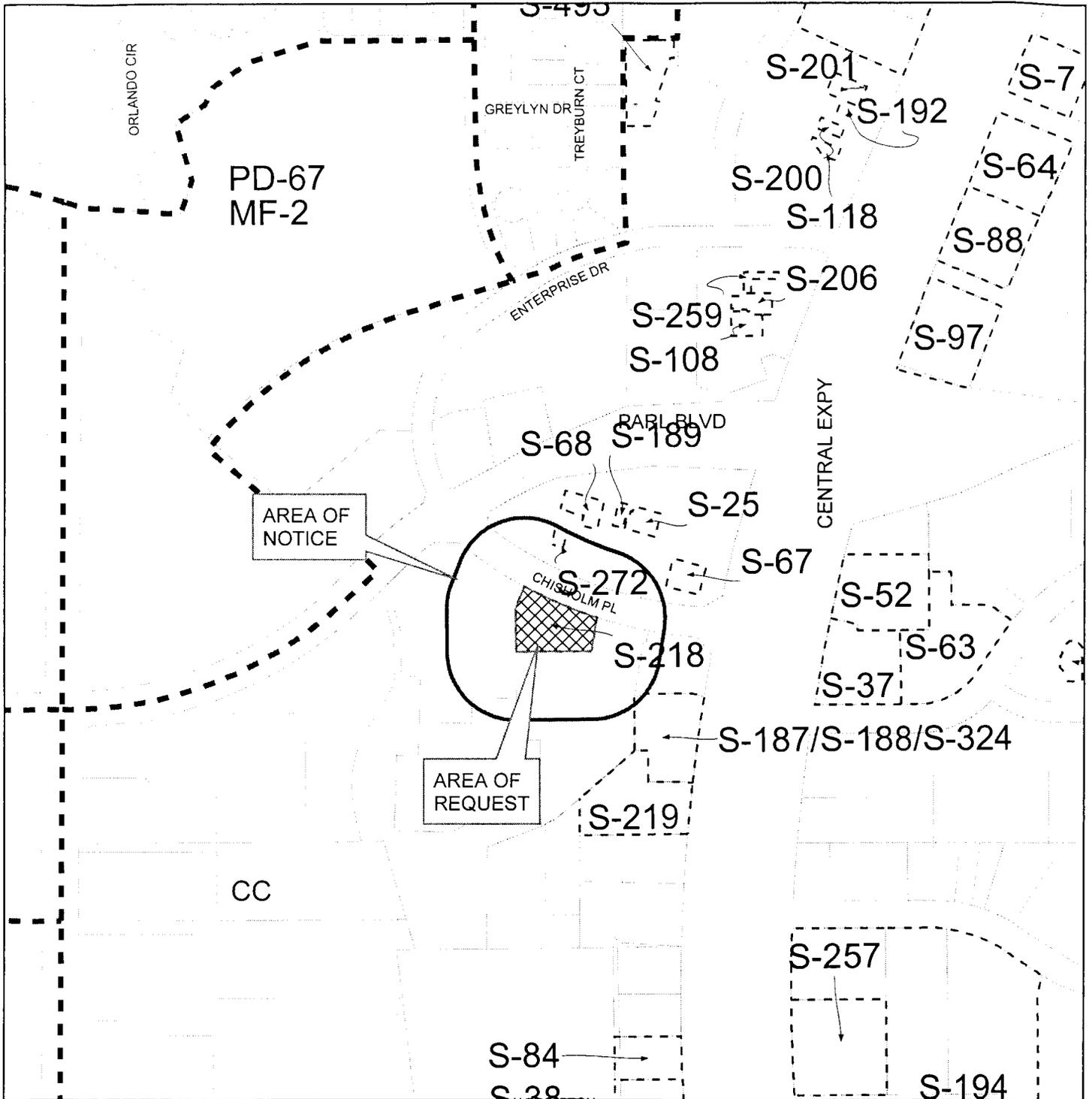
The Land Use Element of the Comprehensive Plan notes that Zoning Ordinance amendments should include an evaluation of the following:

1. Intent of the plan in its entirety;
2. Physical character of the property;
3. Adequacy of public facilities (existing and proposed); and
4. Relationship to adjacent land uses (existing and proposed).

The site has adequate public facilities for truck/bus leasing use. Truck/bus leasing and associated storage of recreational vehicles, however, are not compatible with the office and church uses within the Chisholm Place Addition #1. The site does not have the high visibility typically necessary for truck/bus leasing use. It is set back approximately 250 feet from the southbound Central Expressway frontage road, and there is substantial tree cover which further screens the site from Central Expressway.

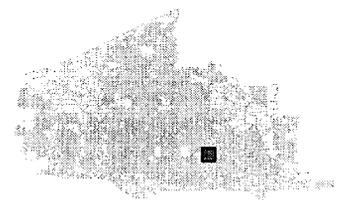
RECOMMENDATION:

Recommended for denial.



Zoning Case # 2004-41

Existing Zoning: CORRIDOR COMMERCIAL



○ 200' Notification Buffer

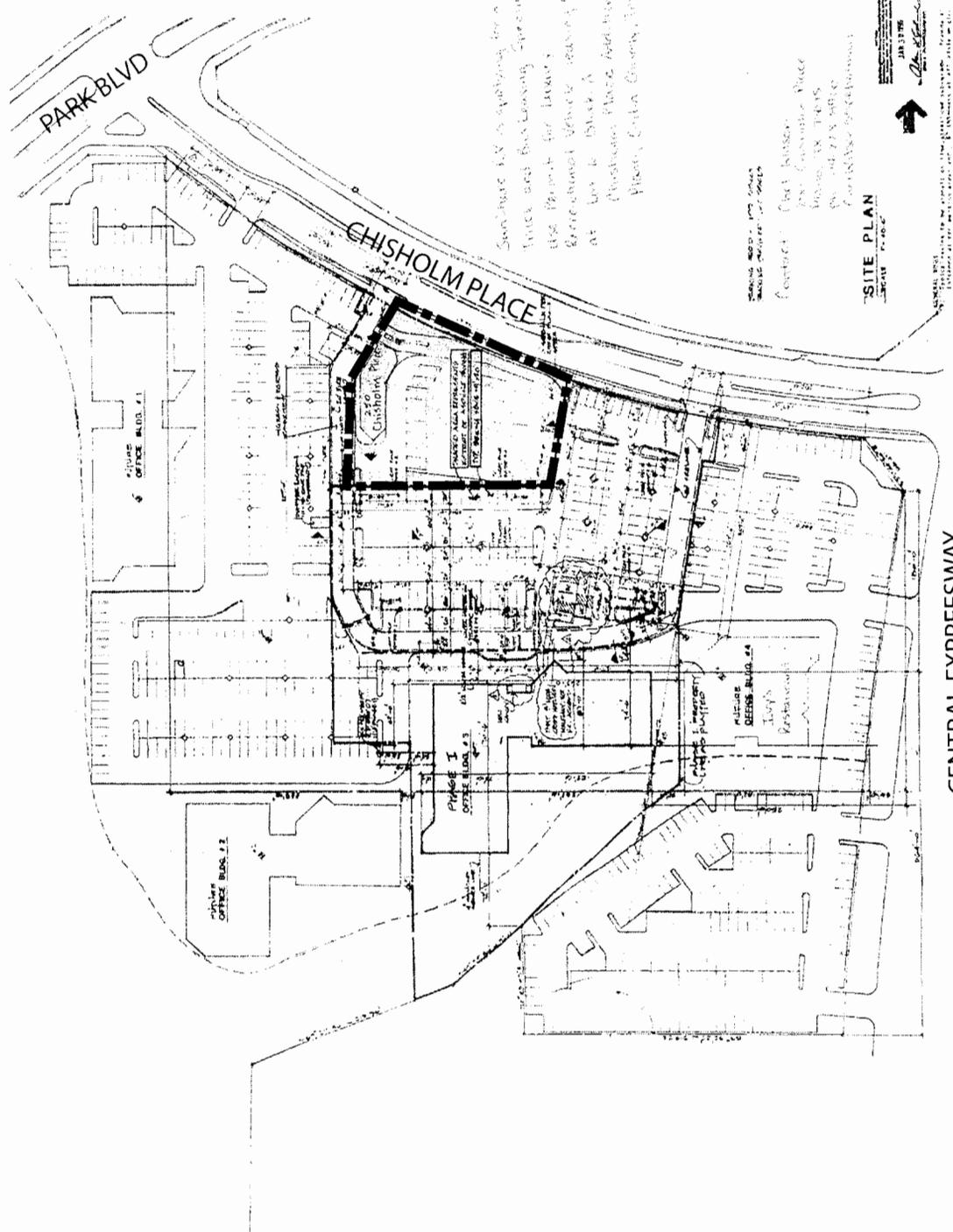


DATE: 01/11/2007
DRAWN BY: [illegible]

gnph

CHISHOLM PLACE OFFICE - RESTORATION
200 CHISHOLM PLACE
PLANO, TEXAS

DATE	01/11/2007
PROJECT	CHISHOLM PLACE OFFICE - RESTORATION
CLIENT	CHISHOLM PLACE OFFICE
SCALE	AS SHOWN
DRAWN BY	[illegible]
CHECKED BY	[illegible]
APPROVED BY	[illegible]



Southwest side of building for a
 utility shed has been approved
 use of Phase I for Phase I
 Greenhouse Vehicle storage shed
 at top of Block A
 Phase I Phase II Phase III
 Phase IV Central Expressway

CHISHOLM PLACE OFFICE - RESTORATION
 200 CHISHOLM PLACE
 PLANO, TEXAS
 01/11/2007

SITE PLAN
 SCALE: 1/8" = 1'-0"



CHISHOLM PLACE OFFICE - RESTORATION
 200 CHISHOLM PLACE
 PLANO, TEXAS
 01/11/2007

DATE	01/11/2007
PROJECT	CHISHOLM PLACE OFFICE - RESTORATION
CLIENT	CHISHOLM PLACE OFFICE
SCALE	AS SHOWN
DRAWN BY	[illegible]
CHECKED BY	[illegible]
APPROVED BY	[illegible]

CENTRAL EXPRESSWAY

PHASE I - CONC CURB

PHASE II



4/24/04
10:30

August 26, 2004

City of Plano
Planning Department
P.O. Box 860358
Plano, Texas 75086-0358

RE: Zoning Case 2004-41

Dear Sirs and Madams:

Thank you for the opportunity to present our new business venture to the City of Plano. SunShare RV is a full service, class-A motor coach rental agency. The Plano location is a franchise with sister offices throughout Texas as well as Arizona and Arkansas.

We became interested in the RV industry two years ago while taking a family vacation to Florida. We were reminded of family road trips we took as children to national parks, beaches and of course, the grandparents. Well, the Great American Family Road Trip has met the 21st Century and "camping" has taken on a whole new meaning!

Our fully loaded, late model coaches come equipped with everything from Direct TV, DVD's, side-by-side refrigerators, full-size showers, central vacuum systems, washer/dryers, microwave/convection ovens and so much more. Comfortable, climate controlled sleeping for 6 beats Dad's old Army tent and bug spray any day!

We have families taking our coaches to Walt Disney World Fort Wilderness, to the beaches of Florida, to National Parks, to college football games and, of course, the grandparents. The hustle and bustle of catching flights and rent-a-cars has been replaced with movie watching, popcorn popping and bathroom breaks at 60 MPH! It is a wonderful way to travel and spend time together as a family.

We also have a large corporate clientele who use our coaches for company outings, property visits and client promotions. Applebees has used our coaches to take managers to visit multiple locations and Red Bull has used our coaches for sporting events and promotions. Our coaches are in the infield with Radio Shack at Texas Motor Speedway

SunShare RV of Plano

250 Chisholm Place
(US 75 @ Park Blvd.)
Plano, Texas 75075
Phone: 214-228-8900
Fax: 214-975-2989
SunShareRV.com

for nationally televised Nascar races and entertainment executives, interested in using our coaches for visiting celebrities, have recently contacted us. We have also worked with the Make-A-Wish Foundation, helping make little dreams come true.

This isn't Ma and Pa Kettle's camper... these luxury coaches retail for more than \$200,000.00 each and rent for an average of \$500.00 per night with a three-night minimum. SSRV's customers are professionals who live and work throughout the Dallas Metroplex.

We have had a very positive response from our neighboring retailers. It seems they have felt the recent downturn of our economy and our coaches are turning heads and making people stop at Chisholm Place who might otherwise overlook the area on their daily commute. We have included letters of support for your review.

We are requesting a Special Use Permit for "Truck and Bus Leasing" although we will be leasing luxury RV's ONLY. We have included some photographs of our coaches for your reference.

We thank you in advance for your time and consideration. We look forward to a long and prosperous future at Chisholm Place. Please contact us with any questions or concerns.

Respectfully,

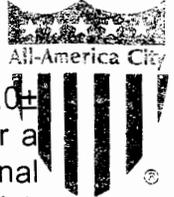

Chet and Rebecca Wilson

SunShare RV of Plano

250 Chisholm Place
(US 75 @ Park Blvd.)
Plano, Texas 75075
Phone: 214-228-8900
Fax: 214-975-2989
SunShareRV.com

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2004-41. This property is located on one lot on 1.0± acre on the south side of Chisholm Place, 250± feet west of U.S. 75. Request for a Specific Use Permit (SUP) for Truck/Bus Leasing to allow leasing of recreational vehicles. An SUP authorizes and regulates a use not normally permitted in a district, which could benefit in a particular case the general welfare, provided adequate development standards and safeguards are established. This request does not propose to rescind the SUP for Restaurant.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2004-41.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2004-41.

This item will be heard on **October 4, 2004, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

SunShare RV
Name (Please Print)

Rebecca Nelson
Signature

250 Chisholm Place
Address

September 17, 2004
Date

CDL

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2004-41. This property is located on one lot on 1.0+ acre on the south side of Chisholm Place, 250± feet west of U.S. 75. Request for a Specific Use Permit (SUP) for Truck/Bus Leasing to allow leasing of recreational vehicles. An SUP authorizes and regulates a use not normally permitted in a district, which could benefit in a particular case the general welfare, provided adequate development standards and safeguards are established. This request does not propose to rescind the SUP for Restaurant.

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I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2004-41.

This item will be heard on **October 4, 2004, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

USE IS INCOMPATIBLE WITH THE OFFICE / RETAIL NATURE OF
AREA. THIS USE IS MORE INDUSTRIAL IN NATURE. APPROVAL OF THIS
REQUEST WOULD POTENTIALLY CAUSE SOME EXISTING USES TO LEAVE
CAUSING A DIMINISHMENT OF THE OVERALL QUALITY OF DEVELOPMENT
USES IN THIS AREA.

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

DENNIS H. CLARK
Name (Please Print)
ERICK AIRCRAFT COMPANY
1705 W. NORTHWEST HWY SUITE 200
GARDEN, TX 76051

[Signature]
Signature

Address 705 W. PARK BLVD.
PLANO, TX

16 FEB 04
Date

CDL

Exotic Car Rental of Texas

250 CHISHOLM PLACE
Plano Texas 75075

August 23, 2004

City Counsel of Plano

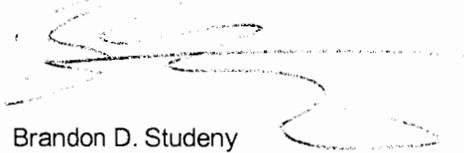
RE: Sunshare RV Rentals

To whom it may concern:

Exotic Car Rental of Texas is excited about the potential economic impact to the business corridor along Central Expressway frontage road with the addition of Sunshare RV Rentals. Their high end, premium coaches will draw the attention of more affluent clientele to all businesses in the area.

All businesses are concerned with the economic downturn over the past couple of years, and any new business ventures in the area should be welcome with open arms.

Sincerely,



Brandon D. Studeny
General Manager



1716 N. Central Expressway
Box 100
Plano, Texas 75074
972-420-9477

August 22, 2004

To : City Of Plano
cc : City Council

Re : support of R/V Rental

To Whom It May Concern,

This correspondence is to show support of RV rental at 250 Chisholm Place. The economic impact of premium, high end RV will be very favorable to all businesses in the area. We welcome new business to the immediate community as market conditions at Park and Central have been difficult.

Sincerely,

Lisa Salazar
Owner

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 4, 2004

Agenda Item No. 10

Public Hearing: Zoning Case 2004-42

Applicant: The Shops at Legacy, LP

DESCRIPTION:

A request to expand Specific Use Permit #485 for a Private Club within a restaurant on 0.3± acre located on the northwest corner of Bishop Road and Brockman Court. Zoned Planned Development-65-Central Business-1 with Specific Use Permit #485 for a Private Club. Neighborhood #16.

REMARKS:

The requested zoning is to expand Specific Use Permit #485 (SUP #485) for a Private Club to serve alcoholic beverages in conjunction with the operation of a restaurant. The restaurant is located within The Shops at Legacy. The applicant wishes to add patio dining to the existing establishment and would like to expand the SUP accordingly.

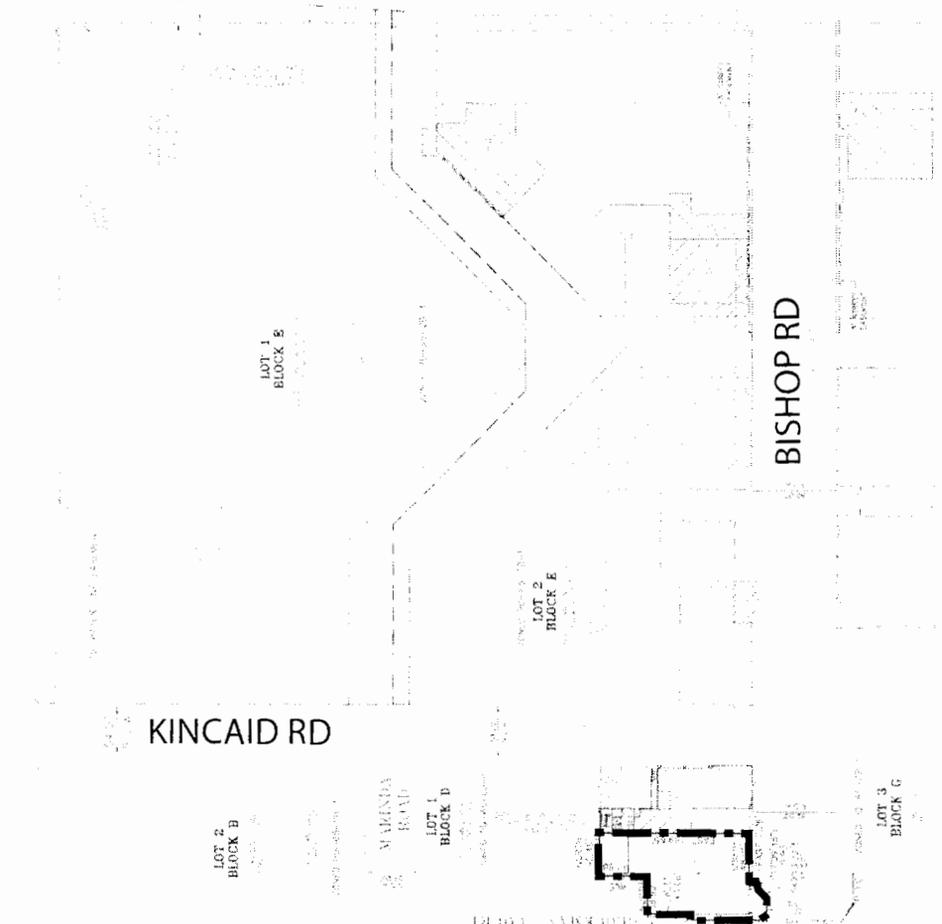
The front door of the proposed restaurant is not within 1,000 feet of a church, school, or publicly owned park and is not within 300 feet of the nearest residential district. The property meets the parking standards of Planned Development-65-Central Business-1 (PD-65-CB-1) for a restaurant with a private club.

RECOMMENDATIONS:

Recommended for approval as submitted.

DALLAS PKWY

Yamada White Row



LEGACY DR

BISHOP RD

KINCAID RD

LOT 2
BLOCK B

LOT 1
BLOCK D

LOT 2
BLOCK E

LOT 1
BLOCK F

LOT 3
BLOCK G

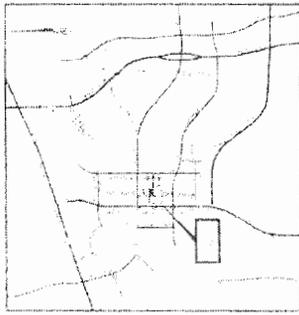
Maple Valley Survey
 Abstract No. 885
 Original Survey
 Original Plat No. 181

Maple Valley Survey
 Abstract No. 885
 Original Survey
 Original Plat No. 181

Maple Valley Survey
 Abstract No. 885
 Original Survey
 Original Plat No. 181

Maple Valley Survey
 Abstract No. 885
 Original Survey
 Original Plat No. 181

Maple Valley Survey
 Abstract No. 885
 Original Survey
 Original Plat No. 181



ZONING EXHIBIT
 SUP REQUEST FOR A PRIVATE CLUB
 ZONING CASE 2004-42
 LEGACY TOWN CENTER
 (SOUTH)
 0.268 ACRE, 11,227.59 SF

SITUATED IN THE
 MAPLE VALLEY SURVEY
 ABSTRACT NO. 885
 BENEVOLENT SURVEY
 ABSTRACT NO. 181

CITY OF PLANO, COLLIN COUNTY, TEXAS

Maple Valley Survey
 Abstract No. 885
 Original Survey
 Original Plat No. 181

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2004-42. The property is on a 0.3± acre tract located on the northwest corner of Bishop Road and Brockman Court. The requested zoning is to expand existing SUP #485 for a Private Club to serve alcoholic beverages in conjunction with the operation of a restaurant within the Shops at Legacy. An SUP authorizes and regulates a use not normally permitted in a district, which could benefit in a particular case the general welfare, provided that adequate development standards and safeguards are established. The request is to expand the SUP boundaries to allow for outdoor dining.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2004-42.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2004-42.

This item will be heard on **October 4, 2004, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

The world-renowned Japanese Restaurant's patio will add great ambience to the already pleasing & welcoming environment of the Shops.

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

Fehmi Karahan
Name (Please Print)

[Signature]
Signature

*The Shops at Legacy
Plano.*
Address

9/14/04
Date

CDD

REPLY FORM

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

Dear Commissioners:



This letter is regarding Zoning Case 2004-42. The property is on a 0.3± acre tract located on the northwest corner of Bishop Road and Brockman Court. The requested zoning is to expand existing SUP #485 for a Private Club to serve alcoholic beverages in conjunction with the operation of a restaurant within the Shops at Legacy. An SUP authorizes and regulates a use not normally permitted in a district, which could benefit in a particular case the general welfare, provided that adequate development standards and safeguards are established. The request is to expand the SUP boundaries to allow for outdoor dining.

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I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2004-42.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2004-42.

This item will be heard on **October 4, 2004, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

Tasper's patio will add "great European side walk cafe feel" to the corner of Bishop Park and Bishop Rd.

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

Fehmi Karahan
Name (Please Print)

[Signature]
Signature

*The Shops at Legacy
Plano.*
Address

9/23/04
Date

CDD

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 4, 2004

Agenda Item No. 11

Public Hearing - Preliminary Replat: Hunter's Glen Five-A, Block 7, Lots 2R & 3

Applicant: City of Plano

DESCRIPTION:

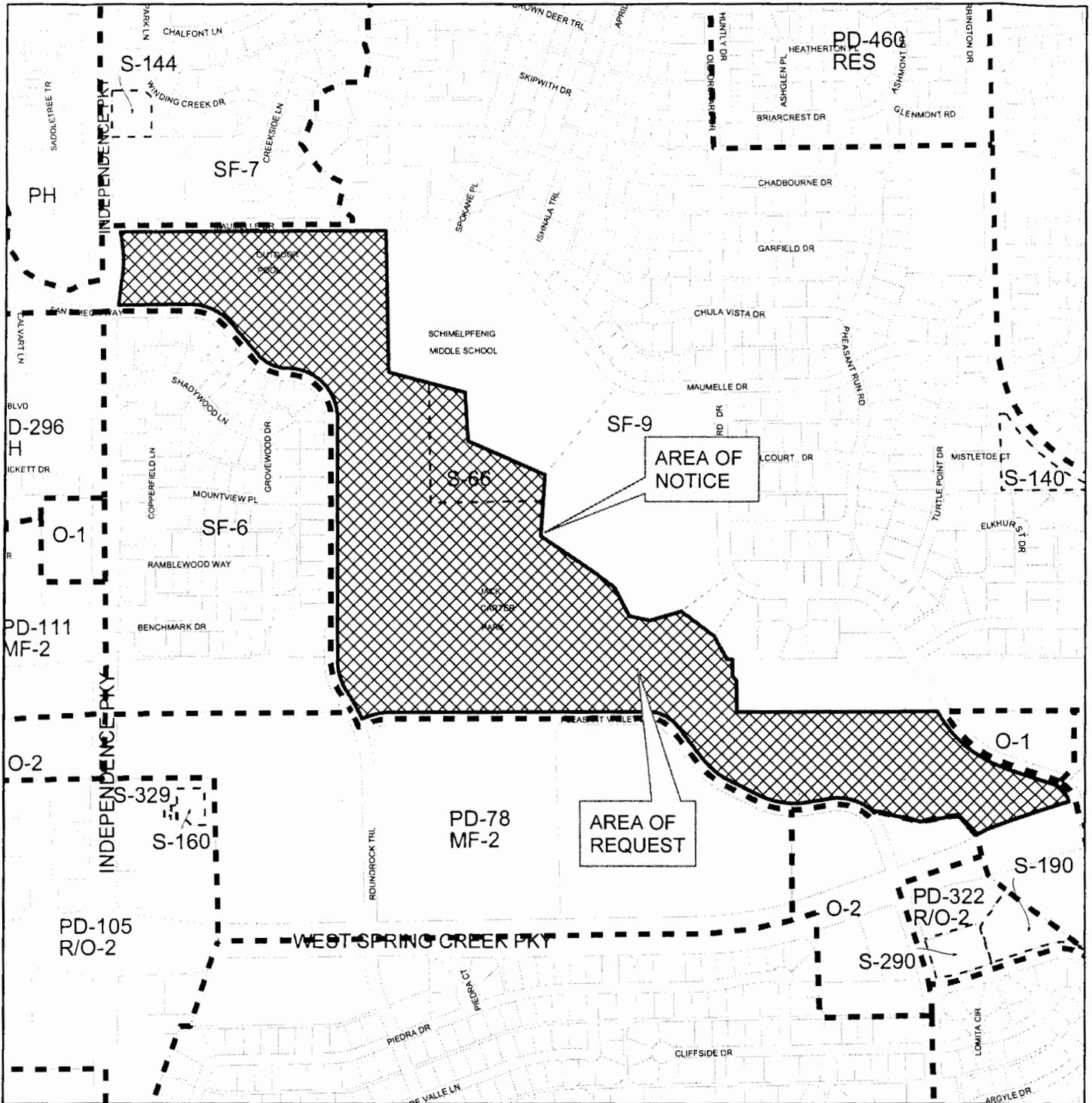
A public park on two lots on 70.8± acres located at the southeast corner of Independence Parkway and Maumelle Drive. Zoned Single-Family-9. Neighborhood #19.

REMARKS:

The applicant needs additional time to complete the requirements for preliminary replat and is, therefore, asking to withdraw the plat at this time.

RECOMMENDATIONS:

Recommended that the Planning & Zoning Commission accept the applicant's request to withdraw the preliminary replat.



Item Submitted: REPLAT

Title: HUNTERS GLEN FIVE-A
BLOCK 7, LOT 2R & 3

Zoning: SINGLE-FAMILY-9



 200' Notification Buffer

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 4, 2004

Agenda Item No. 12

Request for Variance to the Subdivision Ordinance: Deerfield North Addition

Applicant: STRS Plano, L.P.

DESCRIPTION:

Request for a variance to the Subdivision Ordinance requirement for the underground placement of overhead electrical utilities for Deerfield North Addition. Deerfield North Addition is a proposed 238-lot single-family residential development on 67.4± acres at the northwest corner of Preston Meadow Drive and Quincy Lane. Zoned Planned Development-439-Single-Family-7. Neighborhood #9.

REMARKS:

Deerfield North Addition is a proposed 238-lot single-family residential development on 67.4± acres at the northwest corner of Preston Meadow Drive and Quincy Lane. The subdivision is being developed in phases and is under construction. The Planning & Zoning Commission has reviewed the following development applications related to the Deerfield North Addition:

1. Phase II Land Study (entire property). Approved November 3, 2003.
2. Preliminary Plat, Phase 1. Approved March 15, 2004.
3. Preliminary Plat, Phase 2. Approved September 7, 2004.

The Final Plat for Deerfield North, Phase I is recommended for approval as the next item on the agenda.

Section 5.10.c. of the Subdivision Ordinance prescribes that, "All utilities, including electrical distribution and communication, shall be installed underground along Type D, E, F, and G thoroughfares and alleys, unless otherwise approved by the City Engineer." The subdivision abuts Preston Meadow Drive and Quincy Lane. Preston Meadow Drive and Quincy Lane are designated as Type 'E', four-lane undivided thoroughfares. Overhead electrical utilities currently exist along these sections of Preston Meadow Drive and Quincy Lane.

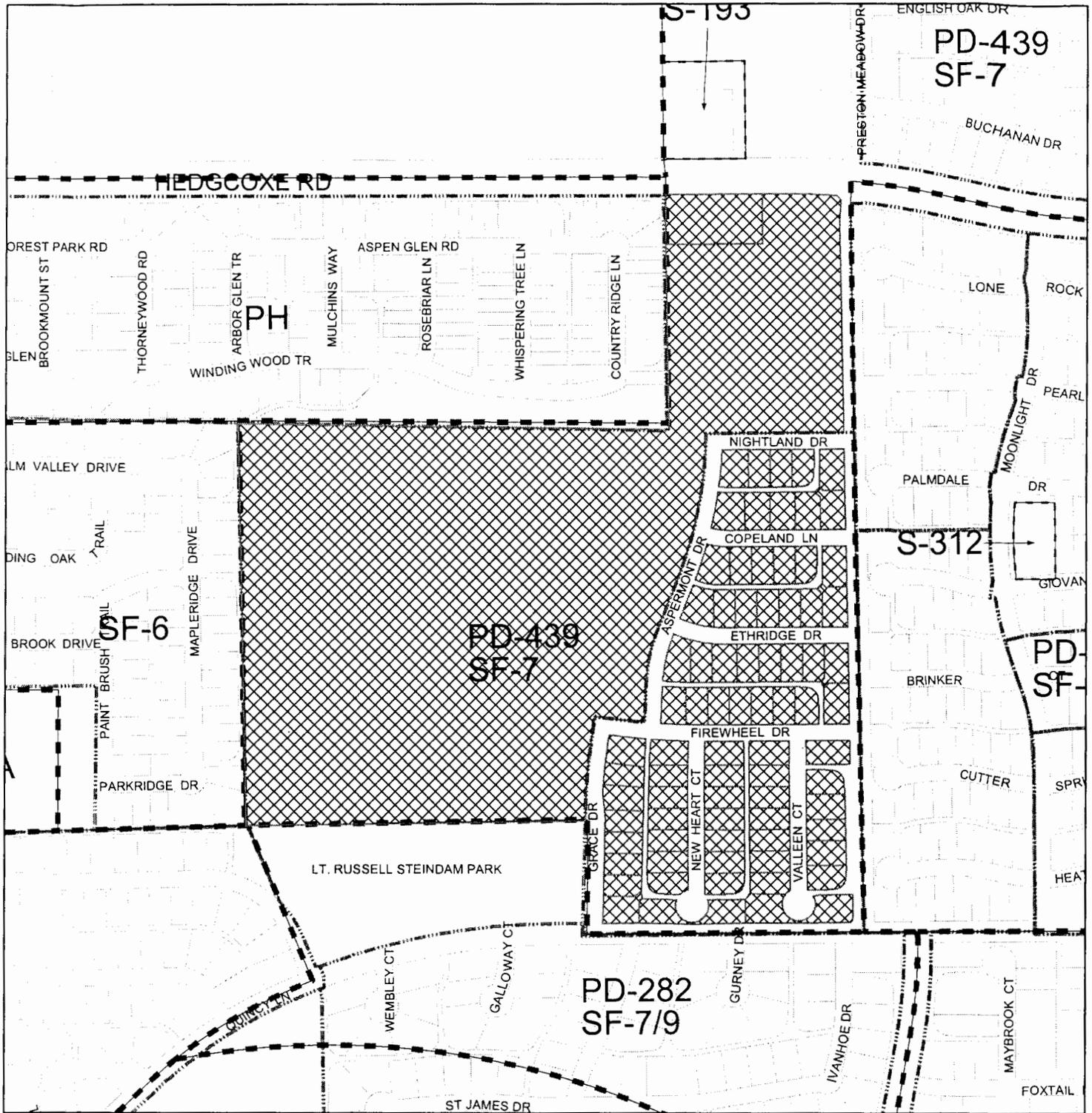
Per the attached letter, the applicant is requesting a variance to the Subdivision Ordinance requirement for underground utilities along Preston Meadow Drive and Quincy Lane. Electrical and communication utilities within the subdivision will be placed underground.

The Subdivision Ordinance allows the Commission to grant a variance to development exactions required by the ordinance. The Commission may find that the exaction exceeds reasonable benefit to the property owner or is excessive as to constitute confiscation of the tract, and thus warrants a variance. Please note that the applicant does not need to meet hardship criteria for a variance to the Subdivision Ordinance. It is the City's burden to demonstrate that development exactions are appropriate.

Staff supports the applicant's variance request. The existing overhead electrical lines provide electrical service for the general area around Deerfield North Addition so other properties are benefiting from the lines and not just the applicant's development. No additional capacity will need to be added to the existing utilities to service Deerfield North Addition. The location of the overhead electrical lines and utility poles fall within the rights-of-way for Preston Meadow Drive and Quincy Lane, and do not need to be moved to accommodate ultimate roadway widths. Based upon TXU's estimate in the attached letter, the per lot cost to place utilities underground is approximately \$1,687 (\$401,510 divided by 238 lots). For these reasons, staff feels that the imposition of this development exaction exceeds reasonable benefit to the property owner.

RECOMMENDATION:

Recommended that the Planning & Zoning Commission grant a variance to the Subdivision Ordinance requirement to place electrical utilities underground along Preston Meadow Drive and Quincy Lane.



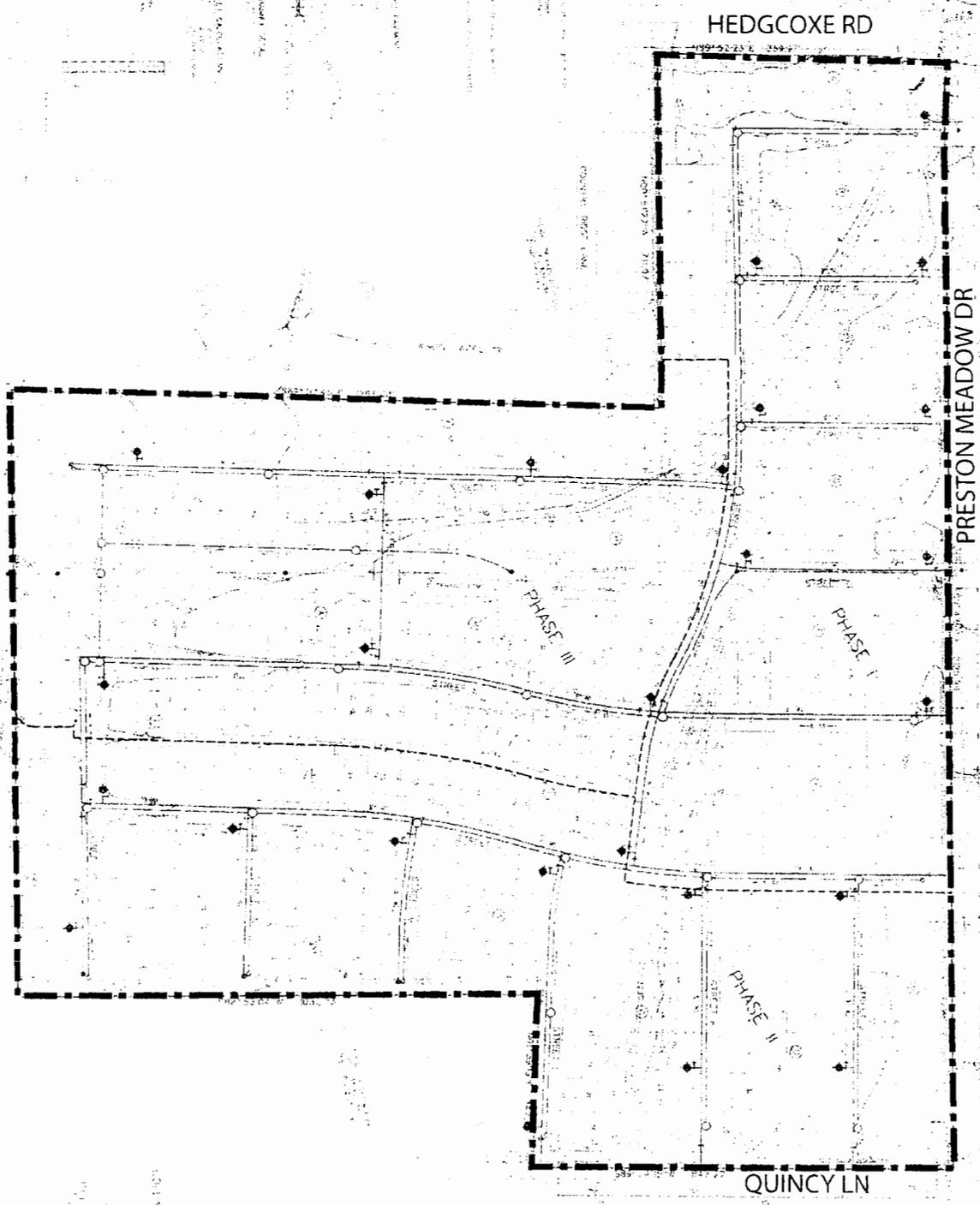
Item Submitted: REQUEST FOR VARIANCE
TO THE SUBDIVISION ORDINANCE

Title: DEERFIELD NORTH ADDITION
"APPROVED NOVEMBER 13, 2003"

Zoning: PLANNED DEVELOPMENT-439-SINGLE-FAMILY-7

○ 200' Notification Buffer





PREVIOUSLY APPROVED PHASE II LAND STUDY

WINSTEAD

September 29, 2004

PLANNING DEPT.
SEP 29 2004

direct dial: 214.745.5745
wanderson@winstead.com

VIA FAX & CM/RRR

Mr. Alan Upchurch
City Engineer
City of Plano
1520 Avenue K
Plano, TX 75086

Re: Legacy Homes/Plano Underground Utilities/Deerfield North

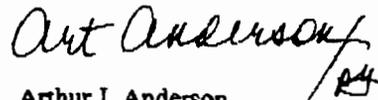
Dear Alan:

As you are aware, we have discussed with staff options relating to the City's requirements that the developer pay the costs to install TXU's power lines underground adjacent to Preston Meadow Drive and Quincy Lane as shown on the attachment. Staff's current position is that our client pay 100% of the construction costs to relocate the existing above-grade TXU power lines underground. TXU indicates that the cost to comply will exceed \$400,000.00. We hereby request a variance of this City requirement.

The Texas Supreme Court recently ruled that a City can impose only those exactions triggered by a proposed development. *Town of Flower Mound v. Stafford Estates*, 135 S.W.2d 620 (Tex. 2004). According to TXU, this power line serves at least one other subdivision and a public school. The Public Utility Commission ("PUC") has concluded that burying power lines is primarily an aesthetic benefit for the general public. Only the power lines adjacent to our client's subdivision would be located underground. Further, the PUC has found that burying these lines does not increase public safety. Therefore, we request that the City either waive the ordinance requirement that these lines be placed underground or else reimburse Legacy Homes 100% of its construction costs.

We hereby request that the City grant our variance request as submitted. It is critical that our client be allowed to start building houses in this subdivision while this variance is being processed. If the City desires to propose alternative participation options, please contact me in order that we can discuss same.

Sincerely yours,

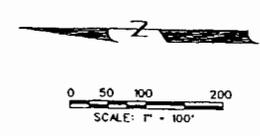
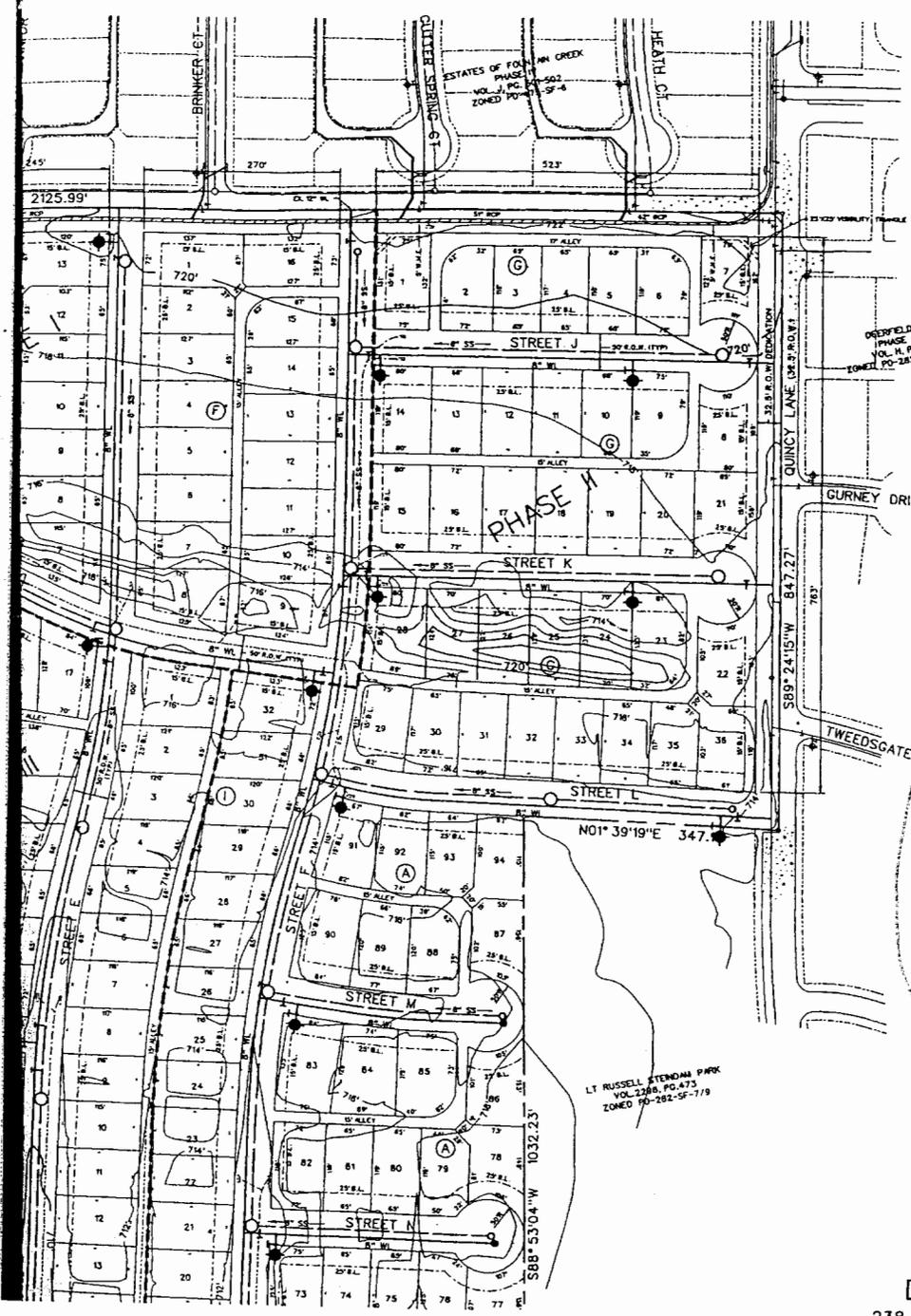


Arthur J. Anderson

AJA:plg

cc: Diane Wetherbee (via fax)
Tom Elgin (via fax)
Art Ferreira (via fax)

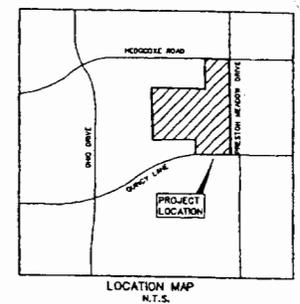
Dallas_114032879\1
23278-2 9/29/2004



- LEGEND**
- PROP. WATER LINE
 - PROP. FIRE HYDRANT AND VALVE
 - PROP. GATE VALVE
 - PROP. FLUSH VALVE
 - EXIST. WATER LINE
 - EXIST. FIRE HYDRANT AND VALVE
 - PROP. SANITARY SEWER
 - PROP. MANHOLE
 - PROP. CLEANOUT
 - EXIST. SANITARY SEWER
 - PROP. STORM SEWER
 - PROP. CURB INLETS
 - PROP. CONC. HEADWALL
 - EXIST. STORM SEWER
 - PHASE LINE

DEERFIELD EAST
PHASE TWO
VOL. H, PG. 390
ZONED PD-282-SF-7/7

LT RUSSELL STENDHAM PARK
VOL. 2288, PG. 473
ZONED PD-282-SF-7/9



PLAN SUMMARY

AREA	67.4 +/- GROSS AREA
NUMBER OF LOTS	238 RESIDENTIAL
EXISTING ZONING	PD-439-SF-7

PHASE II LAND STUDY
OF
DEERFIELD NORTH
238 SINGLE FAMILY RESIDENTIAL LOTS



TXU Electric Delivery
400 W. Virginia
McKinney, TX 75069

September 3, 2004

Mr. Art Ferreira
Legacy Homes
4050 West Park Blvd.
Plano, TX 75093

RE: DEERFIELD NORTH, PHASE 1
PLANO TEXAS

Dear Art:

As you requested, TXU Electric Delivery has determined a cost to bury the existing overhead feeder lines that are adjacent to Legacy Home's Deerfield North project located at the northwest corner of Quincy and Preston Meadow in Plano. The total cost to bury the existing facilities will be \$401,510. This cost includes the following:

Installation of 2400 ft. of 6 inch conduit and cable system in trench along Preston Meadows

Installation of 1200 ft. of 4 inch conduit and cable system in trench along Quincy

Installation of 3 switchgears to serve the new development and existing customers already served off of this line, including the elementary school on Quincy

Installation of 4 pulling vaults

280 ft. of boring to tie into existing overhead facilities

If you have any questions about this estimate please call me at 972/569-6308. I look forward to working with you on this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Donna Collum". The signature is fluid and cursive, written over a white background.

Donna Collum
Project Management Design Services

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 4, 2004

Agenda Item No. 13

Final Plat: Deerfield North, Phase I

Applicant: STRS Plano, L.P.

DESCRIPTION:

68 Single-Family-7 residential lots on 20.4± acres located on the northwest corner of Preston Meadow Drive and Quincy Lane. Zoned Planned Development-439-Single-Family-7. Neighborhood #9.

REMARKS:

This Final Plat is for the first phase of the Deerfield North single family residential neighborhood. It conforms with the approved Phase II Land Study for the subdivision.

As requested on the prior agenda item, the applicant has asked for a variance to the Subdivision Ordinance (Section 5.10.c.) requirement to place overhead utilities underground along Preston Meadow Drive and Quincy Lane. Staff supports the applicant's variance request.

Section 5.13.f. of the Subdivision Ordinance requires homeowner covenants and restrictions (CCRs) be submitted to the City for review by the City attorney to ensure adequate maintenance of open space, irrigation, and landscaping and screening walls. The applicant has submitted CCRs for this subdivision, and they are under review by the City Attorney's office.

RECOMMENDATIONS:

Recommended for approval subject to:

1. The Planning & Zoning Commission granting a variance to the Subdivision Ordinance for underground placement of electrical utilities along Preston Meadow Drive and Quincy Lane.
2. Approval of homeowner covenants and restrictions by the City Attorney.



Item Submitted: FINAL PLAT

Title: DEERFIELD NORTH PHASE I

Zoning: PLANNED DEVELOPMENT-439-
SINGLE FAMILY-7



○ 200' Notification Buffer

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 4, 2004

Agenda No. 14

Discussion & Direction: Superstore Uses

Applicant: City of Plano

DESCRIPTION:

This item is a request for discussion and direction on superstore uses.

REMARKS:

City Council requested that the Planning & Zoning Commission consider if the Specific Use Permit requirement and the additional regulations for superstores in Retail districts be extended to other zoning districts.

The Zoning Ordinance defines Superstore use as:

"Any retail building for a single, primary tenant that exceeds 80,000 square feet in size. A superstore may contain multiple secondary tenants with interior access to the primary tenant space. A superstore may be freestanding or may be an in-line tenant in a larger center. The square footage of a superstore shall include all primary and ancillary uses with interior access to the primary tenant space including inventory storage, automotive repair and open storage areas."

Superstore uses are permitted by right in the Light Commercial (LC), Commercial Employment (CE), Central Business-1 (CB-1), Light Industrial-1 (LI-1), Light Industrial-2 (LI-2), Regional Commercial (RC) and Corridor Commercial (CC) districts and with approval of a Specific Use Permit district in the Retail (R) zoning district. Superstores within the Retail zoning district must comply with the supplemental regulations in Section 3.113. Please note that these supplemental regulations do not apply to superstore uses in other zoning districts. The supplemental regulations are:

"These criteria shall apply to new superstore construction in Retail districts only. These criteria shall not apply to the use, reuse, modification, or consolidation of existing retail space developed on the date of adoption of this ordinance, or to the expansion of existing retail space existing on the date of adoption of this ordinance by no greater than 10% of the existing ground floor area.

Building facades that face or front public streets or public ways shall comply with two of the three criteria listed below. Building facades that do not face or front public streets or public ways shall comply with either criteria "2" or "3" listed below.

1. Covered walkways shall be provided along a minimum of 50% of the facade length. A covered walkway may consist of awnings, roof overhangs or similar architectural features.
2. No building facade shall exceed a length of 100 feet without a horizontal and vertical break in the facade. The horizontal and vertical break shall be a minimum depth/height of three feet for a minimum length of 20 feet.
3. Facades shall contain repeating patterns of contrasting materials, material colors and material textures that visually breakup the horizontal and vertical expanse of the facade.

For building facades that face or front public streets or public ways, landscape islands shall be provided along a minimum of 50% of the facade length. These landscape islands shall be between the facades and the adjacent vehicular circulation lanes and are in addition to the landscaping requirements in Section 3.1200. Each individual landscape island shall be a minimum of 10 feet in depth and shall not be less than 100 square feet nor greater than 300 square feet in area. One overstory (shade) tree (four inch caliper minimum) and four shrubs (five gallon minimum) shall be provided for every 100 square feet of landscape area. The remaining permeable surface shall be ground cover, turf or planting beds.

Seventy-five percent of the area of all exterior facades shall consist of clay-fired brick, native stone, cast stone, integral-colored architectural concrete block, plaster, stucco, or a combination of these materials. Each facade shall not contain more than 75% of any single material.

Loading docks shall not be oriented towards residential zoning districts. Where loading areas are located parallel to residential zoning districts, they must be screened by an architecturally-integrated minimum 14-foot tall wall the entire length of the loading space.

The location of drive-through windows, automotive service bays and gasoline pumps must comply with the requirements of the Residential Adjacency Standards in Section 3.1500.

Where the property immediately abuts a residential zoning district, unless separated by a Type "D" or larger thoroughfare, a minimum 30-foot wide landscaped edge must be installed in addition to the screening required by Section 3.1000. The landscaped edge must include a combination of berms, evergreen shrubs and a mix of evergreen and deciduous overstory (shade) trees (minimum four inch caliper) placed a minimum 25 feet on center. Plantings may be grouped.

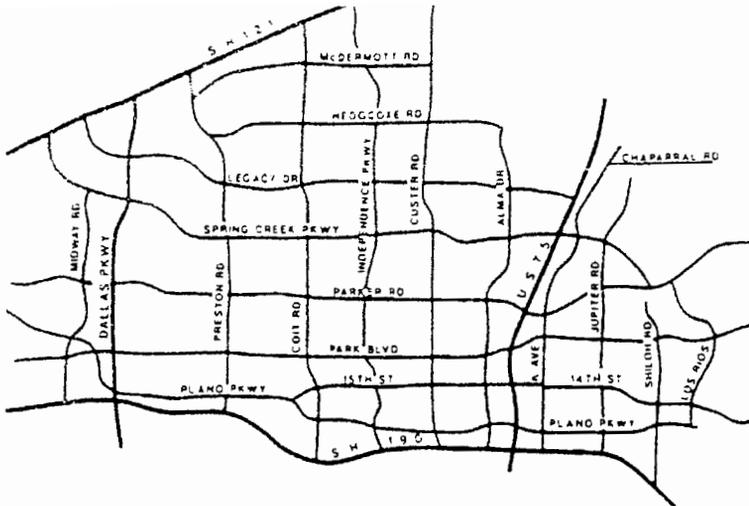
Open storage areas shall be connected to building and screened with the same building materials as required now in Subsection 3.903.

The applicant must demonstrate that the building can be subdivided in a reasonable manner for multiple tenants.”

The current Zoning Ordinance regulations for superstore uses were adopted in August 2000. The relevant issues at that time may be found in the attached copy of the staff report.

RECOMMENDATION:

We expect this to be an ongoing discussion. Staff requests direction on additional Superstore use issues that the Commission wishes to cover at future meetings.



CITY OF PLANO

PLANNING & ZONING COMMISSION

June 19, 2000

Agenda No. 10

Public Hearing: Zoning Case 2000-48

Applicant: City of Plano

DESCRIPTION:

Request to amend Section 1-600 (Definitions) and Subsection 2-502 (Schedule of Permitted Uses) of Section 2-500 (Permitted Uses), and to add Subsection 3-113 (Superstore) of Section 3-100 (Supplementary Regulations for Principle Permitted Uses and Specific Uses) of the Zoning Ordinance pertaining to large retail uses (superstores).

REMARKS:

This zoning case is the result of concerns that large retail single-user stores have major impacts on adjacent residential neighborhoods. The proposed regulations attempt to address these concerns through additional requirements for stores in retail zoning districts.

Staff began its research of large retail uses in early March 2000. The initial efforts focused on how other communities have addressed the large retail use issue. The following approaches or techniques, used by cities to address the impact of superstores, were found:

1. Size Caps - This approach limits the total square footage of a single tenant space, sometimes relative to parcel size.
2. Stratified Retail Districts - This approach creates retail districts of different intensities of uses, and limits allowable uses to certain sizes within a particular district.
3. Design Standards - This approach addresses the impacts of superstore uses through stricter site design and architectural requirements.
4. Residential Adjacency Standards - This approach is similar to the "design standards" approach in that it specifies site and architectural standards; the difference is that the "trigger mechanism" for the standards is proximity to residential areas rather than size of structure.

5. Specific Use Permit - This approach allows for the individual consideration of specific sites and site conditions to determine the appropriateness of the use.

Staff found that the majority of cities do not distinguish between superstores and other retail uses. For those cities that specifically address superstores, many use a combination of the "design standards" and "residential adjacency standards" approaches.

Many of the concerns about superstores are in regard to the amount of traffic generated by a superstore. The Planning and Zoning Commission asked staff to compare the trip generation rates of a superstore to other retail uses. The trip generation data revealed that a "free-standing discount store" has similar trip generation rates per 1,000 square feet of area as "shopping centers" (less than 200,000 square feet), "specialty retail centers" and "supermarkets."

Presently, large single-tenant stores are regulated in the same manner as multi-tenant shopping centers and are allowed by right in the Retail, Downtown Business Government, Commercial Employment, Central Business-1, Tollway Commercial, Corridor Commercial, Light Commercial, Light Industrial-1, and Light Industrial-2. The commission asked staff to research the relationship between parcel size (sufficient to construct a superstore), zoning (that would allow a superstore) and residential adjacency. Using the city's geographic system, the analysis revealed that the majority of parcels (or parcels that could be assembled) large enough for a superstore, next to residential uses, are zoned retail. Many of these sites have been developed for retail use; however, there are 8-10 undeveloped sites. Most of the other sites, zoned Downtown Business Government, Commercial Employment, Central Business-1, Tollway Commercial, Corridor Commercial, Light Commercial, Light Industrial-1, and Light Industrial-2, and large enough for superstore development, had limited adjacency to residential uses.

The following Zoning Ordinance amendments for large retail uses are offered for consideration:

1. Establish "superstore" as a new use, and define superstore as "any retail building for a single, primary tenant that exceeds 80,000 square feet in size. A superstore may contain multiple secondary tenants with interior access to the primary tenant space. A superstore may be freestanding or may be an in-line tenant in a larger center. The square footage of a superstore shall include all primary and ancillary uses with interior access to the primary tenant space including inventory storage, automotive repair, and open storage areas."

2. Amend the use charts to add "superstore" as a use within the "Retail Uses" category. A superstore would require a Specific Use Permit in the Retail district and would be a permitted use by right in the Commercial Employment, Central Business-1, Tollway Commercial, Corridor Commercial, Light Commercial, Light Industrial-1, and Light Industrial-2 districts.
3. The following criteria shall apply to new superstore construction in Retail districts only. These criteria shall not apply to the use, re-use, modification or consolidation of existing retail space developed before adoption of this ordinance, or to the expansion of existing retail space existing on the date of adoption of this ordinance by no greater than 10% of the existing ground floor area.
 - a. Building facades that face or front public streets or public ways shall comply with two of the three criteria as follows:
 - (1) Covered walkways shall be provided along a minimum of 50% of the facade length. A covered walkway may consist of awnings, roof overhangs or similar architectural features.
 - (2) No building facade shall exceed a length of 100 feet without a horizontal and vertical break in the facade. The horizontal and vertical break shall be a minimum depth/height of 3 feet for a minimum length of 20 feet.
 - (3) Facades shall contain repeating patterns of contrasting materials, material colors and material textures that visually breakup the horizontal and vertical expanse of the facade.
 - b. For building facades that face or front public streets or public ways, landscape islands shall be provided along a minimum of 50% of the facade length. These landscape islands shall be between the facades and the adjacent vehicular circulation lanes, and are in addition to the landscaping requirements in Section 3-1200 of this ordinance. Each individual landscape island shall be a minimum of 10 feet in depth and shall not be less than 100 square feet nor greater than 300 square feet in area. One overstory (shade) tree (4" caliper minimum) and four shrubs (5-gallon minimum) shall be provided for every 100 square feet of landscape area. The remaining permeable surface shall be ground cover, turf or planting beds.

- c. Seventy-five percent (75%) of the area of all exterior facades shall consist of clay-fired brick, native stone, cast stone, integral-colored architectural concrete block, plaster, stucco or a combination of these materials. Each facade shall not contain more than 75% of any single material.
- d. Loading docks shall not be oriented towards residential zoning districts. Where loading areas are located parallel to residential zoning districts, they must be screened by an architecturally integrated minimum 14-foot tall wall the entire length of the loading space.
- e. The location of drive-through windows, automotive service bays, and gasoline pumps must comply with the requirements of the Residential Adjacency Standards in Section 3-1500.
- f. Where the property immediately abuts a residential zoning district, unless separated by a type "D" or larger thoroughfare, a minimum 30-foot wide landscaped edge must be installed in addition to the screening required by Section 3-1000 of this ordinance. The landscaped edge must include a combination of berms, evergreen shrubs, and a mix of evergreen and deciduous overstory (shade) trees (minimum 4" caliper) placed a minimum 25 feet on center. Plantings may be grouped.
- g. Open storage areas shall be connected to building and screened with the same building materials, as required in Section 3-903 of this ordinance.
- h. The applicant must demonstrate that the building can be subdivided in a reasonable manner for multiple tenants. A floor plan showing the potential separation walls, exit doors, loading areas and other information would be submitted.

Staff solicited input from the Plano Homeowners Council and the Homeowners Focus Group. Their comments are attached.

RECOMMENDATIONS:

Recommended for approval as follows:

1. Amend Section 1-600 (Definitions) to add a new use definition:

"Superstore - Any retail building for a single, primary tenant that exceeds 80,000 square feet in size. A superstore may contain multiple secondary tenants with interior access to the primary tenant space. A superstore may be freestanding or

may be an in-line tenant in a larger center. The square footage of a superstore shall include all primary and ancillary uses with interior access to the primary tenant space including inventory storage, automotive repair, and open storage areas.”

2. Amend the use charts in Section 2-502 (Schedule of Permitted Uses) to add “Superstore” use to the “Retail Uses” category. (The proposed use chart amendments may be found at the end of this section; changes are shaded).
3. Amend the use chart endnotes in Section 2-502 (Schedule of Permitted Uses) to add a new note #37:

“See Section 3-113”

4. Amend Section 3-100 (Supplementary Regulations for Principle Permitted Uses and Specific Uses) to add a new Subsection 3-113 (Superstore):

“3-113 Superstores

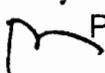
- a. These criteria shall apply to new superstore construction in Retail districts only. These criteria shall not apply to the use, re-use, modification or consolidation of existing retail space developed on the date of adoption of this ordinance, or to the expansion of existing retail space existing on the date of adoption of this ordinance by no greater than 10% of the existing ground floor area.
- b. Building facades that face or front public streets or public ways shall comply with two of the three criteria as follows:
 - (1) Covered walkways shall be provided along a minimum of 50% of the facade length. A covered walkway may consist of awnings, roof overhangs or similar architectural features.
 - (2) No building facade shall exceed a length of 100 feet without a horizontal and vertical break in the facade. The horizontal and vertical break shall be a minimum depth/height of 3 feet for a minimum length of 20 feet.
 - (3) Facades shall contain repeating patterns of contrasting materials, material colors and material textures that visually breakup the horizontal and vertical expanse of the facade.

- c. For building facades that face or front public streets or public ways, landscape islands shall be provided along a minimum of 50% of the facade length. These landscape islands shall be between the facades and the adjacent vehicular circulation lanes, and are in addition to the landscaping requirements in Section 3-1200 of this ordinance. Each individual landscape island shall be a minimum of 10 feet in depth and shall not be less than 100 square feet nor greater than 300 square feet in area. One overstory (shade) tree (4" caliper minimum) and four shrubs (5-gallon minimum) shall be provided for every 100 square feet of landscape area. The remaining permeable surface shall be ground cover, turf or planting beds.
- d. Seventy-five percent (75%) of the area of all exterior facades shall consist of clay-fired brick, native stone, cast stone, integral-colored architectural concrete block, plaster, stucco or a combination of these materials. Each facade shall not contain more than 75% of any single material.
- e. Loading docks shall not be oriented towards residential zoning districts. Where loading areas are located parallel to residential zoning districts, they must be screened by an architecturally integrated minimum 14-foot tall wall the entire length of the loading space.
- f. The location of drive-through windows, automotive service bays, and gasoline pumps must comply with the requirements of the Residential Adjacency Standards in Section 3-1500.
- g. Where the property immediately abuts a residential zoning district, unless separated by a type "D" or larger thoroughfare, a minimum 30-foot wide landscaped edge must be installed in addition to the screening required by Section 3-1000 of this ordinance. The landscaped edge must include a combination of berms, evergreen shrubs, and a mix of evergreen and deciduous overstory (shade) trees (minimum 4" caliper) placed a minimum 25 feet on center. Plantings may be grouped.
- h. Open storage areas shall be connected to building and screened with the same building materials, as required now in Section 3-903 of this ordinance.
- i. The applicant must demonstrate that the building can be subdivided in a reasonable manner for multiple tenants."

June 15, 2000

MEMO

TO: Planning & Zoning Commission

FROM:  Phyllis M. Jarrell, Director of Planning

SUBJECT: Homeowner Group Comments on Superstore Regulations

I have reviewed the proposed amendments concerning superstores with the Plano Homeowners Council and the Homeowners Focus Group. Their comments were as follows:

Plano Homeowners Council

- A SUP should be a temporary fix; the issue should be studied in more detail
- The proposal does not really address the perceived problems with this type of development
- Façade requirements should apply to all four facades
- Consideration should be given to not allowing superstore development in Retail zoning districts. The most appropriate location is in the major corridors
- A minimum glass requirement for the facades should be added back into the recommendations
- The proposal does not require enough buffering between adjacent residential development and the superstore
- Comprehensive Plan designations for appropriate retail locations should be considered

Homeowners Focus Group

- Lighting and overspill onto adjacent residential properties should be a major consideration
- The proposed amendments appear to cover most of the concerns about this type of development