

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

February 16, 2009

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>6:30 p.m. - Dinner - Planning Conference Room 2E</p> <p>7:00 p.m. - Regular Meeting - Council Chambers</p> <p>The Planning & Zoning Commission may convene into Executive Session pursuant to Section 551.071 of the Texas Government Code to Consult with its attorney regarding posted items in the regular meeting.</p> <p>1 Call to Order/Pledge of Allegiance</p> <p>2 Approval of Agenda as Presented</p> <p>3 Approval of Minutes for the February 2, 2009, Planning & Zoning Commission meeting, and February 3, 2009, Planning & Zoning Commission Work Session.</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 Final Plat: Legacy Town Center (North), Block A, Lots 2 & 3 - 464 multifamily residential units on two lots on 6.0± acres located at the northwest corner of Hathaway Parkway and Parkwood Boulevard. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District. Neighborhood #8. Applicant: Robert Shaw, Legacy North PT MFA II, L.P.</p> <p>TF</p>	

<p>5b TF</p>	<p>Final Plat: Communications Parkway Substation, Block 1, Lot 1 - Electrical substation on one lot on 3.4± acres located on the east side of Communications Parkway, 900± feet north of Windhaven Parkway. Zoned Regional Employment with Specific Use Permit #586 for Electrical Substation. Neighborhood #26. Applicant: Oncor Electric Delivery Company</p>
<p>5c BM</p>	<p>Revised Site Plan: Legacy Village Addition, Block A, Lot 1R - Retail with gas pumps on one lot on 18.7± acres located at the northeast corner of Legacy Drive and Independence Parkway. Zoned Retail with Specific Use Permits #307 and #308 for Private Clubs. Neighborhood #11. Applicant: Legacy Village Associates, Ltd., a Texas limited partnership</p>
<p>5d BM</p>	<p>Preliminary Site Plan: Promontory on Preston, Block A, Lots 1 & 3 - Multiple uses on one lot on 20.1± acres located at the southeast corner of Preston Road and Spring Creek Parkway. Zoned Planned Development-176-Retail/Preston Road Overlay District. Neighborhood #32. Applicant: Promontory Ltd.</p>
<p><u>END OF CONSENT AGENDA</u></p>	
<p><u>PUBLIC HEARINGS</u></p>	
<p>6 BM</p>	<p>Public Hearing - Replat: Greenway 190 Addition, Block A, Lot 2R - Convenience store with gas pumps on one lot on 1.1± acres located at the southwest corner of Plano Parkway and Dallas North Tollway. Zoned Light Industrial-1/Dallas North Tollway Overlay District. Neighborhood #52. Applicant: Greenway 190 Parkway, L.P.</p>
<p>7 EH</p>	<p>Public Hearing - Replat: Normandy Estates, Block H, Lots 1R, 2R, 6R, & 7 - 10 - Three Single-Family Residence-9, one Single-Family Residence Attached, and three common area lots on 9.5± acres located at the northwest corner of Bourbon Street and Cousteau Court. Zoned Single-Family Residence Attached, Patio Home, and Single-Family Residence-9 with Specific Use Permit #594 for Private Street Development. Neighborhood #14. Applicant: HW Spring Creek Partners, L.P.</p>
<p><u>END OF PUBLIC HEARINGS</u></p>	
<p>8 KP</p>	<p>Discussion and Direction: Sign Ordinance Review - Discussion and direction to identify potential amendments to sign regulations. Applicant: City of Plano</p>
<p>9 TE</p>	<p>Request to Call a Public Hearing - Request to call a public hearing to amend Subdivision Ordinance procedures and requirements for waivers of exactions for dedications and public improvements. Applicant: City of Plano</p>

<p>10 TE</p>	<p>Request to Call a Public Hearing - Request to call a public hearing to amend Section 3.1200 (Landscaping Requirements) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance regarding the estimation of annual and/or seasonal water requirements. The potential amendments may also include amendments related to irrigation requirements necessary for compliance with the newly effective Texas Commission on Environmental Quality (TCEQ) irrigation standards. Applicant: City of Plano</p>	
<p>11 TE</p>	<p>Request to Call a Public Hearing - Request to call a public hearing to amend the Subdivision Ordinance to change the development review process for single-family detached residential development from a land study review process to a concept plan process and to delete the land study review process. Applicant: City of Plano</p>	
<p>12 TE</p>	<p>Request to Call a Public Hearing - Request to call a public hearing to amend the Zoning Ordinance to change the development review process for single-family detached residential development from a land study review process to a concept plan process and to delete the land study review process. Applicant: City of Plano</p>	
<p>13</p>	<p>Items for Future Discussion - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p>	
<p>ACCESSIBILITY STATEMENT</p>		
<p>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.</p>		

**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 ITEM

February 16, 2009

Agenda Item No. 5a

Final Plat: Legacy Town Center (North), Block A, Lots 2 & 3

Applicant: Robert Shaw, Legacy North PT MFA II, L.P.

464 multifamily residential units on two lots on 6.0± acres located at the northwest corner of Hathaway Parkway and Parkwood Boulevard. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District. Neighborhood #8.

The site is currently being developed as multifamily residential with structured parking. The purpose of the final plat is to dedicate easements and right-of-way necessary for completing the development.

Recommended for approval as submitted.

Agenda Item No. 5b

Final Plat: Communications Parkway Substation, Block 1, Lot 1

Applicant: Oncor Electric Delivery Company

Electrical substation on one lot on 3.4± acres located on the east side of Communications Parkway, 900± feet north of Windhaven Parkway. Zoned Regional Employment with Specific Use Permit #586 for Electrical Substation. Neighborhood #26.

The site is being developed as an electrical substation. The purpose of the final plat is to dedicate easements necessary for completing the development.

Recommended for approval as submitted.

Agenda Item No. 5c

Revised Site Plan: Legacy Village Addition, Block A, Lot 1R

Applicant: Legacy Village Associates, Ltd., a Texas limited partnership

Retail with gas pumps on one lot on 18.7± acres located at the northeast corner of Legacy Drive and Independence Parkway. Zoned Retail with Specific Use Permits #307 and #308 for Private Clubs. Neighborhood #11.

The applicant proposes to add gas pumps in the parking lot of the existing shopping center. The revised site plan reflects the gas pumps, canopy and kiosk, and corresponding changes to the existing parking and circulation.

Recommended for approval as submitted.

Agenda Item No. 5d

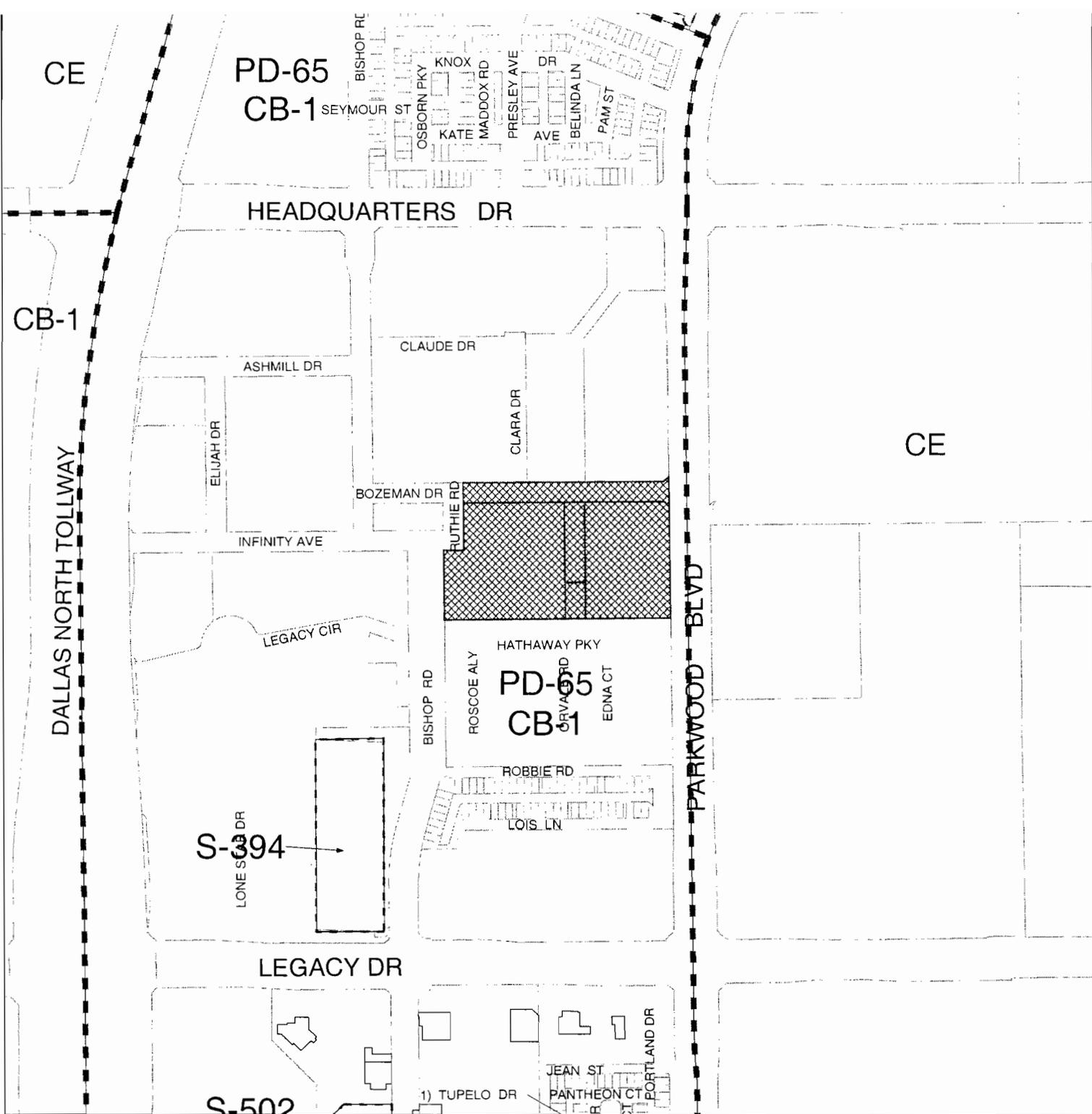
Preliminary Site Plan Promontory on Preston, Block A, Lots 1 & 3

Applicant: Promontory Ltd.

Multiple uses on one lot on 20.1± acres located at the southeast corner of Preston Road and Spring Creek Parkway. Zoned Planned Development-176-Retail/Preston Road Overlay District. Neighborhood #32.

The applicant is revising the current preliminary site plan by adding uses including restaurants, general offices, hotel, grocery, and retail stores. The preliminary site plan shows the general layout of the uses as well as the required parking, landscape, and existing easements.

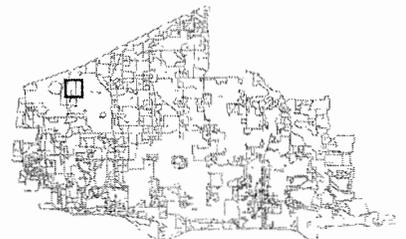
Recommended for approval as submitted.



Item Submitted: FINAL PLAT

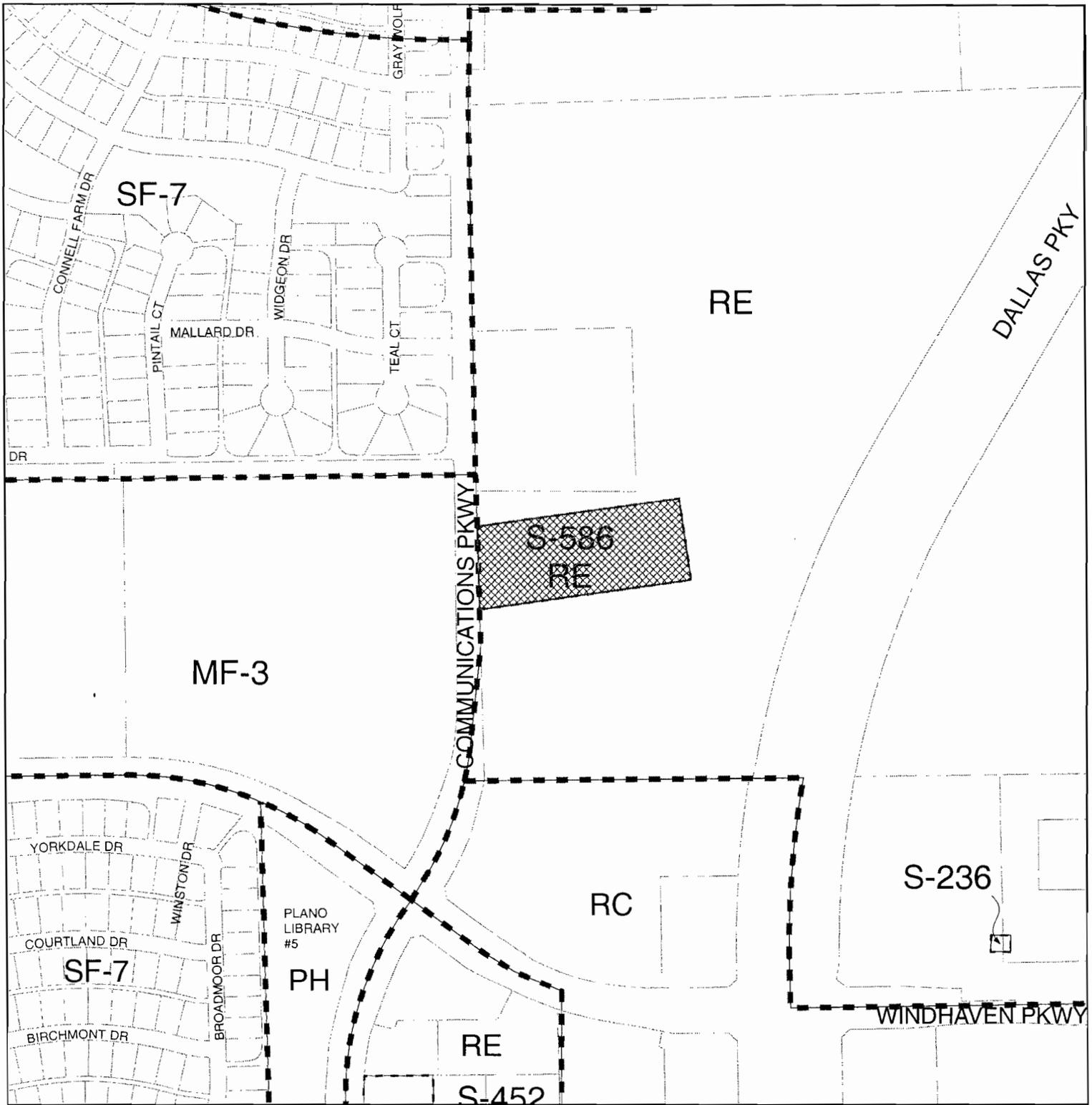
Title: LEGACY TOWN CENTER (NORTH)
BLOCK A, LOTS 2 & 3

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



○ 200' Notification Buffer

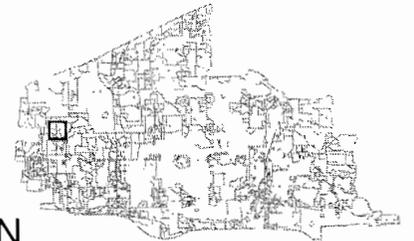




Item Submitted: FINAL PLAT

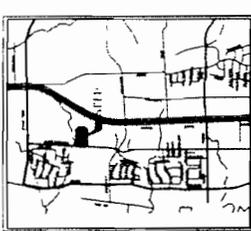
Title: COMMUNICATIONS PARKWAY SUBSTATION
BLOCK 1, LOT 1

Zoning: REGIONAL EMPLOYMENT w/SPECIFIC USE PERMIT #586/
DALLAS NORTH TOLLWAY OVERLAY DISTRICT

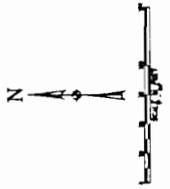


○ 200' Notification Buffer





LOCATION MAP
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	N 89° 57' 30" W	12.17
L2	N 89° 57' 30" W	82.11
L3	N 89° 57' 30" W	82.11
L4	N 89° 57' 30" W	82.11
L5	N 89° 57' 30" W	82.11
L6	N 89° 57' 30" W	82.11
L7	N 89° 57' 30" W	82.11
L8	N 89° 57' 30" W	82.11
L9	N 89° 57' 30" W	82.11
L10	N 89° 57' 30" W	82.11

THE FOLLOWING IS A SUMMARY OF THE INFORMATION CONTAINED IN THIS INSTRUMENT AND THE INSTRUMENT TO WHICH IT REFERS. THIS SUMMARY IS NOT A PART OF THE INSTRUMENT AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND BY THE INSTRUMENTOR OR ANY OTHER PARTY. THE INSTRUMENTOR AND THE INSTRUMENTEE HAVE REVIEWED THIS SUMMARY AND AGREE THAT IT ACCURATELY REPRESENTS THE CONTENTS OF THE INSTRUMENT AND THE INSTRUMENT TO WHICH IT REFERS.

THE INSTRUMENTOR HAS REPRESENTED THAT THE INSTRUMENT TO WHICH THIS INSTRUMENT REFERS IS A VALID AND LEGAL INSTRUMENT AND THAT THE INSTRUMENTOR HAS THE RIGHT TO EXECUTE AND DELIVER THIS INSTRUMENT.

THE INSTRUMENTOR HAS REPRESENTED THAT THE INSTRUMENT TO WHICH THIS INSTRUMENT REFERS IS A VALID AND LEGAL INSTRUMENT AND THAT THE INSTRUMENTOR HAS THE RIGHT TO EXECUTE AND DELIVER THIS INSTRUMENT.

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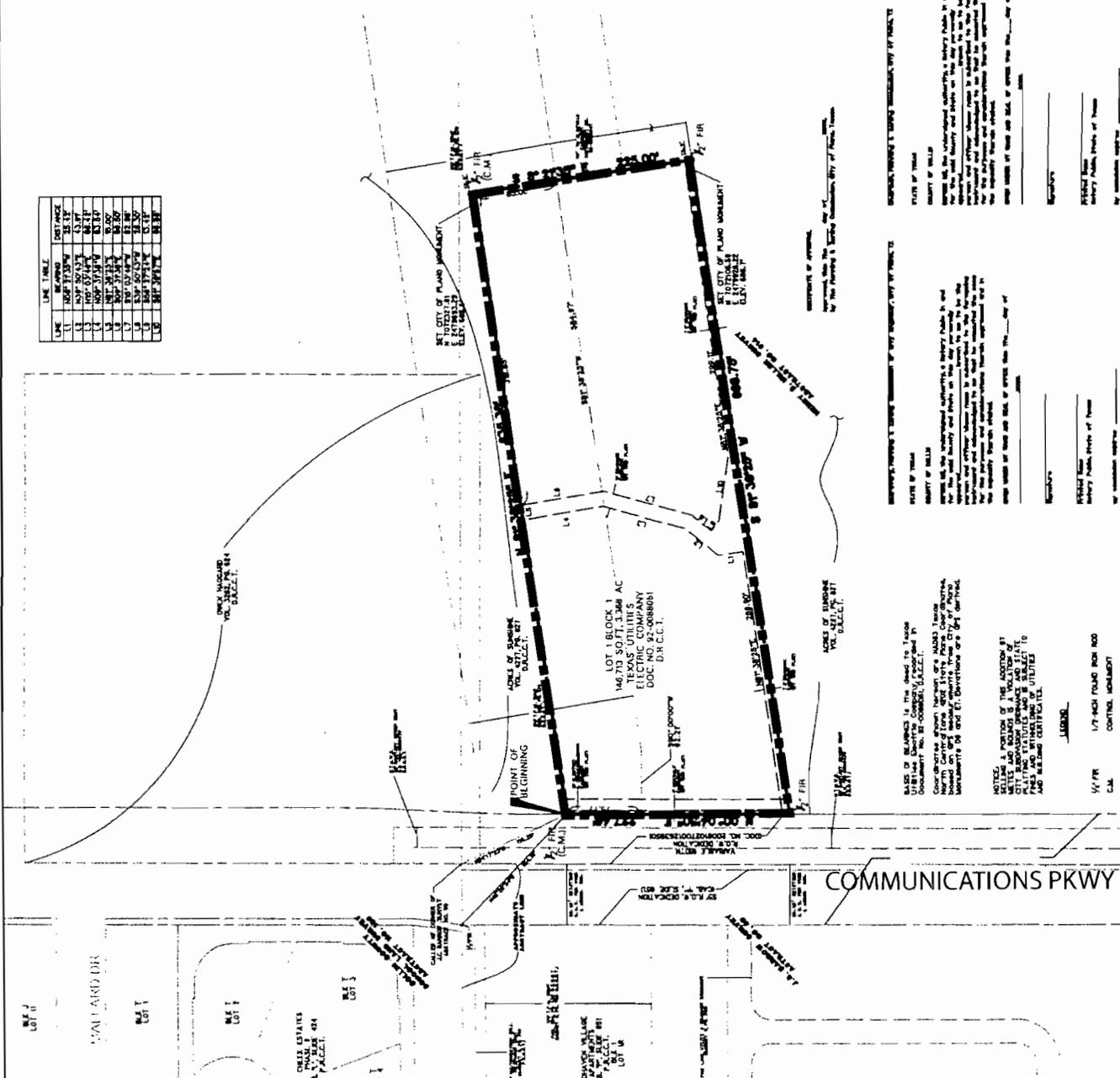
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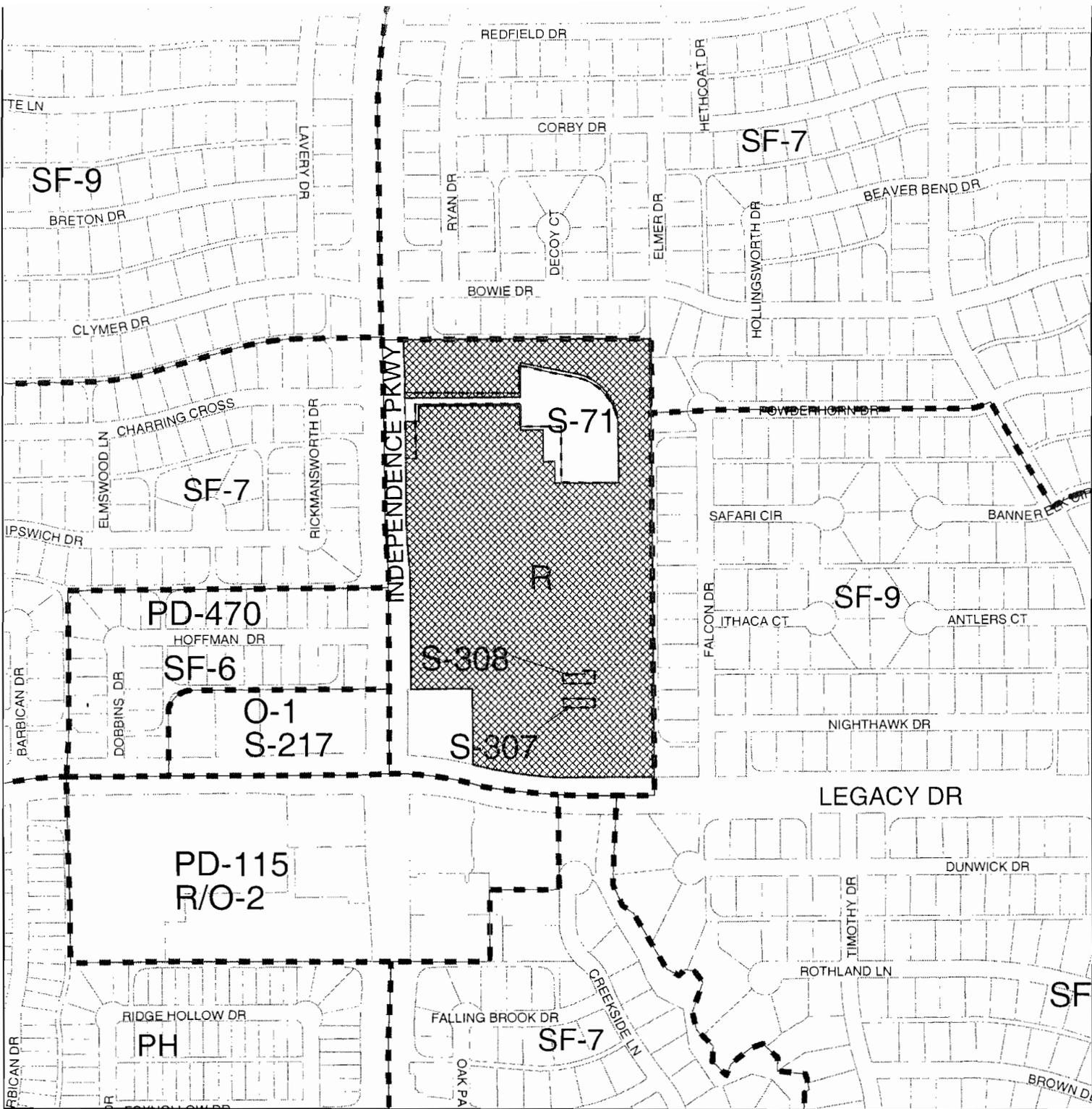
THE INSTRUMENTOR HAS REPRESENTED THAT THE INSTRUMENT TO WHICH THIS INSTRUMENT REFERS IS A VALID AND LEGAL INSTRUMENT AND THAT THE INSTRUMENTOR HAS THE RIGHT TO EXECUTE AND DELIVER THIS INSTRUMENT.

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FINAL PLAT
OF
COMMUNICATIONS PARKWAY SUBSTATION
LOT 1, BLOCK 1
3.368 ACRES
SITUATED IN THE
CITY OF PLANO, TARRANT COUNTY, TEXAS

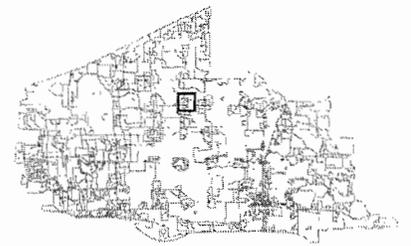
PREPARED BY
Half Associates
14001 JAS. LAMAR BLVD., SUITE 100, PLANO, TEXAS 75074
300 PARKWOOD BLVD., SUITE 100, FORT WORTH, TEXAS 76104
SCALE: 1" = 20'



Item Submitted: REVISED SITE PLAN

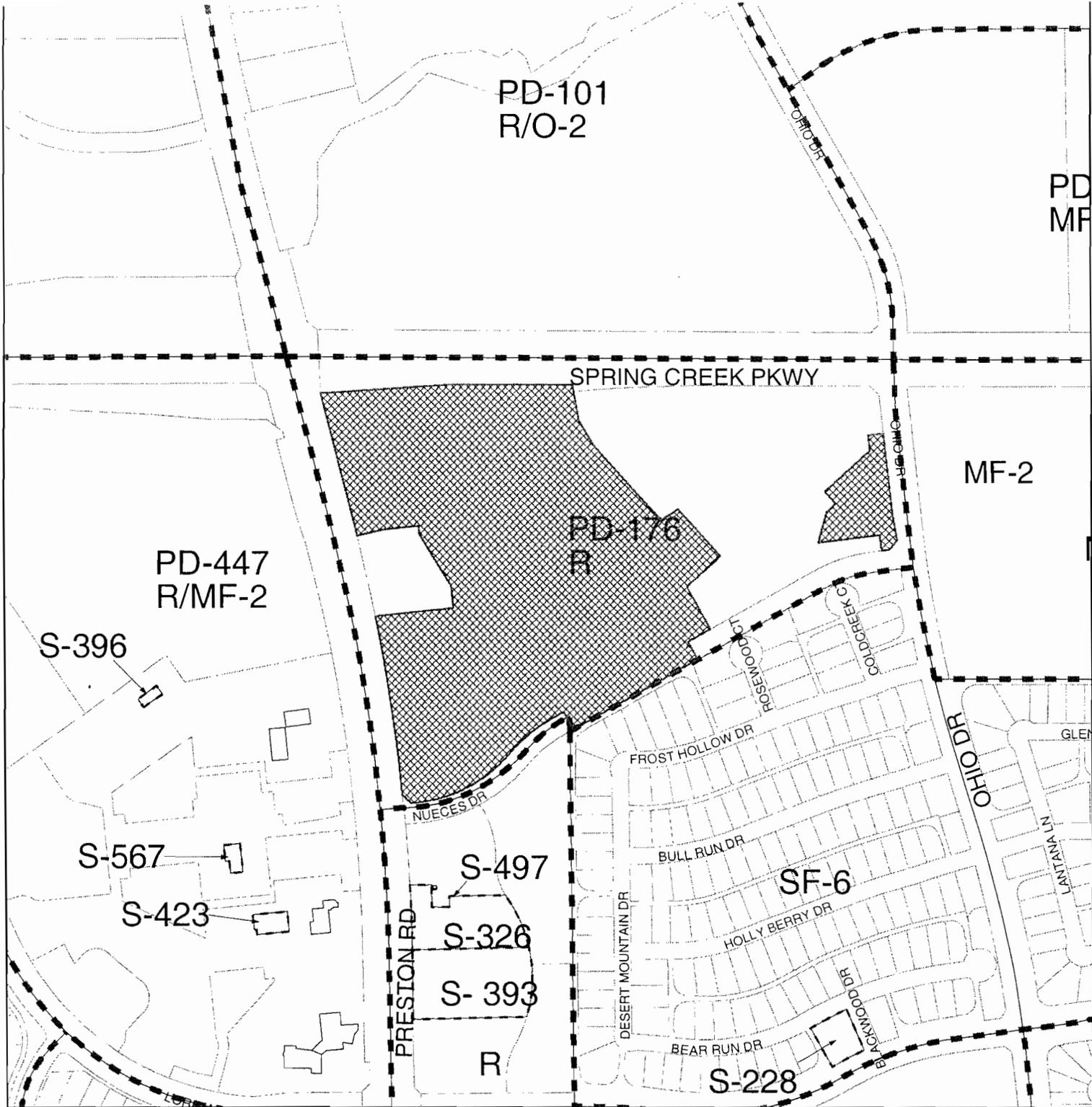
Title: LEGACY VILLAGE ADDITION
BLOCK A, LOT 1R

Zoning: RETAIL w/SPECIFIC USE PERMITS #307 & #308



○ 200' Notification Buffer

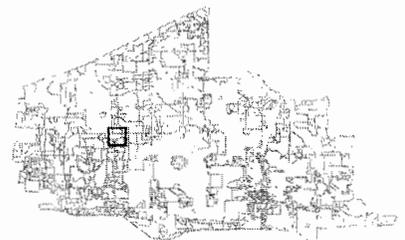




Item Submitted: PRELIMINARY SITE PLAN

Title: PROMONTORY ON PRESTON
BLOCK A, LOTS 1 & 3

Zoning: PLANNED DEVELOPMENT-176-RETAIL/
PRESTON ROAD OVERLAY DISTRICT



○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

February 16, 2009

Agenda Item No. 6

Public Hearing - Replat: Greenway 190 Addition, Block A, Lot 2R

Applicant: Greenway 190 Parkway, L.P.

DESCRIPTION:

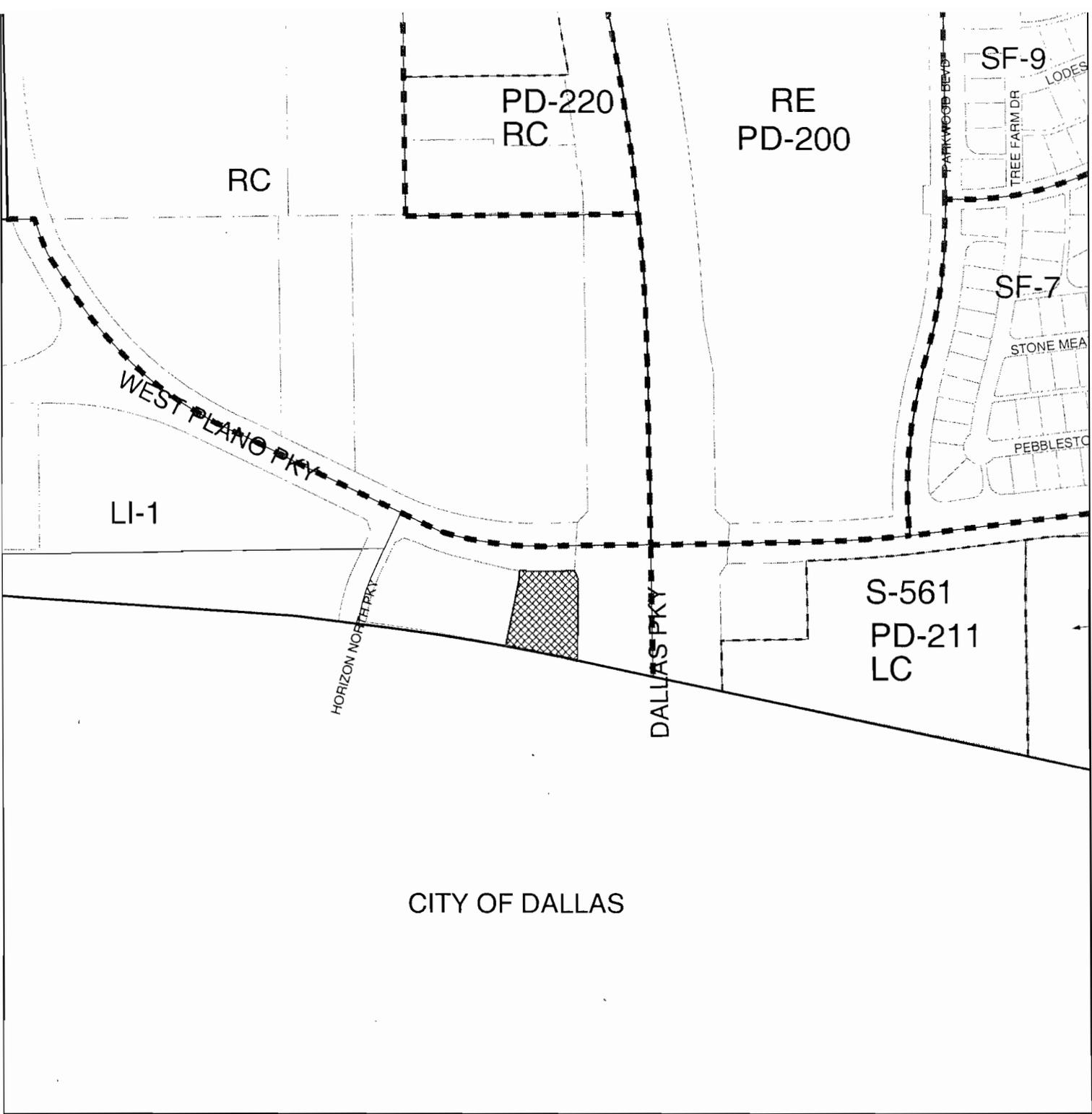
Convenience store with gas pumps on one lot on 1.1± acres located at the southwest corner of Plano Parkway and Dallas North Tollway. Zoned Light Industrial-1/Dallas North Tollway Overlay District. Neighborhood #52.

REMARKS:

The construction of the new convenience store with gas pumps is nearing completion. The purpose of the replat is to abandon existing easements and add new water and drainage easements.

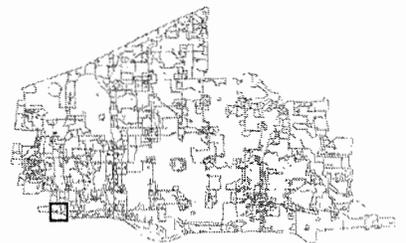
RECOMMENDATIONS:

Recommended for approval as submitted.



Item Submitted: REPLAT

Title: GREENWAY 190 ADDITION
BLOCK A, LOT 2R



Zoning: LIGHT INDUSTRIAL-1/
DALLAS NORTH TOLLWAY OVERLAY DISTRICT

○ 200' Notification Buffer

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 16, 2009

Agenda Item No. 7

Public Hearing - Replat: Normandy Estates, Block H, Lots 1R, 2R, 6R, & 7 - 10

Applicant: HW Spring Creek Partners, L.P.

DESCRIPTION:

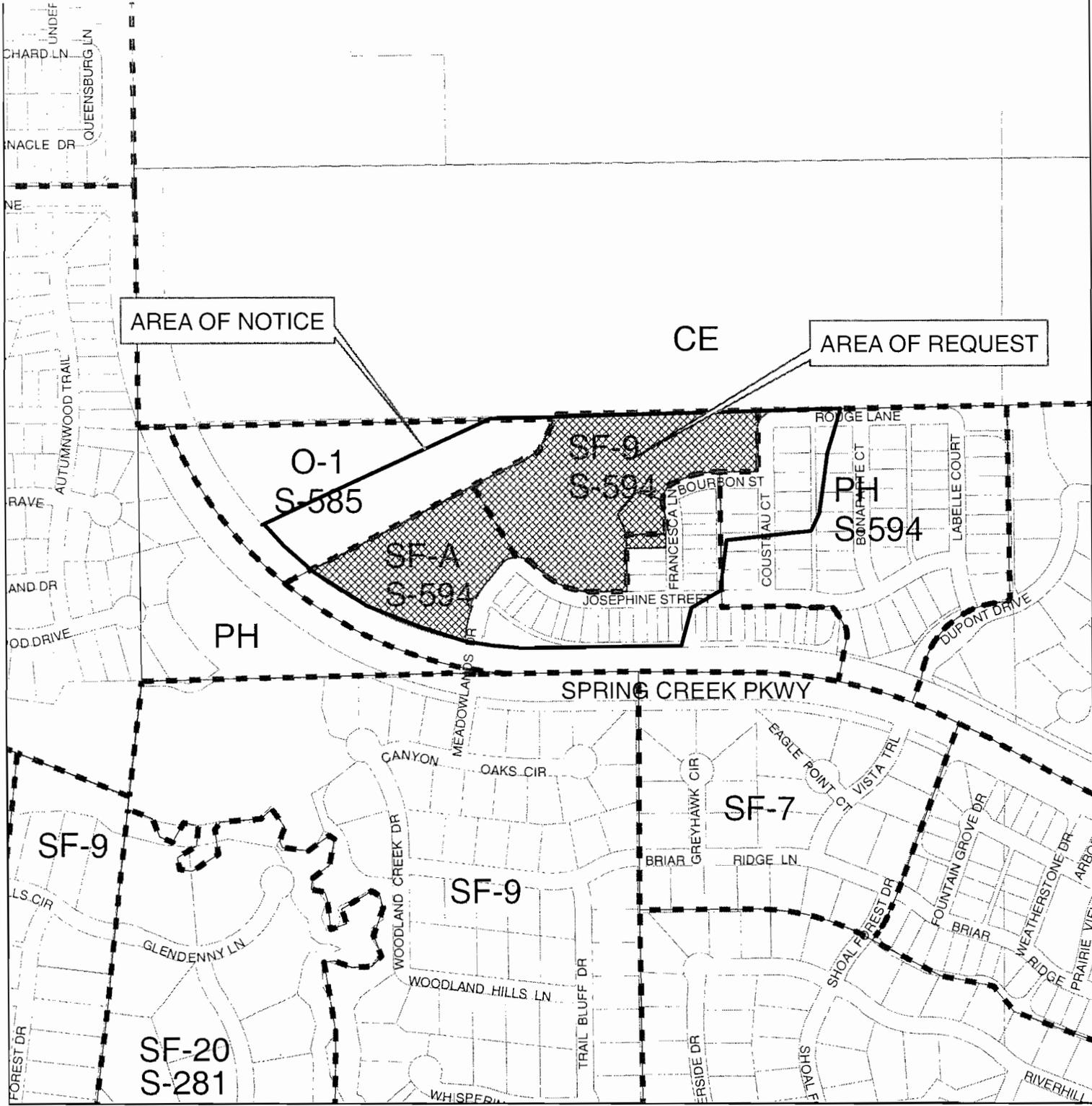
Three Single-Family Residence-9, one Single-Family Residence Attached, and three common area lots on 9.5± acres located at the northwest corner of Bourbon Street and Cousteau Court. Zoned Single-Family Residence Attached, Patio Home, and Single-Family Residence-9 with Specific Use Permit #594 for Private Street Development. Neighborhood #14.

REMARKS:

The applicant is proposing to create additional single-family lots within the existing private street subdivision. The additional lots are consistent with the revised preliminary site plan approved by the Planning & Zoning Commission on November 17, 2008. The purpose of this replat is to subdivide Lot 6R to create Lots 7, 8, 9, and 10, modify the property lines between Lots 1R and 2R, and dedicate easements necessary for development.

RECOMMENDATION:

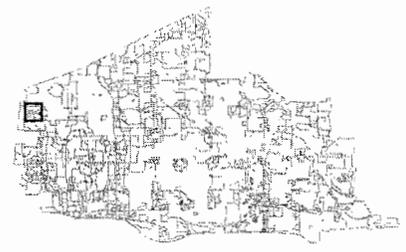
Recommended for approval as submitted.

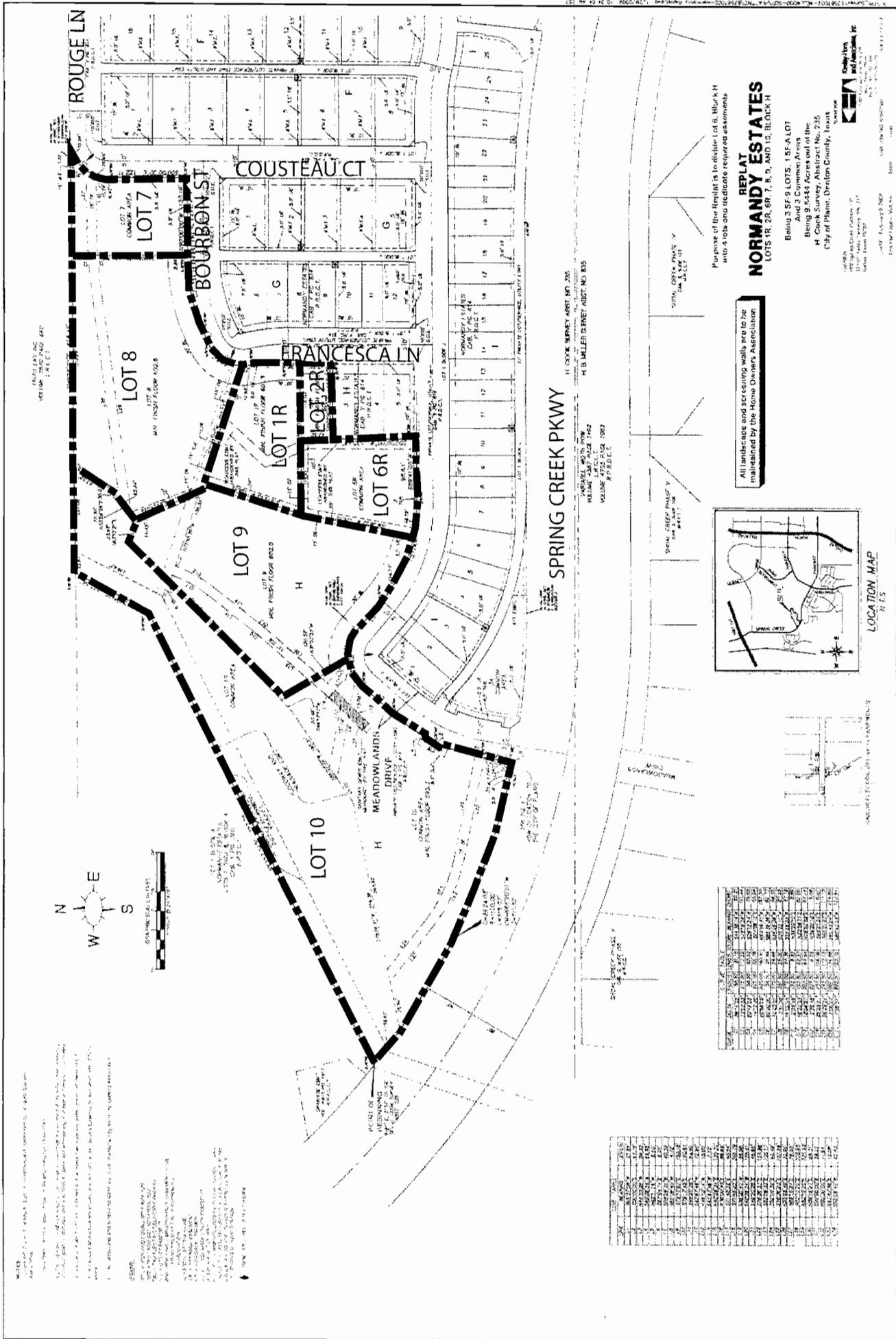


Item Submitted: REPLAT

Title: NORMANDY ESTATES
BLOCK H, LOTS 1R, 2R, 6R, 7, 8, 9, & 10

Zoning: SINGLE-FAMILY RESIDENCE ATTACHED, PATIO HOME, &
SINGLE-FAMILY RESIDENCE-9 w/SPECIFIC USE PERMIT #594





NOTES:

1. THIS PLAN IS A REPLAT OF THE 3.56 ACRES SHOWN ON THE 1987 SURVEY MAP.
2. THE TOTAL AREA OF THE REPLAT IS 3.56 ACRES.
3. THE TOTAL AREA OF THE 10 LOTS IS 3.56 ACRES.
4. THE TOTAL AREA OF THE 10 LOTS IS 3.56 ACRES.
5. THE TOTAL AREA OF THE 10 LOTS IS 3.56 ACRES.
6. THE TOTAL AREA OF THE 10 LOTS IS 3.56 ACRES.
7. THE TOTAL AREA OF THE 10 LOTS IS 3.56 ACRES.
8. THE TOTAL AREA OF THE 10 LOTS IS 3.56 ACRES.
9. THE TOTAL AREA OF THE 10 LOTS IS 3.56 ACRES.
10. THE TOTAL AREA OF THE 10 LOTS IS 3.56 ACRES.

LOT	AREA (SQ. FT.)	AREA (ACRES)
LOT 1R	1,100.00	0.025
LOT 2R	1,100.00	0.025
LOT 3R	1,100.00	0.025
LOT 4R	1,100.00	0.025
LOT 5R	1,100.00	0.025
LOT 6R	1,100.00	0.025
LOT 7R	1,100.00	0.025
LOT 8R	1,100.00	0.025
LOT 9R	1,100.00	0.025
LOT 10R	1,100.00	0.025
TOTAL	11,000.00	0.25

LOT	AREA (SQ. FT.)	AREA (ACRES)
LOT 1R	1,100.00	0.025
LOT 2R	1,100.00	0.025
LOT 3R	1,100.00	0.025
LOT 4R	1,100.00	0.025
LOT 5R	1,100.00	0.025
LOT 6R	1,100.00	0.025
LOT 7R	1,100.00	0.025
LOT 8R	1,100.00	0.025
LOT 9R	1,100.00	0.025
LOT 10R	1,100.00	0.025
TOTAL	11,000.00	0.25

LOT	AREA (SQ. FT.)	AREA (ACRES)
LOT 1R	1,100.00	0.025
LOT 2R	1,100.00	0.025
LOT 3R	1,100.00	0.025
LOT 4R	1,100.00	0.025
LOT 5R	1,100.00	0.025
LOT 6R	1,100.00	0.025
LOT 7R	1,100.00	0.025
LOT 8R	1,100.00	0.025
LOT 9R	1,100.00	0.025
LOT 10R	1,100.00	0.025
TOTAL	11,000.00	0.25

LOT	AREA (SQ. FT.)	AREA (ACRES)
LOT 1R	1,100.00	0.025
LOT 2R	1,100.00	0.025
LOT 3R	1,100.00	0.025
LOT 4R	1,100.00	0.025
LOT 5R	1,100.00	0.025
LOT 6R	1,100.00	0.025
LOT 7R	1,100.00	0.025
LOT 8R	1,100.00	0.025
LOT 9R	1,100.00	0.025
LOT 10R	1,100.00	0.025
TOTAL	11,000.00	0.25

LOT	AREA (SQ. FT.)	AREA (ACRES)
LOT 1R	1,100.00	0.025
LOT 2R	1,100.00	0.025
LOT 3R	1,100.00	0.025
LOT 4R	1,100.00	0.025
LOT 5R	1,100.00	0.025
LOT 6R	1,100.00	0.025
LOT 7R	1,100.00	0.025
LOT 8R	1,100.00	0.025
LOT 9R	1,100.00	0.025
LOT 10R	1,100.00	0.025
TOTAL	11,000.00	0.25

LOT	AREA (SQ. FT.)	AREA (ACRES)
LOT 1R	1,100.00	0.025
LOT 2R	1,100.00	0.025
LOT 3R	1,100.00	0.025
LOT 4R	1,100.00	0.025
LOT 5R	1,100.00	0.025
LOT 6R	1,100.00	0.025
LOT 7R	1,100.00	0.025
LOT 8R	1,100.00	0.025
LOT 9R	1,100.00	0.025
LOT 10R	1,100.00	0.025
TOTAL	11,000.00	0.25

LOT	AREA (SQ. FT.)	AREA (ACRES)
LOT 1R	1,100.00	0.025
LOT 2R	1,100.00	0.025
LOT 3R	1,100.00	0.025
LOT 4R	1,100.00	0.025
LOT 5R	1,100.00	0.025
LOT 6R	1,100.00	0.025
LOT 7R	1,100.00	0.025
LOT 8R	1,100.00	0.025
LOT 9R	1,100.00	0.025
LOT 10R	1,100.00	0.025
TOTAL	11,000.00	0.25

LOT	AREA (SQ. FT.)	AREA (ACRES)
LOT 1R	1,100.00	0.025
LOT 2R	1,100.00	0.025
LOT 3R	1,100.00	0.025
LOT 4R	1,100.00	0.025
LOT 5R	1,100.00	0.025
LOT 6R	1,100.00	0.025
LOT 7R	1,100.00	0.025
LOT 8R	1,100.00	0.025
LOT 9R	1,100.00	0.025
LOT 10R	1,100.00	0.025
TOTAL	11,000.00	0.25

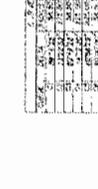
LOT	AREA (SQ. FT.)	AREA (ACRES)
LOT 1R	1,100.00	0.025
LOT 2R	1,100.00	0.025
LOT 3R	1,100.00	0.025
LOT 4R	1,100.00	0.025
LOT 5R	1,100.00	0.025
LOT 6R	1,100.00	0.025
LOT 7R	1,100.00	0.025
LOT 8R	1,100.00	0.025
LOT 9R	1,100.00	0.025
LOT 10R	1,100.00	0.025
TOTAL	11,000.00	0.25

REPLAT
NORMANDY ESTATES
 LOTS 1R, 2R, 3R, 4R, 5R, 6R, 7R, 8R, 9R, AND 10R, BLOCK H

Purpose of this Replat is to divide Lot B, Block H into 4 lots and dedicate required easements

Being 3 SF 9 LOTS, 1 SF A LOT
 And 3 Common Areas
 Being 2.484 Acres out of the
 H. G. Survey, Abstract No. 235
 City of Platteau, DeWitt County, Tennessee

All landscape and screening walls are to be maintained by the Home Owners Association



OWNER: H. G. SURVEY, ABSTRACT NO. 235
 H. G. SURVEY, ABSTRACT NO. 235
 H. G. SURVEY, ABSTRACT NO. 235
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REPLY FORM

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



Dear Commissioners:

This letter is regarding Normandy Estates, Block H, Lots 1R, 2R, 6R, & 7-10. This is a request for three Single-Family Residence-9 lots, one Single-Family Residence Attached lot, and three common area lots on 9.5± acres located at the northwest corner of Bourbon Street and Cousteau Court. The purpose for this replat is to modify lot lines to create three Single-Family Residence-9 lots, one Single-Family Residence Attached lot, and three common area lots.

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

I am **FOR** the replat as explained above for Normandy Estates, Block H, Lots 1R, 2R, 6R, & 7-10.

I am **AGAINST** the replat as explained above for Normandy Estates, Block H, Lots 1R, 2R, 6R, & 7-10.

This item will be heard on **Februray 16, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed replat. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

Ashley Fryinger
Name (Please Print)
Kimley-Horn & Assoc, Inc.
12700 Park Central Dr., Suite 1800
Address Dallas, TX 75231

Ashley Fryinger
Signature
01/28/09
Date

EH

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 16, 2009

Agenda Item No. 8

Discussion and Direction: Sign Ordinance Review

Applicant: City of Plano

DESCRIPTION:

Discussion and direction to identify potential amendments to sign regulations.

REMARKS:

The City Council has requested that the Commission review the sign ordinance to identify any regulations that may unreasonably limit contemporary and innovative advertising and marketing practices. Two prior work sessions have been conducted on this topic. On Monday, February 2, Building Inspections staff presented an overview of Plano's sign ordinance to the Commission. The discussion focused on sign types, allowable sign area, and placement of signs on buildings and sites. On Tuesday, February 3, the work session was primarily dedicated to receiving comments from the community on this topic. After the receipt of comments and brief discussion, the Commission directed staff to prepare alternative standards for various sign types.

Building on discussions held at the prior two meetings, the meeting will focus on the specific issues identified so far. Staff has drafted alternatives to address concerns identified at the last work session for a number of sign types. Please find additional details including a summary of issues identified thus far and some potential options for adjusting the ordinance attached.

RECOMMENDATION:

The objectives of this meeting are to identify any potential sign amendments not addressed to this point and to further refine the list of potential amendments that have been previously discussed.

Discussion and Direction: Sign Ordinance

The chart below provides a summary of the sign types discussed, concerns that have been raised and some options for addressing those concerns. Generally speaking, signs are regulated in one or more of the following ways:

- **Size/Area** - typically by restrictions on square footage (SF) and/or total number of signs allowed.
- **Location** - this can be done by zoning district, for example signs in residential districts are treated differently than in commercial districts.
- **Placement** - regulations may address where on the building or site signs can be erected. For example, setbacks may be required or a minimum distance may be required between signs.

Awning Signs	Any awning containing signage used to identify a business, profession, service, product, or activity conducted, sold, or offered on the premises where such sign is located.
Concerns	<ul style="list-style-type: none"> ▪ Awning signs count toward total wall sign allowance. ▪ Copy/artwork limited to 75% of total awning length.
Options	<ul style="list-style-type: none"> ▪ Allow awning signs as independent signage (separate from wall signs). <p>Note: This would effectively increase the total SF of signage that a business can have.</p> <ul style="list-style-type: none"> ▪ Copy/artwork are not limited by the 75% rule.

Horizontal Banners	A temporary sign made of cloth, canvas, or other light fabric. Note: this is currently called "banner."
Concerns	<ul style="list-style-type: none"> ▪ The length of time that a horizontal banner can be displayed is too short (leasing sign example).
Options	<ul style="list-style-type: none"> ▪ Allow for lease banners to be displayed continuously throughout the year. ▪ Allow horizontal banners to be displayed for a longer period of time. ▪ Refine this definition to clarify the difference between this and other types of banners.

Light Pole Banners	Not currently defined
Concerns	<ul style="list-style-type: none"> ▪ Not currently allowed except in a few planned developments
Options	<ul style="list-style-type: none"> ▪ Establish a definition and regulations for light pole banners. <p>Note: A committee met in 2005 to consider banner signs on light standards. While they were never adopted, the recommendations that were developed are attached for reference. A summary of requirements for light pole style banners from other cities is attached.</p>

Sail Banners	Not currently defined.
Concerns	<ul style="list-style-type: none"> ▪ Not currently allowed.
Options	<ul style="list-style-type: none"> ▪ Establish a definition and regulations for sail banners.

Roof Signs	Any sign erected upon or above a roof of a building or structure.
Concerns	<ul style="list-style-type: none"> ▪ Businesses commonly want to put their logo or name at or above a canopy or parapet edge (restaurant chain example).
Options	<ul style="list-style-type: none"> ▪ Continue to prohibit roof signs. ▪ Adjust wall sign regulations to allow signage to extend four feet above the roof line.

Wall Signs	Any sign erected flush against an exterior wall, supported by the wall, and having the sign face parallel to the wall or painted directly onto a wall. Neon tubing attached directly to a wall surface shall be considered a “wall sign” when forming a border for the subject matter, when directing attention to the subject matter, or when forming letters, logos, or pictorial designs.
Concerns	<ul style="list-style-type: none"> ▪ Projection requirement does not allow/accommodate 3D type signs. ▪ Tenant spaces set behind other store fronts with small breezeway/common entrances do not have the necessary wall/tenant space frontage to allow large enough signage. ▪ “Over tenant space” requirement limits some tenants from having enough wall frontage for signage. ▪ Newer style multi-story buildings with multi-tenant first floor store fronts conflict with wall sign and multi-story office (MSO) sign code requirements. ▪ These requirements could inhibit redevelopment/reuse of big box stores.
Options	<ul style="list-style-type: none"> ▪ Have same projection requirements as projecting signs ▪ Treat each elevation as a whole versus individual tenant spaces. Allow land manager/property owner/developer/etc. to choose how allowable square footages and width coverages are allotted on each elevation. All wall sign requirements to remain same except requirement to be over tenant space. Building inspections to review complete building elevation for each sign change. ▪ Increase width coverage area from 75%.

MSO Wall Signs	Any sign on a building with two or more stories for office use in which the tenant has no direct outside entrance from the tenant space.
Concerns	<ul style="list-style-type: none"> ▪ Projection requirement does not allow/accommodate 3D type signs. ▪ Newer style multi-story buildings with multi-tenant first floor store fronts conflict with wall sign and MSO sign code requirements. ▪ Limit of two signs per elevation is too restrictive and keeps businesses out of Plano. ▪ 250 SF limit per sign is too restrictive.
Options	<ul style="list-style-type: none"> ▪ Have same projection requirements as projecting signs. ▪ Treat each elevation as a whole. Allow land manager/property owner/developer/etc. choose how allowable square footages and width coverages are allotted on each elevation. MSO wall sign requirements to remain same except for 250 SF per sign maximum. Building inspections to review complete building elevation for each sign change. ▪ Increase number of allowed signs from two to three, but reduce allowable SF per sign to 200 SF (still two times elevation maximum).

Digital Signs	Any reader board or electronic message center area of a sign shall not exceed 75% of the allowable square footage for any sign type. Illuminated changeable copy signs shall not change copy more than once every 30 minutes, excluding time and temperature.
Concerns	<ul style="list-style-type: none"> ▪ The copy change is limited to every 30 minutes.
Options	<ul style="list-style-type: none"> ▪ Square foot allowance to remain as is - do not want a huge EMC screen ▪ Allow the changeable copy area to change somewhere between two-five minutes. ▪ No animation/flashing - Do not want to cause a huge distraction for drivers. ▪ Amend the ordinance to ensure that digital signs not related to changing, copy, or message boards are addressed.

Window Signs	Any sign, banner, poster, or display located on the internal or external surface of the window of any establishment for the purpose of advertising services, products, or sales available within such establishment or which announces the opening of such establishment.
Concerns	<ul style="list-style-type: none"> ▪ Enforcement of existing internal requirements.
Options	<ul style="list-style-type: none"> ▪ Stricter enforcement of internal requirements. ▪ Add language that specifies that any sign that is “viewable from the exterior” is included in the regulations. ▪ Remove internal wording from window sign requirements.

Festival Signs	Not defined in city code - Signage is considered one of the following: <ul style="list-style-type: none"> ▪ Promotional Signage (Private Property Only) - Any temporary advertising items used to promote a business. Such items include banners, flags, pennants, streamers, balloons, inflatable signs, and any legal sign allowed by code. ▪ Special Event Signage (Public Property Only) - Any signage allowed in conjunction with a special event permit (handled by Parks & Recreation Department).
Concerns	<ul style="list-style-type: none"> ▪ Currently, festival signs are allowed under special event permits. ▪ No allowance for general holiday events such as Christmas, New Year, Presidents Day, etc.
Options	<ul style="list-style-type: none"> ▪ The various types of signs that might be used at a festival are addressed in regulations for temporary signage, promotional signage, special event signage etc. ▪ If there are sign types related to festivals that are not covered in these sections that the city would like to allow, these could be added to the respective section.

3D Signs	Not defined in city code - Maximum 12 inch projection - shall comply with wall sign regulations.
Concerns	<ul style="list-style-type: none"> ▪ Not many concerns noted.
Options	<ul style="list-style-type: none"> ▪ Continue using the same requirements as wall signs. ▪ Allow and establish standards for 3D signs.

Directional Signs	Any onsite sign to direct the public to entrances, exits, and services relating to the property.
Concerns	<ul style="list-style-type: none"> ▪ Size limitation not adequate for hospitals, etc. ▪ 60 foot separation prevents necessary directional signage. ▪ Not allowed to include logos on the sign.

Options	<ul style="list-style-type: none"> ▪ Change maximum allowed size to 16 SF. ▪ Interpret code as written - 30 inch height maximum "or" eight SF maximum (no limit on size if 30 inch height). ▪ Reduce separation for directional from other freestanding signs to 30 feet. ▪ Remove 60 foot separation rule because sometimes separation does not work to help multiple directional signs directing people to multiple locations within the same property (lot). ▪ Keep the SF allowed per sign regulations. ▪ Allow a business logo but limit the area - For example: The logo shall not exceed four SF "or" restrict the number of directional signs on each site that can have a logo. ▪ Only allow one directional sign with a logo. ▪ Establish regulations that determine the area for and number of directional signs based on the size of site and/or building. ▪ Exclude hospitals and other entities that are subject to State of Texas regulations for directional signage.
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Human Signs	Signage in which a person is holding or supporting which is not permanently anchored.
Concerns	<ul style="list-style-type: none"> ▪ Enforcement of solicitation ordinance by Police Department.
Options	<ul style="list-style-type: none"> ▪ Stricter enforcement of solicitation ordinance by Police Department. ▪ Restrict human signs with commercial messages to private property. (This presents some serious legal concerns.)

Pole Signs	Any sign, which is erected on a vertical framework consisting of one or more uprights supported by the ground.
Concerns	<ul style="list-style-type: none"> ▪ Signs are not allowed in the overlay districts.
Options	<ul style="list-style-type: none"> ▪ Allow some pole signs of limited height and size. ▪ Remove restrictions of pole signs and allow pole signs as elsewhere in the city. ▪ Prohibit pole signs.

Monument Signs	Any sign mounted to a solid base support at ground level.
Concerns	<ul style="list-style-type: none"> ▪ Requirement for spacing between signs may be too great. ▪ Size requirement is overly restrictive. ▪ Required masonry border in overlay districts is out of date and not accommodating for updated/progressive type signage. ▪ Off premise signage difficult to obtain for tenant that has no choice due to location of property.
Options	<ul style="list-style-type: none"> ▪ At the Planning & Zoning Commission meeting, it was mentioned that there was a shorter distance requirement in the past. It has been 60 feet since early 90s - but this could be reduced. ▪ Consider increasing allowed SF, especially in overlay districts (if removing some overlay requirements, copy area/sign area to be same for general business signs). ▪ Remove masonry framing/border requirement in overlay districts.

Institutional Signs	Any sign used to identify schools, churches, hospitals, childcare facilities, and similar public or quasi-public institutions.
Concerns	<ul style="list-style-type: none"> ▪ Institutional signs have a smaller size allowance than commercial signs in the overlay districts.
Options	<ul style="list-style-type: none"> ▪ Apply the same regulations to institutional signage as commercial entities. Note: This is the way they are already regulated in all other commercially zoned areas of the city.

Mural Signs	Noncommercial pictures, which do not depict advertising, logos, or images of a product or service which is sold on the premises, painted on, or attached to the exterior walls.
Concerns	<ul style="list-style-type: none"> ▪ Allowance of mural to depict commercial advertising or logos.
Options	<ul style="list-style-type: none"> ▪ Revise ordinance to allow murals to depict commercial advertising or logos but with size requirements.

Light Pole Style Banners - Requirements from Other Cities

Richardson

- Allowed without permit if they contain no advertising and are just seasonal pictures (leaves for fall, snow covered trees for winter, etc.).
- If contain advertising, regulated as a banner (21 days, four permits per year).
- Hospital received variance to put up non-advertising banners for parking identification purposes.

North Richland Hills

- Color coded banners may be erected to aid patrons in locating parked vehicles in parking lots containing more than 65,000 SF at a ratio of one per 65,000 SF.
- Maximum 36 SF.
- Must be more than three feet wide and less than 12 feet in length or greater than 20% of the surface height of the pole to which it is attached.

Lewisville

- Defined as vertical pole banner sign.
- Do not require permits.
- Can be mounted on lighted metal poles in commercial zones and on public property.
- Horizontal and/or vertical supports are required and shall be made of metal.
- Shall not exceed 24 SF
- Minimum pole height shall be 18 feet from grade.
- Pole must be utilized for lot lighting.
- Minimum height for placement of banner shall be at least 12 feet' from grade to bottom of the sign.
- Aggregate total SF for vertical pole banner signs shall be a maximum of 300 SF per platted lot.
- Exception - Minimum height of pole and sign does not apply to city-owned signs located in rights-of-way and city-owned property.

Colleyville

- Defined as pole banners.
- Purpose to provide advertising for a community event.
- Community special events not sponsored by a qualifying entity as listed per code may qualify for pole banner signage.
- Pole banners may be erected on utility and other designated poles within the public right-of-way.
- A permit is required and may only be issued to a non-profit organization for the purpose of advertising a function or event to which the general public is invited.
- Maximum 21 day permit and the pole banners shall be removed on the first business day after the last day of the event.
- May only advertise the name and date of the community event.
- Any commercial message of a sponsor is limited to 25% of the sign area.
- Maximum 35 SF per pole.
- Maximum 35 feet height from grade - provided minimum 10 foot clearance between bottom of sign and grade.

- Pole banners may be installed only on poles identified by the city that include the appropriate hardware for such installation.

In 2005, the Banner Sign Committee considered potential amendments to allow light standard banner signs (below). The standards, however, were not brought forward for adoption because of a split vote on the committee.

Banners on Light Standards

1. Banners may be installed on light standards in parking lots used for nonresidential purposes in both residential and non-residential zoning districts, and may not exceed 15.5 square feet in size. The banner must be anchored at both ends to the light standard. The banners must provide a 14 foot clearance above the paved surface.
2. Banners may be installed on a maximum of 50% of the existing light standards in the parking lot, or at a rate of two banners per acre, based on the platted lot size, whichever is less.
3. Banners on light standards may not contain advertising.
4. A maximum of four permits may be issued for banners on light standards per calendar year, and each permit shall be valid for a maximum of 45 days.

Regulating On-premise Signage

Signs are among the myriad elements of the built environment that a planning department deals with on a daily basis. Like other elements of the built environment, signs have impacts on both public safety and community appearance and thus require careful treatment and appropriate regulation.

Sign regulation is one of the more vexing tasks that a local government addresses on a routine basis. As a form of speech, signs are protected by the First Amendment. In practice this means a sign ordinance cannot regulate sign content (e.g., the message displayed on a sign). Moreover, for retail and service businesses signs are a key means of attracting customers and staying profitable. The challenge for local governments, then, is to balance these considerations against the cumulative impacts on traffic safety and community appearance, were every business to install the largest, most conspicuous signs available.

THE POLICY BASIS

The sign ordinance is a tool, like a zoning ordinance, to implement broader community planning policies related to public safety and community aesthetics. Sign ordinances support both practical public safety interests and broader policies governing the appearance of commercial areas.

The local government police power authorizes cities and counties to use regulations to protect the public's health, safety, and general welfare. Recognizing that signs have the potential to distract drivers and thus pose a potential traffic safety risk, the regulation of signs is considered a valid use of police power. Courts also recognize that visual clutter—that is, too many signs or signs that cause glare or are too bright for their surroundings—can have negative impacts on residents' general welfare and quality of life.

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PAS QuickNotes No. 18



American Planning Association

Making Great Communities Happen

The policy basis of the sign ordinance may be established in the comprehensive plan or in subarea or district plans. These plans express what the community desires in terms of the types, scale, and appearance of signs in various districts or areas. Historic commercial districts almost all have narrowly tailored regulations intended to ensure that signage is compatible with historic architecture and overall building patterns. More commonly, plans say very little about signs; rather, the statements of purpose and intent contained in the sign ordinance itself guide administrative and decision making on sign applications.

MASTER SIGNAGE PLANS

Master sign plans are a common component of sign ordinances. In most communities that have adopted them, they have helped simplify the permitting process. Under such provisions, major commercial properties must submit a master sign plan that indicates the type, construction, location, and height of each proposed sign on the site. Approval of the master sign plan is required before issuance of the first sign permit for the property. Permits for master sign plans may be issued administratively, or the decision may be referred to a design review board. Shopping centers, office parks, and other multitenant buildings are typical candidates for master sign plans.

ASSOCIATED LEGAL ISSUES

The content neutrality doctrine mandates that local governments not regulate signs according to the message they display, nor may the regulations dictate what such messages can and cannot say. This may not seem like much of a problem until you consider that to enforce many common sign ordinance provisions—real estate signs, election signs, identification signs, time and temperature, on-premise versus off-premise, among others—a regulator must read the sign to know which standards to apply.

When a sign regulation is contested on the grounds that it infringes content neutrality, the issues that courts pay careful attention to include: 1) whether the regulation was as narrowly tailored as possible to serve the stated interest of the public and 2) whether the regulations inadvertently give preferential treatment to commercial signs over noncommercial messages.

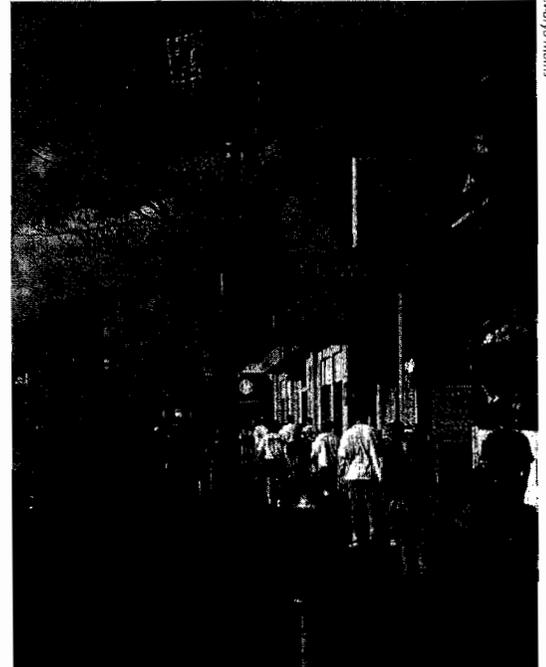
Courts have affirmed the "time, place, and manner" regulatory doctrine. Accordingly, local governments may control the type of signs permitted or prohibited, where and how a sign may be attached to a building or erected on a site, its overall size and height, the materials it is made of, and the method of illumination. Sign regulations may also dictate the duration in which certain sign types, including temporary signs, may be displayed.

(Continued on back)

10 PRINCIPLES OF GOOD SIGN REGULATIONS

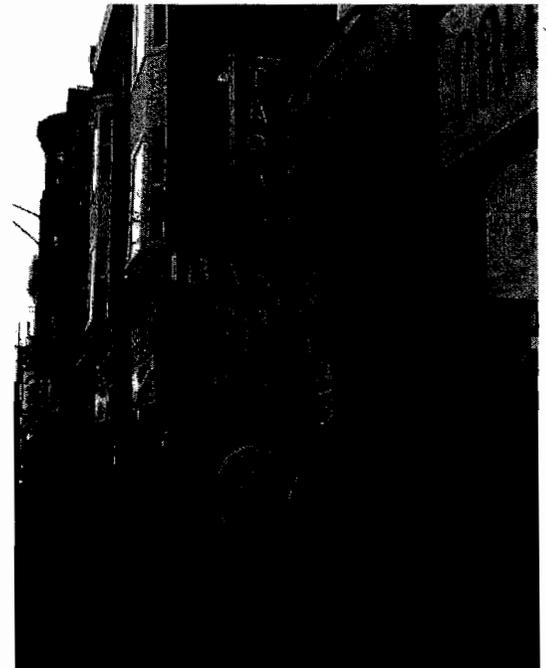
The following guiding principles can help ensure your sign ordinance is effective and defensible:

1. A sign ordinance must be "content neutral," meaning the ordinance cannot dictate what the message on a sign says or does not say.
2. A sign ordinance may legally regulate the size, height, location, illumination, building materials, and any other physical attributes of a sign face and structure. These are called "time, place, and manner" regulations.
3. A sign ordinance must describe the purpose and intent of the regulations and, where appropriate, should refer to comprehensive plan policies that it is implementing.
4. Accurate definitions of each sign type, preferably including illustrations, will help eliminate subjective interpretations of the ordinance, making it easier to understand and administer. Examples of common sign types include portable signs, awning signs, window signs, and banner signs.
5. The fewer number of sign types that are listed as exempt from the ordinance, the stronger and fairer the ordinance will be.
6. Special standards for signs in certain districts (for example, historic downtowns and entertainment districts) that go beyond basic regulations should be included in the ordinance if needed.
7. The planning director should be assigned responsibility for reviewing and approving sign permit applications, with any appeals going to the zoning board of adjustment. A high volume of appeals is often an indication that a sign ordinance is out of step with businesses' needs and should be revised.
8. A sign ordinance should contain a Substitution Clause, which is a statement indicating that any sign permitted under the ordinance may display a noncommercial message. This statement prevents inadvertent preferential treatment of commercial speech over noncommercial speech.
9. A sign ordinance should contain a Severability Clause that would allow any section that is found to be unlawful or unconstitutional to be removed from the ordinance without risk of invalidating the entire ordinance.
10. Business representatives should be included as stakeholders when the sign ordinance is revised.



Marya Morris

Communities can vary widely in the nature of businesses, and sign regulations need to recognize the local commercial climate.



Marya Morris

Design guidelines for signs should promote creativity, not uniformity. They are inherently flexible in order to reflect the specific attributes of context.

This PAS QuickNotes was prepared by Marya Morris, AICP, a planning consultant in Chicago.

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Dear Commissioners,

I recently sent an informal survey requesting feedback from member businesses of the Plano Chamber of Commerce on the proposed changes to the sign ordinance (attachment 1). The following responses have been compiled in the few days since the letter went out. I will have a more complete file available for you to review on Monday in advance of the meeting. As I mentioned in my public comments, I see the City's role in regulating signage as primarily that of:

- Provider of Public Safety
- Conservator of Aesthetics
- Arbiter of Fairness

I would also recommend against additional review and/or mechanisms for further steps in the approval process. With most businesses viewing signage as an affordable means for increasing consumer awareness of their store, I understand the problems associated with some of the more adventurous sign configurations on display at your last meeting.

I appreciate being able to provide the following responses as of 02/12 to the question of specific recommendations to the Council regarding the current signage ordinance. I hope the following responses provide the insight you were looking for. I will be compiling weekend data as well and forwarding to Ms. Perry before noon on Monday the 16th.

Thank You,

Joseph Skibbie
Plano Chamber of Commerce
joes@planochamber.org
972-424-7547

Attachment 1:

Letter that was sent to Chamber members:

From time to time the Plano Chamber of Commerce is approached by the City of Plano regarding changes to ordinances currently on the books. We are asked to provide feedback from the business community and can serve as representative voice for business in Plano. I am pleased to acknowledge another of those opportunities currently underway. The City of Plano is reviewing the Commercial Sign Ordinance and looking for input from the business community. Now is your chance to be heard!

If you have an issue with why certain signs should be allowed and/or why other signs should not be allowed, this is your opportunity to voice those opinions. I will be compiling the feedback I receive and forwarding it to the Planning and Zoning Commission for their review. A copy of the current ordinance can be reviewed at, <http://pdf.plano.gov/BI/signs/SignOrdinance.pdf>, and printed copies can be obtained through the Planning or Building Inspections offices.

Please forward your specific recommendations in a reply email and/or word .doc so that I may put them in a format that is conducive to presenting to the Commission. Please have your response to me no later than e.o.d Friday 02/13 so that I may compile your responses. If you have questions, don't hesitate to contact me at the number listed below. Your time and effort in this matter is appreciated and I want to thank you again for your membership in the Plano Chamber of Commerce.

Regards,
Joseph R. Skibbie
Director of Advocacy
Plano Chamber of Commerce
Joes@planochamber.org
972-424-7547 ext. 229

Comments Received:

- THANK YOU...I have real issues with their ordinances and will share as asked in your email. THANK YOU FOR ASKING!
- I had several challenges with the sign ordinance as it related to my new building. There should be more flexibility in their guidelines for new construction, especially if the building has lease space available. I was only allowed one sign and it had to be at their approved spot, instead of a more marketable location. In my case, my building faces Custer and Kathryn and so it would have been "business friendly" to have a sign for both sides of my property. Also, I could only have a "For Lease" banner for a limited time on the building and an "Open for Business" for 30 days. Thus, both impacted my business because of the limited exposure. As you know, I am just South of 121 on Custer. I could have been in Allen, Frisco, or McKinney. However, I was very determined to try and support Plano with my location and the \$15,000 property tax that I just paid in January. Finally, I would rather people be able to have a sign on a corner that they are having a garage sale, then forcing them to have a child hold the sign advertising the same message. Have I vented enough? I hope so and I appreciate you passing the message that Plano needs to be more flexible with all sign issues. It is a great community and they need to allow the community to promote their message if it is appropriate and done with good taste. Hope all is well and thank you.

- Joe,

In response to the request for comments on the Plano sign ordinance, I do not have specific experience as a business owner with the ordinance. I have lived in Plano for 25 years and have some general comments.

I quickly reviewed the ordinance and found it to be comprehensive. I do not have any specific comments on the ordinance.

I do not deal with client issues with signs in my current business.

My experience in Plano in regard to the various signs around town has been positive. I have been able to locate the local businesses with few problems. I have not been annoyed by the signs around town and have not heard any complaints from other residents.

In summary, I have not experienced any problems with signs in Plano and have no need to modify the current ordinance.

- We do not typically get involved in the sign ordinances. Our Owner's typically will contract directly with a sign contractor to provide this. I would be happy to forward to them if you feel like that would be beneficial. Please advise. Thanks!
- The ordinance needs to allow video signage. They are very attractive and the wave of the future. Current sign sizes could remain, but allow business to decide how to display within their allotted space. This would be a competitive advantage for Plano business over neighboring cities as well.
- I read through about 10 pages of the Sign Ordinance.pdf. From a personal stand point, too long. Is there anyway I (we) can get a bullet point executive summary / draft on what is being proposed, changed, updated, or even recommended. I did take a look at the draft changes for building signs and marques for store fronts. How will those changes / recommendations affect current store front owners and will it be grandfathered when the vote takes place?
- As a business representative my only concern is for an out of control attitude and motive toward selling through exploiting children , immoral content or misleading the public at large on issues pertaining to family that could harm our community in general

Plano has always portrayed an image with high standards and I hope it remains that way.

- Joe, I think the sign ordinance is appropriate for Plano and seems to be consistently enforced. My only suggestion is "Is there a "cliff notes version", of the Ordinance ? My goodness it's LENGTHY !
- Thanks for doing this survey. I think the sign ordinance in Plano has gone beyond reason to the point that it is damaging to residents. Specifically, my main objection is with their aggressive prohibition of temporary signs for houses for sale, garage sales, or anything else. If you have a sign that is on the wrong side of the sidewalk, they can fine you up to \$500. Trust me, I know. My fine was only \$157, but it really angered me. Residents benefit from signs for these things and the ordinance unreasonably restricts commerce and residents' ability to market property – both real and personal. I recommend that the ordinance change to allow for such signs, but that they cannot be put out until sunrise and must be removed by sundown. If they stay overnight, then a fine may be reasonable.

Thanks and please let me know if you have any questions.

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 16, 2009

Agenda Item No. 9

Request to Call a Public Hearing

Applicant: City of Plano

Description:

Request to call a public hearing to amend Subdivision Ordinance procedures and requirements for waivers of exactions for dedications and public improvements.

Remarks:

A property owner may petition the Planning & Zoning Commission for relief to dedications of right-of-way and easements and for the construction of public improvements prescribed by the Subdivision Ordinance. The application procedure and requirements for a waiver of exactions are detailed in the ordinance. Legal and Planning staff has been working on revisions to the application procedure and requirements to more closely align the ordinance with state enabling legislation and are requesting a public hearing for this purpose.

Recommendations:

Recommended that a public hearing be called to consider amendments to the Subdivision Ordinance to the procedures and requirements for waivers of exactions for dedications and public improvements.

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 16, 2009

Agenda Item No. 10

Request to Call a Public Hearing

Applicant: City of Plano

DESCRIPTION:

Request to call a public hearing to amend Section 3.1200 (Landscaping Requirements) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance regarding the estimation of annual and/or seasonal water requirements. The potential amendments may also include amendments related to irrigation requirements necessary for compliance with the newly effective Texas Commission on Environmental Quality (TCEQ) irrigation standards.

REMARKS:

Staff feels that it is prudent to periodically review local ordinances for consistency with city policy and statutes. As part of Plano's sustainability initiative, staff feels that it is appropriate for consultants to consider water conservation in the design of their landscape plans and recommends that landscape plans submitted for review contain annual and/or seasonal water requirements. As of January 1, the new TCEQ irrigation standards became effective. Corresponding changes have been made in Plano's building and plumbing codes. Some changes may need to be made to the landscape section of the Zoning Ordinance for compliance with TCEQ regulations. Staff, therefore, recommends a public hearing for these purposes.

RECOMMENDATION:

Recommended that a public hearing be called to consider amendments to Section 3.1200 (Landscaping Requirements) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance regarding the estimation of annual and/or seasonal water requirements, and amendments related to compliance with the newly effective TCEQ irrigation standards.

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 16, 2009

Agenda Item No. 11

Request to Call a Public Hearing

Applicant: City of Plano

Description:

Request to call a public hearing to amend the Subdivision Ordinance to change the development review process for single-family detached residential development from a land study review process to a concept plan process and to delete the land study review process.

Remarks:

As illustrated in the attached flowcharts, the City of Plano has two processes for approval of development proposals. The flowcharts illustrate the combined development review steps from the Zoning and Subdivision Ordinances. Historically, after zoning, the land study process has been used as the initial development step for review and approval of a single-family detached residential subdivision. If, however, a single-family detached residential development has planned development district zoning, a concept plan is required in addition to the land study. For all other residential, mixed-use, and nonresidential development, the initial development step after zoning is the concept plan step.

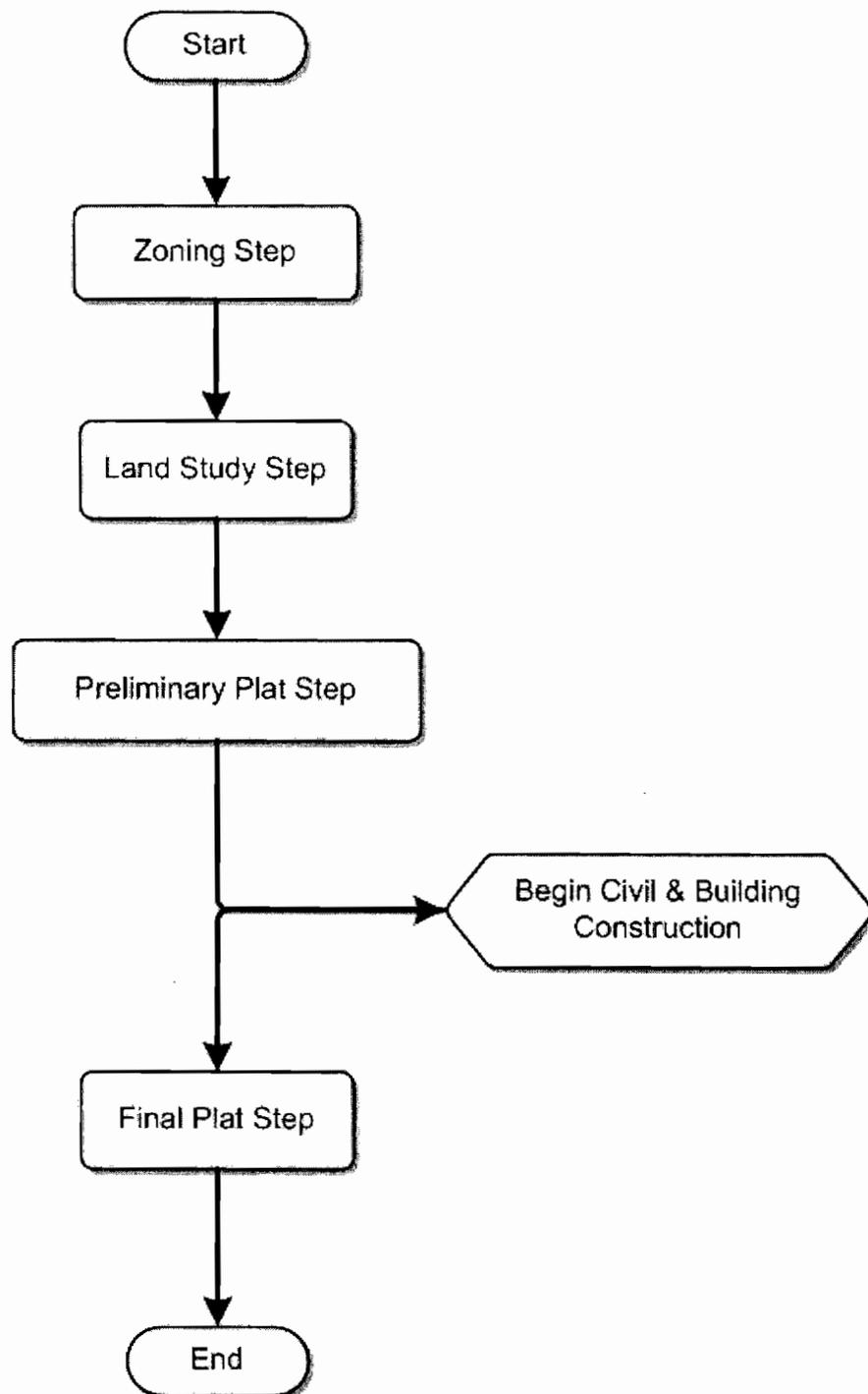
Staff feels that it is appropriate to change the development review process for single-family detached residential development from a land study review process to a concept plan process and to delete the land study review process. In the past five years there have been very few "non-planned development" single-family detached residential developments. Elimination of the land study process would simplify Plano's overall development processes and development ordinances. Staff therefore is requesting a public hearing for this purpose.

Recommendations:

Recommended that a public hearing be called to consider amendments to the Subdivision Ordinance to change the development review process for single-family detached residential development from a land study review process to a concept plan process and to delete the land study review process.

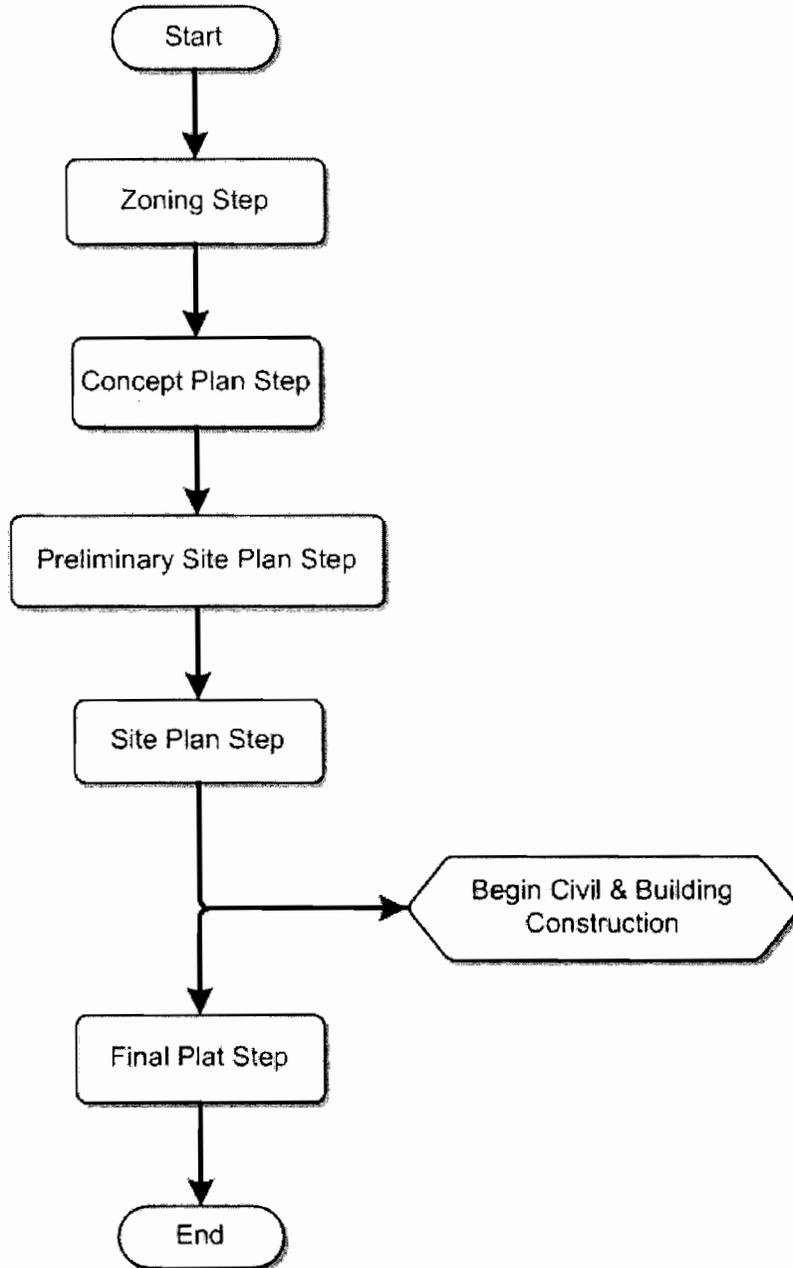
Development Approval Process

Single-Family Detached Residential (except Patio Home) Development



Development Approval Process

Nonresidential, Mixed-Use, Patio Home, Single-Family Attached, Two-Family & Multifamily Development



CITY OF PLANO
PLANNING & ZONING COMMISSION

February 16, 2009

Agenda Item No. 12

Request to Call a Public Hearing

Applicant: City of Plano

Description:

Request to call a public hearing to amend the Zoning Ordinance to change the development review process for single-family detached residential development from a land study review process to a concept plan process and to delete the land study review process.

Remarks:

As illustrated in the attached flowcharts, the City of Plano has two processes for approval of development proposals. The flowcharts illustrate the combined development review steps from the Zoning and Subdivision Ordinances. Historically, after zoning, the land study process has been used as the initial development step for review and approval of a single-family detached residential subdivision. If, however, a single-family detached residential development has planned development district zoning, a concept plan is required in addition to the land study. For all other residential, mixed use, and nonresidential development, the initial development step after zoning is the concept plan step.

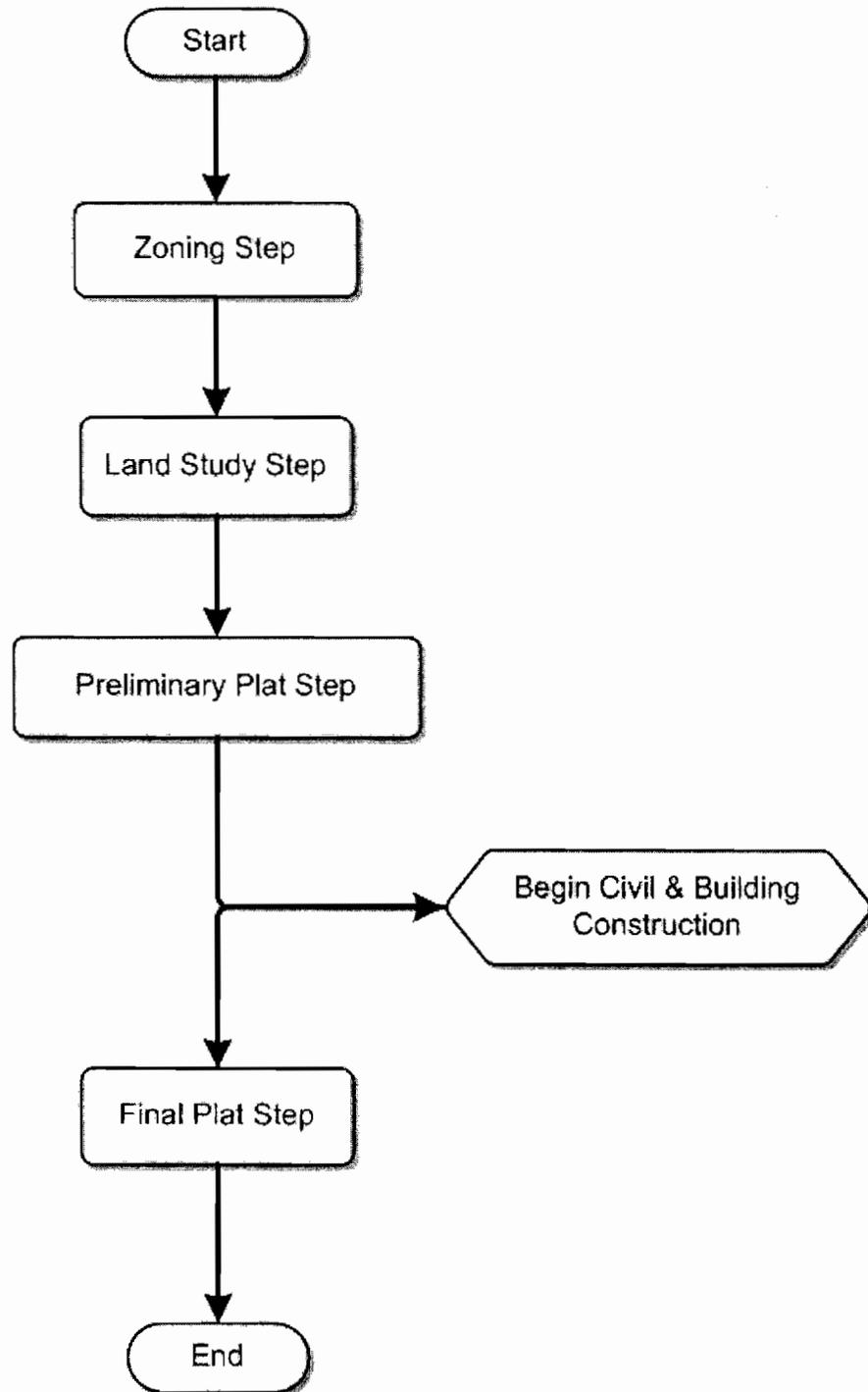
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Recommendations:

Recommended that a public hearing be called to consider amendments to the Zoning Ordinance to change the development review process for single-family detached residential development from a land study review process to a concept plan process and to delete the land study review process.

Development Approval Process

Single-Family Detached Residential (except Patio Home) Development



Development Approval Process

Nonresidential, Mixed-Use, Patio Home, Single-Family Attached, Two-Family & Multifamily Development

