

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

April 19, 2004

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>6:15 p.m. - Dinner - Planning Conference Room 2E</p> <p>6:45 p.m. - Pre-Meeting - Council Chambers</p> <ul style="list-style-type: none">I. Agenda Review - 04/19/04II. Agenda Review - 05/03/04III. Items for Future Pre-Meeting Discussion <p>7:00 p.m. - Regular Meeting - Council Chambers</p> <p>The Planning & Zoning Commission may convene into Executive Session pursuant to Section 55.071 of the Texas Government Code to consult with its attorney regarding posted items in the regular meeting.</p> <p>1 Call to Order/Pledge of Allegiance</p> <p>2 Approval of Agenda as Presented</p> <p>3 Approval of Minutes - April 5, 2004, Regular Meeting and March 31, 2004, Joint City Council/Planning & Zoning Commission Retreat Meeting Minutes</p> <p><u>CONSENT AGENDA</u></p> <p>4a CHL Preliminary Plat: Coit-Spring Creek Addition, Block 1, Lot 2 - A full-service carwash and minor automotive repair facility on one lot on 1.0± acre located on the west side of Coit Road, 350± feet south of Spring Creek Parkway. Zoned Retail. Neighborhood #32. Applicant: Gabriel Santiago</p>	

<p>4b CHL</p>	<p>Revised Conveyance Plat: Coit-Spring Creek Addition, Block 1, Lots 2 & 3 - Two conveyance lots on 11.6± acres on the southwest corner of Spring Creek Parkway and Coit Road. Zoned Retail. Neighborhood #32. Applicant: Gabriel Santiago</p>
<p>4c CHL</p>	<p>Revised Preliminary Site Plan & Revised Concept Plan: Exchange Business Center, Block 2, Lots 3, 4 & 5 - A proposed office-showroom/warehouse building on one lot on 2.4± acres and future office-showroom/warehouse developments on two lots on 11.5± acres on the south side of Guildler Drive, between Franc Drive and Krona Drive. Zoned Research Technology. Neighborhood #68. Applicant: Morstan L.P.</p>
<p>4d CHL</p>	<p>Final Plat: Raney Addition, Block 1, Lot 3 - A restaurant with a drive-thru on one lot on 0.8± acre on the north side of Spring Creek Parkway, 250± feet west of Des Moines Drive. Zoned Retail. Neighborhood #22. Applicant: Randy Broyles</p>
<p>4e CDL</p>	<p>Final Plat & Revised Conveyance Plat: Ohio-Hedgcoxe Addition, Block A, Lots 2 & 4 - A retail building on one lot on 1.4± acres and a conveyance lot on 6.2± acres on the north side of Hedgcoxe Road, 201± feet east of Ohio Drive. Zoned Planned Development-141-Retail. Neighborhood #4. Applicant: Copacabana Corporation, Inc.</p>
<p>4f CDL</p>	<p>Revised Preliminary Site Plan & Revised Concept Plan: The Shops at Willow Bend, Block 1, Lots 9 & 12 - A proposed bank with drive-thru lanes on one lot on 1.4± acres and a future restaurant on one lot on 1.1± acres on the northeast corner of Park Boulevard and Plano Parkway. Zoned Regional Commercial. Neighborhood #40. Applicant: Willow Bend Realty Limited Partners</p>
<p>4g CDL</p>	<p>Revised Conveyance Plat: Whitestone Addition, Block A, Lots 1 & 5 - Two lots for conveyance on 6.7± acres on the northwest corner of Preston Road and Commonsgate Boulevard. Zoned Commercial Employment. Neighborhood #16. Applicant: Whitestone Partners, LLP</p>
<p>4h CDL</p>	<p>Preliminary Plat: Whitestone Addition, Block A, Lot 5 - Four medical and two general one-story office buildings on one lot on 5.2± acres at the northwest corner of Preston Road and Commonsgate Boulevard. Zoned Commercial Employment. Neighborhood #16. Applicant: Whitestone Partners, LLP</p>
<p><u>END OF CONSENT AGENDA</u></p>	

<u>PUBLIC HEARINGS</u>	
5 CHL	Public Hearing: Zoning Case 2004-06 - A request for a Specific Use Permit (SUP) for a New Car Dealer on one lot on 21.8± acres on the northeast corner of Dallas North Tollway and Spring Creek Parkway. Zoned Commercial Employment (CE). Neighborhood #16. Applicant: Classic BMW
6A CHL	Public Hearing: Zoning Case 2004-09 - A request to rezone 7.5± acres located on the southeast corner of Legacy Drive and Ohio Drive from Single-Family-7 to Planned Development-Office-1. Zoned Single-Family-7. Neighborhood #17. Applicant: Korean First Baptist Church
6B CHL	Concept Plan: Legacy-Ohio Office Park, Block 1, Lots 1 & 2 - A proposed general and medical office development and a bank with drive-thru lanes on two lots on 7.5± acres on the southeast corner of Legacy Drive and Ohio Drive. Zoned Single-Family-7. Neighborhood #17. Applicant: Korean First Baptist Church
7A CDD	Public Hearing: Zoning Case 2004-10 - A request to rezone 101.3± acres located on the east and west sides of Ohio Drive, between Parker Road and Tulane Drive from Agricultural (A) to Planned Development-Single-Family-Attached (PD-SF-A), Single-Family-9 (SF-9), Single-Family-7 (SF-7), and Patio Home (PH). Zoned Agricultural (A). Neighborhood #43. Applicants: Myer Levy Limited Partnership, Meyer Levy Charitable Foundation, and Meyer Levy Revocable Trust
7B CDD	Concept Plan: Preston Village - An Independent Living and Assisted Living Facility on one lot and 110 Single Family-Attached lots on 27.7± acres on the southwest corner of Parker Road and Ohio Drive. Zoned Agricultural (A). Neighborhood #43. Applicant: The Tinsley Companies
7C CDD	Phase II Land Study: City Park at Preston - Forty-three Single-Family-9 (SF-9) lots, 65 Single-Family-7 (SF-7) lots, 116 Patio Home lots, and 10 open space lots on 68.6± acres located both east and west of Ohio Drive on the north side of Tulane Drive. Zoned Agricultural (A). Neighborhood #43. Applicant: Toll Brothers
8 CDL	Public Hearing: Zoning Case 2004-12 - A request for a Specific Use Permit (SUP) for a Private Club in conjunction with an existing restaurant on 0.1± acre within one lot on the southeast corner of K Avenue and Vontress Drive. Zoned Downtown Business/Government. Neighborhood #60. Applicant: Eastside Village

<p>9 CDL</p>	<p>Public Hearing - Replat: Oakwood Glen First Section, Block 9, Lot 43R - A single-family residence on one lot on 0.6± acre on the west side of Hasselt Court, 299± feet north of USA Drive. Zoned Single-Family-7. Neighborhood #12. Applicant: Jeff Scherer</p>	
<p>10 CDL</p>	<p>Public Hearing - Preliminary Replat & Revised Site Plan: West Plano Retail Center Addition, Block 1, Lot 3R - An existing and a proposed new car dealer facility on one lot on 9.3± acres on the west side of Dallas North Tollway, 1,700± feet south of Park Boulevard. Zoned Regional Commercial with Specific Use Permit #483 for New Car Dealer. Neighborhood #52. Applicant: Sewell Village Cadillac Company</p>	
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>11 CDD</p>	<p>Preliminary Site Plan: Wal-Mart DNT Addition, Block A, Lot 1 - A retail superstore on one lot on 23.1± acres located on the west side of Parkwood Boulevard, 580± feet south of Park Boulevard. Zoned Regional Commercial (RC). Neighborhood #53. Applicant: Wal-Mart, Inc.</p>	
<p>ACCESSIBILITY STATEMENT</p>		
<p>Plano Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning Department at (972) 941-7151.</p>		

CITY OF PLANO
PLANNING & ZONING COMMISSION
PUBLIC HEARING PROCEDURES

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

April 19, 2004

Agenda Item No. 4a
Preliminary Plat: Coit-Spring Creek Addition, Block 1, Lot 2
Applicant: Gabriel Santiago

A full-service carwash and minor automotive repair facility on one lot on 1.0± acre located on the west side of Coit Road, 350± feet south of Spring Creek Parkway. Zoned Retail. Neighborhood #32.

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

Agenda Item No. 4b
Revised Conveyance Plat: Coit-Spring Creek Addition, Block 1, Lots 2 & 3
Applicant: Gabriel Santiago

Two conveyance lots on 11.6± acres on the southwest corner of Spring Creek Parkway and Coit Road. Zoned Retail. Neighborhood #32.

The purpose for the revised conveyance plat is to create Lot 2 and dedicate access and utility easements necessary to develop Lot 2.

Recommended for approval as submitted.

Agenda Item No. 4c
Revised Preliminary Site Plan & Revised Concept Plan: Exchange Business Center,
Block 2, Lots 3, 4 & 5
Applicant: Morstan L.P.

A proposed office-showroom/warehouse building on one lot on 2.4± acres and future office-showroom/warehouse developments on two lots on 11.5± acres on the south side of Guilder Drive, between Franc Drive and Krona Drive. Zoned Research Technology. Neighborhood #68.

The purpose for the revised preliminary site plan and revised concept plan is to reflect changes in lot configurations and building footprints.

Recommended for approval as submitted.

Agenda Item No. 4d
Final Plat: Raney Addition, Block 1, Lot 3
Applicant: Randy Broyles

A restaurant with a drive-thru on one lot on 0.8± acre on the north side of Spring Creek Parkway, 250± feet west of Des Moines Drive. Zoned Retail. Neighborhood #22.

Recommended for approval as submitted.

Agenda Item No. 4e
Final Plat & Revised Conveyance Plat: Ohio-Hedgcoxe Addition, Block A, Lots 2 & 4
Applicant: Copacabana Corporation, Inc.

A retail building on one lot on 1.4± acres and a conveyance lot on 6.2± acres on the north side of Hedgcoxe Road, 201± feet east of Ohio Drive. Zoned Planned Development-141-Retail. Neighborhood #4.

Recommended for approval as submitted.

Agenda Item No. 4f
Revised Preliminary Site Plan & Revised Concept Plan: The Shops at Willow Bend, Block 1, Lots 9 & 12
Applicant: Willow Bend Realty Limited Partners

A proposed bank with drive-thru lanes on one lot on 1.4± acres and a future restaurant on one lot on 1.1± acres on the northeast corner of Park Boulevard and Plano Parkway. Zoned Regional Commercial. Neighborhood #40.

The purpose of the revised preliminary site plan/concept plan is to reflect a change from the proposed development of an office and restaurant on one lot to a bank and restaurant on two lots.

Recommended for approval as submitted.

Agenda Item No. 4g
Revised Conveyance Plat: Whitestone Addition, Block A, Lots 1 & 5
Applicant: Whitestone Partners, LLP

Two lots for conveyance on 6.7± acres on the northwest corner of Preston Road and Commons gate Boulevard. Zoned Commercial Employment. Neighborhood #16.

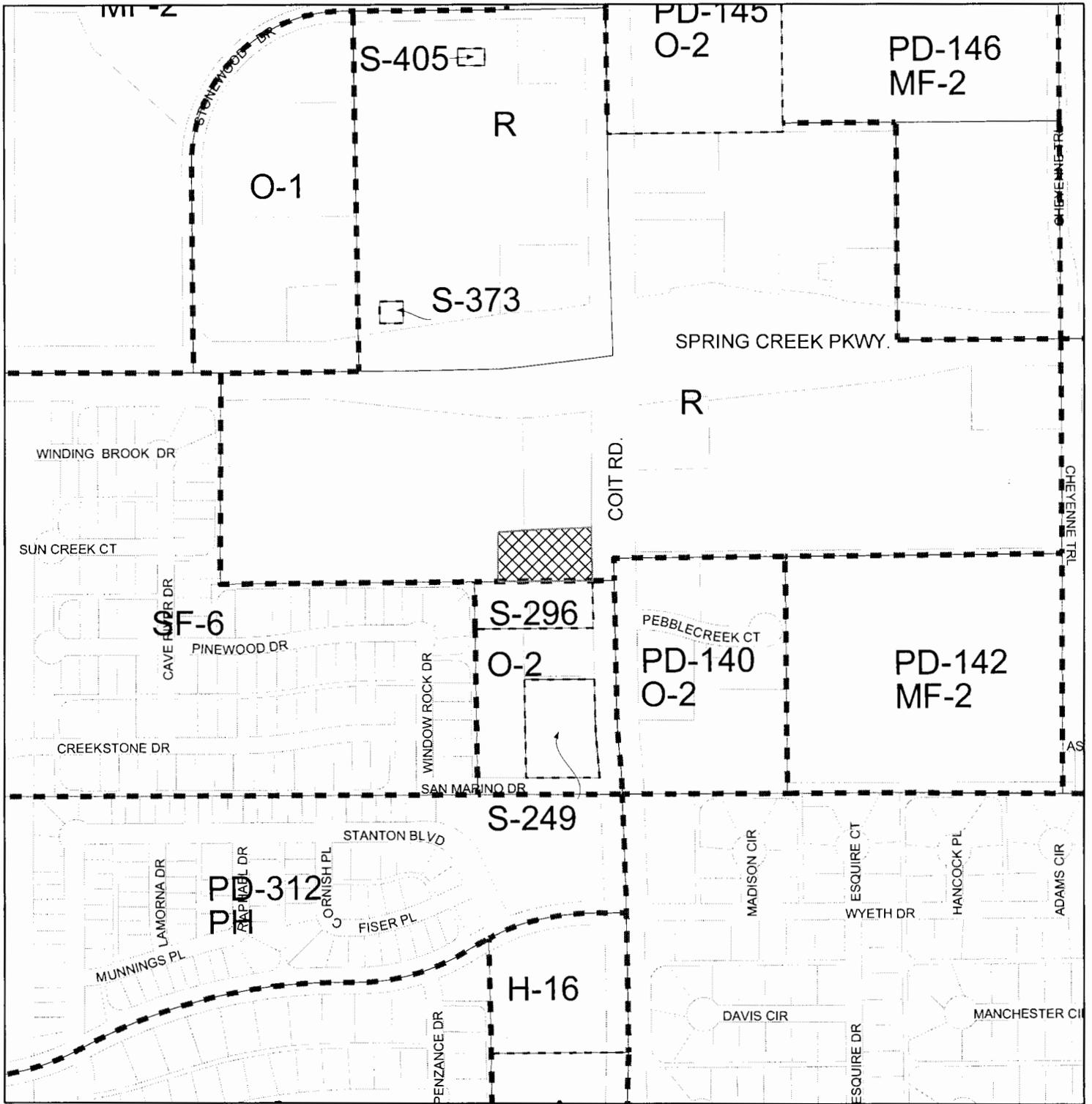
The purpose of the revised conveyance plat is to divide one lot into two lots for future medical and general office development.

Recommended for approval as submitted.

Agenda Item No. 4h
Preliminary Plat: Whitestone Addition, Block A, Lot 5
Applicant: Whitestone Partners, LLP

Four medical and two general one-story office buildings on one lot on 5.2± acres at the northwest corner of Preston Road and Commonsgate Boulevard. Zoned Commercial Employment. Neighborhood #16.

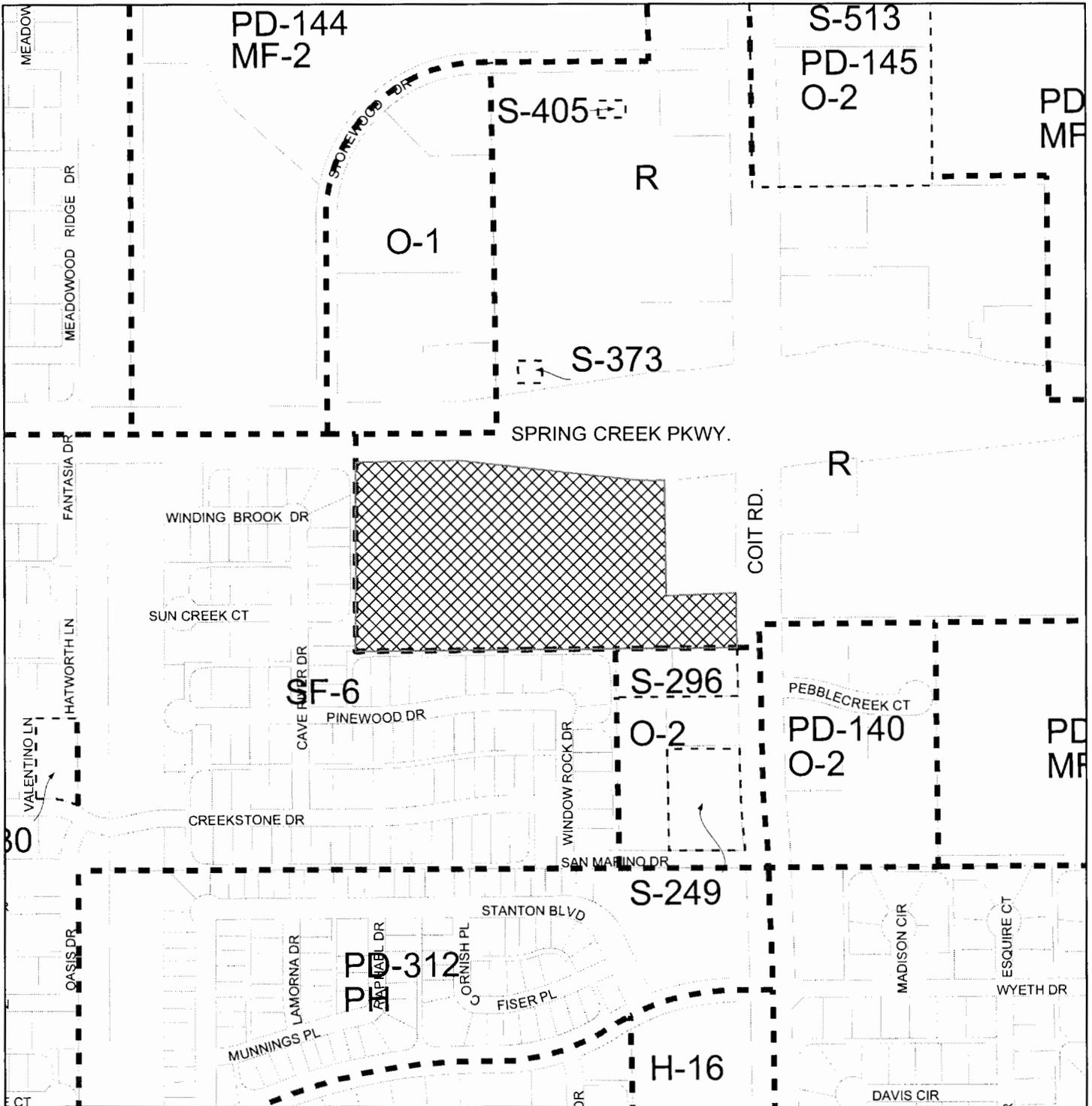
Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.



Item Submitted: PRELIMINARY PLAT

Title: COIT-SPRING CREEK ADDITION BLOCK 1, LOT 2
 Zoning: RETAIL





Item Submitted: REVISED CONVEYANCE PLAT

Title: COIT-SPRING CREEK ADDITION
BLOCK 1, LOT 2 & 3



Zoning: RETAIL



CITY OF PLANO NORTH CENTRAL
 STATE PLANE COORDINATE
 NORTHING: 15714.24
 EASTING: 2431.23
 ELEVATION: 571.93

CITY OF PLANO NORTH CENTRAL
 STATE PLANE COORDINATE
 NORTHING: 15714.24
 EASTING: 2431.23
 ELEVATION: 571.93

SPRING CREEK PKWY.

COIT RD.

BLOCK 1, LOTS 2 AND 3
COIT-SPRING CREEK ADDITION
 503,409.66 SQ. FT.
 11.5587 ACRES

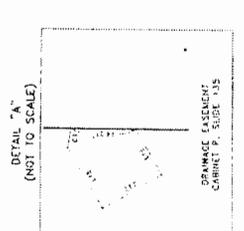
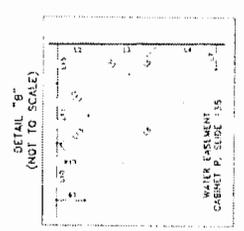
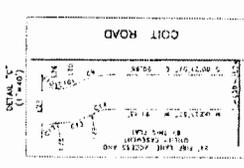
BLOCK 1, LOT 3
 460,387.18 SQ. FT.
 10.5686 ACRES

BLOCK 1, LOT 1
 COVENANCE PLAT OF
 COIT-SPRING CREEK ADDITION
 CABINET P. SLIDE 135

BLOCK 1, LOT 2
 43,968.18 SQ. FT.
 1.0061 ACRES

LOT 3

LOT 2



LEGEND:
 1/8" = 10' HATCH FOR RED ZONING
 WITH YELLOW PUBLIC GAP SHADING
 (DWA-4)

OWNER:
 GABRIEL SANTIAGO
 1572 W. BELMONT AVE. SUITE 104
 HOUSTON, TEXAS 77010
 PHONE: (817) 591-4822
 AUSTIN OFFICE: (817) 591-4822

PREPARED BY:
 HAMILTON CONSULTING
 1701 W. ADAMS STREET, SUITE 200
 HOUSTON, TEXAS 77011
 PHONE: (817) 427-8278
 FAX: (817) 427-8279
 CONTRACT: KEITH HAMILTON

REVISIONS:
 1. DATE: 08/14/07
 2. DATE: 08/14/07

GENERAL NOTES:
 1) THIS CONVEYANCE PLAT IS BASED ON THE PROPERTY AS SHOWN ON THE CITY OF PLANO NORTH CENTRAL ADDITION AN ADDITION TO THE CITY OF PLANO, COUNTY, TEXAS, ACCORDING TO THE PLAT THEREON RECORDED IN CABINET M, SLIDE 582, MAP RECORDS, COLLING COUNTY, TEXAS, (IN 8937497 W).

2) A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE CITY FOR THE RECORDING OF THE PROPERTY AS SHOWN ON THE PLAT. THE CITY OF PLANO NORTH CENTRAL ADDITION SHALL BE ISSUED FOR TECHNICAL PUBLIC UTILITY PURPOSES. A FINAL PLAT IS APPROVED, FILED OF RECORD, AND PUBLIC IMPROVEMENTS ACCEPTED IN ACCORDANCE WITH THE CITY OF PLANO NORTH CENTRAL ADDITION. THE CITY OF PLANO NORTH CENTRAL ADDITION SHALL BE RESPONSIBLE FOR THE ACCEPTANCE OF THE CITY OF PLANO NORTH CENTRAL ADDITION. THE CITY OF PLANO NORTH CENTRAL ADDITION SHALL BE RESPONSIBLE FOR THE ACCEPTANCE OF THE CITY OF PLANO NORTH CENTRAL ADDITION.

3) THE STATE GRID COORDINATES USED HEREON ARE BASED ON CITY OF PLANO MONUMENT NORTHING: 15714.24 EASTING: 2431.23 ELEVATION: 571.93 FEET

DATE: 08/14/07
 DRAWN BY: SCOTT

SHEET 1 OF 7

REVISED CONVEYANCE PLAT
BLOCK 1, LOTS 2 AND 3
COIT-SPRING CREEK ADDITION

BEING A REVISION OF BLOCK 1, LOTS 1 AND 2 OF AN ADDITION TO THE CITY OF PLANO, TEXAS
 MART KATMERIE & COLMAN COUNTY, TEXAS
 ABSTRACT NO. 672

SCALE: 1" = 50'
 JOB NO. 0111588-1

DRAWN BY: SCOTT

DATE: 08/14/07

PREVIOUSLY APPROVED CONVEYANCE PLAT

SPRING CREEK PKWY

CITY OF PLANO NORTH CENTRAL
STATE PLANNING COMMISSION
ADDRESS: 2300 250 8315
TELEPHONE: 972-781-2784
FACSIMILE: 972-781-2784
ELEVATION: 57.00

CITY OF PLANO NORTH CENTRAL
STATE PLANNING COMMISSION
ADDRESS: 2300 250 8315
TELEPHONE: 972-781-2784
FACSIMILE: 972-781-2784
ELEVATION: 57.00

BLOCK 1, LOTS 1 AND 2
COIT-SPRING CREEK ADDITION
572,893.40 SQ. FT.
13.1746 ACRES

LOT 2

LOT 1

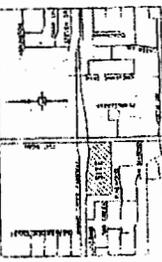
COIT RD

PLANNING DEPT
JUN 17 2001

SHEET 1 OF 2

CONVEYANCE PLAT
BLOCK 1, LOTS 1 AND 2
COIT-SPRING CREEK ADDITION
JAN JOHNSON AND BEING OUT OF THE
MARY GAIBRENE & BILLY TOWERS SURVEY, ABSTRACT NO. 872
DALLAS COUNTY, TEXAS

GENERAL NOTES:
1) SEARINGS ARE BASED ON THE NORTH LINE OF LOT 1 & 2.
2) THE PLAT IS SUBJECT TO ALL RECORDS OF RECORDS AND PLATS
RECORDED IN THE OFFICE OF THE COUNTY CLERK OF DALLAS COUNTY, TEXAS.
3) A CONVEYANCE PLAT IS A RECORD OF PROPERTY OR INTEREST
IN REAL PROPERTY WHICH IS FILED FOR RECORD AND WHICH
CONVEYANCE IN ITS ENTIRETY OR PART THEREOF IS
RECORDED IN THE OFFICE OF THE COUNTY CLERK OF DALLAS COUNTY, TEXAS.
4) THE CITY OF PLANO HAS REVIEWED THIS CONVEYANCE PLAT AND
FINDS IT TO BE IN ACCORDANCE WITH THE CITY OF PLANO
ORDINANCES GOVERNING THE RECORDING OF CONVEYANCE PLATS.
5) THE CITY OF PLANO HAS REVIEWED THIS CONVEYANCE PLAT
AND FINDS IT TO BE IN ACCORDANCE WITH THE CITY OF PLANO
ORDINANCES GOVERNING THE RECORDING OF CONVEYANCE PLATS.

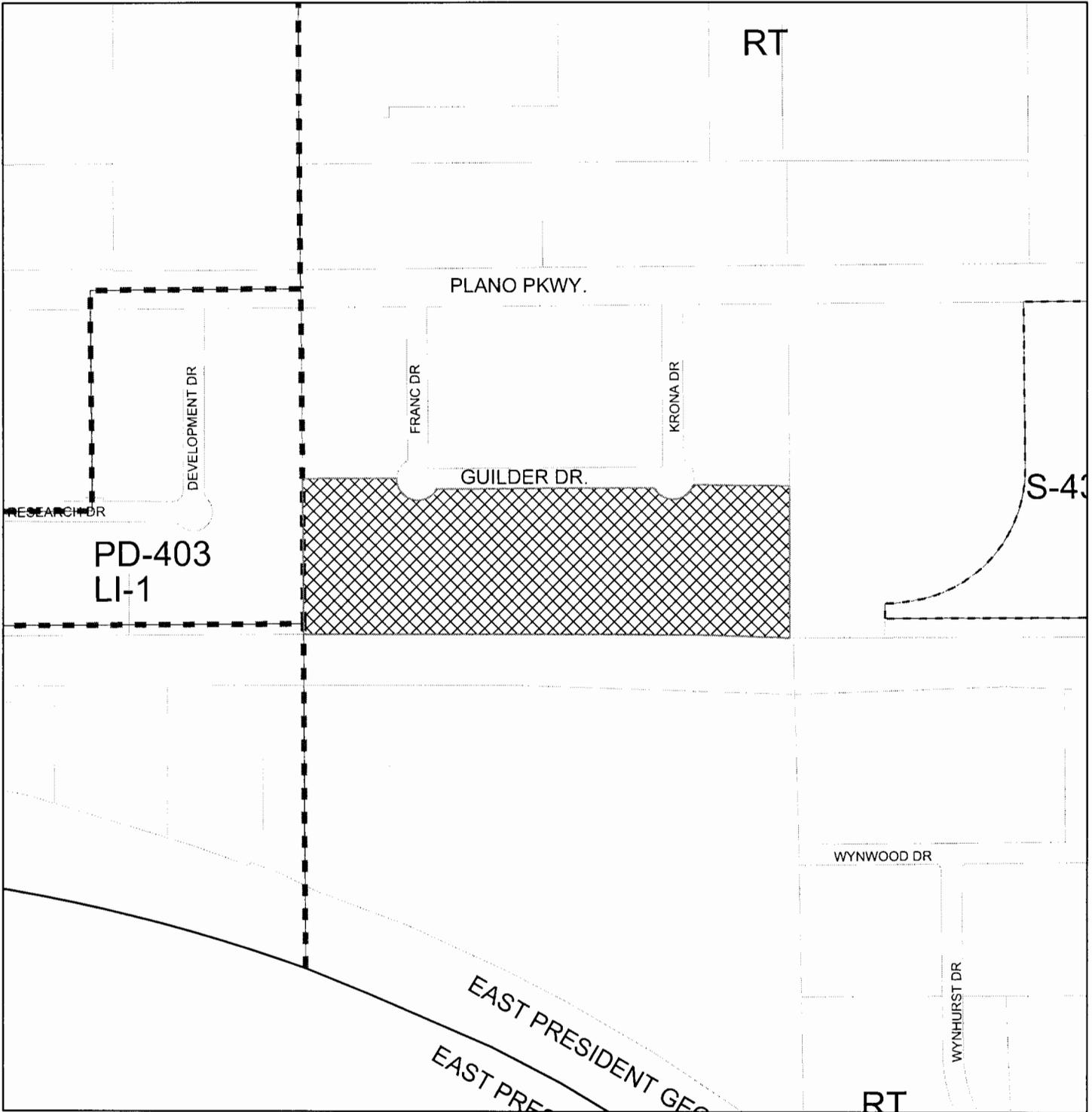


ARCHITECT:
DUNCAN MCKINNON DESIGN, P.C.
2781 BROADMOOR, SUITE 1000
DALLAS, TEXAS 75235
PHONE: (214) 353-1133
ATTENTION: CLYDE PALMER

ENGINEER:
MARTIN CONSULTING
1122 W. WILLOW STREET
DALLAS, TEXAS 75201
PHONE: (214) 353-0071
FACSIMILE: (214) 353-0174
CONTACT: JOHN MCKINNON

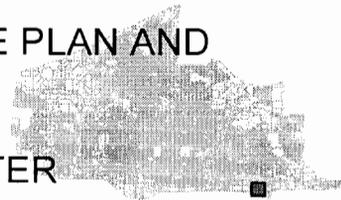
CONTRACTOR:
GROSS CONSTRUCTION, INC.
1122 WILLOW STREET
DALLAS, TEXAS 75201
PHONE: (214) 353-1133
FACSIMILE: (214) 353-0174
WWW.GROSSCONSTRUCTION.COM

1" = 50' FEET

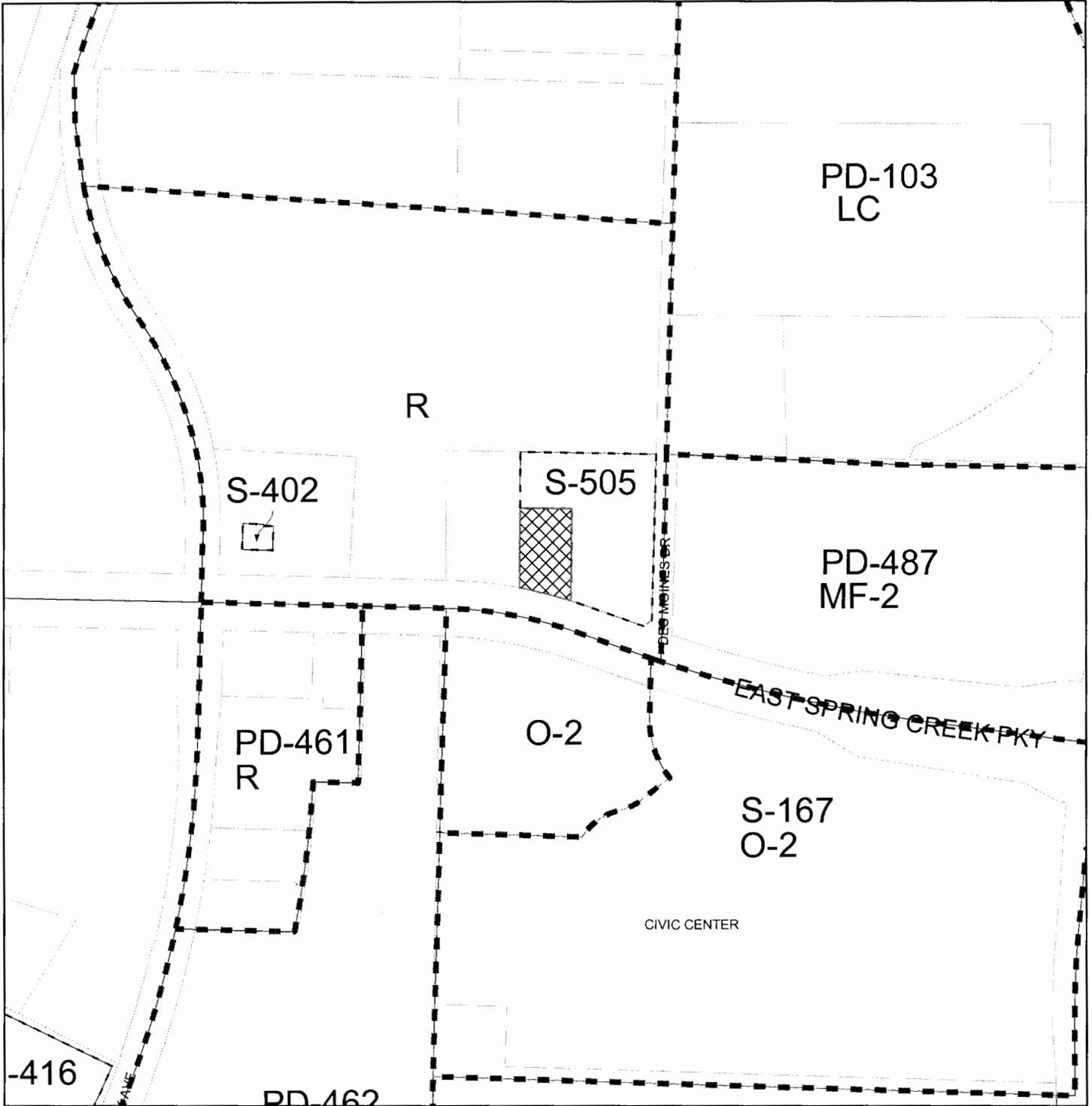


Item Submitted: REVISED PRELIMINARY SITE PLAN AND
REVISED CONCEPT PLAN

Title: EXCHANGE BUSINESS CENTER
BLOCK 2, LOTS 3-5



Zoning: RT

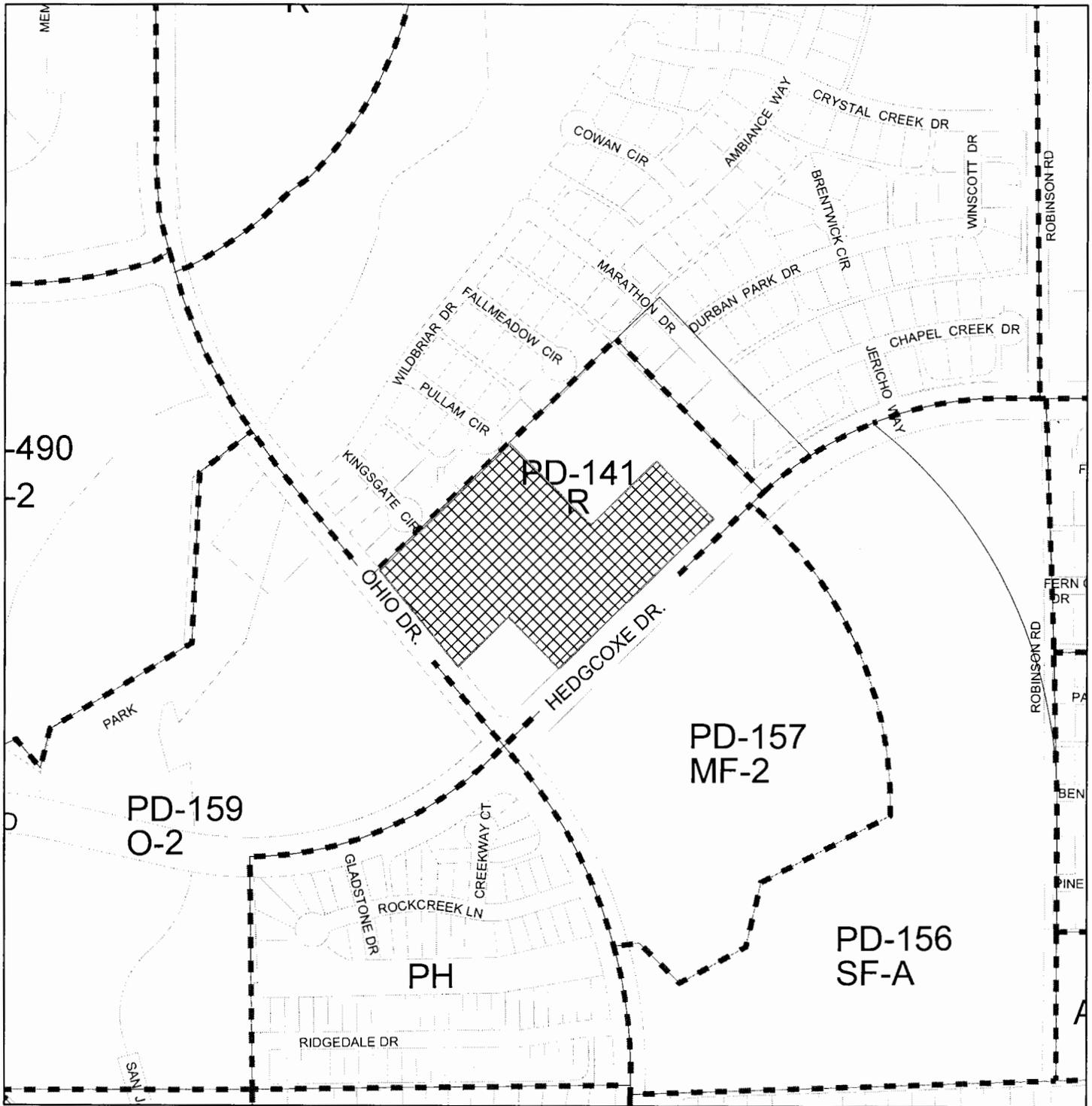


Item Submitted: FINAL PLAT

Title: RANEY ADDITION
BLOCK 1, LOT 3

Zoning: RETAIL



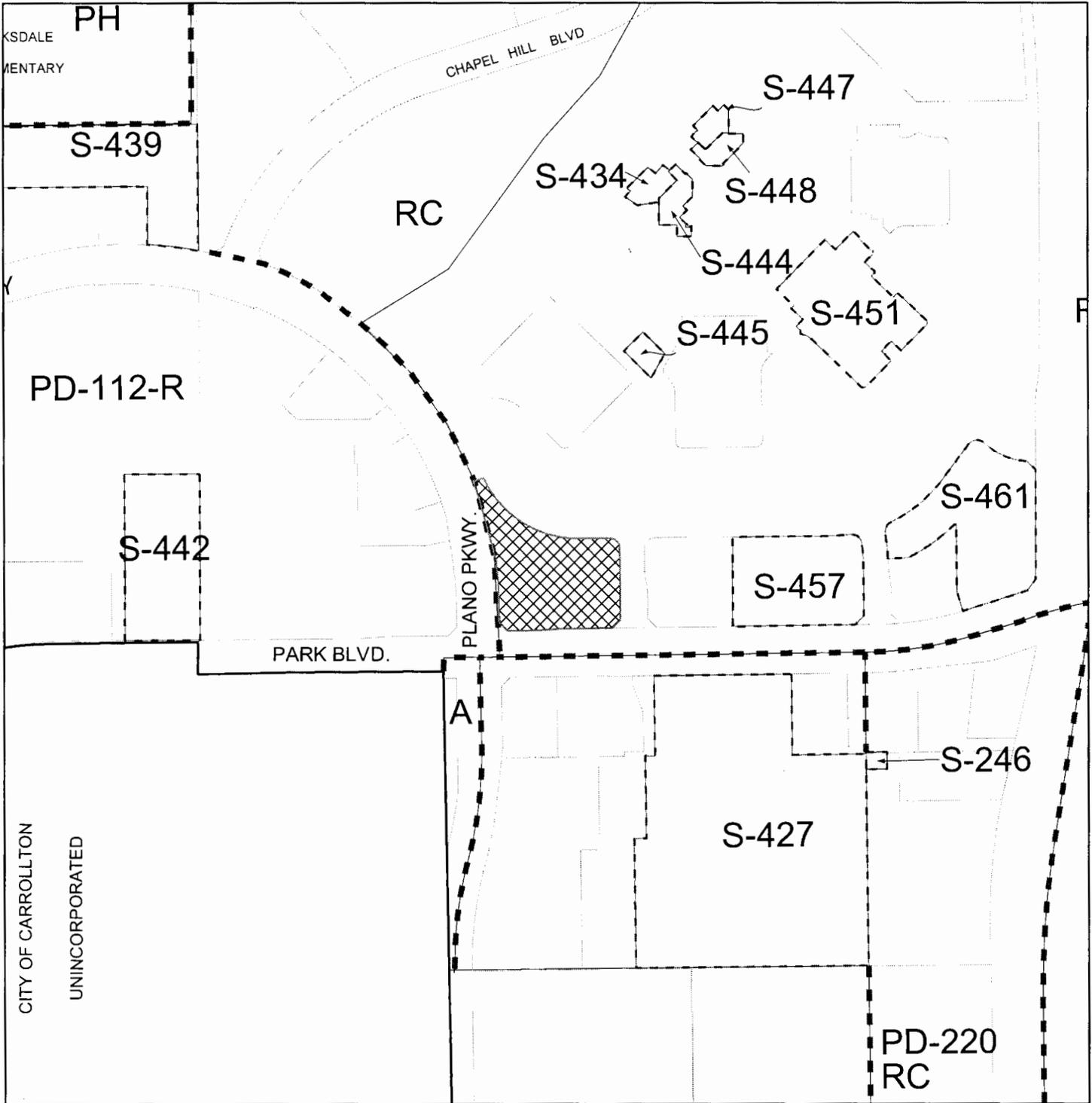


Item Submitted: FINAL PLAT AND
REVISED CONVEYANCE PLAT

Title: OHIO-HEDGCOXE ADDITION
BLOCK A, LOTS 2 & 4

Zoning: PD-141-RETAIL





Item Submitted: REVISED PRELIMINARY SITE PLAN
AND REVISED CONCEPT PLAN

Title: THE SHOPS AT WILLOW BEND
BLOCK 1, LOTS 9 & 12

Zoning: RC



GENERAL NOTES

1. BUSINESS ZONE 6000 SQUARE FEET SHALL BE UNDER THE UNZONED ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE BUILDING INSPECTION AND FIRE DEPARTMENT IF APPLICABLE.
2. PARK LINES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
3. PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT ADOPTED INTERNATIONAL BUILDING CODE.
4. FOUR FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET SET OF THE PROPERTY LINE. SIDEWALKS SHALL BE PROVIDED WITH CURBS. SIDEWALKS SHALL BE PROVIDED FOR A WALKING SURFACE OF AN ALTERNATIVE DESIGN AS PROVIDED BY THE CITY. BARRIER-FREE RAMP, PER CITY STANDARDS, SHALL BE PROVIDED ON SIDEWALKS AT ALL CURB CROSSINGS.
5. MECHANICAL UNITS, CONDENSERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE, IF APPLICABLE.
6. ALL SIGNAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTION DEPARTMENT.
7. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED. SIGNAGE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
8. BUILDING FACADES WITH THIS DEVELOPMENT SHALL BE COMPATIBLE AS PROVIDED IN THE RELIA CORNER DESIGN GUIDELINES.
9. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 4-466 OF THE CODE OF ORDINANCES.
10. PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP, IF APPLICABLE.
11. ALL ELECTRICAL PENETRATIONS, DISTRIBUTION AND SERVICE LINE MUST BE UNDERGROUND.
12. UTILITIES SHALL COMPLY IN OPERATION LOCATION AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS: IN SECTION 3-1300 OF THE ZONING CODE. HOUSE, SHOWN AND PARTICULAR WATER, RECORDS WATER, FIRE OR GAS, SHALL BE SHOWN AND LOCATED IN ACCORDANCE WITH THE CITY AND OTHER PERFORMANCE STANDARDS.

SITE DATA SUMMARY TABLE

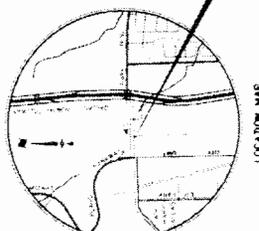
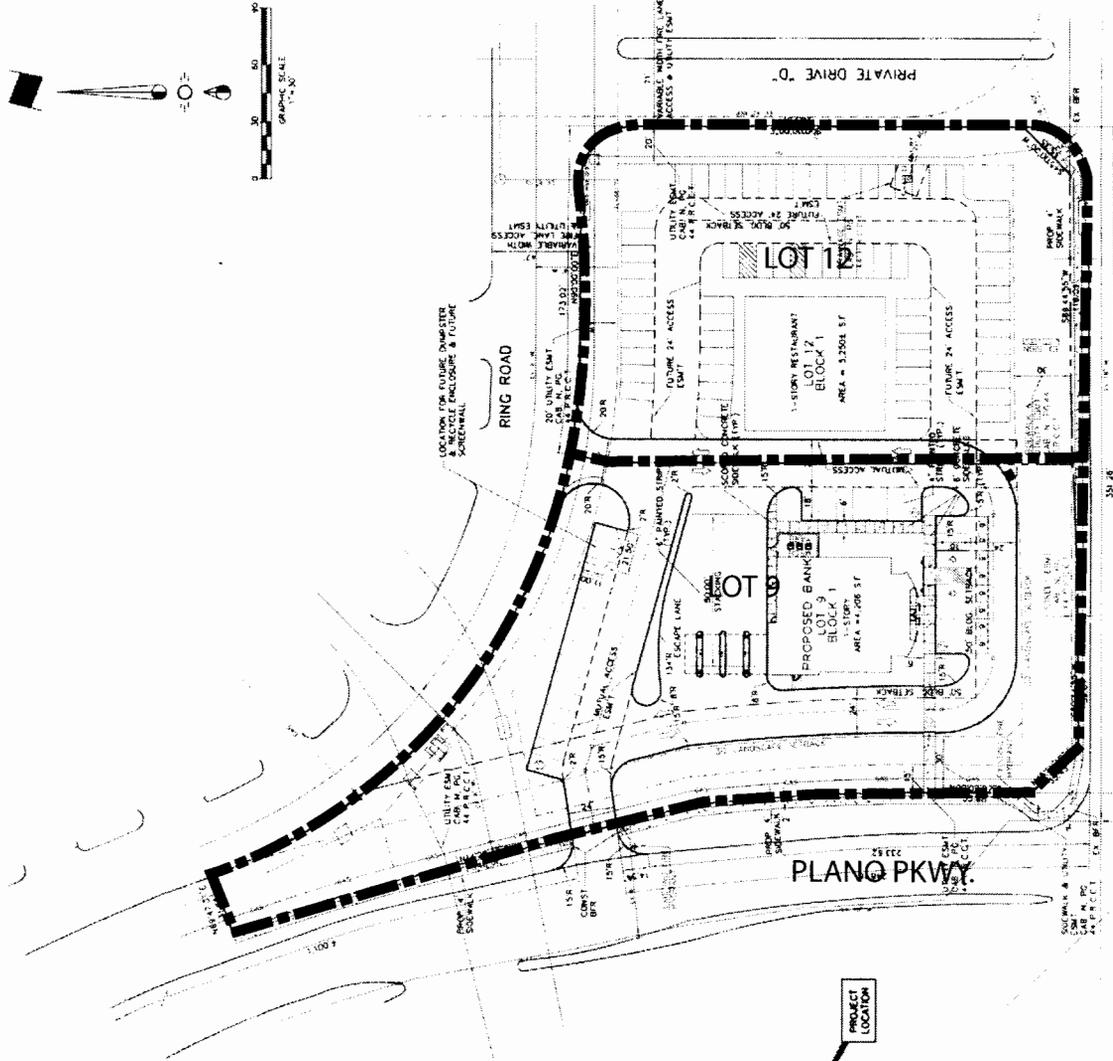
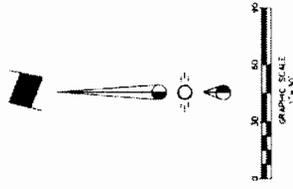
Block 11		LOT 9	LOT 12
Zoning	REGIOAL COMMERCIAL/REGIOAL COMMERCIAL	BANK	RESTAURANT
Proposed Use			
Lot Area	1.72 AC (47,848 SF)	1.03 AC (42,863 SF)	
Building Square Footage	4,208 sq ft	3,200 sq ft	
Building Height	24'-6" (One Story)	28'-0" (One Story)	
Lot Coverage	7%	7%	
Floor Area Ratio	1:17	1:17	
Utilities	Water, Sewer, Gas, Electric, Telephone, Cable, Fiber Optic	Water, Sewer, Gas, Electric, Telephone, Cable, Fiber Optic	
Utilities Required	14' Street	14' Street	
Utilities Provided	14' Street	14' Street	
Fire Protection	2' Sprinkler	2' Sprinkler	
Fire Protection Provided	2' Sprinkler	2' Sprinkler	
Interior Unfinished Floor Area	2,160 sq ft	2,160 sq ft	
Interior Unfinished Floor Area	2,232 sq ft	2,232 sq ft	
Total Impervious Surface	19,245 sq ft	19,245 sq ft	

OTHER NOTES

1. PROVIDE 1' MINIMUM VERTICAL CLEARANCE BETWEEN TREE LINE AND OTHER UTILITY LINES.
2. TREE LINE AND TREE ON SITE LONGER THAN 8 CALIBER INCHES.
3. RAMP AND DIMENSIONS ARE SHOWN FROM FACE OF CURB.

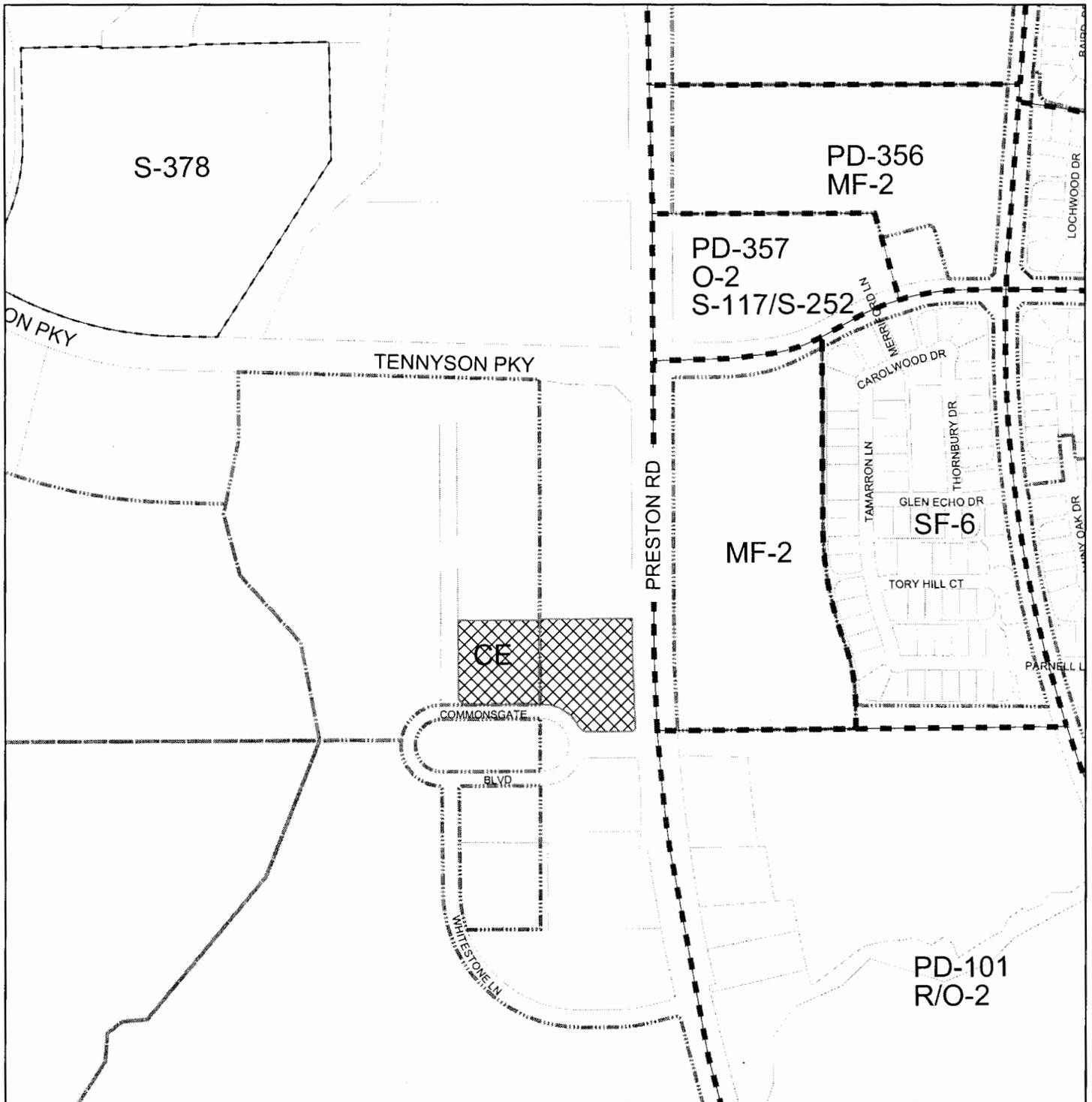
LEGEND

- EXISTING WATER
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING CURB
- EXISTING SIDEWALK
- PROPOSED CURB
- NUMBER OF PROPOSED PARKING SPACES IN AN APPROXIMATE FORM



THE SHOPS AT WILLOWBEND
 BLOCK 1, LOTS 9 & 12
 REVISED PRELIMINARY SITE PLAN (LOT 9)
 REVISED CONCEPT PLAN (LOT 12)
 BANK ONE - PLANO, TEXAS
 BROCKETTE DAVIS DRAKE, INC
 consulting engineers
 6114 North Central Expressway, Suite 1100, Dallas, Texas 75204
 (214) 241-3547 fax (214) 241-7984

90	800	3/27/01	1"=30'	800	01000	CT
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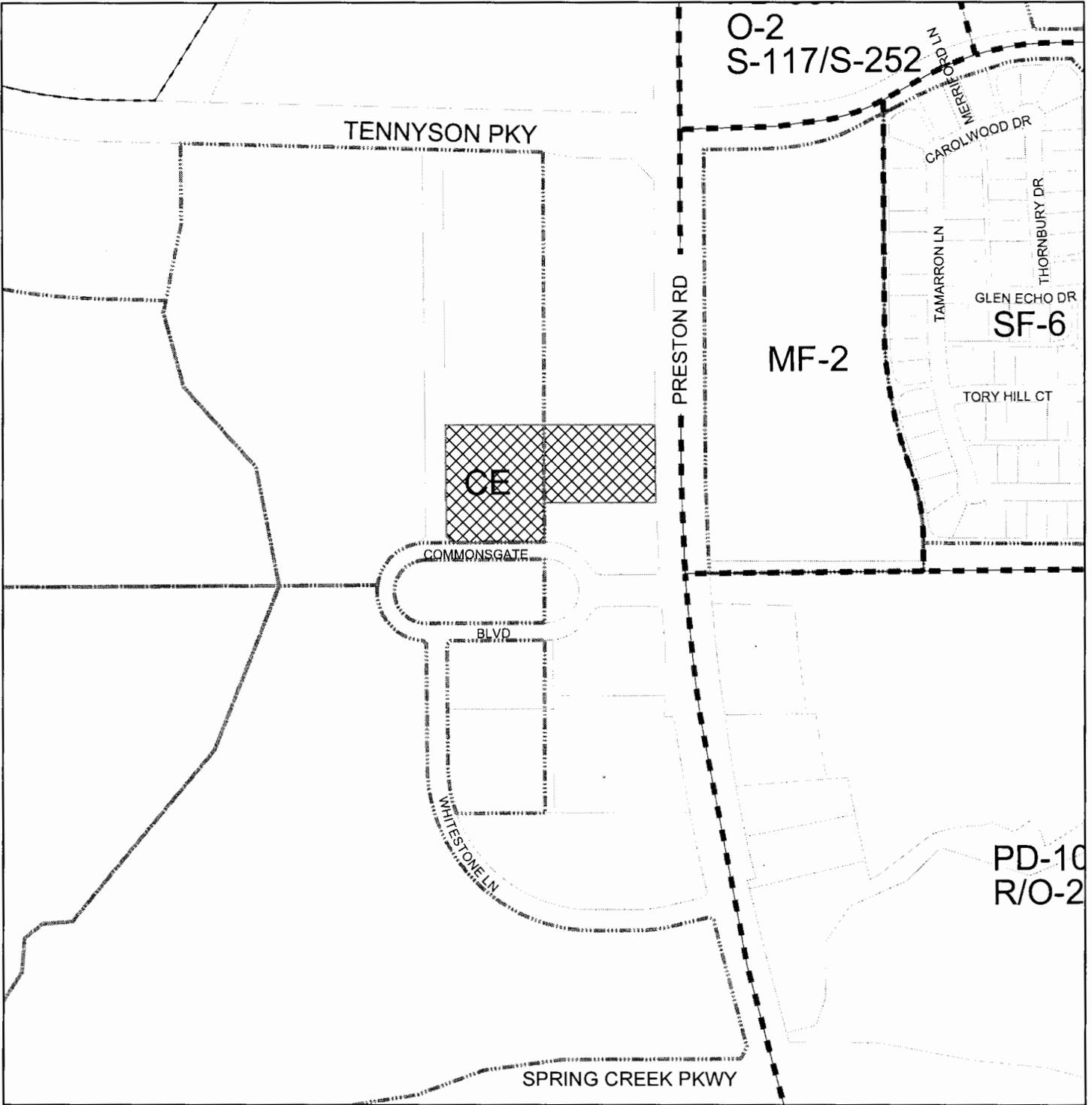
Item Submitted: REVISED CONVEYANCE PLAT

Title: WHITESTONE ADDITION
BLOCK A, LOTS 1 & 5



Zoning: CE





Item Submitted: PRELIMINARY PLAT

Title: WHITESTONE ADDITION
BLOCK A, LOT 5

Zoning: CE



CITY OF PLANO
PLANNING & ZONING COMMISSION

April 19, 2004

Agenda Item No. 5

Public Hearing: Zoning Case 2004-06

Applicant: Classic BMW

DESCRIPTION:

A request for a Specific Use Permit (SUP) for a New Car Dealer on one lot on 21.8± acres on the northeast corner of Dallas North Tollway and Spring Creek Parkway. Zoned Commercial Employment (CE). Neighborhood #16. Tabled 3/1/04.

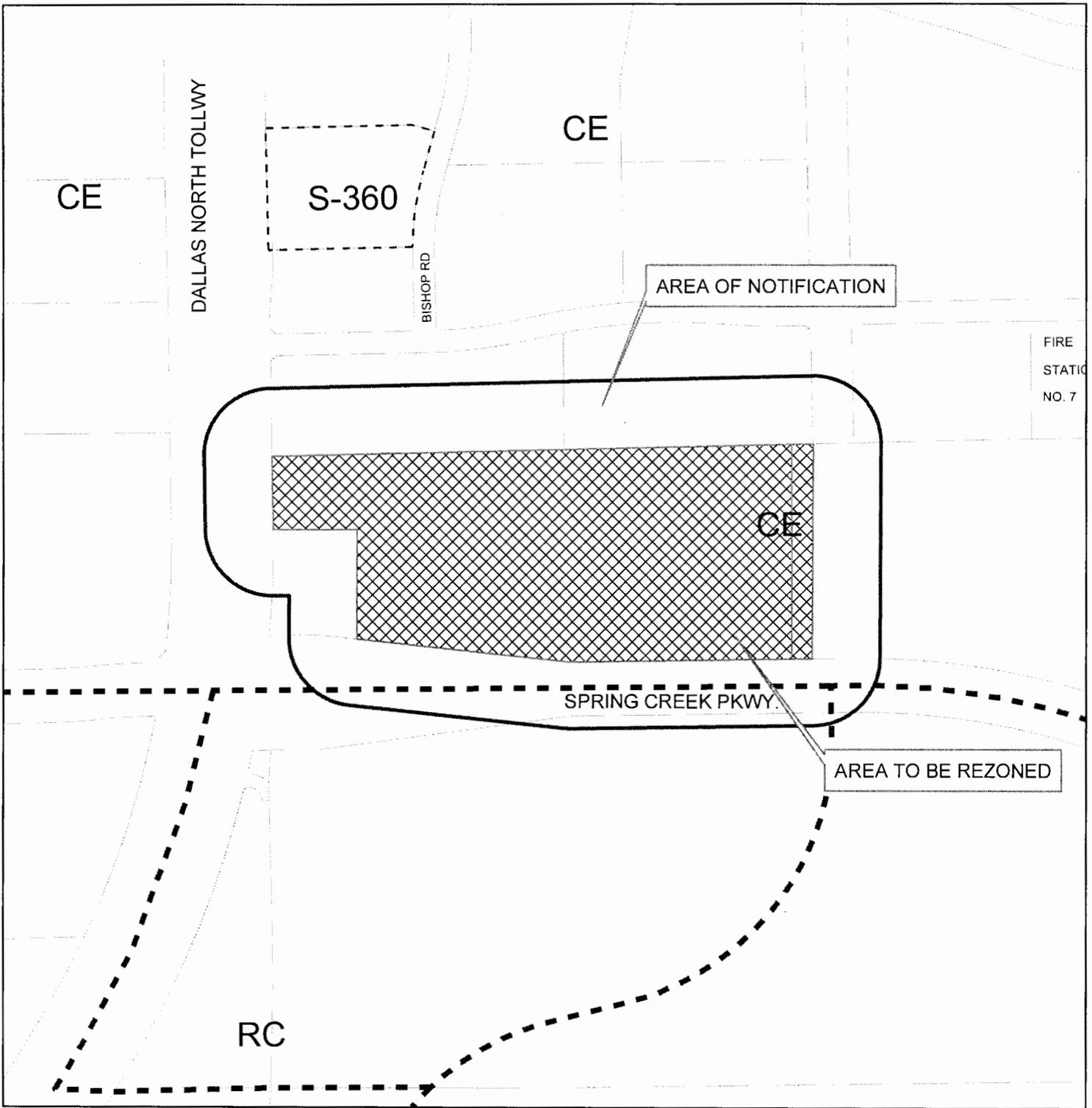
REMARKS:

This item was tabled at the March 1, 2004, Planning & Zoning Commission meeting and must be removed from the table for consideration.

The applicant is requesting to withdraw this request from consideration at this time. The applicant has submitted a revised request for an SUP to the City of Plano for consideration along with a Preliminary Site Plan. These items are scheduled for the Monday, May 3, 2004, Planning & Zoning Commission meeting.

RECOMMENDATIONS:

Recommended that the Planning & Zoning Commission accept the applicant's request to withdraw this zoning request.



Zoning Case



Zoning Case #: 2004-06
Existing Zoning: CE



 200' Notification Buffer



WIER & ASSOCIATES, INC.

ENGINEERING
SURVEYING
LAND PLANNING

RECEIVED
PLANNING DEPT.

March 26, 2004

Charles H. Lee
City of Plano
P.O. Box 860358
Plano, Texas 75086-0358

Phone 972-941-7151
Fax: 972-461-7396

PRINCIPALS
JOHN P. WIER, P.E., R.P.L.S.
ULYS LANE III, P.E., R.P.L.S.
CHARLES C. CROOK, P.E.

ASSOCIATES
J. REA STEVENSON, P.E.
PHILIP L. GRAHAM, M.E.
RONALO RAMIREZ, P.E.
CARLO SILVESTRI, P.E.

RE: W&A #03-123, Classic BMW SUP Zoning Case No. 2004-06

On behalf of Classic BMW and Haggard Properties, I respectfully request that SUP Case No. 2004-06 be withdrawn. A revised SUP application has been submitted to the City on 3-25-04 which incorporates an additional 80,000 square feet of land and the corner of Spring Creek Parkway and the North Dallas Tollway service road.

Very truly yours,

Carlo Silvestri, P.E.
Associate/Project Manager

Cc: Lee Maas, Classic BMW
Rutledge Haggard, Haggard Properties
Mark Newman, Staubach Company

CITY OF PLANO
PLANNING & ZONING COMMISSION

April 19, 2004

Agenda Item No. 6A

Public Hearing: Zoning Case 2004-09

Applicant: Korean First Baptist Church

DESCRIPTION:

A request to rezone 7.5± acres located on the southeast corner of Legacy Drive and Ohio Drive **from** Single-Family-7 **to** Planned Development-Office-1. Zoned Single-Family-7. Neighborhood #17.

REMARKS:

The applicant is requesting to rezone this property to Planned Development Office-1 (PD-O-1). The O-1 (Neighborhood Office) district is intended to provide for low-rise, garden-type office development providing professional, medical and other services to residents in adjacent neighborhoods. Planned development zoning provides the ability to amend use, height, setback, and other development requirements at the time of rezoning in order to promote innovative design and development controls appropriate to both off- and on-site conditions. The applicant proposes a series of stipulations regarding allowable uses, bulk standards, parking, lighting, signage and conceptual site design. Attached at the end of this review are the stipulations proposed by the applicant in the document titled "Planned Development (PD) Office".

Surrounding Land Use and Zoning

The property is located at the southeast corner of Legacy Drive and Ohio Drive. Legacy Drive, a six-lane divided thoroughfare, is the northern boundary of the property. Ohio Drive, a four-lane divided thoroughfare, is the western boundary of the property. The eastern and southern boundaries of the property abut a creek. The 100-year floodplain and drainage easement for the creek ranges from 100 feet to 150 feet in width. South and east of the floodway and drainage easement, properties are zoned Single-Family-7 (SF-7) and have been developed for single-family residential uses (Wellington at Preston, Phases II & III). An existing day care center (La Petite Center) abuts the southwest corner of this request and is zoned SF-7 with a Specific Use Permit (SUP #99) for a day care center.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as Residential. The proposed zoning does not conform to the residential land use designation.

Adequacy of Public Facilities - Water and sanitary services are available in the area.

Traffic Impact Analysis - The traffic generation potential of this rezoning request does not exceed the 5,000 vehicles per day threshold as established in the Zoning Ordinance; therefore, a Traffic Impact Analysis is not required.

ISSUES:

Comprehensive Plan

The Future Land Use Plan is not parcel specific and is intended to be a guide/tool for determining the appropriateness of zoning change requests. Policy 2.304 of the Land Use element of the Comprehensive Plan recommends that Zoning Ordinance amendments be based upon the following:

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

The physical character of the property is not conducive for development as single-family residential uses. The tract is small in size. The tract does not have sufficient depth necessary to provide internal residential streets with lots on both side of the streets. It is physically isolated from the existing single-family residential neighborhoods to the east and south by the existing drainage channel.

The physical character of the property is appropriate for office development. The intent of the Neighborhood Office zoning district is to provide services for adjacent neighborhoods and to be located next to the neighborhoods being served. The drainage channel and proposed living screen will provide adequate screening and separation from the adjacent residential uses. The proposed building height and sign restrictions will lessen the visual impact of the development from adjacent neighborhood. Adequate public facilities exist for the site.

Proposed Planned Development Stipulations

Uses - The applicant proposes to limit uses to General and Professional Office, Medical Office, Clinic and Bank, Savings & Loan and Credit Union uses. Staff feels that this list is too narrow and that uses allowed in Office-1 (O-1) zoning are appropriate. Bank, Savings & Loan and Credit Union use requires approval of an SUP in O-1 zoning. Staff feels that financial institutions are appropriate and recommends that the Bank, Savings & Loan and Credit Union use be an additional allowed use.

Parking - The applicant proposes that parking shall be provided in compliance with the Zoning Ordinance requirements. This stipulation is redundant, and staff recommends that it not be included as part of the planned development stipulations.

Parking Lot Lighting - The applicant proposes several stipulations regarding lighting. The City of Plano Lighting Ordinance establishes standards for light levels and light overspill. Staff recommends that the Lighting Ordinance govern site lighting and that this stipulation not be included.

Landscaping - The applicant proposes that landscaping shall be provided in compliance with the Zoning Ordinance requirements, and that an irrigated living screen be provided in lieu of a masonry screening wall. The Zoning Ordinance provides that screening be addressed at the concept plan/site plan level of review and the Commission has the opportunity to approve a living screen with consideration of the concept plan (next agenda item). The general landscaping stipulation is redundant. Staff recommends that landscaping not be included as part of the planned development stipulations.

Building Height - The applicant proposes one-story building heights for buildings directly abutting the drainage channel, and that buildings abutting Legacy Drive or Ohio Drive be two-story in height. In concept, staff supports this stipulation because it lessens the visual impact of potential office development in proximity to the existing residential development. Staff, however, feels that the stipulation as submitted is too ambiguous and recommends that it be changed to: "The maximum building height shall be one-story, 25 feet, except that within an area located within 250 feet of the southern right-of-way line of Legacy Drive and within 500 feet of the eastern right-of-way line of Ohio Drive the maximum height shall be of two-stories, 35 feet."

Concept Plan and Elevation - The applicant proposes that the development of the site be "in reasonable conformance" to the concept plan. Staff feels that this standard is too ambiguous. Furthermore, the applicant has based the concept plan on the limits of the undeveloped conditions of the floodplain and drainage easement. Staff feels that the developed conditions will increase the width of the floodplain and drainage easement that will necessitate changes in the concept plan. Staff, therefore, recommends that the concept plan not be included as part of the planned development stipulations.

Signage - The applicant proposes several stipulations regarding signage. Staff supports the applicant's intent to prohibit "pole signs". The other proposed stipulations are addressed in the Sign Regulations section of the Zoning Ordinance. Staff recommends that the stipulations be changed to: "Pole signs are prohibited."

SUMMARY:

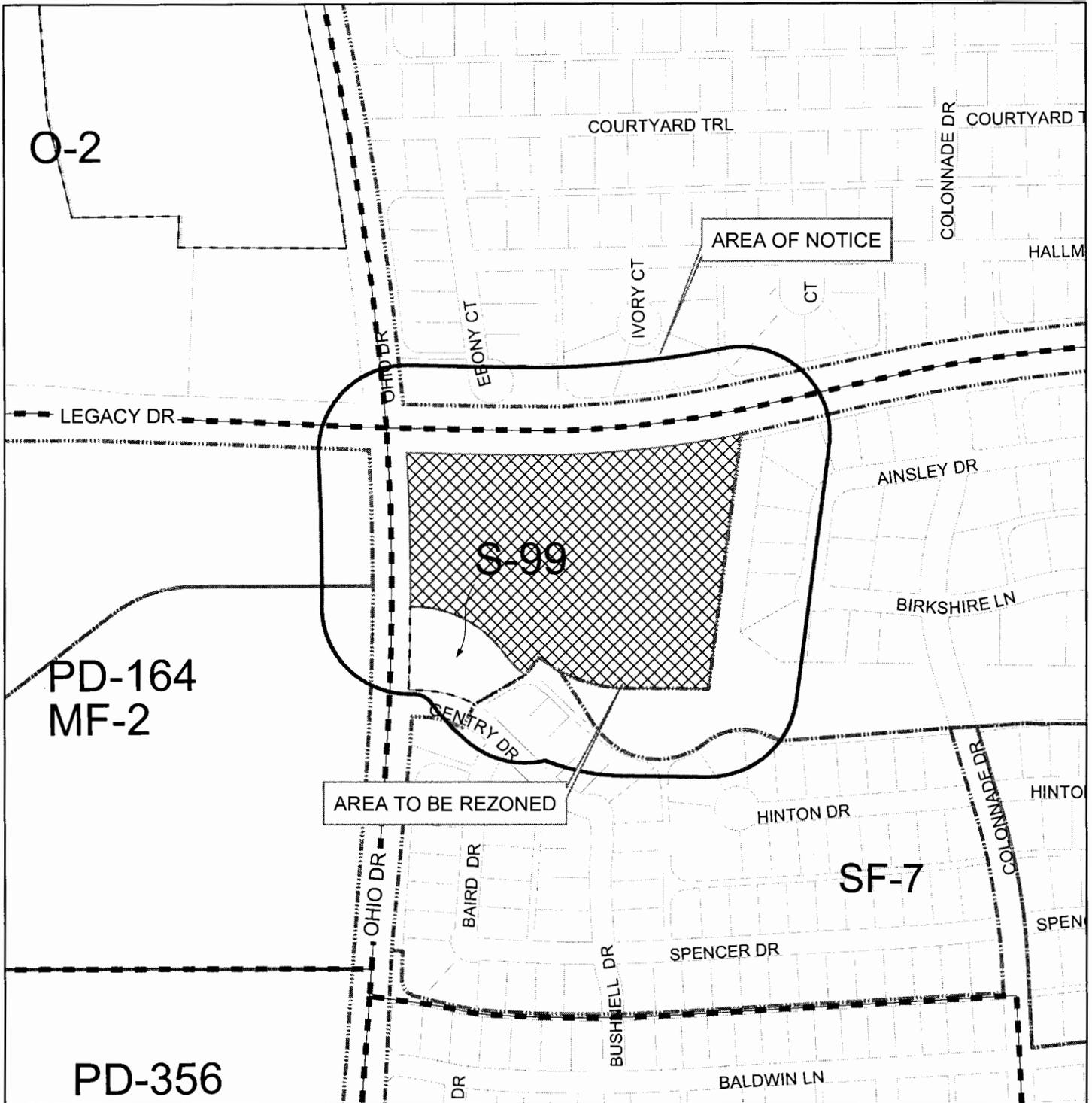
Planned Development-Office-1 zoning is not in strict compliance with the Future Land Use Plan. However, the physical character of the property is not conducive for the development as single-family residential uses. The tract is small in size and is physically isolated from adjacent single-family residential neighborhoods by the existing drainage channel.

The O-1 (Neighborhood Office) district permits low-rise, garden-type office development providing professional, medical and other services to residents in adjacent neighborhoods. The drainage channel and proposed living screen will provide adequate screening and separation from the adjacent residential uses, and the proposed building height and sign restrictions will lessen the visual impact of the development from adjacent neighborhood.

RECOMMENDATIONS:

Recommended for approval as Planned Development-Office-1 subject to the following stipulations:

1. Bank, Savings & Loan and Credit Union use is an additional allowed use.
2. The maximum building height shall be one-story, 25 feet except that buildings within 250 feet of the southern right-of-way line of Legacy Drive and within 500 feet of the eastern right-of-way line of Ohio Drive shall be a maximum height of two-stories, 35 feet.
3. Pole signs are prohibited.



Zoning Case

Zoning Case #: 2004-09

Existing Zoning: SF-7



 200' Notification Buffer

DATE: April 16, 2004
TO: Planning & Zoning Commission
FROM: Christina Day, Senior Planner 
RE: Correspondence relating to Agenda Item #6A: Zoning Case #2004-06

Due to the volume of correspondence relating to this agenda item, the letters have been provided under separate cover rather than in the packet for the April 19, 2004 meeting. By including the letters separately, we allow the online packet to remain a reasonable size for viewing and download by the public. The correspondence is also provided as a separate file online for public view.

CITY OF PLANO

PLANNING & ZONING COMMISSION

April 19, 2004

Agenda Item No. 6B

Concept Plan: Legacy-Ohio Office Park, Block 1, Lots 1 & 2

Applicant: Korean First Baptist Church

DESCRIPTION:

A proposed general and medical office development and a bank with drive-thru lanes on two lots on 7.5± acres on the southeast corner of Legacy Drive and Ohio Drive. Zoned Single-Family-7. Neighborhood #17.

REMARKS:

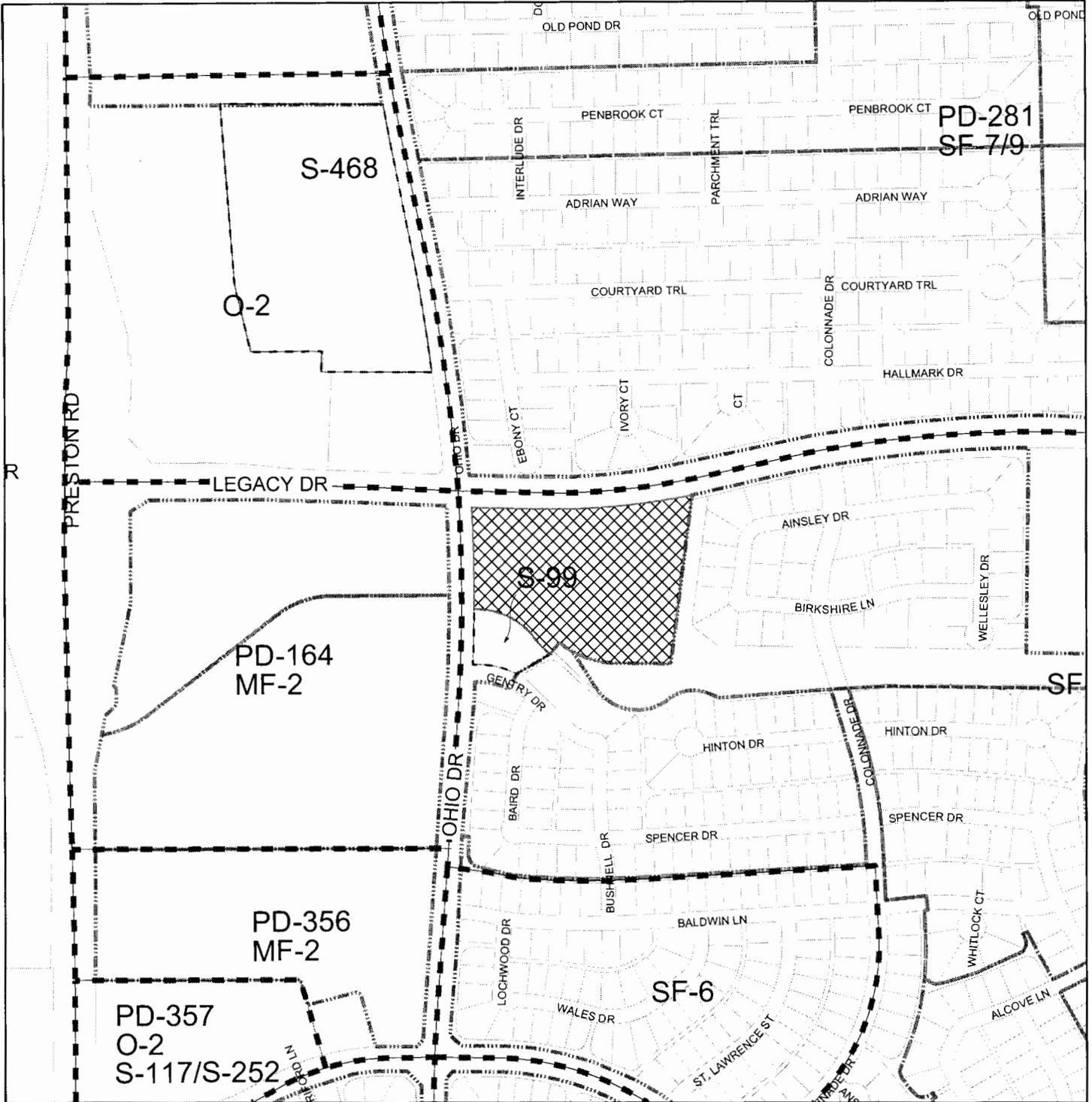
The applicant is proposing a bank with drive-thru lanes, five medical office buildings and one general office building. Site access and circulation, lot layout, and building placement conform with the requested planned development zoning as proposed on the previous item, Zoning Case 2004-09, and conform with other Subdivision and Zoning Ordinance requirements.

The applicant is requesting a permanent waiver to the required minimum six-foot masonry screening wall to be constructed along the eastern and southern boundaries of the property in lieu of an irrigated living screen. Along the drainage channel, there are existing trees and other vegetation that would remain in place with development of the site. Given the separation provided by the drainage channel, staff feels that an irrigated living screen in conjunction with the existing vegetation provides a sufficient, more natural screening between this site and adjacent residential uses than a masonry screening wall.

RECOMMENDATIONS:

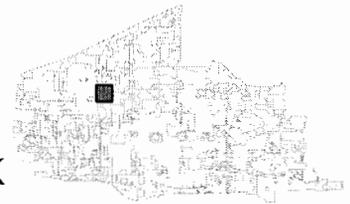
Recommended for approval subject to:

1. City Council approval of Zoning Case 2004-09.
2. Planning & Zoning Commission granting a permanent waiver to the required masonry screening wall in lieu of an irrigated living screen along the existing drainage channel.



Item Submitted: CONCEPT PLAN

Title: LEGACY-OHIO OFFICE PARK
BLOCK 1, LOTS 1 & 2



Zoning: SF-7



CITY OF PLANO

PLANNING & ZONING COMMISSION

April 19, 2004

Agenda Item No. 7A

Public Hearing: Zoning Case 2004-10

Applicants: Myer Levy Limited Partnership, Meyer Levy Charitable Foundation, and Meyer Levy Revocable Trust

DESCRIPTION:

A request to rezone 101.3± acres located on the east and west sides of Ohio Drive, between Parker Road and Tulane Drive **from** Agricultural (A) **to** Planned Development-Single-Family-Attached (PD-SF-A), Single-Family-9 (SF-9), Single-Family-7 (SF-7), and Patio Home (PH). Zoned Agricultural (A). Neighborhood #43.

REMARKS:

The applicant is requesting to rezone 101.3± acres from Agricultural (A) to four residential zoning districts. For the portion of the property west of Ohio Drive, the applicant proposes PH zoning south of the creek and PD-SF-A zoning north of the creek. East of Ohio Drive, the applicant proposes SF-9 zoning on the northern portion of the property and SF-7 zoning on the southern portion of the property.

This property was annexed and zoned Agricultural by the City Council on January 23, 1995. The property is currently undeveloped and is bisected north-south by Ohio Drive and east-west by a drainage area with mature trees.

Surrounding Land Use and Zoning

This tract of land is separated from Preston Road by a 400-foot wide tract that runs from Parker Road south to Tulane Drive. The property with Preston Road frontage is also zoned Agricultural and is undeveloped. The property to the north, west of Ohio Drive, is zoned Planned Development-184-Retail/Office-2 and is developed with retail shopping and office buildings. Also to the north, located east of Ohio Drive, is a Single-Family residential subdivision zoned Planned Development-183-Single-Family-6/Single-Family-7. Directly east, the property is developed as Single-Family housing with SF-9 zoning. To the southeast, the property is developed as Single-Family residential with SF-7 zoning. The property to the south, west of Ohio Drive, is zoned MF-3 and Planned Development-MF-3 and is developed as multi-family residential housing.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this area as Residential. The property is in the vicinity of the corner of Preston Road and Parker Road, which is designated Neighborhood Commercial on the Future Land Use Plan. The Neighborhood Commercial land use designation calls for retail centers of 10 to 15 acres in land area with a total building area of 100,000 to 150,000 square feet. Since the Parker Road and Preston Road intersection has an existing, 298,000 square foot retail center on 31.3 acres, the need for commercial development at this corner has been satisfied, leaving the property southeast of Parker Road and Preston Road designated for future residential development by the Future Land Use Plan. The request is in conformance with the Future Land Use Plan.

Adequacy of Public Facilities - Water and sewer are available; the engineer for the developer has verified that the infrastructure is adequate for the property to be developed as residential use.

Traffic Impact Analysis (TIA) - A TIA is not required for Single-Family zoning requests.

PROPOSED PLANNED DEVELOPMENT STIPULATIONS:

The applicant is requesting to amend the proposed SF-A district on the northwest 27.7± acres to allow retirement housing uses by right and to modify the development standards for Single-Family-Attached zoning as follows:

Use amendment

The applicant is requesting to add the additional uses of independent living facility, assisted living facility, long-term care facility, and continuing care facility to the property in order to develop a retirement housing facility on the site. Staff believes this is an acceptable and compatible use of the property and provides an appropriate transition from the commercial property to the north to the Single-Family housing proposed to the south and east.

Development standard amendments

The applicant is proposing to amend the height, lot depth and setbacks typically required within a Single-Family-Attached subdivision.

Height and Stories - The proposed retirement housing facility is three stories in height. Since only two-stories are allowed by right in the SF-A zoning, the applicant wishes to increase the height limitations from two stories, 35 feet to three stories, 50 feet for retirement housing only. Townhouses and other development would still be limited to two stories and 35 feet in height.

Lot Depth - The applicant is in the process of designing the townhouse product and wishes to add flexibility to the zoning that would allow for a wider, shorter lot that still meets the minimum lot size and coverage. The standard lot depth in SF-A is 90 feet, with a width of 25 feet increased to 30 feet for corner lots. The applicant is requesting to reduce the lot depth for SF-A lots to 80 feet, but still intends to meet the maximum lot coverage of 65% and the minimum size of 2,250 square feet. To meet the minimum lot size, each lot will require additional width if a reduced lot depth is allowed. For example, a lot with a depth of 80 feet would require a lot width of over 28 feet to meet the minimum lot size of 2,250 square feet.

Front Yard Setback - For SF-A residential lots that are front entry, the applicant is requesting that the minimum front setback of the buildings be reduced from 20 feet to 10 feet. The garage will still be set back 20 feet from the front property line. The applicant is requesting to stagger the setbacks in the front yard to allow the garages to be set back further than the rest of the building. Staggering the setback in this manner will allow parking in the driveway, yet place the remainder of the structure closer to the street. This arrangement makes the garages less noticeable from the street and creates relief in the front facade of the building. The standards will not be modified if a rear entry product is developed. The SF-A district allows this standard to be varied with site plan approval but only for rear entry products. Staff is recommending that, if the reduction is allowed, the open yard area of either the rear yard or non-zero side yard should be increased by an amount equal to or greater than that of the increased buildable area created by the reduction in the front yard setback, as is a stipulation of the SF-A district when front yard setbacks are reduced by site plan approval.

Setback for Retirement Housing from Single-Family Development - The Retirement Housing supplementary regulations of the Zoning Ordinance (Sub-section 3-115) require that a three story building be set back 150 feet from the property line of Single-Family development. The applicant wishes to reduce the setback from the property line of the townhouse development from 150 feet to 130 feet. Their intention is to allow the building to be moved further back from Preston Road and Parker Road. Based on the preliminary site plan submitted April 8 for the property, which meets the 150-foot setback requirement, the applicant's building footprint comes within 30 feet of the access easement in front of the building. Staff requested a cross access easement to the west to provide potential access for future development to the median opening along Parker Road, and the associated concept plan reflects that cross access easement. However, the applicant has expressed concerns that:

1. The cross access will become a safety hazard for pedestrians walking around the building due to the increased traffic through their site to the median opening on Parker Road; and
2. The 30-foot separation between the building and the access easement to the west is not sufficient to provide for the safe movement of pedestrians around the building.

The applicant wishes to use the additional space gained from the reduced setback from the SF-A (20 feet) to provide supplementary area for pedestrian circulation around the building further away from access easement adjacent to Parker Road. The townhouse developer does not object to the reduced setback. The applicant is requesting an additional stipulation be added to the PD, beyond what is recommended for approval by staff. The stipulation reads as follows:

A setback of 130 feet will be required between retirement housing of three stories and any adjacent Single-Family development.

Since the 150-foot setback can be met, staff does not recommend approval of the reduction.

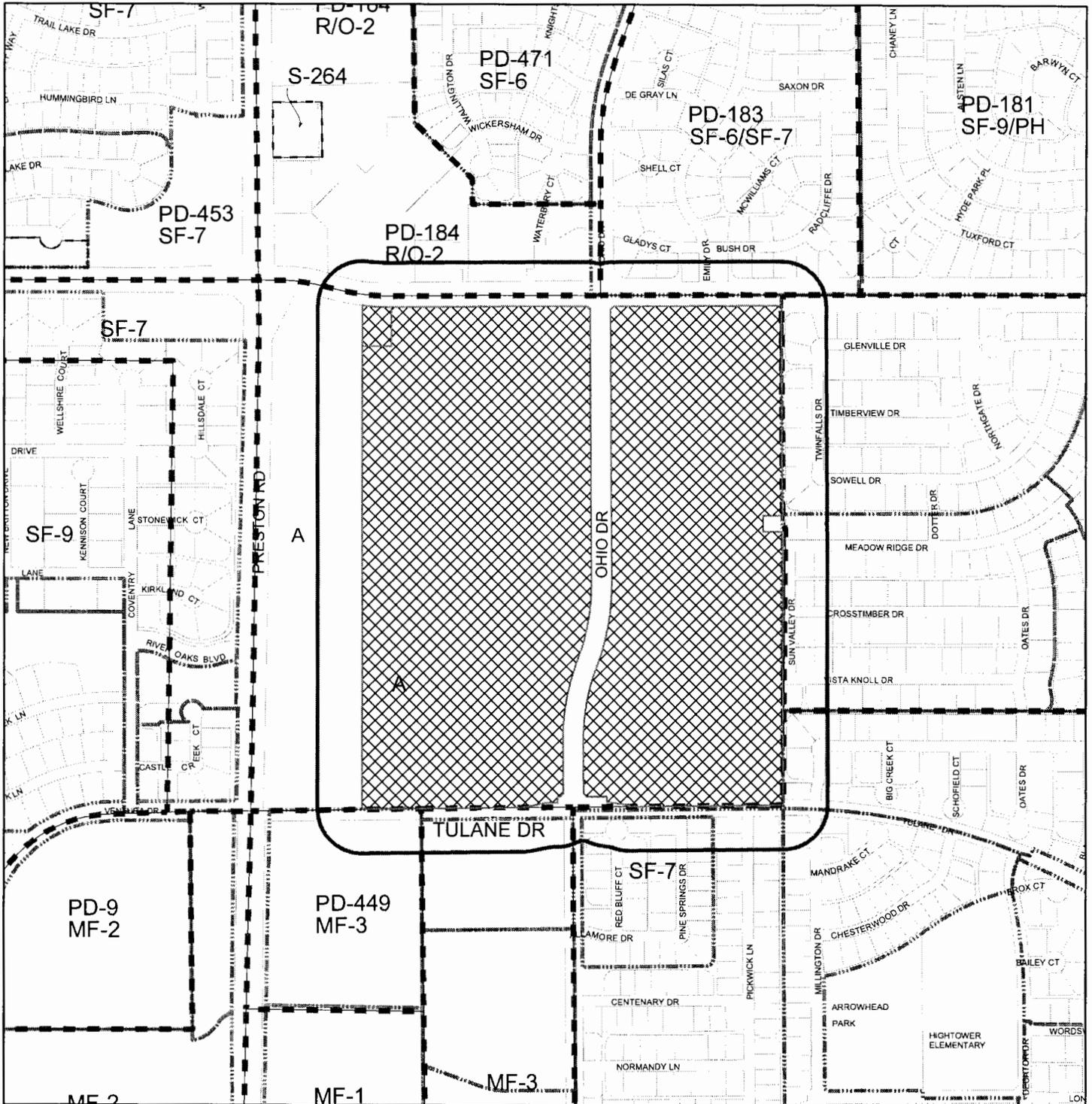
SUMMARY:

The requested zoning is consistent with the Comprehensive Plan. The applicant is requesting to amend the SF-A district on the northwest 27.7 acres to allow retirement housing uses by right and to modify the requirements for Single-Family-Attached zoning. The remainder of the property is planned for Single-Family development using the SF-9, SF-7, and PH zoning district standards.

RECOMMENDATIONS:

Recommended for approval as PD-SF-A, PH, SF-7, and SF-9 per the attached zoning exhibit. The Planned Development-Single-Family-Attached zoning is subject to the following stipulations:

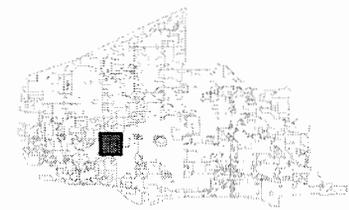
1. Additional uses of independent living facility, assisted living facility, long-term care facility, and continuing care facility shall be allowed by right as described in Section 3-115 of the Zoning Ordinance.
2. A height of three stories and 50 feet will be allowed for retirement housing uses, including independent living, assisted living, long-term care, and continuing care facilities.
3. Minimum lot depth for SF-A lots: 80 feet.
4. For SF-A residential lots that are front entry, the minimum front yard setback may be reduced to 10 feet provided that:
 - a. The garage shall maintain a minimum setback of 20 feet from the front property line.
 - b. The open yard area of either the rear yard or non-zero side yard is increased by an amount equal to or greater than that of the increased buildable area created by the reduction in the front yard setback.



Zoning Case

Zoning Case #: 2004-10

Existing Zoning: AGRICULTURAL



 200' Notification Buffer

ZONING CASE #2004-10

**BEING 131.25 ACRES OUT OF
R BENEFIELD SURVEY ABSTRACT NO. 39
CITY OF PLANO, COLLIN COUNTY, TEXAS**

DATE: March 29, 2004

APPLICANT: **Trinity Properties, Inc.**
 18612 Dallas Parkway, Suite 200
 Dallas, Texas 75248
 Phone: 972-382-1100
 Fax: 972-382-8889
 Contact: David Anderson

COMMISSIONER: **John E. Cook**
 The Board of City Commissioners
 1000 Main Street, 10th Floor
 Dallas, Texas 75202
 Contact: David Anderson

PLANNING COMMISSION: **City of Plano**
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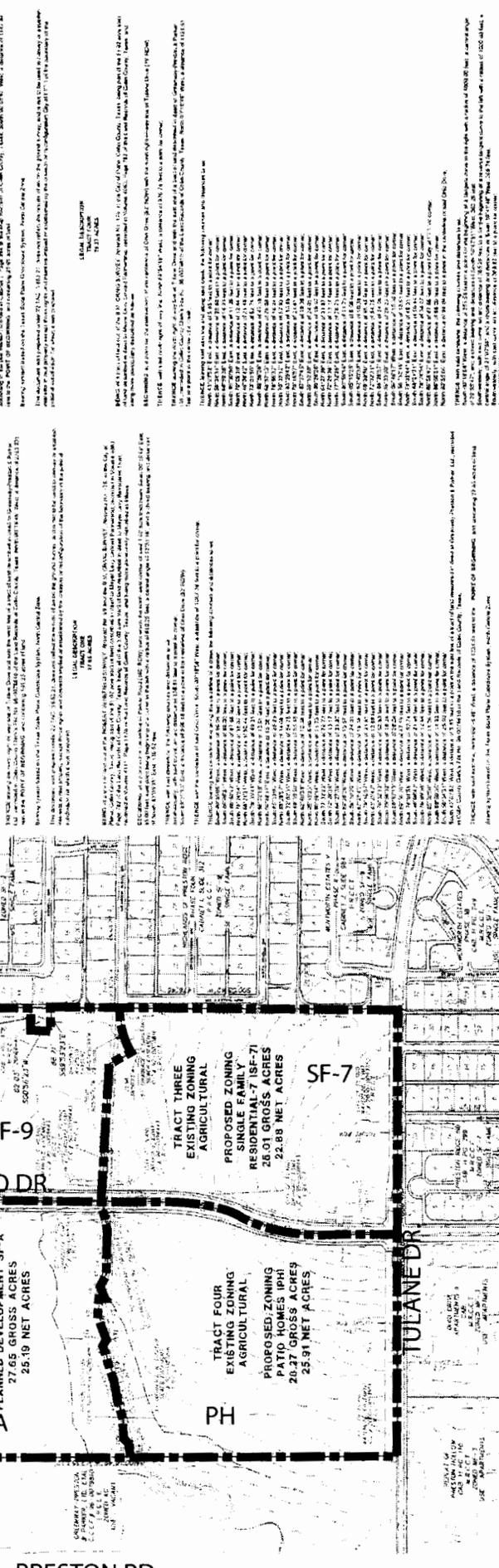
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LEGAL DESCRIPTION

SECTION 10, TOWNSHIP 10N, RANGE 12E, COUNTY OF COLLIN, TEXAS

TRACT ONE

... (Detailed description of Tract One) ...

TRACT TWO

... (Detailed description of Tract Two) ...

TRACT THREE

... (Detailed description of Tract Three) ...

TRACT FOUR

... (Detailed description of Tract Four) ...

POINT OF BEGINNING

... (Detailed description of Point of Beginning) ...

LOCAL MAP

... (Detailed description of Local Map) ...

LEGEND

... (Detailed description of Legend) ...

SCALE

... (Detailed description of Scale) ...

COMMISSIONER

... (Detailed description of Commissioner) ...

PLANNING COMMISSION

... (Detailed description of Planning Commission) ...

APPLICANT

... (Detailed description of Applicant) ...

DATE

... (Detailed description of Date) ...

PLANNING COMMISSION: **City of Plano**
 1000 Main Street, 10th Floor
 Dallas, Texas 75202
 Contact: David Anderson

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 Contact: David Anderson

REPLY FORM

PLANNING DEPT

PLANNING DEPT

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

Dear Commissioners:

This letter is regarding Zoning Case 2004-10. The property is on a 101.3± acre tract located on the east and west sides of Ohio Drive, between Parker Road and Tulane Drive. The requested zoning is for Single Family-9 (SF-9), Single Family-7 (SF-7), Patio Home (PH), and Planned Development-Single Family-Attached (PD-SF-A). The SF-9 district is intended to provide areas for large-lot, urban, single-family development, and the SF-7 district is intended to provide for areas of urban single-family development on moderate-size lots. The PH district is intended to provide for areas of detached, zero-lot-line, single-family development in a clustered lot pattern with a common usable open space system that is an integral part of the development. The SF-A district is intended to provide for a variety of residential housing types and densities in the medium density range (five-ten units/acre) on individually-platted lots or multiple units on a single lot. A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off- and on-site conditions. The planned development is requesting to amend the SF-A district to allow retirement housing uses and modify the allowable height, lot size and setbacks. For the portion of the property west of Ohio Drive, the applicant proposes PH zoning south of the creek and PD-SF-A zoning north of the creek. East of Ohio, the applicant proposes SF-9 zoning on the northern portion of the property and SF-7 zoning on the southern portion of the property.



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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2004-10.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2004-10.

This item will be heard on **Monday, April 19, 2004, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

Melissa Bender

Name (Please Print)

Melissa Bender

Signature

4616 Bush Drive

Address

4-7-04

Date

CDD

REPLY FORM

RECEIVED

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

PLANNING COM

Dear Commissioners:



This letter is regarding Zoning Case 2004-10. The property is on a 101.3± acre tract located on the east and west sides of Ohio Drive, between Parker Road and Tulane Drive. The requested zoning is for Single Family-9 (SF-9), Single Family-7 (SF-7), Patio Home (PH), and Planned Development-Single Family-Attached (PD-SF-A). The SF-9 district is intended to provide areas for large-lot, urban, single-family development, and the SF-7 district is intended to provide for areas of urban single-family development on moderate-size lots. The PH district is intended to provide for areas of detached, zero-lot-line, single-family development in a clustered lot pattern with a common usable open space system that is an integral part of the development. The SF-A district is intended to provide for a variety of residential housing types and densities in the medium density range (five-ten units/acre) on individually-platted lots or multiple units on a single lot. A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off- and on-site conditions. The planned development is requesting to amend the SF-A district to allow retirement housing uses and modify the allowable height, lot size and setbacks. For the portion of the property west of Ohio Drive, the applicant proposes PH zoning south of the creek and PD-SF-A zoning north of the creek. East of Ohio, the applicant proposes SF-9 zoning on the northern portion of the property and SF-7 zoning on the southern portion of the property.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2004-10.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2004-10.

This item will be heard on **Monday, April 19, 2004, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

DONNA GLASS
Name (Please Print)

Donna Glass
Signature

4632 GLADYS COURT
Address

4-7-04
Date

CDD

REPLY FORM

RECEIVED

APR 15 2004

PLANNING DEPT.

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

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I am AGAINST Giving the developer the right to use any of the zones on any part of the property, meaning they could use it for multi-family zone. this concerns me.

Tim Larson

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

TIM CARSON

Name (Please Print)

4568 Pecan Valley Dr

Address

Timothy W Larson

Signature

4-13-2004

Date

CDD

REPLY FORM

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

Dear Commissioners:

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This item will be heard on **Monday, April 19, 2004, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

We are against this change for the following: too many people in a small space w/ the existing homes & apts.; increase in traffic when volume is expanded to a full 2 lanes. Ohio is already a speed zone w/ expansion of lanes will prove to be an EXTREMELY busy intersection; decrease in the value of the home/lot; will be forced to move to a "quiet" inside street; Plano's inability to have small parcels of land UNDEVELOPED

Richard & Julie Blanford

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

Richard Blanford
Name (Please Print)

Richard Blanford
Signature

2633 Red Bluff Ct.
Address

4-10-2004
Date

CDD

REPLY FORM

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

RECEIVED
PLANNING & ZONING
COMMISSION

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This item will be heard on **Monday, April 19, 2004, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

I am in favor of rezoning for SF-9 and SF-7 single family residences only. I am not in favor of patio homes, planned development single family attached. Retail establishments and apartments are absolutely not acceptable.

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

GINA R. FRASER

Name (Please Print)

Gina R. Fraser

Signature

2637 Red Bluff Court
Plano, TX 75093

Address

4/7/2004

Date

CDD

CITY OF PLANO
PLANNING & ZONING COMMISSION

April 19, 2004

Agenda Item No. 7B

Concept Plan: Preston Village

Applicant: The Tinsley Companies

DESCRIPTION:

An Independent Living and Assisted Living Facility on one lot and 110 Single-Family-Attached lots on 27.7± acres on the southwest corner of Parker Road and Ohio Drive. Zoned Agricultural (A). Neighborhood #43.

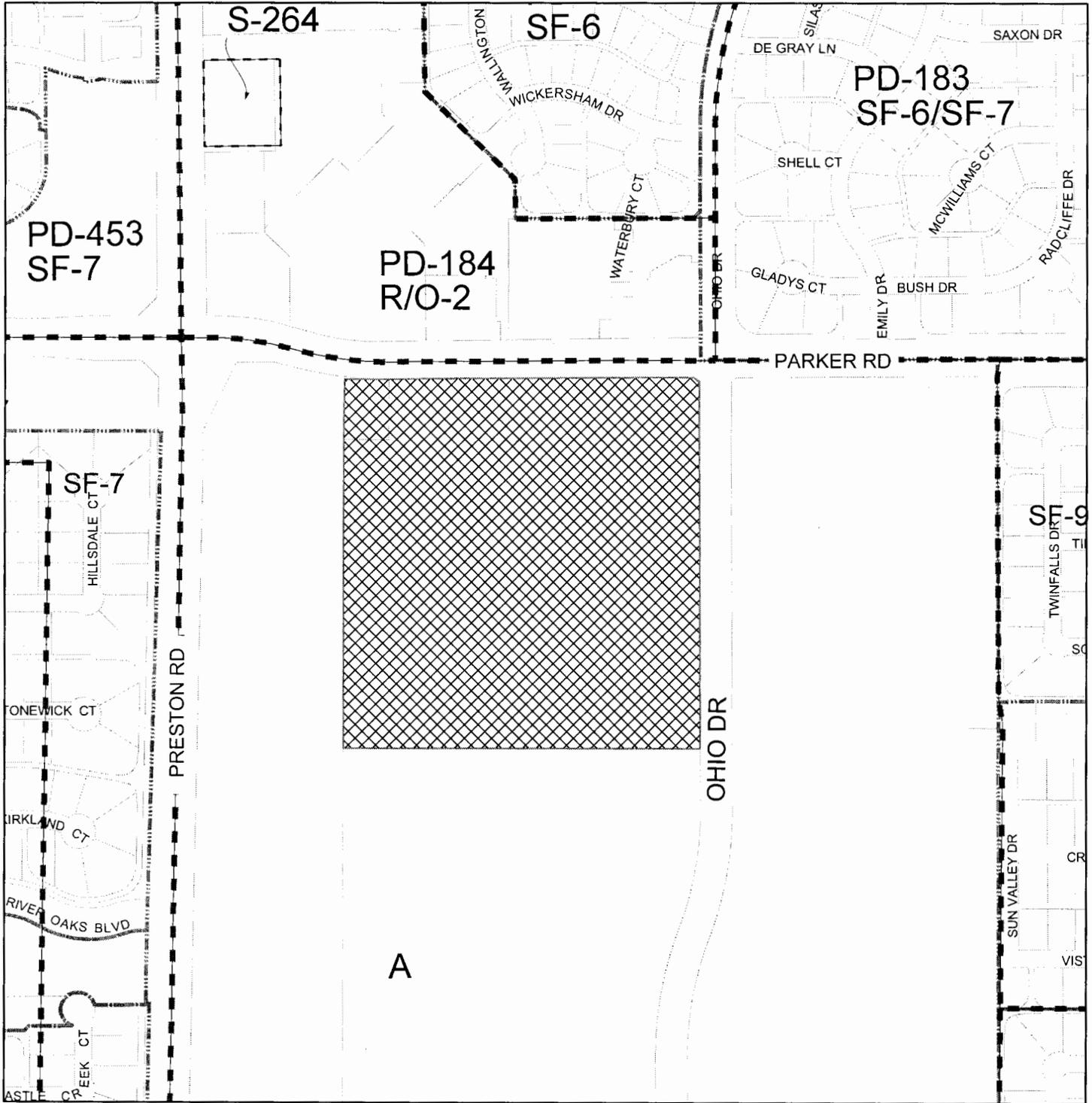
REMARKS:

The applicant has submitted this plan in conjunction with Zoning Case 2004-10. The plan proposes 80 units of independent living and 81 units of assisted living within a 339,006 square foot retirement facility. The retirement facility is shown on the south side of Parker Road, 250± feet west of Ohio Drive. The concept plan also proposes 110 townhouse lots which are south and east of the retirement housing. Both the retirement housing and SF-A developments provide for future access to the west, toward Preston Road.

The plan meets all the requirements of the Zoning and Subdivision Ordinances for a concept plan with modifications. These modifications are addressed by the stipulations attached to the Planned Development-Single-Family-Attached zoning requested in Zoning Case 2004-10. Therefore, staff recommends approval of this plan subject to City Council approval of the associated stipulations in Zoning Case 2004-10.

RECOMMENDATIONS:

Recommended for approval subject to City Council approval of Zoning Case 2004-10.

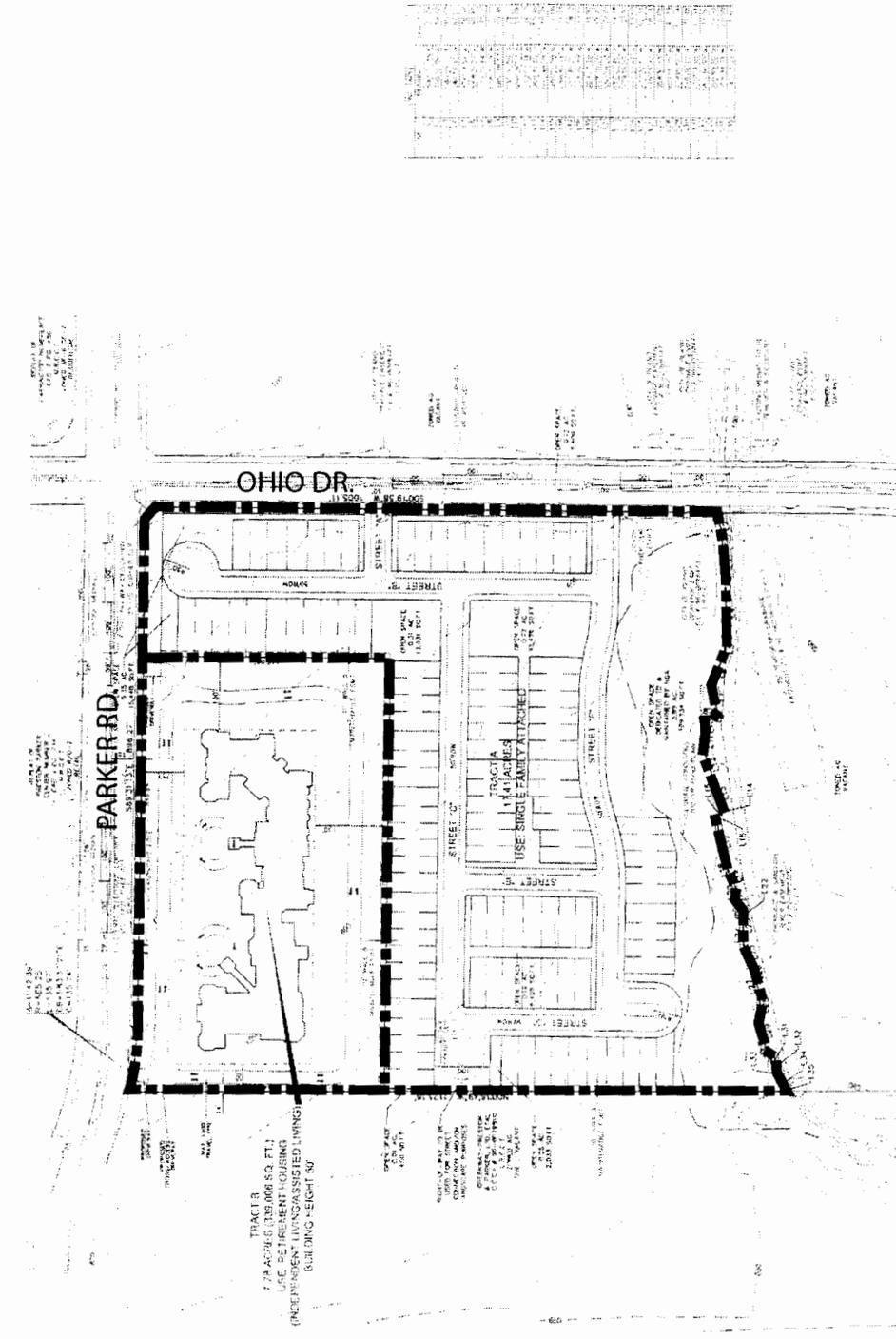


Item Submitted: CONCEPT PLAN

Title: PRESTON VILLAGE

Zoning: AGRICULTURAL





TRACT A
 7.79 ACRES (330,000 SQ. FT.)
 LARGE RETIREMENT HOUSING
 (INDEPENDENT LIVING/ASSISTED LIVING)
 BUILDING HEIGHT 30'

TRACT B
 1.41 ACRES
 THREE STORY FAMILY ATTACHED

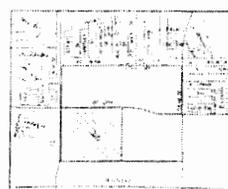
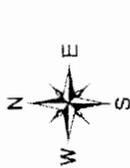
TRACT C
 1.41 ACRES
 THREE STORY FAMILY ATTACHED

NOTES
 1. All dimensions are in feet and inches. 2.5' minimum setbacks, 40' max. lot width.
 2. All setbacks are minimum setbacks.

CONCEPT PLAN PRESTON VILLAGES

BEING 26.59 ACRES OUT OF
 91.6 ACRES SURVEYED AS SECTION 10, 11 &
 12, TOWNSHIP 35 NORTH, RANGE 10 WEST,
 COUNTY OF HAWK COUNTY, IOWA

OWNER:
 The City of Preston, Iowa
 200 North 1st Street
 Preston, Iowa 52857
 563-338-2200
 563-338-2201
 563-338-2202
 563-338-2203
 563-338-2204
 563-338-2205
 563-338-2206
 563-338-2207
 563-338-2208
 563-338-2209
 563-338-2210
 563-338-2211
 563-338-2212
 563-338-2213
 563-338-2214
 563-338-2215
 563-338-2216
 563-338-2217
 563-338-2218
 563-338-2219
 563-338-2220



DATE: 10/15/2014
 TIME: 10:00 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]

CITY OF PLANO
PLANNING & ZONING COMMISSION

April 19, 2004

Agenda Item No. 7C

Phase II Land Study: City Park at Preston

Applicant: Toll Brothers

DESCRIPTION:

Forty-three Single-Family-9 (SF-9) lots, 65 Single-Family-7 (SF-7) lots, 116 Patio Home (PH) lots, and 10 open space lots on 68.6± acres located both east and west of Ohio Drive on the north side of Tulane Drive. Zoned Agricultural (A). Neighborhood #43.

REMARKS:

The applicant has submitted this plan in conjunction with Zoning Case 2004-10. For the 25.9± acres on the northwest corner of Ohio Drive and Tulane Drive, the applicant proposes 116 Patio Home lots. East of Ohio Drive between Parker Road and Tulane Drive, the applicant proposes 43 SF-9 lots on the northern 18.2± acres and 65 SF-7 lots on the southern 22.9± acres. The plan meets all the requirements of the Zoning and Subdivision Ordinances for a Phase II Land Study, except the maximum street length standard.

The applicant is requesting a permanent variance to the 1,200-foot maximum street length requirement of the Subdivision Ordinance. The plan shows an uninterrupted street with a length of 1,891 feet within the proposed SF-9 development. The developer is providing two cul-de-sac-style turnarounds to provide for improved circulation along the street. This request for a variance is acceptable to the Planning Department and the Fire Department.

RECOMMENDATIONS:

Recommended for approval subject to:

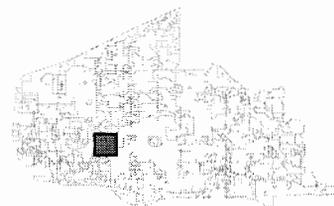
1. The Planning & Zoning Commission granting a permanent variance for an over-length street.
2. City Council approval of Zoning Case 2004-10.

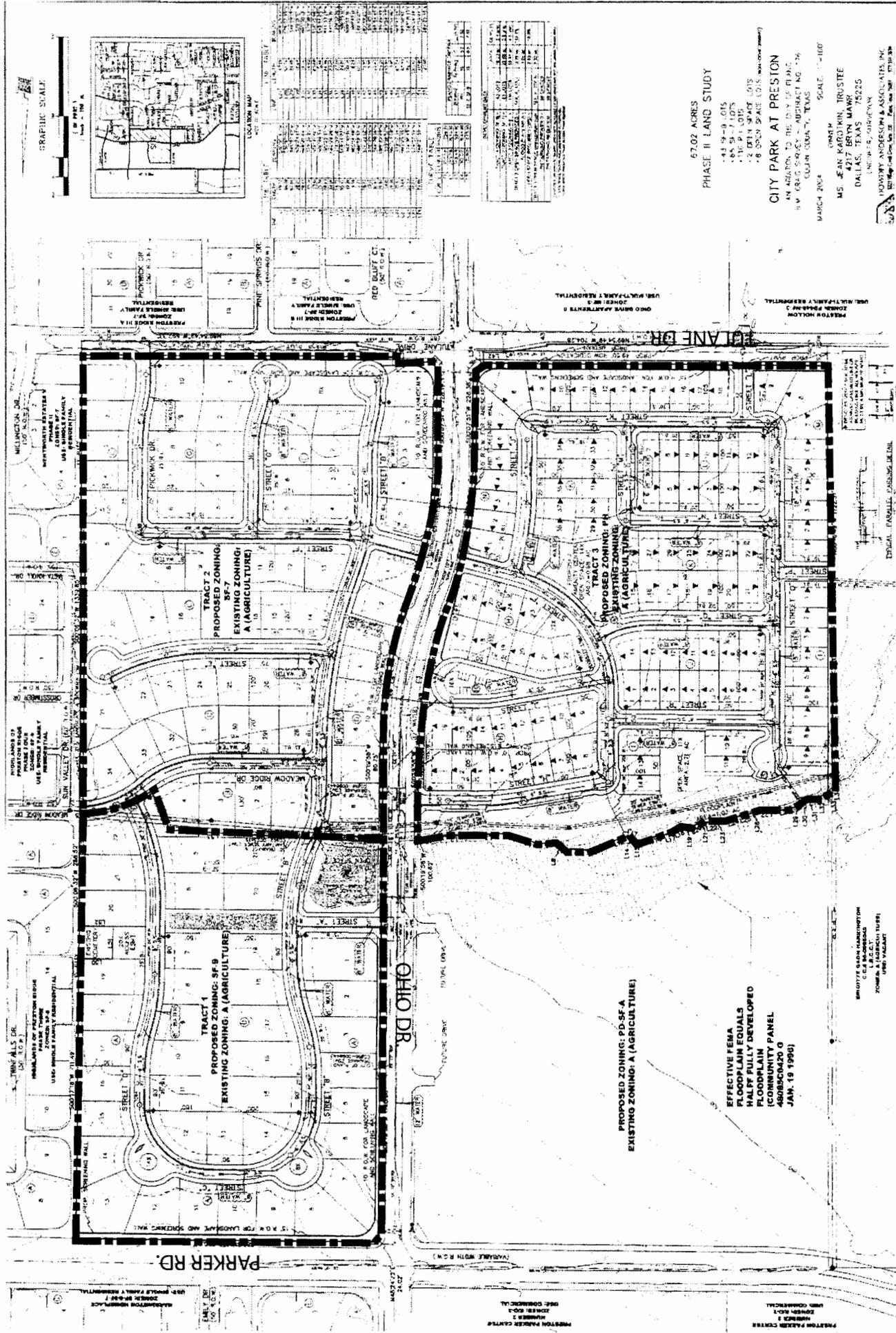


Item Submitted: LAND STUDY (PHASE II)

Title: CITY PARK AT PRESTON

Zoning: AGRICULTURAL



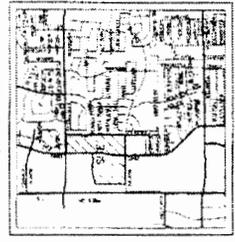
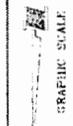


67.02 ACRES
 PHASE II LAND STUDY

- 41 50x100 LOTS
- 45 50x75 LOTS
- 110 50x75 LOTS
- 2 200'x100' SPACED LOTS
- 8 200'x100' SPACED LOTS

CITY PARK AT PRESTON
 AN ADDITION TO THE CITY OF PRESTON
 11000 PRESTON PARKWAY, PRESTON, TEXAS 75080
 COLLIN COUNTY, TEXAS
 MARCH 2004 SCALE: 1"=100'

OWNER:
 MS. JEAN KAROLIN, TRUSTEE
 4217 BRYN MAWR
 DALLAS, TEXAS 75225
 ENGINEER:
 POWERS ANDERSON & ASSOCIATES, INC.
 11000 PRESTON PARKWAY, SUITE 200
 PRESTON, TEXAS 75080



TRACT	AREA (AC)	PERCENTAGE OF TOTAL
TRACT 1	1.00	1.49%
TRACT 2	1.00	1.49%
TRACT 3	1.00	1.49%
TOTAL	67.02	100.00%

PROPOSED ZONING: PD-SF-A
 EXISTING ZONING: A (AGRICULTURE)

EFFECTIVE FEMA
 FLOODPLAIN EQUALS
 HALF FULLY DEVELOPED
 FLOODPLAIN
 (COMMUNITY PANEL
 4805BC0020 0
 JAN. 19 1996)

PROPERTY OF JEAN KAROLIN TRUSTEE
 4217 BRYN MAWR
 DALLAS, TEXAS 75225

CITY OF PLANO

PLANNING & ZONING COMMISSION

April 19, 2004

Agenda Item No. 8

Public Hearing: Zoning Case 2004-12

Applicant: Eastside Village

DESCRIPTION:

A request for a Specific Use Permit (SUP) for a Private Club in conjunction with an existing restaurant on 0.1± acre within one lot on the southeast corner of K Avenue and Vontress Drive. Zoned Downtown Business/Government. Neighborhood #60.

REMARKS:

The requested zoning is for an SUP for a Private Club to serve alcoholic beverages in conjunction with the operation of a restaurant. The existing restaurant is located in a 3,021 square foot lease space in Plano Transit Village Phase II, Block A, Lot 1. The property meets the parking standards for a restaurant with a private club.

The area of this request within the Downtown Business/Government (BG) zoning district falls under a special set of separation distance requirements than for private clubs in other zoning districts. Within the BG district, private clubs are prohibited within 300 feet of a church, public or private school, residential district, and within 1,000 feet of a hospital or publicly owned park. The front door of the existing restaurant is not within 300 feet of a church, school, or residential district and is not within 1,000 feet of a hospital. However, the front door of the restaurant is approximately 655 feet from a public park. City Council may waive the distance requirements for private clubs from parks "if it affirmatively finds that issuance of the specific use permit would not be detrimental or injurious to the public health, safety, or general welfare, or otherwise offensive to the neighborhood."

City Council has outlined several factors to consider when distance waivers are requested. One factor is whether alternative means of separation exist between the two uses. The restaurant property is separated from the park by the K Avenue right-of-way, two full blocks of downtown development, and the DART rail line.

RECOMMENDATIONS:

Recommended for approval subject to City Council waiving the 1,000-foot distance requirement from a publicly owned park.

Notes and Bounds Description

SITUATED in the State of Texas, County of Collin and City of Plano, being part of the Sanford Beck Survey, Abstract No. 73, being part of Lot 1, Block A of Plano Transit Village Phase II, an addition to the City of Plano with said premises being more particularly described as follows:

COMMENCING at the intersection of the northwest corner of Vontress Drive (variable width right-of-way) with the east right-of-way line of "X" Avenue (variable width right-of-way) and the most westerly northwest corner of said addition;

THENCE with the east right-of-way line of "X" Avenue and a west line of said addition, South 00°36'21" West, 30.48 feet to the most northerly northwest corner of said Lot 1;

THENCE South 89°32'08" East, 5.70 feet and South 01°36'21" East, 7.70 feet to the POINT OF BEGINNING and the northwest corner of this herein described premises;

THENCE with the remainder of said premises as follows: South 89°32'08" East, 82.45 feet South 00°37'52" West, 48.60 feet, North 89°32'08" West, 58.15 feet, North 00°27'52" East, 4.85 feet, North 89°32'08" West, 2.20 feet, South 00°27'52" West, 2.80 feet, North 89°32'08" West, 2.10 feet to the southwest corner of said premises, North 00°27'52" East, 48.75 feet to the point of beginning and containing 3,021 square feet or 0.07 acre of land.

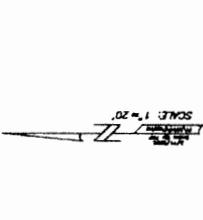
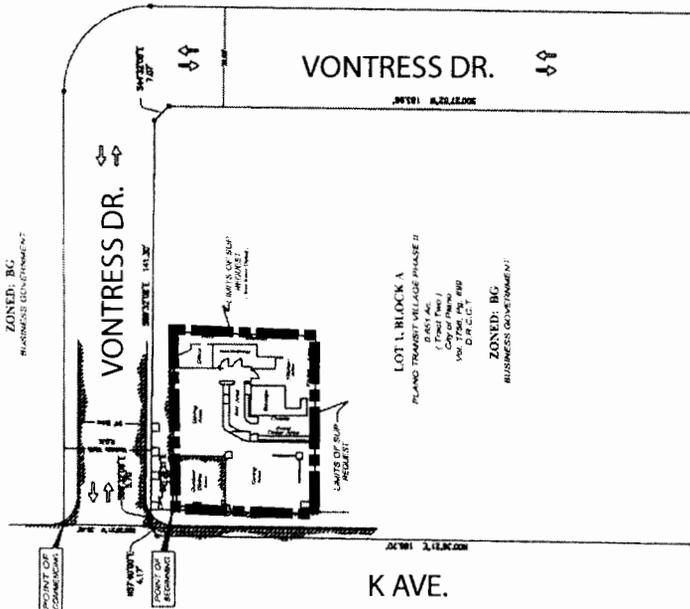
NOTE:

Property is not within 300' of a church, public or parochial school, hospital, or publicly owned park.

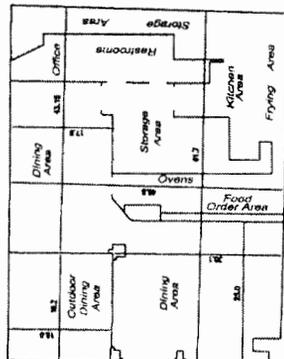
NOTE:

Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plat, or plan, approval of development standards shown hereon, or the initiation of the development process. Planning & Zoning Commission and/or City Council action on studies, plats or plans relation to development of this property shall be considered as an action separate from action taken on this zoning case.

ZONED: BG
BUSINESS GOVERNMENT



ZONED: BG
BUSINESS GOVERNMENT



INSET DETAIL
SCALE: 1" = 10'

PATIO SQ.FT.	REQ'D	PROVIDED
TOTAL Sq. Ft. Rest. + Patio	-	350
TOTAL Sq. Ft. Rest.	-	3020
DINING SEATS	80	2670
DINING AREA Sq. Ft.	960	1,285

Zoning Exhibit

Zoning Case # 2004-12
Request for
Specific Use Permit

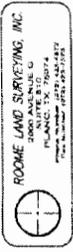
for
Private Club on 0.07 Acre

**LOT 1, BLOCK A
PLANO TRANSIT VILLAGE PHASE II**

An Addition to the City of Plano
Collin County, Texas
MARCH, 2004

OWNER & OPERATOR

Eschek Loring
1417 Avenue K
Plano, Texas 75074
(214) 473-6046



ROOME LAND SURVEYING, INC.
3000 AVENUE G
PLANO, TX 75074
PHONE: (214) 473-6046
FAX: (214) 473-6047
WWW.ROOMELANDSURVEYING.COM

P:\2004\popples.dwg

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2004-12. The property is located on 0.1± acre on one block on the southeast corner of K Avenue and Vontress Drive. Neighborhood #60. The requested zoning is for an SUP for a Private Club to serve alcoholic beverages in conjunction with the operation of a restaurant (Poppy's Italian Restaurant). The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district, which could benefit in a particular case the general welfare, provided adequate development standards and safeguards are established

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2004-12.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2004-12.

This item will be heard on **Monday, April 19, 2004, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

Connor M. Chaddick
Name (Please Print)

Connor M. Chaddick
Signature

1201 E 15th St
Address

4/3/04
Date

CDL

REPLY FORM

PLANNING DEPT.

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



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I, AS A PROPERTY OWNER, IN DOWNTOWN PLANO, ENTHUSIASTICALLY ENDORSE ANY

BUSINESS IN THE DOWNTOWN AREA, THAT WILL HELP INCREASE TRAFFIC AND BUSINESS

FOR THE TENANTS/BUSINESS OWNERS LOCATED IN DOWNTOWN PLANO.

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

JULIETTE LAMARCHE

Name (Please Print)
1002 MARION DRIVE
GARLAND, TEXAS 75042

Address

J. LaMarche

Signature
4/6/04

Date

CDL

CITY OF PLANO
PLANNING & ZONING COMMISSION

April 19, 2004

Agenda Item No. 9

Public Hearing - Replat: Oakwood Glen First Section, Block 9, Lot 43R

Applicant: Jeff Scherer

DESCRIPTION:

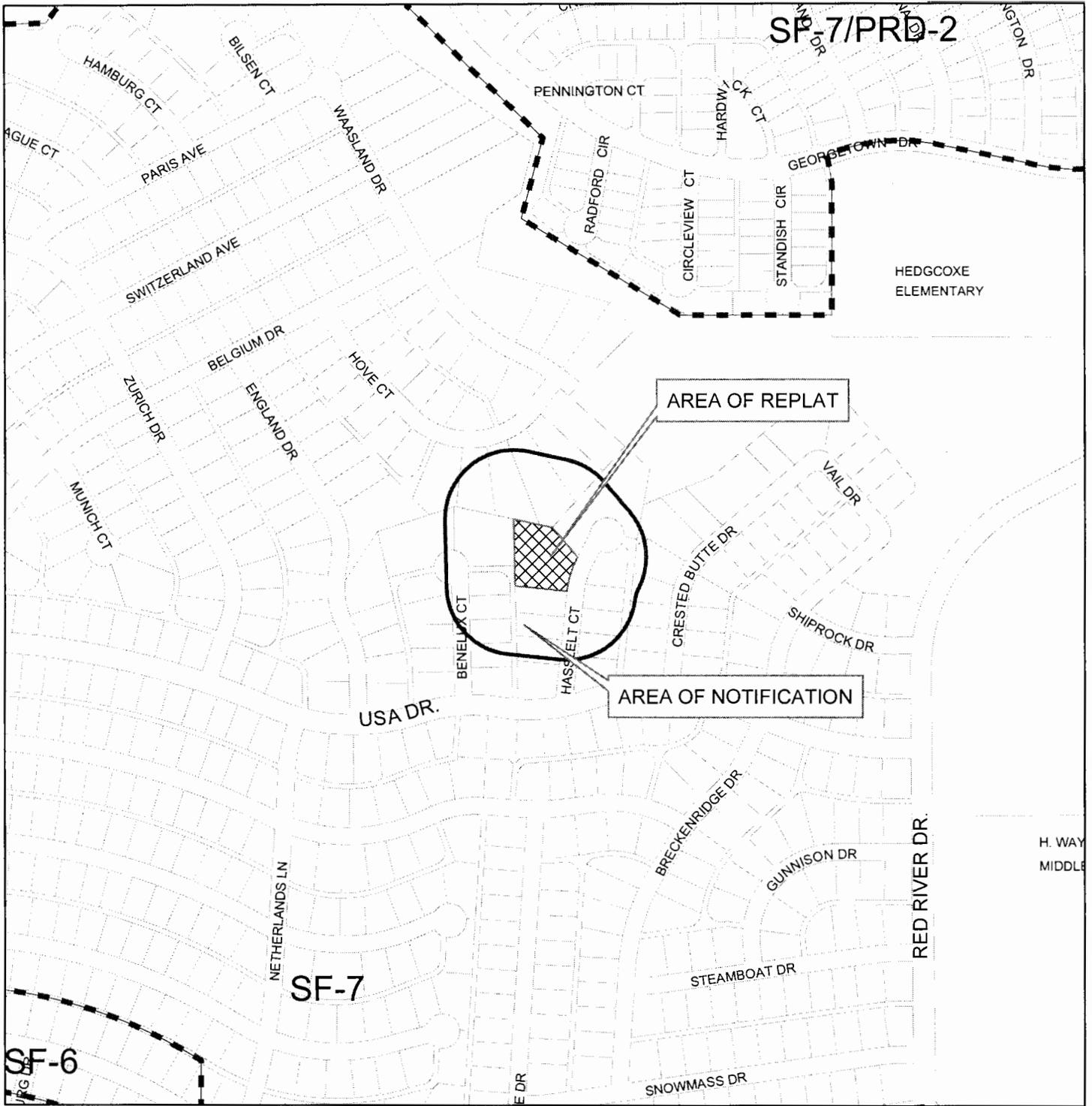
A single-family residence on one lot on 0.6± acre on the west side of Hasselt Court, 299± feet north of USA Drive. Zoned Single-Family-7. Neighborhood #12.

REMARKS:

The purpose of the replat is to redefine the drainage, floodway and utility easement within the lot.

RECOMMENDATIONS:

Recommended for approval as submitted.



Item Submitted: REPLAT

Title: OAKWOOD GLEN FIRST SECTION
BLOCK 9, LOT 43R



Zoning: SF-7

This plat is prepared subject to all existing ordinances, rules, regulations and resolutions of the City of Plano, Texas.

WITNESS MY HAND, this _____ day of _____, 2004.

JEFF SCHWARTZ

STATE OF TEXAS
COUNTY OF COLLIN

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2004.

Notary Public for the State of Texas

STATE OF TEXAS
COUNTY OF COLLIN

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2004.

Notary Public for the State of Texas

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GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2004.

Notary Public for the State of Texas

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

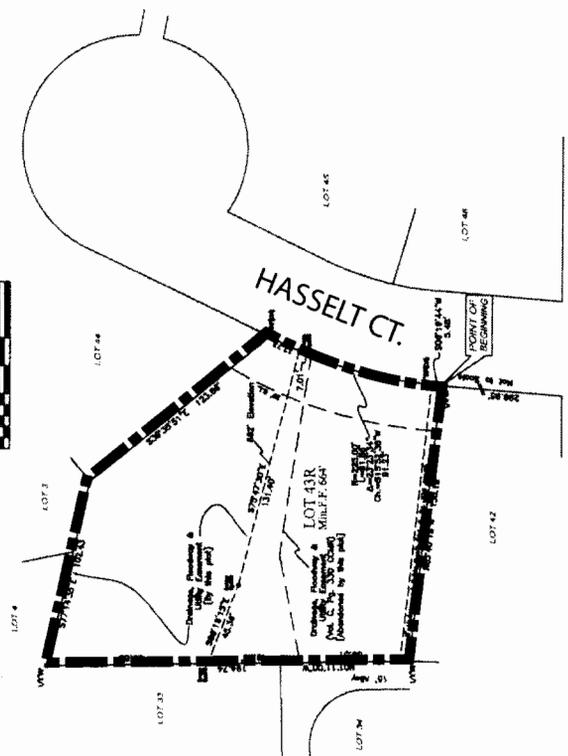
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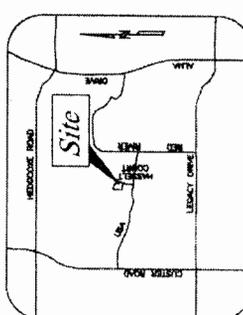
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2004.

Notary Public for the State of Texas



U.S.A. DR.

Vicinity Map
N.T.S.



KNOW ALL MEN BY THESE PRESENTS, THAT JEFF SCHWARTZ, do hereby certify that I prepared this plat in accordance with the laws and regulations of the State of Texas, and that I am a duly licensed Professional Engineer in the State of Texas, No. 6031.

J.E. Bermanette, Jr.
Registered Professional
Land Surveyor, No. 6031

The purpose of this report is to redefine the drainage, roadway, and utility easement using the 662' elevation per City of Plano Engineering.

STATE OF TEXAS
COUNTY OF COLLIN

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2004.

Notary Public for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED this _____ day of _____, 2004.

by the Planning and Zoning Commission, City of Plano, Texas.

Chairman, Planning & Zoning Commission

STATE OF TEXAS
COUNTY OF COLLIN

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Secretary, Planning & Zoning Commission

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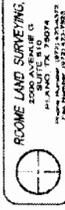
Notary Public for the State of Texas

NOTES: 1) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW (S.U.C. 111.001) AND WITHHOLDING OF UTILITY AND SECTION RECORDS; 2) THE CITY OF PLANO HAS A RECORDING OFFICE IN THE CITY OF PLANO, TEXAS; 3) THE CITY OF PLANO HAS A RECORDING OFFICE IN THE CITY OF PLANO, TEXAS; 4) THE CITY OF PLANO HAS A RECORDING OFFICE IN THE CITY OF PLANO, TEXAS; 5) THE CITY OF PLANO HAS A RECORDING OFFICE IN THE CITY OF PLANO, TEXAS.

REPLAT OF
LOT 43R, BLOCK 9
Oakwood Glen First Section
being a replat of Lot 43, Block 9
Oakwood Glen First Section
City of Plano, Collin County, Texas
MARCH 25, 2004

NOTICE: 1) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW (S.U.C. 111.001) AND WITHHOLDING OF UTILITY AND SECTION RECORDS; 2) THE CITY OF PLANO HAS A RECORDING OFFICE IN THE CITY OF PLANO, TEXAS; 3) THE CITY OF PLANO HAS A RECORDING OFFICE IN THE CITY OF PLANO, TEXAS; 4) THE CITY OF PLANO HAS A RECORDING OFFICE IN THE CITY OF PLANO, TEXAS; 5) THE CITY OF PLANO HAS A RECORDING OFFICE IN THE CITY OF PLANO, TEXAS.

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ROOME LAND SURVEYING, INC.
2000 AVENUE G
PLANO, TEXAS 75074
PH: 972-377-2299
FAX: 972-377-2298

RECEIVED

REPLY FORM

PLANO, TEXAS

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



Dear Commissioners:

This letter is regarding Oakwood Glen First Section, Block 9, Lot 43R. This is a single-family residence on one lot on 0.6± acres on the west side of Hasselt Court, 299± feet north of USA Drive. Zoned Single-Family-7. The purpose of the replat is to redefine the drainage, floodway, and utility easement within the lot.

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

I am **FOR** the replat as explained above for Oakwood Glen First Section, Block 9, Lot 43R

I am **AGAINST** the replat as explained above for Oakwood Glen First Section, Block 9, Lot 43R

This item will be heard on **Monday, April 19, 2004, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed replat. 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.

Guy Morin
Name (Please Print)

Guy Morin
Signature

7505 Hasselt Ct Plano TX
Address

4-5-04
Date

CDL

REPLY FORM

RECEIVED
APR 14 2004
PLANNING DEPT.

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



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

Raymond Scott
Name (Please Print)

Raymond Scott
Signature

7516 Hasselt Ct
Address

4/12/2004
Date

CDL

RECEIVED

APR 15 2004

REPLY FORM

PLANNING DEPT.

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



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

YES I am **FOR** the replat as explained above for Oakwood Glen First Section, Block 9, Lot 43R

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

BILJANA DEMEL
Name (Please Print)

Biljana Demel
Signature

7513 HASSELL CT, PLANO
Address

04/12/04
Date

CDL

inside 2001

REPLY FORM

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



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

Susan Hay
Name (Please Print)

Susan Hay
Signature

7500 Hasselt Ct., Plano 75025
Address

4/14/04
Date

CDL

CITY OF PLANO

PLANNING & ZONING COMMISSION

April 19, 2004

Agenda Item No. 10

Public Hearing - Preliminary Replat & Revised Site Plan:

West Plano Retail Center Addition, Block 1, Lot 3R

Applicant: Sewell Village Cadillac Company

DESCRIPTION:

An existing and a proposed new car dealer facility on one lot on 9.3± acres on the west side of Dallas North Tollway, 1,700± feet south of Park Boulevard. Zoned Regional Commercial with Specific Use Permit #483 for New Car Dealer. Neighborhood #52.

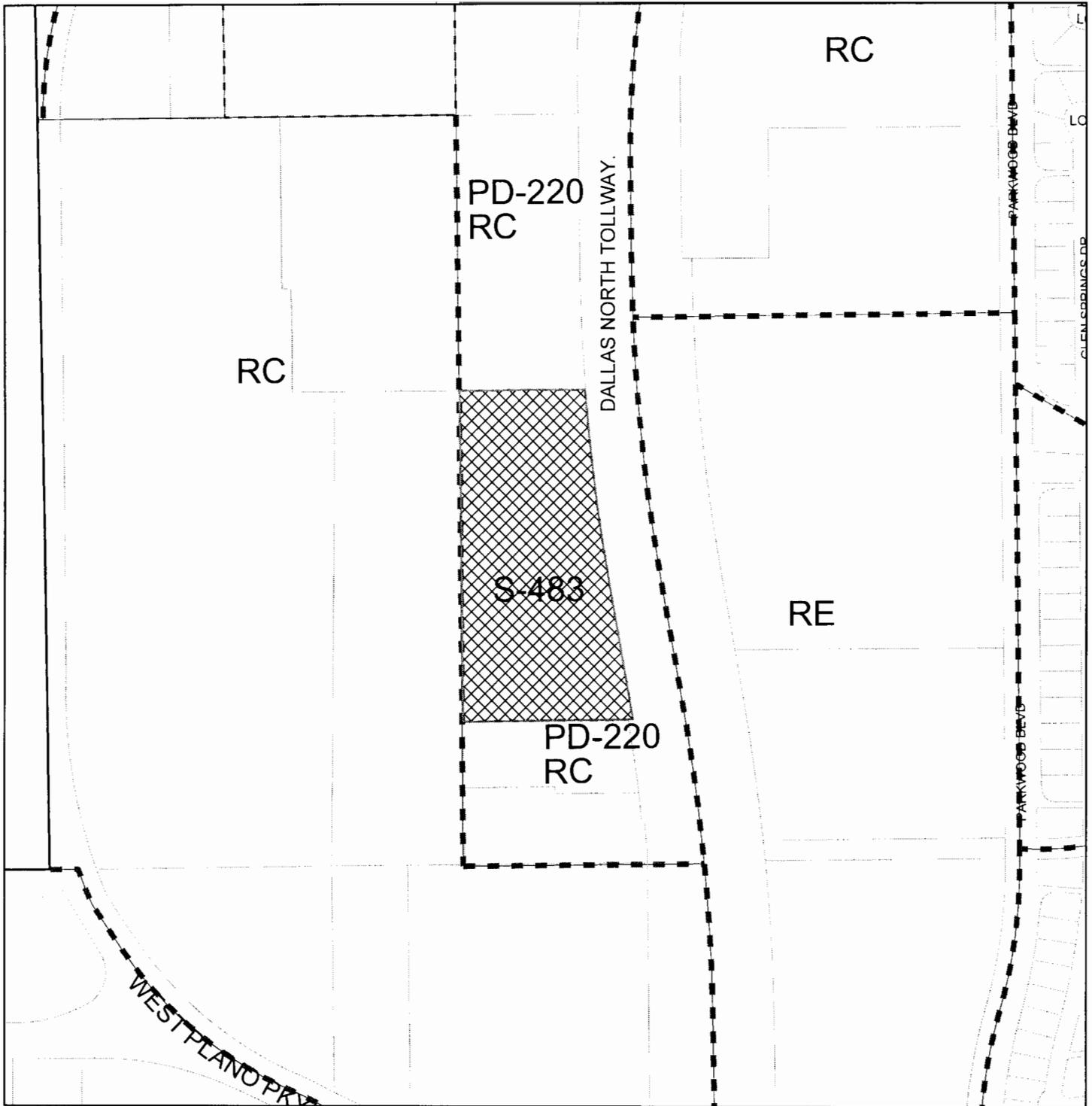
REMARKS:

The purpose of the replat and the revised site plan is to provide the necessary fire lane, access, and utility easements for the addition of a new car dealer facility on the south portion of the lot.

RECOMMENDATIONS:

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

Revised Site Plan: Recommended for approval as submitted.

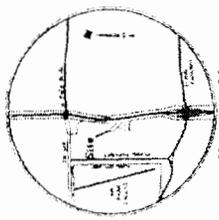


Item Submitted: PRELIMINARY REPLAT AND REVISED SITE PLAN

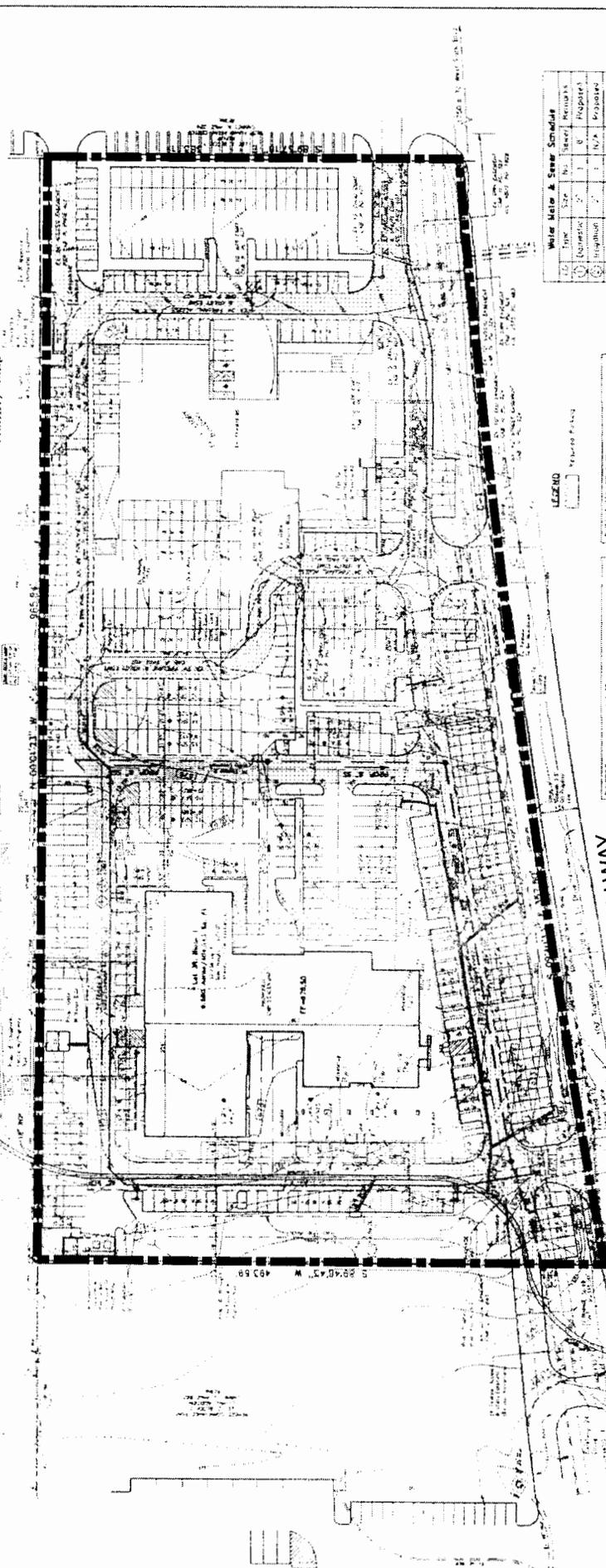
Title: WEST PLANO RETAIL CENTER ■
BLOCK 1, LOT 3R



Zoning: RC w/S-483



Vicinity Map



WEST PLANO RETAIL CENTER ADDITION
 LOT 3R, BLOCK 1
 situated in the
 MARY ANN TAYLOR SURVEY - ABSTRACT 897
 PLANO, COLLIN COUNTY, TEXAS

Lot 3R Owner:
 Mary Ann Taylor Survey, Inc.
 2000 West Plano Parkway, Suite 100
 Plano, Texas 75075

Wide Walk & Stair Schedule

Type	Size	Remarks
1	1	Proposed
2	1	Proposed
3	1	Proposed
4	1	Proposed
5	1	Proposed
6	1	Proposed
7	1	Proposed
8	1	Proposed
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10	1	Proposed
11	1	Proposed
12	1	Proposed
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REVISIONS

No.	Description	Date
1	Initial Issue	10/1/88
2	Revised	10/15/88
3	Revised	10/20/88
4	Revised	10/25/88
5	Revised	11/5/88
6	Revised	11/15/88
7	Revised	11/25/88
8	Revised	12/5/88
9	Revised	12/15/88
10	Revised	12/25/88
11	Revised	1/5/89
12	Revised	1/15/89
13	Revised	1/25/89
14	Revised	2/5/89
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99	Revised	6/15/91
100	Revised	6/25/91

GENERAL NOTES

1. All measurements are in feet and inches.
2. All dimensions are to the centerline of the building.
3. All dimensions are to the centerline of the parking lot.
4. All dimensions are to the centerline of the driveway.
5. All dimensions are to the centerline of the sidewalk.
6. All dimensions are to the centerline of the street.
7. All dimensions are to the centerline of the alley.
8. All dimensions are to the centerline of the easement.
9. All dimensions are to the centerline of the right-of-way.
10. All dimensions are to the centerline of the property line.
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99. All dimensions are to the centerline of the eightieth curve line.
100. All dimensions are to the centerline of the eighty-first curve line.

LEGEND

- 1. Proposed Building
- 2. Existing Building
- 3. Proposed Parking
- 4. Existing Parking
- 5. Proposed Driveway
- 6. Existing Driveway
- 7. Proposed Sidewalk
- 8. Existing Sidewalk
- 9. Proposed Street
- 10. Existing Street
- 11. Proposed Alley
- 12. Existing Alley
- 13. Proposed Easement
- 14. Existing Easement
- 15. Proposed Right-of-Way
- 16. Existing Right-of-Way
- 17. Proposed Property Line
- 18. Existing Property Line
- 19. Proposed Lot Line
- 20. Existing Lot Line
- 21. Proposed Block Line
- 22. Existing Block Line
- 23. Proposed Section Line
- 24. Existing Section Line
- 25. Proposed Survey Line
- 26. Existing Survey Line
- 27. Proposed Monument Line
- 28. Existing Monument Line
- 29. Proposed Benchmark Line
- 30. Existing Benchmark Line
- 31. Proposed Datum Line
- 32. Existing Datum Line
- 33. Proposed Vertical Curve Line
- 34. Existing Vertical Curve Line
- 35. Proposed Horizontal Curve Line
- 36. Existing Horizontal Curve Line
- 37. Proposed Spiral Curve Line
- 38. Existing Spiral Curve Line
- 39. Proposed Parabolic Curve Line
- 40. Existing Parabolic Curve Line
- 41. Proposed Cubic Curve Line
- 42. Existing Cubic Curve Line
- 43. Proposed Quartic Curve Line
- 44. Existing Quartic Curve Line
- 45. Proposed Quintic Curve Line
- 46. Existing Quintic Curve Line
- 47. Proposed Sextic Curve Line
- 48. Existing Sextic Curve Line
- 49. Proposed Septic Curve Line
- 50. Existing Septic Curve Line
- 51. Proposed Octic Curve Line
- 52. Existing Octic Curve Line
- 53. Proposed Nonic Curve Line
- 54. Existing Nonic Curve Line
- 55. Proposed Decic Curve Line
- 56. Existing Decic Curve Line
- 57. Proposed Undecimic Curve Line
- 58. Existing Undecimic Curve Line
- 59. Proposed Duodecimic Curve Line
- 60. Existing Duodecimic Curve Line
- 61. Proposed Tredecimic Curve Line
- 62. Existing Tredecimic Curve Line
- 63. Proposed Quattuordecimic Curve Line
- 64. Existing Quattuordecimic Curve Line
- 65. Proposed Quindecimic Curve Line
- 66. Existing Quindecimic Curve Line
- 67. Proposed Sexdecimic Curve Line
- 68. Existing Sexdecimic Curve Line
- 69. Proposed Septemdecimic Curve Line
- 70. Existing Septemdecimic Curve Line
- 71. Proposed Octodecimic Curve Line
- 72. Existing Octodecimic Curve Line
- 73. Proposed Nineteenth Curve Line
- 74. Existing Nineteenth Curve Line
- 75. Proposed Twentieth Curve Line
- 76. Existing Twentieth Curve Line
- 77. Proposed Twenty-First Curve Line
- 78. Existing Twenty-First Curve Line
- 79. Proposed Twenty-Second Curve Line
- 80. Existing Twenty-Second Curve Line
- 81. Proposed Twenty-Third Curve Line
- 82. Existing Twenty-Third Curve Line
- 83. Proposed Twenty-Fourth Curve Line
- 84. Existing Twenty-Fourth Curve Line
- 85. Proposed Twenty-Fifth Curve Line
- 86. Existing Twenty-Fifth Curve Line
- 87. Proposed Twenty-Sixth Curve Line
- 88. Existing Twenty-Sixth Curve Line
- 89. Proposed Twenty-Seventh Curve Line
- 90. Existing Twenty-Seventh Curve Line
- 91. Proposed Twenty-Eighth Curve Line
- 92. Existing Twenty-Eighth Curve Line
- 93. Proposed Twenty-Ninth Curve Line
- 94. Existing Twenty-Ninth Curve Line
- 95. Proposed Thirtieth Curve Line
- 96. Existing Thirtieth Curve Line
- 97. Proposed Thirty-First Curve Line
- 98. Existing Thirty-First Curve Line
- 99. Proposed Thirty-Second Curve Line
- 100. Existing Thirty-Second Curve Line

GENERAL NOTES

1. All measurements are in feet and inches.
2. All dimensions are to the centerline of the building.
3. All dimensions are to the centerline of the parking lot.
4. All dimensions are to the centerline of the driveway.
5. All dimensions are to the centerline of the sidewalk.
6. All dimensions are to the centerline of the street.
7. All dimensions are to the centerline of the alley.
8. All dimensions are to the centerline of the easement.
9. All dimensions are to the centerline of the right-of-way.
10. All dimensions are to the centerline of the property line.
11. All dimensions are to the centerline of the lot line.
12. All dimensions are to the centerline of the block line.
13. All dimensions are to the centerline of the section line.
14. All dimensions are to the centerline of the survey line.
15. All dimensions are to the centerline of the monument line.
16. All dimensions are to the centerline of the benchmark line.
17. All dimensions are to the centerline of the datum line.
18. All dimensions are to the centerline of the vertical curve line.
19. All dimensions are to the centerline of the horizontal curve line.
20. All dimensions are to the centerline of the spiral curve line.
21. All dimensions are to the centerline of the parabolic curve line.
22. All dimensions are to the centerline of the cubic curve line.
23. All dimensions are to the centerline of the quartic curve line.
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28. All dimensions are to the centerline of the nonic curve line.
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30. All dimensions are to the centerline of the undecimic curve line.
31. All dimensions are to the centerline of the duodecimic curve line.
32. All dimensions are to the centerline of the tredecimic curve line.
33. All dimensions are to the centerline of the quattuordecimic curve line.
34. All dimensions are to the centerline of the quindecimic curve line.
35. All dimensions are to the centerline of the sexdecimic curve line.
36. All dimensions are to the centerline of the septemdecimic curve line.
37. All dimensions are to the centerline of the octodecimic curve line.
38. All dimensions are to the centerline of the nineteenth curve line.
39. All dimensions are to the centerline of the twentieth curve line.
40. All dimensions are to the centerline of the twenty-first curve line.
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59. All dimensions are to the centerline of the fortieth curve line.
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66. All dimensions are to the centerline of the forty-seventh curve line.
67. All dimensions are to the centerline of the forty-eighth curve line.
68. All dimensions are to the centerline of the forty-ninth curve line.
69. All dimensions are to the centerline of the fiftieth curve line.
70. All dimensions are to the centerline of the fifty

CITY OF PLANO
PLANNING & ZONING COMMISSION

April 19, 2004

Agenda Item No. 11

Preliminary Site Plan: Wal-Mart DNT Addition, Block A, Lot 1

Applicant: Wal-Mart, Inc.

DESCRIPTION:

A retail superstore on one lot on 23.1± acres located on the west side of Parkwood Boulevard, 580± feet south of Park Boulevard. Zoned Regional Commercial (RC). Neighborhood #53.

REMARKS:

The preliminary site plan shows a 203,091 square-foot retail superstore including minor automotive repair bays, a pharmacy drive-through, and a garden center. The service area faces a drainage area to the south with existing mature trees. The applicant is proposing a combination of landscaping, fencing and screening walls on the south side of the building to serve as a buffer between the service area and the adjacent properties. Additional screening, including an 8-foot masonry wall and landscaping, is also proposed east of the automotive repair bays along Parkwood Boulevard.

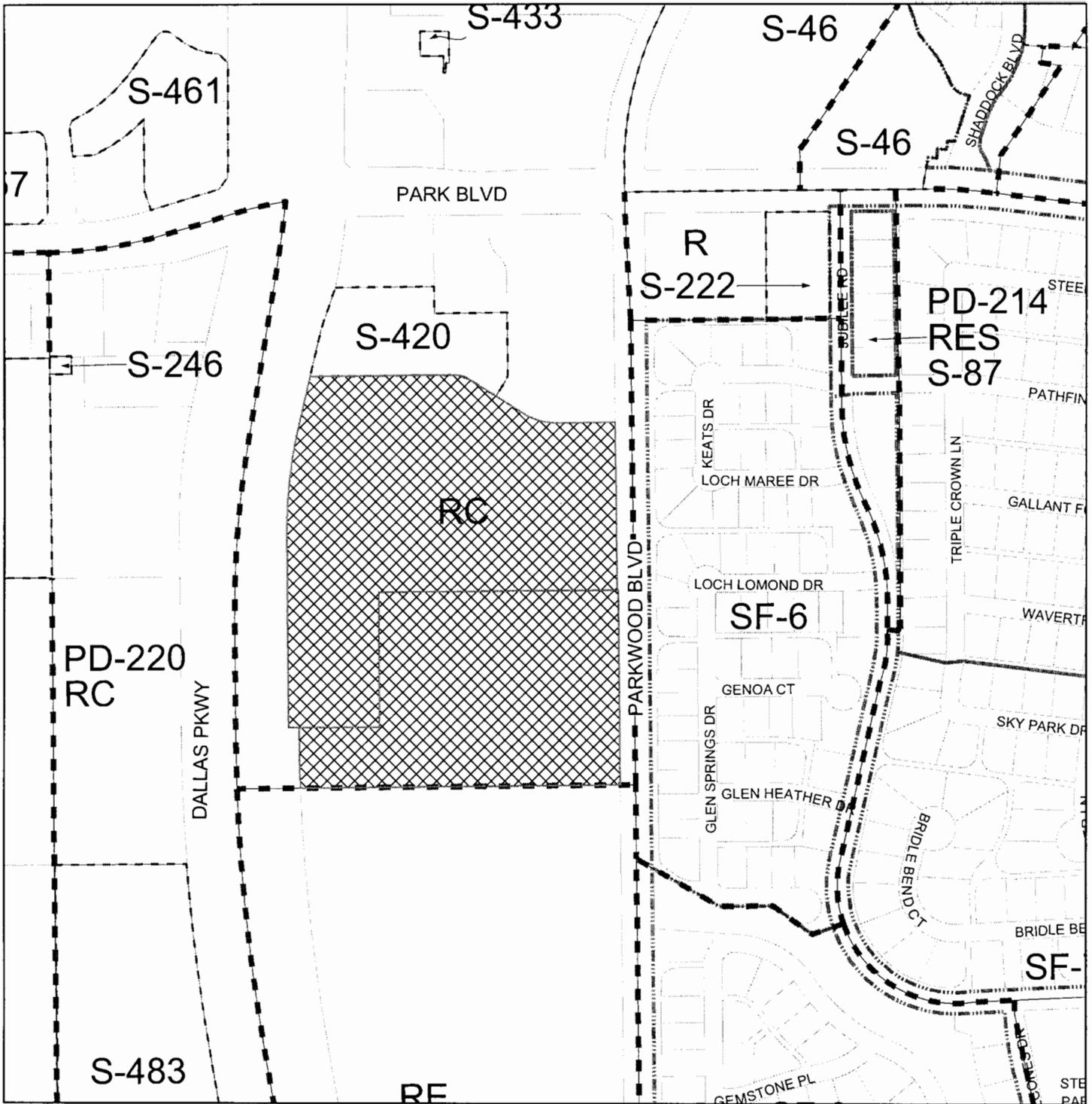
The plan meets all the requirements of the Zoning and Subdivision Ordinances for a preliminary site plan. Staff has reviewed the Dallas North Tollway Design and Streetscape guidelines and finds this plan in conformance with those documents as well.

Due to the trip generation potential of the proposed development, a Traffic Impact Analysis (TIA) was required. The Transportation Engineering staff has reviewed the consultant's analysis and recommends acceptance of the TIA. A memo from Jeff Green, Senior Traffic Engineer, regarding the staff review of the TIA, is attached for your review.

The applicant has provided an informal feasibility report from the Federal Aviation Administration (FAA) finding that notice to the FAA would not be required on this project.

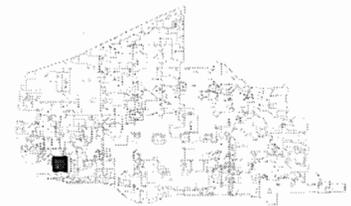
RECOMMENDATIONS:

Recommended for approval subject to Planning & Zoning Commission acceptance of the TIA.



Item Submitted: PRELIMINARY SITE PLAN

Title: WAL-MART DNT ADDITION
BLOCK A, LOT 1



Zoning: RC



April 7, 2004

MEMO

To: Tom Elgin, Development Review Manager
From: Jeff Green, P.E., Senior Traffic Engineer *JG*
Subject: 53/TIA for Wal Mart (SEC of Park Boulevard/Dallas Parkway)

The subject tract is located east of the Dallas North Tollway, south of Park Boulevard. A Wal Mart Supercenter is the proposed land use. The proposed use is projected to generate approximately 10,760 additional daily trip ends, including an additional 999 P.M. Peak Hour trips. The traffic impact of the proposed site was evaluated in terms of its impact on level of service at several surrounding intersections.

All of the intersections in the study area were shown to operate at Level of Service "D" or better under both existing and proposed traffic conditions. This analysis was performed based on recently completed intersection traffic counts combined with ITE trip generation applied to project site traffic.

Based on the review of this study, staff agrees with the conclusions of the traffic study that the proposed development can be accommodated by the area roadway system, and that the development will not create any unacceptable impacts on intersection or roadway operations.

xc: Lloyd E. Neal, P.E., Transportation Division Manager
Christina Day, Senior Planner

DATE: April 16, 2004

TO: Planning & Zoning Commission

FROM: Christina Day, Senior Planner *CD*

RE: Correspondence relating to Agenda Item #11: Preliminary Site Plan for Wal-Mart DNT Addition

Due to the volume of correspondence relating to this agenda item, the letters have been provided under separate cover rather than in the packet for the April 19, 2004 meeting. By including the letters separately, we allow the online packet to remain a reasonable size for viewing and download by the public. The correspondence is also provided as a separate file online for public view.