

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

February 7, 2005

ITEM NO.	EXPLANATION	ACTION TAKEN
1	<p>6:30 p.m. - Dinner - Planning Conference Room 2E</p> <p>7:00 p.m. - Regular Meeting - Council Chambers</p> <p>The Planning & Zoning Commission may convene into Executive Session pursuant to Section 55.071 of the Texas Government Code to consult with its attorney regarding posted items in the regular meeting.</p> <p>Call to Order/Pledge of Allegiance</p>	
2	Approval of Agenda as Presented	
3	Approval of Minutes - January 18, 2005, Pre-Meeting and Regular Meeting Minutes	
4	<p>General Discussion: The Planning & Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning & Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning & Zoning Commission authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.</p>	
5a TE	<p><u>CONSENT AGENDA</u></p> <p>Concept Plan: Brodsky/Ziff, Tracts 1-7 - A future office, bank, and restaurant development on 37.7± acres located on the southwest corner of Spring Creek Parkway and Dallas North Tollway. Zoned Regional Employment. Neighborhood #26. Applicant: Darla C. Brodsky Irrevocable Trust & Ziff Associates</p>	

<p>5b TE</p>	<p>Preliminary Plat: The Canal on Preston, Block A, Lot 4 - A general office building on one lot on 3.4± acres located on the northwest corner of Angels Drive and Towne Square Drive. Zoned Planned Development-20-Mixed Use. Neighborhood #1. Applicant: SCI Town Center Partners, L.P.</p>
<p>5c CHL</p>	<p>Conveyance Plat: Coit/Ridgeview Apartments, Block 1, Lots 1 & 2 - Two conveyance lots and right-of-way dedication on 34.0± acres located on the northeast corner of Coit Road and Ridgeview Drive. Zoned Planned Development-46-Multifamily Residence-2. Neighborhood #2. Applicant: UDR Texas Properties, L.P.</p>
<p>5d CHL</p>	<p>Conveyance Plat: The Shops at Legacy Town Center (North), Phase 1, Block A, Lots 1 & 2 - Two conveyance lots on 8.8± acres located on the northwest corner of Legacy Drive and Parkwood Boulevard. Zoned Planned Development-65-Central Business-1. Neighborhood #8. Applicant: EDS Information Services</p>
<p>5e CHL</p>	<p>Preliminary Plat: The Shops at Legacy Town Center (North), Phase 1, Block A, Lot 1 - A mixed-use development with retail, restaurant, office, parking structure, and a bank with drive-through lanes located on the northwest corner of Legacy Drive and Parkwood Boulevard. Zoned Planned Development-65-Central Business-1. Neighborhood #8. Applicant: EDS Information Services</p>
<p>5f CHL</p>	<p>Revised Conveyance Plat: Fairview Central Park Addition, Block A, Lots 7 & 8 - Two conveyance lots on 3.7± acres located east of Premier Drive, 1,400± feet north of Ruisseau Drive. Zoned Corridor Commercial. Neighborhood #36. Applicant: Moore Plaza Partners, Limited Partnership</p>
<p>5g BT</p>	<p>Conveyance Plan: McDermott Square, Block A, Lot 1-6 - A retail shopping center with a restaurant, bank with drive-through lanes, and a convenience store with gasoline pumps on six lots on 14.7± acres located on the northeast corner of Independence Parkway and McDermott Road. Zoned Planned Development-400-Retail (PD-400-R). Neighborhood #3. Applicant: Raed Maso, Maso Properties, Ltd.</p>
<p><u>END OF CONSENT AGENDA</u></p>	
<p><u>PUBLIC HEARINGS</u></p>	
<p>6 TE</p>	<p>Public Hearing: Zoning Case 2004-55 - Request to amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses) and related sections of the Zoning Ordinance to permit Animal Exhibition and/or Stable uses in the Agricultural district with approval of a specific use permit. Applicant: City of Plano</p>

<p>7A TE</p>	<p>Public Hearing: Zoning Case 2004-57 - The request proposes to expand the area of Planned Development-138-Retail/General Office from 21.1± acres to 30.5± acres by rezoning portions of Planned Development-350-Retail/General Office and Planned Development-402-Retail/General Office. The property is located on the south side of Plano Parkway, west of Ohio Drive, east of Allied Drive, and north and south of Alliance Boulevard. Zoned Planned Development-138-Retail/General Office (PD-138-R/O-2) with Specific Use Permit #164 for Outdoor Commercial Amusement facility, Planned Development-350-Retail/General Office (PD-350-R/O-2), and Planned Development-402-Retail/General Office (PD-402-R/O-2). Neighborhood #55. Applicant: Healthcare Realty Trust, Inc.</p>	
<p>7B TE</p>	<p>Concept Plan & Revised Preliminary Site Plan: Baylor Medical Center of Plano, Block A, Lot 1R - An existing hospital, medical office, and car wash with structured and surface parking and proposed hospital and medical office on two lots on 22.5± acres located on the south side of Plano Parkway, east of Allied Drive, and north and south of Alliance Boulevard. Zoned Planned Development-138-Retail/General Office (PD-138-R/O-2) with Specific Use Permit #164 for Outdoor Commercial Amusement facility and Planned Development-350-Retail/General Office (PD-350-R/O-2). Neighborhood #55. Applicant: Healthcare Realty Trust, Inc.</p>	
<p>7C TE</p>	<p>Revised Preliminary Site Plan: Preston Ohio Addition, Block 1, Lots 2R, 5R & 7 - Existing office-professional/general and office-showroom/warehouse development, and proposed retail, office-professional/general development, and automobile parking lot on three lots on 12.4± acres located on the west side of Ohio Drive, south of Plano Parkway. Zoned Planned Development-402-Retail/General Office (PD-402-R/O-2). Neighborhood #55. Applicant: Healthcare Realty Trust, Inc., Baylor Health Care Systems, Ohio Plano Parkway, L.P., & Silverstone Development</p>	
<p>7D TE</p>	<p>Preliminary Replat: Preston Ohio Addition, Block 1, Lots 2R & 7 - Existing office-professional/general and office-showroom/warehouse development and proposed automobile parking lot on two lots on 9.5± acres located on the west side of Ohio Drive, south of Plano Parkway. Zoned Planned Development-402-Retail/General Office (PD-402-R/O-2). Neighborhood #55. Applicant: Baylor Healthcare System & 190 Ohio Phase I, Ltd.</p>	

<p>8A TE</p>	<p>Public Hearing: Zoning Case 2004-58 - A request to rezone 33.0± acres located on the north side of Windhaven Parkway, 2,900± feet east of Dallas North Tollway and 3,300± feet west of Spring Creek Parkway from Multifamily Residence-3, Planned Development-242-Multifamily Residence-2 and Planned Development-243-Retail/General Office to Planned Development-Single-Family Residence-6. Zoned Multifamily Residence-3 (MF-3), Planned Development-242-Multifamily Residence-2 (PD-242-MF-2), and Planned Development-243-Retail/General Office (PD-243-R/O-2). Neighborhood #27. Applicant: Acres of Sunshine, Ltd.</p>
<p>8B TE</p>	<p>Phase II Land Study: Windhaven Addition - 132 single-family residential lots and 14 open space lots on 33.0± acres located on the north side of Windhaven Parkway, 2,900± feet east of Dallas North Tollway and 3,300± feet west of Spring Creek Parkway. Zoned Multifamily Residence-3 (MF-3), Planned Development-242-Multifamily Residence-2 (PD-242-MF-2) and Planned Development-243-Retail/General Office (PD-243-R/O-2). Neighborhood #27. Applicant: Acres of Sunshine, Ltd.</p>
<p>9 CHL</p>	<p>Public Hearing: Zoning Case 2004-59 - Request for a Specific Use Permit (SUP) for Private Club on 0.1± acre located 130± feet south of West Park Boulevard and 45± feet west of Preston Park Boulevard. Zoned Planned Development-189-Retail/General Office. Neighborhood #55. Applicant: Regency Centers</p>
<p>10 BT</p>	<p>Public Hearing - Replat: Jupiter/190 Addition, Block A, Lot 3R - Mini-Warehouse/Public storage development on one lot on 3.0± acres located north of State Highway 190 and 650± feet west of Jupiter Road. Zoned Light Industrial (LI-1). Neighborhood # 67. Applicant: Pat Payton/Fred Bemenderfer</p>
<p>11 BT</p>	<p>Public Hearing - Replat: Wal-Mart Addition, Block 1, Lot 2R - One story retail building on one lot on 0.9± acre located at the southeast corner of 15th Street and Custer Road. Zoned Planned Development-79-Retail. Neighborhood #66. Applicant: Central Northaven, L.P., Royal Management Company</p>
<p>12 CHL</p>	<p>Revised Preliminary Site Plan: Hunters Glen 5 Addition, Block A, Lots 1R, 3R, & 6 - Existing retail and medical office buildings and a proposed one-story, 17,050 square foot medical office building on one lot on 4.4± acres located on the northwest corner of Spring Creek Parkway and Custer Road. Zoned Retail. Neighborhood #19. Applicant: London Enterprises</p>

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CHL

Public Hearing - Replat: Alcatel USA Addition, Block A, Lots 1R, 4R, & 5 - An existing office complex, parking lot, a vacant commercial lot, athletic fields, and a right-of-way dedication on three lots on 81.7± acres located at the southeast corner of Data Drive and Lotus Drive. Zoned Light Industrial-1, Agricultural, Planned Development-380-Retail/General Office, and Planned Development-381-Retail/General Office. Neighborhood #64. **Applicant: Alcatel USA, Inc.**

END OF PUBLIC HEARINGS

14
BT

Preliminary Site Plan: McDermott Square, Block A, Lots 1-6 - A retail shopping center with a restaurant, bank with drive-through lanes, and a convenience store with gasoline pumps on six lots on 14.7± acres located on the northeast corner of Independence Parkway and McDermott Road. Zoned Planned Development-400-Retail (PD-400-R). Neighborhood #3. **Applicant: Raed Maso, Maso Properties, Ltd.**

15
TE

Request to Call a Public Hearing - Request to call a public hearing to amend the Subdivision Ordinance to address waivers of exactions for dedications and public improvements. **Applicant: City of Plano**

16
TE

Request to Call a Public Hearing - Request to call a public hearing to amend the Zoning Ordinance to define and classify commercial pet sitting use. **Applicant: City of Plano**

ACCESSIBILITY STATEMENT

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

CITY OF PLANO
PLANNING & ZONING COMMISSION
PUBLIC HEARING PROCEDURES

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

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

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

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

CITY OF PLANO
PLANNING & ZONING COMMISSION
CONSENT AGENDA ITEMS

February 7, 2005

Agenda Item No. 5a

Concept Plan: Brodsky/Ziff, Tracts 1-7

Applicant: Darla C. Brodsky Irrevocable Trust & Ziff Associates

A future office, bank, and restaurant development on 37.7± acres located on the southwest corner of Spring Creek Parkway and Dallas North Tollway. Zoned Regional Employment. Neighborhood #26.

Recommended for approval as submitted.

Agenda Item No. 5b

Preliminary Plat: The Canal on Preston, Block A, Lot 4

Applicant: SCI Town Center Partners, L.P.

A general office building on one lot on 3.4± acres located on the northwest corner of Angels Drive and Towne Square Drive. Zoned Planned Development-20-Mixed Use. Neighborhood #1.

Recommended for approval subject to:

1. Staff approval of the landscape plan.
 2. Additions and alterations to the engineering plans as required by the Engineering Department.
-

Agenda Item No. 5c

Conveyance Plat: Coit/Ridgeview Apartments, Block 1, Lots 1 & 2
Applicant: UDR Texas Properties, LP

Two conveyance lots and right-of-way dedication on 34.0± acres located on the northeast corner of Coit Road and Ridgeview Drive. Zoned Planned Development-46-Multifamily Residence-2. Neighborhood #2.

Recommended for approval subject to execution of a Subdivision Improvement Agreement for the construction of Ridgeview Drive.

Agenda Item No. 5d

Conveyance Plat: The Shops at Legacy Town Center (North), Phase 1,
Block A, Lots 1 & 2
Applicant: EDS Information Services

Two conveyance lots on 8.8± acres located on the northwest corner of Legacy Drive and Parkwood Boulevard. Zoned Planned Development-65-Central Business-1. Neighborhood #8.

Recommended for approval subject to filing and recordation of the Bishop Road right-of-way dedication plat.

Agenda Item No. 5e

Preliminary Plat: The Shops at Legacy Town Center (North), Phase 1, Block A, Lot 1
Applicant: EDS Information Services

A mixed-use development with retail, restaurant, office, parking structure, and a bank with drive-through lanes located on the northwest corner of Legacy Drive and Parkwood Boulevard. Zoned Planned Development-65-Central Business-1. Neighborhood #8.

Recommended for approval subject to:

1. Additions and alterations to the engineering plans as required by the Engineering Department.
 2. The recordation of the Bishop Road right-of-way dedication plat.
 3. The recordation of the conveyance plat for The Shops at Legacy Town Center (North), Phase I, Block A, Lots 1 & 2.
-

Agenda Item No. 5f

Revised Conveyance Plat: Fairview Central Park Addition, Block A, Lots 7 & 8
Applicant: Moore Plaza Partners, Limited Partnership

Two conveyance lots on 3.7± acres located east of Premier Drive, 1,400± feet north of Ruisseau Drive. Zoned Corridor Commercial. Neighborhood #36.

The purpose for the revised conveyance plat is to subdivide the property into two lots and to dedicate fire lane, access, and utility easements necessary to accommodate the future development of the property.

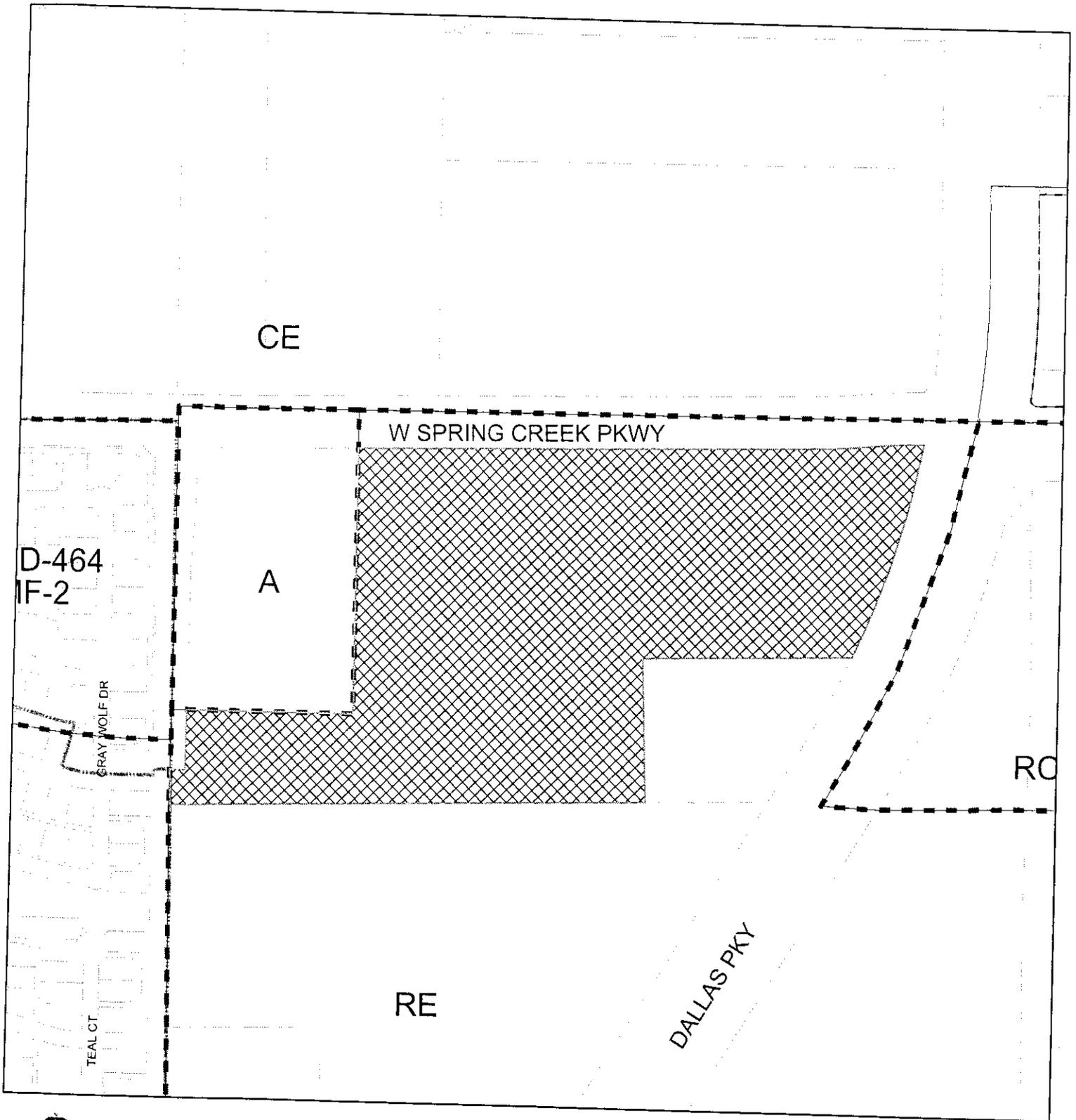
Recommended for approval as submitted.

Agenda Item No. 5g

Conveyance Plan: McDermott Square, Block A, Lot 1-6
Applicant: Raed Maso, Maso Properties, Ltd.

A retail shopping center with a restaurant, bank with drive-through lanes, and a convenience store with gasoline pumps on six lots on 14.7± acres located on the northeast corner of Independence Parkway and McDermott Road. Zoned Planned Development-400-Retail (PD-400-R). Neighborhood #3.

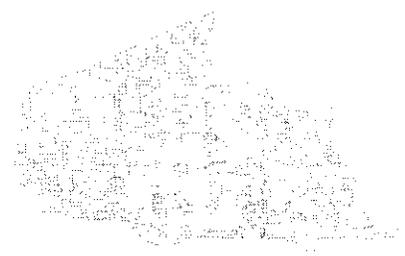
Recommended for approval as submitted.



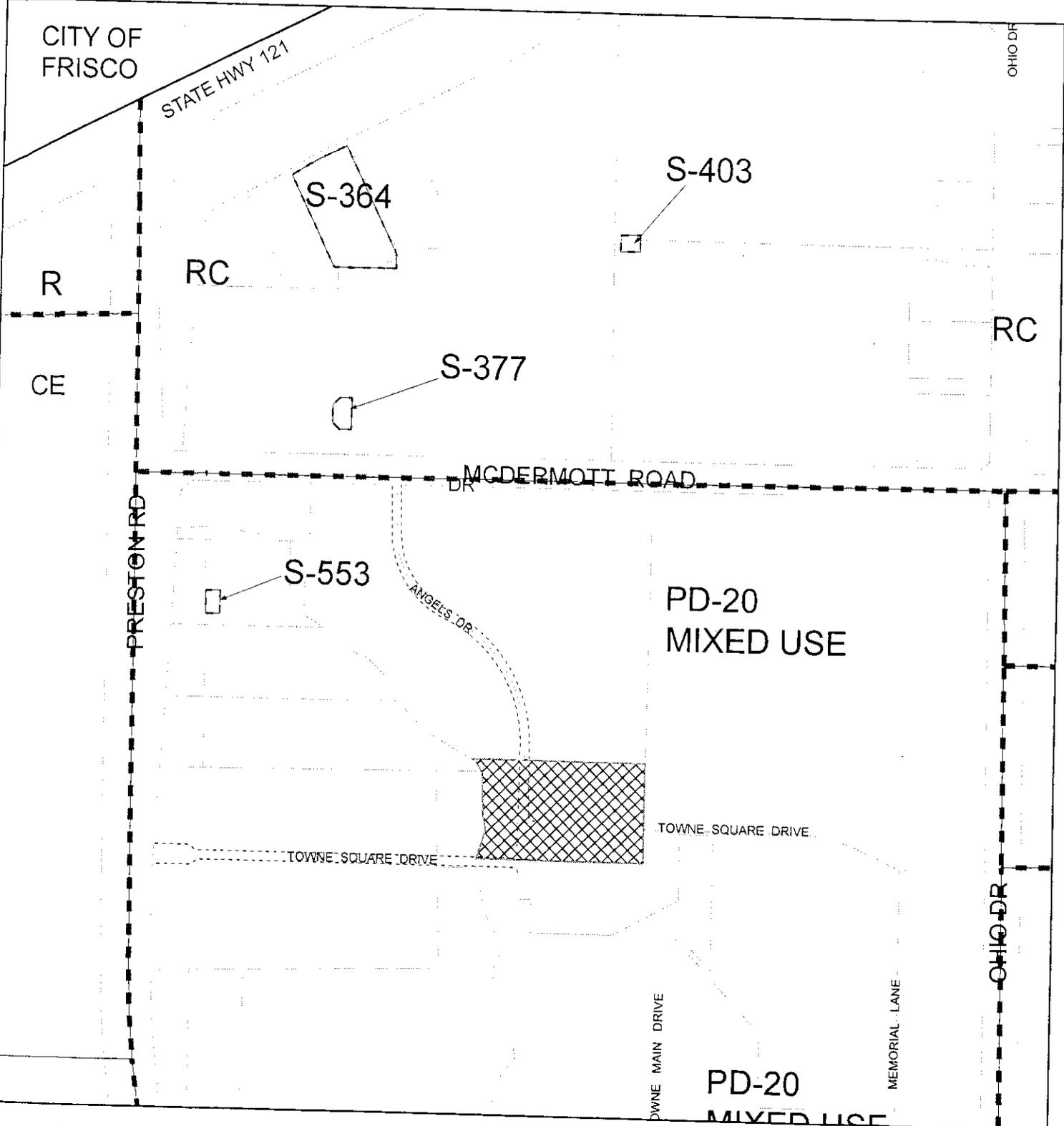
Item Submitted: CONCEPT PLAN

Title: BRODSKY/ZIFF TRACTS 1-7

Zoning: REGIONAL EMPLOYMENT



○ 200' Notification Buffer



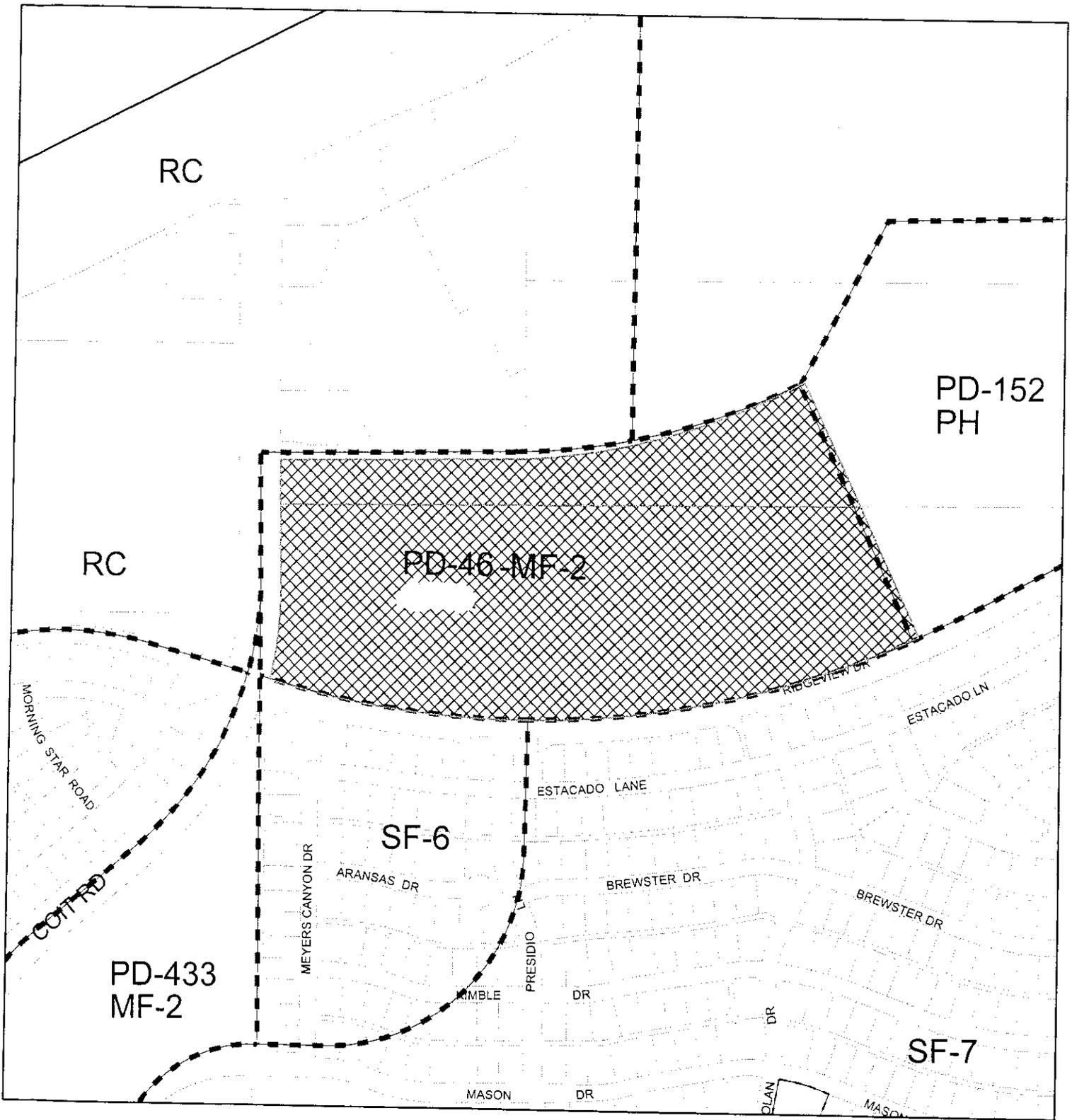
Item Submitted: PRELIMINARY PLAT

Title: THE CANAL ON PRESTON ADDITION
BLOCK A, LOT 4

Zoning: PLANNED DEVELOPMENT-20-
MIXED USE



○ 200 Notification's Buffer



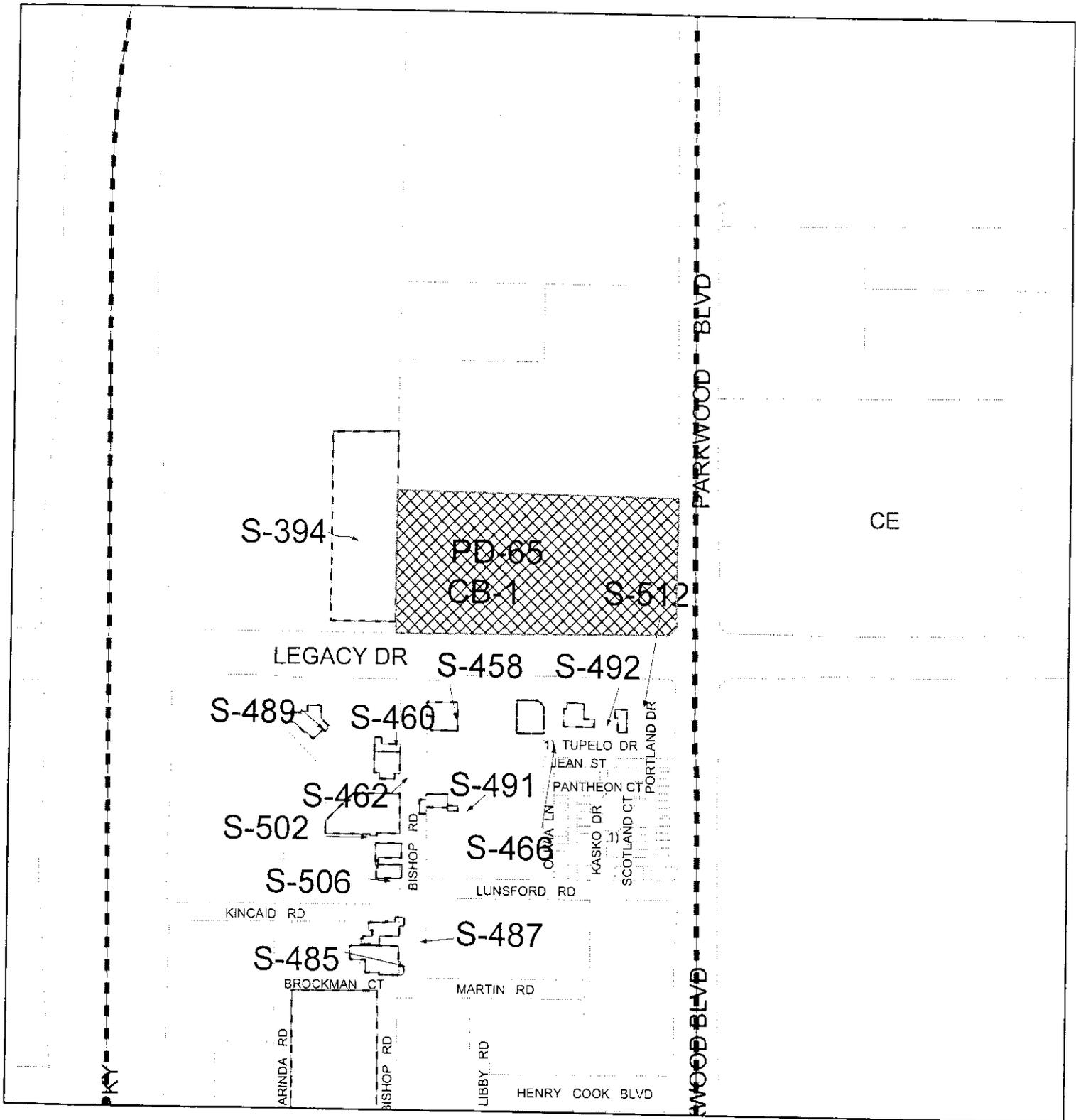
Item Submitted: CONVEYANCE PLAT

Title: COIT/RIDGEVIEW APARTMENTS
BLOCK 1, LOTS 1 & 2

Zoning: PLANNED DEVELOPMENT-46
MULTIFAMILY RESIDENCE-2



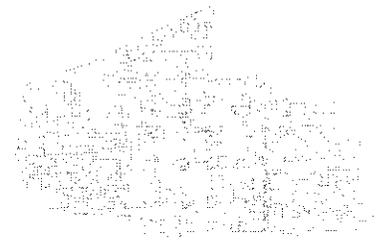
○ 200' Notification Buffer



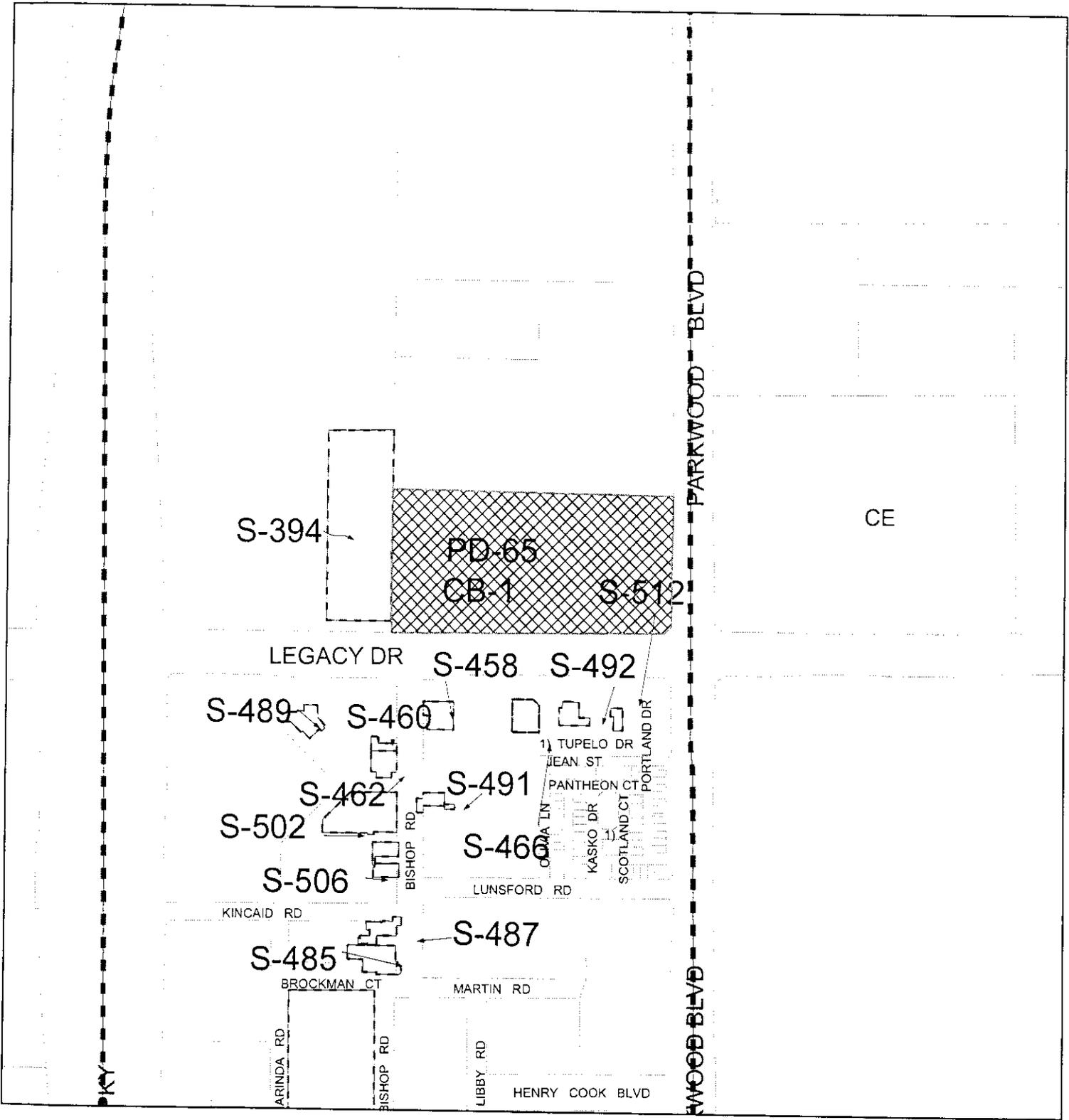
Item Submitted: CONVEYANCE PLAT

Title: THE SHOPS AT LEGACY TOWN CENTER
(NORTH), PHASE I
BLOCK A, LOTS 1 & 2

Zoning: PLANNED DEVELOPMENT-65
CENTRAL BUSINESS-1



○ 200' Notification Buffer



Item Submitted: PRELIMINARY PLAT

Title: THE SHOPS AT LEGACY TOWN CENTER
(NORTH), PHASE I
BLOCK A, LOT 1

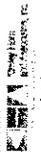
Zoning: PLANNED DEVELOPMENT-65
CENTRAL BUSINESS-1



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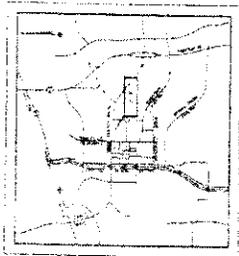
PRELIMINARY PLAT
THE SHOPS AT LEGACY
TOWN CENTER (NORTH)
PHASE 1
LOT 1 BLOCK A

PREPARED AND CHECKED BY
 WALTER WELLS, INC. 10000
 11111 PEARL DRIVE, SUITE 100
 HOUSTON, TEXAS 77036
 DATE: 08/11/2014
 DRAWN BY: W.W.
 CHECKED BY: W.W.
 PROJECT NO.: 14-001

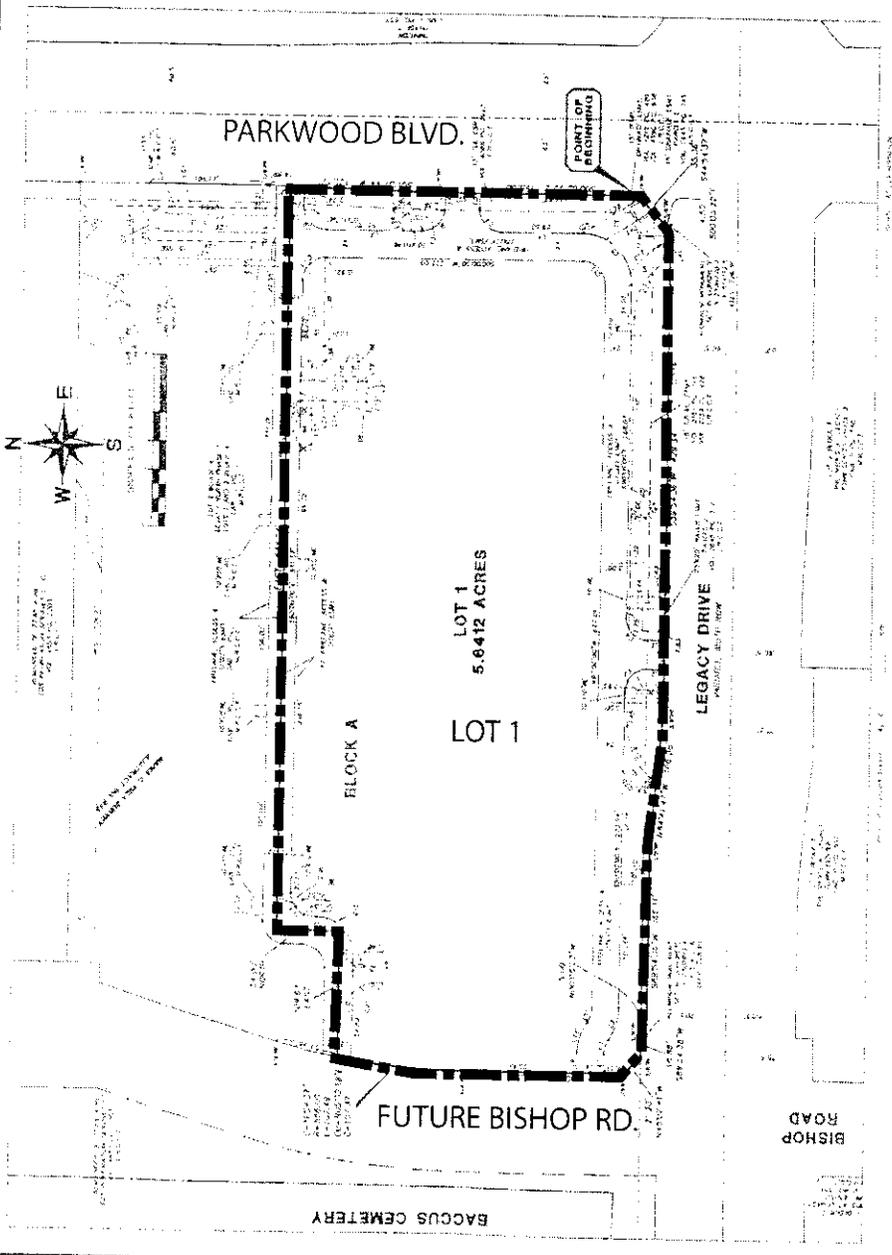


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Location Map



THIS PLAT IS SUBJECT TO THE FOLLOWING CONDITIONS:

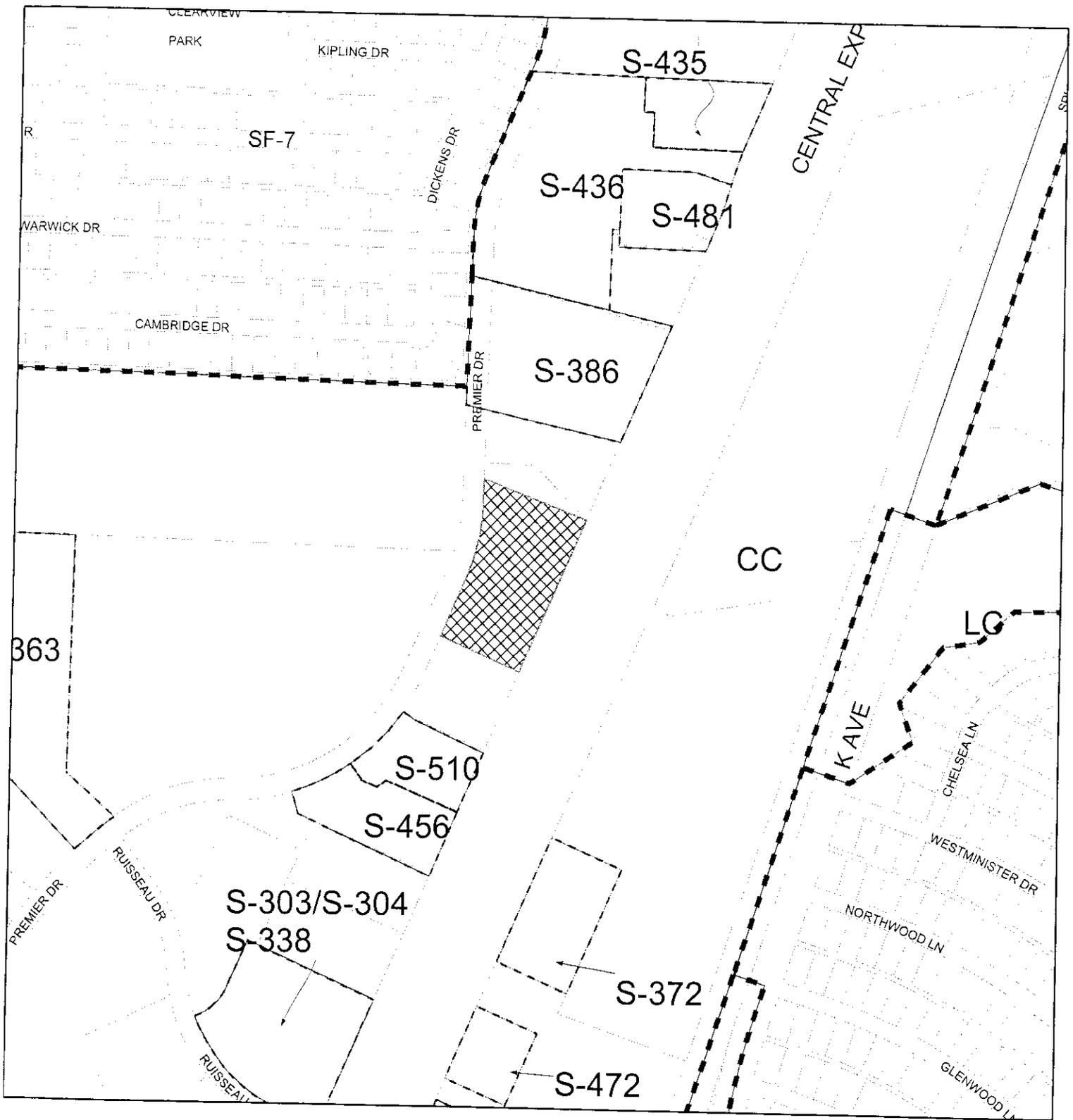
1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
2. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING UTILITIES AND STRUCTURES.
4. THE DEVELOPER SHALL MAINTAIN THE STREETS AND PUBLIC AREAS IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL NECESSARY UTILITIES AND SERVICES.
6. THE DEVELOPER SHALL MAINTAIN THE STREETS AND PUBLIC AREAS IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
7. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING UTILITIES AND STRUCTURES.
8. THE DEVELOPER SHALL MAINTAIN THE STREETS AND PUBLIC AREAS IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL NECESSARY UTILITIES AND SERVICES.
10. THE DEVELOPER SHALL MAINTAIN THE STREETS AND PUBLIC AREAS IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

THESE CONDITIONS SHALL BE ENFORCED BY THE CITY OF HOUSTON AND THE COUNTY OF HARRIS, TEXAS.

WALTER WELLS, INC.
 10000
 11111 PEARL DRIVE, SUITE 100
 HOUSTON, TEXAS 77036
 DATE: 08/11/2014
 DRAWN BY: W.W.
 CHECKED BY: W.W.
 PROJECT NO.: 14-001

THESE CONDITIONS SHALL BE ENFORCED BY THE CITY OF HOUSTON AND THE COUNTY OF HARRIS, TEXAS.

WALTER WELLS, INC.
 10000
 11111 PEARL DRIVE, SUITE 100
 HOUSTON, TEXAS 77036
 DATE: 08/11/2014
 DRAWN BY: W.W.
 CHECKED BY: W.W.
 PROJECT NO.: 14-001



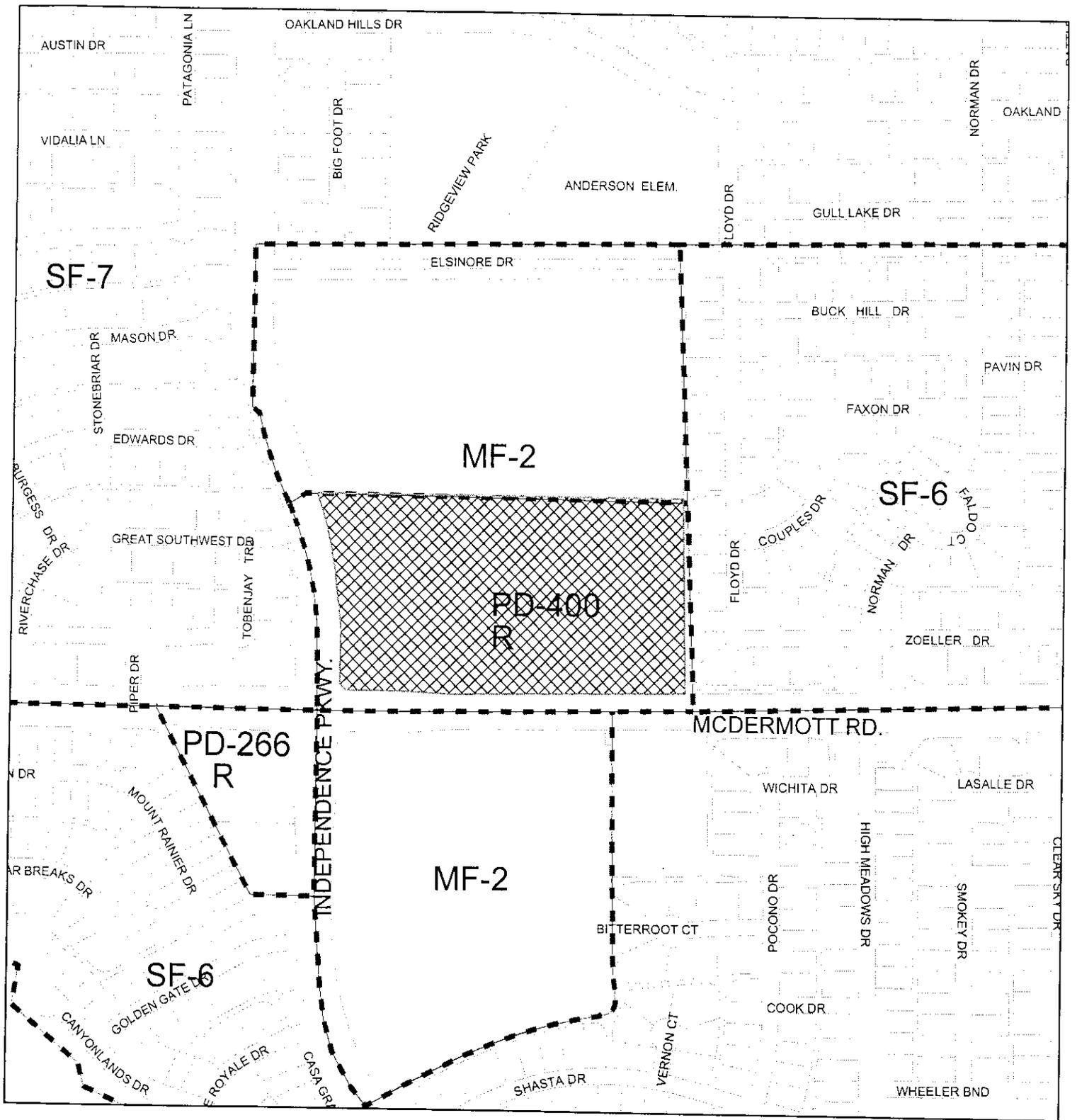
Item Submitted: REVISED CONVEYANCE PLAT

Title: FAIRVIEW CENTRAL PARK ADDITION
BLOCK A, LOTS 7 & 8

Zoning: CORRIDOR COMMERCIAL



○ 200' Notification Buffer



Item Submitted: CONVEYANCE PLAT

Title: MCDERMOTT SQUARE
BLOCK A, LOTS 1-6

Zoning: PLANNED DEVELOPMENT-400-RETAIL



○ 200' Notification Buffer

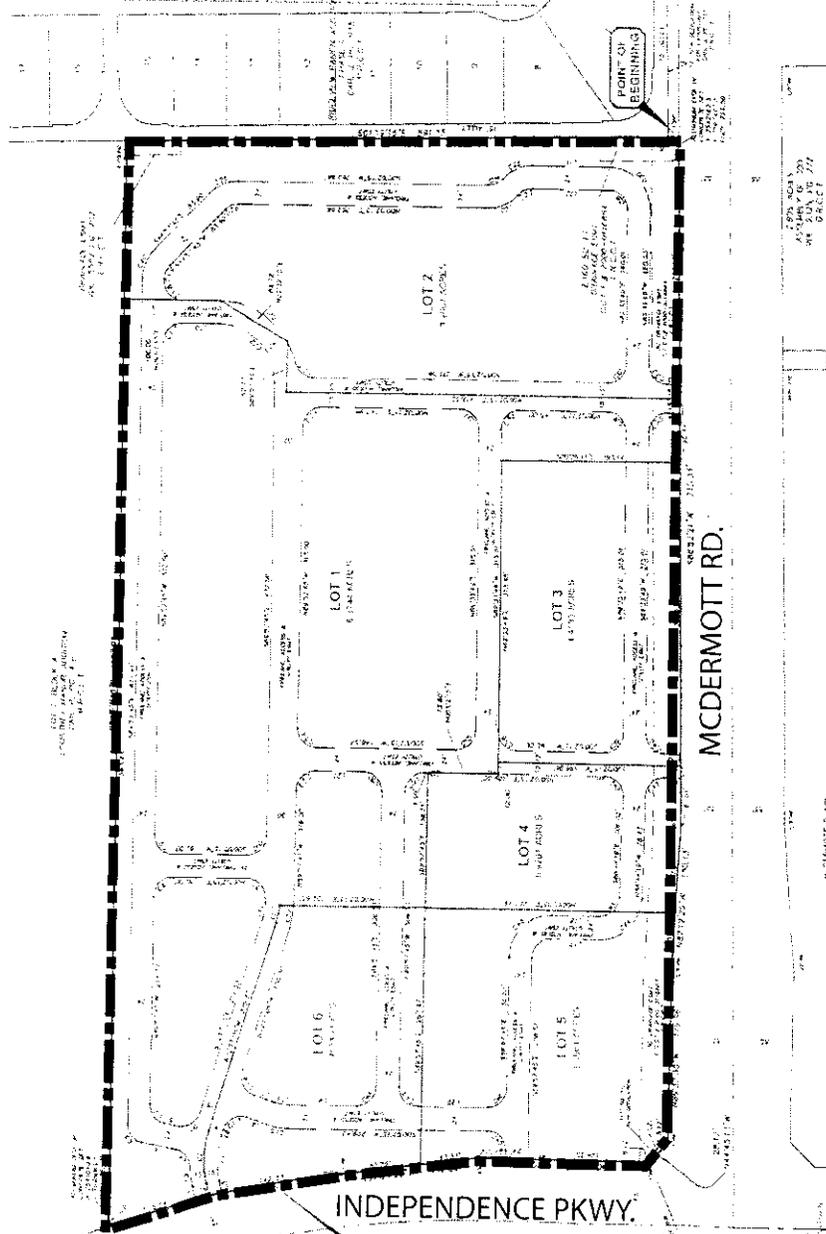
**CONVEYANCE PLAT
McDERMOTT SQUARE
LOTS 1 THRU 6, BLOCK A**

WE, JAMES M. McDERMOTT, JR., of the County of Cook, State of Illinois, do hereby certify that the above described lots are the same as those shown on the plat of the same, filed for record in the office of the Recorder of Deeds for Cook County, Illinois, on the 15th day of May, 1920, and that the same are now owned by me.



RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR COOK COUNTY, ILLINOIS, ON THE 15TH DAY OF MAY, 1920, AT 10:30 A.M.

LOT NO.	ACRES	SQ. FT.	FRONT FEET	DEPTH FEET	PERCENTAGE
LOT 1	0.125	5,400	100	54	20.83
LOT 2	0.125	5,400	100	54	20.83
LOT 3	0.125	5,400	100	54	20.83
LOT 4	0.125	5,400	100	54	20.83
LOT 5	0.125	5,400	100	54	20.83
LOT 6	0.125	5,400	100	54	20.83
TOTAL	0.75	32,400	600	324	125.00



McDERMOTT RD.

INDEPENDENCE PKWY.

POINT OF BEGINNING

SECTION 29, TOWNSHIP 33 N., RANGE 10 E., COUNTY OF COOK, ILLINOIS.

McDERMOTT & CO. ENGINEERS

1111 N. WABASH ST., CHICAGO, ILL.

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR COOK COUNTY, ILLINOIS, ON THE 15TH DAY OF MAY, 1920, AT 10:30 A.M.



CITY OF PLANO
PLANNING AND ZONING COMMISSION

February 7, 2005

Agenda Item No. 6

Public Hearing: Zoning Case 2004-55

Applicant: City of Plano

DESCRIPTION:

Request to amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses) and related sections of the Zoning Ordinance to permit Animal Exhibition and/or Stable uses in the Agricultural district with approval of a specific use permit.

REMARKS:

At their regular meeting on December 6, 2004, the Planning & Zoning Commission discussed amending the Zoning Ordinance to permit animal exhibition uses in the Agricultural (A) district with approval of a specific use permit (SUP). The discussion was initiated by Arnold and Shelly Sender, who own Agricultural-zoned property on East Parker Road. The Senders had been operating a business that included a petting zoo, birthday parties, and other children's activities. The Senders were requesting that the Zoning Ordinance be amended to allow them to continue their business activities.

The A district has typically been considered a "holding zone" until property is ready for development. The list of commercial uses allowed in the A district is fairly short. Farms, ranches and orchards, churches, day care centers, fairgrounds/exhibition areas (with SUP), kennels with outdoor pens, and veterinary clinics (with SUP) are examples of the uses allowed in the district.

The appropriate zoning use classification for the Senders' operation is animal exhibition. Animal Exhibition is defined in the Zoning Ordinance as "A collection of animals for display to the public. An animal exhibition shall not include the sale, breeding, or butchering of animals." This use is allowed in the Light Industrial-1 (LI-1) and Light Industrial-2 (LI-2) districts by SUP. One animal exhibition currently operates in the city, at the Fairview Farms complex on U.S. Highway 75. Staff feels that certain Agricultural-zoned properties may be appropriate for animal exhibition use.

In addition to the Senders' request, staff noted that there are properties in the A district that may be suitable for a stable. Stable is defined in the Zoning Ordinance as "A facility for boarding horses, renting horses to the public, or conducting riding lessons. A minimum of ten acres is required for this use." This use is allowed in the LI-1 and LI-2 zoning districts by SUP. Similar to animal exhibition use, staff feels that certain Agricultural-zoned properties may be appropriate for stable use.

The Senders sold their animals some time after the public hearing for the zoning case was published. Although this removes the specific need to amend the Zoning Ordinance, staff feels that animal exhibition and stable use may be appropriate in the A district. The SUP process will provide sufficient review to identify appropriate parcels.

RECOMMENDATION:

Recommended for approval as follows: Amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses) to permit Animal Exhibition and Stable uses with approval of an SUP in the A district.

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 7, 2005

Agenda Item No. 7A

Public Hearing: Zoning Case 2004-57

Applicant: Healthcare Realty Trust, Inc.

DESCRIPTION:

The request proposes to expand the area of Planned Development-138-Retail/General Office from 21.1± acres to 30.5± acres by rezoning portions of Planned Development-350-Retail/General Office and Planned Development-402-Retail/General Office. The property is located on the south side of Plano Parkway, west of Ohio Drive, east of Allied Drive, and north and south of Alliance Boulevard. Zoned Planned Development-138-Retail/General Office (PD-138-R/O-2) with Specific Use Permit #164 for Outdoor Commercial Amusement facility, Planned Development-350-Retail/General Office (PD-350-R/O-2), and Planned Development-402-Retail/General Office (PD-402-R/O-2). Neighborhood #55.

REMARKS:

This item was tabled at the January 18, 2005, Planning & Zoning Commission meeting. It must be removed from the table for consideration.

The applicant is requesting to expand the area of PD-138-R/O-2 from 21.1± acres to 30.5± acres by rezoning portions of PD-350-R/O-2 and PD-402-R/O-2. The purpose of this request is to expand the existing hospital and medical office development. A concept plan, revised preliminary site plans, and preliminary replat accompany this request.

Current Zoning

The current zoning is PD-138-R/O-2, PD-350-R/O-2, and PD-402-R/O-2. The R district is intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling or warehousing. 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 portion of the property is within Specific Use Permit #164 (SUP #164) for a commercial amusement facility (golf driving range). An SUP authorizes and regulates a use not normally permitted in a district, which could benefit in a particular case the general welfare, provided that adequate development standards and safeguards are established. The driving range was replaced by the Baylor Medical Center development.

A planned development (PD) district provides the ability to amend use, height, setback, and other requirements at the time of zoning to promote innovative site design and better development controls appropriate to both offsite and onsite conditions.

PD-138-R/O-2 (Baylor Medical Center property) stipulates:

1. A hospital and helistop are additional allowed uses. A helistop is allowed only in conjunction with a hospital use.
2. Maximum Building Height: 12 story.
3. Maximum Lot Coverage: 50% (excluding parking structures); 70% (including parking structures).
4. For hospital use, required parking is one space per bed.
5. Building facades, except for parking structures, shall be constructed of brick, stone, or glass. Parking structure facades shall be compatible in color and texture to the materials used for the hospital facade.

PD-350-R/O-2 stipulates:

1. Building height shall be limited to four stories within 300 feet of the zoning district boundary of any single-family or Patio Home district. The maximum building height on the remainder of the property shall be 12 stories, except as regulated by Article 3 of the Zoning Ordinance.
2. The Preston Road Overlay District requirements shall apply to the entire planned development district.
3. Mutual access easements must be granted between all lots.
4. A total of five pad sites (structures 5,000 square feet in size or smaller) shall be allowed only at the following locations:
 - a. The southeast and southwest corners of Plano Parkway and Allied Drive.
 - b. The southeast corner of Preston Road and Plano Parkway.
 - c. The northeast and southeast corners of Preston Road and Alliance Drive.

The location of freestanding structures larger than 5,000 square feet is not regulated by this stipulation.

5. Building facades shall be constructed of brick, stone, or glass and shall be architecturally compatible as required by the Retail Corner Guidelines.

PD-402-R/O-2 stipulates:

1. Office-showroom/warehouse and scientific and research uses are additional allowed uses.
2. Maximum building height setback, as measured from the centerline of Plano Parkway, shall be limited to two story (35 feet) to a distance of 150 feet; five story (74 feet) between 150 feet and 400 feet; eight story (113 feet) between 400 feet and 700 feet; and 20 story (282 feet) on the remainder of the tract.
3. Provision of a 30-foot wide landscape edge adjacent to the right-of-way along Plano Parkway.
4. Provision of a 30-foot wide landscape edge adjacent to the existing curb along Ohio Drive.
5. Underground utilities and signage requirements of the 190 Tollway/Plano Parkway Overlay District apply to the entire property.

Proposed Zoning

The request proposes to expand the area of PD-138-R/O-2 from 21.1± acres to 30.5± acres by rezoning portions of PD-350-R/O-2 and PD-402-R/O-2 to PD-138-R/O-2. Initially, the applicant proposed the following additional development stipulations to PD-138-R/O-2:

1. Reduce the front building setback along Allied Drive from 50 feet to 30 feet minimum.
2. Extend the maximum 12-story building height up to 125 feet of the centerline of Plano Parkway.

In response to concerns expressed at meetings with area residents, the applicant has amended the initial zoning application per the attached letter. The amended application proposes the following amended stipulations to PD-138-R/O-2:

1. Reduce the minimum front building setback along Allied Drive from 50 feet to 30 feet beginning at a distance of 250 feet from the southern right-of-way line of Plano Parkway continuing south to the southern right-of-way line for Alliance Boulevard. The front building setback along Allied Drive, beginning at the southern right-of-way line of Plano Parkway south for a distance of 250 feet, would remain 50 feet.

2. The maximum allowable building heights are as follows:
 - a. Beginning at a distance of 50 feet south of the southern right-of-way line of Plano Parkway (110 feet from the residential district boundary line) to 300 feet south of Plano Parkway, the maximum building height shall be six story/65 feet.
 - b. From 300 feet south of the southern right-of-way line of Plano Parkway to 600 feet south of Plano Parkway, the maximum building height shall be six story/125 feet.
 - c. From 600 feet south of the southern right-of-way line for Plano Parkway, the maximum building height shall be 12 story.

Surrounding Land Use and Zoning

The area of the request is partially developed as car wash, hospital, and medical office uses with structured and surface parking. To the north, across Plano Parkway, the properties are zoned Planned Development-194-General Office (PD-194-O-2) and Planned Development-192-Patio Home (PD-192-PH). The PD-194-O-2 properties have been partially developed as motel/hotel, day care, bank, and office-professional/general uses. The PD-192-PH property has been developed as single-family detached uses. The properties to the west are zoned PD-350-R/O-2. These properties are developed as garden center, restaurant, motel/hotel, office, and retail uses; some tracts remain undeveloped. The properties to the east are zoned PD-402-R/O-2 and are partially developed as motel/hotel, office-professional/general, and office-showroom/warehouse uses. The adjacent property to the south is zoned Agricultural and contains railroad and electrical transmission line rights-of-way.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as Community Commercial (COC), intended to accommodate, retail, office, and restaurant uses. The request is not specifically in conformance with the Future Land Use Plan as the requested zoning is more intense than typical COC development. The proposed intensity of development is consistent with existing zoning and with allowable development along regional expressways and arterials within the city.

Adequacy of Public Facilities - Water and sanitary sewer services are available.

Traffic Impact Analysis (TIA) - The trip generation potential of the proposed rezoning would not be greater than the 5,000 trip per day threshold established in the zoning ordinance; therefore, a TIA is not required.

A TIA was submitted with the initial PD-138-R/O-2 zoning request. At that time, the only available access to the property was from Allied Drive and Alliance Boulevard, so staff recommended that the applicant consider additional access to a major public thoroughfare to increase the efficiency of circulation to and from the site. The revised preliminary site plan submitted with this zoning request addresses staff's concerns by providing an access drive to Ohio Drive.

ISSUES:

Reduced Front Yard Setback along Allied Drive

The applicant is requesting to reduce the minimum front building setback along Allied Drive from 50 feet to 30 feet beginning at a distance of 250 feet from the southern right-of-way line of Plano Parkway continuing south to the southern right-of-way line for Alliance Boulevard. The front building setback along Allied Drive, beginning at the southern right-of-way line of Plano Parkway south for a distance of 250 feet, would remain at 50 feet. The intent of this request is to locate the proposed hospital closer to Allied Drive. The request does not propose to change the 50 foot setback from Allied Drive for the parking structure.

The Zoning Ordinance permits a reduction of the 50-foot front yard setback to 30 feet for one story buildings if there are no parking or driveway aisles between the building and the street. The concept plan shows that there are no driveway aisles between the building and the street; however, the proposed height of the hospital is six stories. Allied Drive functions more closely to an internal private circulation lane than a public street. If Allied Drive were private, the setback changes from a front yard to a side yard setback, and there is no required side yard setback for the R and O-2 districts. For this reason, and because the 50-foot setback is being maintained along Allied Drive where it intersects Plano Parkway, staff supports the applicant's request to reduce the front yard setback along Allied Drive.

Proposed Allowable Building Heights

The applicant is requesting to amend maximum allowable building heights. Each of the three planned development districts within the area of this request have different allowable building heights. Please note that at this time, the only improvements proposed for the PD-402-R/O-2 portion of the request is at-grade, surface parking. Although the discussion below speaks to proposed buildings on the PD-138 R/O-2 and PD-350-R/O-2 portions of the zoning request, the allowable building heights would also apply to this area. A graphic showing current and proposed building heights is attached under separate cover.

The applicant proposes a maximum building height of six story/65 feet beginning at a distance of 50 feet south of the southern right-of-way line of Plano Parkway (110 feet from the residential district boundary line) to 300 feet south of Plano Parkway. Currently, the property within the first 240 feet of Plano Parkway is zoned PD-350-R/O-2. PD-350-R/O-2 permits a maximum building height of four stories. Although this zoning does not specify a maximum height in feet, a four-story office building is approximately 45 feet to 60 feet in height to the tallest element of the building (e.g., parapet, mechanical equipment penthouse, etc.). South of the 240 foot depth, the property is zoned PD-138-R/O-2. PD-138-R/O-2 permits a maximum building height of 12 stories; it does not specify a maximum height in feet. A 12-story office building ranges in height from 145 feet to 180 feet. The request for six story/65 feet in building height for this portion of the site is approximately equal to the height currently allowed by PD-350-R/O-2 and is approximately half of the height currently allowed by PD-138-R/O-2.

The applicant proposes a maximum building height of six story/125 feet beginning at 300 feet south of the southern right-of-way line of Plano Parkway to 600 feet south of Plano Parkway. This property is currently zoned PD-138-R/O-2 and permits a maximum building height of 12 stories. As noted above, a 12-story office building ranges in height from 145 feet to 180 feet. The request for six story/125 feet in building height for this portion of the site is significantly less than the height currently allowed by PD-138-R/O-2.

The applicant proposes a maximum building height of 12 stories beginning 600 feet south of the southern right-of-way line for Plano Parkway. PD-138-R/O-2 currently permits a maximum building height of 12 stories. The zoning request does not propose to change the allowable height for this portion of the project.

In summary, the proposed six story/65 feet height for the northernmost 300 feet of the request is approximately equal to the heights currently allowed by PD-350-R/O-2 and PD-402-R/O-2. The proposed six-story/125 feet height for the 300 feet south of the northernmost 300 feet is greater than the height currently allowed by PD-402-R/O-2, but less than the height allowed by PD-138-R/O-2. The proposed 12 story height for the remainder of the property is equal to the height currently allowed by PD-138-R/O-2 and less than the height allowed by PD-402-R/O-2. Because, overall, the proposed allowable heights are less than or equal to existing allowable heights, staff supports the applicant's proposed height standards.

Parking Garage

The concept plan submitted as part of this request shows a proposed six-story parking garage along the southern frontage of Plano Parkway. Plano's Lighting Ordinance specifies maximum onsite lighting levels and maximum light overspill at the property line. Staff has concerns that the lighting source and reflectance lighting on the ceilings of the parking garage could comply with the Lighting Ordinance but would still be visible from the residences on the north side of Plano Parkway. Staff, therefore, recommends the northern facade of the parking structures that front Plano Parkway be designed to diffuse or to decrease light overspill along Plano Parkway through the use of solid walls, ornamental metal or other material screening, landscaping, and/or earthen berms. Please note that PD-138-R/O-2 requires parking structure facades to be compatible in color and texture to the materials used for the hospital facade. This standard would also apply to the proposed parking structure.

Helistops

The existing Baylor Medical Center property has a helistop. Helistop use is permitted by right in PD-138-R/O-2. The accompanying concept plan proposes a second helistop adjacent to the proposed hospital east of Allied Drive. This helistop is primarily for Care Flight emergency medical service transport of patients and for transport of patients between hospital facilities.

SUMMARY:

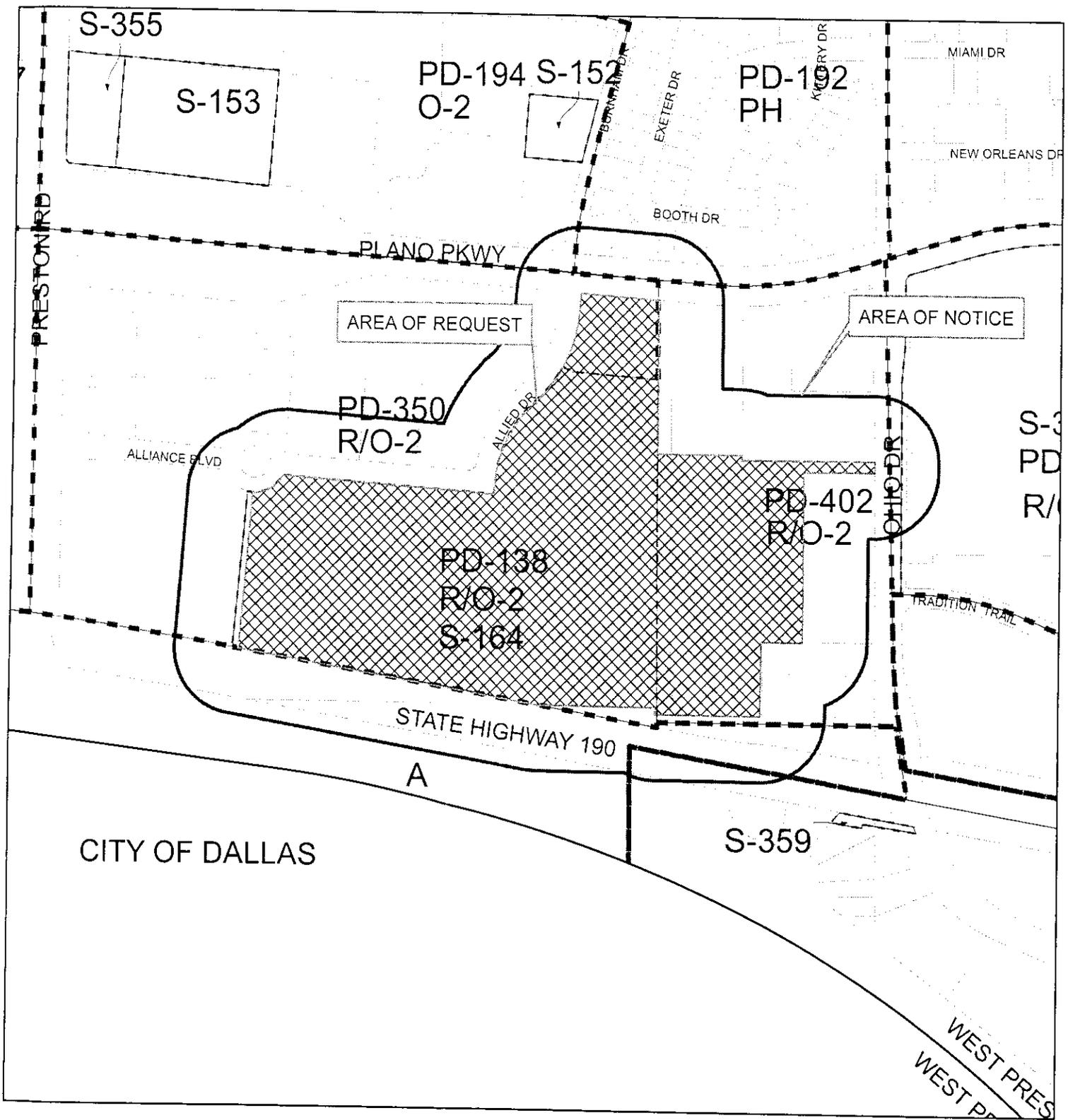
The applicant is requesting to expand the area of PD-138-R/O-2 from 21.1± acres to 30.5± acres by rezoning portions of PD-350-R/O-2 and PD-402-R/O-2 to permit expansion of the existing hospital and medical office development. The request proposes a reduced front yard setback along Allied Drive. The intent of this request is to locate the proposed hospital closer to Allied Drive. With frontage on Plano Parkway, Allied Drive functions more closely to an internal private circulation lane than a public street. For this reason, staff supports the applicant's request to reduce the front yard setback along Allied Drive. The request proposes changes to allowable building heights. Each of the three planned development districts has different allowable building heights. Because the proposed allowable heights are generally less than or equal to existing allowable heights, staff supports the applicant's proposed height standards. The concept plan submitted as part of this request shows a proposed six-story parking garage along the southern frontage of Plano Parkway. Staff has concerns that the Lighting Ordinance standards would not prevent the view of lights from the residences on the north side of Plano Parkway. Staff recommends that parking structure facades that front Plano Parkway be designed to diffuse or to prohibit light from being visible along Plano Parkway through the use of solid walls, ornamental metal or other material screening, landscaping, and/or earthen berms.

RECOMMENDATIONS:

Recommended for approval as PD-138-R/O-2 subject to: (Additions are indicated in underlined text; deletions are indicated in strikethrough text.)

1. A hospital and helistop are additional allowed uses. A helistop is allowed only in conjunction with a hospital use.
2. Maximum Building Height: ~~42-story~~.
 - a. Beginning at a distance of 50 feet south of the southern right-of-way line of Plano Parkway (110 feet from the residential district boundary line) to 300 feet south of Plano Parkway, the maximum building height shall be six story/65 feet.
 - b. From 300 feet south of the southern right-of-way line of Plano Parkway to 600 feet south of Plano Parkway, the maximum building height shall be six story/125 feet.
 - c. From 600 feet south of the southern right-of-way line for Plano Parkway, the maximum building height shall be 12 story.
3. Maximum Lot Coverage: 50% (excluding parking structures); 70% (including parking structures).

4. For hospital use, required parking is one space per bed.
5. Building facades, except for parking structures, shall be constructed of brick, stone, or glass.
6. Parking structure facades shall be compatible in color and texture to the materials used for the hospital facade. The northern facade of parking structures facades that front Plano Parkway shall be designed to diffuse or to decrease light overspill through the use of solid walls, ornamental metal or other material screening, landscaping, and/or earthen berms.
7. The minimum front building setback along Allied Drive shall be 30 feet beginning at a distance of 250 feet from the southern right-of-way line of Plano Parkway continuing south to the southern right-of-way line for Alliance Boulevard.



Zoning Case #: 2004-57

Existing Zoning: PLANNED DEVELOPMENT-138-RETAIL/
 GENERAL OFFICE w/SPECIFIC USE PERMIT #164,
 PLANNED DEVELOPMENT-350-RETAIL/GENERAL OFFICE
 PLANNED DEVELOPMENT-402-RETAIL/GENERAL OFFICE



○ 200' Notification Buffer

Trammell Crow Company

January 28, 2005

Mr. Tom Elgin
City of Plano
Planning Dept.
150 K Avenue
Suite 250
Plano, TX 75074-0358

**Re: Texas Heart Hospital Zoning Case 2004-57
Revised Zoning Application Amendment
Plano, TX**

Dear Mr. Elgin:

In a follow up to my letter, to you, dated January 19, 2005, I would like to further clarify the zoning request in which we have submitted to be reviewed and accepted by Planning and Zoning on February 7, 2005 and City Council on February 22, 2005.

On behalf of Baylor Healthcare System and Health Realty Trust, The development team has determined that the following desires are being requested in order to build a Heart Hospital and a Structured Parking Garage at the southeast corner of Allied and Plano Parkway.

Desired Criteria:

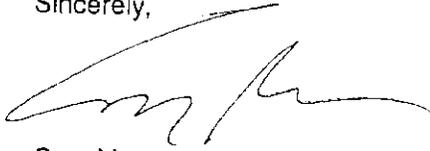
1. 50 foot set back from edge of Plano Parkway, or 110 feet from centerline of Plano Parkway, is the location in which the northern most structure will begin. (No Change to Zoning.)
2. Reduce the building set back along Allied Drive from 50 feet to 30 feet. This reduction would begin at or near 250 feet from edge of Plano Parkway towards the south. Therefore, within the 250 feet from edge of Plano Parkway, zoning is not affected.
3. Garage Height: Increase current zoning height restriction to 65 feet tall at 50 foot building setback from Plano Parkway, (Or 110 feet from centerline of Plano Parkway). This equates to a 6 story parking garage with a parapet wall on the top level. It is currently estimated that the garage will extend into the site from the 50 foot building set back at Plano Parkway to 230 feet southward.
4. Hospital Height: Decrease current zoning height from 12 stories to accommodate a 6 story Hospital Structure. The height of the hospital is estimated to be 100 feet to top of parapet wall. In addition, the mechanical penthouse structure is 25 feet. Therefore, the total height of the structure equates to 125 feet. The north face of the Hospital building footprint would begin approximately 300 feet from Plano Parkway or 360 feet from centerline of Plano Parkway. The hospital will extend southward approximately 600 feet from Plano Parkway or 660 feet from centerline of Plano Parkway.

Trammell Crow Company

Please accept this amendment for the upcoming Planning and Zoning Meeting.

If you need any additional information, please let me know.

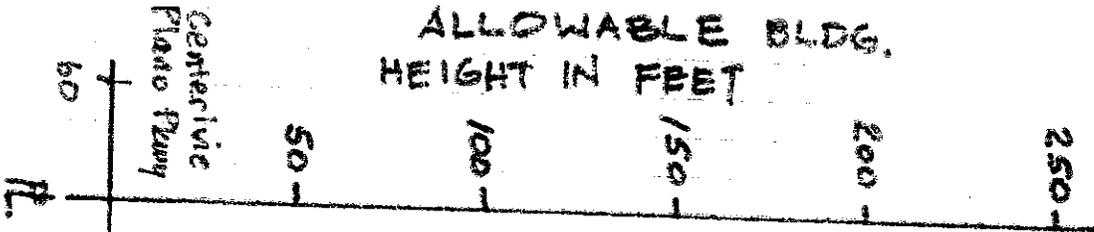
Sincerely,



Cary Moon
Trammell Crow Company

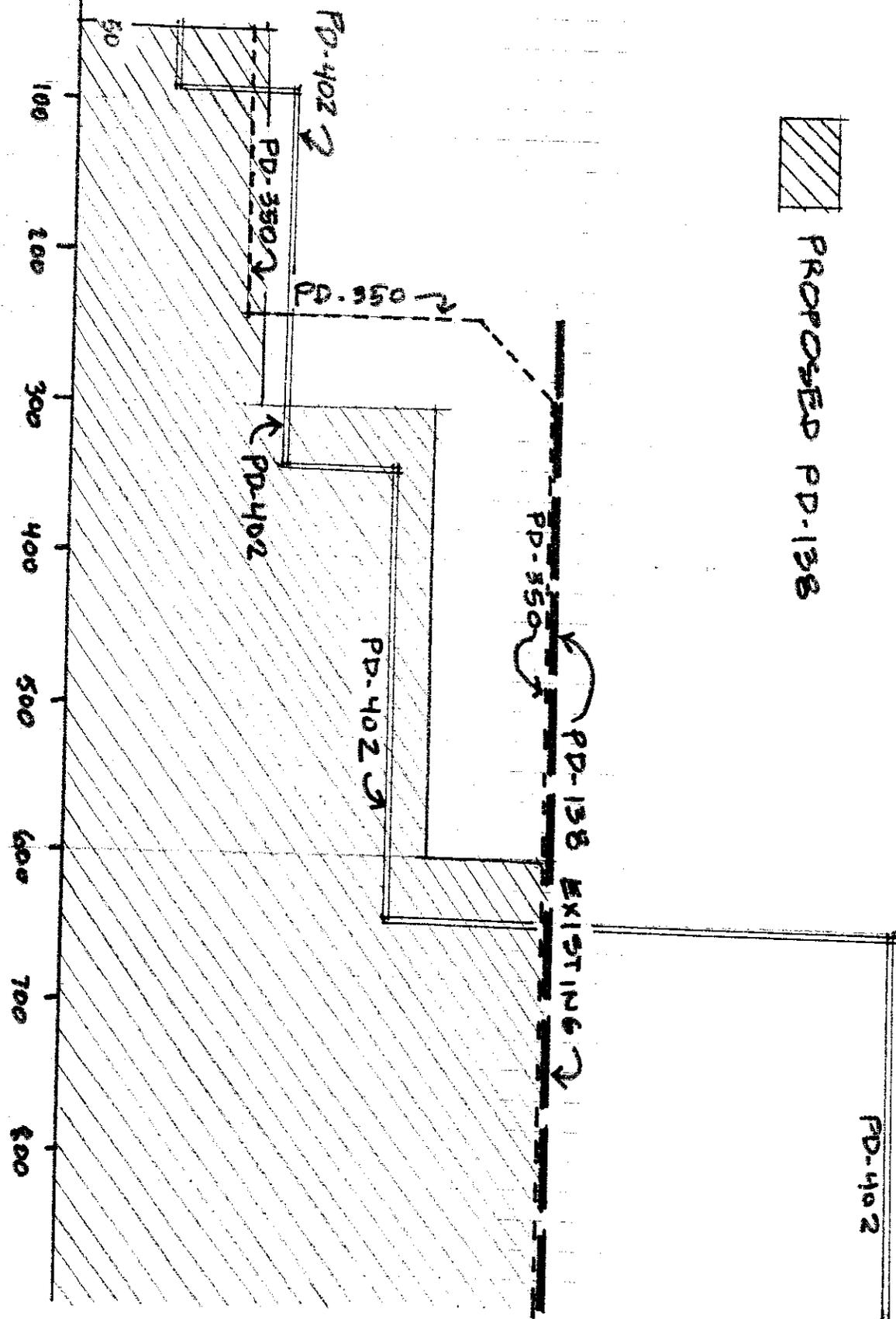
Cc: Michael Taylor – THHSW
Stuart Markussen – RL Goodson
Keith Guidry – RTKL
Eric Dinges – RTKL
Jeff DeBruin – TCC
Tim Couch – TCC

ALLOWABLE BLDG.
HEIGHT IN FEET



PROPOSED PD-138

DISTANCE FROM PROPERTY LINE IN FEET



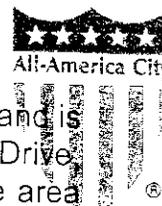
PD-138 EXISTING

PD-402

REPLY FORM

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

Dear Commissioners:



This letter is regarding Zoning Case 2004-57. The property contains 30.5± acres and is located on the south side of Plano Parkway, west of Ohio Drive, west of Allied Drive and north and south of Alliance Boulevard. The request proposes to expand the area of PD-138-R/O-2 from 21.1± acres to 30.5± acres by rezoning portions of PD-350-R/O-2 and PD-402-R/O-2 to PD-138-R/O-2. This request proposes to reduce the front building setback along Allied Drive from 50 feet to 30 feet minimum. The request does not propose to increase the maximum building height of 12 stories; however, this request proposes to move the maximum 12-story building height up to 125 feet of the centerline of Plano Parkway.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2004-57.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2004-57.

This item will be heard on **January 18, 2005, 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.

Main objection is the moving of 12 story building to 125 feet of Plano Parkway by the tall building further back.

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

Arvid W. Zuercher
Name (Please Print)

[Signature]
Signature

4636 Booth
Address

12/28/04
Date

TE

REPLY FORM

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

Dear Commissioners:



This letter is regarding Zoning Case 2004-57. The property contains 30.5± acres and is located on the south side of Plano Parkway, west of Ohio Drive, west of Allied Drive and north and south of Alliance Boulevard. The request proposes to expand the area of PD-138-R/O-2 from 21.1± acres to 30.5± acres by rezoning portions of PD-350-R/O-2 and PD-402-R/O-2 to PD-138-R/O-2. This request proposes to reduce the front building setback along Allied Drive from 50 feet to 30 feet minimum. The request does not propose to increase the maximum building height of 12 stories; however, this request proposes to move the maximum 12-story building height up to 125 feet of the centerline of Plano Parkway.

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This item will be heard on **January 18, 2005, 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.

JACK AENCHBACHER
Name (Please Print)

Jack Aenchbacher
Signature

4700 ALLIANCE BLVD PLANO, TX
Address
75093

5 JAN 2005
Date

TE

REPLY FORM

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

Dear Commissioners:



This letter is regarding Zoning Case 2004-57. The property contains 30.5± acres and is located on the south side of Plano Parkway, west of Ohio Drive, west of Allied Drive and north and south of Alliance Boulevard. The request proposes to expand the area of PD-138-R/O-2 from 21.1± acres to 30.5± acres by rezoning portions of PD-350-R/O-2 and PD-402-R/O-2 to PD-138-R/O-2. This request proposes to reduce the front building setback along Allied Drive from 50 feet to 30 feet minimum. The request does not propose to increase the maximum building height of 12 stories; however, this request proposes to move the maximum 12-story building height up to 125 feet of the centerline of Plano Parkway.

*****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 2004-57.

This item will be heard on **January 18, 2005, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

The requested building setback allows clear view into my property's backyard and windows along Plano Parkway disregard of existing six feet high privacy wall. This request is also a direct attack to the basic principles of buffering between taller buildings and the street. The previously approved addition of the signal lights at Allied/Plano Parkway/Burnham had already negatively impacted my property due to higher decibel noise level heard inside because DART and many other large vehicles stop at the light for extending period. I respectfully request the Commission to disapprove this rezoning request.

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

CHARLES HO
 Name (Please Print)

[Handwritten Signature]
 Signature

4644 BOOTH DR.
 Address

1 / 17 / 2005
 Date

TE

Trammell Crow Company

February 1, 2005

Mr. Tom Elgin
City of Plano
Planning Dept.
150 K Avenue
Suite 250
Plano, TX 75074-0358

**Re: Texas Heart Hospital Zoning Case 2004-57
Plano, TX**

Dear Mr. Elgin:

In an attempt to give updated status to the efforts between the Home Owner Associations and the Development Team, outlined below are some key milestones and events that have occurred over the last month.

1. **Planning and Zoning Meeting January 18, 2005:** At the request of the owner, Trammell Crow Company requested that the zoning case to be tabled at this Planning and Zoning Meeting in order to give more time for the City Planning Department, Home Owner Associations and the Development Team to work through any issues pertaining to this request.
2. **Pre-Planning with Home Owner Association Presidents:** Trammell Crow Company has been working with Wyndemere, Preston Pointe and Eldorado HOA's in order to better understand their concerns. TCC requested a list of these through e-mail.
3. **HOA's Concerns:** TCC and the HOA Presidents understand the issues through e-mail notification of the outlined concerns.
4. **Home Owner & Development Team Meeting:** A meeting was held on January 26, 2005 at 7:00pm in a meeting room at the Baylor Regional Medical Center at Plano. The purpose of the meeting was to give the HOA's the opportunity to express their concerns and for the Development Team to address the design and try to implement any solutions to their concerns.
5. **Home Owner Follow Up Meeting:** A follow up meeting is scheduled for February 2, 2005 at 7:00pm in order for the Development Team to give an update to the concerns of the HOA's. At this time, the Development Team will present possible solutions and any questions that may be unclear to the proposed development.
6. **Amended Zoning Request:** TCC has issued an amended zoning letter to you, referencing the clarification of the setback desires along Allied and Plano

Trammell Crow Company

Parkway as well as reducing the height on a portion of the site and asking for an increase at the north end of the site.

We will continue the efforts with the HOA's so that both parties can ultimately reach a compromise by addressing all concerns and hopefully implementing solutions. We have offered the HOA's to contact Michael Taylor, representative of Baylor and myself as the Development Manager, either by e-mail or via telephone.

Please accept this letter as an update and present to the Planning and Zoning Board prior to the February 7, 2005 meeting.

Sincerely,

Cary Moon
Trammell Crow Company

Attachment (Homeowner List)

Cc: Michael Taylor – THHSW
Bill Dahlstrom – Jackson Weaver
Stuart Markussen – RL Goodson
Keith Guidry – RTKL
Eric Dinges – RTKL
Jeff DeBruin – TCC
Tim Couch – TCC

Trammell Crow Company

Homeowner List from 1-26-05 Meeting

Constance Thomas	Eldorado
Penny Bryant	Eldorado
Celest Bederka	Preston Pointe
James D. Smith	Preston Pointe
Bill Heine	Wyndemere
John Bevil	Wyndemere
Rick Stadel	Preston Pointe
Sandi Markstrom	Preston Pointe
Charles Ho	Preston Pointe
Mike Moeller	Preston Pointe
Arved Von Zurmuehlen	Preston Pointe
Teesky Rowen	Preston Pointe
Dana McLendon	Preston Pointe
Earl McLendon	Preston Pointe
Mike Agan	Eldorado
Gina Lawrence	Eldorado
Gene Goodwin	Eldorado
Sheu-Meei Maa	Preston Pointe
Amy Se	Preston Pointe

Development Team List

Michael Taylor	Baylor
Cary Moon	TCC
Jeff DeBruin	TCC
Eric Dinges	RTKL Architects
Keith Guidry	RTKL Architects
John Castorina	RTKL Architects

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 7, 2005

Agenda Item No. 7B

Concept Plan & Revised Preliminary Site Plan:
Baylor Medical Center of Plano, Block A, Lot 1R

Applicant: Healthcare Realty Trust, Inc.

DESCRIPTION:

An existing hospital, medical office, and car wash with structured and surface parking and proposed hospital and medical office on two lots on 22.5± acres located on the south side of Plano Parkway, east of Allied Drive, and north and south of Alliance Boulevard. Zoned Planned Development-138-Retail/General Office (PD-138-R/O-2) with Specific Use Permit #164 for Outdoor Commercial Amusement facility and Planned Development-350-Retail/General Office (PD-350-R/O-2). Neighborhood #55.

REMARKS:

The concept plan and revised preliminary site plan accompany the applicant's requested zoning change in Zoning Case 2004-57.

The applicant has prepared a key sheet (Sheet 1 of 5) to give an overall view of the proposed changes to the area of the zoning request and revisions to affected properties adjacent to Ohio Drive north and south of the Baylor property. Please note, as shown on the Key Sheet, that overall access and traffic circulation have been improved with the addition of the circulation lane to Ohio Road.

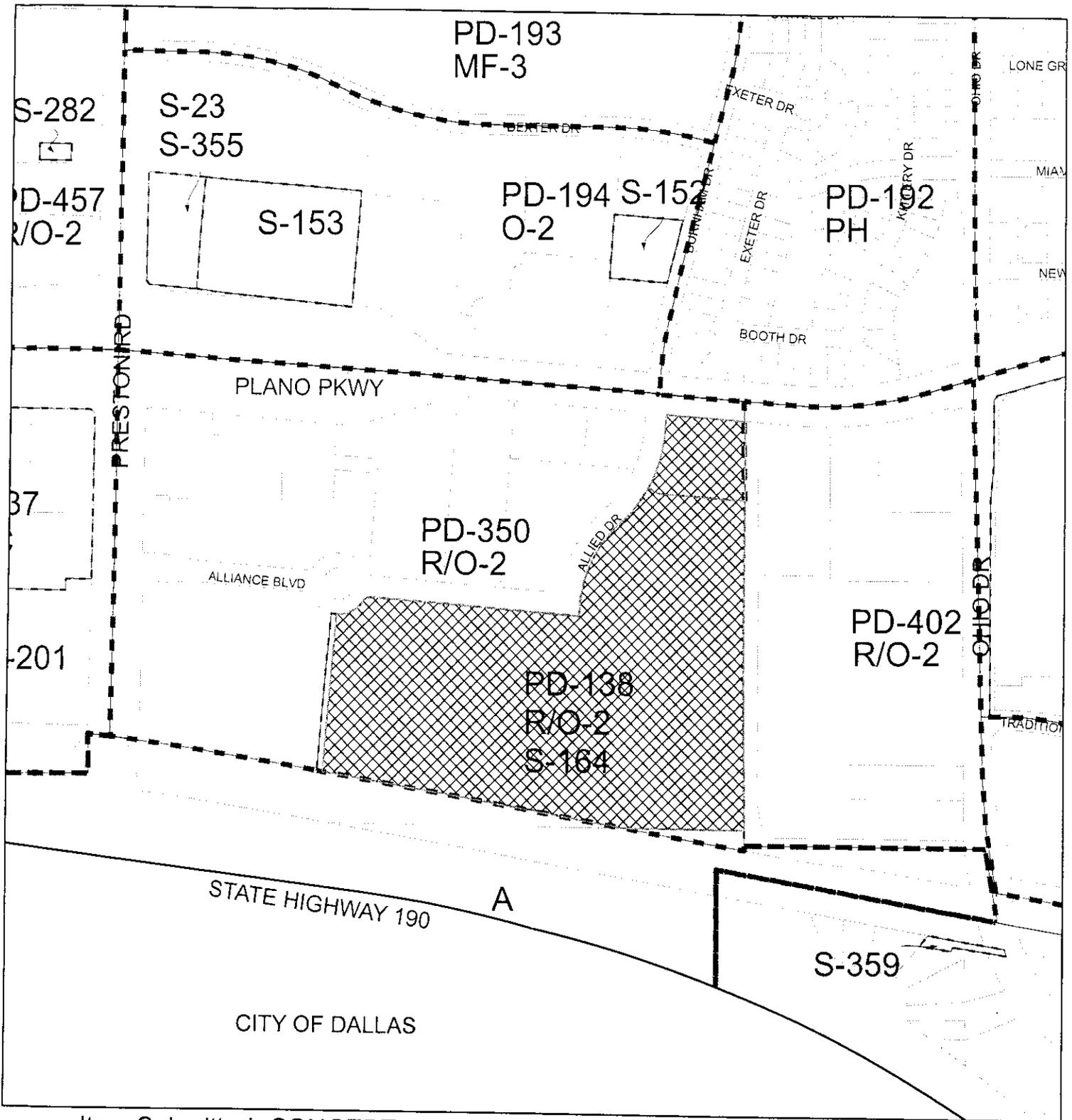
The concept plan and revised preliminary site plan for Lot 1R encompass the existing Baylor Medical Center property and the existing car wash property. The concept plan portion of this request is sheet 2 of 5. The concept plan portion proposes a six-story parking structure and a six story hospital on the existing car wash property and a portion of the existing surface parking for Baylor Medical Center. The proposed hospital and parking structure conform to the proposed planned development zoning amendments. A second helistop is proposed adjacent to the hospital in the concept plan. This helistop is primarily for Care Flight emergency medical service transport of patients and for transport of patients between hospital facilities. The current PD-138-R/O-2 zoning permits this helistop by right.

The revised preliminary site plan is sheet 5 of 5. The future hospital, medical office building, and parking structure indicated on the plan are consistent with the approved site plan. The only changes to the approved plan are elimination of some surface parking as mentioned above and the addition of surface parking within the TXU Electrical Delivery transmission line easement at the south end of the property. The proposed parking complies with the Zoning Ordinance and planned development-specific parking requirements.

RECOMMENDATION:

Recommended for approval subject to:

1. City Council approval of Zoning Case 2004-57.
2. Written authorization/permission from TXU Electrical Delivery to place surface parking within the electrical transmission line easement.



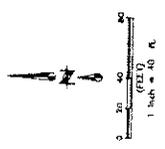
Item Submitted: CONCEPT PLAN &
REVISED PRELIMINARY SITE PLAN

Title: BAYLOR MEDICAL CENTER OF PLANO
BLOCK A, LOT 1R
ALLIANCE CENTER, BLOCK A, LOT 2

Zoning: PLANNED DEVELOPMENT-138-RETAIL/
GENERAL OFFICE w/SPECIFIC USE PERMIT #164 &
PLANNED DEVELOPMENT-350-RETAIL/GENERAL OFFICE

○ 200' Notification Buffer

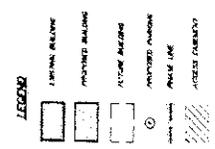




SITE DATA SUMMARY TABLE

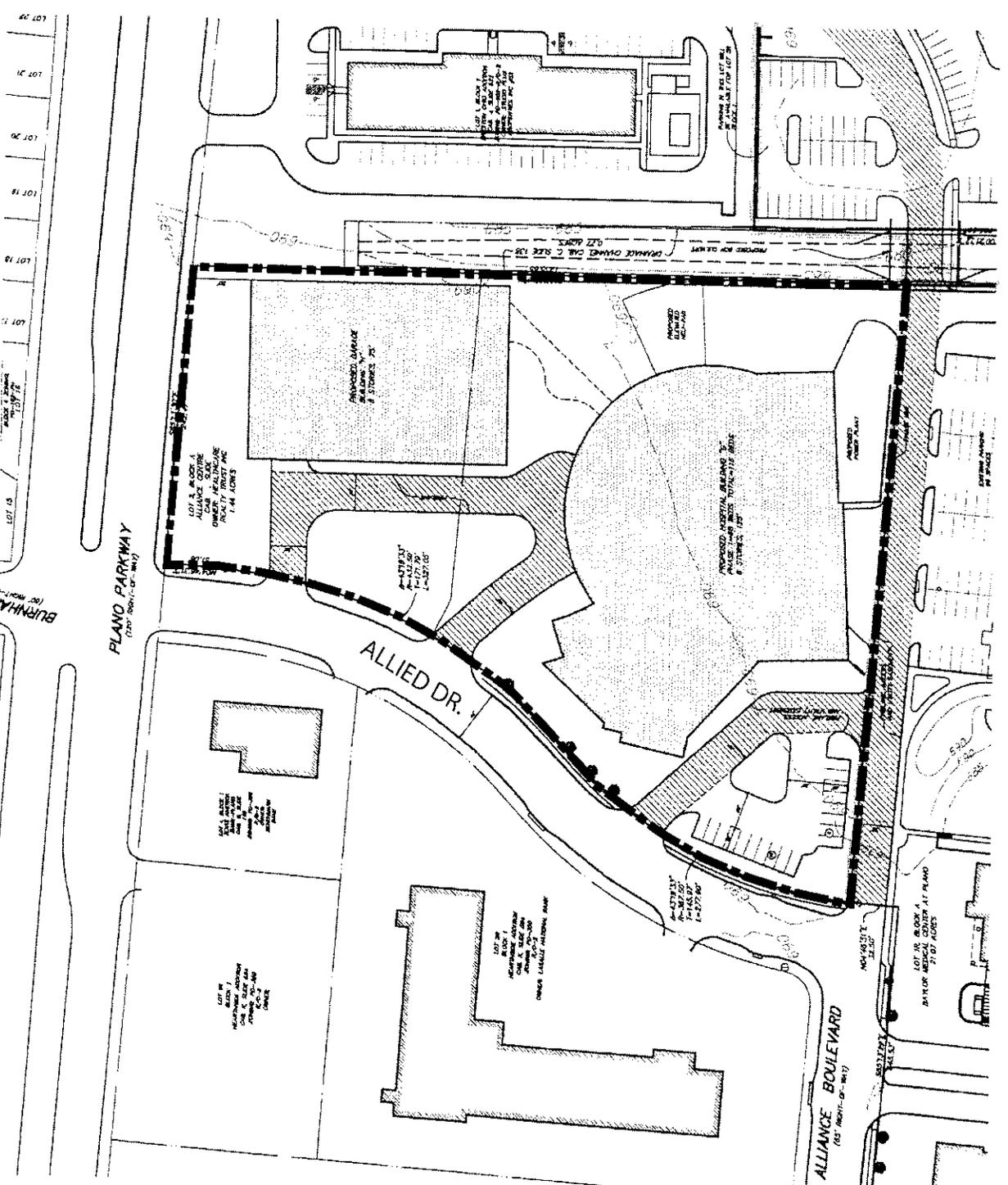
COMPILE DATE: 10/15/2010
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 10/15/2010

Item	Value
Lot Area	18,000 sq. ft.
Building Area	18,000 sq. ft.
Site Coverage	100%
Setback (Front)	10 ft.
Setback (Side)	5 ft.
Setback (Rear)	5 ft.



CONCEPT PLAN
 LOT 16, BLOCK A, ALLIANCE CENTER OF FLANO
 CITY OF FLANO, COLLIN COUNTY, TEXAS

DATE: 10/15/2010



DATE: 10/15/2010

DATE: 10/15/2010

DATE: 10/15/2010

DATE: 10/15/2010

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 7, 2005

Agenda Item No. 7C

Revised Preliminary Site Plan: Preston Ohio Addition, Block 1, Lots 2R, 5R & 7

Applicant: Healthcare Realty Trust, Inc., Baylor Health Care Systems,
Ohio Plano Parkway, L.P., & Silverstone Development

DESCRIPTION:

Existing office-professional/general and office-showroom/warehouse development, and proposed retail, office-professional/general development, and automobile parking lot on three lots on 12.4± acres located on the west side of Ohio Drive, south of Plano Parkway. Zoned Planned Development-402-Retail/General Office (PD-402-R/O-2). Neighborhood #55.

REMARKS:

This revised preliminary site plan accompanies the applicant's requested zoning change in Zoning Case 2004-57.

The applicant has prepared a "key sheet" (sheet 1 of 5) to give an overall view of the proposed changes to the area of the zoning request and revisions to affected properties adjacent to Ohio Drive north and south of the Baylor property. Please note, as shown on the key sheet, that overall access and traffic circulation have been improved with the addition of the circulation lane to Ohio Drive.

The revised preliminary site plan is shown on sheet 2 of 5 and sheet 3 of 5. On sheet 2, the revised preliminary site plan reflects the subdivision of Lot 2R into Lots 2R and 7. Please note that the zoning request only includes proposed Lot 7. The zoning for Lot 2R is PD-402-R/O-2. The building and parking improvements reflected on the revised Lot 2R exist and are in compliance with the Zoning Ordinance and PD-402-R/O-2. A drive aisle (access easement) connecting Lot 7 to Lot 2R is the only change to the revised Lot 2R.

The majority of proposed Lot 7 is currently undeveloped. South of the fire lane on Lot 7, the revised preliminary site plan proposes surface parking for the Baylor Medical Center development. North of the fire lane, the plan indicates offsite parking and trash enclosures for Lot 5R.

Sheet 3 proposes retail and office-professional/general use for Lot 5R. The general layout is very similar to the approved preliminary site plan for Lot 5R. The primary reason for the change is to accommodate the four-lane drive aisle that spans Lot 5R and Lot 7. The revised layout integrates with the circulation and fire lanes of the adjacent motel/hotel property to the west and the convenience store property to the north. Parking is adequate for the proposed uses.

PD-402-R/O-2 falls within the 190 Tollway/Plano Parkway Overlay District. The overlay district specifies sign standards and requires the underground placement of electrical utilities along Type C and larger thoroughfares (Plano Parkway). When PD-402-R/O-2 was revised in June 2002, the sign standards and underground placement of electrical utilities were extended to Ohio Drive.

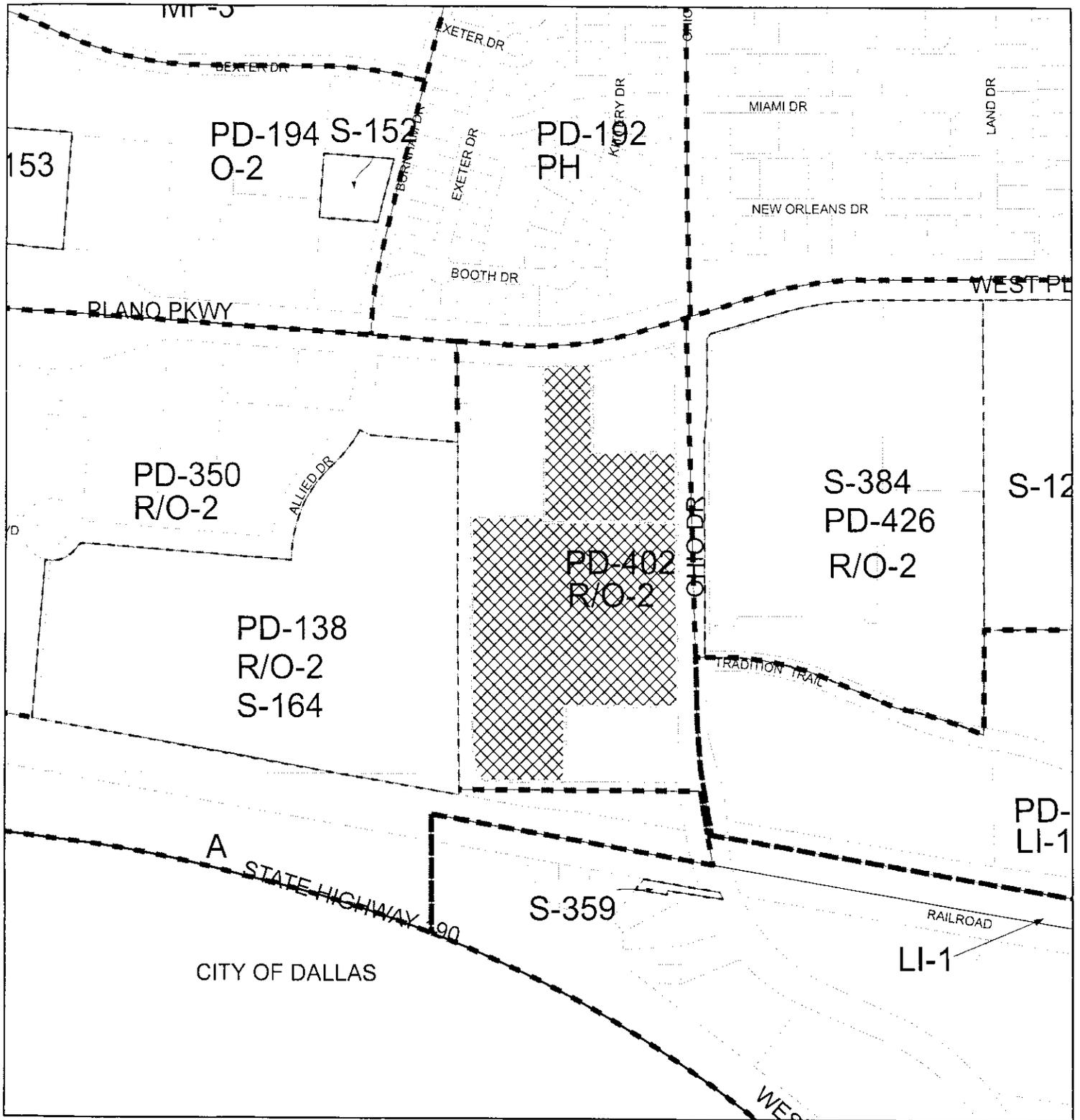
The revised preliminary site plan indicates that the property owner of Lot 5R (Silverstone Development) is requesting a variance to the underground placement of electrical utilities along Ohio Drive on Lot 5R. By the Zoning Ordinance, the Planning & Zoning Commission must review proposed variances to the Zoning Ordinance and provide recommendations prior to formal consideration of the variance request by the Board of Adjustment.

Lot 2R was developed after PD-402-R/O-2 was amended, and as part of their development, electrical utilities were placed underground along Ohio Drive. Electrical utilities are underground along the Plano Parkway frontage of Lot 5R. Staff feels the applicant's request is inconsistent with the intent of the overlay district and the planned development amendment; therefore, staff recommends that the applicant's variance request be denied.

RECOMMENDATION:

Recommended for approval subject to:

1. Compliance with the underground electrical requirements of PD-402-R/O-2.
2. City Council approval of Zoning Case 2004-57.

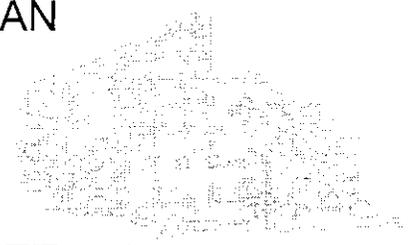


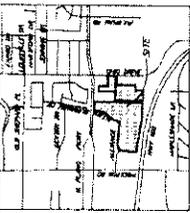
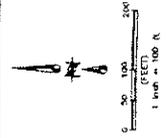
Item Submitted: REVISED PRELIMINARY SITE PLAN

Title: PRESTON OHIO ADDITION
BLOCK 1, LOTS 2R, 5R, & 7

Zoning: PLANNED DEVELOPMENT-402-RETAIL/
GENERAL OFFICE

○ 200' Notification Buffer





- LEGEND**
- EXISTING BUILDING
 - PROPOSED BUILDING
 - FUTURE PARKING
 - PROPOSED PARKING
 - PHASE LINE
 - NOISE ABATEMENT

KEY SHEET

- CONCRETE PLAN
- LOT 2, BLOCK 4, ALLIANCE CENTER
- LOT 18, BLOCK 4, MEDICAL CENTER OF PLANO
- REVISED PRELIMINARY SITE PLAN
- CITY OF PLANO, COLLIER COUNTY, TEXAS

1
5

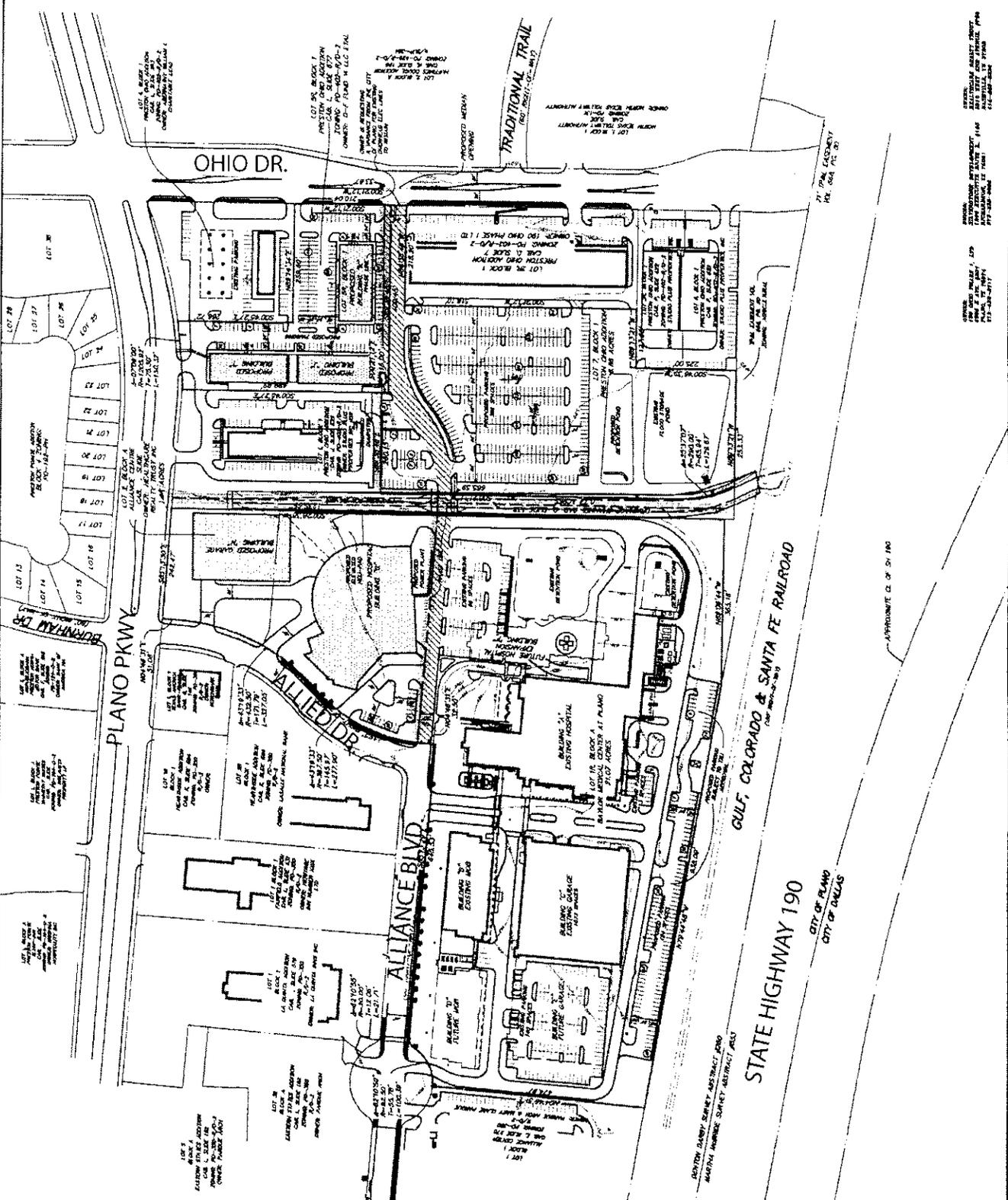
DATE: JANUARY 15, 2004

PROJECT: MEDICAL CENTER OF PLANO

OWNER: MEDICAL CENTER OF PLANO

DESIGNER: [Firm Name]

SCALE: AS SHOWN



GULF, COLORADO & SANTA FE RAILROAD

STATE HIGHWAY 190

CITY OF PLANO

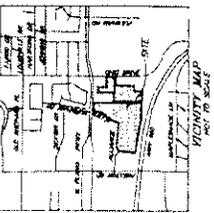
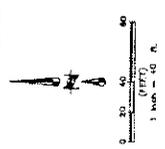
CITY OF DALLAS

APPROXIMATE CL OF SH 190

OWNER: MEDICAL CENTER OF PLANO

DESIGNER: [Firm Name]

SCALE: AS SHOWN



- LEGEND**
- EXISTING BUILDING
 - PROPOSED BUILDING
 - PROPOSED PARKING
 - PHASE LINE
 - PROPOSED ACCESS
 - EXISTING BUILDING

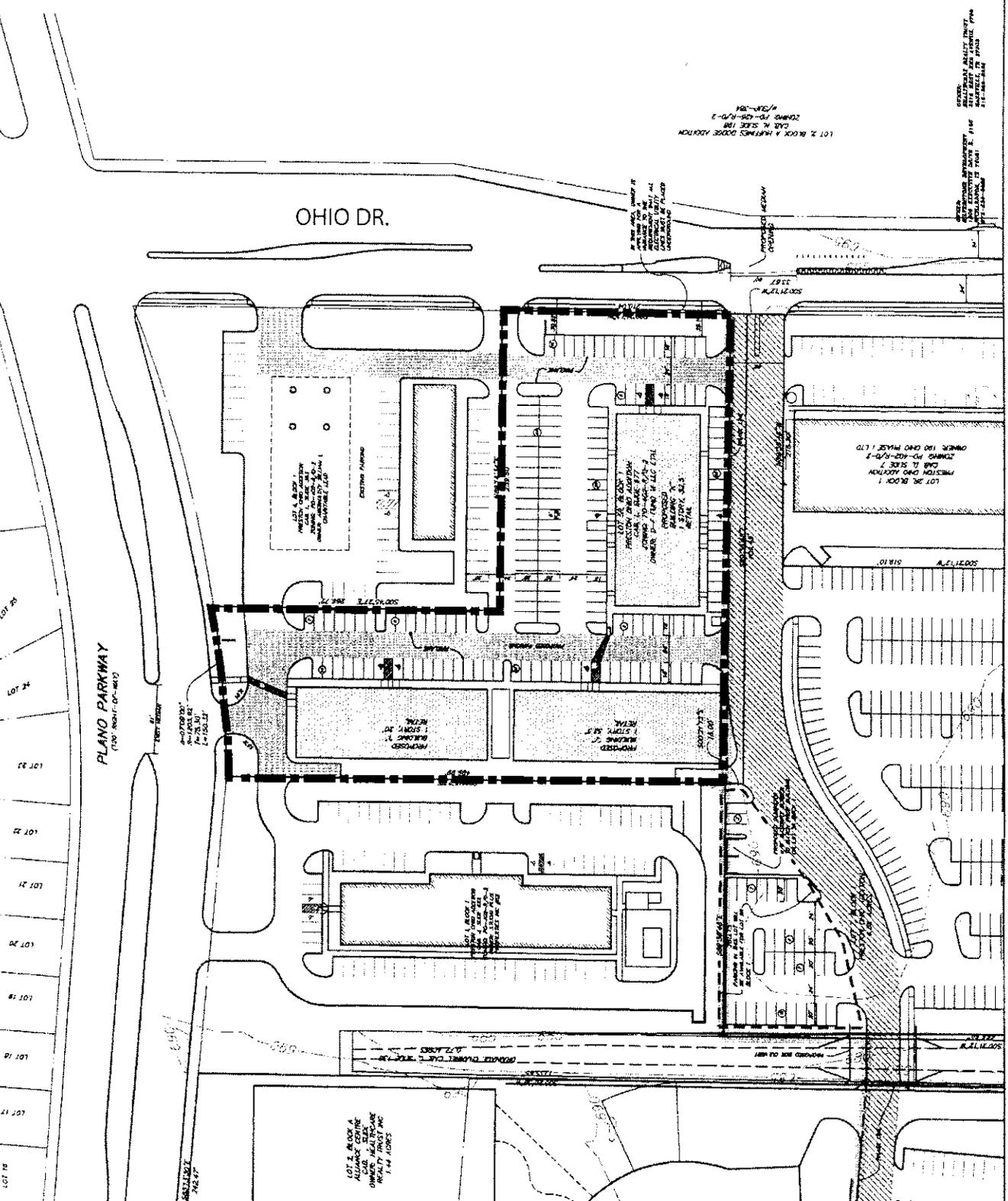
OWNER INFORMATION:
 Owner: [Name]
 Address: [Address]
 City: [City]
 State: [State]
 Zip: [Zip]

PROJECT INFORMATION:
 Project Name: [Name]
 Location: [Location]
 Date: [Date]

PREPARED BY:
 [Name]
 [Title]
 [Company]

PURPOSE - REVISE PLAN TO ACCOMMODATE ADJUT ACCESS DRIVE ALONG THE SOUTH PROPERTY LINE

REVISED PRELIMINARY SITE PLAN
 FOR AN ACCESS DRIVE ALONG THE SOUTH PROPERTY LINE
 CITY OF PLANO, COLLIN COUNTY, TEXAS



LOT 18
 LOT 19
 LOT 20
 LOT 21
 LOT 22
 LOT 23

PLANO PARKWAY
 (100' WIDE - 60' WIDE)

OHIO DR.

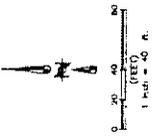
OWNER: [Name]
 ADDRESS: [Address]
 CITY: [City]
 STATE: [State]
 ZIP: [Zip]

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

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

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

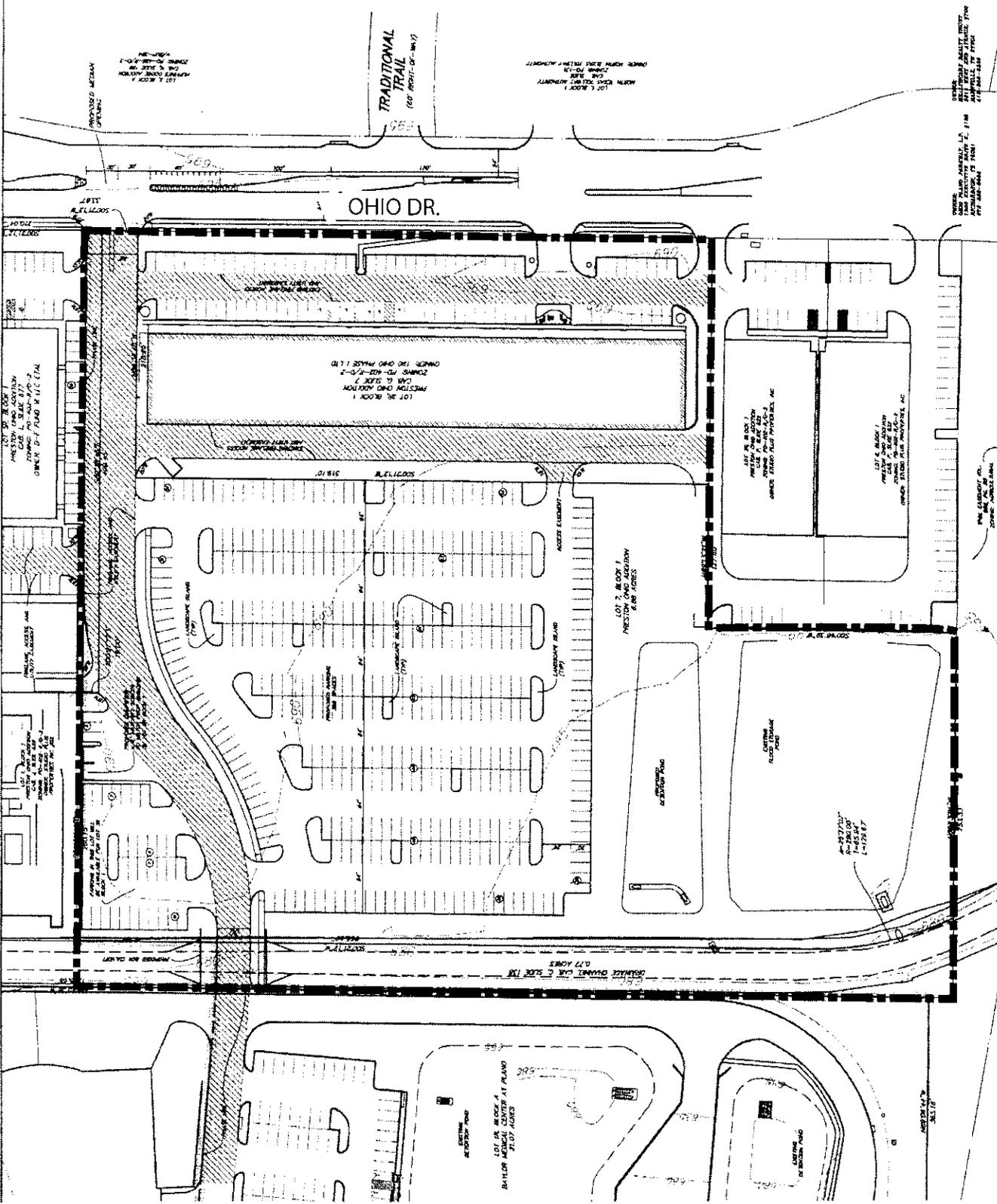
OWNER: [Name]
 ADDRESS: [Address]
 CITY: [City]
 STATE: [State]
 ZIP: [Zip]



- LEGEND**
- EXISTING BUILDING
 - PROPOSED BUILDING
 - PROPOSED DRIVE
 - PROPOSED SIDEWALK
 - PROPOSED UTILITY ALIGNMENT

GENERAL NOTES:

1. SEE SHEET 1 FOR THE REST OF THE PROJECT.
2. SEE SHEET 2 FOR THE REST OF THE PROJECT.
3. SEE SHEET 3 FOR THE REST OF THE PROJECT.
4. SEE SHEET 4 FOR THE REST OF THE PROJECT.
5. SEE SHEET 5 FOR THE REST OF THE PROJECT.
6. SEE SHEET 6 FOR THE REST OF THE PROJECT.
7. SEE SHEET 7 FOR THE REST OF THE PROJECT.
8. SEE SHEET 8 FOR THE REST OF THE PROJECT.
9. SEE SHEET 9 FOR THE REST OF THE PROJECT.
10. SEE SHEET 10 FOR THE REST OF THE PROJECT.



PURPOSE - REUSE SITE PLAN TO INCLUDE PARKING LOT

3
5

REVISED PRELIMINARY SITE PLAN
 LOT 26, BLOCK 1, PRESTON OHIO ADDITION
 CITY OF PLANO, COLLIN COUNTY, TEXAS

PREPARED BY: [Firm Name]
 PROJECT NO.: [Number]
 DATE: [Date]
 SCALE: [Scale]
 SHEET NO.: [Number]

OWNER: [Owner Name]
 ADDRESS: [Address]
 PHONE: [Phone Number]

DESIGNER: [Designer Name]
 ADDRESS: [Address]
 PHONE: [Phone Number]

ENGINEER: [Engineer Name]
 ADDRESS: [Address]
 PHONE: [Phone Number]

PLANNING: [Planner Name]
 ADDRESS: [Address]
 PHONE: [Phone Number]

CONTRACTOR: [Contractor Name]
 ADDRESS: [Address]
 PHONE: [Phone Number]

*Silverstone
Development Ltd.*

January 25, 2005

Mr. Tom Elgin AICP
Development Review Manager
Planning Department
City of Plano
P.O. Box 860358
Plano, Texas 75086-0358

Re: Plano Parkway Center Utility Appeal to the Board of Adjustment
(Development Southwest Corner of Plano Parkway and Ohio Drive)

Dear Mr. Elgin:

Per our discussion last week, we are providing this written notice regarding our "Utility Appeal to the Board of Adjustment" to attach to our Preliminary Site Submission for the Planning and Zoning Meeting on February 7, 2005.

We respectfully request you to consider our appeal to vary Section 4-705 of the Zoning Ordinance Number 98-9-9 to allow existing utilities to remain above ground within the 190 Tollway/Plano Parkway Overlay District.

Our variance request promotes the purpose and intent of the planning and development ordinances of the City of Plano by:

- 1) Protecting the existing aesthetic and visual quality of the area;
- 2) Mitigating developmental impacts; and
- 3) Accommodating development by modifying regulations to better accomplish the City's goals of the area.

1) Protecting the existing aesthetic and visual quality of the area:

a) Negative Impact to Neighboring Properties

The aesthetic quality of the area currently incorporates the existence of aboveground utilities. There are neighboring properties located on both Ohio and Plano Parkway that have aboveground utilities throughout their properties. More specifically, the property immediately adjacent to the north of this property has aboveground utilities. They currently already have three (3) poles along the side of their property. We will be moving

our one (1) pole and adding a pole with special anchoring wires to their property, which will now have four poles, spaced closely together. Their property will therefore not be enhanced but be impacted negatively.

**b) Unattractive Large 9'length x 9'width x 5' height Switch Box
Obstructing View of Property**

The property currently has only two (2) poles of which one was recently added from the property adjacent to the south. The two poles are above eye level and are not blocking the view of our buildings. Replacing these poles with a very large nine (9) feet by nine (9) feet by five (5) feet Electrical Switch Box will definitely block the view of the building. As you see from our elevation drawings, we are planning "Class A" type buildings built with stone. Our intentions are to enhance the aesthetic and visual quality of the area, however the large Electrical Switch Box not only is a very unattractive view, but it obstructs the shops and businesses while undermining our attempt to develop a first class center.

c) Ohio Drive Not a Major Entrance from the 190 Tollway

The specific stated purpose of the 190 Tollway/Plano Parkway Overlay District as cited from Section 4-701 is to provide design standards for the development of properties that are major entrances into the City of Plano from a major "regional traffic artery", the 190 Tollway. Thus, the underlying purpose of this Overlay District Ordinance is to provide aesthetic uniformity throughout the major entrances into the city of Plano. The street of Ohio, where the property is located, is not such an entrance into the City of Plano. This street has no exits or direct access to the 190 Tollway from either direction and is primarily adjacent to residential areas. Thus, the property on Ohio should not be held to the stringent standards of the 190 Tollway/Plano Parkway Overlay District and should be granted this minor variance.

2) Mitigating developmental impacts

Developmental impacts in the area are another great concern of the City of Plano; so much so that the City has specifically incorporated this issue into one of the 5 purposes of the Special District Regulations for all overlay district ordinances. The aboveground electrical utility poles on the property, which the 190 Tollway/Plano Parkway Overlay District imposes the restriction on, provide service to surrounding properties. The two (2) poles would be replaced with one (1) pole plus a very large nine (9) feet by nine (9) feet by five (5) feet Electrical Switch Box. A project of this magnitude could disrupt and severely impact these adjacent land owners, tenants, business and residences for a substantial time. All of these developmental impacts could be

avoided if the Board would approve this minor variance on the two existing electrical poles that are currently aboveground on this property.

3) Accommodating development by modifying regulations to better accomplish the City's goals of the area

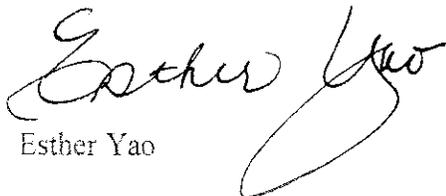
The City's regulations (and specifically this ordinance) provide a stifling hurdle to the City's ultimate goal of business development in the area. This requirement could prohibit or substantially delay the development of this property due to the economic burden it presents to any developer of the property. The cost of burying these electrical poles and lines could be so prohibitive as to decrease the value of the property to an extent there would be no profit to be made by the development of the property. Additionally, if the property could be developed without this specific requirement, this would enable the development of business to avoid extensive if not indefinite delays and significantly increase the value (and, accordingly, the tax base) of the property.

One final area of consideration is the current hot topic regarding the impact of Utility Deregulation. As a property owner we understand and are willing to bear the cost of providing utilities to shops and businesses located on our property. However, we are distressed to be providing the financial requirements for the utilities of other property owners in the area. Our property's acreage is a very small fraction of the utility service area, yet we are bearing one hundred percent (100%) of the financial cost. Actually the majority of the cost to us is due to service provided for other property owners in the area. At a minimum, we request the city to consider allocating the cost among the beneficiaries of the service equitably.

By enforcement of this ordinance on the property, the City would impose both a developmental and economical hardship on the current property owners, with no great benefit, if any benefit at all, received by the City. Since there is no great benefit, if any benefit at all received by the city and the overall purpose of the ordinances and regulations in the 190 Tollway/Plano Parkway Overlay District would seem to be defeated in the enforcement of this ordinance by causing substantial delay and severe impairment to the development of this property in accordance with the City's current plan for a business center, we appeal to the Board to grant this minor variance.

Please call me if you have any questions or concerns. We appreciate your time and efforts reviewing this matter.

Very truly yours,



Esther Yao

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 7, 2005

Agenda Item No. 7D

Preliminary Replat: Preston Ohio Addition, Block 1, Lots 2R & 7

Applicant: Baylor Healthcare System & 190 Ohio Phase I, Ltd.

DESCRIPTION:

Existing office-professional/general and office-showroom/warehouse development and proposed automobile parking lot on two lots on 9.5± acres located on the west side of Ohio Drive, south of Plano Parkway. Zoned Planned Development-402-Retail/General Office (PD-402-R/O-2). Neighborhood #55.

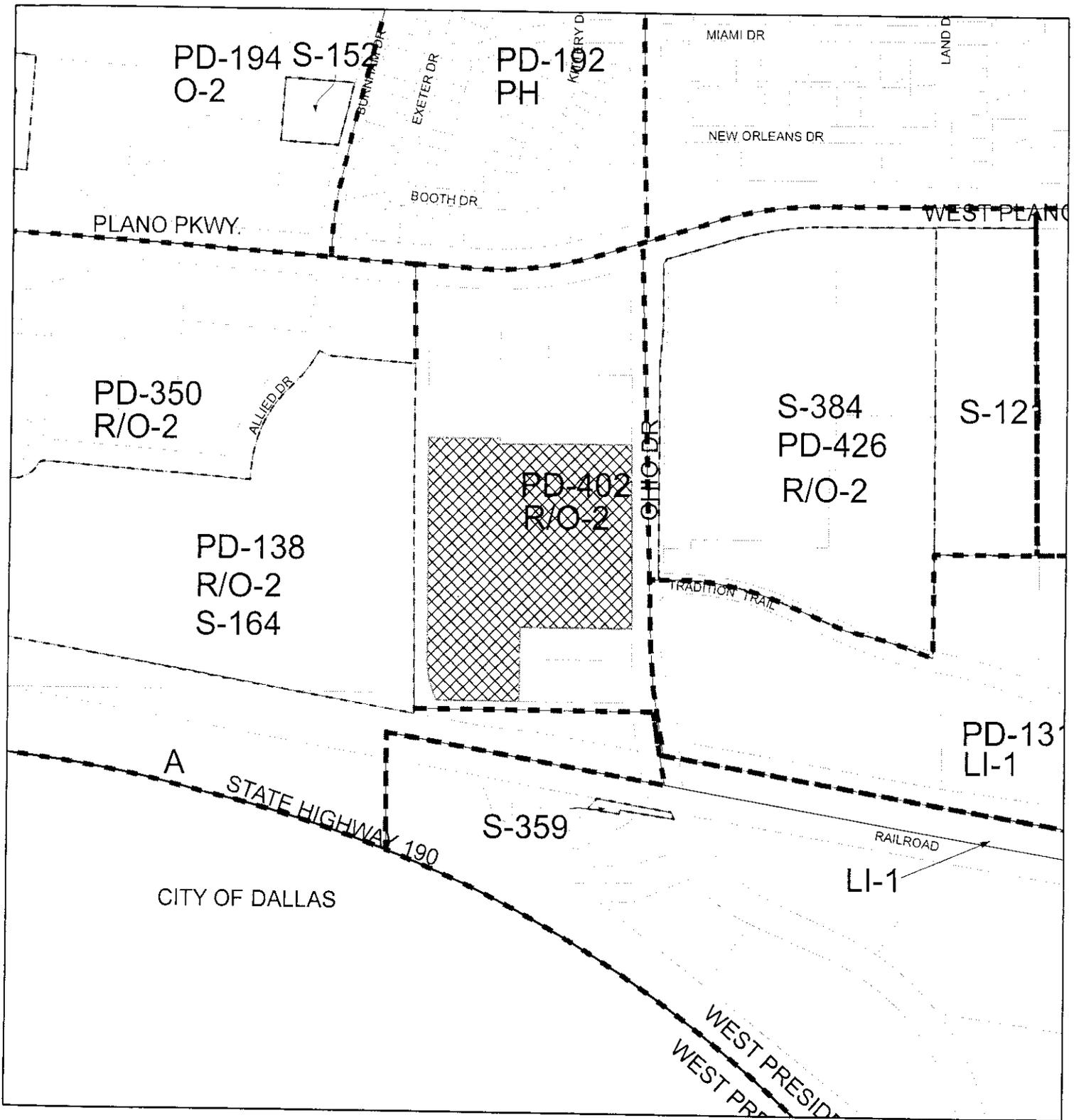
REMARKS:

This preliminary replat accompanies the applicant's requested zoning change in Zoning Case 2004-57.

The purpose of the preliminary replat is to subdivide Lot 2R into Lots 2R and 7. The preliminary replat indicates the revised lot boundaries and easements for existing and proposed public improvements.

RECOMMENDATION:

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



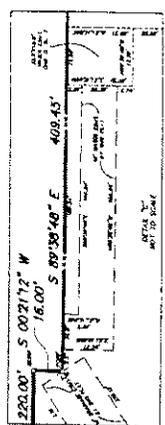
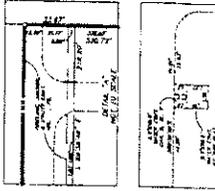
Item Submitted: PRELIMINARY REPLAT

Title: PRESTON OHIO ADDITION
BLOCK 1, LOTS 2R & 7

Zoning: PLANNED DEVELOPMENT-402-RETAIL/
GENERAL OFFICE



○ 200' Notification Buffer



LINE	BEARING	LENGTH	AREA
1	S 00°21'12" W	16.00	0.0000
2	S 89°39'48" E	409.43	6.4977
3	S 00°21'12" W	16.00	0.0000
4	S 89°39'48" E	409.43	6.4977
5	S 00°21'12" W	16.00	0.0000
6	S 89°39'48" E	409.43	6.4977
7	S 00°21'12" W	16.00	0.0000
8	S 89°39'48" E	409.43	6.4977
9	S 00°21'12" W	16.00	0.0000
10	S 89°39'48" E	409.43	6.4977
11	S 00°21'12" W	16.00	0.0000
12	S 89°39'48" E	409.43	6.4977
13	S 00°21'12" W	16.00	0.0000
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63	S 00°21'12" W	16.00	0.0000
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73	S 00°21'12" W	16.00	0.0000
74	S 89°39'48" E	409.43	6.4977
75	S 00°21'12" W	16.00	0.0000
76	S 89°39'48" E	409.43	6.4977
77	S 00°21'12" W	16.00	0.0000
78	S 89°39'48" E	409.43	6.4977
79	S 00°21'12" W	16.00	0.0000
80	S 89°39'48" E	409.43	6.4977

LINE	BEARING	LENGTH	AREA
1	S 00°21'12" W	16.00	0.0000
2	S 89°39'48" E	409.43	6.4977
3	S 00°21'12" W	16.00	0.0000
4	S 89°39'48" E	409.43	6.4977
5	S 00°21'12" W	16.00	0.0000
6	S 89°39'48" E	409.43	6.4977
7	S 00°21'12" W	16.00	0.0000
8	S 89°39'48" E	409.43	6.4977
9	S 00°21'12" W	16.00	0.0000
10	S 89°39'48" E	409.43	6.4977
11	S 00°21'12" W	16.00	0.0000
12	S 89°39'48" E	409.43	6.4977
13	S 00°21'12" W	16.00	0.0000
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15	S 00°21'12" W	16.00	0.0000
16	S 89°39'48" E	409.43	6.4977
17	S 00°21'12" W	16.00	0.0000
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21	S 00°21'12" W	16.00	0.0000
22	S 89°39'48" E	409.43	6.4977
23	S 00°21'12" W	16.00	0.0000
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49	S 00°21'12" W	16.00	0.0000
50	S 89°39'48" E	409.43	6.4977
51	S 00°21'12" W	16.00	0.0000
52	S 89°39'48" E	409.43	6.4977
53	S 00°21'12" W	16.00	0.0000
54	S 89°39'48" E	409.43	6.4977
55	S 00°21'12" W	16.00	0.0000
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63	S 00°21'12" W	16.00	0.0000
64	S 89°39'48" E	409.43	6.4977
65	S 00°21'12" W	16.00	0.0000
66	S 89°39'48" E	409.43	6.4977
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71	S 00°21'12" W	16.00	0.0000
72	S 89°39'48" E	409.43	6.4977
73	S 00°21'12" W	16.00	0.0000
74	S 89°39'48" E	409.43	6.4977
75	S 00°21'12" W	16.00	0.0000
76	S 89°39'48" E	409.43	6.4977
77	S 00°21'12" W	16.00	0.0000
78	S 89°39'48" E	409.43	6.4977
79	S 00°21'12" W	16.00	0.0000
80	S 89°39'48" E	409.43	6.4977

PRELIMINARY REPLAY
PRESTON OHIO ADDITION
LOTS 2R & 7, BLOCK 1
 BEING A REPLAY OF
LOT 2R, BLOCK 1
PRESTON OHIO ADDITION
DENTON DABBY SURVEY ABSTRACT NO.260
CITY OF PLANO, COLLIN COUNTY, TEXAS

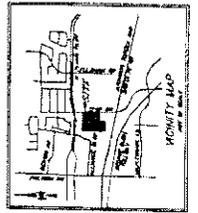
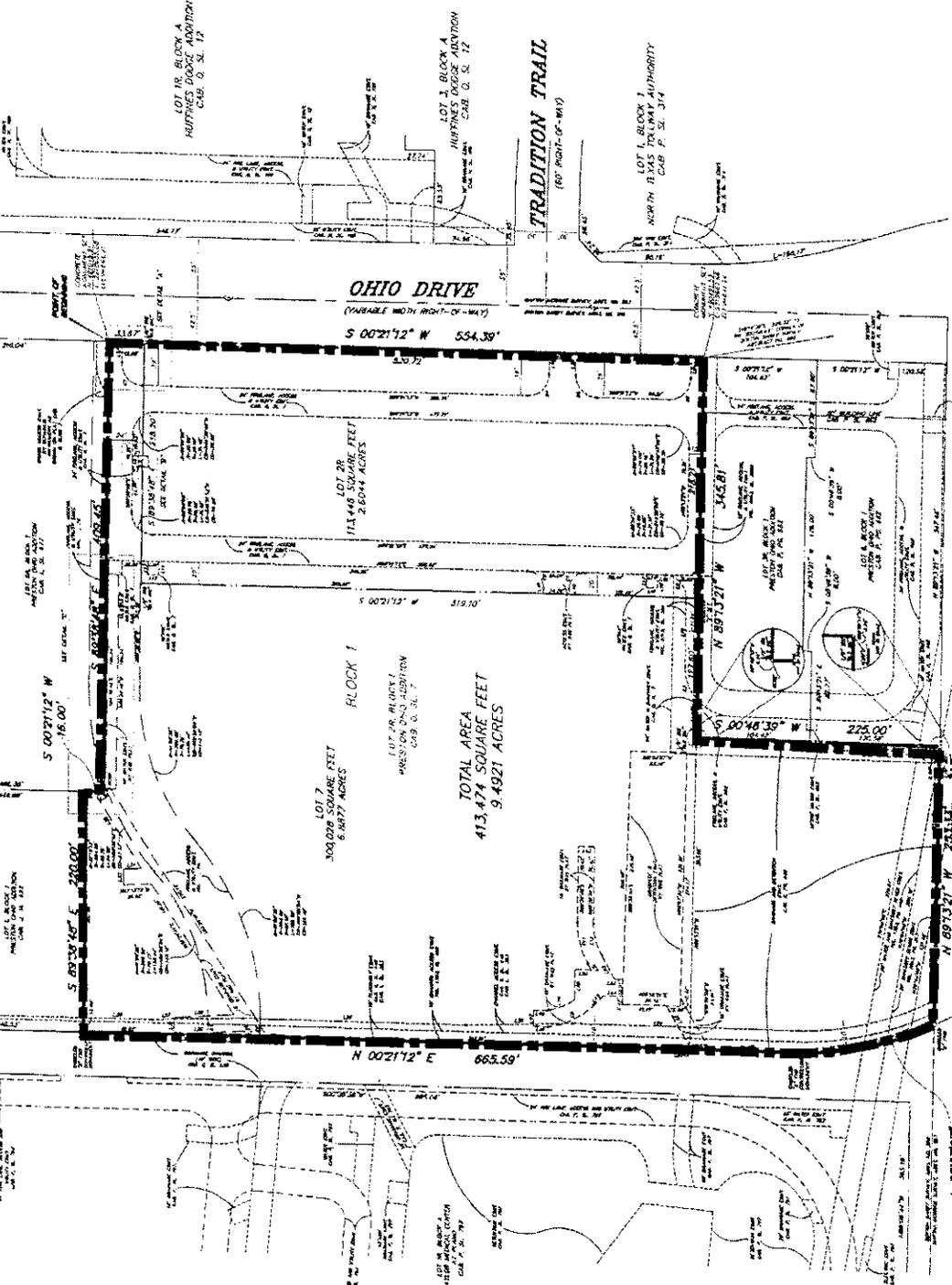
OWNER: **BAYLOR HEALTH CARE SYSTEM**
 100 OHIO PHASE I LTD
 10000 W. HICKORY ST. #200
 DALLAS, TX 75241

SURVEYOR: **RAYMOND L. GOODSON, JR., INC.**
 5115 W. HICKORY ST.
 DALLAS, TX 75241

DATE: JANUARY 12, 2005

SCALE: 1" = 50'

COUNTY: **PLANO**
 DISTRICT: **1**
 CASE NO.: **04380**
 E-FILE: **14380P0001000100**
 DATE: **2/10/05**



NOTES: THIS PROPERTY IS SUBJECT TO
 EASEMENTS, AGREEMENTS, RECORDS &
 DALLAS COUNTY RECORDS-011554.

BASE OF RECORDS IS CITY OF PLANO
 GEODETIC CONTROL STATION MONUMENT
 6-5

CONTROLLING MONUMENTS ARE AS SHOWN
 SOLLING A PORTION OF THIS PORTION BY
 METES AND BOUNDS, EXCEPT AS SHOWN
 OTHERWISE ON THIS PLAN AND AS SHOWN
 ON MAPS, PLANS, AND RECORDS OF CITY ENGINEER
 AND STATE LAR.



LEGEND
 --- PROPERTY LINE
 --- EASEMENT
 --- UTILITY LINE
 --- MONUMENT



CITY OF PLANO
PLANNING & ZONING COMMISSION

February 7, 2005

Agenda Item No. 8A

Public Hearing: Zoning Case 2004-58

Applicant: Acres of Sunshine, Ltd.

DESCRIPTION:

A request to rezone 33.0± acres located on the north side of Windhaven Parkway, 2,900± feet east of Dallas North Tollway and 3,300± feet west of Spring Creek Parkway **from** Multifamily Residence-3, Planned Development-242-Multifamily Residence-2 and Planned Development-243-Retail/General Office **to** Planned Development-Single-Family Residence-6. Zoned Multifamily Residence-3 (MF-3), Planned Development-242-Multifamily Residence-2 (PD-242-MF-2), and Planned Development-243-Retail/General Office (PD-243-R/O-2). Neighborhood #27.

REMARKS:

The applicant is requesting to rezone 33.0± acres to PD-SF-6 to allow for the development of a single-family detached residential subdivision with open space lots and an amenity center. A Phase II land study accompanies this request (Agenda Item No. 8B).

The current zoning is MF-3, PD-242-MF-2, and PD-243-R/O-2. The MF-3 district is intended to provide for relatively dense condominium and apartment development at 21.5 residential units per acre. The MF-2 is intended to accommodate condominiums and apartments at a density of 18 residential units per acre providing sufficient areas for usable open space and landscaping. The R district is intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling or warehousing. 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 (PD) district provides the ability to amend use, height, setback, and other requirements at the time of zoning to promote innovative site design and better development controls appropriate to both offsite and onsite conditions. PD-242-MF-2 stipulates the maximum residential density shall be 15 dwelling units per acre. PD-243-R/O-2 stipulates:

1. A total Floor Area Ratio of 0.4:1 with a maximum Floor Area Ratio of 1:1 for any individual lot.
2. A maximum of 1,406,000 square feet may be utilized for retail uses.

The proposed zoning is PD-SF-6. The SF-6 district is intended to provide for small-lot, urban, single-family development protected from excessive noise, illumination, odors, visual clutter, and other objectionable influences to family living. The request proposes to amend the bulk standards and to permit an amenity center as an additional allowed use. The request does not propose to change the minimum floor area per dwelling unit or the parking standards of the SF-6 district.

Surrounding Land Use and Zoning

The area of the request is bounded on the north by an electrical transmission line and on the south by Windhaven Parkway. On the western boundary of the property is a City of Plano elevated water storage tank. The property to the east is zoned PD-242-MF-2. The property to the north is zoned PD-243-R/O-2. The property to the west is zoned Planned Development-240-Neighborhood Office (PD-240-O-1). The area of the request and the properties to the east, north, and west are currently used for agricultural purposes. The properties to the south, across Windhaven Parkway, are zoned Planned Development-237-Single-Family Residence-7/Patio Home and SF-6. These properties have been developed as single-family detached homes.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as Low Intensity Office (LIO). The LIO designation is intended to serve local office needs and to act as a transition between residential areas and community and neighborhood commercial areas. Neither this request nor the existing MF-3 and PD-242-MF-2 zoning are consistent with the LIO designation.

Adequacy of Public Facilities - Water and sanitary sewer services are available in the general area. Sanitary sewer service will need to be extended for this property.

Traffic Impact Analysis (TIA) - A TIA is not required for a single-family residential zoning request.

ISSUES:

Rezoning of Nonresidential Property to Residential

The majority of the rezoning request is currently zoned for multifamily residential uses; however, a small portion of the property is currently zoned for nonresidential use. The applicant is requesting to rezone this portion of the property to a residential classification. Policy Paper No. 2.0, Rezoning Property to Meet Demand, included in the Land Use Element of the Comprehensive Plan, provides guidelines for assessing such rezoning requests.

The request generally complies with Policy Paper No. 2.0. The area is physically appropriate for residential use. The area is not affected by adverse environmental conditions such as noise, light, fumes, or related nuisances. The rezoning of land would not result in a shortage of land for neighborhood retail or service uses, and would not diminish the land base considered prime for economic expansion. The rezoning of excess retail land to residential use is consistent with the intent of reducing the overall impact of zoning imbalance on the city's land use system.

Request for Planned Development Zoning

The rezoning request is to establish a planned development district with SF-6 base zoning. The applicant proposes the following amendments to the SF-6 district:

1. To reduce the minimum lot area from 6,000 square feet to 5,600 square feet.
2. To increase the minimum lot width for corner lots from 60 feet to 80 feet and to increase the minimum lot width for interior lots from 55 feet to 75 feet.
3. To decrease the minimum lot depth from 100 feet to 75 feet.
4. To decrease the minimum front yard setback from 25 feet to ten feet. For front-entry garages, the minimum front yard setback for the garage only shall be 20 feet. For side-entry garages, the minimum front yard setback shall be ten feet.
5. To decrease the minimum side yard setback for corner lots from 15 feet to ten feet and to decrease the side yard setback for interior lots from six feet or ten percent of the lot width, whichever is greater, to five feet.
6. To increase the minimum rear yard setback from ten feet to 15 feet.
7. To increase the maximum lot coverage from 35% plus ten percent for accessory buildings (45% total) to 55% total for primary and accessory buildings.
8. To permit a community center for the benefit of the residents as an additional allowed use.

As can be seen on the Phase II land study, the development proposes open space lots and a private amenity center for the benefit of the residents. The proposed reduction in lot area from 6,000 square feet to 5,600 square feet combined with the open space lots and amenity center will result in an approximate density of four dwelling units per acre. This density is consistent with the density for SF-6 development allowed by right in the MF-3 and PD-242-MF-2 zoning districts.

The applicant intends to develop a single-family housing product that is different than other housing products in Plano. The proposed increase in lot width, decrease in lot depth, and decrease in side and front yard setbacks will result in a home with a greater street presence. The increase in lot coverage will create a home with minimal maintenance, while the increase in rear yard setback will ensure a usable back yard. The decrease in lot area and front and side yard setbacks would support a viable homeowners association necessary to maintain the open space and amenity center and is essential to offset the prior level of investment in the property. This request is consistent with a major concept of the Housing Element of the Comprehensive Plan to have a wide variety of housing types to serve a diverse population.

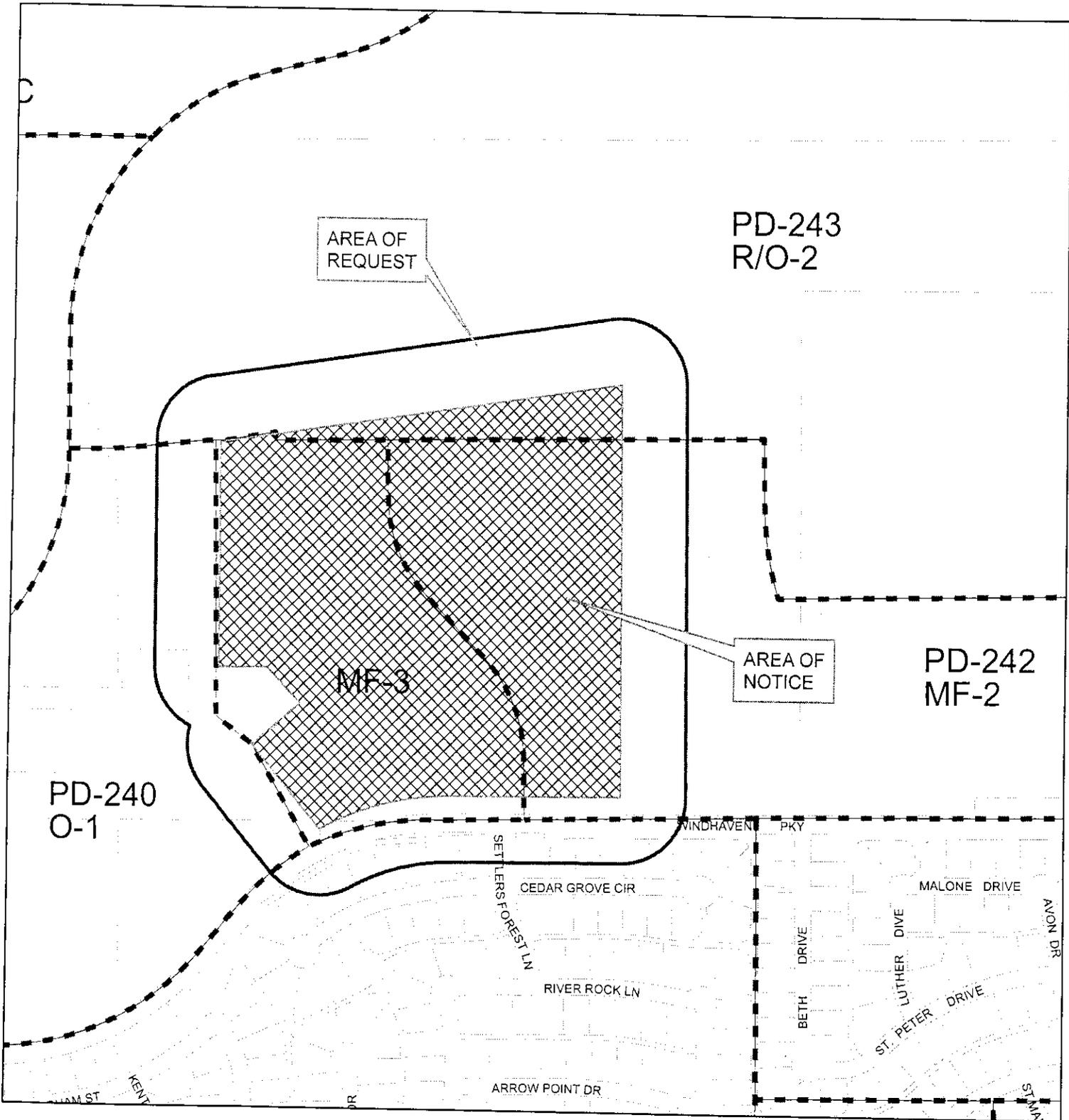
SUMMARY:

The request for PD-SF-6 is not consistent with LIO designation of the Future Land Use Plan; however, it is consistent with the existing multifamily zoning and adjacent residential uses. The physical character of the property is appropriate for single-family residential uses. The proposed development stipulations will result in a unique residential product that is consistent with the Housing Element goal of providing a variety of housing types.

RECOMMENDATION:

Recommended for approval as PD-SF-6 subject to:

1. The minimum lot area shall be 5,600 square feet.
2. The minimum lot width for corner lots shall be 80 feet. The minimum lot widths for interior lots shall be 75 feet.
3. The minimum lot depth shall be 75 feet.
4. The minimum front yard setback shall be ten feet. For front-entry garages, the minimum front yard setback for the garage only shall be 20 feet. For side-entry garages, the minimum front yard setback shall be ten feet.
5. The minimum side yard setback for corner lots shall be ten feet. The minimum side yard setbacks for interior lots shall be five feet.
6. The minimum rear yard setback shall be 15 feet.
7. The maximum lot coverage shall be 55% total for primary and accessory buildings.
8. A community center is an additional allowed use.



 Zoning Case #: 2004-58

Existing Zoning: MULTIFAMILY RESIDENCE-3,
 PLANNED DEVELOPMEN-242-
 MULTIFAMILY RESIDENCE-2,
 & PLANNED DEVELOPMENT-243-
 RETAIL/GENERAL OFFICE

 200 Notification's Buffer

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2004-58.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2004-58.

This item will be heard on **February 7, 2005, 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.

Thomas J. Quirk
Name (Please Print)

[Signature]
Signature

5769 Cedar Grove Circle
Address

1/17/05
Date

TE

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2004-58.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2004-58.

This item will be heard on **February 7, 2005, 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.

James Rothschilder
Name (Please Print)
5753 Cedar Grove
Address Circle

J Rothschilder
Signature
1/12/2005
Date

TE

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 7, 2005

Agenda Item No. 8B

Phase II Land Study: Windhaven Addition

Applicant: Acres of Sunshine, Ltd.

DESCRIPTION:

132 single-family residential lots and 14 open space lots on 33.0± acres located on the north side of Windhaven Parkway, 2,900± feet east of Dallas North Tollway and 3,300± feet west of Spring Creek Parkway. Zoned Multifamily Residence-3 (MF-3), Planned Development-242-Multifamily Residence-2 (PD-242-MF-2) and Planned Development-243-Retail/General Office (PD-243-R/O-2). Neighborhood #27.

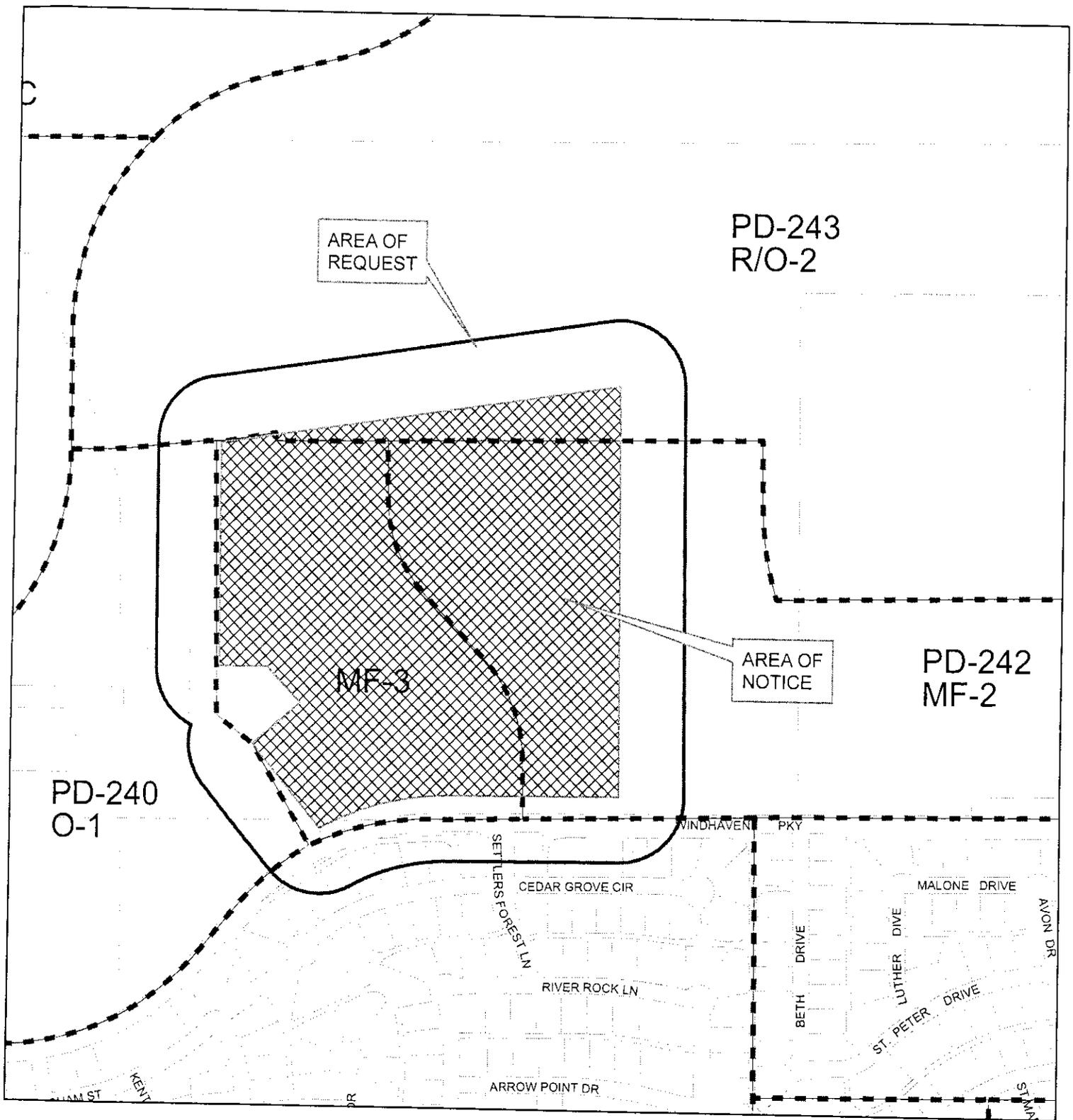
REMARKS:

This Phase II land study accompanies the applicant's requested zoning change in Zoning Case 2004-58.

The Phase II land study shows the proposed layout of the residential lots, open space lots, and streets. The residential lot dimensions and setbacks conform to the requested Planned Development-Single-Family Residence-6 development stipulations. Vehicular circulation and access are adequate. The land study indicates standard width residential streets that accommodate on-street parking adjacent to the curb. Additional 90 degree and parallel parking "pockets" and parking at the amenity center are provided for visitors and residents. The land study reflects proposed infrastructure and acknowledges that sanitary sewer service will need to be extended to the site.

RECOMMENDATION:

Recommended for approval subject to City Council approval of Zoning Case 2004-58.



Item Submitted: PHASE II LAND STUDY

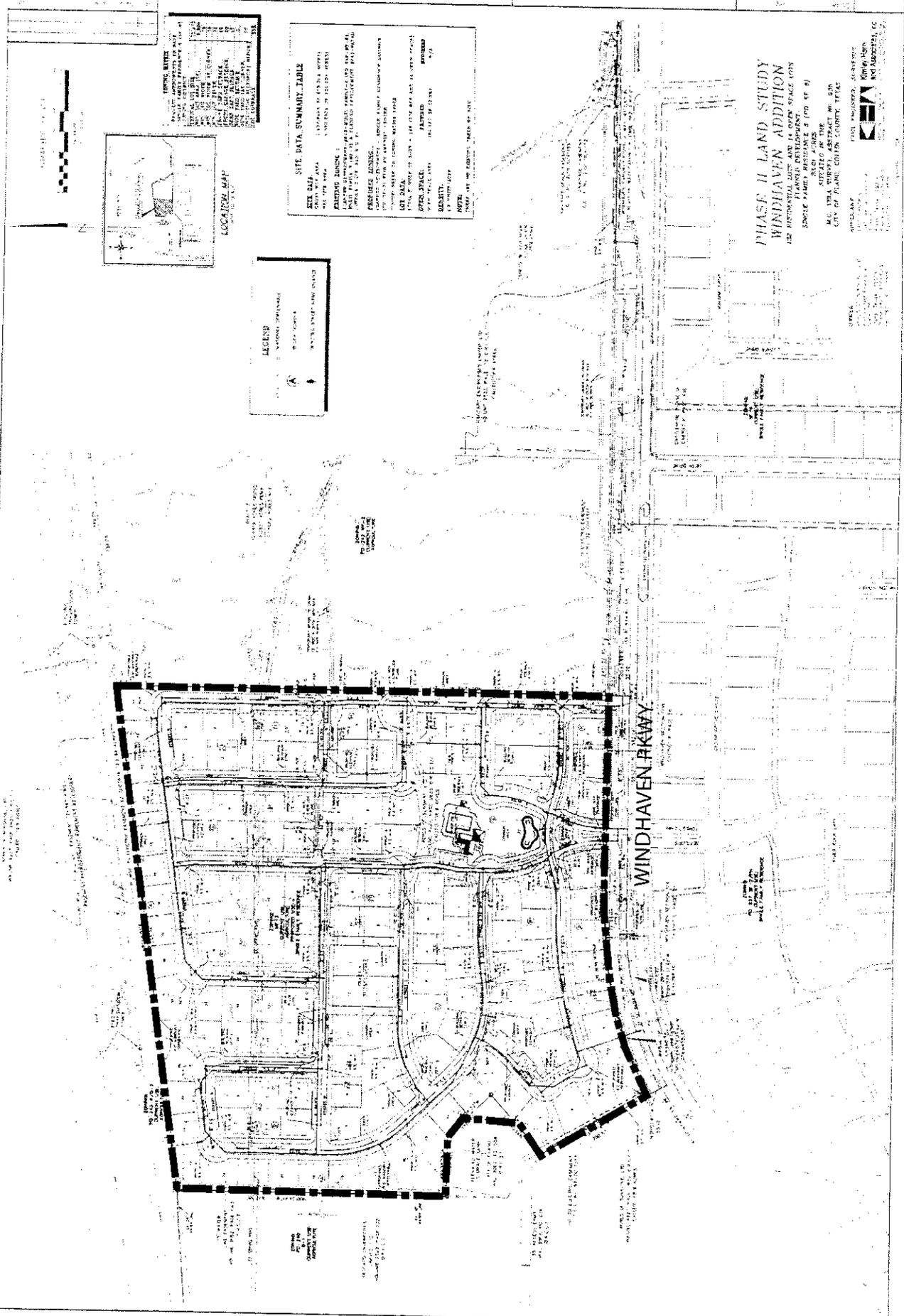


Title: WINDHAVEN ADDITION

Existing Zoning: MULTIFAMILY RESIDENCE-3,
 PLANNED DEVELOPMEN-242-
 MULTIFAMILY RESIDENCE-2,
 & PLANNED DEVELOPMENT-243-
 RETAIL/GENERAL OFFICE

○ 200 Notification's Buffer





PERMITS

APPLICANT	DATE	STATUS
PHASE II	10/15/11	APPROVED
PHASE I	10/15/11	APPROVED
PHASE III	10/15/11	APPROVED
PHASE IV	10/15/11	APPROVED
PHASE V	10/15/11	APPROVED
PHASE VI	10/15/11	APPROVED
PHASE VII	10/15/11	APPROVED
PHASE VIII	10/15/11	APPROVED
PHASE IX	10/15/11	APPROVED
PHASE X	10/15/11	APPROVED

SITE DATA SUMMARY TABLE

DATE	10/15/11
PROJECT	WINDHAVEN ADDITION
CLIENT	WINDHAVEN DEVELOPMENT, INC.
LOCATION	WINDHAVEN ADDITION, PLANO, TEXAS
SCALE	AS SHOWN
DRAWN BY	J. H. HARRIS
CHECKED BY	J. H. HARRIS
DATE	10/15/11

LEGEND

Symbol	Description
(Dashed line)	Proposed Street
(Solid line)	Existing Street
(Dotted line)	Proposed Utility
(Solid line)	Existing Utility
(Thick dashed line)	Phase II Boundary

**PHASE II LAND STUDY
WINDHAVEN ADDITION**

120 RESIDENTIAL LOTS AND 14 OVER SPACE LOTS
SINGLE FAMILY RESIDENTIAL (700 SF ±)

WINDHAVEN DEVELOPMENT, INC.
10000 WINDHAVEN BLVD.
PLANO, TEXAS 75075

PREPARED BY
KIMLEY-HORN AND ASSOCIATES, INC.
10000 WINDHAVEN BLVD.
PLANO, TEXAS 75075

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 7, 2005

Agenda Item No. 9

Public Hearing: Zoning Case 2004-59

Applicant: Regency Centers

DESCRIPTION:

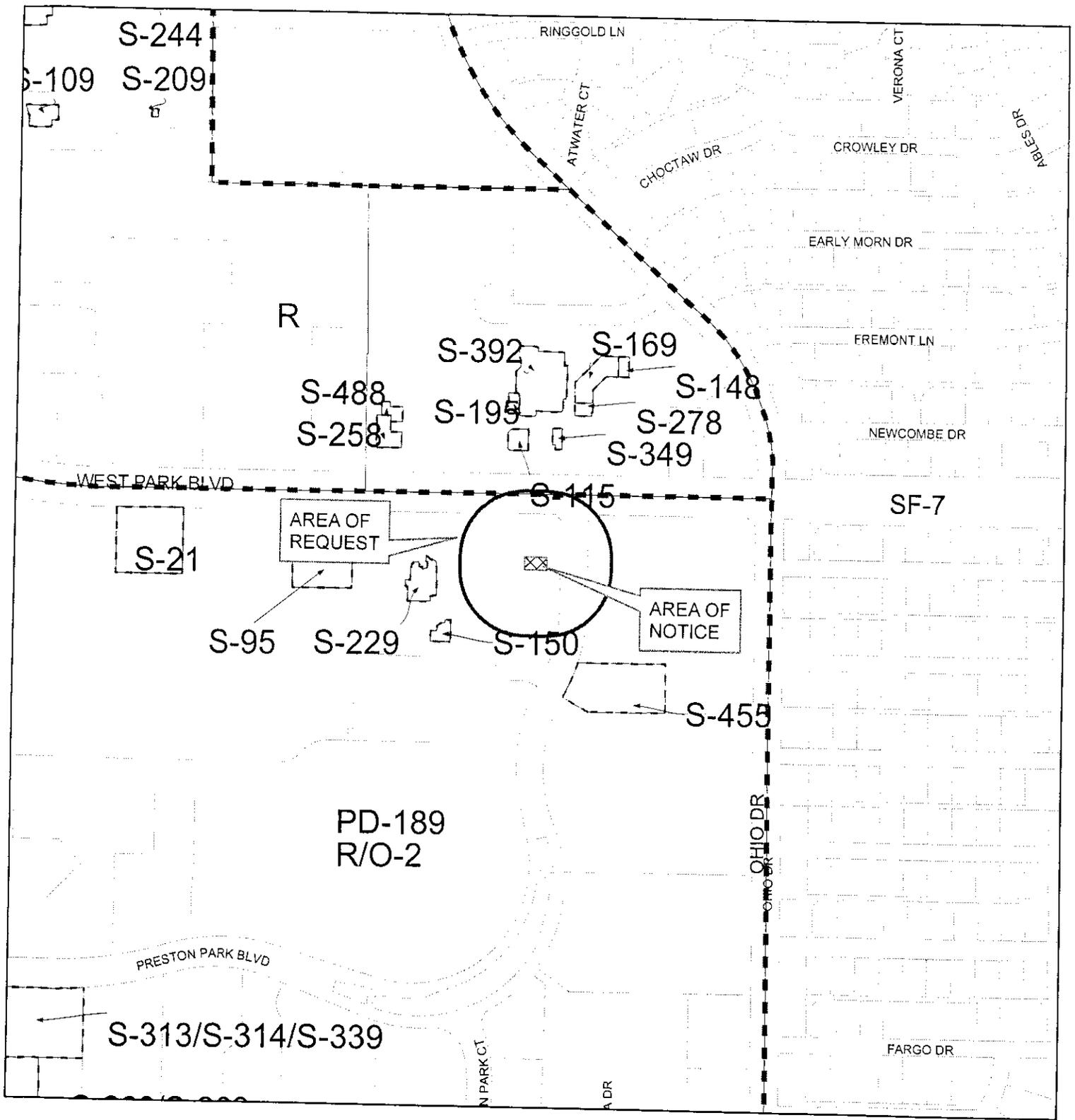
Request for a Specific Use Permit (SUP) for Private Club on 0.1± acre located 130± feet south of West Park Boulevard and 45± feet west of Preston Park Boulevard. Zoned Planned Development-189-Retail/General Office. Neighborhood #55.

REMARKS:

The requested zoning is for an SUP for Private Club to serve alcoholic beverages in conjunction with the operation of a restaurant located within the Preston Village Shopping Center. The property meets the parking requirements for a restaurant with a private club. The front door of the proposed restaurant is not within 1,000 feet of the property line of any church, public school, hospital, or publicly-owned park, nor is it within 300 feet of the boundary of any residentially-zoned district. The proposed restaurant with private club complies with the minimum dining area and minimum number of dining seats standards of the Zoning Ordinance.

RECOMMENDATIONS:

Recommended for approval as submitted.



Zoning Case #: 2004-59

Existing Zoning: PLANNED DEVELOPMENT-189-
RETAIL/GENERAL OFFICE



○ 200 Notification's Buffer

REPLY FORM

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

Dear Commissioners:



This letter is regarding Zoning Case 2004-59. The property contains 0.1± acre located 130± feet south of Park Boulevard and 45± feet west of Preston Park Boulevard. The current zoning is Planned Development-189-Retail/General Office (PD-189-R/O-2). A PD district provides the ability to amend use, height, setbacks and other requirements at the time of zoning to promote innovative design and better development controls appropriate to both offsite and onsite conditions. The R district is intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls, but not including wholesaling or warehousing. The O-2 district is intended to allow for a variety of low-, mid-, and high-rise office developments providing 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.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2004-59.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2004-59.

This item will be heard on **February 7, 2005, 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.

Patrick Krejs
Vice President Regency Centers
Name (Please Print)

Patrick Krejs
Signature

8140 Walnut Hill Lane Suite 400
Address Dallas, TX 75231

January 10, 2005
Date

CHL

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 7, 2005

Agenda Item No. 10

Public Hearing - Replat: Jupiter/190 Addition, Block A, Lot 3R

Applicant: Pat Payton/Fred Bemenderfer

DESCRIPTION:

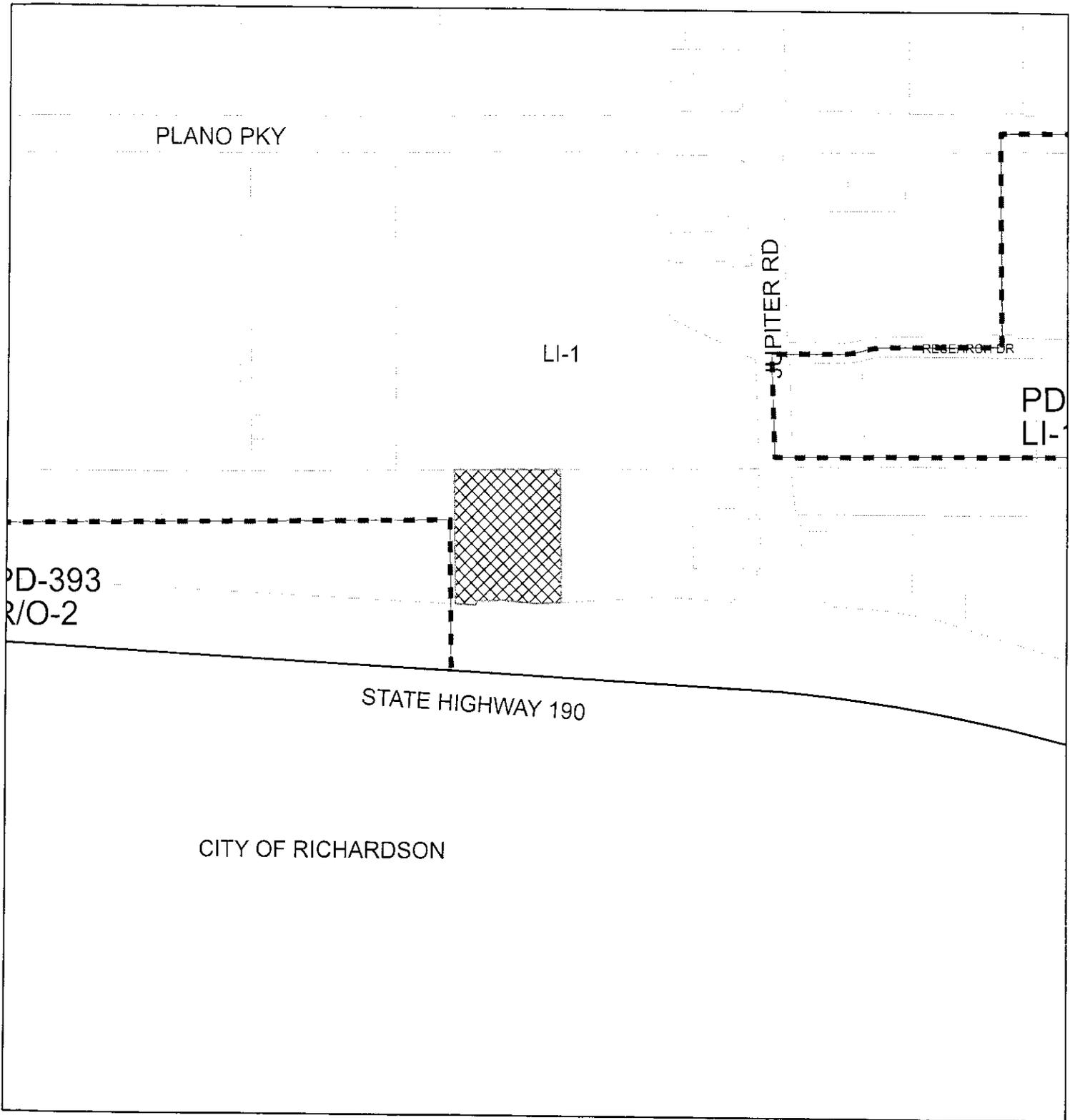
Mini-Warehouse/Public storage development on one lot on 3.0± acres located north of State Highway 190 and 650± feet west of Jupiter Road. Zoned Light Industrial (LI-1). Neighborhood # 67.

REMARKS:

The purpose for the replat is to abandon fire lane and utility easements and to dedicate fire lane, access, and utility easements.

RECOMMENDATIONS:

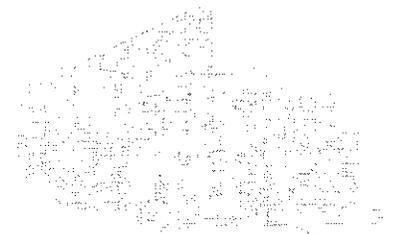
Recommended for approval as submitted.



Item Submitted: REPLAT

Title: JUPITER-190 ADDITION
BLOCK A, LOT 3R

Zoning: LIGHT INDUSTRIAL-1



○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

February 7, 2005

Agenda Item No. 11

Public Hearing - Replat: Wal-Mart Addition, Block 1, Lot 2R

Applicant: Central Northaven, L.P., Royal Management Company

DESCRIPTION:

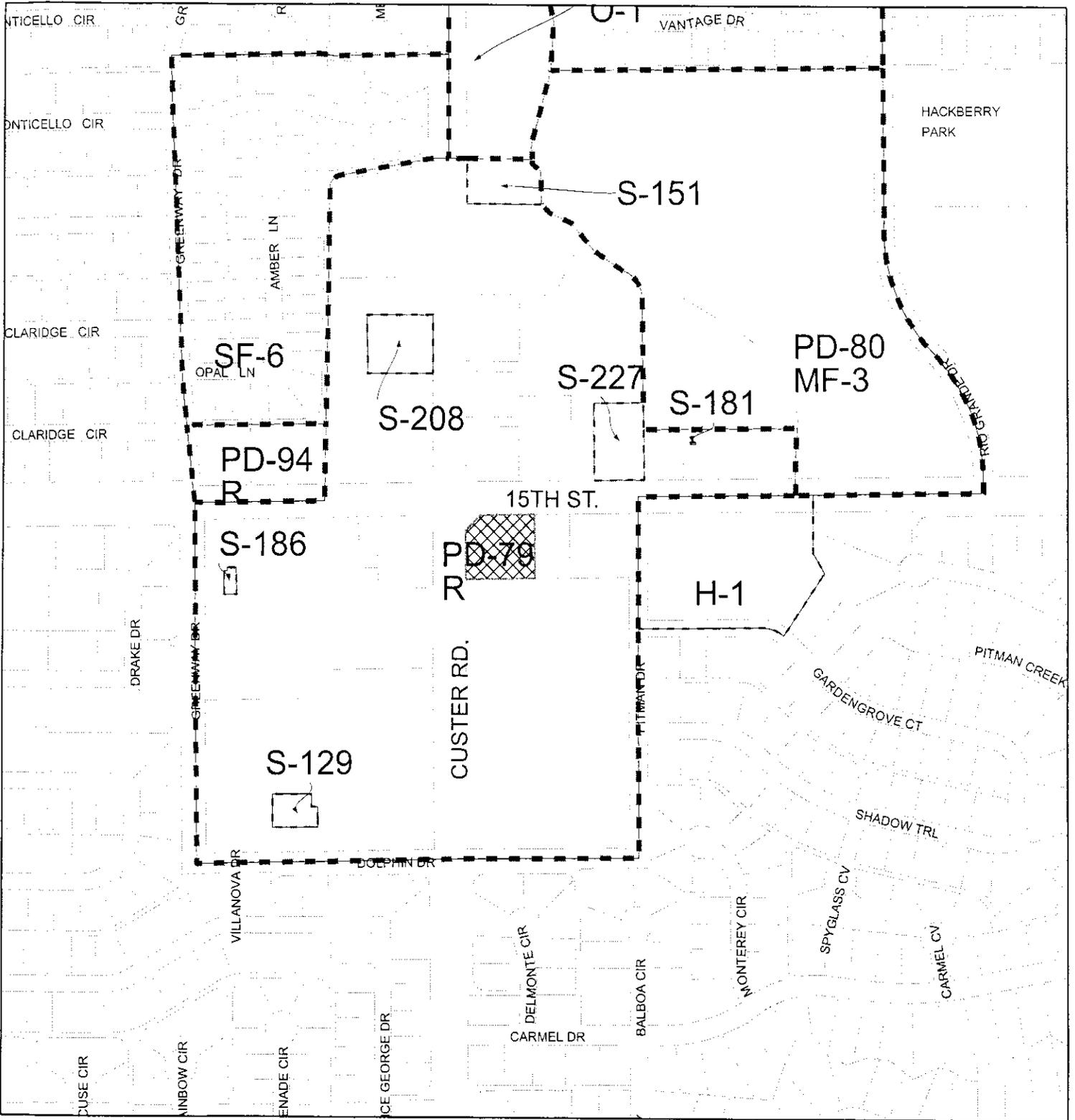
One-story retail building on one lot on 0.9± acre located at the southeast corner of 15th Street and Custer Road. Zoned Planned Development-79-Retail. Neighborhood #66.

REMARKS:

The purpose for the replat is to abandon an existing water easement, to dedicate additional right-of-way for Custer Road and 15th Street, and to dedicate fire lane, access, street, and water easements.

RECOMMENDATIONS:

Recommended for approval as submitted.



Item Submitted: REPLAT

Title: WAL-MART ADDITION
BLOCK 1, LOT 2R

Zoning: PLANNED DEVELOPMENT-79-RETAIL



○ 200' Notification Buffer

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 7, 2005

Agenda Item No. 12

Revised Preliminary Site Plan: Hunters Glen 5 Addition, Block A, Lots 1R, 3R, & 6

Applicant: London Enterprises

DESCRIPTION:

Existing retail and medical office buildings and a proposed one-story, 17,050 square foot medical office building on one lot on 4.4± acres located on the northwest corner of Spring Creek Parkway and Custer Road. Zoned Retail. Neighborhood #19.

REMARKS:

The Zoning Ordinance stipulates a solid masonry screening wall be placed between nonresidential and residential zoning districts as a visual barrier. The applicant has requested to substitute an irrigated, living screen in lieu of the masonry screening wall on the northern property boundaries. The Zoning Ordinance allows this substitution if the Planning & Zoning Commission finds that the visual barrier is better accomplished by the living screen.

The properties that abut this site to the north are zoned Single-Family Residence-9 and Agricultural, and are being used as a TXU electrical substation and a linear park with hike and bike trails. A living screen provides an adequate buffer and is appropriate screening along a linear park.

RECOMMENDATIONS:

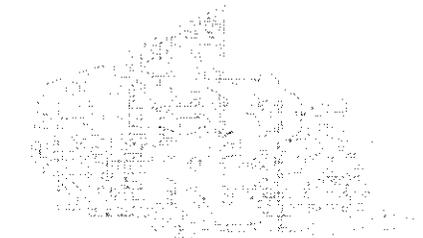
Recommended for approval subject to the Commission's approval of an irrigated living screen along the northern property line in lieu of the required masonry screening wall.



Item Submitted: REVISED PRELIMINARY SITE PLAN

Title: HUNTERS GLEN 5 ADDITION
BLOCK A, LOTS 1R, 3R, & 6

Zoning: RETAIL



○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

February 7, 2005

Agenda Item No. 13

Public Hearing - Replat: Alcatel USA Addition, Block A, Lots 1R, 4R, & 5

Applicant: Alcatel USA, Inc.

DESCRIPTION:

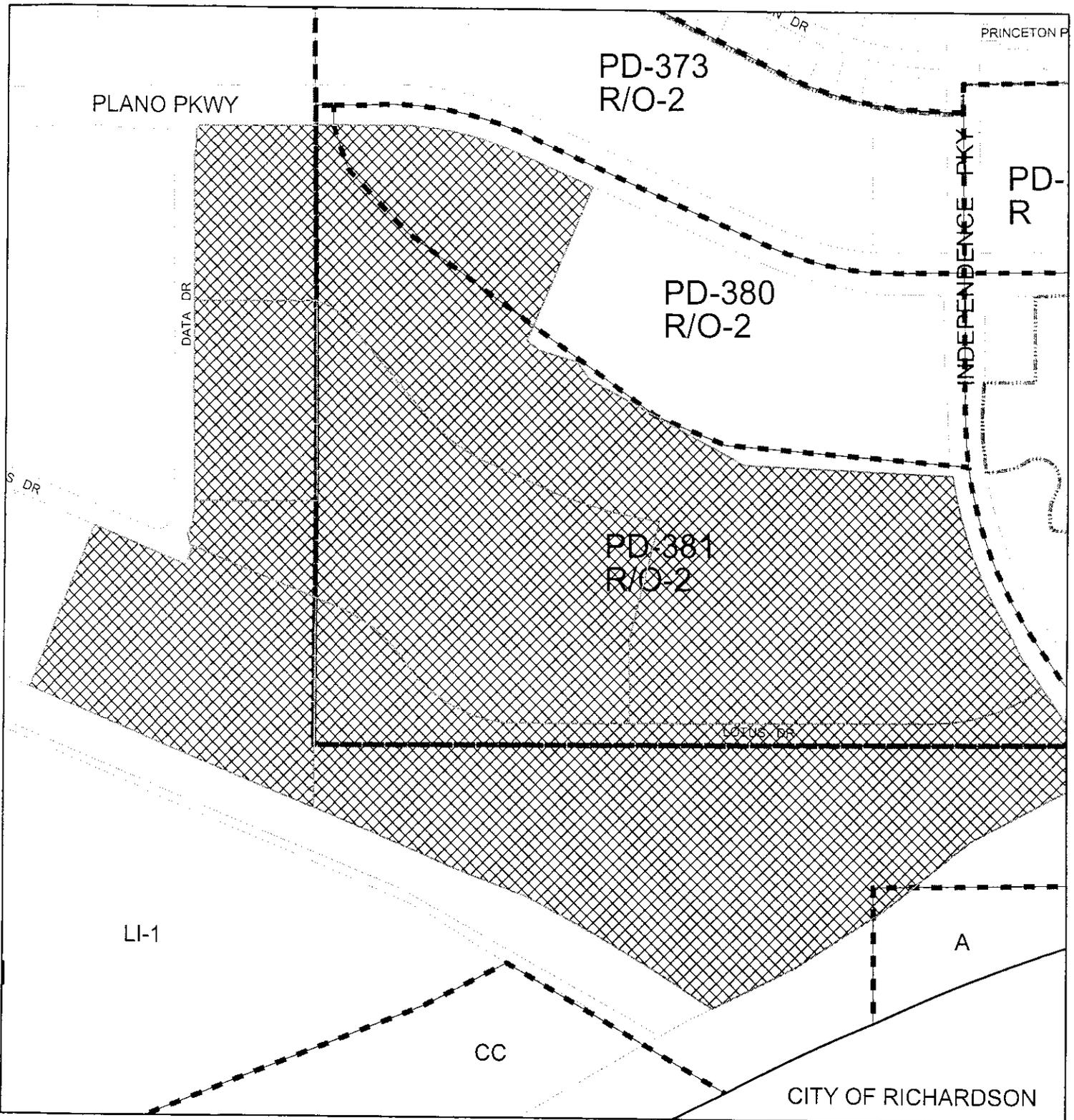
An existing office complex, parking lot, a vacant commercial lot, athletic fields, and a right-of-way dedication on three lots on 81.7± acres located at the southeast corner of Data Drive and Lotus Drive. Zoned Light Industrial-1, Agricultural, Planned Development-380-Retail/General Office, and Planned Development-381-Retail/General Office. Neighborhood #64.

REMARKS:

The purpose for the replat is to modify/reconfigure property boundaries of the existing lots, to dedicate sanitary sewer easements, and to dedicate right-of-way and existing street improvements for Lotus Drive. Lotus Drive is currently a private street; however, the street was constructed to public street standards and was inspected by City of Plano Engineering Department staff during construction.

RECOMMENDATIONS:

Recommended for approval as submitted.

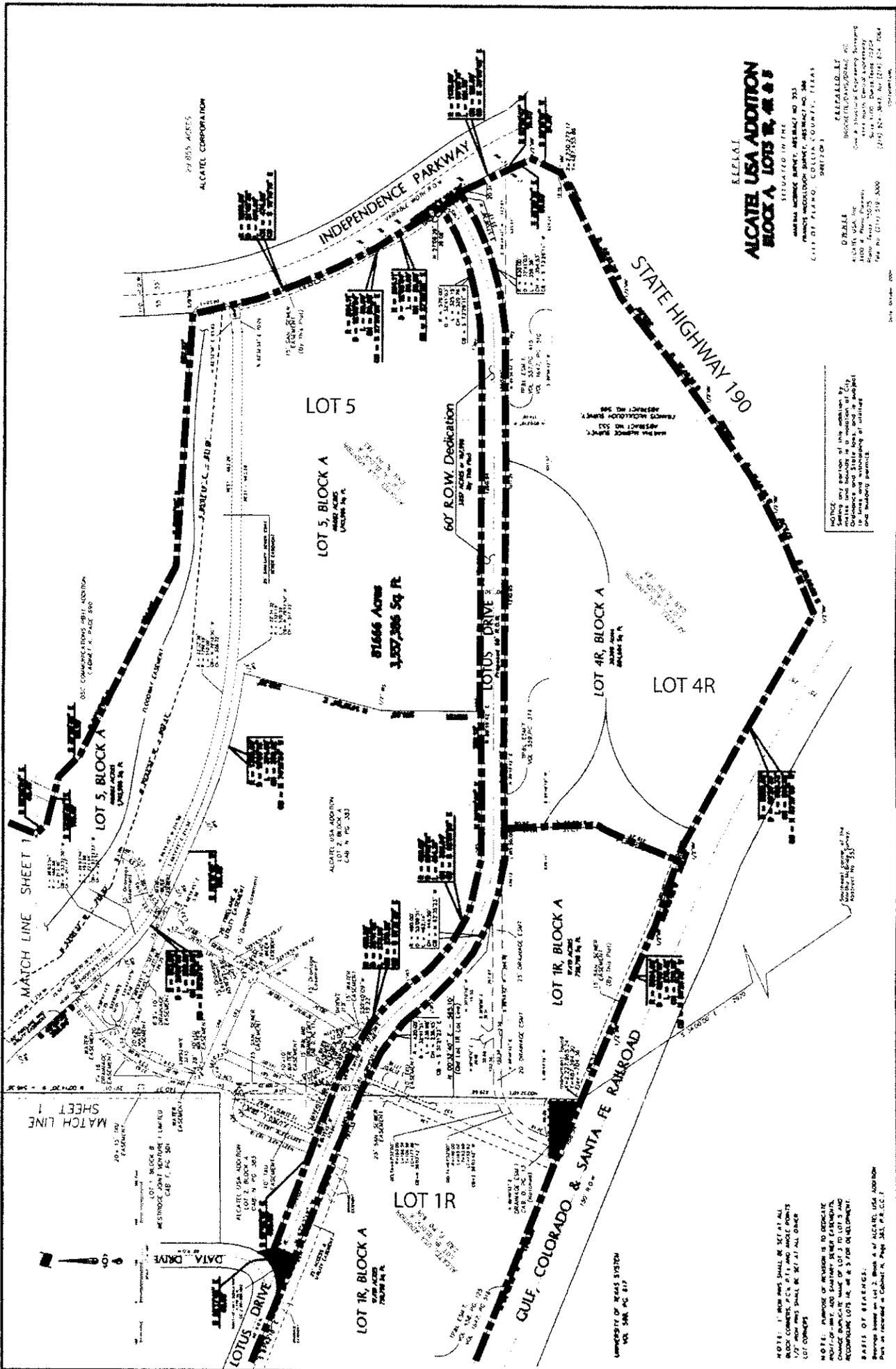


Item Submitted: REPLAT

Title: ALCATEL USA ADDITION
BLOCK A, LOTS 1R, 4R, & 5

Zoning: LIGHT INDUSTRIAL-1, AGRICULTURAL,
PLANNED DEVELOPMENT-380-RETAIL/GENERAL OFFICE, &
PLANNED DEVELOPMENT-381-RETAIL/GENERAL OFFICE





ALCATEL CORPORATION
 24,855 ACRES

**ALCATEL USA ADDITION
 BLOCK A, LOTS 1R, 4R & 5**

SITUATED IN THE
 WARD OF WASHINGTON, COUNTY OF COLLIER, FLORIDA
 PLANNED COMMUNITY DEVELOPMENT, ABSTRACT NO. 303
 CITY OF MIAMI, COLLIER COUNTY, FLORIDA

DRABE
 1400 N. W. 10th Street
 Miami, Florida 33135
 Tel. No. (305) 579-3300

REDAILED BY
 BROOKHURST ASSOCIATES, P.C.
 One A. Structural Engineering Services
 1400 N. W. 10th Street
 Miami, Florida 33135
 Tel. No. (305) 579-3300

NOTICE: This plan and the portion of the addition by which the boundaries of the lots are shown are subject to the laws and ordinances of the City of Miami and the State of Florida.

ALCATEL USA ADDITION
 LOT 2, BLOCK A
 CAP N. PG. 303

ALCATEL USA ADDITION
 LOT 1R, BLOCK A
 CAP N. PG. 303

ALCATEL USA ADDITION
 LOT 4R, BLOCK A
 CAP N. PG. 303

ALCATEL USA ADDITION
 LOT 5, BLOCK A
 CAP N. PG. 303

NOTE: 1. THIS PLAN SHALL BE SET AT ALL CORNERS AND BOUNDARIES SHALL BE SET AT ALL CORNERS.
 2. PURPOSE OF REVISION IS TO CORRECT THE MISTAKE MADE BY LOT 5 TO LOT 5 AND RECONSTRUCT LOT 5 IN A 5' FOR ORIENTATION.
 BASIS OF REVISIONS:
 Reference to Lot 5, Block A of ALCATEL USA ADDITION Plan as recorded in Exhibit K, Page 381, P.B. 001.

UNIVERSITY OF TEXAS SYSTEM
 VOL. 588, PG. 817

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 7, 2005

Agenda Item No. 14

Preliminary Site Plan: McDermott Square, Block A, Lots 1-6

Applicant: Raed Maso, Maso Properties, Ltd.

DESCRIPTION:

A retail shopping center with a restaurant, bank with drive-through lanes, and a convenience store with gasoline pumps on six lots on 14.7± acres located on the northeast corner of Independence Parkway and McDermott Road. Zoned Planned Development-400-Retail (PD-400-R). Neighborhood #3.

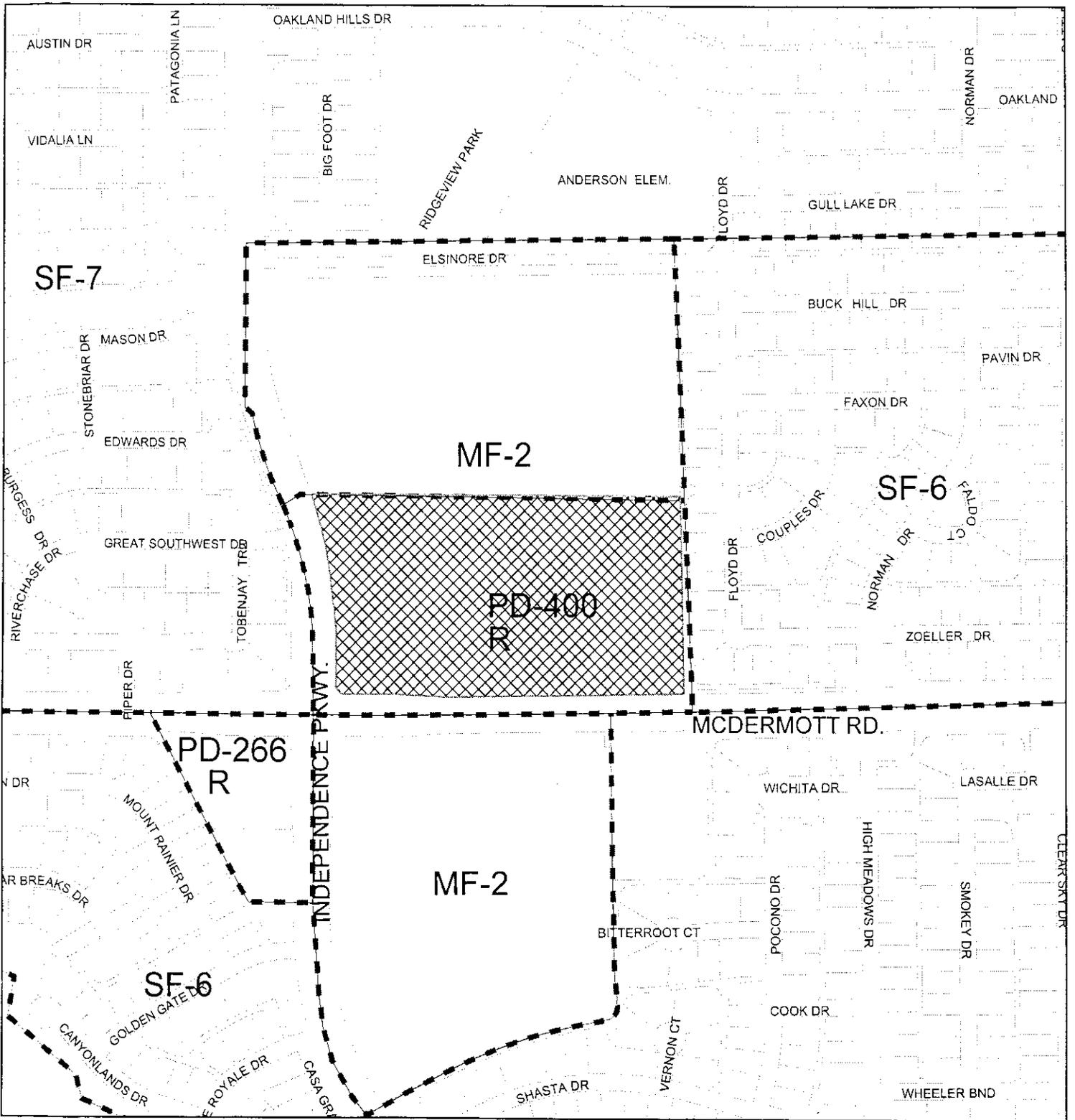
REMARKS:

The Zoning Ordinance stipulates a solid masonry screening wall be placed between nonresidential and residential zoning districts as a visual barrier. The applicant has requested to substitute an irrigated, living screen in lieu of the masonry screening wall on the northern property boundaries. The Zoning Ordinance allows this substitution if the Planning & Zoning Commission finds that the visual barrier is better accomplished by the living screen.

The property that abuts this site to the north is zoned Multifamily Residence-2 (MF-2). This MF-2 site is currently under construction. The approved site plan for the apartment development indicates a six-foot wrought iron fence along the common boundary of the MF-2 site and the PD-400-R site. A living screen on the PD-400-R side of the fence would complement the proposed fence improvements and would serve as an adequate buffer.

RECOMMENDATIONS:

Recommended for approval subject to the Commission's approval of an irrigated living screen along the northern property line in lieu of the required masonry screening wall.



Item Submitted: PRELIMINARY SITE PLAN

Title: MCDERMOTT SQUARE
BLOCK A, LOTS 1-6

Zoning: PLANNED DEVELOPMENT-400-RETAIL



○ 200' Notification Buffer

FLOOD STATEMENT

The project is located in an area of flood hazard. The flood hazard is shown on the attached flood hazard map. The flood hazard is shown on the attached flood hazard map. The flood hazard is shown on the attached flood hazard map.

LEGEND

- 1. FLOOD HAZARD
- 2. FLOOD HAZARD
- 3. FLOOD HAZARD
- 4. FLOOD HAZARD
- 5. FLOOD HAZARD
- 6. FLOOD HAZARD
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- 12. FLOOD HAZARD
- 13. FLOOD HAZARD
- 14. FLOOD HAZARD
- 15. FLOOD HAZARD
- 16. FLOOD HAZARD
- 17. FLOOD HAZARD
- 18. FLOOD HAZARD
- 19. FLOOD HAZARD
- 20. FLOOD HAZARD

**CITY OF PLANO
SITE PLAN NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PLANO ZONING ORDINANCES AND THE CITY OF PLANO SUBDIVISION ORDINANCES.

2. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF PLANO AND THE STATE OF TEXAS.

3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

4. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES.

5. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE.

6. THE DEVELOPER SHALL MAINTAIN ALL EXISTING DRIVEWAYS AND SIDEWALKS.

7. THE DEVELOPER SHALL MAINTAIN ALL EXISTING FENCES AND WALLS.

8. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SIGNAGE.

9. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES.

10. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE.

11. THE DEVELOPER SHALL MAINTAIN ALL EXISTING DRIVEWAYS AND SIDEWALKS.

12. THE DEVELOPER SHALL MAINTAIN ALL EXISTING FENCES AND WALLS.

13. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SIGNAGE.

14. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES.

15. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE.

16. THE DEVELOPER SHALL MAINTAIN ALL EXISTING DRIVEWAYS AND SIDEWALKS.

17. THE DEVELOPER SHALL MAINTAIN ALL EXISTING FENCES AND WALLS.

18. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SIGNAGE.

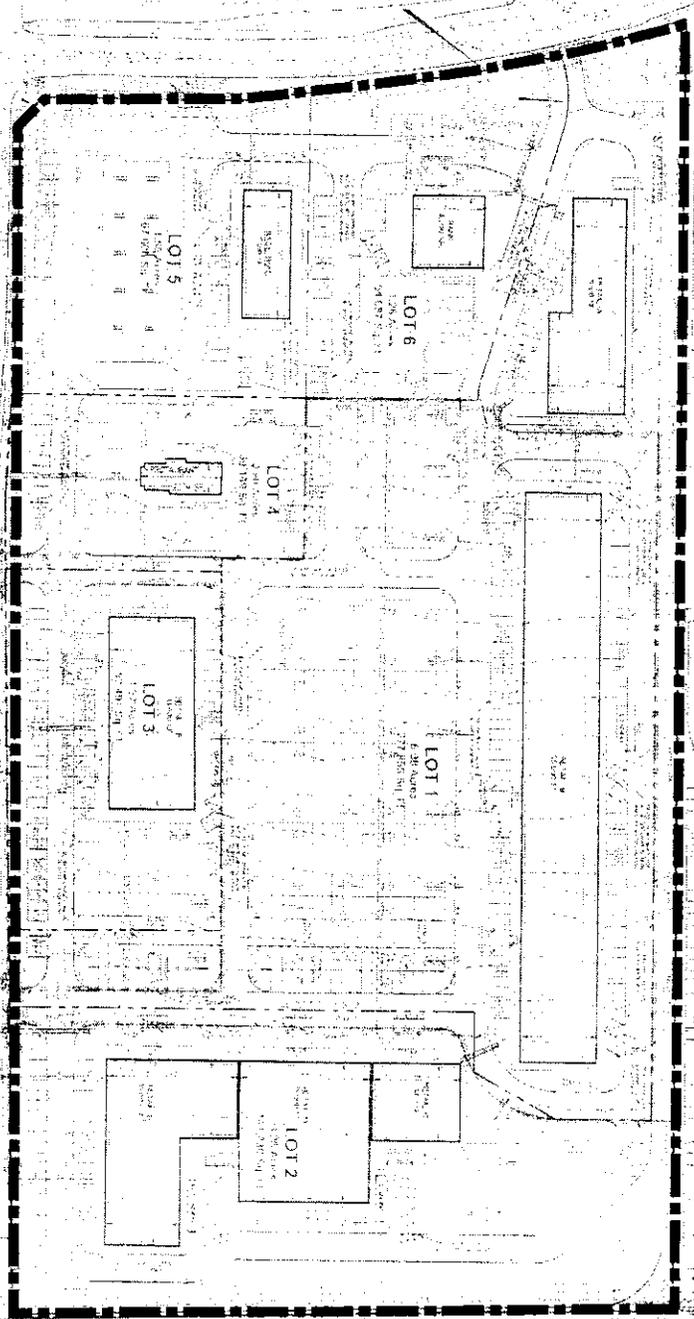
19. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES.

20. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE.

INDEPENDENCE PKWY.

GREAT
SOUTHWEST
DRIVE

MCDERMOTT RD.



SITE DATA
LOT 1

Lot Area	10,000 sq. ft.
Front Setback	10 ft.
Side Setback	5 ft.
Back Setback	10 ft.
Other	

SITE DATA
LOT 2

Lot Area	8,000 sq. ft.
Front Setback	10 ft.
Side Setback	5 ft.
Back Setback	10 ft.
Other	

SITE DATA
LOT 3

Lot Area	6,000 sq. ft.
Front Setback	10 ft.
Side Setback	5 ft.
Back Setback	10 ft.
Other	

SITE DATA
LOT 4

Lot Area	7,000 sq. ft.
Front Setback	10 ft.
Side Setback	5 ft.
Back Setback	10 ft.
Other	

SITE DATA
LOT 5

Lot Area	9,000 sq. ft.
Front Setback	10 ft.
Side Setback	5 ft.
Back Setback	10 ft.
Other	

SITE DATA
LOT 6

Lot Area	11,000 sq. ft.
Front Setback	10 ft.
Side Setback	5 ft.
Back Setback	10 ft.
Other	

PREPARED BY: JIMMY B. BROWN, JR.
DATE: 10/15/2008

PROJECT: MCDERMOTT SQUARE
OWNER: MCDERMOTT SQUARE DEVELOPMENT, L.P.
PREPARED FOR: MCDERMOTT SQUARE DEVELOPMENT, L.P.
DATE: 10/15/2008

LOCAL 1704 1257

PRELIMINARY SITE PLAN

MCDERMOTT SQUARE
CITY OF PLANO, COLLIN COUNTY, TEXAS



Kiley-Horn
and Associates, Inc.

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 7, 2005

Agenda Item No. 15

Request to Call a Public Hearing

Applicant: City of Plano

DESCRIPTION:

Request to call a public hearing to amend the Subdivision Ordinance to address waivers of exactions for dedications and public improvements.

REMARKS:

Staff has been working to update the section of the Subdivision Ordinance that deals with waivers of exactions for dedications of rights-of-way and easements and for the construction of public improvements. The Planning & Zoning Commission and City Council recently reviewed cases where the applicants were requesting waivers of various Subdivision Ordinance requirements. The proposed amendments would standardize the procedures for consideration of such waivers.

RECOMMENDATION:

Staff recommends that the Commission call a public hearing for this purpose.

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 7, 2005

Agenda Item No. 16

Request to Call a Public Hearing

Applicant: City of Plano

DESCRIPTION:

Request to call a public hearing to amend the Zoning Ordinance to define and classify commercial pet sitting use.

REMARKS:

Staff has received several inquiries about commercial pet sitting services (e.g., doggie day care) over the past few months. Of the uses listed in the Zoning Ordinance, this use is closest in operation to Veterinarian Clinic/Kennel (indoor) use. Staff proposes to better define and classify commercial pet sitting use and requests that a public hearing be called for this purpose.

RECOMMENDATION:

Staff recommends that the Planning & Zoning Commission call a public hearing for this purpose.