

**PLANNING & ZONING COMMISSION  
 PLANO MUNICIPAL CENTER  
 1520 K AVENUE  
 March 15, 2010**

<b>ITEM NO.</b>	<b>EXPLANATION</b>	<b>ACTION TAKEN</b>
	<p><b>6:30 p.m. - Dinner - Planning Conference Room 2E</b></p> <p><b>7:00 p.m. - Regular Meeting - Council Chambers</b></p> <p><b>The Planning &amp; Zoning Commission may convene into Executive Session pursuant to Section 551.071 of the Texas Government Code to Consult with its attorney regarding posted items in the regular meeting.</b></p> <p><b>1</b> Call to Order/Pledge of Allegiance</p> <p><b>2</b> Approval of Agenda as Presented</p> <p><b>3</b> Approval of Minutes for the March 1, 2010, Planning &amp; Zoning Commission meeting</p> <p><b>4</b> <b>General Discussion:</b> The Planning &amp; Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning &amp; Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning &amp; Zoning Commission authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.</p> <p><b><u>CONSENT AGENDA</u></b></p> <p><b>5a</b> <b>BM</b> <b>Revised Site Plan:</b> Collin County Chinese Fellowship Church, Block A, Lot 1 - Religious facility on one lot on 5.3± acres located at the southwest corner of McDermott Road and Preston Meadow Drive. Zoned Single-Family Residence-7. Neighborhood #4. <b>Applicant: Collin County Chinese Fellowship Church</b></p>	

<p><b>5b BM</b></p>	<p><b>Revised Site Plan:</b> Greenway 190 Addition, Block A, Lot 1 - Medical office on one lot on 2.3± acres located on the south side of Plano Parkway, 159± feet west of Dallas North Tollway. Zoned Light Industrial-1/Dallas North Tollway Overlay District. Neighborhood #52. <b>Applicant: Texas Medical Properties, LP</b></p> <p><b><u>END OF CONSENT AGENDA</u></b></p> <p><b><u>PUBLIC HEARINGS</u></b></p>	
<p><b>6 BM</b></p>	<p><b>Public Hearing - Replat:</b> P.R. Garrett Addition, Block 8, Lots 1R &amp; 2R - Two General Residential lots on 0.3± acre located at the southwest corner of F Avenue and 13th Street. Zoned General Residential. Neighborhood #67. <b>Applicant: Pearl Garner</b></p>	
<p><b>7 EH</b></p>	<p><b>Public Hearing - Replat:</b> Central Plano Industrial Park, Block 21, Lot 1R - Light-intensity manufacturing on one lot on 4.1± acres located on the north side of Technology Drive, 100± feet west of Klein Road. Zoned Research/Technology Center. Neighborhood #68. <b>Applicant: SV Tronics, Inc.</b></p>	
<p><b>8 EH</b></p>	<p><b>Public Hearing - Replat:</b> Collin Creek Corporate Center, Block A, Lots 1R &amp; 4 - Convenience store with gas pumps and general office buildings on two lots on 25.1± acres located at the southwest corner of Park Boulevard and Alma Drive. Zoned Planned Development-109-Retail/General Office and Planned Development-60-General Office. Neighborhood #58. <b>Applicant: Andalusia Properties</b></p> <p><b><u>END OF PUBLIC HEARINGS</u></b></p>	
<p><b>9 EH</b></p>	<p><b>Discussion &amp; Direction:</b> Church and Rectory Uses - Discussion and direction regarding church and rectory uses. <b>Applicant: City of Plano</b></p>	
<p><b>10 SS</b></p>	<p><b>Discussion &amp; Direction:</b> Planning &amp; Zoning Commission Field Trip - Discussion and direction regarding a Planning &amp; Zoning Commission field trip. <b>Applicant: City of Plano</b></p>	
<p><b>11 TF</b></p>	<p><b>Request to Call a Public Hearing</b> - Request to call a public hearing to amend regulations pertaining to overhead utilities being placed underground for Type C thoroughfares and above within the Commercial Employment and Central Business-1 zoning districts and related sections of the Zoning Ordinance. <b>Applicant: City of Plano</b></p>	
<p><b>12</b></p>	<p><b>Items for Future Discussion</b> - The Planning &amp; Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p> <p><b>Council Liaisons: Mayor Pro Tem Harry LaRosiliere and Council Member Pat Miner</b></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

March 15, 2010

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**Agenda Item No. 5a**

**Revised Site Plan:** Collin County Chinese Fellowship Church, Block A, Lot 1  
**Applicant:** Collin County Chinese Fellowship Church.

Religious facility on one lot on 5.3± acres located at the southwest corner of McDermott Road and Preston Meadow Drive. Zoned Single-Family Residence-7. Neighborhood #4.

The purpose for the revised site plan is to expand the existing religious facility building on the northeast side.

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

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**Agenda Item No. 5b**

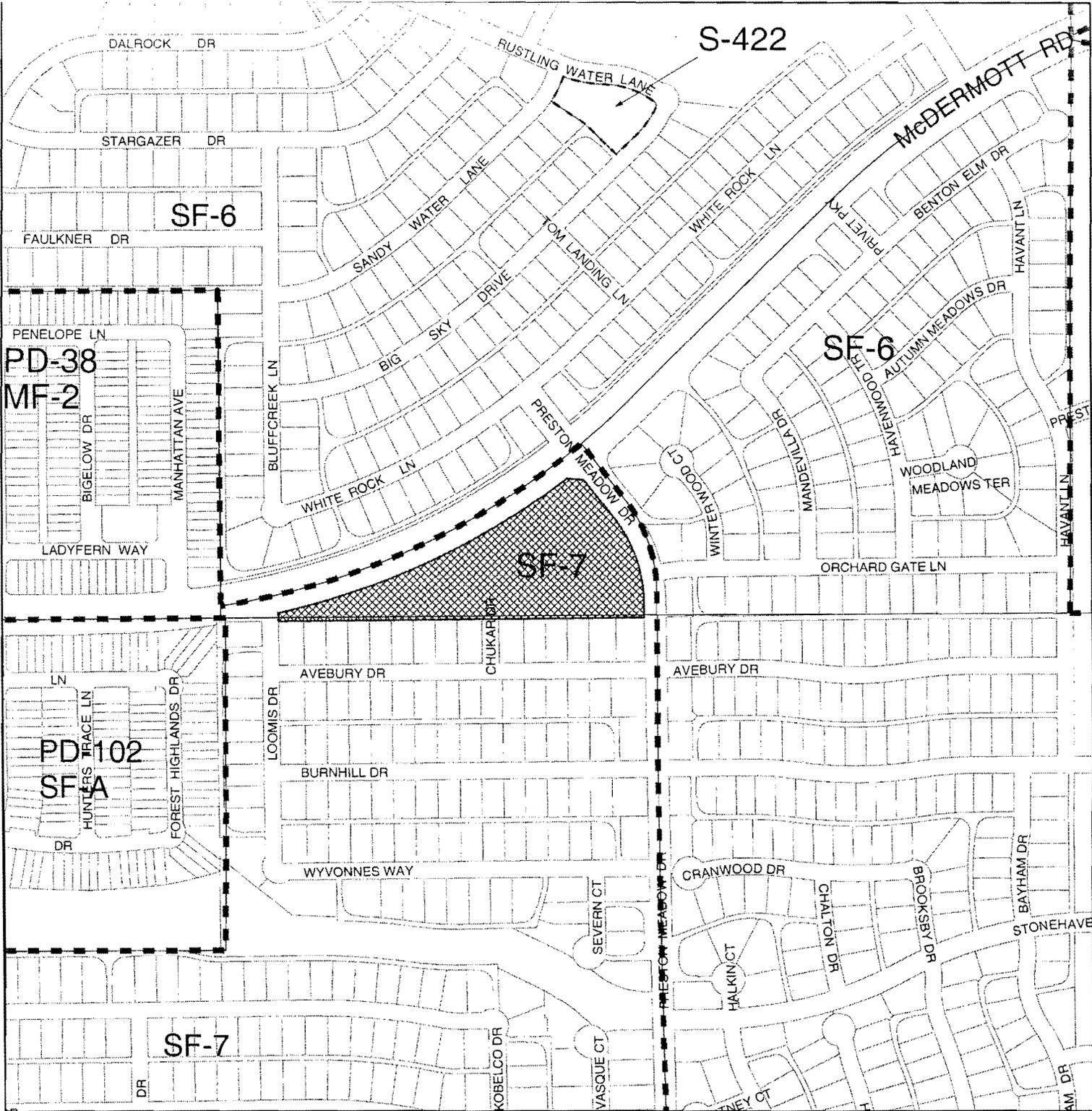
**Revised Site Plan:** Greenway 190 Addition, Block A, Lot 1  
**Applicant:** Texas Medical Properties, LP

Medical office on one lot on 2.3± acres located on the south side of Plano Parkway, 159± feet west of Dallas North Tollway. Zoned Light Industrial-1/Dallas North Tollway Overlay District. Neighborhood #52.

The purpose for the revised site plan is to expand the building footprint, change the use from retail to medical office, and modify the site accordingly.

Recommended for approval as submitted.

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S-422

SF-6

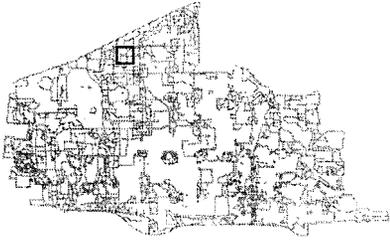
PD-38  
MF-2

SF-6

SF-7

PD 102  
SF-A

SF-7



Item Submitted: REVISED SITE PLAN

Title: COLLIN COUNTY CHINESE FELLOWSHIP CHURCH  
BLOCK A, LOT 1

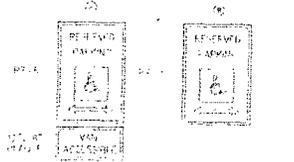


Zoning: SINGLE-FAMILY RESIDENCE-7

○ 200' Notification Buffer

**GENERAL NOTES:**

1. Building shall adhere to all codes with a 10% fire resistance.
2. All trees shall be preserved or replanted as indicated on this plan.
3. All parking spaces shall be designed and provided per the standards and regulations, with consideration of the current, local or International Building Code.
4. Eave height shall be provided 1.5 feet off of the property line within the right-of-way unless a different requirement is provided for a particular building or an alternative design is approved by the City. Alternative eaves, overhanging structures, etc. shall be provided as indicated on all other drawings.
5. Mechanical units, dumpsters and other structures shall be screened as indicated on this drawing.
6. All signs shall be approved by Building Department.
7. Approval of the site plan shall not be construed as approval of any other code.
8. Storm drainage, where permitted, shall be designed in accordance with the Texas Ordinance.
9. Building fixtures within this development shall be complete or provided in the final ground conditions.
10. Outdoor lighting shall comply with Illuminance standards within Section 10-456 of the Code of Ordinances.
11. Please contact the Building Inspection Department to determine the type of construction and occupancy class.
12. All electrical, mechanical, distribution and service lines shall be underground.
13. There shall be no operation, storage, and distribution to the following performance standards in Section 10-456 of the Ordinance:
  - a. Noise (including portable power, cooling units, etc.)
  - b. Air quality (including exhaust, etc.)
  - c. Light (including outdoor lighting, etc.)
  - d. Other performance standards.



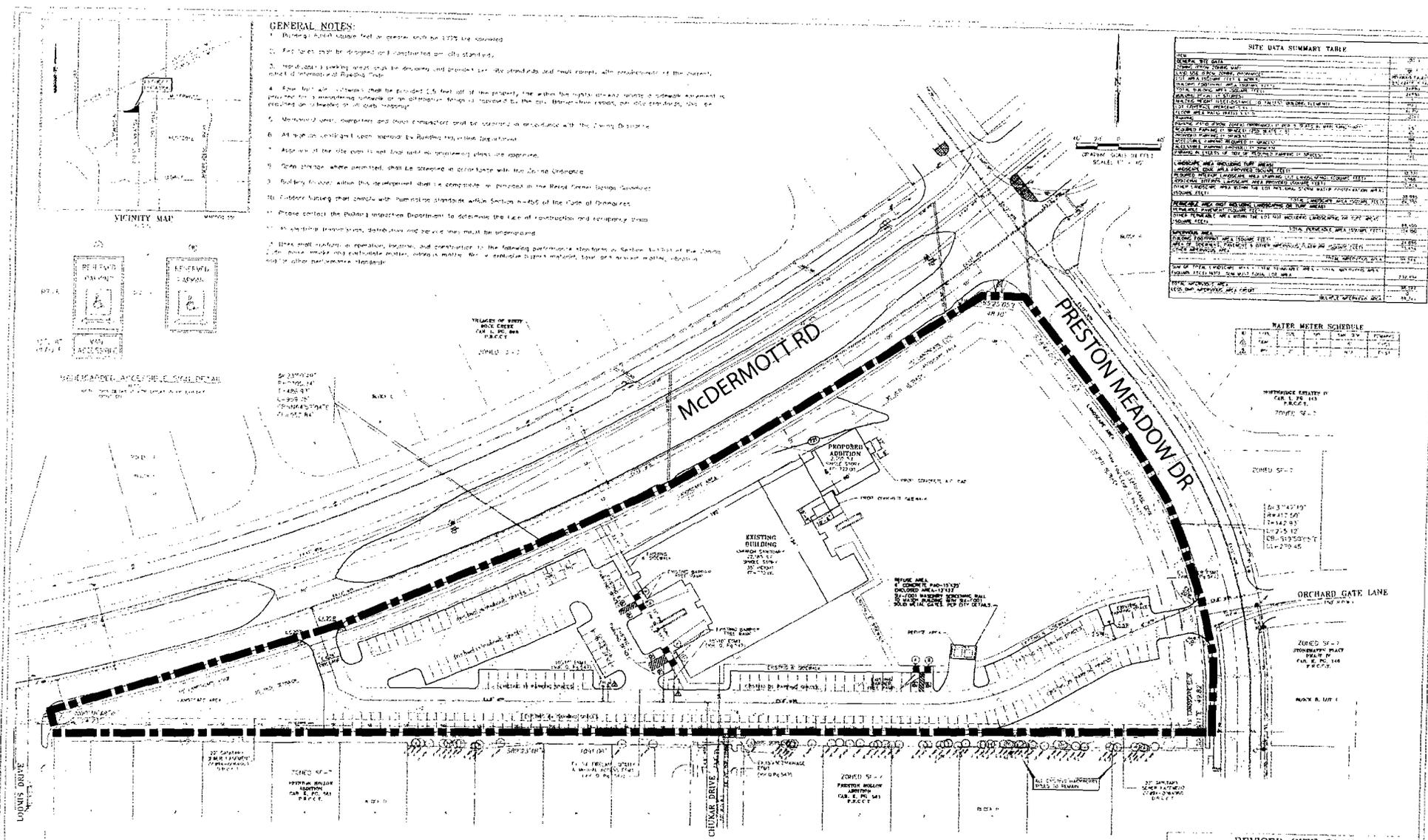
**WARRANTY AND/OR SERVICE CONTRACT**  
 WITH THIS PLAN IS THE USER'S SOLE RESPONSIBILITY.  
 DATE: 02/28/2017  
 TIME: 10:00 AM  
 BY: [Signature]

**SITE DATA SUMMARY TABLE**

ITEM	DESCRIPTION	AMOUNT
1	EXISTING BUILDING	1,200 SQ. FT.
2	PROPOSED ADDITION	3,500 SQ. FT.
3	TOTAL FLOOR AREA	4,700 SQ. FT.
4	EXISTING PARKING SPACES	15
5	PROPOSED PARKING SPACES	25
6	TOTAL PARKING SPACES	40
7	EXISTING DRIVEWAY	100' x 20'
8	PROPOSED DRIVEWAY	100' x 20'
9	TOTAL DRIVEWAY AREA	4,000 SQ. FT.
10	EXISTING STORM DRAINAGE	100' x 12"
11	PROPOSED STORM DRAINAGE	100' x 12"
12	TOTAL STORM DRAINAGE	200' x 12"
13	EXISTING UTILITY LINES	100' x 12"
14	PROPOSED UTILITY LINES	100' x 12"
15	TOTAL UTILITY LINES	200' x 12"

**WATER METER SCHEDULE**

ITEM	DESCRIPTION	AMOUNT
1	EXISTING WATER METER	1
2	PROPOSED WATER METER	1
3	TOTAL WATER METERS	2



NOTE:  
 THE PURPOSE FOR THE REVISED SITE PLAN IS  
 TO EXPAND THE CHURCH BUILDING.

**OWNER CONTACT:**  
 WING CHANG, LICENSEE  
 3000 WARRIEN COLEBY  
 PLANO, TEXAS 75075  
 TEL: (214) 490-3063  
 FAX: (214) 490-3065



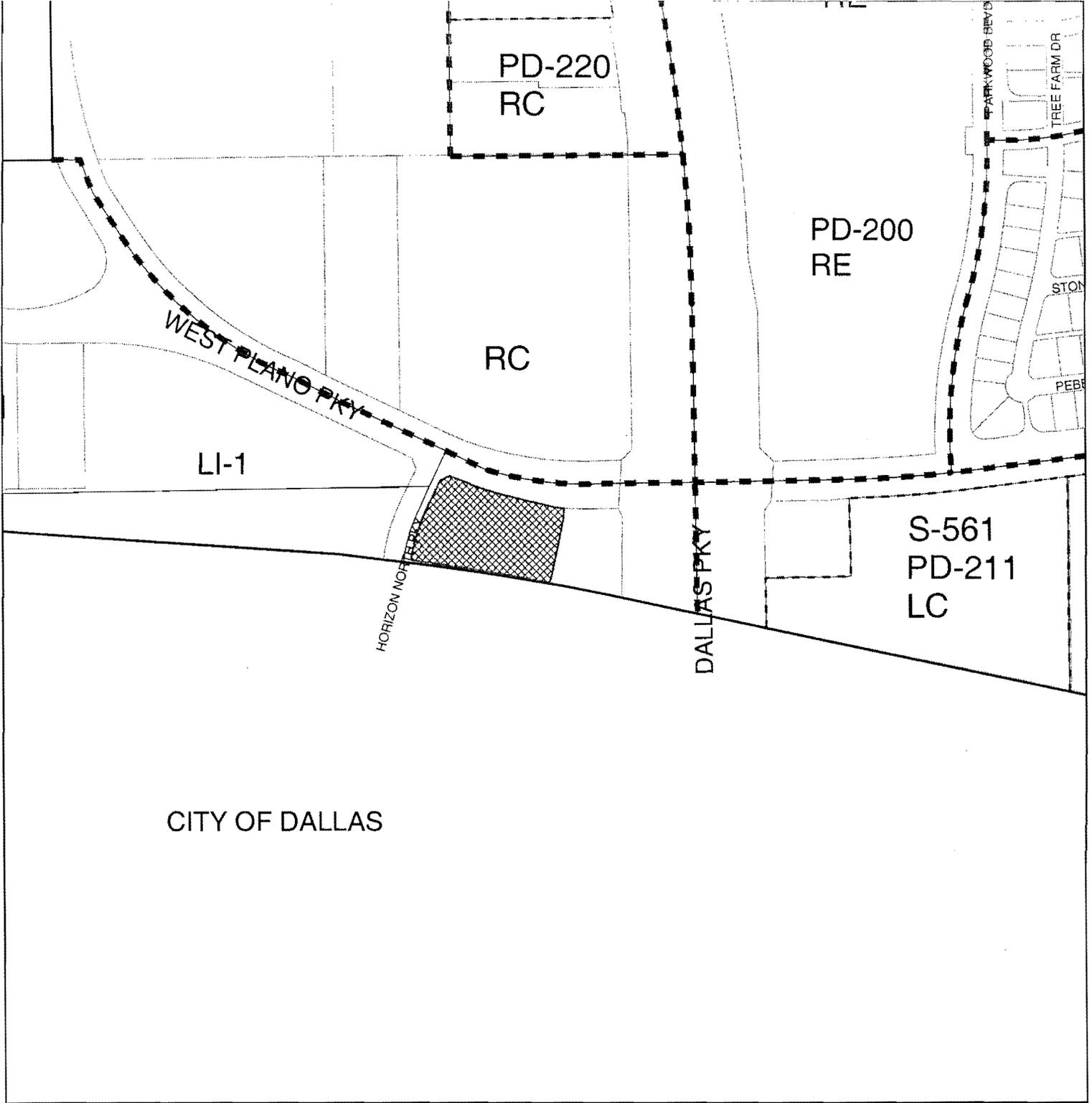
THE PLAN ON THIS INSTRUMENT WAS PREPARED BY  
 DAVID B. FORSTER OR HIS EMPLOYER OR AN AGENT OR  
 A SERVICE CONTRACTOR WITHOUT THE APPROVED NOTIFICATION  
 TO THE SIGNING ENGINEER BY AN OFFICE UNDER THE  
 DIRECT SUPERVISION AND CLOSE PERSONAL SUPERVISION OF THE  
 SIGNING ENGINEER.

**REVISED SITE PLAN**

COLLIN COUNTY  
 CHURCH FELLOWSHIP CHURCH ADDITION  
 LOT 1, BLOCK A, 0.54 ACRES  
 JOHN WHEELER SURVEY, ABSTRACT No. 1029  
 CITY OF PLANO, COLLIN COUNTY, TEXAS

R-DELTA ENGINEERS, INC.  
 618 MAIN STREET GARLAND, TEXAS 75040  
 Phone: (972) 494-5031 FAX: (972) 487-8270  
 www.rdelta.com TDE REG. No. F-001616

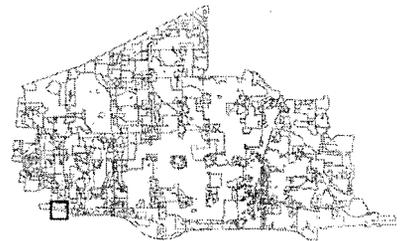
DESIGNER: WCF  
 CHECKER: WCF  
 DATE: 02/28/2017  
 SCALE: AS SHOWN  
 PROJECT: 1710123  
 C1



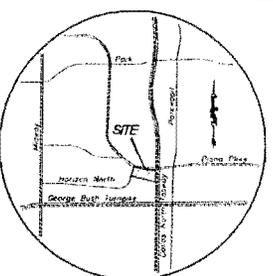
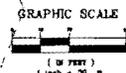
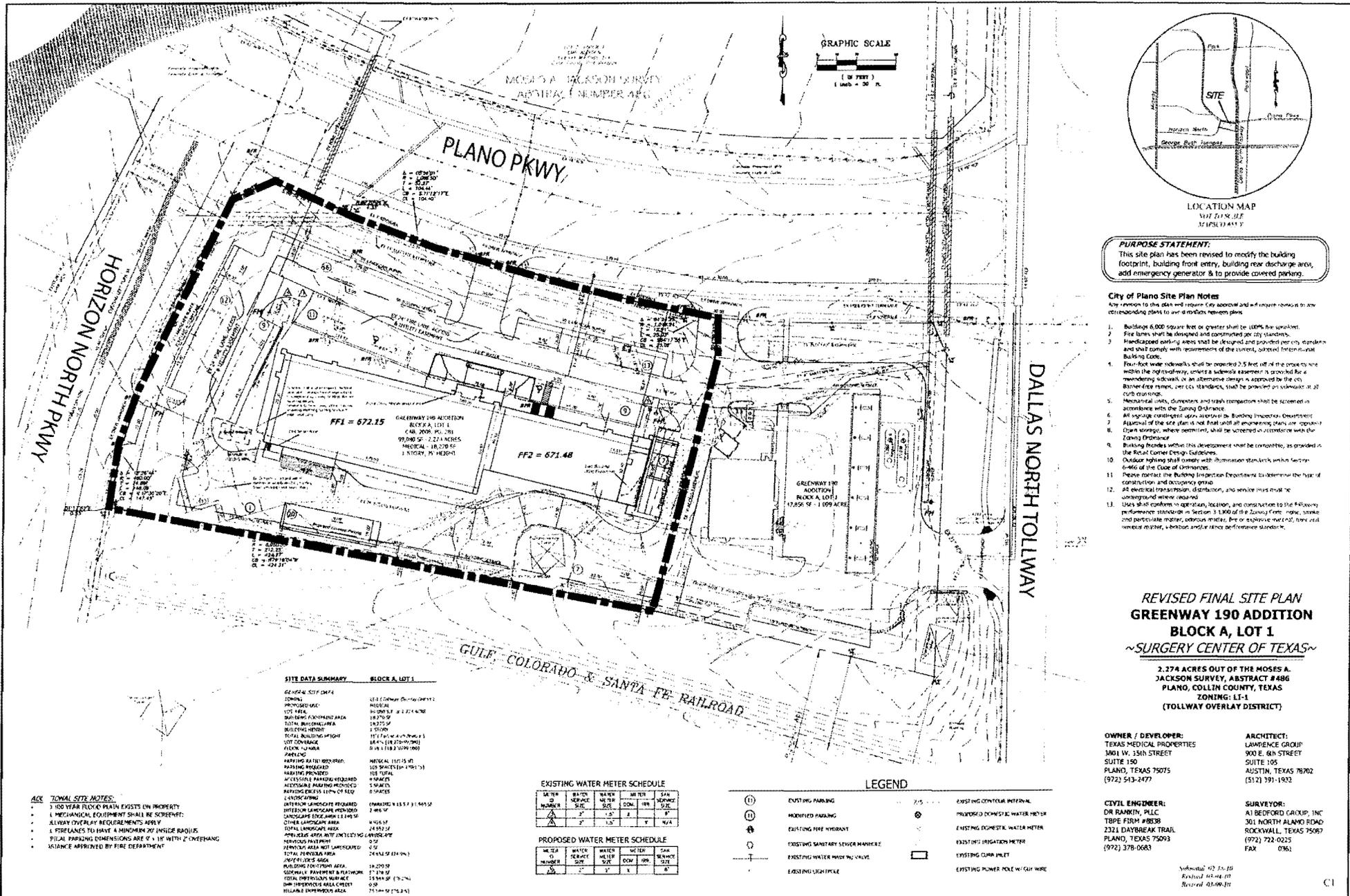
Item Submitted: REVISED SITE PLAN

Title: GREENWAY 190 ADDITION  
BLOCK A, LOT 1

Zoning: LIGHT INDUSTRIAL-1/  
DALLAS NORTH TOLLWAY OVERLAY DISTRICT



○ 200' Notification Buffer



**PURPOSE STATEMENT:**  
 This site plan has been revised to modify the building footprint, building front entry, building rear discharge area, add emergency generator & to provide covered parking.

- City of Plano Site Plan Notes**  
 Any portion of this plan and notes for approval and all future revisions to any corresponding plans to avoid conflicts between plans.
- 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 provided 2.5 feet off of the roadway line within the right-of-way, unless a sidewalk easement is provided for a reworking sidewalk or an alternative design is approved by the city. Barrier-free ramps, per city standards, shall be provided on sidewalks at all curb crossings.
  - Mechanical units, dumpsters and trash enclosures shall be screened in accordance with the Zoning Ordinance.
  - All signage, including signs, shall be in Building Exterior, 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 which feature 0-4% of the Code of Ordinances.
  - People request the Building Inspection Department to determine the hydraulic contribution and occupancy group.
  - All electrical transmission, distribution, and service lines shall be underground where required.
  - Units shall conform to applicable, section, and subsection to the following performance standards in Section 3.1.000 of the Zoning Code: noise, smoke and particulate matter, odorous matter, fire or explosive material, fire and seismic hazard, vibration and/or other performance standards.

**REVISED FINAL SITE PLAN  
 GREENWAY 190 ADDITION  
 BLOCK A, LOT 1  
 ~SURGERY CENTER OF TEXAS~**

2.274 ACRES OUT OF THE MOSES A. JACKSON SURVEY, ABSTRACT #486  
 PLANO, COLLIN COUNTY, TEXAS  
 ZONING: LI-1  
 (TOLLWAY OVERLAY DISTRICT)

**OWNER / DEVELOPER:**  
 TEXAS MEDICAL PROPERTIES  
 3801 W. 15th STREET  
 SUITE 100  
 PLANO, TEXAS 75075  
 (972) 543-2477

**ARCHITECT:**  
 LAWRENCE GROUP  
 900 E. 6th STREET  
 SUITE 105  
 AUSTIN, TEXAS 78702  
 (512) 391-1902

**SURVEYOR:**  
 DR. RANBY, P.L.L.C.  
 TSBP FIRM #8838  
 2321 DAYBREAK TRAIL  
 PLANO, TEXAS 75093  
 (972) 378-0683

Revised 02-15-18  
 Revised 03-04-18  
 Revised 03-06-18

**SITE DATA SUMMARY**

DESCRIPTION	AMOUNT
REVISIONS	13
PROPOSED USE	GENERAL
LOT AREA	60,000 SF (2.174 ACRES)
SHADING FOOTPRINT AREA	18,270 SF
TOTAL BUILDING AREA	18,270 SF
TOTAL BUILDING HEIGHT	1 STORY (10'-0" MAX.)
LOT COVERAGE	30.45%
FRONT YARD SETBACK	10'-0"
REAR YARD SETBACK	10'-0"
SIDE YARD SETBACK	5'-0"
STREET FRONT SETBACK	10'-0"
STREET REAR SETBACK	10'-0"
STREET SIDE SETBACK	10'-0"
STREET CORNER SETBACK	10'-0"
STREET FRONT SETBACK	10'-0"
STREET REAR SETBACK	10'-0"
STREET SIDE SETBACK	10'-0"
STREET CORNER SETBACK	10'-0"

**EXISTING WATER METER SCHEDULE**

METER NUMBER	DATE	SIZE	TYPE	LOCATION
1	12/15/17	1/2"	W	10'
2	12/15/17	1/2"	W	10'

**PROPOSED WATER METER SCHEDULE**

METER NUMBER	DATE	SIZE	TYPE	LOCATION
1	12/15/17	1/2"	W	10'
2	12/15/17	1/2"	W	10'

**LEGEND**

- EXISTING PARKING
- MODIFIED PARKING
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER METER VALVE
- EXISTING LIGHT POLE
- EXISTING CONTROL INTERVAL
- PROPOSED DOMESTIC WATER METER
- EXISTING DOMESTIC WATER METER
- EXISTING IRRIGATION METER
- EXISTING CURB INLET
- EXISTING POWER POLE WITH WIRE

- ACK TYPICAL SITE NOTES:**
- 1. 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
  - 2. MECHANICAL EQUIPMENT SHALL BE SCREENED.
  - 3. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE CITY OF PLANO SIGNAGE ORDINANCE.
  - 4. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE CITY OF PLANO SIGNAGE ORDINANCE.
  - 5. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE CITY OF PLANO SIGNAGE ORDINANCE.
  - 6. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE CITY OF PLANO SIGNAGE ORDINANCE.
  - 7. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE CITY OF PLANO SIGNAGE ORDINANCE.
  - 8. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE CITY OF PLANO SIGNAGE ORDINANCE.
  - 9. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE CITY OF PLANO SIGNAGE ORDINANCE.
  - 10. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE CITY OF PLANO SIGNAGE ORDINANCE.

CITY OF PLANO  
PLANNING & ZONING COMMISSION

March 15, 2010

**Agenda Item No. 6**

**Public Hearing - Replat:** P.R. Garrett Addition, Block 8, Lots 1R & 2R

**Applicant:** Pearl Garner

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**DESCRIPTION:**

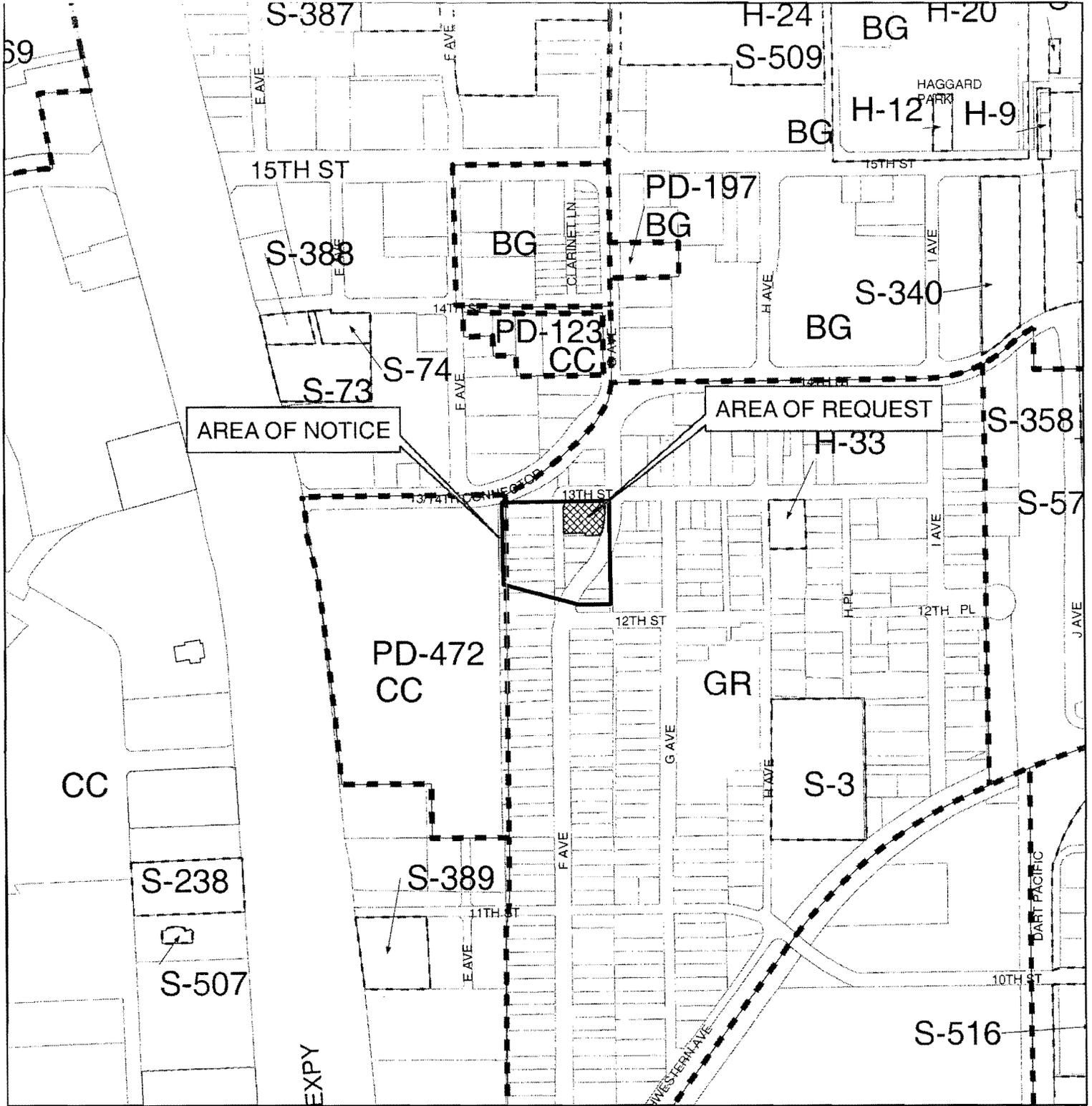
Two General Residential lots on 0.3± acre located at the southwest corner of F Avenue and 13th Street. Zoned General Residential. Neighborhood #67.

**REMARKS:**

The purpose of the replat is to revise the lot lines and to reorient the lots to front 13th Street.

**RECOMMENDATION:**

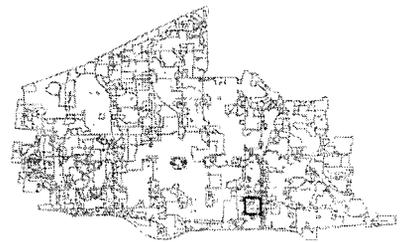
Recommended for approval as submitted.



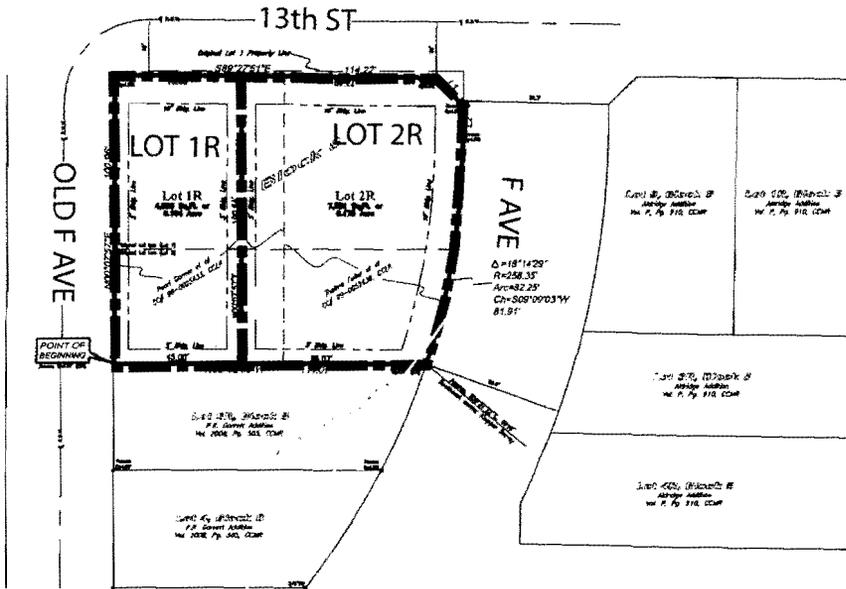
Item Submitted: REPLAT

Title: P.R. GARRETT ADDITION  
BLOCK 8, LOTS 1R & 2R

Zoning: GENERAL RESIDENTIAL



○ 200' Notification Buffer



LINE	BEARING	DISTANCE
1	S45°00'00"W	143.12
2	S07°01'37"W	9.11

The purpose of this plat is to revise the lot lines and redivide the lots to front 13th Street.



Legend	
Home (H)	Home Registered on Plat for CC&A
CC&A	Collin County Map Records
DL&A	Dallas County Map Records
W	Well Head

- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDIES IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHDRAWAL OF UTILITIES AND BUILDING CERTIFICATES.
- Source bearing per P. R. Garrett Addition plat as recorded in Volume 200, Page 305 of the Collin County Land Records.
- On a controlling measurement.
- No part of the subject property lies within a Special Flood Hazard Area identified by 100-year flood per map No. 060032300-2 of the F.E.S.A Flood Insurance Rate Study for Collin County, Texas and incorporated Avese dated June 2, 2008. (Zone "X").

**OWNER'S CERTIFICATE**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **Paul Garner** and **Shelton Fuller** acting jointly by and through their duly authorized officers, do hereby certify that the plat designating the heretofore described property as **Block 8 and Lots 1R, 2R, P.R. Garrett Addition**, an addition to the City of Plano, Texas, and show hereby contained, in the original, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The assessments and public use streets, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, lines, shrubs, or other improvements or grounds shall be constructed or placed upon, one, or across the assessments 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 public use and accommodation of all public utilities desiring to use or using the same across the assessment lands the use in particular relation, 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, lines, shrubs, or other improvements or grounds which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Plano and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, 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.

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

WITNESS MY HAND, this 10th day of \_\_\_\_\_ 2010.

Paul Garner  
Shelton Fuller

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 **Paul Garner**, 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 for the State of Texas

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Shelton Fuller**, 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 for the State of Texas

**REPLAT & BOUNDARY SURVEY**

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, **Paul Garner** and **Shelton Fuller** are the owners of a tract of land situated in the State of Texas, County of Collin, and City of Plano, being part of the Joseph Klepper Survey, Abstract No. 213, being part of Lots 1 & 2, Block 8 of the P.R. Garrett Addition, an addition to the City of Plano as recorded in Volume 200, Page 271 of the Collin County Map Records and being the same tract of land as described in County Clerk File No. 08-0000030 and 08-0022453 of the Collin County Land Records with said premises being more particularly described as follows:

BEING: a) a Recess capped iron rod found in the west right-of-way line of Old "T" Avenue marking the southeast corner of said Lot 2, the southeast corner of said premises, and the northeast corner of Lot 3R, Block 8 of the P.R. Garrett Addition, as addition to the City of Plano as recorded in Volume 200, Page 303 of the Collin County Map Records;

THENCE with the east right-of-way line of Old "T" Avenue, the west line of said Lot 2 & 1, and the west line of said premises, North 07°07'57" East, 100.86 feet to a Recess capped iron rod set at the intersection of the west right-of-way line of Old "T" Avenue with the south right-of-way line of 13th Street marking the northeast corner of said premises;

THENCE with the south right-of-way line of 13th Street and the north line of said premises, South 87°37'31" East, 114.72 feet to a Recess capped iron rod marking the beginning of a corner clip at the intersection of the south right-of-way line of 13th Street with the east right-of-way line of "T" Avenue marking the west northerly northeast corner of said premises;

THENCE easterly along said corner clip and a northeast line of said premises, South 43°27'57" East, 14.13 feet to a Recess capped iron rod set in the west right-of-way line of "T" Avenue marking the most easterly northeast corner of said premises;

THENCE with the west right-of-way line of "T" Avenue and the east line of said premises as follows: South 07°01'57" West, 8.11 feet to a Recess capped iron rod set marking the beginning of a curve to the right, sensibly along said curve through a central angle of 18°11'29" for an arc distance of 82.25 feet and having a radius of 258.25 feet (chord = South 07°02'00" West, 81.81 feet) to a Recess capped iron rod found marking the southeast corner of said premises, the northeast corner of the aforementioned Lot 3R, Block 8, and being in the south line of said Lot 2.

THENCE with the south line of said Lot 2, the south line of said premises, and the north line of said Lot 3R, Block 8, North 88°27'07" West, 111.07 feet to the point of beginning and containing 12,067 square feet or 0.277 acres of land.

KNOW ALL MEN BY THESE PRESENTS:

That I, F.E. Bernhardt Jr., do hereby certify that I prepared this plat from an actual and accurate survey of land and that the corner monuments shown thereon were properly placed under my supervision. This plat was prepared in accordance with the subdivision rules and regulations of the City of Plano, Texas.

F.E. Bernhardt Jr.  
Registered Professional  
Land Surveyor, No. 4051



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 **F.E. Bernhardt Jr.**, 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 for the State of Texas

**CONCURRENCE OF APPROVAL**

APPROVED this 10th day of \_\_\_\_\_ 2010.  
By the Planning and Zoning Commission, City of Plano, Texas

Chairman, Planning & Zoning Commission or City Engineer

Secretary of Planning & Zoning Commission or City Engineer

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 \_\_\_\_\_ 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 for the State of Texas

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ 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 for the State of Texas

Replat  
**Lots 1R and 2R, Block 8**  
**P.R. Garrett Addition**  
12,067 Sq.Ft. or 0.277 Acres  
Two Lots Developed at General Residential Standards  
being a Replat of  
Lots 1 & 2, Block 8, P.R. Garrett Addition  
Joseph Klepper Survey, Abstract No. 213  
City of Plano, Collin County, Texas  
January 2010

Paul Garner  
1302 Sharon Drive  
Coker Hill, Texas 75044  
Phone: (972) 812-4000

Shelton Fuller  
1302 Sharon Drive  
Coker Hill, Texas 75044  
Phone: (972) 283-0887

Roome Land Surveying, Inc.  
200 Lakeside Drive, Suite 100  
Plano, Texas 75074  
Phone: (972) 421-4772 / Fax: (972) 421-7753  
www.roomeinc.com

CITY OF PLANO  
PLANNING & ZONING COMMISSION

March 15, 2010

**Agenda Item No. 7**

**Public Hearing - Replat:** Central Plano Industrial Park, Block 21, Lot 1R

**Applicant:** SV Tronics, Inc.

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**DESCRIPTION:**

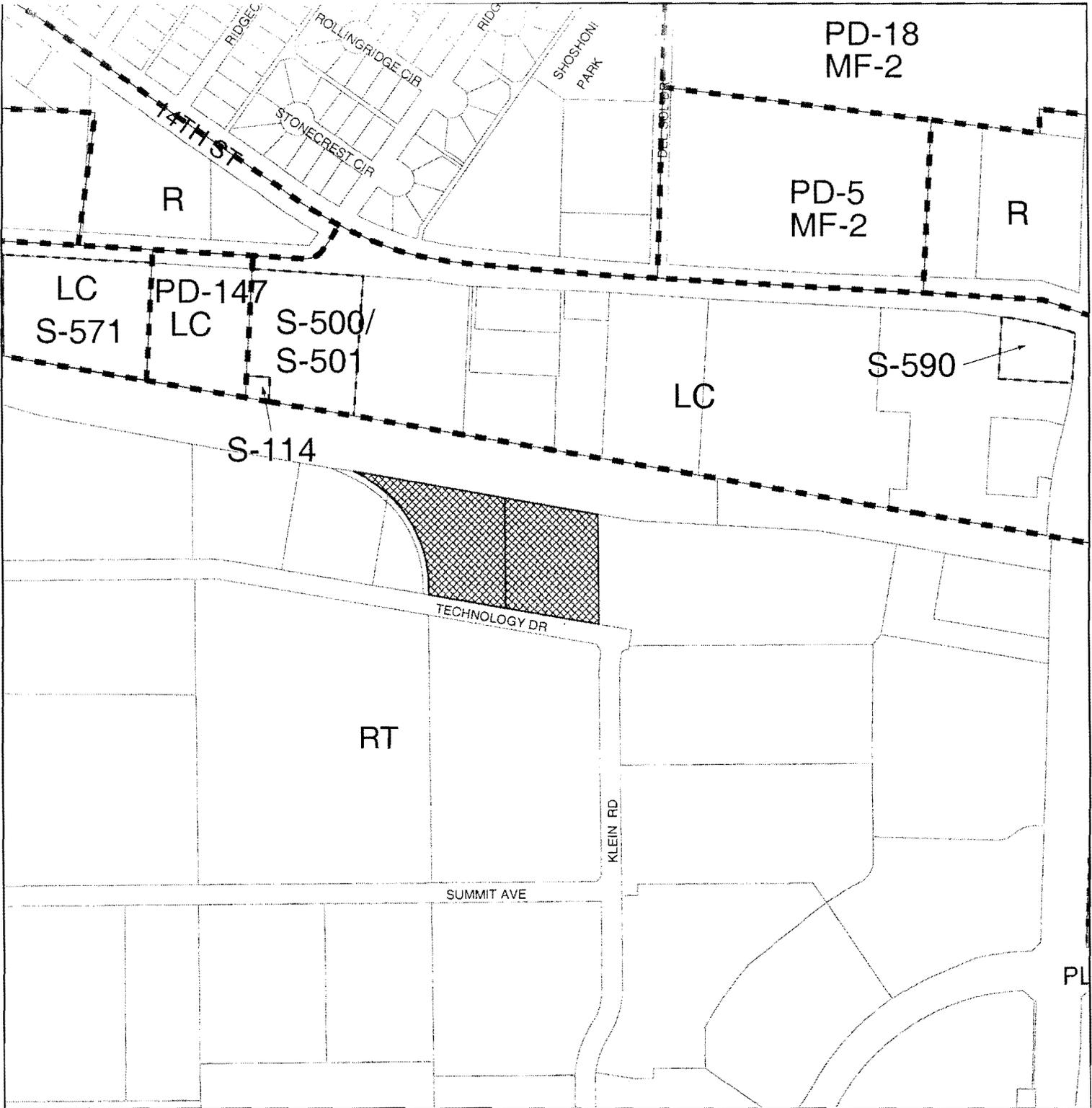
Light-intensity manufacturing on one lot on 4.1± acres located on the north side of Technology Drive, 100± feet west of Klein Road. Zoned Research/Technology Center. Neighborhood #68.

**REMARKS:**

The purpose for this replat is to combine Lots 1R and 2 into one lot and to dedicate fire lane, access, utility, and water easements necessary for the expansion of the light-intensity manufacturing facility.

**RECOMMENDATION:**

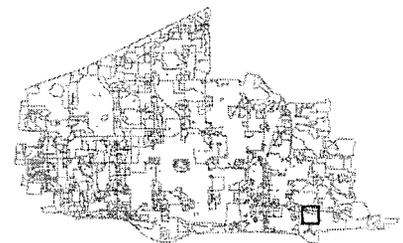
Recommended for approval as submitted.



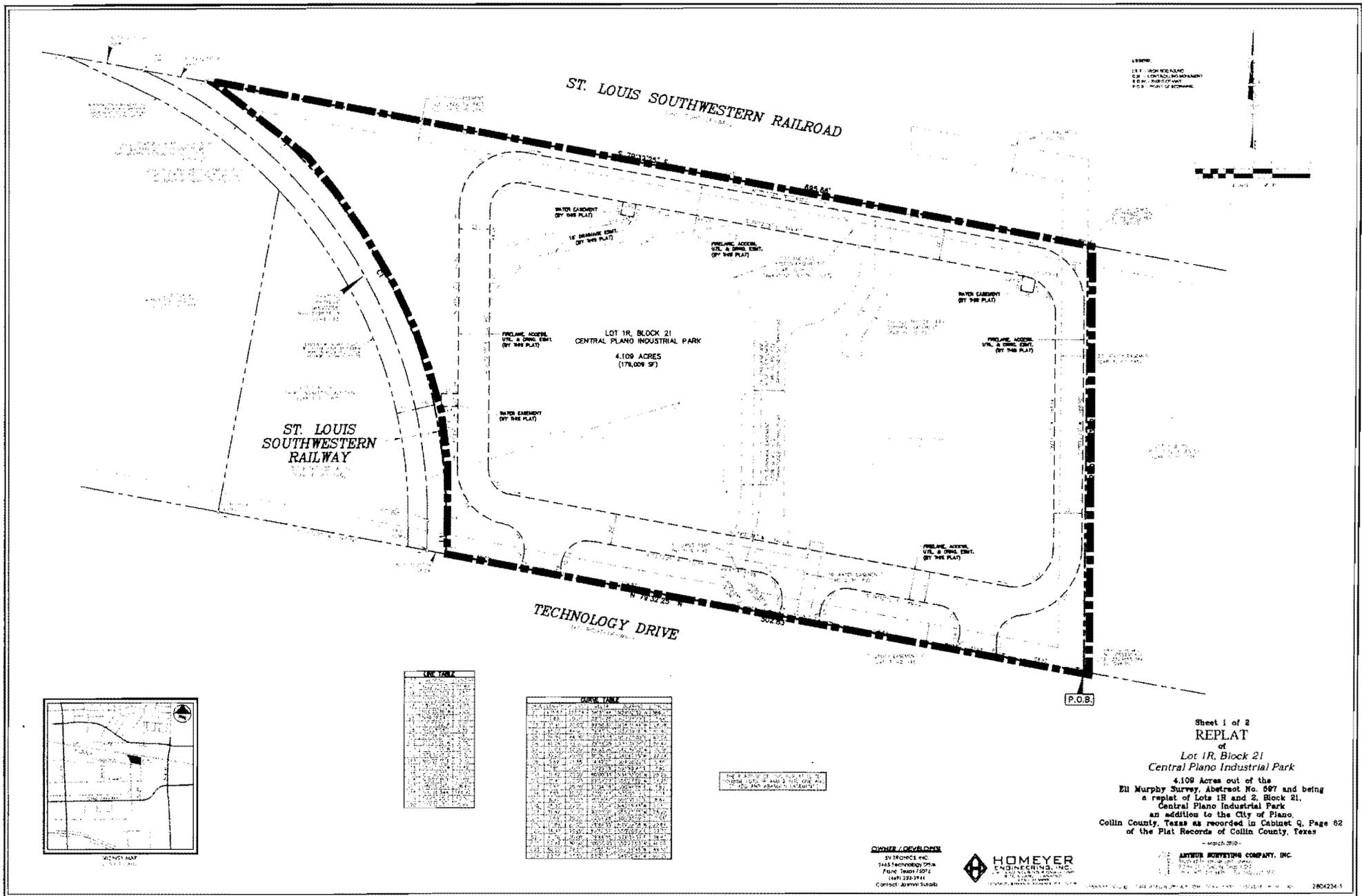
Item Submitted: REPLAT

Title: CENTRAL PLANO INDUSTRIAL PARK  
BLOCK 21, LOT 1R

Zoning: RESEARCH/TECHNOLOGY CENTER



○ 200' Notification Buffer



LEGEND:  
 18" HIGH WOODLAND  
 6" HIGH WOODLAND  
 4" HIGH WOODLAND  
 2" HIGH WOODLAND  
 1" HIGH WOODLAND



ST. LOUIS  
 SOUTHWESTERN  
 RAILWAY

ST. LOUIS SOUTHWESTERN RAILROAD

TECHNOLOGY DRIVE

LOT 1R, BLOCK 21  
 CENTRAL PLANO INDUSTRIAL PARK  
 4.109 ACRES  
 (178,008 SF)



LINK TABLE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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CURVE TABLE

STATION	CHORD BEARING	CHORD DIST.	ARC DIST.	ARC BEARING
1+00.00	N 89° 59' 54" W	100.00	100.00	89° 59' 54"
1+100.00	N 89° 59' 54" W	100.00	100.00	89° 59' 54"
1+200.00	N 89° 59' 54" W	100.00	100.00	89° 59' 54"
1+300.00	N 89° 59' 54" W	100.00	100.00	89° 59' 54"
1+400.00	N 89° 59' 54" W	100.00	100.00	89° 59' 54"
1+500.00	N 89° 59' 54" W	100.00	100.00	89° 59' 54"
1+600.00	N 89° 59' 54" W	100.00	100.00	89° 59' 54"
1+700.00	N 89° 59' 54" W	100.00	100.00	89° 59' 54"
1+800.00	N 89° 59' 54" W	100.00	100.00	89° 59' 54"
1+900.00	N 89° 59' 54" W	100.00	100.00	89° 59' 54"
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6+900.00	N 89° 59' 54" W	100.00	100.00	89° 59' 54"
7+000.00	N 89° 59' 54" W	100.00	100.00	89° 59' 54"
7+100.00	N 89° 59' 54" W	100.00	100.00	89° 59' 54"
7+200.00	N 89° 59' 54" W	100.00	100.00	89° 59' 54"
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7+900.00	N 89° 59' 54" W	100.00	100.00	89° 59' 54"
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9+800.00	N 89° 59' 54" W	100.00	100.00	89° 59' 54"
9+900.00	N 89° 59' 54" W	100.00	100.00	89° 59' 54"
10+000.00	N 89° 59' 54" W	100.00	100.00	89° 59' 54"

THE SCALES OF THIS PLAN ARE:  
 HORIZONTAL SCALE: 1" = 100.00'  
 VERTICAL SCALE: 1" = 10.00'

OWNER / DEVELOPER  
 SV TRONCI, LLC  
 1414 Technology Drive  
 Plano, Texas 75074  
 (972) 238-2944  
 Contact: Arnie Sudaib



ARTHUR MURPHY SURVEYING COMPANY, INC.  
 1414 Technology Drive  
 Plano, Texas 75074  
 (972) 238-2944  
 Contact: Arnie Sudaib

Sheet 1 of 2  
**REPLAT**  
 of  
**Lot 1R, Block 21**  
**Central Plano Industrial Park**  
 4.109 Acres out of the  
 Eli Murphy Survey, Abstract No. 597 and being  
 a replat of Lots 1R and 2, Block 21,  
 Central Plano Industrial Park  
 an addition to the City of Plano,  
 Collin County, Texas as recorded in Cabinet Q, Page 62  
 of the Plat Records of Collin County, Texas

NOTES

- 1. Bearing station for this survey is based on the final plat of Lot 1R and 2, Block 21 of Central Plano Industrial Park, an addition to the City of Plano, Collin County, Texas recorded in Cabinet Q, Page 61 of the Plat Records of Collin County, Texas.
2. All iron rods found are 1/2-inch diameter aluminum rods.
3. The purpose of this report is to restate Lot 1R and Lot 2, Block 21 of Central Plano Industrial Park into a single lot (Lot 1R).
4. No other building or portion of this addition or structure and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to zoning and subdivision and building ordinances.

OWNER'S CERTIFICATE AND DECLARATION

WHEREAS, BY TRONICK, INC. is the owner of a 4.109 acre tract of land situated in the Eli Murphy Survey, Abstract No. 597, City of Plano, Collin County, Texas and being all of Lot 1R and all of Lot 2, Block 21 of Central Plano Industrial Park, an addition to the City of Plano, Collin County, Texas according to the plat thereof recorded in Cabinet Q, Page 61 of the Plat Records of Collin County, Texas, said 4.109 acre tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the north line of Technology Drive (a 60-foot wide right-of-way) at the southeast corner of said Lot 1R and the southeast corner of Lot 7, Block 1 of Plano Tech Center, an addition to the City of Plano, Collin County, Texas according to the plat thereof recorded in Cabinet Q, Page 61 of the Plat Records of Collin County, Texas;
THENCE North 79 degrees 13 minutes 23 seconds West, with the north line of said Technology Drive, passing at a distance of 287.79 feet a 1/2-inch iron rod found for the southeast corner of said Lot 1R and the southeast corner of said Lot 7, containing in all a total distance of 391.83 feet a 1/2-inch iron rod with yellow cap marked "Arthur Surveying Company" found for corner in the easterly line of a 30-foot wide St. Louis Southwestern Railway Company right-of-way, same being the southeast corner of Block 21 as shown on the plat of Blocks 16, 17, 20 & 21 of Central Plano Industrial Park, an addition to the City of Plano, Collin County, Texas recorded in Cabinet Q, Page 61 of the Plat Records of Collin County, Texas;

THENCE, departing the north line of said Technology Drive and with the easterly line of said 30-foot wide right-of-way, the following (two (2)) rods:
North 00 degrees 12 minutes 36 seconds East, a distance of 12.88 feet to a 1/2-inch iron rod with yellow cap marked "Arthur Surveying Company" found for the beginning of a curve to the left;

With said curve, having a central angle of 38 degrees 30 minutes 44 seconds, a radius of 391.24 feet a short bearing and distance of North 29 degrees 01 minutes 23 seconds West - 388.27 feet, an arc distance of 493.67 feet to a 1/2-inch iron rod with yellow cap marked "Arthur Surveying Company" found for corner in the south line of the St. Louis Southwestern Railroad (a 105-foot right-of-way), same being the southeast corner of said Block 21;

THENCE South 79 degrees 13 minutes 23 seconds East, with the south line of said St. Louis Southwestern Railroad, passing at a distance of 411.92 feet a 1/2-inch iron rod found for the northeast corner of said Lot 1 and the northeast corner of said Lot 1R, containing in all a total distance of 695.66 feet to a 1/2-inch iron rod found for the northeast corner of said Lot 7, Block 1 of Plano Tech Center.

THENCE South 00 degrees 12 minutes 36 seconds West, departing the south line of said St. Louis Southwestern Railroad and with the west line of said Lot 7, a distance of 136.11 feet to the POINT OF BEGINNING, containing 4.109 acres or 179,000 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BY TRONICK, INC. acting herein by and through its duly authorized officers, does hereby certify that the designating the hereinbefore described property as LOT 1R, BLOCK 21, CENTRAL PLANO INDUSTRIAL PARK, an addition to the City of Plano, Texas, and does hereby dedicate in fee simple to the public use, the streets and utility easement shown. The streets and the utility easement are dedicated for street purposes. The easements and public use areas, as shown, are dedicated to the City of Plano, Texas, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growth shall be constructed or placed upon, over or across the easements to shown, except that landscaping improvements may be placed in landscape easements, if approved by the City of Plano. In addition, utility easements may also be used for the street use and accommodation of all public utilities desiring to use or using the same unless the easements limits the use to particular utilities, and use by public utilities being subordinate to the utility and City of Plano as stated. 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 growth which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Plano and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, maintaining, and adding to or removing all or parts of their respective systems without the necessity in any case of procuring permission from anyone.

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

The undersigned does covenant and agree that the access easement may be utilized by any person at the general public for ingress and egress to other road property, and for the purpose of Central Plano vehicular and pedestrian use and access, and for Fire Department and emergency use, in, along, upon, and across said easements, with the right and privilege of all forces of the City of Plano, its agents, employees, contractors, and representatives having ingress, egress, and egress to along, upon, and across said easements.

BY TRONICK, INC.

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS

COUNTY OF COLLIN

Before me, the undersigned authority, 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, in the capacity therein stated, and as the act and deed of said partnership.

Given under my hand and seal of office on this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

CERTIFICATE OF APPROVAL

APPROVED this the \_\_\_\_\_ 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, 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, in the capacity therein stated, and as the act and deed of said partnership.

Given under my hand and seal of office on this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

Secretary, Planning and Zoning Commission or City Engineer

STATE OF TEXAS

COUNTY OF COLLIN

Before me, the undersigned authority, 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, in the capacity therein stated, and as the act and deed of said partnership.

Given under my hand and seal of office on this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE:

This is to certify that I, W. Thed Marley III, a Registered Professional Land Surveyor in the State of Texas, have plotted the above subdivision from an actual survey, performed on the ground, and that this plat correctly represents the survey made by Arthur Surveying Company, Inc.

W. Thed Marley III

Registered Professional Land Surveyor No. 8027

STATE OF TEXAS

COUNTY OF DENTON

Before me, the undersigned authority, on this day personally appeared W. Thed Marley III, 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, in the capacity therein stated, and as the act and deed of said partnership.

Given under my hand and seal of office on this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

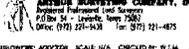
Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

Sheet 2 of 2
REPLAT
of
Lot 1R, Block 21
Central Plano Industrial Park
4.109 Acres out of the
Eli Murphy Survey, Abstract No. 597 and being
a replat of Lots 1R and 2, Block 21,
Central Plano Industrial Park
an addition to the City of Plano,
Collin County, Texas as recorded in Cabinet Q, Page 62
of the Plat Records of Collin County, Texas
- March 2010 -

OWNER / DEVELOPER

BY TRONICK, INC.
3148 Technology Drive
Plano, Texas 75074
(469) 221-3144
Contact: James Sularto



CITY OF PLANO  
PLANNING & ZONING COMMISSION

March 15, 2010

**Agenda Item No. 8**

**Public Hearing - Replat:** Collin Creek Corporate Center, Block A, Lots 1R & 4

**Applicant:** Andalusia Properties

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**DESCRIPTION:**

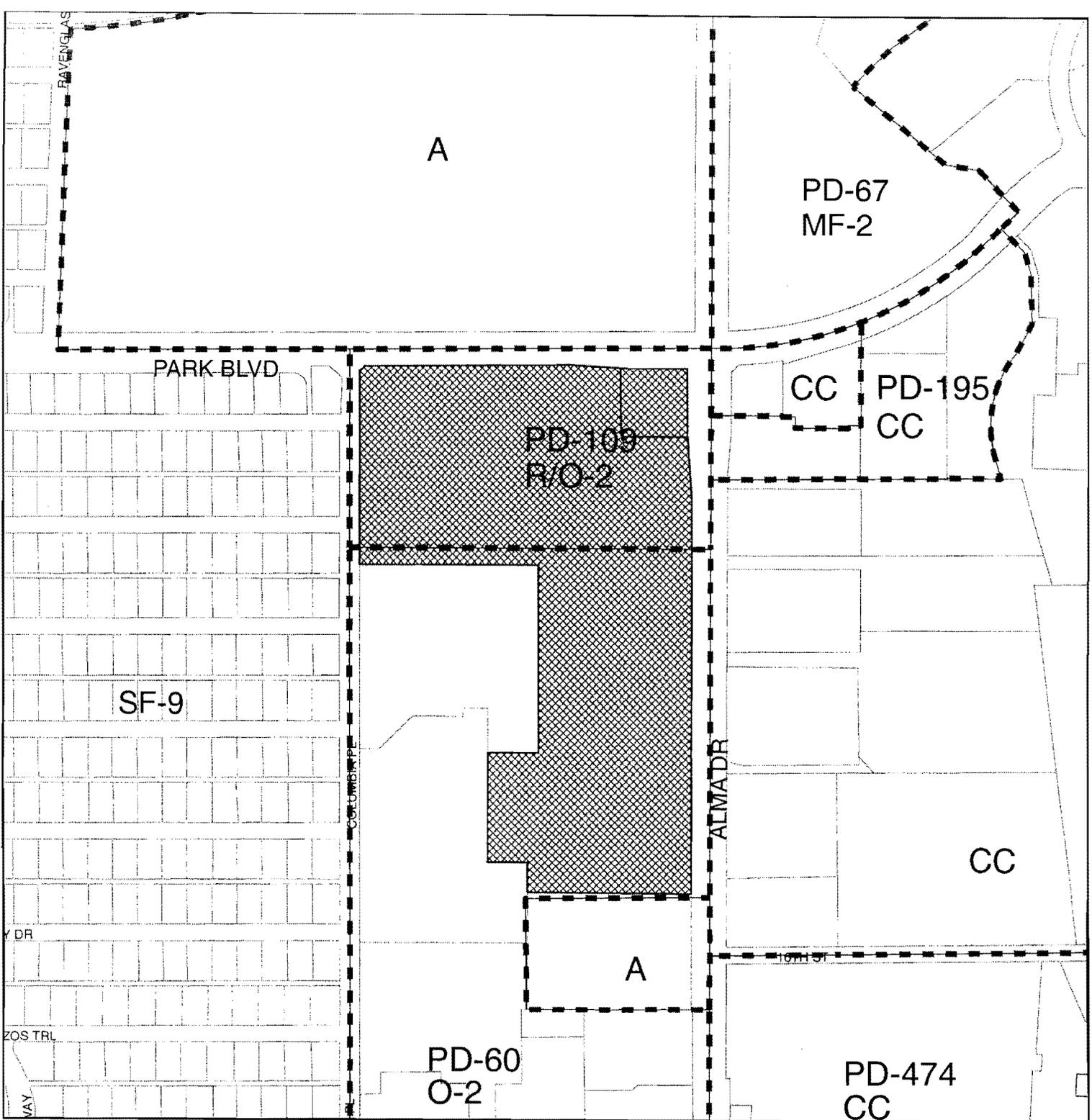
Convenience store with gas pumps and general office buildings on two lots on 25.1± acres located at the southwest corner of Park Boulevard and Alma Drive. Zoned Planned Development-109-Retail/General Office and Planned Development-60-General Office. Neighborhood #58.

**REMARKS:**

The purpose for this replat is to modify the common lot line between Lot 1R and Lot 4 and to dedicate fire lane, access, utility, water and drainage easements necessary for the redevelopment of Lot 4 as a new convenience store with gas pumps facility.

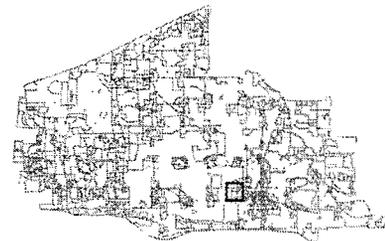
**RECOMMENDATION:**

Recommended for approval as submitted.



Item Submitted: REPLAT

Title: COLLIN CREEK CORPORATE CENTER  
BLOCK A, LOTS 1R & 4



Zoning: PLANNED DEVELOPMENT-109-RETAIL/GENERAL OFFICE &  
PLANNED DEVELOPMENT-60-GENERAL OFFICE





STATE OF TEXAS  
COUNTY OF COLLIN  
OWNER'S CERTIFICATE

WHEREAS, ANADALMA PROPERTIES, INC. AND PITMAN PARTNERS, LTD. ARE THE OWNERS OF A TRACT OF LAND IN THE T.M. ARCHER SURVEY, ABSTRACT 160, IN COLLIN COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK A, PARK AND ALMA ADDITION, AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET G, PAGE 546, PLAT RECORDS, COLLIN COUNTY, TEXAS, AND BEING ALL OF LOT 1B, BLOCK A, COLLIN CREEK CORPORATE CENTER, AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET M, PAGE 328, PLAT RECORDS, COLLIN COUNTY, TEXAS, SAID LOT 1 BEING DESCRIBED IN DEED TO ANADALMA PROPERTIES, INC., RECORDED IN TEXAS, SAID LOT 1 BEING DESCRIBED IN DEED TO PITMAN PARTNERS, LTD., RECORDED IN INSTRUMENT NO. 20-444118, DEED RECORDED IN COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 531P" SET FOR CORNER AT THE INTERSECTION OF THE WEST LINE OF ALMA DRIVE, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, WITH THE SOUTH LINE OF W. PARK BOULEVARD, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY;

THENCE SOUTH 89°52'37" WEST, ALONG SAID WEST LINE, A DISTANCE OF 288.28 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 531P" SET FOR CORNER;

THENCE SOUTH 89°52'37" WEST, ALONG SAID WEST LINE, A DISTANCE OF 183.34 FEET TO A 1/2" IRON ROD FOUND FOR CORNER IN CONCRETE PAVING, IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JAMES AND BARBARA ROSSIGNOL, RECORDED IN VOLUME 18, PAGE 391, DEED RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 1" IRON ROD FOUND FOR REFERENCE BEARS SOUTH 89°12'34" WEST, A DISTANCE OF 4.89 FEET;

THENCE NORTH 89°52'37" WEST, A DISTANCE OF 481.86 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 531P" SET AT THE NORTHWEST CORNER OF SAID ROSSIGNOL TRACT, IN THE MOST SOUTHERLY, EAST LINE OF LOT 3, BLOCK A, OF COLLIN CREEK CORPORATE CENTER ADDITION, FROM WHICH A 3/4" IRON PIPE FOUND FOR REFERENCE BEARS SOUTH 25°17'12" WEST, A DISTANCE OF 1.64 FEET;

THENCE NORTH 89°52'37" EAST, A DISTANCE OF 16.84 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALF AND ASSOC." FOUND AT THE MOST SOUTHERLY, NORTHEAST CORNER OF SAID LOT 3, BLOCK A, OF COLLIN CREEK CORPORATE CENTER ADDITION;

THENCE NORTH 89°52'37" WEST, A DISTANCE OF 1234.98 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALF AND ASSOC." FOUND AT THE MOST SOUTHERLY, WEST CORNER OF SAID LOT 3, BLOCK A, OF COLLIN CREEK CORPORATE CENTER ADDITION;

THENCE NORTH 89°52'37" EAST, ALONG SAID LOT 3, A DISTANCE OF 321.89 FEET TO AN "X" FOUND FOR CORNER IN CONCRETE PAVING AT THE MOST EASTERLY, SOUTHWEST CORNER LOT 1 OF SAID BLOCK A OF SAID COLLIN CREEK CORPORATE CENTER ADDITION;

THENCE SOUTH 89°52'37" EAST, A DISTANCE OF 184.46 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALF AND ASSOC." FOUND AT THE MOST EASTERLY, SOUTHWEST CORNER OF SAID LOT 1, BLOCK A, OF COLLIN CREEK CORPORATE CENTER ADDITION;

THENCE NORTH 89°52'37" EAST, A DISTANCE OF 841.67 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 531P" SET AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A, OF COLLIN CREEK CORPORATE CENTER ADDITION;

THENCE NORTH 89°52'37" WEST, A DISTANCE OF 848.53 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP (NOT STAMPED), FOUND FOR CORNER ON THE EAST LINE OF COLUMBIA PLACE, A 30 FOOT WIDE PUBLIC RIGHT-OF-WAY, AT THE NORTHWEST CORNER OF SAID LOT 3 OF COLLIN CREEK CORPORATE CENTER ADDITION;

THENCE NORTH 89°52'37" EAST, A DISTANCE OF 518.81 FEET TO 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALF AND ASSOC." FOUND FOR CORNER AT THE TRANSITIONAL RIGHT-OF-WAY OF SAID EAST LINE WITH THE SOUTH LINE OF W. PARK BOULEVARD;

THENCE NORTH 89°52'37" EAST, ALONG SAID TRANSITIONAL RIGHT-OF-WAY, A DISTANCE OF 21.28 FEET TO 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 531P" SET FOR CORNER IN SAID SOUTH LINE OF W. PARK BOULEVARD;

THENCE SOUTH 89°11'13" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 618.84 FEET TO 1" IRON ROD FOUND FOR CORNER IN CONCRETE PAVING;

THENCE SOUTH 89°42'21" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 148.53 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 531P" SET FOR CORNER;

THENCE SOUTH 89°11'13" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 288.89 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1,838.99 SQUARE FEET OR 25.111 ACRES OF LAND.

STATE OF TEXAS  
COUNTY OF COLLIN  
CITY OF PLANO

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Anadalma Properties, Inc. and Pitman Partners, LTD., acting herein by and through its duly authorized officers, do hereby adopt this plat designating the heretofore described property as COLLIN CREEK CORPORATE CENTER, BLOCK A, LOT 1 AND LOT 1A, additions to the City of Plano, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets and ways shown thereon. The streets and ways are dedicated for street purposes. The streets and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat, for fire lanes, lanes, drives, alleys, 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 placed for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use in particular sections, 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 companies shall have the right to remove and keep removed all or parts of any building, fence, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the easements, maintenance, or efficiency of their respective systems in said easements. The City of Plano and public utility companies shall at all times have the full right of ingress and egress to or from their respective systems for the purpose of constructing, reconstructing, inspecting, repairing, maintaining, testing meters, and adding to or removing all or parts of their respective systems without the necessity of any type of procuring permission from anyone.

Access Easements

The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to and from the property, and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, Police and emergency use in doing, upon and across said premises, with the right and privilege at all times of the City of Plano, its agents, employees, workers and representatives having ingress, egress, and repair by, along, upon and across said premises.

Fire Lane Easements

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown herein, a hard surface paved in accordance with City standards and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other implements to the access of fire apparatus. The maintenance of persons in accordance to City standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to City standards in conspicuous places along the fire lanes, reading "Fire Lane, No Parking". The poles or the duly authorized representatives is hereby authorized to secure such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

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

Witness my hand this \_\_\_ day of \_\_\_\_\_, 2010.

By: Anadalma Properties, Inc.  
A Georgia Corporation

Itsi Lenker  
President

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

Witness my hand this \_\_\_ day of \_\_\_\_\_, 2010.

By: Pitman Partners, LTD.,  
A Texas limited partnership

Jack Harshbarger  
Vice President

STATE OF TEXAS  
COUNTY OF COLLIN

Before me, the undersigned, 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 purposes and considerations herein expressed.

Given under my hand and seal of office this \_\_\_ day of \_\_\_\_\_, 2010.

Notary Public in and for the State of Texas.

STATE OF TEXAS  
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for said county and state on this day personally appeared Jack Lenker, Vice President of Anadalma Properties, Inc., 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 herein expressed.

Given under my hand and seal of office this \_\_\_ day of \_\_\_\_\_, 2010.

Notary Public in and for the State of Texas.

STATE OF TEXAS  
COUNTY OF COLLIN

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, John S. Turner, do hereby certify that I prepared this plan and the field notes made a part thereof from an actual and accurate survey of the 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.

John S. Turner, R.P.L.S. 5310

STATE OF TEXAS  
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for said county and state on this day personally appeared John S. Turner, R.P.L.S. No. 5310, State of Texas, 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 herein expressed.

Given under my hand and seal of office this \_\_\_ day of \_\_\_\_\_, 2010.

Notary Public in and for the State of Texas.

CERTIFICATE OF APPROVAL

APPROVED on this \_\_\_ day of \_\_\_\_\_, 2010, by the Planning & Zoning Commission, City of Plano, Texas.

Chairman, Planning & Zoning Commission

STATE OF TEXAS  
COUNTY OF COLLIN:

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

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

Notary Public in and for the STATE OF TEXAS

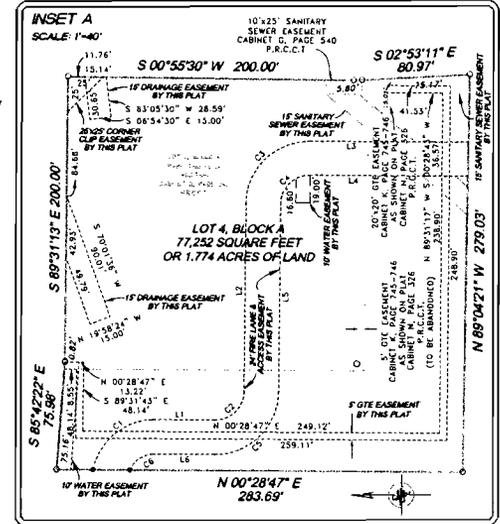
Secretary, Planning & Zoning Commission or City Engineer

STATE OF TEXAS  
COUNTY OF 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 purposes 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



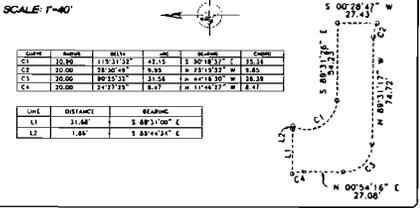
FIRE LANE & ACCESS EASEMENT LINE TABLE

LINE	DISTANCE	BEARING
L1	43.34'	S 02°24'47\"
L2	131.69'	S 89°31'13\"
L3	110.49'	S 00°58'47\"
L4	110.31'	H 00°28'47\"
L5	121.48'	H 89°31'13\"
L6	43.34'	H 02°24'47\"

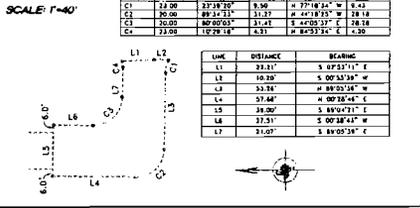
FIRE LANE & ACCESS EASEMENT CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	44.00	74°48'15\"	58.95	34.88	S 38°19'01\"	34.45
C2	30.00	90°00'00\"	31.42	20.00	S 43°11'37\"	28.28
C3	44.00	90°00'00\"	88.12	44.00	S 44°31'37\"	82.23
C4	30.00	90°00'00\"	31.42	20.00	H 43°11'37\"	28.28
C5	44.00	90°00'00\"	88.12	44.00	H 44°31'37\"	82.23
C6	30.00	57°33'28\"	20.10	10.89	H 34°17'35\"	18.27

DETAIL A



DETAIL B



**REPLAT**  
COLLIN CREEK CORPORATE CENTER  
BLOCK A, LOT 1 AND LOT 4

BEING ALL OF LOT 1A, BLOCK A OF COLLIN CREEK CORPORATE CENTER CABINET M, PAGE 328, M.R.C.C.T. AND ALL OF LOT 2, BLOCK A OF PARK AND ALMA ADDITION CABINET G, PAGE 546, M.R.C.C.T.

1,838 SQ. FT. OF LAND OR 26.11 ACRES OF LAND OR THE UNINCORPORATED PORTION OF THE CITY OF PLANO, TEXAS.

Preparation Date: 03-08-2010

**Analytical Surveys, Inc.**  
Registered Professional Land Surveyors  
70 East Road #10272800 Waco, TX 76782 (817) 772-8900 Fax John S. Turner, R.P.L.S. 5310

Owner: Anadalma Properties, Inc. 3228 Commercial Blvd., #100 - Plano, TX 75093 (972) 343-8800  
Pitman Partners, LTD. - 8228 Dugway Avenue, Suite 200 - Dallas, Texas 75238 (214) 343-8800  
City of Plano, Texas - 1000 Elm Street, Suite 200 - Plano, TX 75074

A professional company operating in your best interest.

CITY OF PLANO  
PLANNING & ZONING COMMISSION

March 15, 2010

**Agenda Item No. 9**

**Discussion & Direction:** Church and Rectory Uses

**Applicant:** City of Plano

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**DESCRIPTION:**

Discussion and direction regarding church and rectory uses.

**REMARKS:**

At its meetings on December 7, 2009, and January 19, 2010, the Planning & Zoning Commission discussed potential Zoning Ordinance amendments pertaining to church and rectory uses. Staff is seeking further refinement from the Commission regarding the definition for church and rectory uses (or religious facilities) and accessory uses. Additionally, direction needs to be given in the issue of churches operating homeless shelters as this is becoming an increasingly requested use.

**ISSUES:**

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

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 suggested using the city of Frisco's existing definition with some modifications:

"A facility 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."

The Commission also discussed the inclusion of accessory uses within the definition. The consensus of the Commission was to remain broad in the regulation of accessory uses and allow them by right under the primary religious use. Staff is asking for further clarification from the Commission on this issue.

The Commission needs to consider the range of accessory uses typically associated with religious uses. A few examples include day care centers, multifamily and dormitory residences for students of religion, and health/fitness centers. These uses may be appropriate for commercial zoning districts, but are they appropriate in residential zoning districts?

### Housing for the Homeless

Recently the city has received an inquiry regarding the allowance for churches to sponsor or operate homeless shelters. Many churches support and encourage the feeding and housing of homeless, as these activities are in line with their religious beliefs. Currently, these uses are defined as either household care facility or household care institution depending on the number of individuals housed. Household care facility and household care institution uses are considered primary uses, thus the city does not allow them as accessory uses. Staff believes it may be appropriate to separate the homeless shelter use from the other household care uses and allow them as accessory uses for limited uses such as religious facilities.

As an example, we have included a definition for an accessory shelter from the city of Abilene:

“Accessory Shelter - A housing shelter in an accessory building 1) located on the same site as a principal building or 2) located on a site owned and operated by a religious, civic, fraternal, social, institutional or governmental agency providing free accessory lodging for indigent individuals or families with no regular home or residential address. An accessory shelter may house no more than 15 individuals at any one time and operates up to a maximum of 2 days/nights per week.”

Staff believes that the above definition is a good starting point for this discussion; however, enforcing limits on the number of individuals allowed and the maximum amount of time allowed for an individual’s stay would be difficult. Also, if homeless shelter uses are to be separated from other household care uses and allowed as accessory uses, the city may see an increase in these facilities. The Commission needs to determine if (1) homeless shelters should be allowed as accessory uses to certain primary uses, and (2) if yes, in which zoning districts.

Representatives from a group called Family Promise will be at the meeting to address the Commission on this issue and their program.

### **RECOMMENDATION:**

Recommended that the Commission provide direction on potential Zoning Ordinance amendments regarding church and rectory uses.

CITY OF PLANO  
PLANNING & ZONING COMMISSION

March 15, 2010

**Agenda Item No. 10**

**Discussion & Direction:** Planning & Zoning Commission Field Trip

**Applicant:** City of Plano

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**DESCRIPTION:**

Discussion and direction regarding a Planning & Zoning Commission field trip.

**REMARKS:**

Staff sent a request to the Planning & Zoning Commission regarding preferred dates for a Planning field trip. The dates for the trip were as follows:

- Tuesday, April 6, 2010, from 9:00 a.m. to 4:30 p.m.
- Tuesday, April 20, 2010, from 9:00 a.m. to 4:30 p.m.
- Tuesday, April 27, 2010, from 9:00 a.m. to 4:30 p.m.

The results from the request have been reviewed and it appears Tuesday, April 20, is the preferred date for the Planning field trip. Preliminary ideas for sites to visit are located within Dallas and are listed below:

- Design District, northwest of downtown Dallas;
- Fort Worth Avenue, west of downtown Dallas; and
- Park Lane located near the North Park Mall at U.S. Highway 75 and Park Lane.

A residential neighborhood near Park Lane called the Urban Reserve is also under consideration. The Commission will be notified as soon as plans have been confirmed. Also, lunch will be provided for the Commission.

**RECOMMENDATION:**

Recommended that the Planning & Zoning Commission provide staff direction regarding a date for the field trip.

CITY OF PLANO  
PLANNING & ZONING COMMISSION

March 15, 2010

**Agenda Item No. 11**

**Request to Call a Public Hearing**

**Applicant:** City of Plano

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**DESCRIPTION:**

Request to call a public hearing to amend regulations pertaining to overhead utilities being placed underground for Type C thoroughfares and above within the Commercial Employment and Central Business-1 zoning districts and related sections of the Zoning Ordinance.

**REMARKS:**

The Zoning Ordinance requires that for properties located adjacent to Type C thoroughfares and above and within the Commercial Employment (CE) and Central Business-1 (CB-1) zoning districts, the overhead utilities shall be placed underground at such time when the properties are developed. Within these districts, electrical distribution lines and communication lines sharing the same support structures are allowed to remain above ground along frontage roads if located on steel posts or concrete posts.

During summer 2009, the city amended the Zoning Ordinance overlay districts to remove this same requirement. Subsequent to completing the amendments, staff realized that the CE and CB-1 districts had the same overhead utility provisions as the overlay districts. Should we have determined this at that time, staff would have included the CE and CB-1 districts as part of that Zoning Ordinance amendment because the same issues exist in the CE and CB-1 districts as was occurring in the overlay districts.

Prior to deregulation, electrical companies would assist developers by subsidizing financially the placement of overhead electrical utilities underground since the developers were providing them with guaranteed customers; however, this is no longer the case since customers can now choose from many companies for electrical service. The cost to place lines underground and install the associated switchgear and other equipment has increased substantially in proportion to the overall development costs. As a result, developers have applied for numerous requests for variances to be relieved of these requirements. The Board of Adjustment has approved most, but not all,

variance requests. For cities, the challenge lies in justifying the requirement to place the utilities underground when the benefit of electrical service (i.e. utility usage) to the property is less than what would be required financially to place the utilities underground. In addition, a ruling by the Public Utilities Commission prevents cities from requiring the electric companies (instead of a developer) to place new lines underground in compliance with zoning regulations. This ruling was made on the basis that the cost of placing lines underground cannot be recovered through the companies' tariffs; consequently the city would have to bear the costs.

Given these constraints, staff believes that it is appropriate to consider repealing the underground utility requirements contained within the CE and CB-1 districts as was done for the overlay zoning districts. Separate requirements in the Subdivision Ordinance for underground utilities along Type D and smaller streets will remain in place. These requirements have not been challenged as frequently, since homebuyers typically expect utilities to be underground in residential subdivisions.

Therefore, staff requests that the Planning & Zoning Commission call a public hearing to amend the Zoning Ordinance to no longer require developers and property owners to place overhead utilities underground within CE and CB-1 zoning districts.

**RECOMMENDATION:**

Recommended that a public hearing be called for this purpose.