

**PLANNING & ZONING COMMISSION
 PLANO MUNICIPAL CENTER
 1520 K AVENUE
 September 21, 2009**

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>6:30 p.m. - Dinner - Planning Conference Room 2E</p> <p>7:00 p.m. - Regular Meeting - Council Chambers</p> <p>The Planning & Zoning Commission may convene into Executive Session pursuant to Section 551.071 of the Texas Government Code to Consult with its attorney regarding posted items in the regular meeting.</p> <p>1 Call to Order/Pledge of Allegiance</p> <p>2 Approval of Agenda as Presented</p> <p>3 Approval of Minutes for the September 8, 2009, Planning & Zoning Commission meeting</p> <p>4 General Discussion: The Planning & Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning & Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning & Zoning Commission authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.</p> <p><u>CONSENT AGENDA</u></p> <p>5a BM Site Plan: Grace Presbyterian Church Offsite Parking - Offsite parking on 2.1± acres located at the southeast corner of Park Boulevard and Travis Street. Zoned Single-Family Residence-7. Neighborhood #55. Applicant: Grace Presbyterian Church</p> <p>5b EH Revised Site Plan: Plano Business Park, Phase III, Block 2, Lot 1 - Office and warehouse building on one lot on 12.5± acres located at the northeast corner of Plano Parkway and Los Rios Boulevard. Zoned Research/Technology Center with Specific Use Permit #428 for Moderate-intensity Manufacturing. Neighborhood #69. Applicant: NKR Engineering Group, Inc.</p>	

<p>5c EH</p>	<p>Revised Site Plan: Renner SVC Substation, Block 1, Lot 1 - Electrical substation on one lot on 44.2± acres located on the south side of Plano Parkway, 390± feet east of Fulgham Road. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Neighborhood #55. Applicant: Oncor Electric Delivery</p>	
<p><u>END OF CONSENT AGENDA</u></p>		
<p><u>PUBLIC HEARINGS</u></p>		
<p>6 EH</p>	<p>Public Hearing: Zoning Case 2009-16 - Request for a Specific Use Permit for Used Car Dealer on 0.4± acre located on the west side of K Avenue, 50± feet north of 20th Street. Zoned Light Commercial. Applicant: Thomas May</p>	
<p>7A BM</p>	<p>Public Hearing: Zoning Case 2009-17 - Request for Specific Use Permit for Mini-Warehouse/Public Storage on 6.1± acres located on the north side of McDermott Road, 400± feet west of Custer Road. Zoned Retail. Applicant: The Assured Group</p>	
<p>7B BM</p>	<p>Preliminary Site Plan: McDermott Pavilion Addition, Block A, Lot 3 - Mini-warehouse/public storage on one lot on 6.1± acres located on the north side of McDermott Road, 400± feet west of Custer Road. Zoned Retail. Neighborhood #3. Applicant: Randall's Food & Drugs LP</p>	
<p>8 EH</p>	<p>Public Hearing - Replat: East Plano Transit Center, Block 1, Lot 2 - Parking lot on one lot on 6.0± acres located at the southeast corner of Parker Road and Archerwood Street. Zoned Corridor Commercial. Neighborhood #59. Applicant: DART</p>	
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>9 PJ</p>	<p>Discussion: Appeal of the Director of Planning's Interpretation of the Zoning Ordinance - An appeal of the Director of Planning's Interpretation of the Zoning Ordinance regulations pertaining to the prohibition of "heating and air conditioning shop" in Planned Development-375-Retail/Office-2, located on the north side of Plano Parkway, 600± feet east of Independence Parkway. Applicant: Wicker & Associates</p>	
<p>10</p>	<p>Items for Future Discussion - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p>	
<p>Council Liaisons: Mayor Pro Tem Harry LaRosiliere and Council Member Pat Miner</p>		

ACCESSIBILITY STATEMENT

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

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

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

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

If you are a group representative and other speakers have yielded their 3 minutes to you, please present their speaker cards along with yours to the secretary.
 - 5 minutes for applicant rebuttal.
 - Other time limits may be set by the Chairman.

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

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

CITY OF PLANO
PLANNING & ZONING COMMISSION
CONSENT AGENDA ITEMS

September 21, 2009

Agenda Item No. 5a

Site Plan: Grace Presbyterian Church Offsite Parking
Applicant: Grace Presbyterian Church

Offsite parking on 2.1± acres located at the southeast corner of Park Boulevard and Travis Street. Zoned Single-Family Residence-7. Neighborhood #55.

The applicant is proposing to develop an offsite parking lot for Grace Presbyterian Church. The site plan shows the parking layout and the landscape improvements associated with it.

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

Agenda Item No. 5b

Revised Site Plan: Plano Business Park, Phase III, Block 2, Lot 1
Applicant: NKR Engineering Group, Inc.

Office and warehouse building on one lot on 12.5± acres located at the northeast corner of Plano Parkway and Los Rios Boulevard. Zoned Research/Technology Center with Specific Use Permit #428 for Moderate-intensity Manufacturing. Neighborhood #69.

The purpose for this revised site plan is to construct additional parking to the east of the existing building.

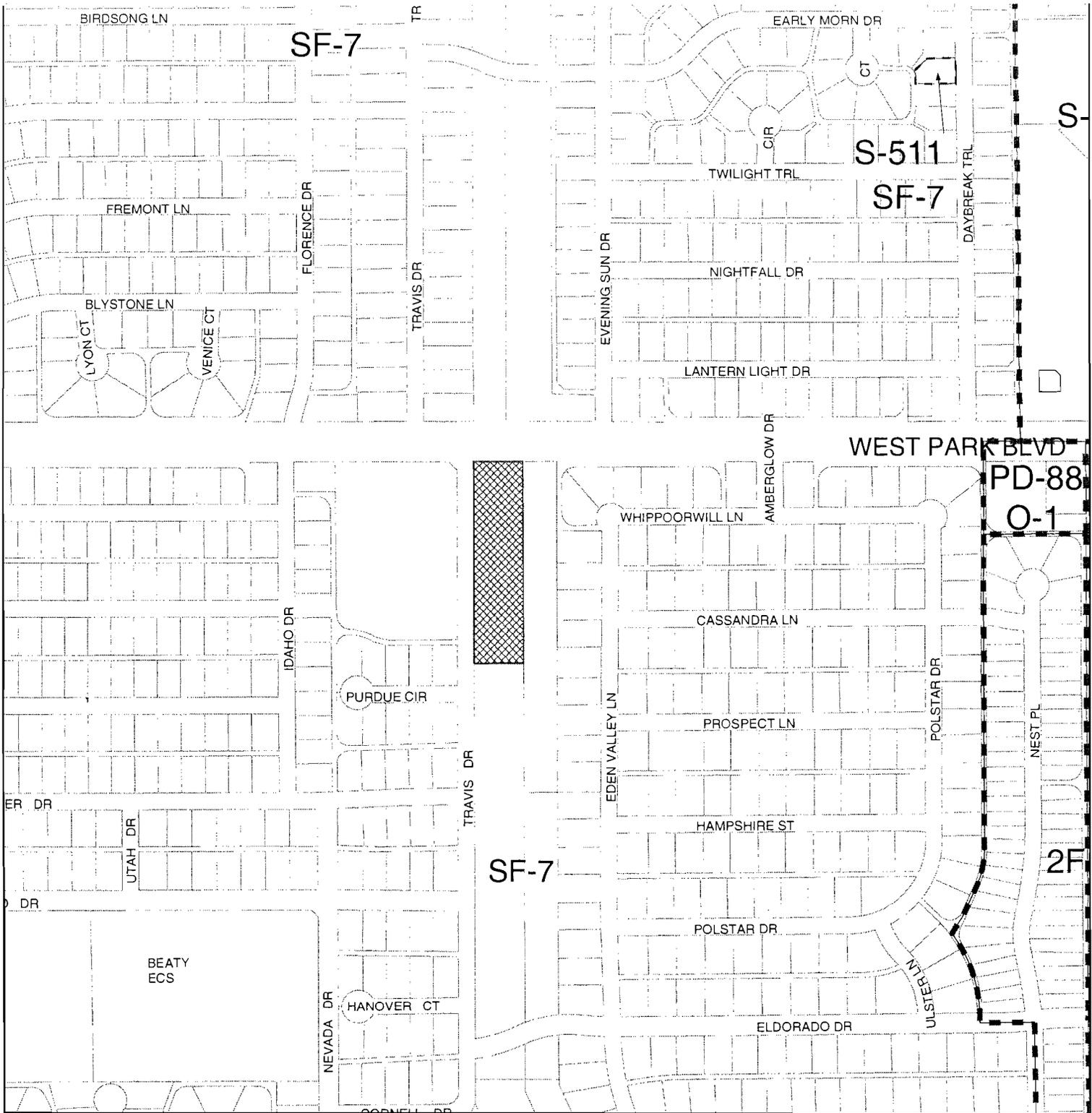
Recommended for approval as submitted.

Agenda Item No. 5c
Revised Site Plan: Renner SVC Substation, Block 1, Lot 1
Applicant: Oncor Electric Delivery

Electrical substation on one lot on 44.2± acres located on the south side of Plano Parkway, 390± feet east of Fulgham Road. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Neighborhood #55.

The purpose for this revised site plan is to add electrical equipment to the existing substation property.

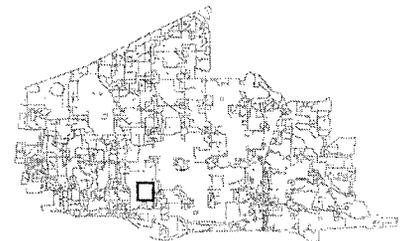
Recommended for approval as submitted.



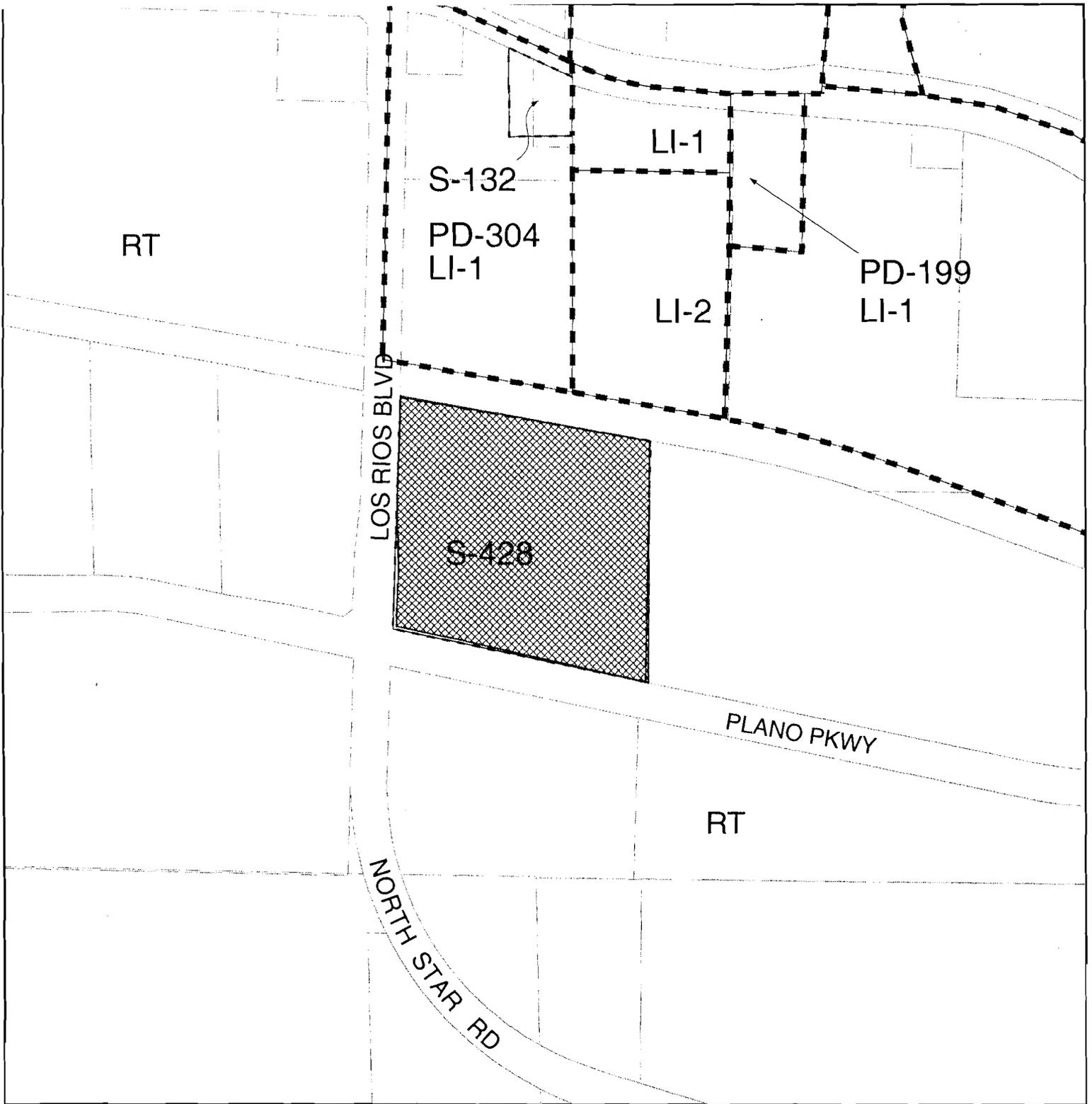
Item Submitted: SITE PLAN

Title: GRACE PRESBYTERIAN CHURCH
OFFSITE PARKING

Zoning: SINGLE-FAMILY RESIDENCE-7



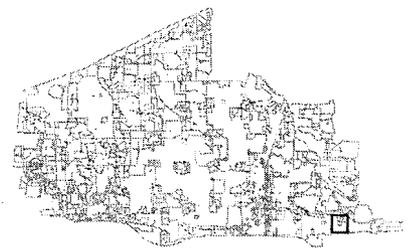
○ 200' Notification Buffer



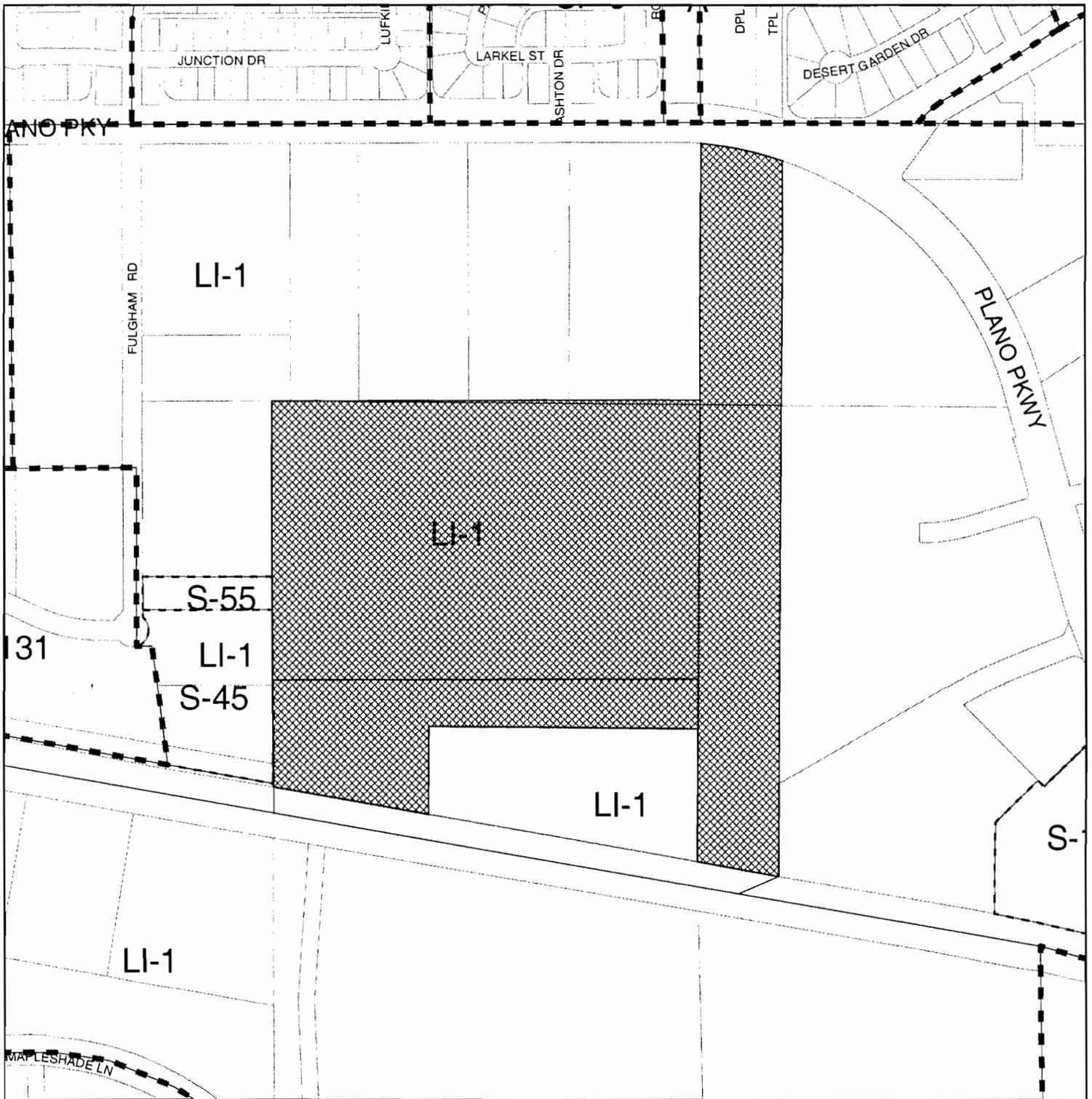
Item Submitted: REVISED SITE PLAN

Title: PLANO BUSINESS PARK, PHASE III
BLOCK 2, LOT 1

Zoning: RESEARCH/TECHNOLOGY CENTER
w/SPECIFIC USE PERMIT #428



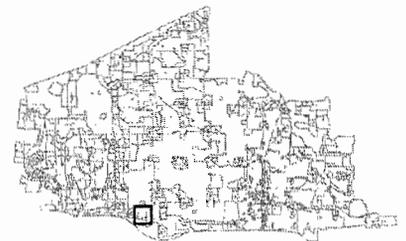
○ 200' Notification Buffer



Item Submitted: REVISED SITE PLAN

Title: RENNER SVC SUBSTATION
BLOCK 1, LOT 1

Zoning: LIGHT INDUSTRIAL-1/190 TOLLWAY/
PLANO PARKWAY OVERLAY DISTRICT



○ 200' Notification Buffer

CITY OF PLANO
PLANNING & ZONING COMMISSION

September 21, 2009

Agenda Item No. 6

Public Hearing: Zoning Case 2009-16

Applicant: Thomas May

DESCRIPTION:

Request for a Specific Use Permit for Used Car Dealer on 0.4± acre located on the west side of K Avenue, 50± feet north of 20th Street. Zoned Light Commercial.

REMARKS:

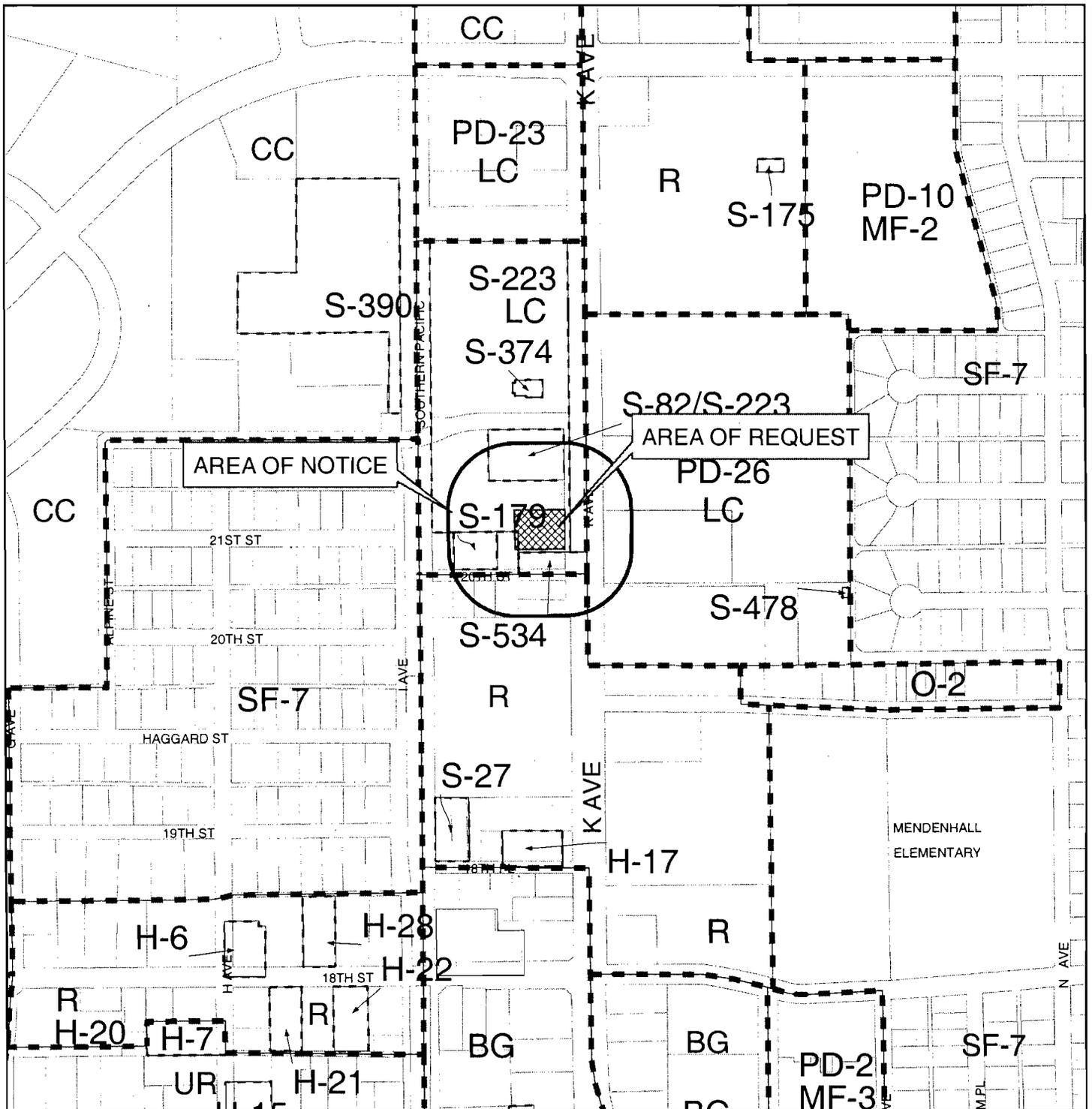
The applicant is requesting a Specific Use Permit (SUP) for a Used Car Dealer located within an existing commercial lease space. The property is currently being leased and operated as a used car dealer, Elite Motorsport, but there is no SUP in place to allow for the use. Motorcycle sales, which are an allowed use by right in the Light Commercial (LC) district, are also occurring on the property. The applicant is purchasing the business from the current owner and requesting the SUP in order to comply with existing zoning requirements. The current zoning is LC. The LC district is intended to provide for a wide array of retail, office, and service uses to meet the needs of local residents and businesses. Some automobile related uses and limited assembly, which address local service and employment opportunities, are also included in the LC districts. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application.

The property is located in an existing commercial development, Whitson Addition, Block 1, Lot 1. To the south of this lot is an existing used car dealer, G & R Auto. Properties north of 20th Street, from K Avenue extending west to the DART rail line, are zoned LC and are developed as office, car wash and service uses. South of this request, across 20th Street, properties are zoned Retail and have been developed as various office, service, and government uses. To the east, across K Avenue, properties are zoned LC and are developed as independent living facility and mini-warehouse/public storage uses. The nearest residential zoning is 300± feet west of the property, across the DART rail line.

A used car dealer in this location would not adversely impact the surrounding area. The proposed use is consistent with the existing LC zoning and adjacent uses. The K Avenue corridor currently has several existing used car dealers including the lot directly adjacent to this proposed site. The site has adequate parking and circulation to allow for this use.

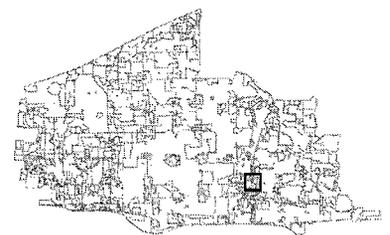
RECOMMENDATIONS:

Recommended for approval as submitted.



Zoning Case #: 2009-16

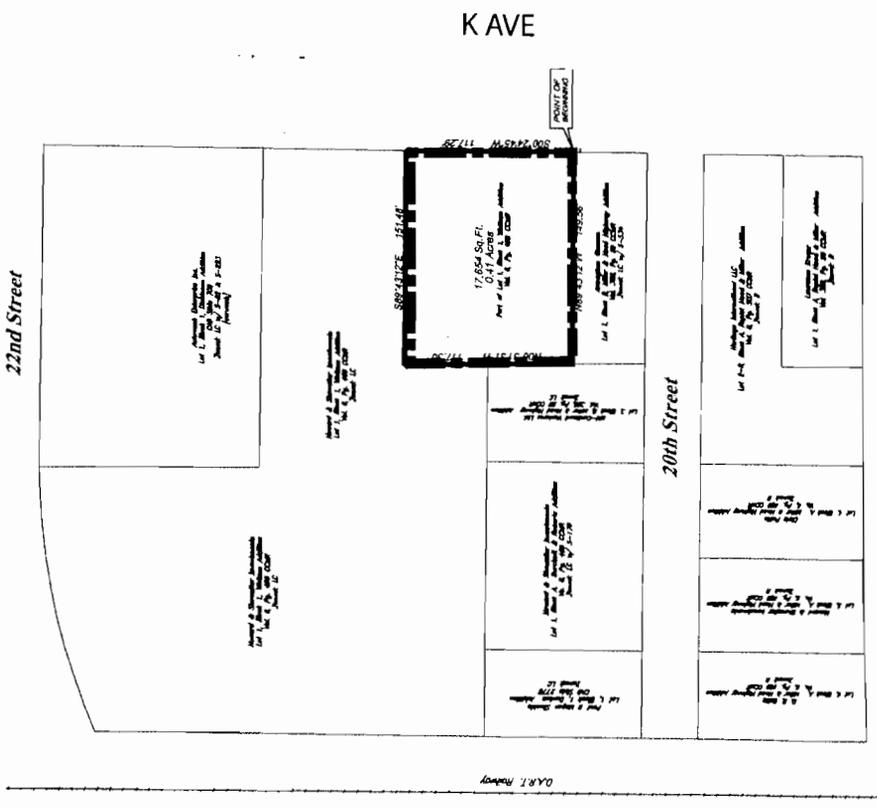
Existing Zoning: LIGHT COMMERCIAL



○ 200' Notification Buffer



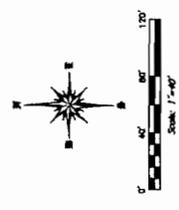
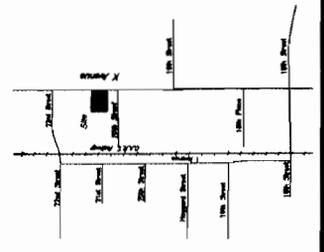
22nd Street



K AVE

20th Street

VICINITY MAP
N.T.S.



Property Description

SITUATED in the State of Texas, County of Collin and City of Plano, being part of the Alex. Berry Survey, Abstract No. 80, being the most easterly southwest portion of Lot 1, South of the 20th Street, as shown on the plat of said survey, recorded in Volume 6, Page 168 of the Collin County Map Records with said premises being more particularly described as follows:

BEGAINING at the most southerly southeast corner of said addition, said premises and running in the west right-of-way line of "K Avenue (State Highway No. 5 - 1707"

THENCE with the most southerly line of said addition and the south line of said premises, North 89°43'17" West, 148.56 feet to the most southerly southwest corner of said addition and the southeast corner of the herein described premises;

THENCE with the north line of said premises, North 89°43'17" East, 151.48 feet to the northeast corner of said premises, South 89°43'17" East, 151.48 feet to the northeast corner of said premises, South 89°43'17" East, 151.48 feet to the west right-of-way line of the aforementioned "K Avenue (State Highway No. 5);

THENCE with the north line of said premises, North 89°43'17" East, 151.48 feet to the most southerly east line of said addition and the east line of said premises, South 007°4'45" West, 117.29 feet to the point of beginning and containing 17,654 square feet or 0.41 acre of land.

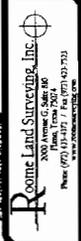
Zoning Exhibit
ZC-2009-16
Specific Use Permit
Used Car Dealer
Part of Lot 1, Block 1
Whitson Addition

recorded in Volume G, Page 469 C.C.M.R.
an Addition to the City of Plano
Alexander Berry Survey, Abstract No. 80
Collin County, Texas
August 2009

Owner/Applicant
Howard J. Showalter, III
525 Zena Street, Suite 110
Plano, TX 75074
PH: 972-778-2074
FH: 972-778-6116
Fax: 972-576-1617
Attn: David Howard

Surveyor
Roome Land Surveying, Inc.
1000 N. C. 170
Plano, TX 75075
PH: 972-423-4372
FH: 972-423-4372
Fax: 972-423-7323
Attn: Fred Bommenderfer

Note: Approval of the zoning case associated with this exhibit shall not imply approval of any other zoning case or the issuance of a zoning certificate, rezoning, extension, waiver, variance, or the initiation of the development process. Planning and Zoning Commission and/or City Council action on studies, plans or plans relating to development of this property shall be considered as an action separate from action taken on this zoning case.



Roome Land Surveying, Inc.
Surveyors
1000 N. C. 170
Plano, Texas 75075
Phone: (972) 423-4372
Fax: (972) 423-7323

RECEIVED

SEP 15 2009

PLANNING DEPT

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2009-16. The property is on 0.4± acre located on the west side of K Avenue, 50± feet north of 20th Street. The requested zoning is for a Specific Use Permit (SUP) for a Used Car Dealer. An SUP authorizes and regulates a use not normally permitted in a district, which could benefit in a particular case the general welfare, provided that adequate development standards and safeguards are established.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2009-16.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2009-16.

This item will be heard on **September 21, 2009, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

Chasem
Name (Please Print)

[Signature]
Signature

1925 K AVE PLANO TX 75024
Address

9-14-09
Date

EH

RECEIVED

SEP 17 2009

PLANNING DEPT

REPLY FORM

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



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When I called to get more specific information about this request I was told I couldn't get it because of confidentiality clauses. Therefore, I can not make an informed decision about the matter. I also feel the additional parking required by this zoning change would be a problem.

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

LAWRENCE J. KRUGER
Name (Please Print)

Lawrence J. Kruger
Signature

1923 AVE K, PLANO, TEXAS
Address
75074

09-16-09
Date

EH

RECEIVED
SEP 18 2009
PLANNING DEPT.

REPLY FORM

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



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

Kenneth Hubbard
Name (Please Print)

Kenneth D Hubbard
Signature

P.O. Box 864, Whitewright, Tx
Address
75491

9-14-09
Date

EH

REPLY FORM

RECEIVED

SEP 18 2009

PLANNING DEPT.

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



Dear Commissioners:

This letter is regarding Zoning Case 2009-16. The property is on 0.4± acre located on the west side of K Avenue, 50± feet north of 20th Street. The requested zoning is for a Specific Use Permit (SUP) for a Used Car Dealer. An SUP authorizes and regulates a use not normally permitted in a district, which could benefit in a particular case the general welfare, provided that adequate development standards and safeguards are established.

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When I called to get more specific information about this request I was told I couldn't get it because of confidentiality clauses. Therefore, I cannot make an informed decision about this matter. I also feel the additional parking required by this zoning change would be a problem.

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

Name (Please Print)

Lawrence J. Kruger

Signature

Address

1921 AVE K, PLANO, TEXAS 75074

Date

09-16-09

EH

CITY OF PLANO
PLANNING & ZONING COMMISSION

September 21, 2009

Agenda Item No. 7A

Public Hearing: Zoning Case 2009-17

Applicant: The Assured Group

DESCRIPTION:

Request for Specific Use Permit for Mini-Warehouse/Public Storage on 6.1± acres located on the north side of McDermott Road, 400± feet west of Custer Road. Zoned Retail.

REMARKS:

The request is for a Specific Use Permit (SUP) for Mini-Warehouse/Public Storage. Mini-Warehouse/Public Storage is a building(s) containing separate, individual, self-storage units of 500 square feet or less for rent. The conduct of sales, business, or any activity other than storage shall be prohibited within any individual storage unit. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application.

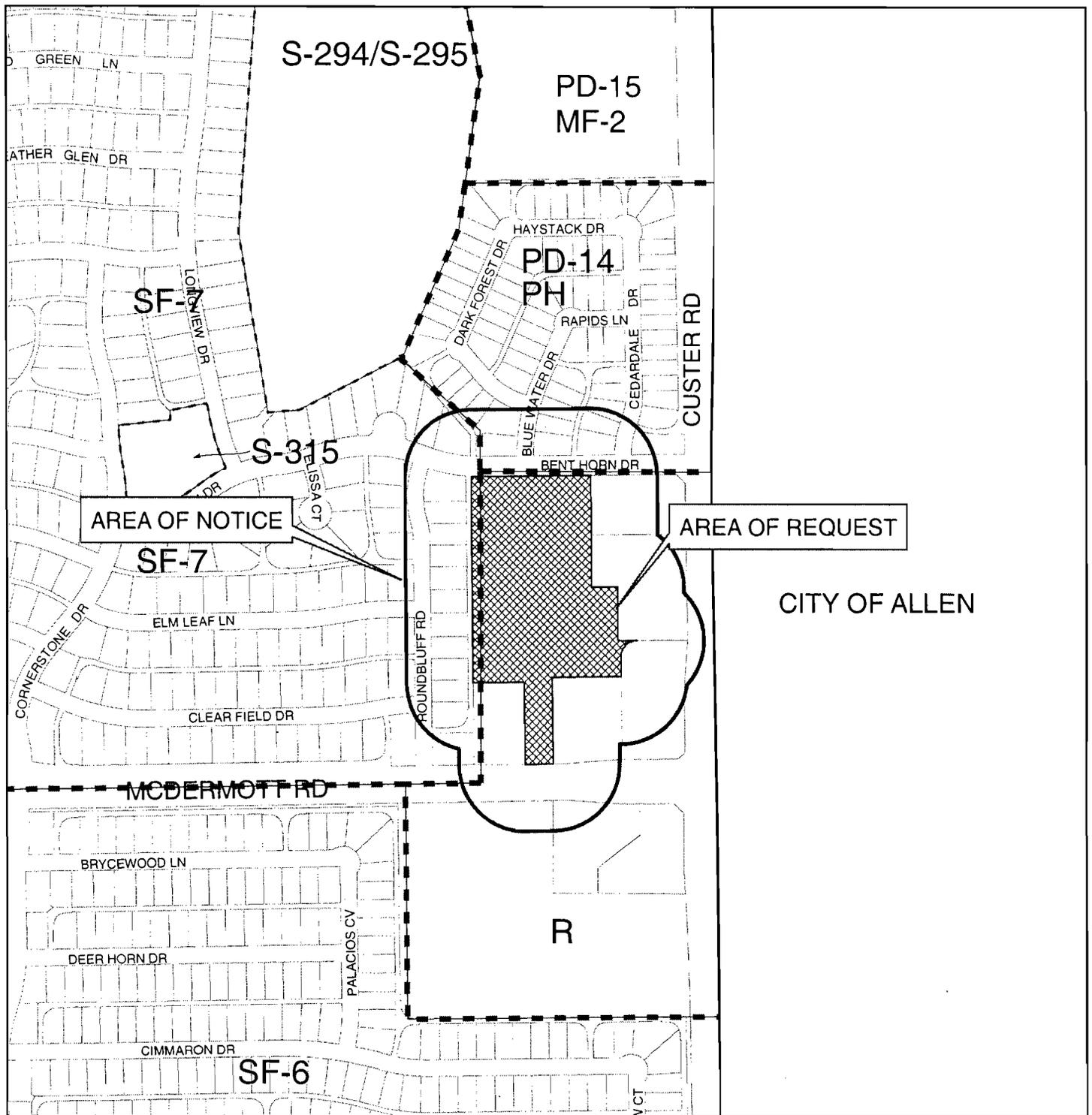
The property is zoned Retail and mini-warehouse/public storage use require the approval of an SUP. The Zoning Ordinance requires a minimum six-foot tall masonry screening wall between residential and nonresidential zoning districts. The applicant is requesting to substitute the masonry screening wall with an irrigated, continuous living screen along the west property line adjacent to the Single-Family Residence-7 zoning lots in response to the adjacent homeowners' request.

The subject property is located at the rear of the partially developed northwest corner of McDermott Road and Custer Road. The adjacent lots that front these two arterial roadways have developed as various retail pad sites. While the site has access from McDermott Road and Custer Road, it has no visibility or significant frontage adjacent to these arterial roadways which is typically desired by retail uses. Staff believes that the rear location of the overall site makes the subject property appropriate for the proposed mini-warehouse/public storage use. The proposed use generates minimal traffic compared to many potential retail uses that are allowed by right. In addition, the mini-

warehouse/public storage use will provide a business service (i.e. storage) that will complement and not negatively impact the surrounding businesses and residences. Staff therefore supports the requested SUP for mini-warehouse/public storage.

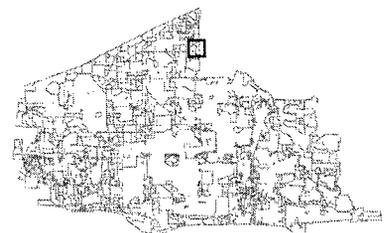
RECOMMENDATIONS:

Recommended for approval as submitted.



Zoning Case #: 2009-17

Existing Zoning: RETAIL



○ 200' Notification Buffer



REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2009-17. This is a request for a Specific Use Permit for Public Storage/Mini-Warehouse on 6.1± acres located on the north side of McDermott Road, 400± feet west of Custer Road. The purpose and intent of a Specific Use Permit is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application.

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

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I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2009-17.

This item will be heard on **September 21, 2009, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes. (with a vanana)

We are FOR the request on the condition that a 20' (FOOT) landscaped buffer be included between the alley behind the houses on Roundbluff Rd and the mini warehouse back wall. (per original diagram from Secured)

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

CARROLL NABORS
THOMAS NABORS
Name (Please Print)

Carroll Nabors
Thomas & Nabors
Signature

9120 ROUND BLUFF RD.
Address

9-11-09
Date

BM

REPLY FORM

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



Dear Commissioners:

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RAWDAN'S / TOM THUMB
Name (Please Print)

[Signature]
Signature

3663 BRIARCLARK DR.
Address HOUSTON, TX 77042

9/10/09
Date

BM

RECEIVED
SEP 16 2009
PLANNING DEPT.

REPLY FORM

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



Dear Commissioners:

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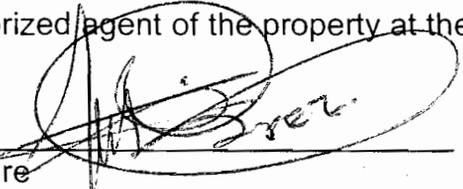
I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2009-17.

This item will be heard on **September 21, 2009, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

I AM FOR THE REQUESTED ZONING WITH
CONDITIONS, PLEASE SEE ATTACHMENT

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

EDILBERTO HERNANDEZ
Name (Please Print)


Signature

9116 ROUND BLUFF RD
Address

8/31/09
Date

BM

Edilberto Hernandez
9116 Roundbluff Rd
Plano, TX 75025

September 16, 2009

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

RE: Proposed Zoning Change 2009-17

Dear Commissioners:

I am writing to you as a resident and owner of 9116 Roundbluff Rd, Plano, in regards to Zoning Change 2009-17 I'm within 200 feet of the proposed change.

As indicated on the attached reply form, I'm for the requested zoning change WITH SPECIAL CONDITIONS AS FOLLOW:

- 1- Modification to the specific use permit for a variance to the screening wall requirement, to enforce a 20 FEET FUFFER extending from the westernmost edge of the property line of lot 11 to the outer wall of the proposed public storage/mini warehouse complex.
- 2- That the 20 FEET buffer area (described above) be designated as an Exterior landscape area of the proposed complex.

Addendum:

These recommendations are the result of a meeting on September 10, 2009 attended by the homeowners of Roundbluff Rd, and after talking to Mr. Walter Nelson of Walter Nelson & Associated, the engineer for the project.

A subsequent discussion with Ms. Bester Munyaradzi of the Planning & Zoning commission suggested that these recommendations are acceptable by P & Z as well.

At this point in time it is my understanding that all parties involved in this matter are in complete agreement with the recommendations as written in this letter



Edilberto Hernandez

Phone: (214) 383-9071 Home (214) 585-7525 Cell

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2009-17. This is a request for a Specific Use Permit for Public Storage/Mini-Warehouse on 6.1± acres located on the north side of McDermott Road, 400± feet west of Custer Road. The purpose and intent of a Specific Use Permit is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2009-17. WITH CONDITION.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2009-17.

This item will be heard on **September 21, 2009, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

PLEASE SEE ATTACHED LETTER

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

DAVID R. KNOX
Name (Please Print)

Signature

9100 ROUND BLUFF RD, PLANO, TX 75025
Address

9/10/2009
Date

BM

9100 Roundbluff Road
Plano, TX 75025

RECEIVED
SEP 14 2009
PLANNING DEPT.

September 10, 2009

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

RE: Proposed Zoning Change 2009-17

Dear Commissioners:

I am writing to you as the owner of 9100 Roundbluff Road, Plano, in regard to Zoning Change 2009-17. I am a property owner within 200 feet of the proposed change.

As indicated on the attached reply form, I am FOR the requested zoning change WITH SPECIAL CONDITIONS as follows:-

1. Modification to the SPECIFIC USE PERMIT for a variance to the screening wall requirement, to enforce a 20 foot buffer extending from the WESTERNMOST edge of the property line of LOT 3, BLOCK A to the OUTER WALL of the proposed Public Storage/Mini Warehouse Complex.
2. That the 20 foot buffer area (described above) be designated as an EXTERIOR LANDSCAPE AREA of the proposed complex.

Addendum:-

These recommendations are the result of a meeting on September 10, 2009, attended by four of the homeowners of Roundbluff Road, and after discussion with Mr. Walter Nelson of Walter Nelson & Associates, the engineer for the project.

A subsequent discussion with Ms. Bester Munyaradzi of the Planning & Zoning Commission suggests that these recommendations are acceptable by P & Z also.

At this point in time it is my understanding that all parties involved are in complete agreement with the recommendations as outlined in this letter.

Thanks you for your consideration of this matter.

Sincerely



David R Knox

Phone: 214.495.0373 (home) 469.688.1548 (cell)

SENT VIA REGULAR & CERTIFIED MAIL

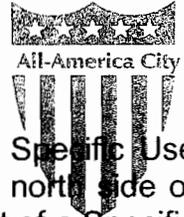
REPLY FORM

RECEIVED

SEP 16 2009

PLANNING DEPT.

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



Dear Commissioners:

This letter is regarding Zoning Case 2009-17. This is a request for a Specific Use Permit for Public Storage/Mini-Warehouse on 6.1± acres located on the north side of McDermott Road, 400± feet west of Custer Road. The purpose and intent of a Specific Use Permit is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2009-17.

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This will lower property values and increase risk of crime, rodents & bugs. Unsavory characters hang out at these places. My husband is in the insurance business & can attest to the owners & employees often being of less than quality character.

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

VALERIE A. MCGINNIS
Name (Please Print)

Valerie McGinnis
Signature

9104 ROUNDLOFF RD. PLANO, TX
Address 75025

9/13/09
Date

BM

REPLY FORM

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



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

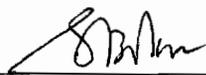
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By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

SUJITH BOLAR
Name (Please Print)


Signature

9113 ROUND BLUFF ROAD
Address PLANO TX 75025

08/30/2009
Date

BM

RECEIVED
SEP 01 2009
PLANNING DEPT

REPLY FORM

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



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Location too close to living area and operated 24/7 will
raise the security and safety concern.

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

HANMING CHANG
Name (Please Print)

Hanming Chang
Signature

9109 Roundbluff Rd., Plano, 75025
Address

8/29/09
Date

BM

RECEIVED
SEP 03 2009
PLANNING DEPT

REPLY FORM

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



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I STRONGLY DISAPPROVE OF THIS STORAGE UNIT/REZONING BEHIND MY PROPERTY. THE REASONS FOR THIS ARE!-
(1) THIS IS A WELL ESTABLISHED NEIGHBORHOOD (GOLF COURSE COMMUNITY

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

MR SO PHAN UNG
Name (Please Print)

[Signature]
Signature

9112 ROUND BLUFF RD
Address PLANO 75025

1/9/09
Date

BM

WITH MANY CHILDREN ABLE TO LIVE AND PLAY SAFELY. WITH THIS
~~PROPOSED~~ UNIT THERE WILL BE MORE TRAFFIC AND CONGESTION.

- ② ALSO PROPERTY VALUES WOULD SUBSTANTIALLY BE AFFECTED BY THIS
- ③ SINCE THIS WHOLE AREA IS RESIDENTIAL IT WILL NOT "FIT" IN AND WILL LOOK LIKE AN EYE SORE.
- ④ BEING THAT IT IS A RESIDENTIAL AREA PEOPLE ENTERING THIS PROPOSED UNIT WOULD CAUSE DISRUPTION/INCONVENIENCE AT ALL HOURS OF DAY TO US.
- ⑤ THIS UNIT WOULD BE ~~SEEK~~ SOLELY IN INTEREST OF APPLICANT.
- ⑥ PUTTING A STORAGE UNIT HERE WOULD ALTER THE IMAGE AND UNDERMINE THE CHARACTER OF OUR NEIGHBORHOOD (AKA. BEING FAIRWAYS OF RIDGEVIEW GOLF COURSE COMMUNITY).
- ⑦ THERE ARE STORAGE UNITS LESS THAN $\frac{1}{2}$ MILE ~~OF~~ CUSTER AND HEDGECOX, MC DERMOTT AND COIT, AND MC DERMOTT AND ALMA. THEREFORE NO NEED FOR ANOTHER!!

AS I HAVE DEMONSTRATED, THERE ARE ~~NO~~ ABSOLUTELY NO COMPELLING REASONS TO CONSIDER A ZONING CHANGE.

I STRONGLY URGE YOU TO DO WHAT IS BEST FOR THE ~~CITIZENS~~ RESIDENTS OF FAIRWAYS OF RIDGEVIEW BY OPPOSING THIS REZONING. THIS PRESERVING THE CHARACTER OF OUR NEIGHBORHOOD AND THE SAFETY OF OUR RESIDENTS. THANK YOU VERY MUCH.

REPLY FORM

RECEIVED

SEP 10 2009

PLANNING DEPT

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



Dear Commissioners:

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PLEASE SEE ATTACHED.

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

KEITH SHIELDS
Name (Please Print)

[Signature]
Signature

9121 ROUNDBLUFF RD
Address

9/9/09
Date

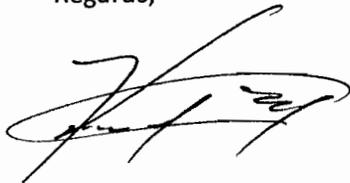
BM

Currently there are three (3) Plano public storage facilities within a 2 mile radius of the proposed zoning request. Adding another merely clutters an already busy intersection and takes away from the aesthetics of an already established clean area. To build this would further clutter the area and discourage potential Plano homeowners into Allen, Frisco or McKinney for residence, where there is less development. Let's keep Plano from being overdeveloped.

Additionally, based on the schematic of the area of request, there would be a high probability that an additional entrance/exit would be located on Bent Horn Dr. This is a common traffic area for residents of the Fairways of Ridgeview and Ridgeview Ranch, as it is the only direct outlet to Custer Road. School buses pickup and drop off in front of this zoning area. An increase of traffic, especially large moving vans or trucks puts children at risk for pedestrian / vehicle collisions. Furthermore, exiting Bent Horn Dr. entices drivers to cut through the neighborhood, which again puts children playing at risk. Heavy trucks through the communities could damage roads more rapidly over time, which would cause the City of Plano road repairs and waste of taxpayers' dollars.

I am all for boosting our economy, but do we really need another storage building where as you can see by the enclosed map, there are more than enough locations within this radius to accommodate consumer needs. I have personally called these places and neither of them are operating at full capacity. Another business offering the same services would pull business away from these local businesses, and ultimately shutting one of them down. I do not see how this builds an economy.

Regards,

A handwritten signature in black ink, appearing to read 'Keith Shields', written in a cursive style.

Keith Shields

A. U-Haul Center of North Plano - Self Storage and Truck Rentals 2560 Kathryn Ln, Plano, TX - (972) 396-0983 - 1.2 mi W 1 review

B. C & C Storage 1920 Hedgcoxe Rd, Plano, TX - (972) 517-6573 - 1.0 mi SE

C. Securlock Self Storage At Allen 2060 Hedgcoxe Rd, Allen, TX - (972) 359-7000 - 1.2 mi S 2 reviews

D. Advantage Self Storage 3900 Mcdermott Rd, Plano, TX - (972) 377-3200 - 1.9 mi W

E. Advantage Self Storage 1210 W Mcdermott Dr, Allen, TX - (972) 390-8883 - 2.4 mi E

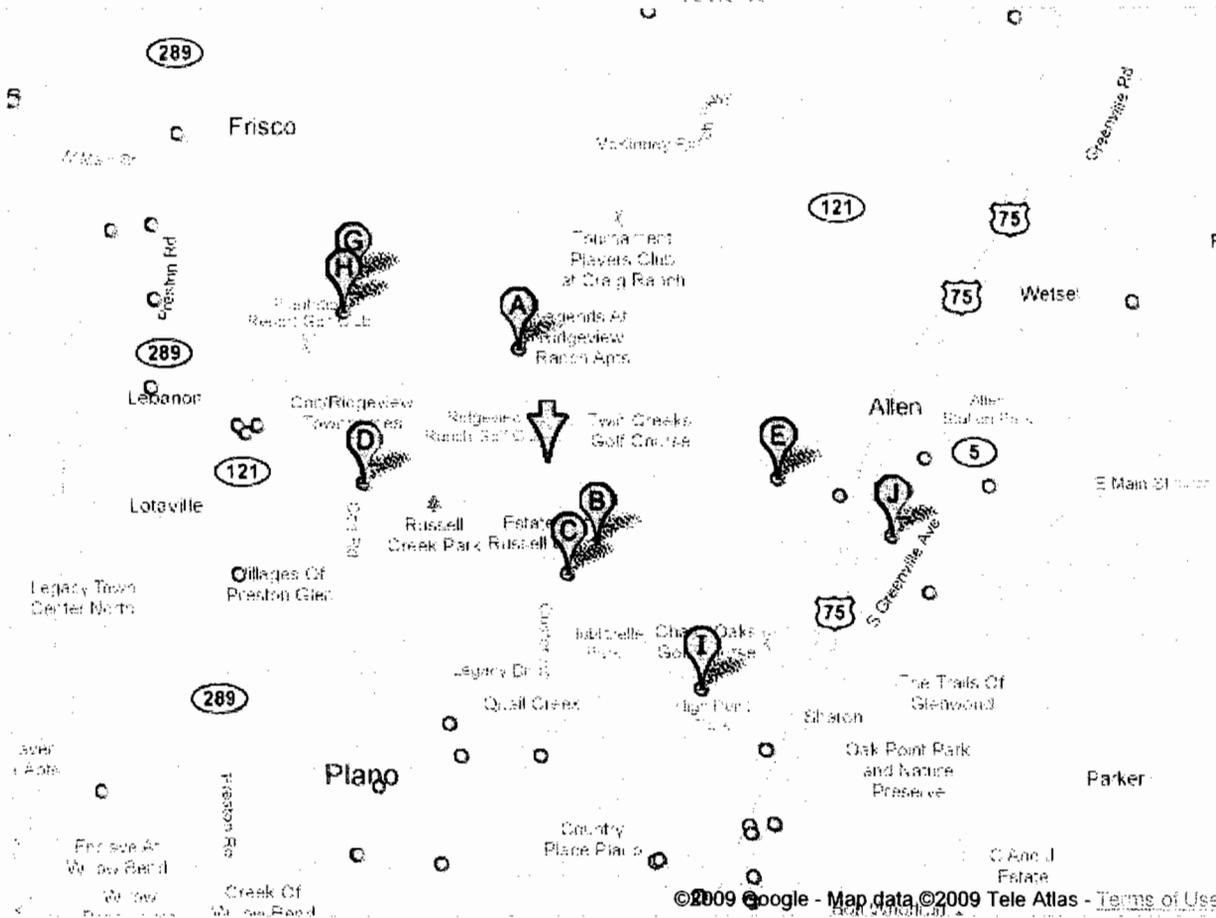
F. Closet Tailors of Texas 1210 W McDermott Dr, Allen, TX - (972) 740-9944 - 2.4 mi E

G. Centennial Storage Center - Self Storage Frisco TX 12300 College Pkwy, Frisco, TX - (972) 377-4504 - 2.8 mi NW

H. Dallas Move Masters 12005 Paducah Dr., Frisco, TX - (214) 354-0420 - 2.7 mi NW

I. Legacy Self Storage 6900 Alma Dr # 180, Plano, TX - (972) 517-9600 - 2.9 mi SE 2 reviews

J. Extra Space Storage - Self Storage Allen 3 Prestige Cir, Allen, TX - (972) 396-7665 - 3.7 mi E 4 reviews



REPLY FORM

RECEIVED
SEP 10 2009
PLANNING DEPT.

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



Dear Commissioners:

This letter is regarding Zoning Case 2009-17. This is a request for a Specific Use Permit for Public Storage/Mini-Warehouse on 6.1± acres located on the north side of McDermott Road, 400± feet west of Custer Road. The purpose and intent of a Specific Use Permit is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application.

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

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This item will be heard on **September 21, 2009, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

REGENA JOHNSON-SUMMERS
Name (Please Print)

Regena Johnson-Summers
Signature

9205 PARK FOREST DRIVE
Address PLANO, TX 75095

8/28/09
Date

BM

RECEIVED
SEP 14 2009
PLANNING DEPT.

REPLY FORM

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



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This item will be heard on **September 21, 2009, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

We are not in favor of any type of storage/warehouse type business coming to that area. It would only serve to lower our property values and would be a huge eyesore. Our home would have a direct view.

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

Amy L. Rock
Name (Please Print)

Amy L. Rock
Signature

2405 Bent Horn Dr.
Address

Sept 11, 2009
Date

BM

RECEIVED

SEP 15 2009

PLANNING DEPT.

REPLY FORM

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



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THIS IS ABSOLUTELY NOT AN ACCEPTABLE
USE OF THIS PROPERTY IN A FAMILY
HOUSING NEIGHBORHOOD!

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

RANDALL NORRIS
Name (Please Print)

Randall Norris
Signature

9212 BLUE WATER DRIVE
Address

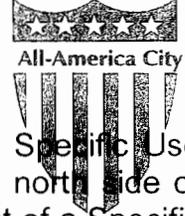
9/10/09
Date

BM

REPLY FORM

RECEIVED
SEP 16 2009
PLANNING DEPT

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



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WE ALREADY HAVE STORAGE LOCATIONS AT MCDERMOTT + COIT, CUSTER + HEDGE COX AND MCDERMOTT + ALMA. POSSIBLE A FEW MORE. WE DO NOT WANT PLANO BECOME JUNK YARD.

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

DENNIS NGUYEN
Name (Please Print)

Dennis F. Nguyen
Signature

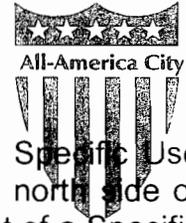
2400 ELM LEAF LN, 75025
Address

9/12/2009
Date

BM

REPLY FORM

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



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Concerned about people bringing in rats, roaches & other unwanted pests w/ items they bring to store in the proposed public storage units. I know the value of our house will go down.

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

TED TEGENE
Name (Please Print)

Tegene
Signature

9004 Roundbluff Rd
Address

9/16/09
Date

BM

RECEIVED

SEP 17 2009

PLANNING DEPT.

REPLY FORM

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



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DIANNE TWEDIE
Name (Please Print)

Dianne Tweedie
Signature

9208 BLUE WATER DR
Address
Plano, TX 75025

09-15-09
Date

BM

REPLY FORM

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



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CONCERNED WITH INCREASED TRAFFIC DURING LATE HOURS.
POSSIBLE ADDITIONAL VARMIN + INSECTS THAT MAY RESULT
WITH A STORAGE FACILITY

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

CAMILLE SMITH
Name (Please Print)

Camille Smith
Signature

9209 CEDARDALE DR
Address

9/18/09
Date

BM

CITY OF PLANO
PLANNING & ZONING COMMISSION

September 21, 2009

Agenda Item No. 7B

Preliminary Site Plan: McDermott Pavilion Addition, Block A, Lot 3

Applicant: Randall's Food & Drugs LP

DESCRIPTION:

Mini-warehouse/public storage on one lot on 6.1± acres located on the north side of McDermott Road, 400± feet west of Custer Road. Zoned Retail. Neighborhood #3.

REMARKS:

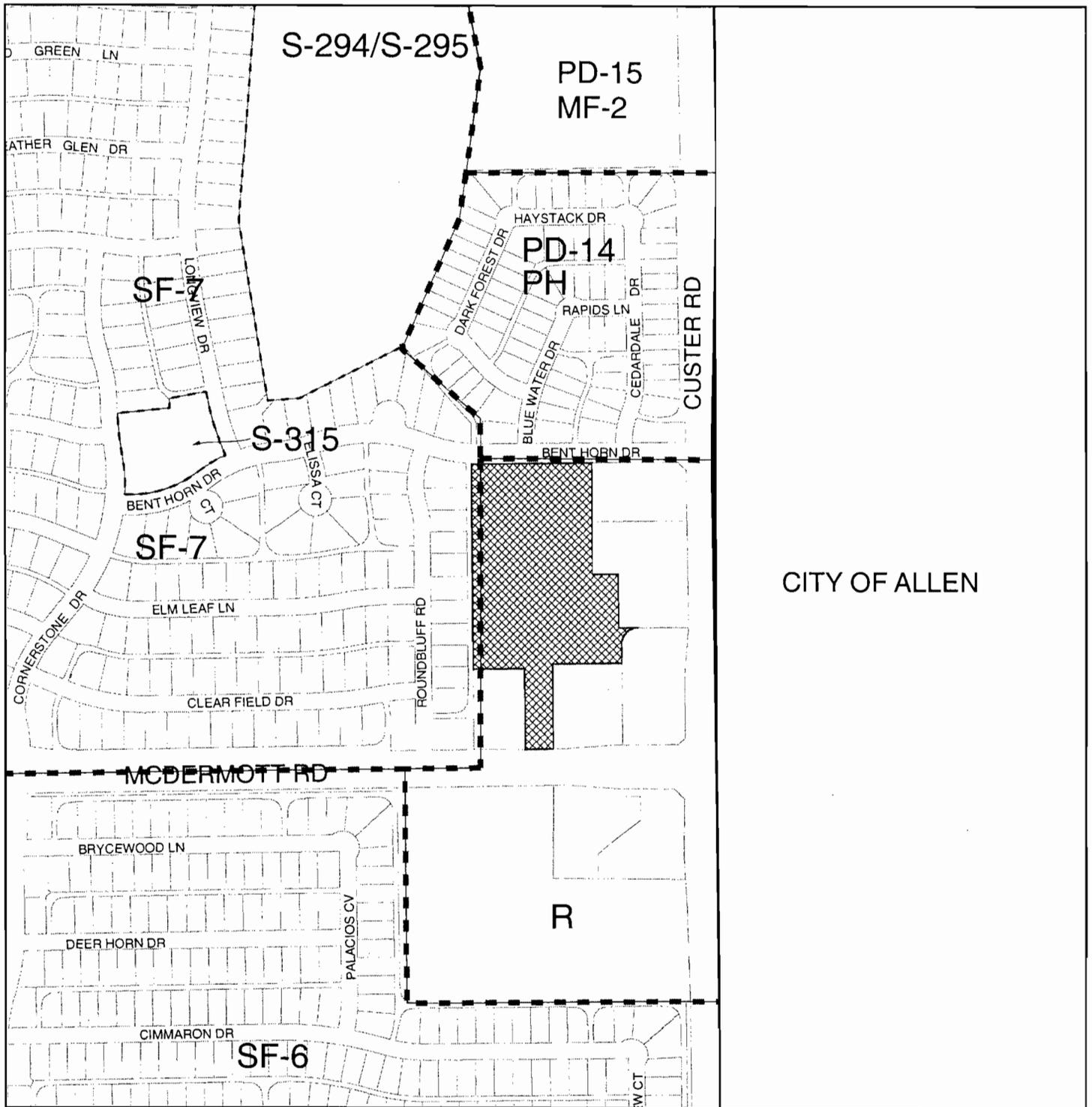
This preliminary site plan is associated with Zoning Case 2009-17. The purpose of this preliminary site plan is to show the proposed mini-warehouse/public storage development and related site improvements.

The Zoning Ordinance requires a masonry screening wall between residential and nonresidential zoning districts. The applicant met with the adjacent home owners to the west and the homeowners prefer an irrigated living screen in lieu of the required masonry screening wall. The applicant is therefore proposing to substitute the required masonry screening wall with an irrigated, continuous living screen along the west property line where the property abuts the Single-Family Residence-7 zoned lots. The Zoning Ordinance makes provision for the Planning & Zoning Commission to substitute the masonry wall requirement in cases where the Commission finds the screening requirement to be better met by an irrigated living screen.

RECOMMENDATIONS:

Recommended for approval subject to:

1. Planning & Zoning Commission acceptance of the living screen along the west property line; and
2. City Council approval of Zoning Case 2009-17.



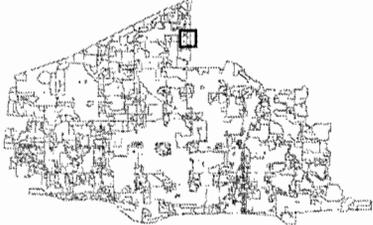
CITY OF ALLEN



Item Submitted: PRELIMINARY SITE PLAN

Title: MCDERMOTT PAVILION ADDITION
BLOCK A, LOT 3

Zoning: RETAIL



○ 200' Notification Buffer



- SPECIAL NOTES**
1. BUILDING FOOT OF OR GREATER SHALL BE 100% FIRE RETARDANT.
 2. FIRE LINES SHALL BE DEMONSTRATED AND CONTRACTED PER CITY STANDARDS.
 3. UNDEVELOPED PARKING AREAS SHALL BE DEMONSTRATED AND IMPROVED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
 4. FOUR-FEET HIGH RETICULUS SHALL BE PROVIDED 3 FEET OFF OF THE PROPERTY LINE WITHIN THE PORTION APPROVED BY THE CITY. LAMBER TREE PLANTS PER CITY STANDARDS SHALL BE PROVIDED ON SCHEDULE A AT ALL CORNER LOCATIONS.
 5. ALL CORNER LOCATIONS, COMPARTMENTS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE PLANNING DEPARTMENT'S STANDARDS.
 6. ALL SIGNAGE CONTRACTED UPON APPROVAL BY BUILDING INSPECTION DEPARTMENT.
 7. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL UNDERGROUND PLUMBING IS APPROVED.
 8. OTHER STRUCTURES, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 9. BUILDING FACED WITH THIS DEVELOPMENT SHALL BE COMPATIBLE AS PROVIDED IN THE FINAL CORNER DEVELOPMENT PLAN.
 10. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 6-04B OF THE CODE OF ORDINANCES.
 11. PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
 12. ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES MUST BE UNDERGROUND WHERE REQUIRED.
 13. USES SHALL CONFORM TO OPERATIONAL LOCATION AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS:
 - 1. ALL STRUCTURES SHALL BE CONSTRUCTED TO MEET THE MINIMUM REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AND ALL OTHER APPLICABLE STANDARDS.

- RETA:**
- 1. per 20 Storage Units (800 UNITS)
 - 2. 12,000 S.F.
 - 3. 28 spaces
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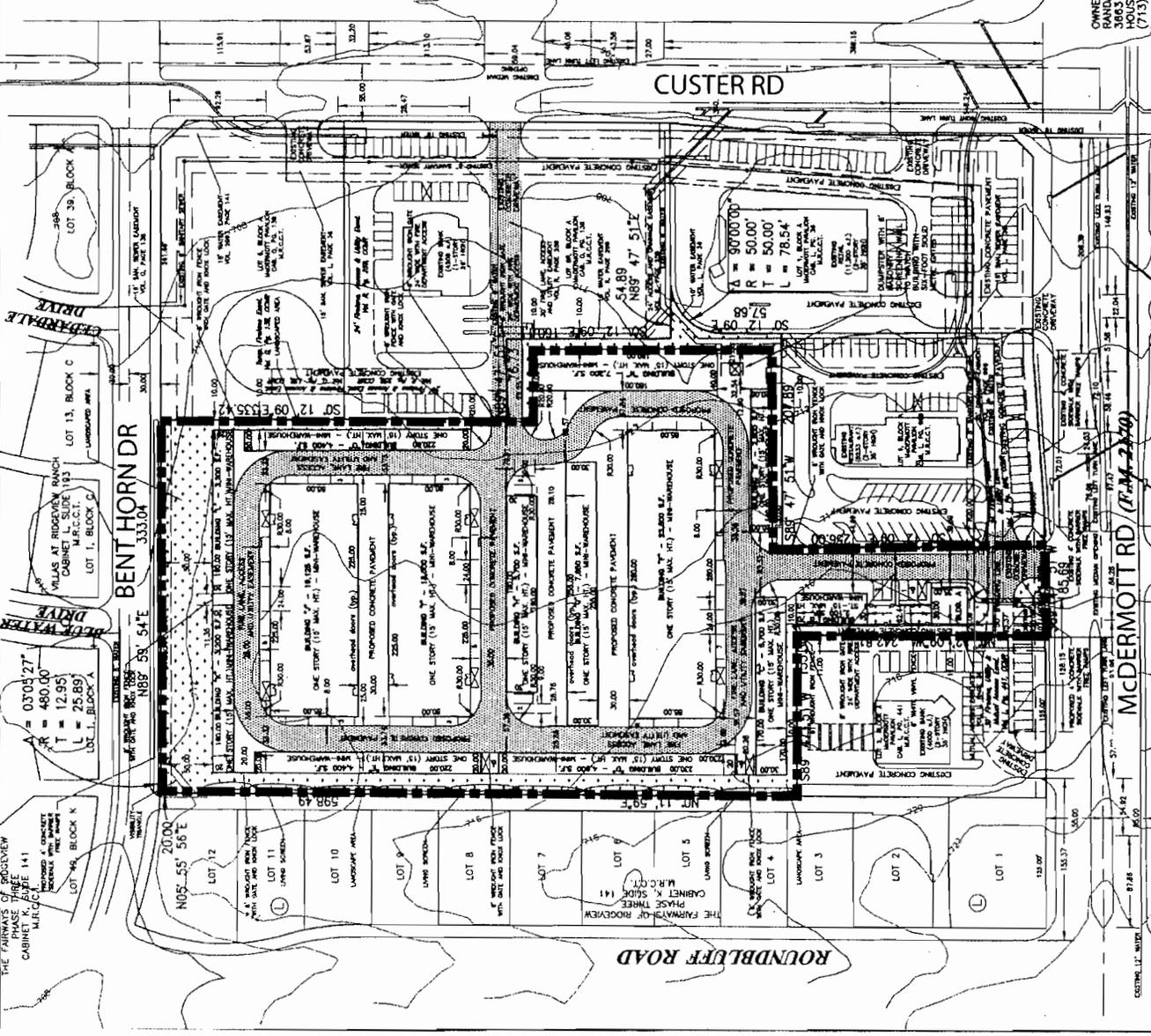
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APPLICANT:
 JONAS PROPERTIES, INC.
 3063 BRADSHAW DRIVE
 HOUSTON, TEXAS 77042
 (713) 268-3828

ENGINEER:
 JETER NELSON & ASSOCIATES
 461 BLUEBIRD AVENUE
 DALLAS, TEXAS 75237
 (214) 623-8333
 (214) 623-8330 FAX

OWNER:
 JONAS PROPERTIES, INC.
 3063 BRADSHAW DRIVE
 HOUSTON, TEXAS 77042
 (713) 268-3828

PRELIMINARY SITE PLAN
 McDERMOTT PAVILION ADDITION
 CONTAINING A TOTAL OF LAND
 IN THE CITY OF PLANO,
 COLLIN COUNTY, TEXAS
 HOGAN WITT SURVEY, ABSTRACT NO. 996
 SEPTEMBER 10, 2009

RETA:

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CITY OF PLANO
PLANNING & ZONING COMMISSION

September 21, 2009

Agenda Item No. 8

Public Hearing - Replat: East Plano Transit Center, Block 1, Lot 2

Applicant: DART

DESCRIPTION:

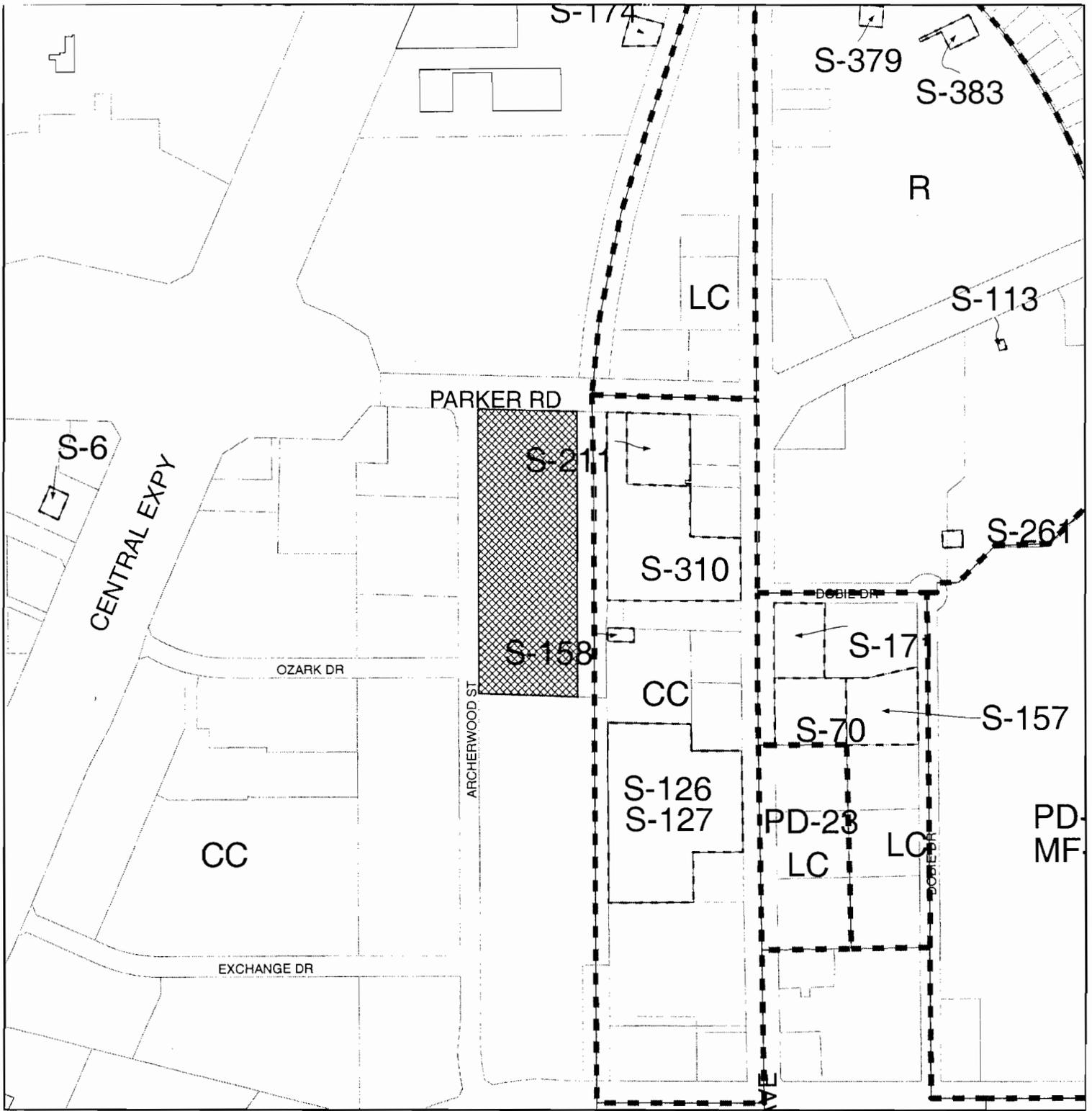
Parking lot on one lot on 6.0± acres located at the southeast corner of Parker Road and Archerwood Street. Zoned Corridor Commercial. Neighborhood #59.

REMARKS:

The purpose for this replat is to abandon and dedicate easements necessary to complete the development of the property as a parking lot.

RECOMMENDATION:

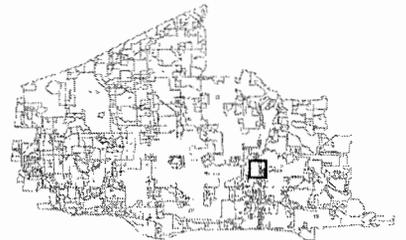
Recommended for approval as submitted.



Item Submitted: REPLAT

Title: EAST PLANO TRANSIT CENTER
BLOCK 1, LOT 2

Zoning: CORRIDOR COMMERCIAL



○ 200' Notification Buffer

CITY OF PLANO
PLANNING & ZONING COMMISSION

September 21, 2009

Agenda Item No. 9

Discussion: Appeal of the Director of Planning's Interpretation of the Zoning Ordinance

Applicant: Wicker & Associates

DESCRIPTION:

An appeal of the Director of Planning's Interpretation of the Zoning Ordinance regulations pertaining to the prohibition of "heating and air conditioning shop" in Planned Development-375-Retail/Office-2, located on the north side of Plano Parkway, 600± feet east of Independence Parkway.

REMARKS:

The special stipulations for Planning Development-375-Retail/Office-2 contain a list of prohibited uses, including "heating and air conditioning shop." When the zoning petition to create the Planned Development (PD) was submitted in 1985, the city's Zoning Ordinance listed heating and air conditioning shop as a distinct use, allowed by specific use permit in the Retail zoning district. With the Zoning Ordinance update in 1986, this use was combined with Contract Construction, which was defined to encompass numerous activities associated with construction, maintenance, and repair of buildings or properties on a fee or contract basis, including heating and air conditioning. In 2005, the ordinance was amended yet again to redefine Contract Construction as Service Contractor (without outside storage). This use and definition also specifically includes heating and air conditioning. The Service Contractor (without outside storage) use is now allowed by right in the Retail zoning district.

The applicant has a prospective tenant for a lease space in the office/showroom/warehouse building on this property. The tenant proposes a variety of uses, including offices for its regional sales and management team. Part of the lease space would include a warehouse area where service technicians come in to pick up tools and equipment on a regular (but not necessarily daily) basis to use to repair heating and air conditioning units off-site. While most workers will keep their company vehicles at their homes, several company vehicles may be parked on the property overnight.

These activities are similar in nature to other service contractor uses, such as plumbing companies. However, since the PD specifically prohibits activities associated with heating and air conditioning repair and service, it is the Director's interpretation that this part of the prospective tenant's activities would not be allowed.

The applicant believes that the use should be classified as office/showroom/warehouse. Although this is an allowed use on the property, the definition of office/showroom/warehouse specifically excludes contract construction (now service contractor) uses.

Section 6.300 of the Zoning Ordinance grants authority to the Director of Planning to determine the meaning and interpretation of provisions of the ordinance, with an appeal to the Planning & Zoning Commission. The determination of the Commission is final.

RECOMMENDATIONS:

The Planning & Zoning Commission may uphold the interpretation of the Director of Planning, or overturn it. If the Commission does not agree with the interpretation, staff requests guidance as to how this use should be classified. The Commission may call a public hearing to consider amending the ordinance for this purpose.

PLANO PARKWAY BUSINESS CENTER, LP
13760 Noel Rd, Suite 1100 Dallas, TX 75240
Direct Dial: 214.302.0103
buddyj@ashwoodamerican.com

September 16,2009

Ms. Phyllis M. Jarrell, AICP
Director of Planning
City of Plano
1520 Ave K, Ste 250
Plano, TX 75074

Re: Carrier Corp Regional HQ

Dear Ms. Jarell:

We are in receipt of your letter of September 15, 2009 concerning Carrier's proposed occupancy at 2701 W. Plano Parkway. We appreciate your reviewing the situation and understand your position. We wish to appear at the Planning and Zoning Commission meeting on Monday, September 21, 2009 to appeal for a different interpretation. We believe Carrier's usage fits in the office/showroom/warehouse classification under our PD and not in the retail classification for the following reasons:

1. More than 65% of the total space of 21,082 sf is devoted to office space for regional management, administrative and marketing offices. There are no retail sales to the general public.
2. The warehouse area is ancillary to the office usage. No HVAC units would be stored or inventoried at this site. Parts and small tools would be stored at this site with only Carrier employees using this site to restock, primarily on Fridays. All repair and maintenance work will be done at a customer's locale. There could be occasional welding of parts. As indicated in a letter from Carrier, there will be no more than three service vehicles parked overnight. Those are an E-350, F-250, and Ford Ranger. In the event of an employee departure there could be another vehicle of that nature for a short time. There will be no trucks larger than those that Carrier will utilize at this location. There will be quarterly meetings at which several trucks could be parked. There will be no flat beds with equipment stored at this site. There will be no repair or maintenance work done on HVAC units at this site.
3. Carrier should not be classified as a "service contractor" under 1.600 of the Development Regulations because its primary activity is not "the provision of services for the construction, maintenance, cleaning, or repair of buildings and properties on a fee or contract basis." Its primary activity is as stated in 1 above. Its "service" activity would be far less than 50% in several categories: dollar volume, physical space, and employees. The parts that Carrier will

store in its inventory at this site will be given solely to Carrier employees for those employees to take with them; those parts will not be sold or given to a third party on-site.

Enclosed are photos of their current operation at 2201 Midway, Ste 200, Carrollton, TX that may aid in understanding how they utilize their space.

Sincerely,

Plano Parkway Business Center, LP

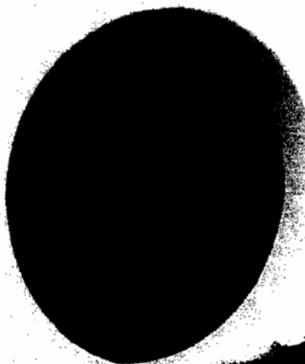
By: Plano Parkway Business Center GP, LLC

A handwritten signature in black ink, appearing to read "Grady Jordan, Jr.", with a long horizontal flourish extending to the right.

Grady Jordan, Jr., Manager

Cc: Todd Van Hyfte, Carrier
Art Anderson

Carrier

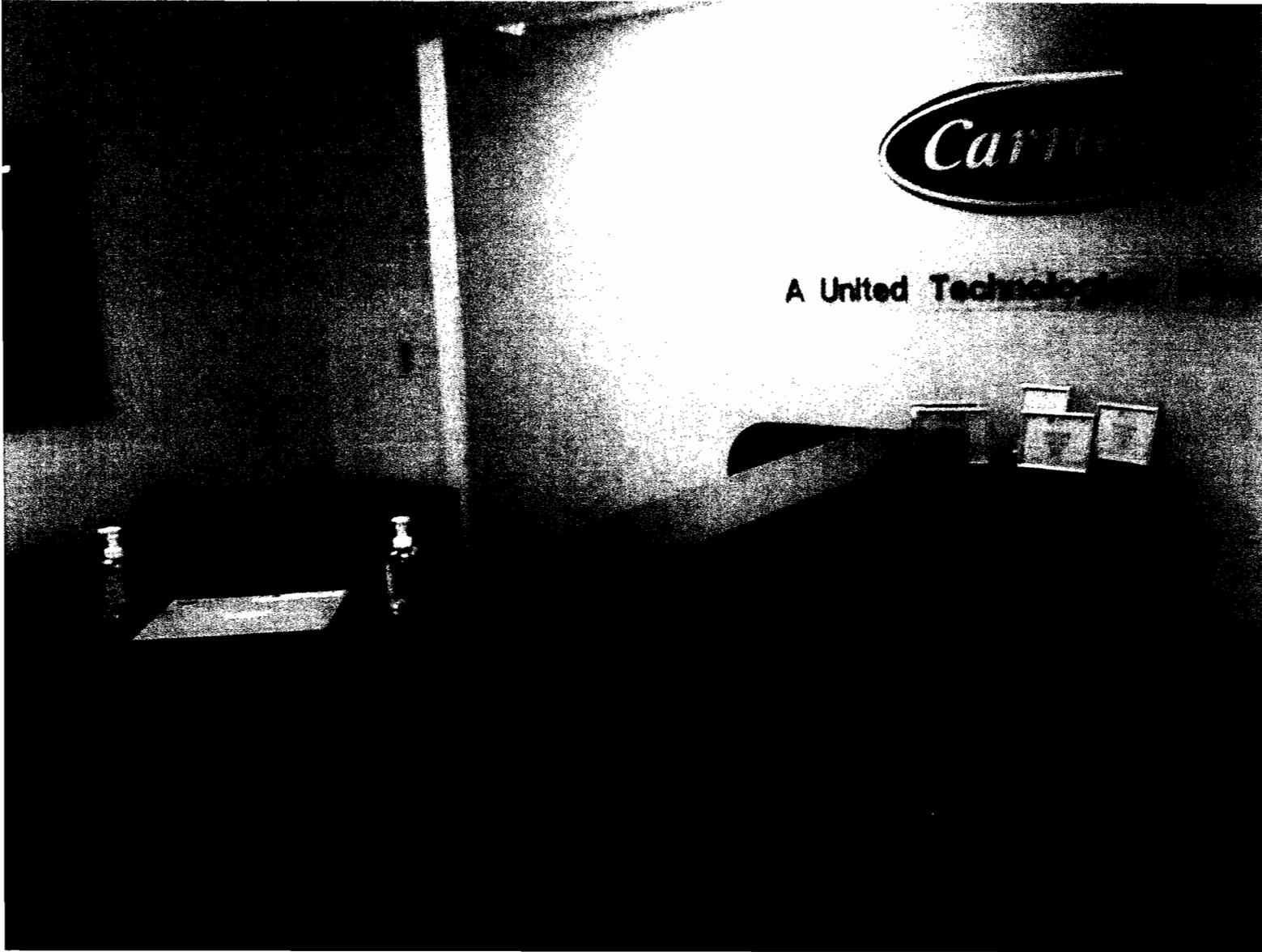


34
Carrier Logo

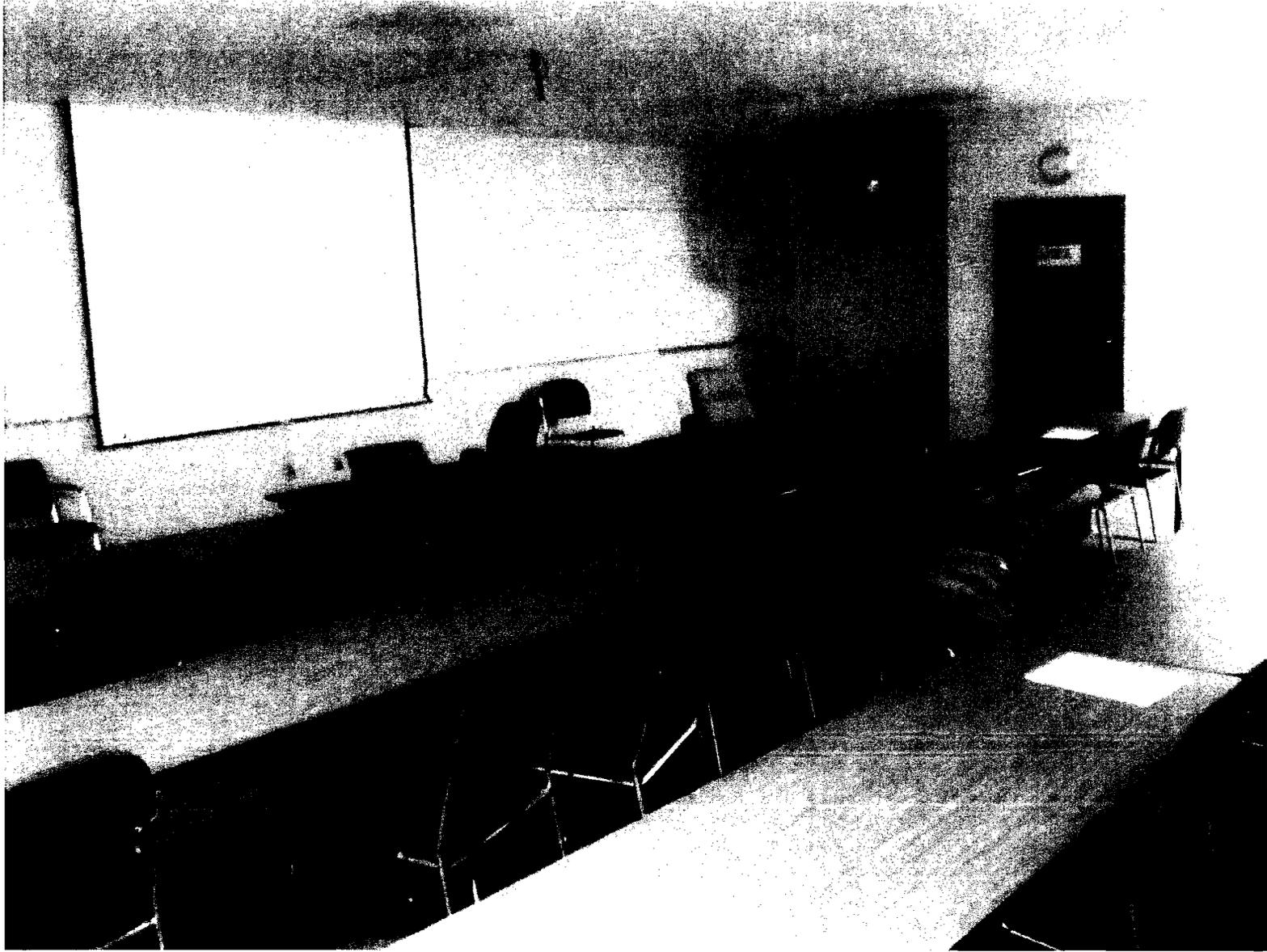




A United Technologies













Carrier

A United Technologies Company

Carrier Corporation
Four Farm Springs
Farmington, CT 06032
860-674-3001 Fax: 860-284-3616

September 9, 2009

To Whom It May Concern:

As has been discussed, Carrier Corporation is considering opening a facility at 2701 Plano Parkway in Carrollton, TX. Subsequent to a meeting with Carrier's local broker and the landlord's representative (September 8, 2009), several items have been requested by the City in order to determine Carrier's ability to occupy and perform operations at this site.

Please find the following answers to questions posed at that meeting.

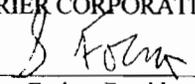
1. Fleet Parking.
As indicated at the meeting, there would be no more than 3 service trucks parked overnight at the site. This would include 1 E-350; 1F-250 and 1 Ford Ranger.
2. Warehouse operations.
As indicated earlier, the warehouse area of approx. 7,000 sf will house the tools, equipment, and other items necessary for the service of HVAC equipment. Tools, parts, equipments, etc. are stored in the warehouse at this facility are for technician use only. No maintenance or work on HVAC is to be performed at this site; with all such work occurring off site.
3. Technicians at the site.
There are 25-30 technicians expected to be affiliated with this location. The technicians work off-site and will come to the site to replenish their inventory of tools, parts, equipment, etc. on a weekly basis, typically on Fridays and early in the morning – before 9 a.m. Should a technician's inventory run lower and need replenishing before a Friday, a visit may occur at another day.

Hopefully this answers all questions posed by the City and will provide Carrier with the ability to continue the potential pursuit of this facility.

Thank you,

Sincerely,

CARRIER CORPORATION

By: 

Stephen Forino, President of United
Technologies Realty, Inc., its Authorized Agent

Joanne Stepien