

**PLANNING & ZONING COMMISSION
 PLANO MUNICIPAL CENTER
 1520 K AVENUE
 December 6, 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 November 15, 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 Preliminary Plat: Legacy Town Center (North), Block A, Lot 6R - 310 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: Legacy North PT MFA V, L.P.</p>	

<p>5b EH</p>	<p>Preliminary Site Plan: Park Place Center, Block A, Lot 9 - Day care center on one lot on 1.6± acres located on the south side of Plano Parkway, 960± feet east of Midway Road. Zoned Planned Development-112-Retail. Neighborhood #40. Applicant: Plano Development, L.P.</p>
<p>5c EH</p>	<p>Concept Plan: Park Place Center, Block A, Lots 7R & 9 - Day care center and general office on two lots on 8.4± acres located on the south side of Plano Parkway, 960± feet east of Midway Road. Zoned Planned Development-112-Retail. Neighborhood #40. Applicant: Plano Development, L.P.</p>
<p>5d EH</p>	<p>Revised Conveyance Plat: Park Place Center, Block A, Lots 7R & 9 - Two conveyance lots on 8.4± acres located on the south side of Plano Parkway, 960± feet east of Midway Road. Zoned Planned Development-112-Retail. Neighborhood #40. Applicant: Plano Development, L.P.</p>
<p>5e EH</p>	<p>Preliminary Plat: Parkwood Storage, Block A, Lot 1 - Mini-warehouse/public storage on one lot on 1.6± acres located on the east side of Parkwood Boulevard, 470± feet north of Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #16. Applicant: Rutledge Haggard</p>
<p>5f BM</p>	<p>Revised Preliminary Site Plan: Preston Villages Addition - 56 Single-Family Residence Attached lots and two common area lots on 7.4± acres located on the west side of Orion Drive, 600± feet west of Ohio Drive. Zoned Planned Development-150-Single-Family Residence Attached. Neighborhood #43. Applicant: Preston Villages Developers, LP</p>
<p>5g BM</p>	<p>Revised Concept Plan: The Canal on Preston Addition, Block A, Lot 10 - Medical office on one lot on 0.5± acre located on the south side of McDermott Road, 450± feet east of Angels Drive. Zoned Planned Development-20-Mixed Use. Neighborhood #1. Applicant: ANS Ventures, LLC & KMP Interests, Inc.</p>
<p>5h BM</p>	<p>Site Plan: Old Original Donation, Block 1, Lot 7 - General office on one lot on 0.2± acre located at the southwest corner of K Avenue and 18th Place. Zoned Downtown Business/Government. Neighborhood #59. Applicant: Amerappraise Valvahlon, Inc</p>
<p>5i BM</p>	<p>Preliminary Site Plan: Preston Park Business Center Addition, Block A, Lot 5 - Medical office on one lot on 0.8± acre located at the southeast corner of Preston Park Boulevard and Preston Park Court. Zoned Planned Development-189-Retail/General Office. Neighborhood #55. Applicant: Dr. Robert Torti & Dr. Santosh Patel</p>

<p>5j BM</p>	<p>Preliminary Plat: QT 910 Addition, Block A, Lot 1 - Convenience store with gas pumps on one lot on 2.0± acres located at the southwest corner of State Highway 121 and Coit Road. Zoned Regional Commercial/State Highway 121 Overlay District. Neighborhood #1. Applicant: Ronald McCutchin</p>
<p><u>END OF CONSENT AGENDA</u></p>	
<p><u>PUBLIC HEARINGS</u></p>	
<p>6 BM</p>	<p>Public Hearing: Zoning Case 2010-20 - Request for a Specific Use Permit for 90-foot Commercial Antenna Support Structure on 0.1± acre located 250± feet east of Jupiter Road and 530± feet south of 14th Street. Zoned Retail. Applicant: Bluewave Deployment (T-Mobile)</p>
<p>7 EH</p>	<p>Public Hearing - Replat: Plano Chinese Alliance Church Addition, Block A, Lot 1R - Religious facility on one lot on 6.0± acres located at the southwest corner of Bay Hill Drive and Custer Road. Zoned Neighborhood Office. Neighborhood #34. Applicant: Plano Chinese Alliance Church</p>
<p>8 KP</p>	<p>Public Hearing - Revised Preliminary Replat & Revised Site Plan: Capital One Addition, Block 1, Lot 3R - General office on one lot on 24.8± acres located on the west side of Preston Road, 1,036± feet north of Hedgecoxe Road. Zoned Commercial Employment/Preston Road Overlay District. Neighborhood #8. Applicant: Capital One National Association</p>
<p>9 KP</p>	<p>Public Hearing - Replat & Revised Site Plan/Revised Preliminary Site Plan: Village at Stonebriar Block A, Lots 1R & 3 - Retail, bank, and restaurants on two lots on 7.3± acres located on the southeast corner of State Highway 121 and Parkwood Boulevard. Zoned Commercial Employment and State Highway 121 Overlay District. Neighborhood #8. Applicant: USL Frisco, LLC</p>
<p><u>END OF PUBLIC HEARINGS</u></p>	
<p>10 BM</p>	<p>Preliminary Site Plan: Preston Meadow Substation, Block A, Lot 1 - Electrical substation on one lot on 3.9± acres located on the south side of Legacy Drive, 650± feet east of Preston Meadow Drive. Zoned Single-Family Residence-6 with Specific Use Permit #128 for Electrical Substation. Applicant: Oncor Electric Delivery</p>
<p>11 SS</p>	<p>Discussion & Direction: Undeveloped Land Study - Discussion and direction regarding the Housing Density, Infill Housing, and Mixed Use policy recommendations from the Comprehensive Plan for the use of remaining undeveloped land in Plano. Applicant: City of Plano</p>

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TF

Election of 1st and 2nd Vice Chair - Election of the 1st and 2nd Vice Chair. **Applicant: City of Plano**

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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 LaRosilliere 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

December 6, 2010

Agenda Item No. 5a

Preliminary Plat: Legacy Town Center (North), Block A, Lot 6R
Applicant: Legacy North PT MFA V, L.P.

310 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 plat is to propose easements necessary for the multifamily residential development.

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

Agenda Item No. 5b

Preliminary Site Plan: Park Place Center, Block A, Lot 9
Applicant: Plano Development, L.P.

Day care center on one lot on 1.6± acres located on the south side of Plano Parkway, 960± feet east of Midway Road. Zoned Planned Development-112-Retail. Neighborhood #40.

The purpose for the preliminary site plan is to show the proposed day care center development.

Recommended for approval as submitted.

Agenda Item No. 5c

Concept Plan: Park Place Center, Block A, Lots 7R & 9

Applicant: Plano Development, L.P.

Day care center and general office on two lots on 8.4± acres located on the south side of Plano Parkway, 960± feet east of Midway Road. Zoned Planned Development-112-Retail. Neighborhood #40.

The purpose for the concept plan is to show the proposed day care center and future general office developments.

Recommended for approval as submitted.

Agenda Item No. 5d

Revised Conveyance Plat: Park Place Center, Block A, Lots 7R & 9

Applicant: Plano Development, L.P.

Two conveyance lots on 8.4± acres located on the south side of Plano Parkway, 960± feet east of Midway Road. Zoned Planned Development-112-Retail. Neighborhood #40.

The purpose for the conveyance plat is to subdivide Lot 7R into two lots.

Recommended for approval as submitted.

Agenda Item No. 5e

Preliminary Plat: Parkwood Storage, Block A, Lot 1

Applicant: Rutledge Haggard

Mini-warehouse/public storage on one lot on 1.6± acres located on the east side of Parkwood Boulevard, 470± feet north of Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #16.

The purpose for the preliminary plat is to propose easements necessary for the mini-warehouse/public storage development.

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

Agenda Item No. 5f
Revised Preliminary Site Plan: Preston Villages Addition
Applicant: Preston Villages Developers, LP

56 Single-Family Residence Attached lots and two common area lots on 7.4± acres located on the west side of Orion Drive, 600± feet west of Ohio Drive. Zoned Planned Development-150-Single-Family Residence Attached. Neighborhood #43.

The purpose for the revised preliminary site plan is to replace the expired preliminary site plan, and to show the proposed single-family residence attached development and related site improvements.

Recommended for approval as submitted.

Agenda Item No. 5g
Revised Concept Plan: The Canal on Preston Addition, Block A, Lot 10
Applicant: ANS Ventures, LLC & KMP Interests, Inc.

Medical office on one lot on 0.5± acre located on the south side of McDermott Road, 450± feet east of Angels Drive. Zoned Planned Development-20-Mixed Use. Neighborhood #1.

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

Recommended for approval as submitted.

Agenda Item No. 5h
Site Plan: Old Original Donation, Block 1, Lot 7
Applicant: Amerappraise Valvahlon, Inc.

General office on one lot on 0.2± acre located at the southwest corner of K Avenue and 18th Place. Zoned Downtown Business/Government. Neighborhood #59.

The purpose for the site plan is to show the proposed general office development and related site improvements.

Recommended for approval as submitted.

Agenda Item No. 5i

Preliminary Site Plan: Preston Park Business Center Addition, Block A, Lot 5

Applicant: Dr. Robert Torti & Dr. Santosh Patel

Medical office on one lot on 0.8± acre located at the southeast corner of Preston Park Boulevard and Preston Park Court. Zoned Planned Development-189-Retail/General Office. Neighborhood #55.

The purpose for the preliminary site plan is to show the proposed medical office development and related site improvements.

Recommended for approval as submitted.

Agenda Item No. 5j

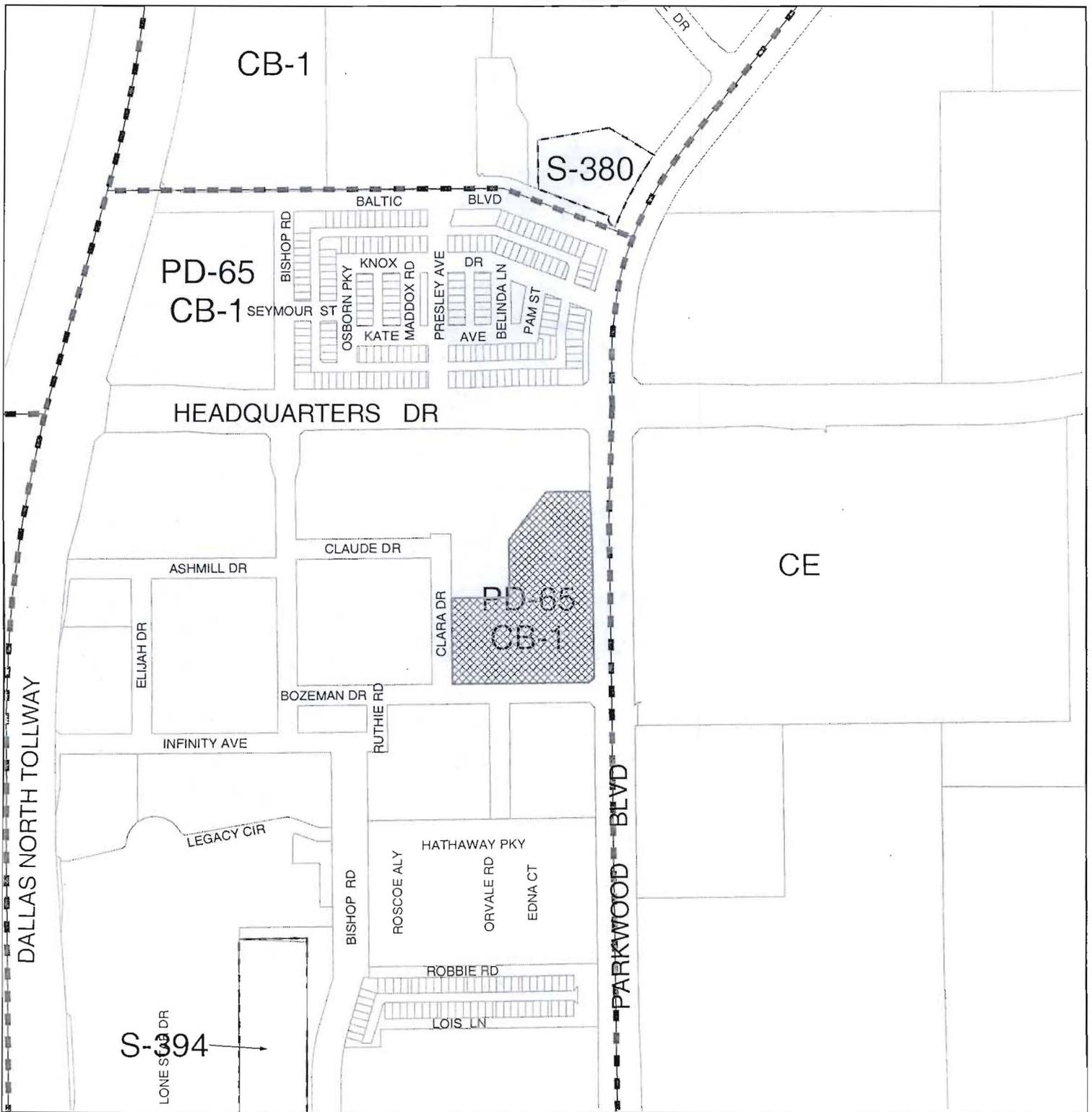
Preliminary Plat: QT 910 Addition, Block A, Lot 1

Applicant: Ronald McCutchin

Convenience store with gas pumps on one lot on 2.0± acres located at the southwest corner of State Highway 121 and Coit Road. Zoned Regional Commercial/State Highway 121 Overlay District. Neighborhood #1.

The purpose for the preliminary plat is to propose easements necessary for the development of the property as a convenience store with gas pumps.

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



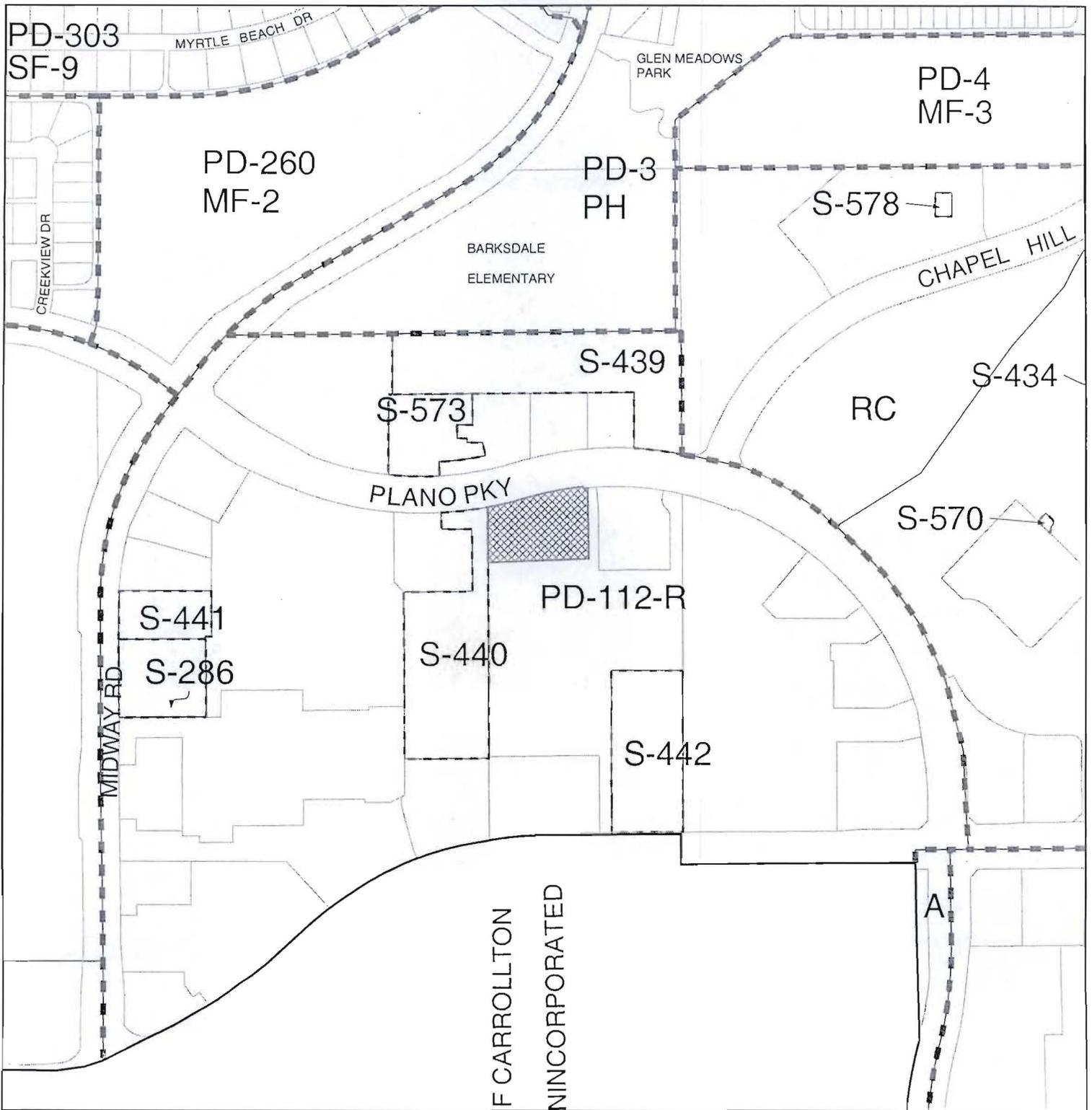
Item Submitted: PRELIMINARY PLAT

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 Submitted: PRELIMINARY SITE PLAN

Title: PARK PLACE CENTER
BLOCK A, LOT 9

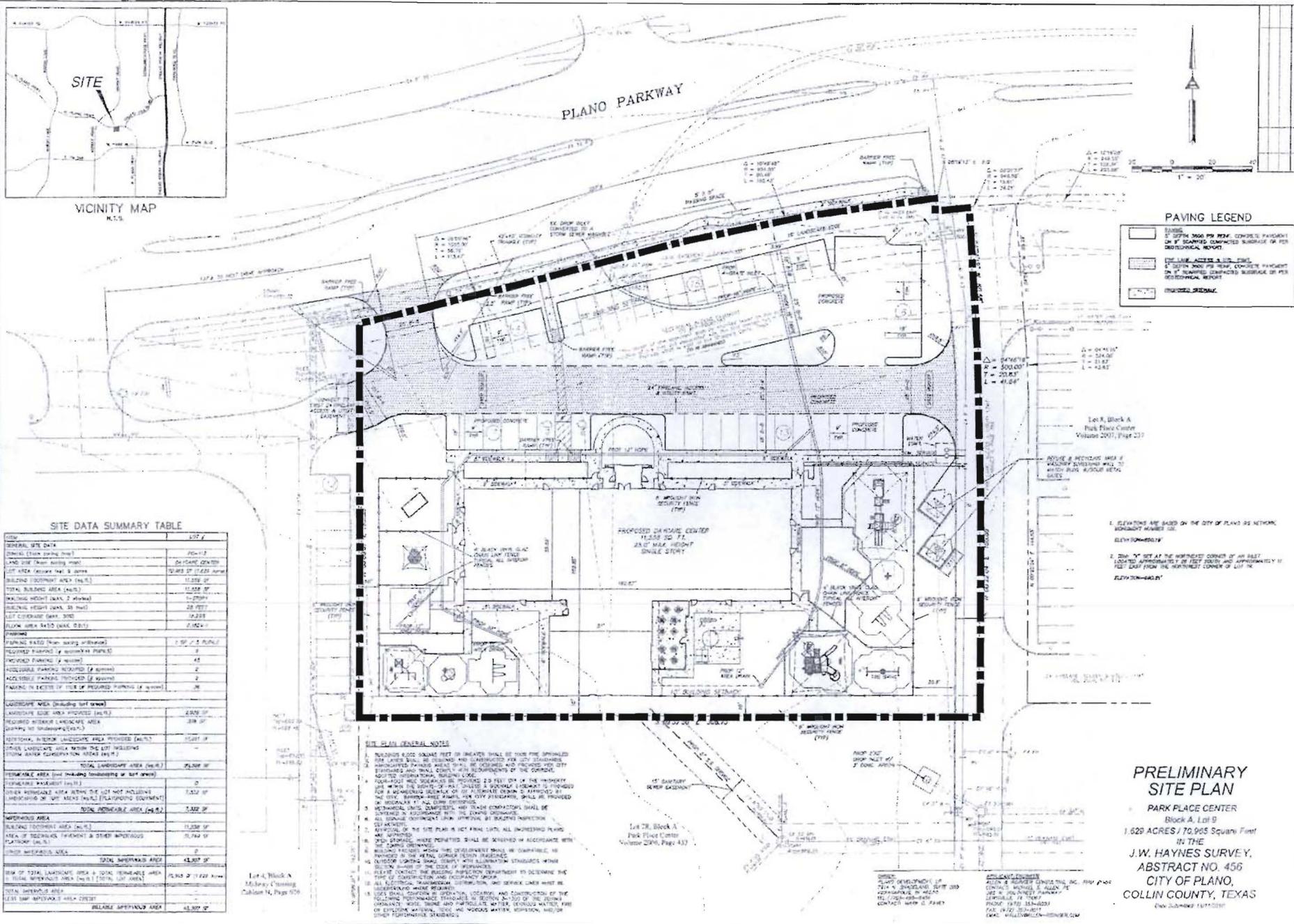
Zoning: PLANNED DEVELOPMENT-112-RETAIL



○ 200' Notification Buffer



VICINITY MAP
N.T.S.



PAVING LEGEND

[Symbol]	BASE
[Symbol]	TOP 2" ASPHALT 5000 PSI PERM. CONCRETE FINISHMENT ON 4" GRANULAR COMPACTED SUBGRADE OR PER DISTRICT/STATE REQUIRE
[Symbol]	TOP 2" ASPHALT 5000 PSI PERM. CONCRETE FINISHMENT ON 4" GRANULAR COMPACTED SUBGRADE OR PER DISTRICT/STATE REQUIRE
[Symbol]	PROPOSED SIDEWALK

SITE DATA SUMMARY TABLE

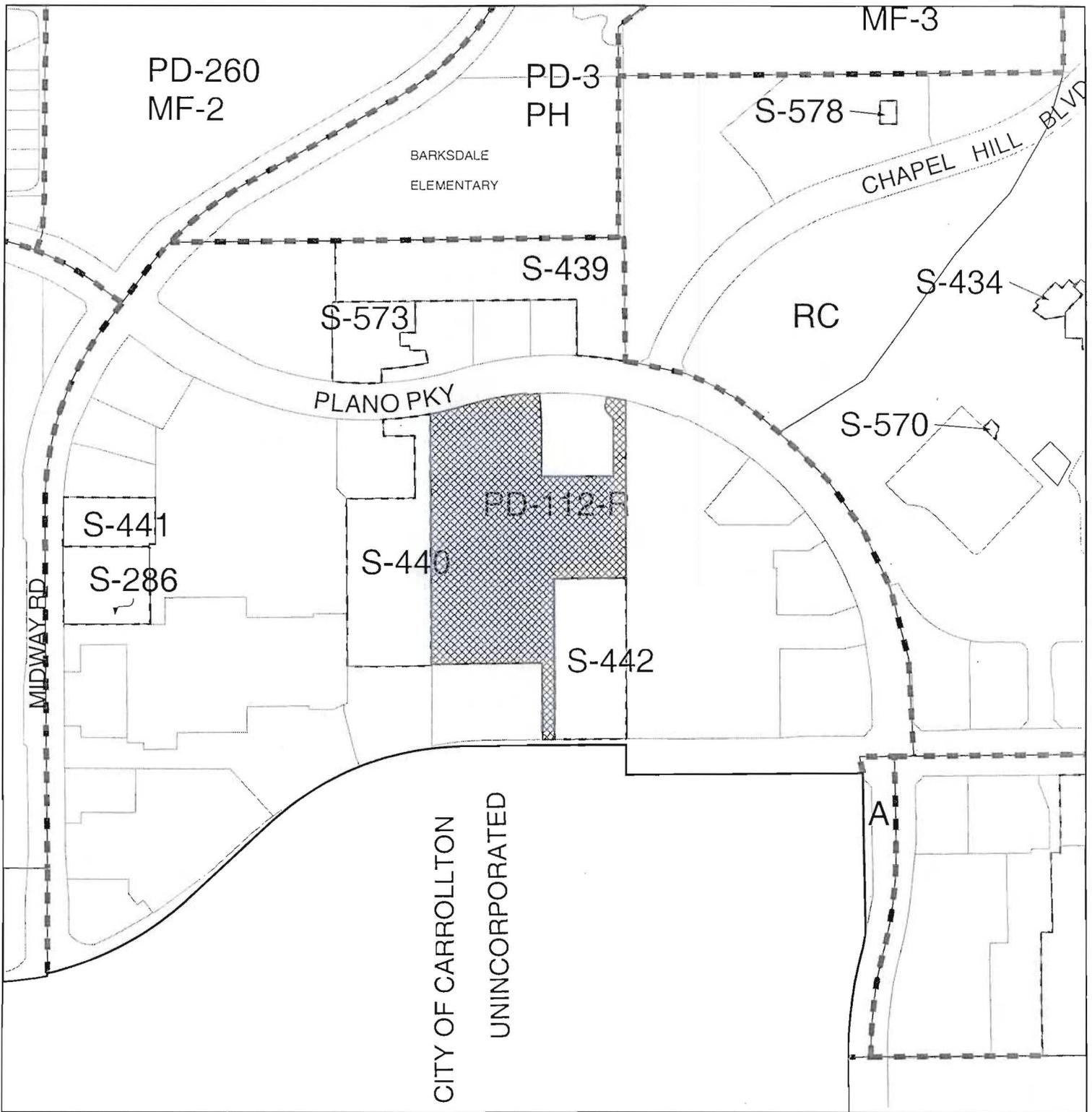
ITEM	AMOUNT
GENERAL SITE DATA	
OWNER (Owner/Leasing Agent)	70-112
LAND USE (Owner/Leasing Agent)	DEVELOPMENT
LOT AREA (Owner/Leasing Agent)	70,965 SQ. FT.
BUILDING FOOTPRINT AREA (A.S.F.)	11,250 SQ. FT.
TOTAL BUILDING AREA (A.S.F.)	11,250 SQ. FT.
PAVING AREA (A.S.F.)	11,250 SQ. FT.
LANDSCAPE AREA (A.S.F.)	48,465 SQ. FT.
PERMISSIBLE AREA (A.S.F.)	48,465 SQ. FT.
AREA OF SIDEWALKS, DRIVEWAYS & OTHER IMPROVEMENTS (A.S.F.)	2,790 SQ. FT.
TOTAL IMPROVEMENTS AREA (A.S.F.)	14,040 SQ. FT.
AREA OF TOTAL LANDSCAPE AREA & TOTAL IMPROVEMENTS AREA (A.S.F.)	62,505 SQ. FT.
PERMISSIBLE AREA (A.S.F.)	48,465 SQ. FT.
AREA OF TOTAL LANDSCAPE AREA & TOTAL IMPROVEMENTS AREA (A.S.F.)	62,505 SQ. FT.
PERMISSIBLE AREA (A.S.F.)	48,465 SQ. FT.
AREA OF TOTAL LANDSCAPE AREA & TOTAL IMPROVEMENTS AREA (A.S.F.)	62,505 SQ. FT.
PERMISSIBLE AREA (A.S.F.)	48,465 SQ. FT.

- SITE PLAN GENERAL NOTES**
1. BUILDING EGRESS ROUTES SHALL BE CLEAR AND UNOBSTRUCTED.
 2. UNPAVED PARKING AREAS SHALL BE GRADED AND FINISHED PER CITY REQUIREMENTS AND SHALL COMPLY WITH REQUIREMENTS OF THE CODES.
 3. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FINISH GRADE.
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 20. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FINISH GRADE.

PRELIMINARY SITE PLAN
 PARK PLACE CENTER
 Block A, Lot 9
 1.629 ACRES / 70,965 Square Feet
 IN THE
 J.W. HAYNES SURVEY,
 ABSTRACT NO. 456
 CITY OF PLANO,
 COLLIN COUNTY, TEXAS

Allen & Ridinger Consulting, Inc.
 1100 West Plano Parkway, Suite 100
 Plano, Texas 75075
 Phone: (972) 241-1100
 Fax: (972) 241-1101
 www.allenridinger.com

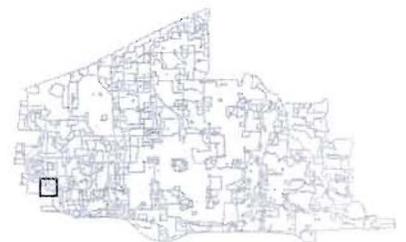
PRELIMINARY SITE PLAN
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 OF 1



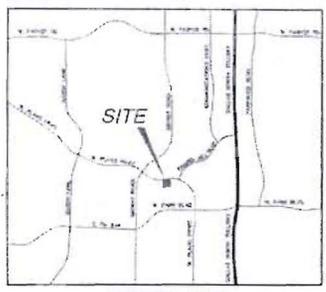
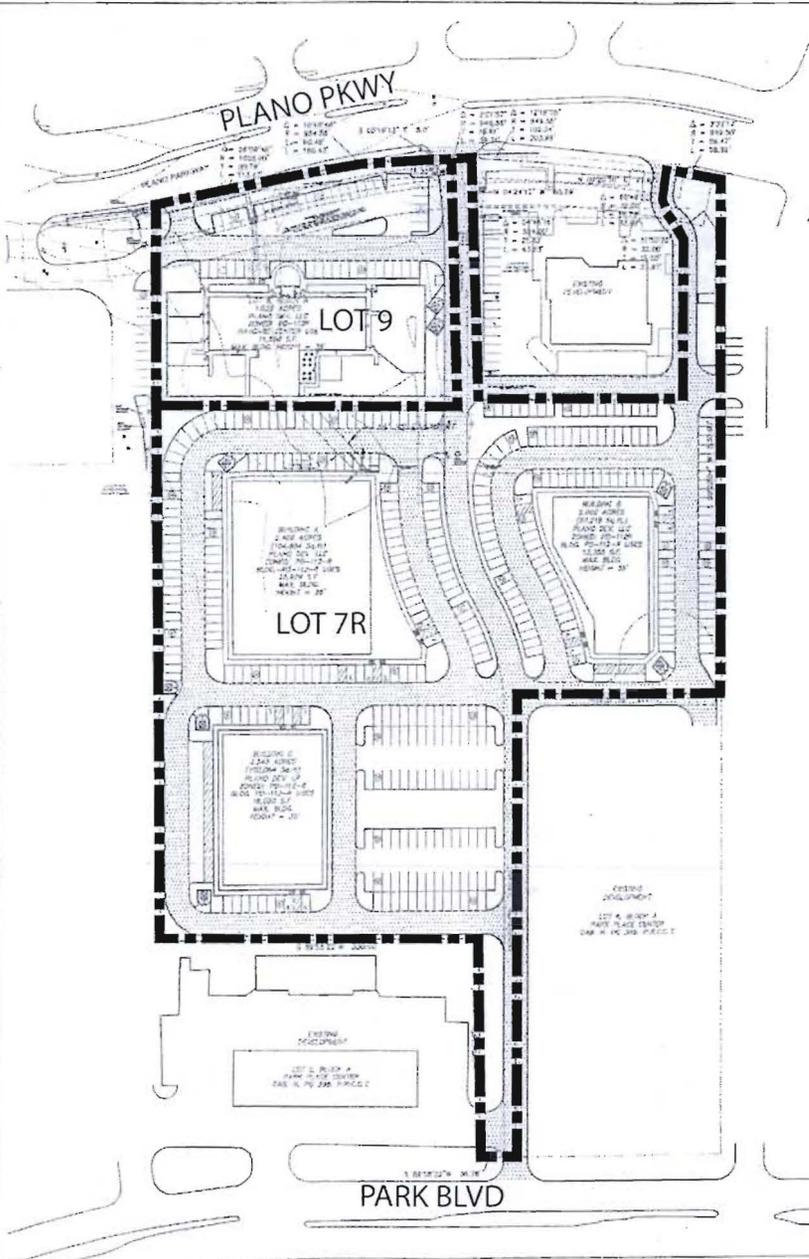
Item Submitted: CONCEPT PLAN

Title: PARK PLACE CENTER
BLOCK A, LOTS 7R & 9

Zoning: PLANNED DEVELOPMENT-112-RETAIL



○ 200' Notification Buffer



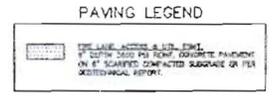
**SITE DATA SUMMARY TABLE
LOT 9, BLOCK A**

FINISH	70-110 R
PROPOSED USE	GENERAL OFFICE
LOT AREA	70,000 SF (1.600 ACRES)
BUILDING AREA TOTAL	11,000 SF
BUILDING FOOTPRINT (1 STORY)	30' MAX HEIGHT PER ZONING APPROPRIATE
PARKING	1 SP/100 FT ²
PERMITTED	48 (48 BKS) (4 R/C)
LANDSCAPING	
REMOVED - 10% OF SITE	7,000 SF
PROVIDED - 10%	20,000 SF
OVERSEER LANDSCAPING	
REMOVED - 8.5% OF PERM. USE	274 SF
PROVIDED	11,000 SF
IMPROVED DRIVE	10,000 (48,000 SF)
LOT OVERHEAD PARK	20,000 (11,000 SF) 0.100%

**SITE DATA SUMMARY TABLE
LOT 7R, BLOCK A**

FINISH	70-110 R
PROPOSED USE	GENERAL OFFICE
LOT AREA	20,000 SF (0.450 ACRES)
BUILDING AREA TOTAL	10,000 SF
BUILDING FOOTPRINT (1 STORY)	30' MAX HEIGHT
PARKING	GENERAL OFFICE (100' MIN) 1 SP/100 FT ² (48 BKS)
PERMITTED	18 (18 BKS) (4 R/C)
LANDSCAPING	
REMOVED - 10% OF SITE	2,000 SF
PROVIDED - 10%	5,000 SF
OVERSEER LANDSCAPING	
REMOVED - 8.5% OF PERM. USE	0.500 SF
PROVIDED	2,500 SF
IMPROVED DRIVE	10,000 (48,000 SF)
LOT OVERHEAD PARK	10,000 (10,000 SF) 0.100%

- SITE PLAN GENERAL NOTES**
- BUILDING FOOTPRINT SHALL BE SHOWN BY THE LINE SPANNING THE LINES SHALL BE SHOWN AND IDENTIFIED FOR CITY STANDARDS.
 - LANDSCAPING SHALL BE SHOWN AND IDENTIFIED FOR CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENTLY APPLICABLE INTERNATIONAL BUILDING CODE.
 - 30' MAX HEIGHT SHALL BE PROVIDED 2.5 FEET OUT BY THE PROPERTY LINE WITH THE 30' MAX HEIGHT. A FORMAL EASEMENT IS PROVIDED FOR A 10' WIDE STRIP OF AN ALTERNATE ZONING IS APPROVED BY THE CITY. SHOWN-FACE SHALL BE PROVIDED ON THE SIDE OF THE BUILDING.
 - MECHANICAL, ELECTRICAL, AND TRUCK COMPARTMENTS SHALL BE PROVIDED TO ACCORDANCE WITH THE ZONING ORDINANCE.
 - ALL SIGNAGE GOVERNMENT APPROVED BY BUILDING DEPARTMENT APPROVAL.
 - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
 - OPEN SPACE, WHERE PERMITTED, SHALL BE SHOWN IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - BUILDING FOOTPRINT SHALL BE SHOWN IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - OUTLINE SHOWN SHALL COMPLY WITH SEPARATION STANDARDS WITHIN SECTION 4-4.04 OF THE CODE OF ORDINANCES.
 - PLEASE CONTACT THE BUILDING DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
 - ALL ELECTRICAL, TRANSMISSION, AND SERVICE LINES MUST BE UNDERGROUND WHERE REQUIRED.
 - USE SHALL COMPLY WITH OPERATION, LOCATION, AND CONSTRUCTION OF THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 4.04 OF THE ZONING ORDINANCE: NOISE, DRAIN AND PARTICULATE MATTER, SCENIC WATER, USE OF PUBLIC UTILITIES, SOIL AND MOISTURE WATER, OPERATION, AND/OR OTHER PERFORMANCE STANDARDS.



Allen & Rindinger
 CONSULTING ENGINEERS, INC.
 1000 W. 10TH STREET, SUITE 100
 DENVER, CO 80202
 TEL: (303) 733-1111
 FAX: (303) 733-1111

PRIMROSE SCHOOL
 OF WEST PLANO
 BLOCK A, LOT 9
 CITY OF PLANO

CONCEPT PLAN

CONCEPT PLAN
 PARK PLACE CENTER
 Block A, Lot 7R & Lot 9
 8.381 Acres / 355,069 Square feet
 IN THE
 J. W. HAYNES SURVEY,
 ABSTRACT NO. 456
 CITY OF PLANO,
 COLLIN COUNTY, TEXAS
 Date Submitted: 10/10/10

Scale: 1" = 60'
 Drawn by: [Name]
 Checked by: [Name]
 Date: 10/10/10
 Project No.: 099-005

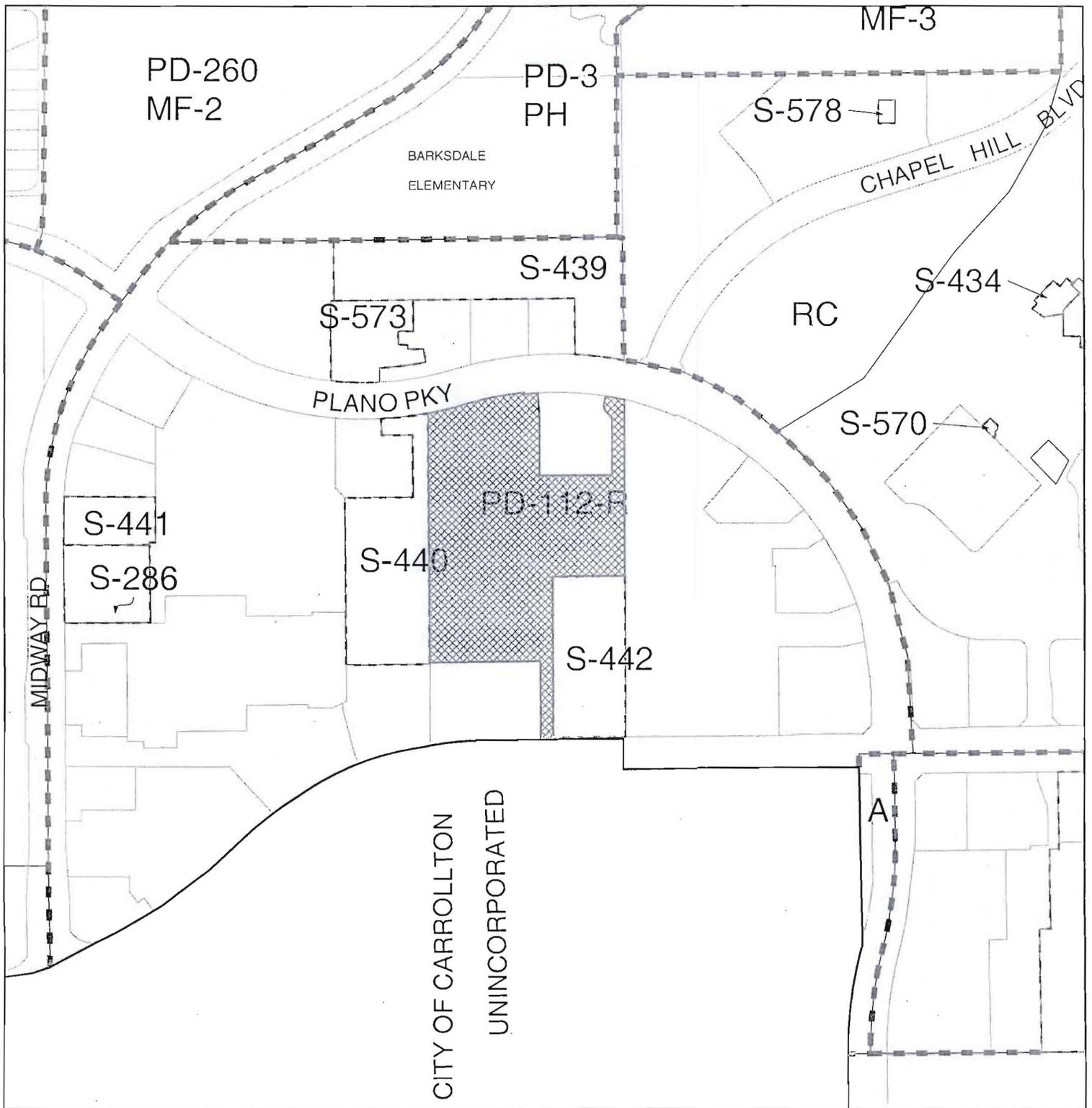
SHEET
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 OF 1

1. ELEVATIONS ARE BASED ON THE CITY OF PLANO 05 NETWORK, AGREEMENT NUMBER 101. ELEVATION=051.00'

2. 100' X 100' SET AT THE NORTHEAST CORNER OF AN INLET LOCATED APPROXIMATELY 10 FEET SOUTH AND APPROXIMATELY 10 FEET EAST FROM THE NORTHEAST CORNER OF LOT 7R. ELEVATION=051.00'

OWNER:
 CITY OF PLANO
 1000 W. 10TH STREET, SUITE 100
 DENVER, CO 80202
 TEL: (303) 733-1111
 FAX: (303) 733-1111
 WWW.CITYOFPLANO.COM

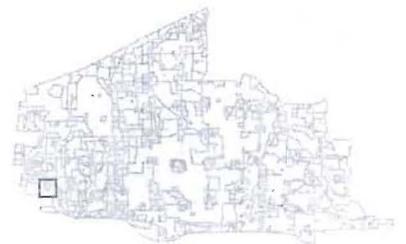
DESIGNER:
 ALLEN & RINDINGER CONSULTING ENGINEERS, INC.
 1000 W. 10TH STREET, SUITE 100
 DENVER, CO 80202
 TEL: (303) 733-1111
 FAX: (303) 733-1111
 WWW.A&RCONSULTING.COM



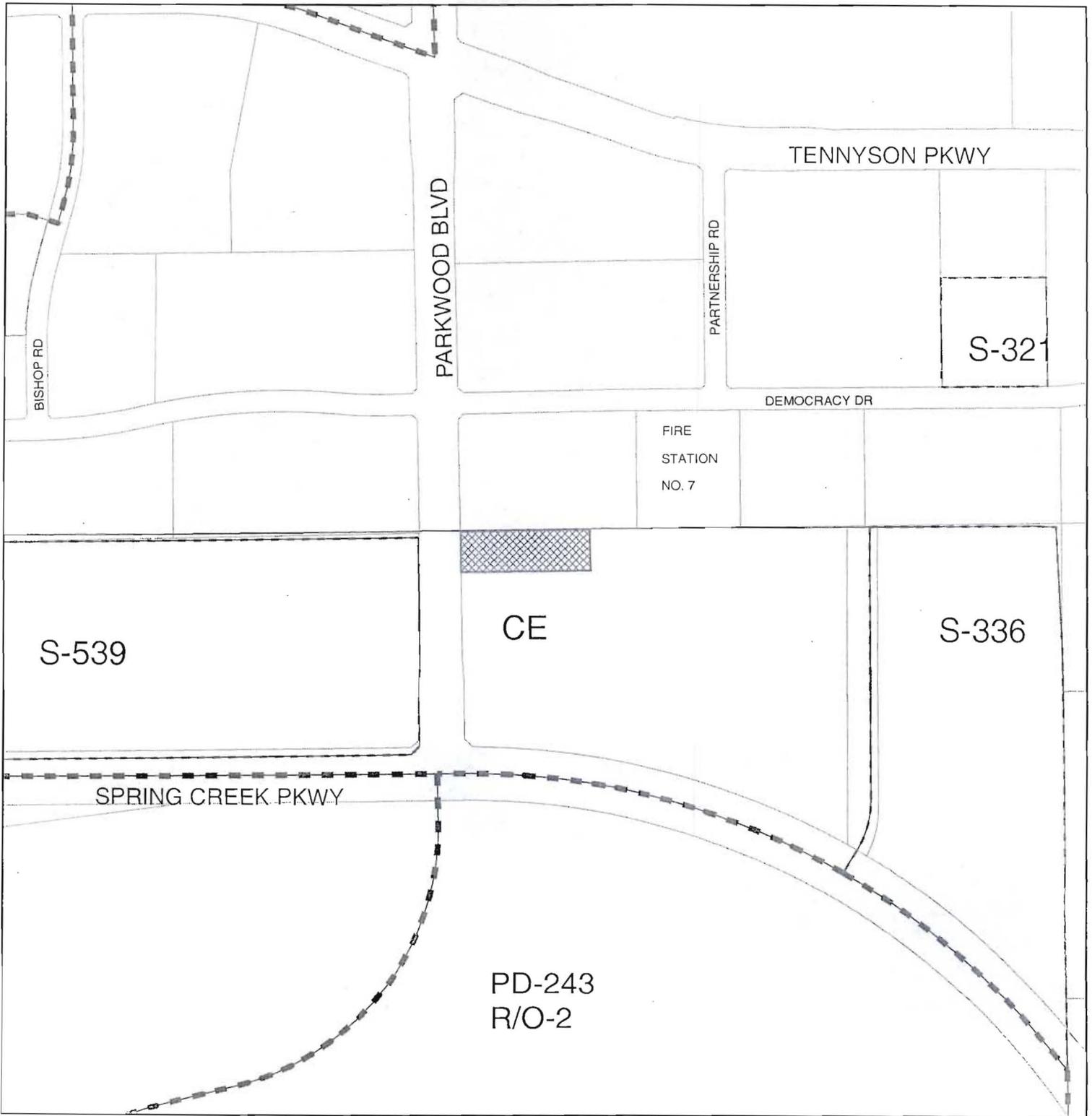
Item Submitted: REVISED CONVEYANCE PLAT

Title: PARK PLACE CENTER
BLOCK A, LOTS 7R & 9

Zoning: PLANNED DEVELOPMENT-112-RETAIL



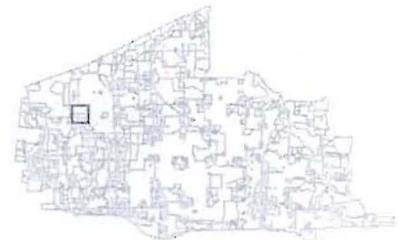
○ 200' Notification Buffer



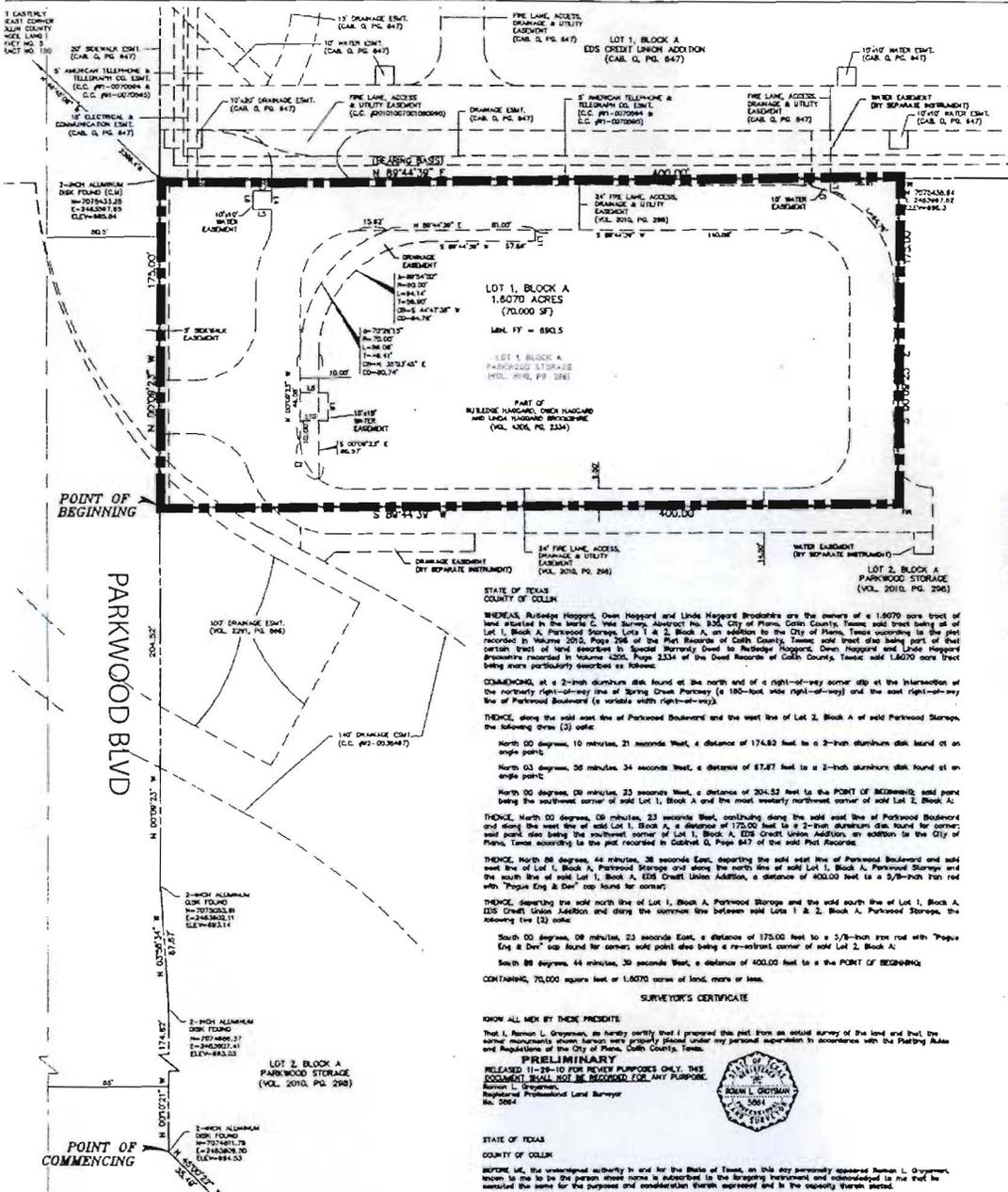
Item Submitted: PRELIMINARY PLAT

Title: PARKWOOD STORAGE
BLOCK A, LOT 1

Zoning: COMMERCIAL EMPLOYMENT



○ 200' Notification Buffer



STATE OF TEXAS
 COLLIN COUNTY
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS
 THAT, Rutledge Haggard, Owen Haggard and Linda Haggard Brookshire, acting herein by and through it's duly authorized officers, do hereby adopt this plat depicting the boundaries described properly as PARKWOOD STORAGE, LOT 1, BLOCK A, an addition to the City of Plano, Texas, and does hereby dedicate, to the public use hereof, the streets, alleys and ways shown thereon. The streets and ways are dedicated for street purposes. The easements and public use shown on this plat are dedicated for the public use hereof, 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 within the easement limits the use of particular utilities, and use by public utilities being appropriate in 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 shown on any way easement or otherwise 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, repairing, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any form of procuring permission from anyone.

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

The undersigned do hereby covenant and agree that the easements shown may be utilized by any person or the general public for ingress and egress, or hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking of motor vehicles, trailers, boats, or other improvements in the course of its operation. The maintenance of parking on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police or his duly authorized representatives is hereby authorized to remove such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

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

WITNESS MY HAND, this _____ day of _____, 2010.

By: Rutledge Haggard By: Owen Haggard By: Linda Haggard Brookshire

STATE OF TEXAS
 COUNTY OF COLLIN
 BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Rutledge Haggard, Owen Haggard and Linda Haggard Brookshire, 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 in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE
 this _____ day of _____, 2010.

STATE OF TEXAS
 COUNTY OF COLLIN
 BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Rutledge Haggard, Owen Haggard and Linda Haggard Brookshire, 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 in the capacity therein stated.

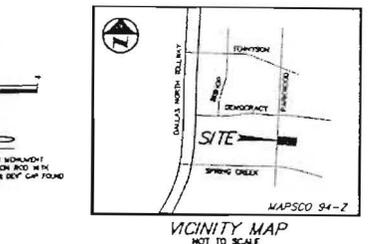
WITNESS MY HAND AND SEAL OF OFFICE
 this _____ day of _____, 2010.

STATE OF TEXAS
 COUNTY OF COLLIN
 BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Owen Haggard, 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 in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE
 this _____ day of _____, 2010.

STATE OF TEXAS
 COUNTY OF COLLIN
 BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Rutledge Haggard, Owen Haggard and Linda Haggard Brookshire, 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 in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE
 this _____ day of _____, 2010.



CERTIFICATE OF APPROVAL
 APPROVED on this _____ day of _____, 2010, by the Planning & Zoning Commission, City of Plano, Texas.

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.

WITNESS UNDER MY HAND AND SEAL OF OFFICE
 this _____ day of _____, 2010.

NOTARY PUBLIC in and for the STATE OF TEXAS

Secretary, Planning & Zoning Commission or City Engineer

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

WITNESS UNDER MY HAND AND SEAL OF OFFICE
 this _____ day of _____, 2010.

NOTARY PUBLIC in and for the STATE OF TEXAS

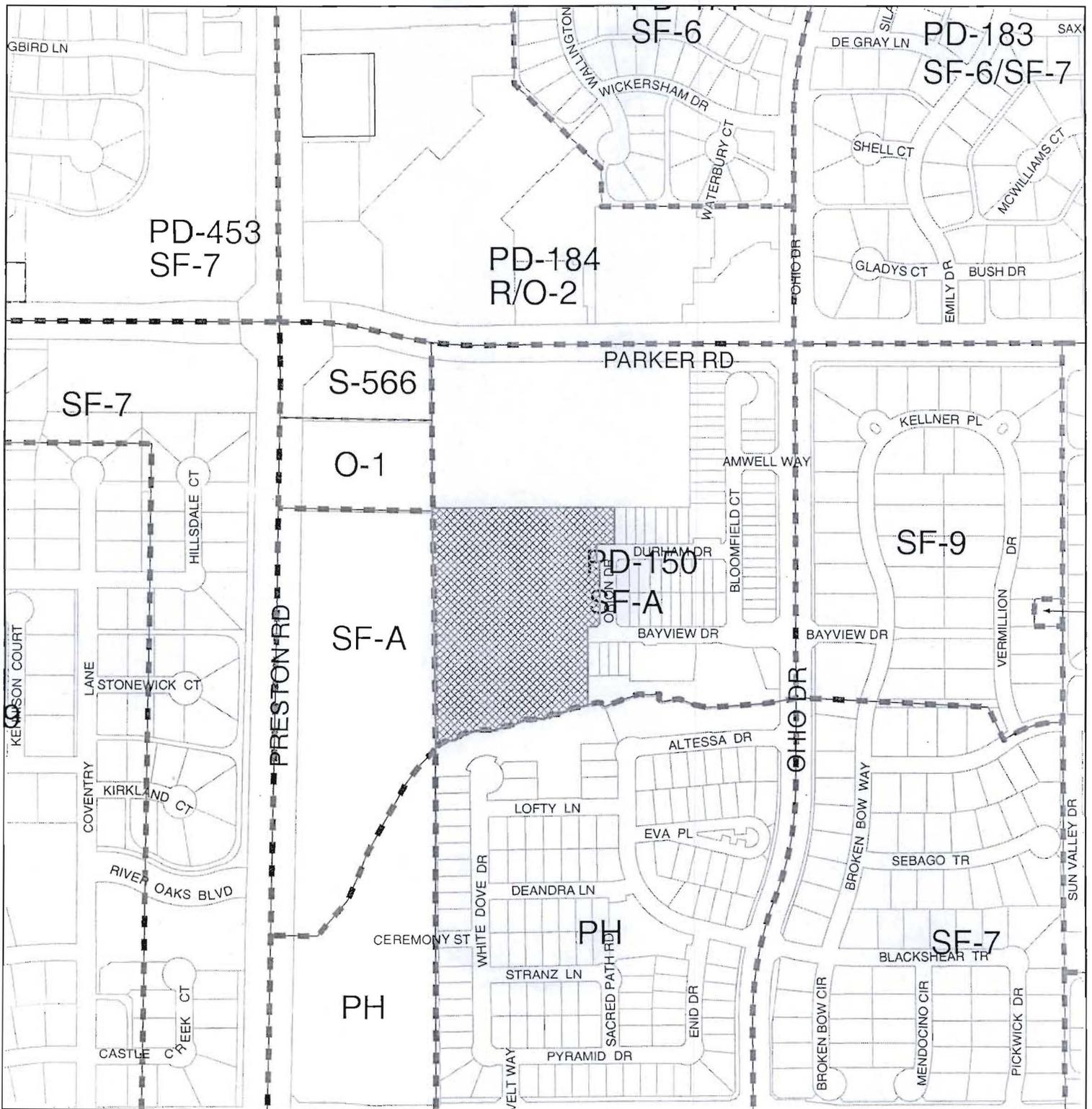
- NOTES:
1. Bearing system for this survey is based on a bearing of North 80 degrees, 44 degrees, 30 seconds East, for the north line of Lot 1, Block A, Parkwood Storage, an addition to the City of Plano, Texas according to Volume 2010, Page 208 of the Plat Records of Collin County, Texas.
 2. Being a portion of the addition by notes and bounds is a violation of the city Subdivision Ordinance and State zoning statutes and is subject to fines and abatement of utilities and building certificates.

LINE	BEARING	LENGTH
L1	S 90°12'21" E	2.22'
L2	S 0°02'52" E	4.36'
L3	S 90°08'21" E	8.07'
L4	S 0°02'52" E	10.00'
L5	S 89°02'51" E	10.00'
L6	S 0°02'52" E	10.00'
L7	S 89°02'51" E	10.00'
L8	S 89°02'51" E	10.00'
L9	S 0°02'52" E	10.00'
L10	S 89°02'51" E	10.00'
L11	S 0°02'52" E	6.50'

CURVE	BETA	LENGTH	BEARING	CHORD DIRECTION	CHORD
C1	119°20'21"	14.47'	34.00'	S 27°17'11" W	10.50'
C2	30°12'12"	33.61'	28.00'	S 3°28'24" E	22.80'

PRELIMINARY PLAT
 PARKWOOD STORAGE
 LOT 1, BLOCK A
 BEING LOT 1, BLOCK A, PARKWOOD STORAGE
 1.8070 ACRES OUT OF THE
 MARIA C. VELA SURVEY, ABSTRACT NO. 935
 CITY OF PLANO, COLLIN COUNTY, TEXAS

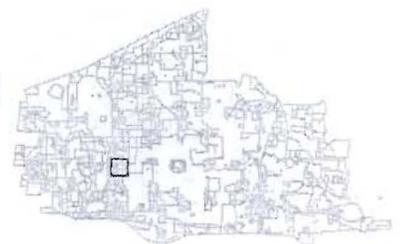
	PREPARED FOR: ADVANTAGE STORAGE 2500 Eldorado Parkway Suite 110 McKinney, Texas 75070 (972) 547-0236 (PHONE)	PREPARED BY: RUTLEDGE HAGGARD, OWEN HAGGARD & LINDA HAGGARD BROOKSHIRE 800 Central Parkway East Suite 100 Plano, Texas 75074 (972) 422-4515 (PHONE)	PREPARED 11-28-2010 SURVEYED 08-08-2010 SCALE: 1" = 30' PLAT NUMBER 1458-10-038 DRAWN BY RLG CHECKED BY AWS
	1015 SHAW CENTRAL DRIVE SUITE 100 WOODWAY, TEXAS 75098		(714) 344-8800 PHONE (714) 344-8803 FAX www.pogue-engineering.com



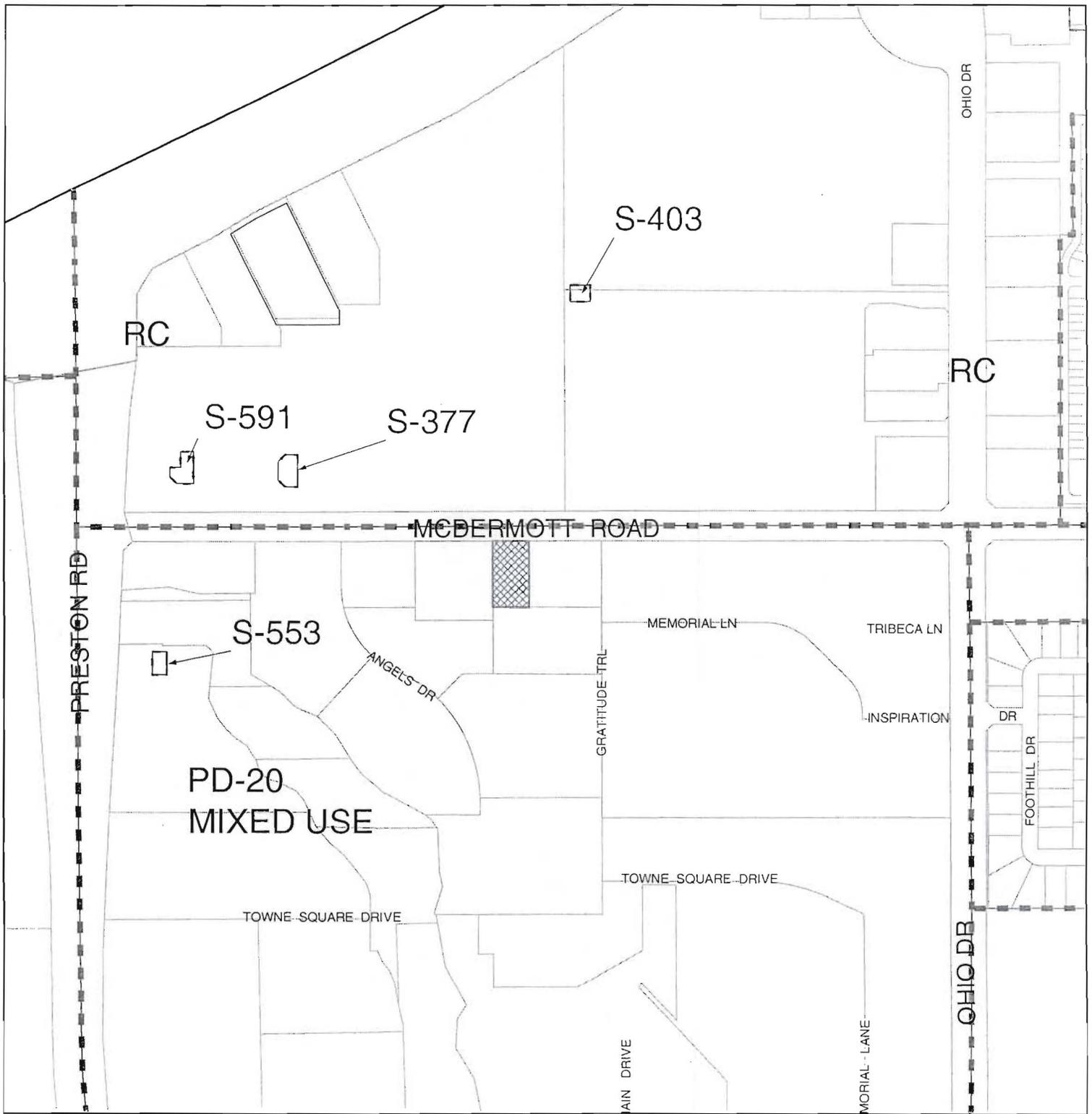
Item Submitted: REVISED PRELIMINARY SITE PLAN

Title: PRESTON VILLAGES ADDITION

Zoning: PLANNED DEVELOPMENT-150-
SINGLE-FAMILY RESIDENCE ATTACHED

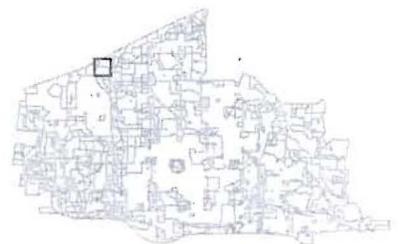


○ 200' Notification Buffer



Item Submitted: REVISED CONCEPT PLAN

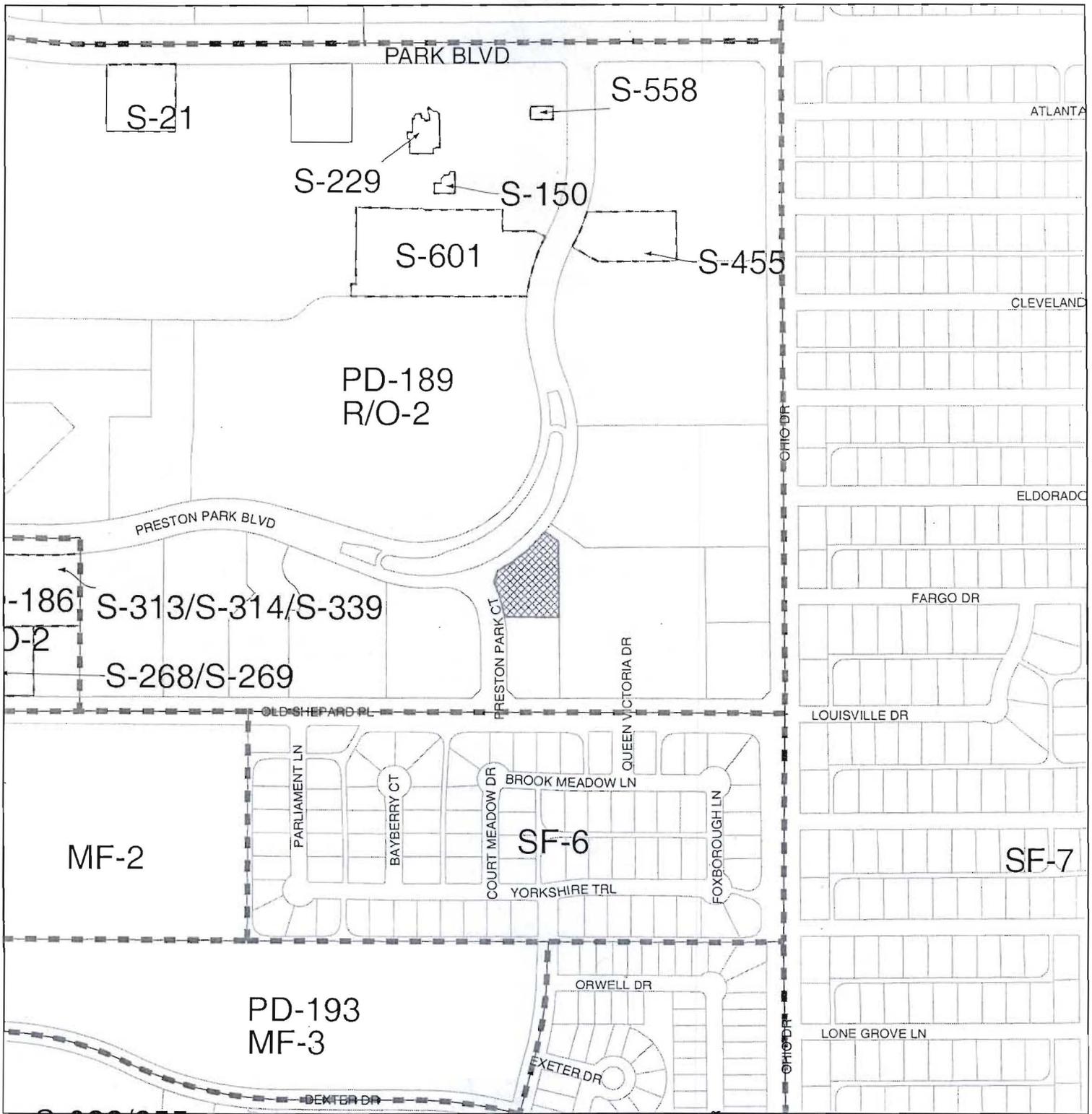
Title: THE CANAL ON PRESTON ADDITION
BLOCK A, LOT 10



Zoning: PLANNED DEVELOPMENT-20-MIXED USE



○ 200' Notification Buffer

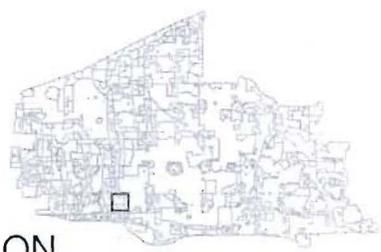


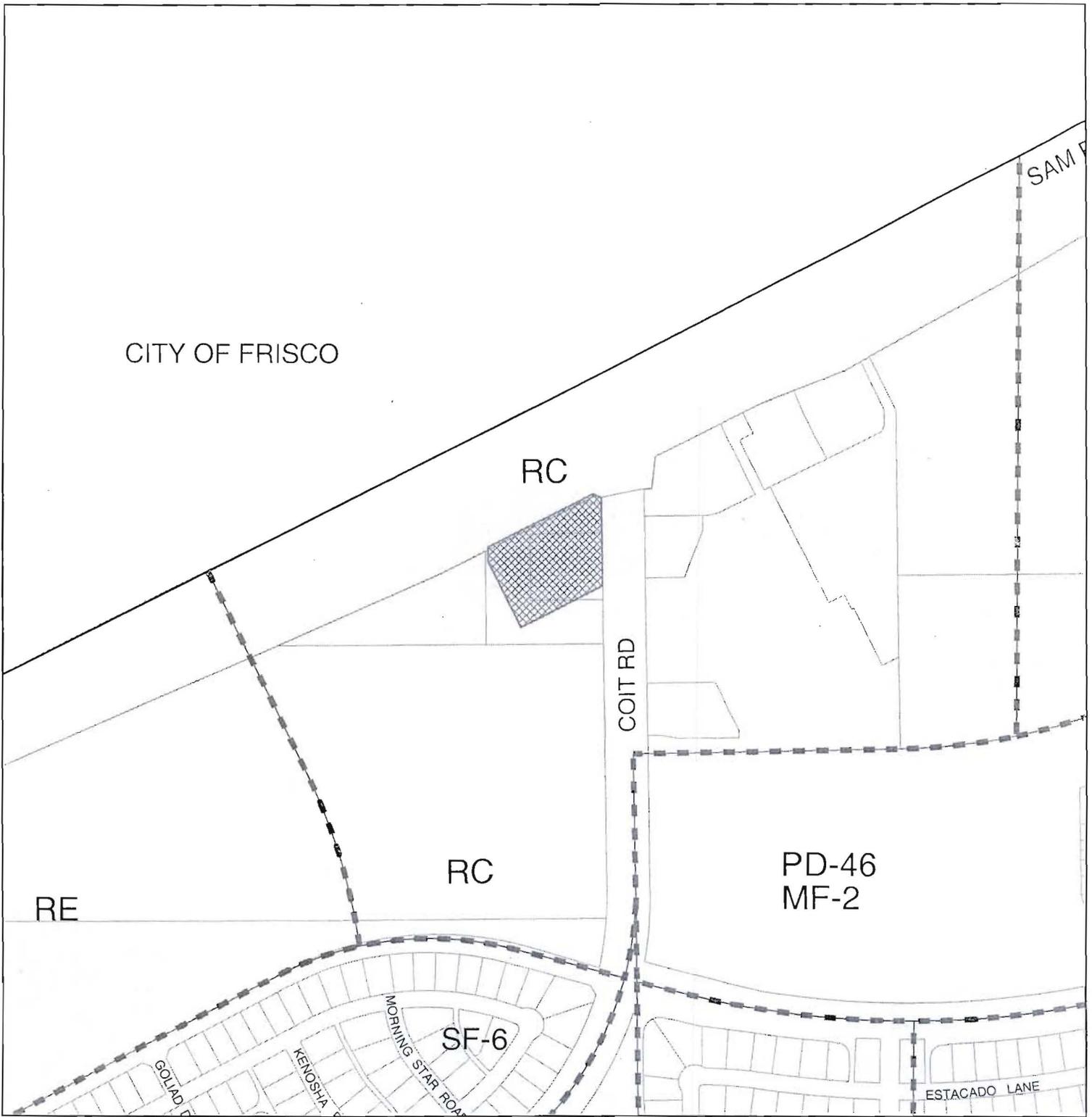
Item Submitted: PRELIMINARY SITE PLAN

Title: PRESTON PARK BUSINESS CENTER ADDITION
BLOCK A, LOT 5

Zoning: PLANNED DEVELOPMENT-189-RETAIL/GENERAL OFFICE

○ 200' Notification Buffer

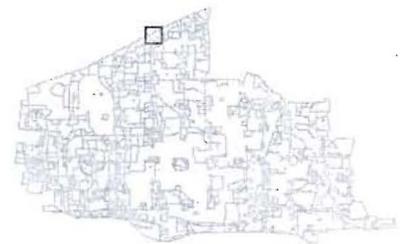




Item Submitted: PRELIMINARY PLAT

Title: QT 910 ADDITION
BLOCK A, LOT 1

Zoning: REGIONAL COMMERCIAL/
STATE HIGHWAY 121 OVERLAY DISTRICT



○ 200' Notification Buffer

CITY OF PLANO
PLANNING & ZONING COMMISSION

December 6, 2010

Agenda Item No. 6

Public Hearing: Zoning Case 2010-20

Applicant: Bluewave Deployment (T-Mobile)

DESCRIPTION:

Request for a Specific Use Permit for 90-foot Commercial Antenna Support Structure on 0.1± acre located 250± feet east of Jupiter Road and 530± feet south of 14th Street. Zoned Retail.

REMARKS:

Per the attached letter, the applicant is requesting that this item be tabled to the Planning & Zoning Commission's December 20, 2010, meeting in order to allow them additional time to work through outstanding issues pertaining to the application.

RECOMMENDATION:

Recommended that the Planning & Zoning Commission accept the applicant's request to table Zoning Case 2010-20 to the December 20, 2010, meeting.

December 1, 2010

RE: Proposed Zoning Change: Zoning Case 2010-20

This letter is to inform the City of Plano Planning and Zoning Department that T-Mobile would like to request to table the above referenced zoning case. Please let me know if you have any questions.

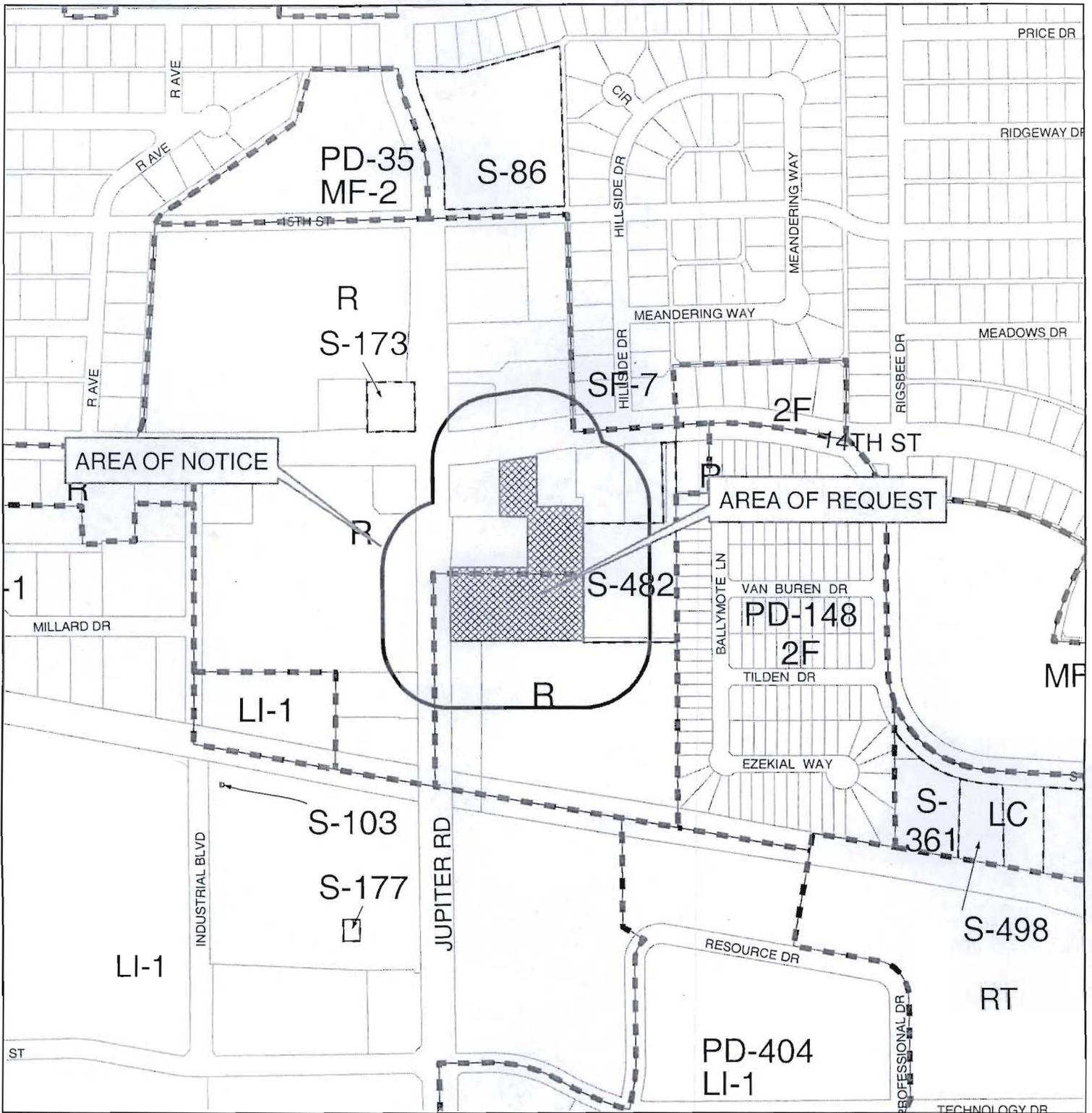
Regards,

Alec Broadus

Agent – T-Mobile West Corporation

817.946.6197 PHONE

800.401.4234 FAX



Zoning Case #: 2010-20

Existing Zoning: RETAIL



○ 200' Notification Buffer

RECEIVED

REPLY FORM

NOV 17 2010

PLANNING DEPT.

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

Dear Commissioners:

This letter is regarding Zoning Case 2010-20. This is a request for a Specific Use Permit for a 90-foot Commercial Antenna Support Structure on 0.1± acre located 250± feet east of Jupiter Road, 530± feet south of 14th Street. The property is currently zoned Retail (R). The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling and warehousing. The requested zoning is a Specific Use Permit for a 90-foot Commercial Antenna Support Structure. The purpose and intent of a Specific Use Permit is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established. A commercial antenna is defined as any antenna system that provides, directly or indirectly for a fee, telecommunications services to the public or to such classes of users as to be effectively available directly to the public, regardless of the facilities used.

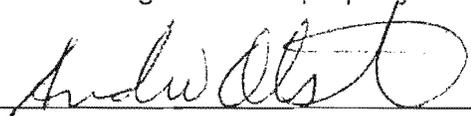
*****PLEASE TYPE OR USE BLACK INK*****

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2010-20.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2010-20.

This item will be heard on **December 6, 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.

<u>Andrew Olmstead President</u>		<u></u>	
Name (Please Print)	<u>Chapman Inc.</u>	Signature	
<u>P.O. Box 1298</u>		<u>11/16/10</u>	
Address	<u>Sherman, TX 75091</u>	Date	

BM

RECEIVED

REPLY FORM

NOV 18 2010

PLANNING DEPT.

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

Dear Commissioners:

This letter is regarding Zoning Case 2010-20. This is a request for a Specific Use Permit for a 90-foot Commercial Antenna Support Structure on 0.1± acre located 250± feet east of Jupiter Road, 530± feet south of 14th Street. The property is currently zoned Retail (R). The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling and warehousing. The requested zoning is a Specific Use Permit for a 90-foot Commercial Antenna Support Structure. The purpose and intent of a Specific Use Permit is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established. A commercial antenna is defined as any antenna system that provides, directly or indirectly for a fee, telecommunications services to the public or to such classes of users as to be effectively available directly to the public, regardless of the facilities used.

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

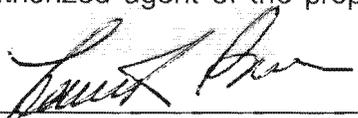
I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2010-20.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2010-20.

This item will be heard on **December 6, 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.

LAWRENCE R. BARK
Name (Please Print)


Signature

1412 Main St. #2100
Address
Dallas, TX 75202

11/16/10
Date

BM applicant

RECEIVED

NOV 19 2010

PLANNING DEPT

REPLY FORM

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

Dear Commissioners:

This letter is regarding Zoning Case 2010-20. This is a request for a Specific Use Permit for a 90-foot Commercial Antenna Support Structure on 0.1± acre located 250± feet east of Jupiter Road, 530± feet south of 14th Street. The property is currently zoned Retail (R). The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling and warehousing. The requested zoning is a Specific Use Permit for a 90-foot Commercial Antenna Support Structure. The purpose and intent of a Specific Use Permit is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established. A commercial antenna is defined as any antenna system that provides, directly or indirectly for a fee, telecommunications services to the public or to such classes of users as to be effectively available directly to the public, regardless of the facilities used.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2010-20.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2010-20.

This item will be heard on **December 6, 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.

See attached

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

GARY MARTIN
Name (Please Print)


Signature

2700 JAMES ST
Address
DENTON TX 76205
BM

11-17-10
Date

Public health and safety is my main concern for being against the requested zoning. Anyone that is unfamiliar to these structures may be hesitant to come near it for fear of any kind of negative exposure. A 90-foot Commercial Antenna Support Structure in an area intended for the retail sales of goods and services would be an eyesore for the consumer. As a property owner in the area, I am also concerned that this would not benefit the property value.

CITY OF PLANO
PLANNING & ZONING COMMISSION

December 6, 2010

Agenda Item No. 7

Public Hearing - Replat: Plano Chinese Alliance Church Addition, Block A, Lot 1R

Applicant: Plano Chinese Alliance Church

DESCRIPTION:

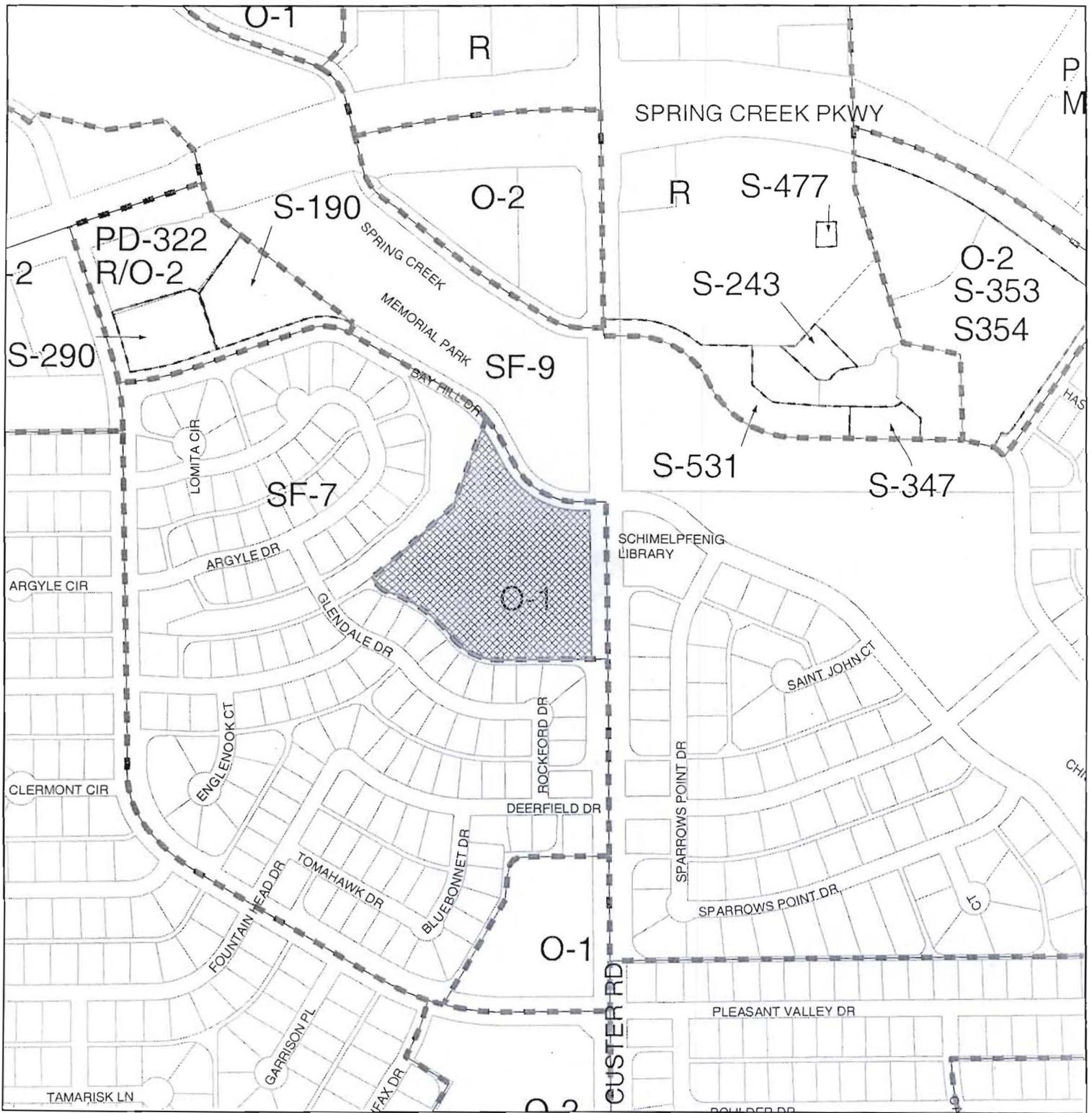
Religious facility on one lot on 6.0± acres located at the southwest corner of Bay Hill Drive and Custer Road. Zoned Neighborhood Office. Neighborhood #34.

REMARKS:

The purpose for the replat is to dedicate easements necessary for the expansion of the existing religious facility.

RECOMMENDATION:

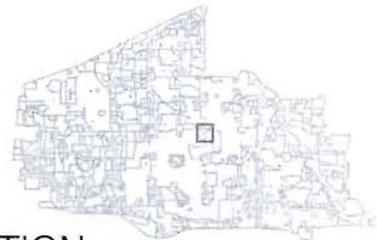
Recommended for approval as submitted.



Item Submitted: REPLAT

Title: PLANO CHINESE ALLIANCE CHURCH ADDITION
BLOCK A, LOT 1R

Zoning: NEIGHBORHOOD OFFICE



○ 200' Notification Buffer

CITY OF PLANO
PLANNING & ZONING COMMISSION

December 6, 2010

Agenda No. 8

Public Hearing - Revised Preliminary Replat & Revised Site Plan:
Capital One Addition, Block 1, Lot 3R

Applicant: Capital One National Association

DESCRIPTION:

General office on one lot on 24.8± acres located on the west side of Preston Road, 1,036± feet north of Hedgecoxe Road. Zoned Commercial Employment/Preston Road Overlay District. Neighborhood #8.

REMARKS:

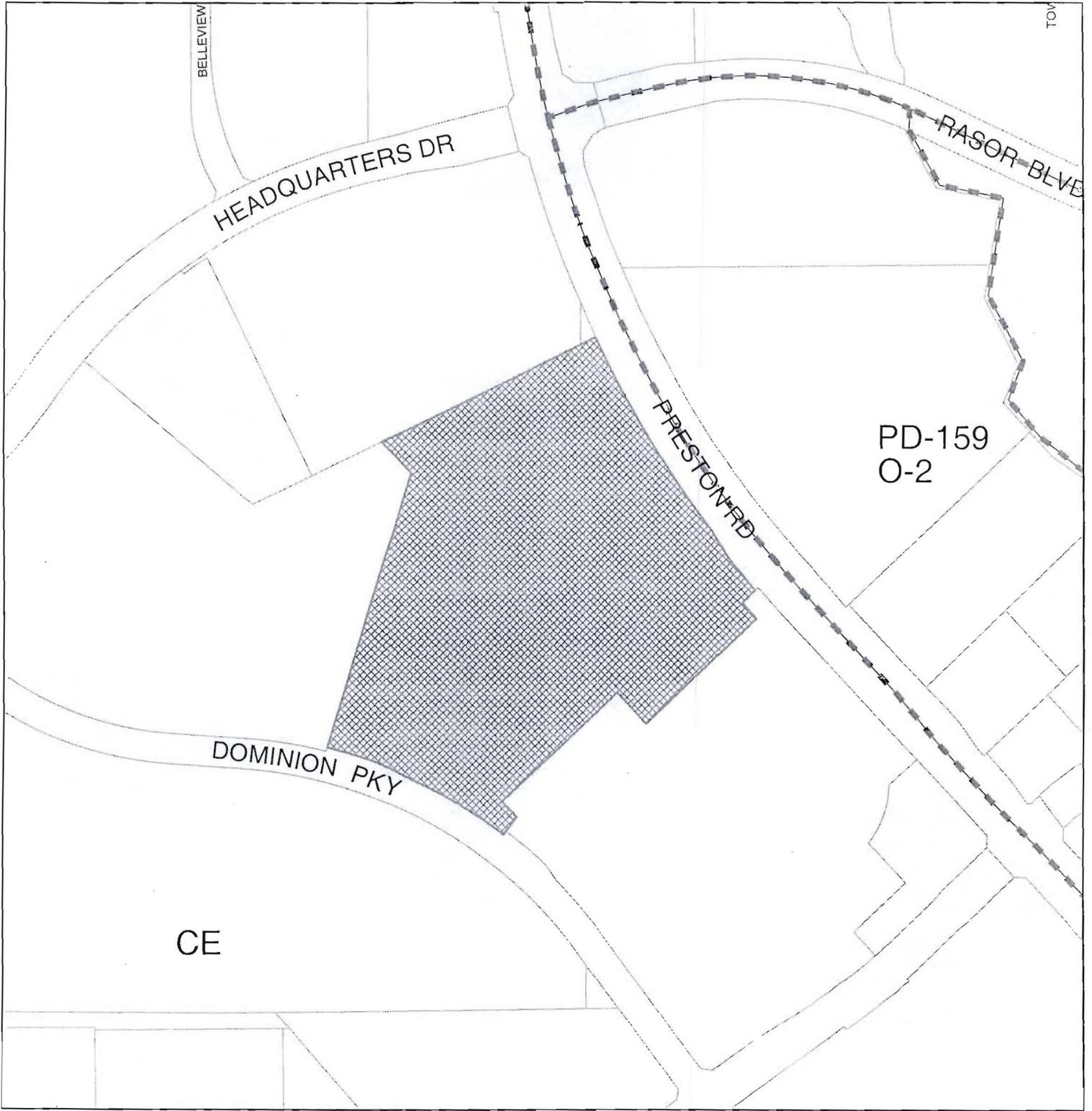
The purpose for this revised preliminary replat is to abandon and dedicate additional easements necessary to accommodate modifications to the site.

The purpose of the revised site plan is to show an expansion to the existing parking garage on Block 1, Lot 3R.

RECOMMENDATIONS:

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

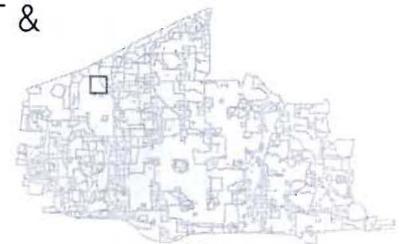
Revised Site Plan: Recommended for approval as submitted.



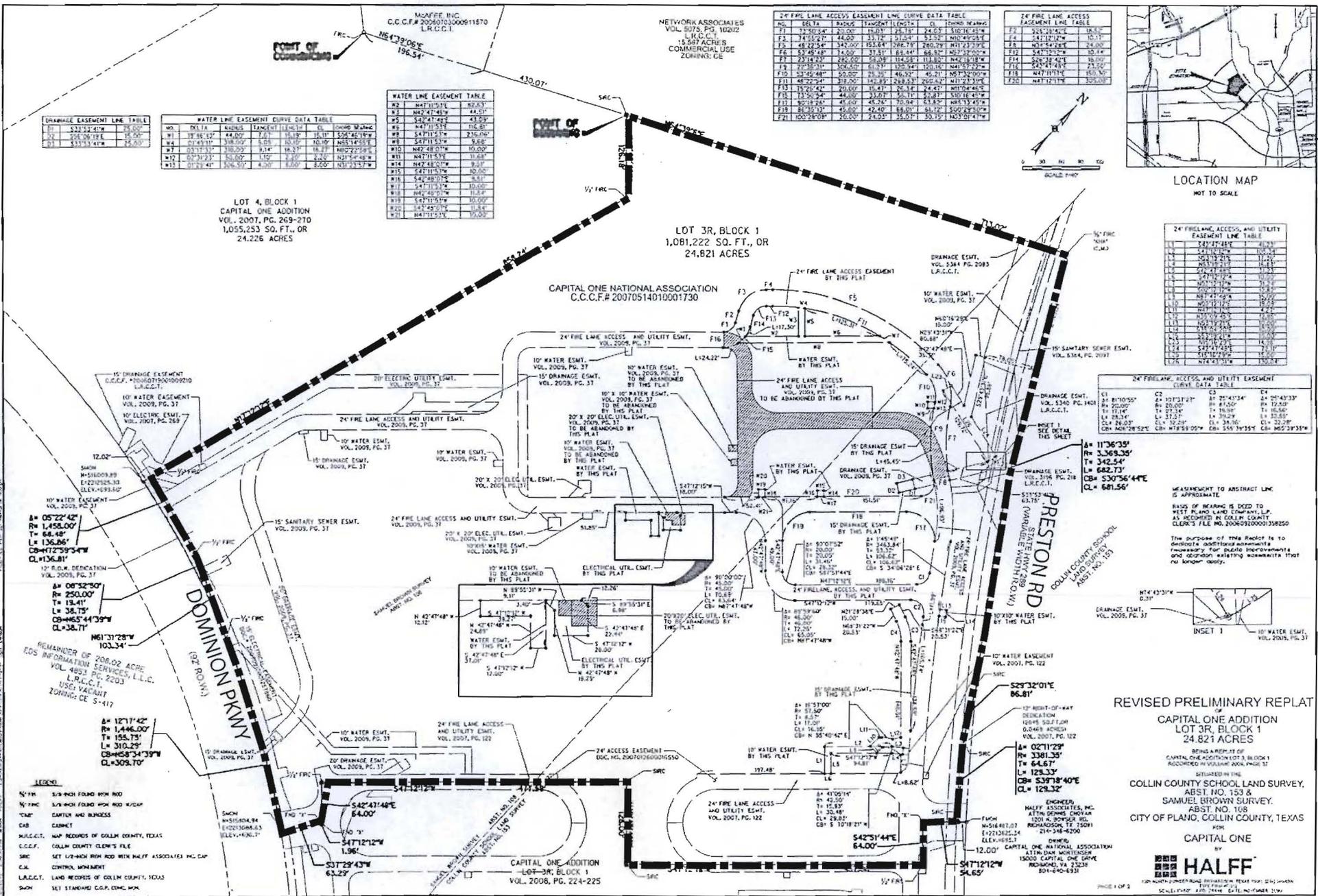
Item Submitted: REVISED PRELIMINARY REPLAT &
REVISED SITE PLAN

Title: CAPITAL ONE ADDITION
BLOCK 1, LOT 3R

Zoning: COMMERCIAL EMPLOYMENT/
PRESTON ROAD OVERLAY DISTRICT



○ 200' Notification Buffer



DRAINAGE EASEMENT LINE TABLE

NO.	DATA	AREA
D1	S21°32'41"W	76.00'
D2	S28°28'18"E	15.00'
D3	S33°14'41"W	15.00'

WATER LINE EASEMENT CURVE DATA TABLE

NO.	DATA	ANGLE	TANGENT	LENGTH	CL	CHORD BEARING
W1	N1°36'12"	44.00'	18.12'	18.12'	36.24'	S59°26'39"W
W2	S1°45'11"	318.00'	5.61'	10.10'	10.10'	N85°14'55"E
W3	S1°11'37"	318.00'	5.61'	18.27'	18.27'	N82°22'58"E
W4	S2°37'23"	65.00'	1.52'	2.62'	2.62'	N43°54'48"E
W5	S1°12'42"	306.00'	5.26'	8.60'	8.60'	N83°13'57"W

WATER LINE EASEMENT TABLE

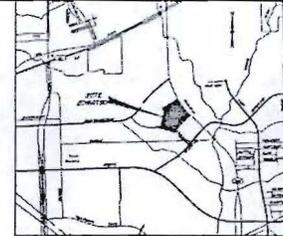
W1	N47°11'51"E	20.00'
W2	N47°11'51"E	44.00'
W3	S42°47'49"E	43.00'
W4	N47°11'51"E	116.81'
W5	S41°19'55"E	236.00'
W6	S47°11'55"E	5.00'
W7	N47°11'51"E	10.00'
W8	N47°11'51"E	10.00'
W9	N47°11'51"E	10.00'
W10	N47°11'51"E	10.00'
W11	N47°11'51"E	10.00'
W12	N47°11'51"E	10.00'
W13	N47°11'51"E	10.00'
W14	N47°11'51"E	10.00'
W15	N47°11'51"E	10.00'
W16	N47°11'51"E	10.00'
W17	N47°11'51"E	10.00'
W18	N47°11'51"E	10.00'
W19	N47°11'51"E	10.00'
W20	N47°11'51"E	10.00'

24" FIRE LINE ACCESS EASEMENT CURVE DATA TABLE

NO.	DATA	ANGLE	TANGENT	LENGTH	CL	CHORD BEARING
F1	S61°12'11"E	20.00'	15.00'	25.18'	24.00'	S10°16'45"W
F2	S74°55'27"E	44.00'	15.71'	31.54'	31.54'	N10°40'54"E
F3	S42°22'54"E	240.00'	18.24'	308.91'	308.91'	N87°17'37"E
F4	S37°45'48"E	14.00'	5.31'	63.44'	66.37'	N51°32'00"W
F5	S71°14'23"	220.00'	16.28'	314.05'	313.10'	N42°18'18"W
F6	S22°59'21"	100.00'	6.17'	135.84'	135.84'	N48°19'22"W
F7	S37°45'48"	50.00'	18.35'	46.92'	45.21'	N53°32'00"W
F8	S42°22'54"	310.00'	18.25'	308.91'	308.91'	N10°40'54"E
F9	S74°55'27"	44.00'	15.71'	31.54'	31.54'	N10°40'54"E
F10	S61°12'11"	20.00'	15.00'	25.18'	24.00'	S10°16'45"W
F11	S61°12'11"	20.00'	15.00'	25.18'	24.00'	S10°16'45"W
F12	S61°12'11"	20.00'	15.00'	25.18'	24.00'	S10°16'45"W
F13	S61°12'11"	20.00'	15.00'	25.18'	24.00'	S10°16'45"W
F14	S61°12'11"	20.00'	15.00'	25.18'	24.00'	S10°16'45"W
F15	S61°12'11"	20.00'	15.00'	25.18'	24.00'	S10°16'45"W
F16	S61°12'11"	20.00'	15.00'	25.18'	24.00'	S10°16'45"W
F17	S61°12'11"	20.00'	15.00'	25.18'	24.00'	S10°16'45"W
F18	S61°12'11"	20.00'	15.00'	25.18'	24.00'	S10°16'45"W
F19	S61°12'11"	20.00'	15.00'	25.18'	24.00'	S10°16'45"W
F20	S61°12'11"	20.00'	15.00'	25.18'	24.00'	S10°16'45"W

24" FIRE LINE ACCESS EASEMENT LINE TABLE

F1	S23°12'41"E	16.67'
F2	N41°12'12"W	15.00'
F3	N47°11'51"E	15.00'
F4	S47°11'51"E	10.14'
F5	S48°28'21"E	15.00'
F6	N47°11'51"E	15.00'
F7	N47°11'51"E	15.00'
F8	N47°11'51"E	15.00'
F9	N47°11'51"E	15.00'
F10	N47°11'51"E	15.00'



LOCATION MAP
NOT TO SCALE

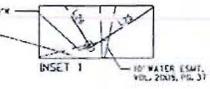
24" FIRE LINE ACCESS AND UTILITY EASEMENT CURVE DATA TABLE

NO.	DATA	ANGLE	TANGENT	LENGTH	CL	CHORD BEARING
C1	S21°32'41"W	76.00'				
C2	S28°28'18"E	15.00'				
C3	S33°14'41"W	15.00'				
C4	S37°45'48"E	14.00'				
C5	S42°22'54"E	240.00'				
C6	S47°11'55"E	5.00'				
C7	S51°32'00"W	66.37'				
C8	S59°26'39"W	36.24'				
C9	S61°12'11"E	24.00'				
C10	S61°12'11"E	24.00'				
C11	S61°12'11"E	24.00'				
C12	S61°12'11"E	24.00'				
C13	S61°12'11"E	24.00'				
C14	S61°12'11"E	24.00'				
C15	S61°12'11"E	24.00'				
C16	S61°12'11"E	24.00'				
C17	S61°12'11"E	24.00'				
C18	S61°12'11"E	24.00'				
C19	S61°12'11"E	24.00'				
C20	S61°12'11"E	24.00'				

24" FIRE LINE ACCESS AND UTILITY EASEMENT CURVE DATA TABLE

NO.	DATA	ANGLE	TANGENT	LENGTH	CL	CHORD BEARING
C1	S11°36'35"	11.36'				
C2	S11°36'35"	11.36'				
C3	S11°36'35"	11.36'				
C4	S11°36'35"	11.36'				
C5	S11°36'35"	11.36'				
C6	S11°36'35"	11.36'				
C7	S11°36'35"	11.36'				
C8	S11°36'35"	11.36'				
C9	S11°36'35"	11.36'				
C10	S11°36'35"	11.36'				
C11	S11°36'35"	11.36'				
C12	S11°36'35"	11.36'				
C13	S11°36'35"	11.36'				
C14	S11°36'35"	11.36'				
C15	S11°36'35"	11.36'				
C16	S11°36'35"	11.36'				
C17	S11°36'35"	11.36'				
C18	S11°36'35"	11.36'				
C19	S11°36'35"	11.36'				
C20	S11°36'35"	11.36'				

MEASUREMENT TO ABSTRACT LINE IS APPROPRIATE.
 BASIS OF BEARING IS USED TO WEST PLANO LAND COMPANY, L.P., AS RECORDED IN COLLIN COUNTY CLERK'S FILE NO. 20060920000308250.
 THE PURPOSE OF THIS PLAT IS TO DISTRIBUTE CERTAIN INTERESTS NECESSARY FOR DUEDILIGENCE AND OCCUPANCY OF EXISTING WORKMANSHIP THAT IS NO LONGER NECESSARY.



REVISED PRELIMINARY REPLAT

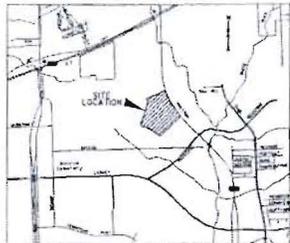
CAPITAL ONE ADDITION
 LOT 3R, BLOCK 1
 24.821 ACRES

BEING A REPLAT OF CAPITAL ONE ADDITION LOT 3, BLOCK 1 RECORDED IN COLLIN COUNTY CLERK'S FILE NO. 20060920000308250.
 SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABST. NO. 153 & SAMUEL BROWN SURVEY, ABST. NO. 1018, CITY OF PLANO, COLLIN COUNTY, TEXAS.

FOR CAPITAL ONE BY



100 NORTH FORTWORTH DAVENPORT PLAZA, SUITE 1000, FORTWORTH, TEXAS 76102
 SCALE: HORIZONTAL AND VERTICAL EQUAL
 SHEET 1 OF 2

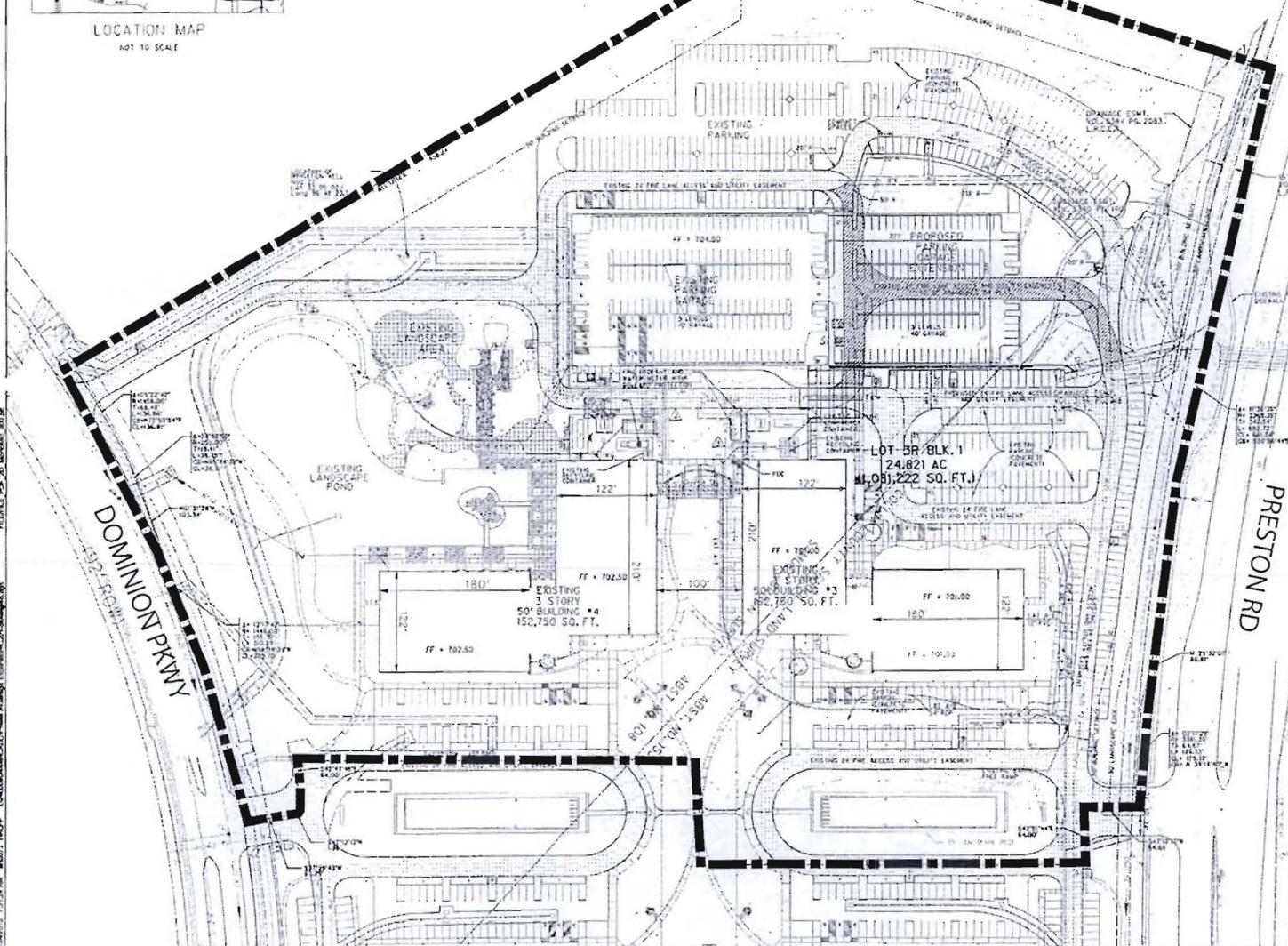
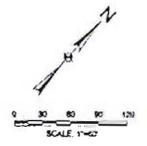


LOCATION MAP
NOT TO SCALE

BENCHMARKS
 BM#1
 SQUARE CORNER 1000' WEST
 OF PRESTON RD. NO. 1001
 ELEVATION 548.53
 BM#2
 SQUARE CORNER 100' EAST OF CURB
 SQUARE CORNER 100' EAST OF CURB
 WEST OF PRESTON RD. APPROX. 100'
 WEST OF PRESTON RD. APPROX. 100'
 ELEVATION 548.12

NO.	TYPE	DATE	QUANTITY	EST. QUANTITY	REMARKS
1	BR.	2"	1	NOT APPLIC.	WATER MAIN
2	BR.	2"	1	NOT APPLIC.	WATER MAIN
3	CON.	8"	1	6"	EX. WATER SERVICE
4	CON.	8"	1	6"	EX. WATER SERVICE

NO.	TYPE	DATE	QUANTITY	EST. QUANTITY	REMARKS
1	BR.	2"	1	NOT APPLIC.	WATER MAIN
2	BR.	2"	1	NOT APPLIC.	WATER MAIN
3	CON.	8"	1	6"	EX. WATER SERVICE
4	CON.	8"	1	6"	EX. WATER SERVICE



- SITE PLAN GENERAL NOTES**
1. Buildings 8,000 square feet or greater shall be 100% fire sprinkled.
 2. Fire areas shall be designed and constructed per city standards.
 3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current, adopted International Building Code.
 4. 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 terminating sidewalk or an alternative design is approved by the city. A 6'0" x 8'0" paving stone will be provided every 250' along sidewalks unless State R.I.D. No. 1000 is used. Paving stone notes per city standards will per TADCT standards will all State R.I.D. No. 1000 shall be provided on sidewalks at all curb crossings.
 5. Mechanical units, dumpsters and trash enclosures shall be screened in accordance with the Zoning Ordinance.
 6. All storage and signage upon approval by Building Inspection Department.
 7. Approval of the site plan is not final until all engineering plans are approved.
 8. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 9. Building hours within the development shall be compatible, as provided in the Retail Center Zoning Ordinance.
 10. Outdoor lighting shall comply with Illumination standards within Section 6-4(d) of the Code of Ordinances.
 11. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
 12. All electrical transmission, distribution, and service lines must be underground unless otherwise noted.
 13. Uses shall conform to provisions, restrictions, and conditions in the following performance standards in Sections 3-1300 of the Zoning Code, noise, smoke and particulate matter, odorous matter, fire or explosion related, heat and radiant matter, vibration within their performance standards.

HALF ASSOCIATES
 ENGINEERS & ARCHITECTS
 1000 FARMERS BLVD., SUITE 500
 COLLEGE STATION, TEXAS 77840
 PHONE: 777-3333
 FAX: 777-3334
 DEMING & CHANDLER 73268 11/24/2010
 DATE OF PRINT: 11/24/2010

THE PURPOSE OF THIS REVISED SITE PLAN IS TO RECONSTRUCT THE EXISTING 300'x400' PARK GARAGE EXPANSION OF LOT 3B, BLOCK 1

ENGINEER
 HALF ASSOCIATES
 1000 FARMERS BLVD., SUITE 500
 COLLEGE STATION, TEXAS 77840
 CONTACT: DEMING & CHANDLER
 OWNER
 CAPITAL GROUP
 1000 FARMERS BLVD., SUITE 500
 COLLEGE STATION, TEXAS 77840
 CONTACT: DEMING & CHANDLER
ARCHITECT
 HALF ASSOCIATES
 1000 FARMERS BLVD., SUITE 500
 COLLEGE STATION, TEXAS 77840
 CONTACT: DEMING & CHANDLER
LANDSCAPE ARCHITECT
 1000 FARMERS BLVD., SUITE 500
 COLLEGE STATION, TEXAS 77840
 CONTACT: DEMING & CHANDLER

REVISED SITE PLAN
CAPITAL ONE ADDITION
 LOT 3B BLK 1
 24.821 ACRES
 CITY OF PLANO, COLLIN COUNTY TEXAS
 COLLIN COUNTY SCHOOL LAND SURVEY ABS. NO. 153
 SAMUEL BROWN SURVEY ABS. NO. 105

PREPARED BY
Half Associates
 11/24/2010

CITY OF PLANO
PLANNING & ZONING COMMISSION

December 6, 2010

Agenda Item No. 9

Public Hearing - Replat & Revised Site Plan/Revised Preliminary Site Plan:
Village at Stonebriar Block A, Lots 1R & 3

Applicant: USL Frisco, LLC

DESCRIPTION:

Retail, bank, and restaurants on two lots on 7.3± acres located on the southeast corner of State Highway 121 and Parkwood Boulevard. Zoned Commercial Employment and State Highway 121 Overlay District. Neighborhood #8.

REMARKS:

The purpose for this replat is to subdivide the property into two lots and to dedicate easements necessary for future development.

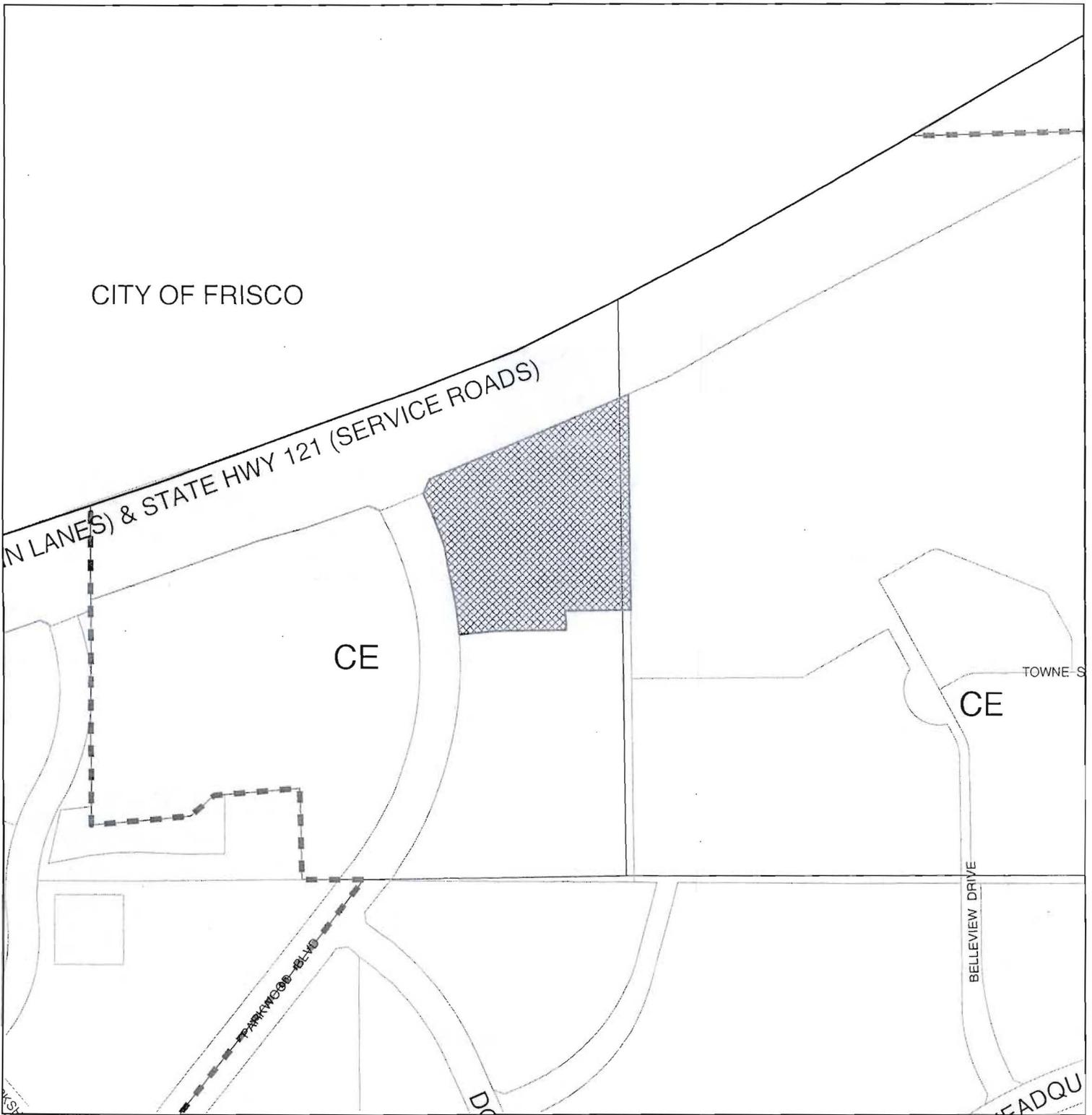
The purpose of the revised site plan is to show the existing building, parking areas, and new property lines for Lot 1R.

The purpose of the revised preliminary site plan is to show a proposed bank and two restaurants on Block 1, Lot 3.

RECOMMENDATIONS:

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

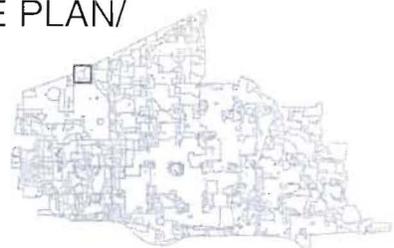
Revised Site Plan/Revised Preliminary Site Plan: Recommended for approval as submitted.



Item Submitted: REPLAT & REVISED PRELIMINARY SITE PLAN/
REVISED SITE PLAN

Title: VILLAGE AT STONEBRIAR
BLOCK A, LOTS 1R & 3

Zoning: COMMERCIAL EMPLOYMENT/
STATE HIGHWAY 121 OVERLAY DISTRICT



SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS

I, Dana Brown, a Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual field survey of the land and that the corner measurements shown herein were obtained through the personal supervision of the surveyor with the following instruments:

DATE THIS THE 13th day of August 2018

LINE	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE
1	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50
2	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50
3	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50
4	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50
5	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50
6	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50
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8	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50
9	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50
10	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50
11	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50
12	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50
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17	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50
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24	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50
25	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50
26	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50
27	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50
28	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50
29	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50
30	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50
31	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50
32	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50
33	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50
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41	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50
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97	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50
98	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50	S 89° 52' 51" W	117.50
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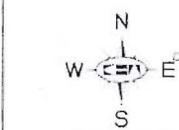
DANA BROWN
 Professional Land Surveyor
 10111 Forest Glen Drive, Suite 100
 Dallas, Texas 75243
 (972) 750-1000

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Dana 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 purposes and consideration therein expressed, in the County of Dallas, State of Texas, and that he is the person whose name is subscribed to the same.

POINT OF BEGINNING
 47° 10' 30" E
 45.78' ±
 45° 52' 51" W
 117.50' ±

REMARKS: THE POINT OF BEGINNING FOR THIS SURVEY IS THE POINT OF BEGINNING OF THE SURVEY OF THE VILLAGE AT STONEBRIAR, BLOCK A, LOTS 1R AND 3, AS SHOWN ON THE RECORDED PLAT THEREOF, DATED AND RECORDED AS ABOVE.



LOCATION MAP

STATE HIGHWAY 121
 (VARIABLE WIDTH P.O.W.)

PARKWOOD BLD

LOT 3
 4.3819 ACRES
 192,874 SQ. FT.

LOT 3

LOT 1R
 2.8897 ACRES
 126,877 SQ. FT.

LOT 1R

LEGEND:
 IND = IRON
 INCL = IRON ROD SET W/ "WELL" CAP
 ST = STAINLESS STEEL
 CM = CONTROL POINT
 COM = COMMUNICATIONS
 ELEC = ELECTRIC
 CAS = CABLE
 S = SURVEY
 VOL = VOLUME
 NPT = INSTRUMENT

NOTICE: FOR THIS REPLAT TO DIVIDE LOT 1R INTO TWO LOTS

NOTICE: I, DANA BROWN, PROFESSIONAL LAND SURVEYOR, HAVE BEEN ADVISED BY THE CITY OF DALLAS THAT THE CITY ENGINEER HAS REVIEWED THIS REPLAT AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS FOR REPLATS OF LOTS IN BLOCKS OF VILLAGES AT STONEBRIAR, BLOCK A, LOTS 1R AND 3, AS SHOWN ON THE RECORDED PLAT THEREOF, DATED AND RECORDED AS ABOVE.

CITY OF PLANO
PLANNING & ZONING COMMISSION

December 6, 2010

Agenda Item No. 10

Preliminary Site Plan: Preston Meadow Substation, Block A, Lot 1

Applicant: Oncor Electric Delivery

DESCRIPTION:

Electrical substation on one lot on 3.9± acres located on the south side of Legacy Drive, 650± feet east of Preston Meadow Drive. Zoned Single-Family Residence-6 with Specific Use Permit #128 for Electrical Substation.

REMARKS:

This preliminary site plan proposes an electrical substation sited on the western portion of the site with eight-foot masonry screening walls and landscaping around the perimeter of the substation. The proposed plan complies with the Single-Family Residence-6 (SF-6) zoning district development standards. The specific use permit for this site as electrical substation was approved in April, 1992.

The applicant is also requesting a variance from the two points of access requirement. Article 5.3.a. of the Subdivision Ordinance requires all nonresidential lots to have two points of access to a public street. Due to low traffic volume (approximately one vehicle trip per week) that is anticipated to serve this property, the applicant is proposing one shared point of access with the adjacent property to the west. It is staff's understanding that the adjacent property owner is in agreement with the modifications to the drive. Given the proposed land use and the low traffic volume anticipated, staff supports the applicant's request for a variance from the two points of access requirement.

RECOMMENDATION:

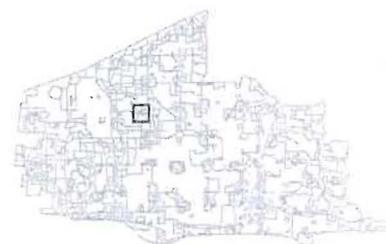
Recommended for approval subject to the Planning & Zoning Commission granting a variance to the Subdivision Ordinance for two points of access.



Item Submitted: PRELIMINARY SITE PLAN

Title: PRESTON MEADOW SUBSTATION
BLOCK A, LOT 1

Zoning: SINGLE-FAMILY RESIDENCE-6 w/SPECIFIC USE PERMIT #128



○ 200' Notification Buffer

CITY OF PLANO
PLANNING & ZONING COMMISSION

December 6, 2010

Agenda Item No. 11

Discussion & Direction: Undeveloped Land Study

Applicant: City of Plano

DESCRIPTION:

Discussion and direction regarding the Housing Density, Infill Housing, and Mixed Use policy recommendations from the Comprehensive Plan for the use of remaining undeveloped land in Plano.

REMARKS:

Analysis of Policy Statements

The Planning & Zoning Commission began discussion of policies concerning undeveloped land at the October 4, 2010, work session. Staff presented a summary of each policy, date of adoption, intent, along with the relevance for current issues and future development. The Commission provided staff direction on the policy recommendations from the Economic Development element and Land Use element of the Comprehensive Plan, and the Rezoning to Meet Demand policy statement at the November 15, 2010, regular meeting.

The discussion for the December 6, 2010, meeting will focus on the Housing Density, Infill Housing, and Mixed Use policy statements as they pertain to undeveloped land within the city. Analysis of the policy statements, the application of the policies, and the appropriateness of each policy recommendation is included within this staff report.

Staff is seeking direction from the Commission regarding the appropriateness of the policies for present and future land use decisions and areas of the city where the policies should apply. The feedback received from the Commission will be shared with the City Council in early 2011 to determine how each of the policies should be revised (if necessary) to guide the redevelopment and development of undeveloped land in Plano as part of the Comprehensive Plan update process.

Housing Density Policy Statement

Analysis

The Housing Density Policy Statement was approved by City Council in March 2005, and is the result of policy recommendations from the Multifamily Task Force. Over

5,500 units were permitted during 1997 and 1998 during a time of rapid residential development in Plano. The task force was appointed by City Council in 1998 to address the perception of too many apartments and the appropriate location and concentration for the development of garden apartments.

The policy statement changed policy recommendations in the Housing Element of the Comprehensive Plan in 2005 by reducing the maximum number of multifamily units within proximity to each other from 750 to 500 and increasing the minimum distance between 500 unit concentrations from 1,000 to 1,500 feet. In addition, multifamily communities with building heights of three stories would be separated from single-family residential neighborhoods by a Type D (four lanes divided) thoroughfare or other significant feature. Additionally, no residential development should occur within 1,200 feet of the centerline of State Highway 121 (now called the Sam Rayburn Tollway).

Multifamily developments in mixed use and urban center settings along with residential development projects for seniors are exempt from the policy recommendations. These development projects need density in order to support businesses within the mixed use and urban center environments and to sustain amenities. Apartments for seniors do not generate as much vehicular traffic as garden apartments and it is important these facilities are located within walking distance of medical, grocery, and personal services businesses.

The purpose of this policy statement is to encourage dispersal of multifamily development around Plano so people have a variety of housing options throughout the city.

Geography impacted by policy recommendation

The policy recommendation refers to all areas of Plano.

Appropriateness of Policy

Staff believes the policy recommendations are still appropriate in 2010. Multifamily development is likely to recover first out of the recession and several developers have already approached the city to consider multifamily projects in the expressway corridors and major employment areas. Several Commissioners stated at the November 15, 2010, meeting that additional garden apartment developments in Plano were not appropriate. Future multifamily development proposals should be in a denser setting within mixed use development projects and urban centers within the expressway corridors, major employment areas of the city, or at locations designated for potential urban center development as recommended in the Urban Centers Study. A few members of the Commission suggested more garden apartments may be needed to provide affordable housing options for Plano residents.

Providing additional affordable housing within Plano has been a goal of both the city's Comprehensive Plan and Consolidated Plan. Multifamily housing helps achieve that goal as it may be more affordable for some persons to rent who otherwise may not be able to afford home ownership. Regardless of the form of the development, if the city is to consider allowing additional multifamily housing, future requests should be evaluated based on considering the following criteria:

- Is the proposed development project integrated with nearby existing and future land uses?
- Are there existing residential services within the area (i.e. parks, trails, schools, libraries)?
- Are there nearby retail and service uses to support the additional residential development?

Additionally, the number of multifamily units being requested will need to be evaluated to determine if it is appropriate for a given area. Mixed use and urban center developments, such as Legacy Town Center and Downtown Plano, require higher densities to support pedestrian oriented and transit-oriented developments. Other lower density developments, such as Haggard Square located east of Preston Road and south of McDermott Drive, has an average of 28 units per acre and have been successful given the careful attention to the urban building form, open spaces, and integration of residential and nonresidential uses.

Multifamily proposed for undeveloped properties located near existing multifamily residential developments may be challenged by the city's existing policies pertaining to a maximum of 500 multifamily dwelling units concentrated within an area and the minimum 1,500 feet separation between 500-unit and greater multifamily developments. As the Commission and staff continue to review the city's land use policies, additional consideration of these policy recommendations may need to be further evaluated to determine if the recommendations are still appropriate for future development opportunities of undeveloped land.

Lastly, the policy recommends residential development within the Sam Rayburn Tollway corridor be avoided. When the policy was adopted, the expressway had not been constructed as it exists today; therefore, the city wanted time to observe its potential to develop given the existing zoning in place. Now that the Sam Rayburn Tollway has been built, this policy may no longer be appropriate.

Infill Housing Policy Statement

Analysis

The Infill Housing Policy Statement was created to consider housing as a possible option for small tracts of land, which for various reasons have never been developed and was approved by the City Council in February 2006. The policy recommendations also serve to increase the variety of housing options in Plano and provide consideration of alternative uses for underperforming retail and office centers.

The policy statement is divided into two sections. The first section addresses the need for more housing options to meet the demands of Plano's changing demographics and accommodate projected population growth for the Dallas-Fort Worth region. The policy encourages residential development on infill sites, which are adjacent or in close proximity to existing residential neighborhoods and service business locations. It establishes a minimum size of three acres for a redevelopment site with relatively flat topography, not within a floodplain, and with connections to existing utilities. The proposed residential development should have a positive economic impact on Plano

through population growth from new housing, providing new customers for existing businesses, and eliminating retail areas no longer viable.

The second section of the policy statement focuses on the creation of alternative neighborhoods. Most of Plano's residential development falls within the one mile grid system of thoroughfares crossing the city. Denser housing and neighborhood retail centers are located at the intersection of the thoroughfares, while lower density housing, parks, and schools are situated in the interior of the grid. While there is land remaining for residential development, there are no large parcels with hundreds of acres to develop a traditional Plano residential neighborhood. Alternative neighborhoods allow for much smaller, denser developments that may not have enough land for a school or park site, and provide the opportunity for infill housing to occur. The policy sets minimum standards for the number of dwelling units by type allowed in this setting. These areas may be suitable for senior housing developments in a variety of formats, homes for people with disabilities, and housing for people who do not want a large dwelling unit with landscape maintenance.

Geography impact of Policy Recommendation

The policy statement applies to all areas of Plano and the policy recommendations discourage development of infill housing within the Dallas North Tollway, President George Bush Turnpike, Sam Rayburn Tollway, and U.S. Highway 75 corridors unless it occurs within a mixed use setting. The same is true for the major employment areas such as the Legacy Business Park and the Research Technology Crossroads.

Appropriateness of Policy

The policy is well suited for future development in Plano. The Housing Element of the Comprehensive Plan states infill housing and redevelopment are the future residential development opportunities for the city. There are a number of small, undeveloped tracts of land which are good candidates for infill housing located throughout Plano. Possible infill housing sites should be adjacent to existing residential neighborhoods with schools and parks as well as close to existing business services. The new housing could provide additional customers for nearby struggling retail businesses.

The Retail zoning district allows for single-family development with an approved specific use permit as recommended by the Tri-City Retail study completed in conjunction with the cities of Carrollton, Plano, and Richardson. Dependent on location and surrounding uses, multifamily infill residential projects may be challenged by the city's existing Housing Density policy recommendations pertaining to concentrations of units within an area and the minimum separation distance requirements for larger multifamily developments.

The policy recommendation allows possible consideration of residential uses integrated with nonresidential uses in a mixed use pedestrian oriented development within the expressway corridors. This is consistent with the Planning & Zoning Commission's direction provided at the November 15, 2010, meeting.

Mixed Use Policy Statement

Analysis

The Mixed Use policy statement was approved by the City Council in February 2009 and provides guidance to developers and decision makers regarding mixed use development. The recommendations stem from the Urban Centers Study completed by the Transition and Revitalization Commission in 2006. The policy statement includes a definition of mixed use, describes characteristics of appropriate locations, benefits derived from the development, and the key components required to receive the benefits of mixed use development.

The policy statement contains a checklist of guidelines which provides questions to consider when reviewing plans for a mixed use development project in terms of location and context, multiple uses and integration of uses, density, pedestrian orientation, connectivity, vehicle parking, public spaces, and human scale. Recommendations for land areas include 10 to 15 acres for neighborhood centers and a minimum of 50 acres for urban centers.

Geography impacted by policy statement

The policy statement refers to all areas of Plano with special emphasis given to the expressway corridors (Dallas North Tollway, President George Bush Turnpike, Sam Rayburn Tollway, and U.S. Highway 75) and the neighborhood retail centers located at the major thoroughfare intersections. The neighborhood retail locations may better serve as a mixed use development at a smaller scale.

The Urban Centers Study recommended three locations around Plano for potential urban center sites. They are Collin Creek Mall, the Parker Road DART light rail station, and the intersection of Park Boulevard and Preston Road. The guidelines in the policy statement should be reviewed when considering additional urban center sites in the city.

Appropriateness of Policy

Infill and redevelopment are Plano's future development opportunities. The expansion of the DART commuter rail system north and east of Plano could spur development of an urban center at the Parker Road Station and the creation of mixed use developments around potential station sites along the Cottonbelt route.

Mixed use development is also a possibility for potential projects for undeveloped land in Plano. The Planning & Zoning Commission stated at the November 15, 2010, meeting that mixed use development would be appropriate along the expressway corridors and within the major employment centers of the Legacy Business Park and Research Technology Crossroads.

Summary

As the Commission evaluates the policy recommendations from the Housing Density, Infill Housing, and Mixed Use policy statements, consideration needs to be given to the following:

1. Does the city want to allow lower density multifamily development? Does the Commission believe that the current multifamily unit concentration and minimum separation distance requirements are still appropriate? Do these recommendations warrant further evaluation?
2. Where should infill housing occur in Plano? Should housing continue to be discouraged within the expressway corridors and employment areas unless it is an urban center or mixed use development? Does the city want to continue to discourage all residential development within 1,200 feet of the Sam Rayburn Tollway and preserve land for future economic development opportunities?
3. Should the location of potential urban centers, as identified in the Urban Center study, be identified on the Future Land Use Plan? Are there other locations which should be noted as well? Does the city want to continue to allow mixed use urban centers within the expressway corridors similar to Legacy Town Center and Granite Properties?

Text from the Housing Density, Infill Housing, and Mixed Use policy statements from the Comprehensive Plan are attached to this report.

RECOMMENDATION:

Recommended that the Planning & Zoning Commission provide staff with direction regarding the appropriateness of each policy recommendation, any amendments to the recommendations, and areas of the city where these policies should apply.

**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.*

City of Plano
COMPREHENSIVE PLAN

INFILL HOUSING
POLICY STATEMENT 4.0

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Background:***Definition of Infill Housing***

Infill is defined as development that occurs on a vacant tract or redevelopment of an existing site surrounded by other improved properties. The development can be for non-residential or residential land uses. Infill housing is an example of a residential use that could be developed on an infill tract of land and the subject of this policy statement.

Historical Perspective

There are a variety of housing options available in Plano, ranging from traditional single-family detached homes to townhouses to garden apartments to denser townhouses and apartments found in the city's two urban centers: Eastside Village in downtown Plano and the Legacy Town Center. Despite the choices available to residents of the city, single-family detached units and garden apartments far outnumber other options. They have been the primary components of residential development and residential neighborhoods in Plano over the years.

Changing Demographics

Plano's population is changing. The median age of Plano residents increased from 31 to over 34 years between the 1990 and 2000 Censuses. The percentage of people age 45 years and over increased from 20 percent to 28 percent during that same time period. It is expected that some long time residents of Plano are or will be seeking smaller homes that require less maintenance. Yet, they do not want to leave their social network and places of familiarity.

Plano's population is also becoming more diverse. The percentage of people who identified themselves as a minority race or ethnicity increased from almost 15 percent to over 27 percent between 1990 and 2000. The minority population itself is much more diverse with strong representation of people who are African American or Black, Asian and Hispanic.

The Dallas Fort Worth Metroplex region is expected to add another 4.1 million people in the next 25 years. Plano's proximity to the new growth areas along with educational and employment opportunities and cultural amenities make the city an attractive place to live in the Metroplex.

More varieties of housing options in Plano's typical residential neighborhoods are needed to meet the housing demands of an aging and more diverse population along with the region's increased growth. Infill housing could help meet these housing needs.

Analysis:***Lack of Guidance for Infill Housing***

Some zoning requests for infill housing projects have met with success while others have failed. The city does not have any guidelines or policies to assist with the review of infill housing zoning requests. This policy statement attempts to address that.

Land Available for Residential Development

The amount of land available in Plano for new residential development is decreasing. The Land Use Absorption Table on page 2-7 in the Land Use Element of the Comprehensive Plan notes that less than five percent of vacant land zoned for residential development remains. Most of the vacant tracts of land that remain tend to be small (under 20 acres) and that for one reason or another have not been developed. Some tracts are zoned for non-residential uses while others have zoning that allows for residential development. This is the reason that infill housing is the primary component of future residential development in Plano.

Tri-City Retail Study Recommendations and Infill Housing

The Tri-City Retail Study completed by the cities of Carrollton, Plano and Richardson in 2002 noted that excessive retail zoning was a contributing factor to vacant and underproductive retail centers and the lack of development of many retail zoned properties. Some tracts zoned for non-residential

Highway 121 are the city's last prime locations for economic development and should be reserved for non-residential uses. Major employment centers such as Legacy in northwest Plano and the Research/Technology Crossroads in southeast Plano are also considered to be prime components of the city's economic development program.

5. Proximity to Parks.

Additional preference should be given to those locations that have a neighborhood park within a half mile of the proposed development.

Part B – Guidelines for Reviewing Alternative Neighborhood Proposals

Description:

Part B of the policy statement provides additional considerations for requests for rezoning or specific use permits (SUP's) for infill housing in locations that would not be part of Plano's typical neighborhood format. It addresses the following objective and strategy statements:

- ▶ **Objective B.2** Ensure that alternative neighborhood formats provide functional and appropriate environments for residential uses and activities.
- ▶ **Strategy B.2** Establish criteria for housing developed in alternative neighborhood formats. Use these criteria when evaluating rezoning requests.

Background:

Typical Neighborhood Format

The Housing Element of the Comprehensive Plan addresses the fact that not all of Plano's residential development can occur in a typical neighborhood setting. This neighborhood setting is characterized by a land area of approximately one square mile bounded by six-lane divided thoroughfares with school and parks site near the center, low-density housing on the interior, medium- and high-density

housing along the edges, and office and retail operations at the intersections of the major thoroughfares where they serve other neighborhoods, as well. (Table 1 of the Housing Element details the typical neighborhood concept.) So far, most of Plano's infill housing has occurred within its existing neighborhoods. For example, a 15 acre retail tract at the northeast corner of Custer Road and Legacy Drive was recently rezoned for patio homes. Since this development is occurring within a defined neighborhood bounded by four major thoroughfares, it will become part of a typical neighborhood environment.

Alternative Neighborhood Format

When residential development occurs in a location outside of a typical Plano neighborhood, the Housing Element indicates that it becomes part of an "alternative neighborhood format." As noted on Page 5-5 of the Housing Element of the Comprehensive Plan, much of the land needed for future residential development is unlikely to be found within Plano's typical neighborhoods. Sites outside of these settings should not be automatically accepted or excluded. An analysis follows which reviews issues and concerns relating to the creation of alternative neighborhoods, along with a set of guidelines to employ when evaluating requests for residential uses in locations outside of typical neighborhood settings. The guidelines are intended to ensure that residential developments occurring outside of the typical neighborhood format can still provide high quality living environments.

Analysis:

The following factors were used to develop guidelines evaluating rezoning or specific use permit requests for residential uses in alternative neighborhood formats:

Unit Count

Alternative neighborhood projects should have enough units to create a viable living environment. A small isolated group of homes or apartment units does not create a sense of belonging for its

needs are becoming more limited. A well designed retirement housing complex with special facilities and services can create a very suitable environment for its residents. The Housing Element of the Comprehensive Plan highlights the importance of continuing to find ways to increase the supply of housing for those with special needs and the use of alternative neighborhood formats is consistent with that intent. It also notes that special needs housing can benefit from having medical offices, pharmacies, shopping centers, and other service providers within walking distance. Therefore, certain non-residential districts may be well suited for special needs housing.

Policy Statements

The guidelines offered below should not be used as exact determinants of the appropriateness for creating alternative neighborhood settings in specific locations. Instead, they should be used as a starting point for considering individual requests.

Specific locations may sometimes present a unique set of issues and opportunities for residential development that cannot be fully addressed by these guidelines. In such cases, those special conditions should be clearly identified and evaluated.

The individual guidelines are as follows:

1. Townhouse (SF-A) and Patio Home (PH) projects or combination of projects should be able to provide a minimum of 25 units to create a substantial development as opposed to an isolated project with a few homes surrounded by non-residential uses. Housing for retirees or other persons with special needs should include a minimum of 50 units which could be built in phases to provide necessary services to accommodate the need of elderly tenants.
2. Alternative neighborhood development should not be within or immediately adjacent to a Light Industrial district (LI-1 or LI-2)

unless separated by a Type "E" or larger thoroughfare (as defined in the Transportation Element of the Comprehensive Plan).

3. Alternative neighborhood development should be adjacent to a Type "E" or larger thoroughfare (as defined in the Transportation Element of the Comprehensive Plan.)
4. There should be evidence of market saturation in the area that a non-residential property is located. This does not necessarily require an actual market analysis. Instead, evidence can include review of recent permit and occupancy data along with existing vacant or under utilized commercial buildings and/or an ample supply of undeveloped properties with similar zoning in the area. The area of consideration may vary depending on whether the property is part of a neighborhood-, community-, or region-serving development.
5. Alternative neighborhood development is generally inappropriate along expressways and in the major development corridors (U.S. 75, the Dallas North Tollway, the President George Bush Turnpike, and State Highway 121). Consideration may be given to mixed use proposals that will integrate residential and non-residential uses into a pedestrian oriented environment. Additional consideration may be given to sites that cannot be accessed from frontage roads. Residential development within 500 feet of the main lanes of an expressway should be arranged as carefully as possible to reduce the effects of traffic noise. Until State Highway 121 has been constructed as an expressway and there has been an opportunity to observe its potential to develop as currently zoned, zoning changes for residential development should be avoided.

City of Plano
COMPREHENSIVE PLAN

MIXED-USE
POLICY STATEMENT 5.0

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Mixed Used Policy Statement

War II, towns were, out of necessity, designed on a pedestrian scale. In many ways, the combination of uses all within walking distance of each other provided natural synergies that enhanced daily life. In fact, it wasn't until the "modern" zoning code, also referred to as Euclidian zoning, came into common use that land uses were so strictly separated. In doing so, many of the great synergies that come from mixing uses were lost. Mixed-use development can contribute to a variety of objectives, including housing provision, revitalized town centers and more sustainable urban environments. The benefits of mixed-use include:

- **Creating a local sense of place.** Although difficult to quantify, mixed-use areas can create a vibrant sense of place and community. This can be not just on a city-wide scale, but it can also be a tool that helps to differentiate neighborhoods. And, as mentioned above, by supporting pedestrian movement, these areas provide increased opportunities for neighbors to meet and interact. They also provide a wider variety in the types of environments to be found in the city, adding interest and diversity.
- **Creating areas that are active throughout the day.** A mix of uses eliminates the problems of residential areas that are largely unpopulated during the day, and commercial areas that are desolate after business hours. Mixed-use areas have populations and activities that take place throughout the day, making them more vibrant and safe.
- **Increasing housing options for diverse household types.** Mixed-use areas often have higher density housing types, such as apartments and townhouses, close to amenities and add to the variety of housing options available within the city which is especially important to meet the needs of an increasingly diverse population.
- **Reducing auto dependence.** Mixed-use areas provide a variety of services and activities within a walkable distance of

housing, allowing residents to conduct more of their daily activities without depending on automobiles. Reduced auto dependence especially provides greater independence for seniors and children who can often be marginalized simply because they cannot drive.

- **Increasing travel options.** Mixed-use areas, if well designed, can comfortably support pedestrian, bicycle, transit, and automobile traffic.

Analysis

As Plano begins to incorporate mixed-use into what historically has been a suburban land use pattern, it is important to define how and where this type of development fits within the city. Successful mixed-use projects can be created on many scales and in many locations - in an individual building, a series of buildings grouped together, or as a predominant characteristic across an urban area (urban center). Whatever the scale, there must be a readily identifiable mix of functions which jointly activate the urban form. The effect must be more than just an aesthetic one.

Policy Statements

The following guidelines are intended to assist with the evaluation of proposals for mixed-use projects. These guidelines cannot address all of the issues relating to a particular site and therefore are not the sole determinants of zoning decisions. However, they do provide a framework for evaluating mixed-use proposals. Also, within the City, there are a variety of environments where mixed-use projects can be successful from a neighborhood corner store serving a neighborhood to a large urban center. This checklist addresses characteristics that generally are achievable in both small - and large-scale mixed-use projects and some specific considerations based on location. It may be possible to fulfill the intent of this policy statement without meeting every guideline.

Mixed Used Policy Statement

discussed with neighborhood groups and other stakeholders. Where appropriate, the Planning Department can facilitate these efforts.

Multiple Uses/Integration of Uses - *Land uses are mixed on-site or are mixed in combination with adjacent uses (existing or planned). The combining of land uses promotes easy access among services, stores and other amenities especially by pedestrians.*

General Guidelines:

- Is there a variety of uses? Are the uses complementary/synergistic? For example, do the non-residential activities in the development enhance the livability of the residential parts?
- Are the uses in a fine grain either vertically and/or horizontally so that the complement of buildings and uses is well integrated?
- Are buildings tightly connected or grouped?
- If the development is phased, is the first phase sufficient to stand on its own as a mixed-use development?
- Are residential uses integrated within the development and not isolated, so that the range of amenities such as shops, restaurants and public spaces are available and easily accessible to residents?

Density - *Mixed-use development generally requires increased density, which allows for more compact development. Higher densities increase land-use efficiency and housing variety while reducing energy consumption and transportation costs. The mixed-use buildings that result can help strengthen or establish neighborhood character and encourage walking and bicycling.*

General Guidelines:

- Is the site developed at an urban density rather than suburban?

- Are the majority of buildings two to three stories or higher?
- Do the second story and higher floors contain useable space, instead of being included just for aesthetic effect?
- Does the site layout create clusters of buildings to promote a variety of transportation options (pedestrian, bike, automobile, mass transit etc)?
- Is the majority of the land area within each block used for buildings and not for surface parking, open space or landscaping?

Pedestrian Orientation - *All portions of the development are accessible by a direct, convenient, attractive, safe, and comfortable system of pedestrian facilities, and the development provides appropriate pedestrian amenities. The design of buildings supports a safe and attractive pedestrian environment.*

General Guidelines:

- Is the development sufficiently compact? Can people comfortably walk between major uses without being tempted to move their car?
- Do the physical arrangement and design of the buildings support the pedestrian environment?
- Are there pedestrian walkways through sites, connecting entrances, buildings, and the public sidewalk? Do they form a comprehensive network?
- Are the street crossings, drives, and parking areas clearly marked?
- Are the sidewalks wide enough to accommodate pedestrians as well as street life (for example a sidewalk café)?
- Is landscaping or other buffering provided between parking lots and adjacent sidewalks or streets?

Mixed Used Policy Statement

- Does the project provide public space that will realistically be used? For example, the “function” of a public space may include transportation, in the case of the sidewalk; or recreation and socialization, in the case of a plaza or park.
- Does the site design enhance and support the public space?
- Do the public spaces provide social and leisure activities similar to those provided by parks, schools and libraries in a traditional, suburban Plano neighborhood?

Human Scale - *Although the world is large, we perceive it piece by piece. In urban design, details count. Things look different close up walking at 2 mph than they do from behind a windshield at 30 mph. Everything seen and experienced from the sidewalk - building fronts, signs, lighting, open space should be designed for human interaction at a pedestrian's perspective.*

Note: While much of this information is not typically required for a zoning petition to be filed, these items are especially important to the success of mixed-use projects, and additional information and details should be provided for the evaluation of mixed-use projects.

General Guidelines:

- *Do the buildings contain windows and doors on all or most sides?*
- *Does the design of the street space include trees, light standards, benches and other amenities to give the development a human scale?*
- *Are the building façades designed to a human-scale, for aesthetic appeal, pedestrian comfort, and compatibility with the design character of the district or neighborhood?*
- *Does the design reflect the context of its surroundings or create its own distinct look and identity? This does not mean that it*

needs to copy or mirror the architectural style of the surrounding buildings (unless that is critical to the historic character of an area).

Elements to look at:

- *Existing architectural character of the neighborhood/district*
- *Continuity of the building sizes*
- *How the street-level and upper-level architectural detailing is treated*
- *Roof forms*
- *Rhythm of windows and doors*
- *General relationship of buildings to public spaces such as streets, plazas, other open space, and public parking*
- *Signage*

CITY OF PLANO
PLANNING & ZONING COMMISSION

December 6, 2010

Agenda Item No. 12

Election of 1st and 2nd Vice Chair

Applicant: City of Plano

DESCRIPTION:

Election of the 1st and 2nd Vice Chair.

REMARKS:

At the November 15, 2010, Planning & Zoning Commission meeting, nominations were made for the positions of 1st and 2nd Vice Chair. Commissioner Downs was nominated for the 1st Vice Chair position and Commissioner Coleman was nominated for the 2nd Vice Chair position.

At this meeting, the Commission must vote to elect a commissioner to each of these positions. Each respective position must be voted on individually. The election may be by "a show of hands" or by paper ballot.