

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

January 19, 2010

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> <p>1 Call to Order/Pledge of Allegiance</p> <p>2 Approval of Agenda as Presented</p> <p>3 Approval of Minutes for the January 4, 2010, Planning & Zoning Commission meeting</p> <p>4 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> <p>5a Revised Concept Plan: Legacy Town Center (North), Block A, Lots 1, 2R, 3, 4R, 5-6, 7R, & 8 - Multifamily residences on seven lots and one open space lot on 28.2± acres located at the southwest corner of Parkwood Boulevard and Headquarters Drive. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District. Neighborhood #8. Applicant: Columbus Realty Partners</p> <p>EH</p>	

5b EH	<p>Preliminary Site Plan: Legacy Town Center (North), Block A, Lots 4R, 7R & 8 - Multifamily residences on two lots and one open space lot on 7.6± acres located at the southwest corner of Parkwood Boulevard and Headquarters Drive. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District. Neighborhood #8. Applicant: Columbus Realty Partners</p>
5c EH	<p>Revised Conveyance Plat: Legacy Town Center (North), Block A, Lots 4R, 7R, & 8 - Three conveyance lots on 7.6± acres located at the southwest corner of Headquarters Drive and Parkwood Boulevard. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District. Neighborhood #8. Applicant: Legacy North PT MFA II & III, L.P. & WP Land Sub, L.P.</p>
5d EH	<p>Preliminary Site Plan: Pizza Hut Addition, Block 1, Lot 1 - General office and parking garage on one lot on 20.5± acres located on the east side of Corporate Drive, 250± feet north of Tennyson Parkway. Zoned Commercial Employment. Neighborhood #15. Applicant: West Plano Land Company, L.P.</p>
5e EH	<p>Conveyance Plat: Pizza Hut Addition, Block 1, Lots 1 & 2 - Two conveyance lots on 36.2± acres located at the northeast corner of Tennyson Parkway and Corporate Drive. Zoned Commercial Employment. Neighborhood #15. Applicant: West Plano Land Company, L.P.</p>
5f EH	<p>Site Plan: Preston Ohio Addition, Block 1, Lot 5 - Parking on one lot on 2.9± acres located generally at the southwest corner of Plano Parkway and Ohio Drive. Zoned Planned Development-402-Retail/General Office/190 Tollway/Plano Parkway Overlay District. Neighborhood # 55. Applicant: Baylor Health Care System</p>
5g EH	<p>Preliminary Plat: Preston Ohio Addition, Block 1, Lot 5 - Parking on one lot on 2.9± acres located generally at the southwest corner of Plano Parkway and Ohio Drive. Zoned Planned Development-402-Retail/General Office/190 Tollway/Plano Parkway Overlay District. Neighborhood # 55. Applicant: Baylor Health Care System</p>
<p><u>END OF CONSENT AGENDA</u></p>	
<p><u>PUBLIC HEARINGS</u></p>	
6 BM	<p>Public Hearing - Replat & Revised Site Plan: Jackson Elementary School, Block A, Lot 1R - Public primary school on one lot on 8.0± acres located at the southwest corner of Jomar Drive and Jackson Drive. Zoned Single-Family Residence-9. Neighborhood #64. Applicant: Plano Independent School District</p>

<p>7 KP</p>	<p>Public Hearing - Replat: Kings Ridge Addition, Phase Three, Block A, Lots 2R, 3R, & 4R and Block G, Lot 6R - Three Planned Development-160-Patio Home lots and one open space lot on 1.4± acres located at the northwest corner of Spring Creek Parkway and Kings Manor Lane. Zoned Planned Development-160-Patio Home. Neighborhood #25. Applicant: Prosper Land Company, Ltd.</p>
<p><u>END OF PUBLIC HEARINGS</u></p>	
<p>8 EH</p>	<p>Preliminary Site Plan: Hindu Temple of North Texas, Block A, Lot 1 - Religious facility on one lot on 10.0± acres located on the east side of K Avenue, 870± feet south of Pecan Lane. Zoned Light Commercial. Neighborhood #22. Applicant: Hindu Temple of North Texas</p>
<p>9 EH</p>	<p>Discussion & Direction: Church and Rectory Uses - Discussion and direction regarding church and rectory uses. Applicant: City of Plano</p>
<p>10 SS</p>	<p>Discussion & Direction: Comprehensive Planning - Discussion and direction regarding the proposed Comprehensive Plan update. 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: Mayor Pro Tem Harry LaRosiliere and Council Member Pat Miner</p>	

ACCESSIBILITY STATEMENT

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

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

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

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

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

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

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

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

CITY OF PLANO
PLANNING & ZONING COMMISSION
CONSENT AGENDA ITEMS

January 19, 2010

Agenda Item No. 5a
Revised Concept Plan: Legacy Town Center (North),
Block A, Lots 1, 2R, 3, 4R, 5-6, 7R, & 8
Applicant: Columbus Realty Partners

Multifamily residences on seven lots and one open space lot on 28.2± acres located at the southwest corner of Parkwood Boulevard and Headquarters Drive. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District. Neighborhood #8.

The purpose for the revised concept plan is to show the updated lot configuration, proposed open space for Lot 4R, proposed multifamily residential development for Lots 7R and 8, and to show new block and street layouts.

Recommended for approval as submitted.

Agenda Item No. 5b
Preliminary Site Plan: Legacy Town Center (North), Block A, Lots 4R, 7R, & 8
Applicant: Columbus Realty Partners

Multifamily residences on two lots and one open space lot on 7.6± acres located at the southwest corner of Parkwood Boulevard and Headquarters Drive. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District. Neighborhood #8.

The purpose for the preliminary site plan is to show the proposed multifamily residential development on Lots 7R and 8 and the proposed open space on Lot 4R.

Recommended for approval as submitted.

Agenda Item No. 5c

Revised Conveyance Plat: Legacy Town Center (North), Block A, Lots 4R, 7R, & 8
Applicant: Legacy North PT MFA II & III, L.P. & WP Land Sub, L.P.

Three conveyance lots on 7.6± acres located at the southwest corner of Headquarters Drive and Parkwood Boulevard. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District. Neighborhood #8.

The purpose for the revised conveyance plat is to subdivide Lot 4R into Lots 4R and 8 and to dedicate drainage, sanitary sewer, and access easements necessary for development of Lots 7R and 8 as multifamily residences.

Recommended for approval as submitted.

Agenda Item No. 5d

Preliminary Site Plan: Pizza Hut Addition, Block 1, Lot 1
Applicant: West Plano Land Company, L.P.

General office and parking garage on one lot on 20.5± acres located on the east side of Corporate Drive, 250± feet north of Tennyson Parkway. Zoned Commercial Employment. Neighborhood #15.

The purpose of the preliminary site plan is to show the proposed general office development.

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

Agenda Item No. 5e

Conveyance Plat: Pizza Hut Addition, Block 1, Lots 1 & 2
Applicant: West Plano Land Company, L.P.

Two conveyance lots on 36.2± acres located at the northeast corner of Tennyson Parkway and Corporate Drive. Zoned Commercial Employment. Neighborhood #15.

The purpose of the conveyance plat is to establish the boundaries of Lots 1 & 2 in order to develop Lot 1 as a general office building and related improvements.

Recommended for approval as submitted.

Agenda Item No. 5f

Site Plan: Preston Ohio Addition, Block 1, Lot 5

Applicant: Baylor Health Care System

Parking on one lot on 2.9± acres located generally at the southwest corner of Plano Parkway and Ohio Drive. Zoned Planned Development-402-Retail/General Office/190 Tollway/Plano Parkway Overlay District. Neighborhood # 55.

The purpose for the site plan is to show the proposed parking lot development.

Recommended for approval as submitted.

Agenda Item No. 5g

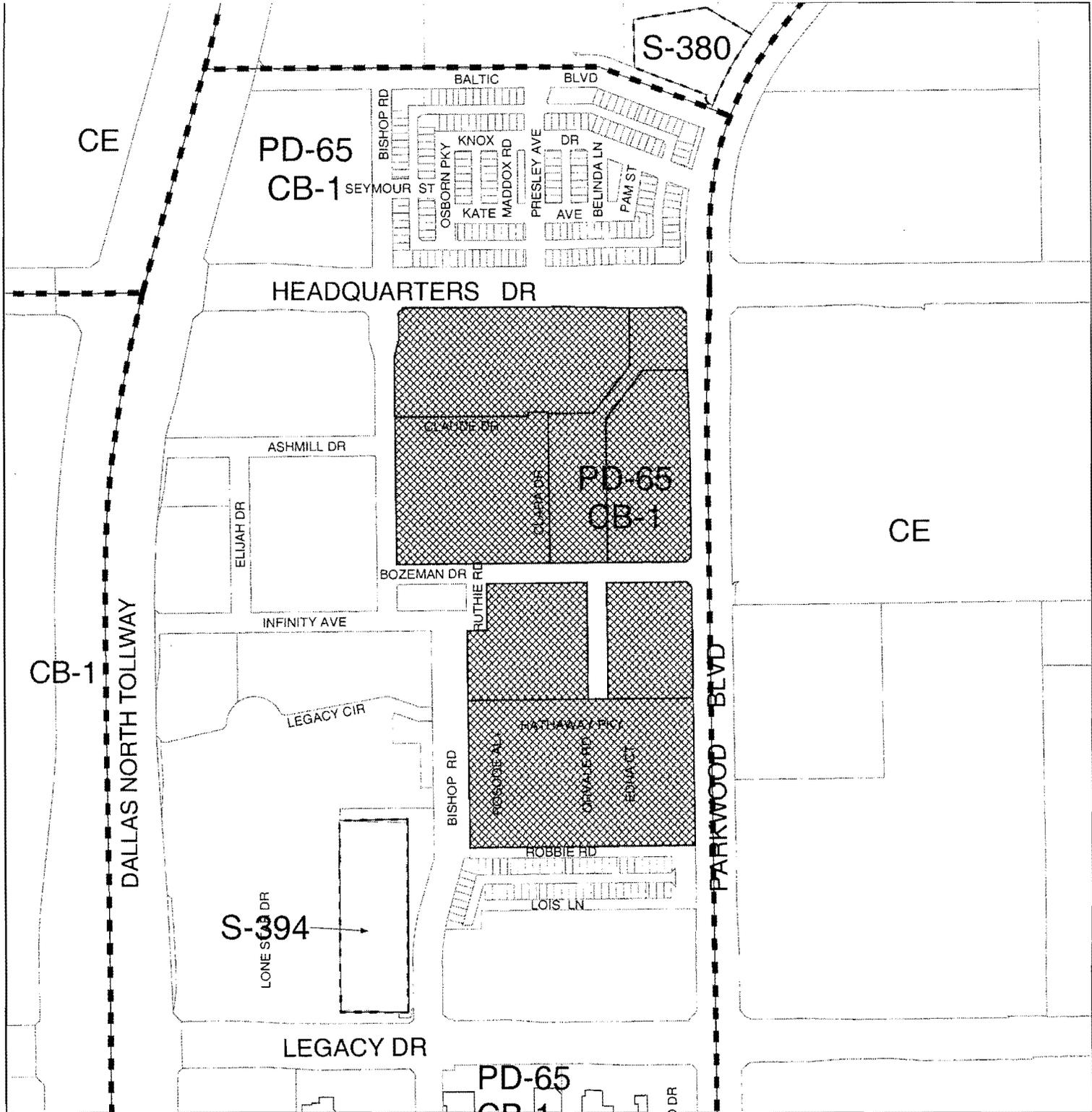
Preliminary Plat: Preston Ohio Addition, Block 1, Lot 5

Applicant: Baylor Health Care System

Parking on one lot on 2.9± acres located generally at the southwest corner of Plano Parkway and Ohio Drive. Zoned Planned Development-402-Retail/General Office/190 Tollway/Plano Parkway Overlay District. Neighborhood # 55.

The purpose for the preliminary plat is to propose water and drainage easements necessary for the development of the property as a parking lot.

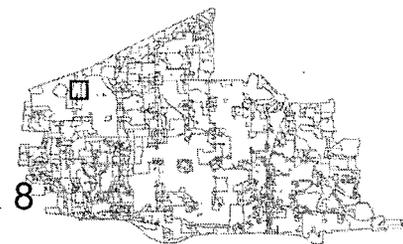
Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.



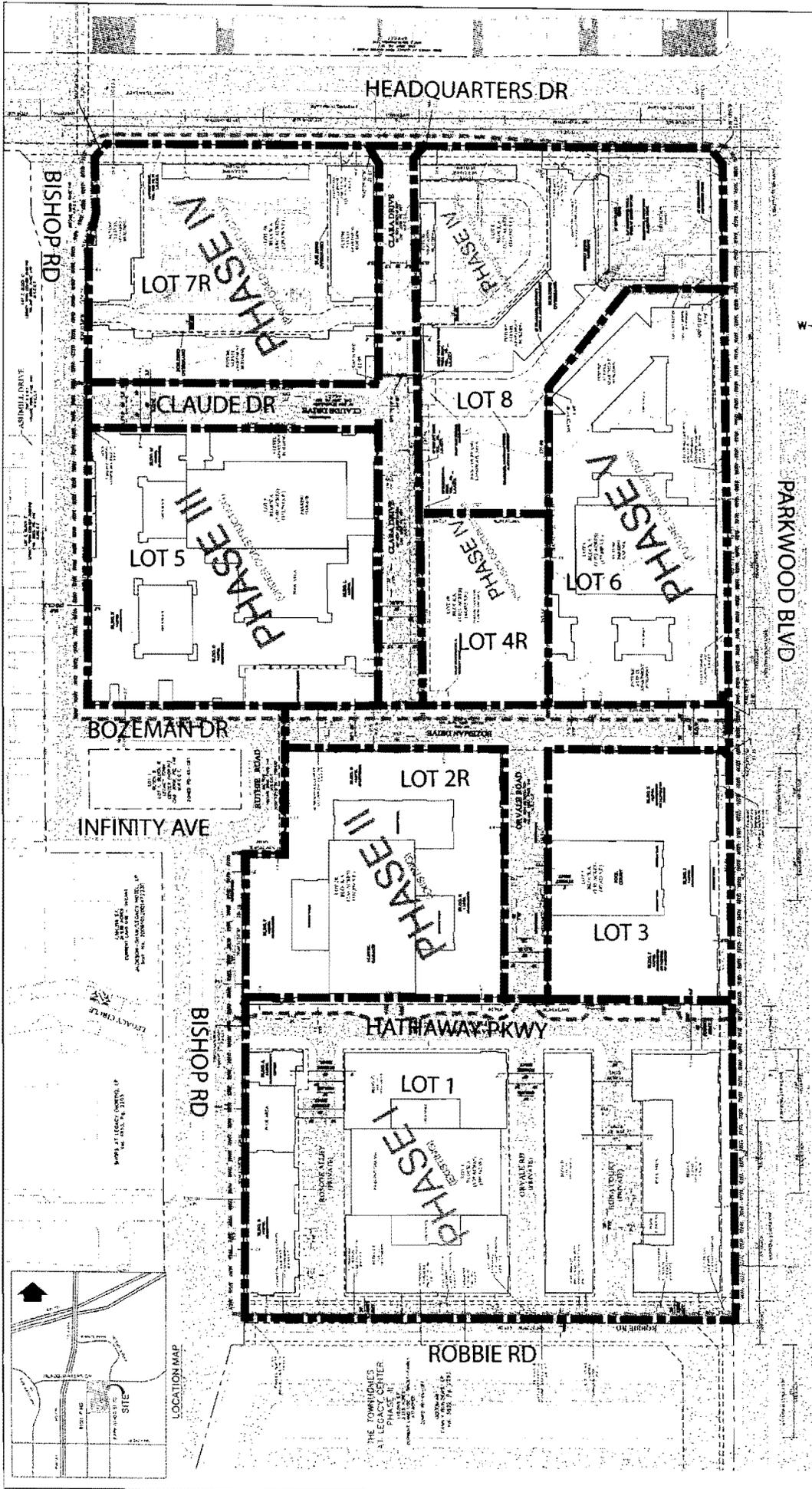
Item Submitted: REVISED CONCEPT PLAN

Title: LEGACY TOWN CENTER (NORTH)
BLOCK A, LOTS 1, 2R, 3, 4R, 5, 6, 7R, & 8

Zoning: PLANNED DEVELOPMENT-65-CENTRAL BUSINESS-1/
DALLAS NORTH TOLLWAY OVERLAY DISTRICT



○ 200' Notification Buffer



REVISIONS
 JANUARY 11, 2016
 REVISED CONCEPT PLAN
 FOR
LEGACY TOWN CENTER (NORTH)
BLOCK A, LOTS 1 THROUGH 8
 IN ACCORDANCE WITH
 CITY OF PLANO, COLLIN COUNTY, TEXAS
 MARIA C. VELA SURVEY, ABSTRACT NO. 838 AND
 SAMUEL H. VELA SURVEY, ABSTRACT NO. 106
 GROSS AREA: 24.6 ACRES
 SHEET 1 OF 2

PREPARED BY
 Kinney-Hoff and Associates, Inc.
 1200 MARK CENTRAL DRIVE
 DALLAS, TEXAS 75201
 CONTACT: DAVID SUTKUS

PREPARED BY
 COLUMBUS REALTY PARTNERS, LTD.
 1500 WEST LAKE PARKWAY
 AUSTIN, TEXAS 78703
 CONTACT: JIMBERT BIAN

PREPARED BY
 DMP ARCHITECTS
 1400 WEST BOULEVARD, SUITE 110
 FORT WORTH, TEXAS 76102
 CONTACT: JIMBERT BIAN

PREPARED BY
 SPACE BETWEEN
 1000 WEST LAKE PARKWAY
 AUSTIN, TEXAS 78703
 CONTACT: JIMBERT BIAN

REVISIONS

1. REVISIONS TO THE PLAN AND SPECIFICATIONS TO BE MADE BY THE ARCHITECT.
2. REVISIONS TO THE PLAN AND SPECIFICATIONS TO BE MADE BY THE ARCHITECT.
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10. REVISIONS TO THE PLAN AND SPECIFICATIONS TO BE MADE BY THE ARCHITECT.

THE PURPOSE OF THIS REVISION IS TO:
 1. CORRECT THE PLAN AND SPECIFICATIONS TO BE MADE BY THE ARCHITECT.
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 10. CORRECT THE PLAN AND SPECIFICATIONS TO BE MADE BY THE ARCHITECT.

GENERAL NOTES

1. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT.
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LOCATION MAP

THE TOWNHOMES AT LEGACY CENTER
 1200 MARK CENTRAL DRIVE
 DALLAS, TEXAS 75201
 CONTACT: JIMBERT BIAN

Columbus - Legacy North Masterplan Program

10-Dec-09

Phase One	Bldg Height to Roof Peak (sq. ft.)	Gross (sq. ft.)	EF %	Storage (sq. ft.)	Net (sq. ft.)	Unit Count	Avg. Unit Size	Efficiency	Unit Breakdown		Required Parking # spaces required	Total Parking				Garage Efficiency (sq. ft./space)									
									1 Bdrm.	2 Bdrm.		Street	Surface	Garages	Levels										
A	3 Level Leasing/Amenity Center	402	100.0%	0	0	0	0	0	0	0	0	0	0	0	0	0.00									
B	4 Level Apartments	50-4'	31,427	85.2%	805	47,797	56	753	8	40	8	64	35	0	0	0.00									
C1	4 Level Apartments	50-3'	78,758	86.9%	236	88,455	80	853	12	43	25	105	6	0	316	4.50									
C2	4 Level Apartments	50-3'	78,368	86.1%	236	87,514	80	841	12	42	26	108	18	0	0	0.00									
D	4 Level Apartments	50-3'	84,875	85.5%	0	72,649	38	818	8	49	31	119	17	0	0	0.00									
E	3 Level Apartments on Podium	50-0'	84,667	85.4%	1,166	72,357	88	1,079	0	24	42	108	25	0	84	1.00									
E	Bldg E - Leasing office cabins	15-0'	939	100.0%	0	0	0	0	0	0	0	0	0	0	0	0.00									
Phase One Sub-Total:												568,059	83.9%	2,233	323,782	370	969	40	198	132	505	104	0	482	0.00
												Total Parking Provided:				508									
												Total Parking Provided:				508									
Phase Two	Bldg Height to Roof Peak (sq. ft.)	Gross (sq. ft.)	EF %	Storage (sq. ft.)	Net (sq. ft.)	Unit Count	Avg. Unit Size	Efficiency	Unit Breakdown		Required Parking # spaces required	Total Parking				Garage Efficiency (sq. ft./space)									
									1 Bdrm.	2 Bdrm.		Street	Surface	Garages	Levels										
F	4 Level Apartments	54-0'	68,709	85.9%	0	59,001	75	787	16	51	8	81	11	0	282	4.00									
G	4 Level Apartments	54-0'	81,779	85.5%	0	65,889	81	788	12	64	15	105	12	0	0	0.00									
H	4 Level Apartments	54-0'	105,360	86.4%	0	92,672	107	875	15	73	19	126	16	0	0	4.50									
J	4 Level Apartments on Podium	65-0'	89,184	81.9%	0	73,052	84	870	0	56	28	112	2	0	123	2.00									
K	4 Level Apartments	65-0'	29,013	86.6%	0	25,118	23	1,092	0	23	0	23	8	0	0	0.00									
K	4 Level Apartments on Podium	65-0'	89,184	81.9%	0	73,052	84	870	0	56	28	112	2	0	123	2.00									
KD	1 Level Penthouse/Club	0	1,500	100.0%	0	0	0	0	0	0	0	0	0	0	0	0.00									
Phase Two Sub-Total:												467,729	84.2%	0	393,784	464	849	43	323	98	162	45	0	528	0.00
												Total Parking Provided:				45									
												Total Parking Provided:				573									
Phase Three	Bldg. Height to Roof Peak (sq. ft.)	Gross (sq. ft.)	EF %	Storage (sq. ft.)	Net (sq. ft.)	Unit Count	Avg. Unit Size	Efficiency	Unit Breakdown		Required Parking # spaces required	Total Parking				Garage Efficiency (sq. ft./space)									
									1 Bdrm.	2 Bdrm.		Street	Surface	Garages	Levels										
L	4 Level Apartments	54-0'	3,579	83.7%	0	0	N/A	0	0	0	0	0	0	0	75	1									
M	4 Level Apartments	54-0'	81,369	83.7%	440	84,100	88	858	5	59	18	38	18	0	77	2									
N	4 Level Apartments	54-0'	87,072	83.7%	700	71,900	84	858	5	58	21	105	10	0	77	3									
O	4 Level Apartments	54-0'	76,215	85.7%	440	62,881	88	858	5	38	24	92	6	0	77	4									
P	4 Level Apartments	54-0'	72,400	83.7%	3,072	69,255	82	858	5	43	13	71	6	0	44	5									
Phase Three Sub-Total:												321,358	83.7%	4,452	278,226	294	958	22	198	74	368	47	0	350	0.00
												Total Parking Provided:				47									
												Total Parking Provided:				397									
Phase Four	Bldg. Height to Roof Peak (sq. ft.)	Gross (sq. ft.)	EF %	Storage (sq. ft.)	Net (sq. ft.)	Unit Count	Avg. Unit Size	Efficiency	Unit Breakdown		Required Parking # spaces required	Total Parking				Garage Efficiency (sq. ft./space)									
									1 Bdrm.	2 Bdrm.		Street	Surface	Garages	Levels										
Lot 7R	3 Level Apartments	48-3'	128,913	84.0%	0	108,292	125	866	9	81	55	180	15	103	50	320									
Lot 7R	Mezzanine Townhomes	48-0'	6,107	84.0%	0	5,130	6	855	5	0	0	6	0	0	18	320									
Lot 8	3 Level Apartments	48-3'	62,069	84.0%	0	52,159	71	734	17	40	14	85	3	41	25	320									
Lot 8	Mezzanine Townhomes	48-0'	3,143	84.0%	0	2,645	6	855	5	0	0	6	0	0	24	320									
Phase Four Sub-Total:												305,238	84.0%	0	272,450	210	821	40	101	59	279	18	144	117	320
												Total Parking Provided:				279									
												Total Parking Provided:				279									
Phase Five	Bldg. Height to Roof Peak (sq. ft.)	Gross (sq. ft.)	EF %	Storage (sq. ft.)	Net (sq. ft.)	Unit Count	Avg. Unit Size	Efficiency	Unit Breakdown		Required Parking # spaces required	Total Parking				Garage Efficiency (sq. ft./space)									
									1 Bdrm.	2 Bdrm.		Street	Surface	Garages	Levels										
Lot 6	4 Level Apartments	50-3'	253,410	85.0%	0	215,364	313	849	16	177	80	313	25	0	300	4.25									
Phase Five Sub-Total:												253,410	85.0%	0	215,364	313	885	16	177	80	313	25	0	300	0.00
												Total Parking Provided:				325									
												Total Parking Provided:				325									
TOTAL			1,187,554		8,885	1,383,558	1,651		161	997	433	3,627	238	144	1,607										
												Total Parking Provided:				2,080									

Phase	Land Area - Gross	Density	FAR
PHASE 1 LAND	236,998	SF	6.796 AC 54.5 DU/AC 1.50
PHASE 2 LAND	382,210	SF	6.920 AC 77.1 DU/AC 1.50
PHASE 3 LAND	202,885	SF	4.858 AC 63.1 DU/AC 1.37
PHASE 4 LAND	332,161	SF	7.825 AC 27.5 DU/AC 0.82
PHASE 5 LAND	133,800	SF	3.072 AC 161.8 DU/AC 1.81
LAND TOTALS	1,228,654	SF	28.180 AC 58.6 DU/AC 1.13

MF Units in CB-1 and CE Zoning	
Units Built Under Construction in CB-1	1,428
Units Built Under Construction in CE	1,278
Units Proposed by This Plan	1,851
Total	4,558
Total Allowed within CB-1, CE Districts	4,800
Units Remaining	442

JANUARY 11, 2010
REVISED CONCEPT PLAN
FOR
LEGACY TOWN CENTER (NORTH)
BLOCK A, LOTS 1 THROUGH 8
An Addition to the

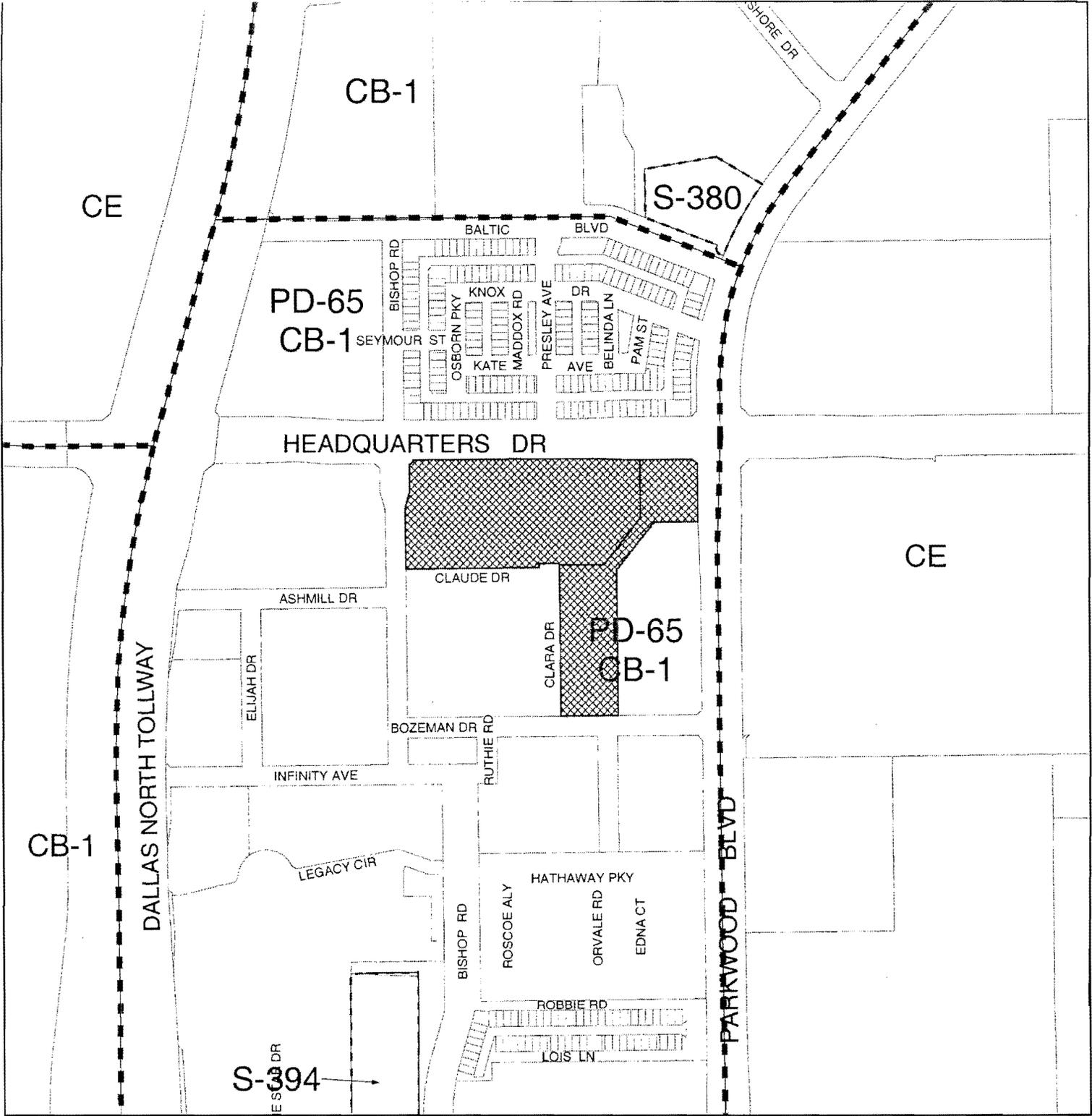
CITY OF PLANO, COLLIN COUNTY, TEXAS
MARIA C. VELA SURVEY, ABSTRACT NO. 335 AND
SAMUEL H. BROWN SURVEY, ABSTRACT NO. 108
GROSS AREA 28.18 ACRES

SPACED BETWEEN
PHONE: (317) 247-8236
CONTACT: KAREN ROBERTS
EMAIL: KRW@spacedbetween.com

ANDREWS
4300 HENDERSON ROAD, SUITE 150
DALLAS, TX 75231-3745
PHONE: (214) 385-5407
CONTACT: J. MARK WOLFE, AIA

ANDREWS
COLUMBUS REALTY PARTNERS, LTD
1500 DALLAS PARKWAY
SUITE 325
ARLINGTON, TX 76010
PHONE: (972) 341-5408
CONTACT: KOHUT SHAW

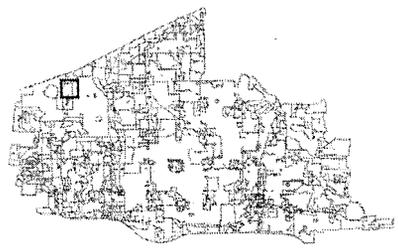
ANDREWS
KIMLEY-HORN and Associates, Inc.
12100 PARK CENTRAL DRIVE
SUITE 1900
DALLAS, TEXAS 75221
PH: (972) 274-1784
CONTACT: LIA VID MEYERS



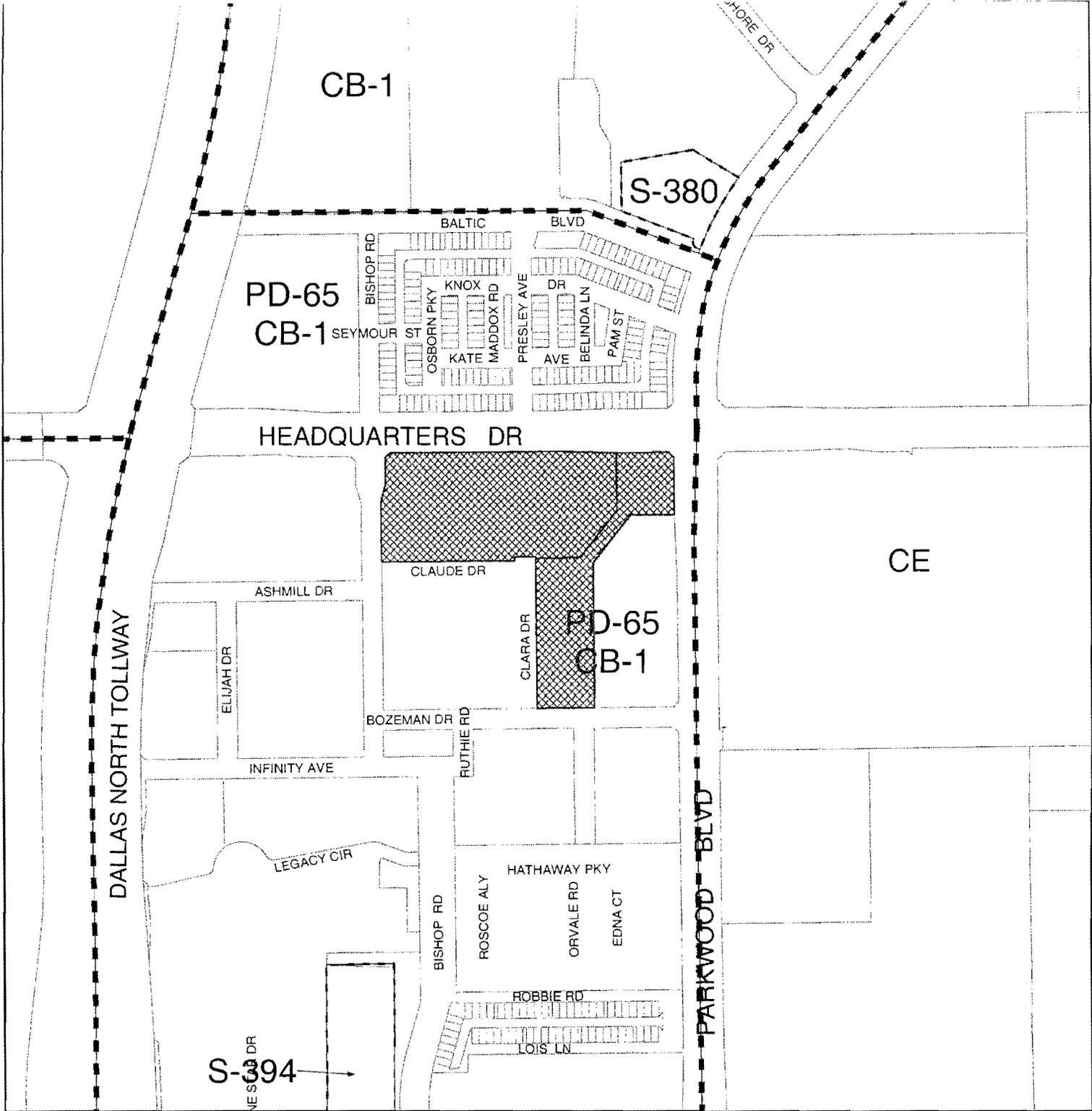
Item Submitted: PRELIMINARY SITE PLAN

Title: LEGACY TOWN CENTER (NORTH)
BLOCK A, LOTS 4R, 7R, & 8

Zoning: PLANNED DEVELOPMENT-65-CENTRAL BUSINESS-1/
DALLAS NORTH TOLLWAY OVERLAY DISTRICT



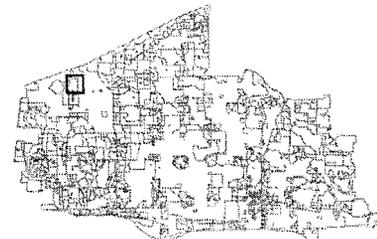
○ 200' Notification Buffer



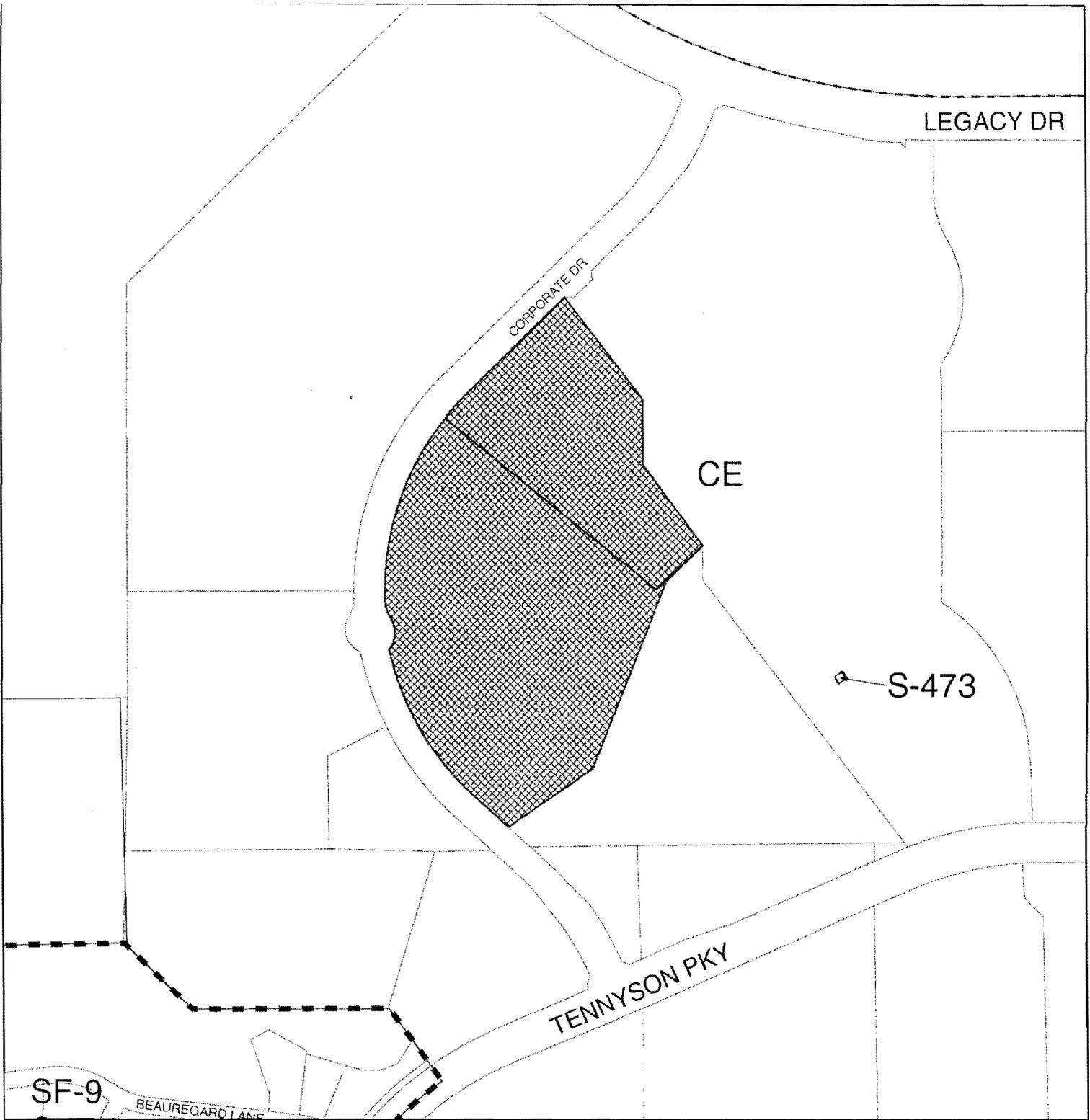
Item Submitted: REVISED CONVEYANCE PLAT

Title: LEGACY TOWN CENTER (NORTH)
BLOCK A, LOTS 4R, 7R, & 8

Zoning: PLANNED DEVELOPMENT-65-CENTRAL BUSINESS-1/
DALLAS NORTH TOLLWAY OVERLAY DISTRICT



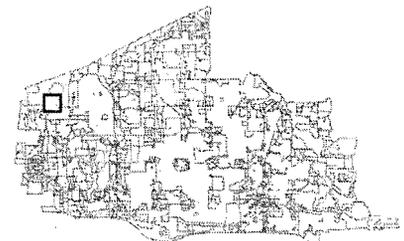
○ 200' Notification Buffer



Item Submitted: PRELIMINARY SITE PLAN

Title: PIZZA HUT ADDITION
BLOCK 1, LOT 1

Zoning: COMMERCIAL EMPLOYMENT



○ 200' Notification Buffer

NO.	DATE	DESCRIPTION
1	10/15/10	PRELIMINARY
2	11/10/10	REVISED
3	12/15/10	REVISED
4	01/20/11	REVISED
5	02/15/11	REVISED
6	03/10/11	REVISED
7	04/05/11	REVISED
8	05/01/11	REVISED
9	05/25/11	REVISED
10	06/15/11	REVISED
11	07/05/11	REVISED
12	07/25/11	REVISED
13	08/10/11	REVISED
14	08/25/11	REVISED
15	09/10/11	REVISED
16	09/25/11	REVISED
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25	02/10/12	REVISED
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99	03/10/15	REVISED
100	03/25/15	REVISED

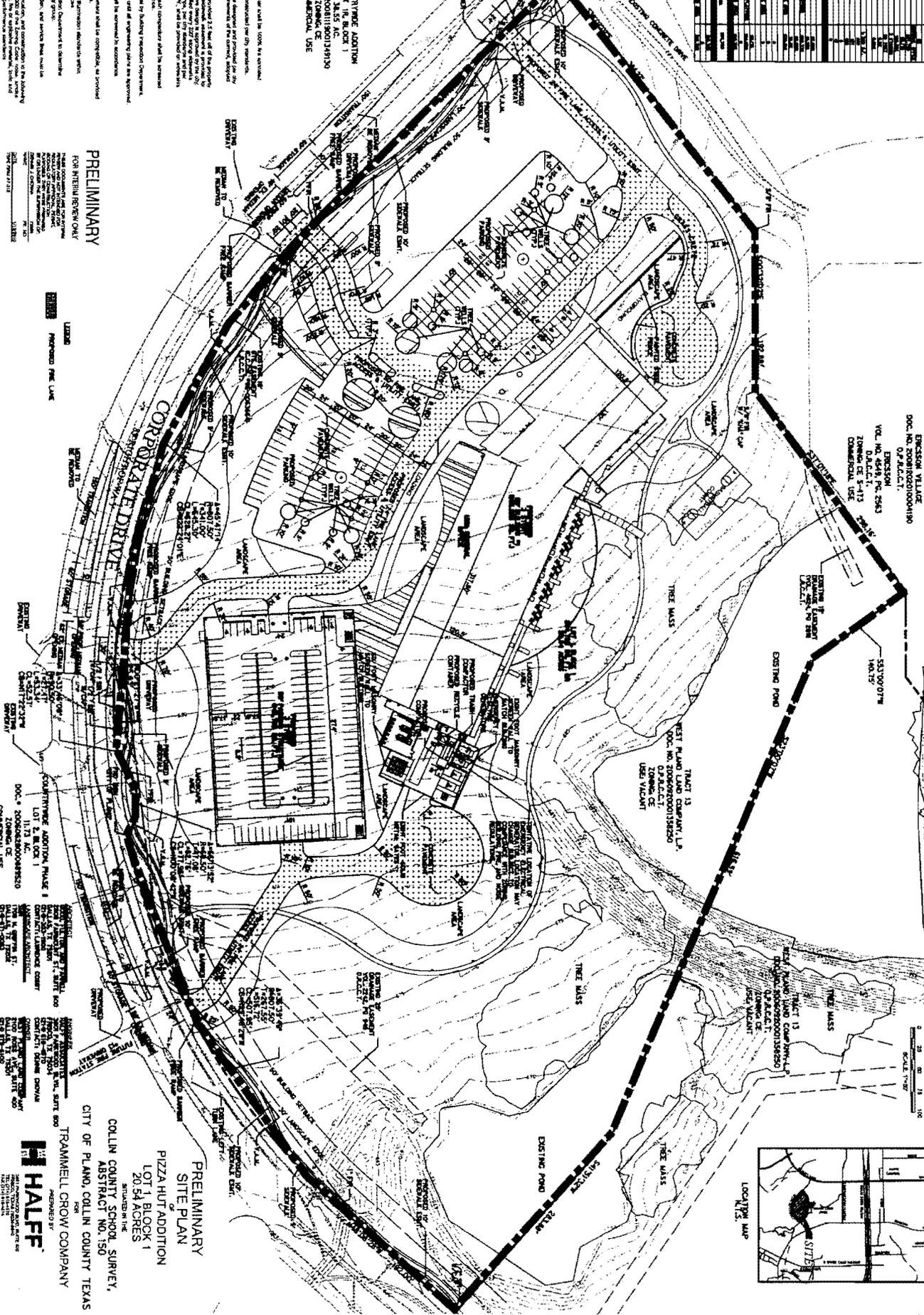
COUNTRYWIDE ADDITION
 LOT 1, BLOCK 1
 DOC. # 2008182000041810
 ZONING: C-113
 COMMERCIAL USE

SITE PLAN GENERAL NOTES

1. Existing 5,000 square feet of structure shall be demolished and replaced with new structure.
2. The new structure shall be designed per the specifications and standards of the City of Dallas and the State of Texas.
3. The new structure shall be designed per the specifications and standards of the City of Dallas and the State of Texas.
4. The new structure shall be designed per the specifications and standards of the City of Dallas and the State of Texas.
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17. The new structure shall be designed per the specifications and standards of the City of Dallas and the State of Texas.
18. The new structure shall be designed per the specifications and standards of the City of Dallas and the State of Texas.
19. The new structure shall be designed per the specifications and standards of the City of Dallas and the State of Texas.
20. The new structure shall be designed per the specifications and standards of the City of Dallas and the State of Texas.

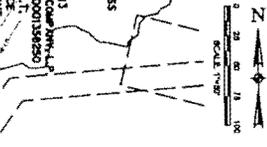
PRELIMINARY
 FOR INTERNAL REVIEW ONLY
 THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

LEGEND
 EXISTING PAVED DRIVE
 EXISTING PAVED DRIVE



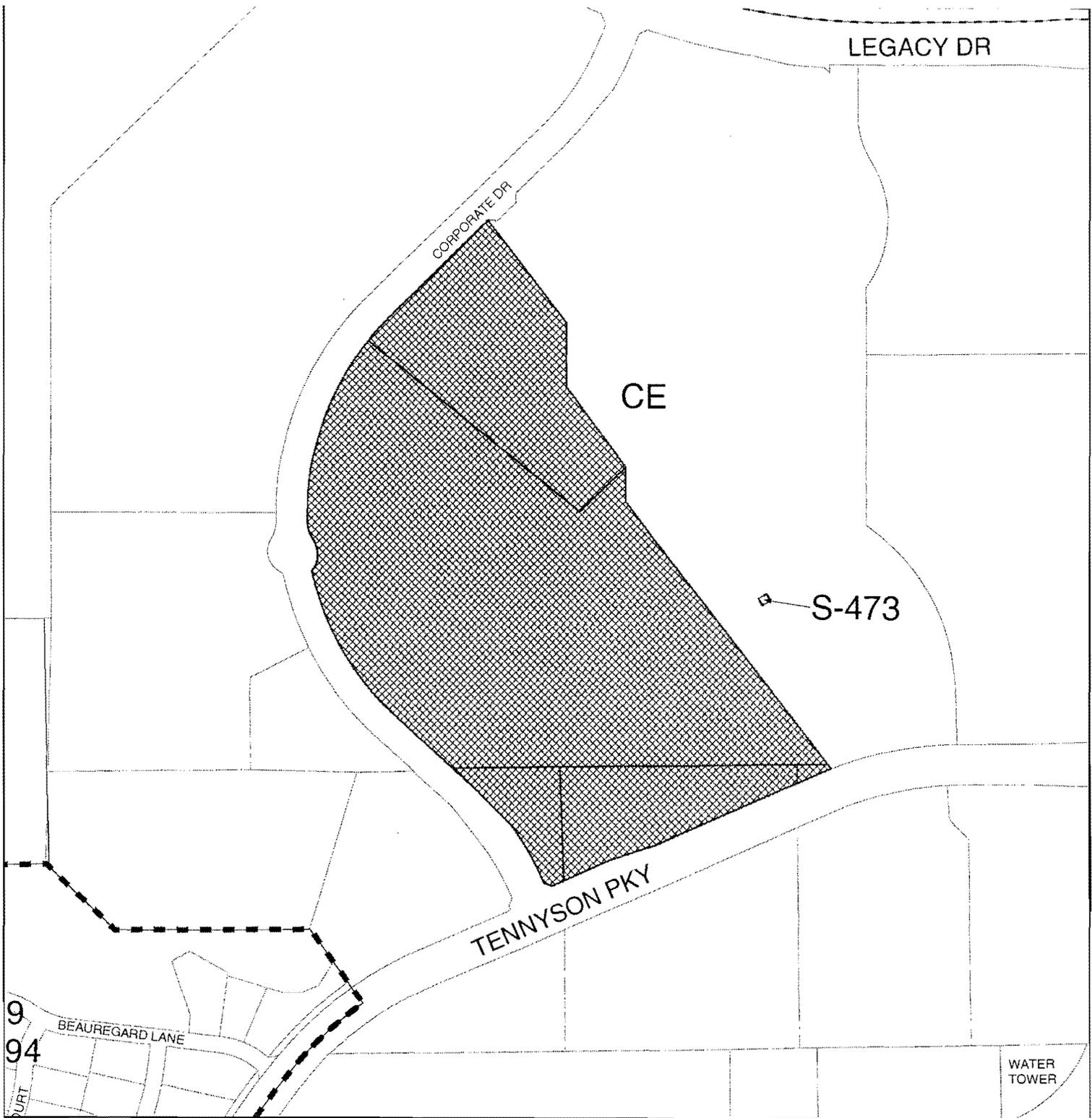
LOT 1, BLOCK 1
 ERICSSON VILLAGE
 DOC. NO. 2008182000041810
 O.P.A.C.T.
 ERICSSON
 VOL. NO. 2448 P.C. 2843
 ZONING: C-113
 COMMERCIAL USE

TRACT 13
 WEST PLANT LAND COMPANY, L.P.
 DOC. NO. 2008092000132820
 O.P.A.C.T.
 TRACT 13
 COMMERCIAL USE



N
 SCALE: 1" = 10'
 0 20 40 60 80 100

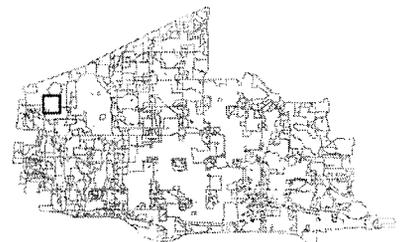
PRELIMINARY
SITE PLAN
PIZZA HUT ADDITION
LOT 1, BLOCK 1
20.54 ACRES
 ATTACHED IN THE
COLLIN COUNTY SCHOOL SURVEY,
ABSTRACT NO. 150
 TRAMMELL CROW COMPANY
 PREPARED BY
HALF
 ARCHITECTS
 1000 WEST END AVENUE, SUITE 100
 DALLAS, TEXAS 75201
 DATE: 02/25/15
 PAGE 1 OF 1



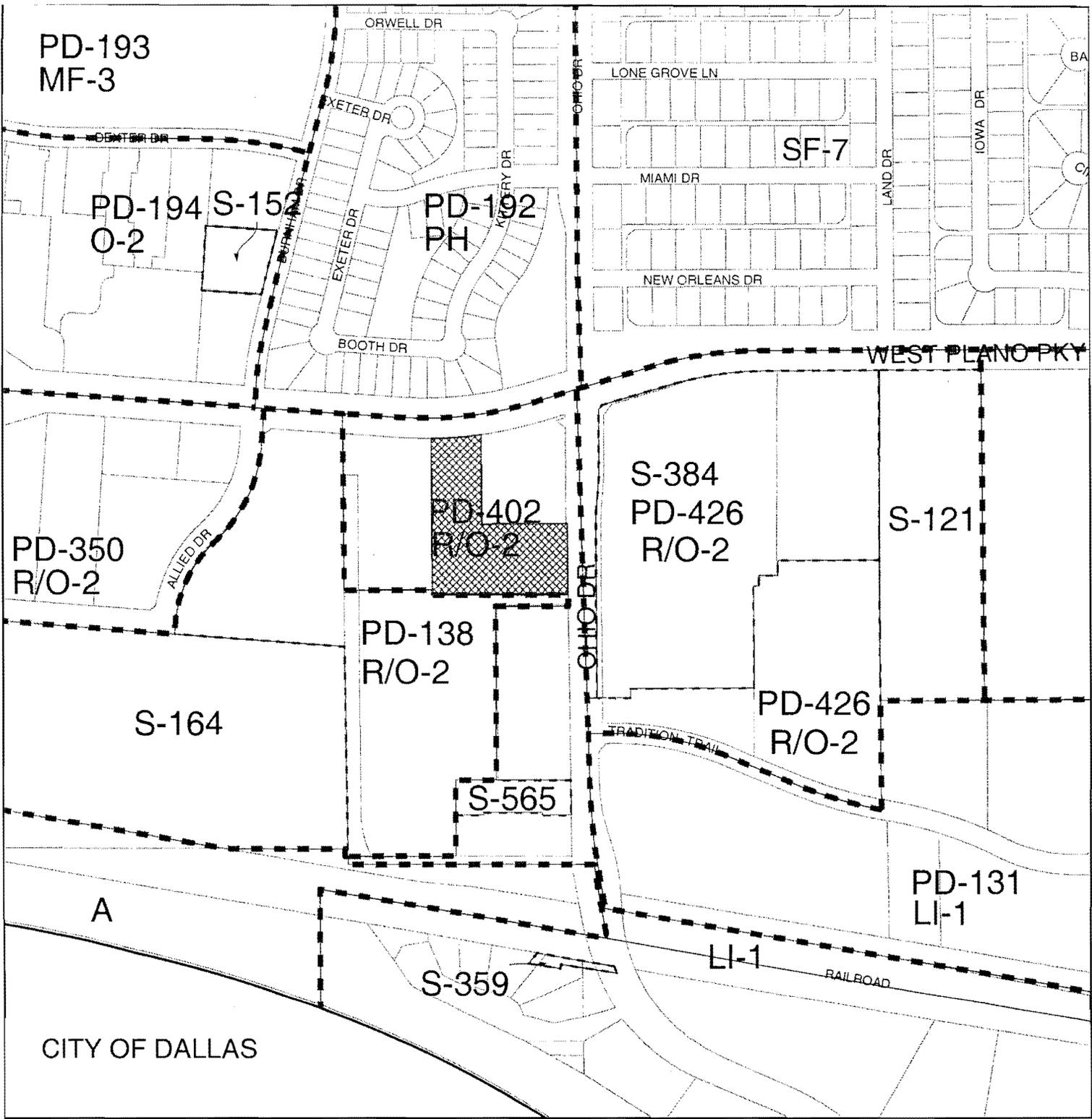
Item Submitted: CONVEYANCE PLAT

Title: PIZZA HUT ADDITION
BLOCK 1, LOTS 1 & 2

Zoning: COMMERCIAL EMPLOYMENT



○ 200' Notification Buffer

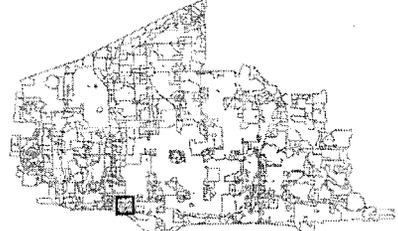


CITY OF DALLAS



Item Submitted: SITE PLAN

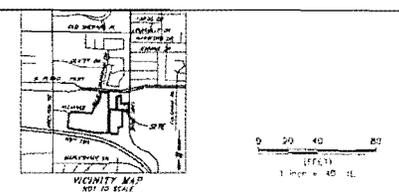
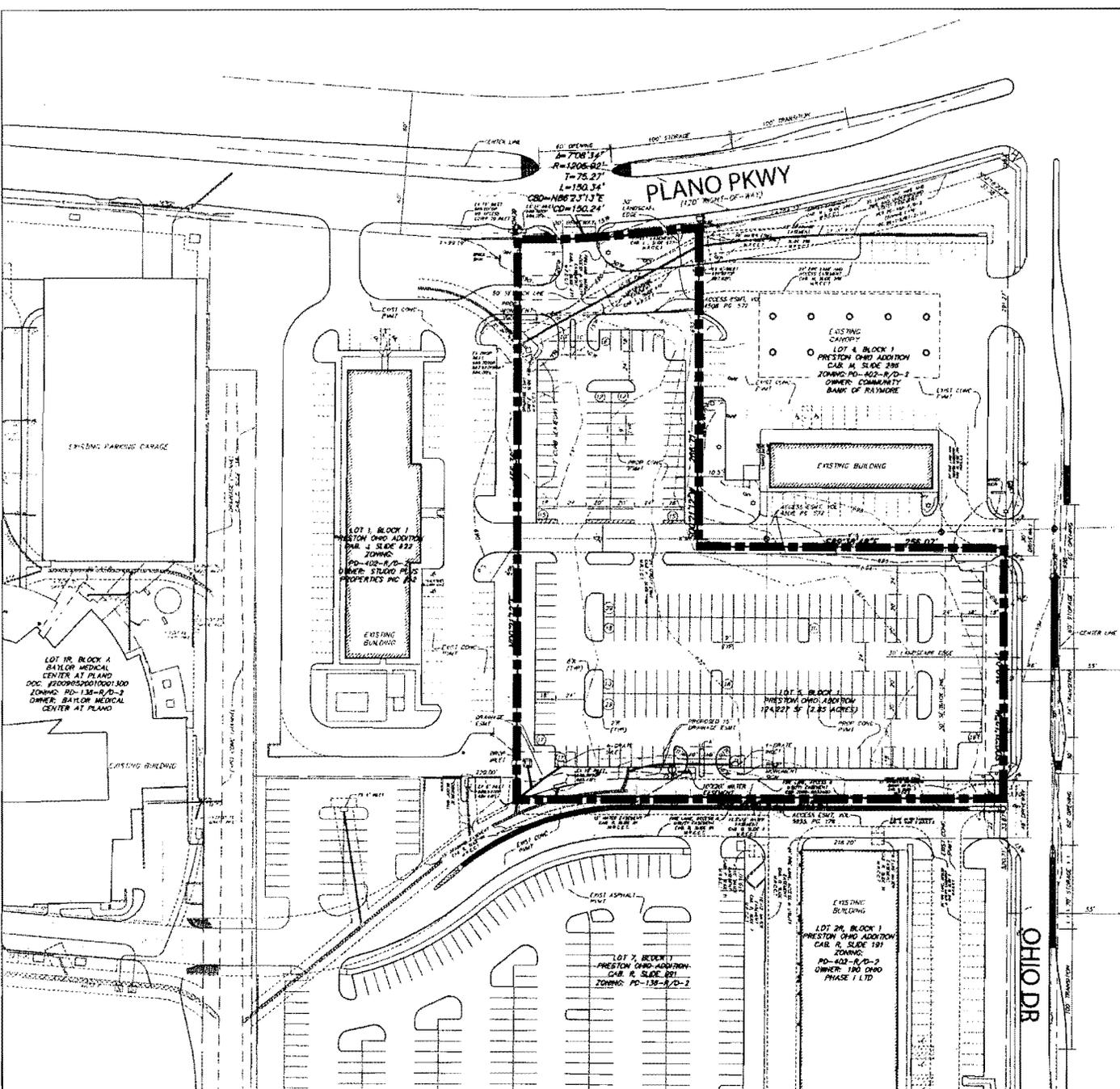
Title: PRESTON OHIO ADDITION
BLOCK 1, LOT 5



Zoning: PLANNED DEVELOPMENT-402-RETAIL/GENERAL OFFICE/
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT



○ 200' Notification Buffer



- Buildings 5,000 square feet or greater shall be 100% fire sprinkled.
- Fire lanes shall be designed and constructed per city standards.
- Handicapped parking areas shall be designed and provided per ADA standards and shall comply with requirements of the current adopted International Building Code.
- Four-foot wide sidewalks shall be provided 2.5 feet off of the sidewalk area within the right-of-way, unless a sidewalk easement is provided for a minimum of 10 feet. An alternative design is approved by the city. Sidewalk ramps, per ADA standards, shall be provided on sidewalks at all curb crossings.
- Mechanical units, dumpsters and trash compactors shall be screened in accordance with the zoning ordinance.
- All signage consistent upon approval by Building Inspection Department.
- Approval of the site plan is not final until an engineering professional is obtained.
- Open storage, where permitted, shall be screened in accordance with the Building Inspection Department.
- Building materials within the development shall be compatible as planned in the Final Center Stage Guidelines.
- Outdoor lighting shall comply with illumination standards with a maximum of 0.4 foot-candles at the street level.
- Please contact the Building Inspection Department to determine the type of construction and occupancy group.
- All electrical transmission, distribution, and service lines shall be underground where required.
- Uses which conform to general location, use and construction to the following performance standards in Section 31-12(b) of the Zoning Code, shall include and shall not be subject to the following:
 - Use of excessive material, toxic and odorous matter, signage and/or other advertising standards.

GENERAL SITE DATA

ZONING	PD 402-R/D-2
PROPOSED USE	PARKING
AREA	174,227 sq ft (4.00 ACRES)
BUILDING FOOTPRINT AREA	N/A
BUILDING HEIGHT	N/A
LOT COVERAGE	N/A
FLOOR AREA RATIO	N/A
PARKING	
PARKING REQUIRED	0
PARKING PROVIDED	739 SPACES
LANDSCAPE PARKING PROVIDED	0
LANDSCAPE PARKING PROVIDED	0
LANDSCAPE AREA (INCLUDING TURF AREAS)	
LANDSCAPE TURF AREA PROVIDED	4,793 SF
REQUIRED OUTDOOR LANDSCAPE AREA	1,870 SF
ADDITIONAL REQUIRED LANDSCAPE AREA PROVIDED	1,170 SF
OTHER LANDSCAPE AREA PROVIDED	32,744 SF
REQUIRED TURF AREA PROVIDED	23,740 SF
TOTAL LANDSCAPE AREA	42,777 SF

PERMEABLE AREA (NOT INCLUDING LANDSCAPE OR TURF AREAS)

PERMEABLE PAVEMENT	0
GRAVEL PERMEABLE AREA UNDER THE LOT (NOT INCLUDING LANDSCAPE OR TURF AREAS)	0
TOTAL PERMEABLE AREA	0

IMPERVIOUS AREA

BUILDING FOOTPRINT AREA	0
ASPHALT DRIVEWAY, DRIVEWAY & DRIVEWAY DRIVEWAY	96,503 SF
OTHER IMPERVIOUS AREA	0
TOTAL IMPERVIOUS AREA	96,503 SF

LANDSCAPE AREA (INCLUDING TURF AREAS)

TURF AREA PROVIDED	4,793 SF
REQUIRED OUTDOOR LANDSCAPE AREA	1,870 SF
ADDITIONAL REQUIRED LANDSCAPE AREA PROVIDED	1,170 SF
OTHER LANDSCAPE AREA PROVIDED	32,744 SF
REQUIRED TURF AREA PROVIDED	23,740 SF
TOTAL LANDSCAPE AREA	42,777 SF

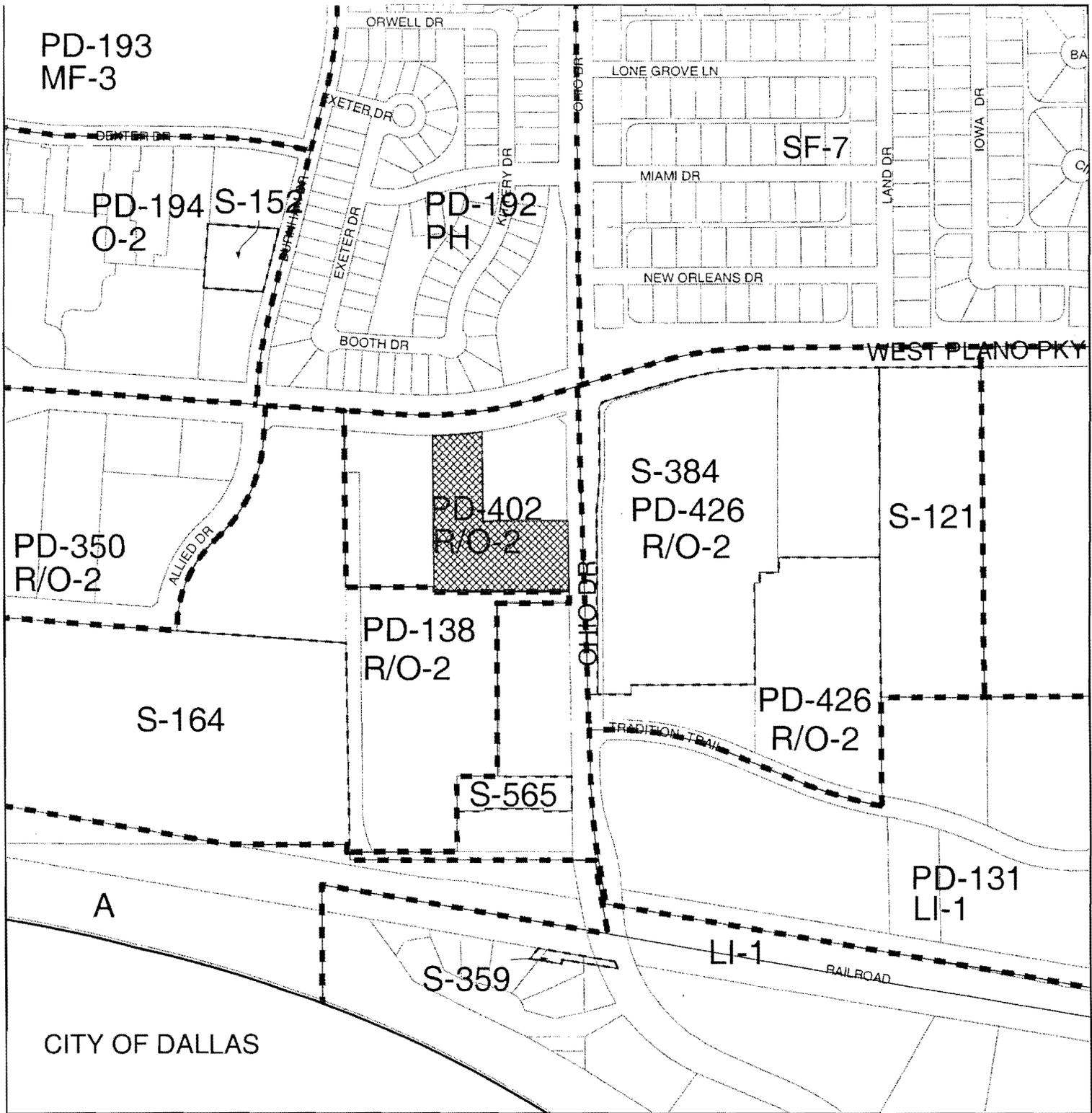
- LEGEND**
- [Solid Line] EXISTING BUILDING
 - [Dashed Line] TIE LINE
 - [Circle with 'P'] PROPOSED PARKING
- PURPOSE - SITE PLAN FOR A PARKING LOT**

WATER METER SCHEDULE

NUMBER	LOCATION	TYPE	SIZE	DEPTH	INSTALLATION	REMARKS
1	WEST OF SOUTH DRIVE	WATER METER	1/2"	48"	AS SHOWN	WATER METER & SERVICE TO BE INSTALLED BY 2025 WATER DEPARTMENT AT OWNERS EXPENSE

SITE PLAN
LOT 5, BLOCK 1
PRESTON OHIO ADDITION
2.85 ACRES
 DENTON DABBY SURVEY, ABSTRACT NO 260
 CITY OF PLANO, COLLIN COUNTY, TEXAS

OWNER: BAYLOR HEALTH PLAN SYSTEM, 3500 GASTON AVENUE, DALLAS, TEXAS 75244, 214-850-4800
 ARCHITECT: BOB CHRISTMAN INC., 20075 810 DALLAS ROAD, SUITE 100, DALLAS, TEXAS 75244, 214-270-8511
 ENGINEER: ROBERTSON & GOSWAMI, JR., INC., 6415 W. SHARON, SUITE 300, DALLAS, TEXAS 75244, 214-758-4100, 214-758-4100, 214-758-4100, 214-758-4100
 DATE: DECEMBER 11, 2024

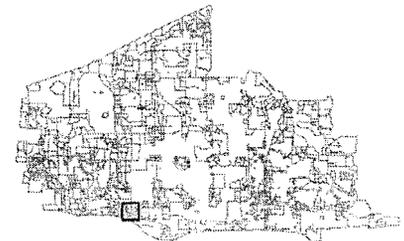


CITY OF DALLAS



Item Submitted: PRELIMINARY PLAT

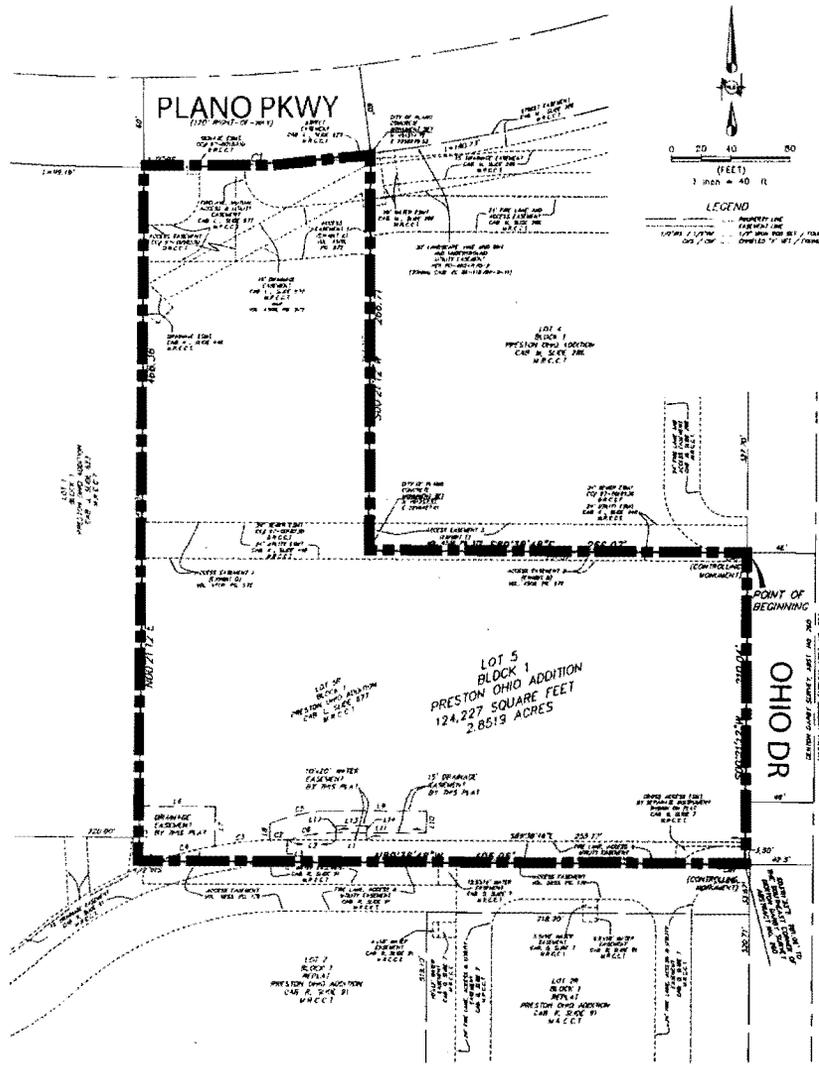
Title: PRESTON OHIO ADDITION
BLOCK 1, LOT 5



Zoning: PLANNED DEVELOPMENT-402-RETAIL/GENERAL OFFICE/
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT



○ 200' Notification Buffer



CERTIFICATE OF APPROVAL
 APPROVED on this 18th day of _____ 2010,
 by the Planning & Zoning Commission, City of Plano, Texas.

Chairman, Planning & Zoning Commission
 STATE OF TEXAS §
 COUNTY OF DALLAS §
 BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2010.

NOTARY PUBLIC in and for the STATE OF TEXAS
 Secretary, Planning & Zoning Commission or City Engineer

STATE OF TEXAS §
 COUNTY OF _____ §
 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 _____ 2010.

NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYOR'S CERTIFICATE
 STATE OF TEXAS §
 COUNTY OF DALLAS §
 I, Dale R. White, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land, and the monuments shown herein were found as they should be shown under my personal supervision in accordance with the posting rules and regulations of the City Plat Commission of the City of Plano, Texas.
 PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
 Dale R. White
 Registered Professional Land Surveyor No. 47673

STATE OF TEXAS §
 COUNTY OF DALLAS §
 BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Dale R. White, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity stated.
 GIVEN under my hand and seal of office this _____ day of _____ 2010.
 Notary Public in and for the State of Texas

OWNER'S CERTIFICATE
 STATE OF TEXAS §
 COUNTY OF DALLAS §
 Whereas, Baylor Medical Healthcare System is the sole owner of a 2.8519 acre tract of land situated in the Denton Darby Survey, Abstract Number 260, City of Plano, Collin County, Texas, as conveyed by deed recorded on Document No. 2009013500014920 Deed Records, Collin County, Texas, being all of Lot 5, Block 1, Preston Ohio Addition, an addition to the City of Plano as recorded in Cabinet L, Side 873, Map Records, Collin County, Texas, and being more particularly described as follows:

BEFORE ME, a certified "I" in concrete found for corner in the west line of Ohio Drive (containing with right-of-way) said "I" being a common corner between said Lot 5P and Lot 4, Block 1, Preston Ohio Addition, an addition to the City of Plano as recorded in Cabinet L, Side 285, Map Records, Collin County, Texas;

THENCE South 00° 21' 12" West along the west line of said Ohio Drive a distance of 210.04 feet to a chained "X" in concrete found for corner in the north line of Lot 2, Block 1, Preston Ohio Addition, an addition to the City of Plano as recorded in Cabinet R, Side 91, Map Records, Collin County, Texas, said "X" being 3.50 feet from the northeast corner of said Lot 2 and being the southwest corner of said Lot 5P;

THENCE North 89° 36' 48" West departing the west line of said Ohio Drive and along the common line between said Lot 5P and Lot 7 a distance of 405.93 feet to a 1/2" iron rod with yellow plastic cap stamped "76C INC" set for corner, said rod being the southerly common corner between said Lot 5P and Lot 2;

THENCE North 00° 21' 12" East passing at a distance of 16.00 feet a northerly corner of said Lot 7 and the southeast corner of Lot 1, Block 1, Preston Ohio Addition an addition to the City of Plano as recorded in Cabinet L, Side 822, Map Records, Collin County, Texas, continuing for a total distance of 476.36 feet to a 1/2" iron rod with yellow plastic cap stamped "76C INC" set for corner in the south line of Plano Parkway (120' right-of-way) and in a curve to the left, said rod being the northerly common corner between said Lot 1 and said Lot 5P;

THENCE in a westerly direction along the south line of said Plano Parkway and along said curve to the left whose chord bears North 85° 23' 13" East a distance of 150.24 feet, having a radius of 1205.92 feet, a central angle of 07° 06' 34" and an arc length of 150.34 feet to a City of Plano concrete monument set for corner, said monument being the northerly common corner between said Lot 4 and said Lot 5P;

THENCE South 00° 21' 12" West departing the south line of said Plano Parkway and along the common line between said Lot 4 and said Lot 5P a distance of 156.71 feet to a City of Plano concrete monument set for corner, said monument being a common corner between said Lot 4 and Lot 5P;

THENCE South 89° 36' 48" East continuing along the common line between said Lot 4 and said Lot 5P a distance of 256.07 feet to the Point of BEGINNING and containing 124,227 square feet or 2.8519 acres, more or less.

OWNER'S DECLARATION
 KNOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT BAYLOR MEDICAL CENTER AT PLANO, acting through its duly authorized officers, does hereby adopt this plat designating the above-described property as PRESTON OHIO ADDITION, LOT 5, BLOCK 1, an addition to the City of Plano, Texas, and does hereby dedicate, in the same, to the public use forever, the streets and utility easements thereon, the streets and utility easements not dedicated for street purposes. The streets and utility easements are shown on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, nor be erected on 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 limited use and accommodation of public utilities as provided to use or using the same unless the easement limits the use to particular utilities, and use by public utilities being subordinate to the public use and City of Plano's use thereof. The City of Plano and public utility utilities shall have the right to remain and keep, removed and 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 or said easements. The City of Plano and public utility utilities shall at all times have the full right of ingress and egress to or from their respective systems for the purpose of constructing, reconstructing, repairing, extending, maintaining, creating, installing, and adding to or removing or or parts of their respective systems without the necessity of any form of planning permission from anyone.

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fee simple easements, use easements and other interests, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and upon the same keep and clear of any structures, fences, trees, shrubs, or other improvements or restrictions, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of the easements, the maintenance of easements in the same easements in the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fee simple, utility, tree line, and parking. The police or his duly authorized representative is hereby authorized to cause such signs and signs easements to be maintained and constructed at all times for the Police Department on emergency use.

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

This plat approved subject to all existing ordinances, rules, regulations and resolutions and resolutions of the City of Plano, Texas.
 WITNESS my hand this _____ day of _____ 2010.
 We, the duly
 Vice President of Real Estate,
 Baylor Healthcare System

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, 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.

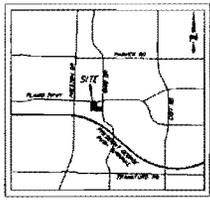
GIVEN under my hand and seal of office this _____ day of _____ 2010.
 Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

PRELIMINARY PLAT
 OF
PRESTON OHIO ADDITION
LOT 5, BLOCK 1
2.8519 ACRES
 DENTON DARBY SURVEY, ABSTRACT NO. 260
 CITY OF PLANO, COLLIN COUNTY, TEXAS

SCALE: 1" = 40' DATE: DECEMBER 18, 2009

OWNER:
 BAYLOR HEALTHCARE SYSTEM
 3806 GASTON AVENUE
 SUITE 130
 DALLAS, TX 75248-1801
 SURVEYOR:
 RAYMOND L. GOODSON, JR., L.S.
 5425 LA SIENNA
 SUITE 300 L 2117
 DALLAS, TX 75231-4138
 214-219-8100
 rlg@rlg.com



VICINITY MAP
 NOT TO SCALE

NOTES:
 1) BASIS OF BEARINGS: CITY OF PLANO GEODETIC CONTROL SYSTEM MONUMENT C-1, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE (NAD 83).
 2) CONTROLLING MONUMENTS AS SHOWN.
 3) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATING STATUTES AND IS SUBJECT TO FINES AND WITHHELDING OF UTILITIES AND BUILDING CERTIFICATES.

LINE	BEARING	LENGTH
L1	N89°38'48"W	20.00'
L2	N89°38'48"W	11.38'
L3	N89°38'48"W	11.37'
L4	N89°38'48"W	11.35'
L5	N00°21'12"E	17.40'
L6	S89°38'48"W	10.00'
L7	S00°21'12"W	26.84'
L8	N00°21'12"E	11.43'
L9	S89°38'48"W	61.41'

LINE	BEARING	LENGTH
L10	S00°21'12"W	15.20'
L11	N89°38'48"W	61.41'
L12	N00°21'12"E	11.08'
L13	S89°38'48"W	26.00'
L14	S00°21'12"W	10.08'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH BND	CHORD
C1	7°08'34"	1295.92'	25.27'	150.34'	N86°23'17"E	150.24'
C2	2°27'36"	254.00'	5.31'	10.61'	S89°09'24"W	10.61'
C3	87°47'59"	254.00'	18.29'	35.53'	S83°30'26"W	36.49'
C4	9°02'28"	254.00'	20.08'	40.08'	S79°12'02"W	40.04'
C5	23°28'18"	107.50'	22.30'	43.98'	N78°38'04"E	43.67'
C6	19°57'44"	82.50'	15.54'	30.79'	S80°19'26"W	30.65'

CITY OF PLANO
PLANNING & ZONING COMMISSION

January 19, 2010

Agenda Item No. 6

Public Hearing - Replat & Revised Site Plan:
Jackson Elementary School, Block A, Lot 1R

Applicant: Plano Independent School District

DESCRIPTION:

Public primary school on one lot on 8.0± acres located at the southwest corner of Jomar Drive and Jackson Drive. Zoned Single-Family Residence-9. Neighborhood #64.

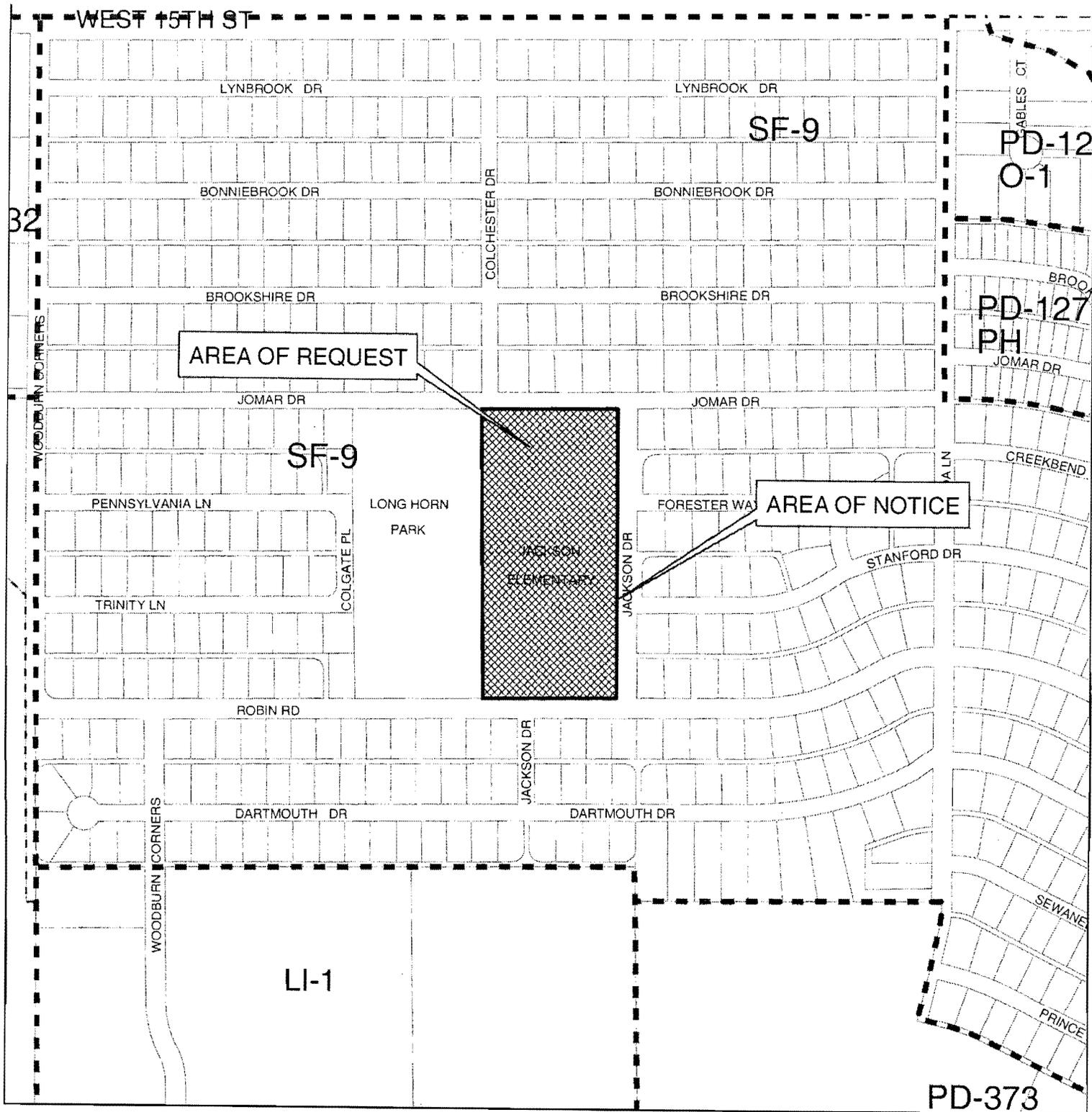
REMARKS:

The purpose of the replat is to abandon and dedicate easements.

The purpose of the revised site plan is to expand the existing school building on the north side and provide additional parking spaces on the south side of the school.

RECOMMENDATIONS:

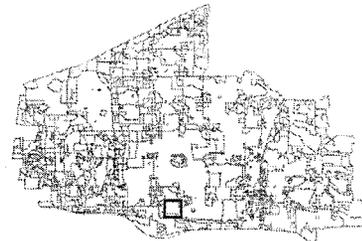
Recommended for approval as submitted.



Item Submitted: REPLAT & REVISED SITE PLAN

Title: JACKSON ELEMENTARY SCHOOL
BLOCK A, LOT 1R

Zoning: SINGLE-FAMILY RESIDENCE-9



○ 200' Notification Buffer



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, and being all of Lot 1R, Block A, Jackson Elementary School, an addition to the City of Plano, Texas, as recorded in Cabinet O, Page 607, Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for corner at the southwest end of a corner clip at the intersection of the west line of Jackson Drive (a 80' R.O.W., 25' from centerline) with the north line of Robin Road (a 60' R.O.W.);

THENCE S89°38'16"W, with the north line of Robin Road, a distance of 376.17 feet to a 1" iron rod found for corner;

THENCE N00°08'42"W, leaving Robin Road, a distance of 664.66 feet to a 1" iron rod found for corner in the south line of Jomar Drive (a 50' R.O.W.);

THENCE S68°58'37"E, with the south line of Jomar Drive, a distance of 388.24 feet to a 1/2" iron rod set for corner at the northwest end of a corner clip at the intersection of the west line of Jackson Drive;

THENCE S44°43'36"E, along said corner clip, a distance of 28.16 feet to 1/2" iron rod set for corner in the west line of Jackson Drive;

THENCE S00°31'21"W, with the west line of Jackson Drive, a distance of 824.33 feet to a 1/2" iron rod set for corner at the northeast end of the aforementioned corner clip at the intersection of the north line of Robin Road;

THENCE S45°14'50"W, along said corner clip, a distance of 26.42 feet to the POINT OF BEGINNING and CONTAINING 348,181 square feet, or 7,993 acres of land.

BASES OF BEARINGS:

The plot of Jackson Elementary School as recorded in Cabinet O, Page 607.

PURPOSE OF REPLAT:

To abandon existing water easement and fire lane and utility easement at the northwest corner of the property, and to dedicate a new water easement and fire lane and utility easement in the same area.

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, Jackson Elementary School, 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, 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 desiring to use or using same unless this 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 as 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 impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking". The Fire Marshal or his duly authorized representative or the Chief of Police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

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

Witness my hand this the _____ day of _____, 2010.

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 _____, 2010.

Notary Public in and for
The State of Texas

CERTIFICATE OF APPROVAL

APPROVED this _____ day of _____, 2010,
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 _____, 2010.

Notary Public in and for
The State of Texas

Secretary, Planning & Zoning Commission
Or City Engineer

**STATE OF TEXAS
COUNTY OF COLLIN**

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

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

Notary Public in and for

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 appeared 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 consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 2010.

Notary Public in and for
The State of Texas

SHEET 2 OF 2

REPLAT

**JACKSON
ELEMENTARY SCHOOL
LOT 1R, BLOCK A**

Being A Replat Of
Jackson Elementary School
Lot 1R, Block A
Recorded in Cabinet O, Pg. 607

7.993 Acres Situated in The
MARTHA McBRIDE SURVEY ~ ABST. 553
PLANO, COLLIN COUNTY, TEXAS

Owner:
Plano Independent School District
8500 Alma Drive
Plano, Texas 75023
Telephone 469 752-1480

Engineer:
RLX Engineering, Inc.
111 West Main Street
Allen, Texas 75013
Telephone 972 350-1733

Surveyor:
Surdukan Surveying, Inc.
13870 CR 460
Anna, Texas 75409
Telephone 972 924-8200
January 8, 2010

NOTICE:
Setting 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 Pine Shot 8x Set At All Block Corners, P.C's, P.T.'s, And Angle Points
1/2" Iron Pine Shot 8x Set At All Other Lot Corners.

CITY OF PLANO
PLANNING & ZONING COMMISSION

January 19, 2010

Agenda Item No. 7

Public Hearing - Replat: Kings Ridge Addition, Phase Three,
Block A, Lots 2R, 3R, & 4R and Block G, Lot 6R

Applicant: Prosper Land Company, Ltd.

DESCRIPTION:

Three Planned Development-160-Patio Home lots and one open space lot on 1.4± acres located at the northwest corner of Spring Creek Parkway and Kings Manor Lane. Zoned Planned Development-160-Patio Home. Neighborhood #25.

REMARKS:

The purpose for this replat is to reverse the zero side yard setback for Block A, Lots 2R and 3R, to dedicate maintenance easements on Block A, Lots 3R and 4R, and to establish a no build setback line on Block G, Lot 6R. No lot boundaries are affected by this replat.

RECOMMENDATIONS

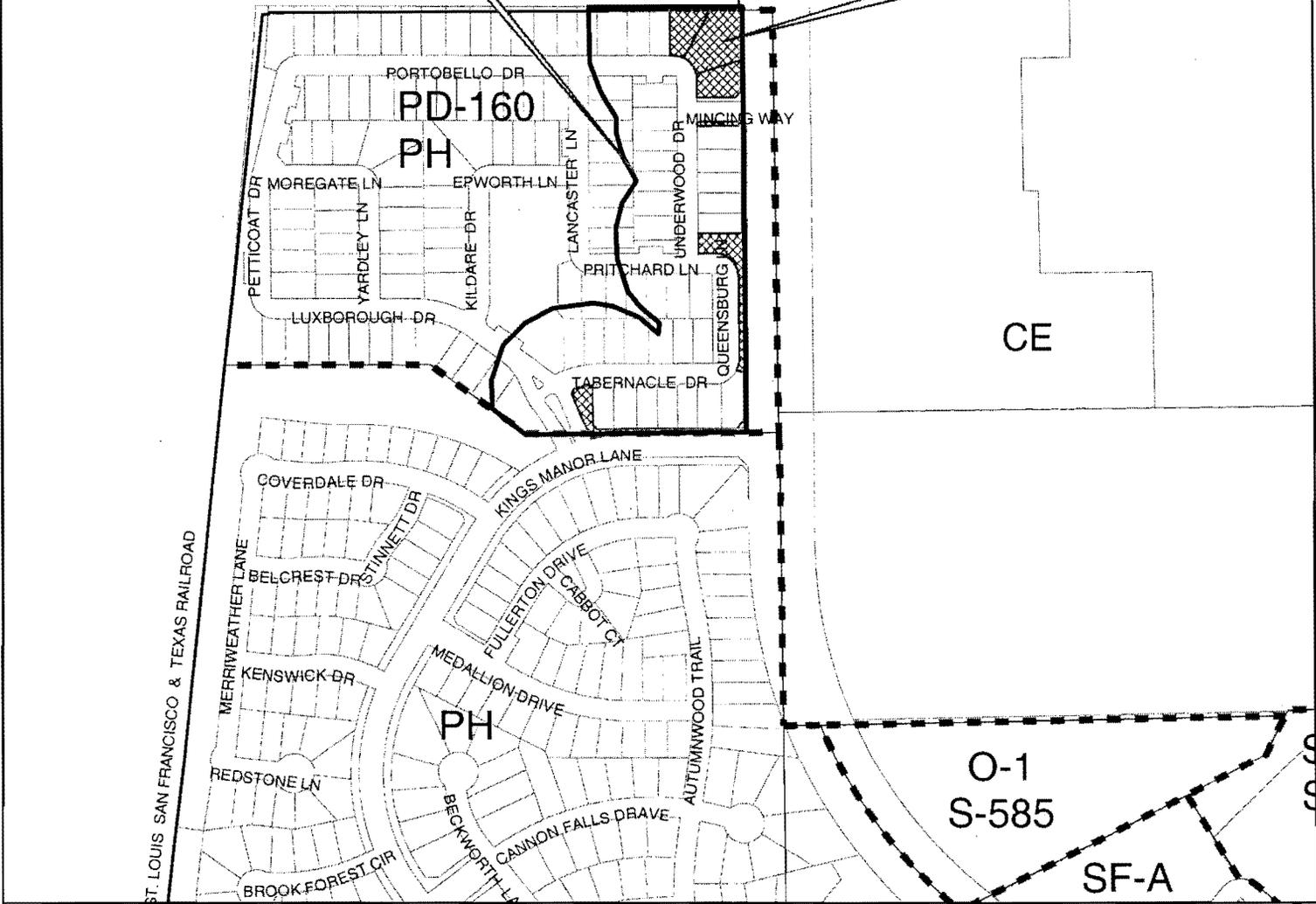
Recommended for approval as submitted.

CITY OF THE COLONY

W SPRING CREEK PKWY

AREA OF NOTICE

AREA OF REQUEST

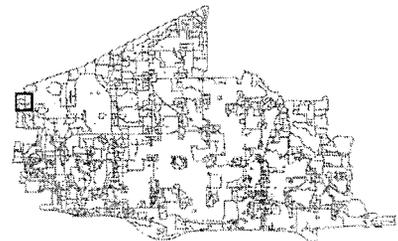


Item Submitted: REPLAT

Title: KINGS RIDGE ADDITION, PHASE THREE
BLOCK A, LOTS 2R, 3R, & 4R, & BLOCK G, LOT 6R

Zoning: PLANNED DEVELOPMENT-160-PATIO HOME

○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

January 19, 2010

Agenda Item No. 8

Preliminary Site Plan: Hindu Temple of North Texas, Block A, Lot 1

Applicant: Hindu Temple of North Texas

DESCRIPTION:

Religious facility on one lot on 10.0± acres located on the east side of K Avenue, 870± feet south of Pecan Lane. Zoned Light Commercial. Neighborhood #22.

REMARKS:

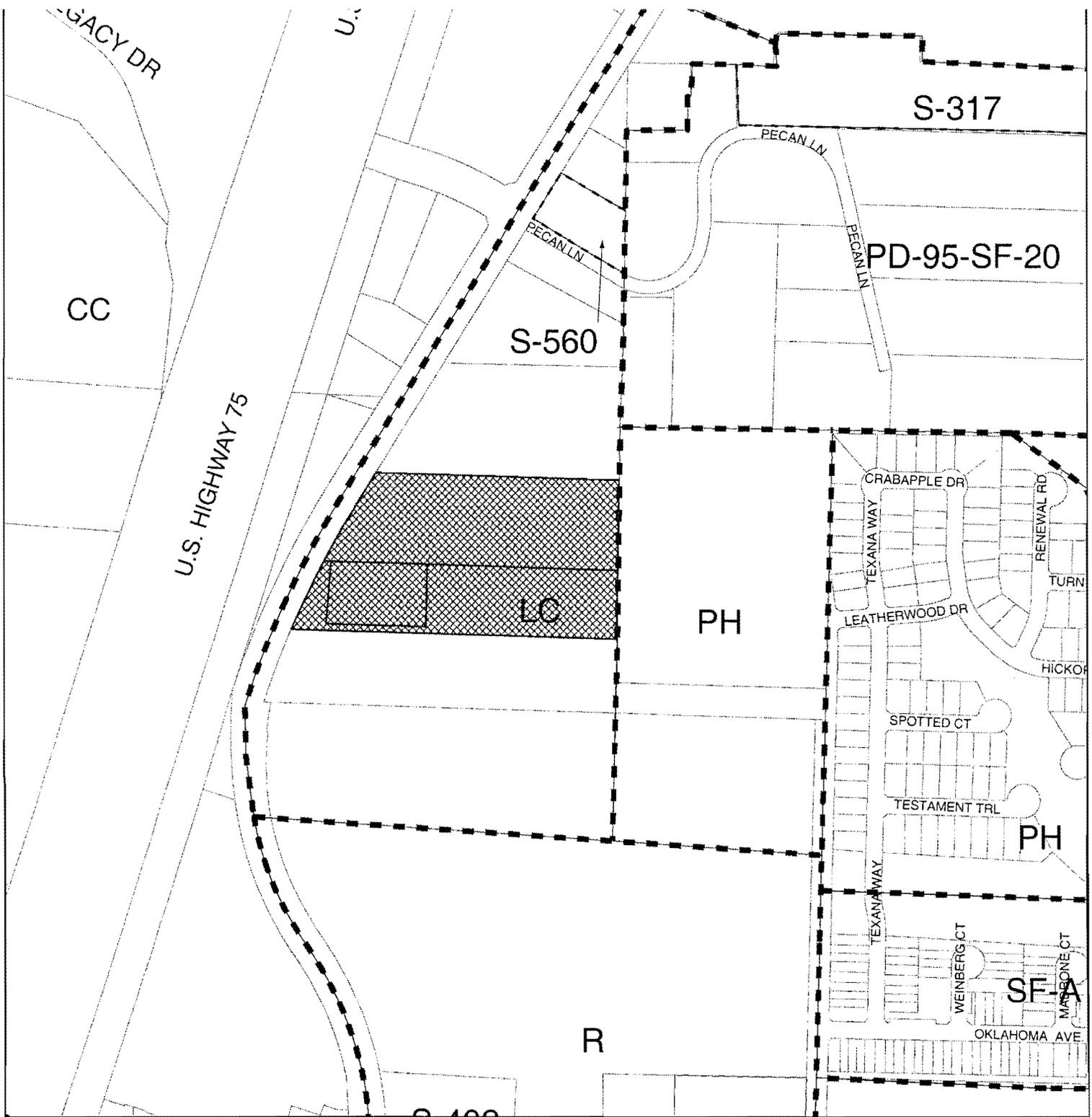
The applicant is proposing to develop a 10.0± acre tract as a religious facility. The buildings will be concentrated on the east side of the subject property while parking and drives are proposed on the west side of the property. To the east of the property is a vacant tract currently zoned Patio Home (PH).

Section 3.1000 (Screening, Fence, and Wall Regulations) of the Zoning Ordinance requires a minimum six-foot masonry screening wall to be placed between residential and commercial zoned properties. In instances where the Planning & Zoning Commission feels the screening requirement may be better met by an irrigated living screen, it may allow an irrigated screen in lieu of a masonry wall. The applicant is seeking approval to allow an irrigated living screen in lieu of the required masonry wall along the east property line.

There are several other properties in the city where an irrigated living screen has been used in lieu of a masonry wall to screen commercial properties from residential development. Staff feels this is an appropriate location for an irrigated living screen as it would provide a natural buffer for the future residential subdivision from the religious facility development while still providing the required screening.

RECOMMENDATION:

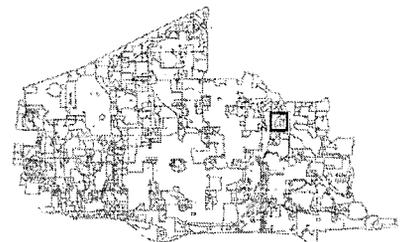
Recommended for approval subject to the Planning & Zoning Commission finding that an irrigated living screen will provide adequate screening and granting a waiver to the masonry screening wall requirement.



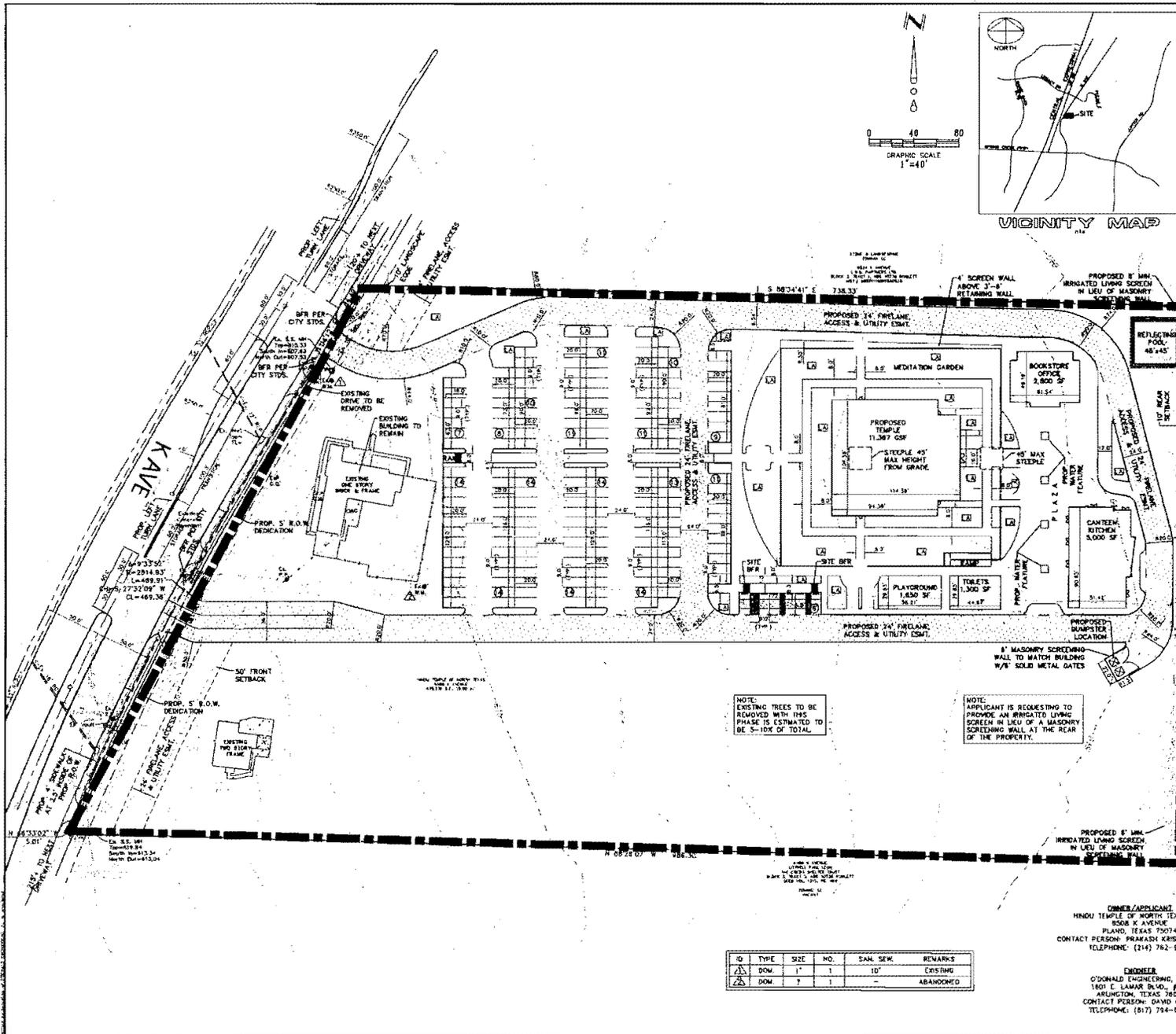
Item Submitted: PRELIMINARY SITE PLAN

Title: HINDU TEMPLE OF NORTH TEXAS
BLOCK A, LOT 1

Zoning: LIGHT COMMERCIAL



○ 200' Notification Buffer



SITE DATA SUMMARY TABLE

GENERAL SITE DATA:	
ZONING (FROM ZONING MAP)	LC-LIGHT COMMERCIAL
LAND USE (FROM ZONING ORDINANCE)	RECREATION FACILITY
LOT AREA (SQ. FEET)	135,336 (FORM 402)
TOTAL BUILDING AREA (SQ. FEET)	70,147
BUILDING HEIGHT (FEET - DISTANCE TO TALLEST BUILDING ELEMENT)	45'-0" TOP OF STEEPLE
LOT COVERAGE (PERCENT)	47.8
FLOOR AREA RATIO (FAR)	1.213
LANDSCAPE:	
PARKING RATIO (FROM ZONING ORDINANCE)	1/3 BASED ON 538 OCCUPANTS
REQUIRED PARKING (# SPACES)	178
PROVIDED PARKING (# SPACES)	178
ADDITIONAL PARKING PROVIDED (# SPACES)	0
PARKING IN EXCESS OF 10% OF REQUIRED PARKING (# SPACES)	0
LANDSCAPING:	
INTERIOR LANDSCAPING AREA REQUIRED (SQ. FEET)	1,544
INTERIOR LANDSCAPING AREA PROVIDED (SQ. FEET)	36,872.00
LANDSCAPE EDGE AREA (SQ. FEET)	4,744.25
OTHER LANDSCAPE AREA WITHIN THE LOT INCLUDING STORM WATER CONSERVATION AREA (SQ. FEET)	0
TOTAL LANDSCAPE AREA (SQ. FEET)	38,616.25
PERMEABLE AREA (SQ. FEET) INCLUDING LANDSCAPE/PARKING:	
PERMEABLE PAVEMENT (SQ. FEET)	0
OTHER PERMEABLE AREA WITHIN THE LOT NOT INCLUDING LANDSCAPE AREA (SQ. FEET)	21,177.18
TOTAL PERMEABLE AREA (SQ. FEET)	21,177.18
IMPERVIOUS AREA:	
BUILDING FOOTPRINT AREA (SQ. FEET)	30,487
AREA OF SIDEWALKS, PARKWAYS & OTHER IMPERVIOUS PAVEMENT (SQ. FEET)	17,853.92
OTHER IMPERVIOUS AREA (SQ. FEET)	0
TOTAL IMPERVIOUS AREA (SQ. FEET)	48,341.92
NET IMPERVIOUS AREA CREDIT	0
BILLABLE IMPERVIOUS AREA	48,341.92

- GENERAL NOTES:**
- BUILDINGS 6,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
 - FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
 - HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
 - FOUR-FOOT WIDE SIDEWALKS SHALL BE PROMOTED 2.5 FEET OFF OF THE PROPERTY LINE WITHIN THE RIGHTS-OF-WAY, UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR A MEANDERING SIDEWALK OR AN ALTERNATIVE DESIGN IS APPROVED BY THE CITY. RAMPED-FREE RAMPS PER CITY STANDARDS SHALL BE PROVIDED ON SIDEWALKS AT ALL CURB CROSSINGS.
 - MECHANICAL UNITS, DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - ALL SIGNAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTION DEPARTMENT.
 - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES.
 - OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 8-465 OF THE CODE OF ORDINANCES.
 - PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
 - ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES MUST BE UNDERGROUND WHERE REQUIRED.
 - USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 3-1300 OF THE ZONING CODE: NOISE, SHADING AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION AND/OR OTHER PERFORMANCE STANDARDS.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

PRELIMINARY SITE PLAN & GENERAL TREE SURVEY
HINDU TEMPLE OF NORTH TEXAS
 10.00 ACRES - BLOCK A, LOT 1
 CITY OF PLANO
 COLLIN COUNTY, TEXAS

O'DONALD ENGINEERING LLC
 F-8805

1601 E Lamar Blvd, Suite 210
 Arlington, Texas 76011
 Phone 817.794.0202
 Fax 817.548.8430

DATE	01/24/20
SCALE	1"=40'
DWG NO	0000030
SHEET	001
SP	

NOTE: EXISTING TREES TO BE REMOVED WITH THIS PHASE IS ESTIMATED TO BE 5-10% OF TOTAL.

NOTE: APPLICANT IS REQUESTING TO PROVIDE AN IRRIGATED LYING SCREEN IN LIEU OF A MASONRY SCREENING WALL AT THE REAR OF THE PROPERTY.

ID	TYPE	SIZE	NO.	SAM.	SEW.	REMARKS
1	DOM	1"	1	10'		EXISTING
2	DOM	7"	1			ABANDONED

OWNER/APPLICANT:
 HINDU TEMPLE OF NORTH TEXAS, INC.
 8528 K AVENUE
 PLANO, TEXAS 75074
 CONTACT PERSON: PRAKASH KRISHNARAJ "PK"
 TELEPHONE: (214) 762-9084

ENGINEER:
 O'DONALD ENGINEERING, LLC
 1601 E LAMAR BLVD., #210
 ARLINGTON, TEXAS 76011
 CONTACT PERSON: DAVID GREER
 TELEPHONE: (817) 794-0202

CITY OF PLANO
PLANNING & ZONING COMMISSION

January 19, 2009

Agenda Item No. 9

Discussion & Direction: Church and Rectory Uses

Applicant: City of Plano

DESCRIPTION:

Discussion and direction regarding church and rectory uses.

REMARKS:

At its meeting on December 7, 2009, the Planning & Zoning Commission discussed potential Zoning Ordinance amendments pertaining to church and rectory uses. Listed below is the staff's understanding of the Commission's direction. Staff is seeking further refinement from the Commission in order to draft ordinance amendments regarding church and rectory uses.

ISSUES:

The following are issues for the Commission to consider pertaining to church and rectory uses:

Term

The consensus of the Commission was to change the term "church and rectory" to "religious facility" because it is a more all-inclusive term that generally addresses religious activities regardless of religious preference.

Definition of "Church and Rectory" and Accessory Uses

The city's current definition is "a building for regular assembly for religious worship which is used primarily for such purpose and those accessory activities which are customarily associated therewith, and the place of residence for ministers, priests, nuns, or rabbis on the premises." The Commission requested that staff provide proposed language for a definition. Several examples of proposed definitions are listed below:

1. "A place of worship or religious assembly with related facilities such as: rectory or convent, private school, meeting hall, residences for staff, and daycare." - A Planners Dictionary
2. "A building where persons regularly assemble for religious purposes and related social events and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain religious ceremonies and purposes." - A Planners Dictionary
3. "A building used for nonprofit purposes by a recognized and legally established religious group for the purpose of religious worship." - A Planners Dictionary
4. "A house of worship that includes accessory uses such as retail sales, residential uses, sports and entertainment facilities, private school and daycare." - A Planners Dictionary
5. "A place of worship and religious training of recognized religions including the on-site housing of ministers, rabbis, priests, nuns and similar staff personnel." - City of Allen and City of Farmers Branch
6. "A building designed and used primarily for religious assembly and worship and those accessory activities which are customarily associated therewith, and the place of residence for ministers, priests, nuns, rabbis, or other religious personnel on the premises (tax exempt as defined by State law). For the purposes of this ordinance, bible study and other similar activities that occur in a person's primary residence shall not apply to this definition." - City of Frisco
7. "A place of worship and religious training including the on-site housing of ministers, rabbis, priests, nuns, and similar staff personnel. Church or rectory shall also include church-operated preschools if the church is situated on a legally conforming lot under applicable subdivision or zoning controls." - City of McKinney

The Commission also discussed the inclusion of accessory uses within the definition. Many churches operate uses in addition to worship services on their campuses, such as health/fitness centers, day cares, schools, and onsite residences for personnel and/or students of religion. Currently, these uses are allowed as accessory uses to the primary church use. As we evaluate the definition of religious institutions, consideration needs to be given to whether or not this is the best way to address accessory uses, or if these uses should be classified as additional primary uses and be subject to the allowances within each specific zoning district.

Staff researched other cities within the metroplex regarding this issue. The City of Richardson allows accessory uses by right when in conjunction with a religious facility. In contrast, the City of Frisco does not classify uses as accessory to the religious facility. In Frisco, accessory uses are only allowed if provisions exist within the base zoning district. If for example, the base zoning district allows day care centers by Specific Use Permit (SUP), then the church would have to obtain an SUP to operate a

day care. Overall, the response from the cities researched was split between allowing accessory uses by right regardless of the base zoning district and only allowing them subject to the provisions of the base zoning district.

The Commission should consider the range of accessory uses commonly operated in conjunction with religious facilities and provide direction to staff as to whether or not to allow accessory uses by right or subject to the base zoning district provisions. Under Texas law, court rulings make it difficult for cities to question whether a use is considered a religious component or not because the courts have been favorable towards religious freedom. Cities are burdened with having to demonstrate a compelling governmental interest as to why it should prohibit a specific activity associated with a religious use including providing specific incidents or reliable studies to justify the city's position.

Staff recommends that the city remain favorable in its regulation of accessory uses and allow by right uses that are customarily associated with religious facilities.

Minimum Lot Size

Subsection 3.401 of the Zoning Ordinance requires churches to have a minimum of two acres when developing within a residential zoning district. The reason for this is to allow for future building and parking needs due to increased attendance and typical church expansion. The consensus of the Commission was to remove the minimum lot size requirement provided that adequate provisions are in place to protect residential neighborhoods. Such provisions include maximum lot coverage, parking requirements, access to a street with a minimum pavement width, etc.

Access to a Street with a Minimum Pavement Width

Subsection 3.401 of the Zoning Ordinance also requires churches to have access to a street with a minimum pavement width of 36 feet when the church is located within a residential zoning district. This provision is also applied to independent living facilities, assisted living facilities, long-term care facilities, continuing care facilities, community centers, hospitals, colleges, universities, trade and commercial schools, and public, private, and parochial schools. Religious facilities may create heavy traffic flows concentrated within a few hours during their normal worship times. The purpose of this requirement is to ensure that there is access to a street with adequate pavement width to handle excessive traffic flows during these times.

The consensus of the Commission was to allow this provision to remain.

Parking

Currently, the Zoning Ordinance requires churches to provide parking at "one space per every five seats in the main sanctuary." The consensus of the Commission was to update the parking requirement and language to:

“One space per every three persons accommodated in the main assembly area or areas.”

In comparison, several other cities in the metroplex currently calculate minimum required parking for religious facilities as follows:

- City of Frisco: 1 space per each 100 square feet in the main sanctuary
- City of Allen: 1 space per each 3 seats, plus 1 space per 300 square feet of education space
- City of Richardson: 1 space per each 3 seats
- City of McKinney: 1 space per each 3 seats in the main auditorium
- City of Irving: 1 space per 3.5 seats in the main sanctuary or assembly hall

While one space per three persons/seats may be suitable for larger religious use sites with sufficient existing parking to absorb the more restrictive parking requirement, staff is concerned that smaller religious uses sites may not be able to absorb the higher parking requirement, thus making the sites nonconforming, or that the smaller sites may not be able to expand their facilities.

Permitted Zoning Districts

At this time, church and rectory uses are permitted by right in all of Plano's zoning districts. Staff's recommendation was that this not be changed, and the consensus of the Commission was to continue allowing religious facilities by right in all zoning districts.

Special Exception

The consensus of the Commission was to consider a special exception process in order to allow for development requests that do not comply with existing regulations. Consideration would need to be given to developing specific criteria for which relief may be sought. For example, the City of Dallas allows a special exception to reduce off-street parking requirements for uses, allowing up to a maximum percentage, as well as taking into consideration the number of parking spaces currently not provided due to existing nonconforming rights.

The City of Dallas also allows special exceptions to be granted for its fence, screening and visibility triangle regulations, and also for allowing an additional dwelling unit on a single-family lot. In some of these instances, the ordinance states that the board may grant a special exception when, in the opinion of the board, the special exception will not adversely affect a neighboring property. Additionally, the ordinance includes parameters or criteria for granting relief when considering special exceptions.

Staff recommends the Commission provide direction as to which performance standard regulations (i.e. building setbacks, lot coverage, parking, landscaping, minimum access requirements, signage, etc.) it would be willing to consider granting relief. As an alternative, the Commission may want to consider adopting a general provision allowing relief from Zoning Ordinance performance standard regulations and providing evaluation criteria for which exceptions may be granted.

RECOMMENDATION:

Recommended that the Planning & Zoning Commission provide direction on potential Zoning Ordinance amendments regarding church and rectory uses and call a public hearing to consider a zoning case. Staff will then begin drafting a proposed ordinance amendment for future consideration by the Planning & Zoning Commission.

CITY OF PLANO

Planning & Zoning Commission

January 19, 2010

Agenda Item No. 10

Discussion & Direction: Comprehensive Planning

Applicant: City of Plano

DESCRIPTION:

Discussion and direction regarding the proposed Comprehensive Plan update.

REMARKS:

Comprehensive Planning in Plano

The City of Plano has been engaged in comprehensive planning since the early 1960s. The purpose of the Comprehensive Plan is to provide decision makers guidance regarding land use, transportation, and other growth management issues.

The current format of the Comprehensive Plan has been in existence since 1986. The Land Use and Transportation Elements have been updated every two to three years while the remaining eight elements have been updated on an as-needed basis. Most of the elements in the present document have been updated since 2005.

The 2000s marked the beginning of change in the format of the Comprehensive Plan as the city began the transition from rapid development to slowing growth. The plan examined issues brought on by this transition and considered future development opportunities and impact on city services.

Why Revise the Comprehensive Plan?

The transition from rapid growth to a maturing city is nearly complete for Plano. Less than 15% of the city's land is undeveloped. Most of the land is zoned for nonresidential uses and is located along the Dallas North Tollway, President George Bush Turnpike, and Sam Rayburn Tollway corridors. Additional opportunities for future development include infill (vacant land surrounded by existing development) and redevelopment.

Over the years, the Comprehensive Plan has become a large document filled with dated information, policies, and statistics. Users of the document can experience difficulty trying to locate specific topics and policies in the document, and it can be a timely endeavor trying to gain a basic understanding of the plan.

Proposed Comprehensive Plan

The purpose of the proposed revision of the Comprehensive Plan is to create a document more in step with where Plano is today in terms of land use development and transportation issues. The format and text of the document would be changed to make it easier for decision makers and the general public to use and find the information they need.

An outline showing the proposed revised format of the Comprehensive Plan is attached with this staff write-up. This outline is a starting point for discussion as to how the plan could be designed and is open for modifications.

The revised design includes a chapter at the beginning where a person could learn about comprehensive planning. The next section would focus on Plano’s development history. The third chapter would introduce current challenges and future opportunities in terms of land use development and transportation issues facing the city. The fourth chapter provides a desired future vision of Plano and the decisions used to make the vision a reality. The fifth chapter tells how the plan would be implemented while the final section of the document would be an appendix containing all of the details such as facts, statistics, maps, and policy statements.

Staff proposes to reduce the complexity and length of the document so it will be easier for the reader to gain an understanding of the planning issues facing the city and how these issues would be addressed. The document will be online as are the current elements of the plan today. However, the plan will be interactive with specified topics of interest highlighted with links to other web sites which will provide more detailed information regarding the issue should the reader want to learn more.

Five short videos, no more than two to five minutes in length, will provide a general overview of the comprehensive plan. The purpose of the videos is to reach out to people who do not have time to read the document yet provide an understanding and hopefully plant a seed of interest in wanting to spend more time studying and learning more about Plano and the issues facing the city. The videos will be posted on the city’s website.

RECOMMENDATION:

Recommended the Planning & Zoning Commission provide comments and direction to staff pertaining to the proposed outline for the Comprehensive Plan update and the attached work program schedule.

Plano Plan Outline

The following outline provides some preliminary ideas for the structure and content of the new Comprehensive Plan.

1. Planning Process
 - A. What is a Comprehensive Plan?
 - B. Why is it important?
 - C. How does the process work?

2. Plano's Story - A city in transition
 - A. Agricultural community
 - B. Residential suburb
 - C. Employment center

3. Future challenges and opportunities
 - A. Inner ring suburb
 1. Regional role
 2. Most of land developed
 3. No room for expansion
 - B. Changing demographics
 - C. Leveling revenues and diminishing resources
 - D. External impacts
 1. Economics
 2. Global issues
 - E. Aging infrastructure
 - F. Infill
 - G. Redevelopment
 - H. Regionalism
 1. Environmental issues
 2. Transportation
 3. Sharing responsibilities in service provision

4. Plano - The place to be
 - A. Changing population
 - B. Public input
 - C. Economic opportunities
 - D. Housing/workplace choices
 - E. Redevelopment

5. Implementation
 - A. Past studies
 1. Tri-City Retail Study
 2. Urban Centers Study
 3. Future Dimensions Study

- B. Flexibility and Innovation
 1. Emotional and financial investment
 2. Infill and redevelopment
 3. Increased transportation options
 4. Maximum utilization of existing resources
 5. Local actions addressing regional issues

6. Appendix

- A. Demographics
 1. Current conditions
 2. Demographic trends
 3. Projections
- B. Development Statistics
 1. Land Absorption
 2. Housing Study
 3. Office and retail development
- C. Maps and illustrations
 1. Land Use Plan Map
 2. Thoroughfare Plan Map
 3. Thoroughfare Plan Cross Sections
 4. Bicycle Transportation Map
 5. Public Facilities Map
 6. Park Master Plan
- D. Policy Statements
 1. Rezoning Land to meet Demand
 2. Bicycle Transportation
 3. Housing Density
 4. Infill Housing
 5. Mixed Use Policy Statement
 6. Redevelopment (new)

Video

Five online video segments are proposed to supplement/enhance the information presented in the comprehensive plan. By watching these videos, online visitors will be able to learn most of what they need to know about planning and development in Plano in 15 minutes. The timing and titles of each video presentation are as follows:

- What is a Comprehensive Plan? (one minute)
- Plano's Story (three minutes)
- Where is Plano now? (five minutes)
- What is Plano's future vision? (three minutes)
- Action and Implementation (three minutes)

Comprehensive Plan Revision Preliminary Work Program

March through June 2009

Develop preliminary concept of revised plan. COMPLETED

July through September 2009

Review Comprehensive Plans from other local government agencies. Determine which plan design best meets Plano's stage of development. COMPLETED

September through November 2009

Revisit concept for document and determine direction. COMPLETED

December 7, 2009

Provide training on Comprehensive Planning for P&Z and introduce proposals for revision of the Comprehensive Plan. COMPLETED

December 2009

Develop outline of the revised plan. COMPLETED

January 19, 2010

Present proposed outline to P&Z.

January and February 2010

Address any issues from the January 19 P&Z meeting and prepare outline for presentation with City Council.

February 8, 2010

Present outline of revised plan to City Council.

February and March 2010

Conduct public meetings and gather comments on revised format of the Comprehensive Plan. Present the comments to P&Z and begin revision process.

March 2010 through September 2010

Develop outlines, text, maps, and information for the comprehensive plan and appendices. Share drafts with P&Z at work sessions.

September 2010

Send the Comprehensive Plan through public hearing process with P&Z and City Council.

October 2010 through December 2010

Finalize document, print, publish and post online. Develop videos for plan that can be accessed through links within the web version of the document.