

**PLANNING & ZONING COMMISSION  
 PLANO MUNICIPAL CENTER  
 1520 K AVENUE  
 March 21, 2011**

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p><b>4:30 p.m. - Training Work Session - Planning Conference Room 2E</b></p> <p><b>1. Legal - Review &amp; Discussion:</b> The Statutory Authority for Zoning and Subdivision Administration, and Overview of Legal Issues Associated with These Activities.</p> <p><b>2. Vesting - Review &amp; Discussion:</b> Vesting Requirements for Development Projects</p> <p><b>3. Site Plan - Review &amp; Discussion:</b> Site Plan Review Requirements for Commercial Developments</p> <p><b>6:30 p.m. - Dinner - Planning Conference Room 2E</b></p> <p><b>7:00 p.m. - Regular Meeting - Council Chambers</b></p> <p><b>The Planning &amp; Zoning Commission may convene into Executive Session pursuant to Section 551.071 of the Texas Government Code to Consult with its attorney regarding posted items in the regular meeting.</b></p> <p><b>1</b> Call to Order/Pledge of Allegiance</p> <p><b>2</b> Approval of Agenda as Presented</p> <p><b>3</b> Approval of Minutes for the March 7 2011, Planning &amp; Zoning Commission meeting</p> <p><b>4</b> <b>General Discussion:</b> The Planning &amp; Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning &amp; Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning &amp; Zoning Commission authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.</p>	

<b><u>CONSENT AGENDA</u></b>	
<b>5a BM</b>	<b>Revised Conveyance Plat:</b> The Canal on Preston Addition, Block A, Lots 2 & 9 - Two conveyance lots on 6.8± acres located at the southwest corner of McDermott Road and Angels Drive. Zoned Planned Development-20-Mixed Use. Neighborhood #1. <b>Applicant: Stonebridge Plano Ventures, LP</b>
<b>5b BM</b>	<b>Revised Site Plan:</b> Capital One Addition, Block 1, Lot 3R - General office on one lot on 24.8± acres located on the west side of Preston Road, 1,036± feet north of Hedgcoxe Road. Zoned Commercial Employment/Preston Road Overlay District. Neighborhood #8. <b>Applicant: Capital One National Association</b>
<b>5c BM</b>	<b>Preliminary Site Plan/Concept Plan:</b> Northeast Bible Church Addition, Block A, Lots 1 & 2 - Religious facility on two lots on 6.2± acres located on the south side of 14th Street, 320± feet east of Shiloh Road. Zoned Research/Technology Center. Neighborhood #69. <b>Applicant: Temple Baptist Church of Plano</b>
<b>5d BM</b>	<b>Conveyance Plat:</b> Northeast Bible Church Addition, Block A, Lots 1 & 2 - Two conveyance lots on 6.2± acres located on the south side of 14th Street, 320± feet east of Shiloh Road. Zoned Research/Technology Center. Neighborhood #69. <b>Applicant: Temple Baptist Church of Plano</b>
<b>5e BM</b>	<b>Preliminary Plat:</b> Tinseltown Addition, Block A, Lot 7 - Restaurant on one lot on 2.0± acres located on the east side of Dallas North Tollway, 600± feet south of Windhaven Parkway. Zoned Regional Employment & Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #8. <b>Applicant: Acres of Sunshine, Ltd and Wattsec, Ltd.</b>
<b>5f EH</b>	<b>Site Plan:</b> McDermott Pavilion Addition, Block A, Lot 6 - Veterinary clinic on one lot on 1.2± acres located at the southwest corner of Custer Road and Bent Horn Drive. Zoned Retail. Neighborhood #3. <b>Applicant: Quad Cities Properties, LLC</b>
<b>5g EH</b>	<b>Preliminary Plat:</b> McDermott Pavilion Addition, Block A, Lot 6 - Veterinary clinic on one lot on 1.2± acres located at the southwest corner of Custer Road and Bent Horn Drive. Zoned Retail. Neighborhood #3. <b>Applicant: Quad Cities Properties, LLC</b>
<b>5h EH</b>	<b>Preliminary Site Plan/Concept Plan:</b> Omnicom Phase 2, Block A, Lots 2 & 3 - Hotel and office on two lots on 5.3± acres located on the east side of Parkwood Boulevard, 900± feet south of Headquarters Drive. Zoned Commercial Employment. Neighborhood #8. <b>Applicant: Intervest Legacy, Ltd.</b>

<p>5i EH</p>	<p><b>Revised Conveyance Plat:</b> Omnicom Phase 2, Block A, Lots 2 &amp; 3 - Two conveyance lots on 5.3± acres located on the east side of Parkwood Boulevard, 900± feet south of Headquarters Drive. Zoned Commercial Employment. Neighborhood #8. <b>Applicant: Interest Legacy, Ltd.</b></p>	
<p><b><u>END OF CONSENT AGENDA</u></b></p>		
<p><b><u>PUBLIC HEARINGS</u></b></p>		
<p>6 EH</p>	<p><b>Public Hearing:</b> Zoning Case 2011-03 - Request for a Specific Use Permit for Helistop on 9.1± acres located at the southwest corner of Amelia Court and American Drive. Zoned Planned Development-137-General Office. Tabled 03/07/11. <b>Applicant: HSP of Texas, Inc./Medical Center of Plano</b></p>	
<p>7 BM</p>	<p><b>Public Hearing:</b> Zoning Case 2011-04 - Request to rezone 20.3± acres located at the southwest corner of State Highway 121 and Parkwood Boulevard <b>from</b> Commercial Employment and Central Business-1 <b>to</b> Planned Development-Commercial Employment. Zoned Commercial Employment &amp; Central Business-1/State Highway 121 Overlay District. <b>Applicant: USL Frisco II, LLC</b></p>	
<p>8 BM</p>	<p><b>Public Hearing - Replat:</b> Custer Road Veterinary Addition, Block A, Lot 1R - Car wash on one lot on 1.0± acre located on the west side of Custer Road, 800± feet south of Parker Road. Zoned Planned Development-90-Retail. Neighborhood #45. <b>Applicant: Custer Parker LLC</b></p>	
<p><b><u>END OF PUBLIC HEARINGS</u></b></p>		
<p>9 TF</p>	<p><b>Request to Call Public Hearing -</b> Request to call a public hearing to consider amendments to the landscaping regulations within the Zoning Ordinance in order to allow for artificial grass products for nonresidential properties. <b>Applicant: Texas Turf Solutions</b></p>	
<p>10</p>	<p><b>Items for Future Discussion -</b> The Planning &amp; Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p>	
<p><b>Council Liaisons: Council Members Harry LaRosiliere and André Davidson</b></p>		

**ACCESSIBILITY STATEMENT**

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

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

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

1. **Fill out a speaker card.** This helps the Commission know how many people wish to speak for or against an item, and helps in recording the minutes of the meeting. **However, even if you do not fill out a card, you may still speak.** Please give the card to the secretary at the right-hand side of the podium before the meeting begins.
2. **Limit your comments to new issues dealing directly with the case or item.** Please try not to repeat the comments of other speakers.
3. **Limit your speaking time so that others may also have a turn.** If you are part of a group or homeowners association, it is best to choose one representative to present the views of your group. The Commission's adopted rules on speaker times are as follows:
  - 15 minutes for the applicant - After the public hearing is opened, the Chair of the Planning & Zoning Commission will ask the applicant to speak first.
  - 3 minutes each for all other speakers, up to a maximum of 30 minutes. Individual speakers may yield their time to a homeowner association or other group representative, up to a maximum of 15 minutes of speaking time.

If you are a group representative and other speakers have yielded their 3 minutes to you, please present their speaker cards along with yours to the secretary.
  - 5 minutes for applicant rebuttal.
  - Other time limits may be set by the Chairman.

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

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

CITY OF PLANO  
PLANNING & ZONING COMMISSION  
CONSENT AGENDA ITEMS

March 21, 2011

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**Agenda Item No. 5a**

**Revised Conveyance Plat:** The Canal on Preston Addition, Block A, Lots 2 & 9  
**Applicant:** Stonebridge Plano Ventures, LP

Two conveyance lots on 6.8± acres located at the southwest corner of McDermott Road and Angels Drive. Zoned Planned Development-20-Mixed Use. Neighborhood #1.

The purpose for the revised conveyance plat is to relocate lot lines between Lots 2 and 9 and to revise the sanitary sewer easement.

Recommended for approval as submitted.

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**Agenda Item No. 5b**

**Revised Site Plan:** Capital One Addition, Block 1, Lot 3R  
**Applicant:** Capital One National Association

General office on one lot on 24.8± acres located on the west side of Preston Road, 1,036± feet north of Hedcoxe Road. Zoned Commercial Employment/Preston Road Overlay District. Neighborhood #8.

The purpose for the revised site plan is to add parking to the existing general office development.

Recommended for approval as submitted.

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**Agenda Item No. 5c**  
**Preliminary Site Plan/Concept Plan:** Northeast Bible Church Addition,  
Block A, Lots 1 & 2  
**Applicant:** Temple Baptist Church of Plano

Religious facility on two lots on 6.2± acres located on the south side of 14th Street, 320± feet east of Shiloh Road. Zoned Research/Technology Center. Neighborhood #69.

The purpose for the preliminary site plan is to show the proposed religious facility development and related site improvements. The purpose of the concept plan is to show the future office building.

Recommended for approval as submitted.

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**Agenda Item No. 5d**  
**Conveyance Plat:** Northeast Bible Church Addition, Block A, Lots 1 & 2  
**Applicant:** Temple Baptist Church of Plano

Two conveyance lots on 6.2± acres located on the south side of 14th Street, 320± feet east of Shiloh Road. Zoned Research/Technology Center. Neighborhood #69.

The purpose of the conveyance plat is to subdivide a tract of land into two lots and dedicate easements necessary for the future development of the lots.

Recommended for approval as submitted.

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**Agenda Item No. 5e**  
**Preliminary Plat:** Tinseltown Addition, Block A, Lot 7  
**Applicant:** Acres of Sunshine, Ltd and Wattsec, Ltd.

Restaurant on one lot on 2.0± acres located on the east side of Dallas North Tollway, 600± feet south of Windhaven Parkway. Zoned Regional Employment & Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #8.

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

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

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**Agenda Item No. 5f**

**Site Plan:** McDermott Pavilion Addition, Block A, Lot 6

**Applicant:** Quad Cities Properties, LLC

Veterinary clinic on one lot on 1.2± acres located at the southwest corner of Custer Road and Bent Horn Drive. Zoned Retail. Neighborhood #3.

The purpose for the site plan is to show the proposed veterinary clinic and related site improvements.

Recommended for approval as submitted.

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**Agenda Item No. 5g**

**Preliminary Plat:** McDermott Pavilion Addition, Block A, Lot 6

**Applicant:** Quad Cities Properties, LLC

Veterinary clinic on one lot on 1.2± acres located at the southwest corner of Custer Road and Bent Horn Drive. Zoned Retail. Neighborhood #3.

The purpose for the preliminary plat is to abandon and propose easements necessary for the development of the lot as a veterinary clinic.

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

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**Agenda Item No. 5h**

**Preliminary Site Plan/Concept Plan:** Omnicom Phase 2, Block A, Lots 2 & 3

**Applicant:** Intervest Legacy, Ltd.

Hotel and office on two lots on 5.3± acres located on the east side of Parkwood Boulevard, 900± feet south of Headquarters Drive. Zoned Commercial Employment. Neighborhood #8.

The purpose for the preliminary site plan is to show the proposed hotel development on Lot 2.

The purpose for the concept plan is to show the future office development on Lot 3.

Recommended for approval as submitted.

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**Agenda Item No. 5i**

**Revised Conveyance Plat:** Omnicom Phase 2, Block A, Lots 2 & 3

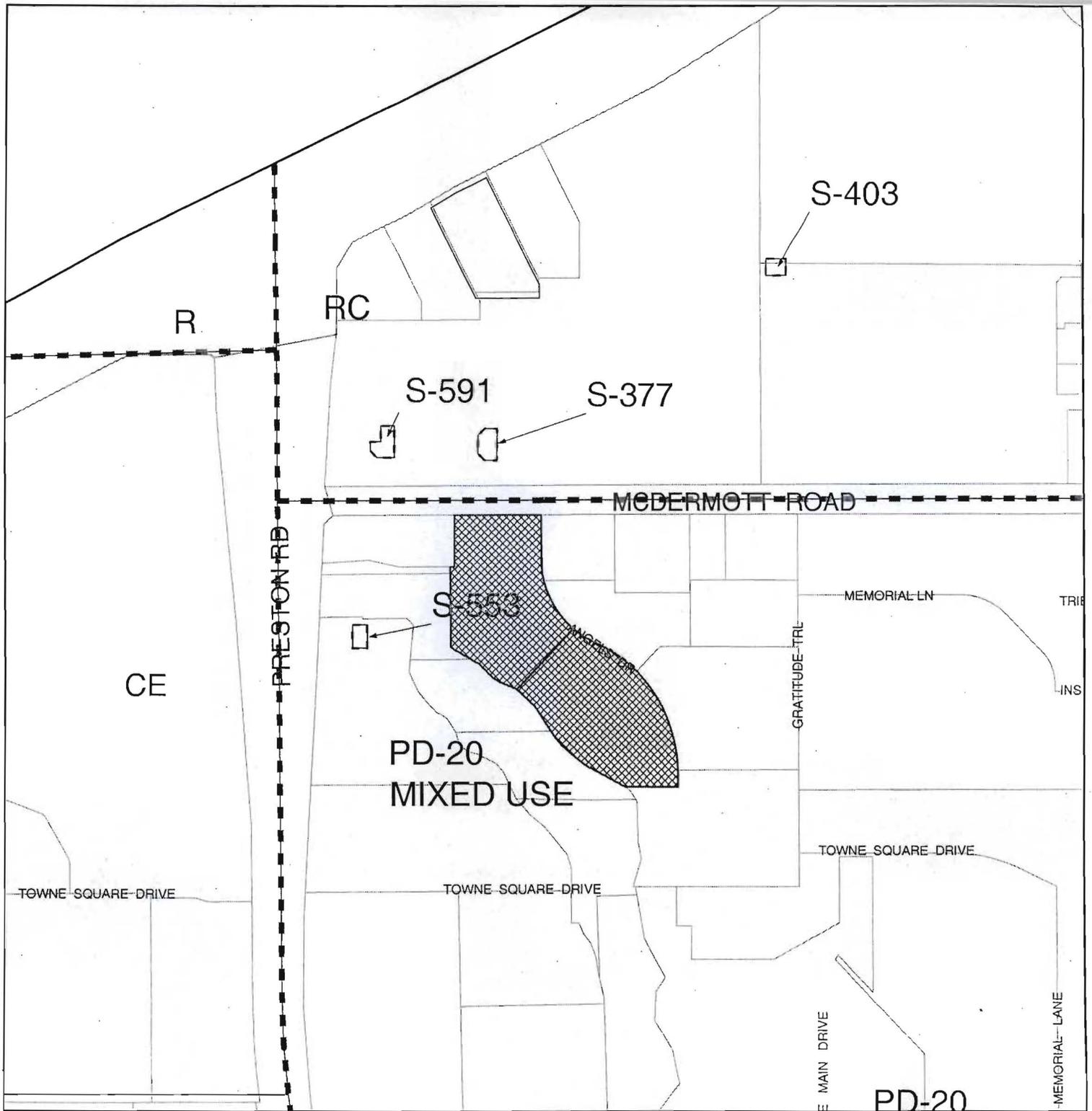
**Applicant:** Intervest Legacy, Ltd.

Two conveyance lots on 5.3± acres located on the east side of Parkwood Boulevard, 900± feet south of Headquarters Drive. Zoned Commercial Employment. Neighborhood #8.

The purpose for the revised conveyance plat is to subdivide Lot 2 into two lots and dedicate easements necessary for the future development of both lots.

Recommended for approval as submitted.

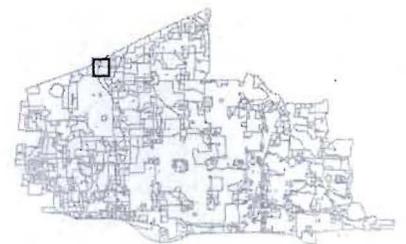
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Item Submitted: REVISED CONVEYANCE PLAT

Title: THE CANAL ON PRESTON ADDITION  
BLOCK A, LOTS 2 & 9

Zoning: PLANNED DEVELOPMENT-20-MIXED USE



○ 200' Notification Buffer



OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF COLLIN

Description of a 6.7370 acre tract of land out of the William Brown Survey, Abstract No. 66, in the City of Plano, Collin County, Texas, said tract being all of Lot 2 and Lot 3, Block A, The Canal on Preston Addition, Revised Conveyance Plat, an addition to the City of Plano, recorded in Cabinet R, Page 623, Plat Records, Collin County, Texas (all hereby hereon joined as said The Canal on Preston Addition, Revised Conveyance Plat) said 6.7370 acre tract hereby being conveyed to Stonebridge Plans Ventures, L.P., by deed recorded in County Clerk's File Number 2006090024000, Deed Records, Collin County, Texas and being more particularly described as follows:

BEARING of a "1" cut in concrete found for the southeast corner of said Lot 9 and the northeast corner of Lot 1, Block A, The Canal on Preston Addition, Revised Conveyance Plat, as addition to the City of Plano, recorded in Cabinet R, Page 205, Plat Records, Collin County, Texas, said point also being on the south right-of-way line of McDermott Road (75-foot public right-of-way)

THENCE, South 89 degrees 22 minutes 44 seconds East, with said south right-of-way line of McDermott Road, a distance of 228.09 feet to a 5/8-inch iron rod with a cap stamped "PATE" found for an angle point;

THENCE, South 89 degrees 28 minutes 38 seconds East, continuing with said south right-of-way line, a distance of 36.33 feet to a "1" cut in concrete found for the northeast corner of said Lot 9 and the northeast corner of Lot 79, Block A, The Canal on Preston Addition, Revised Conveyance Plat, recorded in Cabinet 2007, Page 304, Plat Records, Collin County, Texas, said point also being the intersection said south right-of-way line with the centerline of a 28-foot wide driveway, Access, Driveway and UTILITY easement commonly known as an Apple Drive.

THENCE, with the centerline of said 28-foot wide easement, the following meter and bearing:

South 00 degrees 44 minutes 49 seconds West, with the west line of said Lot 79, a distance of 129.69 feet to a "1" cut in concrete found for the west corner of said Lot 9 and the north corner of said Lot 3, continuing, to be, an arc distance of 85 degrees 55 minutes 35 seconds, and a chord bearing and distance of South 32 degrees 02 minutes 54 seconds East, 297.90 feet;

southwesterly, with said curve to the right and said west line of Lot 79, passing by an arc distance of 232.16 feet to a "1" cut in concrete found for the west corner of said Lot 9 and the north corner of said Lot 3, continuing, to be, an arc distance of 34.19 feet to a "1" cut in concrete found for the end of said curve to the left being a radius of 425.00 feet, a central angle of 54 degrees 50 minutes 00 seconds, and a chord bearing and distance of South 32 degrees 25 minutes 34 seconds East, 485.67 feet;

southwesterly, with said curve to the right, an arc distance of 490.82 feet to a PK nail found for the end of said curve;

South 00 degrees 00 minutes 32 seconds East, a distance of 47.25 feet to a "1" cut in concrete found for the southwest corner of said Lot 2 and an interior corner said Lot 4;

THENCE, North 89 degrees 05 minutes 02 seconds West, with a north line of said Lot 4, a distance of 45.05 to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX" found for the southeast corner of said Lot 2 and the west boundary of said Lot 4, said point being also on the east line of a 5.702 acre tract of land conveyed to Hopper Severn Owners Association, Inc., by deed recorded in Volume 5008, Page 2623, Deed Records, Collin County, Texas;

THENCE, with the west line of said Hopper Severn Owners Association, Inc. tract, the following meter and bearing:

North 80 degrees 30 minutes 50 seconds West, a distance of 156.63 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX" found for an angle point;

North 49 degrees 35 minutes 37 seconds West, a distance of 86.33 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX" found for an angle point;

North 37 degrees 42 minutes 32 seconds West, a distance of 37.37 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX" found for an angle point;

North 32 degrees 21 minutes 25 seconds West, a distance of 104.24 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX" found for an angle point;

North 44 degrees 59 minutes 05 seconds West, a distance of 74.96 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX" found for an angle point also being on the northeast corner of said Lot 2 and the east corner of said Lot 9;

North 67 degrees 03 minutes 47 seconds West, a distance of 81.05 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX" found for an angle point;

North 06 degrees 50 minutes 27 seconds West, a distance of 20.00 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX" found for an angle point;

North 44 degrees 23 minutes 04 seconds West, a distance of 56.43 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX" found for an angle point;

North 50 degrees 33 minutes 02 seconds West, a distance of 98.79 feet to a 5/8-inch iron rod with yellow plastic cap stamped "BSES, INC., RPLS 4804" cap set for an angle point;

North 00 degrees 21 minutes 33 seconds West, a distance of 243.77 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX" found for the most westerly northeast corner of said Lot 1, said point also being on the south line of said Lot 1;

THENCE, South 89 degrees 27 minutes 25 seconds East, with the south line of said Lot 1, a distance of 11.00 feet to an aluminum monument found for an interior corner of said Lot 9 and the southeast corner of said Lot 1;

THENCE, North 00 degrees 32 minutes 38 seconds East, with the east line of said Lot 1, a distance of 854.37 feet to the POINT OF BEGINNING.

CONTAINING 273,064 square feet or 6.287 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT STONEBRIDGE PLANS VENTURES, L.P., a Texas limited partnership, acting herein by and through its duly authorized officers, does hereby adopt this plan dedicating the hereinbefore described property as BLOCK A, LOT 2 and LOT 3, THE CANAL ON PRESTON ADDITION, an addition to the City of Plano, Texas, and does hereby dedicate, in the streets, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements or areas, except that landscape improvements may be placed in landscaped easements, if approved by the City of Plano. In addition, UTILITY easements may also be used for the water use and accommodation of all public utilities desiring to use or using the same under the easement from the one to participate utilities, said use by public utilities being subordinate to the Public's and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Plano and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purposes of constructing, reconstructing, inspecting, repairing, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity of any form of procuring permission from anyone.

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

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

The area or areas shown on the plat as "VAM" (Visibility, Access, and Maintenance) easements are hereby given and granted to the City, its successors and assigns, as an easement in gross, visibility, right of access, and maintenance upon and across said VAM easement. The City shall have the right, but not the obligation, to maintain and improve the City may withdraw maintenance of the VAM easement at any time. The ultimate maintenance responsibility for the VAM easement shall rest with the owner. No buildings, fences, trees, shrubs, or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed, placed, over, or across the VAM easement. The City shall also have the right, but not the obligation, to add any landscape improvements to the VAM easement, to erect any traffic control devices or signs on the VAM easement and to remove any obstructions thereon. The City, its successors, agents, or assigns, shall have the right and privilege of all times to enter upon the VAM easement or any part thereof for the purpose and with all rights and advantages set forth herein.

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

WITNESS, my hand, this \_\_\_\_\_ day of March, 2011.

STONEBRIDGE PLANS VENTURES, L.P.

STATE OF TEXAS  
COUNTY OF COLLIN

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

Given under my hand and seal of office this \_\_\_\_\_ day of March, 2011.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Robert W. Schneeberg, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown thereon were found and/or placed under my personal supervision and in accordance with the Planning Rules and Regulations of the City Plan Commission of the City of Plano, Texas.

Robert W. Schneeberg, Texas R.P.L.S. No. 4804

STATE OF TEXAS  
COUNTY OF COLLIN

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

Given under my hand and seal of office this \_\_\_\_\_ day of March, 2011.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

Approved this \_\_\_\_\_ day of March, 2011 by the Planning and Zoning Commission, City of Plano, Texas.

Chairman, Planning & Zoning Commission

STATE OF TEXAS  
COUNTY OF COLLIN

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

Given under my hand and seal of office this \_\_\_\_\_ day of March, 2011.

Notary Public in and for the State of Texas

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

STATE OF TEXAS  
COUNTY OF COLLIN

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

Given under my hand and seal of office this \_\_\_\_\_ day of March, 2011.

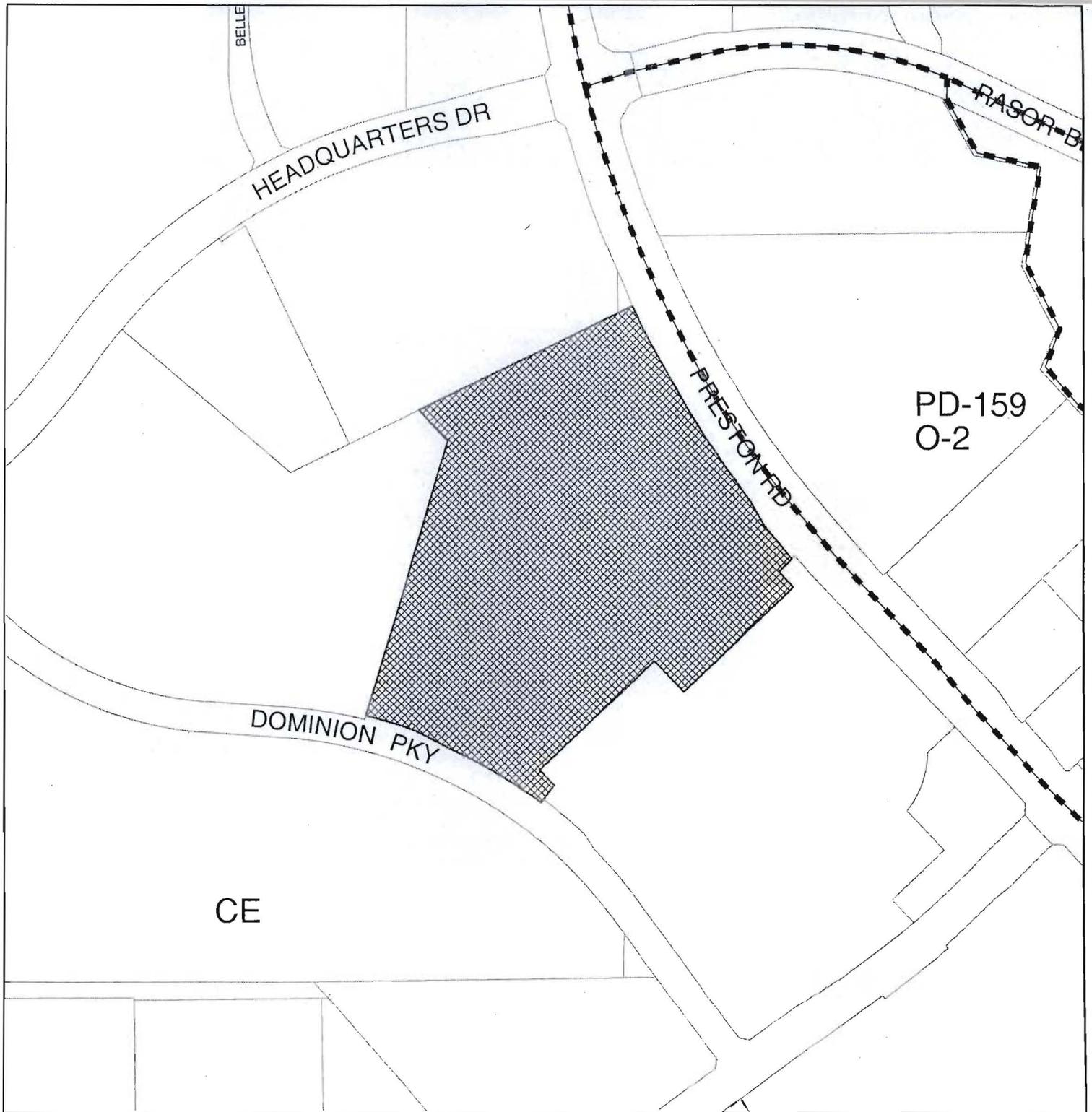
Notary Public in and for the State of Texas

SHEET 2 OF 2  
REVISED CONVEYANCE PLAT  
THE CANAL ON PRESTON ADDITION  
LOTS 2 & 9, BLOCK A  
6.7138 ACRES

BEING A REPLAT OF  
THE CANAL ON PRESTON ADDITION  
LOTS 2 & 9, BLOCK A  
RECORDED IN  
CAB. R. P. 623, P.R.C.C.T.  
OUT OF THE  
WILLIAM BROWN SURVEY, ABSTRACT NUMBER 66  
CITY OF PLANO, COLLIN COUNTY, TEXAS

OTHER  
STONEBRIDGE PLANS VENTURES, L.P.  
ATTN: DON EXTENSION  
6550 ESTERS BOULEVARD  
LEWISVILLE, TEXAS 75060  
(214) 616-6900  
(614) 614-8641 fax

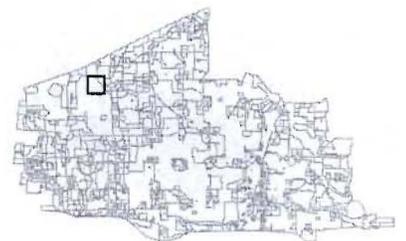
Gonzalez & Schneeberg  
engineers surveyors  
600 N. Central Expressway  
Suite 200, Plano, Texas 75074  
972.238-0888 Fax:972.918-8001  
TX, U.S.A.



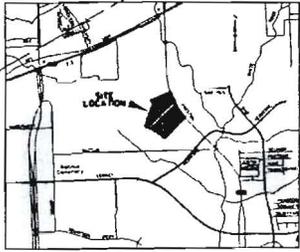
Item Submitted: REVISED SITE PLAN

Title: CAPITAL ONE ADDITION  
BLOCK 1, LOT 3R

Zoning: COMMERCIAL EMPLOYMENT/  
PRESTON ROAD OVERLAY DISTRICT



○ 200' Notification Buffer



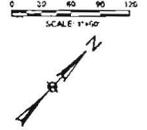
LOCATION MAP  
NOT TO SCALE

BENCHMARK  
196.54  
164.3906'E

SO. SIDE CUT ON 1500 WEST  
1500 WEST, ALONG  
1500 WEST, ALONG  
ELEV. = 646.53

SO. SIDE CUT ON BACK OF CURB  
1500 WEST, ALONG  
1500 WEST, ALONG  
ELEV. = 646.72

WATER METER SCHEDULE					
CG	TYPE	SIZE	QUANTITY	VAL. SCHED.	REMARKS
△	WHL	2"	1	NOT APPLIC.	EXISTING
△	DOH	2"	1	NOT APPLIC.	EXISTING
△	DOH	2"	1	0	E.L. WATER/SCHER
△	DOH	2"	1	0	E.L. WATER/SCHER



THE DATA SUMMARY TABLE

ITEM	QUANTITY	UNIT
EXISTING 3 STORY	1	BLK.
EXISTING 4 STORY	1	BLK.
EXISTING 5 STORY	1	BLK.
EXISTING 6 STORY	1	BLK.
EXISTING 7 STORY	1	BLK.
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EXISTING 89 STORY	1	BLK.
EXISTING 90 STORY	1	BLK.
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EXISTING 92 STORY	1	BLK.
EXISTING 93 STORY	1	BLK.
EXISTING 94 STORY	1	BLK.
EXISTING 95 STORY	1	BLK.
EXISTING 96 STORY	1	BLK.
EXISTING 97 STORY	1	BLK.
EXISTING 98 STORY	1	BLK.
EXISTING 99 STORY	1	BLK.
EXISTING 100 STORY	1	BLK.

- SITE PLAN GENERAL NOTES**
- Buildings 6,000 square feet or greater shall be 100% fire sprinkled.
  - Fire lanes shall be designed and constructed per city standards.
  - Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current, adopted International Building Code.
  - Four foot wide sidewalks shall be provided 5 feet off of the property line within the right-of-way, unless a sidewalk easement is provided for a maximum sidewalk or an alternative design is approved by the city. A 6" x 8" paving stone will be installed every 120" along sidewalk, with 3/4" x 1/2" x 1/2" barrier-free ramp for city standards and per TDDOT standards with 3/4" x 1/2" x 1/2" shall be provided on sidewalks at all curb crossings.
  - Mechanical units, compressors and trash compressors shall be screened in accordance with the zoning ordinance.
  - All signage conform to sign ordinance by Building Inspection Department.
  - Adjustment of the site plan is not final until all engineering plans are approved.
  - Open storage, when permitted, shall be screened or accordance with the zoning ordinance.
  - Building facilities within this development shall be compatible, as provided with the Current Design Ordinance.
  - Outdoor lighting shall comply with illumination standards within the City of Plano as set forth in the Code of Ordinances.
  - Plans conform to the Building Inspection Department to determine the type of construction and occupancy group.
  - All electrical transmission, distribution, and service lines shall be underground where required.
  - Lines shall conform to operation, location and construction to the following performance standards in Section 16.1200 of the zoning code: noise, smoke and particulate matter, odor, motor, fire or explosive material, odor and noise, motor vibration and/or other performance standards.

**PRELIMINARY**  
FOR INTERIM REVIEW ONLY

SEE REQUIREMENTS FOR OTHER AREAS AND NOT WITHIN THE BOUNDARIES OF THIS DEVELOPMENT. THIS DEVELOPMENT IS NOT TO BE CONSIDERED A FINAL PLAN UNTIL ALL CITY DEPARTMENTS HAVE REVIEWED AND APPROVED THE SAME.

DATE: 10/20/2011  
SCALE: 1/8" = 1'-0"

THE PURPOSE OF THIS REVISED SITE PLAN IS TO INCORPORATE THE ADDITIONAL PARKING TRAY ON LOT 3R, BLOCK 1

ENGINEER  
HAFF ASSOCIATES  
1500 FORT LONE STAR PARKWAY  
DALLAS, TEXAS 75244  
CONTACT: DENNIS CHIVAN  
DENSER  
SCOTT L. CHIVAN, P.E.  
CONTACT: SCOTT LEAVERS  
ARCHITECT  
1500 FORT LONE STAR PARKWAY  
DALLAS, TEXAS 75244  
CONTACT: LORRAINE COSBY  
LANDSCAPE ARCHITECT  
1500 FORT LONE STAR PARKWAY  
DALLAS, TEXAS 75244  
CONTACT: KATHERINE PHELPS

**REVISED SITE PLAN**  
**CAPITAL ONE ADDITION**  
LOT 3R, BLK. 1  
24.821 ACRES  
CITY OF PLANO, COLLIN COUNTY TEXAS  
COLLIN COUNTY SCHOOL LAND SURVEY ABS. NO. 153  
SAMUEL BROWN SURVEY ABS. NO. 105

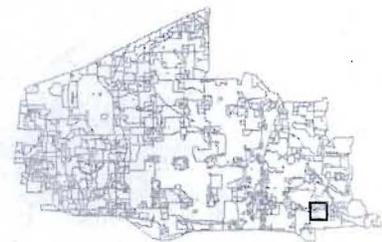
PREPARED BY  
**Half Associates**  
3/14/2011



Item Submitted: PRELIMINARY SITE PLAN/CONCEPT PLAN

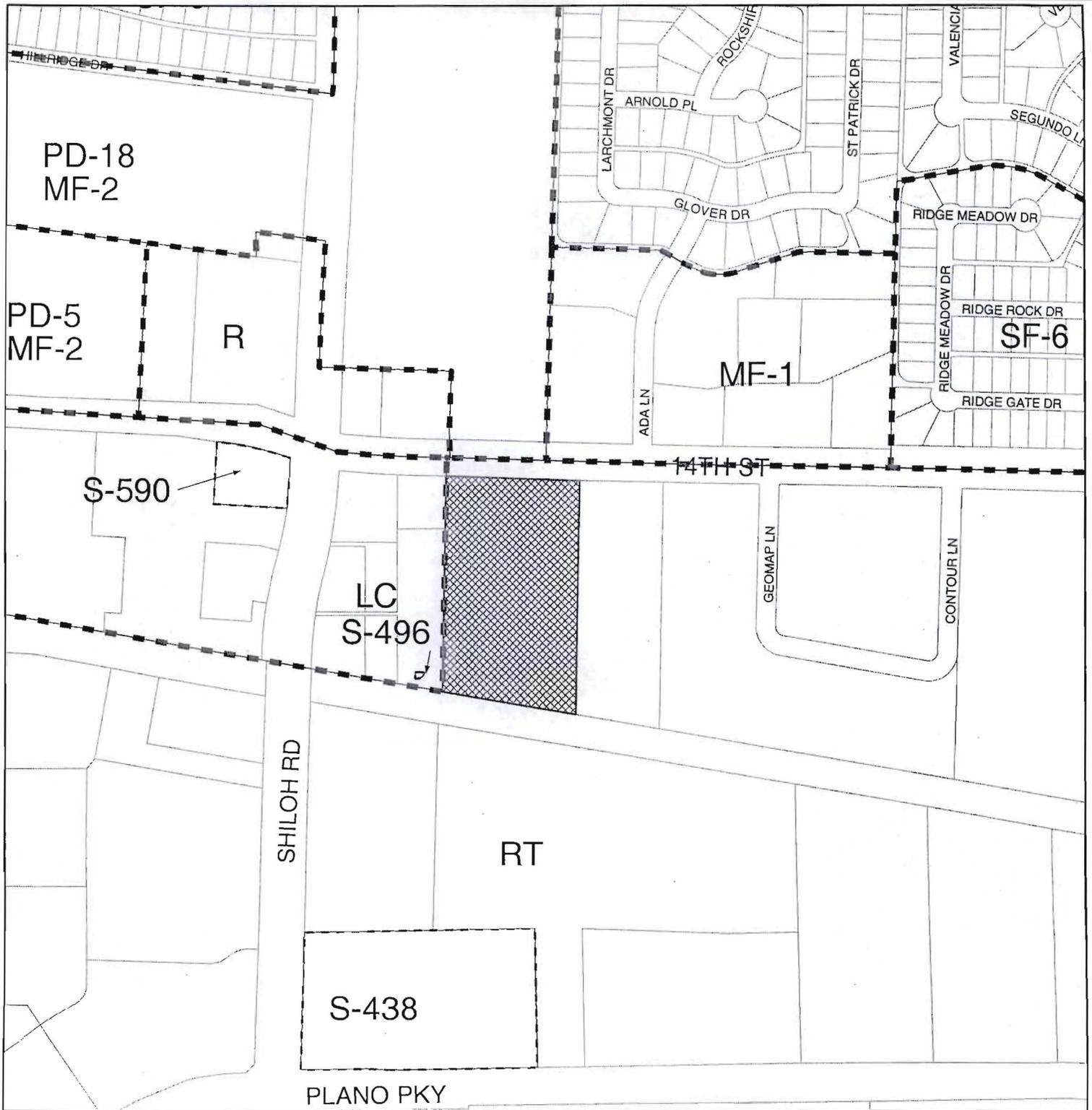
Title: NORTHEAST BIBLE CHURCH ADDITION  
BLOCK A, LOTS 1 & 2

Zoning: RESEARCH/TECHNOLOGY CENTER



○ 200' Notification Buffer

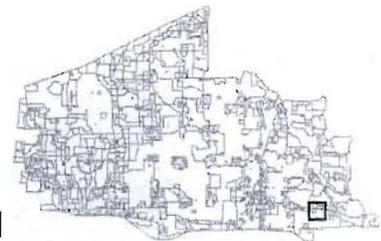




Item Submitted: CONVEYANCE PLAT

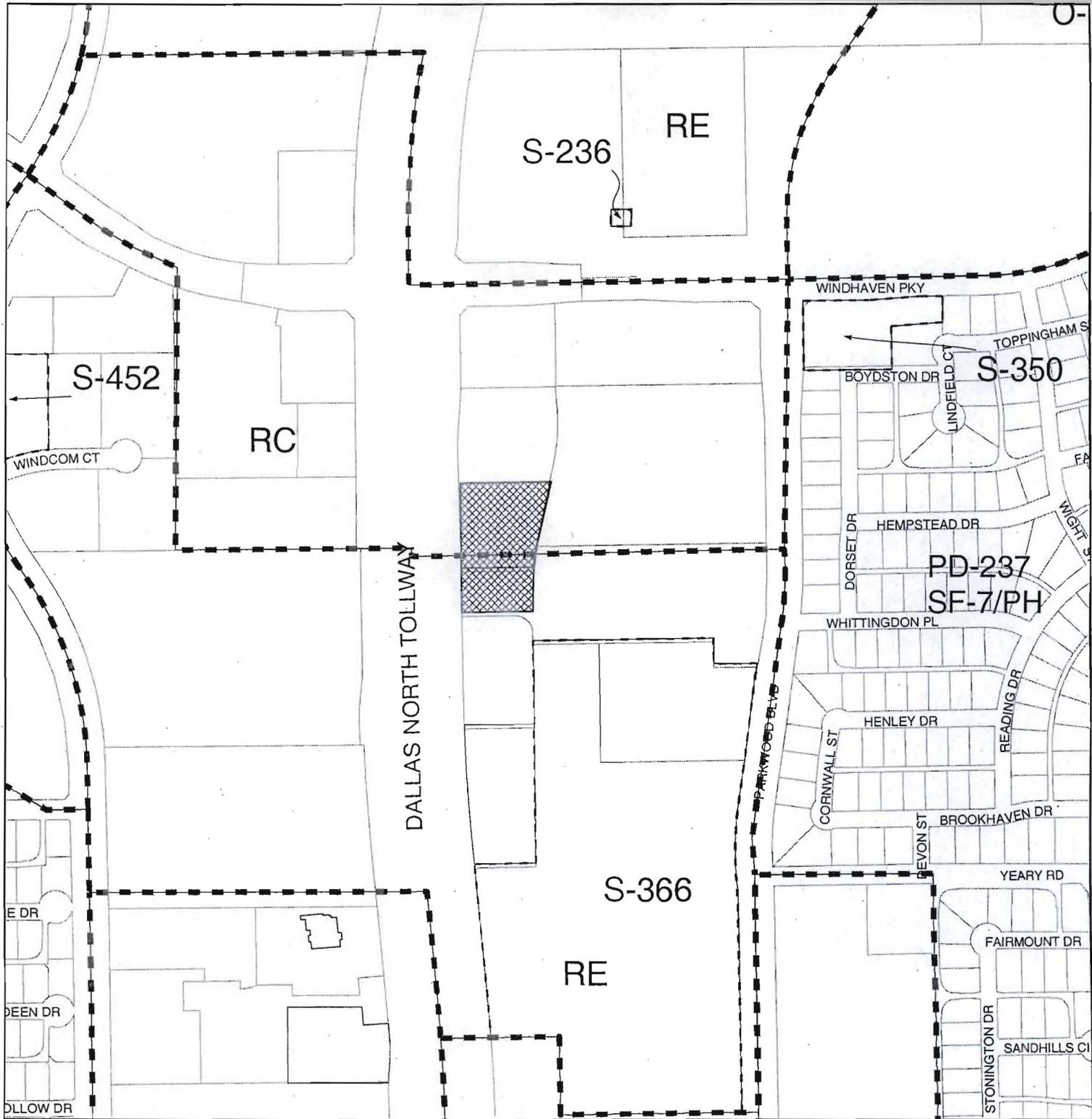
Title: NORTHEAST BIBLE CHURCH ADDITION  
BLOCK A, LOTS 1 & 2

Zoning: RESEARCH/TECHNOLOGY CENTER



○ 200' Notification Buffer

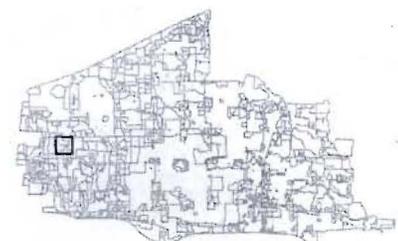




Item Submitted: PRELIMINARY PLAT

Title: TINSELTOWN ADDITION  
BLOCK A, LOT 7

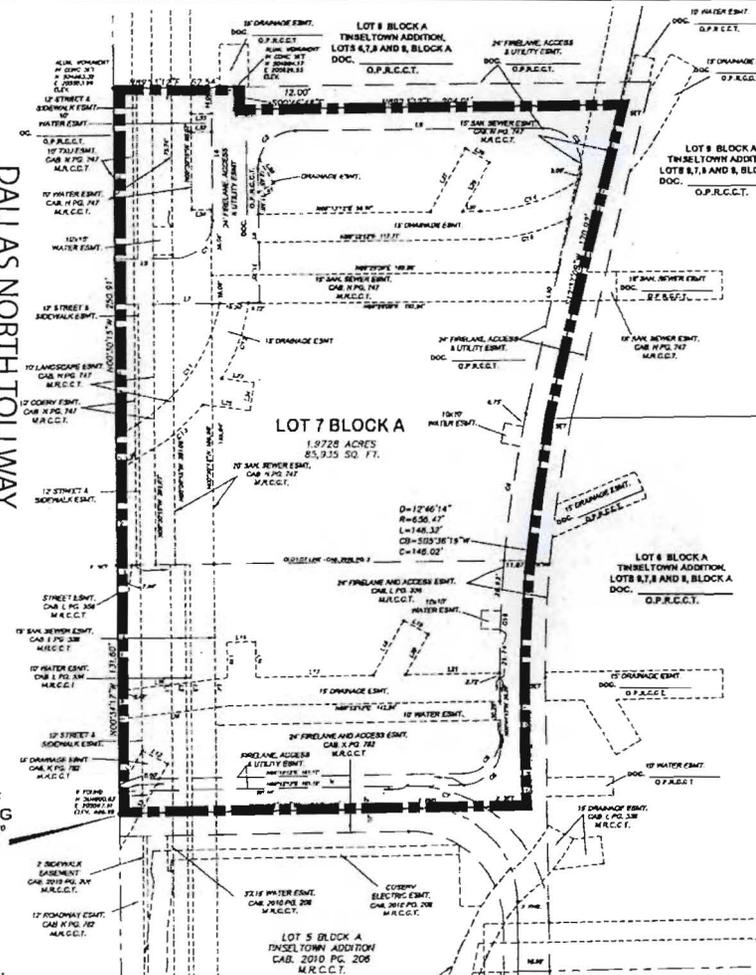
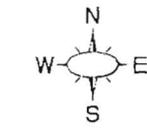
Zoning: REGIONAL COMMERCIAL & REGIONAL EMPLOYMENT/  
DALLAS NORTH TOLLWAY OVERLAY DISTRICT



○ 200' Notification Buffer

DALLAS NORTH TOLLWAY

POINT OF BEGINNING



LINE TABLE with columns: LINE, BEARING, DISTANCE

CURVE TABLE with columns: CURVE, CHORD, DELTA, RADIUS, TANGENT, CHORD BEARING, CHORD DISTANCE



SURVEYORS CERTIFICATION

I, Dana Brown, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat and am not on the ground outside of the State of Texas, and that the survey information shown herein was properly obtained under my personal supervision in accordance with Planning Rules and Regulations of the City Plan Commission of the City of Plano, Collin County, Texas.



DANA BROWN Registered Professional Land Surveyor 19760 PLAN COMMISSION, Suite 1800 Dallas, Texas 75061 (972) 770-1300

STATE OF TEXAS COUNTY OF COLLIN BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated and as the act and deed of said corporation.

NOTARY PUBLIC in and for the STATE OF TEXAS

OWNER'S CERTIFICATION

STATE OF TEXAS COUNTY OF COLLIN PROGRESS AGRI-WATERS, INC. is the owner of a tract of land in the City of Plano, Collin County, Texas, being all of Lot 7, Block A, of the Tinseltown Addition, Tract No. 522, in the City of Plano, Collin County, Texas, and being more particularly described as follows:

THENCE with said east right of way line, the following courses and distances to wit: North 02°07'17" East, a distance of 131.00 feet to an X in concrete set for corner; North 02°07'17" East, a distance of 293.81 feet to an X in concrete set for the southeast corner of Lot 8 of said Tinseltown Addition; THENCE with the south line of said Lot 8, the following courses and distances to wit: North 12°32'07" East, a distance of 42.28 feet to an X in concrete set for corner; South 02°46'47" East, a distance of 13.22 feet to an X in concrete set for corner; North 89°17'17" East, a distance of 204.07 feet to an X in concrete set for corner in the west line of Lot 8 of said Tinseltown Addition; THENCE with the west line of said Lot 8 and the west line of Lot 6 of said Tinseltown Addition, the following courses and distances to wit: South 12°32'07" East, a distance of 175.80 feet to an X in concrete set for the beginning of a tangent curve to the following curve having a radius of 486.47 and a chord bearing and distance of South 02°07'17" West, 141.02 feet; Southwesterly, with said curve, an arc distance of 148.22 feet to an X in concrete set; South 02°46'47" East, a distance of 18.13 feet to an X in concrete set for the southeast corner of said Lot 7; THENCE with the south line of said Lot 7, South 89°17'17" West, a distance of 311.44 feet to the POINT OF BEGINNING and containing 1.9728 acres or 85,925 sq. ft.

OWNER'S DECLARATION

Having system based encumbrances found in the west right of way line of the Dallas North Tollway, part of Lot 8, Block A, and North Commerce that Lot 8, Block A, Tinseltown Addition, an addition to the City of Plano according to the plat thereof recorded in Collin County, Page 1738 of the West Records of Collin County, Texas.

HOW THESE ONE, ABOVE ALL MEN BY THESE PRESENTS: I, DANA BROWN, Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat and am not on the ground outside of the State of Texas, and that the survey information shown herein was properly obtained under my personal supervision in accordance with Planning Rules and Regulations of the City Plan Commission of the City of Plano, Collin County, Texas, and being more particularly described as follows: I am the owner of the above described property and I have the authority to execute this instrument. I am the owner of the above described property and I have the authority to execute this instrument. I am the owner of the above described property and I have the authority to execute this instrument.

THAT THE UNDERSIGNED DOES HEREBY CERTIFY AND AGREE THAT THE [NAME] AND [ADDRESS] ARE THE TRUE AND CORRECT OWNERS OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT, AND THAT THE [NAME] AND [ADDRESS] ARE THE TRUE AND CORRECT OWNERS OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT, AND THAT THE [NAME] AND [ADDRESS] ARE THE TRUE AND CORRECT OWNERS OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT.

THE UNDERSIGNED DOES HEREBY CERTIFY AND AGREE THAT THE [NAME] AND [ADDRESS] ARE THE TRUE AND CORRECT OWNERS OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT, AND THAT THE [NAME] AND [ADDRESS] ARE THE TRUE AND CORRECT OWNERS OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT, AND THAT THE [NAME] AND [ADDRESS] ARE THE TRUE AND CORRECT OWNERS OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT.

WITHIN MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, 2011. PROGRESS AGRI-WATERS, INC. a Texas limited liability company

STATE OF TEXAS COUNTY OF COLLIN BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on the day personally appeared [NAME], known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC in and for the STATE OF TEXAS

CERTIFICATE OF APPROVAL APPROVED AS THE \_\_\_\_\_ day of \_\_\_\_\_, 2011 by the Planning & Zoning Commission, City of Plano, Texas.

STATE OF TEXAS COUNTY OF COLLIN BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on the day personally appeared [NAME], known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC in and for the STATE OF TEXAS

SECRETARY, PLANNING & ZONING COMMISSION ON CITY ENGINEER

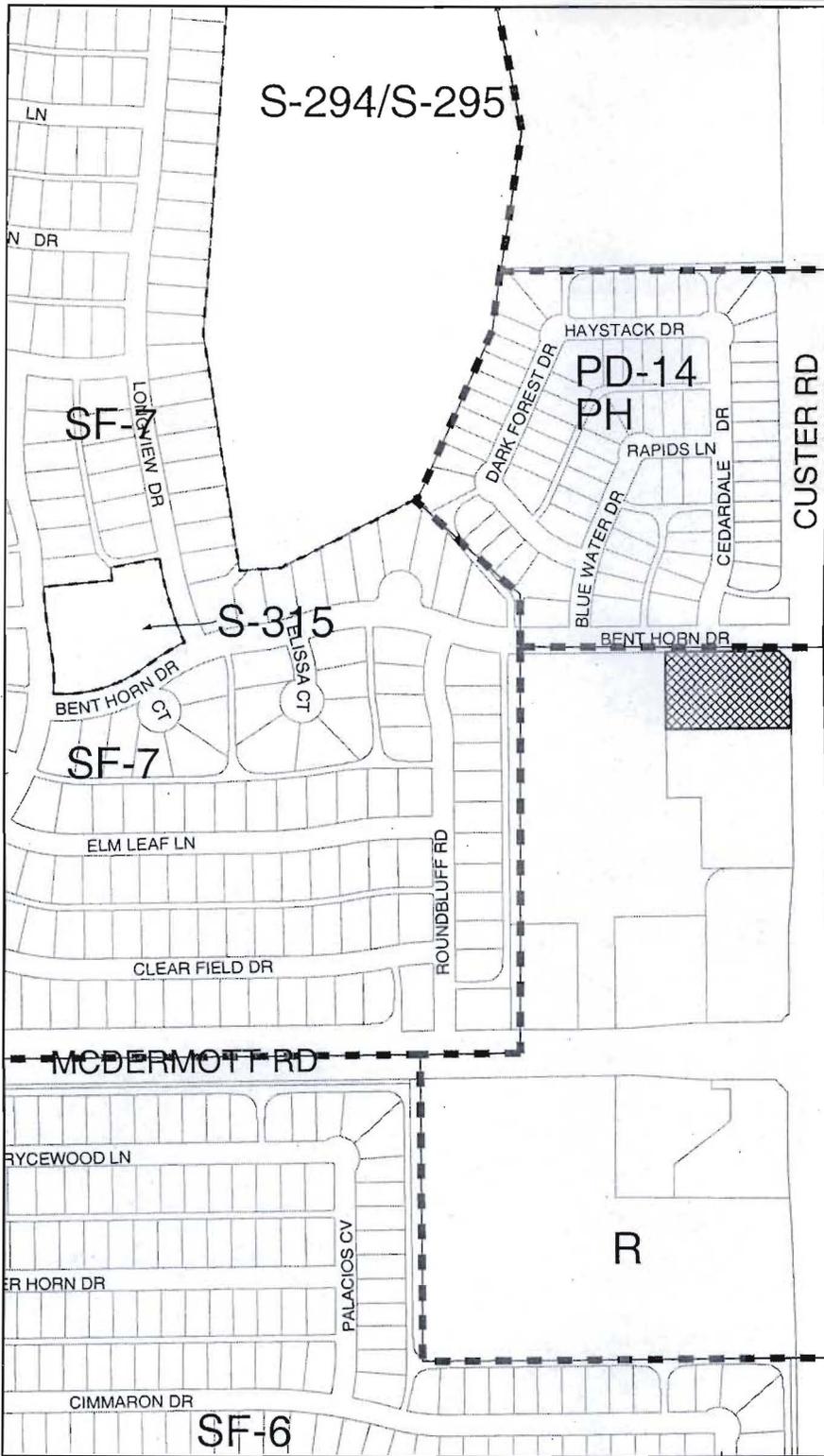
STATE OF TEXAS COUNTY OF COLLIN BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on the day personally appeared [NAME], known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC in and for the STATE OF TEXAS

PRELIMINARY PLAT TINSELTOWN ADDITION LOT 7, BLOCK A BEING 1.9728 ACRES SITUATED IN THE C. LUTTRELL SURVEY, ABSTRACT NO. 522 CITY OF PLANO, COLLIN COUNTY, TEXAS

Kimley-Horn and Associates, Inc. 17700 Park Central Drive, Suite 1800 Dallas, Texas 75251

Legend: FINI = FINISH, REI = REINFORCED CONCRETE, etc.



CUSTER RD

CITY OF ALLEN

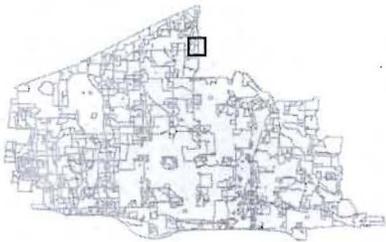
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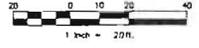
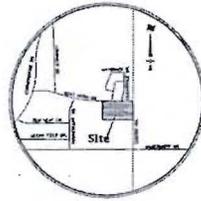
Item Submitted: SITE PLAN

Title: McDERMOTT PAVILION ADDITION  
BLOCK A, LOT 6

Zoning: RETAIL

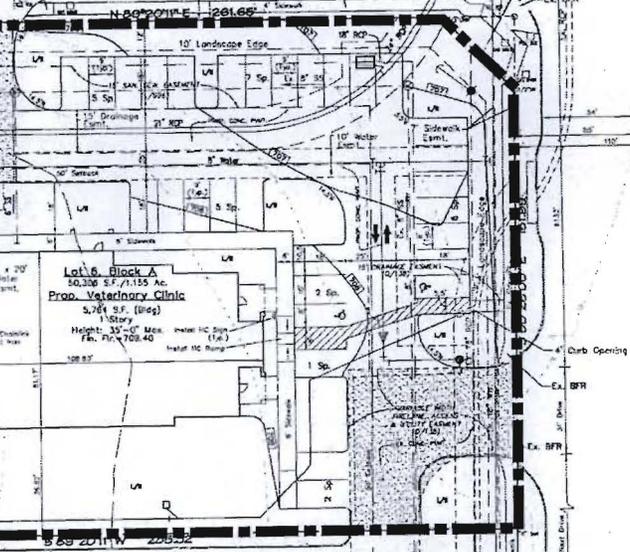


○ 200' Notification Buffer



**BENT HORN DR**  
(65' Right of Way)

**CUSTER RD**  
(100' Right of Way)



- NOTES**
1. Building 5,000 sq ft or greater shall be 100% fire sprinkled.
  2. Fire lanes shall be designed and constructed per City standards.
  3. Handicap parking areas shall be designed and provided per City standards and shall comply with requirements of the current, adopted International Building Code.
  4. Four foot wide sidewalks shall be provided 15 feet all of the property line within the Right-of-Way, unless a sidewalk easement is provided for a roadway sidewalk, or an alternative design is approved by the City. Barrier-free ramps per City standards shall be provided on sidewalks at all cross crossings.
  5. Unexcavated utility, suspension and trunk computers shall be installed in accordance with the zoning Ordinance.
  6. All signage contingent upon approval by Building Inspection Department.
  7. Approval of the Site Plan is not final until all engineering plans are approved.
  8. Open storage, where permitted, shall be screened in accordance with the zoning Ordinance.
  9. Building facades within the development shall be compatible, as provided in the Final Corner Design Guidelines.
  10. Outdoor lighting shall comply with Illumination standards within Section 8-446 of the Code of Ordinances.
  11. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
  12. All electrical transmission, distribution and service lines shall be underground where required.
  13. Plans shall contain in operation, location, and construction to the following performance standards in Section 3-1302 of the zoning Code: noise, smoke and portable matter, adverse matter, fire or explosive hazard materials, toxic and noxious matter, vibration and/or other performance standards.
  14. All standards per to back of curb or edge of building unless otherwise noted.

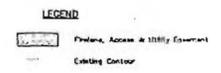
**Site Data Summary Table**

GENERAL SITE DATA	LOT 6, BLOCK A
Zoning	R (Res)
Lot Use	Veterinary Clinic
Lot Area	1,155 Ac. (50,308 Sq. Ft.)
Building Footprint Area	5,764 Sq. Ft.
Building Height	35'-0" Max.
Lot Coverage	11.83% OF SITE
Floor Area Ratio	0.1183
<b>PARKING</b>	
Parking Ratio	1 space per 200 Square Feet
Required Parking	28 Spaces (Int. HC)
Proposed Parking	38 Spaces (Int. HC)
Accessible Parking Required	3 Spaces
Accessible Parking Provided	3 Spaces
Parking in Conformance of 11002	6 Spaces
Of Required Parking	
<b>LANDSCAPING</b>	
Required Interior Landscaping Area	3,331 Sq. Ft.
Interior Landscaping Area Provided	22,012 Sq. Ft.
Other Landscaping Area Within The Lot Including Storm Water Detention Area	0 Sq. Ft.
Total Landscaping Area	22,012 Sq. Ft.
<b>PERMEABLE AREA</b>	
Permeable Pavement	0 Sq. Ft.
Other Permeable Area Within The Lot Not Including Landscaping or Lot Area	0 Sq. Ft.
Total Permeable Area	0 Sq. Ft.
<b>IMPERVIOUS AREAS</b>	
Building Footprint Area	5,764 Sq. Ft.
Areas of Sidewalks, Pavement & Other Impervious Pavement	22,873 Sq. Ft.
Other Impervious Area	0 Sq. Ft.
Lot's Total Impervious Area	28,637 Sq. Ft.

**Water Meter & Sewer Schedule**

ID	Type	Size	No. Sewer	Remarks
1	Domestic	1"	1	6" Proposed
2	Irrigation	1"	1	N/A Proposed

- Notes:**
1. Handicap parking is provided in accordance w/ ADA Standards.
  2. No Floodplain Exists On The Site.
  3. Site Plan is For Informational Purposes Only. It is Not A Construction Document.



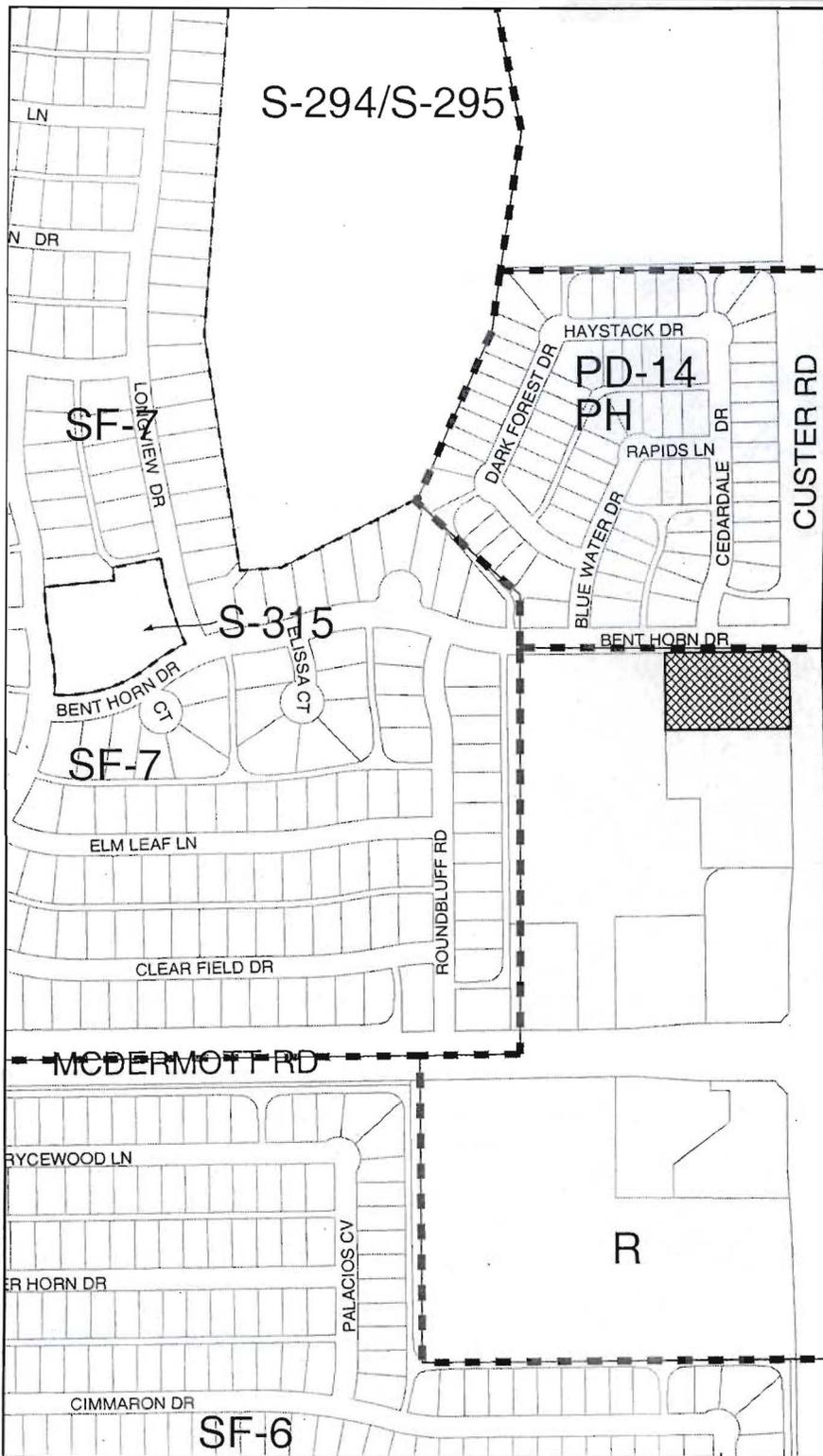
SHEET 1 OF 1  
SITE PLAN  
OF  
**McDERMOTT PAVILION ADDITION**  
LOT 6, BLOCK A - 1.155 Acres  
situated in the  
HOGAN WITT SURVEY ~ ABSTRACT 996  
PLANO, COLLIN COUNTY, TEXAS

**Owner/Applicant:**  
Dr. David Cindler  
8204 Stone Ridge Dr.  
Plano, Texas 75025  
Telephone (480) 858-2728

**Engineer/Surveyor:**  
Spiera Engineering, Inc.  
1805 Hwy. F-2121  
785 Custer Road, Suite 100  
Plano, Texas 75075  
Telephone (972) 432-0877  
Contact: John Spiera

1 Lot  
1.155 Ac.

Scale 1"=20' March 2011



CUSTER RD

CITY OF ALLEN

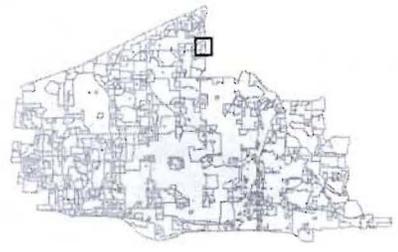
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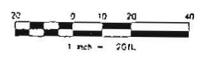
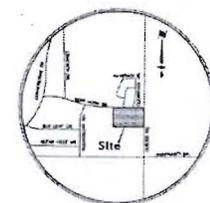
Item Submitted: PRELIMINARY PLAT

Title: McDERMOTT PAVILION ADDITION  
BLOCK A, LOT 6

Zoning: RETAIL



○ 200' Notification Buffer



**BENT HORN DR**  
(87 Public R.O.W.)

**POINT OF BEGINNING**

S 46° 27' 24" E  
56.28'

**Lot 6, Block A**  
1.155 Ac.  
82,308 S.F.  
Lot A, Block A  
McDermott Pavilion Addition  
Civ. & P.L. 108  
Good Case Properties, LLC  
104 0002200000000000  
01410001

HOGAN WIT SURVEY  
ABSTRACT NO. 500

**CUSTER RD**

Curve	Radius	Length	Delta	Chord	Chord Bearing
C1	50.00	235.02	88°04'38"	50.00	70.77 S 45°39'40" E
C2	20.00	31.42	89°48'11"	20.00	18.72 S 44°27'52" W
C3	20.00	19.68	10°30'43"	5.42	10.55 N 79°21'07" W
C4	20.00	10.70	35°48'17"	2.48	10.83 N 74°00'35" E
C5	20.00	31.41	88°04'38"	50.00	70.74 S 44°26'41" E
C6	20.00	31.41	88°04'38"	50.00	70.74 S 44°26'41" E
C7	20.00	31.42	89°48'11"	20.00	18.73 S 44°14'59" W
C8	20.00	31.41	89°48'11"	20.00	18.73 S 44°14'59" W
C9	42.50	33.62	32°32'05"	18.31	15.14 N 73°00'37" E
C10	42.50	12.88	12°03'21"	4.29	11.22 N 78°11'28" E
C11	77.50	12.88	12°03'21"	4.27	11.22 S 78°01'21" E

Line #	Length	Bearing
12	18.00	S 87° 07' 03" W
13	18.00	S 87° 07' 03" W
14	18.00	S 87° 07' 03" W
15	18.00	S 87° 07' 03" W
16	18.00	S 87° 07' 03" W
17	18.00	S 87° 07' 03" W

**BASE OF BEARINGS:**  
Basis of bearings, horizontal and vertical position derived from the Texas NORS RTK Network - Texas State Plane Coordinate System, NAD83, North Central Zone (4702). Verified with static GPS observations and an OPUS solution, NAD 83 (GCRS98) Epoch 2002.0. Vertical positions are referenced to NAVD83 using (GEOID03).

**NOTES:**  
1. Only a portion of this section by meter and hence in a section of City Ordinance use Chain-Linking Service.  
2. All is subject to Area and Zoning of utilities and building authorities.

SHEET 1 OF 2  
PRELIMINARY PLAT  
OF  
**McDERMOTT PAVILION ADDITION**  
LOT 6, BLOCK A - 1.155 Acres  
situated in the  
HOGAN WIT SURVEY ~ ABSTRACT 996  
PLANO, COLLIN COUNTY, TEXAS

**Owner/Applicant:**  
Dr. David Conover  
8204 Sand Ridge Dr.  
Plano, Texas 75075  
Telephone (469) 855-2226

**Engineer/Surveyor:**  
Spiera Engineering, Inc.  
10866, No. F-2121  
785 Custer Road, Suite 100  
Plano, Texas 75075  
Telephone (972) 422-0077  
Contact: John Spiera

1 Lot  
1.155 Ac.

Scale 1"=20' March 2011

OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF COLLIN

Being all of a tract of land described in Special Warranty Deed to Quod Cities Properties, LLC, as recorded in Instrument No. 2010127000087470, Official Public Records, Collin County, Texas and also being a 1.155 acre tract of land situated in the Hogan Witt Survey, Abstract No. 998 City of Plano, Collin County, Texas, and being all of Lot 6, Block A McDermott Pavilion Addition, an Addition to the City of Plano, Collin County, Texas, as recorded in Cabinet D, Page 124, Plat Records, Collin County, Texas and being more particularly described as follows:

**BEGINNING** of a 1/2 inch capped iron rod found at the north end of a corner ctp at the intersection of the south line of Bent Horn Drive (60' Public Right-of-Way) and the west line of Custer Road (Variable Width Public Right-of-Way) and also being the most northeasterly corner of said Lot 6;

**THENCE** South 45°32'54" East along said corner ctp, for a distance of 35.28 feet to the most easterly northeast corner of said Lot 6;

**THENCE** South 00°26'00" East along said west line of Custer Road and the east line of said Lot 6, for a distance of 151.99 feet to a "X" cut set at the common corner of said Lot 6 and the northeast corner of Lot 5R, Block A McDermott Pavilion Addition, an addition to the City of Plano as recorded in Cabinet R, Page 254, Plat Records, Collin County, Texas;

**THENCE** South 89°20'11" West departing said west line and along the common line of said Lots 5R and 6, for a distance of 285.32 feet to a 1/2 inch iron rod found at the common corner of said lots and also being in the east line of Lot 3, Block A McDermott Pavilion Addition, an addition to the City of Plano as recorded in Cabinet L, Page 996, Plat Records, Collin County, Texas;

**THENCE** North 00°51'52" West along the common line of said Lot 3 and Lot 6, for a distance of 177.00 feet to a 1/2 inch capped iron rod found for common corner of said lots and also being in said south line of Bent Horn Drive;

**THENCE** North 89°20'11" East along said south line, for a distance of 261.63 feet to the Point of Beginning and containing 94,306 square feet or 1.155 acres of land.

OWNER'S DEDICATION  
STATE OF TEXAS  
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Quod Cities Properties, LLC acting by and through their duly authorized officers, does hereby adopt this plat designating the herein above described as McDERMOTT PAVILION ADDITION - LOT 6, BLOCK A, an addition to the City of Plano, Texas, and do hereby dedicate, in fee simple, for public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for ten public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Plano. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove or keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems on said Easements. The City of Plano and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time of procuring permission from anyone.

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

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

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

Witness my hand at \_\_\_\_\_, this \_\_\_\_ day of \_\_\_\_\_, 2011.

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS

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

Given under my hand and seal of office this the \_\_\_\_ day of \_\_\_\_\_, 2011.

Notary Public in and for  
The State of Texas

SURVEYOR'S CERTIFICATE

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

FOR REVIEW PURPOSES ONLY  
Darren K. Brown  
Registration No. 5252



STATE OF TEXAS  
COUNTY OF COLLIN

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

GIVEN under my hand and seal of office, this the \_\_\_\_ day of \_\_\_\_\_, 2011.

Notary Public in and for  
The State of Texas

My Commission Expires: \_\_\_\_\_

CERTIFICATE OF APPROVAL

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2011,  
by the Planning and Zoning Commission, City of Plano, Texas.

Chairman, Planning and Zoning Commission

STATE OF TEXAS  
COUNTY OF COLLIN

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

Given under my hand and seal of office this the \_\_\_\_ day of \_\_\_\_\_, 2011.

Notary Public in and for  
The State of Texas

Secretary, Planning & Zoning Commission  
Or City Engineer

STATE OF TEXAS  
COUNTY OF COLLIN

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

Given under my hand and seal of office this the \_\_\_\_ day of \_\_\_\_\_, 2010.

Notary Public in and for  
The State of Texas

SHEET 2 OF 2  
PRELIMINARY PLAT  
OF

McDERMOTT PAVILION ADDITION

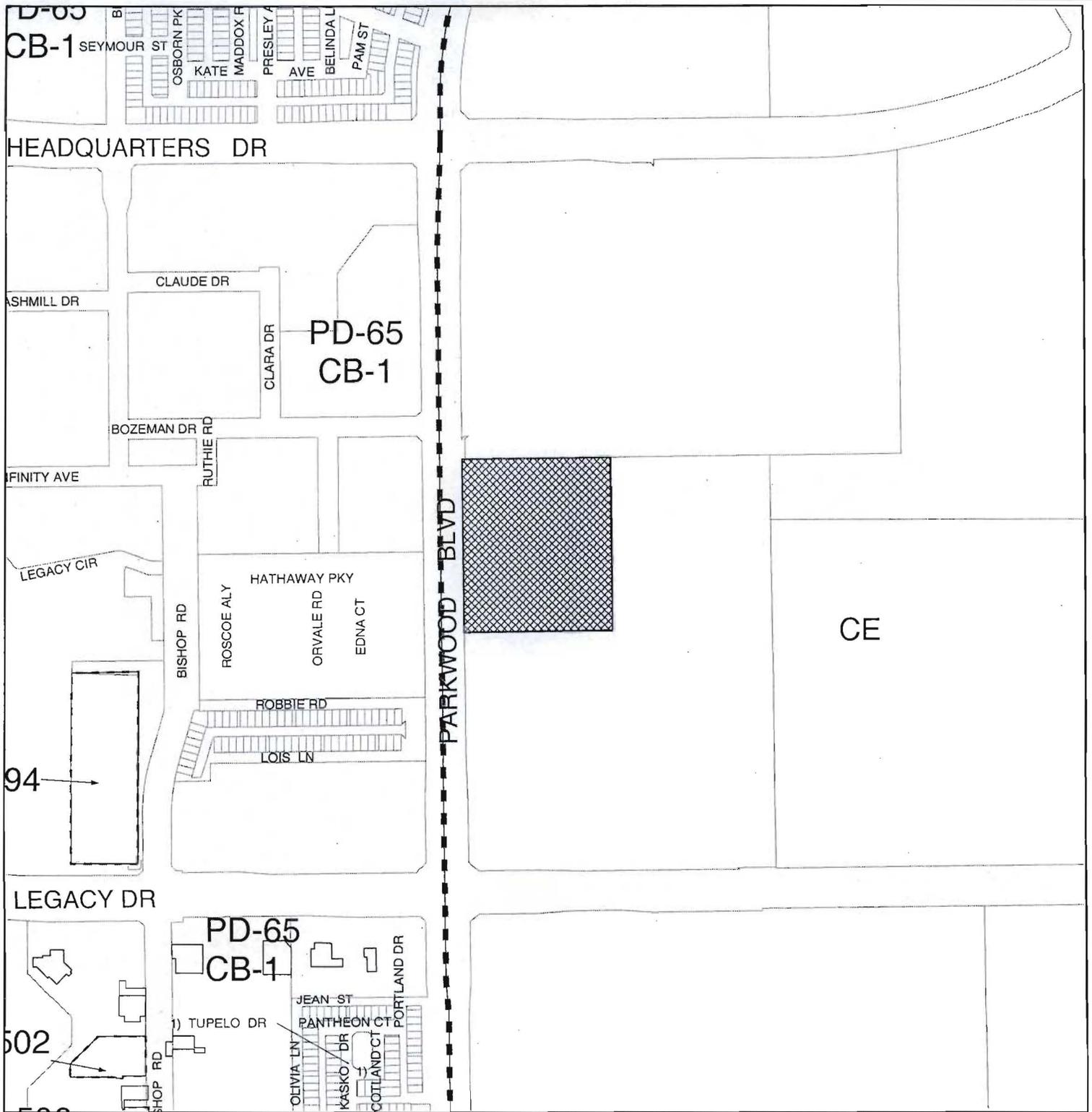
LOT 6, BLOCK A - 1.155 Acres  
situated in the  
HOGAN WITT SURVEY ~ ABSTRACT 996  
PLANO, COLLIN COUNTY, TEXAS

Owner/Applicant: Dr. David Cincelak  
8304 Sand Ridge Dr.  
Plano, Texas 75025  
Telephone (469) 855-2226

Engineer/Surveyor: Spiers Engineering, Inc.  
ITPE No. F-2121  
765 Custer Road, Suite 100  
Plano, Texas 75075  
Telephone (972) 422-0077  
Contact: John Spiers

1 Lot  
1.155 Ac.

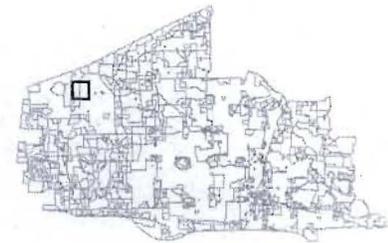
Scale 1"=20' March 2011



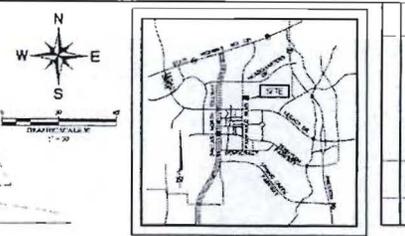
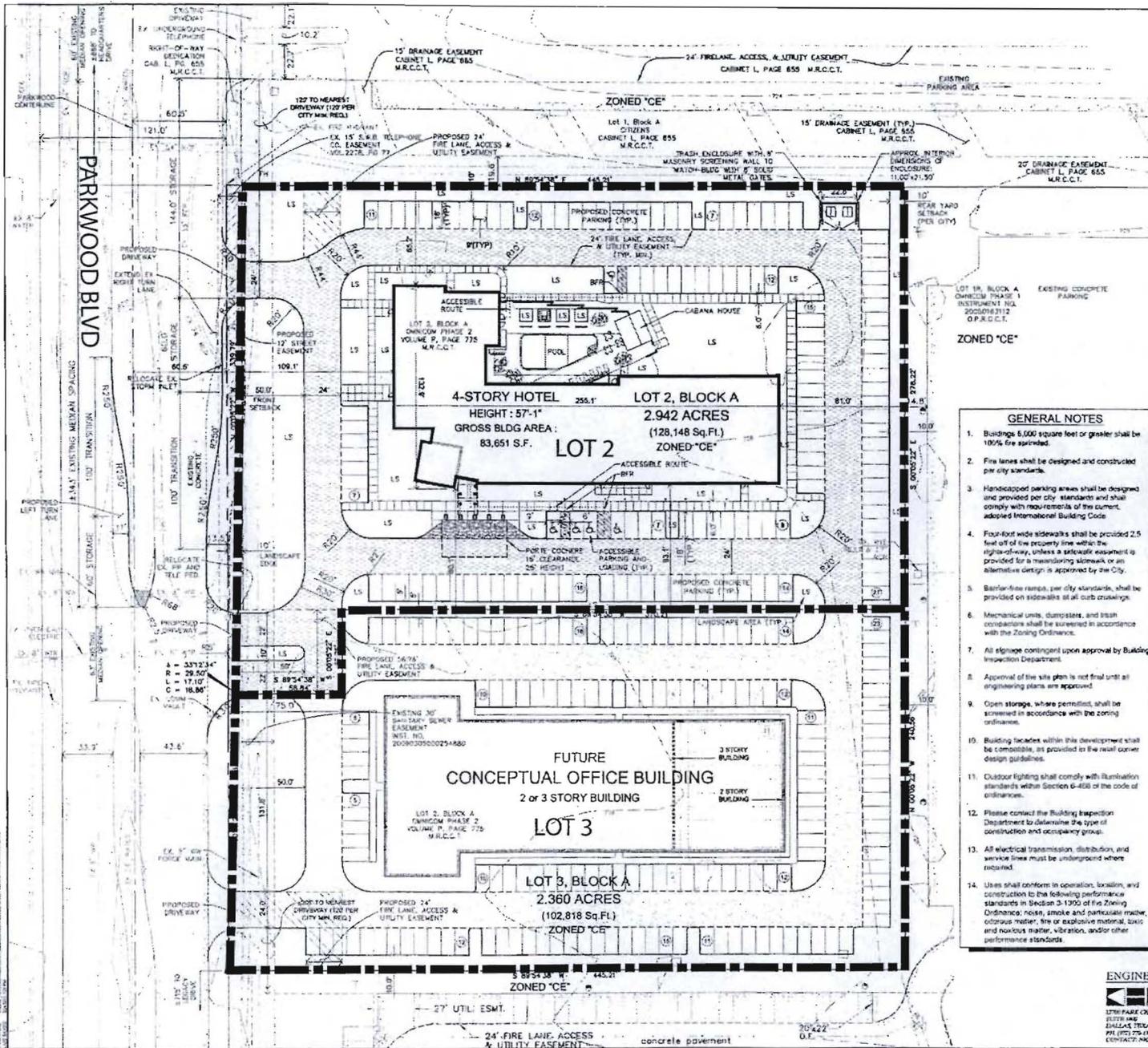
Item Submitted: PRELIMINARY SITE PLAN/CONCEPT PLAN

Title: OMNICOM, PHASE 2  
BLOCK A, LOTS 2 & 3

Zoning: COMMERCIAL EMPLOYMENT



○ 200' Notification Buffer



**Site Data Summary Table**

General Site Data	CE Commercial Employment
Original (before zoning) use	Office
Land Use (from zoning ordinance)	Office
Lot Area (square feet & acres)	20,818 (2.360)
Building Footprint Area (square feet)	21,840
Open Building Area (square feet)	81,812
Building Height (ft. max.)	57'-1"
Building Use (per zoning ordinance)	Office
Floor Area Ratio (FAR) (FAR = 1)	6.613
<b>Parking</b>	
Parking Ratio (per 1,000 sq. ft.)	2.5 Spots Per Room
Required Parking (Minimum)	120
Provided Parking (to appear)	120
Accessory Parking (to appear)	0
Acres of Parking (to appear)	0
Automobile Parking (to appear) (to appear)	0
Parking in Excess of 100% of Required Parking (to appear)	0
<b>Landscape Area (including turf area)</b>	
Landscape Area (including turf area)	2,000
Required Landscape Area (including turf area)	8.0 per 1,000 sq. ft.
Additional Interior Landscape Area (including turf area)	6,613
Other Landscape Area within the lot including Storm Water Conservation Area (square feet)	0
Other Landscape Area within the lot including Storm Water Conservation Area (square feet)	0
Permissible Area (not including landscaping or turf area)	0
Other Permissible Area within the lot including landscaping or turf area (square feet)	0
Other Permissible Area within the lot including landscaping or turf area (square feet)	0
<b>Impervious Area</b>	
Building Footprint Area (square feet)	21,840
Area of Driveways, Staircases & Other Impervious Hardways (square feet)	0
Other Impervious Area	0
Total Impervious Area (square feet)	21,840
Limit of Total Landscape Area + Total Permissible Area + Total Impervious Area (square feet) NOTE: Total must equal Lot Area	20,818
Total Impervious Area (square feet)	21,840
Less 50% Impervious Area (square feet)	10,920
Allowable Impervious Area (square feet)	10,920

**Site Data Summary Table (Lot 3, Block A)**

General Site Data	CE Commercial Employment
Original (before zoning) use	Office
Land Use (from zoning ordinance)	Office
Lot Area (square feet & acres)	20,818 (2.360)
Building Footprint Area (square feet)	0
Open Building Area (square feet)	0
Building Height (ft. max.)	0
Building Use (per zoning ordinance)	Office
Floor Area Ratio (FAR) (FAR = 1)	0

- GENERAL NOTES**
- Buildings 5,000 square feet or greater shall be 100% fire sprinkled.
  - Fire lanes shall be designed and constructed per city standards.
  - Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted International Building Code.
  - Four-foot wide sidewalks shall be provided 2.5 feet of the property line within the right-of-way, unless a sidewalk easement is provided for a manhole, utility or an alternative design is approved by the City.
  - Barrier-free ramps, per city standards, shall be provided on sidewalks at all curb crossings.
  - Mechanical units, dumpsters, and trash compactors shall be screened in accordance with the Zoning Ordinance.
  - All signage contingent upon approval by Building Inspection Department.
  - Approval of this site plan is not final until all engineering stamps are approved.
  - Open storage, where permitted, shall be screened in accordance with the zoning ordinance.
  - Building facades within this development shall be compatible, as provided to the wall corner design guidelines.
  - Outdoor lighting shall comply with illumination standards within Section 6-406 of the code of ordinances.
  - Please contact the Building Inspection Department to determine the type of construction and occupancy group.
  - All electrical transmission, distribution, and service lines must be underground where required.
  - Uses shall conform in operation, location, and construction to the following performance standards in Section 3-1905 of the Zoning Ordinance: noise, smoke and particulate matter, odorous matter, fire or explosive material, toxic and noxious matter, vibration, and/or other performance standards.

**Site Data Summary Table (Lot 3, Block A)**

General Site Data	CE Commercial Employment
Original (before zoning) use	Office
Land Use (from zoning ordinance)	Office
Lot Area (square feet & acres)	20,818 (2.360)
Building Footprint Area (square feet)	0
Open Building Area (square feet)	0
Building Height (ft. max.)	0
Building Use (per zoning ordinance)	Office
Floor Area Ratio (FAR) (FAR = 1)	0

**PRELIMINARY SITE PLAN OF OMNICON PHASE 2 LOT 2, BLOCK A AND CONCEPT PLAN OF LOT 3, BLOCK A**  
 BEING A PORTION OF A 5.302 ACRE TRACT, SITUATED IN THE SAMUEL M. BROWN SURVEY, ABSTRACT No. 108 & MARIA C. VELA SURVEY, ABSTRACT No. 9335 CITY OF PLANO, COLLIN COUNTY, TEXAS

**ENGINEER**  
 Kimley-Horn and Associates, Inc.  
 1375 PARK CENTRAL DRIVE  
 SUITE 400  
 DALLAS, TEXAS 75244  
 PHONE (972) 791-1000  
 CONTACT: MICHAEL HOFFER

**OWNER**  
 INTEREST LEGACY 2711  
 4101 LEGACY #17  
 WOODBRIDGE, TX 75062-4647  
 PHONE (972) 461-1011  
 CONTACT: MICHAEL HOFFER

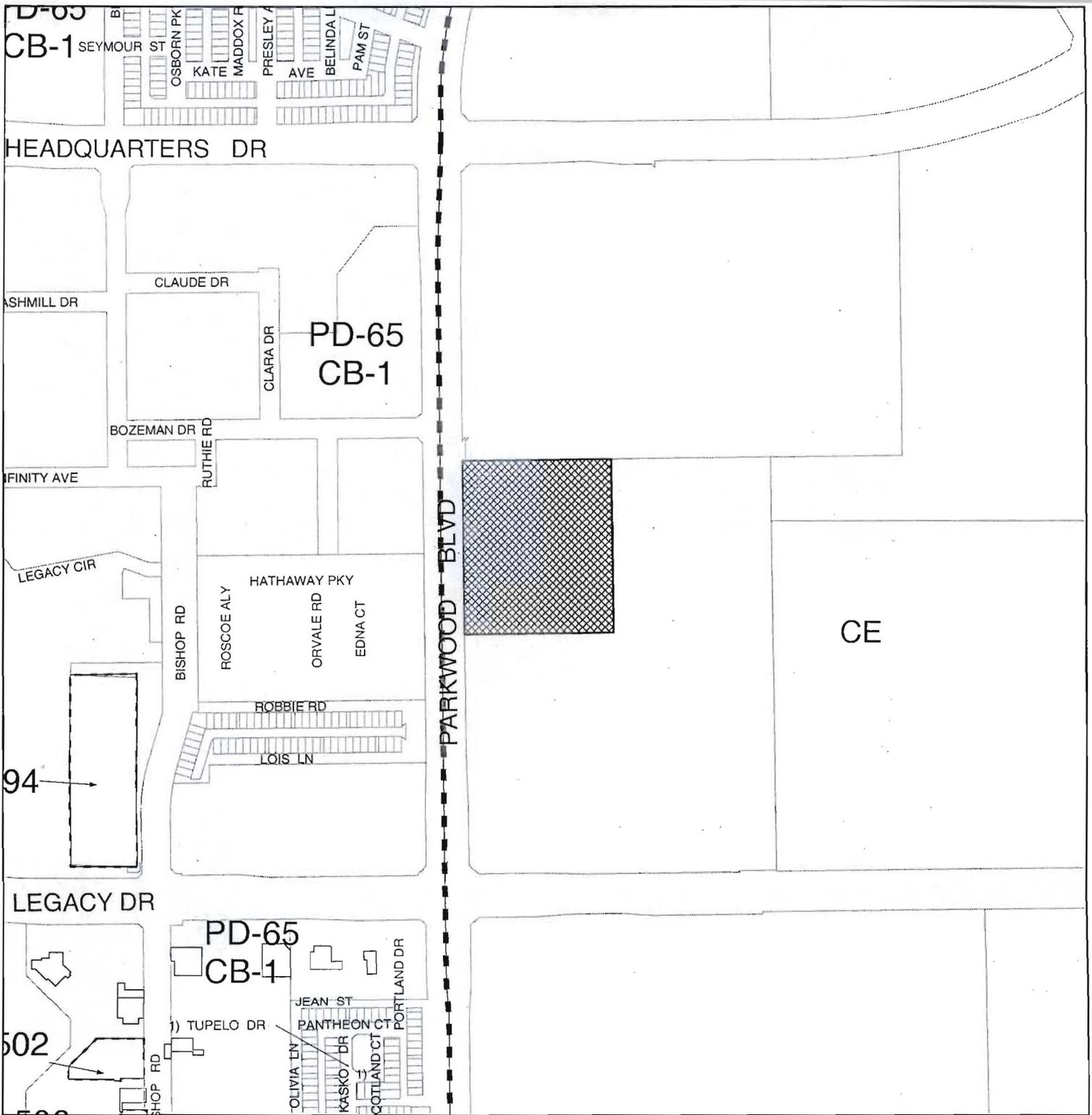
**DEVELOPER**  
 CAMBRIA SUITES  
 8711 CIRCLE HILL DRIVE, SUITE 100  
 127 NORTH CENTRAL AVENUE, #700  
 DALLAS, TEXAS 75244  
 PHONE (214) 353-8847  
 CONTACT: BOB BISHOP

**Kimley-Horn and Associates, Inc.**  
 1375 PARK CENTRAL DRIVE, SUITE 400, DALLAS, TEXAS 75244  
 PHONE (972) 791-1000  
 CONTACT: MICHAEL HOFFER

**CAMBRIA SUITES AT LEGACY PLANO, TX**

**PRELIMINARY SITE PLAN AND CONCEPT PLAN**

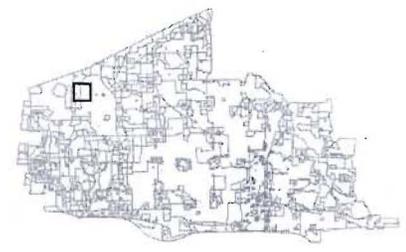
**SHEET 1**



Item Submitted: REVISED CONVEYANCE PLAT

Title: OMNICOM, PHASE 2  
BLOCK A, LOTS 2 & 3

Zoning: COMMERCIAL EMPLOYMENT



○ 200' Notification Buffer



# CITY OF PLANO

## PLANNING & ZONING COMMISSION

March 21, 2011

### Agenda Item No. 6

**Public Hearing:** Zoning Case 2011-03

**Applicant:** HSP of Texas, Inc./Medical Center of Plano

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#### **DESCRIPTION:**

Request for a Specific Use Permit for Helistop on 9.1± acres located at the southwest corner of Amelia Court and American Drive. Zoned Planned Development-137-General Office. Tabled 03/07/11.

#### **REMARKS:**

This item was tabled at the March 7, 2011, Planning & Zoning Commission meeting. It needs to be removed from the table.

The subject property is currently developed as a hospital. The requested zoning is for a Specific Use Permit (SUP) for Helistop. The purpose and intent of an SUP is to authorize and regulate 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 Zoning Ordinance defines helistop as an area of land, water, or a structural surface which is used, or intended for use, for the landing and taking off of helicopters, and any appurtenant areas which are used, or intended for use for helistop. No refueling, maintenance, repairs, or storage of helicopters is permitted.

The current zoning is Planned Development-137-General Office (PD-137-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. A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions.

To the south is the existing hospital property, which is zoned Planned Development-129-General Office with Specific Use Permit #105 for Hospital (PD-129-O-2 w/SUP-#105). To the west is an existing medical office development also zoned PD-137-O-2. To the north, across American Drive is a long-term care facility zoned O-2 and additional vacant land zoned Neighborhood Office (O-1). To the east is a single-family development zoned Planned Development-136-Patio Home (PD-136-PH) and two

multifamily developments (of which one is a condominium arrangement) zoned Planned Development-22-Multifamily Residence-2 (PD-22-MF-2).

**PROPOSED REQUEST:**

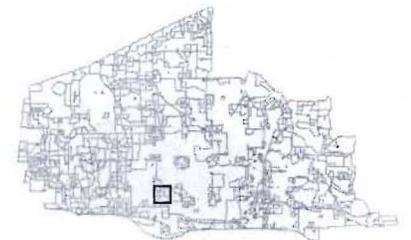
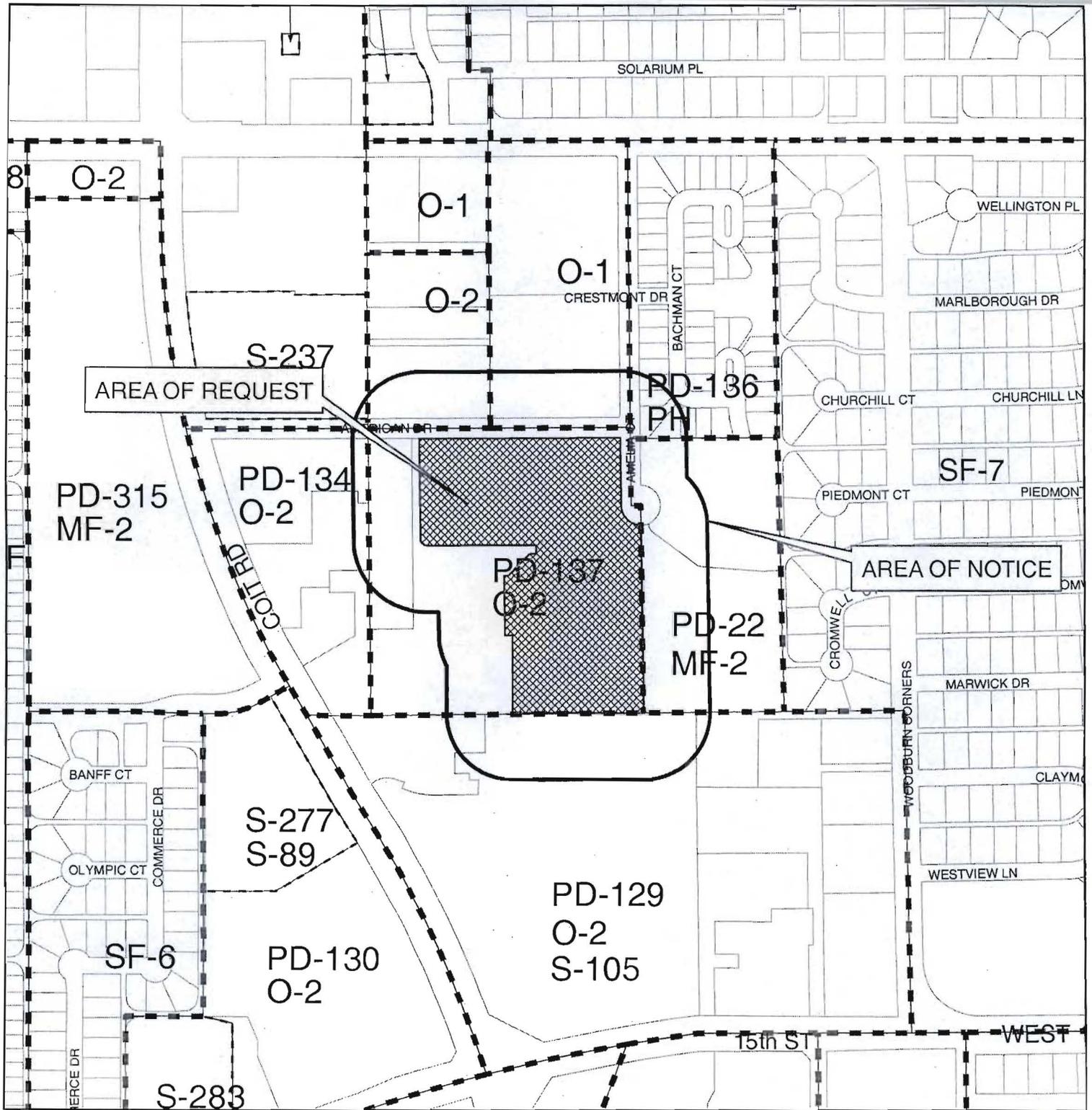
The applicant is proposing to add a helistop adjacent to an existing helistop on the north side of the hospital building. Periodically, the hospital receives requests to accommodate emergency services from two separate helicopters at the same time. Currently, when this situation arises, the hospital clears off a landing area in its parking lot to accommodate the arrival of a second helicopter. The proposed helistop would allow the hospital to accommodate two helicopters at the same time without having to clear a landing area in its existing parking lot.

The hospital property is currently split into two different zoning classifications. The southern portion, which includes the entirety of the hospital building, is zoned PD-129-O-2 w/SUP-#105. PD-129 allows helistops by right in conjunction with the hospital use. The portion of the lot that includes the existing helistop and the proposed location for the second helistop is within PD-137-O-2 which allows helistops by SUP only. The existing helistop was constructed without obtaining approval of an SUP. The area of this request encompasses only the northern portion of the hospital property zoned PD-137-O-2. If approved, the SUP will bring the existing helistop into compliance with existing zoning regulations, and allow the addition of the proposed helistop.

Subsection 3.106 (Heliports, Helistops, and Airports) of the Zoning Ordinance requires helistops to meet certain setbacks from residential zoning; however, these provisions do not apply to helistops operated in conjunction with hospitals for medical emergency flight purposes. Staff believes that the approval of the SUP is appropriate since it is common for regional hospitals to have helistops associated with emergency operations. There are two other regional hospitals within Plano that also have helistops associated with their emergency operations. The second helistop will provide a permanent facility in lieu of the hospital temporarily using the existing parking lot.

**RECOMMENDATION:**

Recommended for approval.



Zoning Case #: 2011-03

Existing Zoning: PLANNED DEVELOPMENT-137-GENERAL OFFICE



○ 200' Notification Buffer





# The Medical Center of Plano

3901 West 15th Street | Plano, Texas 75075-7738  
[themedicalcenterofplano.com](http://themedicalcenterofplano.com)

March 8, 2011

The Planning & Zoning Commission (P&Z)  
of the City of Plano  
Planning Department  
Eric Hill, Planner  
P.O. Box 860358  
Plano, TX 75086-0358

RE: Zoning Case 2011-03

Dear Mr. Hill;

In preparation of the upcoming public hearing on this case at the Planning & Zoning Commission meeting on March 21, 2011, The Medical Center of Plano respectfully submits the following information in an effort to provide the rationale behind the need for a second helipad:

**What:** The request for a proposed zoning change is to add a second designated helipad. One designated helipad currently exists.

**Why:** The reason to add a second designated helipad is one of safety. There have been four (4) occasions over the past two years, when more than one helicopter needed to land at one time. Without a designated helipad, the process for a second helicopter landing is that a portion of the current surface parking lot is blocked off by orange cones and monitored by security. A dedicated second helipad is the preferred method to ensure safety of the transported patient, transportation team and hospital personnel working on the ground. The safety benefits of a second designated helipad are many and include – appropriate wind indications, a landing surface that is clear and free of any debris, a clearly designated and sectioned off landing area that is free from pedestrian and automobile traffic at all times.

**Where:** The location for the second helipad proposed by the engineering firm initially was to be located to the left of the current emergency room placing it in close proximity to the surrounding home-owners. The Medical Center of Plano requested that the engineers instead find a solution to locate the second helipad immediately adjacent to the current helipad which is considerably further away from the surrounding homes.

Confusion: I have heard that someone indicated the reason for the second helipad was for the hospital's Trauma program. The addition of a second helipad is not a requirement, nor a result of the hospital changing its status from a Level 3 to a Level 2 Trauma Center. Although certified as a Level 3 Trauma Center, the hospital has been "acting" as a Level 2 Trauma Center since 2009. The American College of Surgeons, Committee on Trauma is the preferred verification committee to develop and implement meaningful programs for trauma care in local, regional and international arenas. These verified programs must include education, professional development, standards of care, and assessment of outcomes. The preferred method includes "acting" as a Level 2 Trauma program for two years prior to site inspection.

Helicopter Landings: The number of helicopter transportations has historically remained pretty consistent between 2003 and 2007. In 2008, an unusually low number of flights were recorded at only 18. The increase has occurred over the past 2 years in 2009 and 2010 with flights at 90 and 107 respectively.

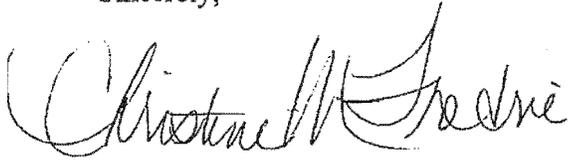
2003	36 flights	
2004	55 flights	slight increase by 19
2005	39 flights	slight decrease by 16
2006	57 flights	slight increase by 18
2007	67 flights	slight increase by 10 – overall 2003 to 2007 pretty consistent
2008	18 flights	unusually low volume
2009	90 flights	increase related to Stroke & Trauma
2010	107 flights	slight increase by 17 (regained consistent level)

Why the Increase: The increase in Helicopter flights corresponds directly with the development and implementation of a Comprehensive Stroke Program at the hospital. With the combination of special equipment and the recruitment of an endovascular neurologist and dedicated neuro-team, a comprehensive stroke program has been implemented at The Medical Center of Plano. Patients suffering a stroke typically have a 4-hour window to get to a facility, undergo testing and receive treatment. At The Medical Center of Plano this window is now expanded to 12-hours. This is the difference between a Comprehensive Stroke Center and a regular stroke program. The increase in helicopter transportations has occurred as a result of this advanced service line with patients arriving from as far away as Southern Oklahoma to The Medical Center of Plano.

Future Volume of Helicopter flights: The number of helicopter transports is not anticipated to increase significantly and instead will follow normal growth trends. The growth related to both a Comprehensive Stroke Program combined with the facility "acting" as a Level 2 Trauma program have already occurred in 2009 and 2010. The future of helicopter transports is expected to remain relatively consistent as was the case in years past and evidenced by the historical data.

Thank you in advance for the opportunity to clarify the details regarding this request. I am happy to meet with you and/or residents to discuss any concerns, and will be available at the meeting on the 21<sup>st</sup>.

Sincerely,

A handwritten signature in cursive script that reads "Christine M. Fredric". The signature is written in black ink and is positioned below the word "Sincerely,".

Christine M. Fredric, Vice President

REPLY FORM

RECEIVED

FEB 15 2011

PLANNING DEPT.

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

Dear Commissioners:

This letter is regarding Zoning Case 2011-03. The property is on 9.1± acres located at the southwest corner of American Drive and Amelia Court. The current zoning is Planned Development-137-General Office (PD-137-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. A Planned Development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions. The requested zoning is for a Specific Use Permit (SUP) for Helistop. A helistop is an area of land, water, or a structural surface which is used, or intended for use, for the landing and taking off of helicopters, and any appurtenant areas which are used, or intended for use for helistop. No refueling, maintenance, repairs, or storage of helicopters is permitted.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2011-03.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2011-03.

This item will be heard on **March 7, 2011, 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.

I am strongly opposed due to sound concerns.

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

FRED SUTTON

Name (Please Print)

[Signature]

Signature

1512 DANVAC AVE

Address PLANO, TX 75075

Date

2/12/11

EH

RECEIVED  
FEB 16 2011  
PLANNING DEPT.

REPLY FORM

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

Dear Commissioners:

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

Duane Whitlow  
Name (Please Print)  
1208 Delmonte Circle  
Plano TX 75075  
Address

[Signature]  
Signature  
2-14-11  
Date

EH

RECEIVED  
FEB 22 2011  
PLANNING DEPT

REPLY FORM

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

Dear Commissioners:

This letter is regarding Zoning Case 2011-03. The property is on 9.1± acres located at the southwest corner of American Drive and Amelia Court. The current zoning is Planned Development-137-General Office (PD-137-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. A Planned Development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions. The requested zoning is for a Specific Use Permit (SUP) for Helistop. A helistop is an area of land, water, or a structural surface which is used, or intended for use, for the landing and taking off of helicopters, and any appurtenant areas which are used, or intended for use for helistop. No refueling, maintenance, repairs, or storage of helicopters is permitted.

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

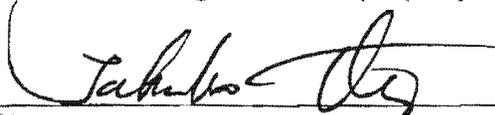
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I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2011-03.

This item will be heard on **March 7, 2011, 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.

TAKAKO OTSUJI  
Name (Please Print)

  
Signature

1700 Amelia Ct. #116  
Address PLANO, TX 75075

2-18-11  
Date

EH

RECEIVED  
FEB 23 2011  
PLANNING DEPT

REPLY FORM

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

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- I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2011-03.

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*This would be disruptive to the residents who live in very close proximity to the proposed helistop.*

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

Vincent Ferrari  
Name (Please Print)

Vincent Ferrari  
Signature

4316 MAIZE DR. PLANO TX 75093  
Address  
*for 1700 Amelia CT #117*  
EH *Plano TX 75093*

Feb 16, 2011  
Date

Chialastri  
2032 Maitland  
Plano, TX 75025

REPLY FORM

RECEIVED  
MAR 02 2011  
PLANNING DEPT

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

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Janet Chialastri  
Name (Please Print)

Janet Chialastri  
Signature

1700 Amelia Ct. # 321  
Address PLANO, TX 75075

3/1/11  
Date

EH

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

RECEIVED  
MAR 03 2011  
PLANNING DEPT.

REPLY FORM

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

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*It makes a lot of noises ~~instead of~~ especially during the midnight. It woke up my children. This is the residential area*

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

Lichiao YANG  
Name (Please Print)

[Signature]  
Signature

1700 Amelia Ct, #624  
Address  
Plano TX 75075

2/28/11  
Date

EH

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

## Cont'd of comments

In addition, there are school bus stops from the school during the school year. I think it will not be safe for the children who are waiting for the school bus.

FEB 24 2011  
PLANNING DEPT

REPLY FORM

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

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*If this change is approved the helicopters will literally fly in and out of my bedroom, this will affect my health and real estate prices.*

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

LYUDMILA KALMYKOVA  
Name (Please Print)

L Kalmy  
Signature

1700 AMELIA CT. # 722  
Address

2/21/11  
Date

EH

MAR 08 2011  
PLANNING DEPT.

REPLY FORM

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

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I AM CONCERNED ABOUT NOISE  
POLLUTION IN A NOW, QUIET RESIDENTIAL AREA.

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

ANITA CEC.  
Name (Please Print)

Anita CEC  
Signature

1700 AMELIA CT. #616  
Address

03-05-2011  
Date

PLANO, TX 75075 #616/ CONDO OWNER  
EH

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

RECEIVED

MAR 09 2011

REPLY FORM

PLANNING DEPT.

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

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*The helicopters will fly day and night literally in my bedroom. If they disrupt my sleep I can't perform. It will also decrease value of the property.*

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

LYUDMILA KALMYKOV  
Name (Please Print)

*LK*  
Signature

1700 AMELIA Ct. # 722  
Address

03/08/11  
Date

EH

**SEE BACK OF PAGE FOR REQUIRED SIGNATURES**

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

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*School Bus at that corner -  
A not too many people & Home  
OWNERS - plus children - Nursing Home - etc - So many - So many -*

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

*Jimmie K. Apple*  
Jimmie K. Apple  
Name (Please Print)

*Jimmie K. Apple*  
Jimmie K. Apple  
Signature

1700 Amelia Ct. #216 - Plano, TX      3-11-11      -3-11-11  
Address      75075-6116 Date

EH

**SEE BACK OF PAGE FOR REQUIRED SIGNATURES**

REPLY FORM

RECEIVED  
MAR 15 2011  
PLANNING DEPT

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

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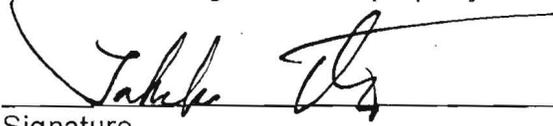
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TAKAKO OTSUJI

Name (Please Print)

  
Signature

1700 Amelia Ct. #116  
Address PLANO, TX 75075

3-10-11  
Date

EH

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

CITY OF PLANO  
PLANNING & ZONING COMMISSION

March 21, 2011

**Agenda Item No. 7**

**Public Hearing:** Zoning Case 2011-04

**Applicant:** USL Frisco II, LLC

---

**DESCRIPTION:**

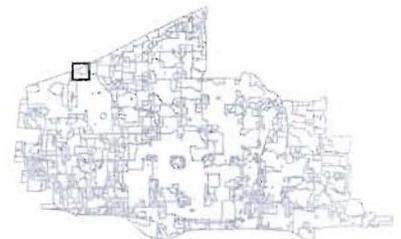
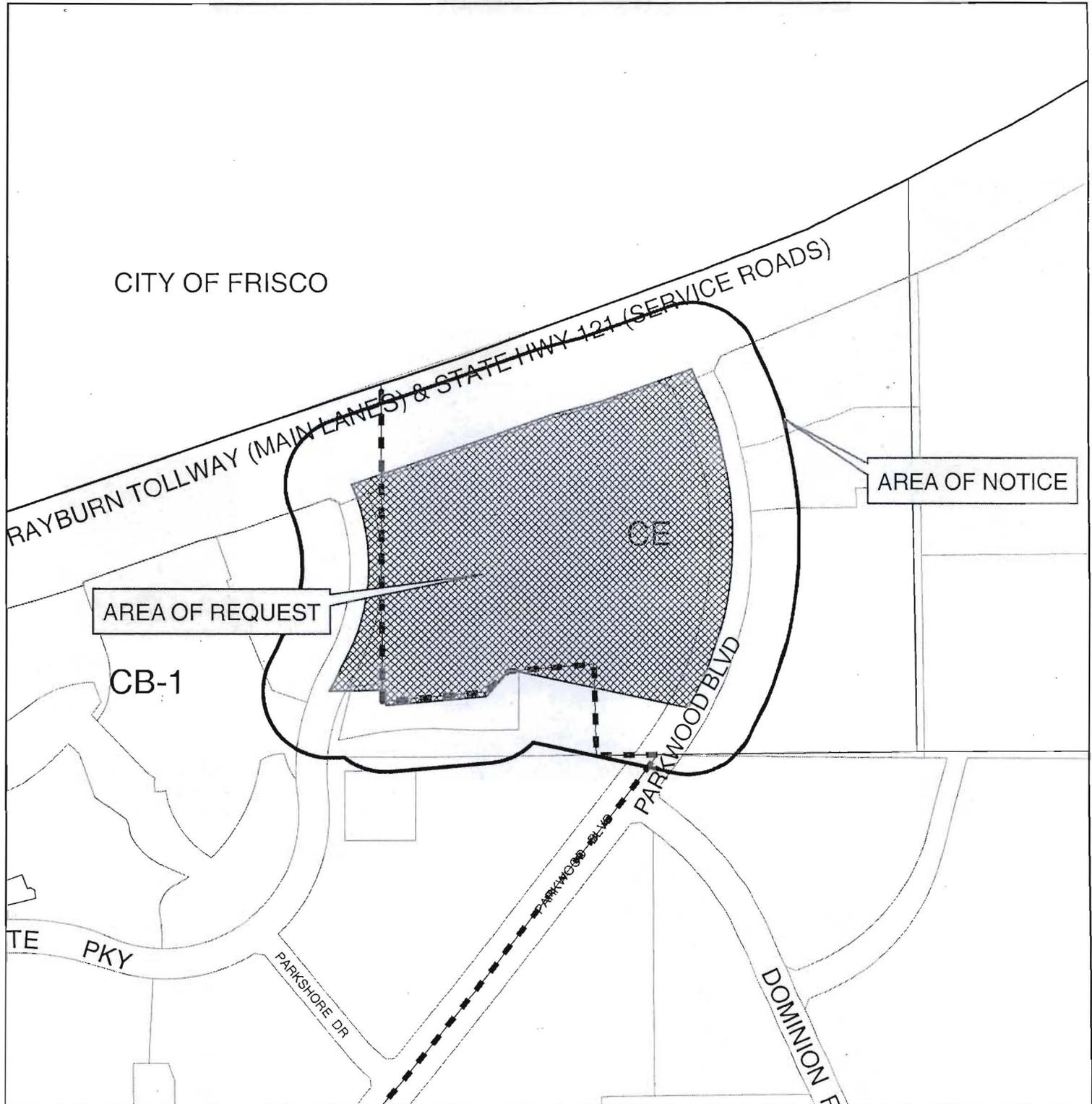
Request to rezone 20.3± acres located at the southwest corner of State Highway 121 and Parkwood Boulevard from Commercial Employment and Central Business-1 to Planned Development-Commercial Employment. Zoned Commercial Employment & Central Business-1/State Highway 121 Overlay District.

**REMARKS:**

Per the attached letter, the applicant is requesting that this item be tabled to the Planning & Zoning Commission's April 4, 2011, meeting in order to allow them additional time to work through outstanding issues pertaining to the application.

**RECOMMENDATION:**

Recommended that the Planning & Zoning Commission accept the applicant's request to table Zoning Case 2011-04 to the April 4, 2011, Planning & Zoning Commission meeting.



Zoning Case #: 2011-04

Existing Zoning: COMMERCIAL EMPLOYMENT & CENTRAL BUSINESS-1/  
STATE HIGHWAY 121 OVERLAY DISTRICT



○ 200' Notification Buffer

**Baldwin**  
Associates

March 16, 2011

City of Plano  
Planning Department  
Attention Bester Munyaradzi

Re: ZC-2011-04 – Parkwood Villages

Dear Ms. Bester Munyaradzi,

We are requesting zoning case 2011-04 be held over until the next Planning and Zoning meeting. We are a few days away from having all the information required to move forward at this time.

We appreciate your consideration in this matter and apologize for any imposition of our request.

If you have any questions please let me know. You can contact me at 214-824-7949 or by email [rob@baldwinplanning.com](mailto:rob@baldwinplanning.com).

Best Regards,



Robert Baldwin

CITY OF PLANO  
PLANNING & ZONING COMMISSION

March 21, 2011

**Agenda Item No. 8**

**Public Hearing - Replat:** Custer Road Veterinary Addition, Block A, Lot 1R

**Applicant:** Custer Parker LLC

---

**DESCRIPTION:**

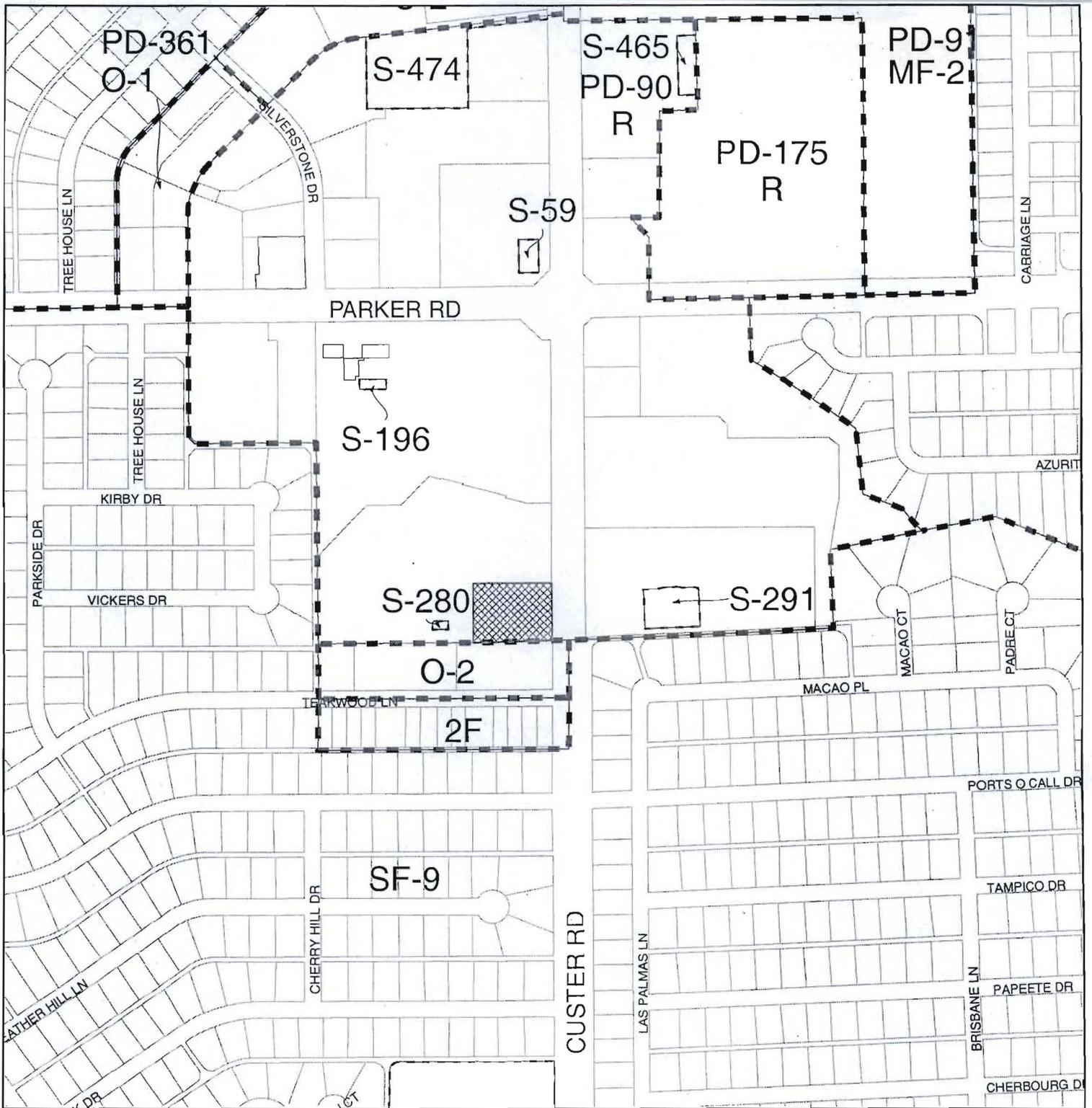
Car wash on one lot on 1.0± acre located on the west side of Custer Road, 800± feet south of Parker Road. Zoned Planned Development-90-Retail. Neighborhood #45.

**REMARKS:**

The purpose of the replat is to abandon a building setback line and dedicate easements necessary for completing the development of the property as a car wash.

**RECOMMENDATION:**

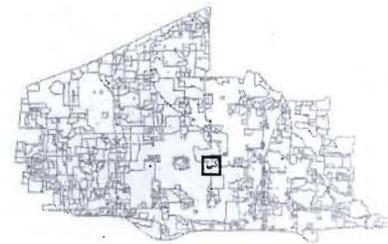
Recommended for approval as submitted.



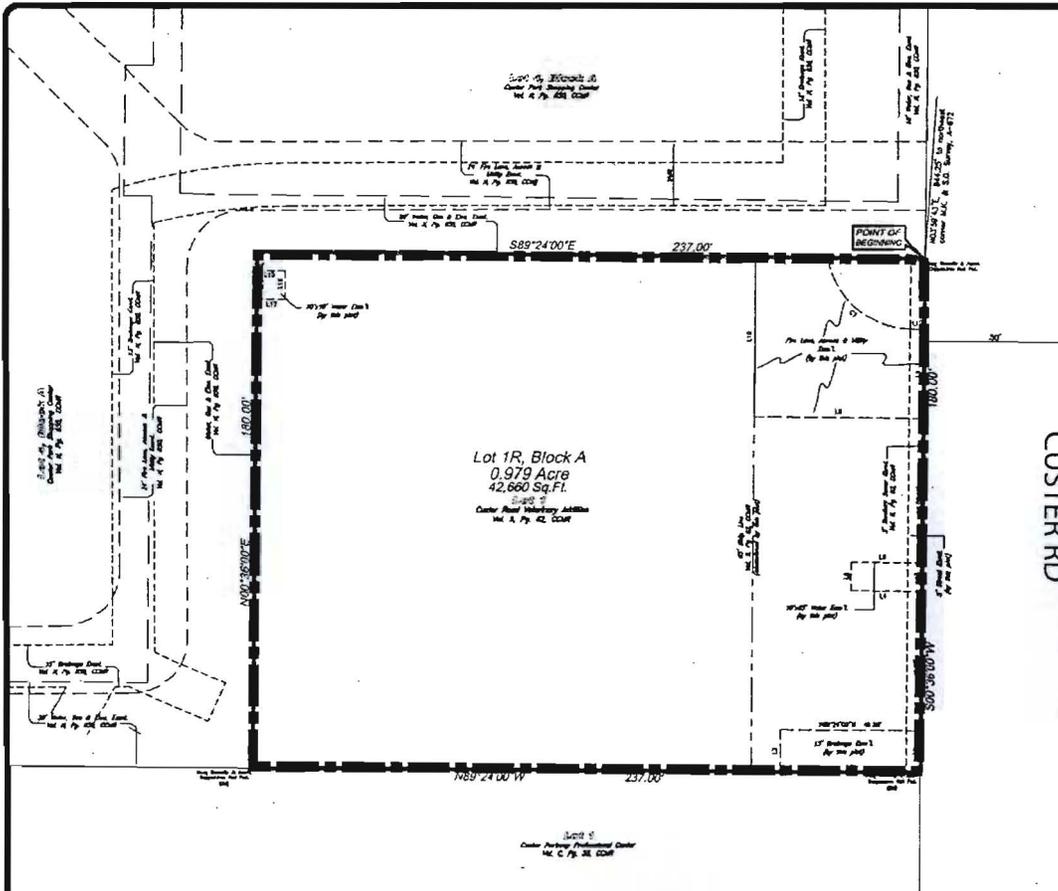
Item Submitted: REPLAT

Title: CUSTER ROAD VETERINARY ADDITION  
BLOCK A, LOT 1R

Zoning: PLANNED DEVELOPMENT-90-RETAIL



○ 200' Notification Buffer



Lot 1R, Block A  
0.979 Acre  
42,660 Sq.Ft.  
Custer Road Veterinary Addition  
Mc. C. P. 22, 2008

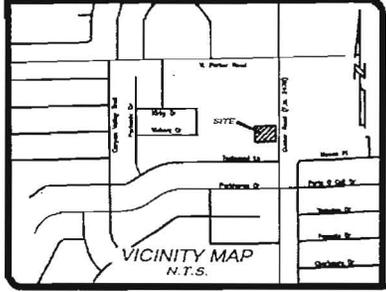
Easement Line Table

LINE	BEARING	DISTANCE
1	S 89° 24' 00" E	237.00'
2	S 00° 00' 00" E	180.00'
3	S 00° 00' 00" E	180.00'
4	S 00° 00' 00" E	180.00'
5	S 00° 00' 00" E	180.00'
6	S 00° 00' 00" E	180.00'
7	S 00° 00' 00" E	180.00'
8	S 00° 00' 00" E	180.00'
9	S 00° 00' 00" E	180.00'
10	S 00° 00' 00" E	180.00'
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12	S 00° 00' 00" E	180.00'
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96	S 00° 00' 00" E	180.00'
97	S 00° 00' 00" E	180.00'
98	S 00° 00' 00" E	180.00'
99	S 00° 00' 00" E	180.00'
100	S 00° 00' 00" E	180.00'

Easement Curve Table

LINE	BEARING	DISTANCE	CHORD BEARING	CHORD DISTANCE
1	S 89° 24' 00" E	237.00'	S 89° 24' 00" E	237.00'
2	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
3	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
4	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
5	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
6	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
7	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
8	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
9	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
10	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
11	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
12	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
13	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
14	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
15	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
16	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
17	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
18	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
19	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
20	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
21	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
22	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
23	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
24	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
25	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
26	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
27	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
28	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
29	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
30	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
31	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
32	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
33	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
34	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
35	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
36	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
37	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
38	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
39	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
40	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
41	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
42	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
43	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
44	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
45	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
46	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
47	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
48	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
49	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
50	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
51	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
52	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
53	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
54	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
55	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
56	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
57	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
58	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
59	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
60	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
61	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
62	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
63	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
64	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
65	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
66	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
67	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
68	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
69	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
70	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
71	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
72	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
73	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
74	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
75	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
76	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
77	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
78	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
79	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
80	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
81	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
82	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
83	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
84	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
85	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
86	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
87	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
88	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
89	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
90	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
91	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
92	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
93	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
94	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
95	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
96	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
97	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
98	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
99	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'
100	S 00° 00' 00" E	180.00'	S 00° 00' 00" E	180.00'

NOTES: 1) NOTICE: SELLING A PORTION OF THIS ACOTION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHOLDING OF UTILITIES AND BUILDING CERTIFICATES; 2) Survey bearing per Custer Road Veterinary Addition as recorded in Volume 9, Page 82 of the Collin County Map Records; 3) CUI is a controlling measurement (4) the part of the subject property lies within a Special Flood Hazard Area bounded by 100-year flood per State Number 400000000 of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and incorporated herein dated June 2, 2008. (State 3)



**ORDER, RESTRICTION AND ACKNOWLEDGMENT**

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, Quarter Quarter 224 is the corner of a tract of land situated in the State of Texas, County of Collin and City of Plano, being part of the Mary Katherine & Sally Owens Survey, Abstract No. 672, being all of Lot 1 of Custer Road Veterinary Addition, an addition to the City of Plano as recorded in Volume 9, Page 82 of the Collin County Map Records with said premises being more particularly described as follows:

BEFOREME at a Doug Connolly & Associates appraiser not found in the west right-of-way line of Custer Road (P.M. 2478 - 107' R.L.R.) marking the northeast corner of Lot 1, said premises and the most westerly southeast corner of Lot 4, Block A, of First District of Custer Park Shopping Center, an addition to the City of Plano as recorded in Volume 9, Page 82 of the Collin County Map Records;

THENCE with the west right-of-way line of Custer Road (P.M. 2478), the east line of said Lot 1 and said premises, South 02°34'00" West, 180.00 feet to a Doug Connolly & Associates appraiser not found marking the southeast corner of said Lot 1, said premises and the northeast corner of Lot 1 of Custer Parkway Professional Center, an addition to the City of Plano as recorded in Volume 9, Page 82 of the Collin County Map Records;

THENCE with the north line of said Lot 1, said premises and the north line of Lot 1 of Custer Parkway Professional Center, North 89°24'00" West, 237.00 feet to a Doug Connolly & Associates appraiser not found marking the southeast corner of Lot 1, said premises and the most southerly southeast corner of the aforementioned Lot 1;

THENCE with the west line of said Lot 1, said premises and an east line of said Lot 4, North 00°00'00" East, 180.00

CITY OF PLANO

PLANNING & ZONING COMMISSION

March 21, 2011

**Agenda No. 9**

**Request to Call Public Hearing**

**Applicant:** Texas Turf Solutions

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**DESCRIPTION:**

Request to call a public hearing to consider amendments to the landscaping regulations within the Zoning Ordinance in order to allow for artificial grass products for nonresidential properties.

**REMARKS:**

Staff has received a request to consider amending the landscaping regulations in order to allow artificial grass products to be used for nonresidential properties. Currently, Subsection 3. (Landscape Maintenance Requirements) of Section 3.1200 (Landscaping Requirements) of the Zoning Ordinance requires all plant materials to be maintained in a healthy and growing condition for nonresidential properties; residential properties are exempt from this requirement.

Staff believes that it is appropriate to periodically review standards and procedures of the Zoning Ordinance. If the Planning & Zoning Commission believes that it may be appropriate to allow artificial grass products for nonresidential properties within the city, then a public hearing should be called to consider amendments to Section 3.1200 (Landscaping Requirements) of the Zoning Ordinance.

**RECOMMENDATION:**

Recommended that a public hearing be called if the Planning & Zoning Commission agrees that this request should be considered.

# TEXAS TURF SOLUTIONS

RECEIVED  
MAR 15 2011  
PLANNING DEPT.



Phyllis Gerald  
City of Plano

To Whom It May Concern:

Texas Turf Solutions would like to be placed on the list for the hearing to be held March 21<sup>st</sup> to see about allowing our artificial grass products to be installed in Plano for commercial applications. We believe we have a comparable solution to 'real' landscaping that is an environmentally friendly product through our exclusive manufacturing process.

Thank you for your time and please let me know if there is anything else you need from me.

Scott Armstrong - Owner

A handwritten signature in black ink that reads "Scott Armstrong". The signature is fluid and cursive, with the first name "Scott" being particularly prominent.

Texas Turf Solutions  
SynLawn Solutions  
469.432.4230

[www.texasturfsolutions.com](http://www.texasturfsolutions.com)

[www.synlawnsolutions.com](http://www.synlawnsolutions.com)