

**PLANNING & ZONING COMMISSION
 PLANO MUNICIPAL CENTER
 1520 K AVENUE
 June 21, 2010**

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>6:30 p.m. - Dinner - Planning Conference Room 2E</p> <p>7:00 p.m. - Regular Meeting - Council Chambers</p> <p>The Planning & Zoning Commission may convene into Executive Session pursuant to Section 551.071 of the Texas Government Code to Consult with its attorney regarding posted items in the regular meeting.</p> <p>1 Call to Order/Pledge of Allegiance</p> <p>2 Approval of Agenda as Presented</p> <p>3 Approval of Minutes for the June 7, 2010, Planning & Zoning Commission meeting</p> <p>4 General Discussion: The Planning & Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning & Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning & Zoning Commission authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.</p> <p><u>CONSENT AGENDA</u></p> <p>5a Revised Site Plan: Park Boulevard Estates West School Site No. 2, Block A, Lot 1R - Public secondary school on one lot on 89.5± acres located at the northeast corner of Park Boulevard and Independence Parkway. Zoned Single-Family Residence-9. Neighborhood #45. Applicant: Plano Independent School District</p> <p><u>END OF CONSENT AGENDA</u></p>	

PUBLIC HEARINGS**6A
BM**

Public Hearing: Zoning Case 2010-07 - Request to amend Planned Development-377-Retail/General Office on 22.7± acres located at the northeast corner of Plano Parkway and Custer Road to increase the maximum height allowed for church steeples. Zoned Planned Development-377-Retail/General Office/190 Tollway/Plano Parkway Overlay District. Neighborhood #66. **Applicant: Messiah Lutheran Church**

**6B
BM**

Revised Site Plan: Messiah Lutheran Church, Block A, Lot 1R - Religious facility on one lot on 13.8± acres located at the northwest corner of Westwood Drive and Plano Parkway. Zoned Planned Development-373-Retail/General Office/190 Tollway/Plano Parkway Overlay District. Neighborhood #66. **Applicant: Messiah Lutheran Church**

**7
BM**

Public Hearing - Replat: Plano East Senior High School Addition, Block 1, Lot 1R - Public secondary school on one lot on 67.0± acres located at the northeast corner of Merriman Drive and Los Rios Boulevard. Zoned Estate Development. Neighborhood #50. **Applicant: Plano Independent School District**

**8
KP**

Public Hearing - Replat: Kings Gate, Block B, Lots 10R, 11 & 12 - Two Single-Family Residence-20 lots and one common area lot for a private street on 6.5± acres located on the west side of Old Gate Road, 300± feet north of Sudbury Road. Zoned Single-Family Residence-20 with Specific Use Permit #281 for Private Street Development. Neighborhood #25. **Applicant: Sunil D. Dharod Revocable Trust and Robert Peterson**

END OF PUBLIC HEARINGS**9**

Items for Future Discussion - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.

Council Liaisons: Council Members Harry LaRosiliere and André Davidson

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 21, 2010

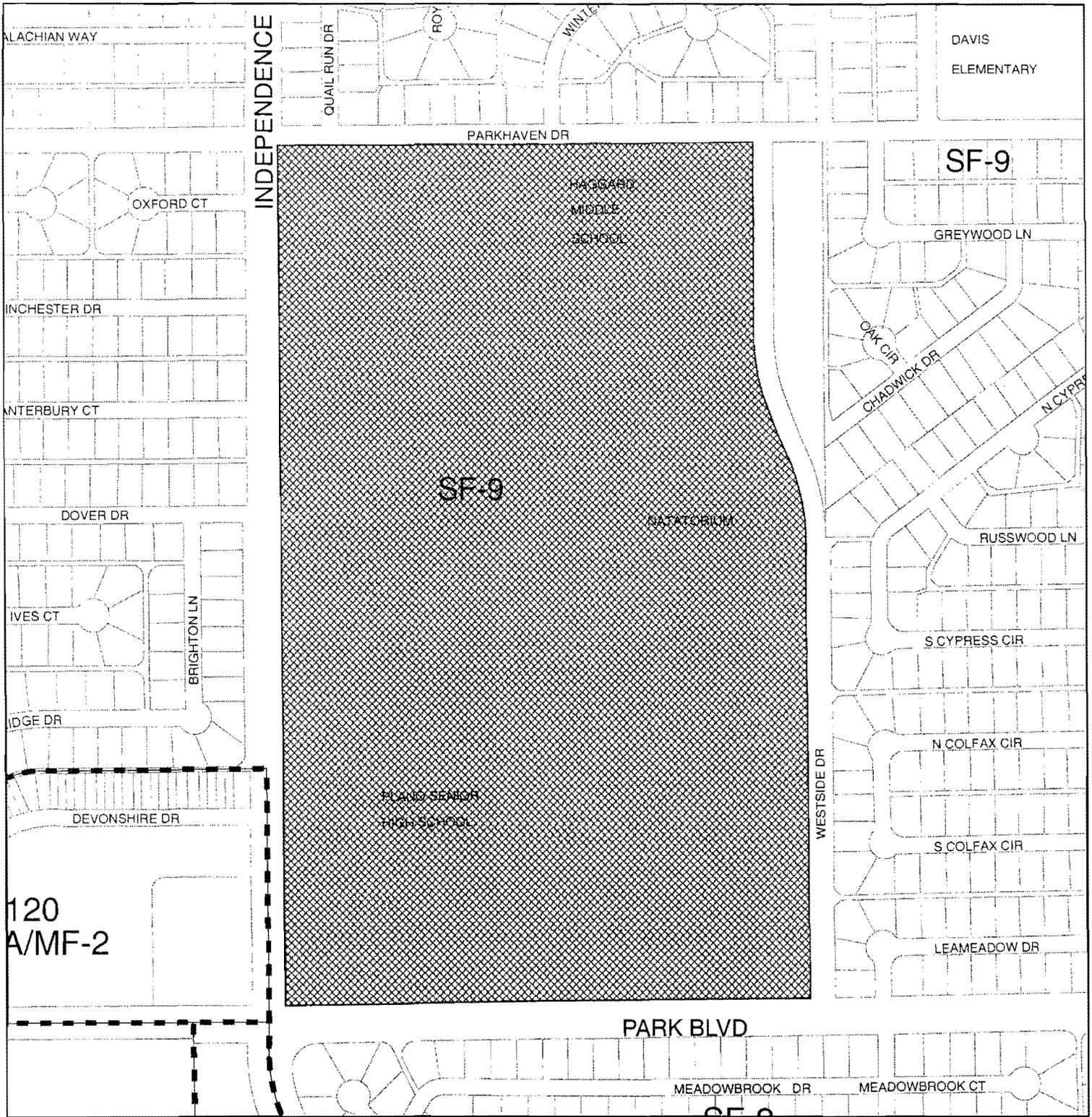
Agenda Item No. 5a

Revised Site Plan: Park Boulevard Estates West School Site No. 2, Block A, Lot 1R
Applicant: Plano Independent School District

Public secondary school on one lot on 89.5± acres located at the northeast corner of Park Boulevard and Independence Parkway. Zoned Single-Family Residence-9. Neighborhood #45.

The purpose for the revised site plan is to add a 16,000± square foot building expansion to the existing school development.

Recommended for approval as submitted.



DAVIS
ELEMENTARY

SF-9

SF-9

NATATORIUM

PLAINS SENIOR
HIGH SCHOOL

HARGARD
MIDDLE
SCHOOL

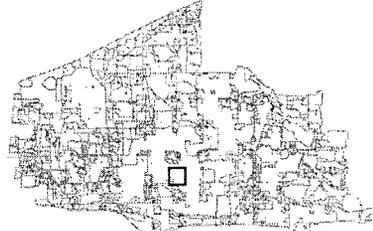
120
A/MF-2



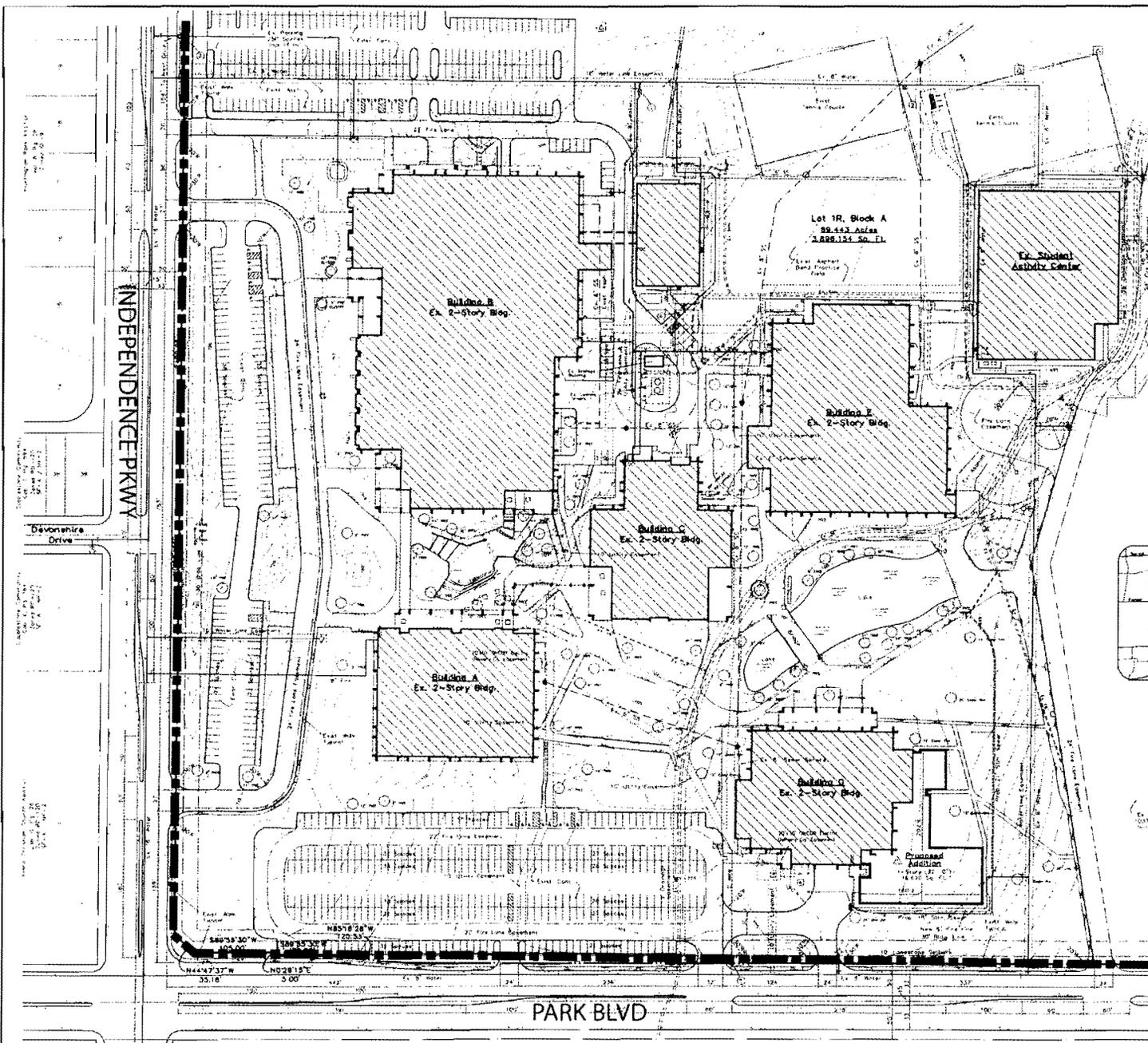
Item Submitted: REVISED SITE PLAN

Title: PARK BOULEVARD ESTATES WEST SCHOOL SITE NO. 2
BLOCK A, LOT 1R

Zoning: SINGLE-FAMILY RESIDENCE-9



○ 200' Notification Buffer

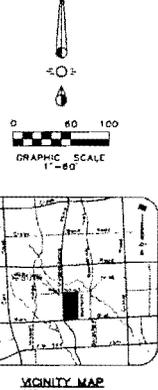


- SITE PLAN NOTES**
1. Utilities & ESD are shown as they exist as of 10/06/09.
 2. The location of the existing and proposed utility lines, including water, sewer, gas, and electric, are shown as they exist as of 10/06/09.
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 13. The location of the existing and proposed utility lines, including water, sewer, gas, and electric, are shown as they exist as of 10/06/09.

- NOTES**
1. All dimensions are in feet and inches.
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SITE DATA SUMMARY TABLE

Item	Description	Quantity	Notes
1	Lot Area	89,443 Sq. Ft.	
2	Building Area	10,000 Sq. Ft.	
3	Parking Area	1,000 Sq. Ft.	
4	Playground Area	1,000 Sq. Ft.	
5	Other Area	1,000 Sq. Ft.	



REVISED SITE PLAN
PARK BLVD.
ESTATES WEST
SCHOOL SITE No. 2
LOT 1R, BLOCK A
89.443 Acres Situated In The
M.C. & S. OWENS SURVEY ~ ABST. 672
PLANO, COLLIN COUNTY, TEXAS

Water Meter & Sewer Schedule

Item	Description	Quantity	Notes
1	Water Meter	1	
2	Sewer Meter	1	
3	Water Meter	1	
4	Sewer Meter	1	

PURPOSE OF REVISED SITE PLAN:
 To improve Building D and to add a playground on the south side of Building D.

Owner:
 Plano Independent School District
 6800 Alamo Drive
 Plano, Texas 75023
 Telephone 469-752-1480

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

June 9, 2010

CITY OF PLANO
PLANNING & ZONING COMMISSION

June 21, 2010

Agenda Item No. 6A

Public Hearing: Zoning Case 2010-07

Applicant: Messiah Lutheran Church

DESCRIPTION:

Request to amend Planned Development-377-Retail/General Office on 22.7± acres located at the northeast corner of Plano Parkway and Custer Road to increase the maximum height allowed for church steeples. Zoned Planned Development-377-Retail/General Office/190 Tollway/Plano Parkway Overlay District. Neighborhood #66.

REMARKS:

The subject property is 22.7± acres with existing religious and general office uses located at the northeast corner of Plano Parkway and Custer Road.

The applicant is proposing to amend Planned Development-377-Retail/General Office (PD-377-R/O-2). The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls, but not including wholesaling or warehousing. The O-2 district is intended to allow for a variety of low-, mid-, and high-rise office developments providing for professional, financial, medical, and similar services to local residents; corporate offices for regional and national operations; and major centers of employment for Plano and surrounding communities. A PD district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions.

The applicant is proposing to amend PD-377-R/O-2 to increase the maximum height limit for church steeples from 85 feet to 140 feet. PD-377-R/O-2 presently restricts church steeples to a maximum of 85 feet and the applicant is requesting that the PD be amended to allow for an increased steeple height of 140 feet, with all the other remaining restrictions within the PD-377-R/O-2 zoning district remaining unchanged.

Subsection 3.801 of Section 3.800 (Height Regulations) of Article 3 (Supplementary Regulations) of the Zoning Ordinance allows water standpipes and tanks, church steeples, bell towers, domes and spires on school buildings and institutional buildings,

the roofs of auditoriums and sanctuaries of one story construction to exceed the district's maximum height in all districts and planned developments. Furthermore, Subsection 3.511 of Section 3.500 (Front Yard Regulation) of Article 3 (Supplementary Regulations) of the Zoning Ordinance allows structures and buildings that are erected or altered to exceed two stories in height to be located at distance equal to the sum of the required yard specified for the zoning district in which such building or structure is located, plus 25 feet, plus twice the height of the portion of the building above 25 feet.

When the PD was first amended to address the height of church steeples, Subsection 3.801 only applied to properties with a two story or less height limit. The church's additional steeple height could only be allowed through a PD amendment. The ordinance has since been amended to allow religious institutions in all districts to benefit from the additional height if the increased building setbacks are provided. The proposed steeple location also meets the additional setbacks of the Zoning Ordinance in Subsections 3.511 as well as 3.801 requirements.

Surrounding Properties

The property is surrounded by Single-Family Residence-9 zoned property with existing single-family residences to the north; Planned Development-378-Retail/General Office zoned and vacant property to the east; vacant and Planned Development-384-Retail/General Office zoned property to the south and Planned Development-376-Retail/General Office zoned vacant and general office uses to the west.

Conformance to the Comprehensive Plan

Future Land Use Plan - The future land use plan designates this property as Light Intensity Office (LIO). LIO development serves local needs with uses that include office towers, medical centers, corporate campuses, and small neighborhood offices. The proposed increase does not have any negative impact on the future land use plan designated for this property.

Adequacy of Public Facilities - Water and sanitary sewer services are available.

Traffic Impact Analysis (TIA) - A TIA is not required for this zoning request since the applicant is not proposing to amend densities currently allowed by the existing zoning.

Summary

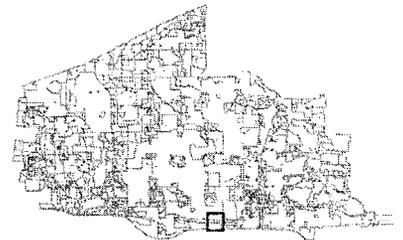
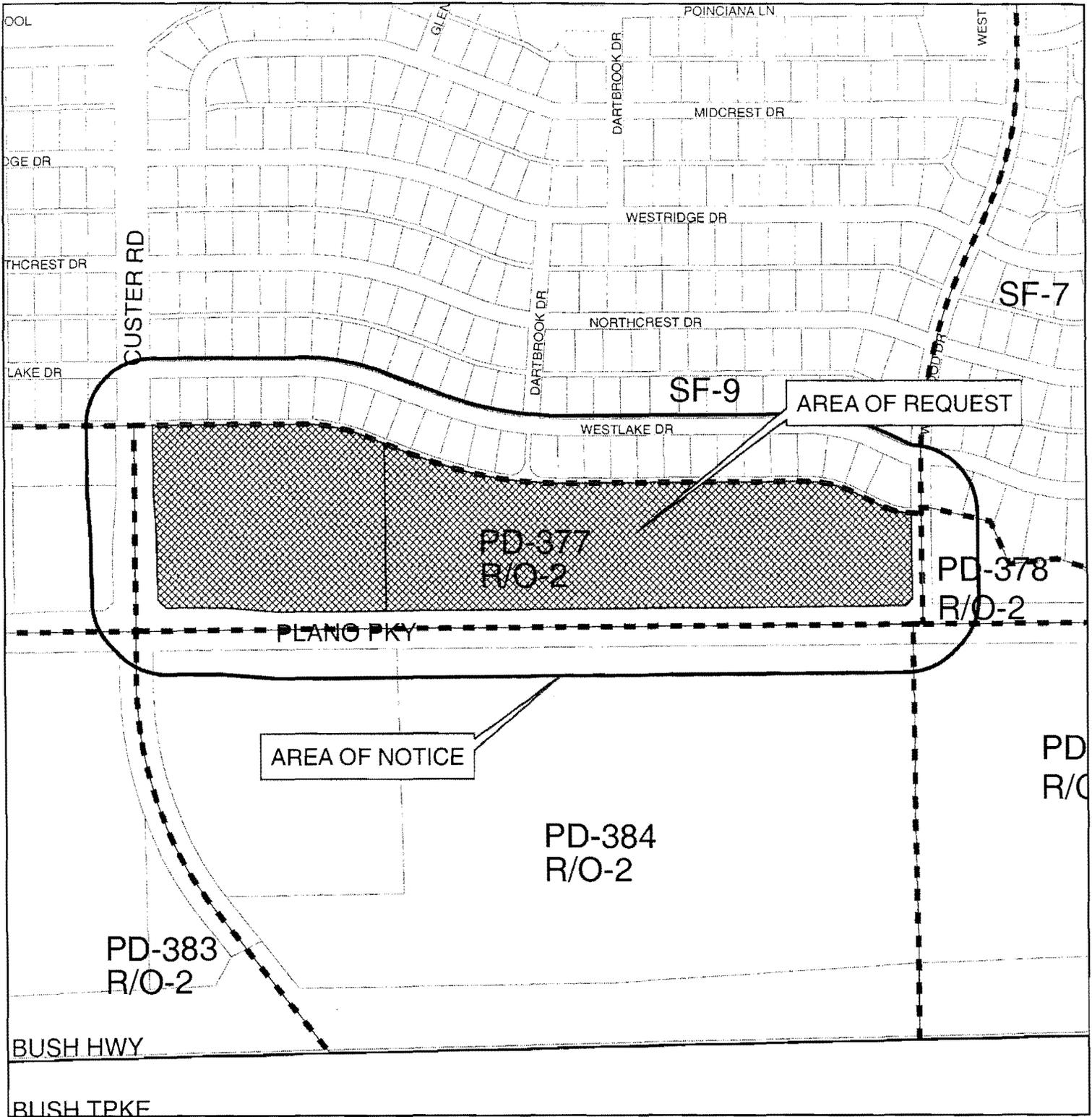
The applicant is requesting to amend PD-377-R/O-2 to increase the maximum height for church steeples from 85 feet to 140 feet with all the other remaining restrictions within the PD-377-R/O-2 zoning district remaining unchanged. Staff recommends the approval of the requested steeple height from 85 feet to 140 feet since it does not negatively impact the surrounding uses.

RECOMMENDATION:

Recommended for approval as follows: (Additions are indicated in underlined text; deletions are indicated in strikethrough text.)

Amend Planned Development-377-Retail/General Office as follows:

- 6.d. Between 200 feet from the north property line and the south property line - church steeple maximum height ~~85~~ 140 feet.



Zoning Case #: 2010-07

Existing Zoning: PLANNED DEVELOPMENT-377-RETAIL/GENERAL OFFICE/
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT



○ 200' Notification Buffer

REPLY FORM

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

Dear Commissioners:

This letter is regarding Zoning Case 2010-07. This is a request to amend Planned Development-377-Retail/General Office (PD-377-R/O-2) on approximately 22.7± acres located at the northeast corner of Plano Parkway and Custer Road. The existing zoning is Planned Development-189-Retail/General Office (PD-377-R/O-2). The Retail district is intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls, but not including wholesaling or warehousing. The General Office district is intended to allow for a variety of low-, mid- and high-rise office developments providing for professional, financial, medical, and similar services to local residents. A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and on-site conditions. The reason for this request is to amend Planned Development-377-Retail/General Office (PD-377-R/O-2) to increase the maximum height for church steeples from 85 feet to 140 feet. All the other remaining restrictions within the PD-377-R/O-2 zoning district will remain unchanged.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2010-07.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2010-07.

This item will be heard on **June 21, 2010, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

SINA L. HILL
Name (Please Print)

Sina L Hill
Signature

1704 Westlake Dr
Address

5-29-10
Date

BM



REPLY FORM

RECEIVED

JUN 02 2010

PLANNING DEPT

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

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

Robert E. Desmond
Name (Please Print)

Robert E. Desmond
Signature

17 @ West Lake Plano TX 75075
Address

5/29/10
Date

BM



JUN 23 2010

PLANNING DEPT

REPLY FORM

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

Dear Commissioners:

This letter is regarding Zoning Case 2010-07. This is a request to amend Planned Development-377-Retail/General Office (PD-377-R/O-2) on approximately 22.7+ acres located at the northeast corner of Plano Parkway and Custer Road. The existing zoning is Planned Development-189-Retail/General Office (PD-377-R/O-2). The Retail district is intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls, but not including wholesaling or warehousing. The General Office district is intended to allow for a variety of low-, mid- and high-rise office developments providing for professional, financial, medical, and similar services to local residents. A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and on-site conditions. The reason for this request is to amend Planned Development-377-Retail/General Office (PD-377-R/O-2) to increase the maximum height for church steeples from 85 feet to 140 feet. All the other remaining restrictions within the PD-377-R/O-2 zoning district will remain unchanged.

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The request from Messiah Lutheran Church is reasonable and will in no way impact the aesthetics of the area.

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

Brent S. Ray
 Name (Please Print)

2001 W. Plano Pkwy Ste. 1000
 Address

Brent S. Ray
 Signature

June 1, 2010
 Date

BM



REPLY FORM

RECEIVED
JUN 15 2010
PLANNING DEPT.

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

Dear Commissioners:

This letter is regarding Zoning Case 2010-07. This is a request to amend Planned Development-377-Retail/General Office (PD-377-R/O-2) on approximately 22.7± acres located at the northeast corner of Plano Parkway and Custer Road. The existing zoning is Planned Development-189-Retail/General Office (PD-377-R/O-2). The Retail district is intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls, but not including wholesaling or warehousing. The General Office district is intended to allow for a variety of low-, mid- and high-rise office developments providing for professional, financial, medical, and similar services to local residents. A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and on-site conditions. The reason for this request is to amend Planned Development-377-Retail/General Office (PD-377-R/O-2) to increase the maximum height for church steeples from 85 feet to 140 feet. All the other remaining restrictions within the PD-377-R/O-2 zoning district will remain unchanged.

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I hope they put a T on top of the steeple - then our home can be under the shadow of the cross 2 hours per day - PRAISE God!

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

OTIS L. DERBONNE
Name (Please Print)

Otis L. Derbonne
Signature

1900 Westlake
Address
Plano, TX 75075

6/2/2010
Date

BM



To: Bester Munyaradzi

972-941-7396 REPLY FORM

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

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

Lori + Lynn Wiseman
Name (Please Print)

Lori + Lynn Wiseman
Signature

2017 Westlake Dr
Address

6-8-10
Date

Plano, Tx
BM



Rev. Dr. Victor J. Kollmann
SENIOR PASTOR

Rev. James E. Otte
ASSOCIATE PASTOR

Rev. Daniel G. Borkenhagen
ASSOCIATE PASTOR



MESSIAH LUTHERAN

RECEIVED

JUN 14 2010

PLANNING DEPT

Rita Davis, DCE
YOUTH MINISTRY

Amy Pienger
CHILDREN'S MINISTRY

Dorothy Sherrod
MUSIC MINISTRY

Ellen Thorne
CELEBRATION MINISTRY

TO: THE CITY OF PLANO

RE: Zoning Change

Dr. Brent S. Day Director of The Hope Center, neighbor to Messiah Lutheran Church, is aware of the request that Messiah Lutheran Church is requesting for a change in the Planned Development (PD) Zoning to allow an increase in height of their proposed steeple from 85 feet maximum to a maximum height of 140 feet above finished floor of the Sanctuary. We have no objection and highly support their request for this Zoning Change.

Signed

Date

Brent S. Day
6-8-2010



Rev. Dr. Victor J. Kolimann
SENIOR PASTOR

Rev. James E. Otte
ASSOCIATE PASTOR

Rev. Daniel G. Borkenhagen
ASSOCIATE PASTOR



MESSIAH LUTHERAN

RECEIVED

JUN 14 2010

PLANNING DEPT.

Kim Davis, DCE
YOUTH MINISTRY

Amy Flenger
CHILDREN'S MINISTRY

Dorothy Sherrod
MUSIC MINISTRY

Ellen Thorne
CELEBRATION MINISTRY

TO: THE CITY OF PLANO

RE: Zoning Change

Robert A. Miller, President of the Dallas North Estates
Homeowners Association is aware of the request that Messiah Lutheran Church
is requesting for a change in the Planned Development (PD) Zoning to allow an
increase in height of their proposed steeple from 85 feet maximum to a maximum
height of 140 feet above finished floor of the Sanctuary. We have no objection
and highly support their request for this Zoning Change.

Signed Robert A. Miller

Date 6-10-2010



REPLY FORM

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JUN 17 2010

PLANNING DEPT

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

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

Rosalinda Molina

Name (Please Print)

Rosalinda Molina

Signature

1724 Westlake Dr.

Address

6/16/10

Date

BM



RECEIVED

JUN 17 2010

PLANNING DEPT

REPLY FORM

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

Dear Commissioners:

This letter is regarding Zoning Case 2010-07. This is a request to amend Planned Development-377-Retail/General Office (PD-377-R/O-2) on approximately 22.7± acres located at the northeast corner of Plano Parkway and Custer Road. The existing zoning is Planned Development-189-Retail/General Office (PD-377-R/O-2). The Retail district is intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls, but not including wholesaling or warehousing. The General Office district is intended to allow for a variety of low-, mid- and high-rise office developments providing for professional, financial, medical, and similar services to local residents. A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and on-site conditions. The reason for this request is to amend Planned Development-377-Retail/General Office (PD-377-R/O-2) to increase the maximum height for church steeples from 85 feet to 140 feet. All the other remaining restrictions within the PD-377-R/O-2 zoning district will remain unchanged.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2010-07.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2010-07.

This item will be heard on **June 21, 2010, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

An 85-foot steeple sounds high enough!

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

MARYLYNNE F. HILL
Name (Please Print)

Marylynne F. Hill
Signature

2028 Westlake Drive, Plano
Address

June 1, 2010
Date

BM

REPLY FORM

RECEIVED
JUN 17 2010
PLANNING DEPT.

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

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It will make the area more commercial in appearance, and thus reduce residential property values. It will raise the door for more zoning exceptions.

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

Sherry Hutchins
Name (Please Print)

Sherry Hutchins
Signature

2008 Westlake Dr.
Address

6/15/10
Date

BM

Z:PH/2010-07P4

Why have zoning if it's not consistently enforced?



CITY OF PLANO
PLANNING & ZONING COMMISSION

June 21, 2010

Agenda Item No. 6B

Revised Site Plan: Messiah Lutheran Church,
Block A, Lot 1R

Applicant: Messiah Lutheran Church

DESCRIPTION:

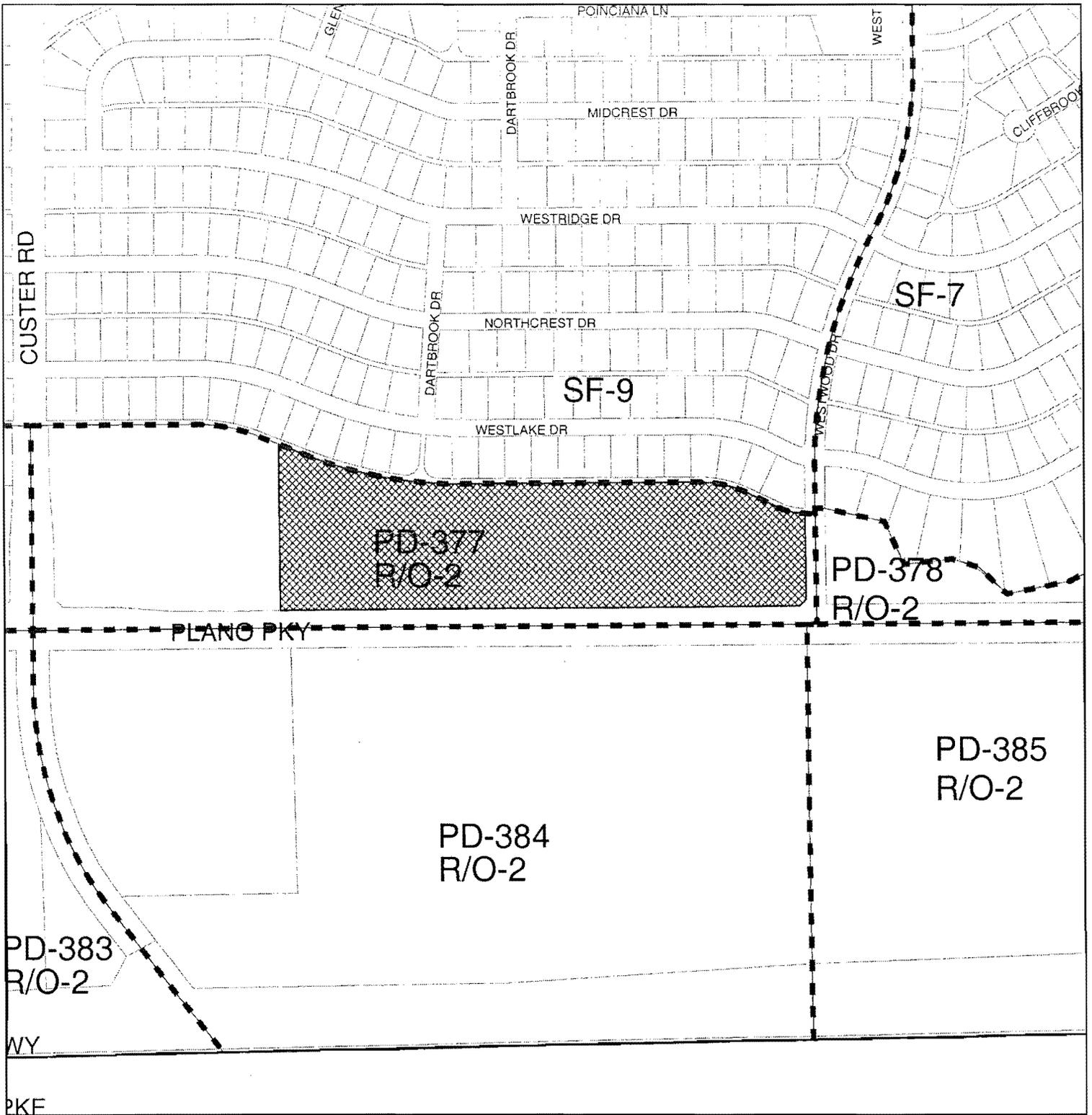
Religious facility on one lot on 13.8± acres located at the northwest corner of Westwood Drive and Plano Parkway. Zoned Planned Development-373-Retail/General Office/190 Tollway/Plano Parkway Overlay District. Neighborhood #66.

REMARKS:

The purpose for this revised site plan is to add a new sanctuary to the existing religious facility.

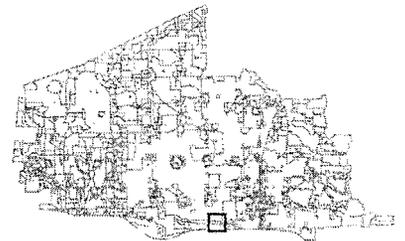
RECOMMENDATION:

Recommended for approval as submitted.



Item Submitted: REVISED SITE PLAN

Title: MESSIAH LUTHERAN CHURCH
BLOCK A, LOT 1R



Zoning: PLANNED DEVELOPMENT-377-RETAIL/GENERAL OFFICE/
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT



○ 200' Notification Buffer

CITY OF PLANO
PLANNING & ZONING COMMISSION

June 21, 2010

Agenda Item No. 7

Public Hearing - Replat: Plano East Senior High School Addition, Block 1, Lot 1R

Applicant: Plano Independent School District

DESCRIPTION:

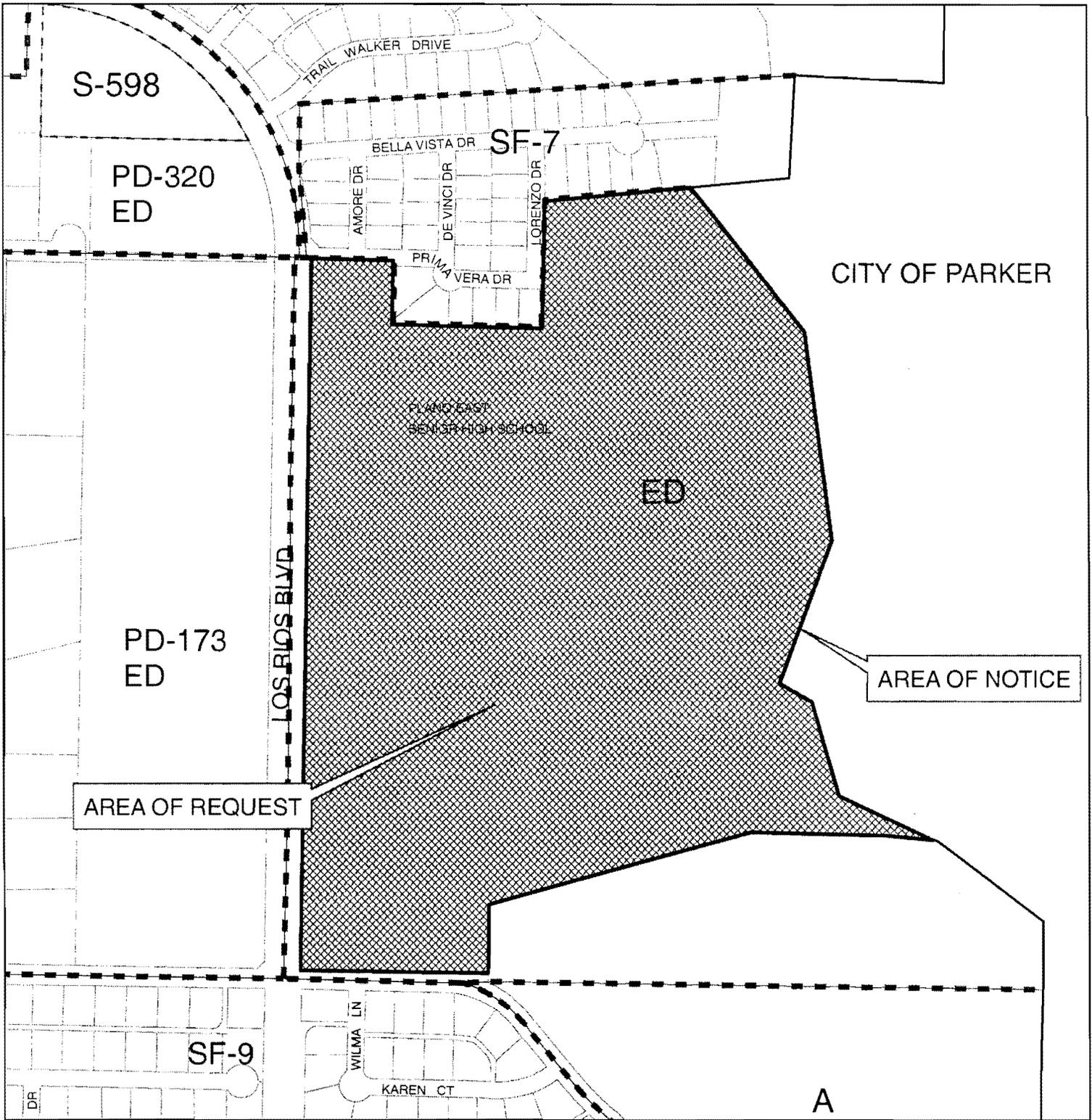
Public secondary school on one lot on 67.0± acres located at the northeast corner of Merriman Drive and Los Rios Boulevard. Zoned Estate Development. Neighborhood #50.

REMARKS:

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

RECOMMENDATION:

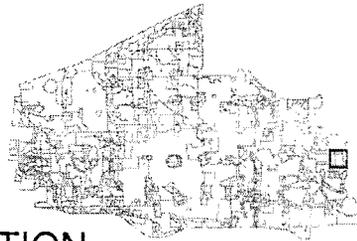
Recommended for approval as submitted.



Item Submitted: REPLAT

Title: PLANO EAST SENIOR HIGH SCHOOL ADDITION
BLOCK 1, LOT 1R

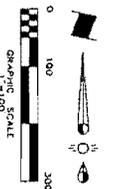
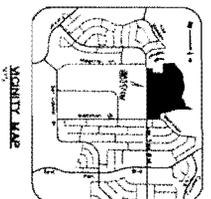
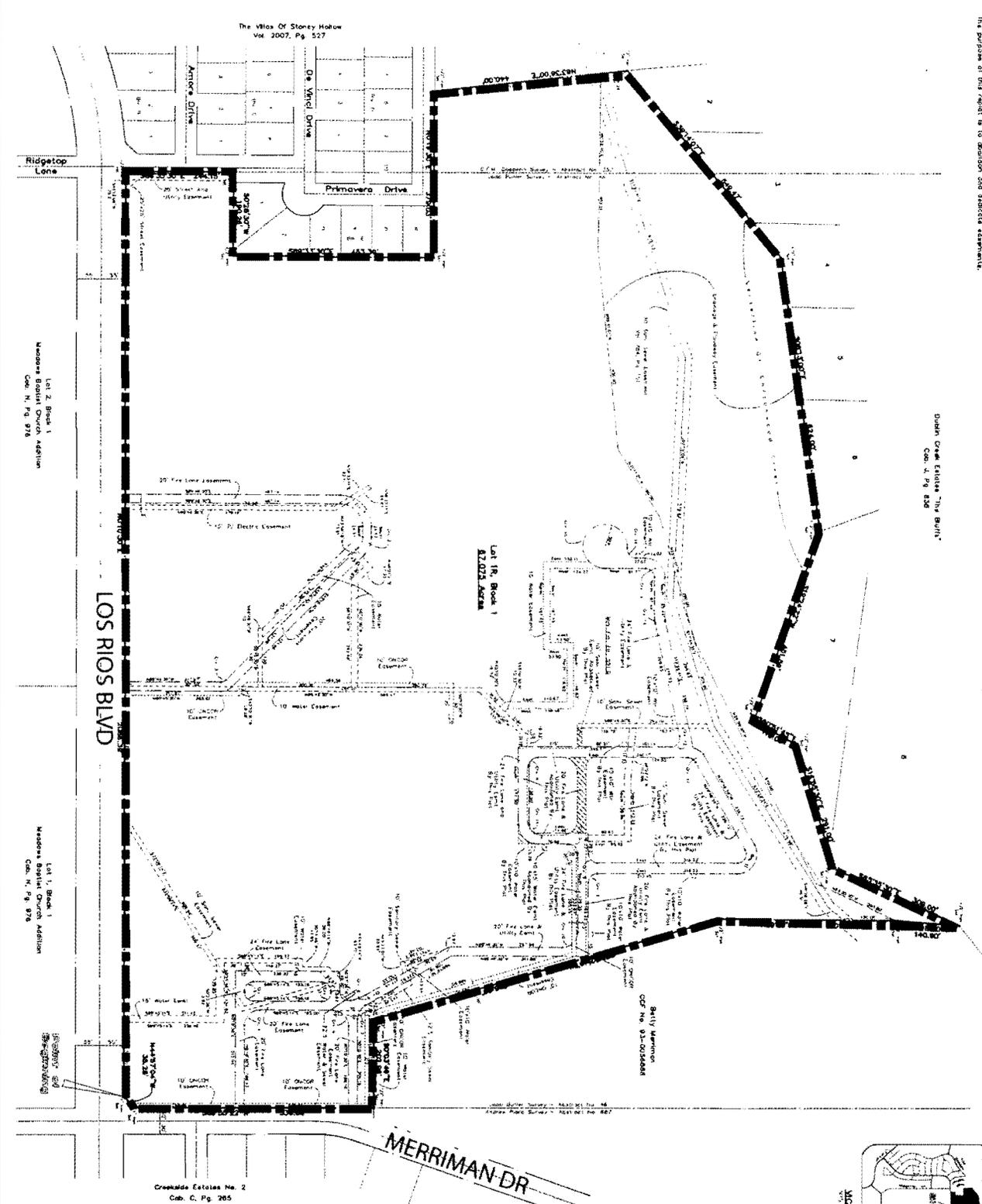
Zoning: ESTATE DEVELOPMENT



○ 200' Notification Buffer

PURPOSE OF REPORT
 The purpose of this report is to describe and estimate.

Dean Creek Estates "The Gulf"
 Cap. N. Pg. 838



Curve No.	Stationing	Length	Radius	Chord	Chord Bearing	Area
1	1+00.00 to 1+100.00	100.00	1000.00	100.00	90.00°	7853.98
2	1+100.00 to 1+200.00	100.00	1000.00	100.00	90.00°	7853.98
3	1+200.00 to 1+300.00	100.00	1000.00	100.00	90.00°	7853.98
4	1+300.00 to 1+400.00	100.00	1000.00	100.00	90.00°	7853.98
5	1+400.00 to 1+500.00	100.00	1000.00	100.00	90.00°	7853.98
6	1+500.00 to 1+600.00	100.00	1000.00	100.00	90.00°	7853.98
7	1+600.00 to 1+700.00	100.00	1000.00	100.00	90.00°	7853.98
8	1+700.00 to 1+800.00	100.00	1000.00	100.00	90.00°	7853.98
9	1+800.00 to 1+900.00	100.00	1000.00	100.00	90.00°	7853.98
10	1+900.00 to 2+000.00	1100.00	1000.00	1100.00	90.00°	86390.79

PLANO EAST SENIOR HIGH SCHOOL ADDITION
 LOT 19, BLOCK 1
 Being A Replot of Plano East High School
 Lot 19, Block 1
 Recorded in Coshel 2007, Pg. 465
 67.075 Acres Situated in The

JOAB BUTLER SURVEY ~ ABST. 46
C.F.M. GODDWIN SURVEY ~ ABST. 353
PLANO, COLLIN COUNTY, TEXAS

DATE: Final District
PHONE: 972-720-7273
PHONE: 972-720-7273
PHONE: 972-720-7273

Estimate:
 111 West Main Street
 Suite 100
 Irving, Texas 75039
 Telephone: 972-720-7273
 Texas Registration No. 378

Surveyor:
 Surveying Services, Inc.
 1870 CR 400
 Addison, Texas 75001
 Telephone: 972-324-8300
 June 11, 2010

Lot 2, Block 1
 Meadows Baptist Church Addition
 Cap. N. Pg. 976

Lot 1, Block 1
 Meadows Baptist Church Addition
 Cap. N. Pg. 976

Creekside Estates No. 2
 Cap. C, Pg. 265

The Villas Of Stony Hollow
 Vol. 2007, Pg. 517

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, the Plano Independent School District is the owner of a tract of land situated in the Joab Butler Survey, Abstract No. 46, and the C.F.M. Gooderlin Survey, Abstract No. 353, City of Plano, Collin County, Texas, and being all of Lot 1R, Block 1, Plano East Senior High School Addition, an addition to the City of Plano, Texas, as recorded in Cabinet 2007, Page 465, Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1" iron rod set for corner at the northeast end of a corner clip at the intersection of the north line of Merriman Drive (a 60' R.O.W.) with the east line of Los Rios Boulevard (a 110' R.O.W.);

THENCE N00°10'30"E, with the east line of said Los Rios Boulevard, a distance of 2086.39 feet to a 1/2" iron rod set for corner;

THENCE S69°33'30"E, leaving Los Rios Boulevard, a distance of 244.15 feet to a 1/2" iron rod set for corner;

THENCE S00°26'30"W, a distance of 190.26 feet to a 1/2" iron rod set for corner;

THENCE S89°33'30"E, a distance of 453.39 feet to a 1/2" iron rod set for corner;

THENCE N00°19'30"E, a distance of 378.03 feet to a 1/2" iron rod set for corner;

THENCE N83°36'00"E, a distance of 440.00 feet to a 1/2" iron rod set for corner, said point being the most westerly corner of Lot 2, Dublin Creek Estates "The Bluffs", as recorded in Cabinet J, Page 836, Plat Records of Collin County, Texas;

THENCE with the west line of said Dublin Creek Estates "The Bluffs", and with the centerline of Cottonwood Creek, the following:

S38°14'07"E, a distance of 349.47 feet to a 1/2" iron rod set for corner;

S08°13'00"E, a distance of 624.00 feet to a 1/2" iron rod set for corner;

S19°24'22"W, a distance of 451.59 feet to a 1/2" iron rod set for corner;

S60°31'45"E, a distance of 110.00 feet to a 1/2" iron rod set for corner;

S18°55'30"E, a distance of 281.00 feet to a 1/2" iron rod set for corner;

S65°35'30"E, a distance of 308.00 feet to a 1/2" iron rod set for corner;

THENCE N85°18'00"W, leaving the west line of Dublin Creek Estates "The Bluffs", and the centerline of Cottonwood Creek, a distance of 140.90 feet to a 1/2" iron rod set for corner;

THENCE N89°27'00"W, a distance of 401.22 feet to a 1/2" iron rod set for corner;

THENCE S73°32'48"W, a distance of 816.60 feet to a 1/2" iron rod set for corner;

THENCE S00°03'46"E, a distance of 202.96 feet to a 1/2" iron rod set for corner;

THENCE S89°55'22"W, with the north line of Merriman Drive, a distance of 539.86 feet to the southeast end of the aforementioned corner clip at the intersection of the east line of Los Rios Boulevard;

THENCE N44°57'04"W, along said corner clip, a distance of 35.28 feet to the POINT OF BEGINNING and CONTAINING 2,921,776 square feet, or 67.075 acres of land.

BASIS OF BEARINGS:

The Replot of Plano East Senior High School Addition, Lot 1R, Block 1, as recorded in Cabinet 2007, Page 465.

PURPOSE OF REPLAT:

The purpose of this replot is to abandon and dedicate easements.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

SURVEYOR'S CERTIFICATE

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

David J. Surdukan
Registration No. 4813



STATE OF TEXAS
COUNTY OF COLLIN

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

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

Notary Public in and for
the State of Texas

DRAINAGE AND FLOODWAY EASEMENT

This plat hereby adopted by the Owners and approved by the City of Plano (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: Portion of Block 1, as shown on the plat is called "Drainage and Floodway Easement" and is the natural drainage channel crossing each lot. The existing creek or creeks traversing along the Drainage and Floodway Easement within the limits of this addition, will remain as an open channel at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage course in the Drainage and Floodway Easement. The City will not be responsible for the maintenance and operation of said creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement or the natural drainage channels, as herein above defined. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the Drainage and Floodway Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the natural drainage channels traversing or adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Floodway Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the natural drainage channels. Building areas outside the Drainage and Floodway Easement lines shall be placed to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

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

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

Plano Independent School District

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 purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for
the State of Texas

CERTIFICATE OF APPROVAL

APPROVED this _____ day of _____, 2010,
by the Planning and Zoning Commission, City of Plano, Texas.

Chairman, Planning and Zoning Commission

STATE OF TEXAS
COUNTY OF COLLIN

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

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

Notary Public in and for
the State of Texas

Secretary, Planning & Zoning Commission
Or City Engineer

STATE OF TEXAS
COUNTY OF COLLIN

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

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

Notary Public in and for
the State of Texas

SHEET 2 OF 2

FINAL REPLAT

**PLANO EAST
SENIOR HIGH SCHOOL
ADDITION**

LOT 1R, BLOCK 1

**Being a Replot of
Plano East High School
Lot 1R, Block 1**

Recorded in Cabinet 2007, Pg. 465

87.075 Acres Situated in The

JOAB BUTLER SURVEY ~ ABST. 46

C.F.M. GOODERLIN SURVEY ~ ABST. 353

PLANO, COLLIN COUNTY, TEXAS

Owner:
Plano Independent School District
6600 Alamo Drive
Plano, Texas 75023
Telephone 469 782-1480

Engineer:
RLK Engineering, Inc.
111 West Main Street
Allen, Texas 75013
Telephone 972 356-1733
Texas Registration No. 579

Surveyor:
Surdukan Surveying, Inc.
13870 CH 480
Anna, Texas 75409
Telephone 972 824-6200
June 11, 2010

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

NOTE: Setting any portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State Planning Statutes, and is subject to fines and withholding of utilities and building permits.

CITY OF PLANO

PLANNING & ZONING COMMISSION

June 21, 2010

Agenda Item No. 8

Public Hearing - Replat: Kings Gate, Block B, Lots 10R, 11 & 12

Applicant: Sunil D. Dharod Revocable Trust and Robert Peterson

DESCRIPTION:

Two Single-Family Residence-20 lots and one common area lot for a private street on 6.5± acres located on the west side of Old Gate Road, 300± feet north of Sudbury Road. Zoned Single-Family Residence-20 with Specific Use Permit #281 for Private Street Development. Neighborhood #25.

REMARKS:

The purpose for this replat is to subdivide one lot, 10R, into two lots as Lots 10R and 11, and create a common area lot for a private street (Lot 12). The applicant is requesting a variance to the Subdivision Ordinance to waive the requirements for sidewalks along Rufford Court.

ISSUES:

Section 5.5 (Sidewalks and Bikeways) of the Subdivision Ordinance requires that sidewalks be constructed in accordance with the Thoroughfare Standards Ordinance of the City of Plano for all lots adjoining dedicated streets. At such time when the Kings Gate subdivision was approved by the city, the city granted a variance to allow sidewalks to be constructed along only one side of the streets within the development. Applying this provision, the applicants would be required to install sidewalks along one side of Rufford Court. The applicants are requesting a variance to not build sidewalks on either side of Rufford Court; the request is based on the fact that there is steep topography on the subject properties that the applicant believes would make it difficult for any installation of sidewalks to meet City standards and that these sidewalks are discontinuous with the sidewalk network in the neighborhood. Staff supports this request based on the absence of connecting sidewalks along the west side of Old Gate Road adjacent to the subject property and topographic constraints.

Section 5.4.g.3 (Property Owners Associations Required) of the Subdivision Ordinance states for private street subdivisions, "The association shall own and be responsible for the maintenance of private streets and appurtenances. The association documents shall be reviewed and approved by the City Attorney to ensure that they conform to this and other applicable city ordinances. The documents shall be filed of record prior to the approval of the final plat." Staff has not received copies of the recorded association documents providing for the maintenance of Rufford Court (Lot 12), therefore staff recommends denial of this replat due to nonconformance with the Subdivision Ordinance.

RECOMMENDATIONS

Recommended for denial based on the fact that the applicant has not satisfied the requirements of the Subdivision Ordinance providing for maintenance of Rufford Court (Lot 12).

May 25, 2010

Planning and Zoning Dept
City of Plano
1520 Avenue K
Plano, TX 75074

RE: Request for Sidewalk Variance-Rufford Ct., Kingsgate Addition

To Whom It May Concern:

We are requesting a variance to the City of Plano requirement for sidewalks along either side of Rufford Court, a newly platted cul-de-sac located in the Kingsgate Addition, Plano, TX. Rufford Court services only two properties, Lot 10R-1 and Lot 11 with both lots having considerable frontage on Old Gate Road as well.

The construction of Rufford Court meets city requirements and was constructed in a manner to preserve many of the old growth oak trees which are located on both lots. While the road itself complies with city standards, it would be difficult for any installation of the sidewalks to meet city standards. There are retaining walls and several tree wells very near the road. The vertical changes perpendicular to the road are from 2.5 feet up to 6 feet down within 3 feet of the street curb. This would require substantial engineering in order to make the sidewalks work at all. This is unnecessary as sidewalks along Rufford Court are not necessary to create a walking path through the neighborhood.

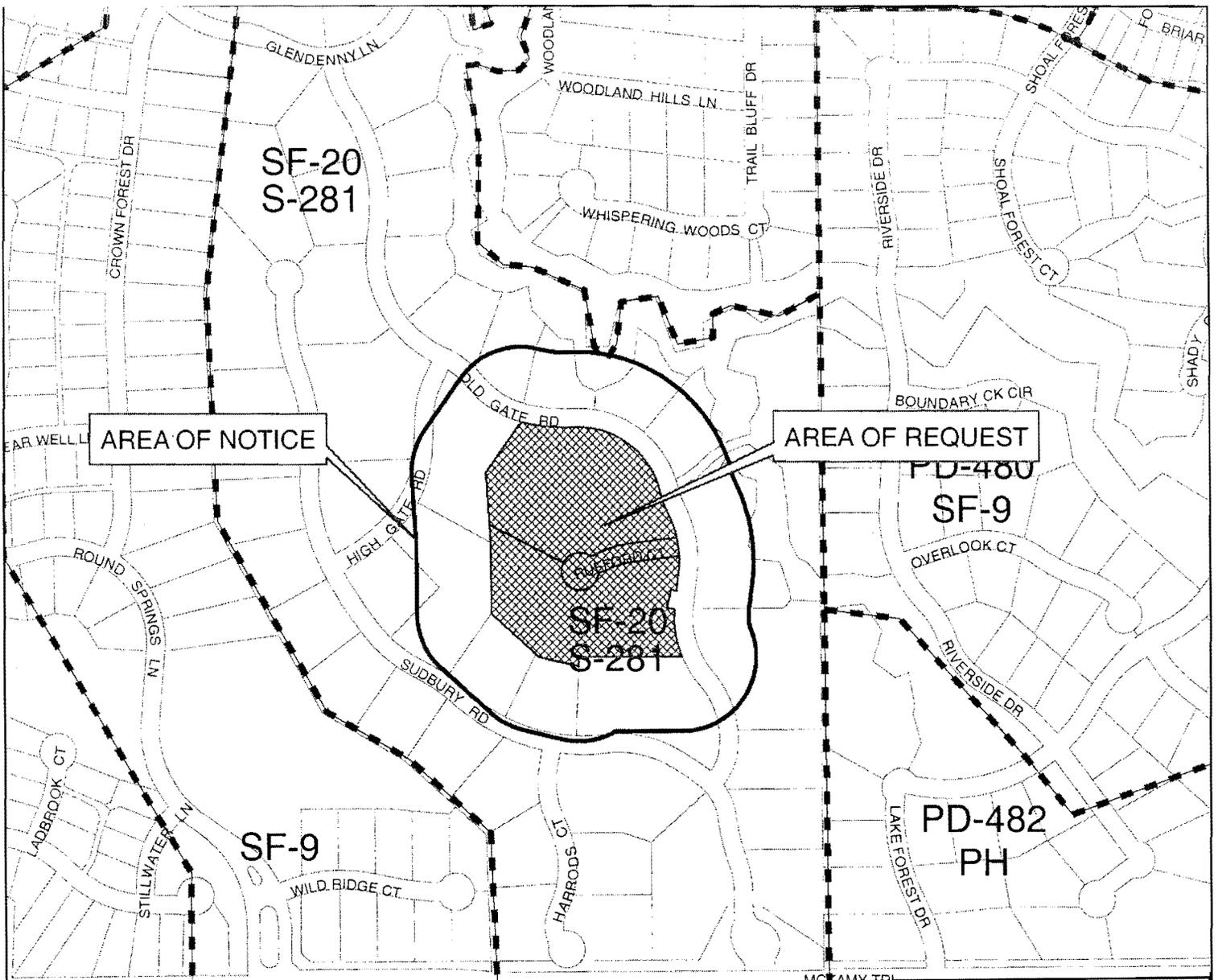
Rufford Court is not a through-street, so no pedestrians have a need to traverse it to connect to another road in the neighborhood. The established standard in Kingsgate is for sidewalks on only one side of the street. Both properties abutting Rufford Court have frontage on the south side of Old Gate Road and sidewalks are present along the frontage of all the developed lots on the north side of Old Gate Road. This creates the walking path of travel along the north side of Old Gate Road with no intersection with Rufford Court.

Since our request for variance retains as many old growth oak trees as possible, eliminates the vertical hazards associated with construction of the sidewalks through the arduous topography and maintains the pedestrian flow through the neighborhood, we respectfully request that the Planning and Zoning Commission approve our request.

Sincerely



Gary P. Brem
Executive Director RE Development
SS Real Estate, Inc.



CITY OF THE COLONY



Item Submitted: REPLAT

Title: KINGS GATE ADDITION
BLOCK B, LOTS 10R, 11, & 12

Zoning: SINGLE-FAMILY RESIDENCE-20 w/SPECIFIC USE PERMIT #281

○ 200' Notification Buffer

