

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

June 1, 2009

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>6:00 p.m. - Dinner - Planning Conference Room 2E</p> <p>6:30 p.m. - Recognition of Student Planning Project Participants - Training Room A</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 May 18, 2009, 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>5 Recognition of Participants in Student Planning Projects</p> <p><u>CONSENT AGENDA</u></p> <p>6a Revised Site Plan: Rent-A-Center Addition, Block A, Lot 1 - General office on one lot on 14.9± acres located at the northwest corner of Headquarters Drive and Dominion Parkway. Zoned Commercial Employment. Neighborhood #8. Applicant: Rent-A-Center Texas, LP</p> <p>EH</p>	

<p>6b EH</p>	<p>Preliminary Site Plan: Jack W. Nelson Addition, Block A, Lot 1 - Open storage on one lot on 2.0± acres located on the south side of 14th Street, 1,200± feet east of Los Rios Boulevard. Zoned Planned Development-199-Light Industrial-1. Neighborhood #69. Applicant: Diane Nelson Revocable Living Trust</p>	
<p>6c BM</p>	<p>Preliminary Plat: The Canal on Preston Addition, Block A, Lot 2 - Hotel on one lot on 3.5± acres located on the west side of Angels Drive, 370± feet south of McDermott Road. Zoned Planned Development-20-Mixed Use. Neighborhood #1. Applicant: Stonebridge Plano Ventures, L.P.</p>	
<p>6d BM</p>	<p>Revised Conveyance Plat: The Canal on Preston Addition, Block A, Lots 2R & 9R - Two conveyance lots on 6.7± acres located on the west side of Angels Drive, 370± feet south of McDermott Road. Zoned Planned Development-20-Mixed Use. Neighborhood #1. Applicant: Stonebridge Plano Ventures, L.P.</p>	
<p>6e BM</p>	<p>Final Plat: Creekside Homes in Legacy, Block A, Lot 2 - Day care center on one lot on 1.4± acres located at the southeast corner of Whitestone Lane and Commonsgate Boulevard. Zoned Commercial Employment. Neighborhood #16. Applicant: Saima, LLP</p>	
<p><u>END OF CONSENT AGENDA</u></p>		
<p>7 LC</p>	<p>Discussion & Direction: Interim Proposal of Preservation Plan Update - Request from the Heritage Commission and city staff for input on the proposed outline and preliminary text for Chapter I of the proposed update of the city's Preservation Plan. Applicant: City of Plano</p>	
<p>8 TF</p>	<p>Request to Call a Public Hearing - A request to call a public hearing to amend regulations pertaining to overhead electrical utilities being placed underground for Type C thoroughfares and above within the overlay zoning districts and related sections of the Zoning Ordinance. Applicant: City of Plano</p>	
<p>9</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>	

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

June 1, 2009

Agenda Item No. 6a

Revised Site Plan: Rent-A-Center Addition, Block A, Lot 1
Applicant: Rent-A-Center Texas, LP

General office on one lot on 14.9± acres located at the northwest corner of Headquarters Drive and Dominion Parkway. Zoned Commercial Employment. Neighborhood #8.

The applicant is proposing to construct a parking lot at the northwest corner of the property. The purpose of this revised site plan is to show the proposed parking lot addition.

Recommended for approval as submitted.

Agenda Item No. 6b

Preliminary Site Plan: Jack W. Nelson Addition, Block A, Lot 1
Applicant: Diane Nelson Revocable Living Trust

Open storage on one lot on 2.0± acres located on the south side of 14th Street, 1,200± feet east of Los Rios Boulevard. Zoned Planned Development-199-Light Industrial-1. Neighborhood #69.

The purpose for this preliminary site plan is to propose an open storage lot. The applicant is proposing to maintain an existing living screen of Red Tip Photinias in order to comply with the screening requirements from 14th Street and the adjacent residential property per the PD-199-LI-1 zoning district.

Recommended for approval subject to Engineering Department approval including dedicating an on-site access easement by plat and the subsequent execution and recording of the off-site access easement agreement.

Agenda Item No. 6c

Preliminary Plat: The Canal on Preston Addition, Block A, Lot 2

Applicant: Stonebridge Plano Ventures, L.P.

Hotel on one lot on 3.5± acres located on the west side of Angels Drive, 370± feet south of McDermott Road. Zoned Planned Development-20-Mixed Use. Neighborhood #1.

The applicant is proposing to develop this vacant site as a hotel. The preliminary plat shows easements necessary for the development of the site.

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

Agenda Item No. 6d

Revised Conveyance Plat: The Canal on Preston Addition,
Block A, Lots 2R & 9R

Applicant: Stonebridge Plano Ventures, L.P.

Two conveyance lots on 6.7± acres located on the west side of Angels Drive, 370± feet south of McDermott Road. Zoned Planned Development-20-Mixed Use. Neighborhood #1.

The purpose of the revised conveyance plat is to relocate the lot line between Lots 2 and 9, dedicate an offsite parking easement, as well as revise the sanitary sewer easements.

Recommended for approval subject to the execution and recording of the off-site parking agreement.

Agenda Item No. 6e

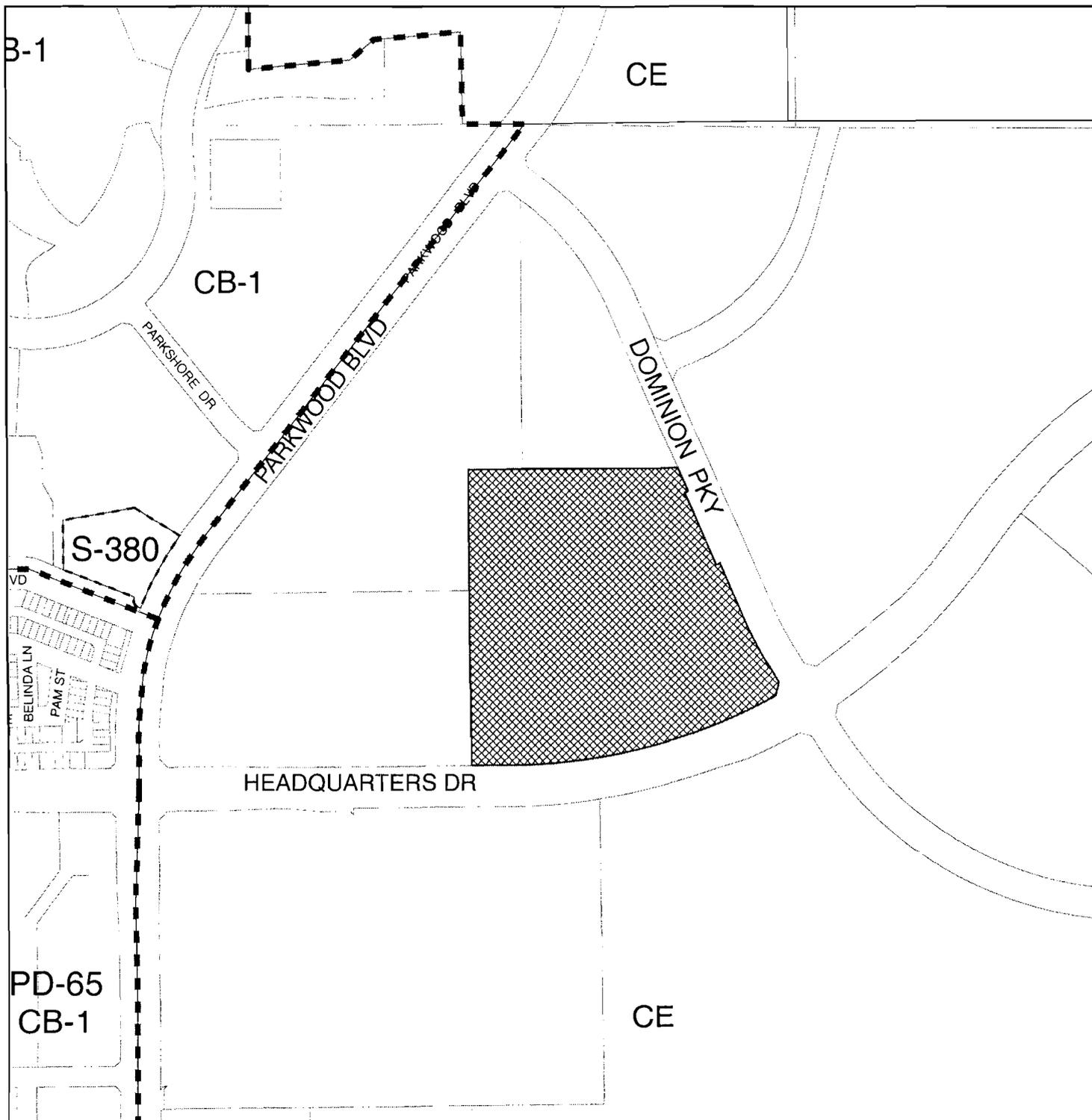
Final Plat: Creekside Homes in Legacy, Block A, Lot 2

Applicant: Saima, LLP

Day care center on one lot on 1.4± acres located at the southeast corner of Whitestone Lane and Commonsgate Boulevard. Zoned Commercial Employment. Neighborhood #16.

The purpose for this final plat is to dedicate easements necessary for completing the development of the property as a day care center.

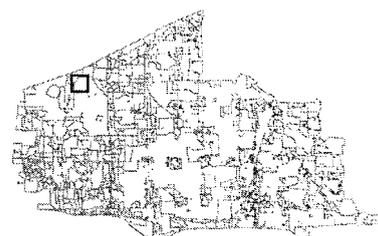
Recommended for approval as submitted.



Item Submitted: REVISED SITE PLAN

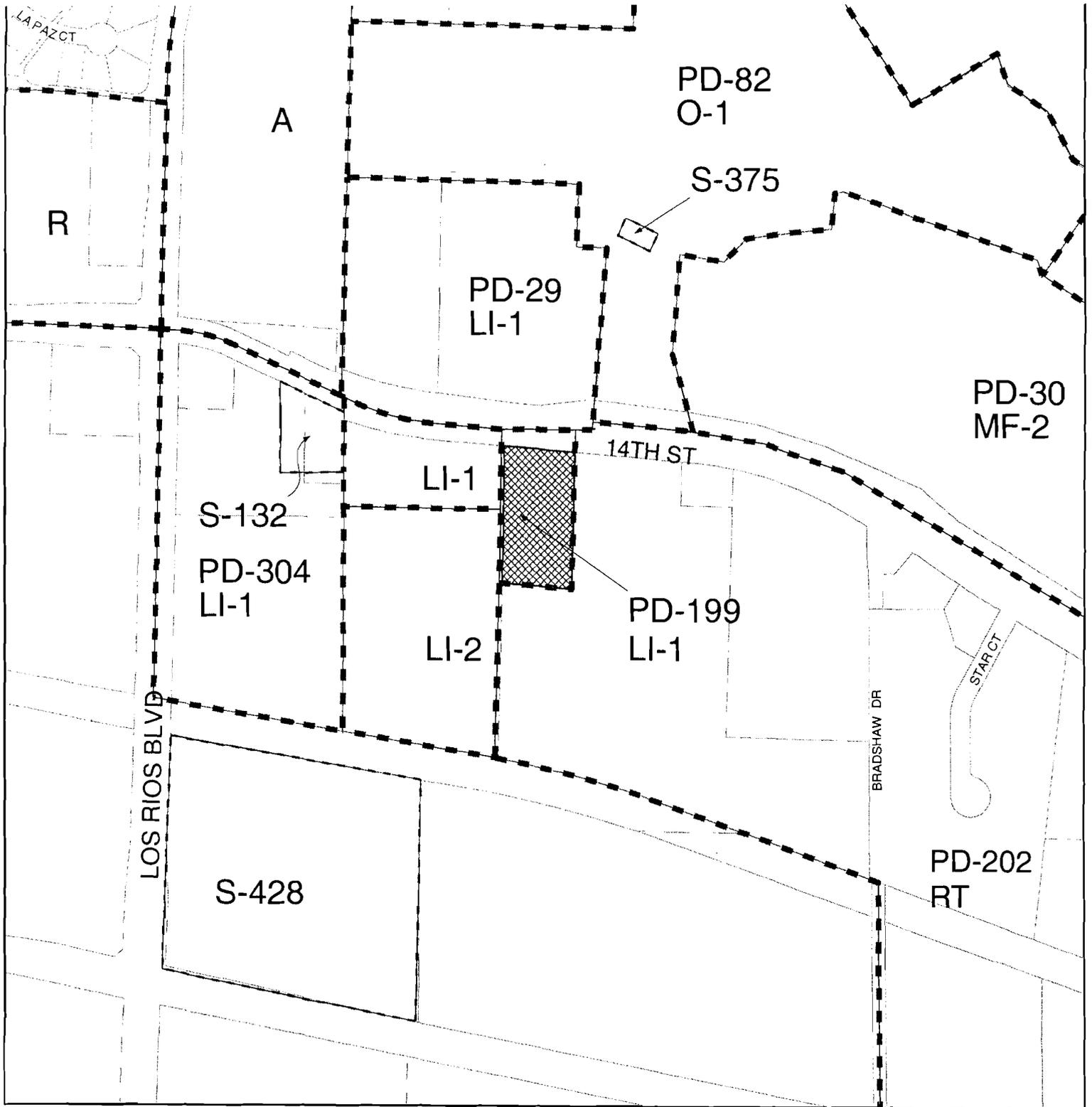
Title: RENT-A-CENTER ADDITION
BLOCK A, LOT 1

Zoning: COMMERCIAL EMPLOYMENT



○ 200' Notification Buffer

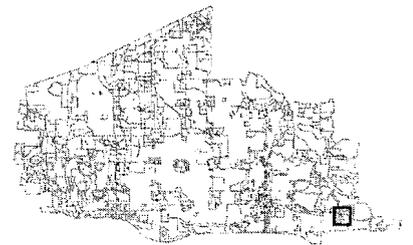




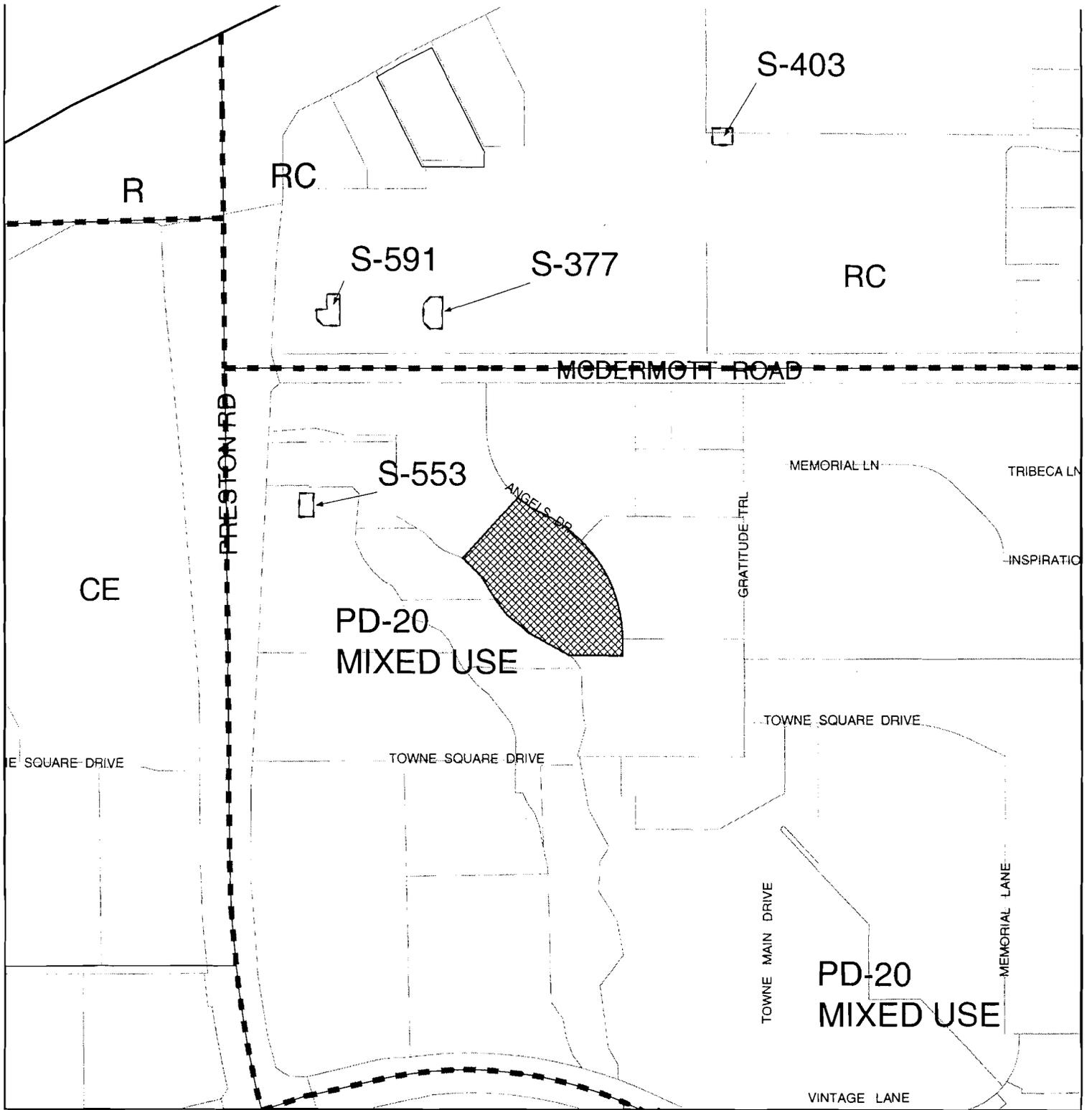
Item Submitted: PRELIMINARY SITE PLAN

Title: JACK W. NELSON ADDITION
BLOCK A, LOT 1

Zoning: PLANNED DEVELOPMENT-199-LIGHT INDUSTRIAL-1



○ 200' Notification Buffer



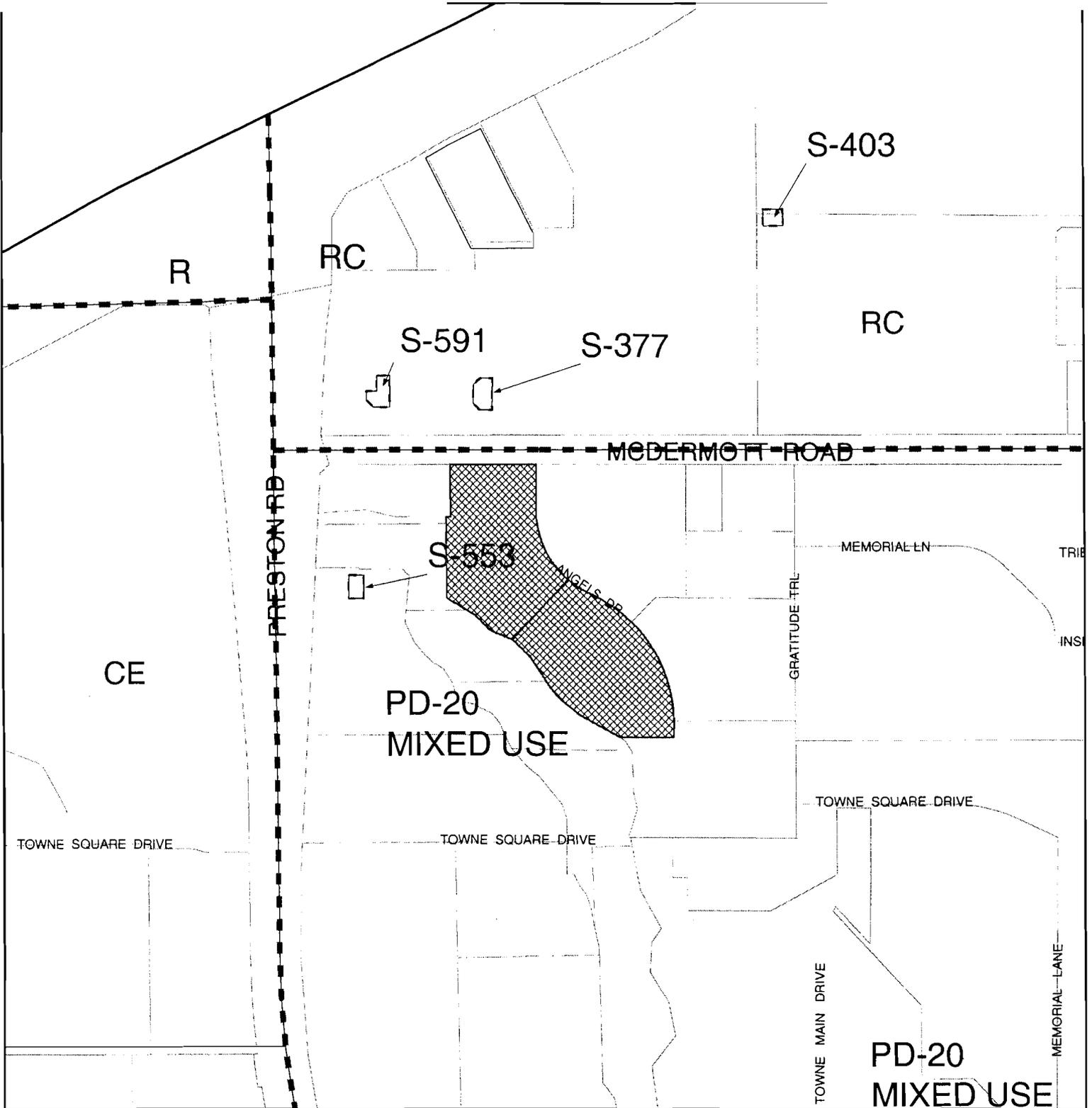
Item Submitted: PRELIMINARY PLAT

Title: THE CANAL ON PRESTON ADDITION
BLOCK A, LOT 2

Zoning: PLANNED DEVELOPMENT-20-MIXED USE



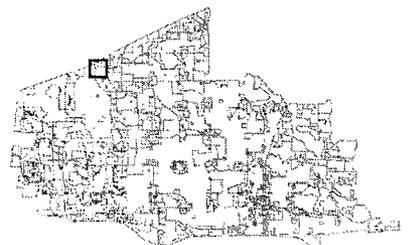
○ 200' Notification Buffer



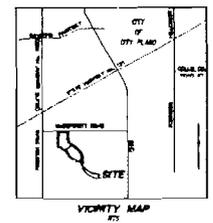
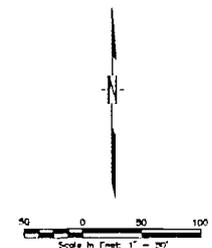
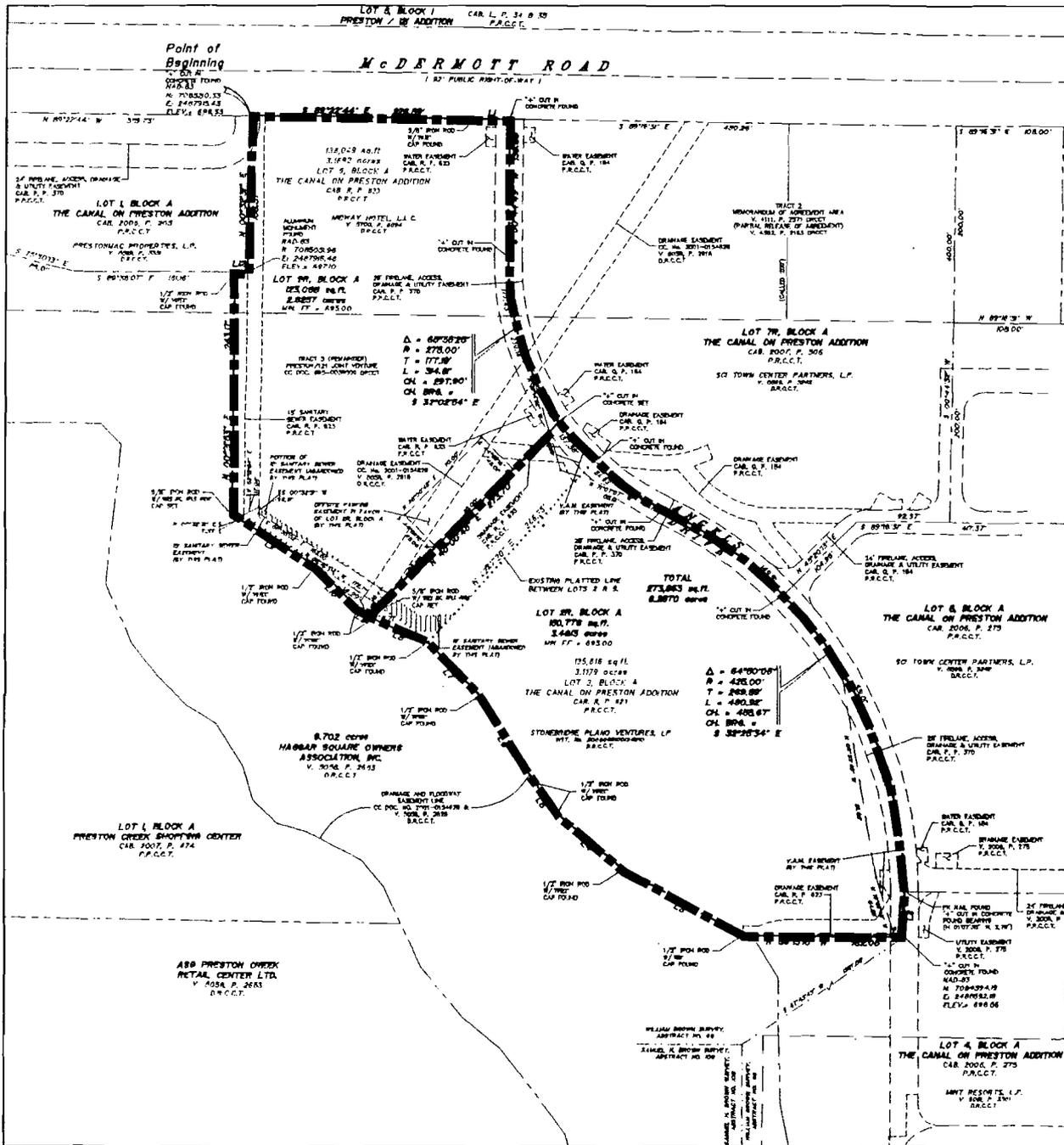
Item Submitted: REVISED CONVEYANCE PLAT

Title: THE CANAL ON PRESTON ADDITION
BLOCK A, LOTS 2R & 9R

Zoning: PLANNED DEVELOPMENT-20-MIXED USE



○ 200' Notification Buffer



GENERAL NOTES

1. NOTICE: Selling a portion of the addition by means and boundary to a violation of city ordinance and State law and is subject to fines and penalizing of utilities and building permits.
2. A conveyance plat is a record of property approved by the city for the purpose of sale or conveyance in its entirety or interests therein defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved. Final plat records and public improvements accepted in accordance with the provisions of the Statutes, Ordinance of the City of Plano. Selling a portion of the property by means and boundary, except as shown on an approved final plat, is considered a violation of the city ordinance and State law.
3. Bearings are based upon the north line of Lot 8, Block A, bearing South 89 degrees 22 minutes 44 seconds East, as shown on the referenced survey, returning Lots 2 & 9, Block A, The Canal on Preston Addition, as recorded in Cabinet P, Page 673, P.R.C.C.T.
4. The State Oil Coordinate grid shown are based on City of Plano Monument F-9 & F-10, using NAD 83, North Central Zone.

FID	FID
Bearing: 7,083,702.047 feet	Bearing: 7,084,744,000 feet
Easting: 2,489,813.000 feet	Easting: 2,490,000.798 feet
Projection: 656.53	Projection: 657.07

PURPOSE OF REVISED CONVEYANCE PLAT
 THE PURPOSE OF THIS REVISED CONVEYANCE PLAT IS TO RELOCATE THE LOT LINE BETWEEN LOTS 2 AND 9, TO REVISE THE SANITARY SEWER EASEMENT AND TO SHOW AN OFFSITE PARKING EASEMENT.

LEGEND

- CH CABINET
- V VOLUME
- P PAGE
- NO NUMBER
- PLAT RECORDS, COLLIN COUNTY, TEXAS
- PR.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- DEED RECORDS, COLLIN COUNTY, TEXAS
- VEHICULAR ACCESS & MAINTENANCE

LINE TABLE DATA

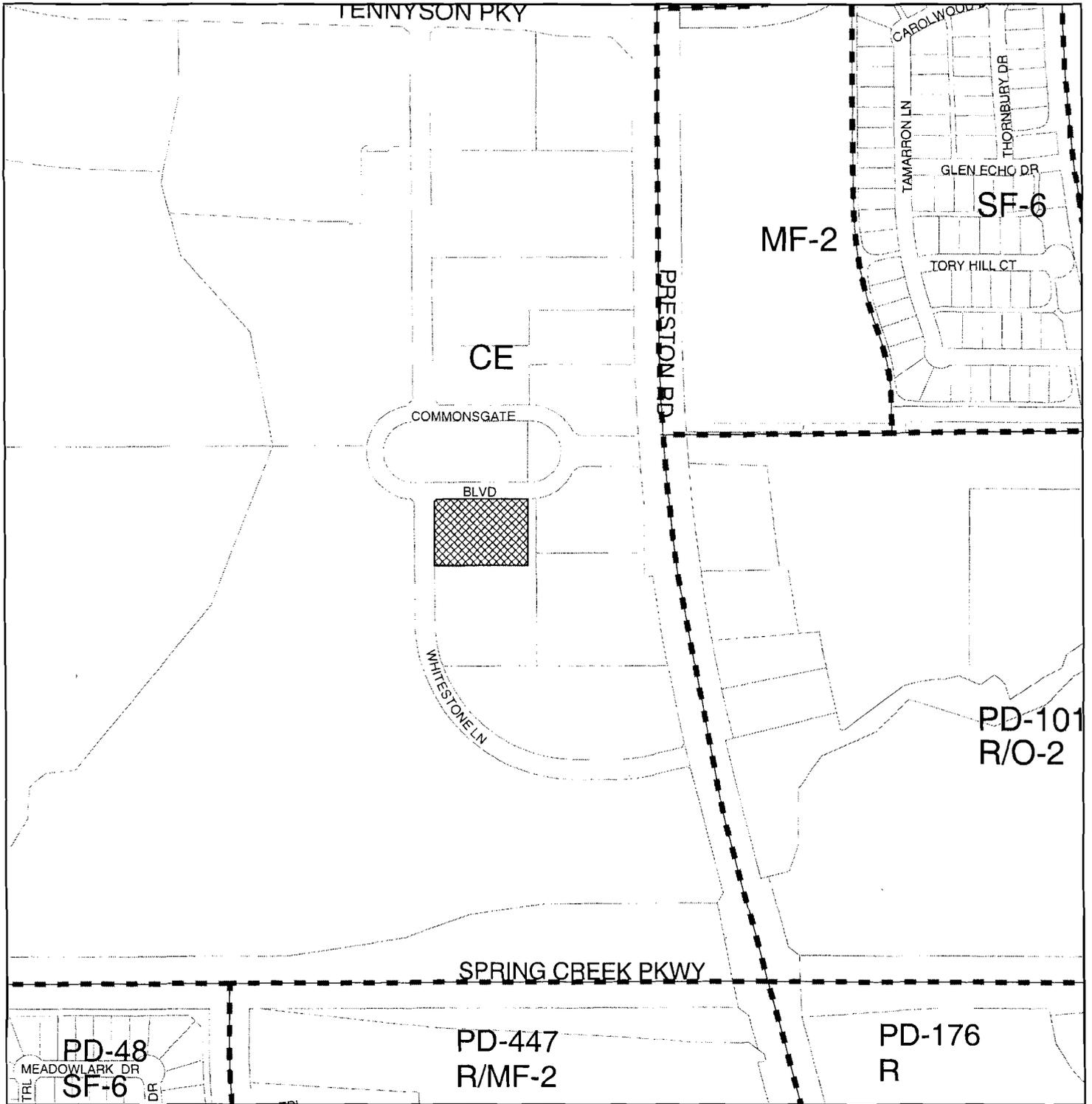
LINE	BEARING	LENGTH
L1	S 89°16'31" E	36.31
L2	S 00°00'32" E	47.25
L3	N 80°19'50" W	138.83
L4	N 81°53'37" W	86.31
L5	N 37°42'38" W	39.37
L6	N 34°21'35" W	104.24
L7	N 44°29'15" W	74.98
L8	N 67°03'47" W	61.05
L9	N 66°59'27" W	20.00
L10	N 44°23'04" W	56.45
L11	N 58°35'02" W	98.19
L12	S 89°27'29" E	13.00

BOOKET L OF 8
REVISED CONVEYANCE PLAT
THE CANAL ON PRESTON ADDITION
LOTS 2R & 9R, BLOCK A
6.7198 ACRES
 BEING ALL OF CONVEYANCE OF
LOTS 2 & 9, BLOCK A
THE CANAL ON PRESTON ADDITION
 RECORDED IN
 CAB. R. P. 623, F.R.C.C.T.
 OUT OF THE
WILLIAM BROWN SURVEY, ABSTRACT NUMBER 06
CITY OF PLANO, COLLIN COUNTY, TEXAS

OTHER
 STONEMORE PLANO VENTURES, L.P.
 ATTN: DON EYENSON
 8508 BYRRES BULLYLAND
 IRVING, TEXAS, 75039
 (814) 614-7998
 (814) 614-9041 Fax

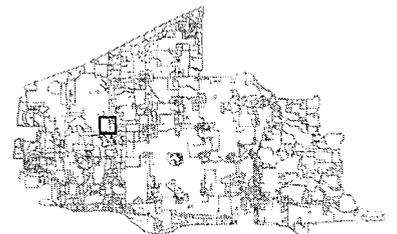
Gonzalez & Schneeburg
 engineers & surveyors
 800 E. Collins Expressway
 Suite 300, Plano, Texas 75074
 (972) 924-9888 Fax(972) 924-9878
 STATE DATE
 1" = 80' MAY, 2008 674-08-03-13 674 Conveyance Plat 474

FILED IN CABINET PAGE F.R.C.C.T.



Item Submitted: FINAL PLAT

Title: CREEKSIDE HOMES IN LEGACY BLOCK A, LOT 2



Zoning: COMMERCIAL EMPLOYMENT

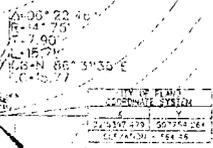
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COMMONSGATE BLVD

WHITESTONE LN

LOT 2, BLOCK A
1.411 ACRES
(61493 sq ft)



LEGAL DESCRIPTION

WHEREAS, SAAMA, L.P., is an owner of a tract of and situated in the World C. Vela Survey, Abstract No. 935, in the City of Plano, Collin County, Texas and being a portion of Lot 2, Block A, Creekside Homes in Legacy, an addition to the City of Plano, as described in Subplot K, Page 45, in the Record of Deeds County, Texas, and being also a 1.411 acre tract, as described in Subplot K, Page 45, in the Record of Deeds County, Texas, and being also a 1.411 acre tract, as described in Subplot K, Page 45, in the Record of Deeds County, Texas, and being more particularly described as follows:

BEING, a certain monument found at the northeast corner of Lot 4, Block C, of the EDS Lake Addition, an addition to the City of Plano, as described in Subplot K, Page 45, in the Record of Deeds County, Texas, being the northeast corner of said 1.411 acre tract;

THENCE, South 00°17'03" East, along the east line of said Lot 4 and along the east line of the 1.411 acre tract, for 1513.34 feet passing a 1/2 inch iron rod found at the southwest corner of Lot 4 and continuing for a total distance of 2019 feet, to a 1/2 inch iron rod found at the northeast corner of Lot 7P, Block C, of the EDS Lake Addition, an addition to the City of Plano, as described in Subplot K, Page 45, in the Record of Deeds County, Texas;

THENCE, South 89°42'57" West, along the north line of said Lot 2P and along the south line of the 1.411 acre tract, for a distance of 2017.03 feet to a 1/2 inch iron rod found at the southwest corner of the 1.411 acre tract being in the east line of Whitestone Lane (60 R.O.W.);

THENCE, North 00°22'43" West, along the west line of the 1.411 acre tract and along the west line of said Whitestone Lane, for a distance of 190.31 feet, to a 1/2 inch iron rod found at the most westerly northwest corner of the 1.411 acre tract;

THENCE, North 44°40'08" East, departing the east line of said Whitestone Lane and continuing along the east line of said 1/2 inch iron rod, for a distance of 14.13 feet, to a 1/2 inch iron rod found at the most westerly northwest corner of the 1.411 acre tract being in the south line of CommonsGate Boulevard (150 R.O.W.);

THENCE, North 89°42'57" East, along the north line of the 1.411 acre tract and along the south line of said CommonsGate Boulevard, for a distance of 281.87 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having radius of 14175 feet, a central angle of 108°32'46", and a length of 7.89 feet;

THENCE, continuing along the south line of said CommonsGate Boulevard and along the north line of the 1.411 acre tract with said curve to the left for an arc distance of 15.78 (Chord Bearing North 89°37'55" East - 15.77 feet), to the POINT OF BEGINNING and covering 1.411 acres 18,490 square feet of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that WARREN L. CORWIN, do hereby certify that I prepared this Final Plat and the field notes from a recordable accurate survey of the land that the legal monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision Regulations of the City of Plano, Texas.

WARREN L. CORWIN
S.P., S.E. 14021

THE STATE OF TEXAS
COUNTY OF COLLIN

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

Given under my hand and seal of office, this _____ day of _____, 2009.

Curve Number	Delta	Radius	Length	Tangent	Chord	Chord Length
1	27°15'00"	30.00	15.00	7.77	14.13	15.00
2	27°15'00"	30.00	15.00	7.77	14.13	15.00
3	27°15'00"	30.00	15.00	7.77	14.13	15.00
4	27°15'00"	30.00	15.00	7.77	14.13	15.00
5	27°15'00"	30.00	15.00	7.77	14.13	15.00
6	27°15'00"	30.00	15.00	7.77	14.13	15.00
7	27°15'00"	30.00	15.00	7.77	14.13	15.00
8	27°15'00"	30.00	15.00	7.77	14.13	15.00
9	27°15'00"	30.00	15.00	7.77	14.13	15.00
10	27°15'00"	30.00	15.00	7.77	14.13	15.00

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SAAMA, L.P., the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose and consideration therein expressed, and in the capacity therein stated.

THAT SAAMA, L.P., the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose and consideration therein expressed, and in the capacity therein stated.

The undersigned does hereby covenant and agree that he/she/it shall maintain the fire line easements as dedicated and shown hereon, a hard surface and that he/she/it 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 improvements to the easement, and that the maintenance of parking on the fire line easements is the responsibility of the owner, and the owner shall maintain and make appropriate signs in conspicuous places along such fire line, stating "Fire Lane, No Parking." The police or any authorized representatives is hereby authorized to issue such fines and other easements to be maintained free and unobstructed at all times for the department and emergency use.

The undersigned does hereby covenant and agree that the Access Easement may be utilized by any person or the general public for ingress and egress to their real property, and for the purpose of General Public, recreational and pedestrian use and access, and for the Department and Emergency use, along with and across said premises, with the right and privilege of vehicles of the City of Plano, its agents, employees, officers and representatives having no easement, ingress and egress and access and driveway.

WITNESSED MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2009.

STATE OF TEXAS
COUNTY OF COLLIN

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 same for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2009.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 20____, by the Planning and Zoning Commission, City of Plano, Texas.

SHERMAN PLANNING AND ZONING COMMISSION, CITY OF PLANO, TEXAS
CITY ENGINEER OR SECRETARY, PLANNING & ZONING COMMISSION, CITY OF PLANO, TEXAS

STATE OF TEXAS
COUNTY OF COLLIN

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/she executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2009.

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 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/she executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2009.

Notary Public in and for the State of Texas

THE PURPOSE OF THIS REPLAT IS TO CREATE LOT 2P OUT OF THE REMAINDER OF LOT 2, BLOCK A, CREEKSIDE HOMES IN LEGACY (SUG. # PG. 60, P.L.C.C.T.) AND A PORTION OF PREVIOUSLY UNPLATTED PROPERTY AND TO CREATE EASEMENTS NECESSARY FOR DEVELOPMENT.

TOTAL LOTS 1
TOTAL ACRES 1.411

NOTARY PUBLIC, STATE OF TEXAS

FINAL PLAT OF LOT 2, BLOCK A, CREEKSIDE HOMES IN LEGACY IN ACRES BEING A REPLAT OF A PORTION OF LOT 2, BLOCK A, CREEKSIDE HOMES IN LEGACY AS RECORDED IN C.A.B. # PG. 60, P.L.C.C.T. OUT OF THE MARIA C. VELA SURVEY ABSTRACT NO. 935 IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS OWNER/APPLICANT SAAMA, L.P. 1900 PRESTON PARK BLVD PLANO, TX 75093 972-964-7275 PREPARED BY CORWIN ENGINEERING, INC. 1205 A BURNHAM COURT ALLEN, TEXAS 75013 (972) 246-1030 MAY 2009 SCALE 1"=30'

CITY OF PLANO
PLANNING & ZONING COMMISSION

June 1, 2009

Agenda Item No. 7

Discussion & Direction: Interim Proposal of Preservation Plan Update

Applicant: City of Plano

DESCRIPTION:

Request from the Heritage Commission and city staff for input on the proposed outline and preliminary text for Chapter I of the proposed update of the city's Preservation Plan.

BACKGROUND:

The Preservation Plan was first adopted in 1981 following the establishment of Plano's first Preservation Ordinance in 1980. It was updated in 1986, 1992, and 2002. The proposed update of the Preservation Plan is intended to result in a dynamic document that reflects the continued evolution of Plano as a community. The Preservation Plan should serve a similar capacity for heritage preservation as the Comprehensive Plan does for the overall growth, development, and redevelopment of Plano. It should combine a long-term vision for the future with near-term activities that facilitate the future accomplishment of loftier expectations.

Previous plans have almost always focused on identifying and evaluating prospective heritage resources without necessarily establishing their connection with current and future planning and development trends and conditions. Will significant changes in the area's development patterns result from the economic downturn, limited availability of traditional energy resources, and increased sustainability efforts? How can heritage preservation play a significant role in these shifting paradigms? These questions reflect the challenge of defining the role of heritage preservation in Plano's continuing evolution as a community.

ORGANIZATION AND FOCUS OF PROPOSED PLAN:

Chapter I: Overview

The Heritage Commission (HC) supports the notion of establishing a common philosophy or understanding of heritage preservation in Plano's future. Unlike the other chapters, Chapter I has been drafted in text format to provide a clear understanding of the proposed foundation of the plan. Except for a small portion of Chapter II, the remaining chapters are in outline form with a series of questions that will be utilized to define expectations and identify weaknesses that require additional study.

Chapter II: Context

Chapter II will identify the major challenges and opportunities impacting preservation efforts; summarize the major development eras that have impacted the character and form of the community over time; and explain the current public and private efforts that comprise Plano's preservation program.

Chapter III: Plano's Major Historic Assets

Chapter III summarizes current districts and individually designated resources. It also addresses properties and groups of properties that may have the potential for designation in the future.

Chapter IV: Current Conditions/Future Considerations

Chapter IV summarizes the regulations, incentives, and programs that can be used to promote restoration and preservation. It also reviews the resource inventory and prioritizes their potential for designation.

Chapter V: Strategic Framework

Previous preservation plans included recommendations for implementation, but they did not clearly define a process for making decisions, developing policies, and creating programs. Chapter V will provide an objective basis for future actions relating to heritage preservation.

REMARKS:

The HC and staff are developing a Preservation Plan that is different than most plans utilized by cities across the country. Preservation plans typically start with a detailed analysis of historic and potentially historic properties and then address the "big picture." This outline proposes developing the Preservation Plan in a manner similar to that used to prepare the Comprehensive Plan. It starts with a vision and general principles before delving into details of individual properties.

The HC feels that the proposed outline provides an opportunity to discuss broad philosophical matters and establish parameters for moving forward and developing specific strategies. Guidance from the Planning & Zoning Commission (P&Z) at this meeting and the City Council (in late June) will enhance the efforts of HC and staff to produce a useful document that represents the city's long-term approach to preservation matters. The final draft should be available in October of this year.

RECOMMENDATIONS:

The HC seeks input from P&Z based on the following questions:

1. Does the proposed definition of heritage preservation provide an effective "lead-in" to the document?
2. Does the proposed vision present a reasonable scenario of Plano and how it will function in 20 years?
3. Are there other challenges and opportunities that need to be addressed?
4. Section D of Chapter IV contains a series of questions about "Emerging Factors." Would P&Z like to answer any of these questions or identify other questions that would be helpful to define key factors related to the creation of an effective Preservation Plan.
5. Does the "Strategic Framework" provide a reasonable approach for developing guidance measures?

CITY OF PLANO

PRESERVATION PLAN UPDATE

Outline and Preliminary Proposals

(Includes Draft Text for Chapter I & II-A)
(Approved by Heritage Commission - 4/28/09)

CHAPTER I: OVERVIEW

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

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

Section A - The Message - Defining Heritage Preservation

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

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

help retain visual character, complement economic development, and enhance community pride.

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

Plano's Preservation Plan is intended to guide the preservation efforts and provide for their integration into the broad range of plans, programs, and activities that shape the community over time. It provides for the utilization of significant heritage resources as catalysts for community and economic development activities and programs. It recognizes that Plano's transition from a growing to a maturing community is shifting emphasis away from new development on large vacant tracts of land to infill and redevelopment. The Preservation Plan should be viewed as an instrument for ensuring that old and new buildings are utilized in a manner that properly respects the past and the future. The objectives and strategies of the Preservation Plan are intended to serve as a framework for making decisions and establishing programs that are influenced by both the tangible and intangible attributes of Plano's heritage.

Section C - Vision - Defining Plano's Potential

It is important to understand the factors that have led to Plano's growth, development, and evolution as a community when defining a process for future preservation efforts. It is also critical to establish a reasonable scenario for how Plano may evolve over the next 50 years, and how further changes may impact heritage preservation goals and strategies.

Plano's explosive growth in the last four decades of the 20th century has been well documented, as has its transition from a rural town to a residential suburb to a major economic center to a "first tier" city within the region. Growth has slowed considerably and undeveloped land is in short supply, but development pressure is likely to remain. The Dallas-Fort Worth region is projected to absorb another 3 million residents by 2030. The availability of fossil fuels, federal air and water quality mandates, and the composition of the population will require alternatives to the low density suburban development patterns that have dominated the region for over 50 years. Some cities like Plano, with strong economic bases and reasonable commuting distances to Dallas, are turning to higher density, pedestrian-oriented neighborhoods that combine opportunities for residence, work, recreation, entertainment, and shopping into a compact cohesive environment. Whether classified as "mixed-use," "traditional neighborhood" or "urban center" projects, they represent a departure from the customary suburban zoning patterns that separate residential and nonresidential uses, and rely almost exclusively on the automobile for circulation.

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

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

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

- 1. Development Pattern** - Plano's basic development pattern will still be defined by the grid system of major thoroughfares, low density residential neighborhoods, and more intense development along regional expressways. There will be more mid- and high-rise buildings in the expressway corridors, and mixing of residential and nonresidential uses in pedestrian oriented settings. Downtown Plano will have as many 3-4,000 residents within a ½ mile radius of DART Transit Station. The area around the Parker Road Station will include high-rise housing and commercial development that will gradually decrease in height and density toward the south and then increase in density and height near the Downtown Station. Many of the strip retail centers and turn of the century big box stores will be replaced by low- and mid-rise development nodes at the intersections of major thoroughfares. These new nodes will consist of small mixed-use centers with taller building located adjacent to the major thoroughfares and decreasing heights closer to existing neighborhoods.
- 2. Transportation System** - Although the basic surface street system will remain intact, sleek new buses could be sharing the roadways with automobiles, and will even have priority over personal vehicles. Primarily travelling east to west, they will connect rail stations in eastern Plano with a new north-south rail line near Plano's western boundary. Medium- and high-density development nodes could become primary stopping points for a new "bus rapid transit" system.
- 3. Gathering Places** - The pedestrian oriented environments created by these multi-sized centers will provide the opportunity to create special gathering

places and focal points for social interaction. Public art and special streetscape treatments could further enhance these special places. Places where people congregate, socialize, relax, or just wait for a bus or train present opportunities to educate, enlighten, and amuse those who live in, work in, or visit the community. It may be possible to incorporate statues, information kiosks, plaques, and interactive displays to tell the story of Plano. Individuals following their daily routines would be able to connect with Plano's heritage and take pride in what it was and what it has become.

- 4. Redevelopment/Revitalization** - In 2030, Plano may have very few undeveloped tracts of land, but it will remain a vibrant, evolving community. It will be continually "reinventing" itself to meet the challenges and opportunities presented by regional growth and new technologies. Will this mean that redevelopment will continually eliminate valuable heritage resources to accommodate the latest development or market trend? Not necessarily. With proper planning and preparation, it will be possible to strike a balance between progress and heritage preservation. A clearly defined preservation process will help stakeholders determine what is meaningful or not. There will be a combination of individually preserved heritage resources, heritage districts, and less restrictive conservation districts in locations across Plano that actually stimulate the productive redevelopment and/or adaptive reuse of nearby properties. Plano will have well-defined expectations that encourage creativity in design while promoting compatibility and connectivity. Reproducing or mimicking historic structures with new ones will be an unacceptable practice. Instead architects will be encouraged to utilize the basic characteristics, shapes, arrangements of features, and orientations that identify surrounding structures.

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

- 5. Sustainable Practices** - The positive results of the City's Sustainability Program initiated in 2007 will be evident throughout Plano. Innovative "Green" Building practices will be common in new construction to save energy, and expand the use of recycled and renewable materials and resources. The preservation and reuse of historical assets will be an integral part of the sustainability process. It may seem more practical and cost efficient to demolish and replace older structures with modern, more

energy efficient buildings. With proper renovation and energy saving practices, historic resources can contribute to sustainability efforts.

Section D - Goals - Framing the Vision

The basic framework for making the above “Vision” a reality is represented by the following goal statements:

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

CHAPTER II – CONTEXT

Section A - Challenges and Opportunities

Like programs across the country, preservation in Plano is affected by various challenges and opportunities. Several of them are cited below:

1. Challenges

- ◆ **Limited Heritage Resources** - Although Plano has 260,000± residents, its historic properties are relatively limited because more than 98% of its population is the result of development that has occurred since 1960. This increases the level of foresight and proactive efforts

needed to provide for the preservation of existing and future resources. Effective preservation will require an approach that balances creativity with practicality.

- ◆ Infill and Redevelopment - As available land continues to be developed, redevelopment of existing properties and infill development utilizing “left-over tracts” surrounded by existing development might threaten current and future heritage resources. With proper planning and foresight, infill and redevelopment can be combined with heritage resources to create unique and vibrant environments.
- ◆ Plano’s Geography - Downtown Plano and surrounding neighborhoods contain most of the community’s existing and potential heritage resources. The vast majority of Plano residents live, work, and shop in other locations, and do not have frequent contact with these historic areas. Public awareness and education efforts are essential to remind residents of Plano’s rich history.
- ◆ Lack of Large, Active Preservation Groups - A number of local organizations are actively involved in focused preservation activities; but no single entity such as a Historic Preservation Society currently functions as a broad based, “grass roots” community preservation catalyst and organizer.
- ◆ Limited Private Investment in Preservation Programs - Except for property owners who restore and preserve individual properties, private investment in preserving Plano’s past and promoting its heritage is generally limited to organizations that receive the vast majority of funds from the City of Plano through its annual Heritage Preservation Grant program. In recent years, the number of applicants and sizes of requests have increased significantly. Last year, requests exceeded available funding by more than 40%, and this trend is likely to continue. Non-public sources will need to be identified and utilized in the future.
- ◆ Prospective Heritage Resources - As Plano continues to mature as a community, other properties and districts will increase in historic significance, and appropriate measures to recognize and preserve them will be necessary. Age, in itself, has a very small role in establishing historic value of a property. The community must clearly define the determinants of heritage and ensure that they are applied in an equitable and consistent manner.

2. **Opportunities**

- ◆ Significant Public Investment in Preservation - The City of Plano’s commitment to heritage preservation is represented by its annual reservation of a portion of Hotel/Motel Tax Receipts for Heritage Preservation activities. Since 1984, the City, Plano Independent School District, Collin County, and Collin College District have combined to provide partial tax exemptions to owners of designated

and contributing Heritage Resources to accommodate ongoing maintenance and restoration.

- ◆ Ongoing Restoration of Individual Heritage Properties - The number of restored properties continues to increase as more home and business owners recognize the special attributes of heritage resources. There have also been two new homes built on vacant lots in a residential district that reflect the geometrical and architectural features of their surroundings.
- ◆ Nonprofit Historic Museums - There are two, and soon to be three, historic museums with regular operating hours serving the community. They provide important opportunities for children and adults to learn about Plano's heritage and how the community has evolved over time.
- ◆ Heritage Preservation Program - The City has one full-time preservation planning position devoted to the program. Other positions in the Planning Department also contribute to the program as needed. In addition, the Building Inspections and Property Standards Departments also collaborate with the Heritage Preservation Officer to ensure preservation related matters are addressed consistently and effectively.

Section B - Plano's Development Eras

Since settlement in the area now encompassed by the City of Plano began in the mid-1800's, the community has evolved through several development eras. The most notable are identified and described below:

1. Early Development (1840-1860)
2. Civil War Era (1860-1870)
3. Victorian Era (1870-1900)
4. Turn of the Century (1900-1930)
5. Depression Years (1930-1945)
6. Post World War II Era (1945-1965)
7. Bedroom Suburban Boom (1965-1985)
8. Economic Transformation (1985-2000)
9. Inner-ring Suburban Era (2000- Present)

Section C - Plano's Current Preservation Program

Plano's preservation program began officially in 1980, with the adoption of the Historic Landmarks Ordinance and has also evolved over the years. Its major components are described below:

- 1.
- 2.
- 3.

- 4.
- 5.
- 6.
- 7.
- 8.

CHAPTER III - PLANO'S MAJOR HISTORIC ASSETS

Below is a general description of Plano's key historic assets at this time:

Section A - Designated Heritage Districts

1. Original Business District (Downtown Plano)
2. Haggard Park

Section B - Individually Designed Heritage Resources

- 1.
- 2.
- 3.

Section C - Potential Heritage Resources

1. Potential Districts
2. Potential Individually Designated Heritage Resources

Section D - Plano's Historic Cemeteries

CHAPTER IV - CURRENT CONDITIONS/FUTURE CONSIDERATIONS

Section A - Officially Recognized Heritage Resources

1. Heritage Districts
2. Individually Designated Properties - composition and locations
3. Conservation Districts
4. Guidelines and standards associated with each
5. How effective are the current tools and programs used to preserve these resources?

Section B - Resource Inventory

1. Reorganize and update 2002 inventory
2. Prepare a property age map
3. Conduct "windshield survey" of selected 1940's-60's developments
4. Conduct follow-up analysis as needed.

5. Review in accordance with architectural and development eras.
6. What undesignated properties or groups of properties seem to be the most critical to preserve? How significant will the impact of losing these properties have on preservation in Plano.
7. What reasonable and helpful approaches might the City take to encourage property owners to consider designation?

Section C - Public Awareness/Involvement

1. What current programs are in place and whom are they targeted toward? What impact are they having on the community?
2. What are the gaps in terms of the reaching the overall cross-section of Plano's residents. What are the gaps in terms of valuable programs and services that are unavailable?
3. How many persons are actively involved in these organizations? How much more could they accomplish with more participants?
4. Would joining together in some form increase the number of persons that are reached by the various preservation programs?
5. Are there private organizations and businesses that might sponsor or donate funding to one or more of these nonprofit groups? Is a comprehensive approach needed to reach out to these potential funding sources?
6. Is there an appropriate role that Heritage Commission can play in this effort without compromising its role as a reviewer grant applications. Certificates of Appropriateness, and Heritage Designation?

Section D - Emerging Factors

1. As the availability of land for new development continues to diminish, infill development of "left-over" sites and demolition and redevelopment of existing properties will become fairly common and necessary practices? Short of designating properties without the owners consent, how can the City mitigate the impact of infill and redevelopment on its historic assets? Can incentives like increased height and density of an adjacent non-historic property be granted in return for preserving a heritage resource?
2. The concept of "New Urbanism" essentially provides for the integration of places to live, work, shop, and recreate in pedestrian oriented environment. We are currently witnessing the transformation of the downtown area into an Urban Center in proximity to a transit station. This type of urban center is commonly referred to as a Transit-Oriented Development (TOD). It has increased the hours of operation of downtown businesses, added more than 500 residential units, and created a more active and interesting environment, while still keeping Plano's original business district intact. Are there other locations where new urbanism might be applied and not result in the loss of existing historic assets?

3. Cities across the country are trying to determine the role that post World War II subdivisions and shopping centers could assume, along with efforts to redevelop properties for more modern and efficient buildings. How can the City of Plano take a balanced approach that encourages redevelopment of outdated, inefficient properties while preserving significant historic assets? Do these two objectives have to be mutually exclusive?
4. The term “Conservation District” applies to locations where restoration of structures to their original appearance may not be feasible. Instead, a series of common design standards are established to ensure the additions to existing structures or the construction of new buildings are consistent in basic form and symmetry. Although not officially called a Conservation District, the Douglass Community is zoned to ensure the height, roof pitches, and materials are consistent with those of existing homes. There is also a requirement for front porches because they have been a major component of the neighborhood for decades. Are there other locations in Plano where a conservation district would be more appropriate than a Heritage Resource District classification? Should provisions be made in the zoning ordinance to formally accommodate them?

CHAPTER - V - STRATEGIC FRAMEWORK

Section A - Policy Documents

1. What changes are needed in current documents such as the Preservation Ordinance, the Zoning Ordinance and Heritage District Guidelines to make them effective user-friendly? How will these changes impact issues identified in the preceding section?
2. Are there new documents that should be produced to address a specific topic or provide an overview of key information for owners of Heritage Resources?

Section B - Promoting Preservation and Reinvestment in Historic Assets

1. Plano offers a tax exemption program that includes all four taxing entities. Very few cities have such a comprehensive program. Is there a need to change the percentages or the basic format of the ordinance?
2. Are there other incentives that the City should consider?
3. What steps should the City take to make property owners aware of the significance of Heritage Resource Designation and the incentives available to participating property owners?

Section C - Identifying Prospective Heritage Resources

1. What are critical determinants of local historic significance? There are a number of possibilities cited in the Preservation Ordinance to consider designated a property. Which of them should take precedence over others? Are there important determinants that need to be added to the ordinance?
2. Is there need to establish greater consistency in the determination of which properties are historically significant and which are not? Should this be accomplished through changes to the Preservation Ordinance or a Policy Statement in the Preservation Plan?
3. What can be done to identify and recognize properties that have the potential for state and national designation? Should there be additional incentives for those properties that receive state and national designation?

Section D - Preservation and Other City Goals

1. How can heritage preservation be used as an important economic development tool? Does it significantly impact certain sectors of the economy like tourism and entertainment?
2. How does historic preservation contribute to the City's urban design objectives? Is it a significant factor in establishing a strong sense of place and an emotional attachment to the community?
3. Can the preservation and promotion of the City's heritage be a source of civic pride and strengthen its image and identity? If so, what steps should the City take to ensure that its historic assets are not only preserved, but are commonly known to all its residents?

Section E - Community Outreach

1. Trips to the Heritage Farmstead Museum and the Interurban Museum are a part of PISD's elementary school curriculum. Is this the primary age group that participates in learning about Plano's history? How can Plano's Heritage Resources be marketed to the community, as a whole and persons of all ages and backgrounds?
2. Are more promotional efforts required such as brochures and similar materials, interactive programs, and regular presentations highlighting Plano's past?

CHAPTER VI - SUMMARY

1. Restate preservation's role in the City's future. What are the key points that you want the readers to remember?
2. What are the responsibilities of the public and private sectors in meeting the challenges and opportunities of Heritage Preservation in Plano?

- 3. How will the City generally respond to balancing preservation with opportunities for infill development, redevelopment, and density increases?
- 4. What initial steps are necessary to move Plano's Heritage Preservation Program in the right direction?



CITY OF PLANO

PLANNING & ZONING COMMISSION

June 1, 2009

Agenda Item No. 8

Request to Call a Public Hearing

Applicant: City of Plano

DESCRIPTION:

A request to call a public hearing to amend regulations pertaining to overhead electrical utilities being placed underground for Type C thoroughfares and above within the overlay 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 overlay zoning districts, such as the Parkway, Preston Road, State Highway 121, 190 Tollway/Plano Parkway, and Dallas North Tollway Overlay Districts, the overhead electrical utilities shall be placed underground at such time when the properties are developed. Within certain of these overlay districts, distribution lines are allowed to remain above ground along frontage roads if located on steel posts or concrete posts.

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 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 as the overlay district requirements, 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 electrical utilities underground within the Parkway, Preston Road, State Highway 121, 190 Tollway/Plano Parkway, and Dallas North Tollway Overlay districts.

RECOMMENDATION:

Recommended that a public hearing be called for this purpose