PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

December 7, 2009

ITEM NO.	EXPLANATION	ACTION TAKEN
	6:30 p.m. - Dinner - Planning Conference Room 2E	
	7:00 p.m. - Regular Meeting - Council Chambers	
	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.	
1	Call to Order/Pledge of Allegiance	
2	Approval of Agenda as Presented	
3	Approval of Minutes for the November 16, 2009, Planning & Zoning Commission meeting	
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.	
	CONSENT AGENDA	
5a KP	**Preliminary Plat:** Deerfield North, Phase V - 27 Single-Family Residence-7 lots on 7.6± acres located at the southwest corner of Hedgcoxe Road and Preston Meadow Drive. Zoned Planned Development-439-Single-Family Residence-7. Neighborhood #9. **Applicant: Meritage Homes of Texas L.L.C.**	
	END OF CONSENT AGENDA	

	PUBLIC HEARINGS	
6 BM	**Public Hearing:** Zoning Case 2009-20 - Request to amend Section 3.300 (Exterior Wall Construction Standards for Structures) and Section 3.1200 (Landscaping Requirements) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance pertaining to above ground and/or at-grade parking structures. **Applicant: City of Plano**	
7 BM	**Public Hearing - Revised Preliminary Replat & Revised Site Plan:** Plano East Senior High School Addition, Block 1, Lot 1R - Public high school on one lot on 67.1± acres located at the northeast corner of Merriman Drive and Los Rios Boulevard. Zoned Estate Development. Neighborhood #50. **Applicant: Plano Independent School District**	
8 BM	**Public Hearing - Replat:** The Trails of Glenwood, Phase 1, Block L, Lot 9R - One Single-Family Residence-7 lot on 0.7± acre located on the west side of Acme Circle, 93.0± feet south of Sparkling Drive. Zoned Single-Family Residence-7. Neighborhood #24. **Applicant: Nirav Desai**	
	END OF PUBLIC HEARINGS	
9 EH	**Discussion & Direction:** Church and Rectory Uses - This item is a request for discussion and direction regarding church and rectory uses. **Applicant: City of Plano**	
10 SS	**Discussion & Direction:** Comprehensive Planning - Discussion and direction regarding comprehensive planning and the proposed comprehensive plan update.	
11	**Election of 1st and 2nd Vice Chair -** Election of the 1st and 2nd Vice Chair. **Applicant: City of Plano**	
12	**Items for Future Discussion -** The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.	
	Council Liaisons: Mayor Pro Tem Harry LaRosiliere and Council Member Pat Miner	

ACCESSIBILITY STATEMENT

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

CITY OF PLANO
PLANNING & ZONING COMMISSION
PUBLIC HEARING PROCEDURES

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

1. **Fill out a speaker card.** This helps the commission know how many people wish to speak for or against an item, and helps in recording the minutes of the meeting. **However, even if you do not fill out a card, you may still speak**. Please give the card to the secretary at the right-hand side of the podium before the meeting begins.

2. **Limit your comments to new issues dealing directly with the case or item**. Please try not to repeat the comments of other speakers.

3. **Limit your speaking time so that others may also have a turn**. If you are part of a group or homeowners association, it is best to choose one representative to present the views of your group. The commission's adopted rules on speaker times are as follows:

   - 15 minutes for the applicant - After the public hearing is opened, the Chair of the Planning & Zoning Commission will ask the applicant to speak first.

   - 3 minutes each for all other speakers, up to a maximum of 30 minutes. Individual speakers may yield their time to a homeowner association or other group representative, up to a maximum of 15 minutes of speaking time.

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

   - 5 minutes for applicant rebuttal.

   - Other time limits may be set by the Chairman.

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

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

CITY OF PLANO

PLANNING & ZONING COMMISSION

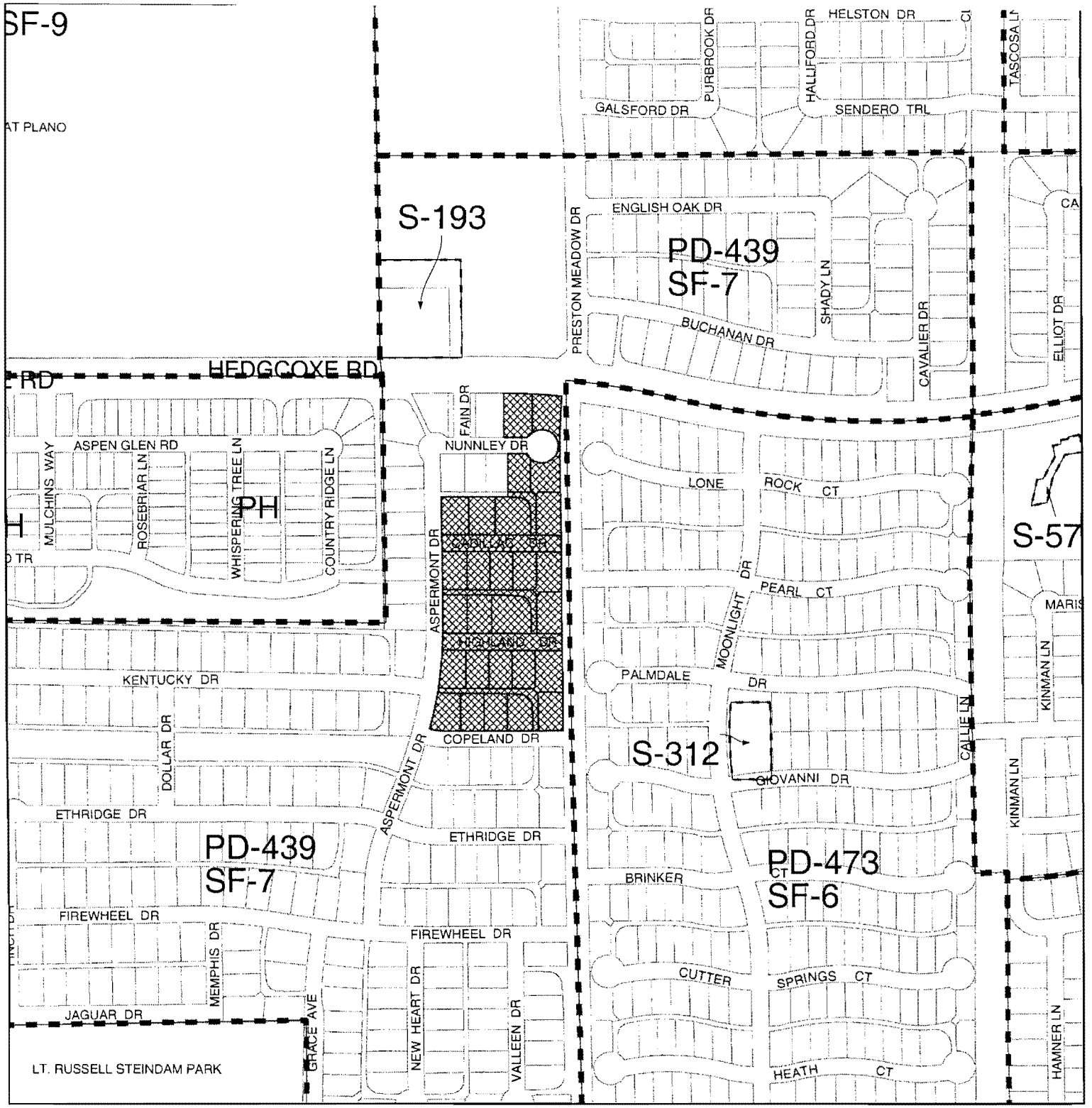
CONSENT AGENDA ITEMS

December 7, 2009

Agenda Item No. 5a
Preliminary Plat: Deerfield North, Phase V
Applicant: Meritage Homes of Texas L.L.C.

27 Single-Family Residence-7 lots on 7.6± acres located at the southwest corner of Hedgcoxe Road and Preston Meadow Drive. Zoned Planned Development-439-Single-Family Residence-7. Neighborhood #9.

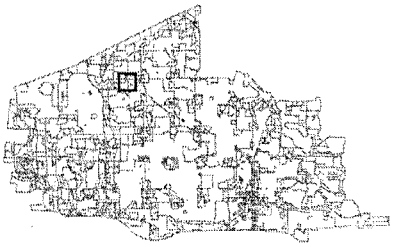
Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.



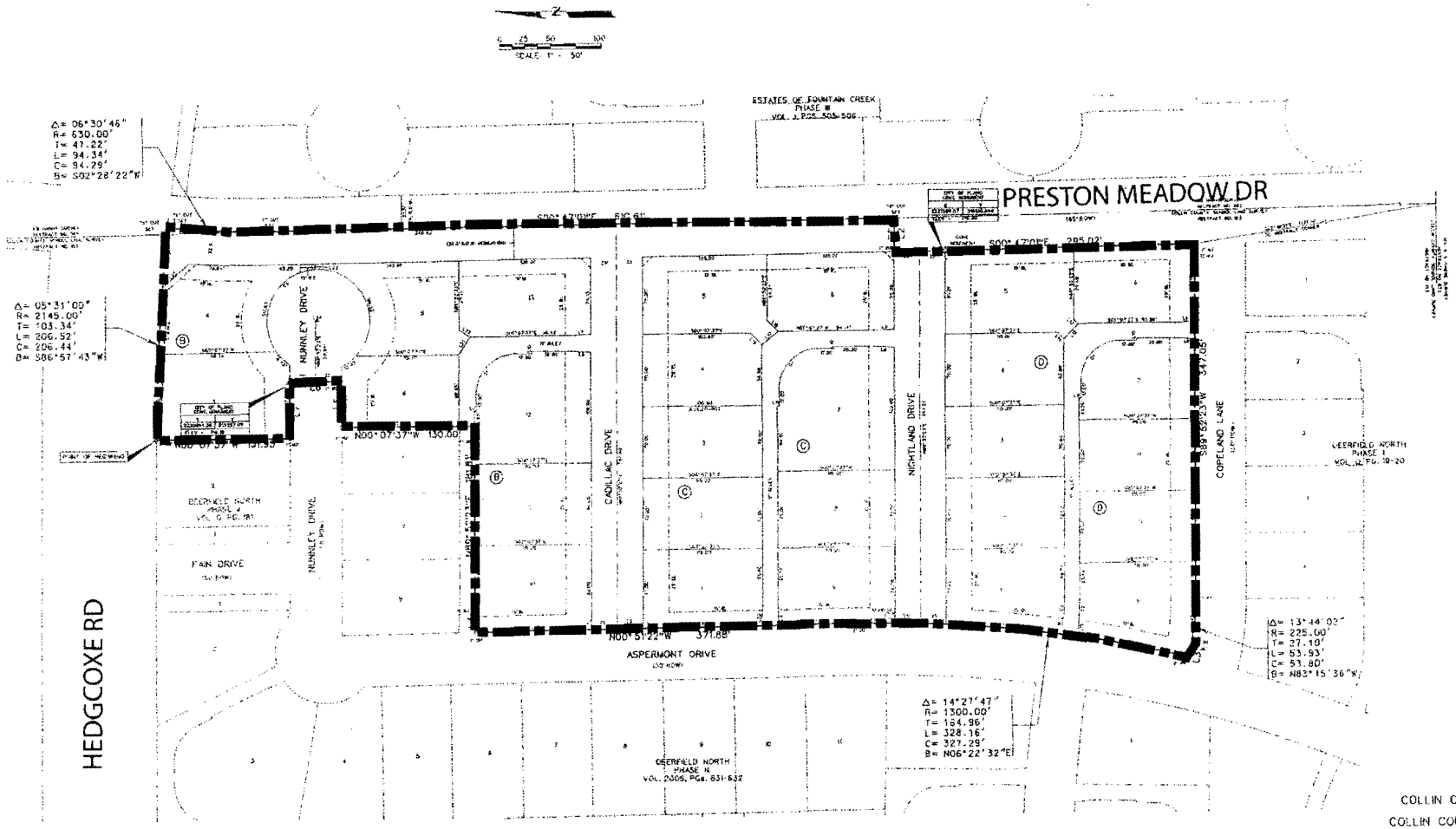
Item Submitted: PRELIMINARY PLAT

Title: DEERFIELD NORTH, PHASE V

Zoning: PLANNED DEVELOPMENT-439-SINGLE-FAMILY RESIDENCE-7



200' Notification Buffer



LINE TABLE

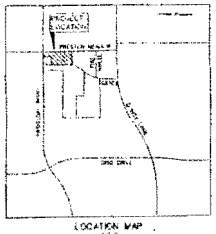
LINE NO.	BEARING	DISTANCE
1.	S 05°45'45" W	5.81'
2.	S 89°50'23" W	32.50'
3.	N 76°23'35" W	2.26'
4.	N 87°00'33" E	20.01'
5.	N 89°52'23" E	44.77'
6.	N 00°07'37" W	50.00'
7.	S 89°52'23" W	55.36'
8.	S 02°44'08" W	20.51'
9.	S 02°59'20" E	20.03'
10.	S 89°52'23" W	3.00'
11.	S 00°07'37" E	7.00'
12.	S 42°07'37" E	20.00'
13.	N 44°52'23" E	5.86'
14.	N 44°52'23" E	8.66'
15.	S 66°45'13" E	20.08'
16.	N 81°10'27" W	20.00'
17.	N 38°13'00" W	20.15'
18.	N 44°52'23" W	15.55'
19.	N 44°52'23" W	15.73'
20.	N 87°16'00" E	20.04'
21.	S 51°00'19" E	20.00'
22.	N 31°09'41" E	10.59'
23.	N 89°52'23" E	5.03'
24.	S 00°07'37" E	2.22'
25.	S 42°15'31" E	35.16'

NOTES:

1. Bearings are referenced to Deerfield North Phase I, as recorded in Volume Q, Page 19, in the Plat Records of Collin, County
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing
3. 1" iron rods set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way areas otherwise noted. (1/2" iron rod set at all other corners)
4. "Notice: Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates."
5. Monument coordinates are shown to meet City of Plano platting requirements and are not intended to be used to reset monumentation.
6. B.L. - Building Line
   U.E. - Utility Easement
   W.E. - Water Easement
   D.E. - Drainage Easement
   C.M. - Controlling Monument
   V.A.M. - Visibility Access and Maintenance Easement
   W.M.E. - Wall Maintenance Easement
   Δ - Denotes Monument
   MIN. FF - Minimum Finished Floor Elevation
7. S.U.E. - Sidewalk and Utility Easements.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	90°00'00"	38.00'	59.69'	38.00'	53.74'	S45°07'37"E
2.	03°59'46"	257.50'	17.96'	8.98'	17.96'	S88°07'44"
3.	03°43'26"	242.50'	15.76'	7.88'	15.76'	S88°15'54"E
4.	295°54'46"	50.00'	261.72'	"	"	"



LOCATION MAP

PRELIMINARY PLAT OF

DEERFIELD NORTH PHASE V

LOT 2, BLOCK A
COLLIN COUNTY CATHOLIC HIGH SCHOOL ADDITION
IN THE
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT 155
A.B. HANNA SURVEY, ABSTRACT NO. 385
IN THE
CITY OF PLANO
COLLIN COUNTY, TEXAS

OWNER
MERITAGE HOMES OF TEXAS L.L.C.
909 HIGHEN RIDGE, SUITE 450
IRVING, TEXAS 75039
972-580-9422

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

SCALE: 1" = 50' NOVEMBER 2008

DEVELOPED AT SF-7 STANDARDS

TOTAL LOTS 27
TOTAL ACRES 7.604

SHEET 1 OF 2

LEGAL DESCRIPTION

WHEREAS, MERITAGE HOMES OF TEXAS L.L.C., is the owner of a tract of land situated in the Collin County School Land Survey, Abstract No. 153 and the A.B. Hanna Survey, Abstract No. 383 in the City of Plano, Texas, Collin County, Texas being part of Lot 2, Block A Collin County Catholic High School Addition, an addition to the City of Plano, as described in Volume L, Pages 908-909, in the Plat Records of Collin County, Texas, being more particularly described as follows:

BEGINNING, at a 1 inch iron rod found at the most easterly northeast corner of Deerfield North Phase II, an addition to the City of Plano, as described in Volume Q, Page 181, in said Plat Records, also being in the north line of said Lot 2, Block A, same, being on a curve to the right, having a radius of 2145.00 feet, a centralangle of 05° 31'00", and a tangent of 103.34 feet;

THENCE, along said curve to the right, and said north line, for an arc distance of 206.52 feet (Chord Bearing South 88° 57'43" West - 206.44 feet), to an X cut set at the northeast corner of said Lot 2, Block A;

THENCE, South 05° 43'45" West, along the east line of Lot 2, Block A, being the west line of Estates At Fountain Creek Phase III and the west line of Preston Meadow Drive (32.5' R.O.W.), for a distance of 5.81 feet, to an X cut set at the point of curvature of a curve to the left, having a radius of 830.00 feet, a centralangle of 05° 30'46", and a tangent of 47.22 feet;

THENCE, continuing along said east and west lines and with said curve to the left for an arc distance of 94.34 feet (Chord Bearing South 02° 28'22" West - 94.29 feet), to an X cut set at the point of tangency;

THENCE, South 00° 47'01" East, continuing along said east and west lines, for a distance of 810.81 feet, to an X cut set at the northeast corner of Deerfield North Phase I, an addition to the City of Plano, as described in Volume Q, Pages 19-20, in said Plat Records;

THENCE, South 89° 52'23" West, departing said east line and along the north line of Deerfield North Phase I, for a distance of 32.50 feet, to a 1" iron rod found at the most northerly northwest corner of said Deerfield North Phase I;

THENCE, South 00° 47'01" East, along a west line of Deerfield North Phase I, for a distance of 295.02 feet, to a 1 inch iron rod found at an interior ell corner of said Deerfield North Phase I;

THENCE, South 89° 52'23" West, along a north line of Deerfield North Phase I, for a distance of 347.05 feet, to a 1 inch iron rod found, at the point of curvature of a curve to the right, having a radius of 225.00 feet, a centralangle of 13° 44'02", and a tangent of 27.10 feet;

THENCE, continuing along said north line and with said curve to the right for an arc distance of 53.93 feet (Chord Bearing North 83° 15'36" West - 53.80 feet), to a 1 inch iron rod found at the point of tangency;

THENCE, North 78° 23'35" West, continuing along said north line, for a distance of 2.26 feet, to a 1" inch iron rod found in the east line of Deerfield North Phase III, an addition to the City of Plano, as described in Volume 2006, Page 631-632, in said Plat Records, being on a curve to the left, having a radius of 1300.00 feet, a centralangle of 14° 27'47", and a tangent of 164.86 feet;

THENCE, departing the north line of said Deerfield North Phase I and along the east line of said Deerfield North Phase III and with said curve to the left for an arc distance of 328.16 feet (Chord Bearing North 06° 22'32" East - 327.29 feet), to a 1 inch iron rod found at the point of tangency;

THENCE, North 00° 51'22" West, continuing along said east line, for a distance of 371.88 feet, to a 1 inch iron rod found in the south line of the above referenced Deerfield North Phase II;

THENCE, North 87° 00'33" East, departing the east line of said Deerfield North Phase III and along the south line of said Deerfield North Phase II, for a distance of 20.01 feet, to a 1 inch iron rod found;

THENCE, North 89° 52'23" East, continuing along said south line, for a distance of 181.81 feet, to a 1 inch iron rod found at the most southern southeast corner of Deerfield Phase II;

THENCE, North 00° 07'37" West, along the east line of Deerfield North Phase II, for a distance of 130.00 feet, to a 1 inch iron rod found;

THENCE, North 89° 52'23" East, continuing along said east line, for a distance of 44.77 feet, to a 1 inch iron rod found;

THENCE, North 00° 07'37" West, continuing along said east line, for a distance of 50.00 feet, to a concrete monument found;

THENCE, South 89° 52'23" West, continuing along said east line, for a distance of 55.36 feet, to a 1 inch iron rod found;

THENCE, North 00° 07'37" West, continuing along said east line, for a distance of 131.95 feet, to the POINT OF BEGINNING and containing 7.604 acres, 331,236 square feet, of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Final Plat and the field notes from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision Regulations of the City of Plano, Texas.

_____
WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this____ day of_____, 2009.

_____
NOTARY PUBLIC, STATE OF TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, MERITAGE HOMES OF TEXAS L.L.C., acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as DEERFIELD NORTH PHASE V, an addition to the City of Plano, Texas, and does hereby dedicate in fee simple, to the public use forever, the streets & alleys, shown thereon. The streets and the alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Plano. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Plano and public utility entities shall at times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

WITNESS MY HAND AT _____, TEXAS, this _____day of_____, 2009.

MERITAGE HOMES OF TEXAS, L.L.C.

_____
By:

STATE OF TEXAS
COUNTY OF

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said MERITAGE HOMES OF TEXAS, L.L.C., that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the _____day of _____2009.

_____
Notary Public in and for the State of Texas.

CERTIFICATE OF APPROVAL

Approved this the_____, day of_____, 2009, by the Planning and Zoning Commission, City of Plano, Texas

_____
CHAIRMAN PLANNING AND ZONING COMMISSION, CITY OF PLANO, TEXAS

_____
CITY ENGINEER OR SECRETARY, PLANNING & ZONING COMMISSION CITY OF PLANO, TEXAS

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared_____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and consideration there expressed.

Given under my hand and seal of office, this the_____, day of_____,2009.

_____
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared_____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose and consideration there expressed.

Given under my hand and seal of office, this the_____, day of_____,2009.

_____
Notary Public in and for the State of Texas

PRELIMINARY PLAT
OF

DEERFIELD NORTH PHASE V

OUT OF THE

LOT 2, BLOCK A
COLLIN COUNTY CATHOLIC HIGH SCHOOL ADDITION
IN THE
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT 153
A.B. HANNA SURVEY, ABSTRACT NO. 383
IN THE
CITY OF PLANO
COLLIN COUNTY, TEXAS

OWNER
MERITAGE HOMES OF TEXAS L.L.C.
909 HIDDEN RIDGE, SUITE 400
IRVING, TEXAS 75038
972-580-6427

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
NOVEMBER 2009

CITY OF PLANO

PLANNING & ZONING COMMISSION

December 7, 2009

Agenda Item No. 6

Public Hearing: Zoning Case 2009-20

Applicant: City of Plano

DESCRIPTION:

Request to amend Section 3.300 (Exterior Wall Construction Standards for Structures) and Section 3.1200 (Landscaping Requirements) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance pertaining to above ground and/or at-grade parking structures.

REMARKS:

This zoning case is a continuation of a November 2002 work program item per City Council's request to review the aesthetic standards for parking structures and landscape requirements. The project was resumed earlier this year at the Planning & Zoning Commission's meeting on January 20, 2009, when staff gave a presentation that illustrated many different aspects of the structural and functional considerations that influence parking structure design. Discussions on how function and design influence parking structure aesthetics, the costs of structured parking versus surface parking, and the impact of various aesthetic techniques and enhancements to the cost of structured parking were held.

The Commission also discussed the appropriateness of establishing architectural standards for parking structures when many zoning districts and/or overlay districts do not have or have minimal architectural standards for buildings. After some deliberations, the Commission requested staff to come up with recommendations requiring consistency between facade materials of the main building and parking structure and requiring landscaping around the base of parking structures.

On October 19, 2009, the Commission considered staff's proposal to add language to the Zoning Ordinance that would call for consistent materials and design elements between facades of the main building and parking structure, and landscaping around the parking structures. In view of staff's proposal, the Commission noted several items:

- Concern regarding the potential increase in development costs given staff's recommendation to require consistency between architectural design elements

and facade materials of the main building and the parking structure as well as increased landscaping costs;

- The subjective element of architectural review and the potential for differences in interpretation regarding aesthetic requirements;

- Sameness of materials can become monotonous; and

- Requiring consistent design elements and materials between the primary building and parking structure on the site, even if the parking structure is located towards the rear of the site particularly when adjacent to residential uses.

After much discussion, the Commission called a public hearing to consider amending the Exterior Wall Construction Standards for Structures and Landscaping Requirements sections and related sections of the Zoning Ordinance regarding above ground and/or at-grade parking structures.

Architectural Standards

Currently many nonresidential zoning districts and overlay districts do not have or have minimal architectural standards for buildings. The Regional Employment and Regional Commercial zoning districts require specific materials be used for a minimum of 75% of each exterior elevation. For retail corner developments, the Retail Corner Design Guidelines specify that shopping centers shall have attractive and uniform architectural treatment including consistency of design between structures, materials, and rear facade treatment. However, these guidelines do not stipulate specific materials nor do they require a certain percentage of materials. The Retail Corner Design Guidelines document is also not an ordinance.

Staff recommends that Section 3.300 (Exterior Wall Construction Standards for Structures) of Article 3 (Supplementary Regulations) be amended as stated in the recommendation section of this report to include provisions that require exterior walls of parking structures be integrated with the primary building on the site including architectural design elements and building materials between structures. This would still allow the developer flexibility in designing the structures on the site while providing for some common elements. Additionally, as part of staff's review of this section of the Zoning Ordinance, we are proposing some housekeeping cleanup related to formatting to better delineate those provisions applicable to residential structures versus nonresidential uses.

Landscaping

Currently, the Zoning Ordinance has landscaping requirements for below-grade open parking structures within the front yard of nonresidential zoned properties. Requirements include an 18-foot landscape edge between the structure and the street right-of-way, with berming and trees within the landscape edge. There are currently no perimeter landscaping requirements in the Zoning Ordinance for above ground and/or at-grade parking structures.

Staff recommends that structures located closer to the street right-of-way have more landscaping materials around the perimeter of the structure, compared to parking structures located farther away from the street right-of-way. As parking structures are located farther away from the street, certain landscaping elements, such as shrubbery and groundcover foundation plantings, have less visual impact compared to trees. Landscaping provisions for parking structures would be in addition to site landscaping requirements that apply today.

At the October 19, 2009 meeting, the Commission expressed an interest in requiring larger plant materials within the landscape edge proposed around parking structures. The Commission felt that larger plant materials would make a greater visual impact when taking into consideration the plant material size in relation to the parking structure size. The Commission requested additional information pertaining to landscaping materials including differences between planting smaller versus larger materials (such as three-inch caliper versus six-inch caliper trees; five-gallon container shrubs versus 15-gallon), as well as susceptibility to disease and increased mortality, overall growth rates, and cost.

In short, when considering what minimum size of materials to plant, while planting larger materials such as six-inch caliper trees and 15-gallon shrubs may have a greater visual impact initially, overtime this becomes negated particularly with respect to trees. Growth is much slower initially for larger trees due to their shock recovery time needed, and the longer the recovery rate, the higher the mortality rate. More importantly though, installing smaller plant materials initially and at greater quantities (not size), results in a greater visual impact and benefit within a few years than if the same financial resources were spent on larger plant materials at lesser quantities within that same time frame. Attached to this staff write-up is a memo from Russell Haas, Landscape Architect, City of Plano, which explains in detail the various factors that affect plant material size, growth patterns, and cost.

Exempt Downtown Business Government (BG) and Central Business-1(CB-1) Zoning Districts

Staff recommends that BG and CB-1 zoning districts be exempted from the proposed parking structure architectural standards and additional landscaping requirements for above ground and/or at grade parking structures. The BG district is designed to ensure that development and redevelopment within the district are consistent with the historical character of Plano's original business district and the surrounding area, and the district facilitates an urban form of development. As such, the BG district already includes regulations that parking structures be obscured from street views or have special architectural and/or landscaping treatments approved in conjunction with a preliminary site plan or site plan. The CB-1 district is intended to permit a concentrated business center similar to traditional downtown areas. Properties zoned CB-1 are located along the Dallas North Tollway and include Legacy Town Center, which is zoned Planned Development-65-Central Business-1 (PD-65-CB-1). PD-65-CB-1 currently regulates parking structures and requires that they be designed to minimize the ground level view of automobiles below hood lines and that parking structure facades have strong horizontal architectural elements. The planned development district also has landscaping regulations that promote an urban form of development. In addition, the

proposed landscaping standards for parking structures are consistent with the other landscaping requirements in the Zoning Ordinance that facilitate a non-urban form of development (suburban development).

RECOMMENDATION:

Recommended for approval as follows: (Additions are shown as underlined text; deletions are shown as strike-through text.)

Amend Section 3.300 (Exterior Wall Construction Standards for Structures) of Article 3 (Supplementary Regulations) to read as follows:

3.300 Exterior Wall Construction Standards for Structures

Exterior wall construction for structures shall be in accordance with the standards in the following subsections. For the purposes of this section, exterior wall construction refers to the exterior material or finish of a wall assembly.

3.301 Residential Structures

(1) Exterior wall construction for residential structures of three stories or less shall consist of a minimum of 75% masonry with no single wall face of any residence containing less than 50% of its exposed surface of masonry construction as herein specified. The construction standard applies only to the first floor of a building in the following zoning districts:

Abbreviated Designation	Zoning District Name
A	Agricultural
BG	Downtown Business/Government
CB-1	Central Business-1
CE	Commercial Employment
ED	Estate Development
MF-1	Multifamily Residence-1
MF-2	Multifamily Residence-2
MF-3	Multifamily Residence-3

PH	Patio Home
R	Retail
SF-A	Single-Family Residence Attached
SF-6	Single-Family Residence-6
SF-7	Single-Family Residence-7
SF-9	Single-Family Residence-9
SF-20	Single-Family Residence-20
2F	Two-Family Residence

Exterior wall construction for all residential uses in districts where permitted other than those listed above shall meet the requirements of the City of Plano Building Code.

~~3.302~~(2) Where more than 40% of existing residential structures along both sides of a street and lying between the two nearest intersecting streets, do not meet the above minimum structure standards, then such standards shall not apply.

~~3.303~~(3) Standards for masonry construction in all districts shall be defined as that form of construction composed of stone, brick, concrete, hollow clay tile, concrete block or tile, or other similar building unit or materials or combination of these materials laid up unit by unit and set in mortar. Brick veneer construction is included in the definition of masonry. Exterior plasters as defined in the City of Plano Building Code and cementitious lap siding shall be acceptable masonry construction alternatives. (ZC 2000-01; Ordinance No. 2000-3-28)

~~3.305~~(4) Unless specified as part of a planned development district, the above masonry requirements shall not apply to UR districts. In addition, exterior plasters, as noted above, are not permitted in UR districts unless specified as part of a planned development. (ZC 97-52; Ordinance No. 98-2-15)

3.302 Nonresidential Uses

(1) Except as otherwise regulated by this ordinance, exterior wall construction in districts permitting nonresidential uses shall be of such material that conforms to the International Building Code unless an alternative has been approved by

the Building Official. However, metal and membrane exterior walls are prohibited in all zoning districts with the following exception:

Metal and membrane exterior wall construction is permitted in the Light Industrial-1 and Light Industrial-2 districts with approval of a facade plan as part of the site plan review process by the Planning & Zoning Commission only under the following conditions:

~~(1)~~ (a) The metal or membrane exterior wall construction is not visible from a public thoroughfare or residential zoning district.

~~(2)~~(b) The lot containing the building is located at least 1,000 feet from any residential zoning district boundary line unless separated by a Type C or larger thoroughfare.

(2) Special Requirements for Parking Structures.

Except in BG and CB-1 zoning districts, all exterior walls of parking structures shall be architecturally designed to be integrated with the primary building on the site, including consistent architectural design elements and building materials between structures.

Amend Section 3.1200 (Landscaping Requirements) of Article 3 (Supplementary Regulations) to include the following:

3.1200 Landscaping Requirements

(1) Nonresidential Landscaping Requirements

(f) Landscaping for Above Ground and/or At-Grade Parking Structures

These standards shall apply to all nonresidential districts, except BG and CB-1, and shall be in addition to other landscaping requirements as required in Section 3.1200 and within the overlay districts.

(i) Where an above ground and/or at-grade parking structure is located 100 feet or less from the adjacent street right-of-way, the required landscaping shall comply with the following regulations:

1. A minimum ten-foot landscape edge shall be provided adjacent to the exterior perimeter of the parking structure.

2. Within the required landscape edge, one shade tree (three-inch caliper minimum) shall be provided for every 50 lineal feet of parking structure frontage, exclusive of entry drives and pedestrian access points. Ornamental trees (eight to ten feet height minimum) can be substituted for shade trees at a ratio of 2:1.

3. Additionally, ten shrubs (five gallon minimum) per required shade tree shall be provided within the required landscape edge. If a decorative trellis is used as part of the façade structure, vines may count as part of the minimum shrub requirement.

4. A maximum of 60% of any one species is allowed for any required plantings stated above.

(ii) Where an above ground and/or at-grade parking structure is located greater than 100 feet from the adjacent street right-of-way, the required landscaping shall comply with the following regulations:

1. Within a maximum of ten feet from the exterior perimeter of the parking structure, one shade tree (three inch caliper minimum) shall be provided for every 50 lineal feet of parking structure frontage, exclusive of entry drives and pedestrian access points. Ornamental trees (eight to ten feet height minimum) can be substituted for shade trees at a ratio of 2:1.

2. A maximum of 60% of any one species is allowed for any required plantings stated above.

M E M O

DATE: December 3, 2009

TO: Planning & Zoning Commissioners

FROM: Russell Haas, Landscape Architect

SUBJECT: Agenda Item No. 6 – Zoning Case 2009-20
Supplemental Landscape Materials Information

The following information is provided for consideration in response to the Commission's questions regarding landscape materials and the various factors that affect plant material size, growth patterns, and cost.

Plant Material Survival/Recovery

Shade trees, evergreen and deciduous, are specified either container grown or ball and burlaped (B&B). The specification is by either caliper inch for B&B, or container size with the container specification often stating an appropriate caliper inch. Above ground they are otherwise essentially the same tree.

The biggest difference between the B&B and container grown tree is the size and completeness of the root mass. This affects survival and recovery from transplant shock. Because the container grown tree, which is grown in every increasingly larger containers, has a complete root system as compared to a B&B tree, which has left much of its root mass in the ground when harvested, the container grown tree has a higher survival rate and a quicker recovery rate. For container grown, the size of a root mass and the associated weight and time involved in its growing and maintenance tends to limit the maximum size of tree available. It is rare to find a container grown tree over 6-inch caliper.

When a B&B tree is harvested, the digging process requires an increasingly larger root ball, usually nine to 12 inches of ball per one inch caliper of tree. An increasingly percentage of roots will be lost as the tree size increases since it is difficult to dig up all the roots associated with larger trees. Typically, the smaller the B&B tree, the higher the percentage of root mass preserved. The more root mass preserved, the greater the survivability and quicker the recovery time.

A rule of thumb is for every caliper inch of a given size tree above three inches, the recovery time is at least one year. If a 3-inch caliper tree recovers in one year, you can anticipate an additional year for a 4-inch caliper tree, planted at the same time to

recover enough root mass to begin producing top growth. As a result, after one year the 3-inch caliper tree will be very near the same size as the 4-inch caliper tree. A 5-inch caliper tree typically requires two years to recover.

Additionally, trees are usually purchased for immediate installation or speculation for future use and allowed to continue to grow. While sitting in the nursery yard, the tree has to be maintained and this increases costs due to labor, pruning, etc. The larger and longer the tree sits, the more likely problems and costs can occur.

Shrubbery performs similar to container grown trees, as well as size availability. Shrubbery is typically container grown so its size is listed by gallons and its root system is fairly complete. As the plant grows, it then must be transplanted to larger gallon containers thus increasing labor and maintenance costs. From a recovery standpoint, shrubs will recover well since their root system is intact. Typical shrubbery size at planting is 5-gallon yet 7-gallon shrubs seem to be increasingly popular. However, within a year, the 5-gallon shrub will achieve the size of the 7-gallon shrub. Additionally, the challenge with larger containers sizes is that there is less availability and increased costs. Larger container grown shrubs are those that likely will grow to tree form (such as yaupon holly and ligustrum).

Cost

The initial cost of container trees is usually higher than a comparable B&B due to higher overhead and wholesale cost, but once other factors are involved (i.e. maintenance, labor, etc.) the final installation unit cost is competitive.

In addition to the cost of maintaining the tree, another factor affecting cost and size is the tree installation process. A 3-inch caliper tree can still be "man handled" by a couple of workers. However, once a tree exceeds this size, there is a need for the more expensive use of mechanical devices such as hoist and cranes to extract and move the tree. As a result, beyond a 3-inch caliper size, the unit cost rises at an increasing rate. As a rule of thumb, "designer costs" are listed below which shows a significant cost difference between a 3-inch caliper tree versus a 6-inch caliper tree.

3-inch caliper tree	$325
4-inch caliper tree	$475
5-inch caliper tree	$800
6-inch caliper tree	$1400

Since a majority trees installed in this area are B&B, the unit cost of the two (i.e. container grown versus B&B) is less important. What is important is the desired visual impact of the landscape plantings over time and how it fits in the project budget using B&B trees.

For example, if a developer has an initial budget of $3,000 for landscaping associated with a parking structure, he can plant three 6-inch caliper trees or eight 3-inch caliper

trees. Assuming a 100% survival rate, the two larger trees might have the greater visual impact initally, but after two years, it can be expected that the 3-inch caliper trees will have recovered and can range from 4-inch to 5-inch caliper and have an increased and healthier top growth, while the two 6-inch caliper trees will probably just be recovering and still be 6-inch caliper. In four years they could all be pretty much the same size.

In summary, when considering what minimum size of materials to plant, while planting larger materials such as 6-inch caliper trees and 15-gallon shrubs may have a greater visual impact initially, overtime this becomes negated particularly with respect to trees. Growth is much slower initially for larger trees due to their shock recovery time needed, and the longer the recovery rate, the higher the mortality rate. More importantly though, installing smaller plant materials initially and at greater quantities (not size), results a greater visual impact and benefit within a few years than if the same financial resources were spent on larger plant materials at lesser quantities within that same time frame.

CITY OF PLANO

PLANNING & ZONING COMMISSION

December 7, 2009

Agenda Item No. 7

Public Hearing - Revised Preliminary Replat & Revised Site Plan: Plano East Senior High School Addition, Block 1, Lot 1R

Applicant: Plano Independent School District

DESCRIPTION:

Public high school on one lot on 67.1± acres located at the northeast corner of Merriman Drive and Los Rios Boulevard. Zoned Estate Development. Neighborhood #50.

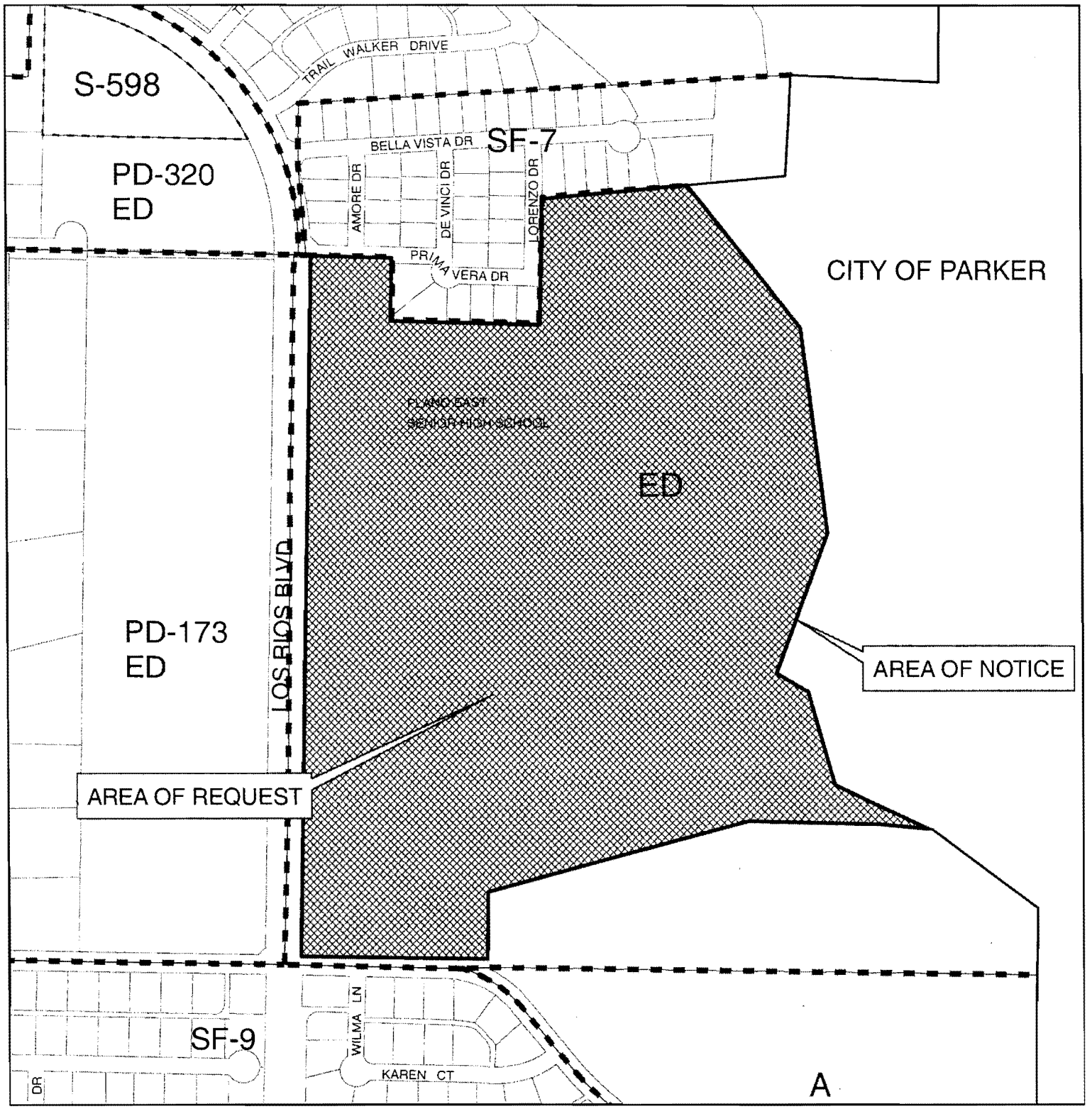
REMARKS:

The purpose of the revised preliminary replat is to abandon and dedicate easements to accommodate the proposed site improvements.

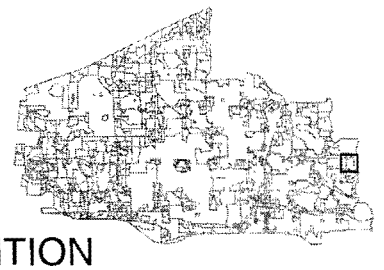
The purpose of the revised site plan is to show the proposed chiller and kitchen expansion and paving improvements.

RECOMMENDATION:

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



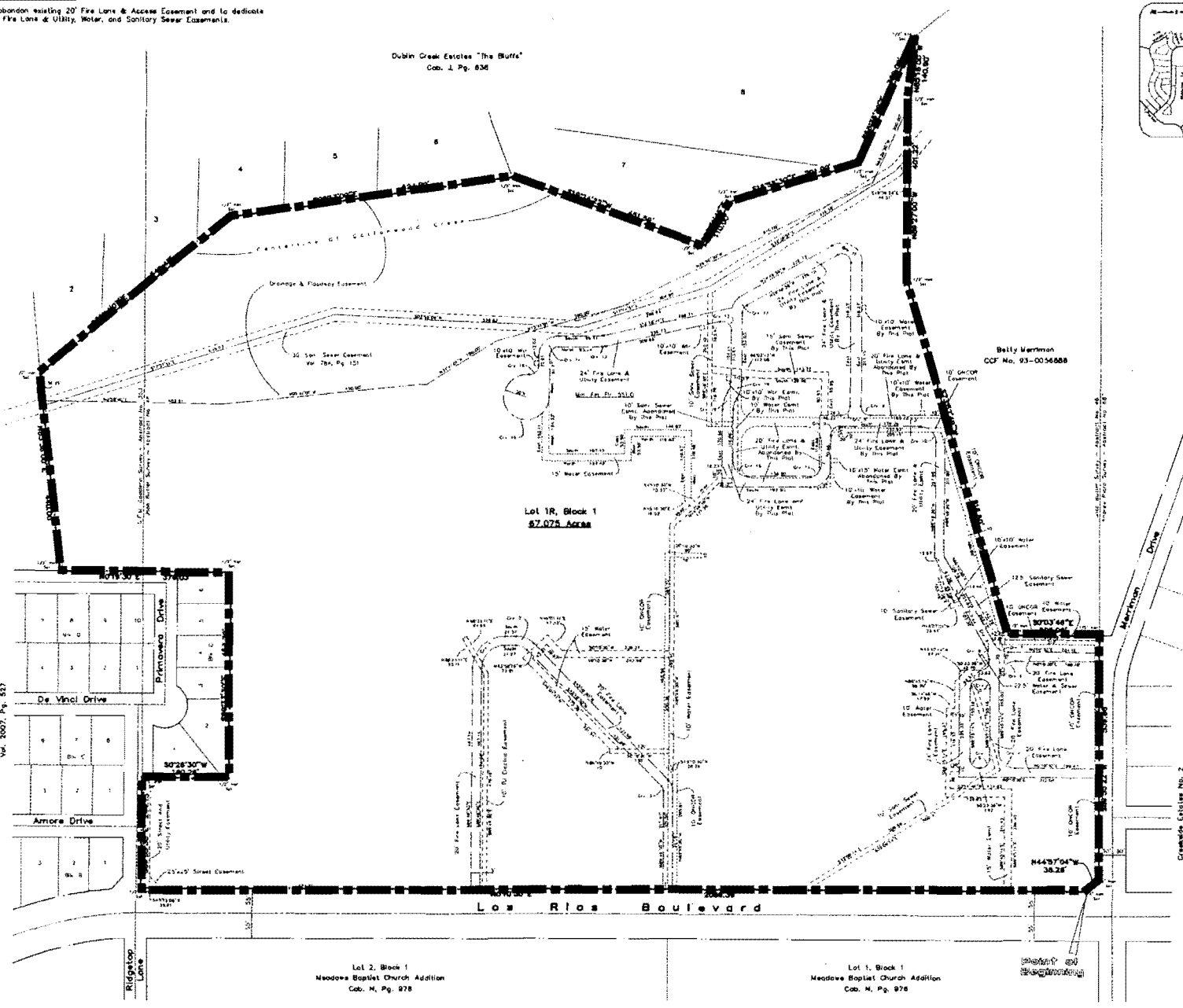
Title: PLANO EAST SENIOR HIGH SCHOOL ADDITION BLOCK 1, LOT 1R

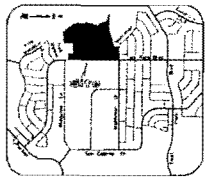
Zoning: ESTATE DEVELOPMENT

200' Notification Buffer

PURPOSE OF REPLAT:

To abandon existing 20' Fire Lane & Access Easement and to dedicate new Fire Lane & Utility, Water, and Sanitary Sewer Easements.





VICINITY MAP
NTS

0 100 300
GRAPHIC SCALE
1"=100'

Curve Data Chart

	Inner	Outer		Inner	Outer
1	A=69°49'30" R=50.00' T=48.65' L=78.39'	A=89°49'30" R=70.00' T=69.75' L=109.74'	11	A=119°48'59" R=20.00' T=34.41' L=41.82'	A=119°48'59" R=44.00' T=75.93' L=92.01'
2	A=45°10'30" R=35.00' T=14.58' L=27.69'	A=45°10'30" R=55.00' T=22.89' L=43.36'	12	A=102°28'41" R=20.00' T=24.91' L=35.77'	
3	A=45°00'00" R=15.00' T=6.21' L=11.78'	A=45°00'00" R=35.00' T=14.50' L=27.49'	13	A=12°26'41" R=20.00' T=2.19' L=4.35'	A=12°26'41" R=44.00' T=4.81' L=9.58'
4	A=90°04'16" R=35.00' T=35.04' L=55.02'		14	A=90°00'00" R=20.00' T=20.00' L=31.42'	A=90°00'00" R=44.00' T=44.00' L=69.12'
5	A=90°00'00" R=20.00' T=20.00' L=31.42'		15	A=274°55'02" R=20.00' T=45.88' L=239.91'	
6	A=89°53'44" R=35.00' T=34.96' L=54.93'		16	A=94°55'02" R=20.00' T=21.19' L=33.13'	
7	A=60°00'00" R=30.00' T=20.21' L=36.65'		17	A=60°11'01" R=20.00' T=11.59' L=21.01'	A=45°07'59" R=44.00' T=18.29' L=34.66'
8	A=101°27'25" R=20.00' T=24.46' L=35.42'		18	A=90°00'00" R=30.00' T=30.00' L=47.12'	
9	A=18°46'41" R=112.50' T=18.59' L=36.84'		19	A=32°38'13" R=45.00' T=13.17' L=25.63'	A=32°38'13" R=69.00' T=20.20' L=39.30'
10	A=90°10'30" R=35.00' T=35.11' L=55.08'				

SHEET 1 OF 2

REVISED
PRELIMINARY REPLAT

PLANO EAST SENIOR HIGH SCHOOL ADDITION

LOT 1R, BLOCK 1

Being A Replat Of
Plano East High School
Lot 1R, Block 1
Recorded In Cabinet 2007, Pg. 465
67.075 Acres Situated In The
JOAB BUTLER SURVEY ~ ABST. 46
C.F.M. GOODERIN SURVEY ~ ABST. 353
PLANO, COLLIN COUNTY, TEXAS

Owner
Plano Independent School District
6600 Alma Drive
Plano, Texas 75023
Telephone 469 752-1480

Engineer
RLK Engineering, Inc.
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor
Sordukon Surveying, Inc.
13970 CR 460
Anna, Texas 75409
Telephone 972 924-8200

November 23, 2009

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

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

BEGINNING at a 1" iron rod set for corner at the northwest end of a corner clip at the intersection of the north line of Merrimon Drive (a 80' R.O.W.) with the east line of Los Rios Boulevard (a 110' R.O.W.);

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

THENCE S89°33'30"E, leaving Los Rios Boulevard, a distance of 244.15 feet to a 1/2" iron rod set for corner;

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

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

THENCE N00°19'30"E, a distance of 379.03 feet to a 1/2" iron rod set for corner;

THENCE N83°36'00"E, a distance of 440.00 feet to a 1/2" iron rod set for corner; said point being the most westerly corner of Lot 2, Dublin Creek Estates "The Bluffs", as recorded in Cabinet J, Page 838, Plat Records of Collin County, Texas;

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

S39°14'07"E, a distance of 549.47 feet to a 1/2" iron rod set for corner;

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

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

S60°51'45"E, a distance of 110.00 feet to a 1/2" iron rod set for corner;

S16°55'30"E, a distance of 291.00 feet to a 1/2" iron rod set for corner;

S65°35'30"E, a distance of 309.00 feet to a 1/2" iron rod set for corner;

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

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

THENCE S73°52'49"W, a distance of 816.60 feet to a 1/2" iron rod set for corner;

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

THENCE S89°55'22"W, with the north line of Merrimon Drive, a distance of 539.66 feet to the southeast end of the aforementioned corner clip at the intersection of the east line of Los Rios Boulevard;

THENCE N44°57'04"W, along said corner clip, a distance of 35.28 feet to the POINT OF BEGINNING and CONTAINING 2,921,778 square feet, or 67.075 acres of land.

BASIS OF BEARINGS:

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

PURPOSE OF REPLAT:

To abandon existing 20' Fire Lane & Access Easement, Water, and Sanitary Sewer Easement, and to dedicate new Fire Lane & Utility, Water, and Sanitary Sewer Easements.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

SURVEYOR'S CERTIFICATE

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

_____
David J. Surdukan
Registration No 4613

STATE OF TEXAS
COUNTY OF COLLIN

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

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

_____, 2008.

_____
Notary Public in and for
the State of Texas

DRAINAGE AND FLOODWAY EASEMENT

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

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

Witness my hand at _____, this the _____ day of

_____, 2009.

_____
Plano Independent School District

STATE OF TEXAS
COUNTY OF COLLIN

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

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

_____, 2009.

_____
Notary Public in and for
the State of Texas

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

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

CERTIFICATE OF APPROVAL

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

_____
Chairman, Planning and Zoning Commission

STATE OF TEXAS
COUNTY OF COLLIN

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

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

_____, 2009.

_____
Notary Public in and for
The State of Texas

_____
Secretary, Planning & Zoning Commission
Or City Engineer

STATE OF TEXAS
COUNTY OF COLLIN

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

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

_____, 2009.

_____
Notary Public in and for
The State of Texas

SHEET 2 OF 2

REVISED
PRELIMINARY REPLAT

PLANO EAST SENIOR HIGH SCHOOL ADDITION

LOT 1R, BLOCK 1

Being A Replat Of
Plano East High School
Lot 1R, Block 1
Recorded In Cabinet 2007, Pg. 465
67.075 Acres Situated In The
JOAB BUTLER SURVEY ~ ABST. 46
C.F.M. GOODERIN SURVEY ~ ABST. 353
PLANO, COLLIN COUNTY, TEXAS

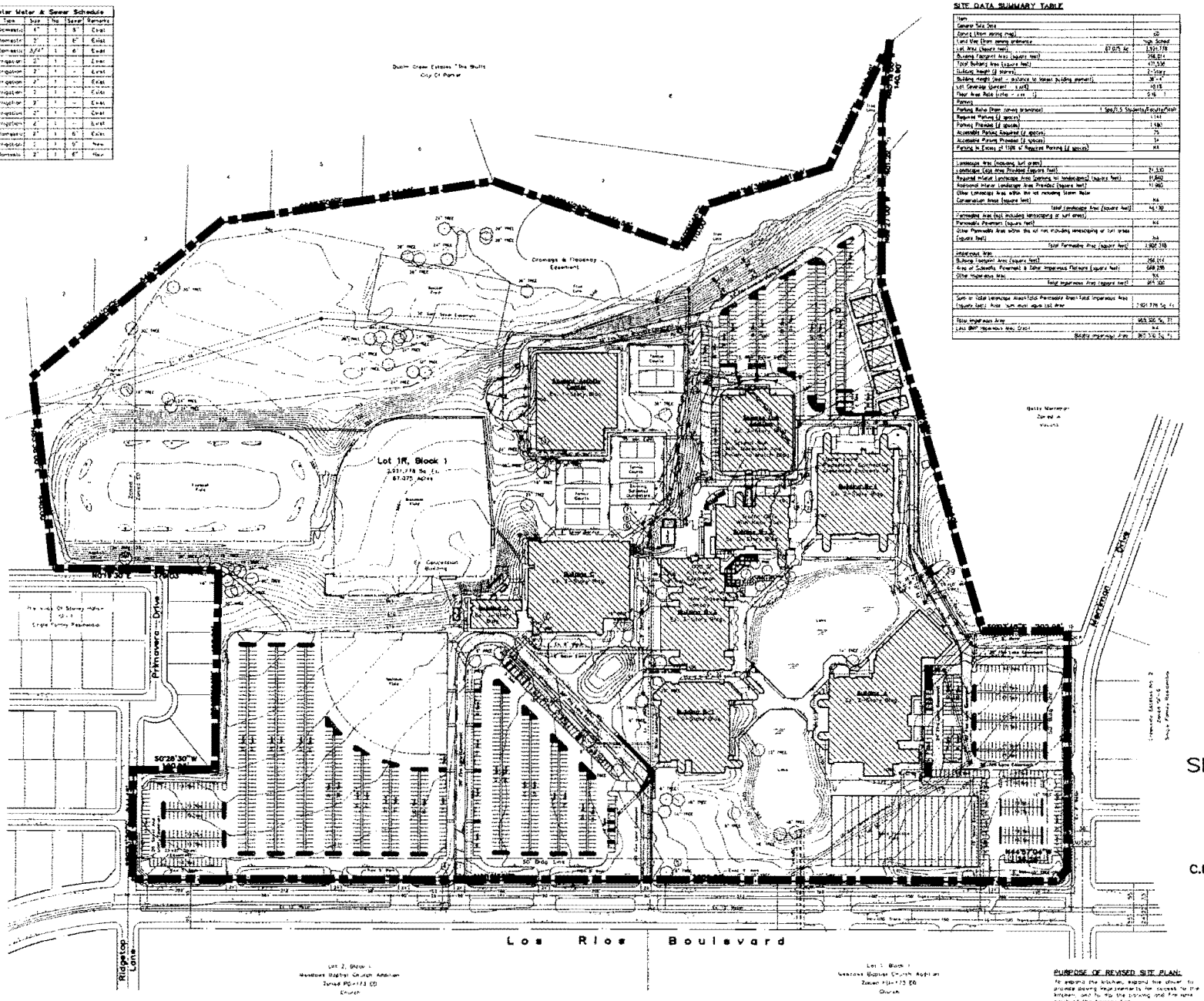
Owner
Plano Independent School District
6800 Alma Drive
Plano, Texas 75023
Telephone 469 752-1480

Engineer
RLK Engineering, Inc.
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor
Surdukan Surveying, Inc.
13970 CR 480
Anna, Texas 75409
Telephone 972 924-6200

November 23, 2009

Water Meter & Sewer Schedule					
	Type	Size	No	Sewer	Remarks
(1)	Domestic	4"	1	6"	Exist
(2)	Domestic	3"	1	6"	Exist
(3)	Domestic	3/4"	1	6	Exist
(4)	Irrigation	2"	1	-	Exist
(5)	Irrigation	2"	1	-	Exist
(6)	Irrigation	2"	1	-	Exist
(7)	Irrigation	2"	1	-	Exist
(8)	Irrigation	2"	1	-	Exist
(9)	Irrigation	2"	1	-	Exist
(10)	Irrigation	2"	1	-	Exist
(11)	Domestic	2"	1	6"	Exist
(12)	Irrigation	-	1	6"	New
(13)	Domestic	2"	1	6"	New


Dublin Creek Estates - The Bluffs
City Of Plano
Drainage & Floodway Easement
Lot 1R, Block 1
67.075 Acres
Tennis Courts
Basketball Courts
Volleyball Courts
Concession Building
Building A
Building B
Building C
Building D
Building E
Building F
Building G
Building H
Building I
Building J
Building K
Building L
Building M
Building N
Building O
Building P
Building Q
Building R
Building S
Building T
Building U
Building V
Building W
Building X
Building Y
Building Z
Building AA
Building BB
Building CC
Building DD
Building EE
Building FF
Building GG
Building HH
Building II
Building JJ
Building KK
Building LL
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CITY OF PLANO

PLANNING & ZONING COMMISSION

December 7, 2009

Agenda Item No. 8

Public Hearing - Replat: The Trails of Glenwood, Phase 1, Block L, Lot 9R

Applicant: Nirav Desai

DESCRIPTION:

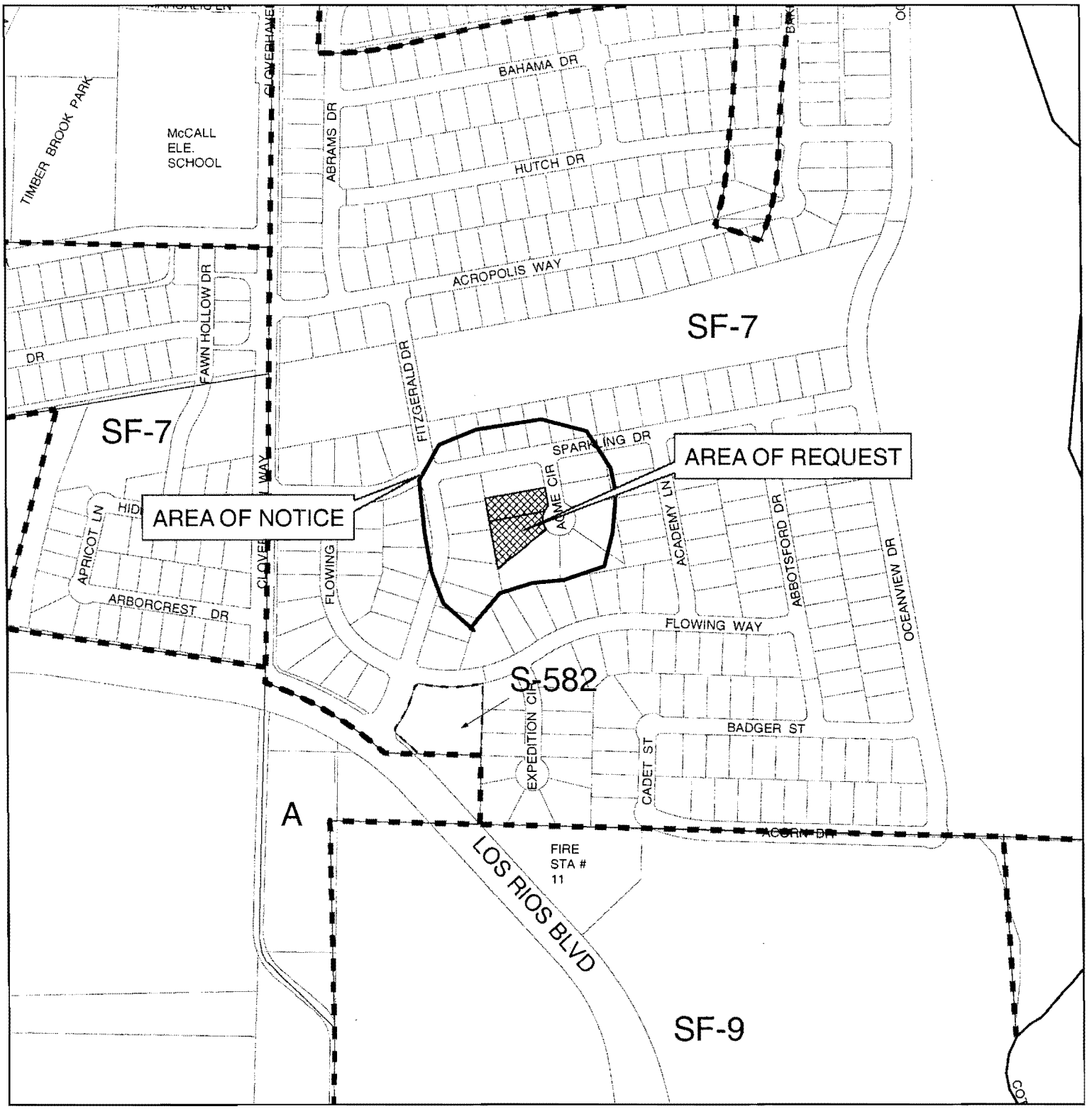
One Single-Family Residence-7 lot on 0.7± acre located on the west side of Acme Circle, 93.0± feet south of Sparkling Drive. Zoned Single-Family Residence-7. Neighborhood #24.

REMARKS:

The purpose of this replat is to combine two lots into one lot.

RECOMMENDATION:

Recommended for approval as submitted.

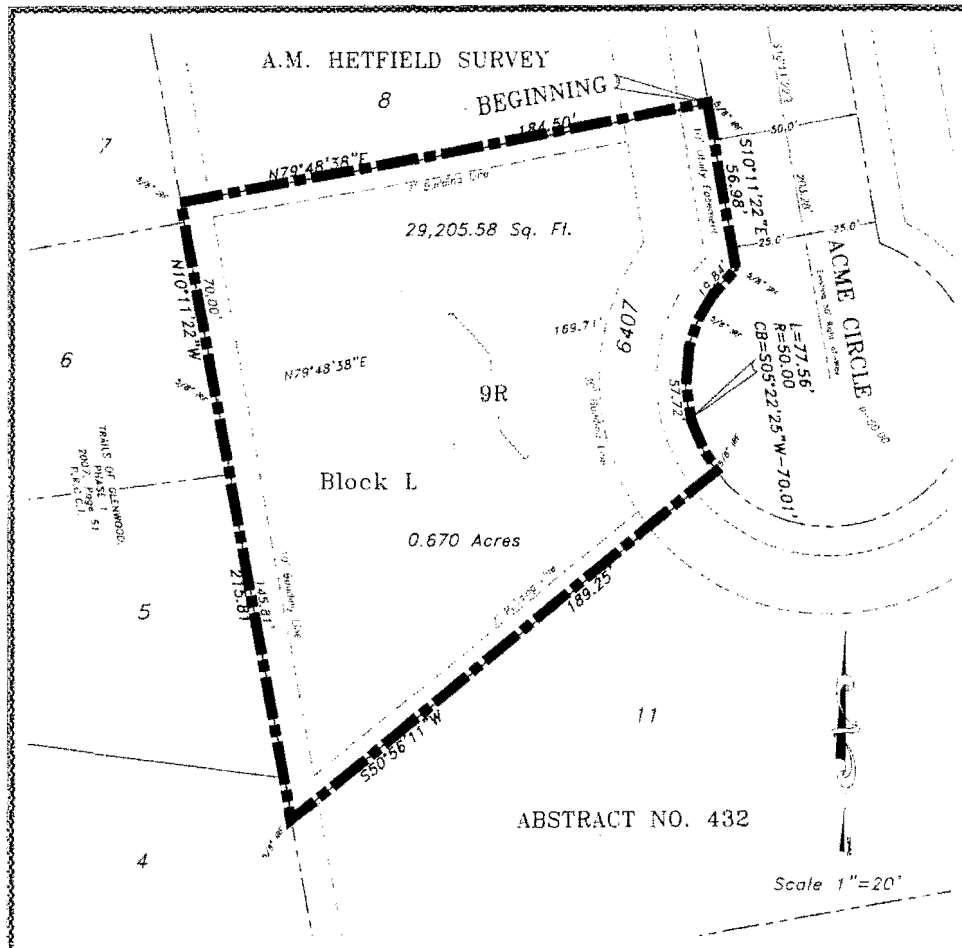


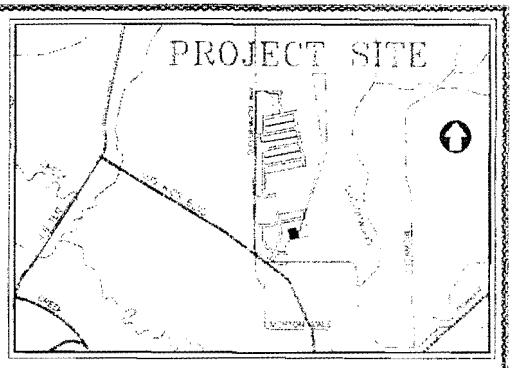
Item Submitted: REPLAT

Title: THE TRAILS OF GLENWOOD, PHASE 1
BLOCK L, LOT 9R

Zoning: SINGLE-FAMILY RESIDENCE-7

200' Notification Buffer





VICINITY MAP

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Acme Dairy, being herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Replat of Trails of Glenwood, Phase 1, Lot 9R, Block L, an addition to the city of Plano, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the city of Plano. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and city of Plano's use thereof. The city of Plano and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The city of Plano and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and doing all other things necessary to the enjoyment of such easements without the necessity at any time of procuring permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations, and resolution of the city of Plano, Collin County, Texas.

Witness my hand this the 8th day of November, 2003

By: _____
Name/Title

STATE OF TEXAS
COUNTY OF Tarrant

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Nirav Desai, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE
This 8th day of November, 2003

_____
Notary Public, in and for the STATE OF TEXAS

CERTIFICATE OF APPROVAL

Approved on this the _____ day of _____, 2003 by the Robert A. Young Commission, City of Plano, Texas.

_____
Chairman, Planning & Zoning Commission

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE
This _____ day of _____, 2003

_____
Notary Public, in and for the STATE OF TEXAS

_____
Secretary, Planning & Zoning Commission or Civil Engineer

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE
This _____ day of _____, 2003

_____
Notary Public, in and for the State of Texas

SURVEYOR CERTIFICATE

STATE OF TEXAS

I, J. Scott Cole, Registered Public Surveyor, hereby certify that I have prepared this plat from an actual on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Plano, Texas.

J. Scott Cole
Registered Professional Land Surveyor
State of Texas No. 5411

STATE OF TEXAS
J. SCOTT COLE
5411
REGISTERED
PROFESSIONAL
LAND SURVEYOR

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF Tarrant

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J. Scott Cole, 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 and as the act and deed therein stated.

Given under my hand and seal of office, this 8th day of November, 2003

_____
Notary Public

NOTARY: J. SCOTT COLE
My Commission Expires October 31, 2011

SANDS SURVEYING OF TEXAS, LLC
1110 South Airport Circle
Ste 170
Euless, TX 76040
(817) 355-9253 ph (817) 510-0433 fax
www.sandssurveying.com
Land Surveying
SCALE: 1"=20'
DATE: 10.3.2003
W.O.: 1401.03
DRAWN BY: JK, JT
CHECKED BY: JC

COPYRIGHT © 2003 SANDS Surveying of Texas, LLC All Rights Reserved

The Purpose of this Replat is to combine two lots into one lot.

OWNER
Nirav Desai
4340 Acme Drive
Plano, Texas 75093
214-670-5951
nirav.desai@gmail

PREPARED BY:
SANDS SURVEYING OF TEXAS, LLC
1001 West Euless Boulevard Ste 107
Euless, Texas 76040
817-355-9253
Contact: Jeremie Cole Cell: 3031
jeremie.cole@sandssurveying

REPLAT
THE TRAILS OF GLENWOOD
PHASE 1, Lot 9R, Block L
being a replat of
LOT 9 AND 10, BLOCK L
2007, PAGE 51
1 SINGLE FAMILY LOT DEVELOPED AT SF-6 STANDARDS
OUT OF THE
A. M. HETFIELD SURVEY, ABSTRACT NO. 432
IN THE
CITY OF PLANO, COLLIN COUNTY, TEXAS
0.670 ACRES
NOVEMBER 2003
1 LOT

RECEIVED

DEC 0 1 2009

PLANNING DEPT

REPLY FORM

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

All-America City

Dear Commissioners:

This letter is regarding The Trails of Glenwood, Phase 1, Block L, Lot 9R. Neighborhood #24. This is one Single-Family Residence-7 lot on 0.7± acre located on the west side of Acme Circle, 93.0± feet south of Sparkling Drive. The purpose of the plat is to replat two lots into one lot.

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

X I am **FOR** the replat as explained above for The Trails of Glenwood, Phase 1, Block L, Lot 9R.

____ I am **AGAINST** the replat as explained above for The Trails of Glenwood, Phase 1, Block L, Lot 9R.

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

My house is directly adjacent to the proposed replatted lot. I am definitely FOR the replat, which will be good for our cul de sac and property values. Please approve the requested replat.

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

DAN HOPPER
Name (Please Print)

Signature

6401 ACME CIR
Address PLANO, TX 75074

11/30/09
Date

BM

Z:PH/12-07-RP4

RECEIVED

NOV 24 2009

PLANNING DEPT

REPLY FORM

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

All-America City

Dear Commissioners:

This letter is regarding The Trails of Glenwood, Phase 1, Block L, Lot 9R. Neighborhood #24. This is one Single-Family Residence-7 lot on 0.7± acre located on the west side of Acme Circle, 93.0± feet south of Sparkling Drive. The purpose of the plat is to replat two lots into one lot.

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I think that this is a great idea and am 100% for the replat. Congratulations from your neighbor

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

Jesse Bick
Name (Please Print)

Signature

6400 Acme Circle
Address

11/21/2009
Date

BM

Z:PH/12-07-RP4

CITY OF PLANO

PLANNING & ZONING COMMISSION

December 7, 2009

Agenda No. 9

Discussion and Direction: Church and Rectory Uses

Applicant: City of Plano

DESCRIPTION:

This item is a request for discussion and direction regarding church and rectory uses.

REMARKS:

Recently, staff has been tasked to examine the city's definition and related ordinances associated with religious uses. The Zoning Ordinance defines church and rectory as "a building for regular assembly for religious worship which is used primarily for such purpose and those accessory activities which are customarily associated therewith, and the place of residence for ministers, priests, nuns, or rabbis on the premises." After examining the ordinances, staff believes it is necessary to update them to ensure they are more aligned with state and federal laws and to address today's wide range of religious land uses.

Legal Considerations

Religious Land Use and Institutionalized Persons Act (RLUIPA)

The federal RLUIPA was enacted in 2000 in order to prevent zoning and development discrimination against religious institutions. This legislation has caused municipalities to rethink their ordinances for religious institutions to ensure that the ordinances are consistent with RLUIPA. There are two basic provisions to RLUIPA:

1. The "substantial burden" provision prohibits a municipality from imposing or implementing a landuse regulation in a manner that imposes a "substantial burden" on "religious exercise" unless such a burden is justified by a "compelling governmental interest" and unless it is the least restrictive means of furthering that interest. Religious exercise is defined to include "the use, building, or conversion of real property for the purpose of religious exercise." For a burden on religion to be "substantial," the government regulation must be significantly oppressive and place more than an inconvenience on religious exercise. For example, requiring a permit to erect, expand, or operate a place of worship is

probably not a substantial burden; however, failing to consider an application for a permit from a religious group might be.

2. The "equal terms" provision requires that a municipality may not treat "a religious assembly or institution on less than equal terms than another religious assembly or a nonreligious assembly or institution." In other words, cities should not create ordinances which in practice treat religious institutions, regardless of denomination, differently than nonreligious uses, or that treat religious uses differently than comparable assembly or institutional uses.

Texas Religious Freedom Restoration Act (RFRA)

Enacted in 1999, the Texas RFRA prohibits a government from substantially burdening the exercise of religion unless that government can show that there is a compelling governmental interest and that regulation is the least restrictive means of furthering that interest.

Legal Assessment of Plano's Zoning and Development Regulations

In July 2008, Duncan Associates completed a legal assessment of the city's Zoning Ordinance. In their examination of religious institutions, Duncan found that "there is nothing in [Plano's] Zoning Ordinance that appears to even come close to a substantive violation of the letter or spirit of RLUIPA as it has been construed in the courts." However, Duncan made two recommendations that the city may want to consider. The first is to change the term "church." Duncan suggested that a more common, inclusive term/phrase such as "religious facility" might be more appropriate. The second is to classify churches according to their size. The purpose of this second recommendation would be to allow only smaller churches within single-family residence zoning districts. Plano has not distinguished churches based upon size and this has allowed many worship facilities to locate within the city. While some cities regulate churches based upon size, the courts appear to be ruling more favorably towards churches since the time the Duncan assessment was completed. Should Plano continue to not regulate churches based upon size, Duncan recommends that the city may wish to consider addressing the regulation of various accessory uses that are related to religious institutions.

ISSUES:

The following are issues for the Planning & Zoning Commission to consider pertaining to church and rectory uses.

Term

The term "church and rectory" is outdated and in many cases inaccurate. In order to include all religious activities regardless of religious preference in a single term, staff suggests changing the term to more common, inclusive wording such as "religious facility," "place of worship," "religious institution," or "house of worship."

Definition of "Church and Rectory" and Accessory Uses

The city's current definition is "a building for regular assembly for religious worship which is used primarily for such purpose and those accessory activities which are customarily associated therewith, and the place of residence for ministers, priests, nuns, or rabbis on the premises." This definition, although functional, is outdated as well. The definition should address all religious uses and not single out a particular religion.

Also, the Commission needs to consider the inclusion of accessory uses in the definition. As it exists today, the phrase "activities which are customarily associated therewith" is broad and may need further refining. Should accessory uses such as housing for church staff or students of religion, day care centers, gymnasiums, education, homeless shelters, etc. be included in the definition?

Many churches operate uses in addition to worship services on their campuses such as health/fitness centers, day cares and schools. Currently, these uses are allowed as accessory uses to the primary church use. As we evaluate the definition of religious institutions, consideration may need to be given to whether or not this is the best way to address accessory uses, or if these uses should be classified as additional primary uses, and be subject to the allowances within each specific zoning district. For example, a health/fitness center is allowed in many nonresidential zoning districts, but the use is not allowed in any residential zoning district. Day care center uses are similar. In the past, the City has allowed day care centers by right within a church, if the day care was operated by the church. With recent changes in the city's day care ordinances though, this allowance has been removed, and the use is now treated as accessory to the primary church use. How should accessory uses be defined and regulated within church developments?

Minimum Lot Size

Subsection 3.401 of the Zoning Ordinance requires churches to have a minimum of two acres when developing within a residential zoning district. The reason for this is to allow for future building and parking needs due to increased attendance and typical church expansion. This provision is not solely applied to churches but is also applied to independent living facilities, assisted living facilities, long-term care facilities, continuing care facilities, community centers, hospitals, colleges, universities, trade and commercial schools, and public, private, and parochial schools.

There have been several variance requests to this minimum site acreage provision. Though the requirement is also applied to uses other than churches, and it is not a clear violation of state or federal law, staff believes that the city may continue to be challenged on this provision in the future. The city may want to consider removing this requirement for church uses provided that other regulations are maintained to protect surrounding residential neighborhoods.

Access to a Street with a Minimum Pavement Width

Subsection 3.401 of the Zoning Ordinance also requires churches to have access to a street with a minimum pavement width of 36 feet when the church is located within a residential zoning district. This provision is also applied to independent living facilities, assisted living facilities, long-term care facilities, continuing care facilities, community centers, hospitals, colleges, universities, trade and commercial schools, and public, private, and parochial schools. Religious facilities may create heavy traffic flows concentrated within a few hours during their normal worship times. The purpose of this requirement is to ensure that there is access to a street with adequate pavement width to handle excessive traffic flows during these times. Staff recommends that this provision remain.

Parking

Currently, the Zoning Ordinance requires churches to park their facilities at "one space per every five seats in the main sanctuary." Typically, this requirement has been exceeded, as most churches in Plano have found it necessary to provide parking in excess of zoning requirements. In some instances, churches have discovered that they still do not have enough parking as attendance grows. To provide some relief, the Zoning Ordinance allows excess parking for churches to be on gravel instead of asphalt or concrete surface. However, if the required parking calculation was increased, churches would have to build more parking initially. Is Plano's current requirement appropriate, or should the requirement be increased in order to provide for the parking associated with typical church needs?

The language in this requirement is also somewhat outdated. Many religious facilities do not have sanctuaries. Staff recommends that the language be changed to "one space per x persons accommodated within the main worship area," or a similar, more universal statement that more clearly defines the method of parking calculation.

Permitted Zoning Districts

At this time, church and rectory uses are permitted by right in all of Plano's zoning districts. Staff's recommendation is that this not be changed. However, the Commission needs to consider the issues associated with a church locating within a single-family zoning district and determine if the city's current regulations are sufficient.

Special Exception

The city may want to consider creating a process for reasonable accommodation in order to allow for development requests that do not comply with existing regulations. A special exception process, which is authorized by state law, may be the best process for a request for reasonable accommodation for religious uses. However, currently our ordinance does not allow for that. Presently, the Board of Adjustment has the authority to hear and grant variances if certain criteria are met; however, property hardship is one of the criteria that may be most difficult to achieve and justify. If a special exception process is desired, then consideration needs to be given to developing specific criteria

for which relief may be sought. Criteria might include off-street parking, building modifications, etc.

RECOMMENDATION:

Recommended that the Planning & Zoning Commission provide direction on potential Zoning Ordinance amendments regarding church and rectory uses.

CITY OF PLANO

Planning & Zoning Commission

December 7, 2009

Agenda Item No. 10

Discussion & Direction: Comprehensive Planning

DESCRIPTION:

Discussion and direction regarding comprehensive planning and the proposed comprehensive plan update.

REMARKS:

Comprehensive planning is an important process in making decisions regarding the future of a city. The City of Plano has a long history of comprehensive planning that has shaped current development of the city over the past 50 years. The Comprehensive Plan is a document that provides direction and guidance for development and growth and is the basis for deciding development requests, particularly zoning.

Staff will be making a presentation to the Planning & Zoning Commission regarding comprehensive planning, why a plan is necessary, and how it has been used in Plano. The time for updating the Land Use and Transportation Elements is drawing near, and this will provide us an opportunity to consider a new design of the city's plan consistent with Plano's stage of development. Staff's presentation will include possible considerations on the new format of the plan. A document entitled Comprehensive Planning Training Guide is attached to this staff report to provide more information on the subject.

The Comprehensive Plan update is on the City Council's Strategic Plan work program for 2009-2010.

RECOMMENDATION:

Recommended the Planning & Zoning Commission provide comments and direction to staff pertaining to the future Comprehensive Plan update.

CITY OF PLANO

Comprehensive Planning Training Guide

Planning & Zoning Commission

Stephen M. Sims, AICP

12/7/2009

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Comprehensive Planning Training Guide

The following document is a brief guide to introduce the concept of comprehensive planning, why it is important, and how planning has been used to guide development decisions in Plano. The guide concludes with the introduction of a new design concept for the plan under consideration for the update process scheduled to begin in 2010.

INTRODUCTION

What is a Comprehensive Plan?

A comprehensive plan is a document which provides guidance for development and growth. The plan is not a zoning ordinance or a map. Instead, the Comprehensive Plan provides recommendations for land use, transportation, and infrastructure planning.

Why is a Comprehensive Plan Important?

Comprehensive plans are important as they state the desired future for a community. This future is derived by gathering feedback from various stakeholders through public meetings, discussion with community leaders and local government staff. The Comprehensive Plan states the future vision of the community and the actions necessary to achieve the vision.

Planning Timeline

Most comprehensive plans state a desired vision of a community within a 20 to 30 year window. Despite the long range time frame for plans, a community should update the plan on a regular basis as the future vision of the community will change due to economic issues, new stakeholders, and growth. The update should include public input and address the change in future vision and challenges faced by the community. Most updates are considered every five years and if the community is in a high growth mode or undergoing rapid changes due to internal and external forces, plan updates should occur every two to three years.

How are Comprehensive Plans Implemented?

Comprehensive plans are implemented through a zoning ordinance, subdivision regulations, and a capital improvements program. In theory, a zoning ordinance is what helps make the recommendations of a comprehensive plan a reality through the designation of zoning districts with a list of development regulations and desired uses. The subdivision regulations take development a step further by describing how land should be subdivided, the placement of utility and access easements, and infrastructure improvements. The plan recommendations for transportation facilities and urban infrastructure are implemented through a capital improvements program (CIP). This program prioritizes improvements and expenditures of local tax dollars needed to construct improvements. The CIP can be used to organize a bond election for a community to take on debt to

secure financing on the construction of required infrastructure improvements to provide municipal services.

PLANNING IN PLANO

Comprehensive Planning in Plano

The City of Plano has a long history in comprehensive planning. The first plans for the city were created in the 1960s by visionary city leaders. They realized Plano was in the path of the northward expansion of the Dallas area and a future vision desirable for the city needed to be established. The general street network and utility infrastructure was planned at that time while land use decisions were introduced during the 1970s and 1980s. Through continued support of city leaders, the Comprehensive Plan shaped the growth and development of Plano as it appears today.

Current Plan

Plano's Comprehensive Plan served as a blueprint on how to build a city. The document includes ten elements: Land Use, Transportation, Urban Design, Housing, Economic Development, Public Services and Facilities, Education, Parks and Recreation, Utilities, and Technology. The Land Use and Transportation Elements are updated every two to three years while the other eight elements are updated every five years or on an as needed basis.

The Comprehensive Plan also provides maps showing the ultimate urban design of Plano through the distribution of land use recommendations, transportation facilities, parks, and city facilities. The plan also has policy statements. These documents delve into the specific details and provide more background information and direction on planning issues beyond the scope appropriate for the Comprehensive Plan.

The blueprint served Plano well through the year 2000. By this time, almost all land recommended and zoned for residential development was built, and most of the remaining undeveloped land was zoned for nonresidential uses. Plano began the transition from a city of growth to a maturing city while its role in the Dallas region began to change from a growth community on the edge to an inner ring suburban city. These changes brought about the first attempt to reorganize the document in 2004 and 2008 from guiding growth to considering sustainability with the introduction of three themes for each element:

- Livable City - What attributes of the element contribute to making Plano a place people want to live and work?
- City of Organized Development - How is the infrastructure in Plano organized? How are municipal services provided?

- City in Transition - As Plano changes from a growing to a maturing city, what are the impacts on infrastructure and the provision of municipal services?

2010 UPDATE

New Design

2010 is the year scheduled to begin the process of updating the Land Use and Transportation Elements of the Comprehensive Plan. This update will provide the opportunity for the Planning & Zoning Commission to consider another plan revision. The new concept is to present a document that explains the planning process, Plano's development history, describe current and future challenges and opportunities, and how Plano will address these issues through plan implementation and action. The detailed information, such as demographics and supporting statistics, maps, and policy statements will be included in the appendix of the plan.

Links to websites containing more detailed information about planning topics will be located throughout the text of the proposed document residing online. There will be a video component which will provide a brief summary of the plan so that in 15 minutes, people should have a general understanding of Plano and issues facing the city and will be intrigued to want to read the document and learn more about the city's future vision. This is just a glimpse into ideas for a new design of Plano's Comprehensive Plan. The Commission will work out the details and recommend final design changes in 2010.

CITY OF PLANO

PLANNING & ZONING COMMISSION

December 7, 2009

Agenda No. 11

Election of 1st and 2nd Vice Chair

Applicant: City of Plano

DESCRIPTION:

Election of the 1st and 2nd Vice Chair.

REMARKS:

At the November 16, 2009, Planning & Zoning Commission meeting, nominations were made for the positions of 1st and 2nd Vice Chair. Commissioner Perry was nominated for the 1st Vice Chair position and Commissioner Caso 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.