

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**August 17, 2009**

<b>ITEM NO.</b>	<b>EXPLANATION</b>	<b>ACTION TAKEN</b>
	<p><b>6:30 p.m. - Dinner - Planning Conference Room 2E</b></p> <p><b>7:00 p.m. - Regular Meeting - Council Chambers</b></p> <p><b>The Planning &amp; Zoning Commission may convene into Executive Session pursuant to Section 551.071 of the Texas Government Code to Consult with its attorney regarding posted items in the regular meeting.</b></p> <p><b>1.</b> Call to Order/Pledge of Allegiance</p> <p><b>2</b> Approval of Agenda as Presented</p> <p><b>3</b> Approval of Minutes for the August 3, 2009, Planning &amp; Zoning Commission meeting</p> <p><b>4</b> <b>General Discussion:</b> The Planning &amp; Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning &amp; Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning &amp; Zoning Commission authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.</p> <p><b><u>CONSENT AGENDA</u></b></p> <p><b>5a</b> <b>BM</b> <b>Final Plat:</b> Hedgcoxe-Custer Addition, Block A, Lots 3 &amp; 4 - Medical office building and park on two lots on 5.6± acres located on the south side of Hedgcoxe Road, 800± feet east of Custer Road. Zoned Retail. Neighborhood #12. <b>Applicant: Hedgcoxe MOB Partners, L.P.</b></p> <p><b>5b</b> <b>BM</b> <b>Preliminary Plat:</b> Washington-Shaddock Addition, Block A, Lot 2 - Medical office building on one lot on 1.2± acres located on the south side of Chapel Hill Boulevard, 130± feet east of Dallas North Tollway. Zoned Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #41. <b>Applicant: CDG Chapel Hill Plano, LLC</b></p>	

**END OF CONSENT AGENDA**

**PUBLIC HEARINGS**

**6**  
**EH**     **Public Hearing - Replat & Revised Site Plan:** Folsom-Holman Addition, Block 1, Lot 2R - Public school on one lot on 6.9± acres located at the northwest corner of Legacy Drive and Custer Road. Zoned Retail. Neighborhood #11. **Applicant: Plano Independent School District**

**7**  
**BM**     **Public Hearing - Preliminary Replat & Revised Site Plan:** Plano Bank & Trust Addition, Block 1, Lot 2 - Bank on one lot on 1.8± acres located on the west side of Alma Drive, 300± feet north of 15th Street. Zoned Planned Development-60-General Office. Neighborhood #58. **Applicant: Legacy Texas Bank**

**8**  
**KP**     **Public Hearing:** Estate Development District - Request for discussion and direction regarding potential changes to the Estate Development zoning district and related sections of the Zoning Ordinance and to receive public comment. **Applicant: City of Plano**

**END OF PUBLIC HEARINGS**

**9**  
**TF**     **Request to Call Public Hearing -** Request to call a public hearing to consider amendments to the uses and related development standards of the Regional Commercial and Regional Employment zoning districts. **Applicant: City of Plano**

**10**     **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: Mayor Pro Tem Harry LaRosiliere and Council Member Pat Miner**

**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

August 17, 2009

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**Agenda Item No. 5a**

**Final Plat:** Hedgcoxe-Custer Addition, Block A, Lots 3 & 4

**Applicant:** Hedgcoxe MOB Partners, L.P.

Medical office building and park on two lots on 5.6± acres located on the south side of Hedgcoxe Road, 800± feet east of Custer Road. Zoned Retail. Neighborhood #12.

The purpose for this final plat is to dedicate easements necessary for completing the development of the property as a medical office building and platting the park property.

Recommended for approval as submitted.

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**Agenda Item No. 5b**

**Preliminary Plat:** Washington-Shaddock Addition, Block A, Lot 2

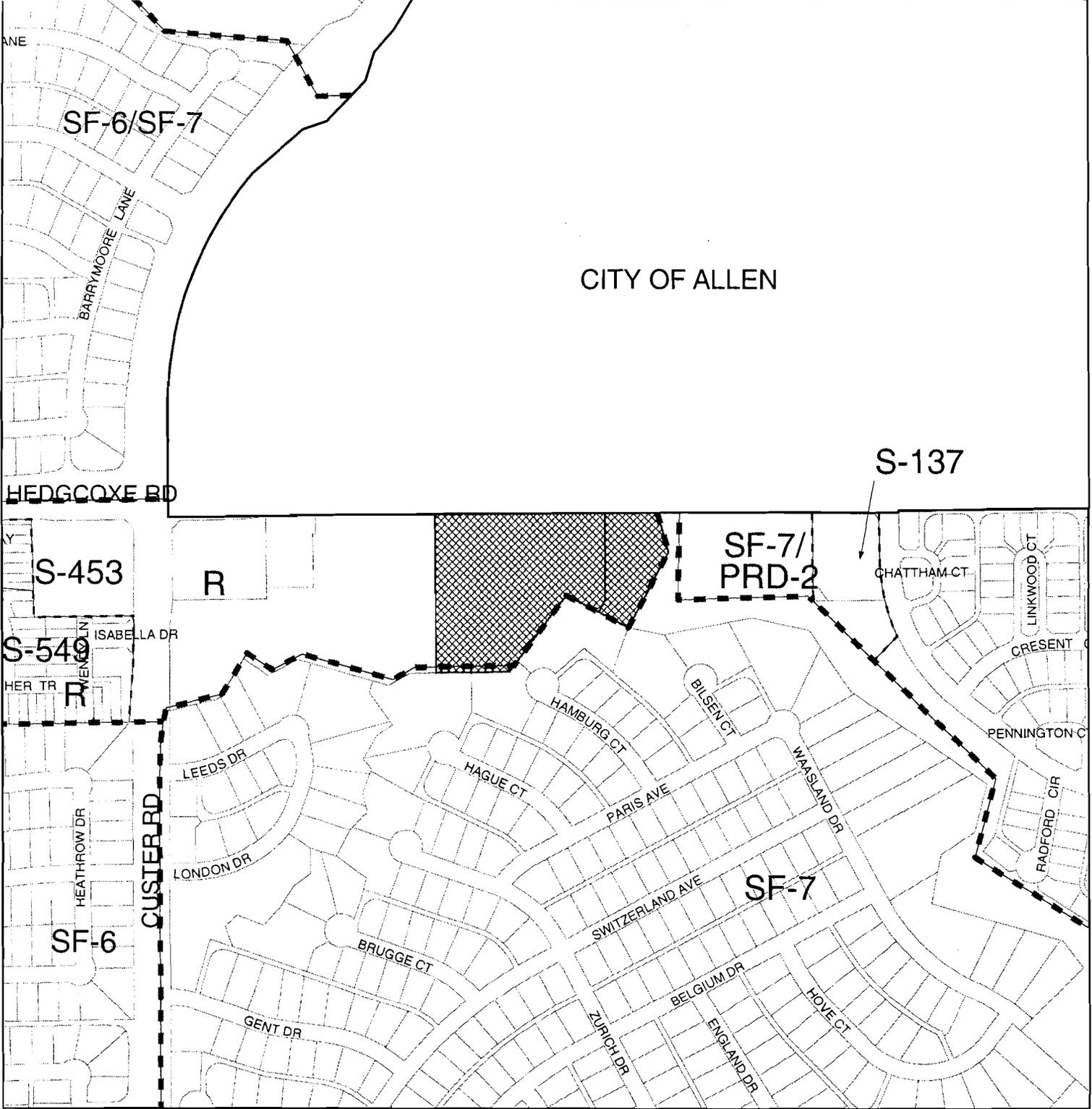
**Applicant:** CDG Chapel Hill Plano, LLC

Medical office building on one lot on 1.2± acres located on the south side of Chapel Hill Boulevard, 130± feet east of Dallas North Tollway. Zoned Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #41.

The applicant is proposing to develop a medical office building. The preliminary plat shows easements necessary for the development.

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

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CITY OF ALLEN

S-137

SF-7/  
PRD-2

S-453

R

S-540

SF-7

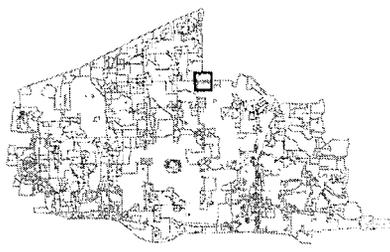
SF-6



Item Submitted: FINAL PLAT

Title: HEDGCOXE-CENTER ADDITION  
BLOCK A, LOTS 3 & 4

Zoning: RETAIL



○ 200' Notification Buffer



**OWNER'S CERTIFICATION**

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, HEDGCOX MOB Partners, L.P., acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in the Grizzell Kennedy Survey, Abstract No. 499, in the City of Plano, Collin County, Texas;

BEING a 5.624 acre tract of land located in the Grizzell Kennedy Survey, Abstract No. 499, in the City of Plano, Collin County, Texas, being all of Lots 3R and 4, Block A, Hedgcoxe-Custer Addition, an addition to the City of Plano, Collin County, Texas, according to the Revised Conveyance Plat recorded in County Clerk's Instrument No. 2009011601000000, Official Public Records, Collin County, Texas, and being all of a ceded 5.623 acre tract of land as described in the Special Warranty Deed with Vendor's Lien to Hedgcoxe MOB Partners, L.P., filed for record in County Clerk's Instrument No. 20090123000070200, Official Public Records, Collin County, Texas, said 5.624 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1-inch iron rod found (containing monument) for the northwest corner of Lot 1-1, Block A, Kingdom Hall Addition, an addition to the City of Plano, Collin County, Texas, according to the plat recorded in Cabinet G, Page 40L, Map Records, Collin County, Texas, being the northernmost northeast corner of Lot 1, Block 1, Mobilize Park Addition, an addition to the City of Plano, Collin County, Texas, according to the plat recorded in Cabinet G, Page 48T, of said Map Records, and being on the south right-of-way line of Hedgcoxe Road a 110' right-of-way of this point:

THENCE South 89 degrees 53 minutes 30 seconds West, along said south right-of-way line, common to the north line of said Lot 1, Block 1, Mobilize Park Addition, a distance of 64.56 feet to a 5/8 inch capped iron rod set stamped "Mycoskie McInnis" for the northeast corner of said Lot 4, Block A, and being the POINT OF BEGINNING;

THENCE Southerly, departing said south right-of-way line, along the easterly line of said Lot 4, Block A, common to the westerly line of said Lot 1, Block 1, and generally along the Russell Creek tributary, the following coils:

South 15 degrees 43 minutes 19 seconds East, a distance of 123.40 feet, to a point for corner;

South 28 degrees 04 minutes 25 seconds West, a distance of 250.57 feet, to a point for corner, being the westernmost corner of said Lot 1, Block 1, and being the northernmost corner of Lot 16, Block 2, Oakwood Glen Addition, an addition to the City of Plano, Collin County, Texas, according to the plat recorded in Cabinet G, Page 32B, of said Map Records;

THENCE Northeasterly, departing said westerly line, and along the southerly line of said Lots 3R & 4, Block A, common to the northerly lines of lots 25, 26, and 3B, Block 2, of said Oakwood Glen Addition, the following coils:

North 62 degrees 07 minutes 10 seconds West, a distance of 210.94 feet, to a point for corner;

South 37 degrees 32 minutes 04 seconds West, a distance of 230.78 feet, to a point for corner;

South 89 degrees 29 minutes 12 seconds West, a distance of 217.86 feet, to a point for corner, being the southwest corner of the herein described tract of land;

THENCE North 00 degrees 00 minutes 01 seconds East, departing said common line, and along the west line of said Lot 3R, Block A, passing a 5/8 inch capped iron rod set stamped "Mycoskie McInnis" for reference point, at a distance of 100.00 feet, and continuing in all a total distance of 472.51 feet, to a 5/8 inch capped iron rod set stamped "Mycoskie McInnis" on the south right-of-way line of said Hedgcoxe Road, from which a 2-inch aluminum disk found for an angle point in the north line of Lot 1, Block A, Hedgcoxe-Custer Addition, an addition to the City of Plano, Collin County, Texas, according to the plat recorded in Cabinet N, Page 930, of said Map Records, bears South 88 degrees 39 minutes 12 seconds West, a distance of 586.91 feet;

THENCE North 89 degrees 53 minutes 30 seconds East (bearing back), along said south right-of-way line, a distance of 655.94 feet, to the POINT OF BEGINNING and containing 3,824 acres (244,967 square feet) of land, more or less.

**SURVEYOR'S CERTIFICATE**

Know All Men By These Presents:

That I, Merle W. Miller, do hereby certify that I prepared this plat and the feed noted made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Plano, Texas.

Dated this 4th day of August, 2009.



Merle W. Miller  
Registered Professional  
Land Surveyor No. 5438  
State of Texas

STATE OF TEXAS

COUNTY OF TARRANT

Before me, the undersigned authority on this day personally appeared Merle W. Miller 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, in the capacity therein stated, and as the act and deed of copartition.

Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2009.

Notary Public in and for the State of Texas

My commission expires:

**DINNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, HEDGCOXE MOB PARTNERS, L.P., by and through their duly appointed agent and attorney in fact, Jason Simon, does hereby dedicate this plot designating the hereinabove described property as LOTS 3 & 4, HEDGCOXE-CUSTER ADDITION, an addition to the City of Plano, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated 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 the same unless the easement limits the use to particular utilities, said use of 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 off or from all of its buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Plano and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, painting, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any form of procuring permission from anyone.

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Plano, (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns: The drainage and floodway easement as shown and described by bearings and distances on Lot 3R, Block A, of the plat is called "Drainage and Floodway Easement." The Drainage and Floodway Easement is hereby dedicated to the public's use forever, but including the following components with regard to maintenance responsibilities. The existing creek or creeks traversing the Drainage and Floodway Easement shall remain as an open channel at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Drainage and Floodway Easement. The City will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury to private property or person that results from the flow of water along said creek or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement. However, if it is understood that in the event it becomes necessary for the City to channelize or consider creating any type of drainage structure in order to improve the storm drainage, from in such event, the City shall have the right, but not the obligation, to enter upon the Drainage and Floodway Easement at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct, or maintain any drainage facility deemed necessary by the City for drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the Drainage and Floodway Easement adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Plano shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks through the Drainage and Floodway Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the natural drainage channels, and the Owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. Building areas outside the Drainage and Floodway Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

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

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

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

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2009

BY:

Authorized Signature

Printed Name and Title

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared \_\_\_\_\_ known to me to be the person and officer 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 \_\_\_\_\_, 2009

Notary Public, State of Texas

**CERTIFICATE OF APPROVAL**

APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2009, by the Planning & Zoning Commission, City of Plano, Texas.

Chairman, Planning & Zoning Commission

STATE OF TEXAS:

COUNTY OF \_\_\_\_\_

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS the \_\_\_\_\_ day of \_\_\_\_\_, 2009

NOTARY PUBLIC in and for the STATE OF TEXAS

Secretary, Planning & Zoning Commission or City Engineer

STATE OF TEXAS:

COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared \_\_\_\_\_ known to me by 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 \_\_\_\_\_, 2009

NOTARY PUBLIC in and for the STATE OF TEXAS

**GENERAL NOTES**

- The bearings shown hereon are based on the north line of the plat of record for Lot 3, Block A, Hedgcoxe-Custer Addition, being H8P5330E, and as noted hereon.
- All corners called C.I.R.S. are 5/8" inch capped iron rods set stamped "Mycoskie McInnis".
- Notice: Setting a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- A portion of the subject property is affected by a 100 year flood plain, and is also located in Zone "A" and "AE", according to the Flood Insurance Rate Map No.: AR05CD430 G, Maps Revised: January 19, 1995, and the approved LOMR, Case No. 03-06-1384P, Effective Date: July 14, 2003.
- Lot 4 is to be dedicated to the City of Plano in Fee Simple for Park, Drainage, and Utility purposes.
- Fire Lanes shall be designed and constructed per city standards.

**FINAL PLAT  
HEDGCOXE-CUSTER ADDITION  
LOTS 3 & 4, BLOCK A**

BEING 5.624 ACRES OF LAND LOCATED IN THE GRIZZELL KENNEDY SURVEY, ABSTRACT NO. 499, IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS, BEING ALL OF REVISED CONVEYANCE PLAT LOTS 3R & 4, BLOCK A, OF THE HEDGCOXE-CUSTER ADDITION, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2009011601000000, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY TEXAS AUGUST, 2009

ENGINEER/SURVEYOR:

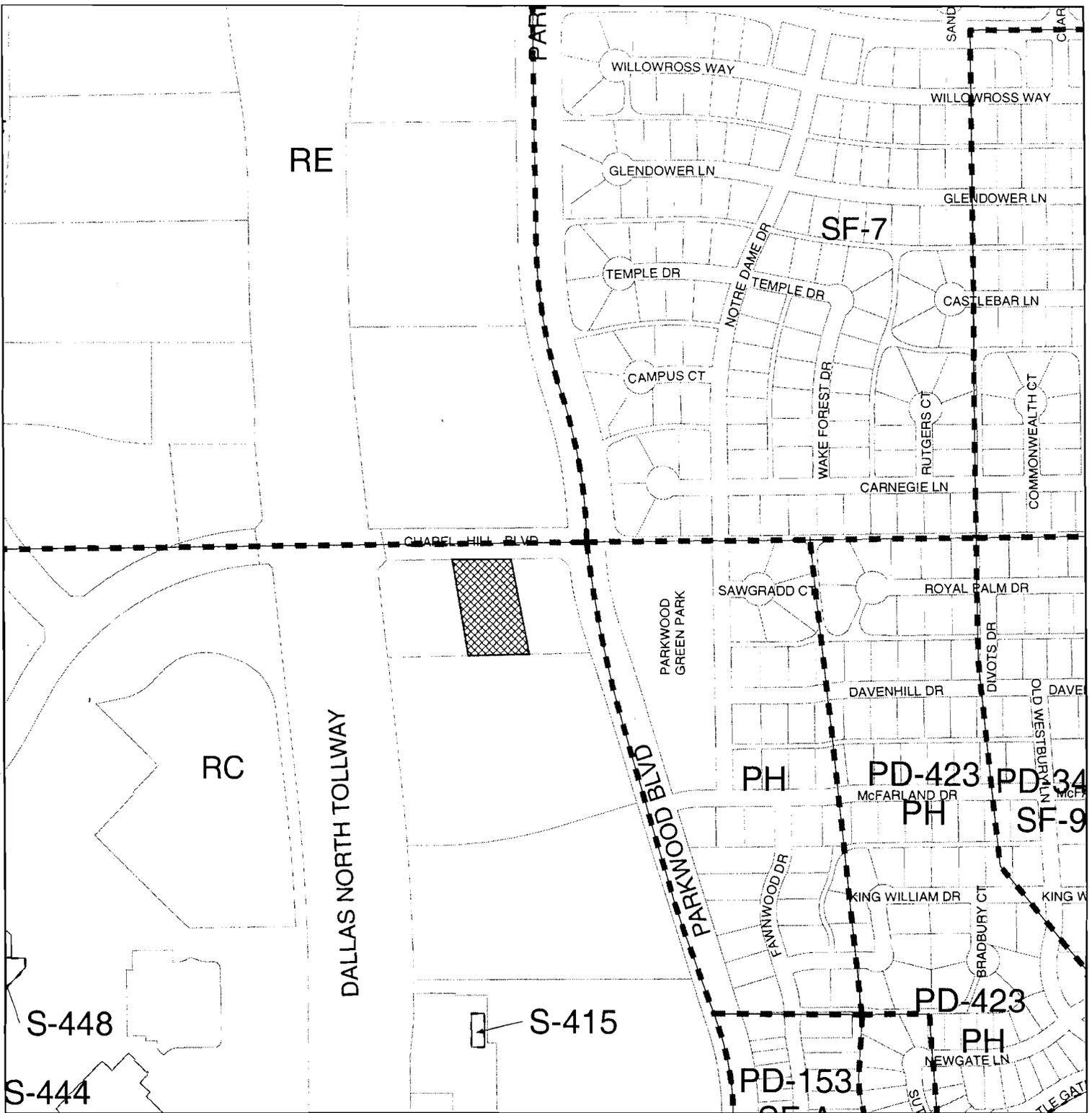
mima

mycoskie : mcinnis : associates  
civil engineering surveying landscape architecture planning

OWNER/DEVELOPER:  
**HEDGCOXE MOB PARTNERS, L.P.**  
8330 AMERTON PARKWAY, SUITE 1280  
DALLAS, TEXAS 75243  
TEL: 214-918-5700  
FAX: 469-330-2276  
CONTACT: JASON SIMON

200 east briam  
arlington texas 76010  
817-460-1671  
fax: 817-214-4737  
www.mimainc.com  
CONTACT: ROGER MCINNIS

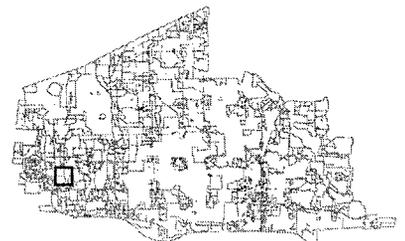
SHEET 2 OF 2



Item Submitted: PRELIMINARY PLAT

Title: WASHINGTON-SHADDOCK ADDITION  
BLOCK A, LOT 2

Zoning: REGIONAL COMMERCIAL/  
DALLAS NORTH TOLLWAY OVERLAY DISTRICT



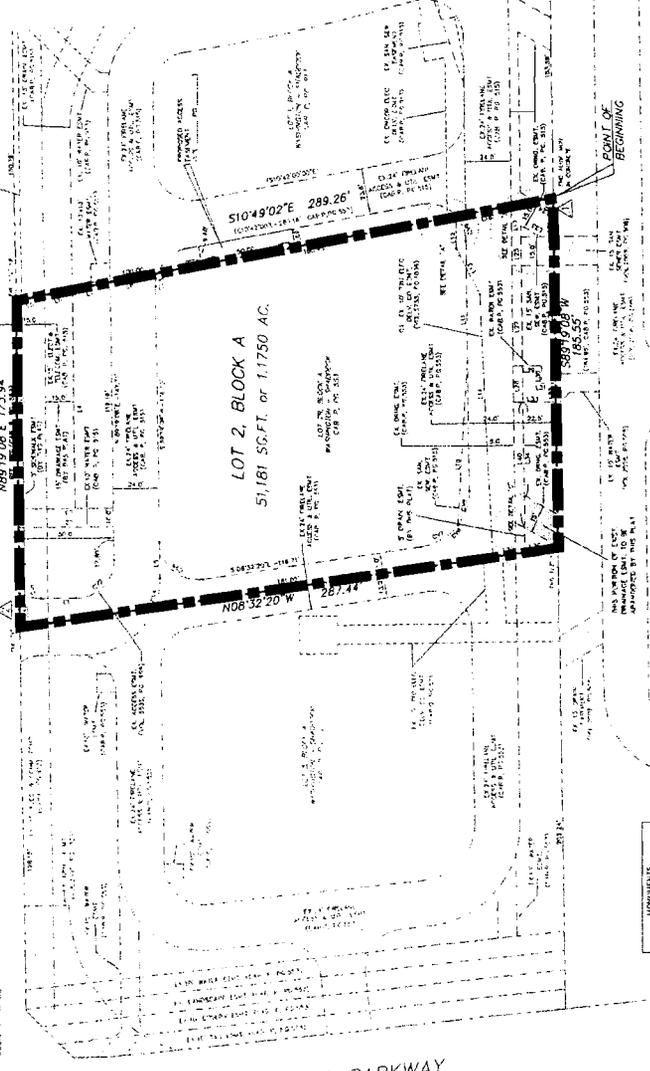
○ 200' Notification Buffer

**PROCESSED AND RECORDED**

STATE OF TEXAS  
COUNTY OF COLLIN

LINE	BEARING	DISTANCE	AREA	PERCENT
1	N 88° 10' 00" E	1731.84	1731.84	100.00
2	S 89° 00' 00" W	287.44	287.44	16.60
3	S 10° 49' 02" E	289.26	289.26	16.71
4	N 08° 32' 20" W	267.44	267.44	15.44
5	N 88° 10' 00" E	1731.84	1731.84	100.00
6	S 89° 00' 00" W	287.44	287.44	16.60
7	S 10° 49' 02" E	289.26	289.26	16.71
8	N 08° 32' 20" W	267.44	267.44	15.44
9	N 88° 10' 00" E	1731.84	1731.84	100.00
10	S 89° 00' 00" W	287.44	287.44	16.60
11	S 10° 49' 02" E	289.26	289.26	16.71
12	N 08° 32' 20" W	267.44	267.44	15.44
13	N 88° 10' 00" E	1731.84	1731.84	100.00
14	S 89° 00' 00" W	287.44	287.44	16.60
15	S 10° 49' 02" E	289.26	289.26	16.71
16	N 08° 32' 20" W	267.44	267.44	15.44
17	N 88° 10' 00" E	1731.84	1731.84	100.00
18	S 89° 00' 00" W	287.44	287.44	16.60
19	S 10° 49' 02" E	289.26	289.26	16.71
20	N 08° 32' 20" W	267.44	267.44	15.44
21	N 88° 10' 00" E	1731.84	1731.84	100.00
22	S 89° 00' 00" W	287.44	287.44	16.60
23	S 10° 49' 02" E	289.26	289.26	16.71
24	N 08° 32' 20" W	267.44	267.44	15.44
25	N 88° 10' 00" E	1731.84	1731.84	100.00
26	S 89° 00' 00" W	287.44	287.44	16.60
27	S 10° 49' 02" E	289.26	289.26	16.71
28	N 08° 32' 20" W	267.44	267.44	15.44
29	N 88° 10' 00" E	1731.84	1731.84	100.00
30	S 89° 00' 00" W	287.44	287.44	16.60
31	S 10° 49' 02" E	289.26	289.26	16.71
32	N 08° 32' 20" W	267.44	267.44	15.44
33	N 88° 10' 00" E	1731.84	1731.84	100.00
34	S 89° 00' 00" W	287.44	287.44	16.60
35	S 10° 49' 02" E	289.26	289.26	16.71
36	N 08° 32' 20" W	267.44	267.44	15.44
37	N 88° 10' 00" E	1731.84	1731.84	100.00
38	S 89° 00' 00" W	287.44	287.44	16.60
39	S 10° 49' 02" E	289.26	289.26	16.71
40	N 08° 32' 20" W	267.44	267.44	15.44
41	N 88° 10' 00" E	1731.84	1731.84	100.00
42	S 89° 00' 00" W	287.44	287.44	16.60
43	S 10° 49' 02" E	289.26	289.26	16.71
44	N 08° 32' 20" W	267.44	267.44	15.44
45	N 88° 10' 00" E	1731.84	1731.84	100.00
46	S 89° 00' 00" W	287.44	287.44	16.60
47	S 10° 49' 02" E	289.26	289.26	16.71
48	N 08° 32' 20" W	267.44	267.44	15.44
49	N 88° 10' 00" E	1731.84	1731.84	100.00
50	S 89° 00' 00" W	287.44	287.44	16.60
51	S 10° 49' 02" E	289.26	289.26	16.71
52	N 08° 32' 20" W	267.44	267.44	15.44
53	N 88° 10' 00" E	1731.84	1731.84	100.00
54	S 89° 00' 00" W	287.44	287.44	16.60
55	S 10° 49' 02" E	289.26	289.26	16.71
56	N 08° 32' 20" W	267.44	267.44	15.44
57	N 88° 10' 00" E	1731.84	1731.84	100.00
58	S 89° 00' 00" W	287.44	287.44	16.60
59	S 10° 49' 02" E	289.26	289.26	16.71
60	N 08° 32' 20" W	267.44	267.44	15.44
61	N 88° 10' 00" E	1731.84	1731.84	100.00
62	S 89° 00' 00" W	287.44	287.44	16.60
63	S 10° 49' 02" E	289.26	289.26	16.71
64	N 08° 32' 20" W	267.44	267.44	15.44
65	N 88° 10' 00" E	1731.84	1731.84	100.00
66	S 89° 00' 00" W	287.44	287.44	16.60
67	S 10° 49' 02" E	289.26	289.26	16.71
68	N 08° 32' 20" W	267.44	267.44	15.44
69	N 88° 10' 00" E	1731.84	1731.84	100.00
70	S 89° 00' 00" W	287.44	287.44	16.60
71	S 10° 49' 02" E	289.26	289.26	16.71
72	N 08° 32' 20" W	267.44	267.44	15.44
73	N 88° 10' 00" E	1731.84	1731.84	100.00
74	S 89° 00' 00" W	287.44	287.44	16.60
75	S 10° 49' 02" E	289.26	289.26	16.71
76	N 08° 32' 20" W	267.44	267.44	15.44
77	N 88° 10' 00" E	1731.84	1731.84	100.00
78	S 89° 00' 00" W	287.44	287.44	16.60
79	S 10° 49' 02" E	289.26	289.26	16.71
80	N 08° 32' 20" W	267.44	267.44	15.44
81	N 88° 10' 00" E	1731.84	1731.84	100.00
82	S 89° 00' 00" W	287.44	287.44	16.60
83	S 10° 49' 02" E	289.26	289.26	16.71
84	N 08° 32' 20" W	267.44	267.44	15.44
85	N 88° 10' 00" E	1731.84	1731.84	100.00
86	S 89° 00' 00" W	287.44	287.44	16.60
87	S 10° 49' 02" E	289.26	289.26	16.71
88	N 08° 32' 20" W	267.44	267.44	15.44
89	N 88° 10' 00" E	1731.84	1731.84	100.00
90	S 89° 00' 00" W	287.44	287.44	16.60
91	S 10° 49' 02" E	289.26	289.26	16.71
92	N 08° 32' 20" W	267.44	267.44	15.44
93	N 88° 10' 00" E	1731.84	1731.84	100.00
94	S 89° 00' 00" W	287.44	287.44	16.60
95	S 10° 49' 02" E	289.26	289.26	16.71
96	N 08° 32' 20" W	267.44	267.44	15.44
97	N 88° 10' 00" E	1731.84	1731.84	100.00
98	S 89° 00' 00" W	287.44	287.44	16.60
99	S 10° 49' 02" E	289.26	289.26	16.71
100	N 08° 32' 20" W	267.44	267.44	15.44

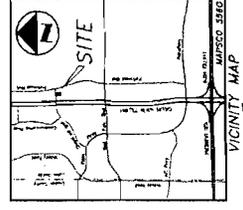
**CHAPEL HILL BOULEVARD**



**DALLAS PARKWAY**

**MONUMENTS**

1	IRON PIPE	1.00
2	CONCRETE	1.00
3	WOOD	1.00
4	STONE	1.00
5	METAL	1.00
6	BRICK	1.00
7	GLASS	1.00
8	PLASTER	1.00
9	CEMENT	1.00
10	ASPHALT	1.00
11	PAVEMENT	1.00
12	GRASS	1.00
13	SOIL	1.00
14	ROCK	1.00
15	CLAY	1.00
16	SAND	1.00
17	SILT	1.00
18	SHALE	1.00
19	SANDSTONE	1.00
20	LIMESTONE	1.00
21	GRAVEL	1.00
22	COBBLES	1.00
23	PEBBLES	1.00
24	STONES	1.00
25	BRICKS	1.00
26	TILES	1.00
27	ROOFING	1.00
28	WALLS	1.00
29	FOUNDATIONS	1.00
30	CEILING	1.00
31	FLOORS	1.00
32	DOORS	1.00
33	WINDOWS	1.00
34	STAIRS	1.00
35	ELEVATORS	1.00
36	HALLS	1.00
37	LOBBIES	1.00
38	RECEPTION	1.00
39	OFFICES	1.00
40	STORES	1.00
41	WAREHOUSES	1.00
42	FACTORIES	1.00
43	SHOPS	1.00
44	RESTAURANTS	1.00
45	BARBERS	1.00
46	DRUGGISTS	1.00
47	PHARMACIES	1.00
48	BOOKSTORES	1.00
49	LIBRARIES	1.00
50	SCHOOLS	1.00
51	CHURCHES	1.00
52	SYNAGOGUES	1.00
53	MOSQUES	1.00
54	TEMPLES	1.00
55	MEMORIALS	1.00
56	STATUES	1.00
57	FOUNTAINS	1.00
58	PARKS	1.00
59	PLAZAS	1.00
60	SQUARES	1.00
61	COURTS	1.00
62	ALLEYS	1.00
63	DRIVEWAYS	1.00
64	PARKING	1.00
65	LOADING	1.00
66	UNLOADING	1.00
67	STORAGE	1.00
68	WAREHOUSES	1.00
69	FACTORIES	1.00
70	SHOPS	1.00
71	RESTAURANTS	1.00
72	BARBERS	1.00
73	DRUGGISTS	1.00
74	PHARMACIES	1.00
75	BOOKSTORES	1.00
76	LIBRARIES	1.00
77	SCHOOLS	1.00
78	CHURCHES	1.00
79	SYNAGOGUES	1.00
80	MOSQUES	1.00
81	TEMPLES	1.00
82	MEMORIALS	1.00
83	STATUES	1.00
84	FOUNTAINS	1.00
85	PARKS	1.00
86	PLAZAS	1.00
87	SQUARES	1.00
88	COURTS	1.00
89	ALLEYS	1.00
90	DRIVEWAYS	1.00
91	PARKING	1.00
92	LOADING	1.00
93	UNLOADING	1.00
94	STORAGE	1.00
95	WAREHOUSES	1.00
96	FACTORIES	1.00
97	SHOPS	1.00
98	RESTAURANTS	1.00
99	BARBERS	1.00
100	DRUGGISTS	1.00



**SUBJECT'S CERTIFICATE**

I, **ROLAND FORRESTER, R.T. 3233**, Surveyor in and for the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the same conforms to the applicable regulations of the City of Dallas, Texas.

WITNESSE MY HAND AND SEAL OF OFFICE THIS 27th DAY OF JULY, 2009.

ROLAND FORRESTER, R.T. 3233



**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 **ROLAND FORRESTER, R.T. 3233**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 27th day of July, 2009.

Notary Public, State of Texas

**STATE OF TEXAS**  
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared **ROLAND FORRESTER, R.T. 3233**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 27th day of July, 2009.

Notary Public in and for the State of Texas

**PRELIMINARY PLAT**  
**LOT 2, BLOCK A**  
**WASHINGTON-SHADDOCK**  
1,175.0 ACRES

BEING LOT 26 OF THE  
COMMERCE PLAT, WASHINGTON-SHADDOCK, BLOCK A, LOTS 26 & 3  
COURT P. PAGE 553, PLACED  
JOHN C. GIBBELL SURVEY, ABSTRACT NO. 240  
CITY OF PLOM, COLLIN COUNTY, TEXAS

**OWNER:**  
GDC CHAPEL HILL PLANO, LLC  
2000 CHAPEL HILL PLANO, TX 75040  
CONTACT: CHRIS MING  
972-342-1088

**SURVEYOR:**  
ROLAND FORRESTER, R.T. 3233  
1700 W. WILSON ST., SUITE 100  
MCKINNEY, TEXAS 75065  
972-342-1088

Scale 1" = 30'  
JULY 27, 2009

**NOTE:** THESE RECORDS A PORTION OF THIS SURVEYING AND PLANNING IS A VIOLATION OF CITY ORDINANCE 100.00 AND STATE PLANNING STATUTES AND IS SUBJECT TO FINES AND WITHDRAWAL OF UTILITIES AND BUILDING PERMITS.

**OWNER UNDER MY HAND AND SEAL OF OFFICE:** GDC CHAPEL HILL PLANO, LLC  
2000 CHAPEL HILL PLANO, TX 75040  
CONTACT: CHRIS MING  
972-342-1088

**NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS:** ROLAND FORRESTER, R.T. 3233

**STATE OF TEXAS**  
COUNTY OF DALLAS

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Given under my hand and seal of office this 27th day of July, 2009.

Notary Public, State of Texas

**STATE OF TEXAS**  
COUNTY OF DALLAS

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COUNTY OF DALLAS

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**STATE OF TEXAS**  
COUNTY OF DALLAS

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Notary Public, State of Texas

**STATE OF TEXAS**  
COUNTY OF DALLAS

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**STATE OF TEXAS**  
COUNTY OF DALLAS

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Notary Public, State of Texas

**STATE OF TEXAS**  
COUNTY OF DALLAS

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Given under my hand and seal of office this 27th day of July, 2009.

Notary Public, State of Texas

**STATE**

CITY OF PLANO  
PLANNING & ZONING COMMISSION

August 17, 2009

**Agenda Item No. 6**

**Public Hearing - Replat & Revised Site Plan:**  
Folsom-Holman Addition, Block 1, Lot 2R

**Applicant:** Plano Independent School District

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**DESCRIPTION:**

Public school on one lot on 6.9± acres located at the northwest corner of Legacy Drive and Custer Road. Zoned Retail. Neighborhood #11.

**REMARKS:**

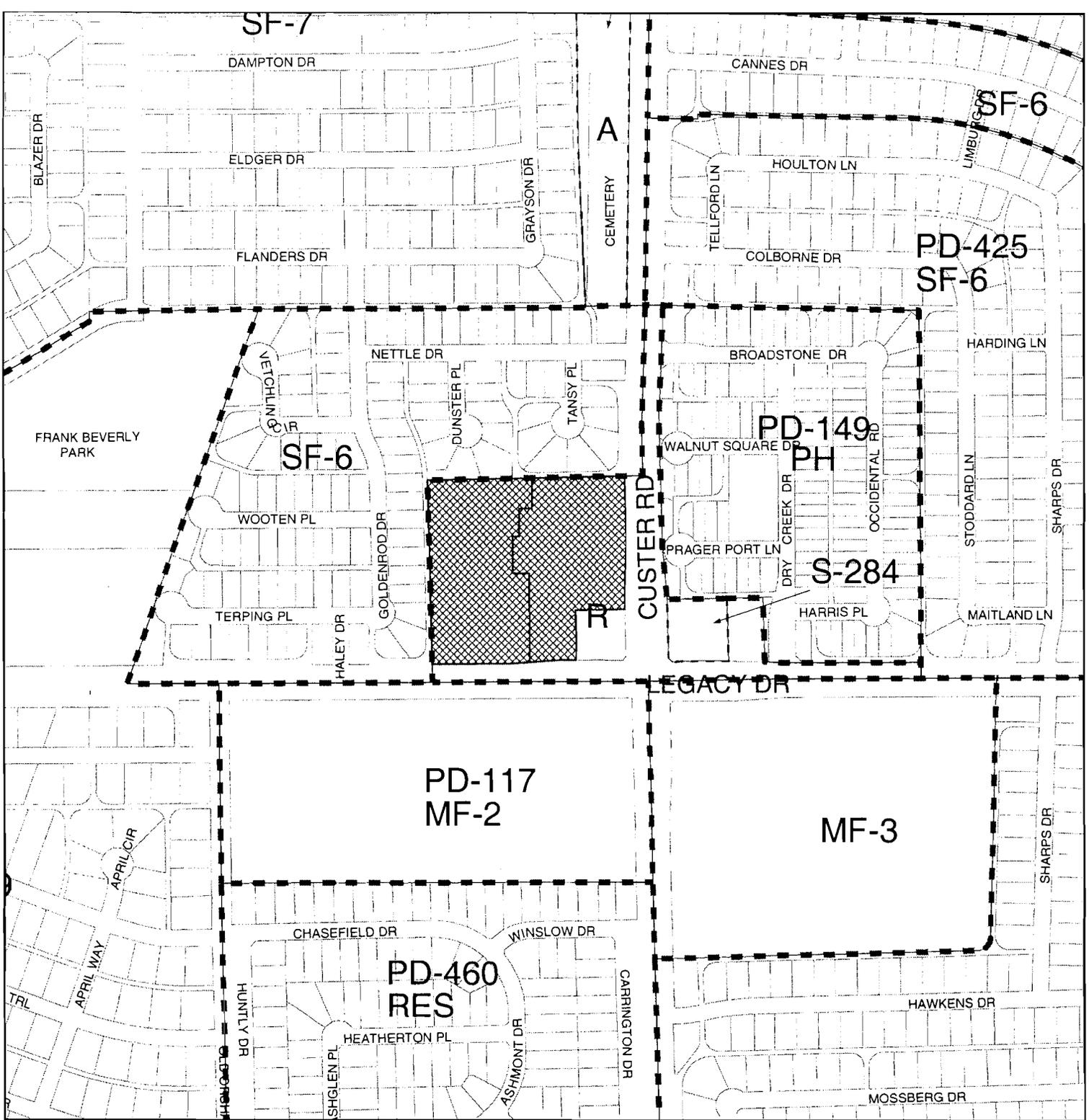
The purpose for the replat is to combine Lots 2R and 3R into one lot and to abandon and dedicate easements necessary for the expansion of the existing school building.

The purpose for the revised site plan is to show the proposed addition to the existing school building.

**RECOMMENDATION:**

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

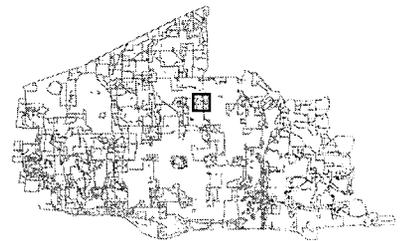
Revised Site Plan: Recommended for approval as submitted.



Item Submitted: REPLAT & REVISED SITE PLAN

Title: FOLSOM-HOLMAN ADDITION  
BLOCK 1, LOT 2R

Zoning: RETAIL

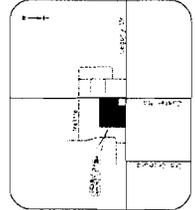
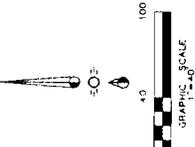
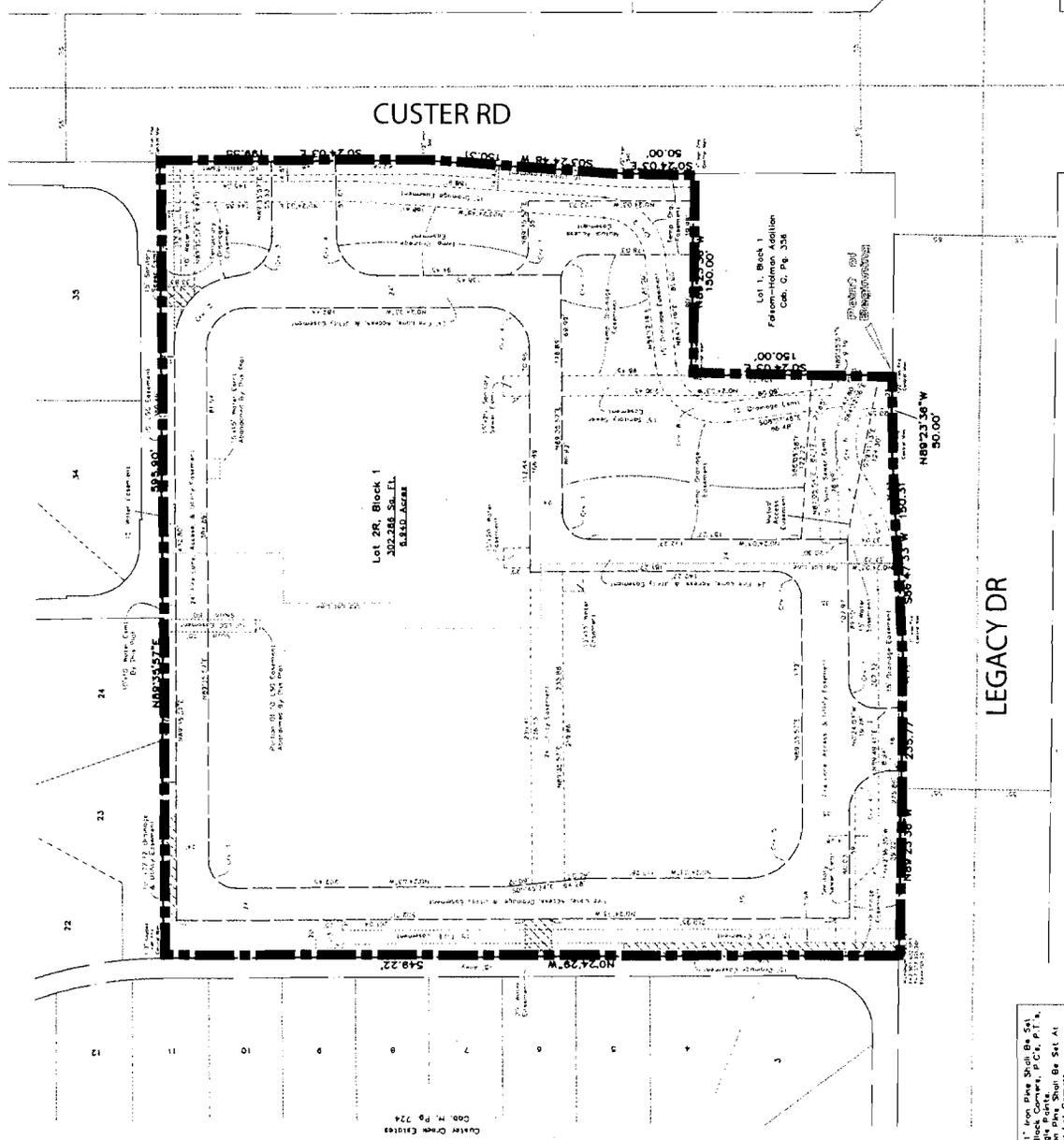


○ 200' Notification Buffer

**NOTE:**

All elements recorded Cabinet C, Pg. 358 and Cabinet H, Page 393

Block C  
Custer Creek Estates  
Cob. H, Pg. 724



VICINITY MAP

Curve No.	Stationing	Radius (ft)	Chord (ft)	Delta (deg)	Area (sq ft)
1	1+00.00 to 1+100.00	100.00	100.00	180.00	15,708.00
2	1+100.00 to 1+200.00	100.00	100.00	180.00	15,708.00
3	1+200.00 to 1+300.00	100.00	100.00	180.00	15,708.00
4	1+300.00 to 1+400.00	100.00	100.00	180.00	15,708.00
5	1+400.00 to 1+500.00	100.00	100.00	180.00	15,708.00
6	1+500.00 to 1+600.00	100.00	100.00	180.00	15,708.00
7	1+600.00 to 1+700.00	100.00	100.00	180.00	15,708.00
8	1+700.00 to 1+800.00	100.00	100.00	180.00	15,708.00
9	1+800.00 to 1+900.00	100.00	100.00	180.00	15,708.00
10	1+900.00 to 2+000.00	100.00	100.00	180.00	15,708.00

Wedge At Legacy Addition  
Cob. G, Pg. 156

Lot 1, Block 1  
Chevron-Custer Addition  
Cob. G, Pg. 313

Lot 1, Block 1  
Custer Creek Apartments Addition  
Cob. H, Pg. 368

**NOTE:**  
Sewer any portion of this addition by means of...  
subject to area and withholding of utilities and building permit.

SHEET 1 OF 2  
REPLAT

**FOLSOM—HOLMAN ADDITION**  
LOT 2R, BLOCK 1  
Being A Replat Of  
Folsom-Holman Addition  
Lots 2R & 3R, Block 1  
Recorded in Cabinet H, Pg. 393  
6.940 Acres Situated in The  
GRIZZELL KENNEDY SURVEY ~ ABST. 499  
PLANO, COLLIN COUNTY, TEXAS

**Draftsman:**  
Piero Independent School District  
Plano, Texas 75023  
Telephone 469-752-1480

**Engineer:**  
RLK Engineering, Inc.  
11111 Preston Road, Suite 200  
Allen, Texas 75015  
Telephone 972-395-1733

**Surveyor:**  
Surdick Surveying, Inc.  
11111 Preston Road, Suite 200  
Allen, Texas 75015  
Telephone 972-921-8200  
August 7, 2009

**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 Grizzell Kennedy Survey, Abstract No. 489, City of Plano, Collin County, Texas, and being all of Lots 2R and 3R, Block 1, of the Folsom-Holman Addition, an addition to the City of Plano as recorded in Cabinet H, Page 393, Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the north line of Legacy Drive (a 120' R.O.W. at this point, 65' from centerline) said point being the southwest corner of Lot 1, Block 1, of the Folsom-Holman Addition as recorded in Cabinet G, Page 356, Plat Records of Collin County, Texas;

THENCE N89°23'36"W, with the north line of Legacy Drive, a distance of 50.00 feet to a 1" iron rod found for corner;

THENCE S86°47'33"W, with the north line of Legacy Drive, a distance of 150.31 feet to a 1" iron rod found for corner;

THENCE N89°23'36"W, with the north line of Legacy Drive (a 110' R.O.W. at this point, 55' from centerline) a distance of 233.77 feet to an aluminum monument found for corner, said point being a southeast corner of Custer Creek Estates, an addition to the City of Plano as recorded in Cabinet M, Page 724, Plat Records of Collin County, Texas;

THENCE N00°24'29"W, with said east line of Custer Creek Estates, and the east line of a 15' alley, a distance of 549.22 feet to a capped 1/2" iron rod found for corner, said point being in a south line of the aforementioned Custer Creek Estates;

THENCE N89°35'57"E, with said south line of Custer Creek Estates, a distance of 395.90 feet to a 1" iron rod found for corner in the west line of Custer Road (a 110' R.O.W. at this point, 55' from centerline);

THENCE S00°24'03"E, with the west line of Custer Road, a distance of 199.55 feet to a 1/2" iron rod set for corner;

THENCE S03°24'45"W, with the west line of Custer Road, a distance of 150.31 feet to a 1/2" iron rod set for corner;

THENCE S00°24'03"E, with the west line of Custer Road, (a 120' R.O.W. at this point, 65' from centerline) a distance of 50.00 feet to a 1" iron rod found for corner, said point being the northeast corner of the aforementioned Lot 1, Block 1, Folsom-Holman Addition;

THENCE N89°23'36"W, leaving Custer Road, and with the north line of the aforementioned Lot 1, Block 1, a distance of 150.00 feet to a 1" iron rod found for corner;

THENCE S00°24'03"E, with the west line of the aforementioned Lot 1, Block 1, Folsom-Holman Addition, a distance of 150.00 feet to the POINT OF BEGINNING and CONTAINING 302,286 square feet, or 6,940 acres of land.

**BASIS OF BEARINGS:**

The bearings shown are based on the Replot of Lot 2, Block 1, of the Folsom-Holman Addition as recorded in Cabinet H, Page 393.

**PURPOSE OF REPLAT:**

To combine existing lots 2R and 3R into one lot.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT, the Plano Independent School District, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the heretofore described property as Lot 2R, Block 1, Folsom-Holman Addition, an addition to the City of Plano, Texas, and does hereby dedicate, in fee simple, for public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Plano. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems on said Easements. The City of Plano and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, pot-holing, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time of procuring permission from anyone.

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

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

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

Witness my hand this the \_\_\_\_ day of \_\_\_\_\_, 2009.

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 \_\_\_\_\_, 2009.

Notary Public in and for the State of Texas

**CERTIFICATE OF APPROVAL**

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2009, by the Planning and Zoning Commission, City of Plano, Texas.

Chairman, Planning and Zoning Commission

**STATE OF TEXAS  
COUNTY OF COLLIN**

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

GIVEN under my hand and seal of office this the \_\_\_\_ day of \_\_\_\_\_, 2009.

Notary Public in and for the State of Texas

Secretary, Planning & Zoning Commission  
Of City Engineer

**STATE OF TEXAS  
COUNTY OF COLLIN**

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

GIVEN under my hand and seal of office this the \_\_\_\_ day of \_\_\_\_\_, 2009.

Notary Public in and for the State of Texas

**SURVEYOR'S CERTIFICATE**

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

David J. Surdukan  
Registration No. 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 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 \_\_\_\_\_, 2009.

Notary Public in and for the State of Texas

SHEET 2 OF 2  
REPLAT

**FOLSOM-HOLMAN ADDITION**

**LOT 2R, BLOCK 1**

**Being A Replot Of  
Folsom-Holman Addition  
Lots 2R & 3R, Block 1  
Recorded in Cabinet H, Pg. 393**

**6.940 Acres Situated In The  
GRIZZELL KENNEDY SURVEY ~ ABST. 499  
PLANO, COLLIN COUNTY, TEXAS**

**Owner:**  
Plano Independent School District  
8000 Alamo Drive  
Plano, Texas 75023  
Telephone 469 752-1480

**Contractor:**  
RJX Engineering, Inc.  
111 West Main Street  
Allen, Texas 75013  
Telephone 972 359-1733

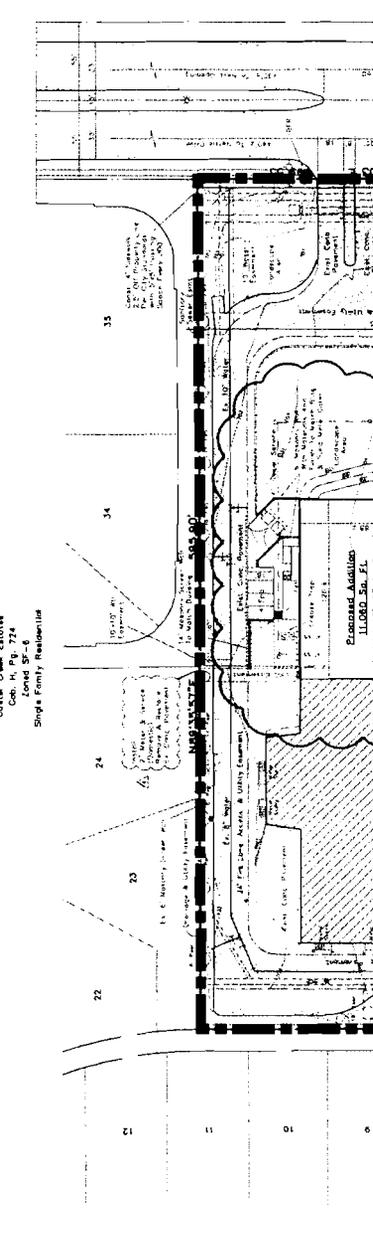
**Surveyor:**  
Surdukan Surveying, Inc.  
13970 CR 480  
AMAR, Texas 75409  
Telephone 972 924-8200  
August 7, 2009

**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.

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

**SITE DATA SUMMARY TABLE**

NO.	DESCRIPTION	REMARKS
1	EXISTING LOT AREA	10,000.00 SQ. FT.
2	EXISTING BUILDING AREA	5,000.00 SQ. FT.
3	EXISTING DRIVEWAY AREA	1,000.00 SQ. FT.
4	EXISTING PARKING AREA	2,000.00 SQ. FT.
5	EXISTING LANDSCAPING AREA	1,000.00 SQ. FT.
6	EXISTING UTILITY AREAS	500.00 SQ. FT.
7	EXISTING DRIVEWAY	10.00 FT. WIDE
8	EXISTING DRIVEWAY	10.00 FT. WIDE
9	EXISTING DRIVEWAY	10.00 FT. WIDE
10	EXISTING DRIVEWAY	10.00 FT. WIDE
11	EXISTING DRIVEWAY	10.00 FT. WIDE
12	EXISTING DRIVEWAY	10.00 FT. WIDE
13	EXISTING DRIVEWAY	10.00 FT. WIDE
14	EXISTING DRIVEWAY	10.00 FT. WIDE
15	EXISTING DRIVEWAY	10.00 FT. WIDE
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47	EXISTING DRIVEWAY	10.00 FT. WIDE
48	EXISTING DRIVEWAY	10.00 FT. WIDE
49	EXISTING DRIVEWAY	10.00 FT. WIDE
50	EXISTING DRIVEWAY	10.00 FT. WIDE



Wings A1 Legacy Addition  
 Sub. O, Pg. 156  
 Zoned PD-117 MF-2  
 Residential

Lot 1, Block 1  
 Chevron-Cluster Addition  
 Sub. O, Pg. 315  
 Convenience Store/Gas

Lot 1, Block 1  
 Folsom-Holman Addition  
 Sub. O, Pg. 356  
 Zone R  
 Convenience Store/Gas

Lot 1, Block 1  
 Cluster Crossing Apartments Addition  
 Sub. H, Pg. 388  
 Zoned PD-117 MF-2  
 Apartments

Block C  
 Cluster Crossing Apartments  
 Sub. H, Pg. 724  
 Lot 1, Block 1  
 Single Family Residential

Block C  
 Cluster Crossing Apartments  
 Sub. H, Pg. 724  
 Lot 1, Block 1  
 Single Family Residential

Block C  
 Cluster Crossing Apartments  
 Sub. H, Pg. 724  
 Lot 1, Block 1  
 Single Family Residential

Block C  
 Cluster Crossing Apartments  
 Sub. H, Pg. 724  
 Lot 1, Block 1  
 Single Family Residential

Block C  
 Cluster Crossing Apartments  
 Sub. H, Pg. 724  
 Lot 1, Block 1  
 Single Family Residential

Block C  
 Cluster Crossing Apartments  
 Sub. H, Pg. 724  
 Lot 1, Block 1  
 Single Family Residential

Block C  
 Cluster Crossing Apartments  
 Sub. H, Pg. 724  
 Lot 1, Block 1  
 Single Family Residential

Block C  
 Cluster Crossing Apartments  
 Sub. H, Pg. 724  
 Lot 1, Block 1  
 Single Family Residential



NEIGHBORHOOD MAP

- SITE PLAN NOTES**
1. Existing site plan shall be used for all existing structures.
  2. All new structures shall be constructed in accordance with the City of Dallas Building Code, 2015 Edition, and all applicable ordinances.
  3. All new structures shall be constructed in accordance with the City of Dallas Building Code, 2015 Edition, and all applicable ordinances.
  4. All new structures shall be constructed in accordance with the City of Dallas Building Code, 2015 Edition, and all applicable ordinances.
  5. All new structures shall be constructed in accordance with the City of Dallas Building Code, 2015 Edition, and all applicable ordinances.
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  17. All new structures shall be constructed in accordance with the City of Dallas Building Code, 2015 Edition, and all applicable ordinances.
  18. All new structures shall be constructed in accordance with the City of Dallas Building Code, 2015 Edition, and all applicable ordinances.
  19. All new structures shall be constructed in accordance with the City of Dallas Building Code, 2015 Edition, and all applicable ordinances.
  20. All new structures shall be constructed in accordance with the City of Dallas Building Code, 2015 Edition, and all applicable ordinances.

**REVISED SITE PLAN**

**FOLSOM-HOLMAN ADDITION**  
 LOT 2R, BLOCK 1

6.940 Acres Situated in The  
 GRIZZLED KENNEDY SURVEY  
 ABSTRACT No. 499  
 PLANO, COLLIN COUNTY, TEXAS

Plate Independent School District  
 10th Street  
 Plano, Texas 75073  
 Telephone 469 732-1480

RLK Engineering, Inc.  
 10000 Preston Road, Suite 1000  
 Plano, Texas 75025  
 Telephone 972 396-1133  
 August 7, 2008

**NOTES:**

1. All dimensions in feet.
2. All measurements taken from the centerline of the street.
3. All measurements taken from the corner of the lot.
4. All measurements taken from the centerline of the street.
5. All measurements taken from the corner of the lot.

**PURPOSE OF REVISED SITE PLAN:**  
 To add a station addition to the west side of the building

**Water Meter & Sewer Schedule**

NO.	DESCRIPTION	REMARKS
1	EXISTING WATER METER	1.00" DIA.
2	EXISTING SEWER METER	1.00" DIA.
3	EXISTING WATER METER	1.00" DIA.
4	EXISTING SEWER METER	1.00" DIA.
5	EXISTING WATER METER	1.00" DIA.
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7	EXISTING WATER METER	1.00" DIA.
8	EXISTING SEWER METER	1.00" DIA.
9	EXISTING WATER METER	1.00" DIA.
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11	EXISTING WATER METER	1.00" DIA.
12	EXISTING SEWER METER	1.00" DIA.
13	EXISTING WATER METER	1.00" DIA.
14	EXISTING SEWER METER	1.00" DIA.
15	EXISTING WATER METER	1.00" DIA.
16	EXISTING SEWER METER	1.00" DIA.
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35	EXISTING WATER METER	1.00" DIA.
36	EXISTING SEWER METER	1.00" DIA.
37	EXISTING WATER METER	1.00" DIA.
38	EXISTING SEWER METER	1.00" DIA.
39	EXISTING WATER METER	1.00" DIA.
40	EXISTING SEWER METER	1.00" DIA.

CITY OF PLANO  
PLANNING & ZONING COMMISSION

August 17, 2009

**Agenda Item No. 7**

**Public Hearing - Preliminary Replat & Revised Site Plan:**  
Plano Bank & Trust Addition, Block 1, Lot 2

**Applicant:** Legacy Texas Bank

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**DESCRIPTION:**

Bank on one lot on 1.8± acres located on the west side of Alma Drive, 300± feet north of 15th Street. Zoned Planned Development-60-General Office. Neighborhood #58.

**REMARKS:**

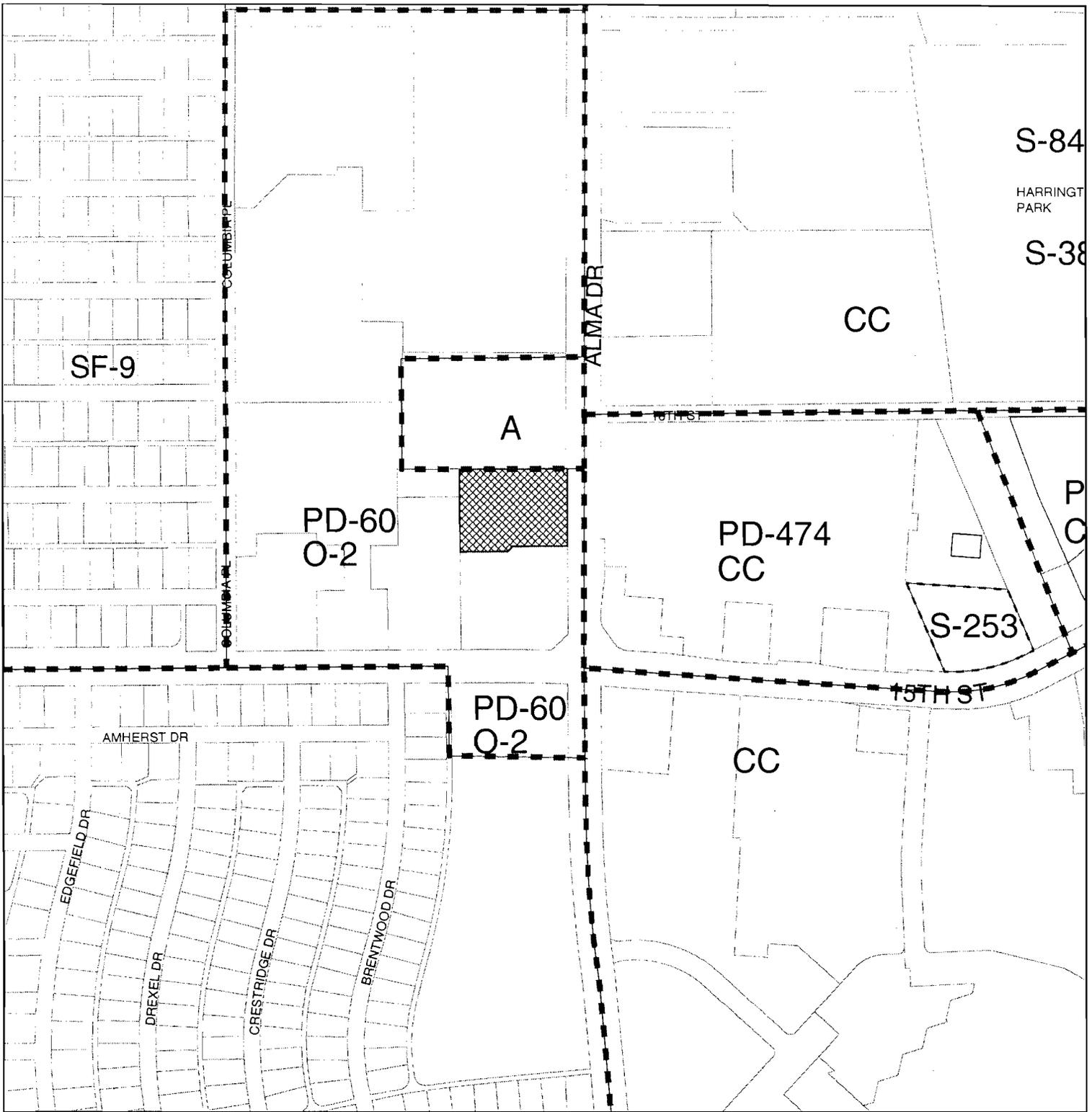
The purpose of the preliminary replat is to abandon and dedicate easements that are necessary for development of the site as a bank.

The purpose of the revised site plan is to show the proposed development layout for the site.

**RECOMMENDATIONS:**

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

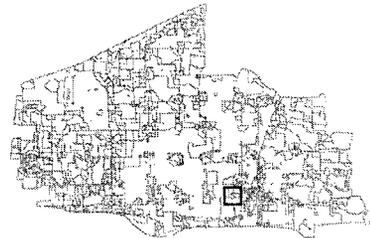
Revised Site Plan: Recommended for approval as submitted.



Item Submitted: PRELIMINARY REPLAT & REVISED SITE PLAN

Title: PLANO BANK & TRUST ADDITION  
BLOCK 1, LOT 2

Zoning: PLANNED DEVELOPMENT-60-GENERAL OFFICE



○ 200' Notification Buffer





CITY OF PLANO  
PLANNING & ZONING COMMISSION

August 17, 2009

**Agenda Item No. 8**

**Public Hearing:** Estate Development District

**Applicant:** City of Plano

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**DESCRIPTION:**

Request for discussion and direction regarding potential changes to the Estate Development zoning district and related sections of the Zoning Ordinance and to receive public comment.

**REMARKS:**

The Planning & Zoning Commission has initiated a review of the Estate Development (ED) zoning district's regulations. The ED zoning district is intended to provide areas for single-family development in a rural or ranch-like setting or where topography and/or utility capacities limit the use of the land. Provisions are made for limited ranching pursuits as well as those uses necessary and incidental to single-family living. Accessory dwelling units are permitted for use by family members.

The first discussion of this item was held at the June 15, 2009, Commission meeting. At that meeting, the Commission requested that a public hearing be scheduled to provide an opportunity for additional input on this matter. This public hearing was originally scheduled and noticed for July 20, 2009. However, this item was not heard at the July meeting due to lack of quorum. This discussion was subsequently rescheduled and noticed for the August 17, 2009, meeting.

During the June meeting, the Commission requested information regarding the following topics:

1. Feasibility of dividing the ED district into multiple districts;
2. Regulations relating to accessory buildings; and
3. Regulations relating to fencing (i.e. types, dimensions, and location).

A copy of the ED permitted uses and standards are attached for reference as well as maps of the areas in question. Please note that these maps have been updated since the June 15 meeting to include additional ED zoned properties that were not originally shown on the maps (Map 2 and Map 3).

## **ISSUES:**

The district was formed to support single-family development in a rural or ranch-like context. The district regulations focus on the creation of a rural setting where animals and supporting accessory structures are permitted. Recently, these areas have experienced some changes including “tear downs” of homes, new construction, and construction of homes larger than those typical in the district. In some cases, the emphasis has shifted away from the openness of a ranch-like setting and the need to accommodate large animals on the properties. Additionally, several variance requests have been submitted to the Board of Adjustment (BOA) seeking relief from current ED regulations as well as two appeals of the Director of Planning’s interpretation to the Commission, thus causing questions to arise as to whether the existing regulations are still appropriate for the various ED zoned areas throughout the city.

The following information is provided for consideration of whether the ED district should be amended, per the Commission’s request.

### Creating Multiple ED Districts

The ED district applies to multiple areas of the city. These areas are generally consistent when it comes to lot size, setbacks, location of buildings, and other development standards. State law requires that cities maintain uniform regulations for districts, even if they are located in geographically separate areas of the city (Texas Local Government Code 211.005. Districts). Zoning regulations shall be established taking into consideration the character of each district and its suitability for particular uses, protecting the value of buildings, and encourage the most appropriate use of land. From an administrative and enforcement perspective, it is desirable to limit the number of districts (and therefore number of different sets of regulations), especially in cases when those regulations apply to districts with similar purpose/intent.

As part of the 1986 overhaul of the Zoning Ordinance, zoning districts were consolidated where needed in order to provide for more consistent and improved development regulations. In that effort, the Estate Development-1 and Estate Development-2 zoning districts were consolidated into one zoning district, which is today called the ED district.

Recognizing that a uniform zoning district cannot account for every unique circumstance associated with individual properties, provisions are in place to allow variances from the requirements of the Zoning Ordinance to be granted by the BOA if hardship criteria are met.

The existing ED districts are consistent with the Comprehensive Plan recommendation for residential uses. There have not been significant changes to conditions in the vicinity of the property which prevent the reasonable use of the property as currently zoned or that would necessitate the creation of separate districts. Staff supports maintaining one district because we have not found any distinct differences amongst all of the existing ED zoned areas that would warrant multiple districts.

## Accessory Buildings

The district supports single-family development in a rural or ranch-like setting. As part of this, the regulations allow for accessory buildings as follows:

- Except for garages, accessory buildings must be located behind the main dwelling in the rear yard.
- Shall be at least 50 feet from any side property line and 25 feet from the rear property line.
- Shall be 100 feet or more from a dwelling on an adjoining property.
- The number of accessory buildings shall be limited to one, except that more than one may be granted by approval of a site plan.
- Must be designed and constructed so that they are in keeping with the general architecture of the development.
- Corrugated metal siding shall not be permitted, but flat metal siding with raised ribs or seams is acceptable.
- Corrugated metal roofing is acceptable.

Accessory dwelling units must also comply with these regulations. Historically, most accessory buildings in the district were barns and other structures intended to support the “limited ranching pursuits” allowed in the area. Distance requirements were put in place to help ensure that these uses would not adversely impact neighboring properties; for example, odors from structures that house animals. Over the past few years, pool cabanas and similar structures for the convenience of people (instead of animals) have become more prevalent. These types of uses and structures may have a lesser impact on surrounding properties, and a smaller building setback would allow greater flexibility for property owners in these districts.

Staff reviewed regulations in other north Texas cities and found that many cities have estate districts similar to Plano's. With regard to accessory buildings, most cities apply the same building setbacks to both the main structure and accessory buildings. However, most of the cities do not allow large animals and therefore are not as concerned with impacts on neighboring properties.

An exception to this is the City of McKinney, which does allow horses in its Residential Estates districts. The regulations distinguish these uses (specifically private stables, corrals, and paddocks) from other accessory uses/structures and require that these uses are at least 150 feet from any dwelling on adjoining property. They do not allow other animals (except domestic pets) in the districts. Should the Commission deem it appropriate, a similar approach could be utilized in the ED district; this would result in an increase in the minimum separation distance between residential dwellings and structures that house animals.

## Fencing

Similar to other regulations, fencing standards were created to support the rural and ranch-like character of the district. Fencing is limited to 48 inches in height in the front yard setback. Outside of the front yard setback, fences may be up to eight feet in height (as specified in Subsection 3.1002 of the Zoning Ordinance, General Fence and Wall Regulations). To maintain the open feel of the areas, fencing in the ED district must be at least 50% open (see through) and be horizontal rail or vertical wrought iron with or without masonry columns. Barbed wire fencing is prohibited; however, mesh fencing (2" x 4") on metal posts is allowed behind the property lines. For privacy reasons, fencing for pools is exempt from the openness requirement.

Unlike other residential districts, larger animals are allowed in the ED district, including horses. In particular, Ranch Estates has a strong focus on horses; therefore, to help ensure the safety for riders and their horses additional restrictions regarding fence type for this area were enacted in 2001. This was implemented through Planned Development-173-Estate Development (PD-173-ED) which restricts all fences in Ranch Estates to split-rail.

The Commission inquired about situations where an ED zoned property is adjacent to another single-family (SF) residential zoned property. SF zoning districts in Plano are subject to different fencing requirements (from Section 3.1000, Screening, Fence, and Wall Regulations). The primary difference is in the ED district, fences must be at least 50% transparent within the entire property; whereas in the SF zoning districts a solid eight-foot fence is allowed behind the required front yard setback. This could create a situation where a SF zoned property adjacent to an ED zoned property erects an eight-foot tall solid privacy fence facing the ED zoned property. The ED property owner would not be allowed to erect a similar fence under the existing regulations.

If this is a concern of the Commission, consideration could be given to amending the Zoning Ordinance to allow ED zoned properties that share a common property line with SF zoned properties to build fencing in accordance with the standard fencing regulations for SF districts. There are very few properties where this situation exists. Should the Commission not want to amend the fencing provisions for the ED district, the ED owner has the right to plant living screening materials along the fence line for privacy, which would potentially be more consistent with the ranch-like feel of the area.

Photographs are attached of the district illustrating the openness and different fencing types

### **PUBLIC COMMENT:**

Per the Commission's direction at its June 15, 2009, meeting, staff notified all ED property owners that the Commission would be conducting a public hearing at its August 17, 2009, meeting. Letters and emails received regarding this item are attached.

**RECOMMENDATION:**

Recommended that the Commission consider whether amendments to the Estate Development district are necessary and call a public hearing if needed.

Should the Commission decide to call a public hearing to amend the Estate Development district, staff requests that direction be given in order to prepare proposed ordinance amendments.

## Article 2. Zoning Districts and Uses

### 2.802 ED - Estate Development

#### 1. Purpose

The ED district is intended to provide areas for single-family development in a rural or ranch-like setting or where topography and/or utility capacities limit the use of the land. Provisions are made for limited ranching pursuits as well as those uses necessary and incidental to single-family living. Accessory dwelling units are permitted for use by family members.

#### 2. Permitted Uses

See '2.502 Schedule of Permitted Uses', for a complete listing.

#### 3. Area, Yard, and Bulk Requirements

Description	Requirement
Minimum Lot Area	43,560 square feet, 85,000 square feet if any large animals are kept
Minimum Lot Width	150 feet
Minimum Lot Depth	250 feet
Minimum Front Yard	50 feet, except as provided in Section 3.500
Minimum Side Yard (Ordinance No. 95-4-30)	15 feet or ten percent of lot width, whichever is greater (See '3.600 Side Yard Regulations'.)
--of Corner Lot	25 feet on street side (See '3.600 Side Yard Regulations'.)
Maximum Side Yard	30 feet
Minimum Rear Yard	Ten feet (See '3.700 Rear Yard Regulations'.)
Minimum Floor Area per Dwelling Unit	800 square feet
Maximum Height	Three story provided the third story may not exceed ten percent of the total floor area of the building, 40 feet (See '3.800 Height Regulations'.)
Maximum Coverage	20%, plus ten percent additional coverage permitted for accessory buildings (See '3.700 Rear Yard Regulations'.)
Parking Requirements	Two parking spaces per dwelling unit (See '3.1100 Off-Street Parking and Loading'.)

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## Article 2. Zoning Districts and Uses

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### 4. Special District Requirements

#### a. Animal Restrictions in the ED District:

##### i. Number

No more than two larger animals, specifically, cattle, horses, sheep, and goats can be maintained per acre of lot area.

##### ii. Type

Swine and fowl are expressly prohibited. Other types of animals which introduce an unusual disturbance to the community or adjoining property owners shall not be maintained.

##### iii. Breeding

No large animals other than horses shall be kept for breeding purposes.

#### b. Accessory Buildings

- i. Accessory buildings in the ED district, except garages, must be located behind the main dwelling in the rear yard.
- ii. Accessory buildings shall be at least 50 feet from any side property line and 25 feet from the rear property line.
- iii. Accessory buildings must be 100 feet or more from a dwelling on an adjoining property.
- iv. The number of accessory buildings shall be limited to one, except that more than one may be granted by approval of a site plan.
- v. Accessory buildings must be designed and constructed so that they are in keeping with the general architecture of the development.
- vi. Accessory buildings with corrugated metal siding shall not be permitted, but flat metal siding with raised ribs or seams is acceptable. Corrugated metal roofing will be acceptable.

#### c. Accessory Dwelling Units

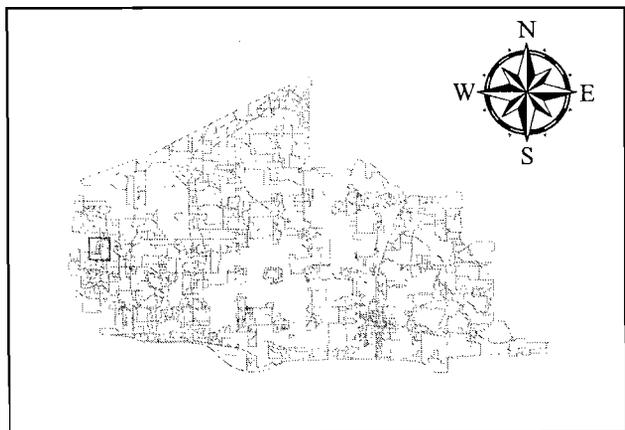
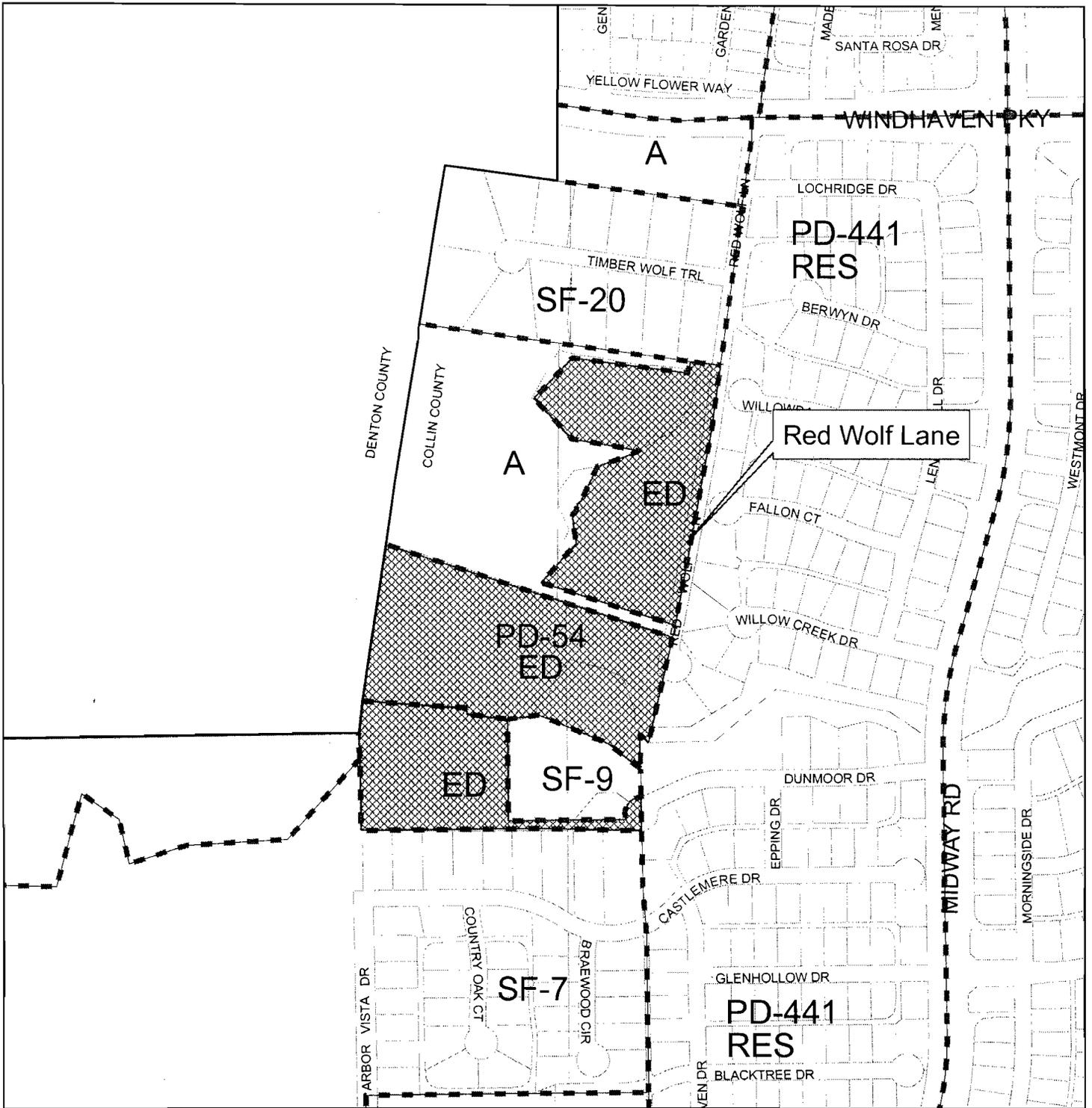
Accessory dwelling units in the ED district shall be allowed as an incidental residential use of a building on the same lot as the main dwelling unit and shall comply with the above requirements for accessory buildings and with the following:

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## Article 2. Zoning Districts and Uses

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- i. No temporary buildings, mobile homes, or travel trailers may be used for onsite dwelling purposes.
  - ii. The accessory dwelling unit must be constructed to the rear of the main dwelling. Each lot must have a minimum of one acre per dwelling unit or accessory dwelling unit constructed upon it. For example, a house with two accessory dwelling units would require a minimum lot size of three acres.
  - iii. The accessory dwelling unit shall contain a minimum of 500 square feet of floor area.
  - iv. The accessory dwelling unit may be constructed only with approval of a site plan.
  - v. The accessory dwelling unit may not be sold separate from sale of the entire property, including the main dwelling unit.
- d. **Fences (ZC 2001-21; Ordinance No. 2001-8-26)**
- All fences within an ED district shall comply with the following standards:
- i. Fences within the front yard setback shall be no more than 48 inches in height. Combinations of berms and fences shall not exceed 48 inches in height.
  - ii. Fences within the front yard setback shall be horizontal rail or vertical wrought iron with or without masonry columns.
  - iii. All fencing shall be at least 50% see-through, except that required for enclosing swimming pools.
  - iv. No farm or rural fencing (such as barbed wire) shall be used. Smooth, non-climbable two-inch by four-inch mesh on metal posts will be acceptable behind the building line.
  - v. Solid type or stockade fencing or walls shall not be constructed on property lines.



# Estate Development District Map 1

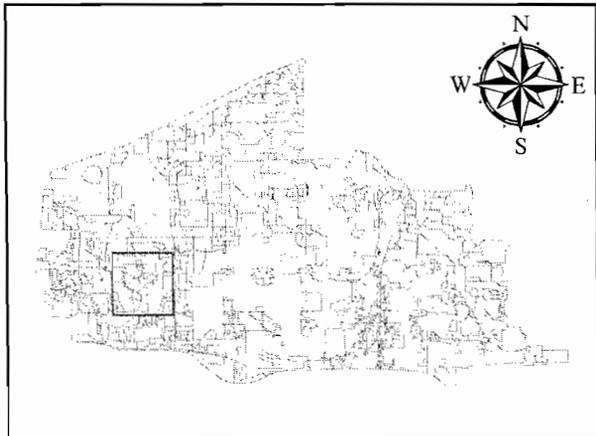
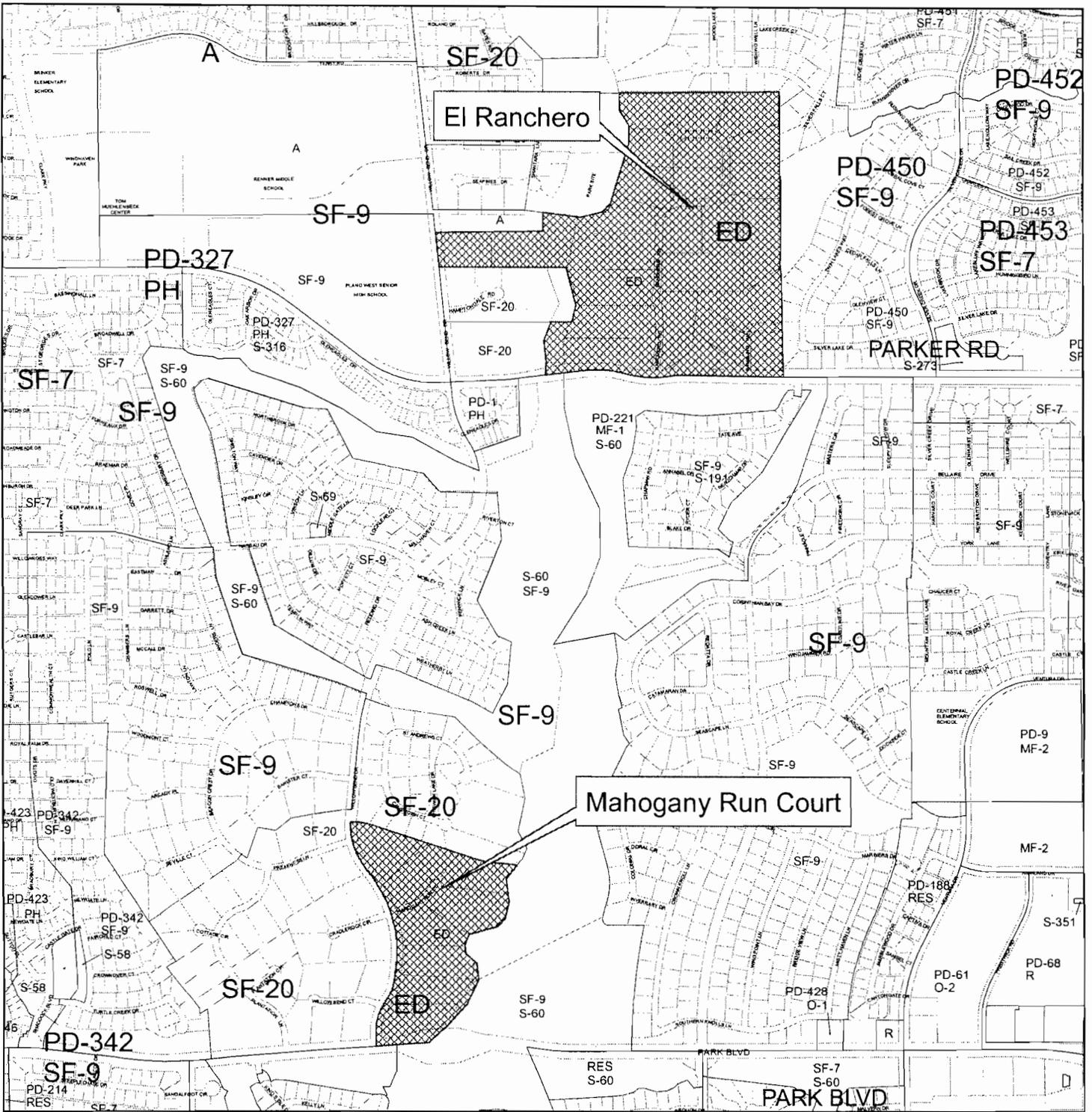
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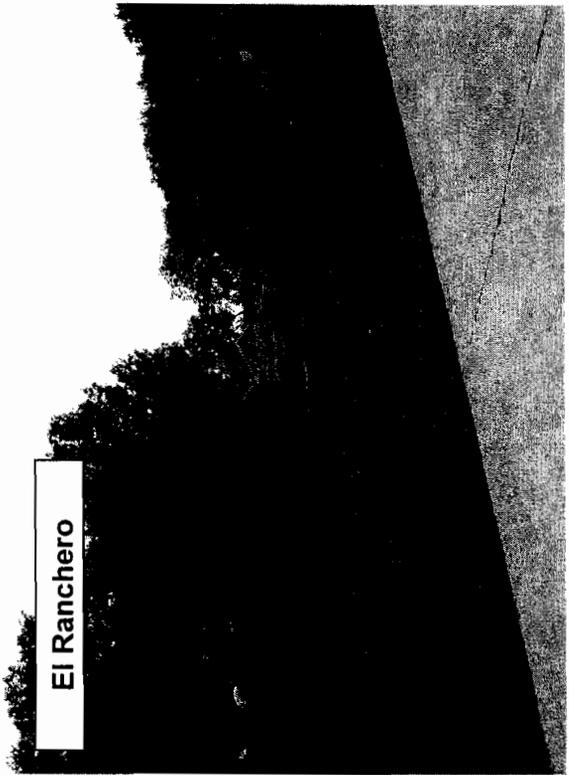
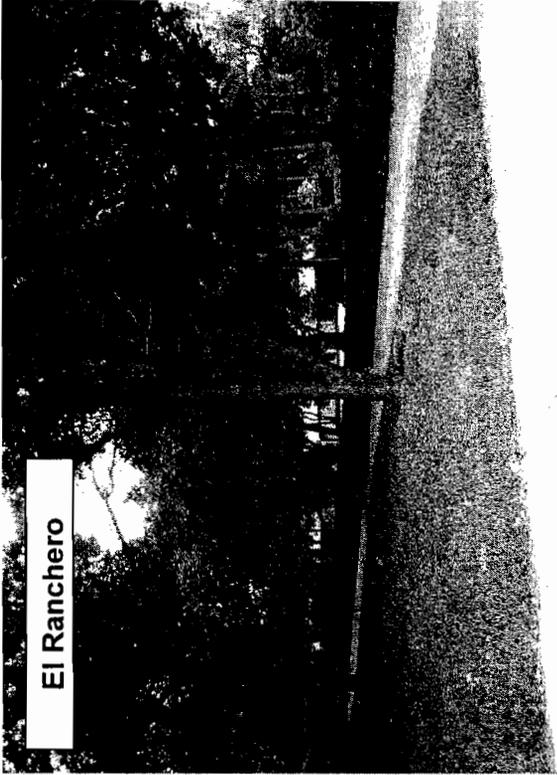
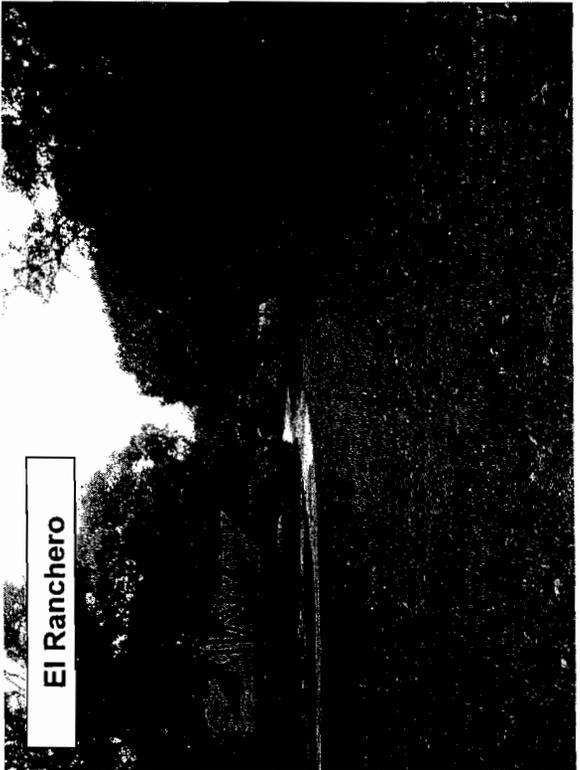
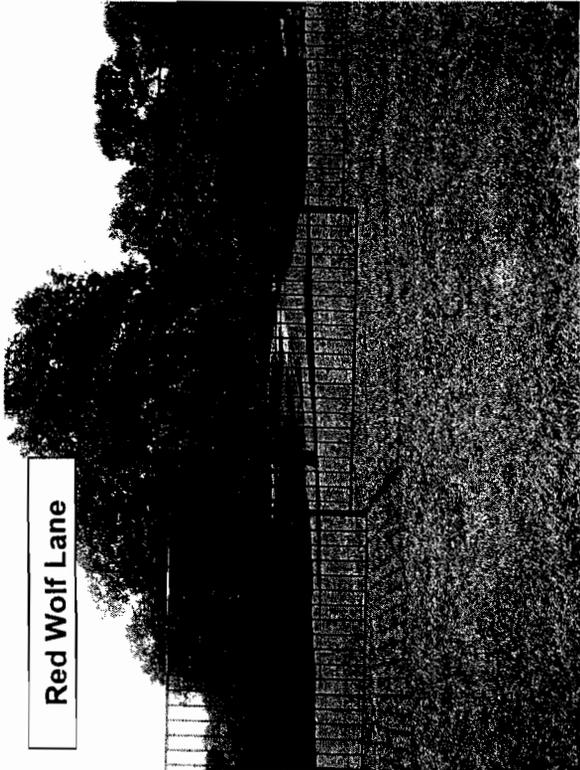
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# Estate Development District Map 2



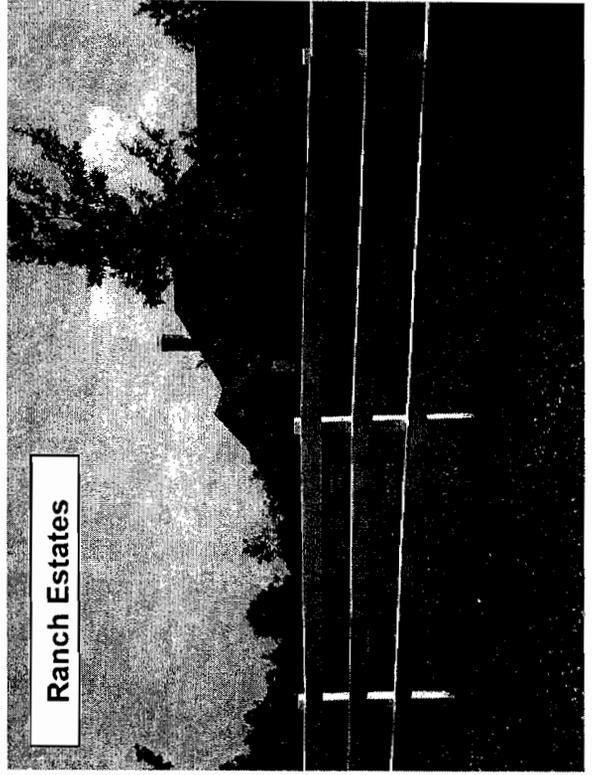
Examples of fencing in the Estate Development district



Ranch Estates



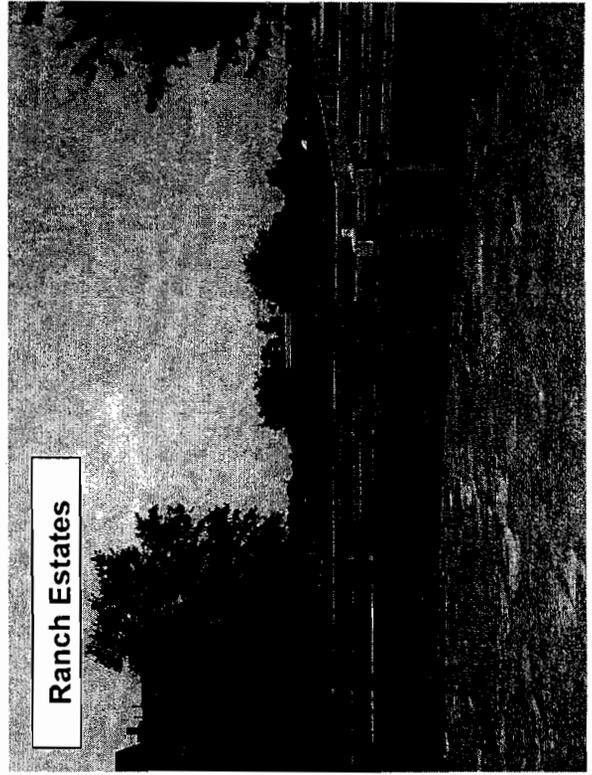
Ranch Estates



El Rancho



Ranch Estates



Robert and Minerva Terrill  
3560 Ranchero Rd.  
Plano, Texas 75093  
972-403-0142

Ms. Kate Perry  
Planning Department  
Plano Municipal Center  
1520 K Avenue  
Plano, Texas 75074

Dear Ms. Perry,

We have owned our property in the El Ranchero Estates since 1978 and have lived here since 1983. Our reason for buying this property and living here has always been because of the open ranch-like atmosphere of this neighborhood. This atmosphere existed in 1978 and continues today as one of the most desirable features of our area. It would ruin the ranch-like environment of our unique neighborhood if any of the ED zoning restrictions were to be changed.

One of our new neighbors states that he adjoins an SF9 zoned area and that if they are allowed certain zoning rights in their area then we should be allowed the same rights in our ED zoned area. That's an invalid argument in that each area was zoned with certain rights and restrictions unique to that area for a reason and just because the two abut each other doesn't mean that one should have the rights of the other.

He also wants to change the ED zoning to have more privacy and security. What's more private than going inside your house and closing the doors and shutting the drapes? Changing the zoning would not increase our privacy. As for security, a Plano police officer attended our first homeowner's meeting to talk to us about establishing a crime watch neighborhood. He told us that if a burglar wants to get into your house, no fence or locks on your doors will stop him. The second best deterrent to being burglarized is a barking dog; the first is a loaded gun pointed at the burglar. Fences don't matter.

In short, we are very opposed to changing any of the ED zoning restrictions and we would urge the Planning and Zoning Commission to leave the ED zoning unchanged. Thank you for your kind consideration and attention to our neighborhood zoning issue.

Very truly yours,

Robert and Minerva Terrill

Ms. Kate Perry  
Planning Department  
Plano Municipal Center  
1520 "K" Ave.  
Plano, TX 75074

Dear Ms Perry,

As a home owner in the El Rancho Estates neighborhood, I attended the previous hearing/discussion meeting that addressed the ED2 zoning situation. After hearing some of the points that were presented during the committee discussion I left feeling there were several misguided assumptions being asserted by what I would term a "vocal minority". In particular, as a relatively new comer to the neighborhood when compared to those that have made Rancho their home since the earlier 70's, I was surprised to hear that there is this concern that somehow the current ED2 Zoning guide lines needs to be changed because there are particular regulation elements that somehow are outdated and don't fit the needs of modern development requirements. Had this been in some other community that had seen its better days or that the neighborhood wasn't still attractive to the current housing market then it may be worthy of discussion but in our neighborhood this couldn't be further from reality and our family is a prime example of why the ED2 is acceptable the way it is.

Although we are one of the newer residence of El Rancho Estates having remodeled the existing home at 3640 Rancho and moving in 2003, we have been a resident and stake holder in the West Plano community since moving from Carrollton in 1991. Unlike each of the two previous developments, where the zoning regulations permitted solid fencing and close property line construction, moving to El Rancho Estates, with its wide open spaces and set back building regulations - "WAS" change for us. Any changes could potentially put us back into the same zoning situation we opted to move out of.

In summary, being a long term resident of the community who understands all the wonderful neighborhood options that are available throughout the Plano Community, and as an existing stake holder in El Rancho Estates, I see no reason to continue to utilize our cities stressed resources reviewing this matter. Therefore, I would request the board not move forward with a zoning change process which could potentially negatively affect the existing balance and order of things that have more than served the residents of El Rancho Estates well for over 30 years.

Thank you,

Charles and Elizabeth Daigle  
3640 Rancho Rd  
Plano, TX 75001  
972-403-9992

July 11, 2009

Ms. Kate Perry  
Planning and Zoning Commission  
Plano Municipal Center  
1520 Avenue K  
Plano, Texas 75074

Dear Ms. Perry:

My wife and I have been residents of El Rancho Estate District since 1992. Prior to purchasing our property and building our home we had the opportunity to review the regulations regarding this Estate District. We determined that these regulations were designed to protect the value and beauty of the area.

Because these regulations have served our neighborhood very well, I see absolutely no reason for changing the existing regulations that have allowed for continued positive development of the El Rancho Estate District.

For this reason we strongly oppose any change to the current ED regulations.

We suggest that any corporate or individual grievance be resolved as they have in the past, among neighbors.

Sincerely,

Kay and Ken Jarvis  
3400 Rambling Way  
Plano, Texas 75093-7601

---

**Kate Perry**

**From:** Pat Evans [REDACTED]  
**Sent:** Wednesday, July 15, 2009 7:41 AM  
**To:** Kate Perry  
**Subject:** DON'T CHANGE THE ED ZONING RULES

We have lived on Rancho for over 30 years, and with our neighbors have enjoyed the wide open spaces and atmosphere protected by the ED zoning in place.

This sudden push to "tweak" the ED zoning seems to be driven by dissatisfaction with two recent Board of Adjustment decisions concerning fencing and accessory building setbacks. It is widely opposed in the neighborhood -- most understand that :

- 1) reasonable accommodations have been made in the past by neighborhood agreement and Board of Adjustment rulings and this is a wise course to continue;
- 2) proposed fencing changes would destroy the neighborhood's wonderful open ranchlike atmosphere and potentially transform our unique neighborhood into a walled enclave;
- 3) the proposal for jamming up to three sizable residential accessory buildings against our neighbors' property lines is a recipe for neighborhood discord and invasion of privacy; and
- 4) any diminution of our property rights, such as taking away our right to own horses, as was proposed at the last meeting by the Ranch Estates spokesman, should be off the table.

In short, our ED zoning is most definitely not "broke!" Please do not try to fix it!

Respectfully,

Chuck and Pat Evans:

7/15/2009

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**Kate Perry**

**From:** Linda Raphael [REDACTED]  
**Sent:** Tuesday, July 14, 2009 7:46 PM  
**To:** Kate Perry  
**Subject:** Proposed changes to ED Zoning

Dear Ms. Perry:

This letter is in regards to the proposed ED Zoning Changes and the upcoming hearing on July 20th. We adamantly oppose any changes to the current Estate Development Zoning regulations. We have been residents on Rancho Road for thirteen years and have enjoyed the open country feel of our neighborhood. It would be a mistake to change the current regulations. Our neighborhood has functioned in harmony under the existing regulations for decades and we see no need to disrupt this harmony with any zoning changes. If you have any questions, please feel free to contact us.

Thank you for your consideration on this matter.

Sincerely,

Linda and Peter Raphael  
3420 Rancho Rd.  
Plano, TX 75093

(972)473-2081

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7/15/2009

GLEN AND PATRICIA BELLINGER  
3605 RANCHERO ROAD  
PLANO, TEXAS 75093

972-816-9000

July 14, 2009

VIA EMAIL: [katep@plano.gov](mailto:katep@plano.gov)

Ms. Kate Perry  
Planning Department  
Plano Municipal Center  
1520 K Avenue  
Plano, Texas 75074

Dear Ms. Perry:

We bought our lot in El Rancho Estates from Gary and Nancy Gamble almost 17 years ago, and we built our home and have raised 6 kids in our house on that lot. During that time, our kids have enjoyed the wide open spaces which are unique to our neighborhood, and they have experienced a youth which is rare in Dallas and Plano with no privacy fences, a creek, a fishing lake, and generally a true sense of "neighborhood" like the "good old days" of Ward and June Cleaver. In that regard, most of the people in our subdivision have historically been cooperative and generally work together to discuss and solve issues and problems out of mutual need and respect.

We bought our lot and built our home knowing that ED zoning governed our property and with the belief that all of us would play by the same rules and guidelines. Occasionally, exceptions arose and people generally talked to each other and worked it out, and I did that on occasion with my neighbors in the past. Undoubtedly, there will be the need in the future for an occasional variance from the ED zoning regulations and requirements as people continue to build and improve their homes. Those variances should be dealt with individually on a facts and circumstances basis, and the Planning and Zoning Commission and Board of Adjustment should grant or deny those periodic requests based on the prevailing opinions and desires of the people most affected. This process has worked very well for over 30 years, and I still believe that the same process can work in the future which is why I see no reason to change this process or to change the ED zoning for El Rancho Estates.

Government is for the people, and must serve the people but not dictate to them. Since the overwhelming sentiment in El Rancho Estates is to leave the current ED zoning alone for El Rancho Estates, I see no compelling reason or public need for government intervention in this matter.

I am very sympathetic to the people, including Matt Twyman, who back up to Lakeside and are subject to different use and building standards than Lakeside along their common boundary lines with Lakeside. It is patently unfair to hold an El Rancho Estates owner to a more critical or restrictive standard on the El Rancho side of the common boundary line with Lakeside than the standards the Lakeside owners are held to or bound by on their side of the common boundary line. If those El Rancho Estate owners want or need variances from the ED zoning requirements to address issues relating to their common boundaries with Lakeside, then

July 14, 2009  
Page 2

they should go through the established variance process and be granted those variances if and as applicable as it pertains only to their common boundary with Lakeside. These same variances should not be considered or approved with respect to common boundaries with other El Rancho Estate homeowners if such variances are objectionable to the other affected El Rancho Estate homeowners.

So, my opinion and hope is that no global modification is granted to the ED zoning classification in Plano at this time if such modification affects El Rancho Estates. If other ED zoned subdivisions in Plano need or want changes to their subdivisions, they should be dealt with separately and El Rancho Estates should be left alone.

Very truly yours,

A handwritten signature in black ink, appearing to read "Glen Bellinger". The signature is fluid and cursive, with a large initial "G" and "B".

Glen Bellinger

*JD Young*  
*3500 Ranchero Road*  
*Plano, TX 75093*  
*972.403.1323*

RECEIVED  
JUL 13 2009  
PLANNING DEPT

July 13, 2009

City of Plano  
Planning Department  
Attn: Ms. Kate Perry, AICP  
PO Box 860358  
Plano, TX 75086-0358

Dear Ms. Perry:

I am a homeowner at the above referenced address situated within the Estate District (ED) zoning within the city limits. I would like to add my voice to those **opposed to any changes** in the ED zoning.

I bought this lot in 1997 and have lived in this house since that time. I researched the zoning on this development and bought specifically because my neighbors and I would be bound by the covenants therein.

I have relied on these covenants to maintain the look and feel that James Muns originally incorporated into deed restrictions on his development. When the City annexed El Rancho Estates, ED was created to address these very restrictions.

I must point out that there is a process in place for variances to the zoning to be granted. The process requires collaboration and cooperation, which prevents individuals from trampling on the rights of others. We are not a fortress community, and don't want to be a collection of houses unseen behind tall masonry walls. Any buyer that purchases a lot on this street can afford to buy in any of the fortress communities nearby. That such a buyer bought poorly and is building conspicuously without regard to ordinances that predate them may have a problem, but the problem is neither mine nor the city's.

I might further observe that any changes here on Ranchero Road may very well require an environmental impact study, due to the proximity of a waterway on a number of the parcels. The movement of several species is dependent on the open spaces that are a direct result of the ordinance's limitations on walls and fences.

July 13, 2009

Your notification letter notes that you have received "several requests" recently for variances to the ordinance. It turns out that most of the requests have originated with a very small number of recent purchasers. One would think that a curt review of the zoning would be in order prior to spending this much money on land and a home.

The name El Ranchero connotes ranches and open land. We do not wish to change that now.

Sincerely,

A handwritten signature in black ink, appearing to be 'JD Young', written in a cursive style.

JD Young

**Kate Perry**

---

**From:** Dick Forsythe [REDACTED]  
**Sent:** Tuesday, July 17, 2007 5:42 PM  
**To:** Kate Perry  
**Subject:** Estate District Zoning

City of Plano  
Planning Commission  
Attention: Ms. Kate Perry

Re: Estate Zoning Meeting July 20

We have lived at 3425 Rancho for almost 35 years. We think that our zoning regulations have worked very well for us. We would not like to see them changed to accommodate a few. We plan to be at the meeting Monday evening in support of our neighbors. Richard and Barbara Forsythe

**Kate Perry**

**From:** J Broadwell [REDACTED]  
**Sent:** Tuesday, July 14, 2009 11:04 AM  
**To:** Kate Perry  
**Subject:** 7/20 Public Hearing -- potential changes to ED zoning

July 14, 2009

To: Kate Perry and the Planning & Zoning Commission  
Re: potential changes to ED zoning

As we were one month ago [see previous letter on this subject below], we remain **strongly opposed to any change to the ED zoning regulations**. Further, we find it curious, if not wasteful, that resident input has been sought a second time when the letters written and input given at the earlier meeting gave very clear direction to the Commission.

Because no one has been able to discover a valid reason for this issue appearing and reappearing, the general consensus unfortunately has become that it was initiated as the private agenda of an individual or individuals.

And so we write again, and we come to City Hall again, curious to see whether the issues driving this request for discussion can be discerned.

After watching the June 15 meeting and discussion, we would point out that one Ranch Estates resident seemed to be suggesting an ED zoning which would separate his East Plano from West Plano, and the gentleman seemed quite comfortable speaking for the 'special needs of El Rancho and West Plano.' Not only was his assessment of our needs basically incorrect, it was pompous and inappropriate for him to presume he could speak for us and contradict what our own residents were saying. We would hope that the Chair will make sure that speakers on this issue confine their comments to the needs and wishes of the neighborhoods in which they reside.

We urge you to set this subject aside once and for all, and move on to issues worthy of your time, staff time and taxpayer dollars.

Sincerely,

Ron and Judy Broadwell  
3400 Rancho Road  
Plano, TX 75093  
972.403.0071

[REDACTED]

Date: Thu, 11 Jun 2009 09:32:12 -0500  
To: katep@plano.gov

7/14/2009

From: J Broadwell <[REDACTED]>  
Subject: Proposed review of Regulations Pertaining to the Estate District ("ED")

Kate Perry, AICP  
Planning Department  
Plano Municipal Center  
1520 Avenue K  
Plano, TX 75074

To: Kate Perry and the Planning & Zoning Commission  
Re: Regulations Pertaining to the Estate District ("ED")

We are strongly opposed to any change to the ED regulations. We purchased estate property in Plano in April, 1979, understanding and believing that the ED regulations would protect and preserve its beauty and its value. These regulations have served us well, and subsequent to the development of El Rancho Estates, additional estate neighborhoods, beautiful and valuable, have emerged and taken their place in the diversity of our community. We have relied upon the existing ED regulations [and their enforcement by the City of Plano] for over 30 years, and we are strongly opposed to the review and possible changes you propose;

Sincerely,

Ron and Judy Broadwell  
3400 Rancho Road  
Plano, TX 75093  
972.403.0071



7/14/2009

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JUL 1 2009

PLANNING DEPT

Christine and David Burns  
3545 Ranchero Rd.  
Plano, Texas 75093

Ms. Kate Perry  
Planning Department  
Plano Municipal Center  
1520 K Avenue  
Plano, Texas 75074

Dear Ms. Perry,

Five years ago we found property on Ranchero Road and decided to build a home. We chose this property because of the open ranch-like atmosphere and park like setting with no fences or walls in front of the homes. This atmosphere is the most desirable feature of this area. Changing the ED zoning restrictions would ruin the ranch-like environment of our unique neighborhood.

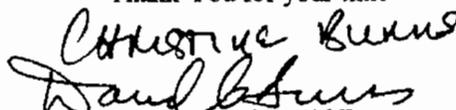
One of our new neighbors states that he adjoins an SF9 zoned area and that if they are allowed certain zoning rights in their area then we should be allowed the same rights. That is a completely invalid and ridiculous argument. Every area is zoned with certain rights and restrictions unique to that area for a reason. Just because the two zones meet each other, does not mean that one should have the rights of the other.

Privacy and security seem to be issues for certain new neighbors. If these new home owners sensed a feeling of "lack of security" and "invasion of privacy" as they were driving Ranchero Road prior to purchase, they should have not bought here. From time to time, issues may arise between adjoining neighbors, and these issues should be addressed on a case-by-case basis. To date, all problems have been addressed by the neighbors and feuds have not been a problem on this street.

We lived in Preston Hollow prior to moving to Ranchero Road and were directors of the homeowners association for 15 years. We had a private off duty police officer in a marked car patrolling our 5 street neighborhood. The officers told us, that a fence, especially a wall, is more of a security risk than an open area. They stated burglars, once behind the wall, had a "private" place to steal, as they desired.

In short, we are very opposed to changing any of the ED zoning restrictions and we would urge the Planning and Zoning Commission to leave the ED zoning unchanged.

Thank-You for your time

  
Christine and David Burns

**Kate Perry**

**From:** judy jones | [REDACTED]  
**Sent:** Monday, July 13, 2009 12:28 PM  
**To:** Kate Perry  
**Subject:** Zoning Change Proposed for Rancho

We are strongly opposed to any change to the ED regulations for Rancho Estates. We are and have been quite happy with the zoning as it has been for 30+ years and do not support changes of ANY kind to the existing ordinance. Dr. Charles E. and Judy Jones 3313 Rancho Plano Texas

7/13/2009

**Kate Perry**

**From:** [REDACTED]  
**Sent:** Monday, July 13, 2009 10:16 AM  
**To:** Kate Perry  
**Subject:** Planning and Zoning Meeting July 20th regarding El Rancho Estates ED Zoning

Thomas W. and Donna L. Horner  
3525 Rancho Rd.  
Plano, Texas 75093  
972-403-1237

Ms. Kate Perry  
Planning Department  
Plano Municipal Center  
1520 K Avenue  
Plano, Texas 75074

Dear Ms. Perry,

We are writing in regard to the ED zoning restrictions for the El Rancho Estate Division. We purchased our home on Rancho Road almost 20 years ago. We are both from the Dallas area, and were thrilled to find this "country setting" in the middle of Plano to raise our children. We understand that the zoning restrictions for this division were made many years ago, and that the area has changed quite significantly, but to change the ED zoning for our division would be a sad mistake for Plano. If you have not had the opportunity to drive through our two streets, join the hundreds of "gawkers" that take a Sunday drive down our circle, just to "oohh and aahh" at the beautiful homes with the green open acreages full of trees and lush landscaping, highlighted by a gorgeous lake in the center of the division. To change the zoning because a "new" neighbor wants to build a 10 foot rock fence around his 20,000 square foot mansion does not seem fair to those of us who have enjoyed our serene ranch-like setting for so many years. The "new" neighbor should have done his homework and realized before he built on this property, that the fence he wanted is not allowed. We are writing to ask that you would vote to leave our ED zoning as it is originally written. To start tampering with it in any way, would probably open a can of worms, and any future "new" neighbors would once again challenge the Planning and Zoning Commission on some other wanted change. You are obviously in a position where you can't make everyone happy. We are hoping that you will kindly respect the wishes of the majority of the residences of El Rancho Estates; the ones that have been paying the property taxes for many years for the privilege of living on this beautiful, open paradise in the heart of Plano. Thank you for your consideration in this matter.

Sincerely,

Thomas and Donna Horner

Summer concert season is here! [Find your favorite artists on tour at TourTracker.com.](http://TourTracker.com)

7/13/2009

Dr. Richard and Marlene Marks  
3401 Rambling Way  
Plano, Texas 75093  
972-403-0083  
July 12, 2009

Ms. Kate Perry  
Planning Department  
Plano Municipal Center  
1520 K Avenue  
Plano, Texas 75074

Dear Ms. Perry,

We first heard of the El Rancho neighborhood when I was looking for a place to locate my orthopedic surgery practice after completing my residency in 1979. I spoke to Allen Harris, then administrator of what was Plano General Hospital, who told me he had just attended a party over the previous weekend at the home of another orthopedic surgeon, Dr. Neil Small. He said the neighborhood was incredible – open spaces and acreage. That same day, my wife and I found out there were still lots for sale in El Rancho, and contacted the developer and neighbor, James Muns.

We were enchanted with the openness of the area, and quickly chose the lot on which we planned to build the home of our dreams. We had acreage, a lake and stream bordering our back yard, and groves of mature trees, some over a century old.

Our lot borders Parker Road, and with permission of the city and grateful blessings of our neighbors, constructed a large berm topped by foliage and a brick wall to block out the noise of an ever busier east-west thoroughfare. Another neighbor helped calculate the decibel level blockage we could anticipate upon completion of this major project. The barrier we constructed blocked views of Parker Road only – never interfering with total visual access, for ourselves and all neighbors, to the acres of land and water we were privileged to share.

As the majority of new neighbors build and continue to improve on their own sites, it continues to be with consideration for each other's views, access to unspoiled acreage, and maintenance of the wide open feel in an otherwise heavily and densely populated suburb.

The current ED zoning has not only encouraged such community spirit in considering building plans, but to a large extent has mandated it. We bought with the ED zoning as a major incentive, built on and improved our property under those same community-first ED zoning guidelines, and are grateful that our neighbors do the same. The current ED zoning restrictions, while possibly considered archaic by some who wish the change the serene status quo, have provided our little enclave peace and serenity since first proposed by the insightful James Muns.

The ability of those of us fortunate enough to reside in El Rancho – tax paying, productive, community oriented citizens – to enjoy the park-like atmosphere in which we all invested, should not be compromised by changes in the current ED zoning.

Sincerely,  
Richard and Marlene Marks

*Kate Perry*

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JUN 30 2009  
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June 30, 2009  
Joan and Allen Ader  
3600 Ranchero Road  
Plano, Texas 75093  
(972) 403-0081

Kate Perry, AICP  
Planning Department  
Plano Municipal Center  
1520 K Avenue  
Plano, Texas 75074

Dear Ms. Perry,

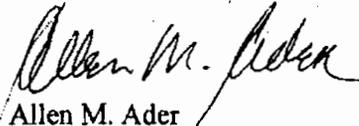
We have received your June 26<sup>th</sup> letter announcing the Planning and Zoning Commissions review of the ED Zoning Regulations and the Public Hearing to be held on July 20, 2009. We continue to be opposed to **any** changes to the current Estate Development Zoning Ordinance. We explained many of our reasons for our opposition in our June 8<sup>th</sup> letter, which we have attached as a reference.

We attended the June 15th meeting and did not hear a sound reason that would require the Commission to consider **any** changes to the Ordinance. El Rancho's residents do not share the comment by one Commissioner that the zoning "needed to be tweaked". The current system and ED Zoning Ordinance has worked extremely well for the 34 years we have lived on Ranchero Road. We want it to remain unchanged.

We will attend the Public Hearing and would like to be added to your email list for updates on this project. Thank you for your time to consider our opinion.

Sincerely,

  
Joan C. Ader

  
Allen M. Ader

Attached: Ader's letter dated June 8, 2009

June 8, 2009

Joan and Allen Ader  
3600 Ranchero Road  
Plano, Texas 75093  
(972) 403-0081

Kate Perry, AICP  
Planning Department  
Plano Municipal Center  
1520 K Avenue  
Plano, Texas 75074

Dear Ms. Perry,

We have lived on Ranchero Road for almost 34 years ever since James Muns first developed El Ranchero. We were attracted to his sub-division because it offered an open country feel and a place where we could safely raise our family. To protect that natural ambience and the look we all treasure, James had the foresight to write "restrictions" into our property deeds. When we were annexed into the City of Plano, a formal ED Zoning Ordinance was written which in part, continued and preserved James's vision for El Ranchero.

Over the years, the ED Zoning Ordinance that the Planning and Zoning Commission is now reviewing, has served our neighborhood extremely well. Whenever a neighbor wanted to build a building or some other structure that was not in code, they would informally meet with their other neighbors to explain their pressing need and unusual situation that led to their request for a code variance. The intent was to work out a solution that was acceptable to every one and protected the look and feel of El Ranchero. That "neighbor to neighbor approach" has always worked for the entire neighborhoods benefit.

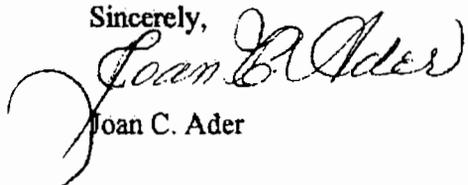
Within the past two years, two "new" neighbors have purchased property in El Ranchero with the intent to tear down an existing home and build a new one. These "new" owners were either unfamiliar with the existing ED Zoning when purchasing the property or hoped they could gain a future variance. During their construction phase, they appealed to the Board of Adjustments for a variance. At one hearing, the "old" neighbors from El Ranchero and Lakeside on Legacy that were most affected by a potential "out of code" structure testified as to why they did not agree with the variance. After hearing from both parties, the Board of Adjustments ruled. A democratic process that is fair to all affected parties. The "new" owners requested variances to build solid masonry walls and fences in excess of eight feet. The "old" neighbors opposed those changes because we firmly believe a modification to the ED Zoning permitting such structures would

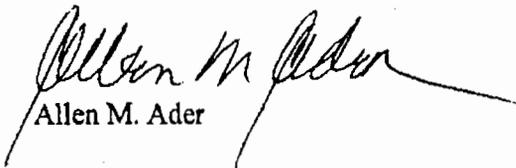
be extremely detrimental to the neighborhood and ruin El Ranchero's current look and feel that James Muns created. We don't want "walled fortresses"!

Also, we sincerely request that you do not change the existing ED Zoning Ordinance because the system as it now exists works extremely well. In most cases, neighbors can reach a mutually acceptable solution. Until recently, that is what has happened here in El Ranchero. In those rare cases where agreement cannot be reached, a hearing and ruling by the Board of Adjustments is the fairest system to all the neighbors. Any changes made to the current ED Zoning Ordinance or the system could create major problems that do not exist today.

Thank you for your time to consider our opinion. We appreciate it.

Sincerely,

  
Joan C. Ader

  
Allen M. Ader

**Kate Perry**

---

**From:** [REDACTED]  
**Sent:** Wednesday, June 10, 2009 4:46 PM  
**To:** Kate Perry  
**Subject:** Don't Change the ED Rules!

Any concern about the land value exceeding the home value in ED zoning is a testament to the success of the current ED requirements, not a problem. To change the ED rules to accommodate new money moving into an existing ED development would undermine the very reasons for the ED success.

Hundreds of families have chosen to locate in Plano ED districts for the spacious open views and country-like environment that ED zoning protects. Please don't change the rules our families have relied upon to accommodate some few who want walled compounds.

Respectfully,

Chuck & Pat Evans  
3333 Rancho Rd  
972-403-0144

June 8, 2008  
Joan and Allen Ader  
3600 Ranchero Road  
Plano, Texas 75093  
(972) 403-0081

Kate Perry, AICP  
Planning Department  
Plano Municipal Center  
1520 K Avenue  
Plano, Texas 75074

Dear Ms. Perry,

We have lived on Ranchero Road for almost 34 years ever since James Muns first developed El Ranchero. We were attracted to his sub-division because it offered an open country feel and a place where we could safely raise our family. To protect that natural ambience and the look we all treasure, James had the foresight to write "restrictions" into our property deeds. When we were annexed into the City of Plano, a formal ED Zoning Ordinance was written which in part, continued and preserved James's vision for El Ranchero.

Over the years, the ED Zoning Ordinance that the Planning and Zoning Commission is now reviewing, has served our neighborhood extremely well. Whenever a neighbor wanted to build a building or some other structure that was not in code, they would informally meet with their other neighbors to explain their pressing need and unusual situation that led to their request for a code variance. The intent was to work out a solution that was acceptable to every one and protected the look and feel of El Ranchero. That "neighbor to neighbor approach" has always worked for the entire neighborhoods benefit.

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be extremely detrimental to the neighborhood and ruin El Rancho's current look and feel that James Muns created. We don't want "walled fortresses"!

Also, we sincerely request that you do not change the existing ED Zoning Ordinance because the system as it now exists works extremely well. In most cases, neighbors can reach a mutually acceptable solution. Until recently, that is what has happened here in El Rancho. In those rare cases where agreement cannot be reached, a hearing and ruling by the Board of Adjustments is the fairest system to all the neighbors. Any changes made to the current ED Zoning Ordinance or the system could create major problems that do not exist today.

Thank you for your time to consider our opinion. We appreciate it.

Sincerely,

Joan C. Ader

Allen M. Ader

June 7, 2009

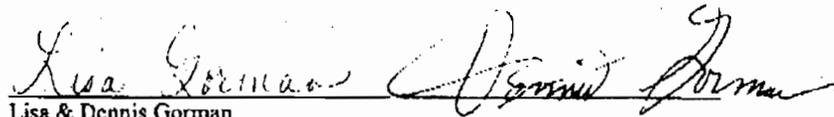
Kate Perry, AICP  
Planning Department  
Plano Municipal Center  
1520 Avenue K  
Plano, TX 75074  
Fax: 972-461-6878  
Email: katep@plano.gov  
Phone: 972-941-5249

To: Kate Perry and the Planning & Zoning Commission

Re: Regulations Pertaining to the Estate District ("ED")

I am strongly opposed to changing the ED regulations in any way whatsoever. I purchased my property in Plano relying upon the ED regulations to protect and preserve it. These regulations have served us very well in Plano and developed many beautiful and valuable neighborhoods, including the El Ranchero neighborhood in which we live. We are strongly opposed to changing the ED regulations in any manner and we have strongly relied upon the ED regulations and the enforcement of them by the City of Plano ever since we purchased our home.

Sincerely,



Lisa & Dennis Gorman  
3540 Ranchero Road  
Plano, TX 75093  
Purchased August 1996

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JUN 09 2009

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David G. Burns and Christine Burns  
3545 Ranchero Rd.  
Plano, Texas 75093  
972-473-2429

June 8, 2009

Kate Perry, AICP  
Planning Department  
Plano Municipal Center  
1520 Avenue K  
Plano, TX 75074

Re: Regulations Pertaining to the Estate District Zoning ("ED")

Dear Ms. Perry:

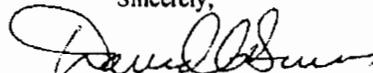
After living in the north Dallas area for the better part of 20 years, my wife, Christine, discovered the subdivision known as El Ranchero Estates here in Plano. We were looking for more of the open country type atmosphere without getting too far from the city. We purchased our property in El Ranchero and built our home 5 years ago relying upon the ED Zoning Ordinance which is currently in place. The ED Zoning Ordinance was put into place many years ago to help protect homeowners and the City of Plano and in our particular situation, preserve the creation of the original developer of El Ranchero.

It appears to us that over the years the regulations currently in place, particularly those that pertain to El Ranchero, have served the City of Plano very well. There are so many beautiful neighborhoods in Plano. When we tell people where we live and in particular, El Ranchero, we often hear the words "amazing lot", "beautiful neighborhood" and "how did you find this place". We believe the current regulations in place and the procedures requesting any variances thereto allow property owners and the City of Plano the means to work together to preserve the integrity of the ED Zoning Ordinance. The current system is working.

We therefore would oppose changing or modifying in any way the ED Zoning Ordinance.

Thank you for your time and consideration.

Sincerely,

  
David G. Burns

  
Christine Burns

*JD Young*  
*3500 Ranchero Road*  
*Plano, TX 75093*  
*972.403.1323*

RECEIVED  
JUN 11 2009  
PLANNING DEPT

June 9, 2009

City of Plano  
Planning Department  
Attn: Ms. Kate Perry, AICP  
PO Box 860358  
Plano, TX 75086-0358

Dear Ms. Perry:

I am a homeowner at the above referenced address situated within the Estate District (ED) zoning within the city limits. I would like to add my voice to those opposed to any changes in the ED zoning.

I bought this lot in 1997 and have lived in this house since that time. I researched the zoning on this development and bought specifically because my neighbors and I would be bound by the covenants therein.

I have relied on these covenants to maintain the look and feel that James Muns originally incorporated into deed restrictions on his development. When the City annexed El Ranchero Estates, ED was created to address these very restrictions.

I must point out that there is a process in place for variances to the zoning to be granted. The process requires collaboration and cooperation, which prevents individuals from trampling on the rights of others. We are not a fortress community, and don't want to be a collection of houses unseen behind tall masonry walls. Any buyer that purchases a lot on this street can afford to buy in any of the fortress communities nearby. That such a buyer bought poorly and is building conspicuously without regard to ordinances that predate them may have a problem, but the problem is neither mine nor the city's.

I might further observe that any changes here on Ranchero Road may very well require an environmental impact study, due to the proximity of a waterway on a number of the parcels. The movement of several species is dependent on the open spaces that are a direct result of the ordinance's limitations on walls and fences.

Your notification letter notes that you have received "several requests" recently for variances to the ordinance. It turns out that most of the requests have originated with a very small number of recent purchasers. One would think that a curt review of the zoning would be in order prior to spending this much money on land and a home.

The name El Ranchero connotes ranches and open land. We do not wish to change that now.

Sincerely,

A handwritten signature in black ink, appearing to be the initials 'JD' with a stylized flourish underneath.

JD Young

**Kate Perry**

**From:** J Broadwell [REDACTED]  
**Sent:** Thursday, June 11, 2009 9:32 AM  
**To:** Kate Perry  
**Subject:** Proposed review of Regulations Pertaining to the Estate District ( "ED" )

June 11, 2009

Kate Perry, AICP  
Planning Department  
Plano Municipal Center  
1520 Avenue K  
Plano, TX 75074  
Fax: 972-461-6878  
Email: katep@plano.gov  
Phone: 972-941-5249

To: Kate Perry and the Planning & Zoning Commission  
Re: Regulations Pertaining to the Estate District ("ED")

We are strongly opposed to any change to the ED regulations. We purchased estate property in Plano in April, 1979, understanding and believing that the ED regulations would protect and preserve its beauty and its value. These regulations have served us well, and subsequent to the development of El Rancho Estates, additional estate neighborhoods, beautiful and valuable, have emerged and taken their place in the diversity of our community. We have relied upon the existing ED regulations [and their enforcement by the City of Plano] for over 30 years, and we are strongly opposed to the review and possible changes you propose;

Sincerely,

Ron and Judy Broadwell  
3400 Rancho Road  
Plano, TX 75093  
972.403.0071



6/11/2009

**Kate Perry**

**From:** Chris Price [REDACTED]  
**Sent:** Friday, June 12, 2009 11:36 AM  
**To:** Kate Perry  
**Subject:** Review of Estate District Zoning

Ms Perry:

I live at 5224 Runnin River in Lakeside Estates. My back yard backs up directly to the new home that is currently under construction. When the variance was requested for a solid masonry fence was first requested I polled the 9 homeowners in Lakeside that, like myself, back up to Mr. Twaymans estate lot. I received signatures from each of the homeowners I talked with. The letter and signatures opposing a solid wall were presented and turned in at the P & Z hearing.

I, like my neighbors, purchased my lot and paid a premium for it receiving in return an un-obstructed, open view from my back yard. This zoning requirement was in place when I and my other neighbors purchased their homes. It is an ordinance that preserves and protects the environment in which we purchased our homes and is valued by all but a very few new homeowners. Please here the voice of the majority, not the minority with the time and money to pursue this.

Chris Price  
2591 East Pioneer Drive  
Irving, Texas 75061  
Office 972-554-8111 x 302  
Cell 214-287-5865  
Fax 972-554-8922  
[REDACTED]

6/12/2009

Re: Estate Development Work Session

As the Planning and Zoning commission begins to review the Estate Development Zoning District I wanted to provide my feedback as it relates to a few items.

My property borders, on two sides, a Single Family 9 zoning district. As result I have been negatively impacted in the following ways:

- 1) The property owners in SF-9 are permitted to construct privacy fencing along the property lines that we share however, the current ED ordinance prohibits ED property owners from constructing fencing that is not at least 50% see-through. I believe the stated purpose of the ED zoning to a "provide rural or ranch like setting" is diminished as a result of the proximity and density of dwelling units in the adjacent SF-9 zoning district. Therefore, the ability to erect solid privacy fencing along the property lines that are shared between SF-9 and ED should be extended to either property owner.
- 2) The current setback requirement for accessory buildings to be located 100 feet or more from dwelling units on adjacent properties is unreasonably restrictive for the ED property owner as a result of the proximity and density of dwelling units in the adjacent SF-9 zoning district. Accordingly, at a minimum, this provision should be modified to reflect reasonable setback provision between adjacent but different zoning districts.

Lastly, with an eye towards the future, I question the long term suitability of the current ED ordinances which require all fencing to be at least 50% see-through. Since November 2008, three different ED property owners have placed items before the Board of Adjustment in order to seek a variance to the 50% see-through provision. Additionally, at least three property owners in ED have constructed fencing which is not compliant with the 50% see-through requirement. This issue is real and pervasive. As the value of the land in the Estate Development districts continues to rise and in many case the land value far exceeds the value of the improvements, it would seem reasonable to conclude that new construction will shape the future of the ED districts. Privacy and security will in all likelihood be on the mind of ED property owners as investments in the improvements of these properties continue. I believe that the consideration of solid fencing along the portion of the property lines which are behind the leading edge of the dwelling units ("the backyard") would serve the future needs of the ED districts and its property owners. I also believe that in order to ensure that the "Estate" portion of Estate Development is honored; building standards for fencing, accessory buildings and even dwelling units should be limited to premium materials. For example, cedar fencing should not be allowed and all Accessory Buildings should be of masonry or stucco construction. Many of the provisions of the Estate Development Zoning District are outdated. Phrases such as "*where topography and/or utility capacities limit the use of the land*" are non-applicable. Provisions for livestock seem ridiculous...horses are somewhat understandable, but cattle, sheep and goats would not benefit the community. Plano has grown up around ED. The Estate Development Zoning District must be updated to address the reality of today while striving to honor its heritage and history.

Respectfully,

Matthew G Twyman  
3620 Rancho Road

**From:** John Rieff [REDACTED]

**Sent:** Saturday, June 13, 2009 8:25 PM

**To:** Kate Perry

**Subject:** Regarding ED Changes

I would recommend NO changes to the ED regulations. These districts within Plano are unique and contribute to the unique character of Plano. When we purchased our property in the Stoney Hollow / Ranch Estates area, we were searching for a location that would give us a country feel without moving miles away from the urban conveniences. I do not see how the current regulations restrict from people using and enjoying their properties and area. I know the fence issue has been a hot topic in my area in the past. I am not a horse person, but I enjoy watching people enjoy their animals in the area. The problem I see is one of maintenance. As the properties age, sometimes maintenance is not what people expect. But, that is another issue that is not within the intent of the ED regulations.

Again, I do not see a reason to change the regulations.

Property purchase: 2002  
Completed construction: 2003

**John Rieff**

Personal E-Mail: [j.rieff@tx.rr.com](mailto:j.rieff@tx.rr.com)

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**Only Dead Fish Swim Downstream**

**From:** Roy [REDACTED]  
**Sent:** Friday, June 12, 2009 4:57 PM  
**To:** Kate Perry  
**Cc:** 'Staci Witten'  
**Subject:** ED Zoning Changes

We have lived in the Ranch Estates subdivision for over 12 years and while we are certainly not the senior landowners in this subdivision, we have been here long enough to see some major changes in the area. The ED ordinance has served the area quite well (when enforced) to keep the open, horse-friendly neighborhood intact. With the exception of some illegal wrought iron fences, a horse enthusiast can confidently ride down the street without the risk of being impaled if they should fall from their mount.

We accessed the provisions made available to homeowners to take variances to the board of adjustment and, at the time, found them to be very fair, not because our variance was granted, but because they took the overall feel and purpose of the neighborhood into account. The system works. The ordinance works. We are vehemently opposed to any changes in the ordinance except possibly a section to deal with new "green" technology. When the subdivision was built, no one could have imagined that we would need to provide for these technologies.

Along with solar and rainwater capture, the main change to the ordinance would need to be wind. In this area of the country, you must go at least 60 feet into the air to capture cost-effective wind. Right now, the 33 foot limitation on these types of structures will not even get a wind turbine above most trees. We respectfully request that a discussion be opened at the meeting on June 15<sup>th</sup> or a separate discussion to determine how to best blend ED districts with the Plano "green" agenda. Given that ED districts have adequate fall zones and better spacing than typical developments, the ED districts are the perfect area to show that Plano is really going "green".

We appreciate your consideration of these matters and we will do our best to attend the meeting on Monday.

Thanks,  
Roy Witten  
3817 Ranch Estates  
Plano, TX 75074  
(972) 422-1518  
[REDACTED]

**Kate Perry**

**From:** Erin Gordo [REDACTED]  
**Sent:** Thursday, July 16, 2009 11:55 AM  
**To:** Kate Perry  
**Cc:** Erin Gordon  
**Subject:** review of ED

July 16, 2009

Hello Ms. Perry,

We are residents of El Rancho Country Estates living on Rambling Way at 3409. We've been in our home for 7 years and love it.

The reason we write is to support the current status of the zoning regulations for our 2 streets. We purposely chose to live in this kind of development. We want to live in a country like setting as originally designed. The wide open feel, rolling hills, creeks, a lake and mature trees, make these 2 streets unique. To maintain the country feel in our subdivision, an adherence and respect for the current regulations must be maintained despite personal desires.

It is a privilege and an honor to live in this area and with that comes responsibility and flexibility. To change the laws would remove the checks and balances in place to help families make good choices. Rambling Way and Rancho are unique and charming. We'd like to keep them this way.

Please consider our views as this topic comes before the committee. See you on Monday, July 20<sup>th</sup>.

Thank you,

Erin & Bruce Gordon

7/16/2009

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**Kate Perry**

**From:** Marilyn Skaf [REDACTED]  
**Sent:** Thursday, July 16, 2009 12:41 PM  
**To:** Kate Perry  
**Subject:** Opposed to Estate District Zoning (ED)

Dear Ms. Perry,

We are residents of Lakeside on Preston, and our property is adjacent to Rancho Estates.

I am writing to voice my and my husband's opinion that we are against the proposition to rezone Rancho Estates, so that it's residences may build structures at their property lines and tall stone fences to encompass their lots. This would obstruct the scenic, wooded view, in which was a primary reason that we chose to purchase our property. We appreciate the open feel to our lot, and if there were tall structures built, near our property line, it would diminish the value we place on our property.

Thank you for your time.

Marilyn and Rashid Skaf  
5232 Runnin River Drive  
Plano, TX 75093  
972-378-0041

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**INTEROFFICE MEMORANDUM**

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**To:** Planning & Zoning Commission  
**From:** Kate Perry, Senior Planner  
**Subject:** Item 11: Public Hearing on Estate Development District  
**Date:** 7/17/2009

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The attached letter was submitted regarding Item 11 after the packet was printed.

July 17, 2009

Dennis Gorman  
3540 Ranchero Road  
Plano, TX 75093  
972-378-1514

Kate Perry, AICP  
Planning Department  
Plano Municipal Center  
1520 Avenue K  
Plano, TX 75074  
Fax: 972-461-6878  
Email: [katep@plano.gov](mailto:katep@plano.gov)  
Phone: 972-941-5249

To: Kate Perry and the Planning & Zoning Commission

Re: Regulations Pertaining to the Estate District ("ED")

I just wanted to reiterate my position that my wife and I are strongly opposed to changing the ED regulations in any way whatsoever. I purchased my property in Plano relying upon the ED regulations to protect and preserve it. These regulations have served us very well in Plano and developed many beautiful and valuable neighborhoods, including the El Ranchero neighborhood in which we live.

Furthermore, I think "tweaking" with the ED zoning ordinances will have very significant and negative effects on our neighborhood. It is important the neighborhood keep its wide-open spaces with homes and Accessory Buildings that are set significantly back from each other.

Finally, I am requesting 10 minutes to speak to the P&Z Commission on behalf of 18 different homeowners in El Ranchero during the meeting that begins on Monday, July 20<sup>th</sup> at 7:00pm. Please let me know if this is possible.

Sincerely,



Dennis Gorman

CITY OF PLANO  
PLANNING & ZONING COMMISSION

August 17, 2009

**Agenda Item No. 9**

**Request to Call Public Hearing**

**Applicant:** City of Plano

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**DESCRIPTION:**

Request to call a public hearing to consider amendments to the uses and related development standards of the Regional Commercial and Regional Employment zoning districts.

**REMARKS:**

The Regional Commercial (RC) and Regional Employment (RE) zoning districts were created in October 2000 to replace the Tollway Commercial and Tollway Employment districts along the Dallas North Tollway, and to allow the city the ability to apply the districts to other areas of the city, such as along State Highway 121. Staff has had recent discussions with developers on potential retirement housing projects within these districts. Examples of these types of uses include continuing care, long-term care, independent living, and assisted living. These proposed uses, however, are not currently allowed in the RC and RE districts, and it may be appropriate to consider allowing these uses in some areas within these two zoning districts. Staff feels it is appropriate to periodically review standards and procedures of the Zoning Ordinance, and requests that the Commission call a public hearing to consider amendments to the uses and related development standards of the RC and RE zoning districts.

**RECOMMENDATION:**

Recommended that a public hearing be called for this purpose.