

**PLANNING & ZONING COMMISSION
 PLANO MUNICIPAL CENTER
 1520 K AVENUE
 November 1, 2010**

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>6:30 p.m. - Dinner - Planning Conference Room 2E</p> <p>7:00 p.m. - Regular Meeting - Council Chambers</p> <p>The Planning & Zoning Commission may convene into Executive Session pursuant to Section 551.071 of the Texas Government Code to Consult with its attorney regarding posted items in the regular meeting.</p> <p>1 Call to Order/Pledge of Allegiance</p> <p>2 Approval of Agenda as Presented</p> <p>3 Approval of Minutes for the October 18, 2010, Planning & Zoning Commission meeting</p> <p>4 General Discussion: The Planning & Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning & Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning & Zoning Commission authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.</p> <p><u>CONSENT AGENDA</u></p> <p>5a Revised Conveyance Plat: Silver Fern Addition, Block 1, Lots 1 & 2 - BM Two conveyance lots on 8.7± acres located at the northeast corner of McDermott Road and Coit Road. Zoned Planned Development-434-Retail. Neighborhood #2. Applicant: Ronald McCutchin Family Partnership, Ltd.</p>	

<p>5b KP</p>	<p>Preliminary Plat: Villas of Andulus - 34 Single-Family Residence-6 lots on 7.2± acres located at the southwest corner of 14th Street and Bradshaw Drive. Zoned Single-Family Residence-6. Neighborhood #69. Applicant: Signage Point Properties, LLC</p>	
<p>5c EH</p>	<p>Preliminary Site Plan: Legacy Town Center (North), Block A, Lot 6R - Multifamily residential units on one lot on 4.1± acres located at the northwest corner of Bozeman Drive and Parkwood Boulevard. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District. Neighborhood #8. Applicant: Columbus Realty Partners</p>	
<p><u>END OF CONSENT AGENDA</u></p>		
<p><u>PUBLIC HEARINGS</u></p>		
<p>6 TF</p>	<p>Public Hearing: Zoning Case 2010-16 - Request to amend Section 3.1400 (Traffic Impact Analysis) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance pertaining to traffic impact analysis. Tabled 09/20/10 and 10/18/10. Applicant: City of Plano</p>	
<p>7A BM</p>	<p>Public Hearing: Zoning Case 2010-18 - Request to amend Planned Development-434-Retail on 10.8± acres located at the northeast corner of McDermott Road and Coit Road to reduce landscape edge requirements and related sections of the ordinance. Zoned Planned Development-434-Retail. Applicant: Ronald McCutchin Family Partnership, Ltd.</p>	
<p>7B BM</p>	<p>Preliminary Site Plan & Concept Plan: Silver Fern Addition, Block 1, Lots 1 & 2 - Convenience store with gas pumps, retail, restaurant, and medical offices on two lots on 8.7± acres located generally at the northeast corner of McDermott Road and Coit Road. Zoned Planned Development-434-Retail. Neighborhood #1. Applicant: Ronald McCutchin Family Partnership, Ltd.</p>	
<p>8 EH</p>	<p>Public Hearing - Replat & Revised Site Plan: Glen Eagles Village No. 2, Block 1, Lot 1R-A - Retail on one lot on 2.3± acres located at the southeast corner of Park Boulevard and Parkwood Boulevard. Zoned Retail. Neighborhood #53. Applicant: Facility Acquisition Partnership, Ltd.</p>	
<p>9 EH</p>	<p>Public Hearing - Replat: P. R. Garrett Addition, Block 12, Lot 2R - One general residential lot on 0.1± acre located on the east side of F Avenue, 350± feet north of 11th Street. Zoned General Residential. Neighborhood #67. Applicant: Sharon Gaddis</p>	
<p><u>END OF PUBLIC HEARINGS</u></p>		

10
KP

Discussion & Direction: Research/Technology Center District - Request for discussion and direction regarding the appropriate boundaries of the Research/Technology Center zoning district.
Applicant: City of Plano

11

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

Council Liaisons: Council Members Harry LaRosiliere and André Davidson

ACCESSIBILITY STATEMENT

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

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

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

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

- 15 minutes for the applicant - After the public hearing is opened, the Chair of the Planning & Zoning Commission will ask the applicant to speak first.
- 3 minutes each for all other speakers, up to a maximum of 30 minutes. Individual speakers may yield their time to a homeowner association or other group representative, up to a maximum of 15 minutes of speaking time.

If you are a group representative and other speakers have yielded their 3 minutes to you, please present their speaker cards along with yours to the secretary.

- 5 minutes for applicant rebuttal.
- Other time limits may be set by the Chairman.

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

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

CITY OF PLANO
PLANNING & ZONING COMMISSION
CONSENT AGENDA ITEMS

November 1, 2010

Agenda Item No. 5a

Revised Conveyance Plat: Silver Fern Addition, Block 1, Lots 1 & 2
Applicant: Ronald McCutchin Family Partnership, Ltd.

Two conveyance lots on 8.7± acres located at the northeast corner of McDermott Road and Coit Road. Zoned Planned Development-434-Retail. Neighborhood #2.

The purpose of the revised conveyance plat is to create two lots and dedicate easements necessary for future development.

Recommended for approval as submitted.

Agenda Item No. 5b

Preliminary Plat: Villas of Andulus
Applicant: Signage Point Properties, LLC

34 Single-Family Residence-6 lots on 7.2± acres located at the southwest corner of 14th Street and Bradshaw Drive. Zoned Single-Family Residence-6. Neighborhood # 69.

The purpose for the preliminary plat is to show the proposed lot layout, streets and easements for the residential development.

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

Agenda Item No. 5c

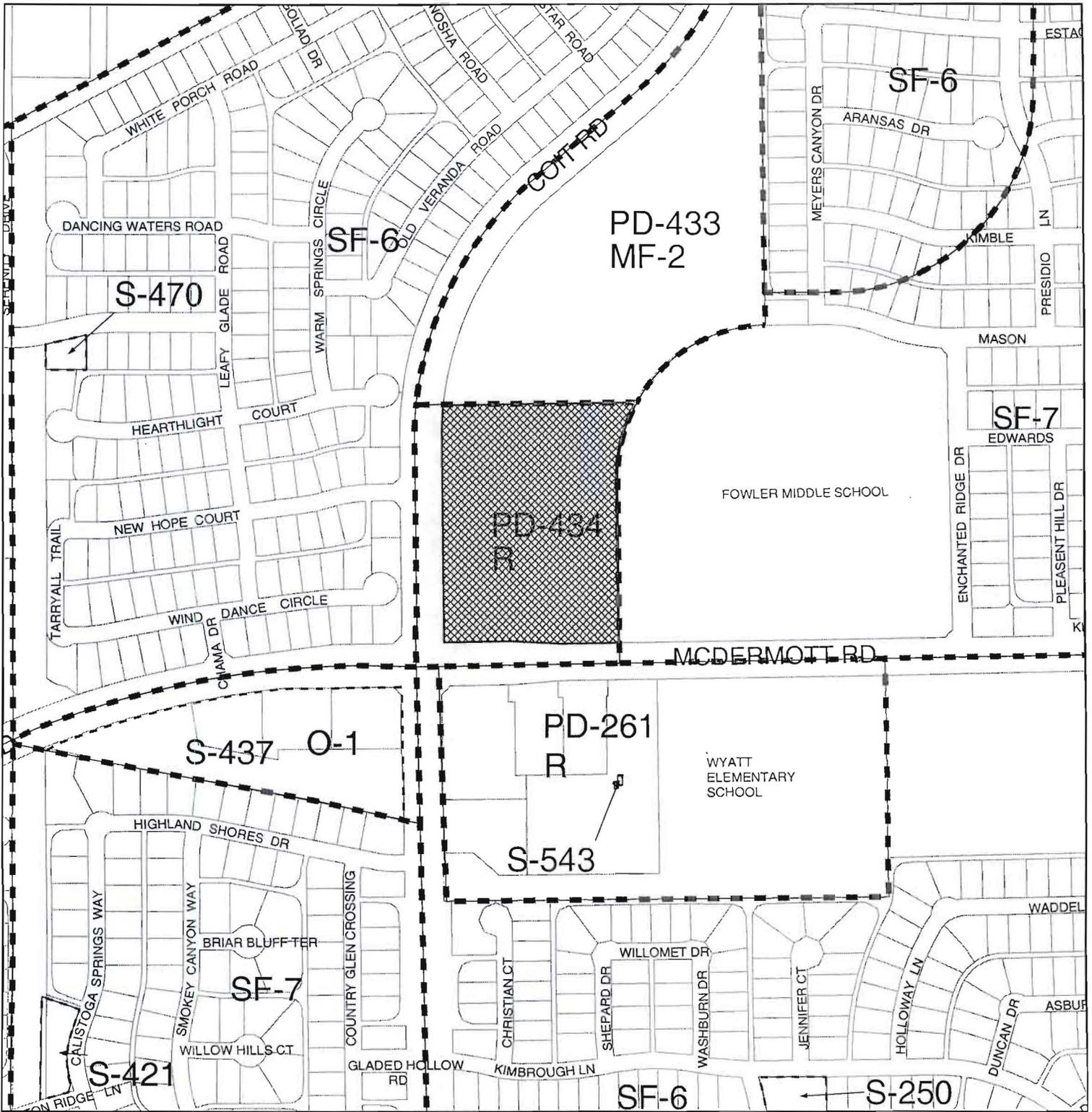
Preliminary Site Plan: Legacy Town Center (North), Block A, Lot 6R

Applicant: Columbus Realty Partners

Multifamily residential units on one lot on 4.1± acres located at the northwest corner of Bozeman Drive and Parkwood Boulevard. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District. Neighborhood #8.

The purpose for the preliminary site plan is to show the multifamily residential development.

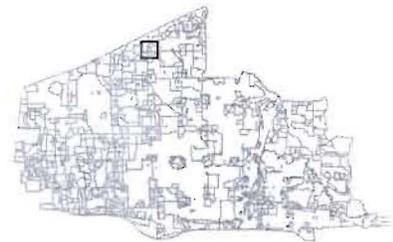
Recommended for approval as submitted.



Item Submitted: REVISED CONVEYANCE PLAT

Title: SILVER FERN ADDITION
BLOCK 1, LOTS 1R & 2

Zoning: PLANNED DEVELOPMENT-434-RETAIL



○ 200' Notification Buffer



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

Being a 8.657 acre tract of land situated in the John Wheeler Survey, Abstract No. 1029 City of Plano, Collin County, Texas, and being of Lot 1, Block 1 of Silver Fern Addition, an addition to the City of Plano as recorded in Volume 2008, Page 28, Map Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a "Y" cut set of the southwest corner of said Lot 1 and also being at the intersection of the north line of McDermott Road (130' Public Right-of-Way) and the east line of Colt Road (130' Public Right-of-Way);

THENCE North 00°29'31" West along said east line of Colt Road and the west line of said Lot 1, for a distance of 809.87 feet to a aluminum monument (controlling monument) found for corner at the beginning of a curve to the right;

THENCE along said curve to the right whose chord bears North 02°29'29" East, 88.15 feet and through a central angle of 08°32'51", a radius of 942.88 feet and an arc length of 88.19 feet to a 1/2 inch iron rod with plastic cap stamped "SPARSENG" set for corner at the northwest corner of said Lot 1;

THENCE North 89°20'04" East departing said east line of Colt Road and along the common line of said Lot 1 and Lot 2 of said Silver Fern Addition, for a distance of 579.22 feet to a 5/8 inch capped iron rod found for common corner of said Lots 1 and 2 and also in the west line of Fowler Middle School tract as recorded in Volume 4310, Page 2325, Deed Records, Collin County, Texas, and also being the beginning of a curve to the left;

THENCE along said curve to the left whose chord bears South 14°31'04" West, 233.25 feet and through a central angle of 30°02'01", a radius of 433.68 feet and an arc length of 237.96 feet to a 1/2 inch iron rod with plastic cap stamped "SPARSENG" set for corner in the east line of said Lot 1 and west line of said Fowler Middle School tract;

THENCE South 00°29'58" East along the common line of said Lot 1 and Fowler Middle School tract, for a distance of 489.99 feet to a 1/2 inch iron rod with plastic cap stamped "SPARSENG" set for corner at the southeast corner of said Lot 1 and southwest corner of said Fowler Middle School tract and also being in said north line of McDermott Road;

THENCE along said north line of McDermott Road and the south line of said Lot 1, the following courses and distances:

South 88°14'56" West, 173.42 feet to a 1/2 inch iron rod with plastic cap stamped "SPARSENG" set for corner;

North 88°58'13" West, 150.33 feet to a 1/2 inch iron rod with plastic cap stamped "SPARSENG" set for corner;

South 88°14'56" West, 200.00 feet to the Point of Beginning and containing 377,087 square feet or 8.657 acres of land.

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Ronald McCutchin Family Partnership acting by and through its duly authorized officers, does hereby adopt this plat designating the herein above described as SILVER FERN ADDITION - LOTS 1 & 2, BLOCK 1, an addition to the City of Plano, Texas, and do 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 accommodation of all public utilities dealing 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 utilities shall have the right to remove and keep removed of 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 an said Easements. The City of Plano and public utility utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purposes of constructing, reconstructing, inspecting, potting, 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.

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.

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.

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

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

By: _____
Name: Ronald McCutchin
Title:

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 Ronald McCutchin 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 _____, 2010.

Notary Public in and for
The State of Texas

SURVEYOR'S CERTIFICATE

I, Darren K. Brown, a Registered Professional Land Surveyor, hereby certify that I have performed 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 plotting rules and regulations of the Town of Prosper, Texas.

FOR REVIEW PURPOSES ONLY

Darren K. Brown
Registration No. 5252



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 Darren K. Brown, 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 and in the capacity therein stated.

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

Notary Public in and for
The State of Texas

My Commission Expires: _____

CERTIFICATE OF APPROVAL

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

Chairman, Planning and Zoning Commission

STATE OF TEXAS
COUNTY OF COLLIN

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

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

Notary Public in and for
The State of Texas

Secretary, Planning & Zoning Commission
Or City Engineer

STATE OF TEXAS
COUNTY OF COLLIN

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

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

Notary Public in and for
The State of Texas

Engineer/Surveyor
Splora Engineering, Inc. 2121
785 Quater Road, Suite 100
Plano, Texas 75075
Telephone (972) 422-0077
Contact: Kevin War

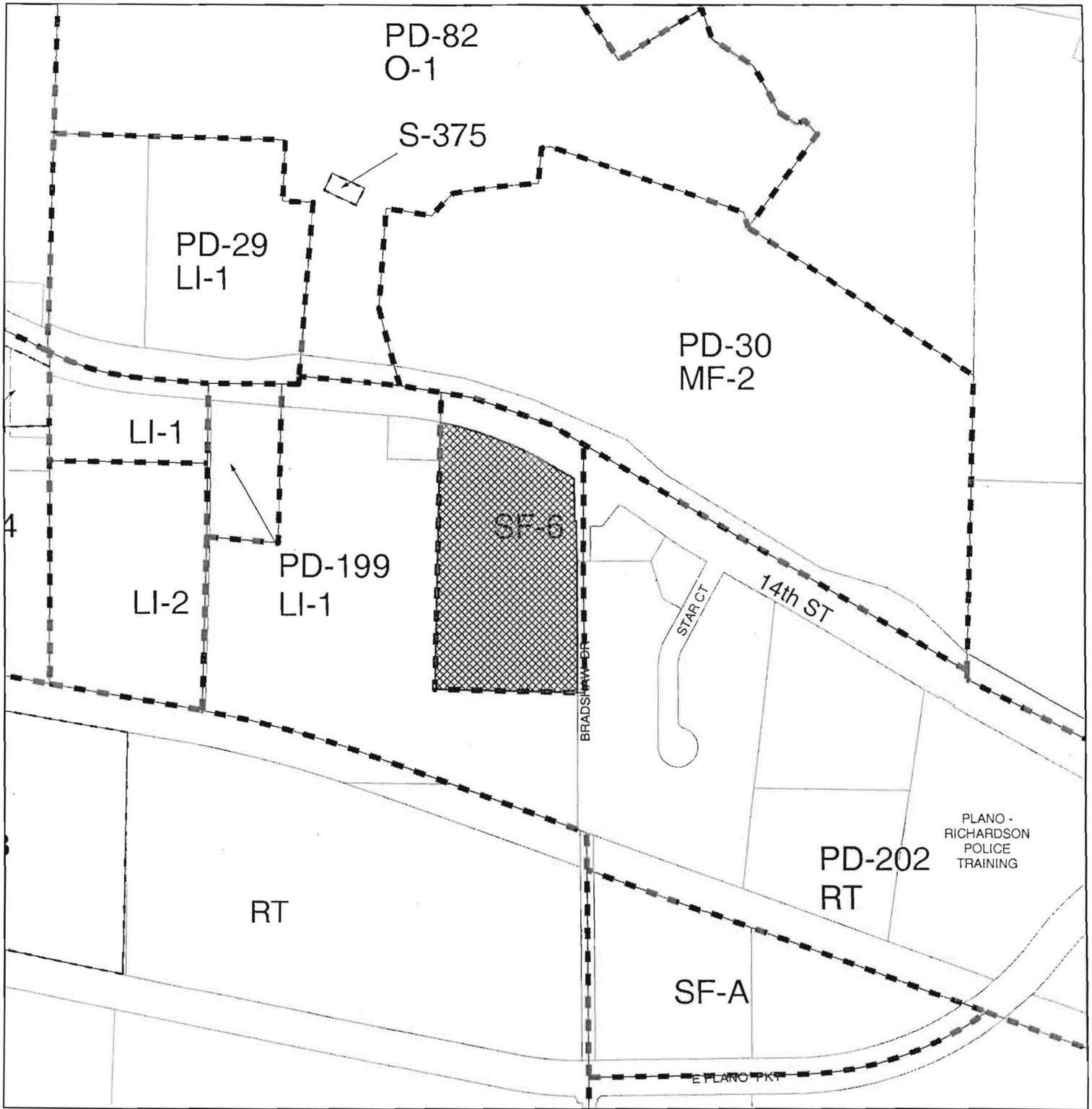
Owner
Renold McCutchin Family Partnership
P.O. Box 670307
Dallas, Texas 75367
Telephone (214) 750-7799
Contact: Renold McCutchin

2 Lots
8.657 Ac. (Gross)

SHEET 2 OF 2
REVISED CONVEYANCE PLAT
OF

SILVER FERN ADDITION
LOTS 1 & 2, BLOCK 1 - 8.657 Acres
situated in the
MARTHA McBRIDE SURVEY ~ ABSTRACT 553
PLANO, COLLIN COUNTY, TEXAS

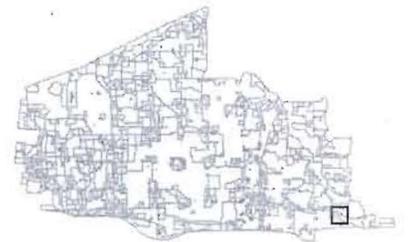
Scale 1"=40' September 2010



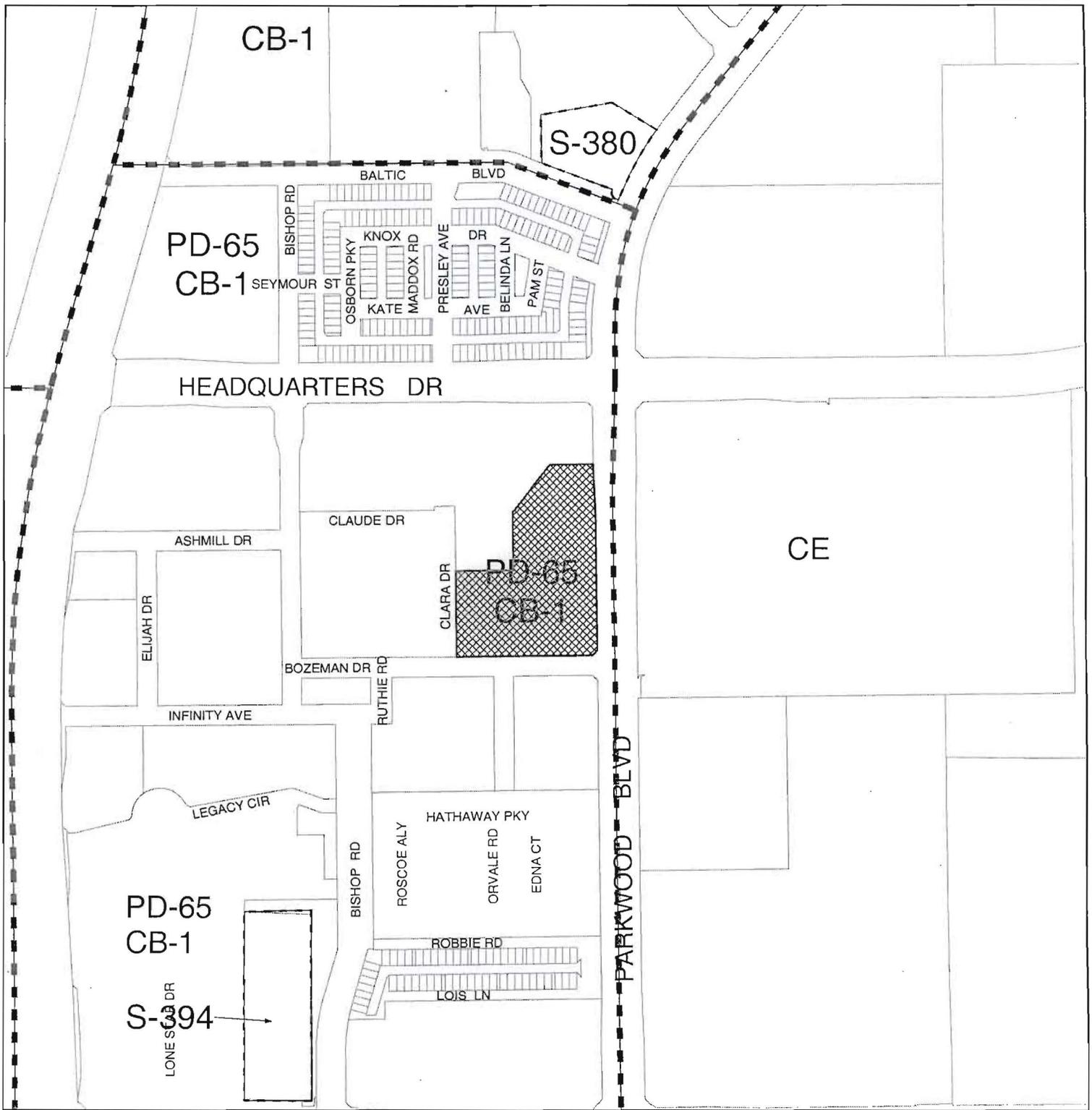
Item Submitted: PRELIMINARY PLAT

Title: VILLAS OF ANDULUS

Zoning: SINGLE-FAMILY RESIDENCE-6



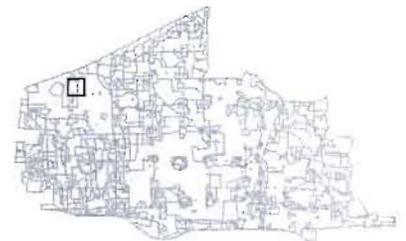
○ 200' Notification Buffer



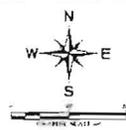
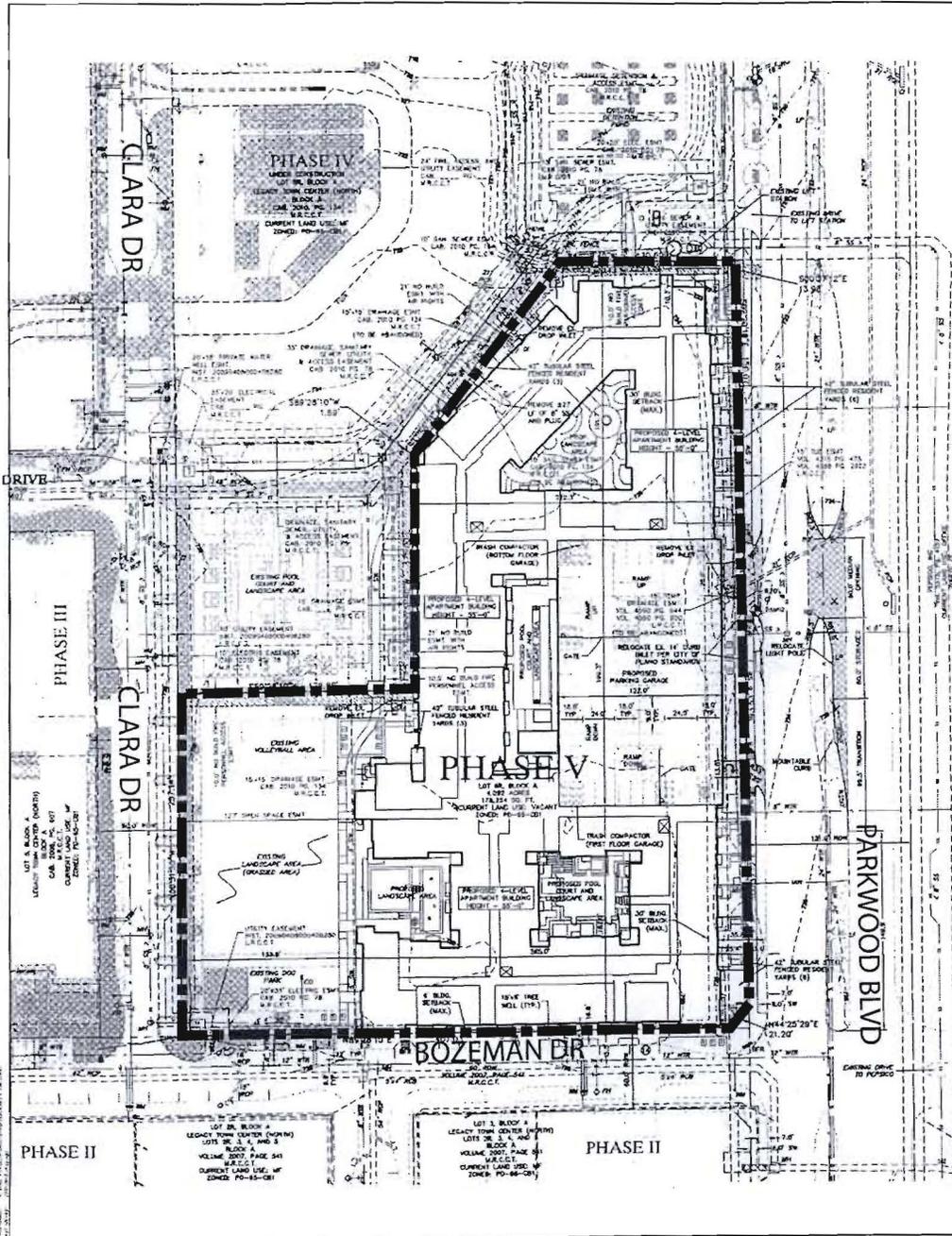
Item Submitted: PRELIMINARY SITE PLAN

Title: LEGACY TOWN CENTER (NORTH)
BLOCK A, LOT 6R

Zoning: PLANNED DEVELOPMENT-65-CENTRAL BUSINESS-1/
DALLAS NORTH TOLLWAY OVERLAY DISTRICT



○ 200' Notification Buffer



ITEM	Lot 6R
GENERAL SITE DATA	
Lot Area (Total including setbacks)	178,254 SF
Lot Area (Net and ad)	178,254 SF - 4,092 AC
Building Footprint Area (SF)	103,124 SF
Lot Building Area (SF)	206,448 SF
Building Height (3 stories)	4
Building Height (to highest building corner)	35'-0"
Lot Coverage (Percent=3,000)	58.08
Lot Area (Percent=3,000)	58,080 SF
PARKING	
Parking Ratio (Area including setbacks)	1:1.1 bedroom or unitless
Required Parking (3 stories)	282
Proposed Parking (3 stories)	282
Accessible Parking Required (3 stories)	5
Accessible Parking Provided (3 stories)	5
Parking in Excess of 100% of Required Parking (3 stories)	N/A
LANDSCAPE AREA (including turf areas)	
Landscaping Area (Total Proposed) (SF)	N/A
Required Interior Landscaping Area (Including lot landscaping) (SF)	N/A
Additional Interior Landscaping Area (Including) (SF)	N/A
Other Landscaping Area within the lot including Storm Water Conservation Area (SF)	0
TOTAL LANDSCAPE AREA (SF)	0
PERMEABLE AREA (not including landscaping or turf areas)	
Required Permeable Area (SF)	47,103 SF
Other Permeable Area within the lot not including landscaping or turf areas (SF)	0
TOTAL PERMEABLE AREA (SF)	47,103 SF
IMPERVIOUS AREA	
Required Impervious Area (SF)	131,151 SF
Area of Seawall, Pavement & other Impervious Features (SF)	28,027 SF
Total Impervious Area (SF)	159,178 SF
Sum of Total Landscaping Area + Total Permeable Area + Total Impervious Area (SF)	159,178 SF
Lot Area (Total including setbacks) (SF)	178,254 SF
Lot Area (Net and ad) (SF)	178,254 SF
Lot Area (Percent=3,000) (SF)	58,080 SF



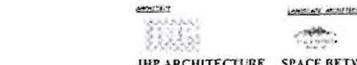
LEGEND	
PROPOSED 4\"/> REINFORCED 2000 PS CONCRETE W/ 2 BARS W 1\"/> O.C.	
NO. 4 BARS W 1\"/> O.C.	
EXISTING STORM SEWER	0.00 TO 0.00 0.00 0.00
EXISTING SANITARY SEWER	0.00 TO 0.00 0.00 0.00
EXISTING WATER LINE	0.00 TO 0.00 0.00 0.00
EXISTING UNDERGROUND ELECTRIC	0.00 TO 0.00 0.00 0.00
EXISTING UNDERGROUND TELEPHONE	0.00 TO 0.00 0.00 0.00
TYPICAL WALL)"/> PROPOSED RESIDENT YARD FENCE (42\"/> TYPICAL WALL)	
EXISTING FIRE HYDRANT	0.00 TO 0.00 0.00 0.00
MANHOLE	0.00 TO 0.00 0.00 0.00
METER CLEANOUT	0.00 TO 0.00 0.00 0.00
GATE VALVE	0.00 TO 0.00 0.00 0.00
DROP INLET	0.00 TO 0.00 0.00 0.00
BACKFLOW FREE VALVE	0.00 TO 0.00 0.00 0.00
MANHOLE	0.00 TO 0.00 0.00 0.00
METER METER	0.00 TO 0.00 0.00 0.00
STREET LIGHT POLE	0.00 TO 0.00 0.00 0.00
BENCHMARK	0.00 TO 0.00 0.00 0.00

- GENERAL NOTES:**
1. BUILDING AND STRUCTURE SHALL BE CONSTRUCTED PER CITY STANDARDS.
 2. ALL FOUNDATION SHALL BE CONSTRUCTED PER CITY STANDARDS.
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 20. FOUNDATION SHALL BE CONSTRUCTED PER CITY STANDARDS.

- OTHER NOTES:**
1. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PLANO.
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 20. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PLANO.

Phase Five	Blg Height to Gross	Est. Min. Net	Unit	Avg. Unit	Unit Breakdown	Required Parking	Total Parking
Area (sq. ft.)	Roof Feet (sq. ft.)	(sq. ft.)	Count	Size	EM, 1 bdrm, 2 bdrm	# spaces required	Street Surface Garage
178,254	178,254	61.8%	65,333	251,127	316	282	45
							410
						Total Parking Provided:	455

PHASE FIVE LAND	Area (sq. ft.)	Unit
Tot 6R	178,254 SF	4 ONE FC
Density		75.36 (DAYS)
Yield		1.72



JHP ARCHITECTURE
 1440 MEADOWS BLVD, SUITE 110
 PLANO, TX 75074-1566
 PHONE: (214) 463-8667
 CONTACT: J. MARK WILSON, AIA

SPACE BETWEEN DESIGN STUDIO, LLC
 1217 BELL STREET
 ARLINGTON, TX 76010
 PHONE: (417) 261-7126
 CONTACT: S. KEVIN BISHOP

COLUMBIAN REALTY PARTNERS, LTD
 5411 FORT WALKER AVENUE
 SUITE 100
 DALLAS, TX 75228
 PHONE: (214) 451-4710
 CONTACT: ROBERT SAMA

Kimley-Horn and Associates, Inc.
 12700 PARK CENTRAL DRIVE
 SUITE 1000
 DALLAS, TEXAS 75244
 PHONE: (972) 774-1764
 FAX: (972) 274-1829
 CONTACT: DAVID MEYER, P.E.

BENCHMARKS

BM 55: X OUT SET ON TOP OF A CONCRETE CURB INLET LOCATED ON THE WEST SIDE OF PARKWOOD BOULEVARD APPROXIMATELY 110 FEET SOUTH FROM THE CENTER LINE OF HEADQUARTERS DRIVE AND 50 FEET WEST OF THE CENTER LINE OF PARKWOOD BOULEVARD.
 ELEV. = 718.94

BM 52: X OUT SET ON TOP OF A CONCRETE CURB INLET LOCATED ON THE WEST SIDE OF PARKWOOD BOULEVARD APPROXIMATELY 510 FEET SOUTH FROM THE CENTER LINE OF HEADQUARTERS DRIVE AND 50 FEET WEST OF THE CENTER LINE OF PARKWOOD BOULEVARD.
 ELEV. = 723.99

Kimley-Horn and Associates, Inc.
 12700 Park Central Drive, Suite 1000
 Dallas, Texas 75244
 Phone: (972) 774-1764
 Fax: (972) 274-1829
 Website: www.kimley-horn.com

LEGACY TOWN CENTER (NORTH) PHASE V BLOCK A, LOT 6R

PRELIMINARY SITE PLAN

LEGACY TOWN CENTER (NORTH) BLOCK A, LOT 6R

PRELIMINARY SITE PLAN

AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS MARIA C. VELA SURVEY, ABSTRACT NO. 935 AND SAMUEL H. BROWN SURVEY, ABSTRACT NO. 108 GROSS LOT AREA: 4.992 ACRES

SHEET C-3

CITY OF PLANO
PLANNING & ZONING COMMISSION

November 1, 2010

Agenda Item No. 6

Public Hearing: Zoning Case 2010-16

Applicant: City of Plano

DESCRIPTION:

Request to amend Section 3.1400 (Traffic Impact Analysis) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance pertaining to traffic impact analysis. Tabled 09/20/10 and 10/18/10.

REMARKS:

This agenda item was tabled at the October 18, 2010, Planning & Zoning Commission meeting to the Commission's meeting on November 1, 2010. Staff is requesting this item remain on the table to the Commission's November 15, 2010, meeting in order to allow us additional time to work on the proposed amendments to the Zoning Ordinance pertaining to the traffic impact analysis regulations.

RECOMMENDATION:

Recommended that Zoning Case 2010-16 remain on the table to the November 15, 2010, Planning & Zoning Commission meeting.

CITY OF PLANO
PLANNING & ZONING COMMISSION

November 1, 2010

Agenda Item No. 7A

Public Hearing: Zoning Case 2010-18

Applicant: Ronald McCutchin Family Partnership, Ltd.

DESCRIPTION:

Request to amend Planned Development-434-Retail on 10.8± acres located at the northeast corner of McDermott Road and Coit Road to reduce landscape edge requirements and related sections of the ordinance. Zoned Planned Development-434-Retail.

REMARKS:

This is a vacant property on 10.8± acres located at the northeast corner of McDermott Road and Coit Road, zoned Planned Development-434-Retail (PD-434-R). The Retail district is intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls, but not including wholesaling or warehousing. A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and on-site conditions.

The applicant is proposing to amend PD-434-R to reduce the required landscape edge along Coit Road and McDermott Road from 30 feet to 15 feet. Currently, PD-434-R requires a 30-foot landscape edge along Coit Road and McDermott Road and the applicant is requesting that the PD be amended to reduce the required landscape edge to 15 feet. Additionally, staff is proposing to clean-up the existing ordinance language as it pertains to landscape edge requirements since this PD is no longer adjacent to S.H. 121 nor does the city anticipate any additional secondary or major thoroughfares through the subject property. Maintenance of the area between the street curb and property line is addressed generally in the city's Code of Ordinance and there is no need to have this addressed in the PD.

A 30-foot landscape edge is the typical landscape edge required along major thoroughfares and highways within the city's overlay districts. This property is not in an overlay district to necessitate a 30-foot landscape edge. For properties such as this outside of overlay, districts a 15-foot landscape edge is required for corner properties

with a 10-foot landscape edge being provided beyond the first drive approach. Properties surrounding this property have a 15-foot landscape edge. For these reasons, staff supports the requested landscape edge reduction.

Surrounding Properties

Adjacent land uses and zoning districts include: Single-Family Residence-6 zoned property with existing single-family residences to the west across Coit Road; Single-Family Residence-7 zoned property with a public middle school to the east; Planned Development-433-Multifamily Residence-2 zoned property with multifamily residences to the north; and Planned Development-261-Retail zoned property with retail uses to the south across McDermott Road.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as Neighborhood Commercial (NC). Neighborhood Commercial centers are intended to serve adjacent residential neighborhoods and include grocery stores, drugstores, small retail, and services uses. The proposed reduction to the landscape edge does not have any negative impact on the future land use plan designation for this property.

Adequacy of Public Facilities - Water and sanitary sewer services are available to serve this property.

Traffic Impact Analysis (TIA) - A TIA is not required for this zoning request.

Summary

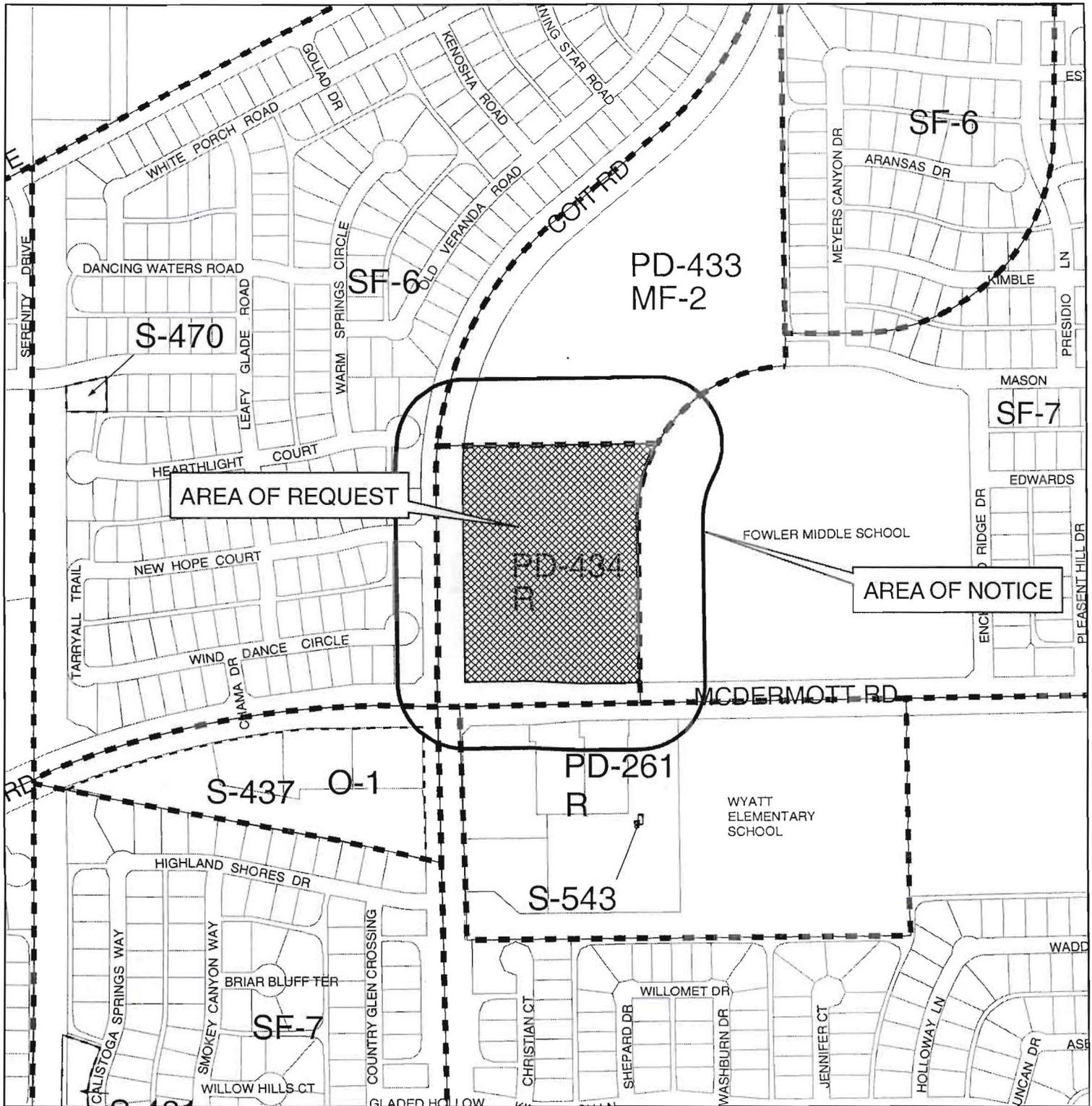
The applicant is requesting to amend PD-434-R to reduce the required landscape edge along Coit Road and McDermott Road from 30 feet to 15 feet and to clean-up the existing ordinance language as it pertains to landscape edge requirements. Staff recommends approval of the requested reduction for the required landscape edge from 30 feet to 15 feet.

RECOMMENDATION:

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

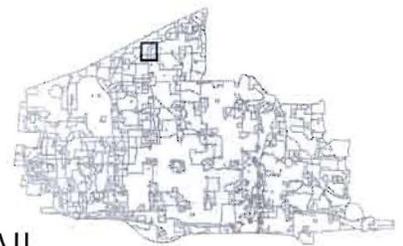
Amend Planned Development-434-Retail as follows:

3. ~~Thirty~~ Fifteen foot landscape edge is required along ~~S.H. 121, Coit Rd. and McDermott Rd. crossing major thoroughfares (Type C or above).~~ A 15-foot landscape edge is required along ~~Type E~~ thoroughfares. The buffer landscape edge shall be measured from the property line. ~~The area between the curb and the property line should also be maintained in living condition by the property owner.~~

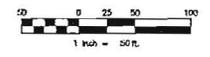
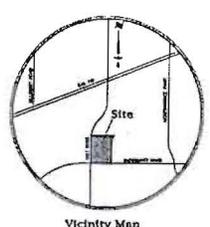
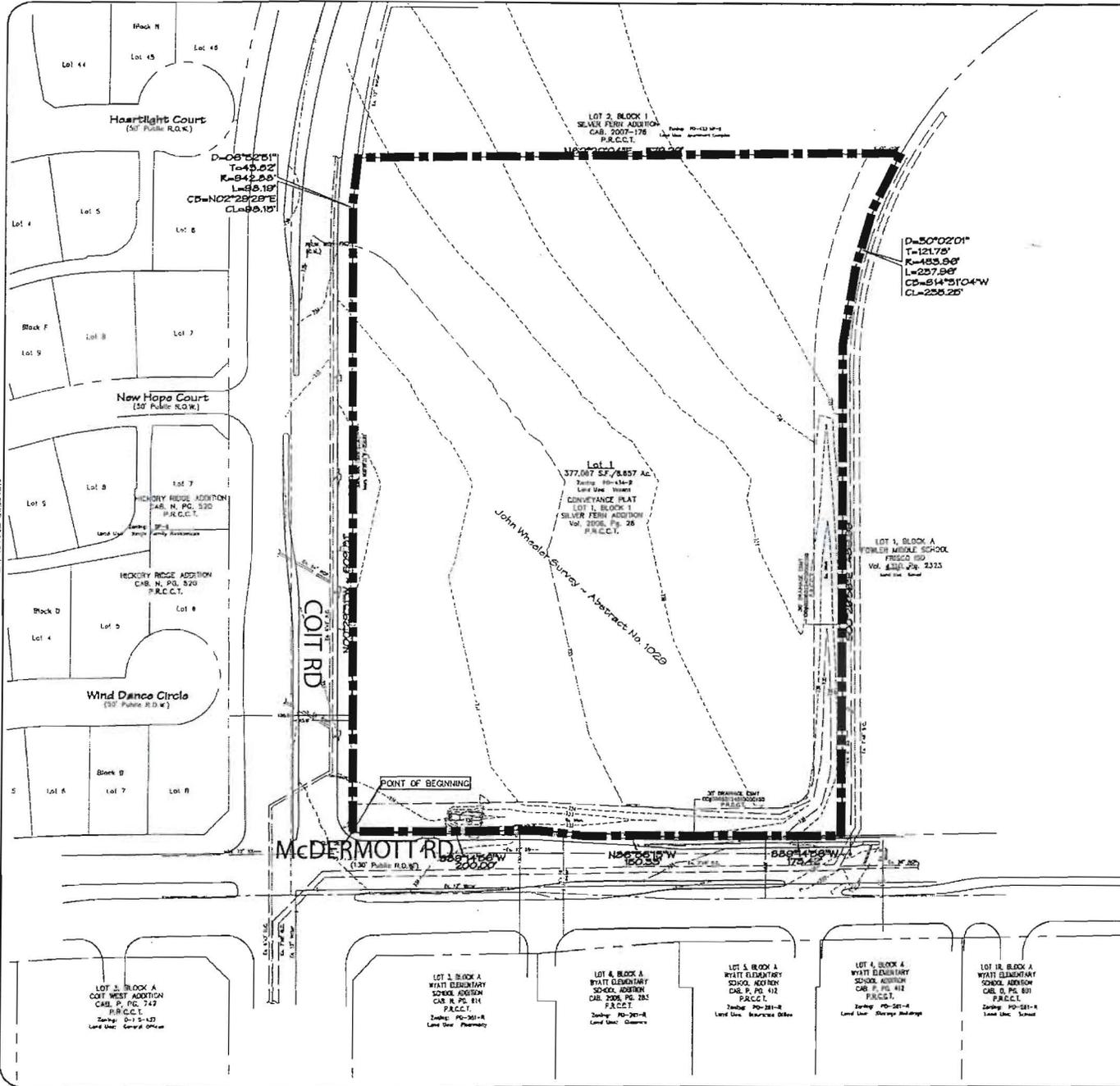


Zoning Case #: 2010-18

Existing Zoning: PLANNED DEVELOPMENT-434-RETAIL



○ 200' Notification Buffer



METES AND BOUNDS DESCRIPTION

Being a 8.657 acre tract of land situated in the John Wheeler Survey, Abstract No. 1029 City of Plano, Collin County, Texas, and being all of Lot 1, Block 1 of Silver Fern Addition, as addition to the City of Plano as recorded in Volume 2006, Page 26, Map Records, Collin County, Texas and being more particularly described as follows:

BEGINNING of a "X" cut set at the southwest corner of said Lot 1 and also being at the intersection of the north line of McDermott Road (130' Public Right-of-Way) and the west line of Coit Road (130' Public Right-of-Way);

THENCE North 02°23'31" West along said west line of Coit Road and the west line of said Lot 1, for a distance of 609.67 feet to a station monument (controlling monument) found for corner at the beginning of a curve to the right;

THENCE along said curve to the right whose chord bears North 02°29'28" East, 82.15 feet and through a central angle of 00°32'31", a radius of 942.83 feet and on arc length of 98.19 feet to a 1/2 inch iron rod with plastic cap stamped "SPARSENG" set for corner at the northwest corner of said Lot 1;

THENCE North 87°20'04" East departing said west line of Coit Road and along the common line of said Lot 1 and Lot 2 of said Silver Fern Addition, for a distance of 579.22 feet to a 3/8 inch capped iron rod found for common corner of said Lots 1 and 2 and also in the west line of Fowler Middle School tract as recorded in Volume 4310, Page 2322, Deed Records, Collin County, Texas, and also being the beginning of a curve to the left;

THENCE along said curve to the left whose chord bears South 14°31'04" West, 235.25 feet and through a central angle of 30°02'01", a radius of 453.88 feet and on arc length of 237.68 feet to a 1/2 inch iron rod with plastic cap stamped "SPARSENG" set for corner at the west line of said Lot 1 and west line of said Fowler Middle School tract;

THENCE South 02°29'56" East along the common line of said Lot 1 and Fowler Middle School tract, for a distance of 488.98 feet to a 1/2 inch iron rod with plastic cap stamped "SPARSENG" set for corner at the southeast corner of said Lot 1 and southwest corner of said Fowler Middle School tract and also being in said north line of McDermott Road;

THENCE along said north line of McDermott Road and the south line of said Lot 1, the following courses and distances:

- South 89°14'58" West, 173.42 feet to a 1/2 inch iron rod with plastic cap stamped "SPARSENG" set for corner;
- North 88°56'13" West, 120.33 feet to a 1/2 inch iron rod with plastic cap stamped "SPARSENG" set for corner;
- South 87°14'58" West, 200.00 feet to the Point of Beginning and enclosing 377,067 square feet or 8.657 acres of land.

Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plan, or plat, or plans approval of development standards shown hereon, or the initiation of the development process. Planning and Zoning Commission and/or City Council action on studies, plats or plans relating to development of this property shall be considered as an action separate from action taken on this zoning case.

Request to amend PD-434-R to revise landscape edge along Coit Rd. & McDermott Rd.

ZONING CASE #2010-18
ZONING EXHIBIT
OF
SILVER FERN ADDITION
LOT 1, BLOCK 1 - 8.657 Acres
 situated in the
MARTHA MCBRIDE SURVEY ~ ABSTRACT 553
PLANO, COLLIN COUNTY, TEXAS

Applicant	Engineer/Surveyor	Owner
Rocetrac 3228 Cumberland Blvd. Atlanta, GA 30339 Telephone (770) 431-7800 Contact: Anita James	Splere Engineering, Inc. TYPE No. F-2121 765 Quarter Road, Suite 100 Plano, Texas 75075 Telephone (972) 422-0077 Contact: Karla Wier	Ronald McCutchen Family Partnership P.O. Box 870307 Dallas, Texas 75387 Telephone (214) 750-7799 Contact: Ronald McCutchen

REPLY FORM

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

Dear Commissioners:

This letter is regarding Zoning Case 2010-18. This is a request to amend Planned Development-434-Retail (PD-434-R) on approximately 10.8± acres located at the northeast corner of McDermott Road and Coit Road. The existing zoning is Planned Development-434-Retail (PD-434-R). The Retail district is intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls, but not including wholesaling or warehousing. A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and on-site conditions. The reason for this request is to amend Planned Development-434-Retail (PD-377-R) to reduce the required landscape edge along Coit Road and McDermott Road. All the other remaining restrictions within the PD-434-R zoning district are proposed to remain unchanged.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2010-18.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2010-18.

This item will be heard on November 1, 2010, 7:00 p.m. at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

Ronald Lee McCutchin
Name (Please Print)

Ronald Lee McCutchin
Signature

PO Box 670307
Address
BW Dallas, TX 75367

10/8/10
Date

CITY OF PLANO
PLANNING & ZONING COMMISSION

November 1, 2010

Agenda Item No. 7B

Preliminary Site Plan & Concept Plan:
Silver Fern Addition, Block 1, Lots 1 & 2

Applicant: Ronald McCutchin Family Partnership, Ltd.

DESCRIPTION:

Convenience store with gas pumps, retail, restaurant, and medical offices on two lots on 8.7± acres located generally at the northeast corner of McDermott Road and Coit Road. Zoned Planned Development-434-Retail. Neighborhood #1.

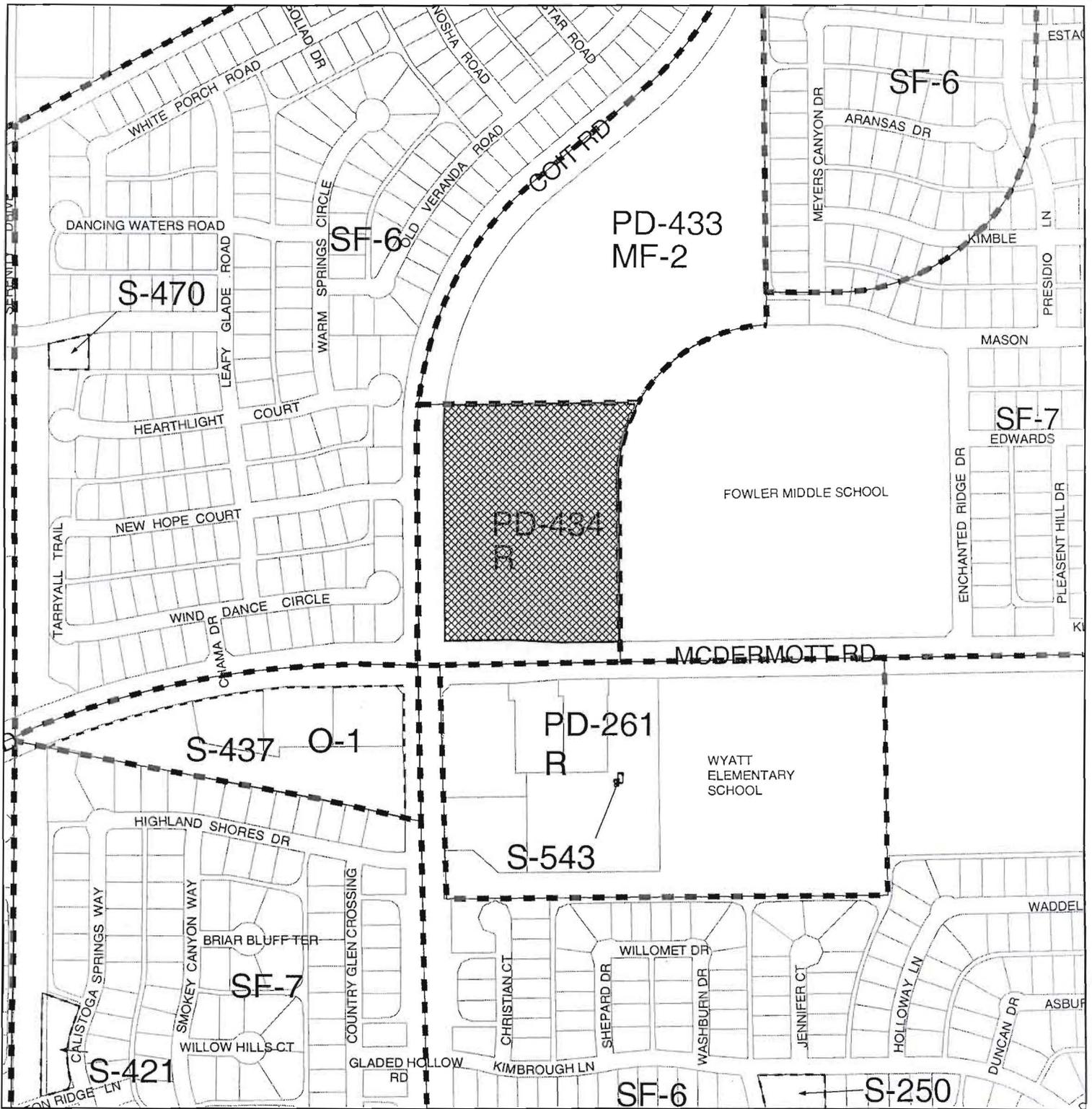
REMARKS:

The purpose for the preliminary site plan is to show the proposed convenience store with gas pumps and related site improvements.

The purpose for the concept plan is to show a future restaurant, retail, and medical office development.

RECOMMENDATION:

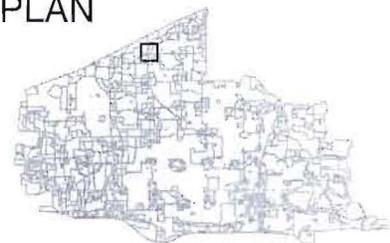
Recommended for approval as submitted.



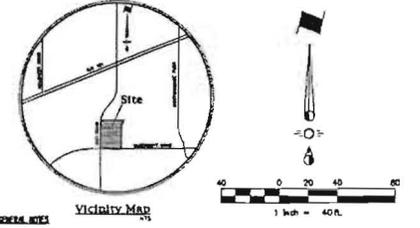
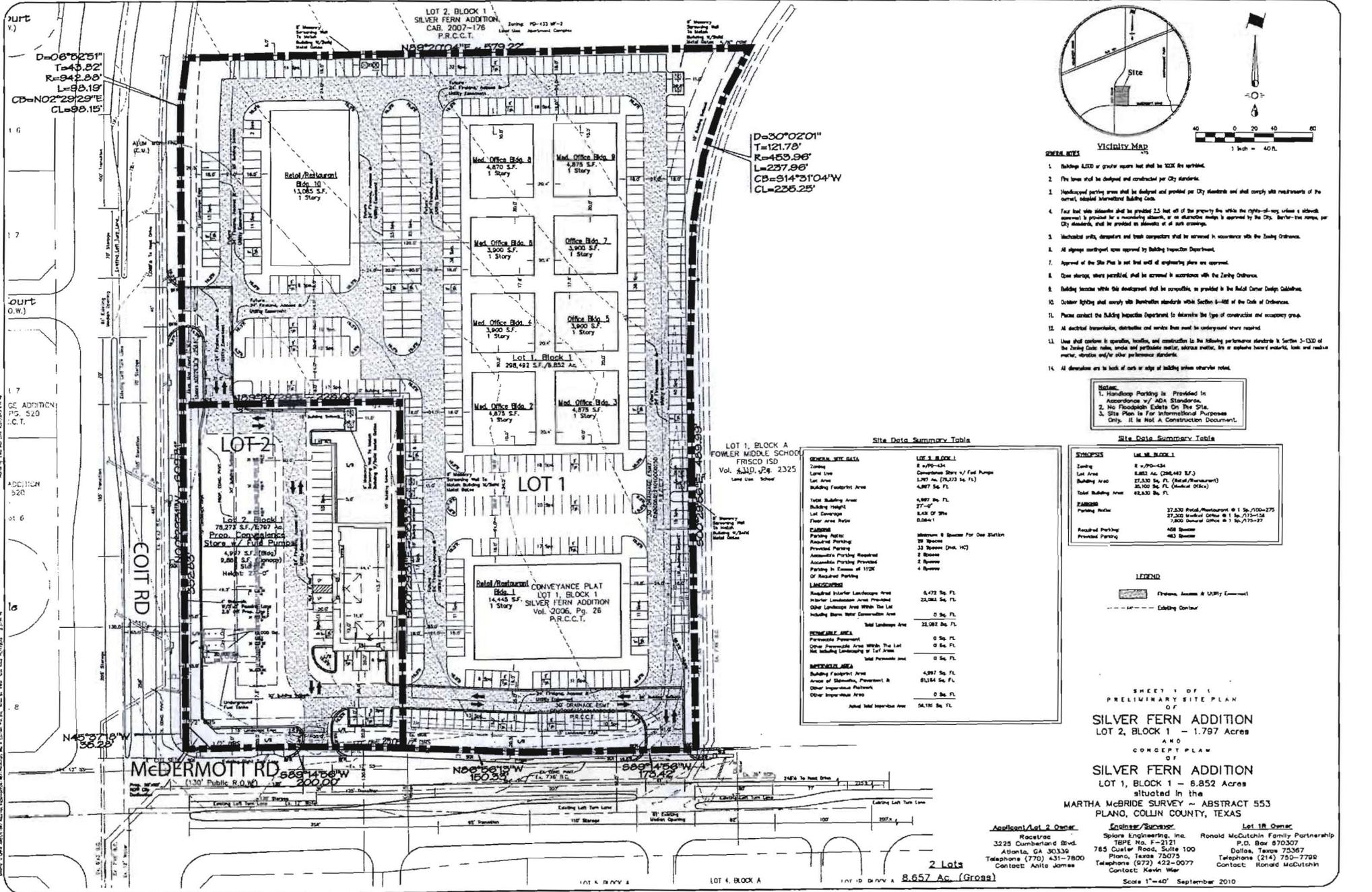
Item Submitted: CONCEPT PLAN & PRELIMINARY SITE PLAN

Title: SILVER FERN ADDITION
BLOCK 1, LOTS 1R & 2

Zoning: PLANNED DEVELOPMENT-434-RETAIL



○ 200' Notification Buffer



- NOTES**
- Buildings listed in greater square feet than the total area shown.
 - The lines shall be developed and constructed per City standards.
 - Handicapped parking areas shall be designed and provided per City standards and shall comply with requirements of the current, adopted International Building Code.
 - Four foot wide sidewalks shall be provided 2.5 feet off of the property line within the right-of-way, unless a sidewalk easement is provided for a secondary sidewalk, or an alternative design is approved by the City. Berth/line names per City standards, shall be provided on sidewalks at all intersections.
 - Mechanical units, dumpsters and trash compactors shall be screened in accordance with the Zoning Ordinance.
 - All signage shall conform to signage approved by Building Inspection Department.
 - Approval of the Site Plan is not final until all engineering plans are approved.
 - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 - Building facade within this development shall be compatible, as provided in the Retail Center Design Guidelines.
 - Outdoor lighting shall comply with International standards within Section 5-406 of the Code of Ordinances.
 - Please contact the Building Inspection Department to determine the type of construction and occupancy areas.
 - All electrical installations, distribution and service lines shall be underground where required.
 - Use of soil conform to granular, loessial, and construction to the following performance standards in Section 5-132 of the Zoning Code: rules, sands and perlite/vermiculite, vermiculite, silts or aggregate based materials, loam and medium silt, siltstone and/or other performance standards.
 - All dimensions are to back of curb or edge of building unless otherwise noted.

Notes:
 1. Handicapped Parking is Provided in Accordance w/ ADA Standards.
 2. No Floodplain Exists On The Site.
 3. Site Plan is For Informational Purposes Only. It is Not A Construction Document.

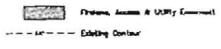
Site Data Summary Table

GENERAL SITE DATA	LOT 2, BLOCK 1
Zoning	R-1700-434
Lot Area	Comprehensive Survey w/ Fuel Pump
Lot Area	1,297 Sq. Ft. (29,223 Sq. Ft.)
Building Footprint Area	4,987 Sq. Ft.
Total Building Area	4,987 Sq. Ft.
Building Height	27'-0"
Lot Coverage	3.8% OF SITE
Floor Area Ratio	0.2841
CARSPACES	Minimum 8 Spaces For One Station
Parking Ratio	28 Spaces
Required Parking	33 Spaces (incl. HC)
Automobile Parking Provided	2 Spaces
Accessible Parking Provided	4 Spaces
Parking in Conance of 112% Of Required Parking	
LANDSCAPING	
Required Buffer Landscape Area	6,473 Sq. Ft.
Buffer Landscape Area Provided	22,063 Sq. Ft.
Other Landscape Area Within The Lot Not Including Landscaping w/ Top Areas	0 Sq. Ft.
Total Landscape Area	22,063 Sq. Ft.
PERMISSIBLE AREA	
Permissible Area	0 Sq. Ft.
Other Permissible Area Within The Lot Not Including Landscaping w/ Top Areas	0 Sq. Ft.
Total Permissible Area	0 Sq. Ft.
IMPERMISSIBLE AREA	
Building Footprint Area	4,987 Sq. Ft.
Area of Sidewalks, Pavement, & Other Impervious Pathways	61,184 Sq. Ft.
Other Impervious Area	0 Sq. Ft.
Actual Total Impervious Area	66,171 Sq. Ft.

Site Data Summary Table

STOPS	LOT 1, BLOCK 1
Zoning	R-1700-434
Lot Area	8,853 Ac. (386,442 S.F.)
Building Area	22,830 Sq. Ft. (Retail/Pharmacy)
Total Building Area	26,100 Sq. Ft. (Medical Office)
PERMITS	
Required Parking	27,200 Retail/Pharmacy @ 1 Sp./100-275
Provided Parking	27,200 Medical Office @ 1 Sp./175-250
Required Parking	468 Spaces
Provided Parking	463 Spaces

LEGEND



SHEET 1 OF 1
 PRELIMINARY SITE PLAN
 OF
SILVER FERN ADDITION
 LOT 2, BLOCK 1 - 1.797 Acres
 AND
 CONCEPT PLAN
SILVER FERN ADDITION
 LOT 1, BLOCK 1 - 8.852 Acres
 situated in the
MARTHA MCBRIDE SURVEY - ABSTRACT 553
 PLANG, COLLIN COUNTY, TEXAS

Applicant/Lot 2 Owner: Rosetrac, 3225 Cumberland Blvd, Atlanta, GA 30339, Telephone (770) 431-7800, Contact: Anita James

Engineer/Surveyor: Spore Engineering, Inc., 783 Outer Road, Suite 100, Phoenix, Texas 75075, Telephone (972) 422-0077, Contact: Kevin War

Lot 1B Owner: Ronald McClinton Family Partnership, P.O. Box 870307, Dallas, Texas 75367, Telephone (214) 750-7790, Contact: Ronald McClinton

2 Lots
 8,657 Ac. (Gross)

Scale 1"=40' September 2010

CITY OF PLANO
PLANNING & ZONING COMMISSION

November 1, 2010

Agenda Item No. 8

Public Hearing - Replat & Revised Site Plan:
Glen Eagles Village No. 2, Block 1, Lot 1R-A

Applicant: Facility Acquisition Partnership, Ltd.

DESCRIPTION:

Retail on one lot on 2.3± acres located at the southeast corner of Park Boulevard and Parkwood Boulevard. Zoned Retail. Neighborhood #53.

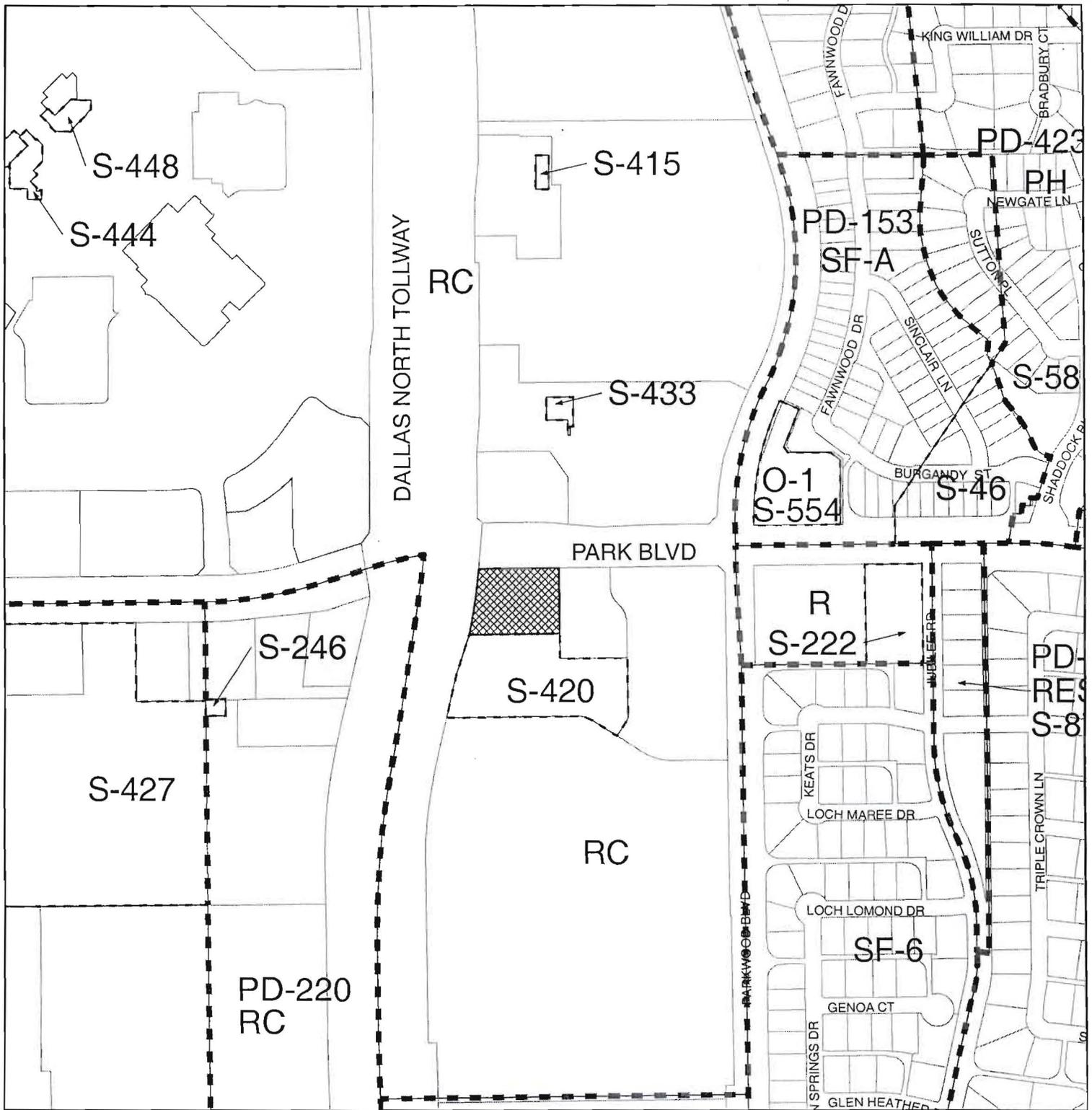
REMARKS:

The purpose for the replat is to abandon and dedicate easements necessary for the redevelopment of the site as a retail building.

The purpose for the revised site plan is to show the proposed retail building and related site improvements.

RECOMMENDATION:

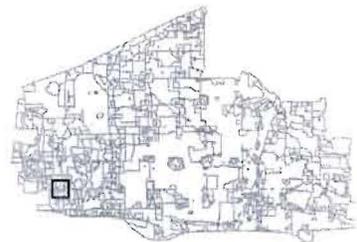
Recommended for approval as submitted.



Item Submitted: REPLAT & REVISED SITE PLAN

Title: GLEN EAGLES VILLAGE NO. 2
BLOCK 1, LOT 1R-A

Zoning: REGIONAL COMMERCIAL/
DALLAS NORTH TOLLWAY OVERLAY DISTRICT

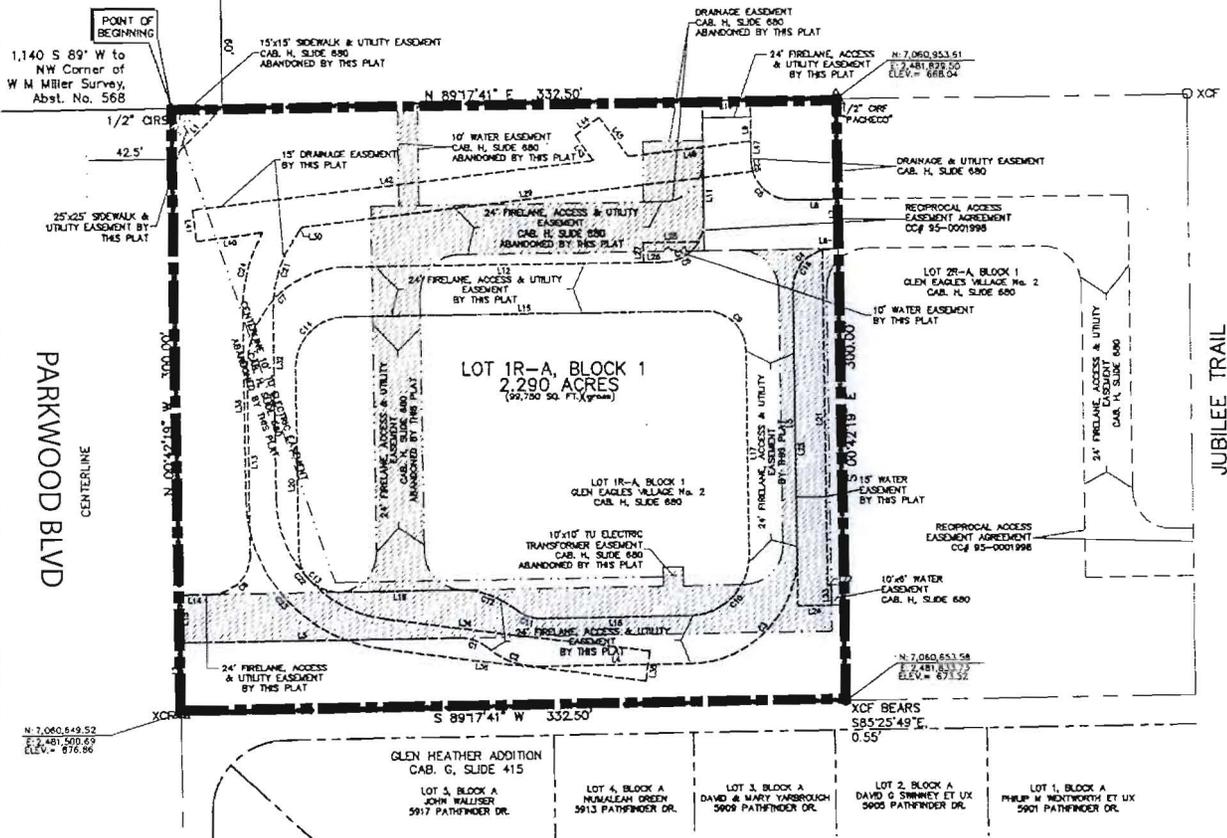


○ 200' Notification Buffer

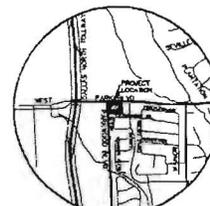
PARK BLVD

(F.M. 544)
(120' RIGHT-OF-WAY)

CENTERLINE



- LEGEND**
- Iron Rod Found
 - Iron Rod Set
 - Iron Rod Set w/ cap "W"
 - Iron Rod Found w/ cap
 - Concrete Set
 - Concrete Found
 - Wood Found
 - Controlling Monument



VICINITY MAP
NOT TO SCALE



BENCHMARKS:

- BM #1 - CITY OF PLANO GEODETIC MONUMENTATION D3
- 3.5" ALUMINUM DISK SET ON THE SOUTHEAST CORNER OF THE CURB INLET AT THE SOUTHEAST CORNER OF THE INTERSECTION OF PARK BOULEVARD AND THE NORTH BOUND SERVICE ROAD OF THE DALLAS NORTH TOLL ROAD ELEVATION = 875.95
- BM #2 - CITY OF PLANO GEODETIC MONUMENTATION E3
- 3.25" DIAMETER ALUMINUM DISK STAMPED "CITY OF PLANO SURVEY MARKER, STATION E3" LOCATED IN THE CENTER CONCRETE MEDIAN OF PARK BOULEVARD BETWEEN MELLOW BEND DRIVE AND WANDING HOLLOW LANE ELEVATION = 824.84

GENERAL NOTES

1. Beads of Bearing Bearings shown herein are based upon the City of Plano geodetic monumentation network utilizing Stations E3 and D3.
2. Underground Utility Information (if applicable): Information shown herein with respect to underground conditions was determined by data collected from a physical observation by the field crew and information obtained from existing record drawings. Underground utilities existing or abandoned were not exposed and physically located. Wiselmann & Associates, Inc. makes no claim, expressed or implied, as to the underground site conditions.

PURPOSE OF REPLAT:

1. ABANDON EXISTING EASEMENTS FOR LOT 1R-A.
2. DEDICATE NEW EASEMENTS FOR LOT 1R-A.

SEE SHEET 2 FOR PROPERTY DESCRIPTIONS AND TABLES

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48085C03651, dated June 2, 2009, this property is within Flood Zone X, Zone X - Areas determined to be outside the 500-year floodplains.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Notice: Setting a portion of this addition by metes and bounds is a violation of city subdivision ordinances and state platting statutes and is subject to fines and withholding of utilities and building certificates.

Wiselmann & Associates, Inc.
SURVEYORS
10000 WEST 15TH STREET, SUITE 200
PLANO, TEXAS 75075
PHONE: 972.490.7000
FAX: 972.490.7000

WILLIAM MILLER SURVEY, ABSTRACT NO. 568
CITY OF PLANO
COLLIN COUNTY, TEXAS
FACILITY ACQUISITION PARTNERS, LTD.
3000 WEST 15TH STREET, SUITE 200
PLANO, TX 75075

REPLAT
GLEN EAGLES VILLAGE, No. 2
LOT 1R-A, BLOCK 1

REPLAT
GLEN EAGLES VILLAGE No. 2
WILLIAM MILLER SURVEY, ABSTRACT NO. 568
CITY OF PLANO
COLLIN COUNTY, TEXAS
2.290 ACRES
BEING A REPLAT OF LOT 1R-A, BLOCK 1
GLEN EAGLES VILLAGE No. 2, LOT 1R-A, BLOCK 1
RECORDED IN CAB. N, SLIDE 680, PLAT RECORDS OF COLLIN COUNTY, TEXAS

OWNER:
FACILITY ACQUISITION PARTNERS, LTD.
3020 N. PARK BLVD.
PLANO, TEXAS 75075

ENGINEER/SURVEYOR:
WISELMANN & ASSOCIATES INC.
8750 HILLCREST PLAZA DR., SUITE 325
DALLAS, TEXAS 75230
(972) 490-7000
TEXAS ENGINEERS REGISTRATION NO. 88
TEXAS SURVEYORS NO. 100988-00

C-2

G:\DATA\2010 SURVEY\Plats\1587\MapLing

LINE #	BEARING	DISTANCE
L1	N44°17'41"E	38.36
L2	N0°42'19"W	36.00
L3	N89°17'00"E	140.11
L4	N89°17'41"E	74.28
L5	N0°42'19"W	132.03
L6	N89°17'41"E	2.90
L7	N0°42'19"W	24.00
L8	S89°17'41"W	23.00
L9	N0°42'19"W	30.00
L10	S89°14'23"W	24.00
L11	N0°42'19"W	86.47
L12	S89°17'41"W	181.00
L13	N0°42'19"E	92.50
L14	S89°17'50"W	15.50
L15	N0°42'19"E	24.00
L16	N89°17'41"E	181.10
L17	N0°42'19"E	102.53
L18	S89°17'41"W	74.28
L19	S89°17'41"W	80.81
L20	N0°42'19"W	92.50
L21	N0°42'19"E	187.36
L22	N89°17'41"E	1.90

LINE #	BEARING	DISTANCE
L23	N0°42'19"E	10.00
L24	S89°17'41"W	16.90
L25	N0°42'19"W	186.00
L26	S89°17'41"W	10.41
L27	N0°42'19"W	10.00
L28	N89°17'41"E	27.73
L29	S83°12'00"E	227.83
L30	S28°09'06"W	1.86
L32	N0°42'19"E	92.50
L34	S82°47'39"E	133.89
L35	S71°22'4"W	15.00
L36	N82°47'39"W	133.89
L38	N0°42'19"W	92.50
L40	S83°12'05"W	32.68
L41	N8°47'35"W	15.00
L42	N83°12'05"E	202.38
L43	N38°47'50"W	15.86
L44	N53°12'05"E	15.00
L45	S38°47'50"E	24.32
L46	N83°12'05"E	61.64
L47	N0°42'19"E	9.37

No.	Date	Radius	Length	Ch. L	Ch. B
C1	4/04/28	28.00	13.99	13.70	S70°40'07"E
C2	4/03/30	44.00	30.77	30.15	S70°40'08"E
C3	9/00/00	54.00	84.82	76.37	N44°17'41"E
C4	9/00/00	20.00	31.42	28.28	N44°17'41"E
C5	9/00/00	20.00	31.42	28.28	N45°42'19"W
C6	9/00/00	20.00	31.42	28.28	S44°17'41"W
C7	9/00/00	48.00	76.87	69.30	S44°17'41"W
C8	9/00/09	20.00	31.42	28.28	S44°17'46"W
C9	9/00/00	20.00	31.42	28.28	S45°42'19"E
C10	9/00/00	30.00	47.12	42.43	S44°17'41"W
C11	4/04/28	28.00	13.99	13.71	N70°40'08"W
C12	4/04/28	44.00	30.77	30.15	N70°40'08"W
C13	9/00/00	20.00	31.42	28.28	N45°42'19"W
C14	9/00/00	25.00	39.27	33.36	N44°17'41"E
C18	7/31/21	20.00	28.36	24.48	R37°03'22"E
C17	9/00/00	20.00	20.94	20.00	S98°17'41"W
C21	3/8/24	82.50	42.39	41.58	S18°43'23"W
C22	8/20/17	82.50	86.54	82.08	S41°44'57"E
C23	8/20/17	77.50	111.03	101.78	N41°44'57"E
C24	2/8/10	77.50	40.38	39.92	N14°13'14"E
C25	1/6/20/17	20.00	5.70	5.68	S83°32'27"E

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS FACILITY ACQUISITION PARTNERSHIP, LTD. is the owner of a tract of land situated in the WILLIAM MILLER SURVEY, ABSTRACT NO. 568, in the City of Plano, Collin County, Texas, being all of Lot 1R-A, Block 1, Second Replot of Glen Eagles Village No. 2, on addition to the City of Plano, Collin County, Texas, according to the Plat thereof recorded in C.A.B. H, SJIDE 680, Map Records, Collin County, Texas, and being all of that property described as Tract 1 in deed to Plano Surgery Center, L.P., as recorded in County Clerk's Document No. 98-0028598, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "W" set for corner at the intersection of the South right-of-way line of West Park Boulevard (F.M. 544), a 120-foot right-of-way with the East right-of-way line of Parkwood Boulevard, an 85-foot right-of-way, said point being the Northwest corner of said Lot 1R-A and said Plano Surgery Center tract;

THENCE North 89 deg 17 min 41 sec East, along said South right-of-way line of West Park Boulevard and the North line of said Lot 1R-A, a distance of 332.50 feet to a 1/2-inch iron rod with a plastic cap stamped "PACHECO" found for the Northeast corner of said Lot 1R-A, a said point being the Northwest corner of Lot 2R-A, Block 1, of said Second Replot of Glen Eagles Village No. 2;

THENCE South 00 deg 42 min 19 sec East, departing said South right-of-way line of West Park Boulevard, along the East line of said Lot 1R-A and the West line of said Lot 2R-A, a distance of 300.00 feet to a point for corner in the North line of Glen Heather Addition, an addition to the City of Plano, Collin County, Texas, according to the Plat thereof recorded in C.A.B. G, SJIDE 415, Map Records, Collin County, Texas, from which an "X" cut in concrete footing found bears South 83 deg 25 min 49 sec East, D.55 feet, said point being the Southwest corner of said Lot 1R-A and the Southwest corner of said Lot 2R-A;

THENCE South 89 deg 17 min 41 sec West, along the North line of said Glen Heather Addition and the South line of said Lot 1R-A, a distance of 332.50 feet to an "X" cut in concrete sidewalk found for corner on said East right-of-way line of Parkwood Boulevard, said point being the Southwest corner of said Lot 1R-A and the Northwest corner of said Glen Heather Addition;

THENCE North 00 deg 42 min 19 sec West, along said East right-of-way line of Parkwood Boulevard and the West line of said Lot 1R-A, a distance of 300.00 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 99,730 square feet or 2,280 acres of land. Bearings shown hereon are based upon the City of Plano geodetic monumentation network utilizing Stations E3 and D3.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT FACILITY ACQUISITION PARTNERSHIP, LTD., acting herein by and through its duly authorized officers, do hereby adopt this plat designating the herein above described property as the Glen Eagles Village No. 2, Lot 1R-A, Block 1, on 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 street purposes. The easements and public use areas, as shown, are dedicated, for public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growth shall be constructed or placed upon, over or across the Easements 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 utilize the same unless the easement limits the use to a particular utility, 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 or parts of any buildings, fences, trees, shrubs or other improvements or growth which may in any way endanger or interfere with construction, maintenance, or efficiency of their respective systems in said Easements. The City of Plano and public utility entities shall at all times have full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire line easements, or dedicated and shown hereon, a hard surface 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 fire apparatus. The maintenance of parking on the fire line easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lines, stating "Fire Lane, No Parking", the police or his duly authorized representative is hereby authorized to cause such fire lines and utility easements to be maintained free and unobstructed at all times for the department emergency use.

That 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 purpose of General Public behavior and pedestrian use and access, and for Fire Department and Emergency use in, along, upon and across said premises, with the right and privilege of all times of the City of Plano, its agents, employees, workmen and representatives, having ingress, egress, and regress 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 _____ 2010.

FACILITY ACQUISITION PARTNERSHIP, LTD.

By: **CORAZON RAMIREZ, M.D., PARTNER**

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 **CORAZON RAMIREZ, M.D.**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

This _____ day of _____ 2010.

Notary Public in and for the State of TEXAS

My Commission Expires: _____

CERTIFICATE OF APPROVAL

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

Chairman, Planning & Zoning Commission

STATE OF TEXAS
COUNTY OF COLLIN

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE

This _____ day of _____ 2010.

Notary Public in and for the State of Texas

My Commission Expires: _____

Secretary, Planning & Zoning Commission or City Engineer

STATE OF TEXAS
COUNTY OF COLLIN

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE This _____ day of _____ 2010.

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

That I, **Leonard J. Lueker**, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Plano, Texas.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration #5714
Winkelman & Associates, Inc.
8750 Hilbert Plaza Dr. #325
Dallas, Texas 75230
972/400-7090

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 **LEONARD J. LUEKER**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE This _____ day of _____ 2010.

Notary Public in and for the State of Texas

My Commission Expires: _____

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48085C03651, dated June 2, 2009, this property is within Flood Zone X, Zone X - Areas determined to be outside the 500-year floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinances and state platting statutes and is subject to fines and withholding of utilities and building certificates.

REPLAT
GLEN EAGLES VILLAGE No. 2
LOT 1R-A, BLOCK 1
WILLIAM MILLER SURVEY, ABSTRACT NO. 568
COUNTY OF COLLIN, TEXAS
2.280 ACRES

BEING A REPLAT OF LOT 1R-A, BLOCK 1
GLEN EAGLES VILLAGE No. 2, LOT 1R-A, BLOCK 1
RECORDED IN C.A.B. K, SLIDE 680, PLAT RECORDS OF COLLIN COUNTY, TEXAS

<p>OWNER: FACILITY ACQUISITION PARTNERSHIP, LTD. 5020 W. PARK BLVD. PLANO, TEXAS 75083</p>	<p>ENGINEER/SURVEYOR: WINKELMAN & ASSOCIATES INC. 8750 HILBERT PLAZA DR., SUITE 325 DALLAS, TEXAS 75230 (972) 480-7090 TEXAS SURVEYORS REGISTRATION NO. 88 TEXAS SURVEYORS REG. 100889-00</p>
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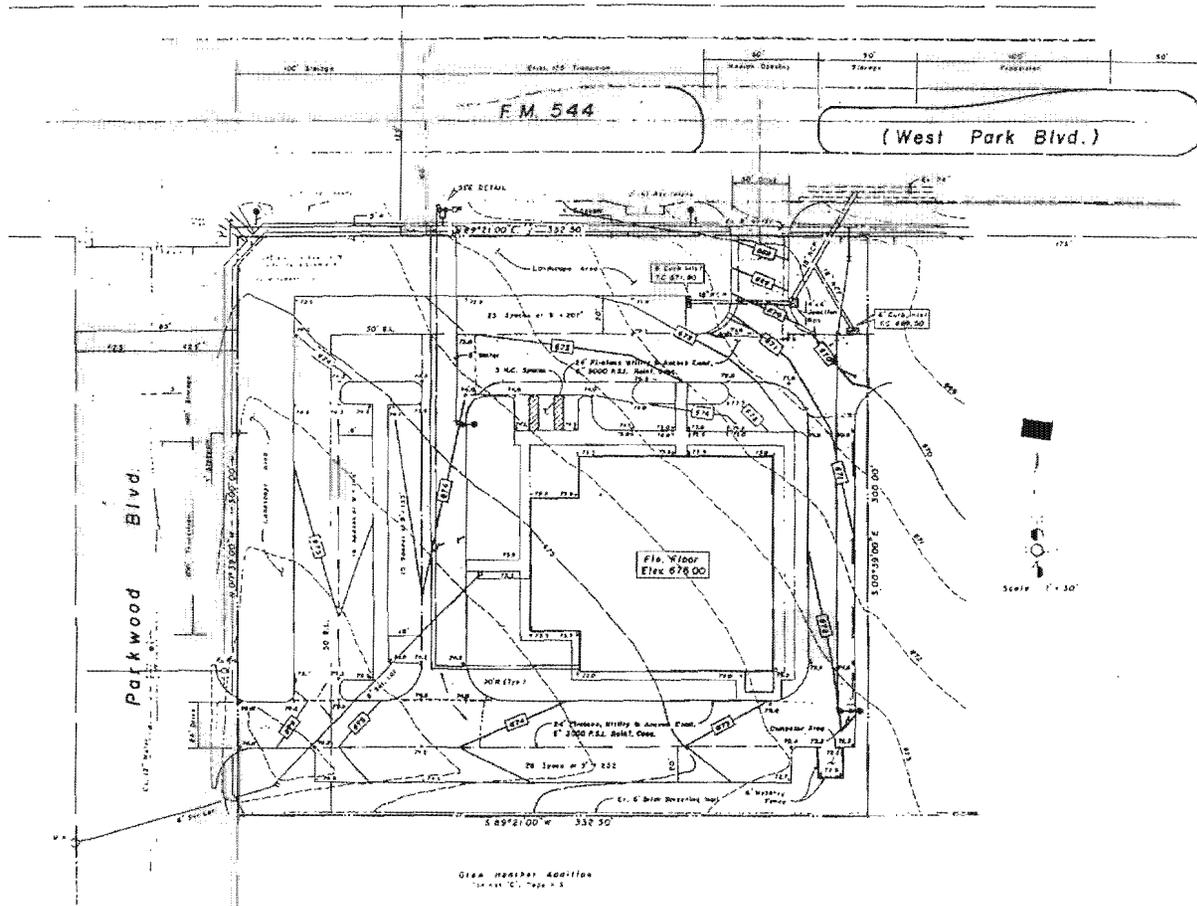
WILLIAM MILLER SURVEY, ABSTRACT NO. 568
 CITY OF PLANO
 COLLIN COUNTY, TEXAS
 FACILITY ACQUISITION PARTNERSHIP, LTD.
 5020 W. PARK BLVD.
 PLANO, TX 75083

REPLAT
 GLEN EAGLES VILLAGE No. 2
 LOT 1R-A, BLOCK 1

Date: 10/29/10
 Book: 18/A
 Page: 1
 Plot No.: 18073A.02

C-3

PREVIOUSLY APPROVED SITE PLAN



Jubilee Trail

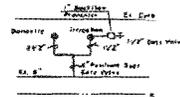
GENERAL NOTES

1. Mechanical units to be screened in accordance with the zoning ordinance.
2. Buildings over 7,000 square feet to be fire compartmentalized below 7,000 square feet by two hour fire wall.
3. Sidewalks shall be 4 feet wide and located 2.5 feet from the property line inside the street right-of-way.
4. Barrier free sidewalk ramps to be provided at all curb crossings.
5. Typical parking space dimension is 8' X 20' or 9' X 18' with two foot parking markings.
6. Typical handicap parking space is 8' X 20' with a one foot wide clear space.
7. Landscaping to be provided in accordance with the zoning ordinance.
8. Dumpsters to be screened with color compatible to main building.
9. Dumpsters, irrigation system requires separate Building Inspection Department permits.
10. Fire lens assessment shall have minimum 20-foot inside radius.

AS BUILT PLANS

NOTE: The intent of the owner and engineer was to construct the facilities according to these plans as approved by the City of Plano. The alignment and grades were set on the ground for construction according to site plans. The City of Plano inspected the construction. The owner or engineer did not verify alignment or grades after construction. He are not aware of any changes or revisions to these plans during construction except as noted.

Detail 'A'



NOTICE: OWNER

NO.	DATE	REVISION	BY
1	11/11/21	1-1/2"	FORNATION
2	11/11/21	2-1/2"	FORNATION

BENCHMARKS:

CITY OF PLANO MONUMENT BY THE SOUTHEAST CORNER OF A 10' X 10' SIDEWALK AND UTILITY EASEMENT AT JUBILEE AND FM 544.
ELEVATION: 675.04

BENCHMARKS:

CITY OF PLANO MONUMENT BY THE SOUTHWEST CORNER OF A 15' X 15' SIDEWALK AND UTILITY EASEMENT AT PARKWOOD AND FM 544.
ELEVATION: 674.36

APPROVED PLANS:
11/11/21

Lot 1R-A, Block 1

SITE PLAN
GLEN EAGLES VILLAGE NO. 2
City of Plano, Texas

ENGINEER: WOPRELL & ASSOCIATES, INC.
16800 DALLAS PARKWAY, SUITE 150
DALLAS, TEXAS 75248
TEL: 214-242-2126

REVISION	DATE	SCALE	NOTES	PLI	NO
1	11/11/21	1" = 30'		15002	6

CITY OF PLANO
PLANNING & ZONING COMMISSION

November 1, 2010.

Agenda Item No. 9

Public Hearing - Replat: P. R. Garrett Addition, Block 12, Lot 2R

Applicant: Sharon Gaddis

DESCRIPTION:

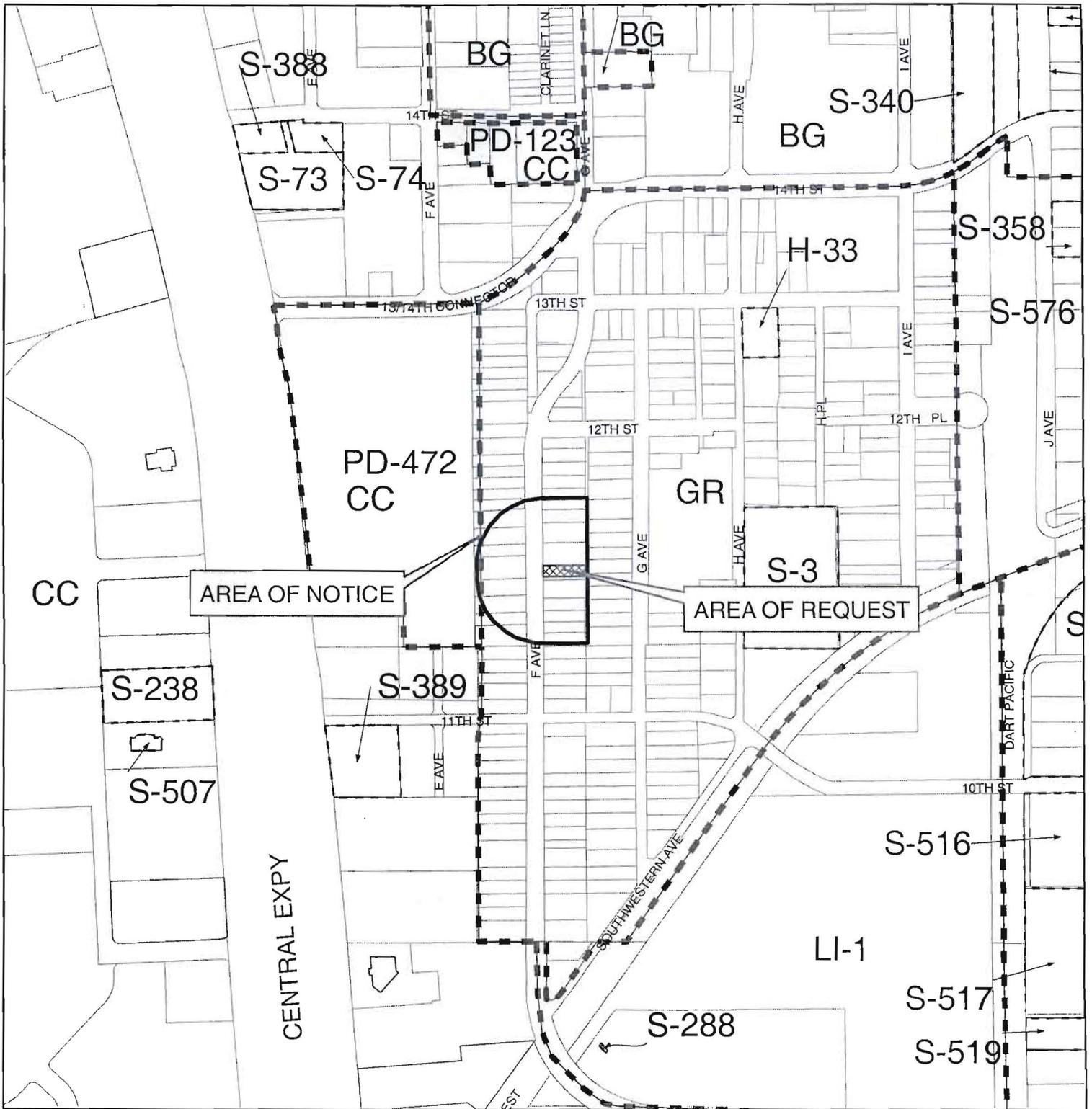
One general residential lot on 0.1± acre located on the east side of F Avenue, 350± feet north of 11th Street. Zoned General Residential. Neighborhood #67.

REMARKS:

The purpose for the replat is to plat the property under single ownership into one lot. Currently, the applicant owns a piece of land by deed which is not a part of the existing platted lot. This replat will incorporate the piece that is currently owned by deed into Lot 2R.

RECOMMENDATION:

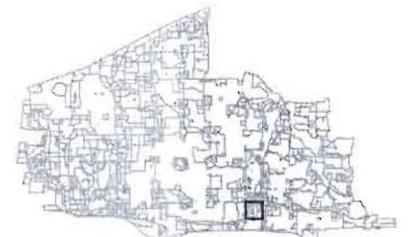
Recommended for approval as submitted.



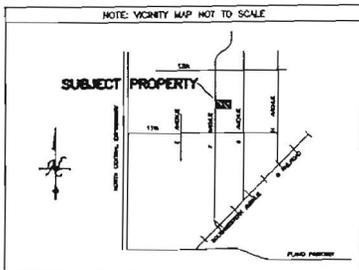
Item Submitted: REPLAT

Title: P.R. GARRETT ADDITION
BLOCK 12, LOT 2R

Zoning: GENERAL RESIDENTIAL



○ 200' Notification Buffer



SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Barry Rhodes, do hereby certify that I have prepared this plat from an actual accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the plotting rules and Regulations of the City of Plano.

Barry Rhodes, Registered Professional Land Surveyor No. 3091

STATE OF TEXAS:

Before me, the undersigned authority, a Notary Public in and for the County and State, on this day personally appeared Barry Rhodes, 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 and under oath stated that the statements in the foregoing certificate are true.

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

Notary Public and for Dallas County, Texas

OWNERS CERTIFICATE

STATE OF TEXAS:

COUNTY OF COLLIN:

Whence Bruce, Sharon and Tamara Gaddis are the owners of a tract of land being situated in The Joseph Klepper Survey, Abstract 213 and being a part of Lot 3 and a part of Lot 2, Block 12 of P.R. GARRETT ADDITION, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Volume 205, Page 271, of the Deed Records of Collin County, Texas, and being as recorded in Deed recorded in County Clerk No. 94-008827 Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING of a 1/2 inch yellow-capped iron rod set for corner, in the East Right of Way line of F Avenue, being the Southwest corner Lot 1R, Block 12 of the Replat of Block 11, Lot 4R, Block 12, Lot 1R Addition, an addition to the City of Plano, Collin County, Texas, according to the map thereof recorded in Volume 205, Page 271, of the Deed Records of Collin County, Texas, and being the Northwest corner of said Gaddis tract;

THENCE East (directional control), a distance of 125.02 feet to a 1/2 inch yellow-capped iron rod found for corner, in the West Right of Way of an alley (10 foot Right of Way), and being the Southeast corner of said Lot 1R;

THENCE South 00 degrees 01 minutes 23 seconds East, a distance of 34.00 feet to a 1/2 inch yellow-capped iron rod set for corner, being the Northeast corner of a tract of land conveyed to Irene Davidson as recorded in Volume 5198, Page 1528 of the Deed Records of Collin County, Texas, and being a point in the West Right of Way of said alley;

THENCE West, a distance of 125.00 feet to a 1/2 inch yellow-capped iron rod set for corner, in the said East Right of Way of F Avenue, and being the Northwest corner of said Davidson tract;

THENCE North 00 degrees 03 minutes 02 seconds West, a distance of 34.00 feet to the PLACE OF BEGINNING and containing 4,250 square feet or 0.098 of an acre of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BRUCE, SHARON and TAMARA GADDIS acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as LOT 2R, BLOCK 12 OF P.R. GARRETT 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 street purposes. The Easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. The 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 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 in said Easements. The City of Plano and public utility entities shall, at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all parts of their respective systems without the necessity of any time procuring permission from anyone.

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

WITNESS, my hand, this _____ day of _____, 2010.

BY:

BY:

BRUCE GADDIS

TAMARA GADDIS

STATE OF TEXAS:

BEFORE ME, the undersigned authority, a Notary Public in and for said state, on this day personally appeared BRUCE GADDIS 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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, 2010.

STATE OF TEXAS:

BEFORE ME, the undersigned authority, a Notary Public in and for said state, on this day personally appeared TAMARA GADDIS 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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, 2010.

NOTARY PUBLIC in and for the STATE OF TEXAS.

WITNESS, my hand, this _____ day of _____, 2010.

BY:

NOTARY PUBLIC in and for the STATE OF TEXAS.

SHARON GADDIS

STATE OF TEXAS:

BEFORE ME, the undersigned authority, a Notary Public in and for said state, on this day personally appeared SHARON GADDIS 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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, 2010.

NOTARY PUBLIC in and for the STATE OF TEXAS.

CERTIFICATE OF APPROVAL

APPROVED AS A REPLAT, this the _____ day of _____, 2010, by the City of Plano, Texas.

Chairman, Planning and Zoning Commission

STATE OF TEXAS:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, 2010.

NOTARY PUBLIC in and for the STATE OF TEXAS.

Secretary, Planning and Zoning Commission of City Engineer

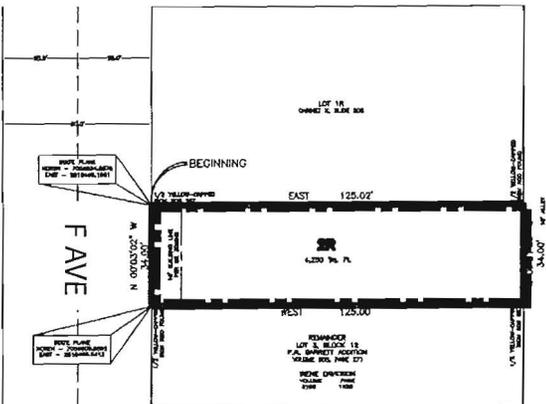
STATE OF TEXAS:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, 2010.

NOTARY PUBLIC in and for the STATE OF TEXAS.



NOTE: THE PURPOSE OF THIS REPLAT IS TO INCORPORATE THE PARTIAL LOTS 2 AND 3 OF P.R. GARRETT ADDITION AS RECORDED IN VOLUME 205, PAGE 271 INTO ONE LOT 2R

NOTICE: THIS PROPERTY IS SUBJECT TO AN EASEMENT GRANTED BY THE CITY OF PLANO, TEXAS, IN CONNECTION WITH THE REPLAT OF LOT 2R, BLOCK 12 OF THE P.R. GARRETT ADDITION, AS RECORDED IN VOLUME 205, PAGE 271 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS.

DIRECTIONAL CONTROL TAKEN FROM THE NORTH LINE OF REPLAT BLOCK 11, LOT 4R, BLOCK 12, LOT 1R P.R. GARRETT ADDITION RECORDED IN VOLUME 205, PAGE 200 EAST

OWNER:
BRUCE GADDIS
SHARON GADDIS
TAMARA GADDIS
1114 F. AVENUE
PLANO, TX 75074

REPLAT
LOT 2R, BLOCK 12 of
THE P.R. GARRETT ADDITION
BEING A REPLAT OF A PORTION OF LOT 2 AND A PORTION OF LOT 3 OF P.R. GARRETT ADDITION AS RECORDED IN DEED BEING A 4,250 SQUARE FEET ADDITION TO THE CITY OF PLANO, AND BEING OUT OF THE JOSEPH KLEPPER SURVEY ABSTRACT 213, CITY OF PLANO, COLLIN COUNTY, TEXAS.

RHODES SURVEYING

Barry Rhodes
Registered Professional Land Surveyor
No. 3091
1114 F. AVENUE
PLANO, TX 75074
PH: 972-475-2828
FAX: 972-475-2828

Date: 8-18-2010 Job no.: 88578-S

REPLY FORM

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



Dear Commissioners:

This letter is regarding P.R. Garrett Addition, Block 12, Lot 3R. This is one General Residential lot on 0.1± acre located on the east side of F Avenue, 350± feet north of 11th Street. The purpose for this replat is to plat the property under single ownership into one lot.

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

I am **FOR** the replat as explained above for P.R. Garrett Addition, Block 12, Lot 3R.

I am **AGAINST** the replat as explained above for P.R. Garrett Addition, Block 12, Lot 3R

This item will be heard on **November 1, 2010, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed replat. 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.

Sharon Gaddis
Name (Please Print)

Sharon Gaddis
Signature

1114 F AVE
Address

10-18-2010
Date

EH

CITY OF PLANO
PLANNING & ZONING COMMISSION

November 1, 2010

Agenda Item No. 10

Discussion & Direction: Research/Technology Center District

Applicant: City of Plano

DESCRIPTION:

Request for discussion and direction regarding the appropriate boundaries of the Research/Technology Center zoning district.

REMARKS:

Based on changing conditions in the southeastern region of the city, the City Council has requested a review of the existing Research/Technology Center district (RT) and directed staff to develop a new plan for this area.

Preliminary discussions on this topic were held at the October 4, 2010, Planning & Zoning Commission meeting. At that time, the Commission was asked to consider the RT district boundaries and to determine what the limits of the "core" RT area should be. At that meeting, the Commission preliminarily identified the area east of Bradshaw Road be removed from the RT district, potentially for residential development.

This area is currently zoned Planned Development-202-Research/Technology Center (PD-202-RT); it has RT as a base zoning but the PD also allows a variety of other commercial uses including mini-warehouse/public storage, dance/gymnastics studio, kennel (indoor pens)/commercial pet sitting, and veterinary clinic. A copy of the PD-202-RT regulations is attached. As this area is being considered for removal from the RT and will be wholly or mostly in residential use, it is important to create an area that will provide cohesive and livable neighborhoods for future residents.

Staff is requesting that the Commission provide additional guidance on the types of residential uses that the Commission deems appropriate for this area. Both recent zoning cases in this area have been a change to single-family development. Staff is requesting guidance regarding additional types of single-family development the Commission deems appropriate. We are also interested in learning whether the

Commission would like to explore multifamily development and retirement housing uses as an option for this area of the City. Some additional items for consideration are provided below.

Residential Land Use Classification on the Future Land Use Plan

The “residential” land use classification encompasses a broad range of housing types and includes both single-family attached and detached, as well as multifamily. For reference, the Zoning Ordinance includes the following residential districts:

Estate Development (ED)	Single-Family Residence Attached (SF-A)
General Residential (GR)	Single-Family Residence-6 (SF-6)
Mobile Home (MH)	Single-Family Residence-7 (SF-7)
Multifamily Residence-1 (MF-1)	Single-Family Residence-9 (SF-9)
Multifamily Residence-2 (MF-2)	Single-Family Residence-20 (SF-20)
Multifamily Residence-3 (MF-3)	Two-Family Residence (Duplex) (2F)
Patio Home (PH)	Urban Residential (UR)

Retirement housing options (assisted living facility, household care institution, independent living facility, and long-term care facility) are classified separately and are allowed by right or SUP in many of the city’s commercial districts.

Housing Density Policy Statement

Several of the policies established in the Housing Density Policy statement (attached) impact the addition of multifamily development in this area. The policy recommends a minimum separation distance of 1,500 feet between multifamily developments and a maximum concentration of 500 units within proximity of each other. Applying this rule, the existence of a multifamily development on the north side of 14th Street at Bradshaw Road, precludes garden-style multifamily from all but the far eastern portion of the RT property being evaluated. The policy statement also states: “Separate multifamily developments of three or more stories from single-family areas by a Type D thoroughfare (four lanes, divided) or greater or other significant physical feature.” 14th Street and the railroad may provide adequate separation. Together, these requirements largely eliminate the possibility of garden-style apartments. However, they do not apply to urban centers and multifamily housing developments for the elderly.

Site Constraints

Several of the properties in the subject area are too small to be developed as residential neighborhoods unless they were to be consolidated into larger tracts. It may be necessary to retain commercial zoning for some of the properties so as to allow owners of these small properties reasonable use of their land.

Staff is also requesting that the Commission now consider the preferred method of implementing this change. The main options are:

1. The Commission and City Council could consider an interim amendment to the Comprehensive Plan designating the area as appropriate for residential development and allow property owners to request zoning. However, the Future Land Use Map does not differentiate between types of residential development; it just indicates an area is generally residential. The main downside to this approach is that it could result in scattered residential development under the existing RT zoning. This approach may make it harder to create a cohesive land use pattern that supports the livable neighborhood concept.
2. Another option is a city-initiated zoning case to work with property owners to determine appropriate residential zoning classifications for the area. This would facilitate more specific zoning recommendations and would allow the Commission to consider the zoning of the entire area at one time. This would support efforts to create a cohesive neighborhood. The downside to this is that depending on developer interest it may require future adjustments to the zoning.

Public Response

Staff mailed a letter to all RT property owners inviting them to attend the Commission's meeting on November 1, and to provide them an opportunity to comment on the proposed changes being considered to the RT district should the Commission be interested in receiving public comment.

RECOMMENDATION:

Recommended that the Planning & Zoning Commission provide direction regarding the boundaries and appropriate uses for the areas east of Bradshaw Road within the Research/Technology Center zoning district and how they recommend implementing changes.

Disclaimer - Uses listed by zoning district are provided as a convenience but should not be relied upon as the most current and accurate source of information. Please contact the City of Plano Planning Department to verify a specific use.

RT - Research Technology Center Permitted Uses

Accessory and Incidental Uses	
Accessory Building or Use	P
Construction Yard (Temporary)	35
Field Office	35

Automobile and Related Uses	
Automobile Leasing/Renting	R, 33
Automobile Parking Lot/Garage	31

Commercial, Manufacturing, and Industrial Uses	
Concrete/Asphalt Batching Plant (Temporary)	36
Manufacturing - Heavy-intensity	S
Manufacturing - Light-intensity	P
Manufacturing - Moderate-intensity	P

Educational, Institutional, Public, and Special Uses	
Airport/Heliport	S
Cemetery/Mausoleum	S
Civic Center	P
College/University	P
Community Center	P
Farm, Ranch, Garden, or Orchard	P
Fire Station/Public Safety Building	P
Fraternal Organization, Lodge, or Civic Club	30
Golf Course/Country Club (Private)	P

P = Permitted Use; **S** = Specific Use Permit Required; **R** = Refer to Residential Adjacency Standards of the Zoning Ordinance; **30** = Permitted as an accessory use; **31** = Permitted as an accessory use to motel/hotel or residence hotel; **33** = Fuel dispensing and/or car washing facilities associated with this use may be prohibited when in proximity to residential districts. See Residential Adjacency Standards of the Zoning Ordinance; **35** = Subject to temporary permit and removal at completion of project; **36** = Concrete Plant: Issuance of temporary permit by City Engineer and removal as directed; Asphalt Plant: Issuance of temporary permit by resolution of City Council

Educational, Institutional, Public, and Special Uses	
Helistop	S
Hospital	P
Park/Playground	P
Post Office	P
Private Recreation Facility	P
Recreation Center	P
Religious Facility	P
School - Primary or Secondary (Private)	P
School - Primary or Secondary (Public or Parochial)	P
Trade/Commercial School	P

Office and Professional Uses	
Clinic	P
Medical Office	P
Office Center	P
Office - Professional/General Administrative	P
Research and Development Center	P

Retail Uses	
Convenience Store	R, *, 33
Florist Shop	*
Retail/Service (Incidental)	P

P = Permitted Use; **S** = Specific Use Permit Required; **R** = Refer to Residential Adjacency Standards of the Zoning Ordinance; ***** = Uses allowed when their combined area does not exceed ten percent of the gross floor area of a development; see Subsection 2.825, Regional Employment district or Subsection 2.826, Research/Technology Center district of the Zoning Ordinance; ; **33** = Fuel dispensing and/or car washing facilities associated with this use may be prohibited when in proximity to residential districts. See Residential Adjacency Standards of the Zoning Ordinance

Service Uses	
Adult Day Care Center	S
Bank, Savings and Loan, or Credit Union	P
Body Piercing	37
Business Service	P
Cleaning - Small Plant/Shop	*
Day Care Center	P
Day Care Center (Accessory)	P
Health/Fitness Center	P
Licensed Massage Therapy	P
Motel/Hotel	20
Personal Service Shop	*
Print Shop (Major)	S
Print Shop (Minor)	*
Private Club	S
Residence Hotel	20
Restaurant/Cafeteria	*
Tattooing and Permanent Cosmetics	37
Theater - Drive-in	R

Transportation, Utility, and Communications Uses	
Antenna	34
Antenna Support Structure (Commercial and Amateur)	34
Electrical Substation	S
Private Utility (other than listed)	S
Railroad Spur Track	P

P = Permitted Use; **S** = Specific Use Permit Required; **R** = Refer to Residential Adjacency Standards of the Zoning Ordinance; ***** = Uses allowed when their combined area does not exceed ten percent of the gross floor area of a development; see Subsection 2.825, Regional Employment district or Subsection 2.826, Research/Technology Center district of the Zoning Ordinance; ; **20** = Permitted when the building is a minimum of 200 feet from the nearest residential district boundary; **34** = See Subsection 3.107 of the Zoning Ordinance; **37** = Permitted as an accessory use to a personal service shop and allowed in districts where that use is permitted; allowed by specific use permit as a primary use in the Retail, Corridor Commercial, Light Commercial, Light Industrial-1, and Light Industrial-2 districts. See Subsection 3.116 and Schedule of Permitted Uses of the Zoning Ordinance

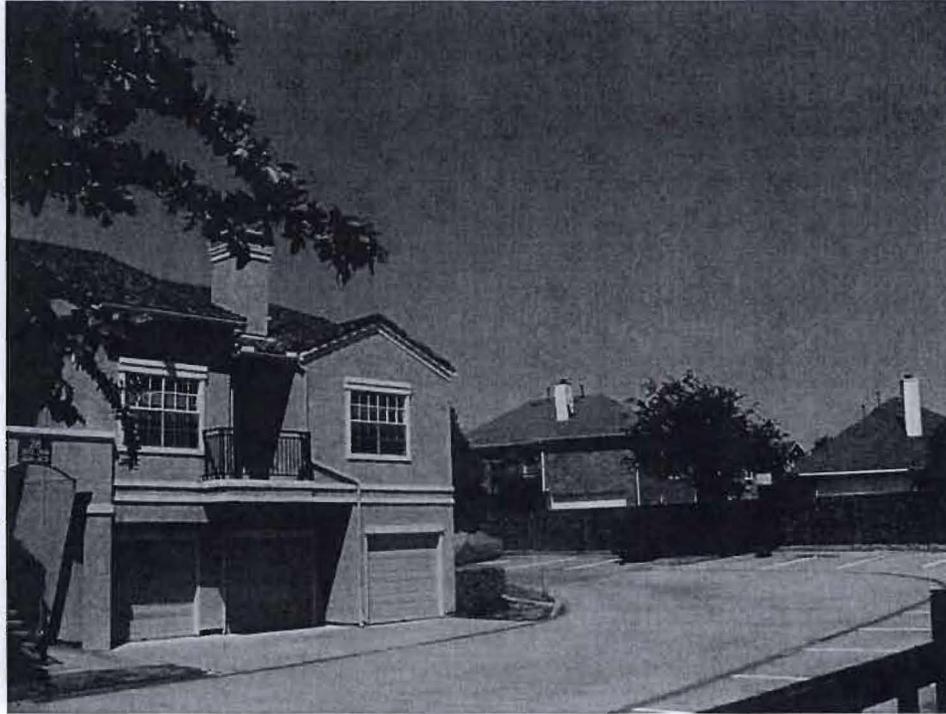
Transportation, Utility, and Communications Uses	
Service Yard of Governmental Agency	S
Sewage Treatment Plant	S
Transit Center	P
Transportation and Utility Structures/Facility	P
Utility Distribution/Transmission Line	P
Water Treatment Plant	S
Wholesale Uses	
Office - Showroom/Warehouse	32

**City of Plano
COMPREHENSIVE PLAN**

**HOUSING DENSITY
POLICY STATEMENT 3.0**

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Housing Density

Policy Statement 3.0

Description

This policy statement provides guidance regarding the density of housing in Plano. It addresses the following objective and strategy statements as found in the Housing Element of the Comprehensive Plan:

- ▶ Objective B.3 - Disperse high-density housing across the city in small concentrations except for retirement housing and urban centers.
- ▶ Strategy B.4 - Continue to apply the housing density policies in Policy Statement 3.0 - Housing Density when considering the appropriate concentrations of high-density housing.

Plano has developed housing policies that promote predominantly low-density residential neighborhoods while encouraging a mixture of housing

types. Current policies focus on limiting the concentration and proximity of apartment complexes to each other within neighborhoods and between contiguous neighborhoods, as found in the Multi-Family Task Force Study recommendations. These policies do not apply to denser pedestrian-oriented settings such as retirement housing, mixed use developments, and urban centers.

Background

Historical Perspective

The City of Plano has had policies regulating the distribution of high-density housing for many years. The goal is to distribute multifamily developments throughout the city to provide housing options in all residential neighborhoods. The first policy developed in 1981 allowed for ratios of different types of residential development within neighborhoods and along major development corridors. The ratio policy was ineffective because

developers inflated the density of single-family residential projects so that they could qualify for more apartments. The ratio policy regarding the distribution of high density housing was abandoned in 1986 for a new policy based on distance and numerical concentration and was included in the Comprehensive Plan.

Multi-Family Task Force Study

The Multi-Family Task Force was appointed by the City Council in February 1998. The mission of the task force was to study existing and projected multifamily housing in the city and the Metroplex region. The task force members were given the charge to evaluate the city's development policies as they affect the citywide balance of housing types, including the location and amount of multifamily housing in specific areas. This evaluation was to further the city's goals of developing sound neighborhoods and ensuring variety and affordability of housing types consistent with the needs of a diverse population.

Study Findings and Recommendations

The results of the task force study did reveal some interesting facts about multifamily developments. The number of school children generated per acre of multifamily development was about the same as that of single-family residential neighborhoods. Apartments tended to compare favorably with single-family development in terms of tax revenues and cost recovery fees during the first 10 to 15 years of the life of the complex. Apartment developments require fewer infrastructure improvements because the city is only responsible for maintaining water lines that connect to fire hydrants as opposed to the provision of miles of water and sewer lines along with street pavement to serve single-family neighborhoods. Since apartment complexes contain more units per acre, there is a likely increase in the demand of emergency services at one location. Apartment complexes also generate more vehicular trips per acre than single-family

developments. Therefore, major concentrations of multifamily units should be avoided by dispersing apartment complexes throughout the city.

The Multi-Family Task Force Study recommended that the distance and numerical concentration in the Comprehensive Plan be revised. The revised policy increased the distance requirements from 1,000 to 1,500 feet and reduced the number of apartment units from 750 to 500 that could be located within proximity of each other. A 1,200 foot setback was established for all residential development along the State Highway 121 corridor. The task force recommended that the city not increase the amount of land zoned for multifamily uses. The city should consider initiatives to increase the potential for less expensive owner-occupied housing such as patio homes and townhouses.

Analysis

The late 1990s was a time of tremendous growth of all types of residential development in Plano. The high demand for housing was a result of a strong economy adding many jobs to the Metroplex region. Since that time, there has been a significant drop in the construction of new homes and apartments within Plano. The decrease is due to changing economic conditions and the limited amount of land available for residential development. The Multi-Family Task Force Study has remained the primary driver of housing density policies.

The purpose of the high-density housing policy is to avoid large concentrations of garden apartments in one location. Garden apartments should be included within residential neighborhoods along with low-density single-family and medium-density housing such as townhouses and patio homes. This provides a variety of housing opportunities available in the residential neighborhoods throughout the city. The apartment residents would have access to needed goods and services found at the neighborhood centers located at the intersections of major thoroughfares.

Different options of housing choices will be important to accommodate the needs of the changing demographics of Plano's population.

Multifamily housing for the elderly and urban centers should be excluded from the high-density housing policy. Multifamily housing for the elderly is necessary to meet the needs of the aging population of Plano. This type of housing can range from independent living facilities to household care institutions. These facilities usually have less impact on surrounding residential development. They have reduced parking standards and generate less traffic as compared with traditional multifamily developments.

Urban centers are defined as a variety of land uses in a compact location that encourage pedestrian activity. Urban centers can be developed around transit stations and/or near major employment centers. Urban centers have high-density housing to allow for a large number of people to live within the development. This is important as a large population is required to support the businesses located within the development. Urban centers serve as gathering places and activity centers for the community. The household size and pedestrian orientation of urban centers tend to reduce the per-unit vehicular trips. This should in turn reduce the impact on local streets. Urban centers and multifamily housing for the elderly do not require much land. They are also good projects to consider for infill and redevelopment opportunities. However, it is important that service businesses for the residents be provided within these communities or within walking distance to the development.

Policy Statement

Below is a policy statement with a series of criteria to guide the development of high-density housing.

Develop new neighborhoods which are predominantly low- to medium-density housing, yet allow for a mixture of housing types and densities

based on the following policies:

- 1. Maintain low-density housing as the predominant land use in most neighborhoods;*
- 2. Locate medium- and high-density housing throughout the community based on access to major thoroughfares and mass transit opportunities;*
- 3. Distribute high-density housing on the periphery of a neighborhood so that no more than 500 units are located in any one complex or group of complexes with a recommended minimum 1,500 foot separation between developments. High-density housing policies are intended to ensure that minimum separations are maintained between multifamily developments. The dispersion policies should be considered, along with location policies and specific site conditions, in evaluating zoning and development requests;*
- 4. Consider concentrations in excess of 500 high-density units in the periphery of a single neighborhood, when a site's configuration and size limits its use. If a site's boundaries are established by floodplain, thoroughfare alignment, utility lines, or other barriers to development, it may be appropriate to identify a single use for the site. In such cases, it should be demonstrated that adherence to the maximum concentration size would create a residual tract that would be inappropriate for medium- or low-density residential development;*
- 5. Separate multifamily developments of three or more stories from single-family areas by a Type D thoroughfare (four lanes, divided) or greater or other significant physical feature;*
- 6. Policy Statements No. 3 and No. 5 do not apply to urban centers and multifamily housing developments for the elderly.*

PD-200-RE Regional Employment

4. A 30-foot wide landscape edge shall be provided along Parkwood Blvd. The landscape edge standards and improvements shall be those specified for the Dallas North Tollway Overlay District.
5. The maximum floor area for retail uses is 90,000 square feet. The maximum floor area for all other uses is 850,000 square feet.

PD-201-LC Light Commercial

ZC 79-13/79-11-18

Location: SW corner of Plano Pkwy. and Preston Rd.

Acreage: 16.1±

Restriction:

Maximum Building Height: Eight story

PD-202-RT Research/Technology Center

ZC 2008-62/2008-8-5

Location: West side of Rowlett Creek, south side of 14th St., 990± feet east of Los Rios Blvd., north side of the Cotton Belt Railroad and east side of Bradshaw Dr., and extending 920± feet south of Plano Pkwy. to Plano's city limit line

Acreage: 189.6±

Restrictions:

In addition to those uses allowed by right or by specific use permit (SUP) in the Research/Technology Center district, the following uses are allowed by right:

- mini-warehouse/public storage
- service contractor (no storage yard)
- dance/gymnastics studio
- commercial amusement (indoor)
- commercial amusement (outdoor) (by SUP)
- kennel (indoor pens)/commercial pet sitting
- veterinary clinic
- cabinet/upholstery shop
- tool rental shop
- print shop (minor)
- household appliance service and repair
- repair/storage of furniture and appliances (inside)
- hardware
- artisan's workshop
- fraternal organization, lodge, or civic club (by SUP)
- assisted living facility (by SUP)