

**PLANNING & ZONING COMMISSION  
 PLANO MUNICIPAL CENTER  
 1520 K AVENUE  
 January 4, 2011**

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>6:30 p.m. - Dinner - Planning Conference Room 2E</p> <p>7:00 p.m. - Regular Meeting - Council Chambers</p> <p>The Planning &amp; Zoning Commission may convene into Executive Session pursuant to Section 551.071 of the Texas Government Code to Consult with its attorney regarding posted items in the regular meeting.</p> <p>1 Call to Order/Pledge of Allegiance</p> <p>2 Approval of Agenda as Presented</p> <p>3 Approval of Minutes for the December 20, 2010, Planning &amp; Zoning Commission meeting</p> <p>4 <b>General Discussion:</b> The Planning &amp; Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning &amp; Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning &amp; Zoning Commission authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.</p> <p><b><u>CONSENT AGENDA</u></b></p> <p>5a <b>Revised Site Plan:</b> Deerfield Addition, Phase 7, Block A, Lot 1 - Private recreation facility on one lot on 2.0± acres located at the northwest corner of Pathway Lane and Old Pond Drive. Zoned Planned Development-281-Single-Family Residence-7/Single-Family Residence-9 with Specific Use Permit #146 for Private Recreation Facility. Neighborhood #9. <b>Applicant: Deerfield Homeowners Association</b></p>	

<p><b>5b BM</b></p>	<p><b>Revised Site Plan:</b> Mendenhall Addition, Block 1, Lot 1R - Public primary school on one lot on 8.8± acres located at the southwest corner of 19th Street and N Avenue. Zoned Single-Family Residence-7. Neighborhood #60. <b>Applicant: Plano Independent School District</b></p>	
<p><b>5c EH</b></p>	<p><b>Revised Conveyance Plat:</b> Parkway Centre Addition, Phase 5, Block C, Lots 5, 6, and 8 - Three conveyance lots on 10.4± acres located at the northeast corner of Chapel Hill Boulevard and Communications Parkway. Zoned Regional Employment and Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #40. <b>Applicant: Plano SNF Realty, LLC &amp; Blue Quail JV</b></p>	
<p><b><u>END OF CONSENT AGENDA</u></b></p>		
<p><b><u>PUBLIC HEARINGS</u></b></p>		
<p><b>6A BM</b></p>	<p><b>Public Hearing:</b> Zoning Case 2010-20 - Request for a Specific Use Permit for 90-foot Commercial Antenna Support Structure on 0.1± acre located 250± feet east of Jupiter Road and 530± feet south of 14th Street. Zoned Retail. Tabled 12/06/10 and 12/20/10. <b>Applicant: Bluewave Deployment (T- Mobile)</b></p>	
<p><b>6B BM</b></p>	<p><b>Revised Site Plan:</b> Plano Plaza Addition, Block A, Lot 1R - Retail and commercial antenna support structure on one lot on 3.1± acres located generally at the southeast corner of 14th Street and Jupiter Road. Zoned Retail. Neighborhood #68. <b>Applicant: Bluewave Deployment (T- Mobile)</b></p>	
<p><b>7A EH</b></p>	<p><b>Public Hearing:</b> Zoning Case 2010-21 - Request for a Specific Use Permit for Long-term Care Facility on 5.4± acres located on the east side of Communications Parkway, 500± feet north of Chapel Hill Boulevard. Zoned Regional Employment. <b>Applicant: Plano SNF Realty, LLC</b></p>	
<p><b>7B EH</b></p>	<p><b>Preliminary Site Plan &amp; Concept Plan:</b> Parkway Centre, Phase 5, Block C, Lots 5, 6, &amp; 8 - Long-term care facility, medical, and general office on three lots on 10.4± acres located at the northeast corner of Chapel Hill Boulevard and Communications Parkway. Zoned Regional Employment and Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #40. <b>Applicant: Plano SNF Realty, LLC &amp; Blue Quail JV</b></p>	
<p><b><u>END OF PUBLIC HEARINGS</u></b></p>		

<p>8 SS</p>	<p><b>Discussion &amp; Direction:</b> Undeveloped Land Study - Discussion and direction regarding policy recommendations from the Economic Development element, Land Use element, and Housing Density, Infill Housing, Mixed Use, and Rezoning to Meet Demand policy statements, for the use of remaining undeveloped land in Plano. <b>Applicant: City of Plano</b></p>	
<p>9 KP</p>	<p><b>Discussion &amp; Direction:</b> Research/Technology Center District - Request for discussion and direction regarding possible amendments to the Research/Technology Center zoning district regulations. <b>Applicant: City of Plano</b></p>	
<p>10 TF</p>	<p><b>Request to Call Public Hearing</b> - A request to call a public hearing to consider amendments to the Zoning Ordinance regarding the use of metal as an exterior wall construction material in nonresidential zoning districts, and regarding the exterior wall construction materials as required in the Regional Employment and Regional Commercial zoning districts. <b>Applicant: City of Plano</b></p>	
<p>11</p>	<p><b>Items for Future Discussion</b> - The Planning &amp; Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p> <p><b>Council Liaisons: Council Members Harry LaRosiliere and André Davidson</b></p>	
<p><b>ACCESSIBILITY STATEMENT</b></p>		
<p>Plano Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning Department at (972) 941-7151.</p>		

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

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

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

- 15 minutes for the applicant - After the public hearing is opened, the Chair of the Planning & Zoning Commission will ask the applicant to speak first.
- 3 minutes each for all other speakers, up to a maximum of 30 minutes. Individual speakers may yield their time to a homeowner association or other group representative, up to a maximum of 15 minutes of speaking time.

If you are a group representative and other speakers have yielded their 3 minutes to you, please present their speaker cards along with yours to the secretary.

- 5 minutes for applicant rebuttal.
- Other time limits may be set by the Chairman.

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

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

CITY OF PLANO  
PLANNING & ZONING COMMISSION  
CONSENT AGENDA ITEMS

January 4, 2011

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**Agenda Item No. 5a**

**Revised Site Plan:** Deerfield Addition, Phase 7, Block A, Lot 1

**Applicant:** Deerfield Homeowners Association

Private recreation facility on one lot on 2.0± acres located at the northwest corner of Pathway Lane and Old Pond Drive. Zoned Planned Development-281-Single-Family Residence-7/Single-Family Residence-9 with Specific Use Permit #146 for Private Recreation Facility. Neighborhood #9.

The purpose for the revised site plan is to show the removal of the existing deck and addition of a new pavilion.

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

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**Agenda Item No. 5b**

**Revised Site Plan:** Mendenhall Addition, Block 1, Lot 1R

**Applicant:** Plano Independent School District

Public primary school on one lot on 8.8± acres located at the southwest corner of 19th Street and N Avenue. Zoned Single-Family Residence-7. Neighborhood #60.

The purpose for this revised site plan is to expand an existing building at the southeast corner of the school property.

Recommended for approval as submitted.

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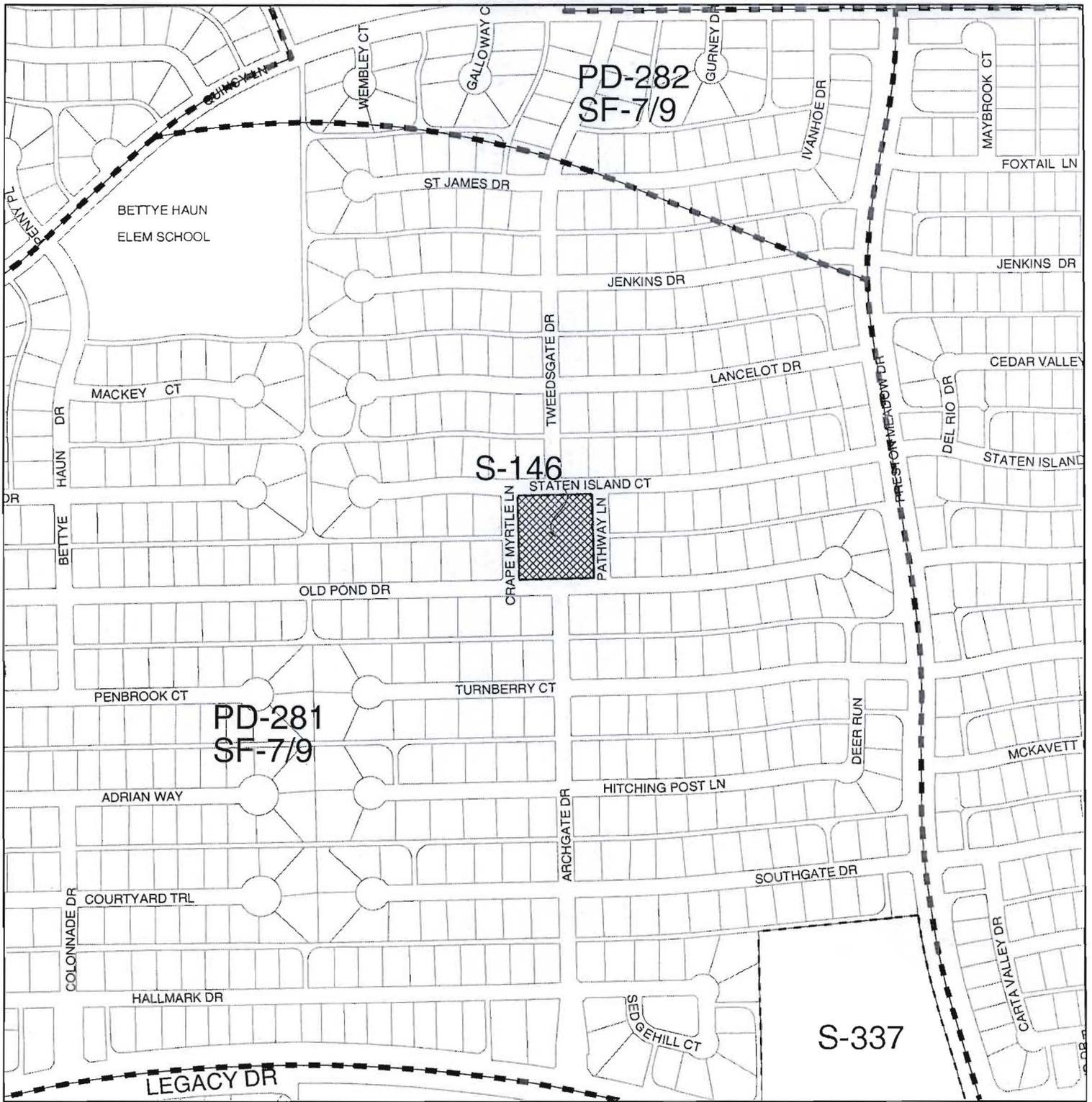
**Agenda Item No. 5c**  
**Revised Conveyance Plat:** Parkway Centre Addition, Phase 5,  
Block C, Lots 5, 6, and 8  
**Applicant:** Plano SNF Realty, LLC & Blue Quail JV

Three conveyance lots on 10.4± acres located at the northeast corner of Chapel Hill Boulevard and Communications Parkway. Zoned Regional Employment and Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #40.

The purpose for the revised conveyance plat is to modify the lot lines for Lot 5, to subdivide Lot 6 into two lots, Lots 6 and 8, and to dedicate easements necessary for the future development of the lots.

Recommended for approval as submitted.

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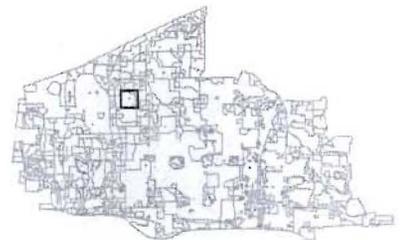


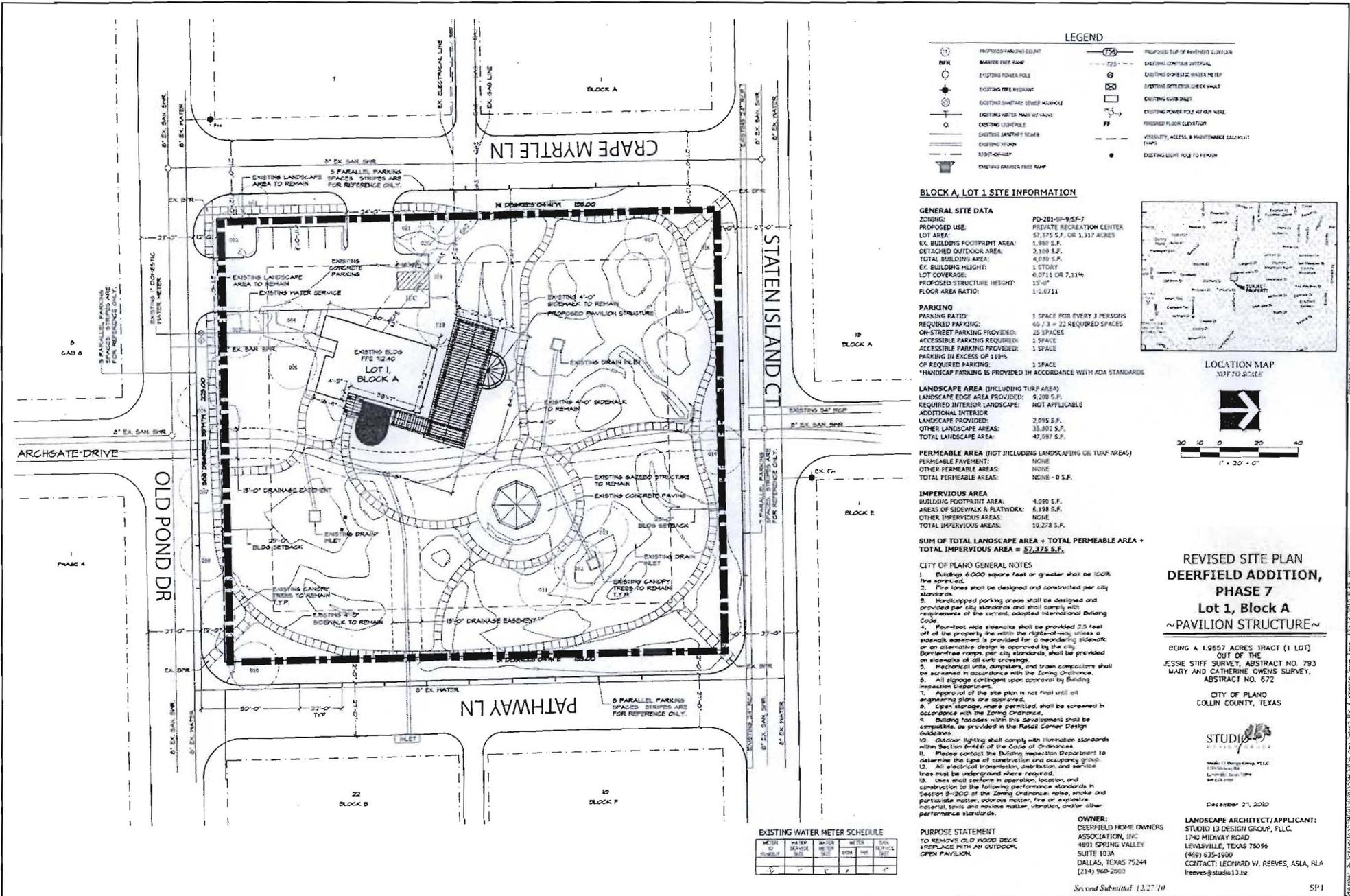
Item Submitted: REVISED SITE PLAN

Title: DEERFIELD ADDITION, PHASE 7  
BLOCK A, LOT 1

Zoning: PLANNED DEVELOPMENT-281-SINGLE-FAMILY RESIDENCE-7  
& SINGLE-FAMILY RESIDENCE-9 w/SPECIFIC USE PERMIT #146

○ 200' Notification Buffer





**LEGEND**

- PROPOSED PARKING COUNT
- MANAGER FREE RAMP
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER MANHOLE VALVE
- EXISTING LIGHT POLE
- EXISTING SANITARY TOWER
- EXISTING STATION
- 100% 40'-100'
- EXISTING CARRIER FREE RAMP
- TRIPLED UP OF PAVEMENT CENTERLINE
- 725
- EXISTING LONGBRICK UTILITY
- EXISTING DOMESTIC WATER METER
- EXISTING DEFLECTOR CHECK VALVE
- EXISTING CURB INLET
- EXISTING POWER POLE 40' ON NOSE
- PROPOSED FLOOR ELEVATION
- VELOCITY, ACCESS, & MAINTENANCE EQUIPMENT (VAMP)
- EXISTING LIGHT POLE TO REMAIN

**BLOCK A, LOT 1 SITE INFORMATION**

**GENERAL SITE DATA**  
 ZONING: PD-201-SH-9/25-7  
 PROPOSED USE: PRIVATE RECREATION CENTER  
 LOT AREA: 57,375 S.F. OR 1.317 ACRES  
 EX. BUILDING FOOTPRINT AREA: 2,100 S.F.  
 TOTAL BUILDING AREA: 4,180 S.F.  
 EX. BUILDING HEIGHT: 1 STORY  
 LOT COVERAGE: 6.5711 OR 2.31%  
 PROPOSED STRUCTURE HEIGHT: 15'-0"  
 FLOOR AREA RATIO: 1:0.0711

**PARKING**  
 PARKING RATIO: 1 SPACE FOR EVERY 3 PERSONS  
 REQUIRED PARKING: 65 / 3 = 22 REQUIRED SPACES  
 ON-STREET PARKING PROVIDED: 25 SPACES  
 ACCESSIBLE PARKING PROVIDED: 1 SPACE  
 PARKING IN EXCESS OF 110% OF REQUIRED PARKING: 1 SPACE  
 \*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS



**LANDSCAPE AREA (INCLUDING TURF AREAS)**  
 LANDSCAPE EDGE AREA PROVIDED: 9,200 S.F.  
 REQUIRED INTERIOR LANDSCAPE: NOT APPLICABLE  
 ADDITIONAL INTERIOR LANDSCAPE PROVIDED: 2,675 S.F.  
 OTHER LANDSCAPE AREAS: 35,803 S.F.  
 TOTAL LANDSCAPE AREA: 47,078 S.F.

**PERMEABLE AREA (NOT INCLUDING LANDSCAPING OR TURF AREAS)**  
 PERMEABLE PAVEMENT: NONE  
 OTHER PERMEABLE AREAS: NONE  
 TOTAL PERMEABLE AREAS: NONE - 0 S.F.

**IMPERVIOUS AREA**  
 BUILDING FOOTPRINT AREA: 4,180 S.F.  
 AREAS OF SIDEWALK & PLATYWOOD: 6,198 S.F.  
 OTHER IMPERVIOUS AREAS: NONE  
 TOTAL IMPERVIOUS AREAS: 10,378 S.F.

**SUM OF TOTAL LANDSCAPE AREA + TOTAL PERMEABLE AREA + TOTAL IMPERVIOUS AREA = 57,375 S.F.**

**CITY OF PLANO GENERAL NOTES**

1. Buildings 6000 square feet or greater shall be 100% fire sprinkled.
2. Fire lanes shall be designed and constructed per city standards.
3. Handicapped 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 off of the property line within the right-of-way unless a sidewalk easement is provided for a residential sidewalk or an alternative design is approved by the city.
5. Barrier-free ramps, per city standards, shall be provided on sidewalks at all curb crossings.
6. Mechanical units, dumpsters, and trash compactors shall be screened in accordance with the Zoning Ordinance.
7. All slope contours upon approval by Building Inspection Department.
8. Approval of the site plan is not final until all engineering plans are approved.
9. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
10. Building facades within this development shall be compatible, or provided in the Retail Corner Design Guidelines.
11. Outdoor lighting shall comply with illumination standards with Section 10-6-00 of the Code of Ordinances.
12. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
13. All electrical transmission, distribution, and service lines must be underground where required.
14. Users shall conform in operation, location, and construction to the following performance standards in Section 10-20-00 of the Zoning Ordinance: noise, smoke and particulate matter, odorous matter, fire or explosive material, toxic and noxious matter, vibration, and/or other performance standards.

**PURPOSE STATEMENT**

TO REMOVE OLD WOOD DECK REPLACEMENT WITH AN OUTDOOR OPEN PAVILION.

**OWNER:**  
 DEERFIELD HOME OWNERS ASSOCIATION, INC.  
 4871 SPRING VALLEY SUITE 103A  
 DALLAS, TEXAS 75244  
 (214) 960-2800

**LANDSCAPE ARCHITECT/APPLICANT:**  
 STUDIO 13 DESIGN GROUP, PLLC  
 1740 MIDWAY ROAD  
 LEWISVILLE, TEXAS 75056  
 (952) 635-1600  
 CONTACT: LEONARD W. REEVES, ASLA, RLA  
 lreeves@studio13.biz

**EXISTING WATER METER SCHEDULE**

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	WATER METER DATE	WATER METER USE	WATER SERVICE DATE
12	1"	1"	2	1	6"

**REVISED SITE PLAN  
 DEERFIELD ADDITION,  
 PHASE 7  
 Lot 1, Block A  
 ~PAVILION STRUCTURE~**

BEING A 1.9657 ACRES TRACT (1 LOT) OUT OF THE JESSE STIFF SURVEY, ABSTRACT NO. 793 MARY AND CATHERINE OWENS SURVEY, ABSTRACT NO. 672

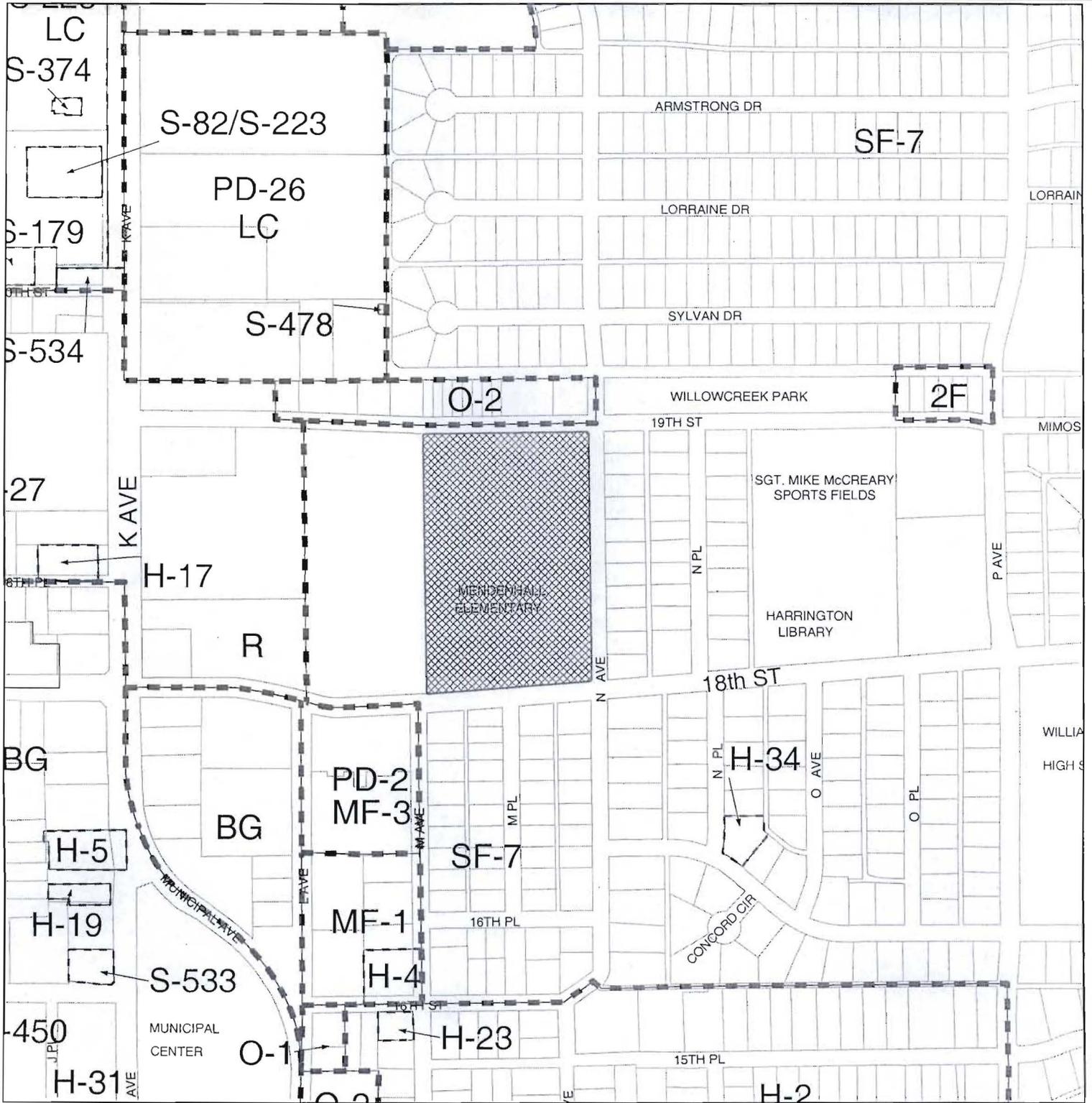
CITY OF PLANO  
 COLLIN COUNTY, TEXAS



December 21, 2010

Second Submitted 11/27/10

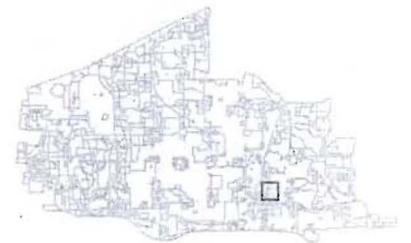
SP1



Item Submitted: REVISED SITE PLAN

Title: MENDENHALL ADDITION  
BLOCK 1, LOT 1R

Zoning: SINGLE-FAMILY RESIDENCE-7



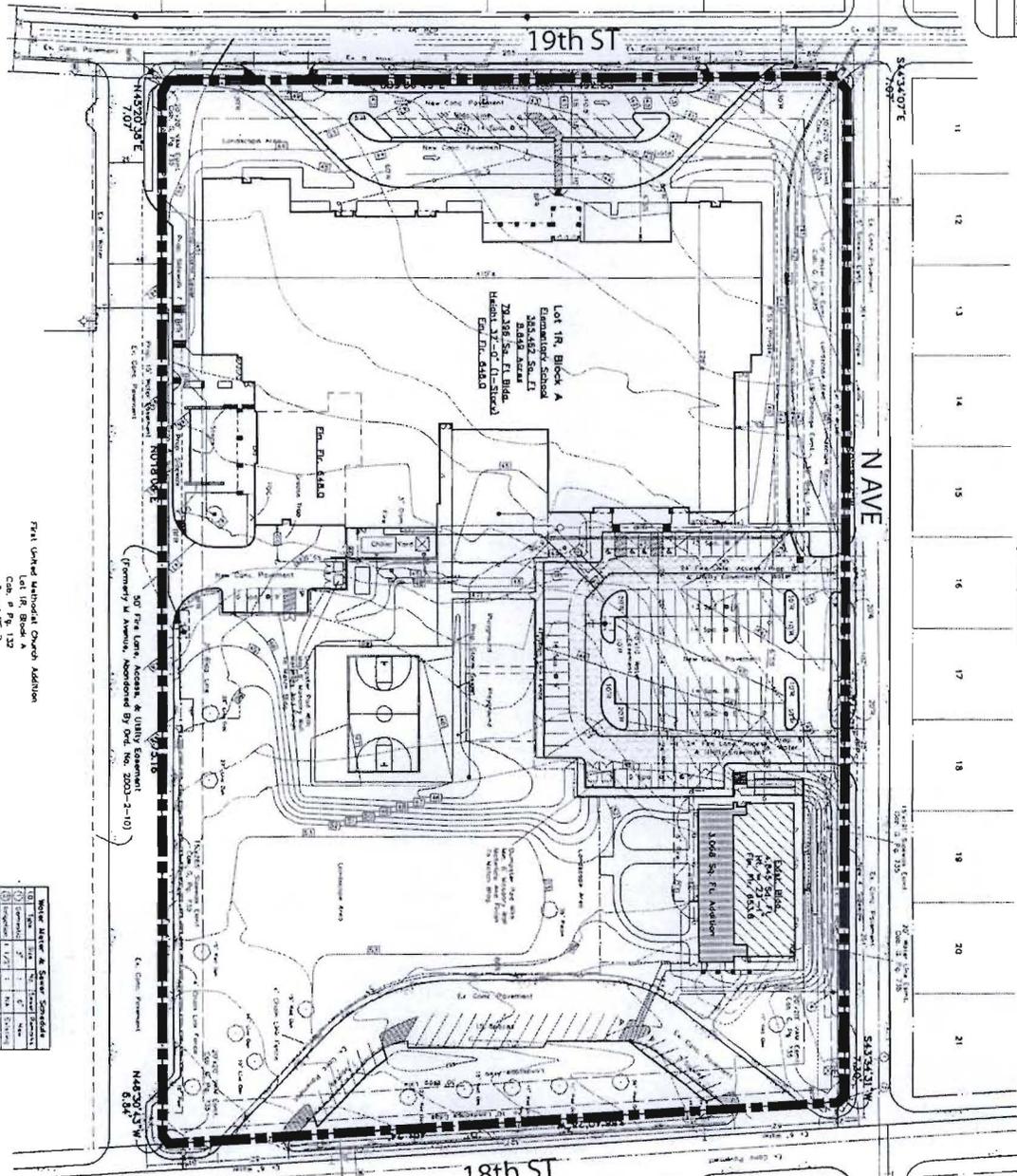
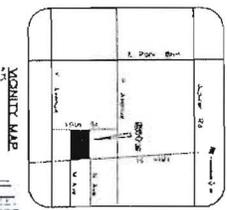
○ 200' Notification Buffer

Cate Addition  
 Cdb. A, Pg. 92  
 Zoned O-2  
 Office

Synway Square  
 Block A  
 Cdb. C, Pg. 295  
 Office

Kids Addition  
 Lot 1, Blk. 1  
 Cdb. B, Pg. 226  
 Zoned O-2  
 Office

Reactors Addition  
 Lot 1, Blk. 1  
 Cdb. A, Pg. 390  
 Office



Lot 1R, Block A  
 Elementary School  
 285,452 Sq. Ft.  
 28,849 Areas  
 20,398 Sq. Ft. Bldg  
 8,451 Sq. Ft. Bldg  
 1,551 Sq. Ft. Bldg

First United Methodist Church Addition  
 Lot 1R, Block A  
 Cdb. A, Pg. 132  
 Zoned SF-7

Item	Description	Quantity	Unit	Notes
1	Asphalt	1,177	Sq. Yds.	
2	Concrete	1,177	Sq. Yds.	
3	Gravel	1,177	Sq. Yds.	
4	Excavation	1,177	Sq. Yds.	
5	Foundation	1,177	Sq. Yds.	
6	Structural Steel	1,177	Sq. Yds.	
7	Roofing	1,177	Sq. Yds.	
8	Interior Finishes	1,177	Sq. Yds.	
9	Exterior Finishes	1,177	Sq. Yds.	
10	Site Work	1,177	Sq. Yds.	

Bowser Addition  
 Block E  
 Vol. 1, Pg. 69  
 Zoned SF-7  
 Single Family Residential

F. F. French Addition  
 Block B  
 Vol. 2, Pg. 7  
 Zoned SF-7  
 Single Family Residential

F. F. French Addition  
 Block A  
 Vol. 2, Pg. 7  
 Zoned SF-7  
 Single Family Residential



SITE PLAN NOTES

1. Subject property is shown in red on the site plan.
2. The site plan is subject to all applicable city ordinances.
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15. The site plan is subject to all applicable city ordinances.

SITE DATA SUMMARY TABLE

Item	Description	Quantity	Unit	Notes
1	Asphalt	1,177	Sq. Yds.	
2	Concrete	1,177	Sq. Yds.	
3	Gravel	1,177	Sq. Yds.	
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6	Structural Steel	1,177	Sq. Yds.	
7	Roofing	1,177	Sq. Yds.	
8	Interior Finishes	1,177	Sq. Yds.	
9	Exterior Finishes	1,177	Sq. Yds.	
10	Site Work	1,177	Sq. Yds.	

REVISED SITE PLAN  
 MENDENHALL  
 ADDITION  
 LOT 1R, BLOCK 1  
 8,849 Acres Situated in The  
 SANFORD BECK SURVEY ~ ABST. 73  
 PLANO, COLLIN COUNTY, TEXAS

PURPOSE OF REVISED SITE PLAN  
 To add a 3,068 square foot addition to the existing  
 structure of this addition.

Owner  
 Plano Independent School District  
 4800 Alford Drive  
 Plano, TX 75075  
 Telephone 469 752-1400

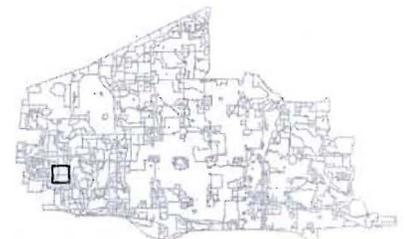
Engineer  
 R.K. Engineers, Inc.  
 111 West Main Street  
 Telephone 972 298-1733  
 December 21, 2010



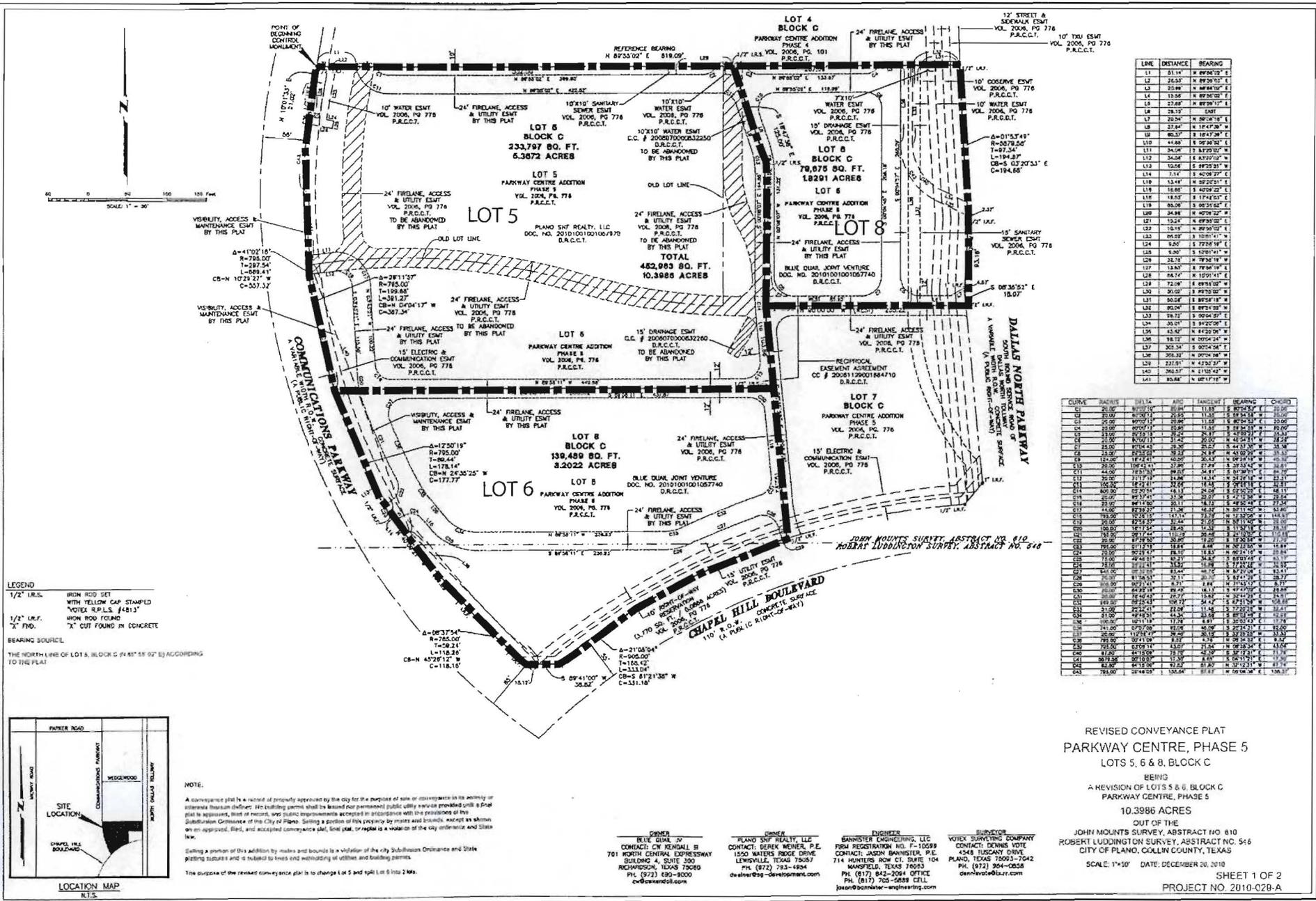
Item Submitted: REVISED CONVEYANCE PLAT

Title: PARKWAY CENTRE, PHASE 5  
BLOCK C, LOTS 5, 6, & 8

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



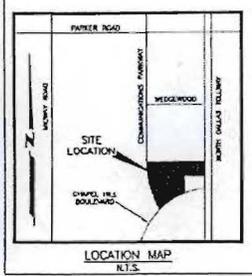
○ 200' Notification Buffer



LINE	DISTANCE	BEARING
L1	51.14	N 89°48'13" E
L2	26.57	N 89°20'52" E
L3	21.91	N 84°40'02" E
L4	15.36	N 89°50'02" E
L5	27.68	N 89°50'12" E
L6	28.17	L 89°17'18" E
L7	29.24	N 86°08'18" E
L8	27.84	N 18°47'36" W
L9	86.23	N 18°47'36" W
L10	41.82	N 92°20'30" E
L11	34.58	N 87°20'52" W
L12	34.26	N 87°20'52" W
L13	12.56	N 89°20'52" E
L14	7.14	N 42°08'22" E
L15	13.44	N 39°22'51" E
L16	16.86	N 42°08'22" E
L17	18.92	N 17°42'02" E
L18	85.26	N 08°35'52" E
L19	85.26	N 08°35'52" E
L20	34.98	N 07°20'52" W
L21	13.24	N 89°20'52" E
L22	10.18	N 89°50'02" E
L23	8.00	N 10°11'42" W
L24	8.00	N 17°26'18" E
L25	8.00	N 10°11'42" W
L26	26.72	N 78°38'18" W
L27	12.80	N 79°56'18" W
L28	84.74	N 10°20'52" E
L29	72.96	N 89°18'02" W
L30	30.00	N 89°20'52" E
L31	84.56	N 89°20'52" E
L32	90.24	N 89°20'52" E
L33	58.72	N 00°54'22" E
L34	30.24	N 89°20'52" E
L35	42.88	N 84°28'02" E
L36	98.72	N 00°54'24" W
L37	302.34	N 00°54'24" W
L38	302.34	N 00°54'24" W
L39	221.81	N 47°32'32" W
L40	363.57	N 21°02'42" W
L41	80.84	N 07°17'12" W

CURVE	RADIUS	CHORD	ARC	PERCENT	BEARING	CHORD
C1	21.85	8.9714	8.9714	11.81	N 89°20'52" E	8.9714
C2	23.00	8.9702	8.955	11.85	N 89°24'58" E	8.9550
C3	25.00	8.9691	8.935	11.85	N 89°34'58" E	8.9350
C4	28.00	8.9679	8.915	11.85	N 89°44'58" E	8.9150
C5	33.00	8.9667	8.900	11.85	N 89°54'58" E	8.9000
C6	40.00	8.9655	8.890	11.85	N 90°04'58" E	8.8900
C7	50.00	8.9644	8.885	11.85	N 90°14'58" E	8.8850
C8	65.00	8.9632	8.880	11.85	N 90°24'58" E	8.8800
C9	85.00	8.9621	8.875	11.85	N 90°34'58" E	8.8750
C10	110.00	8.9610	8.870	11.85	N 90°44'58" E	8.8700
C11	140.00	8.9600	8.865	11.85	N 90°54'58" E	8.8650
C12	175.00	8.9590	8.860	11.85	N 91°04'58" E	8.8600
C13	225.00	8.9580	8.855	11.85	N 91°14'58" E	8.8550
C14	290.00	8.9570	8.850	11.85	N 91°24'58" E	8.8500
C15	370.00	8.9560	8.845	11.85	N 91°34'58" E	8.8450
C16	470.00	8.9550	8.840	11.85	N 91°44'58" E	8.8400
C17	590.00	8.9540	8.835	11.85	N 91°54'58" E	8.8350
C18	730.00	8.9530	8.830	11.85	N 92°04'58" E	8.8300
C19	890.00	8.9520	8.825	11.85	N 92°14'58" E	8.8250
C20	1070.00	8.9510	8.820	11.85	N 92°24'58" E	8.8200
C21	1270.00	8.9500	8.815	11.85	N 92°34'58" E	8.8150
C22	1490.00	8.9490	8.810	11.85	N 92°44'58" E	8.8100
C23	1730.00	8.9480	8.805	11.85	N 92°54'58" E	8.8050
C24	2000.00	8.9470	8.800	11.85	N 93°04'58" E	8.8000
C25	2300.00	8.9460	8.795	11.85	N 93°14'58" E	8.7950
C26	2630.00	8.9450	8.790	11.85	N 93°24'58" E	8.7900
C27	3000.00	8.9440	8.785	11.85	N 93°34'58" E	8.7850
C28	3410.00	8.9430	8.780	11.85	N 93°44'58" E	8.7800
C29	3860.00	8.9420	8.775	11.85	N 93°54'58" E	8.7750
C30	4350.00	8.9410	8.770	11.85	N 94°04'58" E	8.7700
C31	4880.00	8.9400	8.765	11.85	N 94°14'58" E	8.7650
C32	5450.00	8.9390	8.760	11.85	N 94°24'58" E	8.7600
C33	6060.00	8.9380	8.755	11.85	N 94°34'58" E	8.7550
C34	6710.00	8.9370	8.750	11.85	N 94°44'58" E	8.7500
C35	7400.00	8.9360	8.745	11.85	N 94°54'58" E	8.7450
C36	8130.00	8.9350	8.740	11.85	N 95°04'58" E	8.7400
C37	8900.00	8.9340	8.735	11.85	N 95°14'58" E	8.7350
C38	9710.00	8.9330	8.730	11.85	N 95°24'58" E	8.7300
C39	10560.00	8.9320	8.725	11.85	N 95°34'58" E	8.7250
C40	11450.00	8.9310	8.720	11.85	N 95°44'58" E	8.7200
C41	12380.00	8.9300	8.715	11.85	N 95°54'58" E	8.7150
C42	13350.00	8.9290	8.710	11.85	N 96°04'58" E	8.7100
C43	14360.00	8.9280	8.705	11.85	N 96°14'58" E	8.7050

**LEGEND**  
 1/2" I.R.S. IRON ROD SET WITH YELLOW CAP STAMPED "VOIEX R.P.L.S. #4813"  
 1/2" U.I.F. IRON ROD FOUND "X" CUT FOUND IN CONCRETE  
 BEARING SOURCE: THE NORTH LINE OF LOT 5, BLOCK C #4813 IS 67' 03" BY ACCESSIONS TO THIS PLAT



**NOTE:**  
 A conveyance plat is a record of property represented by the city for the purpose of sale or conveyance in its territory or otherwise than under the laws of this state. It is subject to the provisions of the Subdivision Ordinance of the City of Plano. Selling a portion of this property by means and bonds, except as shown on an approved, filed, and accepted conveyance plat, deed, lease, or other instrument is a violation of the city ordinance and State law.  
 Calling a portion of this addition by name and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.  
 The purpose of the revised conveyance plat is to change Lot 5 and split Lot 6 into 2 lots.

**OWNER:** BLUE DUNE, JV  
 CONTACT: C.W. KENDALL III  
 701 NORTH CENTRAL EXPRESSWAY  
 BUILDING 4, SUITE 200  
 RICHARDSON, TEXAS 75080  
 PH. (972) 500-8200  
 cw@cwland.com

**OWNER:** PLANO SHF REALTY, L.L.C.  
 CONTACT: DEREK WENNER, P.E.  
 1350 WATERS ROSE DRIVE,  
 LEWISVILLE, TEXAS 75057  
 PH. (972) 783-4884  
 d.wenner@plano-shf.com

**ENGINEER:** BANISTER ENGINEERING, L.L.C.  
 FORM REGISTRATION NO. F-10059  
 CONTACT: JASON BANISTER, P.E.  
 714 HUNTERS ROW CT, SUITE 104  
 MANSFIELD, TEXAS 76063  
 PH. (817) 842-2084 OFFICE  
 PH. (817) 765-6888 CELL  
 jban@banister-engineering.com

**SURVEYOR:** VOIEX SURVEYING COMPANY  
 CONTACT: DENNIS VOTE  
 4548 TUSCANY DRIVE,  
 PLANO, TEXAS 75093-7042  
 PH. (972) 964-0858  
 denv@voiex.com

REVISED CONVEYANCE PLAT  
 PARKWAY CENTRE, PHASE 5  
 LOTS 5, 6 & 8, BLOCK C  
 BEING  
 A REVISION OF LOTS 5 & 6, BLOCK C  
 PARKWAY CENTRE, PHASE 5  
 10.3888 ACRES  
 OUT OF THE  
 JOHN MOUNTS SURVEY, ABSTRACT NO. 810  
 ROBERT LUDINGTON SURVEY, ABSTRACT NO. 846  
 CITY OF PLANO, COLLIN COUNTY, TEXAS  
 SCALE: 1"=50' DATE: DECEMBER 20, 2018  
 SHEET 1 OF 2  
 PROJECT NO. 2010-028-A

STATE OF TEXAS  
COUNTY OF COLLIER

OWNER'S DEDICATION

WHEREAS: Plano S/NF Realty, LLC, a Texas limited liability company, is the owner of a 5.3972 acre tract of land situated in the John H. Mounts Survey, Abstract No. 811 City of Plano, Collin County, Texas and being all of Lot 5 and part of Lot 6, Block C, Parkway Centre Addition, Phase 5, an addition to the City of Plano as recorded in Volume 2006, Page 176, Plat Records, Collin County, Texas as conveyed by deed recorded in Document No. 20101001001051737 Deed Records, Collin County, Texas and Blue Quail Joint Venture, a Texas joint venture is the owner of a 5.0114 acre tract of land situated in the John H. Mounts Survey, Abstract No. 810 and the Robert Ludington Survey, Abstract No. 548, City of Plano, Collin County, Texas, being part of Lot 6, Block C, Parkway Centre Addition, Phase 5, an addition to the City of Plano as recorded in Volume 2006, Page 176, Plat Records, Collin County, Texas as conveyed by deed recorded in Document No. 20101001001051740 Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a one-half inch iron rod found at the northwest corner of said Lot 5, said point being in the easterly right-of-way line of Communications Parkway (a variable width right-of-way), said point also being the southwest corner of Lot 4, Block C, Parkway Centre Addition, Phase 4, an addition to the City of Plano as recorded in Volume, 2006, Page 101, Plat Records, Collin County, Texas;

THENCE North 88 degrees 50 minutes 02 seconds East, along the common line of said Lot 4 and Lot 5, a distance of 819.10 feet to a one-half inch iron rod found at the northeast corner of said Lot 6, said point being the southwest corner of said Lot 4, said point being in the westerly right-of-way line of Dallas North Turnpike (a variable width right-of-way);

THENCE along an Easement line of said Lot 6 and along the westerly right-of-way line of said Dallas North Turnpike as follows:

THENCE Southwesterly, an arc distance of 194.67 feet along a non-tangent curve to the left having a central angle of 01 degrees 53 minutes 49 seconds, a radius of 3879.34 feet, a tangent of 97.34 feet, and whose chord bears South 03 degrees 20 minutes 53 seconds East, 194.68 feet to a one-half inch iron rod found for corner;

THENCE South 02 degrees 44 minutes 40 seconds West, a distance of 93.10 feet to a one inch iron rod found for corner;

THENCE South 05 degrees 35 minutes 52 seconds East, a distance of 18.07 feet to a one-half inch iron rod found at the most easterly southeast corner of said Lot 6, said point also being the northeast corner of Lot 7, said Block C;

THENCE North 90 degrees 00 minutes 00 seconds West, along the north line of said Lot 7 and a south line of said Lot 6, a distance of 253.22 feet to a one-half inch iron rod found at the northwest corner of said Lot 7;

THENCE South 03 degrees 35 minutes 52 seconds East, along a west line of said Lot 7 and an east line of said Lot 8, a distance of 216.58 feet to a one-half inch iron rod found at the northeast corner of said Lot 8, said point being the southwest corner of said Lot 7, said point also being in the northerly right-of-way line of Chapel Hill Boulevard (a 110 foot wide right-of-way);

THENCE Southwesterly, an arc distance of 333.04 feet along a non-tangent curve to the left in the northerly right-of-way line of said Chapel Hill Boulevard, said curve having a central angle of 21 degrees 09 minutes 04 seconds, a radius of 508.00 feet, a tangent of 158.42 feet, and whose chord bears South 03 degrees 21 minutes 36 seconds West, a distance of 331.16 feet to a one inch iron rod found for corner being the east corner of a corner clip at the intersection of the northerly right-of-way line of said Chapel Hill Boulevard with the easterly right-of-way line of said Communications Parkway and being the east-southwest corner of said Lot 6;

THENCE South 83 degrees 41 minutes 00 seconds West, along the east corner clip, a distance of 38.82 feet to a one inch iron rod found at the west most southwest corner of said Lot 6;

THENCE along the west line of said Lot 6 and along the easterly right-of-way line of said Communications Parkway as follows:

THENCE Northwesterly, an arc distance of 118.26 feet along a non-tangent curve to the right having a central angle of 08 degrees 37 minutes 04 seconds, a radius of 785.00 feet, a tangent of 19.24 feet, and whose chord bears North 45 degrees 26 minutes 12 seconds West, a distance of 118.15 feet to a one inch iron rod found for corner;

THENCE North 40 degrees 09 minutes 27 seconds West, a distance of 130.95 feet to a one-half inch iron rod found for corner;

THENCE Northwesterly, an arc distance of 569.41 feet along a non-tangent curve to the right having a central angle of 41 degrees 02 minutes 16 seconds, a radius of 785.00 feet, a tangent of 297.54 feet, and whose chord bears North 10 degrees 28 minutes 27 seconds West, a distance of 557.32 feet to a one-half inch iron rod found for corner;

THENCE North 10 degrees 01 minutes 01 seconds East, a distance of 21.02 feet to the POINT OF BEGINNING and containing 452.963 acres less or 10.3980 acres of land.

OWNER'S CERTIFICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Plano S/NF Realty, LLC, a Texas limited liability company and Blue Quail Joint Venture, a Texas joint venture hereby certify and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as PARKWAY CENTRE, PHASE 5, an addition to the City of Plano, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on the plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscaped easements, if approved by the City of Plano. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Plano and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, repairing, clearing, mowing, and adding to or removing all or parts of their respective systems without the necessity of any type of procuring permission from anyone.

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

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

The area or areas shown on the plat as "VAM" (Visibility, Access, and Maintenance) easements) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM easement. The city shall have the right, but not the obligation, to maintain any and all landscaping within the VAM easement. Should the city exercise this maintenance right, it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground covers, and fixtures. The city may without maintenance of the VAM easement at any time. The ultimate maintenance responsibility for the VAM easement shall rest with the owners. No building, fence, shrub, tree, or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM easement. The city shall also have the right, but not the obligation, to add any landscape improvements to the VAM easement, to erect any traffic control devices or signs or the VAM easement, and to remove any obstruction thereon. The city, its successors, assigns, or agents, shall have the right and privilege at all times to enter upon the VAM easement or any part thereof for the purpose and with all rights and privileges set forth herein.

John F. Taylor  
President  
WR Investments Manager, Inc.  
Managing Member  
Plano S/NF Realty, LLC

CW Kendall III  
President  
Kendall Land Corporation, General Partner for  
MTC White Wing Partnership Fund, Manager for  
Blue Quail Joint Venture

Shane Jordan, Manager  
544 Center Dr. L.L.C., General Partner for  
544 Center Dr. LTD, Joint Venture  
Blue Quail Joint Venture

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JOHN F. TAYLOR, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THIS FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

NOTARY PUBLIC IN AND FOR COLLIN COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED CW KENDALL III, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THIS FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

NOTARY PUBLIC IN AND FOR COLLIN COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SHANE JORDAN, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THIS FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

NOTARY PUBLIC IN AND FOR COLLIN COUNTY, TEXAS

OWNER  
BLUE QUAIL JOINT  
CONTACT: CW KENDALL III  
701 NORTH CENTRAL EXPRESSWAY  
SUITE 300  
RICHARDSON, TEXAS 75080  
PH. (972) 690-9000  
cw@cwkendall.com

OWNER  
PLANO S/NF REALTY, LTD  
CONTACT: DEREK WENZEL, P.E.  
1550 MATTERS RIDGE DRIVE  
LENNVILLE, TEXAS 75067  
PH. (972) 783-4954  
drew@sq-developments.com

OWNER  
BANNISTER ENGINEERING, LLC  
FIRM REGISTRATION NO. F-10099  
CONTACT: JASON BANNISTER, P.E.  
714 HUNTERS ROW CT, SUITE 104  
MANSFIELD, TEXAS 76063  
PH. (817) 842-2094 OFFICE  
PH. (817) 705-5889 CELL  
jason@bannister-engineering.com

SURVEYOR  
YOTEX SURVEYING COMPANY  
CONTACT: DENNIS VOTE  
4548 TUSCAN DRIVE  
PLANO, TEXAS 75093-7042  
PH. (972) 964-0858  
dennivotex@texasnet.com

SURVEYOR'S CERTIFICATE

I, DENNIS D. VOTE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AND THAT THE MEASUREMENTS SHOWN THEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY PLANNING COMMISSION OF THE CITY OF PLANO, TEXAS.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

DENNIS D. VOTE, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4813

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DENNIS D. VOTE, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

NOTARY PUBLIC IN AND FOR COLLIN COUNTY, TEXAS

APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the Planning & Zoning Commission, City of Plano, Texas

Chairman, Planning & Zoning Commission

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared \_\_\_\_\_, who is 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 \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Secretary, Planning & Zoning Commission or City Engineer

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared \_\_\_\_\_, 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 \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

REVISED CONVEYANCE PLAT  
PARKWAY CENTRE, PHASE 5  
LOTS 5, 6 & 8, BLOCK C  
BEING  
A REVISION OF LOTS 5 & 6, BLOCK C  
PARKWAY CENTRE, PHASE 5  
10.3986 ACRES  
OUT OF THE  
JOHN MOUNTS SURVEY, ABSTRACT NO. 610  
ROBERT LUDINGTON SURVEY, ABSTRACT NO. 548  
CITY OF PLANO, COLLIN COUNTY, TEXAS  
SCALE: 1"=50' DATE: DECEMBER 26, 2010  
SHEET 2 OF 2  
PROJECT NO. 2010-029-A

CITY OF PLANO

PLANNING & ZONING COMMISSION

January 4, 2011

**Agenda Item No. 6A**

**Public Hearing:** Zoning Case 2010-20

**Applicant:** Bluewave Deployment (T- Mobile)

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**DESCRIPTION:**

Request for a Specific Use Permit for 90-foot Commercial Antenna Support Structure on 0.1± acre located 250± feet east of Jupiter Road and 530± feet south of 14th Street. Zoned Retail. Tabled 12/06/10 and 12/20/10.

**REMARKS:**

This agenda item was tabled at the Planning & Zoning Commission's meeting on December 20, 2010, and needs to be removed from the table for consideration

This is a request for a Specific Use Permit (SUP) for a 90-foot Commercial Antenna Support Structure.

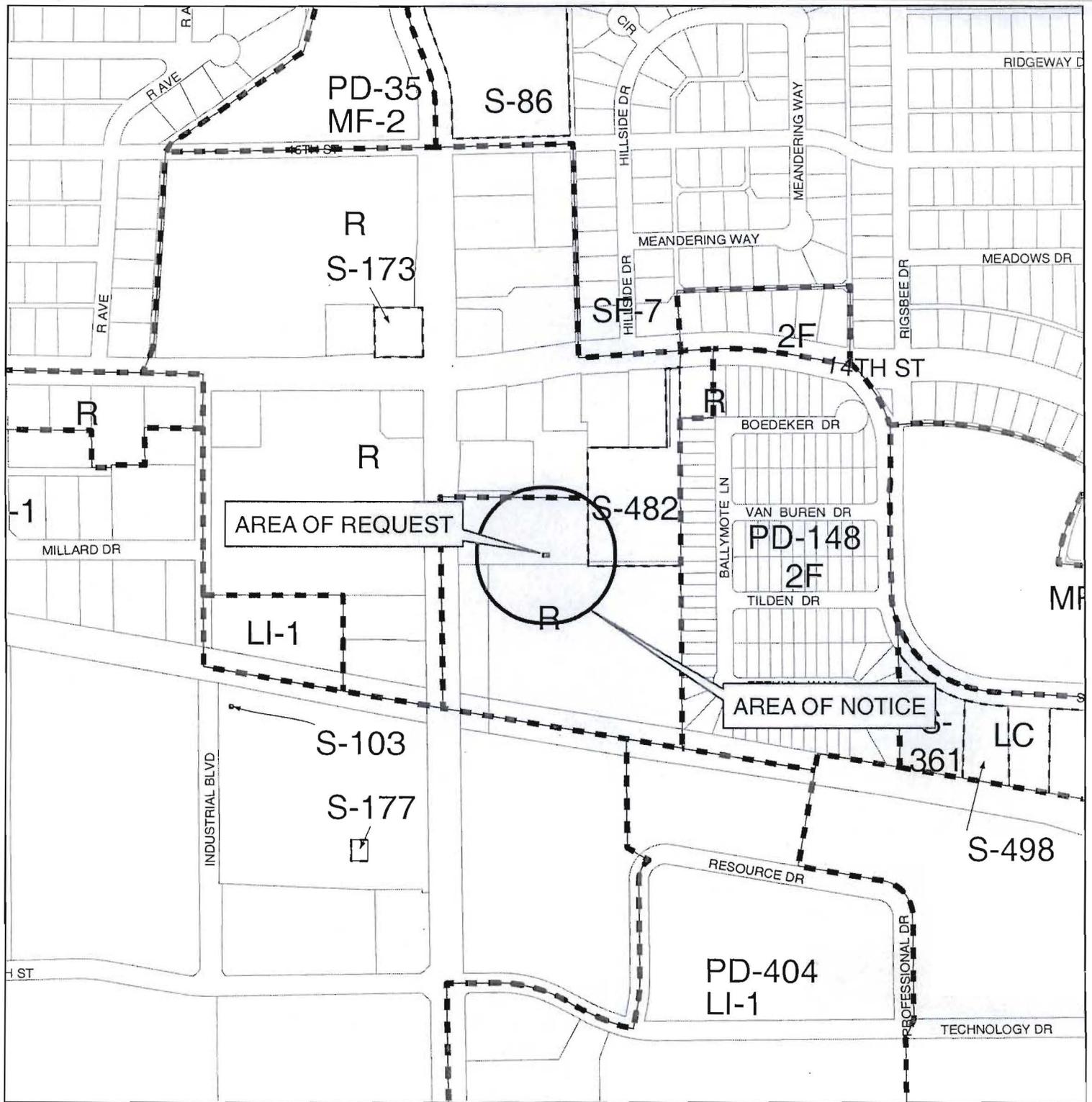
A commercial antenna is defined as any antenna system that provides, directly or indirectly for a fee, telecommunications services to the public or to such classes of users as to be effectively available directly to the public, regardless of the facilities used. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established. The property is currently zoned Retail (R). The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling and warehousing.

The subject property is currently developed as a retail shopping center. The applicant is requesting a SUP for a 90-foot stealth Commercial Antenna Support Structure. A 60-foot Commercial Antenna Support Structure is allowed by right in the R district, but because the requested tower exceeds 60 feet in height, an SUP is required. The reason why the applicant is requesting an additional 30 feet in height is to provide adequate coverage. The maximum height of a commercial antenna support structure that may be requested is 120 feet in the R district.

The land surrounding the area of request is zoned R and is occupied by retail uses to the north and west, postal office to the south, and indoor commercial amusement to the east. The proposed antenna site is approximately 445± feet from the Madison Estate townhomes to the east. The applicant is proposing a stealth design to minimize the visual effect of a traditional 90-foot tall support structure with visible antenna. The proposed "flagpole" design will also completely enclose and hide the antenna within a large pole. The applicant's design will help minimize the aesthetic impact of the proposed antenna support structure from the neighboring commercial developments and residential subdivision. Additionally, the pole is designed to accommodate additional antennas. Staff believes that the proposed design meets the intent of a stealth commercial antenna support structure.

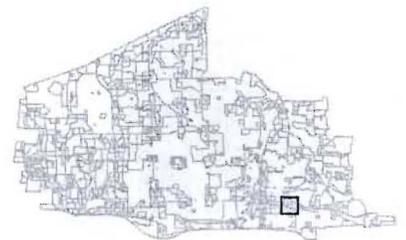
**RECOMMENDATION:**

Recommended for approval subject to commercial antenna support structure being a stealth "flagpole" design.

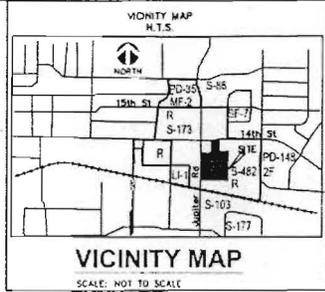
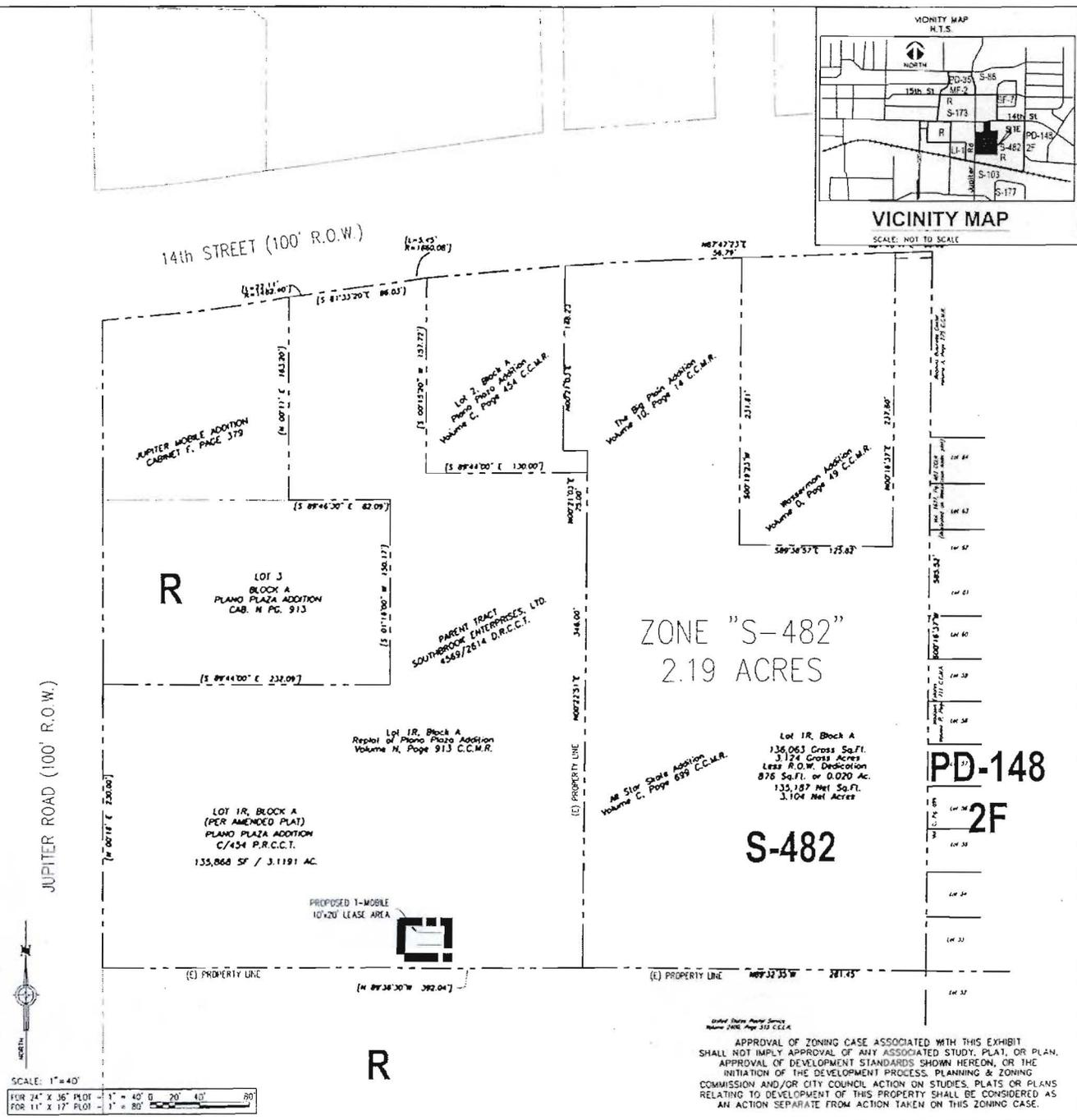


Zoning Case #: 2010-20

Existing Zoning: RETAIL



○ 200' Notification Buffer



**NOTE:** APPROVAL OF 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 RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

**LEGAL DESCRIPTIONS**

**ACCESS & UTILITY EASEMENT**  
BEING all that certain lot, tract or parcel of land situated in Collin County, Texas, and being part of the Standard Block Survey, Abstract No. 73 and the El Monte Survey, Abstract No. 192, in the City of Plano, Texas, and being part of a 3.1191 acre tract (part of a called 4.354 acre tract described in a deed from Plano Plaza Addition Volume C, Southbrook Enterprises, Ltd. as recorded in Volume 4569, Page 2614, Final Records of Collin County, Texas, part of Lot 1R, Block A, Plano Plaza Addition-Right according to the plat thereof recorded in Volume C, Page 411, The Records of Collin County, Texas, and part of a tract owned by the United States Postal Service, and being a 5-foot wide access and utility easement, and the contents of said records of being more particularly described as follows:

**COMMENT (E) as a point at the southern corner of said 3.1191 acre tract on the east line of Jupiter Road;**  
THE SUCCESSION BEING E along the north-south west line of said 3.1191 acre tract and the east line of Jupiter Road a distance of 27.80 feet to the POINT OF BEGINNING of said 3.1191 acre tract a distance of 2.39 feet to the POINT OF BEGINNING of the centerline of said 3 feet wide access and utility easement.  
THE SUCCESSION BEING W across said 3.1191 acre tract a distance of 14.96 feet to a point, for a corner.  
THE SUCCESSION BEING E across said 3.1191 acre tract a distance of 256.51 feet to a point, for a corner.  
THE SUCCESSION BEING W across said 3.1191 acre tract a distance of 16.00 feet to the POINT OF TERMINATION of the centerline of said 3 feet wide access and utility easement.

**LEASE AREA**

BEING a 0.995 (200.00 sq. ft.) tract and being all that certain lot, tract or parcel of land situated in Collin County, Texas, and being part of the Standard Block Survey, Abstract No. 73, in the City of Plano, Texas, and being part of a 3.1191 acre tract (part of a called 4.354 acre tract) described in a deed from Plano Plaza Addition Volume C, Southbrook Enterprises, Ltd. as recorded in Volume 4569, Page 2614, Final Records of Collin County, Texas, part of Lot 1R, Block A, Plano Plaza Addition-Right according to the plat thereof recorded in Volume C, Page 411, The Records of Collin County, Texas, and part of a tract owned by the United States Postal Service, and being more particularly described as follows:

**COMMENT (E) as a 1/2 inch area set found at the southern corner of said 3.1191 acre tract;**  
THE SUCCESSION BEING E along the north-south west line of said 3.1191 acre tract a distance of 119.79 feet and 27.80 feet to the POINT OF BEGINNING of said 3 feet wide access and utility easement.  
THE SUCCESSION BEING W across said 3.1191 acre tract a distance of 20.00 feet to a point, for a corner.  
THE SUCCESSION BEING E across said 3.1191 acre tract a distance of 10.00 feet to a point, for a corner.  
THE SUCCESSION BEING W across said 3.1191 acre tract a distance of 20.00 feet to a point, for a corner.  
THE SUCCESSION BEING W across said 3.1191 acre tract a distance of 10.00 feet to the POINT OF BEGINNING and containing 0.995 (200.00 sq. ft.) acres of land.

**ACCESS EASEMENT**

BEING all that certain lot, tract or parcel of land situated in Collin County, Texas, and being part of the Standard Block Survey, Abstract No. 73 and the El Monte Survey, Abstract No. 192, in the City of Plano, Texas, and being part of a 3.1191 acre tract (part of a called 4.354 acre tract) described in a deed from Plano Plaza Addition Volume C, Southbrook Enterprises, Ltd. as recorded in Volume 4569, Page 2614, Final Records of Collin County, Texas, part of Lot 1R, Block A, Plano Plaza Addition-Right according to the plat thereof recorded in Volume C, Page 411, The Records of Collin County, Texas, and part of a tract owned by the United States Postal Service, and being a 24 foot wide access and utility easement, and the contents of said records of being more particularly described as follows:

**COMMENT (E) as a 1/2 inch area set found at the southern corner of said 3.1191 acre tract;**  
THE SUCCESSION BEING E along the north-south west line of said 3.1191 acre tract a distance of 27.80 feet to the POINT OF BEGINNING of the centerline of said 24 foot wide access and utility easement.  
THE SUCCESSION BEING W across said 3.1191 acre tract a distance of 14.96 feet to a point, for a corner.

**CITY APPROVAL**

ADD JOB# 10-2974

DRAWN BY: CG

CHECKED BY: JG

6/10/20/20 REV ZONING PLAN - SURVEY  
3/12/20/20 REVISED ZONING PLAN  
4/11/20/20 REV ZONING PLAN - NOTES  
3/12/20/20 REVISED ZONING PLAN  
2/12/20/20 REVISED ZONING PLAN  
1/16/21/20 FINAL ZONING PLAN

**T-Mobile**

DUKE BRIDGES CAMPUS  
7658 WARREN PARKWAY  
FRISCO, TX 75034  
OFFICE: (972) 454-3510

**ALLPRO**

2021 TEXAS SURVEYORS ASSOCIATION  
1901 W. WILSON AVENUE, SUITE 200  
FRISCO, TEXAS 75034  
PHONE: 972-252-2000 FAX: 972-252-2000  
WWW.ALLPRO-SURVEYORS.COM

**ELI MURPHY SURVEYORS**

2502 1/2TH STREET  
PLANO, TEXAS 75074  
SOUTHBROOK ENTERPRISES (OWNER)  
ELI MURPHY SURVEYORS  
No. 597

**OWNER**  
SOUTHBROOK ENTERPRISES  
1412 MAIN ST.  
DALLAS, TEXAS 75202  
CONTACT: LAWRENCE BURK  
PHONE: 214-742-5501

**APPLICANT**  
T-MOBILE  
DUKE BRIDGES CAMPUS  
7658 WARREN PARKWAY  
FRISCO, TEXAS 75034  
(V) (972) 454-3510

**SURVEYOR**  
WIMBERLY SURVEYING PROFESSIONALS  
P.O. BOX 93  
1022 RIDGE ROAD  
ROCKWALL, TEXAS 75087  
CONTACT: RON WIMBERLEY  
PHONE: (214) 771-3333  
FAX: (214) 771-3378

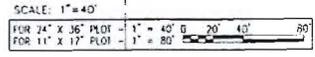
**PROPOSED 1-MOBILE 10'x20' LEASE AREA**

**LOT 1R, BLOCK A PLANO PLAZA ADDITION C/434 P.R.C.C.T. 135,866 SF / 3.1191 AC.**

**2020-2021 ZONING PLAN**

**SHEET NUMBER 21**

**ZONING CASE ZC-2010-20**



RECEIVED

NOV 17 2010

PLANNING DEPT

REPLY FORM

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

Dear Commissioners:

This letter is regarding Zoning Case 2010-20. This is a request for a Specific Use Permit for a 90-foot Commercial Antenna Support Structure on 0.1± acre located 250± feet east of Jupiter Road, 530± feet south of 14th Street. The property is currently zoned Retail (R). The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling and warehousing. The requested zoning is a Specific Use Permit for a 90-foot Commercial Antenna Support Structure. The purpose and intent of a Specific Use Permit is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established. A commercial antenna is defined as any antenna system that provides, directly or indirectly for a fee, telecommunications services to the public or to such classes of users as to be effectively available directly to the public, regardless of the facilities used.

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

- I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2010-20.
- I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2010-20.

This item will be heard on December 6, 2010, 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.

Andrew Olmstead President      Andrew Olmstead  
 Name (Please Print) Chapman Inc.      Signature  
P.O. Box 1298      11/16/10  
 Address Sherman, TX 75091      Date

BM

RECEIVED

REPLY FORM

NOV 18 2010

PLANNING DEPT.

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

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

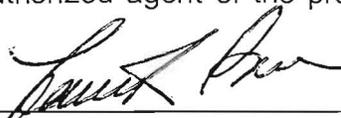
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By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

LAWRENCE R. BURK  
Name (Please Print)

  
Signature

1412 Main St. #2100  
Address  
Dallas, TX 75202

11/16/10  
Date

BM applicant

REPLY FORM

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

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*See attached*

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

GARY MARTIN  
Name (Please Print)

*Gary Martin*  
Signature

2700 JAMES ST  
Address  
DENTON TX 76205  
BM

11-17-10  
Date

Public health and safety is my main concern for being against the requested zoning. Anyone that is unfamiliar to these structures may be hesitant to come near it for fear of any kind of negative exposure. A 90-foot Commercial Antenna Support Structure in an area intended for the retail sales of goods and services would be an eyesore for the consumer. As a property owner in the area, I am also concerned that this would not benefit the property value.

RECEIVED  
DEC 14 2010  
PLANNING DEPT

REPLY FORM

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

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

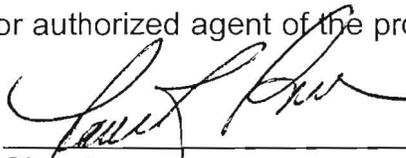
I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2010-20.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2010-20.

This item will be heard on **January 4, 2011, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

LAWRENCE R BURK  
Name (Please Print)

  
Signature

PLANO PLAZA Shopping CTR  
Address

12-10-10  
Date

BM GENERAL PARTNER OF  
SOUTHBROOK ENTERPRISES, LTD.

CITY OF PLANO  
PLANNING & ZONING COMMISSION

January 4, 2011

**Agenda Item No. 6B**

**Revised Site Plan:** Plano Plaza Addition, Block A, Lot 1R

**Applicant:** Bluewave Deployment (T-Mobile)

---

**DESCRIPTION:**

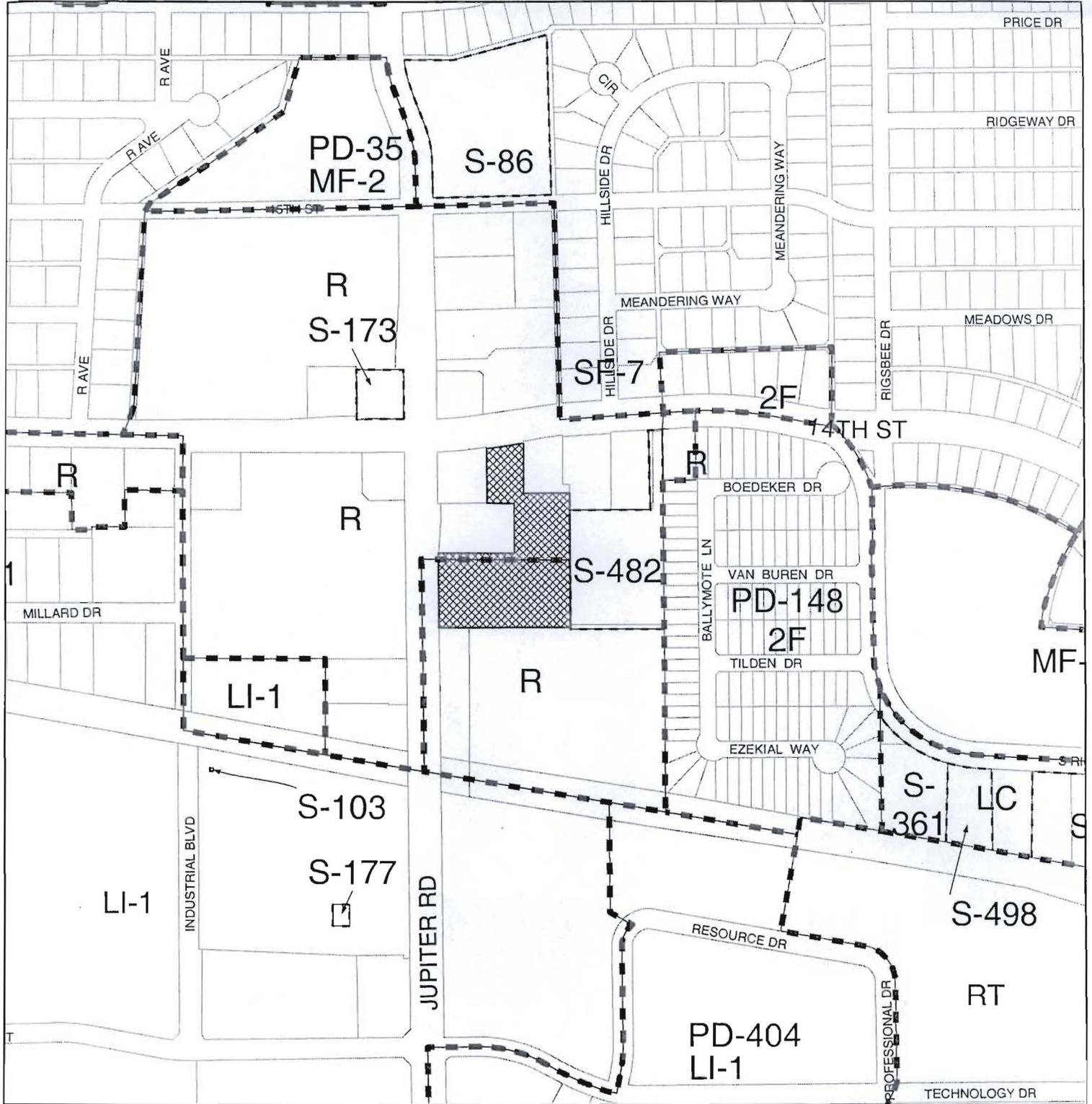
Retail and commercial antenna support structure on one lot on 3.1± acres located generally at the southeast corner of 14th Street and Jupiter Road. Zoned Retail. Neighborhood #68.

**REMARKS:**

This revised site plan is associated with companion Zoning Case 2010-20 and is contingent upon approval of the zoning case. The applicant is proposing a 90-foot stealth commercial antenna support structure located at the back of the existing retail building. The proposed antenna support structure and related mechanical equipment will not be placed within any utility easements or the ten-foot rear yard building setback. The applicant is proposing to screen proposed support equipment with an eight-foot masonry wall to match the existing retail building.

**RECOMMENDATION:**

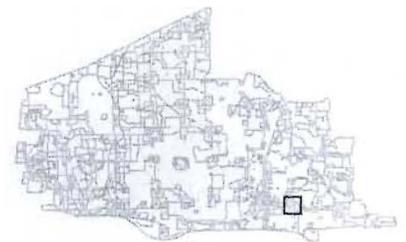
Recommended for approval subject to City Council approval of Zoning Case 2010-20.



Item Submitted: REVISED SITE PLAN

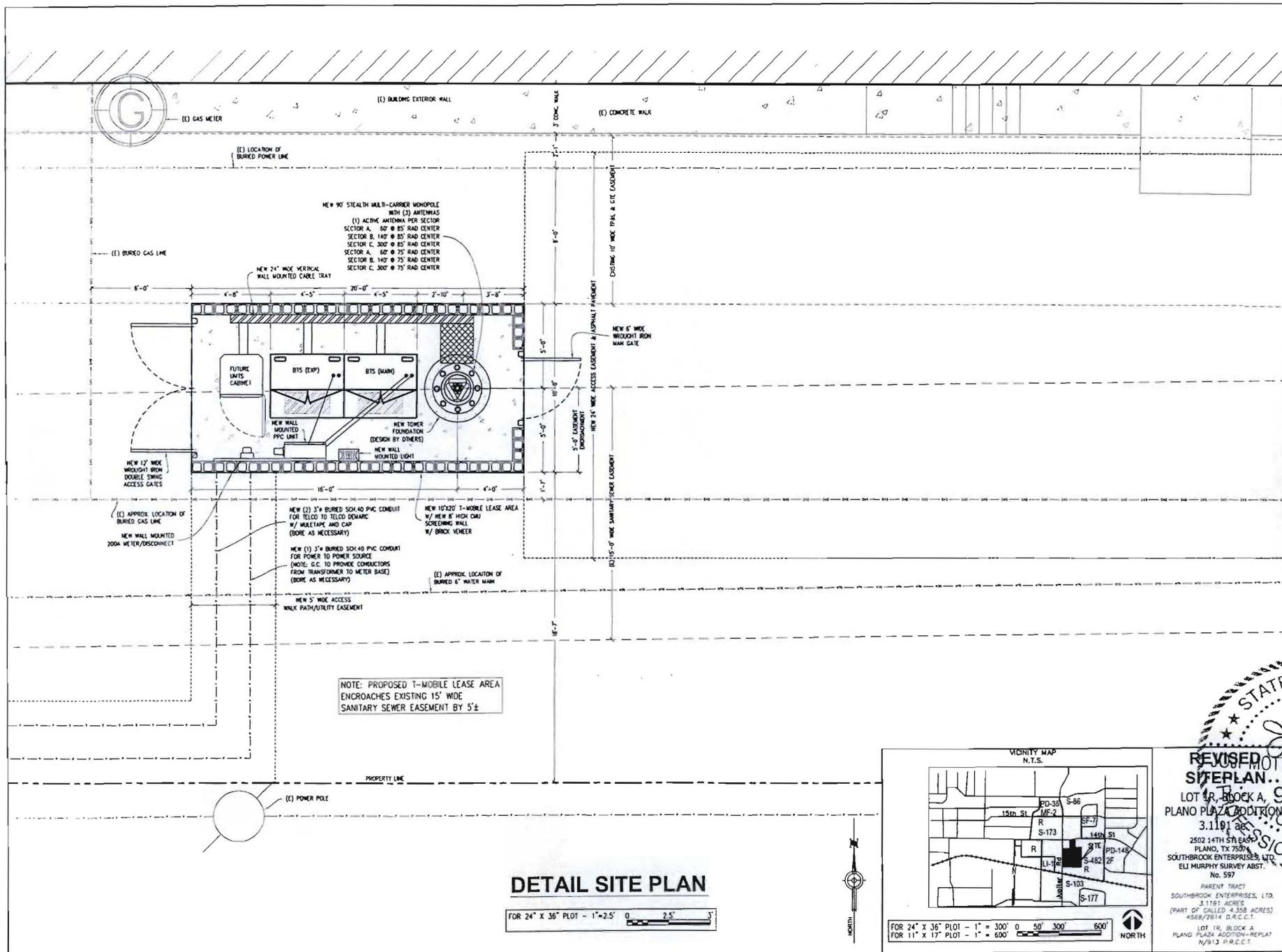
Title: PLANO PLAZA ADDITION  
BLOCK A, LOT 1R

Zoning: RETAIL



○ 200' Notification Buffer

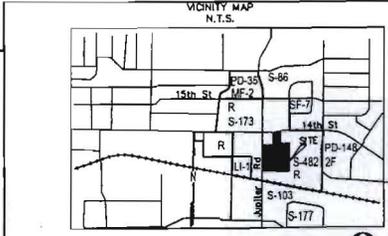




NOTE: PROPOSED T-MOBILE LEASE AREA ENCROACHES EXISTING 15' WIDE SANITARY SEWER EASEMENT BY 5'±

### DETAIL SITE PLAN

FOR 24' X 36' PLOT - 1"=2.5' 0 2.5 3'



FOR 24' X 36' PLOT - 1" = 300' 0 300 600  
FOR 11' X 17' PLOT - 1" = 600' 0 600 1200

CITY APPROVAL

ACD JOB# 10-2974

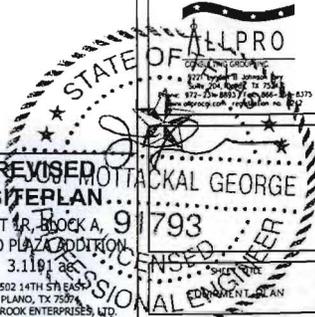
DRAWN BY: CC

CHECKED BY: JG

- 6/12/28/10 REV ZONING PLAN-SURVEY
- 5/12/26/10 REVISED ZONING PLAN
- 4/11/08/10 REV ZONING PLAN-NOTES
- 3/10/29/10 REVISED ZONING PLAN
- 2/10/20/10 REVISED ZONING PLAN
- 1/10/11/10 FINAL ZONING PLAN

**T-Mobile**

DUKE BRIDGES CAMPUS  
7688 WARREN PARKWAY  
FRISCO, TX 75034  
OFFICE: (972) 464-3510



REVISED SITE PLAN  
LOT 1R, BLOCK A, PLANO PLAZA ADDITION  
3.1181 ACRES  
2502 14TH ST EAST  
PLANO, TX 75074  
SOUTH-BROOK ENTERPRISES, LTD.  
ELI MURPHY SURVEY ABST.  
No. 597  
PARENT TRACT  
SOUTH-BROOK ENTERPRISES, LTD.  
3.1181 ACRES  
(PART OF CALLED 4.358 ACRES)  
4569/7814 D.R.C.C.T.  
LOT 1R, BLOCK A  
PLANO PLAZA ADDITION-REPLAT  
N/913 P.R.C.C.T.

SHEET NUMBER

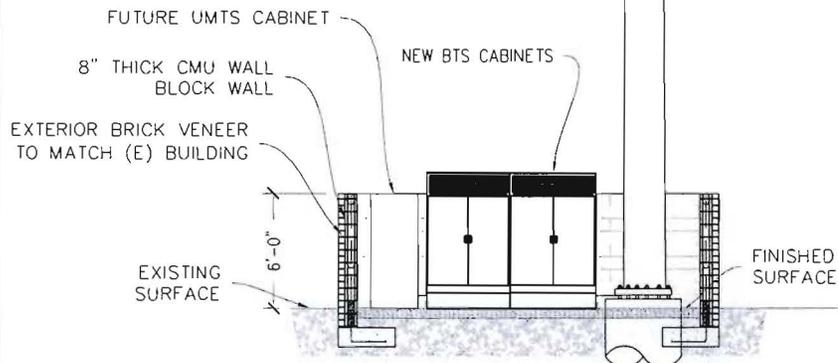
**S2**

ZONING CASE  
ZC-2010-20

NEW (3) FLUSH MOUNT ANTENNAS  
 (1) ACTIVE ANTENNA PER SECTOR  
 SECTOR A, 60° @ 85' RAD CENTER  
 SECTOR B, 140° @ 85' RAD CENTER  
 SECTOR C, 300° @ 85' RAD CENTER

NEW (3) FLUSH MOUNT ANTENNAS  
 (1) ACTIVE ANTENNA PER SECTOR  
 SECTOR A, 60° @ 75' RAD CENTER  
 SECTOR B, 140° @ 75' RAD CENTER  
 SECTOR C, 300° @ 75' RAD CENTER

NEW 90' MONOPOLE



NEW T-MOBILE PANEL ANTENNA RAD C.L. = 75'-0"  
 NEW T-MOBILE PANEL ANTENNA RAD C.L. = 85'-0"  
 70'-0"  
 90'-0" TOP OF STEALTH POLE

# ANTENNA DETAIL SITE PLAN

FOR 24" X 36" PLOT - 1" = 10' 0" 5' 10' 20'  
 FOR 11" X 17" PLOT - 1" = 20'

CITY APPROVAL

ACGI JOB# 10-2974

DRAWN BY: CG

CHECKED BY: JG

3	12/29/10	REV ZONING PER COMMENTS
2	12/20/10	REV ZONING PER COMMENTS
1	11/20/10	REV ZONING PER COMMENTS
0	11/08/10	REV ZONING PLAN-NOTES

**T-Mobile**  
 DUKE BRIDGES CAMPUS  
 7568 WARREN PARKWAY  
 FRISCO, TEXAS 75034

**ALLPRO**  
 CONSULTING GROUP, INC.  
 9221 Lyndon B Johnson Fwy  
 Suite 204, Dallas, TX 75243  
 Phone: 972-231-8893 Fax: 866-364-8375  
 www.allproci.com registration no. 8242

12/24/10  
 STATE OF TEXAS  
 JOJI MOTTACKAL GEORGE  
 91793  
 LICENSED PROFESSIONAL ENGINEER

SHEET TITLE  
 ELEVATION

SHEET NUMBER  
**S3**

ZONING CASE  
 ZC-2010-20

CITY OF PLANO  
PLANNING & ZONING COMMISSION

January 4, 2011

**Agenda Item No. 7A**

**Public Hearing:** Zoning Case 2010-21

**Applicant:** Plano SNF Realty, LLC

---

**DESCRIPTION:**

Request for a Specific Use Permit for Long-term Care Facility on 5.4± acres located on the east side of Communications Parkway, 500± feet north of Chapel Hill Boulevard. Zoned Regional Employment.

**REMARKS:**

The requested zoning is for a Specific Use Permit (SUP) for Long-term Care Facility. A long-term care facility is defined as a development providing in-patient health care, personal care, or rehabilitative services over a long period of time to persons chronically ill, aged, or disabled due to injury or disease. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application.

The subject property is currently zoned Regional Employment (RE). The RE district is intended to provide for office and limited manufacturing uses that are consistent with the regional status of certain tollways and expressways serving Plano and surrounding communities. Some retail uses are also appropriate when developed in conjunction with the primary uses. The district's standards are designed to ensure compatibility between the various uses within a corridor and surrounding residential neighborhoods.

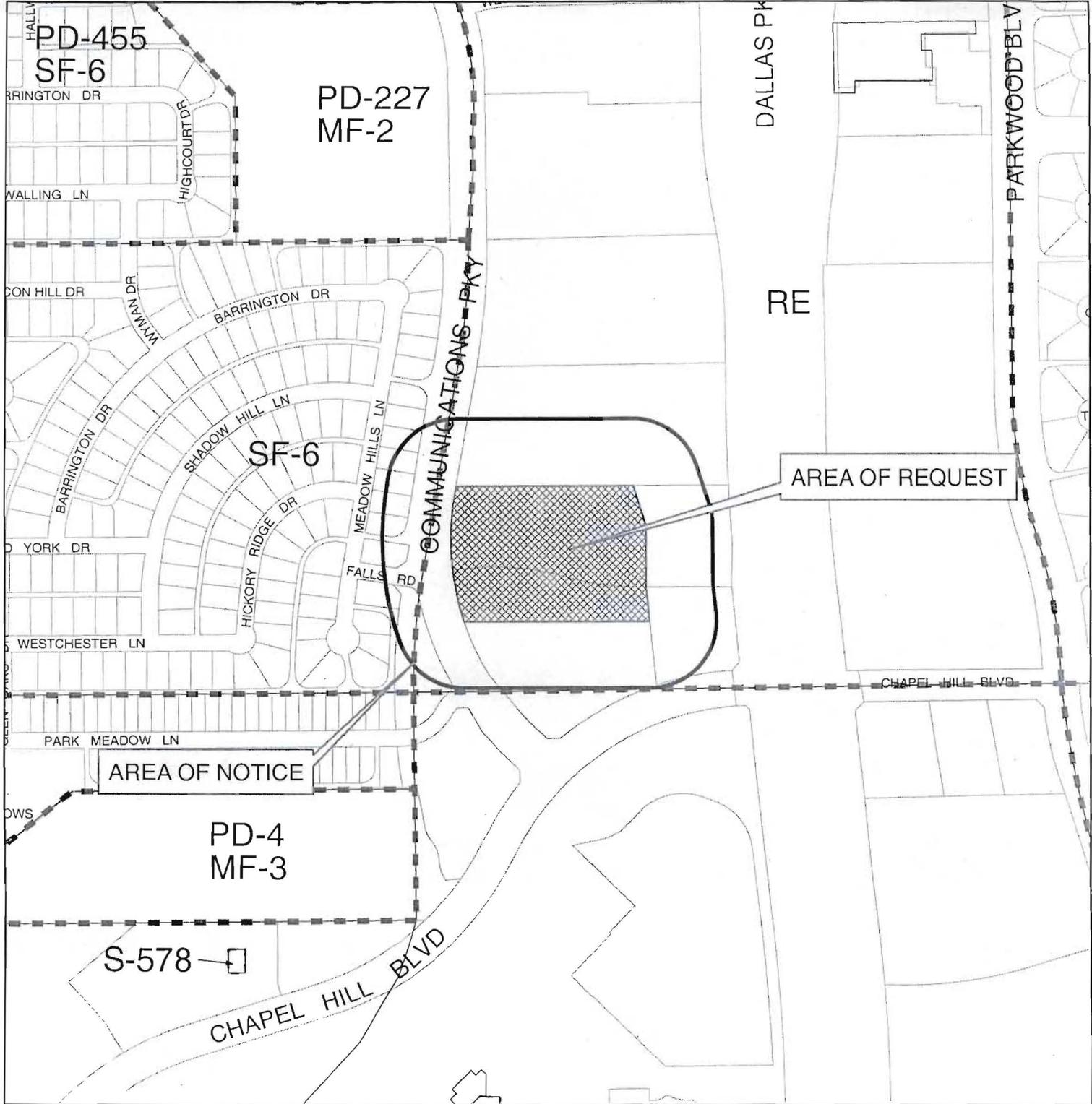
A preliminary site plan, Parkway Centre, Phase 5, Block C, Lot 5, accompanies this request.

The land to the west of the area of request, across Communications Parkway, is zoned Single-Family Residence-6 and is developed as residential homes. To the north, east, and south of the request, the land is zoned RE. The property to the north is developed as general offices, and the properties to the east and south are vacant and are proposed for office uses.

The subject property is approximately 300 feet west of the tollway. The long-term care use is complimentary to the adjacent residential use and should provide a buffer between the existing residential subdivision and the Dallas North Tollway. The site will derive its primary access from Communications Parkway, and it will have access to adjacent properties to the north, east, and south. Additionally, since this site does not have frontage on the tollway nor an arterial roadway, the requested use is appropriate because it does not rely upon visibility unlike other uses currently allowed within the RE zoning district. For these reasons, staff believes this is an appropriate location for a long-term care facility.

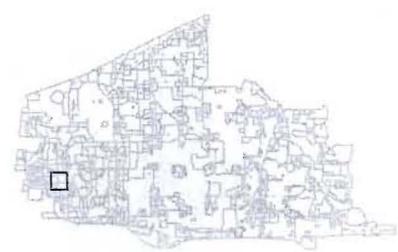
**RECOMMENDATION:**

Recommended for approval as submitted.



Zoning Case #: 2010-21

Existing Zoning: REGIONAL EMPLOYMENT/  
DALLAS NORTH TOLLWAY OVERLAY DISTRICT



○ 200' Notification Buffer

ZONED "SF-6"  
DEVELOPED AS  
SINGLE-FAMILY  
RESIDENTIAL  
GLEN MEADOWS  
CABINET #4 PAGE 292

ZONED "SF-6"  
DEVELOPED AS  
SINGLE-FAMILY  
RESIDENTIAL  
GLEN MEADOWS  
CABINET #4 PAGE 292

ZONED "RE"  
DEVELOPED AS  
MEDICAL OFFICE  
LOT 1, BLOCK 3  
THE SHOPS AT  
WILLOW BEND  
CABINET #4 PAGE 294

ZONED "RE"  
DEVELOPED AS  
MEDICAL OFFICE

5.3672 ACRES

REQUEST FOR S.U.P. FOR  
LONG-TERM CARE FACILITY

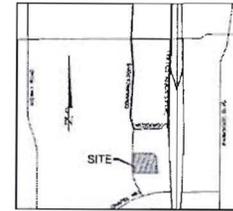
ZONED "RE"  
VACANT

ZONED "RE"  
VACANT

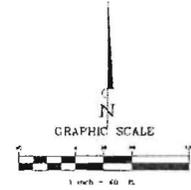
ZONED "RE"  
VACANT

CHAPEL HILL BOULEVARD  
1/4" = 60' (A PUBLIC RIGHT-OF-WAY)

DALLAS NORTH PARKWAY  
1/4" = 60' (A PUBLIC RIGHT-OF-WAY)



VICINITY MAP  
N.T.S.



**BOUNDARY DESCRIPTION:**

BEING a 5.3672 acre tract of land situated in the John H. Mounts Survey, Abstract No. 610, City of Plano, Collin County, Texas, being all of Lot 5 and part of Lot 6, Block C, Parkway Centre Addition, Phase 5, an addition to the City of Plano as recorded in Volume 2006, Page 776, Plat Records, Collin County, Texas (P.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a one-half inch iron rod found at the northwest corner of said Lot 5, said point being in the easterly right-of-way line of Communications Parkway (a variable width right-of-way), said point also being the southwest corner of Lot 4, Block C, Parkway Centre Addition, Phase 4, an addition to the City of Plano as recorded in Volume 2006, Page 101, P.R.C.C.T.;

THENCE North 89 degrees 56 minutes 02 seconds East, along the common line of said Lot 4 and Lot 5, a distance of 532.01 feet to a one-half inch iron rod set for corner;

THENCE South 18 degrees 47 minutes 36 seconds East, a distance of 125.00 feet to a one-half inch iron rod set for corner;

THENCE South 00 degrees 04 minutes 56 seconds East, a distance of 196.62 feet to a one-half inch iron rod found for corner, being the northwest corner of Lot 7 of said Block C;

THENCE South 05 degrees 35 minutes 32 seconds East, along the west line of said Lot 7, a distance of 103.66 feet to a one-half inch iron rod set for corner;

THENCE North 89 degrees 56 minutes 11 seconds West, a distance of 568.52 feet to a one inch iron rod set for corner at the easterly right-of-way line of said Communications Parkway, and being in a non-tangent curve to the right having a central angle of 28 degrees 11 minutes 57 seconds, a radius of 785.00 feet, a tangent of 180.68 feet, and whose chord bears North 04 degrees 04 minutes 17 seconds West, 367.34 feet;

THENCE northwesterly along the easterly right-of-way line of said Communications Parkway and along the said curve, an arc distance of 351.27 feet to a one-half inch iron rod found for corner and being the end of said curve;

THENCE North 10 degrees 01 minutes 33 seconds East, continuing along the easterly right-of-way line of said Communications Parkway, a distance of 21.02 feet to the POINT OF BEGINNING and containing 233,797 square feet or 5.3672 acres of land.

**NOTE:**  
Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plan, 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, plans or plans relating to development of this property shall be considered as an action separate from action taken on this zoning case.

ENGINEER  
**BANNISTER**  
ENGINEERING  
1500 WATERS RIDGE DRIVE  
LEWISVILLE, TEXAS 75057  
PH: (972) 783-4054  
dbweiner@bannistereng.com

PROPERTY OWNER  
PLANO SHF REALTY LLC  
CONTACT: DEBEK WEBER, P.E.  
1500 WATERS RIDGE DRIVE  
LEWISVILLE, TEXAS 75057  
PH: (972) 783-4054  
dweiner@bannistereng.com

ZONING EXHIBIT  
FOR  
ZONING CASE # 2010-21  
5.3672 ACRES  
OUT OF THE JOHN MOUNTS  
SURVEY, ABSTRACT NO. 610  
ROBERT LUDDINGTON SURVEY,  
ABSTRACT NO. 548

LOCATED IN THE  
CITY OF PLANO,  
COLLIN COUNTY, TEXAS  
DECEMBER 8, 2010

RECEIVED

DEC 17 2010

PLANNING DEPT.

REPLY FORM

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

Dear Commissioners:

This letter is regarding Zoning case 2010-21. This is a request for Specific Use Permit for Long-term Care Facility on 5.4± acres located on the east side of Communications Parkway, 500± feet north of Chapel Hill Boulevard. The current zoning is Regional Employment (RE). The RE district is intended to provide for office and limited manufacturing uses that are consistent with the regional status of certain tollways and expressways serving Plano and surrounding communities. Some retail uses are also appropriate when developed in conjunction with the primary uses. The district's standards are designed to ensure compatibility between the various uses within a corridor and surrounding residential neighborhoods. The requested zoning is for a Specific Use Permit (SUP) for Long-term Care Facility. A Long-term Care Facility is a development providing in-patient health care, personal care, or rehabilitative services over a long period of time to persons chronically ill, aged, or disabled due to injury or disease. An SUP authorizes and regulates a use not normally permitted in a district, which could benefit in a particular case the general welfare, provided that adequate development standards and safeguards are established.

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

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*I am so glad another mid-rise ofc. bldg or strip center or hotel will not be built there!*

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

Melissa Newman

Name (Please Print)

Melissa Newman

Signature

2653 Shadow Hill Lane

Address

12-16-10

Date

EH

RECEIVED  
DEC 20 2010  
PLANNING DEPT

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.

BARBARA MARTURANO  
Name (Please Print)

Barbara Marturano  
Signature

2612 MEADOW HILLS LN  
Address  
EH

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Date

CITY OF PLANO  
PLANNING & ZONING COMMISSION

January 4, 2011

**Agenda Item No. 7B**

**Preliminary Site Plan & Concept Plan:**  
Parkway Centre, Phase 5, Block C, Lots 5, 6, & 8

**Applicant:** Plano SNF Realty, LLC & Blue Quail JV

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**DESCRIPTION:**

Long-term care facility, medical, and general office on three lots on 10.4± acres located at the northeast corner of Chapel Hill Boulevard and Communications Parkway. Zoned Regional Employment and Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #40.

**REMARKS:**

This preliminary site plan and concept plan is associated with Zoning Case 2010-21. The applicant is proposing a long-term care facility on Lot 5, general office on Lot 6, and medical office on Lot 8. The specific use permit requested with companion Zoning Case 2010-21 is for Lot 5 only and is contingent upon City Council approval of the zoning case.

The sites meet the Zoning Ordinance requirements for parking, building setbacks, landscaping, and other development provisions.

**RECOMMENDATIONS:**

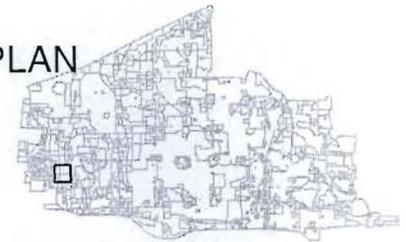
Recommended for approval subject to City Council approval of Zoning Case 2010-21.



Item Submitted: PRELIMINARY SITE PLAN/CONCEPT PLAN

Title: PARKWAY CENTRE, PHASE 5  
BLOCK C, LOTS 5, 6, & 8

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



○ 200' Notification Buffer



# CITY OF PLANO

## PLANNING & ZONING COMMISSION

January 4, 2011

### Agenda Item No. 8

**Discussion & Direction:** Undeveloped Land Study

**Applicant:** City of Plano

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#### **DESCRIPTION:**

Discussion and direction regarding policy recommendations from the Economic Development element, Land Use element, and Housing Density, Infill Housing, Mixed Use, and Rezoning to Meet Demand policy statements, for the use of remaining undeveloped land in Plano.

#### **REMARKS:**

##### **Analysis of Policy Statements**

The Planning & Zoning Commission provided staff direction regarding the policy recommendations pertaining to the remaining undeveloped land within Plano during discussion at their November 15, 2010 and December 6, 2010 meetings. The Commission evaluated the reasons why the policy recommendations were created, and whether the policy recommendations are still appropriate today.

The purpose of January 4, 2011, meeting is to review the feedback received from the Commission so that staff can prepare a summary of the policy recommendations for City Council's consideration, including the Commission's comments. Additionally, Robert Shaw of Columbus Realty Partners will speak to the Commission regarding multifamily development trends coming out of the recession and the impact on Plano.

Lastly, the Commission requested a map of the city showing the location of undeveloped land zoned to allow multifamily development. The map is included as an attachment to the staff report along with a summary of each location.

##### **Direction from the Commission**

The following is a summary of the direction received from the Commission resulting from discussions regarding the city's Comprehensive Plan policy recommendations. The discussion questions for each issue along with a summary of the comments received from the Commission are included for review. The comments received pertain to the undeveloped areas of the city.

## ***Multifamily Development***

### *Discussion questions:*

Should the city allow additional multifamily development? If so, where? In what format - only in mixed use settings as part of an urban center? If designed properly, could lower density multifamily development be appropriate in other settings?

### *Comments:*

Some Commissioners were not supportive of additional lower density (garden style) multifamily development within the city, and preferred multifamily residential in mixed use and urban center developments. Other Commissioners commented that it may be necessary to allow additional lower density multifamily since it is an affordable housing option. Additionally, lower density multifamily development should be encouraged as a redevelopment option for corner retail sites.

## ***Expressway Corridors and Employment Areas***

### *Discussion questions:*

Where should the city reserve land for regional retail development, corporate headquarters, and other employment-generating uses?

### *Comments:*

The Commission recommended reserving land within the major expressway corridors and employment centers for economic development and employment opportunities. However, the Commission was favorable to considering multifamily residential if provided at higher densities within mixed-use and urban center developments within these areas.

## ***Single-Family Development***

### *Discussion questions:*

Should some areas, such as Legacy or in the major expressway corridors, be off-limits for additional residential development? Should the city continue to promote complete neighborhoods with access to schools, parks, and amenities for additional traditional single-family development?

### *Comments:*

The Commission was not supportive of single-family residential within the major expressway corridors and employment centers, such as Legacy Business Park. The city should continue to promote complete neighborhoods with access to schools, parks, and amenities for traditional single-family development for land currently zoned or designated on the land use plan for residential uses.

## ***Housing Density***

### *Discussion questions:*

Does the city want to allow lower density multifamily (i.e. garden style) development? Does the Commission believe that the current multifamily unit concentration and minimum separation distance requirements are still appropriate? Do these recommendations warrant further evaluation?

### *Comments:*

Some Commissioners believe there is no need for additional lower density multifamily development in the city. However, a few Commission members stated the use may be necessary to provide affordable housing for younger people moving to Plano. Lower density multifamily should be encouraged as a redevelopment option within the corner retail development sites.

The multifamily concentration and separation guidelines in the Housing Density policy statement are appropriate and should be retained for lower density multifamily development with the exception of senior housing, mixed use, and urban center developments.

## ***Infill Housing***

### *Discussion questions:*

Where should infill housing occur in Plano? Should housing continue to be discouraged within the expressway corridors and employment areas unless it is an urban center or mixed use development? Does the city want to continue to discourage all residential development within 1,200 feet of the Sam Rayburn Tollway and preserve land for future economic development opportunities?

### *Comments:*

Infill housing should occur in areas around Plano where it would be appropriate for housing. Single-family housing should be discouraged within the expressway corridors. However, multifamily in a mixed use setting would be appropriate within the corridors.

The 1,200 foot setback for residential uses along the State Highway 121 corridor should be retained as this area and should be preserved for future employment opportunities. Multifamily development in a mixed use setting would also be appropriate within this corridor.

## ***Mixed-Use***

### *Discussion questions:*

Should the location of potential urban centers, as identified in the Urban Center study, be identified on the Future Land Use Plan? Are there other locations which should be noted as well? Does the city want to continue to allow mixed use urban centers within the expressway corridors similar to Legacy Town Center and Granite Properties?

*Comments:*

The location of possible urban center sites as identified in the Urban Center Study should be designated on the Future Land Use Plan. Other locations for potential urban centers and neighborhood centers should be further investigated. Mixed use development and urban centers would be appropriate within expressway corridors and employment areas.

**Additional Comments:**

Since the Commission has recommended that additional multifamily residential incorporated within mixed use developments and urban centers are appropriate within the expressway corridors and employment areas, staff anticipates that the city will likely receive many rezoning requests for these types of development in the near future. It will be important for the Commission and Council to review the rezoning requests and determine if the request is truly a mixed use or urban center development where both nonresidential and residential uses are truly integrated and work together to make the development successful, or if the multifamily residential component is essentially the impetus behind the requests. The Mixed Use policy statement provides the Commission and Council with the tools necessary for evaluating mixed use and urban center requests since the policy statement includes guidelines for evaluating such requests.

**RECOMMENDATION:**

Recommended that the Planning & Zoning Commission provide staff direction regarding the policy recommendations pertaining to undeveloped land.

**Multifamily Undeveloped Land  
Map Location Key**

**1. NE quadrant of President George Bush Turnpike and Renner Road**

Zoning: Planned Development-207-Retail (PD-207-R)

Description: A maximum number of 1,200 multifamily units could be developed in the zoning district. The minimum density is 35 dwelling units per acre and the multifamily development is limited to certain tracts (as highlighted on the map.)

**2. SE quadrant of Legacy Drive and Custer Road**

Zoning: Multifamily Residence-3 (MF-3)

Description: Multifamily dwelling units could be developed at 21.5 units per acre on the 19.4 acre site. Depending on the number of units proposed, combined with the existing multifamily development to the west, the potential development may exceed the maximum concentration of multifamily units in a given area per the Housing Density policy statement recommendations. The property is currently owned by a religious use and it is used as an off-site parking lot for the religious use. Staff anticipates that this property will likely not develop as multifamily residential.

**3. NW quadrant of Windhaven Parkway and Spring Creek Parkway**

Zoning: Planned Development-242-Multifamily Residence-2 (PD-242-MF-2)

Description: Zoning district allows multifamily development at 15 dwelling units per acre on the available 24.7 acres.

**4. NE quadrant of Parker Road and the Dallas North Tollway**

Zoning: Planned Development-185-Regional Commercial (PD-185-RC)

Description: A maximum of 265 multifamily dwelling units are permitted by right within the zoning district.

**5. SW quadrant of McDermott Road and Ohio Drive (Haggard Square Development)**

Zoning: Planned Development-20-Mixed Use (PD-20-MU)

Description: The zoning district is divided into four sub-areas which would allow multifamily development based on the following conditions:

#### *Sub-Area A*

Sub-area A allows for multifamily units with an approved specific use permit. The floor area of the multifamily development must not exceed 10% of the total floor area of all development in sub-area A. No multifamily has been developed at this time.

#### *Sub-Area B*

Sub-area B allows for multifamily and single-family attached units with a maximum density of 35 dwelling units per acre. The property has been platted for 123 multifamily units which have not been developed yet.

#### *Sub-Area C*

Sub-area C allows for a maximum of 1,450 housing units which can be built as multifamily, retirement housing, and single-family attached. A total of 1,167 units have been developed within sub-area C and another 283 units are possible at the southwest quadrant of the McDermott Road and Ohio Drive intersection.

#### *Sub-Area D*

Sub-area D has been developed as non-residential.

### **6. Legacy Town Center**

Zoning: Central Business-1 (CB-1) and Planned Development-65-Central Business-1 (PD-65-CB-1)

Description: Legacy Town Center and the areas immediately to the north, as well as west of Dallas North Tollway between Headquarters Drive and Tennyson Parkway, allow for a maximum 3,500 multifamily units. The CB-1 district allowed for 2,300 multifamily units by right and additional undeveloped units (by right) were transferred from the Commercial Employment (CE) zoning district into the CB-1 district, as permitted by the zoning districts, resulting the 3,500 units. Approximately 400 units remain undeveloped.



CITY OF PLANO

PLANNING & ZONING COMMISSION

January 4, 2011

**Agenda Item No. 9**

**Discussion & Direction:** Research/Technology Center District

**Applicant:** City of Plano

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**DESCRIPTION:**

Request for discussion and direction regarding possible amendments to the Research/Technology Center zoning district regulations.

**REMARKS:**

Earlier this year, the City Council directed the Planning & Zoning Commission to develop a new plan for the Research/Technology Center (RT) zoning district. The Commission initially examined whether the existing boundaries of the RT are still appropriate and is now considering the RT zoning district regulations.

During the discussion of the RT zoning district at previous meetings, several issues related to the existing RT district development regulations (attached) have been identified and flagged for inclusion as part of this discussion. The main concerns seem to be that certain regulations unnecessarily restrict development in the area. Based on comments received at prior meetings and staff assessment of the regulations, we have prepared the following summary highlighting areas of the ordinance that might be considered for revision. At the meeting, staff is seeking initial direction from the Planning & Zoning Commission about whether the Commission would like to explore modifications to these and/or any other portions of the RT regulations.

- 1. Landscaping requirements** - The RT district requires that "A minimum of 20% of the total lot area shall be landscaping." *This requirement contributes positively to the overall look and feel of the RT district. However, it does require a significant amount of land be dedicated to landscaping which raises the cost of development and, in some cases, can inhibit redevelopment of a site. If the Commission determines that this is an area of the ordinance that should be changed, they could consider reducing the percent of the total lot that must be dedicated to landscaping or removing this provision and applying the standard nonresidential landscaping requirements as defined in Section 3.1200 of the Zoning Ordinance.*

2. **Office-showroom/warehouse** - The RT district Subsection 2.826.7.c requires that "any office -showroom/warehouse use shall not have more than 70% of its gross floor area devoted to warehousing." *Comments received from business owners and the Economic Development staff have focused on this ratio being too high which deters businesses from locating in the RT. Many businesses do not need to devote 30% of lease space to office activities. Comments at other meetings have centered on reducing this to 15-20%.*
3. **Parking** - Subsection 2.826.4.d requires that "In order to accommodate future changes in use, approved site plans shall include adequate land area to increase parking to the minimum requirements for office development (one space per 300 square feet) for 75% of the gross floor area of any building." *This requirement is sometimes problematic, especially for sites that were initially developed under light industrial regulations and are now seeking to redevelop under RT requirements.*
4. **Restaurants in RT** - A freestanding (sole use and occupant) restaurant/cafe is permitted in an RT district as part of the ten percent allowance described above if it has a minimum of 5,000 square feet of gross floor area and no drive-in window (Subsection 2.826.7.b). *It has been noted that there are a limited number of restaurants in the immediate vicinity of the RT district to serve the employees working in the area; though, there are quite a few within a few miles, including those in downtown Plano, near Collin Creek Mall and an increasing number in the 190 Tollway Corridor. However, if the Commission feels it would be appropriate to open up more opportunities for restaurants in the RT, the Commission could consider allowing restaurants without applying the 10% restriction. This would be the same change that was applied to the Regional Employment (RE) district earlier this year.*

#### **Other comments**

The RT District was created to be "a low density, employment center consisting of office, research and development facilities, and limited assembly operations. RT districts should generally accommodate several users in a campus environment." Zoning district regulations including the prohibition on outdoor storage, restrictions limiting the number of dock doors, or storage of vehicles have been crafted to support this type of environment and staff recommends that they be maintained. If changes to these areas are considered, the Planning & Zoning Commission may want to consider whether the overall goals for the district are still valid.

#### **Public Input and Response**

Staff mailed a letter to all RT property owners inviting them to attend the Commission's meeting on January 4, 2011, to provide them an opportunity to comment on the proposed changes being considered to the RT district should the Commission be interested in receiving public comment. Staff has also made arrangements to attend the Southeast Plano Business Alliance meeting on January 11, 2011, to solicit additional feedback from area businesses on the regulations.

**RECOMMENDATION:**

Recommended that the Planning & Zoning Commission provide direction regarding the Research/Technology Center zoning district regulations.

## Article 2. Zoning Districts and Uses

### 2.826 RT - Research/Technology Center

(ZC 98-69; Ordinance No. 98-10-10)

#### 1. Purpose

The RT district is intended to create a low density, employment center consisting of office, research and development facilities, and limited assembly operations. RT districts should generally accommodate several users in a campus environment.

#### 2. Permitted Uses

See '2.500 Permitted Uses', for a complete listing.

#### 3. Area, Yard, and Bulk Requirements

Description	Requirement
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Minimum Front Yard	50 feet, except as provided in Section 3.500 and Other Setback Requirements below
Minimum Side Yard	30 feet, except as provided in Section 3.600 and Other Setback Requirements below
Minimum Rear Yard	30 feet, except as provided in Section 3.700 and Other Setback Requirements below
Maximum Height	20 story, not to exceed 325 feet in height. One story buildings shall not exceed 28 feet, inside clear height (exclusive of interior support structures), except as specified in Other Setback Requirements below.
Maximum Lot Coverage	45%, 60% with structured parking
Maximum Floor Area Ratio	1:1
Minimum District Size	25 contiguous acres

## Article 2. Zoning Districts and Uses

Description	Requirement
Other Setback Requirements	In addition to the above yard requirements, the following additional setbacks shall apply (as measured from nearest residential district boundary line):
	A minimum setback of three times the height up to a maximum height of eight stories or 140 feet, whichever is more restrictive, for a minimum distance of 1,000 feet.
	Beyond 1,000 feet, the setback shall be increased at one time the height above eight stories or 140 feet, whichever is more restrictive, up to 12 stories or 200 feet in height, whichever is more restrictive.

**4. Off-Street Parking and Loading Requirements (See '3.1100 Off-Street Parking and Loading'.) (ZC 2002-48; Ordinance No. 2002-10-41)**

a. Maximum Loading Facilities

Buildings in RT districts shall not exceed the following ratios for loading spaces:

Square Feet of Gross Floor Area in Structure	Maximum Loading Spaces or Berths
Zero to 20,000	Four
Over 20,000	One for each additional 10,000 square feet up to a maximum of 12

- b. The design and orientation of the building(s) shall minimize the exposure of loading and trash collection areas from adjacent streets and from adjacent properties unless they are part of the same approved preliminary site plan. No loading spaces shall face streets. No loading spaces or areas shall be located within 100 feet of the boundary line of a residential district. In addition, the Planning & Zoning Commission may require a combination of wing walls extended from a building, screening walls, landscape berms, and plant materials to further obscure the view of loading and trash collection areas. The above screening elements shall be designed and located in conformance with applicable yard and setback requirements. Screening must extend the entire length of the loading area. Screening elements should be a minimum of eight feet in height at installation. Berms should not exceed a slope of three feet, horizontal to one foot, vertical. Retaining walls may be used on the interior side of the berm but should not face adjacent streets or properties. The height shall be measured from the top of the curb of adjacent streets or from the average grade of property lines with adjacent tracts of land. Depending upon the average grade of the adjacent streets and properties, the minimum height at installation may be increased to as high as 12 feet.

Plant materials used for screening shall include a combination of shade and ornamental trees (four-inch minimum caliper), conifers (eight-foot minimum height), and shrubs (five gallon minimum). The plant materials shall be arranged in a manner which significantly obscures the view from adjacent streets and properties.

## Article 2. Zoning Districts and Uses

Proposed screening elements shall be identified on the preliminary site plan. A detailed plan showing the angles of view and the specific placement of screening elements shall be submitted with the final site plan.

- c. Loading areas in RT districts are intended to provide for short-term pick-up and delivery. Onsite storage of delivery vehicles, including trailers and shipping containers, is prohibited. No delivery vehicles shall be parked outside of the designated loading areas.
- d. In order to accommodate future changes in use, approved site plans shall include adequate land area to increase parking to the minimum requirements for office development (one space per 300 square feet) for 75% of the gross floor area of any building.

### 5. Landscaping (ZC 2006-02; Ordinance No. 2006-4-24)

A minimum of 20% of the total lot area shall be landscaping which may include courtyards, plazas, walkways, water features, and related treatments in addition to plant materials. (See '3.1200 Landscaping Requirements'.) Per the development standards and incentives in Section 3.1700 (Storm Water Management), up to 50% of this required landscape area may be placed outside of the parking lot and/or landscaping along street rights-of-way if designated as storm water conservation area on a site-specific storm water management plan per Section 3.1700.

### 6. Signage Standards (ZC 2009-04; Ordinance No. 2009-6-15)

All freestanding general business, identification, institution, and multipurpose signs, as defined in the Sign Ordinance (No. 91-4-12) and its subsequent updates and revisions, shall be monument type. An additional allowance of up to three feet in height may be permitted for earthen berms, stone mounds, or other landscape features if part of an approved landscape plan. Except for those signs located within 150 feet of a residential zoning district, the following standards shall apply:

General Business/Institution Signs	
Maximum Height	12 feet
Maximum Size	90 square feet

Identification Signs	
Maximum Height	12 feet
Maximum Size	125 square feet

## Article 2. Zoning Districts and Uses

<b>Multipurpose Signs</b>	
Maximum Height	15 feet
Maximum Size	225 square feet
Maximum Size of Copy Area	Identification - 50 square feet
	Directory* - 70 square feet
	Reader Board* - 30 square feet
* Any combination of directory and reader board is permitted if it does not exceed 100 square feet	

For freestanding signs located within 150 feet of a residential zoning district, the following standards shall apply:

<b>General Business/Institution Signs</b>	
Maximum Height	Six feet
Maximum Size	50 square feet

<b>Identification Signs</b>	
Maximum Height	Six feet
Maximum Size	70 square feet

<b>Multipurpose Signs</b>	
Maximum Height	Six feet
Maximum Size	125 square feet
Maximum Size of Copy Area	Identification - 25 square feet
	Directory* - 35 square feet
	Reader Board* - 20 square feet
* Any combination of directory and reader board is permitted if it does not exceed 55 square feet.	

All other provisions of Ordinance No. 91-4-12 and its subsequent updates and provisions shall apply. Where conflicts exist, the provisions of this ordinance shall apply.

### 7. Special District Requirements

- a. In the RT district, permitted uses shall meet the following standards:
  - i. Operations should be fully enclosed with no outside storage of goods or materials.
  - ii. No noise, vibration, odor, smoke, and dust should impact adjacent properties in conformance with the performance standards in Section 3.1300.

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## Article 2. Zoning Districts and Uses

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- b. Retail and service uses identified with an “\*\*” in Subsection 2.502, Schedule of Permitted Uses, may not occupy more than ten percent of the gross floor area\*\* of a building unless the building and the designated location and amount of said uses are part of an approved site plan for more than one building, and the amount of space for these uses does not exceed ten percent of the combined floor area of all constructed buildings. The space for these uses may be redistributed within and among the buildings with the approval of a revised site plan. If a site plan includes multiple lots, all property owners must authorize the application. These uses may not be distributed among noncontiguous parcels of land.

A freestanding (sole use and occupant) restaurant/cafe is permitted in an RT district as part of the ten percent allowance described above if it has a minimum of 5,000 square feet of gross floor area\*\* and no drive-in window.

\*\* “Gross Floor Area” means the total floor area of a building from the exterior face of a building or from the centerline of a wall separating two buildings, but shall exclude any space where the floor-to-ceiling height is less than six feet and all patios, balconies, and parking facilities.

- c. An office - showroom/warehouse use is permitted in an RT district only when the first floor of the building housing said use does not exceed 100,000 square feet of gross floor area. In addition, any office - showroom/warehouse use shall not have more than 70% of its gross floor area devoted to warehousing. Existing office - showroom/warehouse and/or storage or wholesale warehouse developments and properties with a valid preliminary site plan or site plan for said uses, approved prior to the initial zoning of property as RT, are exempt from the above requirements for maximum building size and percentage of space devoted to warehousing. If a valid, approved preliminary site plan expires before approval of a site plan or if a valid, approved site plan expires before issuance of a building permit, the above exemptions shall no longer apply. The above exemption does not apply to uses other than office - showroom/warehouse and/or storage or wholesale warehouse. Existing uses other than those permitted by right in an RT district or preliminary site plan or site plan proposing uses other than those permitted by right in an RT district, except storage or wholesale warehouse, are not exempted from the above requirements. Notwithstanding Subsection 2.703, if such a development is destroyed or partially destroyed, it may be reconstructed but not expanded. For a use within a development as described above in which more than 70% of its gross floor area is devoted to warehousing, the period of time that the structure is vacant between tenants shall not be deemed an intentional abandonment of the nonconforming use as described in Subsection 2.704. (ZC 2000-36; Ordinance No. 2000-6-26)
- d. Any existing development or properties with a valid preliminary site plan or site plan approved prior to the zoning of a property as RT shall be exempted from the Area, Yard, and Bulk, Off-Street Parking and Loading, and Landscaping requirements specified for RT districts, and the preceding standards shall apply except for 4.c. above regarding loading areas. Notwithstanding Subsection 2.703, if such a development is destroyed or partially destroyed, it may be reconstructed but not expanded. (ZC 2002-48; Ordinance No. 2002-10-41)

## Article 2. Zoning Districts and Uses

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- e. Warehousing is allowed as an accessory use to light-intensity manufacturing use and is not subject to the maximum percentage requirements in 7.c. above. (*ZC 2005-20; Ordinance No. 2005-6-34*)

*Disclaimer - Uses listed by zoning district are provided as a convenience but should not be relied upon as the most current and accurate source of information. Please contact the City of Plano Planning Department to verify a specific use.*

## RT - Research Technology Center Permitted Uses

Accessory and Incidental Uses	
Accessory Building or Use	P
Construction Yard (Temporary)	35
Field Office	35

Automobile and Related Uses	
Automobile Leasing/Renting	R, 33
Automobile Parking Lot/Garage	31

Commercial, Manufacturing, and Industrial Uses	
Concrete/Asphalt Batching Plant (Temporary)	36
Manufacturing - Heavy-intensity	S
Manufacturing - Light-intensity	P
Manufacturing - Moderate-intensity	P

Educational, Institutional, Public, and Special Uses	
Airport/Heliport	S
Cemetery/Mausoleum	S
Civic Center	P
College/University	P
Community Center	P
Farm, Ranch, Garden, or Orchard	P
Fire Station/Public Safety Building	P
Fraternal Organization, Lodge, or Civic Club	30
Golf Course/Country Club (Private)	P

**P** = Permitted Use; **S** = Specific Use Permit Required; **R** = Refer to Residential Adjacency Standards of the Zoning Ordinance; **30** = Permitted as an accessory use; **31** = Permitted as an accessory use to motel/hotel or residence hotel; **33** = Fuel dispensing and/or car washing facilities associated with this use may be prohibited when in proximity to residential districts. See Residential Adjacency Standards of the Zoning Ordinance; **35** = Subject to temporary permit and removal at completion of project; **36** = Concrete Plant: Issuance of temporary permit by City Engineer and removal as directed; Asphalt Plant: Issuance of temporary permit by resolution of City Council

Educational, Institutional, Public, and Special Uses	
Helistop	S
Hospital	P
Park/Playground	P
Post Office	P
Private Recreation Facility	P
Recreation Center	P
Religious Facility	P
School - Primary or Secondary (Private)	P
School - Primary or Secondary (Public or Parochial)	P
Trade/Commercial School	P

Office and Professional Uses	
Clinic	P
Medical Office	P
Office Center	P
Office - Professional/General Administrative	P
Research and Development Center	P

Retail Uses	
Convenience Store	R, *, 33
Florist Shop	*
Retail/Service (Incidental)	P

**P** = Permitted Use; **S** = Specific Use Permit Required; **R** = Refer to Residential Adjacency Standards of the Zoning Ordinance; **\*** = Uses allowed when their combined area does not exceed ten percent of the gross floor area of a development; see Subsection 2.825, Regional Employment district or Subsection 2.826, Research/Technology Center district of the Zoning Ordinance; ; **33** = Fuel dispensing and/or car washing facilities associated with this use may be prohibited when in proximity to residential districts. See Residential Adjacency Standards of the Zoning Ordinance

Service Uses	
Adult Day Care Center	S
Bank, Savings and Loan, or Credit Union	P
Body Piercing	37
Business Service	P
Cleaning - Small Plant/Shop	*
Day Care Center	P
Day Care Center (Accessory)	P
Health/Fitness Center	P
Licensed Massage Therapy	P
Motel/Hotel	20
Personal Service Shop	*
Print Shop (Major)	S
Print Shop (Minor)	*
Private Club	S
Residence Hotel	20
Restaurant/Cafeteria	*
Tattooing and Permanent Cosmetics	37
Theater - Drive-in	R

Transportation, Utility, and Communications Uses	
Antenna	34
Antenna Support Structure (Commercial and Amateur)	34
Electrical Substation	S
Private Utility (other than listed)	S
Railroad Spur Track	P

**P** = Permitted Use; **S** = Specific Use Permit Required; **R** = Refer to Residential Adjacency Standards of the Zoning Ordinance; **\*** = Uses allowed when their combined area does not exceed ten percent of the gross floor area of a development; see Subsection 2.825, Regional Employment district or Subsection 2.826, Research/Technology Center district of the Zoning Ordinance; ; **20** = Permitted when the building is a minimum of 200 feet from the nearest residential district boundary; **34** = See Subsection 3.107 of the Zoning Ordinance; **37** = Permitted as an accessory use to a personal service shop and allowed in districts where that use is permitted; allowed by specific use permit as a primary use in the Retail, Corridor Commercial, Light Commercial, Light Industrial-1, and Light Industrial-2 districts. See Subsection 3.116 and Schedule of Permitted Uses of the Zoning Ordinance

Transportation, Utility, and Communications Uses	
Service Yard of Governmental Agency	S
Sewage Treatment Plant	S
Transit Center	P
Transportation and Utility Structures/Facility	P
Utility Distribution/Transmission Line	P
Water Treatment Plant	S

Wholesale Uses	
Office - Showroom/Warehouse	32

CITY OF PLANO  
PLANNING & ZONING COMMISSION

January 4, 2011

**Agenda Item No. 10**

**Request to Call Public Hearing**

**Applicant:** City of Plano

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**DESCRIPTION:**

A request to call a public hearing to consider amendments to the Zoning Ordinance regarding the use of metal as an exterior wall construction material in nonresidential zoning districts, and regarding the exterior wall construction materials as required in the Regional Employment and Regional Commercial zoning districts.

**REMARKS:**

There are two parts to this call for public hearing request. The first part pertains to the use of metal as an exterior wall construction material in nonresidential zoning districts, and the second part is related to exterior wall construction materials within the Regional Employment (RE) and Regional Commercial (RC) districts.

Staff has had discussions with developers regarding the use of metal as an exterior wall construction material in nonresidential zoning districts, particularly for high-rise buildings. Currently, metal is prohibited in all nonresidential zoning districts, except within the industrial districts in which it is allowed when the material is not visible from a public thoroughfare or residential zoning district, subject to approval of a facade plan by the Planning & Zoning Commission.

Staff has allowed for limited use of metal as accent features on buildings (for example awnings, decorative elements). Additionally, there are alternate materials available that have been used on buildings in Plano to achieve the appearance of a metal finish. For high-rise buildings (55 feet and greater), architectural metal panels as an exterior wall construction material is commonly used and is a desired construction material. As properties within Plano's urban centers and along the expressways develop as high-rise buildings, we will likely continue to receive requests to use metal as an exterior wall construction material.

For buildings located within the RE and RC districts, 75% of any exposed exterior wall shall be constructed of glass, native stone, clay-fired brick or tile, or a combination of these materials. The district regulations give the Planning & Zoning Commission the authority to approve the use of other materials and finishes if adopted as part of site plan approval and if the proposed materials are allowed by building and fire codes. The materials requirement was established for these two districts in order to achieve a higher quality of exterior building materials and architectural design for the Dallas North Tollway corridor. The districts also apply to other areas of the city, such as along State Highway 121.

Staff has had recent discussions with developers of properties within the RE and RC districts regarding the materials requirements, and they have expressed concern that the materials requirements prevent the use of other quality materials and inhibit creative architectural design. Also, the same issue exists within these two districts as well regarding the use of metal. The RE and RC development standards allow for higher density development thus encouraging high-rise buildings.

Staff believes it is appropriate to periodically review standards and procedures of the Zoning Ordinance, and requests that the Commission call a public hearing to consider amendments to the Zoning Ordinance regarding the use of metal as an exterior wall construction material in nonresidential zoning districts, and regarding the exterior wall construction materials as required in the RE and RC zoning districts.

**RECOMMENDATION:**

Recommended that a public hearing be called for this purpose.