

**PLANNING & ZONING COMMISSION
PLANO MUNICIPAL CENTER
1520 K AVENUE
January 18, 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 & 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>	
1	Call to Order/Pledge of Allegiance	
2	Approval of Agenda as Presented	
3	Approval of Minutes for the January 4, 2011, Planning & Zoning Commission meeting	
4	<p>General Discussion: The Planning & Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning & Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning & Zoning Commission authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.</p>	
	<p><u>CONSENT AGENDA</u></p>	
5a EH	<p>Preliminary Plat: Avignon Windhaven Phase 3 - 78 Single-Family Residence-6 and eight open space lots on 32.5± acres located generally at the northwest corner of Windhaven Parkway and Georgette Drive. Zoned Planned Development-154-Single-Family Residence-6. Neighborhood #27. Applicant: Acres of Sunshine Ltd. & Windhaven Development</p>	

<p>5b EH</p>	<p>Revised Site Plan: The Dallas Morning News North Plant, Block A, Lot 2 - Light-intensity manufacturing on one lot on 3.2± acres located on the east side of Coit Road, 200± feet south of Plano Parkway. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Neighborhood #64. Applicant: Big Maverick Enterprises, LLC</p>	
<p>5c EH</p>	<p>Preliminary Plat: Park Place Center, Block A, Lot 9 - Day care center on one lot on 1.6± acres located on the south side of Plano Parkway, 1,280± feet east of Midway Road. Zoned Planned Development-112-Retail. Neighborhood #40. Applicant: Plano Development, L.P. c/o Urbahns Companies, Inc.</p>	
<p>5d BM</p>	<p>Revised Site Plan/Preliminary Site Plan: The Canal on Preston Addition, Block A, Lots 8 & 10R - Commercial pet sitting and medical office on two lots on 1.5± acres located on the south side of McDermott Road, 1,600± feet east of Preston Road. Zoned Planned Development-20-Mixed Use. Neighborhood #1. Applicant: ANS Ventures, LLC</p>	
<p>5e BM</p>	<p>Site Plan: Dallas North Industrial District Section Four, Block C, Lot 5 - Office and warehouse on one lot on 0.7± acre located on the north side of Capital Avenue, 350± west of N Avenue. Zoned Light Industrial-1. Neighborhood #6. Applicant: Swift Concrete</p>	
<p>5f BM</p>	<p>Preliminary Plat: Preston Village, Phase II - 56 Single-Family Residence Attached lots and three common area lots on 7.3± acres located at the northwest corner of Orion Drive and Durham Drive. Zoned Planned Development-150-Single-Family Residence Attached. Neighborhood #43. Applicant: Preston Villages Developers, LP</p>	
<p><u>END OF CONSENT AGENDA</u></p>		
<p><u>PUBLIC HEARINGS</u></p>		
<p>6 BM</p>	<p>Public Hearing - Preliminary Replat & Revised Site Plan: First United Methodist Church, Block A, Lot 1R - Public primary school on one lot on 6.5± acres located on the north side of 18th Street and 497± feet east of K Avenue. Zoned Single-Family Residence-7. Neighborhood #60. Applicant: Plano Independent School District</p>	
<p>7 BM</p>	<p>Public Hearing - Preliminary Replat & Revised Site Plan: Weatherford Elementary Addition, Block A, Lot 1R - Public primary school on one lot on 4.5± acres located on the east side of Mollimar Drive, 751± feet north of 15th Street. Zoned Single-Family Residence-9. Neighborhood #56. Applicant: Plano Independent School District</p>	

<p>8 EH</p>	<p>Public Hearing - Preliminary Replat & Revised Site Plan: Plano Park School Addition, Block 1, Lot 1R - Public primary school on one lot on 23.7± acres located at the southwest corner of Jupiter Road and Laurel Lane. Zoned Single-Family Residence-7. Neighborhood #48. Applicant: Plano Independent School District</p>	
<p>9 EH</p>	<p>Public Hearing - Revised Preliminary Replat: The Dallas Morning News North Plant, Block A, Lots 2, 4R, & 5 - Light-intensity manufacturing, medical office, retail, and restaurant on three lots on 6.6± acres located at the southeast corner of Coit Road and Plano Parkway. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Neighborhood #64. Applicants: Big Maverick Enterprises, LLC & Physician's Capital Investments</p>	
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>10 LCH</p>	<p>Discussion & Direction: Heritage Preservation Plan - Presentation of the draft text for Chapters I through V of the Heritage Preservation Plan. Applicant: City of Plano</p>	
<p>11</p>	<p>Items for Future Discussion - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p> <p>Council Liaisons: Council Members Harry LaRosiliere and André Davidson</p>	
<p style="text-align: center;">ACCESSIBILITY STATEMENT</p>		
<p>Plano Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning Department at (972) 941-7151.</p>		

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

The Planning & Zoning Commission welcomes your thoughts and comments on these agenda items. The Commission does ask, however, that if you wish to speak on an item 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 18, 2011

Agenda Item No. 5a

Preliminary Plat: Avignon Windhaven Phase 3
Applicant: Acres of Sunshine Ltd. & Windhaven Development

78 Single-Family Residence-6 and eight open space lots on 32.5± acres located generally at the northwest corner of Windhaven Parkway and Georgette Drive. Zoned Planned Development-154-Single-Family Residence-6. Neighborhood #27.

The purpose for the preliminary plat is to propose easements and lot boundaries necessary for the development of the residential subdivision.

Recommended for approval subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
 2. Approval by the City Attorney and subsequent recordation at the county of the Declaration of Covenants, Conditions, and Restrictions for the Avignon Windhaven, Phase 3, pertaining to the maintenance of the open space lots by the homeowners association, prior to approval of the final plat.
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Agenda Item No. 5b

Revised Site Plan: The Dallas Morning News North Plant, Block A, Lot 2
Applicant: Big Maverick Enterprises, LLC

Light-intensity manufacturing on one lot on 3.2± acres located on the east side of Coit Road, 200± feet south of Plano Parkway. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Neighborhood #64.

The purpose for the revised site plan is to add a fire lane, access, and utility easement to the existing light-intensity manufacturing development.

Recommended for approval as submitted.

Agenda Item No. 5c

Preliminary Plat: Park Place Center, Block A, Lot 9

Applicant: Plano Development, L.P. c/o Urbahns Companies, Inc.

Day care center on one lot on 1.6± acres located on the south side of Plano Parkway, 1,280± feet east of Midway Road. Zoned Planned Development-112-Retail. Neighborhood #40.

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

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

Agenda Item No. 5d

Revised Site Plan/Preliminary Site Plan: The Canal on Preston Addition, Block A, Lots 8 & 10R

Applicant: ANS Ventures, LLC

Commercial pet sitting and medical office on two lots on 1.5± acres located on the south side of McDermott Road, 1,600± feet east of Preston Road. Zoned Planned Development-20-Mixed Use. Neighborhood #1.

The purpose for the revised site plan is to add a fire lane, access, and utility easement on Lot 8.

The purpose of the preliminary site plan is to show the proposed medical office development and related site improvements.

Recommended for approval as submitted.

Agenda Item No. 5e

Site Plan: Dallas North Industrial District Section Four, Block C, Lot 5

Applicant: Swift Concrete

Office and warehouse on one lot on 0.7± acre located on the north side of Capital Avenue, 350± west of N Avenue. Zoned Light Industrial-1. Neighborhood #6.

The purpose for this site plan is to show the office and warehouse development and related site improvements.

Recommended for approval as submitted.

Agenda Item No. 5f
Preliminary Plat: Preston Village, Phase II
Applicant: Preston Villages Developers, LP

56 Single-Family Residence Attached lots and three common area lots on 7.3± acres located at the northwest corner of Orion Drive and Durham Drive. Zoned Planned Development-150-Single-Family Residence Attached. Neighborhood #43.

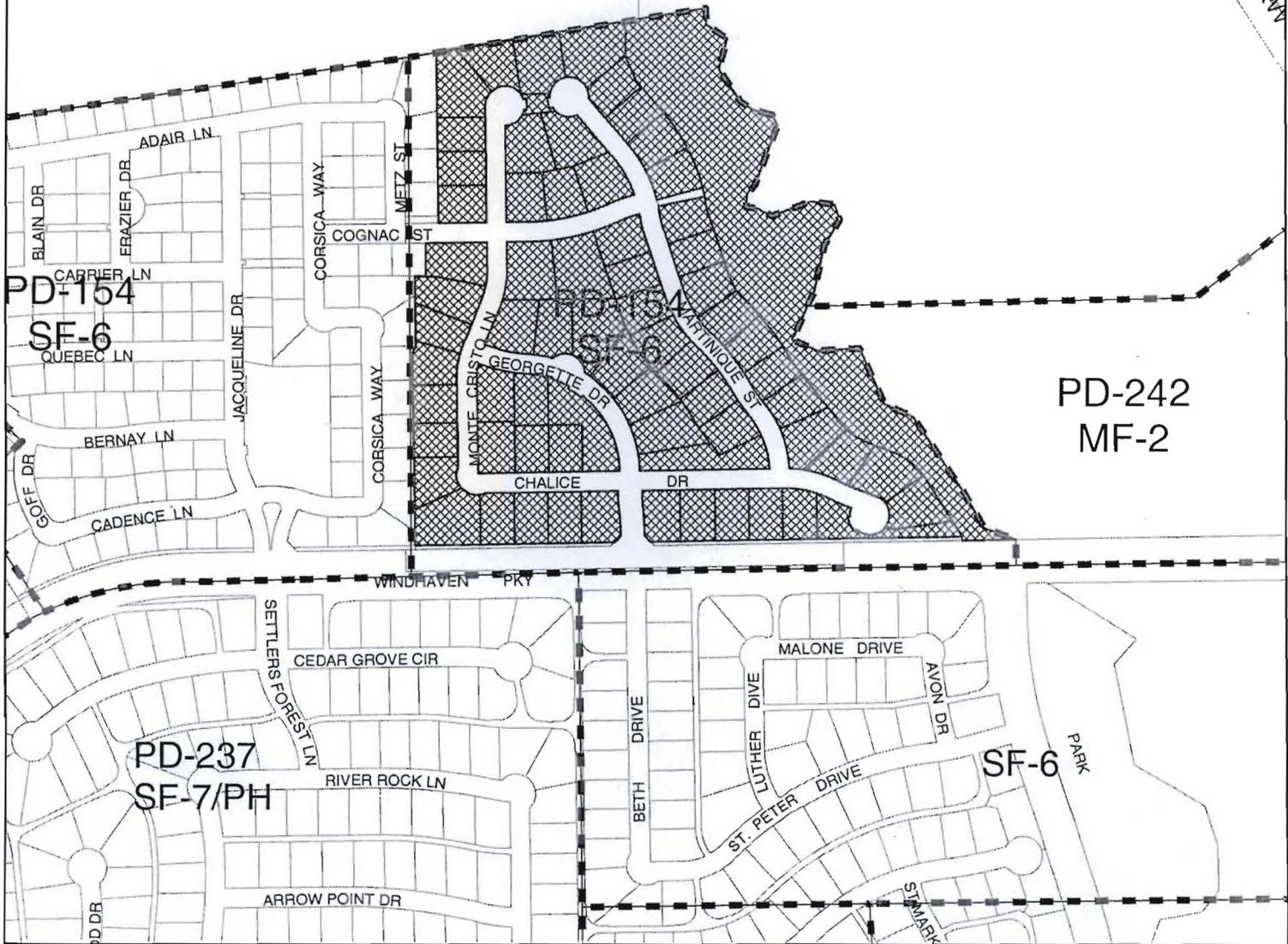
The purpose for the preliminary plat is to show the streets, lot and block layouts, and easements necessary for the residential development.

Recommended for approval subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department
 2. Approval by the City Attorney and subsequent recordation at the county of the Declaration of Covenants, Conditions, and Restrictions for the Preston Village Addition, Phase II, pertaining to the maintenance of the common area lots by the homeowners association, prior to approval of the final plat.
-

PD-243
R/O-2

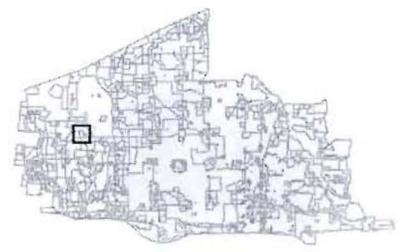
W SPRING CREEK PKWY



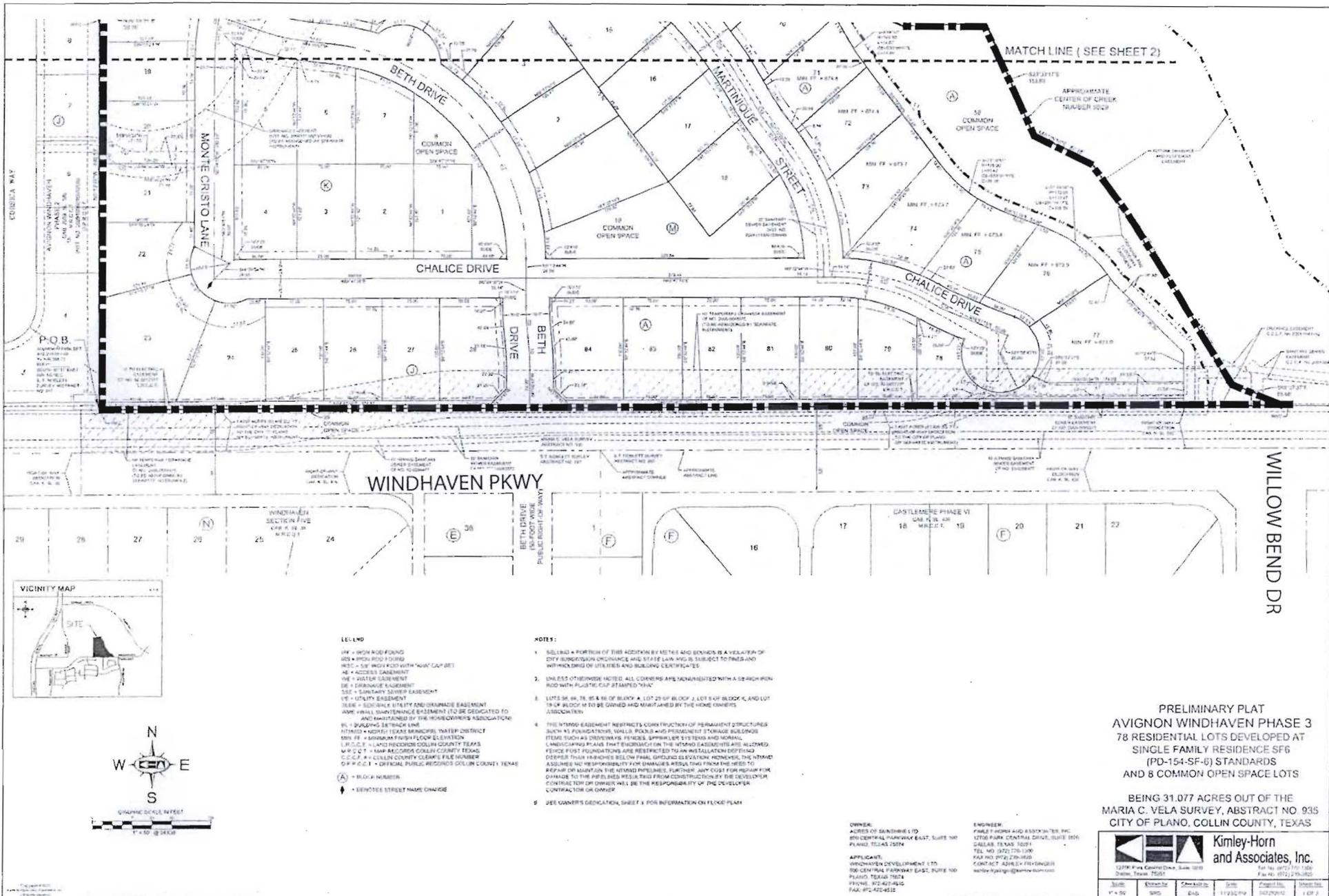
Item Submitted: PRELIMINARY PLAT

Title: AVIGNON WINDHAVEN, PHASE 3

Zoning: PLANNED DEVELOPMENT-154-SINGLE-FAMILY RESIDENCE-6



○ 200' Notification Buffer



MATCH LINE (SEE SHEET 2)

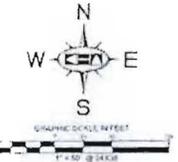
APPROXIMATE CENTER OF CREEK NUMBER 302P

50 COMMON OPEN SPACE

CHALICE DRIVE

WINDHAVEN PKWY

WILLOW BEND DR



- LEGEND**
- WH - HIGH WOODS
 - WS - WOODS
 - WIC - 50' WIDE FOOT WITH "W" CAP BIT
 - AC - ACCESS EASEMENT
 - WE - WATER EASEMENT
 - CE - EGRESS EASEMENT
 - SE - SEWER EASEMENT
 - UE - UTILITY EASEMENT
 - SEB - 500' SILENT AREA AND DRAINAGE EASEMENT
 - WE - WIND EASEMENT TO BE DEDICATED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION
 - BL - BUILDING SETBACK LINE
 - HTND - HOUSTON TEXAS METROPOLITAN WATER DISTRICT
 - STW - 10' SIDEWALK FROM FLOOR ELEVATION
 - L.P.C.C. - LAND RECORDS COLLIN COUNTY TEXAS
 - M.P.C.C. - MAP RECORDS COLLIN COUNTY TEXAS
 - C.C.C.P. - COLLIN COUNTY CLERK'S FILE NUMBER
 - O.P.R.C.C. - OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
 - (A) - BLOCK NUMBER
 - ↓ - DENOTES STREET NAME CHANGE

- NOTES:**
1. SUBJECT PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VARIATION OF CITY WINDHAVEN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHELDINGS OF LICENSES AND BUILDING CERTIFICATES.
 2. UNLESS OTHERWISE NOTED, ALL CORNERS ARE MAINTAINED WITH A 18" HIGH IRON ROD WITH PLASTIC CAP STAMPED "904".
 3. LOTS 84, 78, 85 & 86 OF BLOCK 4, LOT 29 OF BLOCK 2, LOTS 8 OF BLOCK 6, AND LOT 18 OF BLOCK 16 TO BE CONVEYED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 4. THE INTENDED EASEMENT RESTRICTS CONSTRUCTION OF PERMANENT STRUCTURES SUCH AS PAVILIONS, WALLS, POOLS AND PERMANENT STORAGE BUILDINGS (ITEMS SUCH AS DISHWASHERS, FRIDGES, APPLIANCES, SYSTEMS AND NORMAL LANDSCAPING PLANTS THAT ENDOUR ON THE INTENDED EASEMENTS ARE ALLOWED). FENCE POST FOUNDATIONS ARE RESTRICTED TO AN INSTALLATION 6" DEEPER THAN 18" BENCHES BELOW FINAL GROUND ELEVATION. HOWEVER, THE INTEND ASSUMES NO RESPONSIBILITY FOR DAMAGE OR PERIL THAT FROM THE NEED TO REPAIR OR MAINTAIN THE INTEND EASEMENTS. FURTHER, ANY COST FOR REPAIR OR DAMAGE TO THE PERILS ARE TO BE FROM CONSTRUCTION BY THE DEVELOPER. CONTRACTOR OR OWNER WILL BE THE RESPONSIBILITY OF THE DEVELOPER CONTRACTOR OR OWNER.
 5. SEE OWNER'S DEDICATION SHEET 4 FOR INFORMATION ON FLOOD PLAIN.

OWNER:
 ADRES OF SOUTHWEST LTD
 1700 PAPER CENTRAL DRIVE, SUITE 100
 PLANO, TEXAS 75074

APPLICANT:
 WINDHAVEN DEVELOPMENT LTD
 100 CENTRAL PARKWAY EAST, SUITE 100
 PLANO, TEXAS 75074
 PHONE: 972-427-9500
 FAX: 972-427-9515

ENGINEER:
 PHILIP HORN AND ASSOCIATES, INC.
 12700 PARK CENTRAL DRIVE, SUITE 100
 GALLAS, TEXAS 75021
 TEL. NO. (972) 270-1000
 FAX NO. (972) 270-1000
 CONTRACT: ADRES 1700-0000
 www.pha.com

**PRELIMINARY PLAT
 AVIGNON WINDHAVEN PHASE 3
 78 RESIDENTIAL LOTS DEVELOPED AT
 SINGLE FAMILY RESIDENCE SFG
 (PD-154-SF-6) STANDARDS
 AND 8 COMMON OPEN SPACE LOTS**

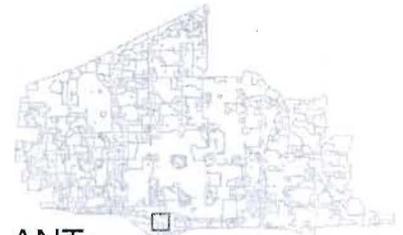
**BEING 31.077 ACRES OUT OF THE
 MARIA C. VELA SURVEY, ABSTRACT NO 935
 CITY OF PLANO, COLLIN COUNTY, TEXAS**

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

12700 Park Central Drive, Suite 1000
 Dallas, Texas 75221
 Tel: 972-270-1000
 Fax: 972-270-1000

For info: 972-751-1500
 For bids: 972-270-1000

DATE	REVISION	DESCRIPTION
11/14/02	001	ISSUE FOR BIDDING



Item Submitted: REVISED SITE PLAN

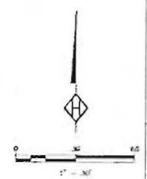
Title: THE DALLAS MORNING NEWS NORTH PLANT
BLOCK A, LOT 2

Zoning: LIGHT INDUSTRIAL-1/190 TOLLWAY/
PLANO PARKWAY OVERLAY DISTRICT ○ 200' Notification Buffer



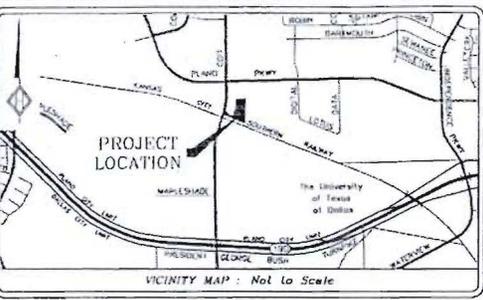
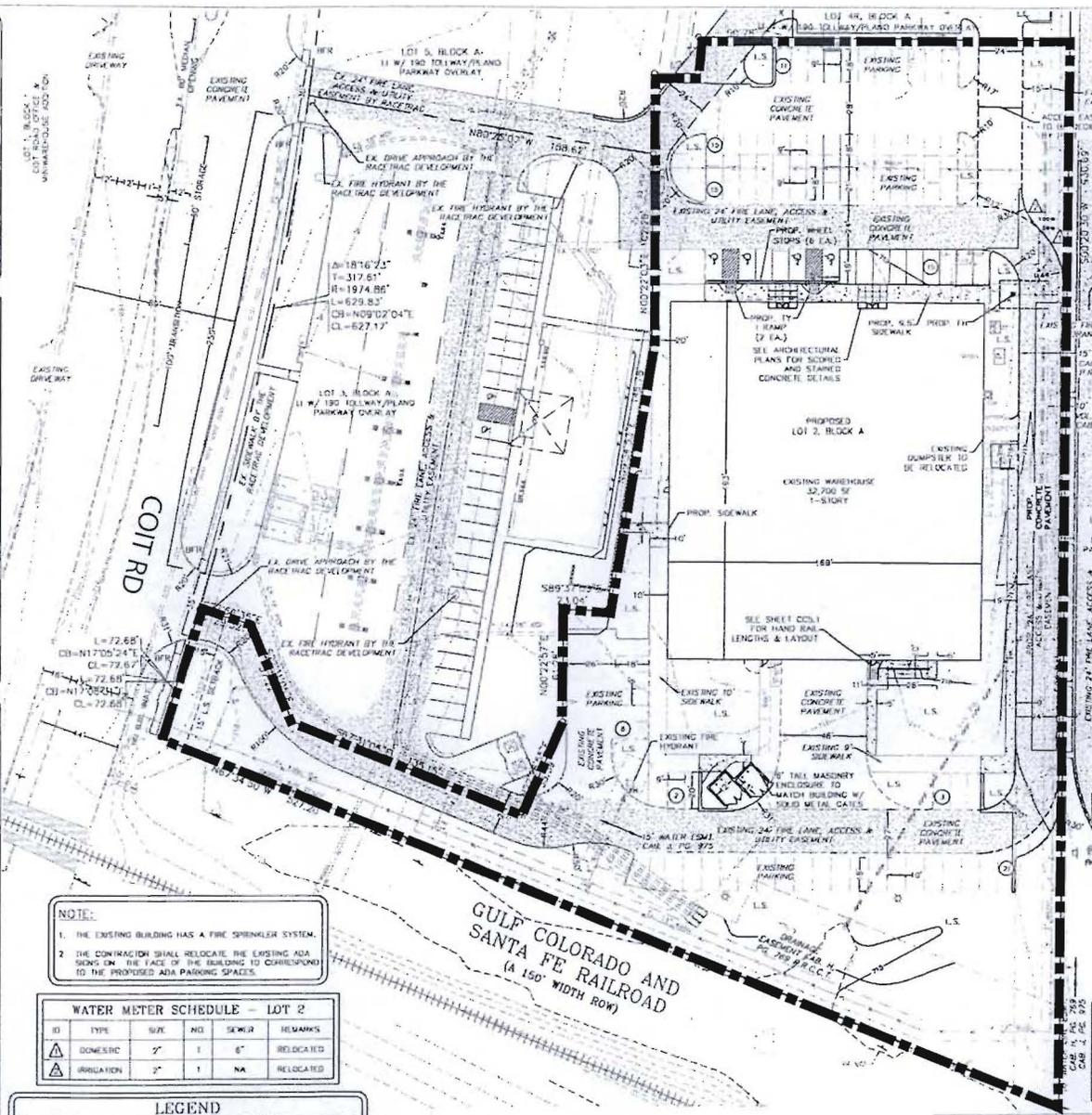


PREPARED BY: STEVEN R. HOMMEYER, P.E.



BIG MAVERICK BUILDINGS
LOT 2, BLOCK A
THE GALLAS MORTGAGE NEWS CENTER PLAZA
3,100 ACRES - ZONE U
CITY OF PLANO
GALLAS COUNTY, TEXAS
MUNICIPAL RECORDING SURVEY, 2-883

DRAWN: CDL
 DATE: 10/28/10
 SHEET NO: 04



- SITE PLAN GENERAL NOTES:**
1. BUILDINGS 6,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
 2. FIRE LANES SHALL BE DESIGN AND CONSTRUCTED PER CITY STANDARDS.
 3. HANDICAPPED PARKING AREAS SHALL BE DESIGN AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT APPLICABLE INTERNATIONAL BUILDING CODE.
 4. FOUR-FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OUT OF THE PROPERTY LINE WITHIN THE RIGHTS-OF-WAY, UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR A WANDERING SIDEWALK OR AN ALTERNATIVE DESIGN IS APPROVED BY THE CITY. BARRIER-FREE RAMPS PER CITY STANDARDS, SHALL BE PROVIDED ON SIDEWALKS AT ALL CROSSINGS.
 5. MECHANICAL UNITS, DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 6. ALL SIGNAGE CONSIDERED UPON APPROVAL BY BUILDING INSPECTION DEPARTMENT.
 7. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
 8. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 9. BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPLETED, AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES.
 10. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 5-46A OF THE CODE OF ORDINANCES.
 11. PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
 12. ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES MUST BE UNDERGROUND WHERE REQUIRED.
 13. USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING ZONING STANDARDS IN SECTION 3-1200 OF THE ZONING CODE: NOTE: SMOKE AND PARTICULATE MATTER, CORROSIVE MATTER, FIRE OR EXPLOSIVE MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION AND/OR OTHER PERFORMANCE STANDARDS.

SITE DATA TABLE - LOT 2, BLOCK A

GENERAL SITE DATA	
ZONING	U (1/4) 150 TOLLWAY/PLANO PARKWAY OVERLAY
LAND USE	OFFICE/ WAREHOUSE/ MANUFACTURING - (UO)H
LOT AREA	3.199 ACRES (139,335 SF)
BUILDING FOOTPRINT AREA	32,700 SF
TOTAL BUILDING AREA	32,700 SF
BUILDING HEIGHT	(1-5) STORY
LOT COVERAGE	23.47% OF SITE
FLOOR AREA RATIO	0.2347:1
PARKING	
PARKING RATIO	OFFICE: 1 SPACE/300 SF WAREHOUSE/MANUFACTURING: 1 SPACE/1000 SF
REQUIRED PARKING SPACES	OFFICE (16,605/300) = 55 SPACES WAREHOUSE (11,460/1000) = 12 SPACES MANUFACTURING (4,640/1000) = 5 SPACES TOTAL = 72 SPACES
PROVIDED PARKING SPACES	88 SPACES
ACCESSIBLE PARKING REQUIRED	4 SPACES
ACCESSIBLE PARKING PROVIDED	4 SPACES (INCLUDED IN TOTAL PARKING COUNT)
LANDSCAPING	
LANDSCAPE EDGE AREA PROVIDED	858 SF
REQUIRED INTERIOR LANDSCAPE AREA	680 SF (8 SF/PARKING SPACE)
ADDITIONAL LANDSCAPE AREA PROVIDED	40,741 SF
OTHER LANDSCAPE AREA, WITHIN LOT	N/A
TOTAL LANDSCAPE AREA	42,385 SF
PERMEABLE AREA (NOT INCLUDING LANDSCAPING OR TREE AREAS)	
PERMEABLE PAVEMENT	0 SF
OTHER PERMEABLE AREA, WITHIN LOT	0 SF
TOTAL PERMEABLE AREA	0 SF
IMPERVIOUS AREA	
BUILDING FOOTPRINT AREA	32,700 SF
AREAS OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLAVORS	64,350 SF
OTHER IMPERVIOUS AREA	0 SF
TOTAL IMPERVIOUS AREA	97,050 SF
SUM OF TOTAL LANDSCAPE AREA + TOTAL PERMEABLE AREA + TOTAL IMPERVIOUS AREA	139,335 SF
TOTAL IMPERVIOUS AREA	97,050 SF
LESS IMP IMPERVIOUS AREA CREDIT	N/A
BILLABLE IMPERVIOUS AREA	97,050 SF

NOTE:

1. THE EXISTING BUILDING HAS A FIRE SPRINKLER SYSTEM.
2. THE CONTRACTOR SHALL RELOCATE THE EXISTING ADA SIGNS ON THE FACE OF THE BUILDING TO CORRESPOND TO THE PROPOSED ADA PARKING SPACES.

WATER METER SCHEDULE - LOT 2

ID	TYPE	SIZE	NO.	SEWER	REMARKS
1	DOMESTIC	2"	1	6"	RELOCATED
2	IRRIGATION	2"	1	NA	RELOCATED

LEGEND

IRF	IRON ROD FOUND	SP	POWER POLE
IRS	IRON ROD SET	LP	LIGHT POLE
CC	CUT X IN CONCRETE	TV	WATER VALVE
CCP	FENCE CORNER POST	SSM	SANITARY SEWER MANHOLE
ASPH	ASPHALT	FI	FIRE HYDRANT
TM	TELEPHONE MANHOLE	WM	WATER METER

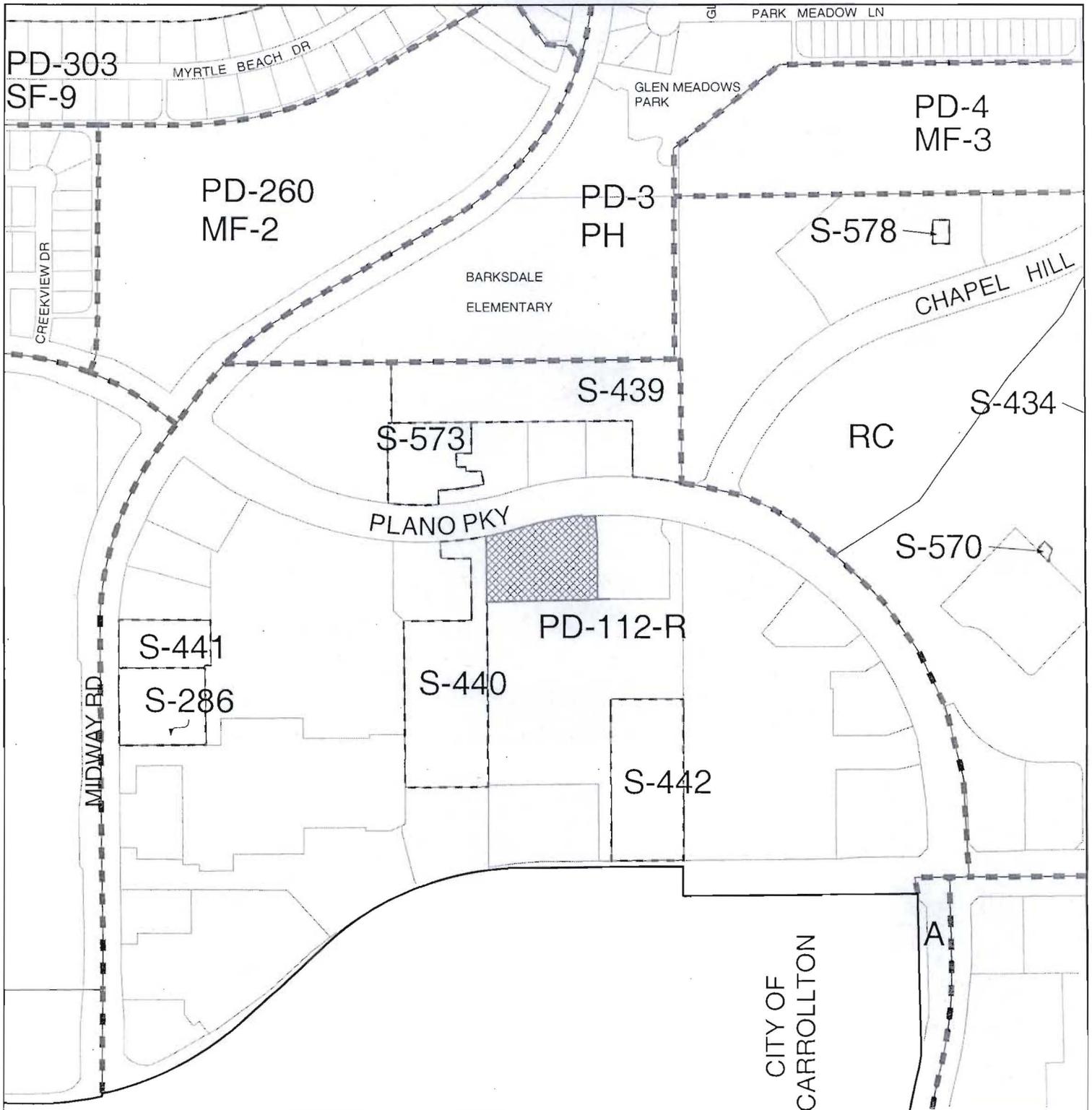
OWNER/APPLICANT:
 BIG MAVERICK ENTERPRISES, LLC
 4425 TRADITION TRAIL
 PLANO, TEXAS 75093
 CONTACT: DON GIDDENS
 PHONE: 469-374-9000

ENGINEER:
 HOMMEYER ENGINEERING, INC.
 P.O. BOX 294527
 LEWISVILLE, TEXAS 75029
 CONTACT: STEVEN R. HOMMEYER, P.E.
 PHONE: 972-908-9985

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

STEVEN R. HOMMEYER, P.E. # 86942
 DATE: 01/13/2011



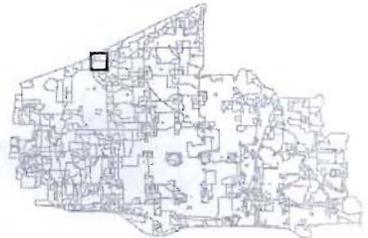
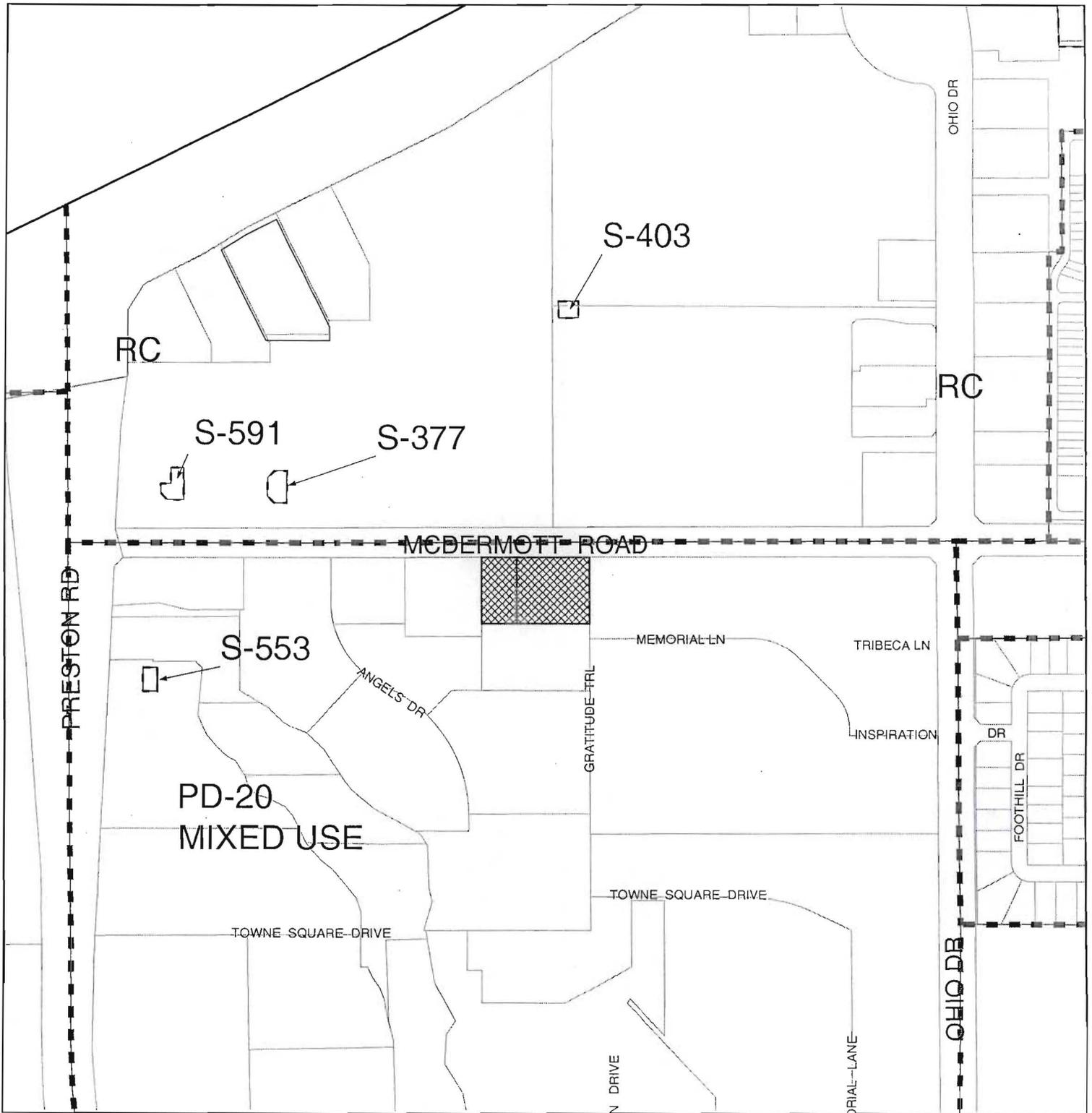
Item Submitted: PRELIMINARY PLAT

Title: PARK PLACE CENTER
BLOCK A, LOT 9

Zoning: PLANNED DEVELOPMENT-112-RETAIL



200' Notification Buffer



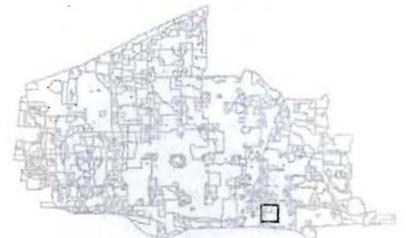
Item Submitted: PRELIMINARY SITE PLAN/REVISED SITE PLAN

Title: THE CANAL ON PRESTON ADDITION
BLOCK A, LOTS 8 & 10R

Zoning: PLANNED DEVELOPMENT-20-MIXED USE



○ 200' Notification Buffer



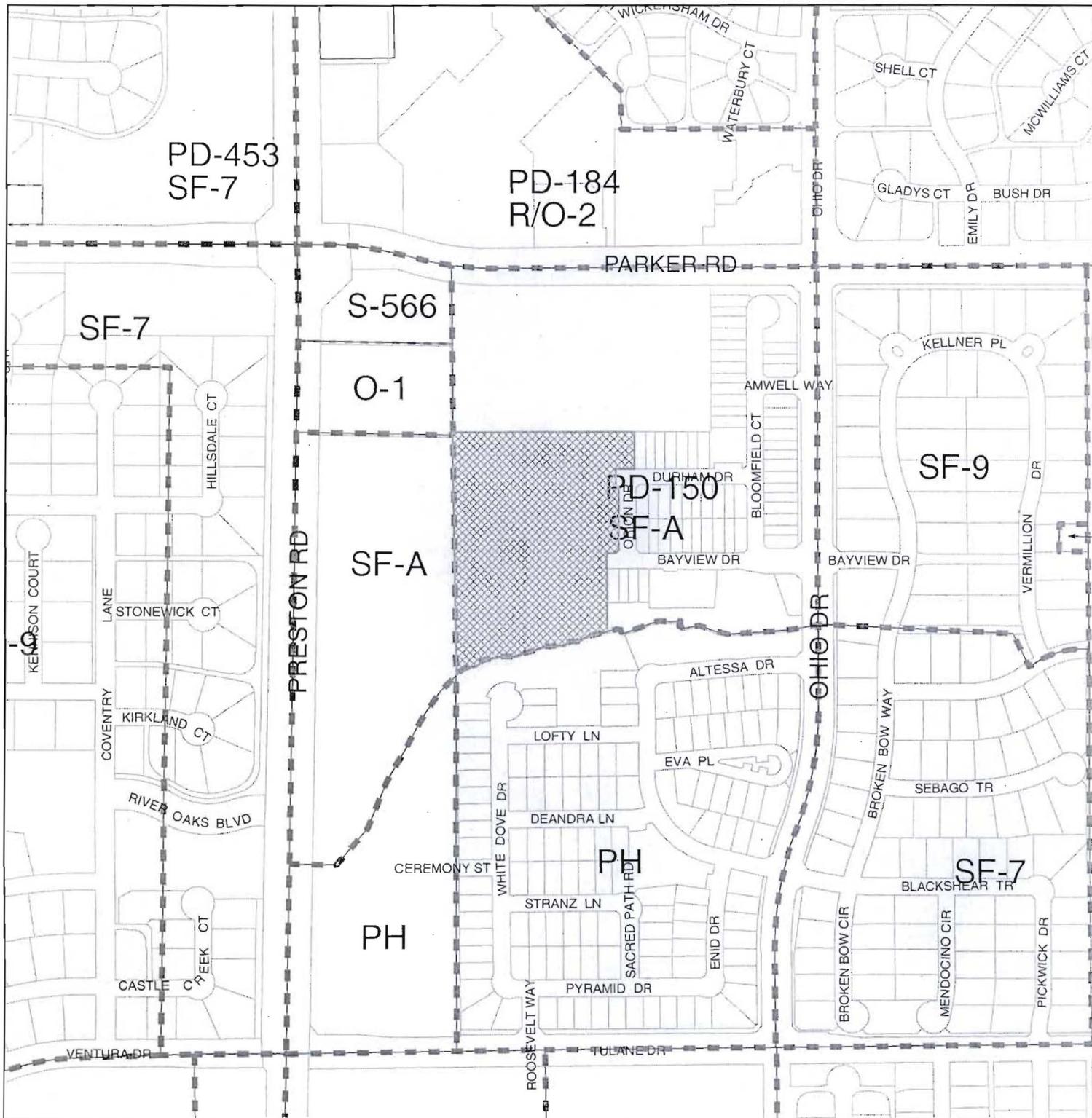
Item Submitted: SITE PLAN

Title: DALLAS NORTH INDUSTRIAL DISTRICT SECTION FOUR
BLOCK C, LOT 5

Zoning: LIGHT INDUSTRIAL-1

○ 200' Notification Buffer

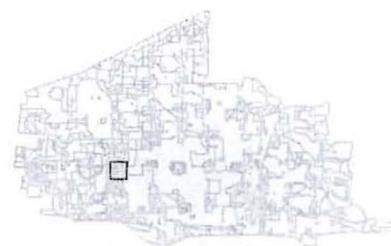




Item Submitted: PRELIMINARY PLAT

Title: PRESTON VILLAGE, PHASE II

Zoning: PLANNED DEVELOPMENT-150-
SINGLE-FAMILY RESIDENCE ATTACHED



○ 200' Notification Buffer

CITY OF PLANO

PLANNING & ZONING COMMISSION

January 18, 2011

Agenda Item No. 6

Public Hearing - Preliminary Replat & Revised Site Plan:
First United Methodist Church, Block A, Lot 1R

Applicant: Plano Independent School District

DESCRIPTION:

Public primary school on one lot on 6.5± acres located on the north side of 18th Street and 497± feet east of K Avenue. Zoned Single-Family Residence-7. Neighborhood #60.

REMARKS:

The purpose of the preliminary replat is to abandon and dedicate easements associated with relocating the drive approach.

The purpose of the revised site plan is to relocate an existing drive approach on the east side of the property.

RECOMMENDATION:

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

Revised Site Plan: Recommended for approval as submitted.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, the Plano Independent School District is the owner of a tract of land situated in the Sanford Beck Survey, Abstract No. 73, City of Plano, Collin County, Texas, and being all of Lot 18, Block A, of First United Methodist Church, an addition to the City of Plano, Texas, as recorded in Cabinet P, Page 132, Plat Records of Collin County, Texas, and being more particularly described as follows:

BEING all of a 5/8" iron rod found for corner in the south line of 19th Street (a 60' R.O.W.) sold point being the northwest corner of the aforementioned First United Methodist Church Addition;

THENCE S88°25'26"E, a distance of 300.10 feet to a capped 1/2" iron rod found for corner;

THENCE S00°25'26"E, a distance of 95.00 feet to a capped 1/2" iron rod found for corner, said point being the northwest end of a corner dip at the northwest corner of land-survey Addition, an addition to the City of Plano, Texas, as recorded in Cabinet H, Page 310, Plat Records of Collin County, Texas;

THENCE S45°20'38"W, along the aforementioned corner dip, a distance of 7.07 feet to a capped 1/2" iron rod found for corner;

THENCE S01°18'06"W, with the west line of Mandershall Addition, and with the east line of the abandoned M Avenue, a distance of 278.16 feet to a capped 1/2" iron rod found for corner;

THENCE S48°30'43"E, a distance of 8.84 feet to a capped 1/2" iron rod found for corner in the north line of 18th Street (a 60' R.O.W.);

THENCE S86°40'09"W, a distance of 55.09 feet to a capped 1/2" iron rod found for corner, said point being the southeast corner of the aforementioned First United Methodist Church Addition;

THENCE S88°00'48"W, with the north line of 18th Street, a distance of 213.87 feet to a capped 1/2" iron rod found for corner and the beginning of a curve to the right having a central angle of 174°15', a radius of 150.00 feet, a tangent length of 23.52 feet, and a chord bearing N83°04'13"W, 48.47 feet;

THENCE in a northwesterly direction along said curve to the right, and with the north line of 18th Street, an arc distance of 46.66 feet to a capped 1/2" iron rod found for corner and the west side curve;

THENCE N74°10'10"W, with the north line of 18th Street, a distance of 43.72 feet to a 1/2" iron rod found for corner;

THENCE N00°27'29"E, leaving 18th Street, a distance of 399.31 feet to the POINT OF BEGINNING and CONTAINING 281.10 of a 6.455 acre tract.

BASES OF BEARINGS:

The plat of First United Methodist Church as recorded in Cabinet P, Page 132.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT the Plano Independent School District, acting herein by and through its duly authorized officers, does hereby accept this plat designating the heretofore described property as Lot 18, Block A, First United Methodist Church, an addition to the City of Plano, Texas, and does hereby dedicate, in fee simple, for public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, or plots, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over, or across the easements so shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Plano. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities deeming to use or using same unless the easement limits the use to particular utilities, and 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 of said Easements. The City of Plano and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any type of procuring permission from anyone.

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

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

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

Witness my hand this _____ day of _____, 2011.

Plano Independent School District
Printed Name and Title

STATE OF TEXAS
COUNTY OF COLLIN

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

Given under my hand and seal of office this _____ day of _____, 2011.

Notary Public in and for
the State of Texas

CERTIFICATE OF APPROVAL

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

Commission, Planning and Zoning Commission

STATE OF TEXAS
COUNTY OF COLLIN

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

Given under my hand and seal of office this _____ day of _____, 2011.

Notary Public in and for
the State of Texas

Secretary, Planning & Zoning Commission
Or City Engineer

STATE OF TEXAS
COUNTY OF COLLIN

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

Given under my hand and seal of office this _____ day of _____, 2011.

Notary Public in and for
the State of Texas

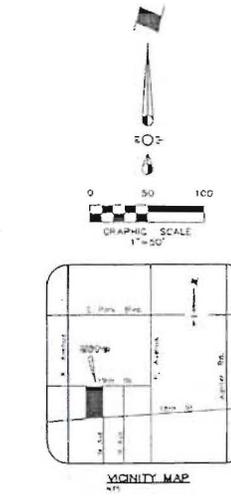
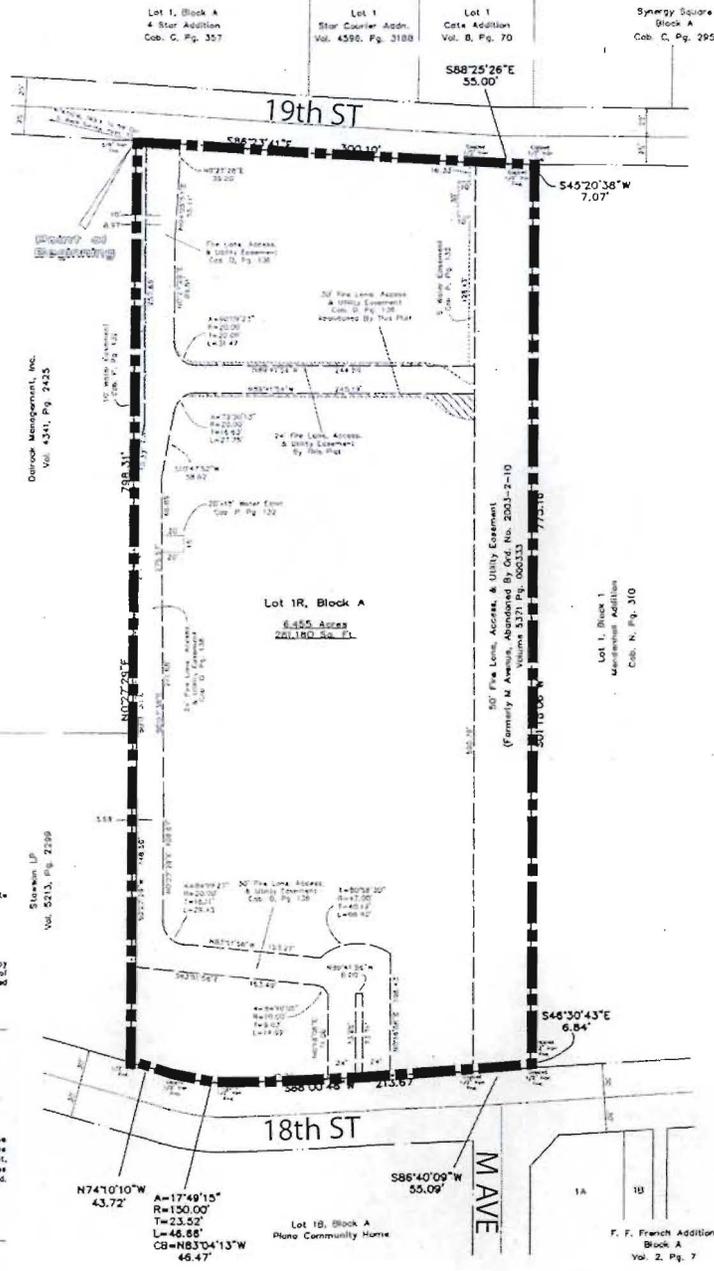
PRELIMINARY REPLAT
**FIRST UNITED
METHODIST CHURCH**
LOT 18, BLOCK A
Being a Replat of Lot 18, Block A
First United Methodist Church
Recorded in Cabinet P, Page 132
**6.455 Acres Situated in The
SANFORD BECK SURVEY ~ ABST. 73
PLANO, COLLIN COUNTY, TEXAS**

Owner
Plano Independent School District
6600 Alma Drive
Plano, Texas 75023
Telephone 469 752-1480

Engineer
RLK Engineering, Inc.
Texas Registration No. 379
111 West Main Street
Allen, Texas 75013
Telephone 972 358-1733

Surveyor
Surdick Surveying, Inc.
PO Box 126
Anna, Texas 75409
Telephone 972 324-8200

January 6, 2011



NOTE: 1" Iron Pipe Shall Be Set At All Block Corners, P.C.'s, P.T.'s, And Angle Points. 1/2" Iron Pipe Shall Be Set At All Other Lot Corners.

NOTICE: Any portion of this addition by notes and bounds is a violation of City Subdivision Ordinance and State Platting Statutes, and is subject to fines and withholding of utilities and building certificates.

PURPOSE OF REPLAT:
The purpose of this preliminary replat is to abandon and dedicate new fire lane, access, & utility easements.

SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS: THAT I, David J. Surdick, do hereby certify that I prepared this plat from accurate and actual survey of land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Plano, Texas.

David J. Surdick
Registration No. 4613

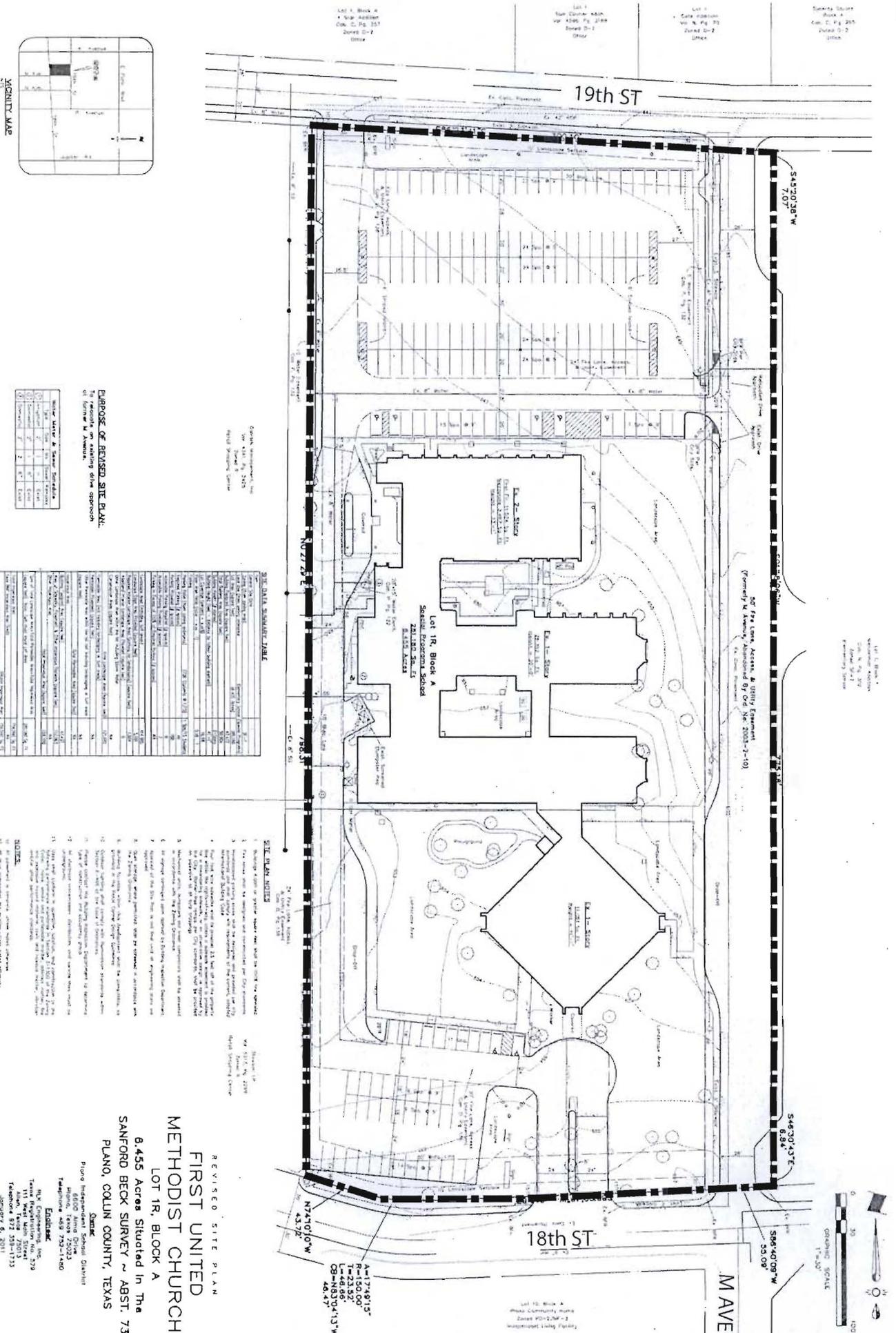
STATE OF TEXAS
COUNTY OF COLLIN

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

Given under my hand and seal of office, this _____ day of _____, 2011.

Notary Public in and for
the State of Texas

M A V E
F. F. French Addition
Block A
Vol. 2, Pg. 7



PURPOSE OF REVISED SITE PLAN:
To present an updated site plan of Lot 1R, Block A.

Item	Revised	Original
1. Building Footprint	Y	N
2. Parking	Y	N
3. Landscaping	Y	N
4. Utilities	Y	N
5. Other	Y	N

THE DATA SUMMARY TABLE

Item	Description	Value
1	Total Area	10,000 sq ft
2	Building Area	5,000 sq ft
3	Parking Area	3,000 sq ft
4	Landscaping Area	2,000 sq ft
5	Utilities Area	1,000 sq ft
6	Other Area	1,000 sq ft

- SITE PLAN NOTES**
1. Building shall be constructed per approved plans.
 2. Foundation shall be constructed per approved plans.
 3. All utility lines shall be installed and tested prior to construction.
 4. All parking spaces shall be marked and painted per approved plans.
 5. All landscaping shall be installed and maintained per approved plans.
 6. All utilities shall be installed and tested prior to construction.
 7. All other work shall be completed per approved plans.
- NOTES:**
1. This plan is a revision of the original plan.
 2. All dimensions are in feet and inches.
 3. All bearings are in degrees, minutes and seconds.
 4. All areas are in square feet.
 5. All areas are rounded to the nearest square foot.
 6. All areas are rounded to the nearest square foot.
 7. All areas are rounded to the nearest square foot.
 8. All areas are rounded to the nearest square foot.
 9. All areas are rounded to the nearest square foot.
 10. All areas are rounded to the nearest square foot.
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 16. All areas are rounded to the nearest square foot.
 17. All areas are rounded to the nearest square foot.
 18. All areas are rounded to the nearest square foot.
 19. All areas are rounded to the nearest square foot.
 20. All areas are rounded to the nearest square foot.

REVISED SITE PLAN
FIRST UNITED
METHODIST CHURCH
LOT 1R, BLOCK A
6.455 Acres Situated in The
SANFORD BECK SURVEY ~ ABST. 73
PLANO, COLLIN COUNTY, TEXAS

Prepared by: [Name]
Date: [Date]

CITY OF PLANO
PLANNING & ZONING COMMISSION

January 18, 2011

Agenda Item No. 7

Public Hearing - Preliminary Replat & Revised Site Plan:
Weatherford Elementary Addition, Block A, Lot 1R

Applicant: Plano Independent School District

DESCRIPTION:

Public primary school on one lot on 4.5± acres located on the east side of Mollimar Drive, 751± feet north of 15th Street. Zoned Single-Family Residence-9. Neighborhood #56.

REMARKS:

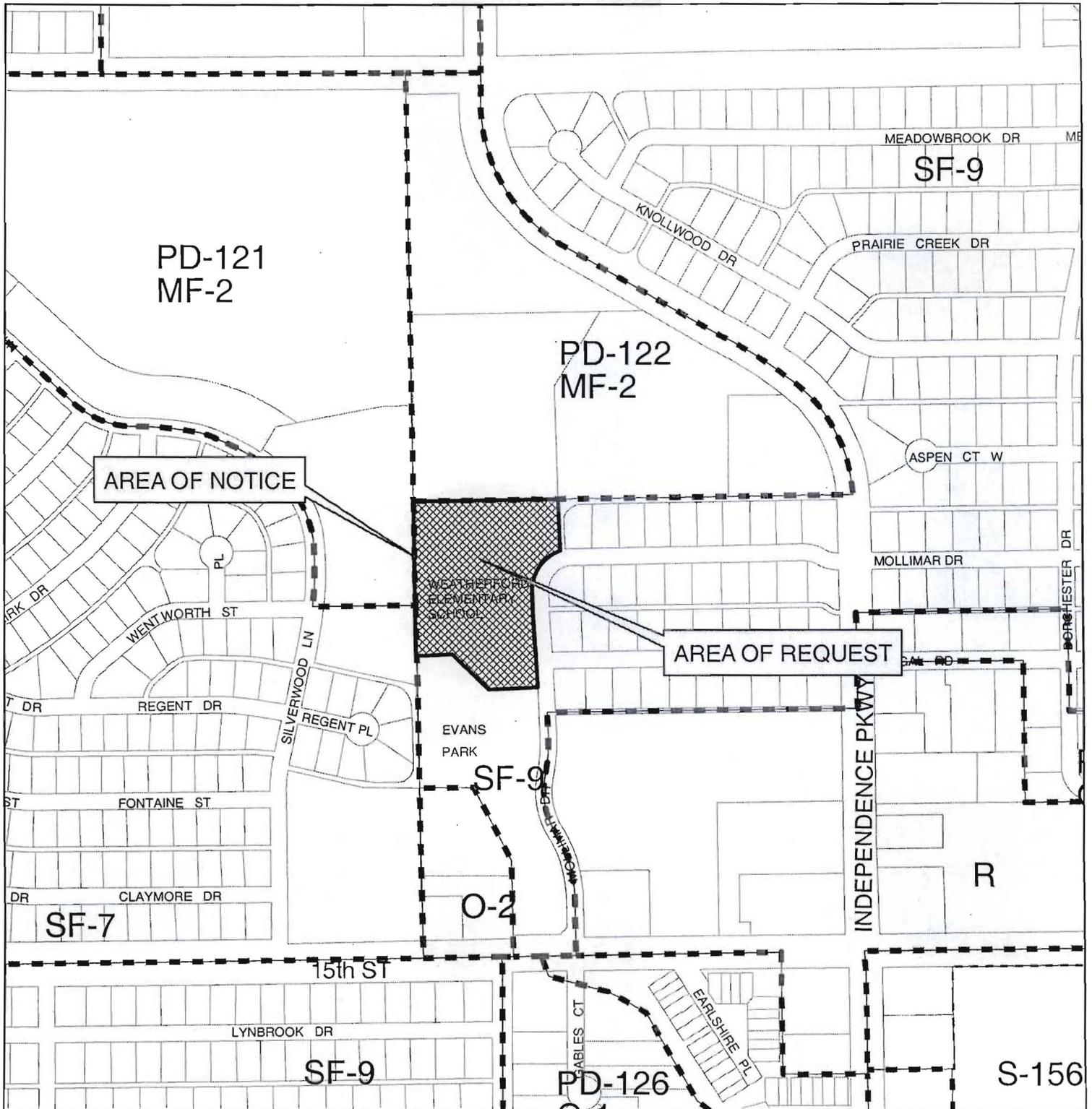
The purpose of the preliminary replat is to abandon and dedicate easements necessary to accommodate modifications to the site.

The purpose of the revised site plan is to show building additions and revise the fire lane on the west side of the school.

RECOMMENDATION:

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

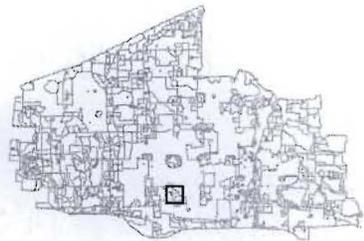
Revised Site Plan: Recommended for approval as submitted.



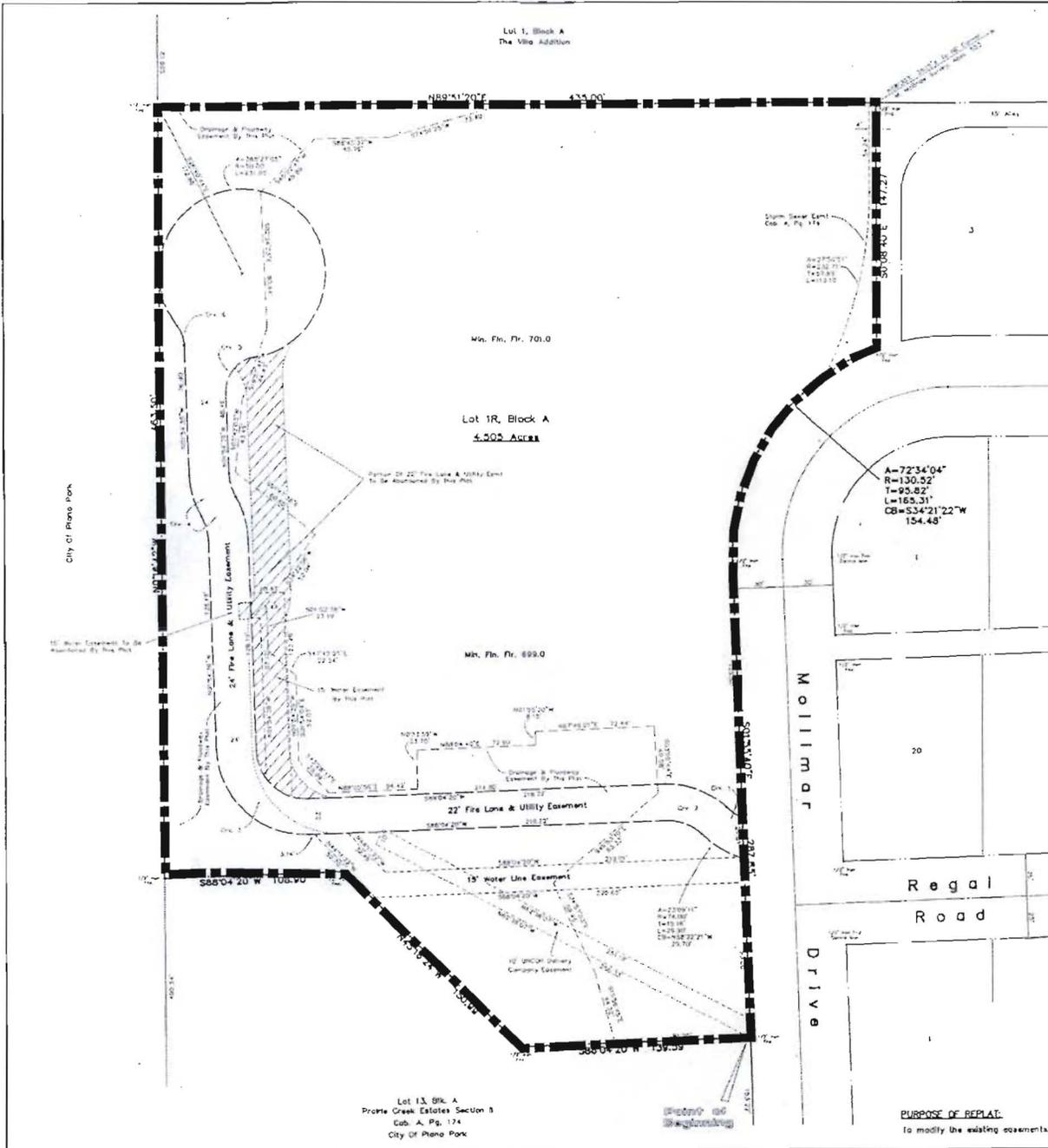
Item Submitted: PRELIMINARY REPLAT & REVISED SITE PLAN

Title: WEATHERFORD ELEMENTARY ADDITION
BLOCK A, LOT 1R

Zoning: SINGLE-FAMILY RESIDENCE-9



○ 200' Notification Buffer



Curve Data Chart

Station	Station	Station	Station
1	2	3	4
...

SHEET 1 OF 2
 PRELIMINARY REPLAT
**WEATHERFORD ELEMENTARY
 ADDITION**
 LOT 1R, BLOCK A
 Being A Replat Of
 Weatherford Elementary Addition
 Lot 1R, Block A
 Recorded in Cabinet O, Pg. 599
 4.505 Acres Situated In The
MARTHA McBRIDE SURVEY ~ ABST. 553
 PLANO, COLLIN COUNTY, TEXAS

Owner:
 Plano Independent School District
 8600 Alma Drive
 Plano, Texas 75023
 Telephone 469 752-1480

Engineer:
 RJK Engineering, Inc.
 111 West Main Street
 Allen, Texas 75013
 Telephone 972 359-1733
 Texas Registration No. 579

Surveyor:
 Surdick Surveying, Inc.
 800 Box 126
 Anna, Texas 75409
 Telephone 972 924-8200
 January 11, 2011

PURPOSE OF REPLAT:
 To modify the existing easements.

Lot 13, Block A
 Procter Creek Estates Section 3
 Cab. A, Pg. 174
 City of Plano Park

Photo of Engineering

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, the Plano Independent School District is the owner of a tract of land situated in the Martha McBride Survey, Abstract No. 553, City of Plano Collin County, Texas, as being all of Lot 1R, Block A, Weatherford Elementary Addition, on addition to the City of Plano, Texas, as recorded in Cabinet D, Page 599, Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the west line of Molinar Drive (a 60' R.O.W.), said point being the southeast corner of the aforementioned Lot 1R, and the northeast corner of Lot 13, Block A, of said Prairie Creek Estates Section II;

THENCE S88°04'20"W, leaving Molinar Drive, and with the north line of said Lot 13, a distance of 139.59 feet to a 1/2" iron rod found for corner;

THENCE N45°16'24"W, with the north line of said Lot 13, a distance of 150.99 feet to a 1/2" iron rod found for corner;

THENCE S88°04'20"W, with the north line of said Lot 13, a distance of 108.90 feet to a 1/2" iron rod found for corner;

THENCE N00°16'42"W, with the west line of the aforementioned Lot 1R, a distance of 463.50 feet to a 1/2" iron rod found for corner, said point being the southwest corner of Lot 1, Block A, The Villa Addition;

THENCE N89°51'20"E, with the south line of The Villa Addition, a distance of 435.00 feet to a 1/2" iron rod found for corner; said point being the northeast corner of Lot 1R, and the west line of a 15 foot wide alley;

THENCE S00°08'40"E, with the west line of said alley, a distance of 147.27 feet to a 1/2" iron rod found for corner in the northwest line of the aforementioned Molinar Drive, said point being the beginning of a non-tangent curve to the left having a central angle of 72°34'04", a radius of 130.52 feet, a tangent length of 95.92 feet, and a chord bearing S34°21'22"W, 154.48 feet;

THENCE in a southeasterly direction along the northwest line of Molinar Drive, an arc distance of 165.31 feet to a 1/2" iron rod found for corner and the end of said curve;

THENCE S01°35'40"E, with the west line of Molinar Drive, a distance of 287.85 feet to the POINT OF BEGINNING and CONTAINING 4.505 acres of land.

BASIS OF BEARINGS:

The Replat of Prairie Creek Estates Section II as recorded in Cabinet D, Page 599, Plat Records of Collin County, Texas.

PURPOSE OF REPLAT:

To modify the existing easements.

NOTE: 1" Iron Pine Shell Be Set At All Block Corners, P.C.'s, P.T.'s, And Angle Points
1/2" Iron Pine Shell Be Set At All Other Lot Corners.

NOTICE: Selling any portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State Platting Statutes, and is subject to fines and withholding of utilities and building certificates.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT the Plano Independent School District, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Lot 1R, Block A, Weatherford Elementary, in addition to the City of Plano, Texas, and does hereby dedicate, in fee simple, for public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Plano. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities dealing to use or using some 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 on said Easements. The City of Plano and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, maintaining, monitoring, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time of procuring permission from anyone.

That the undersigned does hereby covenant and agree that he shall construct upon the fire line easements, as dedicated and shown hereon, a hard surface and that he shall maintain the same in a state of good repair at all times and keep the same free and clear any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of fire appliances. The maintenance of paving on the fire line easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lanes, 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.

This plat is hereby adopted by the Owners (called "Owners") and approved by the City of Plano (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The drainage and floodway easement as shown and described by bearings and distances on Lot 1R, Block A, of the plat is called "Drainage and Floodway Easement". The Drainage and Floodway Easement is hereby dedicated to the public's use forever, but including the following covenants with regard to maintenance responsibilities. The existing creek or creeks traversing the Drainage and Floodway Easement will remain as an open channel at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Drainage and Floodway Easement. The City will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement. Provided, however, it is understood that in the event it becomes necessary for the City to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the City shall have the right, but not the obligation to enter upon the Drainage and Floodway Easement at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct, or maintain any drainage facility deemed necessary by the City for drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the Drainage and Floodway Easement adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Plano shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks through the Drainage and Floodway Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the natural drainage channels, and the Owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. Building areas outside the Drainage and Floodway Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

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

Witness my hand this the _____ day of _____, 2011.

Plano Independent School District

Printed Name and Title

STATE OF TEXAS
COUNTY OF COLLIN

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

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

Notary Public in and for
The State of Texas

CERTIFICATE OF APPROVAL

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

Chairman, Planning and Zoning Commission

STATE OF TEXAS
COUNTY OF COLLIN

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

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

Notary Public in and for
The State of Texas

Secretary, Planning & Zoning Commission
Or City Engineer

STATE OF TEXAS
COUNTY OF COLLIN

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

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

Notary Public in and for
The State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, David J. Surdukan, do hereby certify that I prepared this plat from an accurate and actual survey of land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Plano, Texas.

David J. Surdukan
Registration No. 4613

STATE OF TEXAS
COUNTY OF COLLIN

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

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

Notary Public in and for
The State of Texas

SHEET 2 OF 2

PRELIMINARY REPLAT

**WEATHERFORD ELEMENTARY
ADDITION**
LOT 1R, BLOCK A
Being A Replat Of
Weatherford Elementary Addition
Lot 1R, Block A
Recorded in Cabinet O, Pg. 599
4.505 Acres Situated In The
MARTHA McBRIDE SURVEY ~ ABST. 553
PLANO, COLLIN COUNTY, TEXAS

Owner:
Plano Independent School District
8600 Alamo Drive
Plano, Texas 75023
Telephone 469 752-1480

Engineer:
RJK Engineering, Inc.
111 West Main Street
Allen, Texas 75013
Telephone 872 359-1733
Texas Registration No. 579

Surveyor:
Surdukan Surveying, Inc.
PO Box 126
Anna, Texas 75409
Telephone 872 924-8200
January 11, 2011

CITY OF PLANO
PLANNING & ZONING COMMISSION

January 18, 2011

Agenda Item No. 8

Public Hearing - Preliminary Replat & Revised Site Plan: Plano Park School
Addition, Block 1, Lot 1R

Applicant: Plano Independent School District

DESCRIPTION:

Public primary school on one lot on 23.7± acres located at the southwest corner of Jupiter Road and Laurel Lane. Zoned Single-Family Residence-7. Neighborhood #48.

REMARKS:

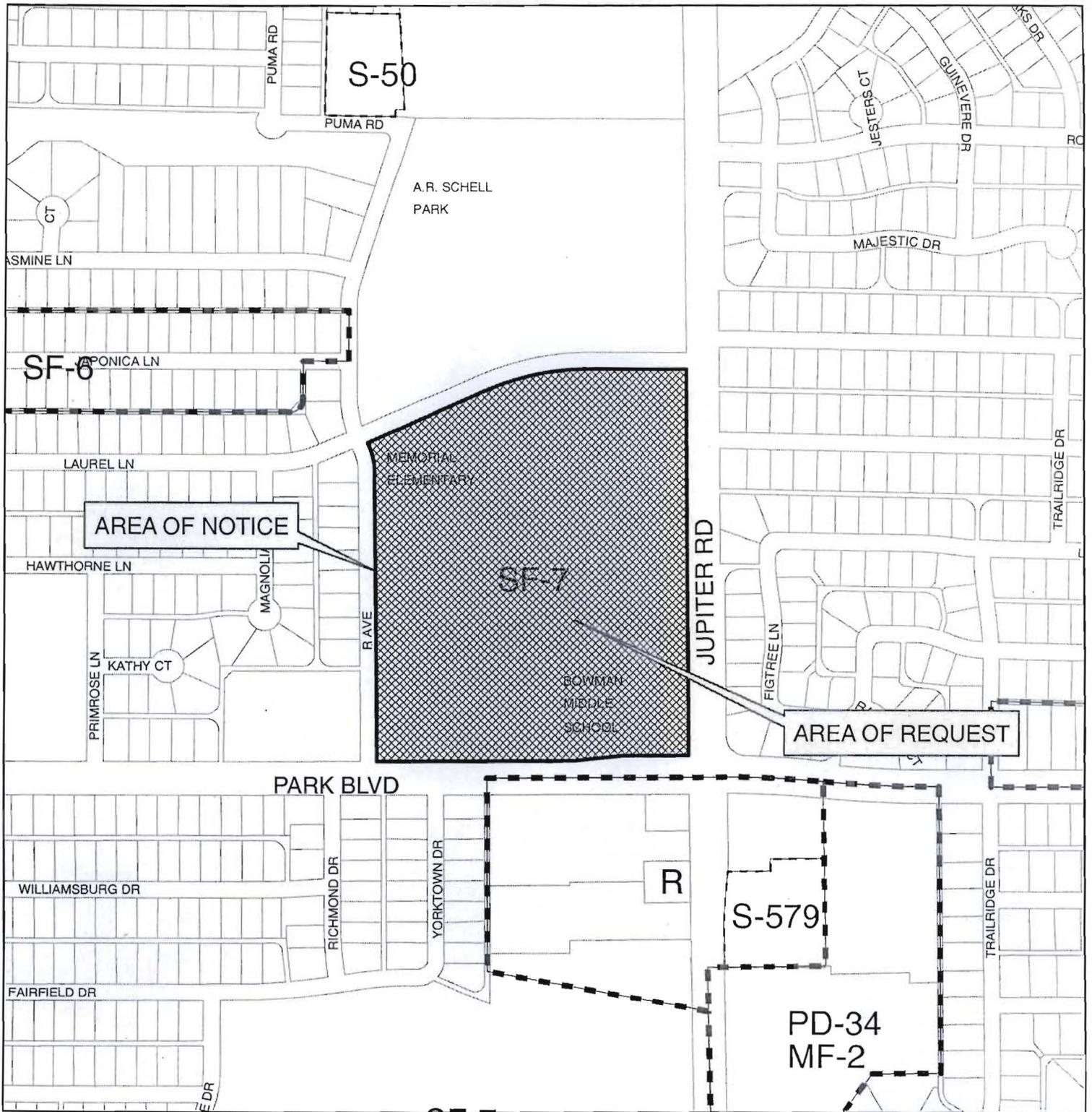
The purpose for the preliminary replat is to abandon and propose easements necessary for the redevelopment of the site as a public primary school.

The purpose for the revised site plan is to show the new public primary school building and associated site improvements.

RECOMMENDATION:

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

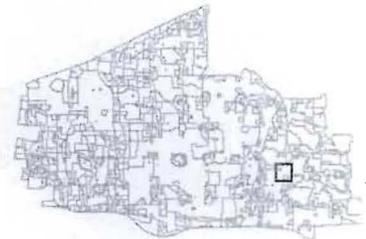
Revised Site Plan: Recommended for approval subject to Fire Department approval of a variance to the 150 foot hose-lay requirement.



Item Submitted: PRELIMINARY REPLAT & REVISED SITE PLAN

Title: PLANO PARK SCHOOL ADDITION
BLOCK 1, LOT 1R

Zoning: SINGLE-FAMILY RESIDENCE-7



○ 200' Notification Buffer

NOTICE:
Selling any portion of this addition by realty and bounds is a violation of City Subdivision Ordinance and State Platting Statutes, and is subject to fines and withholding of utilities and building certificates.

NOTE: 1" Iron Pins Shall Be Set At All Block Corners, P.C., P.T.'s, And Angle Points.
1/2" Iron Pins Shall Be Set At All Other Lot Corners.

A=23°30'00"
R=728.08'
L=151.44'
T=298.82'
CB=N76°38'00"E
296.54'

A=23°10'00"
R=282.64'
T=53.63'
L=106.19'
CB=N13°31'00"W
105.47'

Plano Park Addition
Reference Section
Block 1E

Plano Park No. 6
Block 1B

United Pentecostal Church
Of Plano

A. R. School Park

LAUREL LN

RAVE

PARK BLVD

JUPITER RD

Lot 28

Pepper Tree
Place

Lot 1

Lot 10

Lot 11

Lot 12

Lot 13

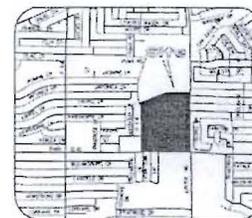
Lot 14

Lot 15

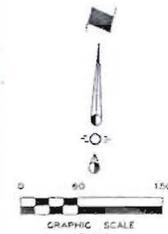
Lot 16

Lot 17

Lot 18



VICINITY MAP



Curve	Station	Chord	Angle	Station	Chord
1	1+12.00	4+12.00	23°10'	4+12.00	4+12.00
2	4+12.00	4+12.00	23°10'	4+12.00	4+12.00
3	4+12.00	4+12.00	23°10'	4+12.00	4+12.00
4	4+12.00	4+12.00	23°10'	4+12.00	4+12.00
5	4+12.00	4+12.00	23°10'	4+12.00	4+12.00
6	4+12.00	4+12.00	23°10'	4+12.00	4+12.00

SHEET 1 OF 2
PRELIMINARY REPLAY

**PLANO PARK
SCHOOL ADDITION**

LOT 1R, BLOCK 1

Being A Replot Of Lot 1R, Block 1
Plano Park School Addition
Recorded in Cabinet 2007, Page 343

23.724 Acres Situated In The
BEN F. MATTHEWS SURVEY ~ ABST. 612
JESSIE ROUNDTREE SURVEY ~ ABST. 757
PLANO, COLLIN COUNTY, TEXAS

Draft
Plano Independent School District
6600 Alma Drive
Plano, Texas 75023
Telephone 972 519-8282

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor
Surdick Surveying, Inc.
PO Box 128
Allen, Texas 75009
Telephone 972 924-8200
January 7, 2011

PURPOSE OF REPLAY:
To abandon and dedicate new easements.

Lot 21 Richmond Drive
Lot 1
Lot 16 Armstrong Park No. 3
Yorktown Drive
Lot 1 Willow Creek Village Lot 1, Block A
John K. Pearty Addition # Lot 1, Block 1

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, The Plano Independent School District is the owner of a tract of land situated in the Ben F. Matthews Survey, Abstract No. 612, and the Jessie Roundtree Survey, Abstract No. 757, City of Plano, Collin County, Texas, and being all of the Plano Park School Addition, on addition to the City of Plano as recorded in Cabinet 2007, Page 343, Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found for corner at the intersection of the south line of Laurel Lane (50' R.O.W.) with the west line of Jupiter Road (100' R.O.W.); THENCE S01°36'00"E, with the west line of Jupiter Road, a distance of 1144.86 feet to a monument found for corner at the intersection of the west line of Jupiter Road and the north line of Park Boulevard (115' R.O.W. at this point, 65' from centerline); THENCE S88°15'48"W, with the north line of Park Boulevard a distance of 200.00 feet to an iron rod found for corner; THENCE S82°33'10"W with the north line of Park Boulevard a distance of 150.73 feet to an iron rod found for corner; THENCE S88°15'48"W continuing with the north line of Park Boulevard (100' R.O.W. at this point, 50' from centerline) a distance of 387.40 feet to an iron rod found for corner at the intersection of the north line of Park Boulevard and the east line of R Avenue (50' R.O.W.);

THENCE N01°38'00"W with the east line of R Avenue, a distance of 841.34 feet to an iron rod found for corner and being the beginning of a curve to the left having a central angle of 23°10'00", a radius of 282.84 feet, a tangent length of 23.83 feet and a chord that bears N13°31'00"W, a distance of 103.47 feet; THENCE in a northerly direction along said curve to the left and with the east line of R Avenue, an arc distance of 106.19 feet to a concrete monument found for corner and the end of said curve, said point being the intersection of the east line of Avenue R and the south line of Laurel Lane;

THENCE N84°54'00"E with the south line of Laurel Lane, a distance of 384.15 feet to an iron rod found for corner and the beginning of a curve to the right having a central angle of 23°30'00", a radius of 728.08 feet, a tangent length of 151.44 feet and a chord that bears N76°59'00"E a distance of 298.54 feet;

THENCE in an easterly direction along said curve to the right and with the south line of Laurel Lane an arc distance of 298.82 feet to an iron rod found for corner and the end of said curve;

THENCE N88°24'00"E with the south line of Laurel Lane a distance of 305.60 feet to the POINT OF BEGINNING and containing 1,033,435 square feet or 23.7244 acres of land.

BASIS OF BEARINGS.
The Plano Park School Addition, as recorded in Cabinet 2007, Page 343.

PURPOSE OF REPLAT.
To abandon and dedicate new easements.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT the Plano Independent School District, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the heretofore described property as Lot 1R, Block 1, Plano Park School Addition, on addition to the City of Plano, Texas, and does hereby dedicate, in fee simple, for public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Plano. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities dealing to use or using same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove 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 on said Easements. The City of Plano and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time of procuring permission from anyone.

That the undersigned does hereby covenant and agree that he shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he shall maintain the same in a state of good repair at all times and keep the same free and clear any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other implements to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking". The 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.

VISIBILITY, ACCESS, AND MAINTENANCE EASEMENT
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 landscape improvements, including, without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw 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 on the VAM Easement and to remove any obstructions thereon. The City, its successors, assigns, or agents shall have the right and privilege of all times to enter upon the VAM Easement or any part thereof for the purpose and with all rights and privileges set forth herein.

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

Witness my hand this _____ day of _____, 2011.

Plano Independent School District
Printed Name and Title

STATE OF TEXAS
COUNTY OF COLLIN

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

Given under my hand and seal of office this _____ day of _____, 2011.

Notary Public in and for
The State of Texas

CERTIFICATE OF APPROVAL

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

Chairman, Planning and Zoning Commission

STATE OF TEXAS
COUNTY OF COLLIN

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

Given under my hand and seal of office this _____ day of _____, 2011.

Notary Public in and for
The State of Texas

Secretary, Planning & Zoning Commission
Or City Engineer

STATE OF TEXAS
COUNTY OF COLLIN

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

Given under my hand and seal of office this _____ day of _____, 2011.

Notary Public in and for
The State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, David J. Surdukan, do hereby certify that I prepared this plat from an accurate and actual survey of land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Plano, Texas.

David J. Surdukan
Registration No. 4613

STATE OF TEXAS
COUNTY OF COLLIN

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

GIVEN under my hand and seal of office, this _____ day of _____, 2011.

Notary Public in and for
The State of Texas

SHEET 2 OF 2
PRELIMINARY REPLAT

PLANO PARK
SCHOOL ADDITION

LOT 1R, BLOCK 1

Being A Replat Of Lot 1R, Block 1
Plano Park School Addition
Recorded In Cabinet 2007, Page 343

23.724 Acres Situated In The
BEN F. MATTHEWS SURVEY ~ ABST. 612
JESSIE ROUNDTREE SURVEY ~ ABST. 757
PLANO, COLLIN COUNTY, TEXAS

Owner:
Plano Independent School District
8600 Alma Drive
Plano, Texas 75023
Telephone 972 519-8282

Engineer:
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 358-1733

Surveyor:
Surdukan Surveying, Inc.
PO Box 128
Anna, Texas 75409
Telephone 972 824-8200
January 7, 2011

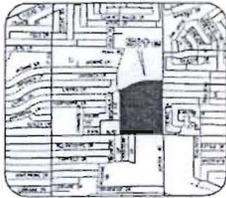
NOTICE:
Sewing any portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State Platting Statutes, and is subject to fines and withholding of utilities and building certificates.

NOTE: 1" Iron Pins Shall Be Set At All Block Corners, P.C.'s, P.T.'s, And Angle Points.
1/2" Iron Pins Shall Be Set At All Other Lot Corners.

SITE PLAN NOTES

- Buildings 6,000 sq. ft. or greater require permit for 100% fire protection.
- Fire hydrants shall be designed and constructed per City standards.
- Handicapped parking spaces shall be designed and provided per City standards and shall comply with requirements of the current, adopted International Building Code.
- The site was reviewed and found to be located 2.5 feet off of the property line when the right-of-way limits of easement were in its original form. A mapping network, in an alternative design, is proposed by the City. Survey data shows the City standard to be provided all setbacks of 6.6 feet (6.6').
- Reference to all dimensions and area calculations shall be verified in accordance with the zoning ordinance.
- All signage placement upon exterior building facades shall be approved by the City.
- Normal of the site plan is not the unit of engineering plans but the ground.
- Open storage areas permitted shall be reviewed in accordance with the zoning ordinance.
- Building heights within the development shall be consistent with setbacks in the Final Center Street Ordinance.
- Outdoor lighting shall comply with illumination requirements which apply to the site as set forth in the zoning ordinance.
- Please contact the Building Inspection Department to determine the type of construction and occupancy group.
- All signage placement, construction, and removal shall be in accordance with the zoning ordinance.
- Use shall conform to applicable zoning ordinance and conform to the zoning performance standards in Section 10.3.00 of the zoning ordinance. Please contact the Building Inspection Department, the City Engineer, the Planning Department, and the Planning Commission for more information regarding zoning performance standards.

- NOTES:**
- All easements to be completed within 180 days.
 - All surveys, maps, and drawings, and their supplements, shall comply with applicable laws.



VICINITY MAP

A=23°30'00"
R=728.08'
L=151.44'
CB=N70°39'00"E
296.54'

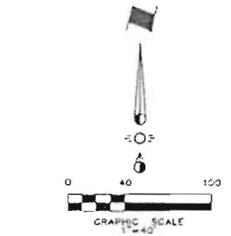
A=23°10'00"
R=262.84'
L=53.83'
L=106.19'
CB=N13°31'00"W
105.47'

Revised Fourth Section
Plano Park Addition
Block 16
Zoned SF-7-5

Water, Water & Sewer Schedule

ID	Flow	Size	Material	Depth
12	1.5	36"	HDPE	1.0
13	1.5	36"	HDPE	1.0
14	1.5	36"	HDPE	1.0
15	1.5	36"	HDPE	1.0
16	1.5	36"	HDPE	1.0
17	1.5	36"	HDPE	1.0
18	1.5	36"	HDPE	1.0
19	1.5	36"	HDPE	1.0
20	1.5	36"	HDPE	1.0
21	1.5	36"	HDPE	1.0
22	1.5	36"	HDPE	1.0
23	1.5	36"	HDPE	1.0
24	1.5	36"	HDPE	1.0
25	1.5	36"	HDPE	1.0
26	1.5	36"	HDPE	1.0
27	1.5	36"	HDPE	1.0
28	1.5	36"	HDPE	1.0
29	1.5	36"	HDPE	1.0
30	1.5	36"	HDPE	1.0
31	1.5	36"	HDPE	1.0
32	1.5	36"	HDPE	1.0
33	1.5	36"	HDPE	1.0
34	1.5	36"	HDPE	1.0
35	1.5	36"	HDPE	1.0
36	1.5	36"	HDPE	1.0
37	1.5	36"	HDPE	1.0
38	1.5	36"	HDPE	1.0
39	1.5	36"	HDPE	1.0
40	1.5	36"	HDPE	1.0
41	1.5	36"	HDPE	1.0
42	1.5	36"	HDPE	1.0
43	1.5	36"	HDPE	1.0
44	1.5	36"	HDPE	1.0
45	1.5	36"	HDPE	1.0
46	1.5	36"	HDPE	1.0
47	1.5	36"	HDPE	1.0
48	1.5	36"	HDPE	1.0
49	1.5	36"	HDPE	1.0
50	1.5	36"	HDPE	1.0
51	1.5	36"	HDPE	1.0
52	1.5	36"	HDPE	1.0
53	1.5	36"	HDPE	1.0
54	1.5	36"	HDPE	1.0
55	1.5	36"	HDPE	1.0
56	1.5	36"	HDPE	1.0
57	1.5	36"	HDPE	1.0
58	1.5	36"	HDPE	1.0
59	1.5	36"	HDPE	1.0
60	1.5	36"	HDPE	1.0
61	1.5	36"	HDPE	1.0
62	1.5	36"	HDPE	1.0
63	1.5	36"	HDPE	1.0
64	1.5	36"	HDPE	1.0
65	1.5	36"	HDPE	1.0
66	1.5	36"	HDPE	1.0
67	1.5	36"	HDPE	1.0
68	1.5	36"	HDPE	1.0
69	1.5	36"	HDPE	1.0
70	1.5	36"	HDPE	1.0
71	1.5	36"	HDPE	1.0
72	1.5	36"	HDPE	1.0
73	1.5	36"	HDPE	1.0
74	1.5	36"	HDPE	1.0
75	1.5	36"	HDPE	1.0
76	1.5	36"	HDPE	1.0
77	1.5	36"	HDPE	1.0
78	1.5	36"	HDPE	1.0
79	1.5	36"	HDPE	1.0
80	1.5	36"	HDPE	1.0
81	1.5	36"	HDPE	1.0
82	1.5	36"	HDPE	1.0
83	1.5	36"	HDPE	1.0
84	1.5	36"	HDPE	1.0
85	1.5	36"	HDPE	1.0
86	1.5	36"	HDPE	1.0
87	1.5	36"	HDPE	1.0
88	1.5	36"	HDPE	1.0
89	1.5	36"	HDPE	1.0
90	1.5	36"	HDPE	1.0
91	1.5	36"	HDPE	1.0
92	1.5	36"	HDPE	1.0
93	1.5	36"	HDPE	1.0
94	1.5	36"	HDPE	1.0
95	1.5	36"	HDPE	1.0
96	1.5	36"	HDPE	1.0
97	1.5	36"	HDPE	1.0
98	1.5	36"	HDPE	1.0
99	1.5	36"	HDPE	1.0
100	1.5	36"	HDPE	1.0

A. R. Schell Park



SITE DATA SUMMARY TABLE - ELEMENTARY SCHOOL

Item	Quantity
Grade 1-5	2,127
Grade 6-8	1,875
Grade 9-12	1,875
Grade 13-15	1,875
Grade 16-18	1,875
Grade 19-21	1,875
Grade 22-24	1,875
Grade 25-27	1,875
Grade 28-30	1,875
Grade 31-33	1,875
Grade 34-36	1,875
Grade 37-39	1,875
Grade 40-42	1,875
Grade 43-45	1,875
Grade 46-48	1,875
Grade 49-51	1,875
Grade 52-54	1,875
Grade 55-57	1,875
Grade 58-60	1,875
Grade 61-63	1,875
Grade 64-66	1,875
Grade 67-69	1,875
Grade 70-72	1,875
Grade 73-75	1,875
Grade 76-78	1,875
Grade 79-81	1,875
Grade 82-84	1,875
Grade 85-87	1,875
Grade 88-90	1,875
Grade 91-93	1,875
Grade 94-96	1,875
Grade 97-99	1,875
Grade 100-102	1,875
Grade 103-105	1,875
Grade 106-108	1,875
Grade 109-111	1,875
Grade 112-114	1,875
Grade 115-117	1,875
Grade 118-120	1,875
Grade 121-123	1,875
Grade 124-126	1,875
Grade 127-129	1,875
Grade 130-132	1,875
Grade 133-135	1,875
Grade 136-138	1,875
Grade 139-141	1,875
Grade 142-144	1,875
Grade 145-147	1,875
Grade 148-150	1,875
Grade 151-153	1,875
Grade 154-156	1,875
Grade 157-159	1,875
Grade 160-162	1,875
Grade 163-165	1,875
Grade 166-168	1,875
Grade 169-171	1,875
Grade 172-174	1,875
Grade 175-177	1,875
Grade 178-180	1,875
Grade 181-183	1,875
Grade 184-186	1,875
Grade 187-189	1,875
Grade 190-192	1,875
Grade 193-195	1,875
Grade 196-198	1,875
Grade 199-201	1,875
Grade 202-204	1,875
Grade 205-207	1,875
Grade 208-210	1,875
Grade 211-213	1,875
Grade 214-216	1,875
Grade 217-219	1,875
Grade 220-222	1,875
Grade 223-225	1,875
Grade 226-228	1,875
Grade 229-231	1,875
Grade 232-234	1,875
Grade 235-237	1,875
Grade 238-240	1,875
Grade 241-243	1,875
Grade 244-246	1,875
Grade 247-249	1,875
Grade 250-252	1,875
Grade 253-255	1,875
Grade 256-258	1,875
Grade 259-261	1,875
Grade 262-264	1,875
Grade 265-267	1,875
Grade 268-270	1,875
Grade 271-273	1,875
Grade 274-276	1,875
Grade 277-279	1,875
Grade 280-282	1,875
Grade 283-285	1,875
Grade 286-288	1,875
Grade 289-291	1,875
Grade 292-294	1,875
Grade 295-297	1,875
Grade 298-300	1,875
Grade 301-303	1,875
Grade 304-306	1,875
Grade 307-309	1,875
Grade 310-312	1,875
Grade 313-315	1,875
Grade 316-318	1,875
Grade 319-321	1,875
Grade 322-324	1,875
Grade 325-327	1,875
Grade 328-330	1,875
Grade 331-333	1,875
Grade 334-336	1,875
Grade 337-339	1,875
Grade 340-342	1,875
Grade 343-345	1,875
Grade 346-348	1,875
Grade 349-351	1,875
Grade 352-354	1,875
Grade 355-357	1,875
Grade 358-360	1,875
Grade 361-363	1,875
Grade 364-366	1,875
Grade 367-369	1,875
Grade 370-372	1,875
Grade 373-375	1,875
Grade 376-378	1,875
Grade 379-381	1,875
Grade 382-384	1,875
Grade 385-387	1,875
Grade 388-390	1,875
Grade 391-393	1,875
Grade 394-396	1,875
Grade 397-399	1,875
Grade 400-402	1,875
Grade 403-405	1,875
Grade 406-408	1,875
Grade 409-411	1,875
Grade 412-414	1,875
Grade 415-417	1,875
Grade 418-420	1,875
Grade 421-423	1,875
Grade 424-426	1,875
Grade 427-429	1,875
Grade 430-432	1,875
Grade 433-435	1,875
Grade 436-438	1,875
Grade 439-441	1,875
Grade 442-444	1,875
Grade 445-447	1,875
Grade 448-450	1,875
Grade 451-453	1,875
Grade 454-456	1,875
Grade 457-459	1,875
Grade 460-462	1,875
Grade 463-465	1,875
Grade 466-468	1,875
Grade 469-471	1,875
Grade 472-474	1,875
Grade 475-477	1,875
Grade 478-480	1,875
Grade 481-483	1,875
Grade 484-486	1,875
Grade 487-489	1,875
Grade 490-492	1,875
Grade 493-495	1,875
Grade 496-498	1,875
Grade 499-501	1,875
Grade 502-504	1,875
Grade 505-507	1,875
Grade 508-510	1,875
Grade 511-513	1,875
Grade 514-516	1,875
Grade 517-519	1,875
Grade 520-522	1,875
Grade 523-525	1,875
Grade 526-528	1,875
Grade 529-531	1,875
Grade 532-534	1,875
Grade 535-537	1,875
Grade 538-540	1,875
Grade 541-543	1,875
Grade 544-546	1,875
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Grade 571-573	1,875
Grade 574-576	1,875
Grade 577-579	1,875
Grade 580-582	1,875
Grade 583-585	1,875
Grade 586-588	1,875
Grade 589-591	1,875
Grade 592-594	1,875
Grade 595-597	1,875
Grade 598-600	1,875
Grade 601-603	1,875
Grade 604-606	1,875
Grade 607-609	1,875
Grade 610-612	1,875
Grade 613-615	1,875
Grade 616-618	1,875
Grade 619-621	1,875
Grade 622-624	1,875
Grade 625-627	1,875
Grade 628-630	1,875
Grade 631-633	1,875
Grade 634-636	1,875
Grade 637-639	1,875
Grade 640-642	1,875
Grade 643-645	1,875
Grade 646-648	1,875
Grade 649-651	1,875
Grade 652-654	1,875
Grade 655-657	1,875
Grade 658-660	1,875
Grade 661-663	1,875
Grade 664-666	1,875
Grade 667-669	1,875
Grade 670-672	1,875
Grade 673-675	1,875
Grade 676-678	1,875
Grade 679-681	1,875
Grade 682-684	1,875
Grade 685-687	1,875
Grade 688-690	1,875
Grade 691-693	1,875
Grade 694-696	1,875
Grade 697-699	1,875
Grade 700-702	1,875
Grade 703-705	1,875
Grade 706-708	1,875
Grade 709-711	1,875
Grade 712-714	1,875
Grade 715-717	1,875

CITY OF PLANO
PLANNING & ZONING COMMISSION

January 18, 2011

Agenda Item No. 9

Public Hearing - Revised Preliminary Replat: The Dallas Morning News North Plant,
Block A, Lots 2, 4R, & 5

Applicants: Big Maverick Enterprises, LLC & Physician's Capital Investments

DESCRIPTION:

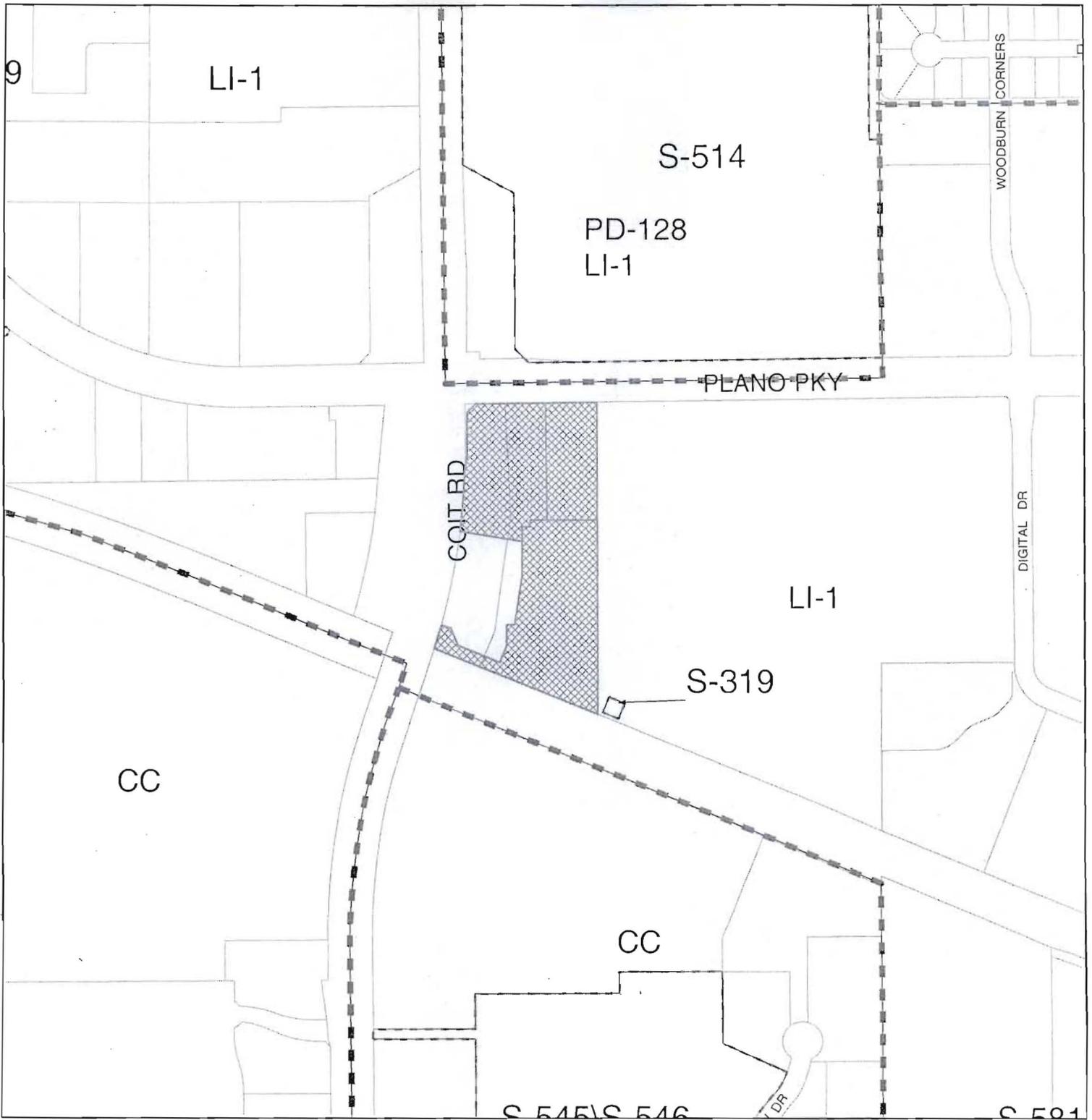
Light-intensity manufacturing, medical office, retail, and restaurant on three lots on 6.6± acres located at the southeast corner of Coit Road and Plano Parkway. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Neighborhood #64.

REMARKS:

The purpose for the preliminary replat is to subdivide proposed Lot 4 into Lots 4R and 5, and to dedicate easements necessary for the light-intensity manufacturing and medical office developments.

RECOMMENDATION:

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



Item Submitted: REVISED PRELIMINARY REPLAT

Title: THE DALLAS MORNING NEWS NORTH PLANT
BLOCK A, LOTS 2, 4R, & 5

Zoning: LIGHT INDUSTRIAL-1/190 TOLLWAY/
PLANO PARKWAY OVERLAY DISTRICT



○ 200' Notification Buffer

CITY OF PLANO
PLANNING & ZONING COMMISSION

January 18, 2011

Agenda Item No. 10

Discussion & Direction: Heritage Preservation Plan

Applicant: City of Plano

DESCRIPTION:

Presentation of the draft text for Chapters I through V of the Heritage Preservation Plan.

REMARKS:

At the January 18, 2011, meeting, Heritage Commission Chairman, Anne Quaintance-Howard and staff will present the draft text for Chapters I through V of the Heritage Preservation Plan.

In addition to this staff report, there are three attachments for your information.

- Memorandum to the Planning & Zoning Commission
- Heritage Preservation Plan Outline
- Heritage Preservation Plan Draft Text for Chapters I through V

RECOMMENDATIONS:

Recommended that the Planning & Zoning Commission provide comments and direction pertaining to the Heritage Preservation Plan.

MEMORANDUM

Date: January 7, 2011
To: Planning & Zoning Commission
From: Anne Quaintance-Howard, Chairperson, Heritage Commission
Subject: Heritage Preservation Plan

The Heritage Commission would like to thank the Planning & Zoning Commission for the opportunity to present the draft text for Chapters I through V of the Heritage Preservation Plan update. Since the Planning & Zoning Commission participates in the heritage resource designation process, as well as reviews development requests that may possibly affect existing and future potential heritage resources, the Heritage Commission believes it is important to share the proposed Heritage Preservation Plan with you to receive your feedback.

The Heritage Preservation Plan (i.e. the plan) is the guiding document for the city's heritage preservation program and related activities. It functions in conjunction with documents such as the Comprehensive Plan, the Zoning Ordinance, the Building Code, the Preservation Ordinance, and the Preservation Tax Exemption Ordinance. In addition to this memorandum, there are two attachments for the Planning & Zoning Commission's consideration:

Attachment No. 1 - Heritage Preservation Plan Outline

Attachment No. 2 - Heritage Preservation Plan Draft Text for Chapters I through V

The Heritage Preservation Plan was first adopted in 1981 following the establishment of Plano's first preservation ordinance in 1980. It was later updated in 1986, 1992, and 2002. For the past two years, the Heritage Commission and staff have been working on updating the plan.

The primary purpose of the plan is to guide future preservation efforts in Plano. The document includes several goals and objectives to help in this endeavor. In addition, the plan examines several development factors and challenges, such as Plano's limited undeveloped land and the increasing number of post WWII era structures reaching 50 years in age, which could potentially affect preservation efforts in Plano. The plan also summarizes Plano's preservation program as well as identifies the various styles of historic architecture that exist within the city.

The plan is divided into the following five chapters:

Chapter I: Overview

Chapter One is subdivided into four sections: *Section A: The Message - Defining Heritage Preservation*; *Section B: The Purpose - Planning a Future with Roots from the*

Past; Section C: The Vision - Defining Plano's Potential; Section D: The Goals - Framing the Vision. This chapter defines heritage preservation and explains the purpose of the plan, which is meant to be a tool to help guide preservation efforts in Plano. The vision and goals set the groundwork for understanding how Plano may evolve over the next 15-20 years and what we hope to accomplish through promoting preservation efforts in Plano.

Chapter II: Context

Chapter Two is subdivided into two sections: *Section A: Plano's Development Eras*, is a history of Plano from prehistoric times to present. *Section B: History of Plano's Preservation Program*, describes the origins and evolution of Plano's Heritage Preservation program.

Chapter III: Current Conditions/Future Considerations

Chapter Three is subdivided into three sections. *Section A: Emerging Factors*, discusses various development factors such as Plano's development patterns, transportation systems, gathering places, and redevelopment and revitalization efforts, that may affect heritage preservation in the future. *Section B: Challenges*, discusses Plano's limited heritage resources, infill and redevelopment issues, limited private investment in preservation programs, and prospective heritage resources now reaching 50 years in age. *Section C: Opportunities*, discusses ongoing restoration of heritage properties, Plano's nonprofit historic museums, and the City's heritage preservation program.

Chapter IV: Strategic Framework

Chapter Four includes specific goals and objectives that will provide guidance as well as possible action steps for furthering heritage preservation in Plano. Below are the goals included in the plan. Each goal is further expanded upon with specific objectives within the plan.

Goal: Resource Identification, Preservation, and Interpretation

- *Expand and enhance efforts to identify, preserve, and interpret heritage resources*

Goal: Heritage Resource Designation

- *Expand and enhance efforts to designate eligible heritage resources within the City of Plano.*

Goal: Promoting Preservation and Reinvestment in Historic Assets

- *Expand and enhance efforts to promote Plano's heritage resources as well as efforts to reinvest in Plano's historic areas.*

Goal: Education and Community Outreach

- *Increase awareness, understanding, and appreciation of Plano's heritage resources.*

Goal: Implementation/Administrative

- *Continue and improve efforts to provide assistance to decision makers for the City of Plano regarding heritage preservation issues.*

Chapter V: Summary

Chapter Five concludes the plan and summarizes its key points.

As shown on the plan outline (Attachment 1) an appendix will be included with the plan which will include information such as identifying existing and potential future heritage resources, feedback received from the community pertaining to preservation efforts in Plano and the plan, as well as terms and architectural styles defined. While these remaining components of the appendix are still under construction, a clarification of Plano's current preservation program has been included to inform the Planning & Zoning Commission of the city's existing preservation program elements.

In summary, the Heritage Commission thanks you for the opportunity to present the draft text for the Heritage Preservation Plan update and welcomes any comments or suggestions you may have. The Heritage Commission will be presenting the plan and any comments received from the Planning & Zoning Commission, to City Council on February 14, 2011, before finalizing the plan for adoption by City Council.

cc: Tom Muehlenbeck
Frank Turner

Attachments: Heritage Preservation Plan Outline
Heritage Preservation Plan Draft Text for Chapters I through V

Attachment No. 1

City of Plano Heritage Preservation Plan (Draft)

Outline

CHAPTER I: OVERVIEW

- Section A: The Message - Defining Heritage Preservation.
- Section B: The Purpose - Planning a Future with Roots from the Past.
- Section C: The Vision - Defining Plano's Potential.
- Section D: The Goals - Framing the Vision.

CHAPTER II: CONTEXT

- Section A: Plano's Development Eras.
- Section B: History of Plano's Preservation Program.

CHAPTER III: CURRENT CONDITIONS/FUTURE CONSIDERATIONS

- Section A: Emerging Factors
- Section B: Challenges
- Section C: Opportunities

CHAPTER IV: STRATEGIC FRAMEWORK

- Goal: Heritage Resource Identification, Preservation and Interpretation
- Goal: Heritage Resource Designation
- Goal: Promotion and Reinvestment in Historic Assets
- Goal: Education and Community Outreach
- Goal: Implementation/Administration

CHAPTER V: SUMMARY

APPENDIX

A: Plano's Current Preservation Program

B: Plano's Major Historic Assets

- Section A: Designated Heritage Districts.
- Section B: Individually Designated Heritage Resources.
- Section C: Potential Heritage Resources.
- Section D: Plano's Historic Cemeteries.

C: Definition of Architectural Styles

D: Glossary of Terms

E: Community Feedback

F: Bibliography

Attachment No. 2

City of Plano Heritage Preservation Plan (Draft)

CHAPTER I: OVERVIEW

The Heritage Preservation Plan ("Preservation Plan") is the guiding document for the city's Heritage Preservation Program and related activities. It functions in conjunction with documents such as the Comprehensive Plan, the Zoning Ordinance, the Building Code, the Preservation Ordinance, and the Preservation Tax Exemption Ordinance. This chapter of the plan introduces the concept of Heritage Preservation as a key component of Plano's future as well as a link to its past. The following topics are highlighted in the Overview Chapter:

- A. *The Message* - Defining Heritage Preservation
- B. *The Purpose* - Planning a Future with Roots from the Past
- C. *The Vision* - Defining Plano's Potential
- D. *The Goals* - Framing the Vision

Section A: The Message - Defining Heritage Preservation

Heritage preservation is the process of passing on a community's significant attributes from one generation to the next. These attributes include more than buildings and places; they are also the values, traditions, and other human qualities that shape our surroundings over time. In the purest sense, these attributes would be considered our "inheritance" and we, in turn, would be obligated to embrace and protect them. In reality, successful preservation programs combine social, economic, and cultural factors into a creative, practical, and ongoing process. Heritage preservation is more than simply recording a community's history or keeping older buildings intact; it is the continued commitment to ensuring that physical and nonphysical attributes are preserved and defined so that future generations understand how yesterday impacts today, and how today may impact tomorrow.

Preservation activities become an even greater priority in cities and towns where residents may not be intimately familiar with the attributes that have defined them over time. Most Plano residents are products of its fast-paced growth in the past three decades. It may be difficult for residents to connect with Plano's past because they have spent most of their lives in other places, or because they do not live nearby, or regularly travel through the historic center of Plano. A carefully planned and implemented preservation program should help retain visual character, complement economic development, and enhance community pride.

Section B: The Purpose - Planning a Future with Roots from the Past

Plano's Preservation Plan is intended to guide preservation efforts and provide for their integration into the broad range of plans, programs, and activities that shape the community over time. It provides for the utilization of significant heritage resources as

catalysts for community and economic development activities and programs. It recognizes that Plano's transition from a growing to a maturing community is shifting emphasis away from new development on large vacant tracts of land to infill and redevelopment. The Preservation Plan should be viewed as an instrument for ensuring that old and new buildings are utilized in a manner that properly respects the past and the future. The objectives and strategies of the Preservation Plan are intended to serve as a framework for making decisions and establishing programs that are influenced by both the tangible and intangible attributes of Plano's heritage.

Section C: The Vision - Defining Plano's Potential

It is important to understand the factors that have led to Plano's growth, development, and evolution as a community when defining a process for future preservation efforts because it will set the groundwork for understanding how Plano may change in the future. In addition, recognizing the ongoing transition facing Plano will help establish a reasonable scenario for how Plano may evolve over the next 15-20 years, and how future changes may impact heritage preservation goals and strategies.

Plano and surrounding cities in the Dallas-Fort Worth metroplex have grown steadily during the past few decades. The city has limited vacant land available for new development and will rely on infill and redevelopment for new growth. Redevelopment and revitalization of Plano's built environment will become the focus. The revitalization of areas located around Plano's heritage properties, in particular, has the potential to positively impact heritage preservation. In addition, Plano will soon be faced with a growing number of post World War II subdivisions and developments that will reach 50 years in age. A new way of identifying which of these neighborhoods and structures are most important in telling the story of how Plano changed and developed during that time will become critical as these newly eligible properties are considered for designation as heritage resources. Also, the "green" movement has gained momentum throughout the country as well as in Plano, and preserving and reusing historic assets is consistent with sustainability.

To better understand how Plano has developed over time, Chapter II of the Preservation Plan includes the history of Plano. Chapter III discusses current conditions in Plano and emerging factors that may affect heritage preservation in Plano in the future.

Section D: The Goals - Framing the Vision

As Plano continues to mature, more properties become eligible for heritage designation and redevelopment, and as revitalization of Plano's built environment becomes more the focus within the city, it is important to have goals and objectives within the Preservation Plan that promotes the city's vision for heritage preservation. The following statements provide the framework for identifying goals and objectives that promote preservation efforts in Plano:

1. Create a community of residents that are knowledgeable of Plano's past, strongly connected to the heritage passed down from previous generations, and committed to extending these same attributes to future generations.

2. Develop a well informed base of owners of heritage resource properties or those with potential for designation that understand the value in preserving historic assets.
3. Establish a resource identification program and process that provides clear direction when considering Heritage Resource designation.
4. Create an effective process for periodically evaluating, updating, and expanding Plano's inventory of existing and prospective Heritage Resources and Districts.
5. Balance preservation and redevelopment opportunities by utilizing heritage resources as catalysts for enhancing Plano's economy and quality of life. Establish a responsible and compatible relationship between infill and redevelopment projects and nearby heritage properties.
6. Ensure that the rehabilitation and restoration of heritage properties respects the original character of those properties and their surroundings.
7. Create an effective, multifaceted approach for expanding the knowledge, understanding, and connection of each generation of Plano residents for the physical and nonphysical attributes of the community's heritage.
8. Make heritage preservation an integral component of the community's sustainability efforts.
9. Ensure that city ordinances, policies, and practices remain consistent with and responsible to heritage preservation efforts.

CHAPTER II: CONTEXT

Section A: Plano's Development Eras

In the mid-1800s a small group of pioneers settled in north Texas in the area we know today as Plano. Since that time Plano has developed into a prosperous and diverse city, and its rich history has evolved through several development eras. The most notable eras are identified and described below. The history of Plano is an important tool that both supports and encourages the designation of local heritage resources. Understanding and educating others on Plano's history helps in identifying potential heritage resources before they are lost, and in explaining why they are important and should be preserved.

1. Prehistoric Era (ca. 11,000 B.C.-1840)

Knowledge and data of the prehistoric era of North Texas is very limited. The information available is not specific to the Plano area, but gives a general understanding of life in this area during this early period.

The first human occupation of North Central Texas likely occurred around 12,000 B.C. during the Clovis period of the prehistoric era.¹ These humans were nomadic and their diets would have consisted of large and small game.²

Approximately 6,000 years later, during the Archaic period, small bands of foraging hunters and gathers lived in the area. The sites that have been uncovered indicate that these hunters and gathers occupied the same places many times on a seasonal basis.

The late prehistoric period (circa A.D. 700) is characterized by the appearance of house structures, roasting pits, arrow points, and sand and grog tempered ceramics. Grog ceramics are pottery made with finely ground pieces of fired clay or broken pieces of pottery. Evidence of horticulture and the procurement of bison also appear in sites of this period.³ Shell beads and shell gorgets (decorative ornaments usually worn around the neck) were uncovered at one burial site at Rowlett Creek (circa 1010).

During the Protohistoric period (1600-1800), the Native America tribes that likely traversed the area were the Tonkawa, Wichita, Caddo, and Comanche. However, exact locations of their sites are unknown. In the 1840s, when the first of Plano's earliest settlers arrived, the tribes they most likely encountered were the Comanche, Tonkawa, Cherokee, Kickapoo, and Delaware tribes.⁴

2. Early Development Era (1840-1860)

¹ Anne M. Keen, Angela Tine, "Cultural Resources Database Review and Reconnaissance Survey for the Proposed Parker-Maxwell Creek 138 KV Transmission Line in Collin County, Texas." *Miscellaneous Report of Investigations Number 422*, Geo-Marine, Inc., Plano, Texas, 2008, p.6.

² Ibid, p.6.

³ Ibid, p.7.

⁴ Roy F. Hall, Helen Gibbard Hall, *Collin County: Pioneering North Texas*. Quanah, TX, Nortex Press, 1975, p.5-6

The first settlers arrived in the Plano area in the early 1840s. Primary access to the area was from the Shawnee Trail, a north-south road from Texas to Kansas City. Livestock were driven north to market along this road while southbound traffic included new settlers, soldiers and military supplies, and wagons bringing consumer goods. Early settlers were enticed to the area as a result of land grants issued by the Republic of Texas. In the mid-1840s, settlers recruited to homestead the Peters Colony arrived. The Peters Colony was established through an 1841 land grant that included present-day Collin County. Most of the Peters Colony immigrants were from Kentucky and Tennessee.

Plano's early development truly began in the 1850s when Kentucky farmer, William Forman, after a 1840s scouting trip, moved to the Plano area with his family. Forman built a general store, a gristmill, and a distillery, and opened a post office in his own home in 1851. The name Forman, as well as Fillmore, for President Millard Fillmore, were considered as possible names for the settlement, but the postal authorities approved Plano. The origin of the name is unclear. One story says Plano was named for the plain on which it was located, and another tale traces Plano's origin to a mispronunciation of "llano," the Spanish word for plain.

The earliest houses in Plano were log cabins built by pioneers. Many log houses were later replaced by or incorporated into simple frame structures. One of the oldest existing Plano houses, built around 1867, is the Joseph Forman House (1617 K Avenue). Oral histories of Plano hold that the original log home had been expanded several times. As a result, the current structure bears little resemblance to its beginnings, but exhibits characteristics of Texas vernacular Greek Revival style. The site of the house was designated a Plano Historic Landmark in 1983, and the house itself was designated in 1998.

Another house from this era is the Samuel Young House, constructed sometime between 1865 and 1872. Built in the Rowlett Creek area north of the present day Ridgeview Ranch Golf Club, its architectural style is Victorian Gothic. Members of the family occupied the house continuously until 1997. Due to development pressures in the area, the house was moved to the Farrell-Wilson homestead (present day Heritage Farmstead Museum, 1900 W. 15th Street) on 15th Street where it has been restored for use as an interpretive center.

3. Civil War Era (1860-1870)

Soon after the election of President Abraham Lincoln in 1860, talk of war was everywhere. The Civil War broke out in 1861 and the majority of Plano's able bodied men between the ages of 15 and 65 enlisted in the Confederate Army. Several Plano men became captains and colonels. In August 1861, trade with the northern states was forbidden, and the resulting blockade stopped the trailing of cattle up the Shawnee Trail as well as the incoming provisions such as sugar, coffee, and shoes.⁵ Between 1861 and 1864, Plano's growth came to a standstill. After the war, soldiers returned to find

⁵ Friends of the Plano Public Library. *Plano, Texas: The Early Years*. Wolfe City, TX, Henington Publishing Co, 1985, p. 199.

their Plano families on the verge of starvation, fighting off outlaws, and being exploited by carpetbaggers.

4. Victorian Era (1870-1900)

The Houston & Texas Central Railroad (H&TC) opened Plano to the world in 1872, providing an economical way to export local agricultural products and import consumer goods. The flat, blackland prairie was ideal for cotton, the primary crop of this region. Several cotton ginning and milling operations were located in Plano, though none of them remain today. Local farmers sold and donated land for the right-of-way and depot to induce the rail company to include the community in its rail system. The railroad trustees then surveyed a system of streets and lots for the area. In 1887, the forerunner of the Cotton Belt Railroad was constructed southwestward from Commerce, through Greenville and Plano, to Fort Worth. The depot for this line was located on Main Street about three blocks south of the H&TC depot. As a result, railroad related businesses congregated in the southern portion of town. Plano's economic dependence on agriculture continued into the 1950s, when outgrowth from Dallas began to spread to Plano.

Plano was platted and incorporated in 1873, and the town grew steadily during the late nineteenth and early twentieth centuries. In 1874, J. Crittenden Son and E. K. Rudolph published Plano's first newspaper, the Plano News. In 1881, a fire destroyed nearly all of Plano's buildings and temporarily reduced Plano to a tent city. However, Plano was able to move past this setback and continued to grow. Two private schools opened in 1882: the Plano Institute, under the direction of W. F. Mister; and the Plano Academy, under Matthew C. Portman. Their enrollment was made up of children from the immediate vicinity and neighboring farms, usually within walking distance. These private schools would later be taken over by the public school system after it was formed in 1891. In 1888, new markets were opening up to Plano and it quickly became a retail outlet for productive blackland prairie farmers, thanks to the St. Louis, Arkansas & Texas Railway Company, which intersected the Houston & Texas Central.

Better means to transport crops to market stimulated local farmers to cultivate a far larger amount of land. Many new laborers were hired to farm the land. These new residents required the services of a wide variety of trades people, who began to build homes and business establishments centering on Main Street (now K Avenue) and Mechanic Street (now 15th Street). Although few buildings remain from the 19th century, it was in this time period that Plano's development pattern was set for the next seventy years.

By 1890, Plano had a population of 1,200, two railroads, six churches, two steam gristmill-cotton gins, three schools, and two newspapers. The 1891 "bird's eye view" map of Plano provides a rare view of the early appearance of the town. Documentary photographs and existing buildings indicate that this perspective illustration is a reliable depiction of the community's grid street pattern and buildings. The greatest concentration of residential buildings was along both sides of Main Street. Although retail activities were concentrated along Mechanic Street, there were additional stores

on Main Street and scattered throughout town. The H&TC and Cotton Belt Railroad stations dominated the southern side of town.

The construction of the railroads in 1872 and 1888 produced significant change in the character and style of Plano's houses. The railroads made more building materials readily available, and many of Plano's finest houses were constructed from materials brought in by rail. These houses differed greatly in ornamentation and style from earlier homes. They typically reflected Victorian-era styles of architecture. Many homes were built in the area now known as Haggard Park. This area attracted a growing influx of talented and industrious people: doctors, merchants, educators, ministers, trades people, and many others, including some farmers whose growing prosperity allowed them to keep a house "in town," where their families could enjoy the social, educational, and cultural advantages of town life.

One of the most notable examples of the ornate homes of this period is the Carpenter House (1211 16th Street), a Queen Anne Victorian style house. This home exemplifies period construction with fish-scale shingles in the gable ends, an ornamental tower, and stained glass windows. It was constructed in 1898 using lumber shipped from east Texas. Another excellent example of Victorian style architecture is the Wall-Robbins House (1813 K Avenue), built around 1898 by Colonel James Edgar Wall for his wife.

Other 19th century houses were much simpler in design. Most notable of these is the Mitchell House (609 16th Street). The Salmon House (1414 15th Street) and the Vontress House (1611 H Avenue) are additional examples, and are similar in their L-shaped floor plan and Victorian details.

Two examples of 1890's farmhouses are the Wells House (3921 Coit Road) and Ammie Wilson House (1900 West 15th Street), and both homes are Queen Anne Victorian style. The Wells House has remained in the same family since it was constructed in 1893 and has never been significantly altered. Today, the Ammie Wilson House is a museum showing farm life as it was lived from 1890 to 1925. The Ammie Wilson House is listed on the National Register of Historic Places and is a Recorded Texas Historic Landmark.

The southwestern quadrant of town was settled originally in the 1870s. Although the 1890 Sanborn Fire Insurance Map shows five buildings identified as "Negro tenements" located near the Pioneer Cemetery, this area of town was home to both black and white residents at this time. The buildings were small, ranging from 64 to 420 square feet.⁶ The Bessie Franklin House (811 13th Street) is the oldest in the Douglass Community and the only known example of these early structures to survive. Records about its actual date of construction are unclear, but its frame styling is typical of houses built during this period.

During this same period Plano schools, as in the rest of the South, were strictly segregated by race. The first school for African American children was established in the late 1800's at the Shiloh Baptist Church, and by 1896 had moved to the Methodist

⁶ Friends of the Plano Public Library. *Plano, Texas: The Early Years*. Wolfe City, TX, Henington Publishing Co, 1985, p. 191-198.

Episcopal Church now located on I Street near the H&TC Railroad Depot⁷. For children living too far to walk to that school, the Shepton Colored School (1900-1946) consisted of the first through fifth grades⁸. This school was housed in the Shepton Colored Church, also known as the Sallie Harrington Chapel, located on the Harrington property west of the intersection of present day Spring Creek Parkway and Preston Road.⁹ In 1896, the Plano Colored School was built on H Avenue between 11th and 12th Streets. Unfortunately the 1896 school building no longer exists today.

The original commercial district in Plano was a one-block section of Mechanic Street (15th Street). Most existing buildings date to the period between 1895 and 1930. Four major fires struck downtown Plano between 1872 and 1897. The first fire completely destroyed the original business district. In all, 51 structures were lost. Only a few of the original buildings were brick. Most of the buildings were wood frame and burned. Buildings built after the fires were brick with wood frame doors and windows.

The row of shops along the north side of 15th Street was, and still is, anchored by sizeable two-story structures on both the east and west ends. Canopies were typically flat or sloped at a very low angle. Often buildings were modified over time. The Plano National Bank/IOOF Lodge Building at 1001 15th Street (now Schell Insurance) was built in 1896, and modified to its present Art Deco style around 1936. The Harrington Furniture Building at 1039 15th Street has been a saloon, furniture store, funeral parlor, opera house, and is currently an art gallery.

The F&M Bank Building at 1015 15th Street was built in 1897 after the last major downtown fire. Home to many businesses over the years, it is best known for housing the Farmers and Merchants Bank which constructed the existing facade in 1919, and later the *Plano Star Courier* from 1934 to 1974.

5. Turn of the Century Era (1900-1930)

In 1908, the Texas Electric Railway, commonly known as the Interurban, was introduced to Plano. The Interurban Line connected cities between Sherman, located 46 miles north of Plano, and Waco, located 114 miles south. This commuter service passed through Plano every hour and contributed to the growth of the city during the early 1900s. In addition to the main depot on Mechanic Street at J Avenue, it stopped every four blocks for passengers to embark and disembark. Speeds through town were limited to eight miles per hour. During its existence, some Planoites were able to supplement their incomes through jobs in Dallas. The advent of automobiles, better roads, and the Great Depression eventually made this line unprofitable and service was discontinued in 1948. The Interurban Station in Plano is the only substation still in existence on this line.

⁷ Sherrie S. McLeRoy. *A Century of Excellence, Plano I.S.D.: A Historical Perspective*. Plano, TX: Plano Futures Foundation, 1999, p. 8.

⁸ *Ibid.*, p. 7.

⁹ Friends of the Plano Public Library. *Plano, Texas: The Early Years*. Wolfe City, TX, Henington Publishing Co, 1985, p. 164.

By far the largest contingent of historic homes in Plano, were built during these first three decades of the 20th century. Victorian style architecture was becoming less popular, and in fact, decorative elements were removed from the exterior of many existing Victorian homes. Prairie and Craftsman style architecture became the dominant style, quickly spreading throughout the country due to pattern books and popular magazines. Wealthier residents building new homes favored Prairie style, as seen in the first Arch Weatherford House (1410 15th Street), the Carlisle House (1407 15th Street), and the Hughston House (909 18th Street). City residents of more modest means tended to build one-story bungalows and cottages, or smaller two-story Craftsman style structures. The Rice-Hays House (1106 14th Street) and the Wyatt House (807 16th Street) are two good examples of bungalows. The Lane House (1300 16th Street) is an excellent example of a typical two-story Craftsman.

By World War I, the southwestern part of town near the Cotton Belt Railroad had become the primary residential area for African Americans. Andrew ("Pete") Davis, a local black entrepreneur, had purchased land in the vicinity of what is now F and G Avenues at 10th Street and was building homes specifically for this market.¹⁰ Most popular in the neighborhood were vernacular cottages, along with Cumberland Gap-style homes. Existing examples of this style of home are in the 1100 and 1200 blocks of I Avenue.

As Plano's population continued to grow, city parks were created to give its citizens beautiful green spaces that could be shared by the entire community. Harrington Park, located on 16th Street west of U.S. Highway 75, is the oldest city park. It was originally the location of the Plano Water Works, which included a dam and small lake, and it provided drinking water and recreational activities for community residents. Haggard Park, at the northeast corner of 15th Street and H Avenue, was developed in the early 1920s by the Lions' Club on property donated by the Saigling and Haggard families along with others. It was donated to the City of Plano in 1925 and expanded several times over the years to its current size of nearly six acres. Today, with both restored and new structures located within the neighborhood surrounding the park, it makes a valuable contribution to the historic fabric of Plano. The neighborhood association representing nearby residents has assumed its name.

In 1924, a new high school for white students was completed at a cost of \$52,000. Sherman architect W. A. Tackett gave it a very modern design for its time period. It is a two-story, red-brown brick structure with Art Deco style details. The gymnasium/auditorium was built in 1938 as a Works Progress Administration (WPA) project. In 1961, the Plano High School building became Cox Junior High School, named for the "beloved trainer and janitor" of 25 years, E.J. "Shorty" Cox. In 2002 the gymnasium was restored and converted to a 326 seat performing arts theater.

¹⁰ Ibid., p. 194.

6. Depression Years and World War II Era (1930-1945)

Development during the time period from 1930 to 1945 was greatly hampered by national economic and political conditions. The Great Depression reduced people's ability to afford new homes. Later, during World War II, building materials were in short supply. As a result Plano saw little new residential construction from 1930 to 1950, with only a limited number of Tudor style cottages constructed. More than some of the earlier styles of architecture, the Tudor cottage was easily adapted to an owner's economic circumstances by varying the exterior wall cladding, the overall size of the structure, and roofing materials. Local examples include the Aldridge-Evans House (N Ave at 15th Place), the Brigham House (1306 14th Street), and the "little" Carlisle House (1611 K Avenue).

7. Post World War II Era (1945-1965)

After World War II, economic growth in Dallas began to spread beyond its borders. Construction of U.S. Highway 75, the creation of the North Texas Municipal Water District, and the school consolidation that created the Plano Independent School District all took place in the early 1950s. The effect was to make suburban residential development in Plano both possible and desirable. As a result of these efforts, Plano eventually became one of the fastest growing cities in the country in the last half of the twentieth century.

Housing demands, which had been stifled during the Depression and War, were now fulfilled by ranch style homes in suburban developments, and financed with VA and FHA insured mortgages. The first such single-family housing developments appeared north and east of the downtown Plano area. For example, the Haggard Addition (just north of the Haggard Park neighborhood) and Old Towne (just east of downtown) were both developed in a relatively short time period with small uniformly sized and shaped lots. Houses were constructed from similar or identical ranch-style house plans. An excellent example of a ranch style home from this era is the McCall-Skaggs House (1704 N Place). Later, developers such as the Fox & Jacobs Company began to develop farm and pasture land in many areas around town. The suburban ranch house could be a small simple design on a small lot, or large and ornate on a sizeable piece of property. This style of housing continued to be dominant for many decades.

In 1961, the Plano Colored School was renamed the Frederick Douglass School, in honor of the famed abolitionist, and a new International style school building was constructed on the site. In 1964, ten years after the U.S. Supreme Court decision *Brown v. Board of Education*, the Frederick Douglass School was integrated with Plano High School. The school board allowed the Douglass school students to make the decision to integrate, which they did by popular vote.¹¹ By 1968 the school had moved to a new location and the Frederick Douglass School building was no longer being used as a school. The site now houses the city's Douglass Recreational Center.

¹¹ Wikipedia contributors, "Plano Senior High School" *Wikipedia, The Free Encyclopedia*, http://en.wikipedia.org/wiki/Plano_Senior_High_School (accessed December 8, 2010).

Downtown served the small Plano community well throughout the first half of the 20th century. However, beginning in the late 1960s the city's existing downtown retail area could no longer meet the needs of the growing suburban population. "Strip-style" shopping centers anchored by grocery stores were built at the intersections of many arterial streets. Suburban office buildings, schools, and other services soon followed.

As a rule these new structures were variations of the modern styles - simple, functional, with minimal decorations of the types earlier used (e.g., brackets, columns). These buildings were designed to catch the eye not of a pedestrian but of a motorist. Large signs not only identified the businesses, but advertised it as well. Ample amounts of space were needed on each site to accommodate anticipated parking demands, forcing the structures either to be separated from others or consolidated in a shopping center.

8. Bedroom Suburban Boom Era (1965-1985)

Throughout the first half of the 20th century, Plano's population had been increasing by approximately 400 new residences per decade. By 1960, there were 3,695 residents living in Plano and for the next decade, growth was unprecedented because in 1970, Plano's population had reached 17,872. Throughout the 1970s, Plano's population would continue to increase at a dramatic rate due to the growth of the Dallas region and migration to the Sun Belt. This growth led to major public improvement projects in Plano. It was also during this time that Plano experienced a decline in farming due to both the sprawling city that had begun to encroach on the farmland, and a 1970 land reappraisal that resulted in an increase in property taxes. By 1975, Plano was one of the fastest growing cities in the country with a population that had more than doubled since 1970. In 1980, the population had doubled yet again, when the total population surpassed 72,000, of which more than half of the residents were from outside of Texas.

Plano lost several of its historic resources during this era. Many historic structures were demolished to make room for newer more modern buildings. Recognizing the threat to Plano's heritage resources, City Council adopted the first heritage preservation ordinance in 1979. A seven member Historical Landmark Committee was appointed to administer the new preservation program.

9. Economic Transformation Era (1985-2000)

In the early 1980s, the Electronic Data Systems Corporation (EDS), led by Ross Perot, acquired over 2,000 acres of land on the west side of Plano that was to become the Legacy Business Park. Construction on the office buildings began in 1985. EDS (now HP Enterprise Services) attracted major corporations to the area. These corporations provided new employment opportunities in Plano and attracted new people into the area.

Plano had become the commercial, financial, and educational center for Collin County, with an estimated 1,000 businesses. The Frito-Lay Corporation, JC Penney Company, and several other major companies all located their corporate headquarters here during this time. By 1990, Plano was comprised of 72 square miles and had a population of

approximately 128,713 residents. Also during this era, three colleges had made Plano their home: the Graduate Research Center of the Southwest (now called the University of Texas at Dallas in Richardson), the University of Plano, and a branch of the Collin County Community College system. While the Graduate Research Center of the Southwest and University of Plano no longer exist in Plano, the Collin County Community College (now Collin College) still has a strong presence in Plano with two campuses (Spring Creek Parkway at Jupiter Road and Preston Road at Park Boulevard).

10. First-Tier Suburban Era (2000-Present)

In the 1960s, Plano was thought of as a bedroom suburb of Dallas. People came to Plano to live, but worked outside the city. Today that trend has shifted to where more people are coming to Plano for its jobs and are settling down here. As of 2000, Plano had a population of 222,030 people and 7,726 businesses. Plano is now considered a “first-tier” suburb. A first-tier suburb is a city with established neighborhoods that is located near or just outside of a central city but inside the ring of developing suburbs.

Some of the challenges first-tier suburbs generally face are aging infrastructures, dealing with the aftermath of rapid growth and rapidly changing demographics. Approximately eight percent of the city is vacant land available for new development, and now the city must refocus its efforts on redeveloping existing properties and infill development. As more structures reach 50 years in age, the city is faced with the task of identifying which structures and neighborhoods are eligible for consideration of being designated heritage resources and districts. Also, Plano’s population continues to grow and diversify. For example, Whites comprised 88.5% of the city’s population during the 1990 Census as compared with 74.2% in 2009, as reported in the 2009 American Community Survey. Plano’s Hispanic population has grown significantly as well from 6.2% in 1990 to 14.5% in 2009, while the percentage of Asians has increased dramatically from 4.0% to 17.4%, respectively. Though the African American population has not changed as considerably, it has increased from 4.1% in 1990 to 6.4% in 2009.

Throughout its history Plano has seen and overcome many challenges. It has changed and reinvented itself many times in order to sustain its community. As Plano continues to evolve, it will face new challenges and will likely overcome each challenge as it has consistently done since its beginnings in the mid-1800s.

CHAPTER II: CONTEXT

Section B: History of Plano's Preservation Program

In the 1970s, Plano was growing and changing rapidly. The city recognized that the increase in population, the changes in Plano's land use, and the overall change in Plano's economy were significantly threatening Plano's heritage resources. In 1979, Plano's City Council adopted the first heritage preservation ordinance, the Historic Landmark Preservation Ordinance. They appointed a seven member Historical Landmark Committee with responsibility for administering this ordinance.

Subsequent to the adoption of the ordinance and appointment of the committee, a consultant conducted a survey of all of Plano's heritage resources in 1980. The survey identified historic areas and resources and created specific recommendations for the future of preservation in Plano. The first Preservation Plan was adopted in 1981 to help guide preservation in Plano. This plan established criteria for local heritage resource designation and Certificates of Appropriateness. In February 1982, the Ammie Wilson House (1900 West 15th Street) became the first heritage resource in Plano to be locally designated. Two years later, Plano's City Council adopted the Tax Exemption Ordinance, creating a tax exemption program for the purpose of providing property tax relief to encourage the preservation and maintenance of Plano's heritage resources. Besides the City of Plano, the other three taxing entities - Collin County, Plano Independent School District, and Collin County Community College participate in the tax exemption program.

By 1986, seven properties had been locally designated, and the Preservation Plan underwent its first revision. The 1986 plan recommended the creation of heritage districts in Plano as well as implementing a Historic Relocation Project. The Relocation Project would have allowed the city to move threatened historic structures to new sites rather than see them demolished. However, lack of funding and available publicly owned land led to the abandonment of this project. In the late 1980s, Plano joined the Certified Local Government Program, which is a partnership between local, state, and federal governments for historic preservation and provides matching grants.

Between 1986 and 1992, nine additional properties were locally designated in Plano, for a total of 16 locally designated properties. In 1992, the Preservation Plan was updated again and its focus was on the creation of a downtown heritage district, the creation and use of architectural guidelines for neighborhoods with historic houses, and the revision of zoning restrictions to provide greater flexibility in reuse of older residential structures. A year later, the city created "Design Guidelines for Plano's Historic Areas".

In 1998, the Historic Landmarks Committee changed its name to the Heritage Commission. It was thought that the new name would better encompass the full range of heritage preservation activities. The new name diverted the focus on historic resources as being only physical historic structures and broadened the scope to include historic sites and landscapes, archeological sites, and heritage preservation education. In December 1999, Plano's first locally designated heritage district, the Haggard Park Heritage District, was formed.

The Preservation Plan was updated again in October 2002. By this time, Plano had 24 locally designated heritage resources and one heritage district comprised of approximately 70 properties. In November 2002, the Downtown Heritage District, comprised of approximately 35 properties, was designated. Today, there are 125 locally designated properties in Plano. Two of these properties, the Ammie Wilson House and the Interurban Station, are also Recorded Texas Historic Landmarks and are listed in the National Register of Historic Places.

CHAPTER III: CURRENT CONDITIONS/FUTURE CONSIDERATIONS

Section A: Emerging Factors

Plano's explosive growth in the last four decades of the 20th century has been well documented, as has its transition from a rural town to a residential suburb to a major economic center to a "first tier" suburban city within the region. Growth has slowed considerably and undeveloped land is in short supply, but development pressure is likely to remain. The Dallas-Fort Worth region is projected to absorb another three million residents by 2030. The availability of fossil fuels, federal air and water quality mandates, and the composition of the population will require alternatives to the low-density suburban development patterns that have dominated the region for over 50 years. Some cities like Plano, with strong economic bases and reasonable commuting distances to Dallas, are turning to higher density, pedestrian oriented neighborhoods that combine opportunities for residence, work, recreation, entertainment, and shopping into a compact cohesive environment. Whether classified as "mixed use," "traditional neighborhood," or "urban center" projects, they represent a departure from the customary suburban zoning patterns that separate residential and nonresidential uses, and rely almost exclusively on the automobile for circulation.

Plano's primary development pattern has been established by a system of six lane arterial thoroughfares running east/west and north/south at approximate intervals of one mile. The intersections of these local thoroughfares often accommodate commercial, office, and multifamily residential complexes. The interiors of the one square mile neighborhoods created by the thoroughfare grid typically consist of low density single-family residences.

Major development corridors created by the four regional expressways that serve Plano are also major factors in defining Plano's development pattern. The access, visibility, and sheer volume of traffic generated by these corridors differentiate them from other parts of Plano. They have long attracted major retailers and restaurants, and are now being considered for high density multifamily development.

The emergence of these development factors does not mean that Plano's neighborhood grid pattern will diminish in significance. It means that other development forms are likely to coexist and evolve into a multifaceted physical environment. Below are statements that define a practical, yet forward looking vision of Plano's 2030 physical composition and character:

1. Development Pattern - Plano's basic development pattern will still be defined by the grid system of major thoroughfares, low-density residential neighborhoods, and more intense development along regional expressways. There will be more mid- and high-rise buildings in the expressway corridors, and mixing of residential and nonresidential uses in pedestrian oriented settings. Downtown Plano will have as many 3,000-4,000 residents within a half mile radius of DART Transit Station. The area around the Parker Road Station will include high-rise housing and commercial development that will gradually decrease in height and density toward the south and then increase in density and height near the Downtown Station. Many of the strip retail centers and turn of the century big box stores will be replaced by low- and mid-

rise development nodes at the intersections of major thoroughfares. These new nodes will consist of small mixed use centers with taller buildings located adjacent to the major thoroughfares and decreasing heights closer to existing neighborhoods.

2. Transportation System - Although the basic surface street system will remain intact, sleek new buses could be sharing the roadways with automobiles, and will even have priority over personal vehicles. Primarily traveling east to west, they will connect rail stations in eastern Plano with a new north-south rail line near Plano's western boundary. Medium- and high-density development nodes could become primary stopping points for a new "bus rapid transit" system.
3. Gathering Places - The pedestrian oriented environments created by these multisized centers will provide the opportunity to create special gathering places and focal points for social interaction. Public art and special streetscape treatments could further enhance these special places. Places where people congregate, socialize, relax, or just wait for a bus or train present opportunities to educate, enlighten, and amuse those who live in, work in, or visit the community. It may be possible to incorporate statues, information kiosks, plaques, and interactive displays to tell the story of Plano. Individuals following their daily routines would be able to connect with Plano's heritage and take pride in what it was and what it has become.
4. Redevelopment/Revitalization - In 2030, Plano may have very few undeveloped tracts of land, but it will remain a vibrant, evolving community. It will be continually "reinventing" itself to meet the challenges and opportunities presented by regional growth and new technologies. Will this mean that redevelopment will continually eliminate valuable heritage resources to accommodate the latest development or market trend? Not necessarily. With proper planning and preparation, it will be possible to strike a balance between progress and heritage preservation. A clearly defined preservation process will help stakeholders determine what is meaningful or not. There will be a combination of individually preserved heritage resources, heritage districts, and less restrictive conservation districts in locations across Plano that actually stimulate the productive redevelopment and/or adaptive reuse of nearby properties. Plano will have well defined expectations that encourage creativity in design while promoting compatibility and connectivity. Reproducing or mimicking historic structures with new ones will be an unacceptable practice. Instead architects will be encouraged to utilize the basic characteristics, shapes, arrangements of features, and orientations that identify surrounding structures.

In addition, "preservation" will not mean designating block after block and subdivision after subdivision of houses as soon as they turn a certain age. Age will not be an automatic determinant of historic value. Architectural design and/or style will not necessarily ensure designation or the commitment of incentives in return for their continued existence. Plano will be selective and resourceful in the way it identifies and protects valuable connections with its heritage.

5. Sustainable Practices - The positive results of the City of Plano's Sustainability Program initiated in 2007 will be evident throughout Plano. Innovative "Green" building practices will be common in new construction to save energy, and expand the use of recycled and renewable materials and resources. The preservation and

reuse of historical assets will be an integral part of the sustainability process. It may seem more practical and cost efficient to demolish and replace older structures with modern, more energy efficient buildings. With proper renovation and energy saving practices, historic resources can contribute to sustainability efforts.

- a. As the availability of land for new development continues to diminish, infill development of “left-over” sites and demolition and redevelopment of existing properties will become fairly common and necessary practices.
- b. The concept of “New Urbanism” essentially provides for the integration of places to live, work, shop, and recreate in pedestrian oriented environment. We are currently witnessing the transformation of the downtown area into an Urban Center in proximity to a transit station. This type of urban center is commonly referred to as a Transit-Oriented Development (TOD). It has increased the hours of operation of downtown businesses, added more than 500 residential units, and created a more active and interesting environment, while still keeping Plano’s original business district intact.
- c. Cities across the country are trying to determine the role that post World War II subdivisions and shopping centers could assume, along with efforts to redevelop properties for more modern and efficient buildings.
- d. The term “Conservation District” applies to locations where restoration of structures to their original appearance may not be feasible. Instead, a series of common design standards are established to ensure the additions to existing structures or the construction of new buildings are consistent in basic form and symmetry. Although not officially called a Conservation District, the Douglass Community is zoned to ensure the height, roof pitches, and materials are consistent with those of existing homes. There is also a requirement for front porches because they have been a major component of the neighborhood for decades.

Section B: Challenges

1. Limited Heritage Resources - Although Plano has 265,000± residents, its historic properties are relatively limited because more than 98% of its development has occurred since 1960. This increases the level of foresight and proactive efforts needed to provide for the preservation of existing and future resources. Effective preservation will require an approach that balances creativity with practicality.
2. Infill and Redevelopment - As available land continues to be developed, redevelopment of existing properties and infill development utilizing “left-over tracts” surrounded by existing development might threaten current and future heritage resources. With proper planning and foresight, infill, and redevelopment can be combined with heritage resources to create unique and vibrant environments.
3. Plano’s Geography - Downtown Plano and surrounding neighborhoods contain most of the community’s existing and potential heritage resources. The vast majority of Plano residents live, work, and shop in other locations, and do not have frequent

contact with these historic areas. Public awareness and education efforts are essential to remind residents of Plano's rich history.

4. Lack of Large, Active Preservation Groups - A number of local organizations are actively involved in focused preservation activities; but no single entity such as a Historic Preservation Society currently functions as a broad based, "grass roots" community preservation catalyst and organizer.
5. Limited Private Investment in Preservation Programs - Except for property owners who restore and preserve individual properties, private investment in preserving Plano's past and promoting its heritage is generally limited to organizations that receive the vast majority of funds from the City of Plano through its annual Heritage Preservation Grant program. In recent years, the number of applicants and sizes of requests have increased significantly. Last year, requests exceeded available funding by more than 40%, and this trend is likely to continue. Nonpublic sources will need to be identified and utilized in the future.
6. Prospective Heritage Resources - As Plano continues to mature as a community, other properties and districts will increase in historic significance, and appropriate measures to recognize and preserve them will be necessary. Age, in itself, has a very small role in establishing historic value of a property. The community must clearly define the determinants of heritage and ensure that they are applied in an equitable and consistent manner.

Section C: Opportunities

1. Significant Public Investment in Preservation - The City of Plano's commitment to heritage preservation is represented by its annual reservation of a portion of hotel/motel tax receipts for Heritage Preservation activities. Since 1984, the city, Plano Independent School District, Collin County, and Collin County Community College District have combined to provide partial tax exemptions to owners of designated and contributing Heritage Resources to accommodate ongoing maintenance and restoration.
2. Ongoing Restoration of Individual Heritage Properties - The number of restored properties continues to increase as more home and business owners recognize the special attributes of heritage resources. There have also been two new homes built on vacant lots in a residential district that reflect the geometrical and architectural features of their surroundings.
3. Nonprofit Historic Museums - There are four historic museums with regular operating hours serving the community. They provide important opportunities for children and adults to learn about Plano's heritage and how the community has evolved over time.
4. Heritage Preservation Program - The city has one full time preservation planning position devoted to the program. Other positions in the Planning Department also contribute to the program as needed. In addition, the Building Inspections and Property Standards Departments also collaborate with the Heritage Preservation

Officer to ensure preservation related matters are addressed consistently and effectively.

CHAPTER IV: STRATEGIC FRAMEWORK

A key component of the Heritage Preservation Plan includes a set of goals and strategies based upon the broad concepts of identification, preservation, and protection of the city's heritage resources. The goals and objectives below provide guidance and action steps for furthering heritage preservation in Plano. Each goal is supported by a set of objectives, including specific recommendations for accomplishing the objectives, thus furthering the overall goals.

Goal: Resource Identification, Preservation, and Interpretation

Expand and enhance efforts to identify, preserve, and interpret heritage resources

The following objectives promote efforts to identify, preserve, and interpret heritage resources in Plano:

1. Identify potential heritage resources within Plano.
 - a. Review the existing list of potential heritage resources identified in the 2002 Preservation Plan and amend list as needed.
 - b. Review Plano's list of potential heritage resources annually, and update the list as needed.
 2. Improve understanding and documentation of Plano's existing heritage resources.
 - a. Maintain the computerization of the heritage properties inventory.
 - b. Update existing property files periodically to ensure the most current information is available.
 3. Create a list of contributing and noncontributing heritage resources within the existing heritage districts to be approved by the Heritage Commission.
 - a. Establish criteria for identifying, contributing, and noncontributing structures within heritage districts.
 - b. Review all structures in existing districts to determine contributing status.
 4. Update heritage district design guidelines as needed.
-

Goal: Heritage Resource Designation

Expand and enhance efforts to designate eligible heritage resources within the City of Plano.

The following objectives promote heritage resource designation of eligible heritage resources within the city:

1. Update City of Plano's Criteria for Designation in the Heritage Preservation Ordinance.
 - a. Create standards for identifying mid-20th century heritage resources and districts.
 - b. Improve the designation process by making it more selective.
 2. Encourage properties identified as potential heritage resources identified in this Preservation Plan to be individually designated.
 - a. Notify property owners of their eligibility for designation, and educate them regarding the benefits and procedures for designation.
-

Goal: Promoting Preservation and Reinvestment in Historic Assets

Expand and enhance efforts to promote Plano's heritage resources as well as efforts to reinvest in Plano's historic areas.

The following objectives promote preservation and reinvestment of heritage resources and historic areas:

1. Encourage the relocation of heritage structures in danger of demolition into existing heritage districts or neighborhoods that most closely resemble the original context that the structure existed in.
2. Promote property owner investment in heritage resources.
 - a. Encourage property owners to seek alternative funding sources and economic incentive programs for residential restoration.
 - b. Identify banks that may offer loans for home and commercial business preservation projects and create a brochure to promote and educate property owners about loan opportunities.
3. Encourage compatible building designs for new construction projects around Plano's heritage districts.
 - a. Include a Heritage Commission representative on any review committees for new development/redevelopment projects located near heritage districts in which the city is participating in the project.
 - b. Encourage the creation of home owners associations in Plano's older neighborhoods where they do not exist.
4. Encourage the rehabilitation of historic properties using new products in compliance with the Secretary of the Interior's Standards.

Evaluate the use of new products and materials when the use of historic materials is not possible.

5. Increase heritage tourism within Plano.
 - a. Work with the city's Convention and Visitor's Bureau to increase heritage tourism and promotional efforts for the museums and districts.
 - b. Install better way-finding signage leading to Plano's heritage districts.
 6. Promote events in and around Plano's historic areas.
 - a. Encourage the downtown merchants and Haggard Park neighborhood to enhance existing events by promoting awareness of Plano's heritage resources.
 - b. Encourage more participation from Plano's preservation community in the existing downtown events.
 7. Continue to better physically connect Plano's historic areas to the rest of the city.
 - a. Continue to use and expand public transportation that will include destination stops in or near Plano's heritage districts.
 - b. Continue to promote the use of hike and bike trails that connect Plano's heritage districts to other areas of the city.
 - c. Continue to encourage new development near Plano's historic areas to respect the connections to the heritage districts and be sensitive to the scale and orientation of existing buildings within the districts.
-

Goal: Education and Community Outreach

Increase awareness, understanding, and appreciation of Plano's heritage resources.

The following objectives provide for increased understanding and awareness of heritage resources in Plano:

1. Better distribute information regarding Heritage Preservation in Plano using the internet and possibly other social media outlets.
2. Educate property owners on proper procedures for making improvements to their heritage resources.

Mail out reminder post cards or emails to heritage property owners refreshing them on the types of projects that require Certificates of Appropriateness and what the application procedure is.

Goal: Implementation/Administrative

Continue and improve efforts to provide assistance to decision makers for the City of Plano regarding heritage preservation issues.

The following objectives promote efforts to assist decision makers for the City of Plano organization, including City Council, appointed boards and commissions, and staff regarding heritage preservation issues:

1. Continue to ensure that City of Plano's Heritage Preservation Program is consistent with the Comprehensive Plan.
2. Provide information and guidance to the Planning & Zoning Commission and the City Council as needed to further their understanding of Heritage Preservation related issues and to aid in their decision making process.
 - a. Develop a list of city owned properties that may be potential heritage resources to help aid the Planning & Zoning Commission and the City Council in their decision making process regarding these properties.
 - b. Foster communication between the Heritage Commission and the Planning & Zoning Commission, as well as the City Council, regarding development projects and rezoning cases that have the potential to affect Plano's heritage resources, earlier in the review and approval process, where possible.
3. Continue to work with city building inspectors to make sure that projects requiring a Certificate of Appropriateness (CA) are constructed in accordance with the approved plans.

Create a process for the Heritage Preservation Officer to participate in the inspection process.

4. Create subcommittees of Heritage Commissioners on an as needed basis to aid the entire Heritage Commission with various projects that may arise.
5. Encourage the designation of city owned properties that may be eligible for designation as heritage resources.

CHAPTER V: SUMMARY

Plano has grown from a small rural farming community to a major economic center and "first tier" city within the North Texas region. Growth and development, as well as redevelopment, continue to move forward and shape the city's future and the future of heritage preservation within Plano. Heritage preservation has become much more than saving bricks and mortar. It is a social, economic, and cultural endeavor. The Preservation Plan is intended to help direct a coordinated and effective preservation effort in Plano. The plan outlines key issues, goals, and initiatives for the protection of Plano's history and heritage resources. The key issues are within the areas of heritage resource identification, preservation and interpretation, heritage resource designation, promotion, and reinvestment in historic assets, education and community outreach, and implementation and administration of heritage preservation programs.

The stakeholders in preserving Plano's heritage include citizens, business owners, property owners, visitors, museums, and other nonprofit agencies, and the City of Plano. The recommendations made in this plan will provide the basic tools and objectives to facilitate stewardship of Plano's historic fabric, so that the stakeholders of the future have pride in the community's heritage and continue to be effective stewards of the legacies our city has inherited and will continue to inherit.

Appendix

A: Plano's Current Preservation Program

1. Planning and Administration

a. Certified Local Government - The City of Plano is a Certified Local Government (CLG). This distinction recognizes a municipality's commitment to historic preservation, and encourages the continuation of preservation efforts through community planning and public participation. The National Park Service, U.S. Department of the Interior, grants certification through the Texas Historical Commission. To qualify for CLG status, cities must do the following:

- Write and enact a preservation ordinance for the designation and review of historic properties, using a national model that ensures the legal and effective protection of properties;
- Set up an adequate and qualified review commission for historic preservation (locally, the Heritage Commission) composed of professional and lay members who show a demonstrated interest in preservation;
- Implement and maintain a system for the survey and inventory of historic properties; and
- Provide for public participation in the local historic preservation program.

Certified Local Governments also play an important role in the designation process for the National Register of Historic Places. Under this process, the Heritage Commission is responsible for verifying the accuracy of applications and for conducting public hearings on designations. The application is then forwarded to the Texas Historical Commission for review and approval. Approved nominations are then forwarded to the National Park Service for inclusion on the National Register.

b. Heritage Preservation Officer - The City of Plano retains a full time staff person for historic preservation planning who acts as the Heritage Preservation Officer. The Heritage Preservation Officer is responsible for reviewing Heritage Resource Designation and CA applications, and providing recommendations and guidance to Plano's Heritage Commission. They also aid the Heritage Commission in overseeing Plano's Heritage Preservation incentive programs. Much of the Heritage Preservation Officer's time is devoted to public assistance and education, and monitoring the status of historic structures. The Planning Department and the Heritage Preservation Officer coordinate directly with the Building Inspections and Property Standards Department to make sure that construction and demolition permits are issued in compliance with preservation regulations and that designated properties are maintained in accordance with applicable standards and regulations.

- c. Heritage Commission - The Heritage Commission is a seven member board appointed by the Mayor and City Council to protect the city's unique cultural and architectural heritage. It has many roles including serving as an advisor to the City Council regarding heritage preservation matters; acting as a regulatory body and reviewing applications for Heritage Resources Designation and CAs; and promoting and advocating heritage preservation. The Commission also oversees specific programs delegated to them, including the Historic Tax Exemption and Heritage Preservation Grant programs.

2. Processes

- a. Heritage Resource Designation - Heritage resources are historic, cultural, or natural resources which have been identified by its community as representative of the history of the area and of importance to the population. These resources may be, but are not limited to, buildings, sites, districts, cemeteries, etc. When a heritage resource is locally designated in Plano, it means that that resource has been officially recognized by the Heritage Commission and City Council as culturally and architecturally significant. A property may be individually designated or designated as part of a district. The purpose of designating a historic property or area is to bring it to the attention of the general public, protect it from inappropriate changes or demolition, and partially shield it from governmental actions (e.g., road construction).

Property owners, the Heritage Commission, the Planning & Zoning Commission, or City Council may initiate the designation of a property or district as historic. To begin this procedure, the interested party must submit an application to the City of Plano's Heritage Preservation Officer fully describing the property and documenting its historical importance. The Heritage Preservation Officer will then forward the completed applications to the Commission for its action. Approved applications will be forwarded to the Planning & Zoning Commission for its recommendation, and then to the City Council for final action.

Properties must meet one or more of the City of Plano's Criteria for Designation in order to be approved. The following is the City of Plano's criteria for designation:

1. Character, interest, or value as a part of the development, heritage or cultural characteristics of the city, the state, or the United States;
2. Location as the site of a significant historic event;
3. Identification with a person who significantly contributed to the culture and development of the city;
4. Exemplification of the cultural, economic, social, or historical heritage of the city;
5. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;

6. Embodiment of distinguishing characteristics of an architectural type or specimen;
7. Identification as the work of an architect or master builder whose individual work has influenced the development of the city;
8. Embodiment of elements of architectural design, detail, materials, or craftsmanship;
9. Relationship to other distinctive buildings, sites, or areas which are eligible for preservation according to a plan based on historic, cultural, or architectural motif;
10. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or the city;
11. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest;
12. Value as an aspect of community sentiment or public pride; and
13. Input from affected property owners.

Although designation does involve certain regulations, it does not do the following:

- Restrict the use to which property is put;
- Restrict the sale of property;
- Require approval of interior changes or alterations;
- Prevent new construction within historic areas; and
- Require approval for ordinary maintenance.

- b. Certificates of Appropriateness - Before the owner of a designated historic property makes changes to his/her property, a CA must be approved in accordance with the district guidelines and the Secretary of the Interiors Standards for Rehabilitation to ensure that proposed alterations are in keeping with the architectural character of the district or resource. The intent of this program is to balance the rights of property owners with the public interest in preserving the structure. Alterations must be reviewed and approved for doors, windows, roofs, masonry work, woodwork, exterior light fixtures, signs, sidewalks, fences, steps, paving, and other exterior elements that are visible from the public right-of-way and which affect the appearance and compatibility of the historic resource.

Before and during the process of applying for a CA, owners are strongly advised to consult with the city's Heritage Preservation Officer to discuss the proposed work. If the officer advises changes to the proposed work, he will consult with the applicant before forwarding the application to the Heritage Commission. The Heritage Commission may also require changes to the proposal before approving

it. If the Commission approves the certificate, a building permit will be issued. If it is denied, the applicant may appeal the denial to the City Council, which may issue the CA itself. CAs are generally scheduled for review by the Heritage Commission within 30 days after the application is filed.

3. Programs

a. Historic Tax Exemption - The tax exemption ordinance was originally passed by City Council in 1984 for the purpose of providing tax relief needed to encourage preservation and maintenance of the historic structures of the city. The money saved by participating in the program is meant to be used by the participant to make improvements and repairs to the structure or site. During 1992, the four property taxing authorities (Collin County, City of Plano, Plano Independent School District, and Collin County Community College District) began offering these tax abatements to designated Heritage Resources. The Historic Tax Exemption Program offers a partial exemption based on the improvements value on the heritage property; the exemption will not affect any portion of the property taxes related to land. The percentage of tax exemption for which a property is eligible is based on the class of the historic structure as further defined below.

- **Class A Structures** - Structures occupied exclusively for residential purposes and individually designated as a local historic resource could potentially receive a 100% exemption.
- **Class B Structures** - Structures occupied in whole or in part for purposes other than residential and individually designated as a local historic resource could potentially receive a 50% exemption.
- **Class C Structures** - Structures occupied exclusively for residential purposes and noted as a contributing resource in a locally designated historic district could potentially receive a 75% exemption.
- **Class D Structures** - Structures occupied in whole or in part for purposes other than residential and noted as a contributing resource in a locally designated historic district could potentially receive a 38% exemption.

Participating properties are inspected annually by the Heritage Commission and staff to ensure that the structures are being adequately maintained. A list of maintenance/repair items, if any, is generated for each participating property during the survey. Property owners are required to complete the listed items prior to the next survey in order to remain in the program.

b. Heritage Preservation Grants - The City of Plano offers a Heritage Preservation Grant to local nonprofit organizations that support heritage preservation and heritage tourism in Plano. This grant program, and the amount of funds awarded is available as funds permit. Grant funds may be used for projects consisting of historic programming, historic preservation advocacy, and some historic restoration projects. Funds to support this grant are generated by Plano's hotel/motel tax revenue; therefore, the projects or programs funded by the grant

program must demonstrate how they will promote tourism in Plano and support Plano's hospitality industry.

B: Plano's Major Historic Assets (*Under Construction*)

C: Definition of Architectural Styles (*Under Construction*)

D: Glossary of Terms (*Under Construction*)

E: Community Feedback (*Under Construction*)

F: Bibliography (*Under Construction*)