

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**August 2, 2010**

<b>ITEM NO.</b>	<b>EXPLANATION</b>	<b>ACTION TAKEN</b>
	<p><b>6:30 p.m. - Dinner - Planning Conference Room 2E</b></p> <p><b>7:00 p.m. - Regular Meeting - Council Chambers</b></p> <p><b>The Planning &amp; 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.</b></p> <p><b>1</b> Call to Order/Pledge of Allegiance</p> <p><b>2</b> Approval of Agenda as Presented</p> <p><b>3</b> Approval of Minutes for the July 19, 2010, Planning &amp; Zoning Commission meeting</p> <p><b>4</b> <b>General Discussion:</b> The Planning &amp; Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning &amp; Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning &amp; 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><b><u>CONSENT AGENDA</u></b></p> <p><b>5a</b> <b>Final Plat:</b> Legacy Town Center (North), Block A, Lot 5 - 293 multifamily residential units on one lot on 4.7± acres located at the northeast corner of Bishop Road and Bozeman Drive. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District. Neighborhood #8. <b>Applicant: Columbus Realty Partners, Ltd.</b></p> <p><b>EH</b></p>	

<p><b>5b EH</b></p>	<p><b>Revised Site Plan:</b> Windhaven Plaza, Block A, Lot 1B - Grocery and convenience store with gas pumps on one lot on 6.7± acres located on the west side of Dallas North Tollway, 700± feet north of Parker Road. Zoned Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #29. <b>Applicant: The Tollway and Parker NWC, Ltd</b></p>	
<p><b>5c KP</b></p>	<p><b>Concept Plan:</b> Villas of Andulus - 34 Single-Family Residence-6 lots on 7.1± acres located at the southwest corner of 14th Street and Bradshaw Drive. Zoned Planned Development-202 Research/Technology Center. Neighborhood #69. <b>Applicant: Roger Lawler</b></p>	
<p><b><u>END OF CONSENT AGENDA</u></b></p>		
<p><b><u>PUBLIC HEARINGS</u></b></p>		
<p><b>6 KP</b></p>	<p><b>Public Hearing - Replat:</b> The Courtyard at Preston Park, Block 10, Lot 2R - General office building on one lot on 4.2± acres located on the south side of Preston Park Boulevard, 720± feet east of Preston Road. Zoned Planned Development-189-Retail/General Office. Neighborhood #55. <b>Applicant: Collin County Community College District</b></p>	
<p><b>7 EH</b></p>	<p><b>Public Hearing - Replat:</b> Kemp Homestead No. 2, Block A, Lots 1R &amp; 2R - Restaurant, medical office, superstore, and garden center on two lots on 11.4± acres located on the south side of Park Boulevard, 720± feet west of Dallas North Tollway. Zoned Regional Commercial/Dallas North Tollway Overlay District with Specific Use Permit #427 for Building Material Sales. Neighborhood #52. <b>Applicant: HD Development Properties</b></p>	
<p><b>8 BM</b></p>	<p><b>Public Hearing - Preliminary Replat &amp; Revised Site Plan:</b> Sidney Addition, Block 1, Lot 2R - New car dealer on one lot on 5.5± acres located on the south side of Plano Parkway, 990± feet east of Fulgham Road. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Neighborhood #71. <b>Applicant: PPJ Land</b></p>	
<p><b><u>END OF PUBLIC HEARINGS</u></b></p>		
<p><b>9 BM</b></p>	<p><b>Extension of Approval for Revised Concept Plan:</b> Morgan Village Retail Center Addition, Block A, Lots 2R, 3, &amp; 4 - Retail on three lots on 2.6± acres located at the northeast corner of Ohio Drive and McDermott Road. Zoned Regional Commercial. Neighborhood #1. <b>Applicant: R. E. Ferrell</b></p>	
<p><b>10 JC</b></p>	<p><b>Discussion &amp; Direction:</b> Proposed 2010-2011 Community Investment Program - Discussion and direction regarding the proposed 2010-2011 Community Investment Program. <b>Applicant: City of Plano</b></p>	

**11  
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**Presentation & Discussion:** Undeveloped Land Study - Presentation and discussion regarding undeveloped land remaining in Plano.  
**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: Council Members Harry LaRosiliere and André Davidson**

**ACCESSIBILITY STATEMENT**

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

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

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

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

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

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

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

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

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

CITY OF PLANO  
PLANNING & ZONING COMMISSION  
CONSENT AGENDA ITEMS

August 2, 2010

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**Agenda Item No. 5a**

**Final Plat:** Legacy Town Center (North), Block A, Lot 5  
**Applicant:** Columbus Realty Partners, Ltd.

293 multifamily residential units on one lot on 4.7± acres located at the northeast corner of Bishop Road and Bozeman Drive. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District. Neighborhood #8.

The purpose for this final plat is to dedicate easements necessary for the development of the property as multifamily residences.

Recommended for approval as submitted.

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**Agenda Item No. 5b**

**Revised Site Plan:** Windhaven Plaza, Block A, Lot 1B  
**Applicant:** The Tollway and Parker NWC, Ltd

Grocery and convenience store with gas pumps on one lot on 6.7± acres located on the west side of Dallas North Tollway, 700± feet north of Parker Road. Zoned Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #29.

The purpose for this revised site plan is to remove parking spaces and propose a convenience store with gas pumps on the existing grocery development.

Recommended for approval as submitted.

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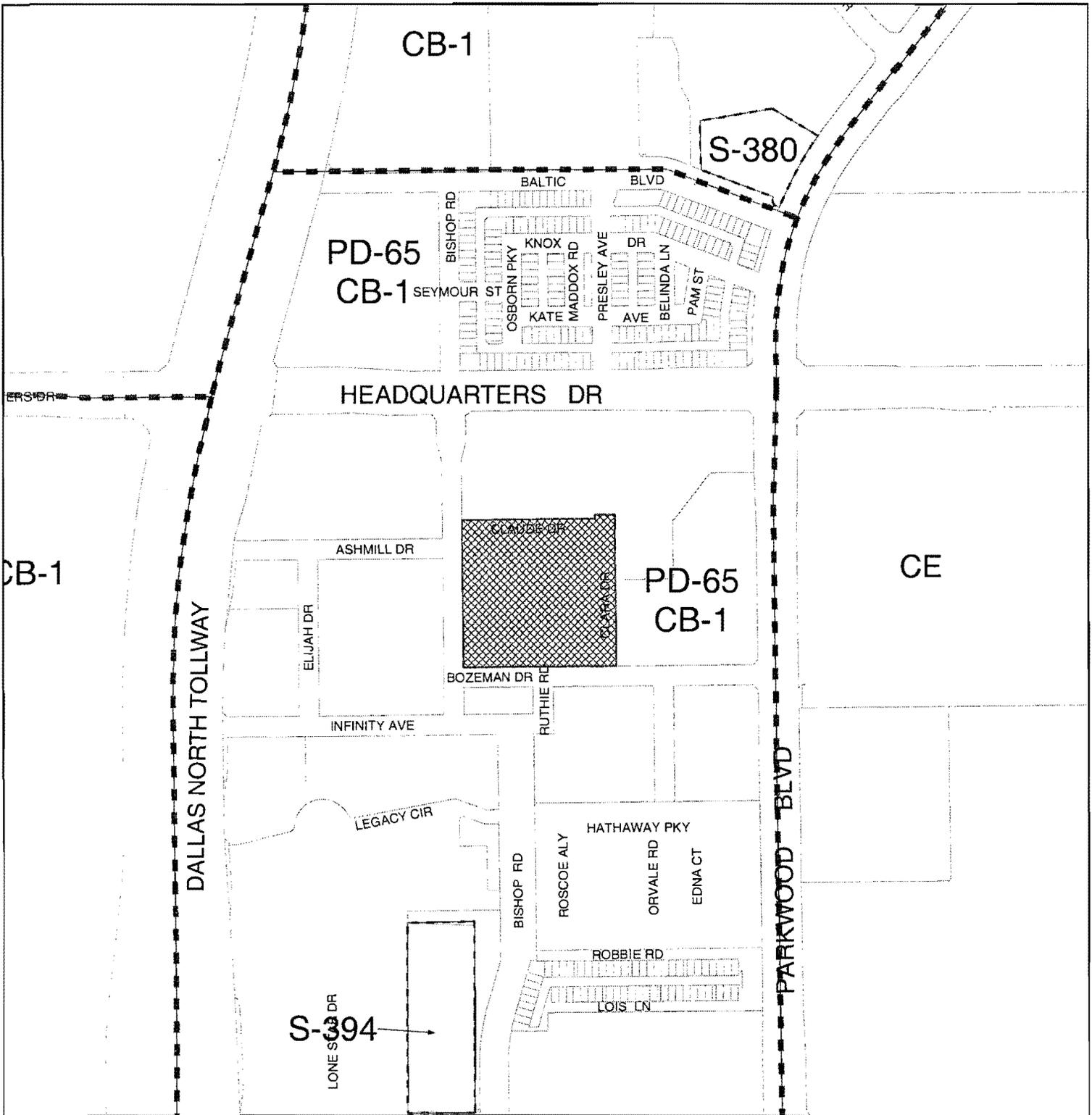
**Agenda Item No. 5c**  
**Concept Plan:** Villas of Andulus  
**Applicant:** Roger Lawler

34 Single-Family Residence-6 lots on 7.1± acres located at the southwest corner of 14th Street and Bradshaw Drive. Zoned Planned Development-202 Research/Technology Center. Neighborhood #69.

The purpose for the concept plan is to show the proposed lot and street layout for the residential development.

Recommended for approval as submitted.

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Item Submitted: FINAL PLAT

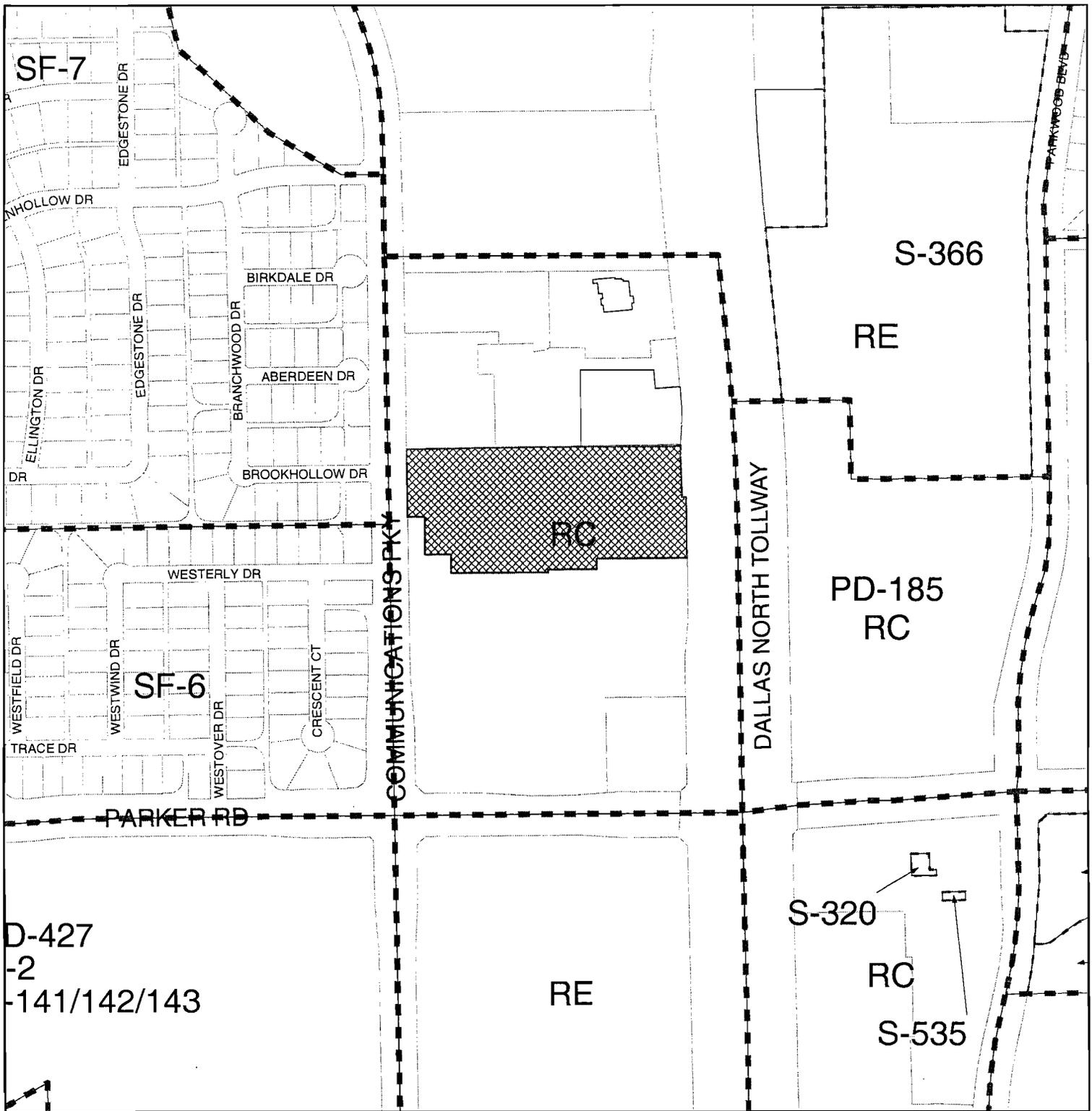
Title: LEGACY TOWN CENTER (NORTH)  
BLOCK A, LOT 5

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



○ 200' Notification Buffer

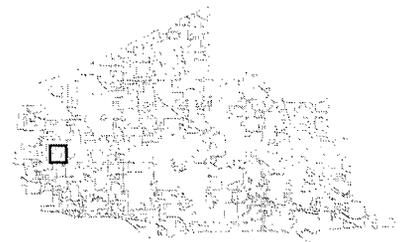




Item Submitted: REVISED SITE PLAN

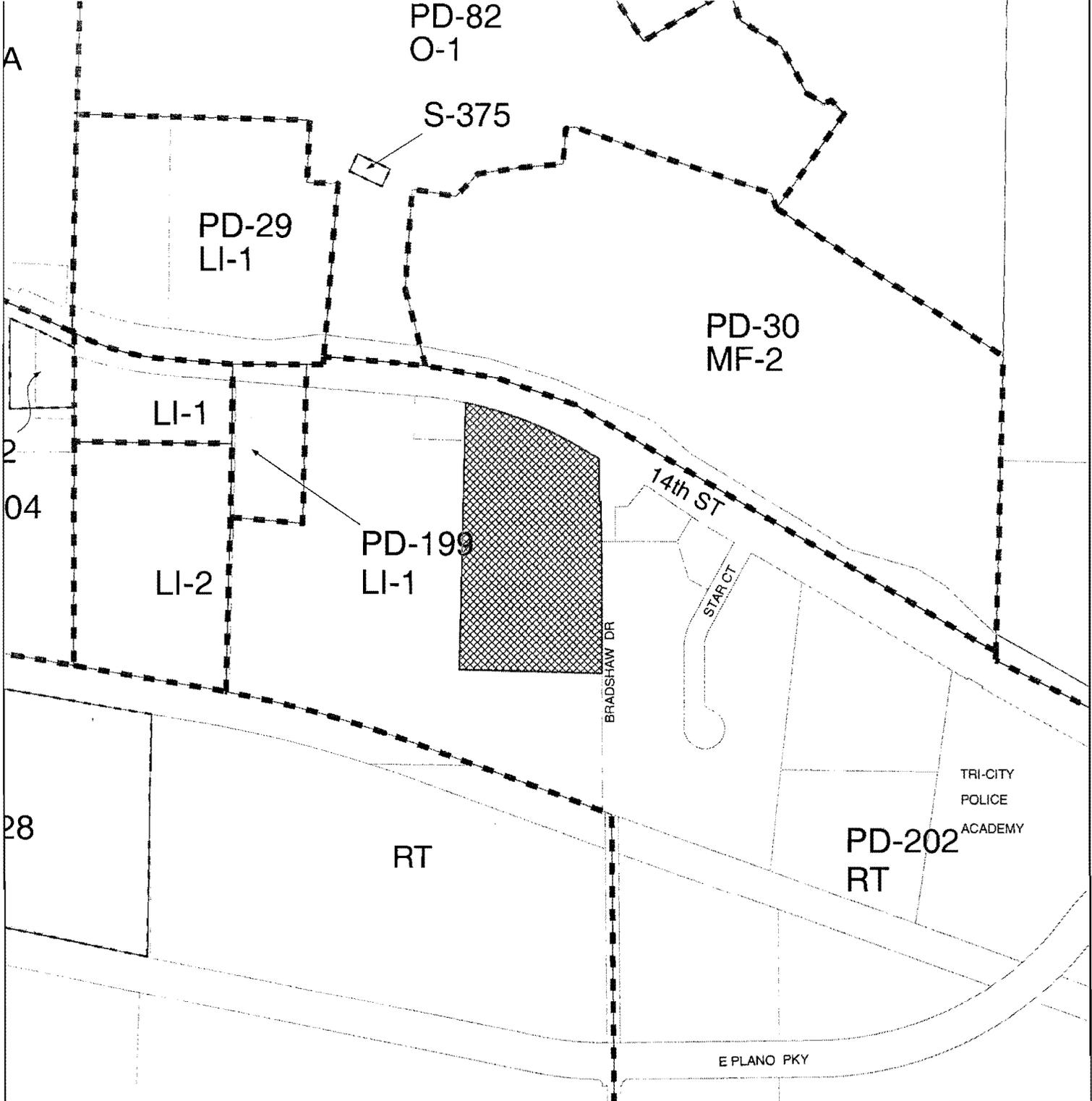
Title: WINDHAVEN PLAZA  
BLOCK A, LOT 1B

Zoning: REGIONAL COMMERCIAL/  
DALLAS NORTH TOLLWAY OVERLAY DISTRICT



○ 200' Notification Buffer





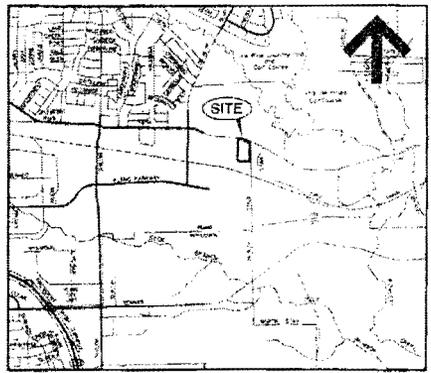
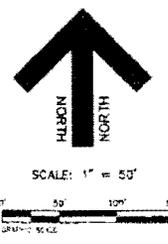
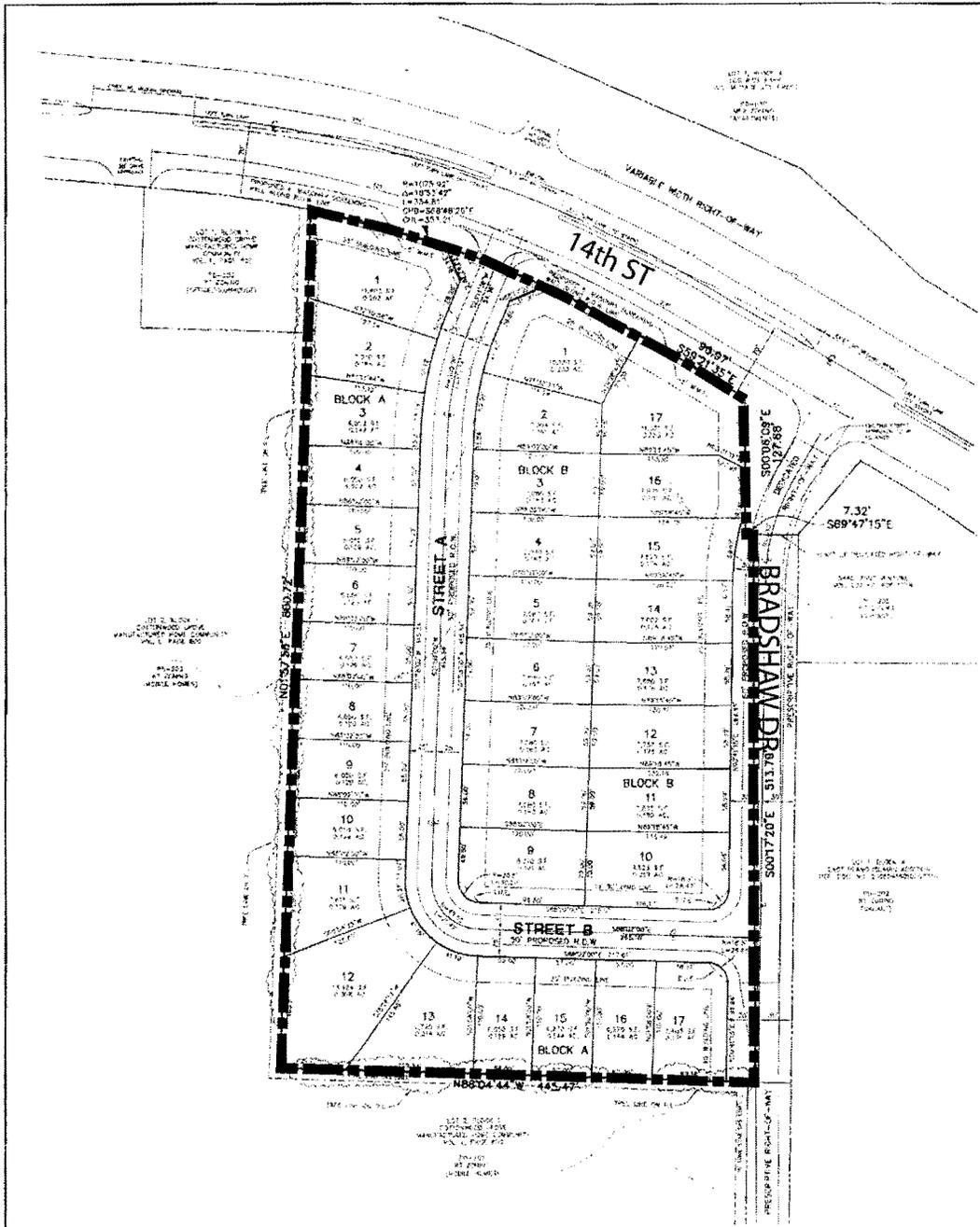
Item Submitted: CONCEPT PLAN

Title: VILLAS OF ANDULUS

Zoning: PLANNED DEVELOPMENT-202 RESEARCH/TECHNOLOGY CENTER



○ 200' Notification Buffer



LOCATION MAP  
SCALE: 1" = 2000'

GENERAL NOTES:

1. All areas permitted by Section 2.010 (SF-6 Single Family Residences - R) will be placed and all requirements of Section 2.010 of the Zoning Ordinance and of other applicable requirements of Zoning Ordinance will be strictly followed.
2. A six (6) ft. tall (minimum) masonry screening wall shall be provided along F.M. Highway 544 (14th Street). The screening wall shall be constructed at the time of installation of the streets. The screening wall shall not be constructed above right easements, and is subject to approval by the Inspectors and Public Works Departments.
3. A Homeowners' Association shall be established for the maintenance of the screening wall along F.M. Highway 544 (14th Street).

REVISION	DATE	BY	REASON

**CONCEPT PLAN**  
VILLAS OF ANDALUS  
LOTS 1-17, BLOCK A & LOTS 1-17, BLOCK B  
7.245 ACRES  
JAMES LEDBETTER SURVEY, ABST. 545  
PLANO, COLLIN COUNTY, TEXAS

PREPARED BY:  
**JDJR ENGINEERS AND CONSULTANTS**  
ENGINEERS • SURVEYORS • LAND PLANNERS  
2900 Targa Drive Suite 600 Irving, Texas 75060  
14 879.958.9887 Fax: 879.958.9888

APPLICANT:  
**SIGNAGE POINT PROPERTIES, LLC**  
1431 RANCHO DRIVE  
IRVING, TEXAS 75039  
PHONE: (214) 882-1850  
CONTACT: MAZHAR ISLAMRAJA

DATE: JUNE 29, 2010 DRAWN BY: [ ] CHECKED BY: [ ]  
SCALE: 1" = 50' THEORETICAL: 20.0 1 of 1

CITY OF PLANO  
PLANNING & ZONING COMMISSION

August 2, 2010

**Agenda Item No. 6**

**Public Hearing - Replat:** The Courtyard at Preston Park, Block 10, Lot 2R

**Applicant:** Collin County Community College District

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**DESCRIPTION:**

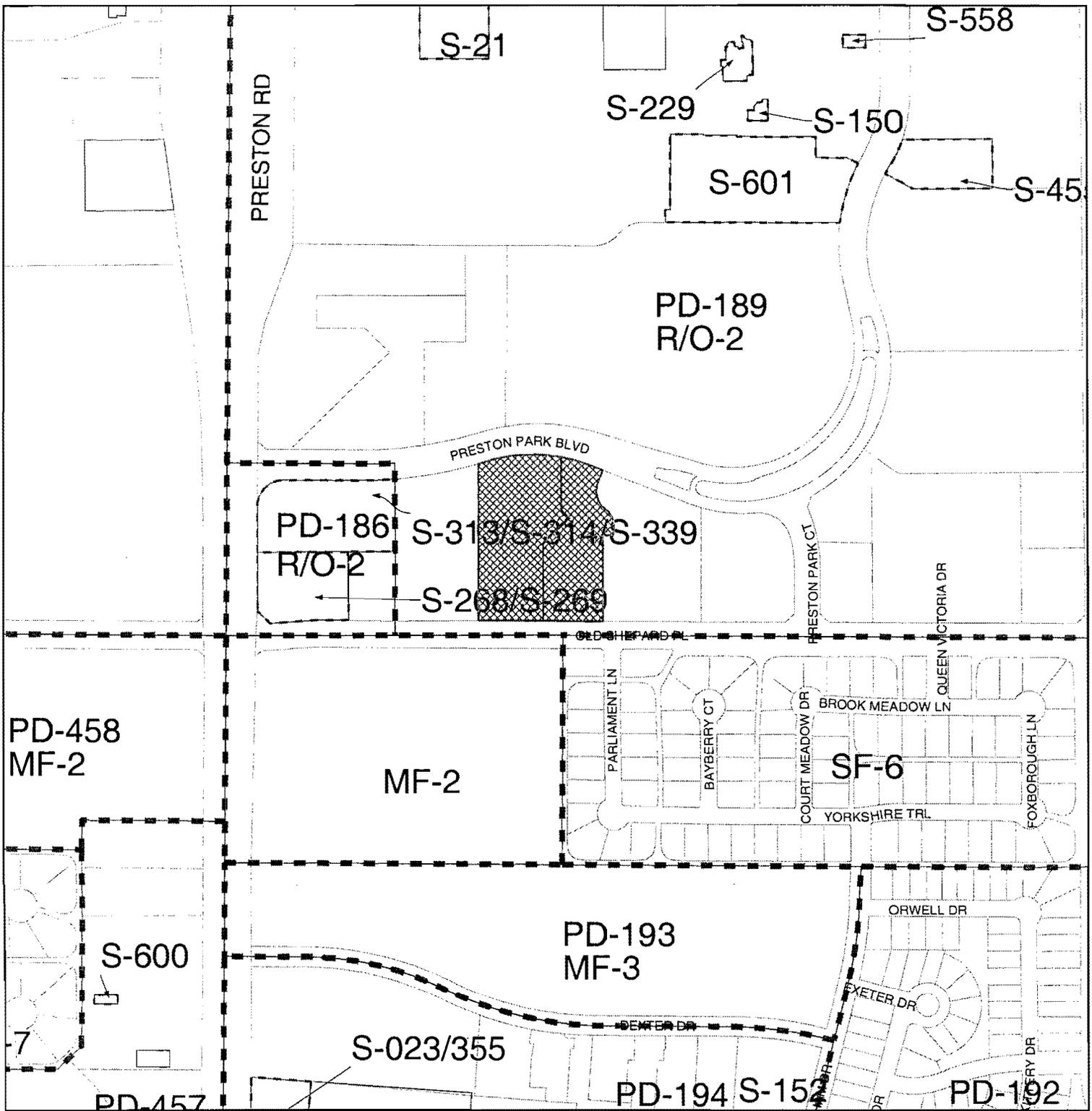
General office building on one lot on 4.2± acres located on the south side of Preston Park Boulevard, 720± feet east of Preston Road. Zoned Planned Development-189-Retail/General Office. Neighborhood #55.

**REMARKS:**

The purpose for this replat is to abandon and dedicate new easements needed to support the existing development.

**RECOMMENDATION:**

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



Item Submitted: REPLAT

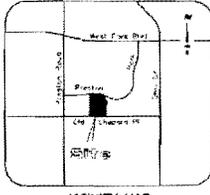
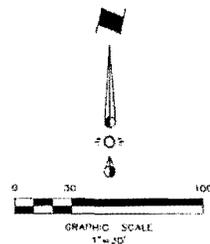
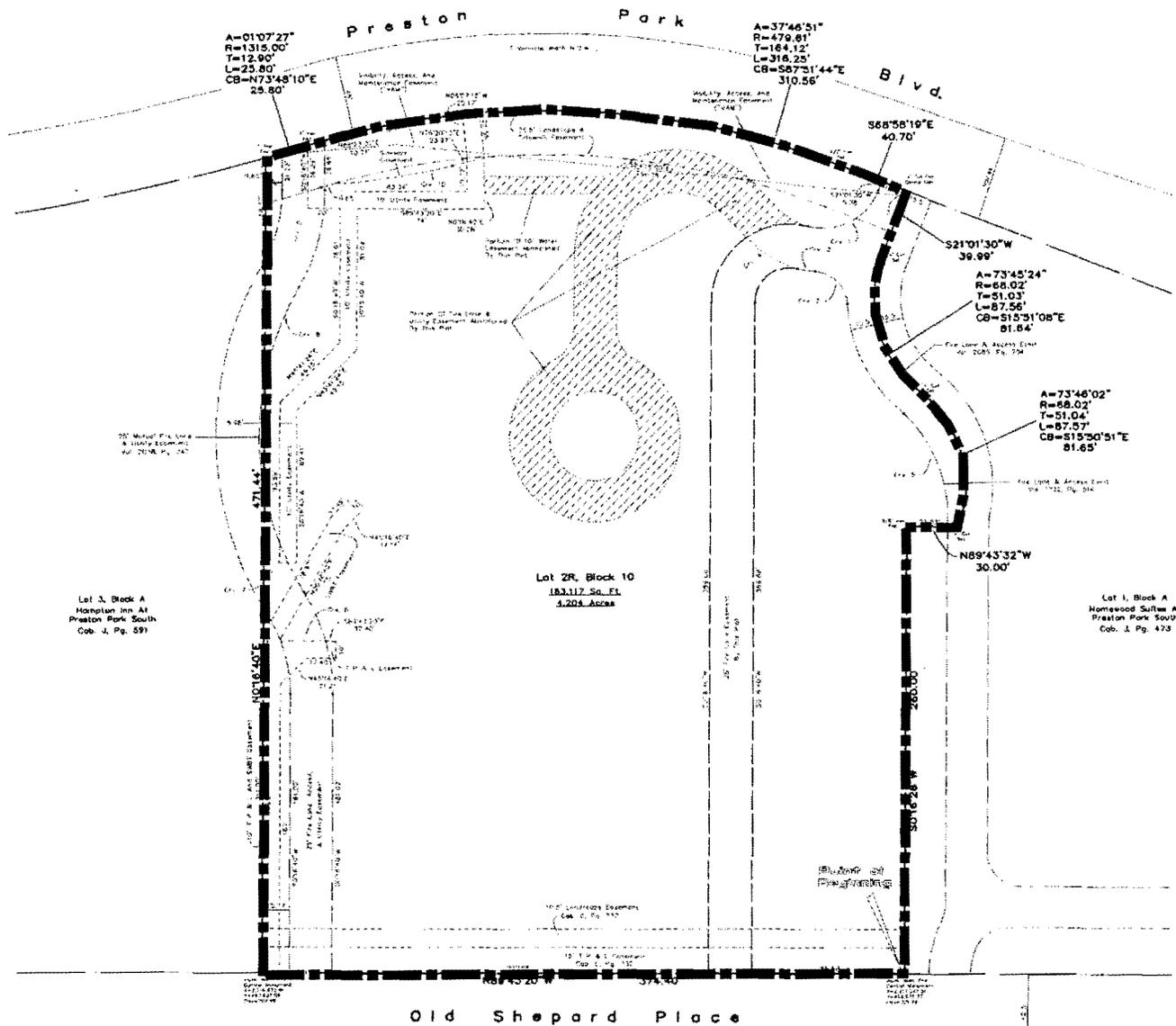
Title: THE COURTYARD AT PRESTON PARK  
BLOCK 10, LOT 2R



Zoning: PLANNED DEVELOPMENT-189-RETAIL/GENERAL OFFICE

○ 200' Notification Buffer





VICINITY MAP

Curve	Angle	Radius	Tangent	Chord	Chord Bearing
1	73°45'24"	48.02'	51.03'	87.56'	S15°31'08"E
2	73°46'02"	88.02'	87.57'	155°50'51"E	81.65'
3	37°46'51"	479.61'	164.12'	316.25'	S87°31'44"E
4	1°07'27"	1315.00'	12.90'	25.80'	N73°48'10"E

SHEET 1 OF 2  
REPLAT

**THE COURTYARD  
AT PRESTON PARK**  
LOT 2R, BLOCK 10  
Being A Replat Of  
The Courtyard At Preston Park  
Lot 2, Block 10  
Recorded In Cabinet F, Pg. 153  
4.204 Acres Situated In The  
DENTON DARBY SURVEY ~ ABST. 260  
PLANO, COLLIN COUNTY, TEXAS

**Draft:**  
Collin County Community College District  
4800 Preston Park Boulevard  
Plano, Texas 75096  
Telephone 972 758-3800

**Engineer:**  
RLK Engineering, Inc.  
111 West Main Street  
Allen, Texas 75013  
Telephone 972 358-1733  
Texas Registration No. 579

**Surveyor:**  
Surdick Surveying, Inc.  
13970 DM 460  
Anna, Texas 75409  
Telephone 972 924-8200  
July 23, 2010

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

NOTICE: Selling any portion of this addition by resale and bonds is a violation of City Subdivision Ordinance and State Plotting Statutes, and is subject to fines and withholding of utilities and building certificates.

NOTE: All easements recorded Cabinet F, Pg. 153, unless noted otherwise.

PURPOSE OF REPLAT: To abandon a Fire Lane and Utility Easement and Water Easement and to dedicate a new Fire Lane Easement.

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, the Collin County Community College District is the owner of a tract of land situated in the Denton Darby Survey, Abstract No. 260, City of Plano, Collin County, Texas, and being all of Lot 2, Block 10, of The Courtyard at Preston Park, an addition to the City of Plano as recorded in Cabinet F, Page 153, Plat Records of Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at an aluminum monument found for corner in the north line of Old Shepard Place (on 85' R.O.W.), said point being the southwest corner of Lot 1, Block A, Homewood Suites At Preston Park South, an addition to the City of Plano as recorded in Cabinet J, Page 473, Plat Records of Collin County, Texas;

**THENCE** N89°43'20"W, with the north line of Old Shepard Place, a distance of 374.40 feet to an aluminum monument found for corner, said point being the southeast corner of Lot 3, Block A, Homewood Suites At Preston Park South, an addition to the City of Plano as recorded in Cabinet J, Page 591, Plat Records of Collin County, Texas;

**THENCE** N00°16'40"E, leaving Old Shepard Place, and with the east line of said Homewood Suites At Preston Park South, a distance of 471.64 feet to a 1" iron rod found for corner, said point being in the south line of Preston Park Boulevard, (a variable width R.O.W.) said point being the beginning of a non-tangent curve to the left having a central angle of 01°07'27", a radius of 1310.00 feet, a tangent length of 12.90 feet, and a chord bearing N73°46'10"E, 25.60 feet;

**THENCE** in a northeasterly direction along said curve to the left, and with the south line of Preston Park Boulevard, an arc distance of 23.80 feet to a 1" iron rod found for corner and the beginning of a reverse curve to the right having a central angle of 37°48'31", a radius of 479.61 feet, a tangent length of 154.12 feet, and a chord bearing S87°31'44"E, 310.36 feet;

**THENCE** in a southeasterly direction along said curve to the right, and with the south line of Preston Park Boulevard, an arc distance of 318.25 feet to a 1/2" iron rod set for corner and the end of said curve;

**THENCE** S68°58'19"E, with the south line of Preston Park Boulevard, a distance of 40.70 feet to an "x" cut found for corner, said point being the northeast corner of the aforementioned Lot 1, Block A, Homewood Suites At Preston Park South;

**THENCE** S21°01'50"W, leaving Preston Park Boulevard, and with the west line of Homewood Suites At Preston Park South, a distance of 36.99 feet to an "x" cut set for corner and the beginning of a curve to the left having a central angle of 7°45'24", a radius of 68.02 feet, a tangent length of 51.03 feet, and a chord bearing S15°51'08"E, 61.64 feet;

**THENCE** in a southeasterly direction along said curve to the left, an arc distance of 87.36 feet to an "x" cut set for corner and the beginning of a reverse curve to the right having a central angle of 73°48'02", a radius of 88.02 feet, a tangent length of 51.04 feet, and a chord bearing S15°50'51"E, 61.65 feet;

**THENCE** in a southerly direction along said curve to the right, an arc distance of 67.37 feet to an "x" cut set for corner and the end of said curve

**THENCE** N88°43'32"W, a distance of 30.00 feet to a 5/8" iron rod found for corner;

**THENCE** S00°16'28"W, a distance of 280.00 feet to the POINT OF BEGINNING and CONTAINING 183,117 square feet, or 4,204 acres of land.

**BASIS OF BEARINGS:**

The bearings shown are based on the Plat of Lot 2, Block 10, of the Courtyard At Preston Park, as recorded in Cabinet F, Page 153.

**PURPOSE OF REPLAT:**

To abandon Fire Lane and Utility Easement and to dedicate a new Fire Lane Easement.

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

NOTICE: Setting 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 one building certificate

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT, the Collin County Community College District, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the heretofore described property as Lot 2K, Block 10, The Courtyard At Preston Park, 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 limited use and accommodation of all public utilities desiring to use or using some unless the easement limits the use to particular utilities, and 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 of any time of procuring permission from anyone.

The undersigned does covenant and agree that the Access Easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon, and across said premises, with the right and privilege of all times of the City of Plano, its agents, employees, workmen and representatives having ingress, egress, and egress in, along, upon and across said premises.

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 obstructions, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of the apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking". The Fire Marshal or his duly authorized representative or the Chief of Police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

The areas or areas shown on the plat as "VAM" (Visibility, Access, and Maintenance) Easements are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the City exercise this maintenance right it shall be permitted to remove and dispose of any and all landscape improvements, including, but not limited to trees, shrubs, flowers, ground cover and structures. The City may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstructions thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purpose and with all rights and privileges set forth herein.

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

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Collin County Community College District

Printed name and title

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 \_\_\_\_\_, 2010.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

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

Chairman, Planning and Zoning Commission

STATE OF TEXAS  
COUNTY OF COLLIN

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

GIVEN under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Notary Public in and for the State of Texas

Secretary, Planning & Zoning Commission  
Or City Engineer

STATE OF TEXAS  
COUNTY OF COLLIN

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

GIVEN under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, David J. Surdick, 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. Surdick  
Registration No. 4013

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 David J. Surdick, 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 \_\_\_\_\_, 2010.

Notary Public in and for the State of Texas

SHEET 2 OF 2  
REPLAT

THE COURTYARD  
AT PRESTON PARK

LOT 2K, BLOCK 10

Being A Replat Of

The Courtyard At Preston Park  
Lot 2, Block 10

Recorded in Cabinet F, Pg. 153

4.204 Acres Situated in The

DENTON DARBY SURVEY ~ ABST. 260

PLANO, COLLIN COUNTY, TEXAS

**OWNER:**

Collin County Community College District  
4800 Preston Park Boulevard  
Plano, Texas 75096  
Telephone 972-756-3800

**ENGINEER:**

RLK Engineering, Inc.  
111 West Main Street  
Allen, Texas 75013  
Telephone 972-358-1733  
Texas Registration No. 579

**SURVEYOR:**

Surdick Surveying, Inc.  
13870 CR 460  
Aledo, Texas 75408  
Telephone 972-924-8200

July 23, 2010

CITY OF PLANO  
PLANNING & ZONING COMMISSION

August 2, 2010

**Agenda Item No. 7**

**Public Hearing - Replat:** Kemp Homestead No. 2, Block A, Lots 1R & 2R

**Applicant:** HD Development Properties

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**DESCRIPTION:**

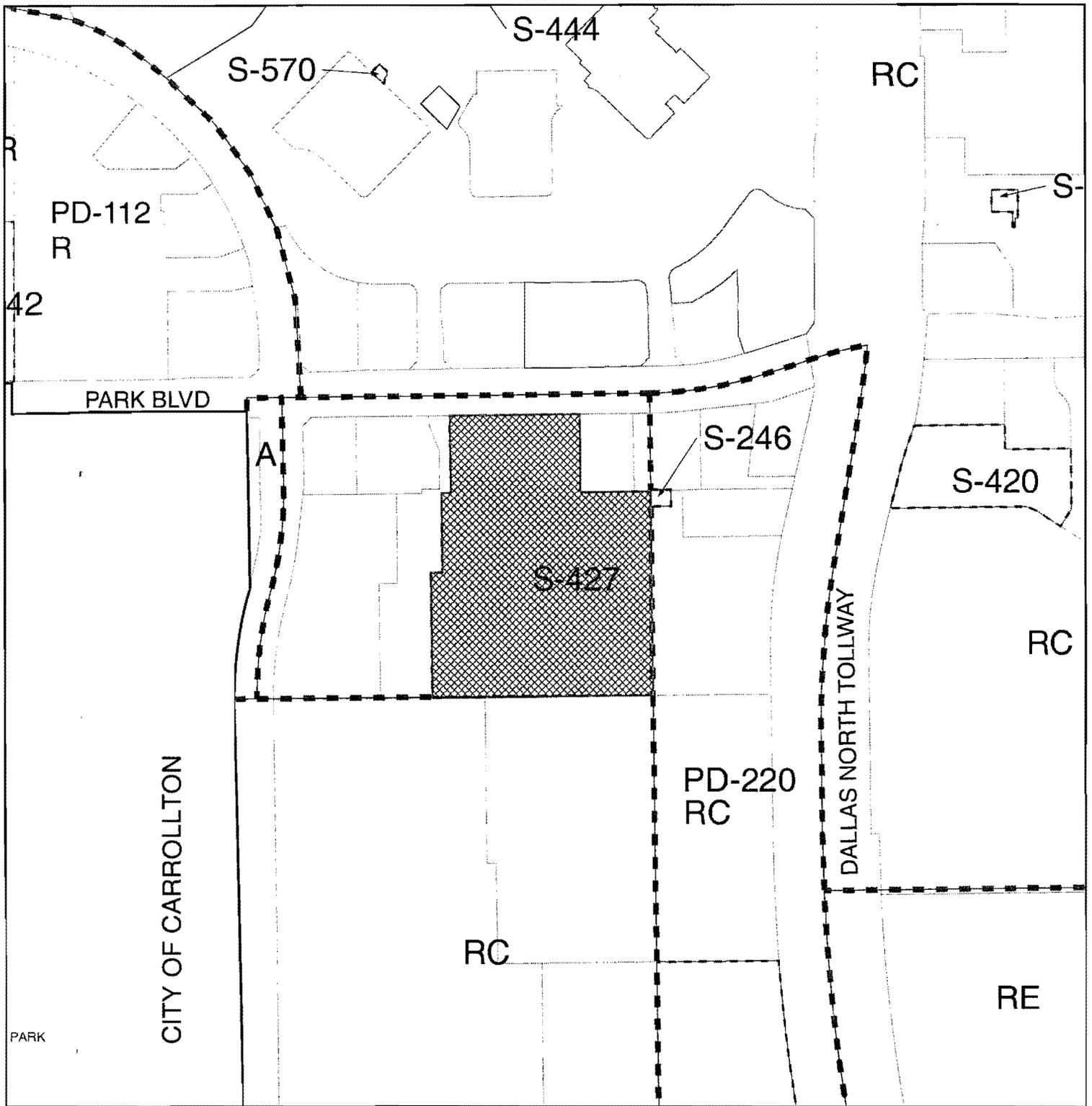
Restaurant, medical office, superstore, and garden center on two lots on 11.4± acres located on the south side of Park Boulevard, 720± feet west of Dallas North Tollway. Zoned Regional Commercial/Dallas North Tollway Overlay District with Specific Use Permit #427 for Building Material Sales. Neighborhood #52.

**REMARKS:**

The purpose for the replat is to subdivide Lot 1R into Lots 1R and 2R, and to dedicate fire lane, access, and utility easements necessary for the development of Lot 2R as a restaurant and medical office building.

**RECOMMENDATION:**

Recommended for approval as submitted.



Item Submitted: REPLAT

Title: KEMP HOMESTEAD NO. 2  
BLOCK A, LOTS 1R & 2R

Zoning: REGIONAL COMMERCIAL w/SPECIFIC USE PERMIT #427/  
DALLAS NORTH TOLLWAY OVERLAY DISTRICT



○ 200' Notification Buffer



THE STATE OF TEXAS  
COUNTY OF COLLIN

Whereas HD Development Properties, LP is the sole owner of a 11.37 acre tract of land in the City of Plano, Collin County, Texas, situated in the Mary Ann Taylor Survey, Abstract No. 897, being Lot 1R, Block A of the Kemp Homestead No. 2 Addition, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Cabinet K, Page 280 of the Map Records of Collin County, Texas, being that certain tract of land conveyed to the same HD Development Properties, LP by deed recorded in Volume 4453, Page 2379 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at an "X" found in concrete for corner in the South right-of-way line of West Park Boulevard (Variable width R.O.W.), said point being the Northeast corner of Lot 4, Block A of said addition, same being the Northwest corner of said Lot 1R and being the Northwest corner of herein described tract.

Thence South 89 Degrees 39 Minutes 10 Seconds East, along the South right-of-way line of said West Park Boulevard, a distance of 394.00 feet to a 1 inch iron rod found for corner, said point being the Northwest corner of Lot 3R, Block A of Kemp Homestead No. 1, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Cabinet J, Pages 117-118 of the Map Records of Collin County, Texas, same being the most northerly Northeast corner of said Lot 1R.

Thence South 00 Degrees 19 Minutes 12 Seconds West, along the West line of said Lot 3R, a distance of 235.05 feet to an "X" found for corner, said point being the Southwest corner of said Lot 3R;

Thence South 89 Degrees 40 Minutes 48 Seconds East, along the South line of said Lot 3R, a distance of 211.00 feet to an "X" found for corner in the South line of One Stop Store No. 44, Addition, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Cabinet N, Page 359 of the Map Records of Collin County, Texas, said point being the Northwest corner of Lot 2R, Block 1 of Toll Road Office Park, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Cabinet G, Page 672 of the Plat Records of Collin County, Texas, same being the Northeast corner of said Lot 1R.

Thence South 00 Degrees 19 Minutes 12 Seconds West, along the West line of said Lot 2R, a distance of 615.05 feet to an "X" found for corner, said point being the Northeast corner of the remainder of Kemp Property recorded in Volume 554, Pages 114 and 115 of the Deed Records of Collin County, Texas, same being the Southeast corner of said Lot 1R, and being the Southeast corner of herein described tract.

Thence North 89 Degrees 40 Minutes 48 Seconds West, along the North line of said Remainder tract, a distance of 666.00 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped (TXHS RPLS 5299), said point being the Southeast corner of the aforementioned Lot 4, same being the Southwest corner of said Lot 1R, and being the Southwest corner of herein described tract.

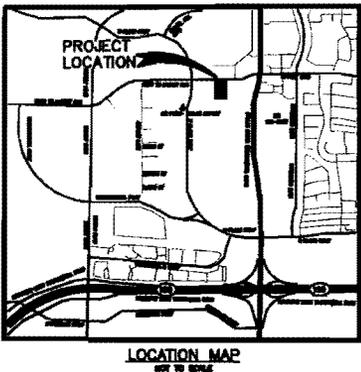
Thence North 00 Degrees 19 Minutes 12 Seconds East, along the East line of said Lot 4, a distance of 378.00 feet to a 1/2 inch iron rod found for corner.

Thence South 89 Degrees 40 Minutes 48 Seconds East, a distance of 35.00 feet to an "X" found for corner;

Thence North 00 Degrees 19 Minutes 12 Seconds East, along the East line of said Lot 4, a distance of 239.50 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped (TXHS RPLS 5299);

Thence South 89 Degrees 40 Minutes 48 Seconds East, a distance of 28.00 feet to an "X" found for corner;

Thence North 00 Degrees 19 Minutes 12 Seconds East, along the East line of said Lot 4, a distance of 232.79 feet to the Point of Beginning and containing 495,272 square feet or 11.37 acres of land.



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS.

THAT HD Development Properties, LP acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as a Replat of Lots 1R and 2R, Block A of The Replat of Kemp Homestead No. 2, 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 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 of parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Plano and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire line easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or 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 line easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to their real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and emergency use, in, along, upon, and across said premises, with the right and privilege at all times of the City of Plano, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

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

WITNESS, my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

HD DEVELOPMENT PROPERTIES, L.P., a Georgia limited partnership

By: Delaware Depot U.S.A., Inc., a Delaware corporation, its General Partner

By: \_\_\_\_\_  
Name  
its.

STATE OF CALIFORNIA, COUNTY OF ORANGE

On \_\_\_\_\_ before me, \_\_\_\_\_ Notary Public personally appeared \_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

SIGNATURE OF NOTARY PUBLIC

(SEAL)

SURVEYORS CERTIFICATE

THAT, I, GARY E. JOHNSON, Texas Registered Professional Land Surveyor No. 5299, do hereby certify that this plat represents a survey made by me and under my direct supervision and that all monuments shown herein actually exist, and that their location, size, and material description are correctly shown.

Gary E. Johnson  
Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS  
COLLIN COUNTY

Before me the undersigned Notary Public in and for the said County and State, on this date personally appeared Gary E. Johnson, know to me to be the person whose name is subscribed to the foregoing instrument, and acknowledges to me that he executed the same for the purpose and considerations therein expressed.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, AD, 2010.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

Approved this \_\_\_\_\_ Day of \_\_\_\_\_, 2010, by the Planning and Zoning Commission, City of Plano, Texas.

Chairman, Planning and Zoning Commission

STATE OF TEXAS, COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for 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 acknowledge to me that he executed the instrument for the purpose and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ Day of \_\_\_\_\_, 2010.

Notary Public, State of Texas

Secretary, Planning and Zoning Commission of City Engineer

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 acknowledge to me that he executed the instrument for the purpose and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ Day of \_\_\_\_\_, 2010

Notary Public, State of Texas

LINE #	LENGTH	DIRECTION
L1	108.147	N07°19'12"E
L2	128.117	N89°40'50"W
L3	191.227	S89°00'17"E
L4	108.227	S89°00'17"E
LA	91.227	S89°40'48"W
LB	91.227	S89°40'48"W
L7	7.411	N07°19'12"E
LB	18.000	N89°40'48"W
LC	22.411	S07°19'12"W
L10	63.000	S89°40'48"E
L11	34.607	S89°19'12"W
L12	16.000	S89°40'48"E
L13	43.889	S89°19'12"W
L14	166.889	S89°40'48"E
L16	122.000	N07°19'12"E
L18	18.000	N89°40'48"W
L17	121.889	N07°19'12"E
L19	300.117	N07°19'12"E
L10	138.000	N89°40'48"W
L20	298.000	N89°40'48"W
L21	128.289	S07°19'12"W
L22	14.000	N89°40'48"W
L23	138.289	S07°19'12"W
L24	300.317	S07°19'12"W
L25	300.000	N07°19'12"E

LINE #	LENGTH	DIRECTION
L26	148.117	S89°40'48"E
L27	17.117	N89°40'48"W
L28	62.889	S07°19'12"W
L29	128.227	S89°40'48"E
L30	187.889	S89°40'48"E
L31	188.889	S89°40'48"E
L32	10.000	S07°19'12"W
L33	16.000	S89°40'48"E
L34	16.000	N07°19'12"E
L35	183.811	S89°40'48"E
L36	183.000	N07°19'12"E
L37	298.000	S89°40'48"E
L38	188.000	N07°19'12"E
L39	128.000	N07°19'12"E
L40	88.889	S89°40'48"E
L41	88.889	S89°40'48"E
L42	88.889	N07°19'12"E
L43	88.889	S89°40'48"E
L44	232.889	N07°19'12"E
L45	188.889	S89°40'48"E
L46	178.889	S07°19'12"W
L47	8.000	N89°40'48"W
L48	302.811	S07°19'12"W
L49	300.317	S07°19'12"W
L50	50.000	N89°40'48"W

LINE #	LENGTH	DIRECTION
L51	32.889	N89°19'12"E
L52	32.889	S89°19'12"W
L53	271.889	S07°19'12"W
L54	271.889	S07°19'12"W
L55	88.000	N89°40'48"W
L56	842.889	S89°40'48"E
L57	240.000	S07°19'12"W
L58	217.889	S89°40'48"E
L59	163.889	N89°40'48"W
L60	24.317	N89°40'48"W
L61	26.000	S89°40'48"E
L62	26.000	N07°19'12"E
L63	26.000	N89°40'48"W
L64	26.000	N89°40'48"W
L65	26.000	N89°40'48"W
L66	26.000	N89°40'48"W
L67	167.117	S07°19'12"W
L68	30.889	S07°02'21"W
L69	68.117	S89°40'48"E
L70	88.889	S89°40'48"E
L71	261.000	N89°40'48"W
L72	12.000	N07°19'12"E
L73	18.000	S89°40'48"E
L74	18.000	S07°19'12"W
L75	178.889	N89°40'48"W

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	31.411	60.000	89°08'48"	N89°19'07E 28.389
C2	31.427	30.000	80°00'11"	N84°40'54W 28.389
C3	40.389	84.811	37°22'21"	S12°13'42E 48.117
C4	41.344	86.889	39°12'32"	S19°12'06E 48.117
C5	31.427	30.000	80°00'11"	S84°40'54E 28.389
C6	31.411	30.000	80°00'11"	S84°40'54E 28.389
C7	31.411	30.000	80°00'11"	S84°40'54E 28.389
C8	31.427	30.000	80°00'11"	N84°40'54W 28.389
C9	31.427	30.000	80°00'11"	N84°40'54W 28.389
C10	44.307	62.889	27°22'21"	S19°22'06E 43.717
C11	43.712	107.889	23°18'21"	S11°30'07E 43.712
C12	31.411	30.000	80°00'11"	N84°40'54E 28.389
C13	31.411	30.000	80°00'11"	N84°40'54E 28.389
C14	44.159	62.889	27°22'21"	S14°02'21W 43.717
C15	43.712	107.889	23°18'21"	S11°30'07E 43.712
C16	31.427	30.000	80°00'11"	N84°40'54E 28.389
C17	31.427	30.000	80°00'11"	N84°40'54E 28.389
C18	48.889	48.889	84°00'00"	N89°27'07E 47.207
C19	23.389	30.000	87°02'21"	S89°40'54W 28.389
C20	21.389	30.000	81°01'12"	N89°08'20W 20.311

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C21	48.889	48.889	81°01'30"	S89°08'48E 44.889
C22	31.427	30.000	80°00'11"	N84°40'54W 28.389
C23	78.389	80.000	80°00'11"	N84°40'54W 78.389
C24	28.389	30.000	84°04'04"	S41°42'19E 28.389
C25	31.427	30.000	80°00'11"	N84°40'54E 28.389
C26	17.889	30.000	34°16'14"	N79°07'24W 17.889
C27	18.889	30.000	27°44'21"	S79°47'07E 18.889
C28	188.889	188.889	80°00'11"	N84°40'54E 188.889
C29	145.389	82.889	80°00'11"	N84°40'54E 145.389
C30	15.117	30.000	28°07'47"	S14°02'41E 15.117
C31	22.344	44.000	28°07'47"	S14°02'41E 22.344
C32	33.444	60.000	34°16'14"	S18°07'20E 33.444
C33	63.889	80.000	38°16'00"	S18°07'20E 63.889
C34	78.389	80.000	80°00'11"	N84°40'54W 78.389
C35	28.389	44.000	34°16'14"	S14°02'41E 28.389
C36	18.889	30.000	28°07'47"	N71°07'41E 18.889
C37	18.889	30.000	21°54'34"	S79°27'12E 18.889
C38	19.889	74.000	17°18'21"	N79°12'20W 19.889
C39	31.411	30.000	80°00'11"	N84°40'54E 31.411
C40	31.889	30.000	80°00'11"	N84°40'54E 31.889

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C41	88.117	44.000	80°00'11"	S84°40'54W 88.117
C42	31.889	31.117	80°23'58"	N84°40'54W 31.889
C43	31.427	30.000	80°00'11"	S84°40'54W 31.427
C44	31.389	30.000	80°00'11"	N84°40'54W 31.389
C45	31.889	30.000	80°00'11"	S84°40'54W 31.889
C46	44.889	78.889	38°16'00"	N79°14'11E 44.889
C48	43.077	63.889	39°24'21"	N84°40'54E 43.077

2025018  
NO DEVELOPMENT PROPERTIES  
C/O DELAWARE DEPOT U.S.A., INC.  
240 PACIFIC FERRY ROAD  
ATLANTA, GEORGIA 30326  
PHONE # (404) 850-3143



7606 Main Street, Suite 100 Dallas, TX 75249  
Office 972-344-9970 Fax 972-344-9974  
www.texasheritagesurveying.com

REPLAT  
LOT 1R AND 2R, BLOCK A  
BEING A REPLAT OF LOT 1R, BLOCK A  
OF KEMP HOMESTEAD NO. 2  
AN ADDITION TO THE CITY OF  
PLANO, COLLIN COUNTY, TEXAS  
11.37 ACRES BEING ALL OR  
LOT 1R, BLOCK A OF KEMP HOMESTEAD NO. 2 ADDITION  
CABINET K, PAGE 280, P. R. C. T.  
MARY ANN TAYLOR SURVEY, ABSTRACT NO. 897  
PREPARED FEBRUARY 10, 2010

CITY OF PLANO  
PLANNING & ZONING COMMISSION

August 2, 2010

**Agenda Item No. 8**

**Public Hearing - Preliminary Replat & Revised Site Plan:**  
Sidney Addition, Block 1, Lot 2R

**Applicant:** PPJ Land

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**DESCRIPTION:**

New car dealer on one lot on 5.5± acres located on the south side of Plano Parkway, 990± feet east of Fulgham Road. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Neighborhood #71.

**REMARKS:**

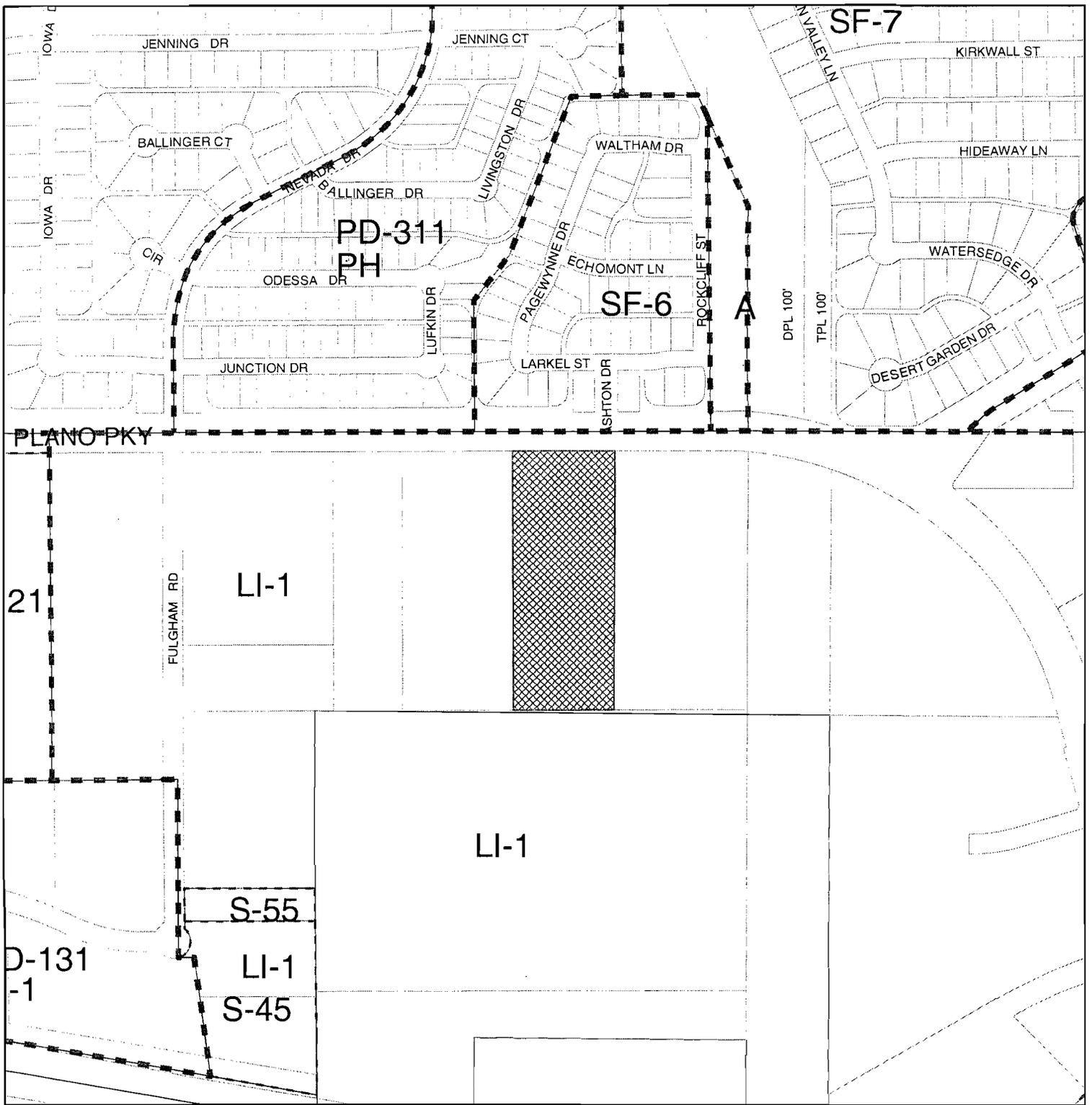
The purpose of the preliminary replat is to abandon and dedicate easements necessary to accommodate modifications to the site.

The purpose of the revised site plan is to show the proposed changes to the front portion of the existing building and modify easements as needed.

**RECOMMENDATION:**

**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: PRELIMINARY REPLAT & REVISED SITE PLAN

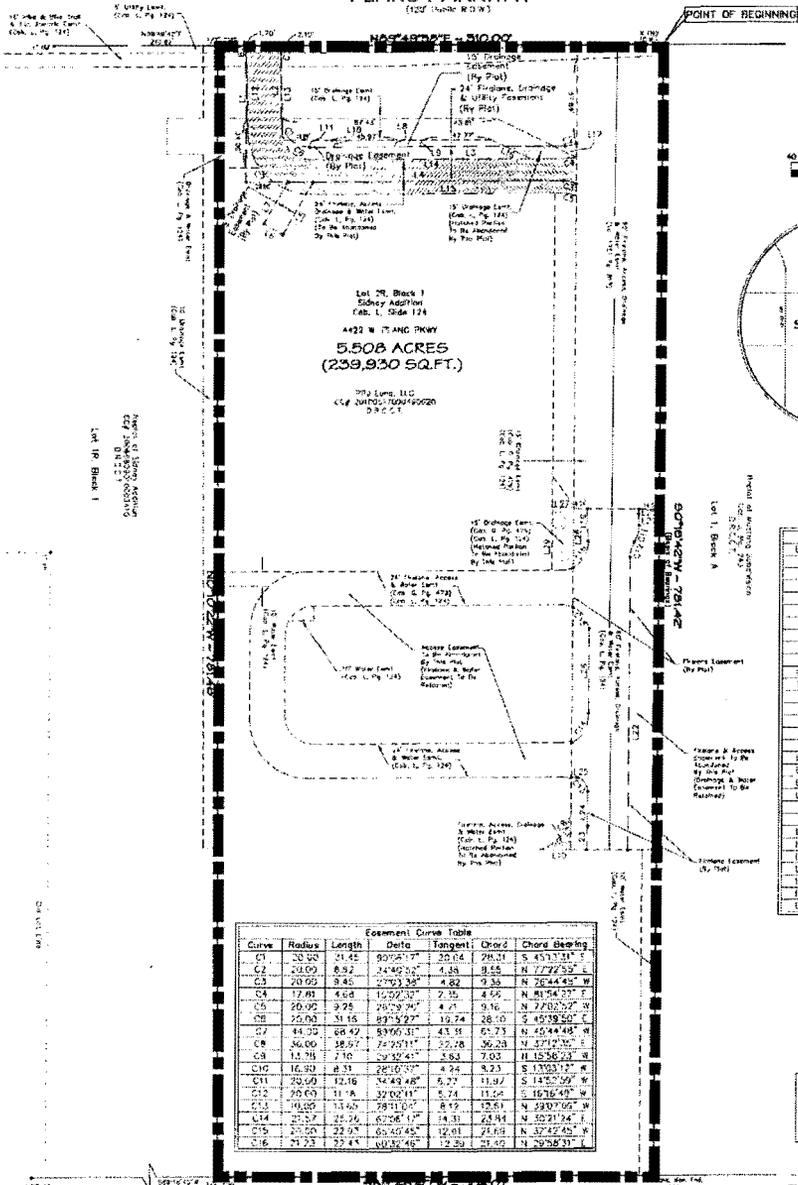
Title: SIDNEY ADDITION  
BLOCK 1, LOT 2R

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



○ 200' Notification Buffer

**PLANO PARKWAY**  
(120' Right-of-Way)



Lot 29, Block 1  
Sidney Addition  
Plano, Texas  
5.508 ACRES  
(239,930 SQ. FT.)

**Easement Line Table**

Line	Length	Bearing
L1	347.4	N 02°02'37" W
L2	50.09	S 02°12'27" E
L3	177.38	N 89°43'21" E
L4	729.45	S 89°43'21" W
L5	41.75	S 29°35'12" W
L6	15.00	N 82°42'27" W
L7	337.4	N 29°35'12" E
L8	5.7	N 29°35'12" E
L9	51.8	S 29°35'12" W
L10	21.83	N 89°44'17" W
L11	4.58	N 89°35'17" E
L12	27.70	N 01°17'02" W
L13	56.95	S 01°02'07" E
L14	80.35	N 89°42'27" E
L15	172.32	N 89°42'27" W
L16	19.89	N 89°29'04" E
L17	18.21	S 84°29'04" E
L18	5.50	S 29°35'12" W
L19	32.56	N 01°04'42" E
L20	3.32	S 89°16'24" W
L21	3.83	S 07°31'54" E
L22	261.33	S 09°34'42" W
L23	15.45	N 02°13'17" E
L24	7.63	N 02°01'56" W
L25	5.79	N 89°44'17" W
L26	55.62	N 02°07'27" E
L27	15.00	S 89°44'17" W
L28	49.28	S 02°01'43" E
L29	43.30	N 02°12'43" E

**Easement Curve Table**

Curve	Radius	Length	Delta	Tangent	Chord	Chord Bearing
C1	35.00	31.42	202°51'37"	32.04	26.31	S 43°13'31" E
C2	20.00	8.52	244°02'32"	4.35	8.45	N 77°27'52" E
C3	20.00	8.45	27°03'38"	4.82	9.35	N 76°44'45" W
C4	17.80	4.68	152°37'37"	7.35	4.55	N 81°54'35" E
C5	20.00	9.75	265°29'29"	4.21	9.16	N 72°05'27" E
C6	25.00	31.15	87°12'27"	12.74	28.10	S 49°39'50" E
C7	44.50	68.42	83°00'31"	43.31	61.73	N 45°44'48" E
C8	36.00	38.97	74°29'11"	32.28	36.23	N 47°12'30" E
C9	12.70	7.10	29°26'41"	3.82	7.03	N 15°36'20" E
C10	16.30	8.31	281°05'37"	4.24	8.23	S 10°03'12" E
C11	20.00	12.16	34°43'48"	5.27	11.81	S 14°52'50" W
C12	20.00	11.78	37°02'11"	5.74	11.54	S 16°16'49" W
C13	10.00	11.45	78°11'05"	8.17	12.51	N 38°07'09" E
C14	20.00	26.36	82°48'18"	14.31	24.94	N 02°17'14" E
C15	20.00	22.94	50°40'42"	12.01	23.61	N 32°42'45" E
C16	21.23	32.44	60°21'46"	18.20	31.40	N 20°58'31" E

**NOTICE:**  
Setting any portion of this subdivision by metes and bounds in a section of City Subdivision Ordinances and State platting statutes, and in relation to fees and attaching of utilities and building easements.

**PURPOSE OF PLAT:**  
To Dedicate and Abandon Easements for Purposes of Development.

**REASON FOR BEARING:**  
Final Plat of Sidney Addition as recorded in Plat Book 124, Page 124 in P.L.C.C.F. Being east line of Lot 29, Block 1, Sidney Addition (5.508 Acres) - S 00°52'42" W

**LEGEND**

Line (ROAD)  
Lined (CAPPED IRON ROAD MARKS)  
Dashed (P.L.C.C.F. EAST SIDE - 120' W. EASEMENT - 120' W. EASEMENT)  
Thin (EASEMENT)  
Thick (EASEMENT)

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF COLLIN

I, Darren K. Brown, a Registered Professional Land Surveyor, hereby certify that I have performed, for this plat, an actual non-traverse survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the public rules and regulations of the City of Plano, Texas.

**BEGINNING** at a "T" cut (controlling monument) found for corner at the northeast corner of said Lot 29, Block 1 of said Sidney Addition and also being the northeast corner of Lot 1, Block 1 of Mustang Subdivision, an addition to the City of Plano as recorded in Plat Book 1, Page 243, Deed Records, Collin County, Texas and also being the south line of Plano Parkway (a 120' right-of-way);

**THENCE** South 00°15'42" West, departing from said south line of Plano Parkway and along the common line of said Sidney Addition and Mustang Addition, for a distance of 781.42 feet to a concrete monument (controlling monument) found for corner, said corner also being the common corner of said Mustang Addition and being in the north line of a tract of land described in deed to Dallas Power & Light Company as recorded in Volume 596, Page 731, Deed Records, Collin County, Texas and also being the southeast corner of said Sidney Addition;

**THENCE** South 89°46'40" West, along the common line of said Sidney Addition and the north line of said Dallas Power & Light Company tract, for a distance of 306.07 feet to a 1/2 inch iron rod found for corner, said corner also being a common corner of Lot 28 and Lot 18 of Sidney Addition (Plat), an addition to the City of Plano, as recorded in County Clerk File No. 2006090910003110, Deed Records, Collin County, Texas, from which a 1/2 inch iron rod found bears South 89°46'40" West, 117.93 feet;

**THENCE** North 07°10'27" West, along the common line of said Lot 28 and Lot 18, Sidney Addition, for a distance of 781.48 feet to a 1/2 inch copper iron rod with plastic cap stamped "SHARING" set for corner in said south line of Plano Parkway, from which a 1/2 inch iron rod found bears South 89°42'42" West, 215.82 feet.

**THENCE** North 89°46'40" East, along said south line of Plano Parkway, a distance of 310.00 feet to the Point of Beginning and containing 239,930 square feet or 5.508 acres of land.

**OWNER'S DECLARATION**  
STATE OF TEXAS  
COUNTY OF COLLIN

THAT PPI Land, LLC, acting by and through its duly authorized officers, does hereby adopt this plat designating the herein shown described property as Sidney Addition - Lot 29, Block 1, 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 indicated 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 accordance therewith, 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 and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and also remove all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way obstruct or interfere with the construction, maintenance, or efficiency of such 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, repairing, replacing, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity of any time of procuring permission from anyone.

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or construction, including but not limited to the parking of motor vehicles, trailers, boats, or other implements to the extent 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 police or the duly authorized representatives of the City of Plano may cause such lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

The undersigned does covenant and agree that the Access Easement may be utilized by any person or the general public for ingress and egress to other real property and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and Emergency use, to, along upon and across said premises, with the right and privilege on all lines of the City of Plano, its agents, employees, workmen and representatives having ingress, egress, and repairs to, along upon and across said premises.

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

Witness my hand of this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

PPI Land, LLC,  
a Texas corporation

By: Norrie Kenneth Scholtzer  
Its President

**STATE OF TEXAS**  
**COUNTY OF DALLAS**

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 consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Notary Public in and for the State of Texas  
My Commission Expires \_\_\_\_\_

1 Lot  
5.508 (Gross)

**SURVEYOR'S CERTIFICATE**

I, Darren K. Brown, a Registered Professional Land Surveyor, hereby certify that I have performed, for this plat, an actual non-traverse survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the public rules and regulations of the City of Plano, Texas.

**FOR REVIEW PURPOSES ONLY**  
Darren K. Brown  
Registration No. 5252

**STATE OF TEXAS**  
**COUNTY OF COLLIN**

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

GIVEN under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Notary Public in and for the State of Texas  
My Commission Expires \_\_\_\_\_

**CERTIFICATE OF APPROVAL**

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

Chairman, Planning and Zoning Commission

**STATE OF TEXAS**  
**COUNTY OF COLLIN**

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

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Notary Public in and for the State of Texas

**STATE OF TEXAS**  
**COUNTY OF COLLIN**

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

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

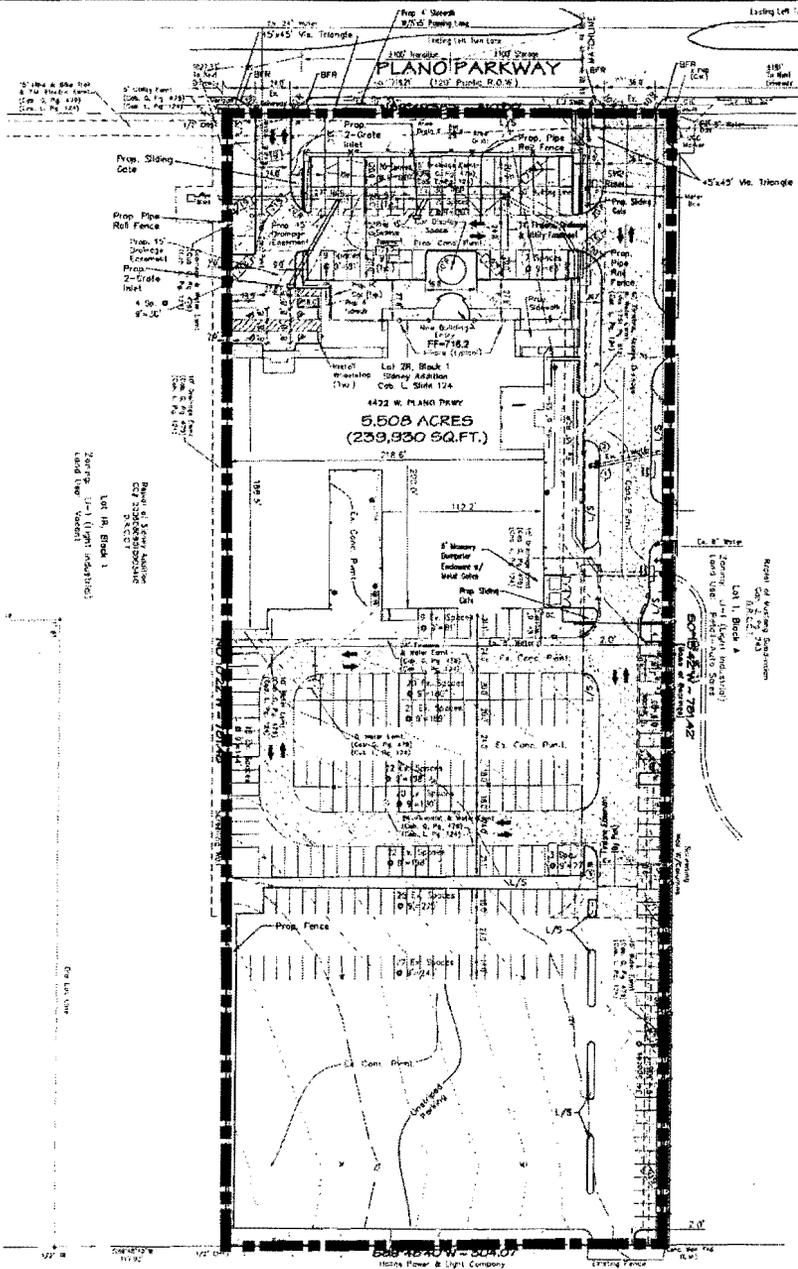
Notary Public in and for the State of Texas

SHEET 1 OF 1  
PRELIMINARY REPEAT  
OF  
**SIDNEY ADDITION**  
LOT 29, BLOCK 1 - 5.508 Acres  
situated in the  
MARTHA McBRIE SURVEY - ABSTRACT 553  
PLANO, COLLIN COUNTY, TEXAS

**Engineer/Surveyor**  
Spiera Engineering, Inc.  
10800 McKinney Ave., Suite 1100  
P.O. Box 225332  
Plano, Texas 75075  
Telephone (972) 422-0077  
Contact: Rick Stone

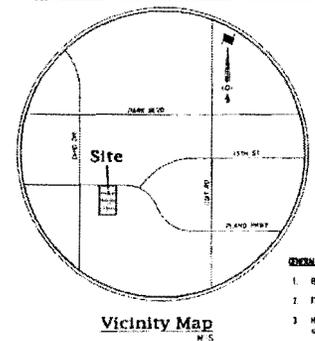
**Owner**  
PPI Land, LLC  
2100 McKinney Ave., Suite 1100  
P.O. Box 225332  
Plano, Texas 75075  
Telephone (972) 422-0077  
Contact: Rick Stone

Scale 1"=40' July 2010



### Site Data Summary Table

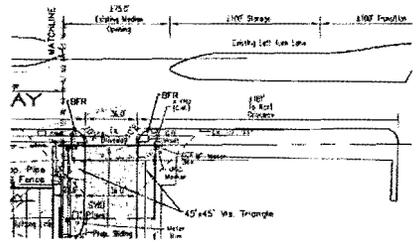
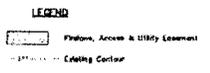
GENERAL SITE DATA		LOT 1, BLOCK A	
Zoning	U1 (2010) Medium Density Urban Overlay District	Area	17,000 Sq. Ft.
Lot Area	239,930 Sq. Ft.	Permitted	10,000 Sq. Ft.
Building Footprint Area	35,148 Sq. Ft.	Storage	12,000 Sq. Ft.
Building Height	16'-0"	Service	7,148 Sq. Ft.
Lot Coverage	14.6% of Site	Other	21,852 Sq. Ft.
Floor Area Ratio	0.146:1	Total	39,000 Sq. Ft.
<b>PARKING</b>			
Handicap	128 Spaces	Permitted	200 Spaces
Total Parking Required	200 Spaces	Available	200 Spaces
Accessible Parking Required	5 Spaces	Available	5 Spaces
Accessible Parking Provided	5 Spaces	Available	5 Spaces
Parking in Excess of 1:100 of Required Parking	0 Spaces	Available	0 Spaces
<b>LANDSCAPING</b>			
Required Interior Landscape Area	238 Sq. Ft.	Available	238 Sq. Ft.
Interior Landscape Area Provided	33,070 Sq. Ft.	Available	33,070 Sq. Ft.
Other Landscape Area Within The Lot Including Storm Water Detention Area	0 Sq. Ft.	Available	0 Sq. Ft.
Total Landscape Area	33,070 Sq. Ft.	Available	33,070 Sq. Ft.
<b>PERMISSIBLE AREA</b>			
Permissible Area	0 Sq. Ft.	Available	0 Sq. Ft.
Other Permissible Area Within The Lot Not Including Landscape or Set Back	0 Sq. Ft.	Available	0 Sq. Ft.
Total Permissible Area	0 Sq. Ft.	Available	0 Sq. Ft.
<b>RESTRICTIONS</b>			
Set Back	25,000 Sq. Ft.	Available	25,000 Sq. Ft.
Other Restrictions	17,255 Sq. Ft.	Available	17,255 Sq. Ft.
Total Restrictions	42,255 Sq. Ft.	Available	42,255 Sq. Ft.
Set Back	25,000 Sq. Ft.	Available	25,000 Sq. Ft.
Total Restrictions	239,930 Sq. Ft.	Available	239,930 Sq. Ft.
Total Permissible Area	239,930 Sq. Ft.	Available	239,930 Sq. Ft.
Lot Area	239,930 Sq. Ft.	Available	239,930 Sq. Ft.



- #### GENERAL NOTES
- Building EIR or greater square foot shall be 100% fire sprinkled.
  - Fire base shall be designed and constructed per City standards.
  - Handicapped parking areas shall be designed and provided per City standards and shall comply with requirements of the current, adopted International Building Code.
  - Four foot wide setbacks shall be provided 25 feet off of the property line within the depth of way unless a setback waiver is provided for a nonresidential use, or an alternate design is approved by the City. Setback-free zones per City standards, and be provided in alternate off of such setbacks.
  - Architectural units, dumpsters and trash compactors shall be screened in accordance with the zoning Ordinance.
  - All signage contingent upon approval by Building Inspection Department.
  - Approval of the Site Plan is not final until all engineering plans are approved.
  - Open storage, when permitted, shall be screened in accordance with the zoning Ordinance.
  - Building facades within this development shall be compatible as provided in the local Center Design Guidelines.
  - Outdoor lighting shall comply with Illumination standards within Section 8-105 of the Code of Ordinances.
  - Please contact the Building Inspection Department to determine the type of construction and occupancy group.
  - All electrical transmission, distribution and service lines must be underground where required.
  - Uses shall conform in overall location and construction to the following performance standards in Section 3-1300 of the zoning Code rules, codes and particular matter, unless noted, for or explore hazard material, toxic and volatile matter, asbestos and/or other performance standards.
  - All dimensions are to face of curb or edge of building unless otherwise noted.

#### Water Meter & Sewer Schedule

ID	Type	Size	No.	Remarks
(1)	Domestic	2"	1	Existing
(2)	Irrigation	2"	1	N/A
(3)	Irrigation	1"	1	Existing



**Notes:**  
 1. Handicap Parking is Provided in Accordance w/ ADA Standards.  
 2. No No Handicap Labels On The Site.  
 3. Site Plan is for Informational Purpose Only. It is Not a Construction Document.

SHEET 1 OF 1  
 REVISED SITE PLAN  
 OF  
**SIDNEY ADDITION**  
 LOT 2R, BLOCK 1 - 5,508 Acres  
 sited in the  
 MARTHA McBRIDE SURVEY ~ ABSTRACT 553  
 PLANO, COLLIN COUNTY, TEXAS

**Engineer/Surveyor:**  
 Spiers Engineering, Inc.  
 189E No. F-2121  
 745 Custer Road, Suite 100  
 Plano, Texas 75075  
 Telephone (972) 422-0077  
 Contact: Kevin Wier

**Owner:**  
 PPI Land, LLC  
 2100 McKinney Ave., Suite 1760  
 P.O. Box 222237  
 Telephone (214) 224-1970  
 Contact: Rick Stone

**Purpose of Revised Site Plan:**  
 The Purpose of this Revised Site Plan is to observe and re-evaluate easements to accommodate modifications to the site.

**1 Lot**  
**5,508 (Gross)**

Scale 1"=40' July 2010

CITY OF PLANO  
PLANNING & ZONING COMMISSION

August 2, 2010

**Agenda Item No. 9**

**Extension of Approval for Revised Concept Plan:** Morgan Village Retail Center  
Addition, Block A, Lots 2R, 3, & 4

**Applicant:** R. E. Ferrell

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**DESCRIPTION:**

Retail on three lots on 2.6± acres located at the northeast corner of Ohio Drive and McDermott Road. Zoned Regional Commercial. Neighborhood #1.

**REMARKS:**

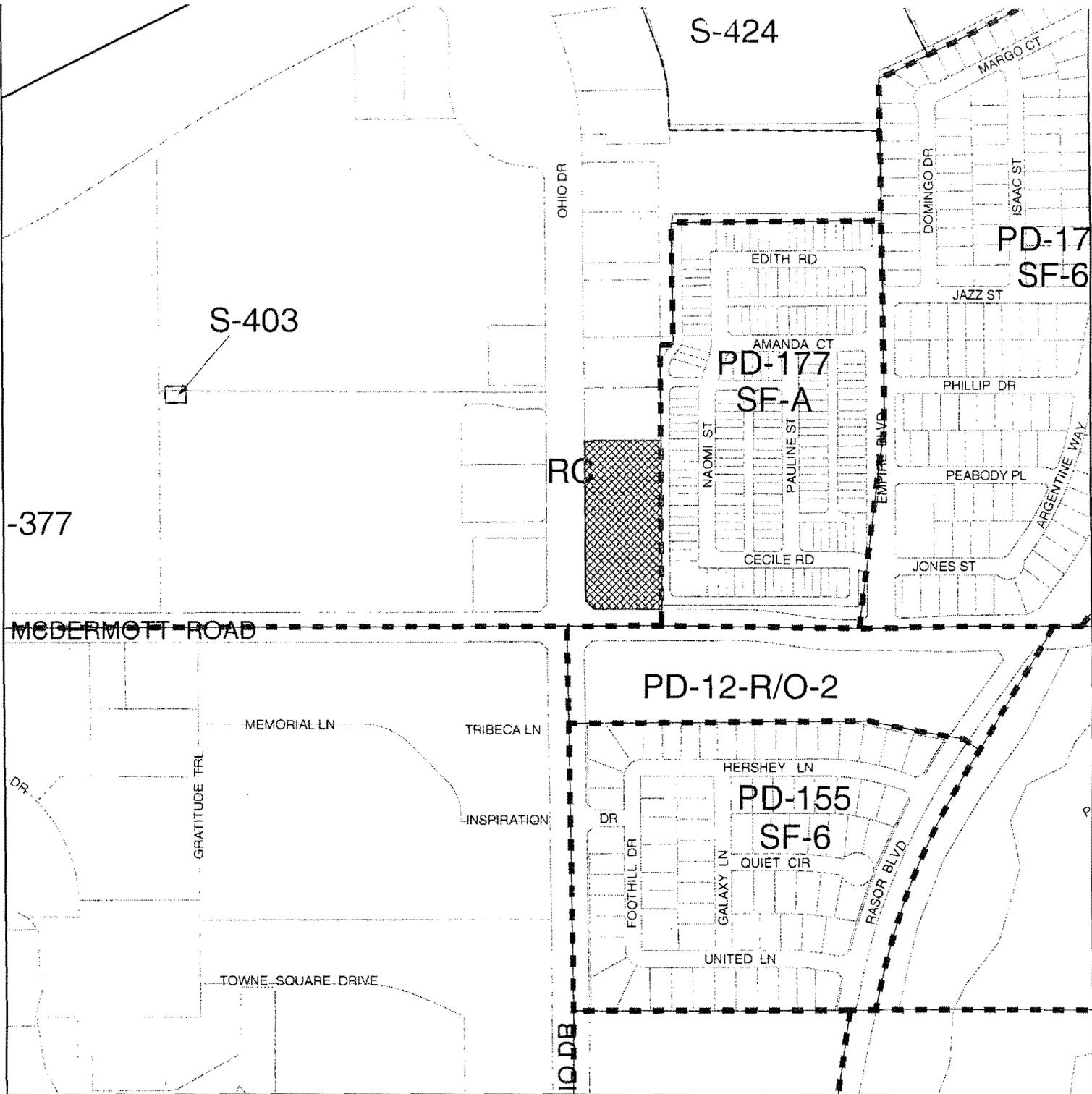
This revised concept plan was approved by the Planning & Zoning Commission on July 21, 2008. Approvals for concept plans are valid for two years and as such, this plan expired on July 21, 2010. Section 5.600 (Extension and Reinstatement Procedure) of Article 5 (Site Plan Review) of the Zoning Ordinance allows for the extension of the approval of concept plans if a request is made 60 days prior to or following the lapse of their approval. The applicant is requesting that the approval for this plan be extended for two more years.

In determining whether to grant such a request, the Commission should take into account the reasons for lapse and the ability of the property owner to comply with any conditions attached to the original approval, and the extent to which newly adopted regulations shall apply to the plan. The attached letter explains the applicant's reasons for requesting the extension of approval of the revised concept plan.

The revised concept plan was originally approved as submitted. Since the approval date, there have been no additional regulations which have been adopted which would require the plans to be modified. Staff has discussed the project with the Engineering Department and has determined that there are no outstanding issues that would prohibit the Commission from granting the applicant a two year extension to the approval of the revised concept plan.

**RECOMMENDATION:**

Recommended that the Planning & Zoning Commission accept the applicant's request to extend the approval of Morgan Village Retail Center Addition, Block A, Lots 2R, 3, & 4, revised concept plan for two more years.



Item Submitted: REVISED CONCEPT PLAN

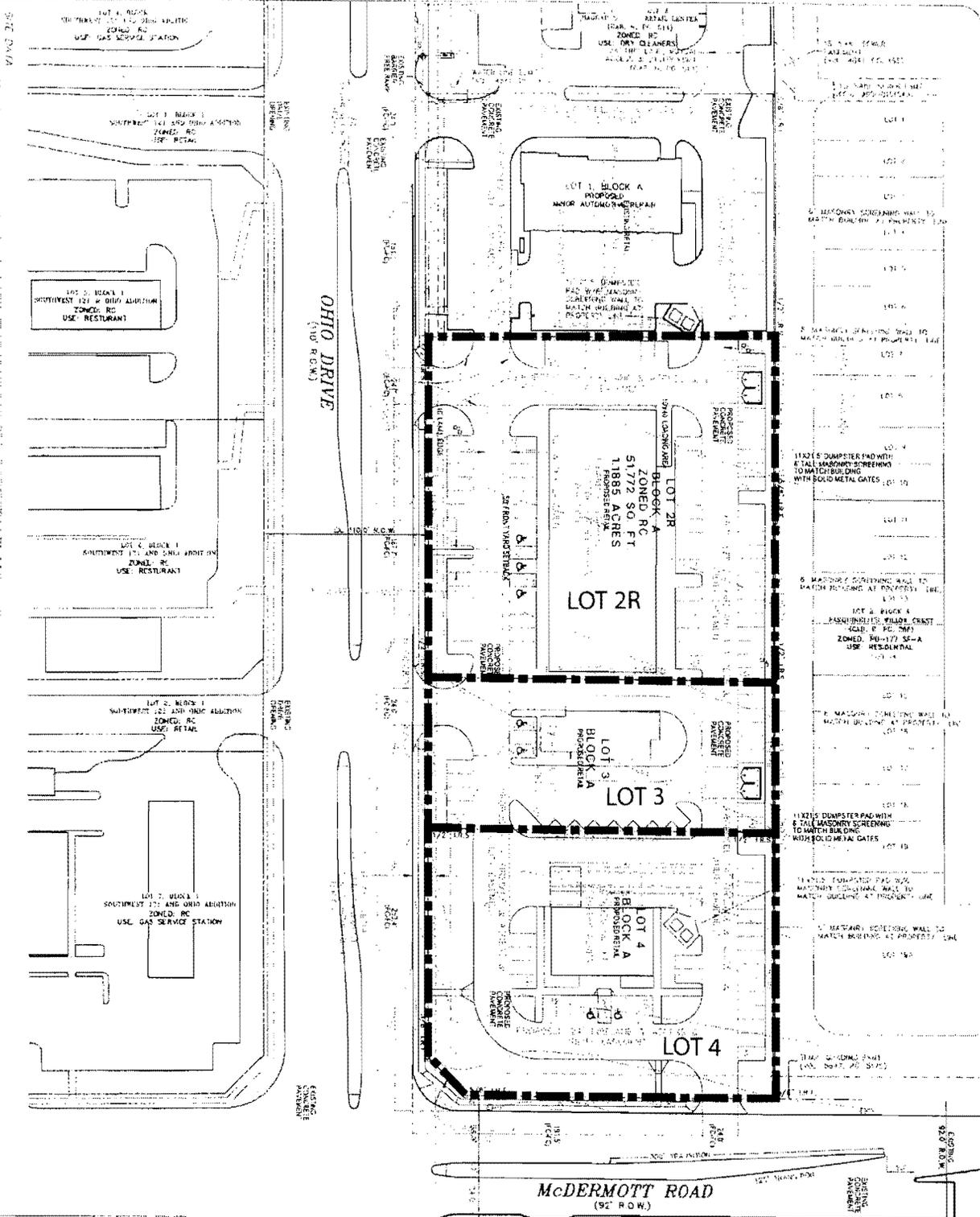
Title: MORGAN VILLAGE RETAIL CENTER ADDITION  
BLOCK A, LOTS 2R, 3, & 4

Zoning: REGIONAL COMMERCIAL

○ 200' Notification Buffer



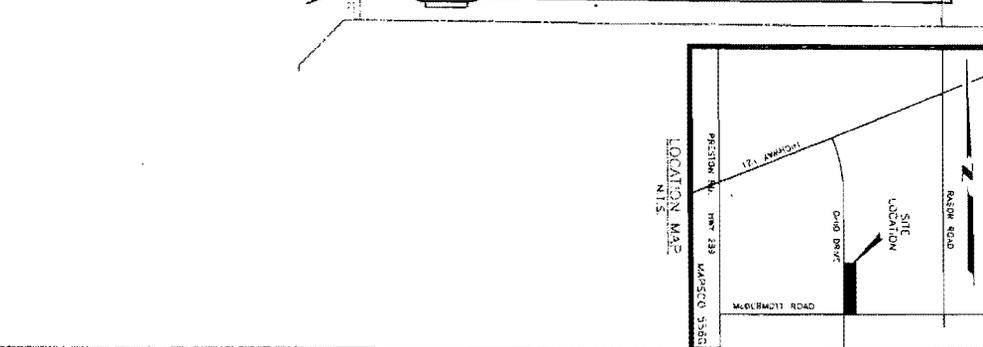
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1  
SCALE: 1/32" = 1'-0"



<p>REVISIONS</p> <p>1. 01/15/2020</p> <p>2. 02/10/2020</p> <p>3. 03/10/2020</p> <p>4. 04/10/2020</p> <p>5. 05/10/2020</p> <p>6. 06/10/2020</p> <p>7. 07/10/2020</p> <p>8. 08/10/2020</p> <p>9. 09/10/2020</p> <p>10. 10/10/2020</p> <p>11. 11/10/2020</p> <p>12. 12/10/2020</p> <p>13. 01/10/2021</p> <p>14. 02/10/2021</p> <p>15. 03/10/2021</p> <p>16. 04/10/2021</p> <p>17. 05/10/2021</p> <p>18. 06/10/2021</p> <p>19. 07/10/2021</p> <p>20. 08/10/2021</p> <p>21. 09/10/2021</p> <p>22. 10/10/2021</p> <p>23. 11/10/2021</p> <p>24. 12/10/2021</p> <p>25. 01/10/2022</p> <p>26. 02/10/2022</p> <p>27. 03/10/2022</p> <p>28. 04/10/2022</p> <p>29. 05/10/2022</p> <p>30. 06/10/2022</p> <p>31. 07/10/2022</p> <p>32. 08/10/2022</p> <p>33. 09/10/2022</p> <p>34. 10/10/2022</p> <p>35. 11/10/2022</p> <p>36. 12/10/2022</p> <p>37. 01/10/2023</p> <p>38. 02/10/2023</p> <p>39. 03/10/2023</p> <p>40. 04/10/2023</p> <p>41. 05/10/2023</p> <p>42. 06/10/2023</p> <p>43. 07/10/2023</p> <p>44. 08/10/2023</p> <p>45. 09/10/2023</p> 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MORGAN VILLAGE  
DBA ARCHITECTS  
CITY OF PLANO, TEXAS  
REVISED CONCEPT PLAN



CP1

# Dick Ferrell & Company

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7557 Rambler Road  
Suite 570  
Dallas, Texas 75231  
(214) 369-8805  
Fax (214) 369-2919

RECEIVED

JUL 23 2010

PLANNING DEPT

July 15, 2010

Planning & Zoning Commission  
City of Plano  
C/O Bester Munyaradzi, AICP  
Development Review Planner  
1520 Avenue K  
Plano, Texas 75074

Re: Concept Plan, Lots 2, 3, 4 Block A  
Morgan Village Retail Center

Dear Ms. Munyaradzi:

It is my understanding that the existing Concept Plan adopted approximately two years ago is now expiring, possibly has recently expired. We would like to reinstate it. We had had no economic activity during this market slowdown, but now are negotiating a sale of the corner to a national financial services institution that had previously negotiated to acquire the property and backed off during the down turn. The existing Concept Plan works perfectly for this use and was anticipated when we created it.

For that reason, we formally request that the Concept Plan be renewed for another two years.

Please let me know if you have any comments or questions.

Sincerely,



Richard E. Ferrell

CITY OF PLANO  
PLANNING & ZONING COMMISSION

August 2, 2010

**Agenda Item No. 10**

**Discussion & Direction:** Proposed 2010-2011 Community Investment Program

**Applicant:** City of Plano

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**DESCRIPTION:**

Discussion and direction regarding the proposed 2010-2011 Community Investment Program.

**REMARKS:**

Jerry Cosgrove, Engineering Manager, and Robin Reeves, Chief Park Planner, will present the city's proposed annual Community Investment Program (CIP) and will seek the Planning & Zoning Commission's concurrence that the CIP complies with the policies of the Comprehensive Plan. Attached is a copy of the proposed 2010-2011 program. The City Council will be considering this program as part of its budget discussions later in August.

The CIP is a schedule of proposed municipal expenditures for new facilities and/or the renovation, reconstruction, or expansion of existing facilities. Listed projects include public buildings, streets, water and sanitary sewer lines, and storm drainage facilities. Projects are scheduled on an annual basis for a five year period and are listed as future for all projects beyond the five year period. Funding for CIP projects come from many sources, including the general fund, capital reserve fund, bonds, impact fees, and other assessments.

The Comprehensive Plan recommends that the Commission review the CIP for consistence with its policies and goals, especially those related to development patterns and the coordination of development with available infrastructure and facilities. The Commission's report is forwarded to the City Council for use in the budget review.

**RECOMMENDATION:**

Recommended for approval subject to the Planning & Zoning Commission finding that the CIP furthers the goals and objectives of the Comprehensive Plan.

## Municipal Facilities Projects

Project	Prior Years	Re-Est	2010-11	2011-12	2012-13	2013-14	2014-15	Future	Total
<b>Fire &amp; Public Safety Facilities</b>									
10102 Engine/Fire Apparatus	0	400,000	0	0	0	0	0	0	400,000
10105 Fire Station Reconfiguration	0	0	0	2,000,000	999,000	0	0	0	2,999,000
10106 Security Enhancement	0	110,000	0	0	0	0	0	0	110,000
10202 Fire Station 2	0	0	150,000	1,350,000	0	0	0	0	1,500,000
10206 Fire Station 6	0	0	150,000	1,350,000	0	0	0	0	1,500,000
10207 Fire Station 7	0	0	150,000	1,350,000	0	0	0	0	1,500,000
10211 Station 12/LogisticsFac./Emerg.Ops.Ctr	13,530,000	2,033,000	0	0	0	0	0	0	15,563,000
10212 Fire Station 11	2,940,000	56,000	0	0	0	0	0	0	2,996,000
10213 Fire Station 13	910,000	750,000	3,596,000	0	0	0	0	0	5,256,000
10214 Fire Station 4	61,000	166,000	1,962,000	0	0	0	0	0	2,189,000
	<b>17,441,000</b>	<b>3,515,000</b>	<b>6,008,000</b>	<b>6,050,000</b>	<b>999,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>34,013,000</b>
<b>Library Facilities</b>									
17105 Davis Library	113,000	3,000	0	0	0	0	0	0	116,000
17108 Library Improvements	96,000	287,000	330,800	804,800	339,900	274,500	0	0	2,133,000
19001 Municipal Center Parking Expansion	726,000	124,000	0	0	0	0	0	0	850,000
17104 Schimelpfenig Library	120,000	11,000	0	0	0	0	0	0	131,000
	<b>1,055,000</b>	<b>425,000</b>	<b>330,800</b>	<b>804,800</b>	<b>339,900</b>	<b>274,500</b>	<b>0</b>	<b>0</b>	<b>3,230,000</b>
<b>Municipal Facilities &amp; Parking</b>									
19002 Downtown Parking Expansion	735,000	65,000	0	0	0	0	0	0	800,000
31-P07 Technology Services Facility	0	100,000	900,000	7,000,000	0	0	0	0	8,000,000
	<b>735,000</b>	<b>165,000</b>	<b>900,000</b>	<b>7,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8,800,000</b>
<b>Police Facilities</b>									
25-P02 Court/Jail Expansion	0	0	0	0	0	0	0	5,500,000	5,500,000
25-P03 Evidence Storage Facility	0	0	0	0	0	0	0	1,625,000	1,625,000
93106 Police Parking Expansion	0	0	260,000	0	0	0	0	0	260,000
	<b>0</b>	<b>0</b>	<b>260,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7,125,000</b>	<b>7,385,000</b>
<b>Other Facilities</b>									
57541 Animal Shelter Expansion	2,789,000	904,000	0	0	0	0	0	0	3,693,000
56532 Collin County Cultural Arts District/ACC	2,902,573	50,000	2,257,427	7,096,000	7,096,000	0	0	0	19,402,000
61100 Joint Use Facility	3,862,000	138,000	0	0	0	0	0	0	4,000,000
59591 Service Center Site Improvements	1,025,000	18,000	0	0	0	0	0	0	1,043,000
	<b>10,578,573</b>	<b>1,110,000</b>	<b>2,257,427</b>	<b>7,096,000</b>	<b>7,096,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>28,138,000</b>
<b>Total G.O. Bond Funded</b>	<b>29,809,573</b>	<b>5,215,000</b>	<b>9,756,227</b>	<b>20,950,800</b>	<b>8,434,900</b>	<b>274,500</b>	<b>0</b>	<b>7,125,000</b>	<b>81,566,000</b>

## Municipal Facilities Projects

Project	Prior Years	Re-Est	2010-11	2011-12	2012-13	2013-14	2014-15	Future	Total
<b><u>C.O./Tax Note Funded Projects</u></b>									
94101 MotoMesh Network	17,846,603	2,653,397	0	0	0	0	0	0	20,500,000
29-P02 Radio System Infrastructure Replacement	722,859	17,000,000	6,277,141	0	0	0	0	0	24,000,000
	<b>18,569,462</b>	<b>19,653,397</b>	<b>6,277,141</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>44,500,000</b>
<b>Total C.O. Tax Notes Projects</b>	<b>18,569,462</b>	<b>19,653,397</b>	<b>6,277,141</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>44,500,000</b>
<b><u>OTHER SOURCES OF FUNDING (NOT BOND FUNDED)</u></b>									
31-P01 Plano Centre Expansion	0	0	0	10,000,000	10,000,000	0	0	0	20,000,000
41-725 Environmental Education Building	257,000	1,305,962	0	0	0	0	0	0	1,562,962
	<b>257,000</b>	<b>1,305,962</b>	<b>0</b>	<b>10,000,000</b>	<b>10,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>21,562,962</b>
<b>TOTAL MUNICIPAL FACILITIES (OTHER FUNDING)</b>	<b>257,000</b>	<b>1,305,962</b>	<b>0</b>	<b>10,000,000</b>	<b>10,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>21,562,962</b>

## Park Improvement Projects

Project	Prior Yrs	Re-Est	2010-11	2011-12	2012-13	2013-14	2014-15	Future	Total
22327 09 Arbor Hills Nature Preserve	0	0	50,000	350,000	0	0	0	0	400,000
32-P01 09 Athletic Field Improvements	0	0	0	750,000	750,000	750,000	750,000	0	3,000,000
32-P02 09 Athletic Field Renovations	0	0	600,000	650,000	750,000	2,000,000	1,000,000	0	5,000,000
21134 09 Land Acquisitions	0	2,200,000	1,200,000	3,000,000	3,000,000	2,000,000	3,850,000	0	15,250,000
32-P05 09 Maintenance Facility Expansion	0	0	0	0	500,000	500,000	0	0	1,000,000
32-P07 09 Oak Point Park Development	0	0	100,000	100,000	300,000	4,500,000	0	0	5,000,000
32-P08 09 Park Improvements	0	0	350,000	2,000,000	650,000	0	0	0	3,000,000
24452 09 Pecan Hollow Golf Course	0	0	7,000,000	0	0	0	0	0	7,000,000
32-P11 09 Trail Connections	0	0	1,450,000	1,400,000	600,000	300,000	250,000	0	4,000,000
32-P12 09 White Rock Community Park Devel	0	0	100,000	100,000	100,000	200,000	4,500,000	0	5,000,000
26651 Aquatic Center Renovations	66,000	237,000	0	0	0	0	0	0	303,000
22336 Archgate Park	8,143,000	40,000	0	0	217,000	0	0	2,500,000	10,900,000
28852 Athletic Field Improvements	2,058,000	642,000	0	0	0	0	0	0	2,700,000
28822 Bikeway System	216,000	369,000	243,000	920,000	0	0	0	0	1,748,000
22344 Bishop Road Project	914,000	86,000	0	0	0	0	0	0	1,000,000

Project		Prior Yrs	Re-Est	2010-11	2011-12	2012-13	2013-14	2014-15	Future	Total
22333	Chisholm Trail	371,000	118,000	1,760,000	0	0	0	0	0	2,249,000
32-P03	Cottonwood Creek Greenbelt	0	0	0	0	0	0	0	3,500,000	3,500,000
21195	Douglass Area Land	120,000	124,000	0	0	0	0	0	0	244,000
21199	Land Acquisitions	279,000	8,817,000	0	0	0	0	0	0	9,096,000
22345	Legacy Trail	357,000	903,000	0	1,740,000	0	0	0	0	3,000,000
28824	Maintenance Facilities	1,027,000	188,000	0	0	1,741,000	0	0	0	2,956,000
22343	Memorial Park	1,911,000	89,000	0	0	0	0	0	1,500,000	3,500,000
32-P06	Moore Park	0	0	0	0	0	0	0	17,000,000	17,000,000
22328	Neighborhood Park Improvements	2,726,000	57,000	0	0	973,000	0	0	0	3,756,000
22340	Oak Point Park Development	12,206,000	457,000	0	0	0	0	5,000,000	0	17,663,000
22334	Park Improvements	4,473,000	852,000	0	0	0	0	0	0	5,325,000
28818	Pecan Hollow Golf Course Constructio	324,000	476,000	1,000,000	0	0	0	0	0	1,800,000
28817	PISD Tennis Court Lights	74,000	26,000	0	800,000	0	0	0	0	900,000
22337	Preston Meadow Athletic Site	2,733,000	85,000	0	0	0	0	0	0	2,818,000
32-P10	South Central Park Development	0	0	0	0	0	0	0	6,500,000	6,500,000
28821	Special Use Facilities	0	0	0	0	0	200,000	875,000	0	1,075,000

<b>Project</b>	<b>Prior Yrs</b>	<b>Re-Est</b>	<b>2010-11</b>	<b>2011-12</b>	<b>2012-13</b>	<b>2013-14</b>	<b>2014-15</b>	<b>Future</b>	<b>Total</b>
22342 Trail Connections	4,569,000	1,331,000	400,000	0	0	0	0	10,000,000	16,300,000
21188 White Rock Creek Acquisitions	5,078,000	5,387,000	0	0	0	0	0	0	10,465,000
<b>TOTAL</b>	47,645,000	22,484,000	<b>14,253,000</b>	11,810,000	9,581,000	10,450,000	16,225,000	41,000,000	173,448,000

## Park Fee Projects

Project	Prior Years	Re-Est	2010-11	2011-12	2012-13	2013-14	2014-15	Future	Total
01002 Cottonwood Creek Greenbelt	469,000	0	135,000	200,000	0	0	0	0	804,000
<b>Area 1</b>	<b>469,000</b>	<b>0</b>	<b>135,000</b>	<b>200,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>804,000</b>
02022 Downtown Trail Connections (S.A. 2)	0	100,000	0	0	0	0	0	0	100,000
<b>Area 2</b>	<b>0</b>	<b>100,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100,000</b>
03032 Cottonwood Creek Greenbelt	0	0	300,000	0	0	0	0	0	300,000
03035 Shawnee Park	0	0	0	0	0	200,000	0	0	200,000
03036 Rowlett Creek Greenbelt	305,000	5,000	0	0	0	100,000	0	0	410,000
<b>Area 3</b>	<b>305,000</b>	<b>5,000</b>	<b>300,000</b>	<b>0</b>	<b>0</b>	<b>300,000</b>	<b>0</b>	<b>0</b>	<b>910,000</b>
04044 Hoblitzelle Trail	239,000	50,000	200,000	0	0	0	0	0	489,000
<b>Area 4</b>	<b>239,000</b>	<b>50,000</b>	<b>200,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>489,000</b>
08081 Bluebonnet Trail	0	0	0	0	20,000	0	0	0	20,000
<b>Area 8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20,000</b>
09092 Capstone Park	1,158,000	0	0	0	100,000	0	0	0	1,258,000
09095 Rowlett Creek Greenbelt	0	0	130,000	200,000	0	0	0	0	330,000
<b>Area 9</b>	<b>1,158,000</b>	<b>0</b>	<b>130,000</b>	<b>200,000</b>	<b>100,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,588,000</b>
10004 Preston Ridge Trail	639,000	0	0	135,000	0	0	0	0	774,000
10005 Legacy Trail	864,000	666,000	100,000	200,000	0	0	0	0	1,830,000
10007 Bluebonnet Trail	332,000	150,000	0	0	0	0	0	0	482,000
<b>Area 10</b>	<b>1,835,000</b>	<b>816,000</b>	<b>100,000</b>	<b>335,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,086,000</b>
11114 Preston Ridge Trail	141,000	0	0	200,000	0	0	0	0	341,000
<b>Area 11</b>	<b>141,000</b>	<b>0</b>	<b>0</b>	<b>200,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>341,000</b>
12122 Legacy Trail	0	0	0	200,000	230,000	0	0	0	430,000
<b>Area 12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>200,000</b>	<b>230,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>430,000</b>
13134 Shady Brook Trail	735,000	0	0	0	0	0	0	0	735,000
13137 Sunset Park	0	850,000	0	0	0	0	0	0	850,000
<b>Area 13</b>	<b>735,000</b>	<b>850,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,585,000</b>
<b>TOTAL PARK FEE PROJECTS</b>	<b>4,882,000</b>	<b>1,821,000</b>	<b>865,000</b>	<b>1,135,000</b>	<b>350,000</b>	<b>300,000</b>	<b>0</b>	<b>0</b>	<b>9,353,000</b>

## Recreation Center Projects

Project	Prior Yrs	Re-Est	2010-11	2011-12	2012-13	2013-14	2014-15	Future	Total
22-P01 09 Oak Point Rec Center Expansion	0	0	0	0	600,000	6,000,000	0	0	6,600,000
22-P03 Liberty Recreation Center Expansion	0	0	0	0	0	0	0	2,200,000	2,200,000
22-P04 09 Senior Center/Wellness Center Exp	0	0	0	500,000	7,000,000	0	0	0	7,500,000
22-P05 09 Carpenter Recreation Center Expan	0	0	0	0	0	500,000	5,500,000	0	6,000,000
23403 Oak Point Rec Center	5,807,000	18,000	0	0	0	0	0	0	5,825,000
23404 09 Douglass Community Center	0	0	0	50,000	450,000	0	0	0	500,000
23405 Tom Muehlenbeck Rec Center	22,882,000	118,000	0	0	0	0	0	0	23,000,000
23406 Carpenter Expansion/ Senior Center	263,000	6,337,000	0	0	0	0	0	0	6,600,000
23408 09 Aquatic Center Renovation	0	500,000	1,500,000	1,500,000	0	0	0	0	3,500,000
<b>TOTAL</b>	<b>28,952,000</b>	<b>6,973,000</b>	<b>1,500,000</b>	<b>2,050,000</b>	<b>8,050,000</b>	<b>6,500,000</b>	<b>5,500,000</b>	<b>2,200,000</b>	<b>61,725,000</b>

## Street Improvement Projects

Project	Prior Yrs	Re-Est	2010-11	2011-12	2012-13	2013-14	2014-15	Future	Total
37581 14th Street - K to Ridgewood	599,000	3,150,000	1,651,000	0	0	0	0	0	5,400,000
37818 15th St Reconstruction - G to I	1,644,000	234,000	0	0	0	0	0	0	1,878,000
31298 15th Street - G Ave to US 75	88,000	100,000	146,000	3,450,000	0	0	0	0	3,784,000
37819 17th Street/R Avenue Reconstruction	108,000	442,000	0	0	0	825,000	0	0	1,375,000
33-P10 18th Street - G Ave to West of K Ave	0	0	0	0	250,000	1,000,000	0	0	1,250,000
33-P20 18th Street - Jupiter to Dale Drive	0	0	0	0	120,000	1,000,000	0	0	1,120,000
37766 Alley Reconstruction	0	0	40,000	340,000	340,000	340,000	340,000	1,000,000	2,400,000
37851 Alley Reconstruction - 15th Place & B	315,000	23,000	0	0	0	0	0	0	338,000
37829 Alley Reconstruction - 16th Street & U	25,000	375,000	0	0	0	0	0	0	400,000
37850 Alley Reconstruction - 2007	185,000	93,000	0	0	0	0	0	0	278,000
37861 Alley Reconstruction - Ports O'Call Ar	0	75,000	415,000	0	0	0	0	0	490,000
37845 Alley Reconstruction - Prairie Creek	347,000	62,000	0	0	0	0	0	0	409,000
31383 Alma - Spicewood to Hedgcoxe	1,149,000	35,000	0	0	0	0	0	0	1,184,000
37854 Baffin Bay & Mortonvale	345,000	295,000	0	0	0	0	0	0	640,000

Project	Prior Yrs	Re-Est	2010-11	2011-12	2012-13	2013-14	2014-15	Future	Total
34556 Barrier Free Ramps & Sidewalks	0	300,000	500,000	100,000	100,000	100,000	100,000	100,000	1,300,000
33-P11 Brand Road - S of 544 to City Limits	0	0	0	0	0	110,000	830,000	0	940,000
33-P04 Bridge Inspection	0	0	100,000	0	0	0	0	0	100,000
31384 Chaparral - K Ave to East City Limit	193,000	1,419,000	420,000	0	0	0	0	0	2,032,000
33-P12 Chaparral Bridge (south half) @ Cotto	0	0	0	0	0	0	200,000	1,000,000	1,200,000
37847 Communications - Parker to Spring Cr	2,181,000	824,000	0	0	0	0	0	0	3,005,000
32495 Communications - Spring Creek to Ten	221,000	1,757,000	2,752,000	0	0	0	0	0	4,730,000
36742 Computerized Signal System	0	317,000	250,000	250,000	250,000	250,000	250,000	1,000,000	2,567,000
33-P09 Dallas North Estates	0	0	0	0	170,000	1,783,000	0	0	1,953,000
33-P02 Dallas North Estates 2	0	0	0	0	91,000	759,000	0	0	850,000
37775 Dallas North Estates 3	0	97,000	0	1,055,000	0	0	0	0	1,152,000
33-P03 Dallas North Estates 5	0	0	0	173,000	1,437,000	0	0	0	1,610,000
37835 DNT Ramp Changes	0	0	0	0	0	0	0	5,000,000	5,000,000
37832 Douglass Sidewalks	130,000	3,000	40,000	0	0	0	0	0	173,000
34554 Douglass Walkway	0	0	1,700,000	0	0	0	0	0	1,700,000

Project		Prior Yrs	Re-Est	2010-11	2011-12	2012-13	2013-14	2014-15	Future	Total
37812	East Side Entryway	80,000	0	0	0	115,000	240,000	0	0	435,000
37853	F Ave. and 14th St. Reconstruction	0	0	0	25,000	205,000	0	0	0	230,000
37855	Geodetic Monumentation	55,000	25,000	0	0	0	0	0	0	80,000
31389	Independence - McDermott to SH 121	1,280,000	133,000	0	0	0	0	0	0	1,413,000
37749	Independence Pkwy. Corridor Improve	0	53,000	650,000	1,069,000	0	0	0	0	1,772,000
31391	International - Plano Pkwy to Midway	0	0	0	0	0	0	90,000	700,000	790,000
31442	Intersection Imp. - 2004	676,000	291,000	0	0	0	0	0	0	967,000
31448	Intersection Imp. - 2005	958,000	92,000	0	0	0	0	0	0	1,050,000
31240	Intersection Imp. - 2008	123,000	339,000	454,000	0	0	0	0	0	916,000
37849	Intersection Imp. - Jupiter, Park, Ind.,	101,000	722,000	0	0	0	0	0	0	823,000
33-P50	Intersection Imp. - Plano Pkwy & Los	0	200,000	840,000	500,000	0	0	0	0	1,540,000
31392	Intersection Improvements	0	0	100,000	850,000	850,000	850,000	850,000	850,000	4,350,000
31439	Jupiter/Plano Pkwy Intersection Imp.	1,055,000	0	0	0	0	0	0	0	1,055,000
37831	Landscaping Street Enhancements	0	0	0	0	560,000	220,000	241,000	330,000	1,351,000
37811	Legacy Drive Corridor Improvements	0	0	102,000	100,000	1,252,000	0	0	0	1,454,000

Project	Prior Yrs	Re-Est	2010-11	2011-12	2012-13	2013-14	2014-15	Future	Total
33-P05 Los Rios - Jupiter to Parker, Phase 2	0	0	0	120,000	1,880,000	0	0	0	2,000,000
33-P13 Los Rios - S City Limits to 14th Street	0	0	0	0	0	200,000	1,800,000	0	2,000,000
33-P16 Mapleshade - Bush Tpk to Silverglen	0	0	0	80,000	750,000	0	0	0	830,000
33-P17 Marsh - Park to Parker	0	0	0	0	150,000	1,550,000	0	0	1,700,000
31416 Marsh - Parker Road South	39,000	156,000	649,000	0	0	0	0	0	844,000
31397 McDermott - Coit to Ohio	402,000	1,135,000	1,187,000	0	0	0	0	0	2,724,000
31366 McDermott - Robinson Intersection	181,000	97,000	0	0	0	0	0	0	278,000
37756 Meadows Addition, Phase I	212,000	780,000	260,000	0	0	0	0	0	1,252,000
33-P23 Meadows Addition, Phase II	0	0	0	0	0	120,000	2,210,000	0	2,330,000
31341 Miscellaneous Right of Way	0	5,000	5,000	0	0	0	0	0	10,000
37786 New Concrete Alleys	0	0	100,000	100,000	100,000	100,000	100,000	100,000	600,000
31342 Oversize Participation	0	415,000	200,000	100,000	100,000	100,000	100,000	100,000	1,115,000
37825 P Avenue/18th Street/Belle View	706,000	732,000	0	0	0	0	0	0	1,438,000
31404 Park - Shiloh to East City Limit	0	0	0	0	0	0	112,000	1,688,000	1,800,000
35605 Park Blvd/US 75 Pedestrian Crossing	0	500,000	940,000	0	0	0	0	0	1,440,000

Project	Prior Yrs	Re-Est	2010-11	2011-12	2012-13	2013-14	2014-15	Future	Total
37779 Park Boulevard Corridor Improvement	0	103,000	399,000	1,848,000	0	0	0	0	2,350,000
31277 Park Streets	0	250,000	100,000	0	100,000	0	0	200,000	650,000
31405 Parker - K Avenue to Raton	3,733,000	409,000	0	0	0	0	0	0	4,142,000
37750 Parker Road Corridor Improvements	0	122,000	90,000	90,000	1,433,000	0	0	0	1,735,000
31449 Parkwood - Park to Spring Creek	4,526,000	79,000	0	0	0	0	0	0	4,605,000
33-P01 Plano Park 1	0	0	0	120,000	995,000	0	0	0	1,115,000
31379 Plano Parkway at US 75	21,000	10,000	120,000	0	0	0	0	0	151,000
31432 Plano Pkwy - E.of Los Rios to FM 544	3,332,000	0	0	0	0	0	0	0	3,332,000
31407 Plano Pkwy - Midway to W City Limit	128,000	1,041,000	0	0	0	0	0	0	1,169,000
37774 Preston Road Corridor Improvements	60,000	100,000	150,000	150,000	2,858,000	0	0	0	3,318,000
31441 Preston/Legacy Intersection Imp.	557,000	1,824,000	0	0	0	0	0	0	2,381,000
31410 Preston/Plano Parkway Intersection	178,000	86,000	76,000	0	0	0	1,950,000	0	2,290,000
31272 Preston/S.H. 190 Intersection Imp.	0	10,000	45,000	635,000	0	0	0	0	690,000
37753 Railroad Crossings	943,000	465,000	0	0	0	0	0	0	1,408,000
31411 Rasor - Ohio to SH 121	1,367,000	3,147,000	0	0	0	0	0	0	4,514,000

Project	Prior Yrs	Re-Est	2010-11	2011-12	2012-13	2013-14	2014-15	Future	Total
37846 Redevelopment Street Improvements	868,000	91,000	0	0	1,000,000	1,000,000	0	0	2,959,000
31190 Ridgeview - Coit to Independence	763,000	442,000	0	0	0	0	0	0	1,205,000
33-P19 Ridgeview - S.H. 121 to Coit	0	0	0	0	0	0	200,000	1,800,000	2,000,000
33-P24 Ridgewood Street Reconstruction	0	280,000	796,000	0	0	0	0	0	1,076,000
37752 Roadway Median Landscaping	0	0	200,000	55,000	55,000	55,000	55,000	220,000	640,000
36715 School Zone Flasher System	164,000	58,000	0	0	0	0	0	0	222,000
37844 Screening Wall - Cloisters	805,000	119,000	0	0	0	0	0	0	924,000
37859 Screening Wall - Desert Garden	222,000	177,000	0	0	0	0	0	0	399,000
37852 Screening Wall - Parker & Independen	0	65,000	353,000	0	0	0	0	0	418,000
37838 Screening Wall Reconstruction	0	30,000	590,000	550,000	550,000	550,000	550,000	0	2,820,000
31260 Shiloh - 14th Street to Park Boulevard	0	0	0	0	150,000	2,840,000	0	0	2,990,000
36726 Signalization Upgrade	0	406,000	0	0	0	0	0	0	406,000
31173 Split Trail	0	210,000	855,000	800,000	0	0	0	0	1,865,000
31438 Spring Creek at Coit Intersection Imp.	176,000	80,000	76,000	0	0	0	2,038,000	0	2,370,000
31315 Spring Creek Pkwy - Park to Parker	0	0	0	0	300,000	2,700,000	0	0	3,000,000

Project	Prior Yrs	Re-Est	2010-11	2011-12	2012-13	2013-14	2014-15	Future	Total
37762 Spring Creek Pkwy. Corridor Improve	0	100,000	150,000	2,780,000	0	0	0	0	3,030,000
31456 Springbrook - Janwood to Quill	1,634,000	207,000	0	0	0	0	0	0	1,841,000
37760 Street Lighting	0	434,000	0	0	0	0	0	0	434,000
37759 Street Lighting - Legacy Park I & Will	573,000	25,000	0	0	0	0	0	0	598,000
37751 Street Lighting - Legacy Park Phase II	461,000	202,000	0	0	0	0	0	0	663,000
37791 Street Reconstruction	0	0	100,000	1,000,000	1,000,000	1,000,000	1,000,000	8,000,000	12,100,000
36727 Traffic Signalization	0	1,454,000	500,000	500,000	500,000	500,000	500,000	2,600,000	6,554,000
33-P28 West Plano Village Street Improvemen	0	0	0	0	435,000	0	0	0	435,000
31222 Westwood - 15th Street to Janwood	93,000	32,000	0	0	1,130,000	0	0	0	1,255,000
31194 Windhaven - City Limit to Spring Cree	246,000	105,000	60,000	10,000	5,000	5,000	3,706,000	0	4,137,000
<b>TOTAL</b>	<b>34,248,000</b>	<b>27,439,000</b>	<b>18,161,000</b>	<b>16,850,000</b>	<b>19,231,000</b>	<b>18,197,000</b>	<b>17,222,000</b>	<b>24,688,000</b>	<b>176,036,000</b>

**DART/Congestion Management System Projects**

Project	Prior Yrs	Re-Est	2010-11	2011-12	2012-13	203-14	2014-15	Future	Total
84419 Intersections - Coit Road/Legacy Drive	0	630,553	0	0	0	0	0	0	630,553
<b>TOTAL</b>	0	630,553	0	0	0	0	0	0	630,553

## Street Enhancement Projects

Project	Prior Yrs	Re-Est	2010-11	2011-12	2012-13	2013-14	2014-15	Future	Total
58002 Downtown Enhancements	414,000	86,000	0	0	0	0	0	0	500,000
58001 Landscape Entryways	600,000	0	0	0	0	150,000	0	0	750,000
58003 Preston/Park Enhancement	494,000	0	0	0	0	0	0	0	494,000
58004 Tollway Landscaping	309,000	0	0	0	0	0	0	1,191,000	1,500,000
<b>TOTAL</b>	1,817,000	86,000	0	0	0	150,000	0	1,191,000	3,244,000



Project	Prior Yrs	Re-Est	2010-11	2011-12	2012-13	2013-14	2014-15	Future	Total
70112 Shady Creek, London, Creekside Erosi	0	110,000	937,000	0	0	0	0	0	1,047,000
70109 Waasland/Timothy Erosion Control	677,000	41,000	0	0	0	0	0	0	718,000
26-P06 West Plano Village Drainage Improve	0	0	0	0	110,000	0	0	0	110,000
<b>TOTAL</b>	2,061,000	4,038,000	<b>4,316,000</b>	1,550,000	2,010,000	1,900,000	1,500,000	9,000,000	26,375,000

## Capital Reserve Projects

Project		Prior Yrs	Re-Est	2010-11	2011-12	2012-13	2013-14	2014-15	Future	Total
<b>Streets</b>										
51131	Arterial Concrete Repair	0	4,484,000	2,300,000	2,300,000	2,300,000	2,300,000	2,300,000	2,300,000	18,284,000
35-P01	Pavement Joint & Crack Sealing	0	200,000	200,000	200,000	200,000	200,000	200,000	200,000	1,400,000
51130	Pavement Maintenance	0	2,096,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	8,096,000
51118	Residential Street & Alley Replacement	0	4,977,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	10,000,000	29,977,000
51120	Screening Wall Reconstruction	0	664,000	350,000	350,000	350,000	350,000	350,000	1,000,000	3,414,000
51128	Sidewalk Repairs	0	587,000	250,000	250,000	250,000	250,000	250,000	5,000,000	6,837,000
51141	Street Name Sign Replacement	0	268,000	194,000	150,000	150,000	150,000	150,000	150,000	1,212,000
51134	Undersealing Program	0	2,038,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	5,000,000	17,038,000
		<b>0</b>	<b>15,314,000</b>	<b>9,294,000</b>	<b>9,250,000</b>	<b>9,250,000</b>	<b>9,250,000</b>	<b>9,250,000</b>	<b>24,650,000</b>	<b>86,258,000</b>
<b>Parks</b>										
53307	Athletic Fields Renovation	0	729,000	500,000	300,000	600,000	600,000	600,000	2,400,000	5,729,000
53377	Double Check Replacements	0	50,000	30,000	30,000	30,000	30,000	30,000	0	200,000
53347	High Point Tennis Center	0	20,000	0	0	100,000	0	0	200,000	320,000
53369	Interurban Building	0	10,000	0	0	0	0	0	0	10,000
53353	Irrigation Renovations	0	648,000	400,000	425,000	400,000	325,000	400,000	2,000,000	4,598,000
53346	Maintenance Shop Renovations	25,000	100,000	0	0	300,000	0	0	0	425,000
53373	Median Renovations	0	25,000	30,000	30,000	30,000	30,000	30,000	120,000	295,000
53378	Neighborhood Park Renovations	0	0	0	100,000	100,000	100,000	100,000	400,000	800,000
53365	Park Restoration	0	0	75,000	25,000	0	25,000	0	25,000	150,000
53362	Park Shelter Replacements	0	0	600,000	100,000	100,000	100,000	100,000	200,000	1,200,000
53341	Park Signage Replacement	0	54,000	35,000	35,000	30,000	15,000	15,000	60,000	244,000
53363	Park Structures & Equipment	0	576,000	515,000	475,000	475,000	475,000	475,000	1,200,000	4,191,000
53354	Parking Lot Replacements	0	1,000	0	0	250,000	250,000	0	500,000	1,001,000
53376	Plano Aquatic Center	198,000	10,000	0	0	0	0	0	0	208,000
53356	Playground Replacements	0	276,000	300,000	300,000	400,000	400,000	400,000	5,000,000	7,076,000
53380	Pool Equipment	0	325,000	100,000	100,000	100,000	100,000	100,000	400,000	1,225,000
53374	Public Building Landscape Renovations	0	186,000	125,000	100,000	100,000	100,000	100,000	300,000	1,011,000
53370	Recreation Center Equipment	0	229,000	100,000	100,000	100,000	100,000	100,000	400,000	1,129,000
53351	Restroom Renovations	0	603,000	0	0	300,000	300,000	300,000	1,200,000	2,703,000
53368	Silt Removal	0	124,000	300,000	0	0	100,000	0	900,000	1,424,000
53375	Tech Infrastructure Renovation	123,000	1,000	0	0	0	0	0	0	124,000
53302	Tennis Court Lighting Replacements	0	250,000	0	0	400,000	0	0	0	650,000
53357	Trail Repairs	0	400,000	600,000	600,000	950,000	950,000	950,000	7,000,000	11,450,000
		<b>346,000</b>	<b>4,617,000</b>	<b>3,710,000</b>	<b>2,720,000</b>	<b>4,765,000</b>	<b>4,000,000</b>	<b>3,700,000</b>	<b>22,305,000</b>	<b>46,163,000</b>

## Capital Reserve Projects

Project	Prior Yrs	Re-Est	2010-11	2011-12	2012-13	2013-14	2014-15	Future	Total	
<b>Facilities</b>										
54425	Animal Shelter - Bldg. 30	0	975,000	130,000	0	120,000	0	120,000	280,000	1,625,000
54426	Aquatic Center - Bldg. 25	0	123,000	0	0	0	0	0	0	123,000
54466	Asbestos Testing & Removal	0	73,000	40,000	40,000	40,000	40,000	40,000	40,000	313,000
54464	Asset Management Plan	297,000	3,000	0	0	0	0	0	0	300,000
54422	Carpenter Park Rec Center - Bldg. 63	0	1,137,000	0	0	0	0	0	0	1,137,000
54496	Clark Tennis Center - Bldg. 28	0	1,000	0	28,000	0	0	0	42,000	71,000
54497	Courtyard Theater - Bldg. 47	0	441,000	0	0	0	30,000	0	0	471,000
54469	Custer Pump Station - Bldg. 14	0	17,000	0	0	0	73,000	0	0	90,000
54493	Davis Library - Bldg. 89	0	0	0	48,000	0	235,000	0	0	283,000
54411	Day Labor Center - Bldg.78	26,000	36,000	0	0	22,000	0	0	0	84,000
54450	Deerfield Archway - Bldg. 83	0	0	0	25,000	0	0	0	0	25,000
54498	Douglass Daycare - Bldg. 88	0	6,000	34,000	0	0	0	115,000	0	155,000
54436	Douglass Rec - Bldg. 57	0	9,000	0	45,000	165,000	56,000	35,000	0	310,000
54495	Dublin Road Golf Shop - Bldg. 55	0	33,000	0	0	0	0	0	15,000	48,000
35-P13	Emergency Operations Center	0	0	0	0	0	0	0	75,000	75,000
54403	Energy Reduction	0	100,000	100,000	380,000	100,000	100,000	100,000	190,000	1,070,000
54430	Equipment & Fleet Services - Bldg. 04	0	57,000	420,000	0	0	41,000	10,000	191,000	719,000
54472	Facilities Maintenance - Bldg. 24	0	4,000	80,000	0	0	0	0	19,000	103,000
54478	Fire Station No. 01 - Bldg. 77	0	134,000	55,000	345,000	0	0	0	40,000	574,000
54420	Fire Station No. 02 - Bldg. 16	0	32,000	0	0	8,000	0	0	15,000	55,000
54405	Fire Station No. 03 - Bldg. 17	0	27,000	15,000	0	0	0	0	0	42,000
54415	Fire Station No. 04 - Bldg. 18	0	20,000	50,000	0	0	0	0	0	70,000
54447	Fire Station No. 05 - Bldg. 19	0	104,000	15,000	87,000	8,000	0	0	0	214,000
54448	Fire Station No. 06 - Bldg. 48	0	26,000	15,000	93,000	0	0	0	0	134,000
54467	Fire Station No. 07 - Bldg. 59	0	212,000	100,000	0	0	0	0	0	312,000
54487	Fire Station No. 08 - Bldg. 79	0	64,000	20,000	0	0	0	0	0	84,000
54491	Fire Station No. 09 - Bldg. 90	0	43,000	0	0	35,000	8,000	0	130,000	216,000
54481	Fire Station No. 10 - Bldg. 94	0	24,000	0	0	0	0	0	45,000	69,000
54427	Haggard Library - Bldg. 60	0	141,000	15,000	0	70,000	0	0	48,000	274,000
54440	Harrington Library - Bldg. 10	0	78,000	35,000	50,000	465,000	0	210,000	0	838,000
54441	Interurban Station Museum - Bldg. 61	0	35,000	0	0	0	0	0	0	35,000
54408	Joint Use Facility - Bldg. 52	0	3,000	0	0	0	0	0	0	3,000
54479	Liberty Recreation Center - Bldg. 45	0	29,000	375,000	0	0	0	250,000	15,000	669,000
54474	Mold Testing & Removal	0	29,000	47,000	47,000	47,000	47,000	47,000	47,000	311,000
54435	Muehlenbeck Recreation Center	0	0	0	0	0	0	0	50,000	50,000
54494	Municipal Annex - Bldg. 03	0	19,000	0	306,000	0	0	0	0	325,000
54424	Municipal Center - Bldg. 71	0	826,000	113,000	230,000	125,000	680,000	0	80,000	2,054,000

## Capital Reserve Projects

Project	Prior Yrs	Re-Est	2010-11	2011-12	2012-13	2013-14	2014-15	Future	Total
54443 Municipal Center South - Bldg. 32	0	61,000	31,000	0	110,000	0	0	0	202,000
54462 Neighborhood Revitalization	15,000	152,000	0	0	0	0	0	1,000,000	1,167,000
54488 Oak Point Rec Center - Bldg. 92	0	41,000	0	0	680,000	0	0	370,000	1,091,000
54419 Parks Maintenance East - Bldg #21	0	22,000	0	0	35,000	0	0	12,000	69,000
54484 Parkway Operations - Bldg. 74	0	1,000	76,000	0	0	594,000	80,000	40,000	791,000
54490 Parkway Parks Maintenance - Bldg 06	0	1,000	0	20,000	0	0	0	0	21,000
54477 Parkway Radio Tower	0	0	0	0	0	0	0	17,000	17,000
54483 Parr Library - Bldg. 97	0	1,000	0	0	215,000	0	0	180,000	396,000
54463 Pecan Hollow Clubhouse - Bldg. 41	0	13,000	0	0	0	0	0	0	13,000
54423 Plano Centre - Bldg. 62	0	250,000	0	0	0	0	0	0	250,000
54458 Police Central - Bldg. 05	0	214,000	0	45,000	0	0	0	0	259,000
54485 Police Gun Range - Bldg. 86	0	85,000	0	0	0	0	0	0	85,000
54429 Police Training Center - Bldg. 70	0	59,000	0	0	0	0	0	0	59,000
54428 Print Shop	0	0	35,000	0	0	0	0	0	35,000
54468 Property House - Bldg. 87	0	15,000	0	0	0	20,000	0	0	35,000
54402 Radio Maintenance - Bldg. 29	0	16,000	0	0	0	0	0	0	16,000
54459 Ridgeview Pump Station - Bldg. 73	0	28,000	0	0	20,000	0	262,000	0	310,000
54492 Robinson Justice Center - Bldg. 82	0	282,000	160,000	25,000	0	0	365,000	0	832,000
54471 Rowlinson Natatorium - Bldg. 27	0	0	35,000	0	0	0	0	25,000	60,000
54432 Schimelpfenig Library - Bldg. 09	0	1,000	0	250,000	0	0	35,000	0	286,000
54482 Senior Center - Bldg. 93	0	300,000	0	30,000	190,000	275,000	75,000	0	870,000
54465 Stadium Pump Station - Bldg. 13	0	33,000	0	0	8,000	0	8,000	0	49,000
54454 Thomas Gymnasium - Bldg. 56	0	0	0	35,000	0	0	0	93,000	128,000
28-P06 Video Surveillance	0	0	1,500,000	1,500,000	0	0	0	0	3,000,000
54418 Warehouse - Bldg. 68	0	13,000	75,000	0	0	328,000	0	0	416,000
	<b>338,000</b>	<b>6,449,000</b>	<b>3,571,000</b>	<b>3,629,000</b>	<b>2,463,000</b>	<b>2,497,000</b>	<b>1,782,000</b>	<b>3,059,000</b>	<b>23,788,000</b>
<b>Water &amp; Sewer</b>									
55003 Pump Station Rehabilitation	0	413,000	450,000	450,000	450,000	450,000	450,000	450,000	3,113,000
35-P14 Spring Creek Lift Station	0	0	0	0	0	0	10,000	0	10,000
55001 Windmill Country Pump Station	3,000	17,000	0	0	0	0	0	0	20,000
	<b>3,000</b>	<b>430,000</b>	<b>450,000</b>	<b>450,000</b>	<b>450,000</b>	<b>450,000</b>	<b>460,000</b>	<b>450,000</b>	<b>3,143,000</b>
<b>Living Screens</b>									
55501 Living Screen Replacements	0	0	0	5,000	5,000	5,000	5,000	20,000	40,000
	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>20,000</b>	<b>40,000</b>
<b>TOTAL CAPITAL RESERVE</b>	<b>687,000</b>	<b>26,810,000</b>	<b>17,025,000</b>	<b>16,054,000</b>	<b>16,933,000</b>	<b>16,202,000</b>	<b>15,197,000</b>	<b>50,484,000</b>	<b>159,392,000</b>

## Water Projects

Project	Prior Yrs	Re-Est	2010-11	2011-12	2012-13	2013-14	2014-15	Future	Total
68404 14th St. - Los Rios to Park Vista & Ge	106,000	1,000,000	0	0	0	0	0	0	1,106,000
68161 14th Street - K to Ridgewood	0	1,000,000	0	0	0	0	0	0	1,000,000
36-P10 14th Street - Shiloh to Los Rios (Ph. II	0	0	0	0	0	30,000	1,020,000	0	1,050,000
36-P07 15th Street - G Ave to US 75	0	0	0	128,000	37,000	0	0	0	165,000
68897 17th Street/R Ave Rehab	0	121,000	0	0	0	0	154,000	0	275,000
36-P20 18th Street - Jupiter to Dale	0	0	0	0	0	38,000	320,000	0	358,000
67892 Administration	4,110,833	323,721	353,739	353,739	353,739	353,739	353,739	353,739	6,556,988
36-P02 Avenue N Pump Station	0	0	0	0	30,000	300,000	0	0	330,000
68179 Baffin Bay - Custer to Country Place	77,000	103,000	0	0	0	0	0	0	180,000
68899 Chaparral - Jupiter to E. City Limits	0	150,000	0	0	0	0	0	0	150,000
68469 Cloisters Water Rehabilitation	1,230,000	5,000	0	0	0	0	0	0	1,235,000
68900 Coit Road & Dallas North Elevated Ta	30,000	920,000	0	0	0	0	0	0	950,000
68921 Custer Ground Storage Tanks	2,296,000	2,270,000	0	0	0	0	0	0	4,566,000
36-P03 Custer Pump Station	0	0	360,000	3,600,000	0	0	0	0	3,960,000

Project	Prior Yrs	Re-Est	2010-11	2011-12	2012-13	2013-14	2014-15	Future	Total
68155 Dallas North Estates	0	0	0	0	48,000	425,000	0	0	473,000
36-P01 Dallas North Estates #2	0	0	0	0	44,000	363,000	0	0	407,000
68465 Dallas North Estates #3	0	0	0	187,000	0	0	0	0	187,000
36-P04 Dallas North Estates #5	0	0	0	83,000	688,000	0	0	0	771,000
36-P14 Disinfection Improvements	0	0	0	0	0	255,000	2,540,000	0	2,795,000
68153 Distribution System Improvements	0	90,000	0	0	0	0	0	0	90,000
68952 Downtown Fire Protection	205,000	20,000	25,000	0	0	0	0	0	250,000
36-P15 Elevated Tank Painting	0	0	0	0	0	0	100,000	1,900,000	2,000,000
36-P17 Elevated Tank Security Fencing	0	0	0	0	42,000	420,000	0	0	462,000
68195 F Ave. and 14th St. Reconstruction	0	0	0	8,000	80,000	0	0	0	88,000
68156 Jupiter & White Rock Creek Elevated	844,000	273,000	0	0	0	0	0	0	1,117,000
68970 Large Water Valve Replacement	0	114,000	30,000	30,000	30,000	30,000	30,000	0	264,000
36-P09 Los Rios - Jupiter to Parker. Ph 2	0	0	0	5,000	64,000	0	0	0	69,000
36-P12 Mapleshade - Bush Tpk to Silverglen	0	0	0	20,000	145,000	0	0	0	165,000
68154 Meadows Addition, Phase I	0	260,000	0	0	0	0	0	0	260,000
36-P16 Meadows Addition, Phase II	0	0	0	0	0	300,000	0	0	300,000

Project	Prior Yrs	Re-Est	2010-11	2011-12	2012-13	2013-14	2014-15	Future	Total
68313 Monitoring & Control/Ridgeview	0	62,000	50,000	500,000	0	0	0	0	612,000
68912 P Avenue/18th Street/Belle View	148,000	193,000	0	0	0	0	0	0	341,000
68916 Park Estates Water Infrastructure Reha	59,000	181,000	1,450,000	0	0	0	0	0	1,690,000
36-P06 Park Vista Water	0	125,000	0	0	0	0	0	0	125,000
68967 Parker - K Avenue to P Avenue	372,000	38,000	0	0	0	0	0	0	410,000
36-P18 Parkwood Elevated Tank	0	0	0	0	0	100,000	900,000	0	1,000,000
36-P05 Plano Park #1	0	0	0	54,000	447,000	0	0	0	501,000
67783 Pump Station Improvements	0	3,000	0	0	0	0	0	0	3,000
68169 Razor - Ohio to SH 121	143,000	270,000	0	0	0	0	0	0	413,000
68976 Rice Field Water	0	36,000	0	0	0	0	0	0	36,000
68308 Ridgeview Emergency Generators	0	0	0	0	0	550,000	0	550,000	1,100,000
36-P19 Ridgeview Ground Storage Tanks	0	0	0	15,000	135,000	0	0	0	150,000
68304 Ridgeview Pump Station Additions	0	0	0	0	0	900,000	0	0	900,000
68175 Ridgewood Water Infrastructure Rehab	61,000	615,000	1,409,000	0	0	0	0	0	2,085,000
68919 Shiloh Pump Station	261,000	1,140,000	0	0	0	0	0	0	1,401,000
36-P21 Shiloh Pump Station Fencing	0	0	0	0	10,000	105,000	0	0	115,000

Project	Prior Yrs	Re-Est	2010-11	2011-12	2012-13	2013-14	2014-15	Future	Total
68457 Southeast Elevated Tank Repaint	0	40,000	996,000	0	0	0	0	0	1,036,000
36-P22 Spring Creek Elevated Tank Painting	0	0	100,000	900,000	0	0	0	0	1,000,000
68141 Stadium #1 & #4 Ground Storage Rep	0	40,000	635,000	0	0	0	0	0	675,000
36-P08 Stadium #2 Ground Storage Repaint	0	0	50,000	540,000	0	0	0	0	590,000
36-P11 Stadium #3 Ground Storage Repaint	0	0	0	540,000	0	0	0	0	540,000
36-P23 Stadium Pump Station	0	0	0	300,000	2,968,000	0	0	0	3,268,000
36-P24 Tennyson Elevated Tank Repaint	0	0	0	0	100,000	900,000	0	0	1,000,000
68151 University Estates	0	100,000	0	1,135,000	0	0	0	0	1,235,000
36-P25 Video Surveillance	0	0	0	0	84,000	560,000	0	0	644,000
68963 Water Distribution Analysis	0	0	10,000	10,000	10,000	10,000	10,000	10,000	60,000
68460 Water Infrastructure Renovation	0	0	200,000	200,000	1,000,000	1,500,000	2,000,000	4,000,000	8,900,000
36-P26 Wentworth Elevated Tank Painting	0	0	0	100,000	900,000	0	0	0	1,000,000
36-P13 West Plano Village Water Improvemen	0	0	0	0	100,000	0	0	0	100,000
68978 Westwood - 15th Street to Janwood	0	0	0	0	180,000	0	0	0	180,000
<b>TOTAL</b>	9,942,833	9,492,721	<b>5,668,739</b>	8,708,739	7,495,739	7,139,739	7,427,739	6,813,739	62,689,988

## Sewer Projects

Project	Prior Yrs	Re-Est	2010-11	2011-12	2012-13	2013-14	2014-15	Future	Total
48852 14th Street - K to Ridgewood	0	400,000	0	0	0	0	0	0	400,000
34-P02 15th Street - G Ave to US 75	0	1,000	14,000	143,000	12,000	0	0	0	170,000
48814 17th St & R Ave Rehabilitation	0	40,000	0	0	60,000	0	0	0	100,000
49892 Administration	3,835,000	323,721	353,739	353,739	353,739	353,739	353,739	353,739	6,281,155
48838 Aerial Crossing	0	270,000	100,000	100,000	100,000	100,000	100,000	400,000	1,170,000
46615 Chaparral Wastewater Force Main	121,000	29,000	0	0	0	0	0	0	150,000
34-P06 Concrete Sewer Line Rehabilitation	0	0	0	200,000	0	0	0	0	200,000
34-P01 Eastside Lift Station	0	0	0	60,000	500,000	0	0	0	560,000
46662 F Ave & 14th St Reconstruction	0	0	0	9,000	87,000	0	0	0	96,000
48861 I & I Repairs (Serv.Contracts)	0	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	14,000,000
48847 Inflow/Infiltration Program	0	300,000	200,000	200,000	200,000	200,000	200,000	200,000	1,500,000
48802 Infrastructure Renovation	0	60,000	100,000	100,000	100,000	100,000	100,000	100,000	660,000
34-P03 J Place Lift Station	0	0	0	0	60,000	500,000	0	0	560,000
48877 Manhole Sealing	0	322,000	300,000	300,000	300,000	300,000	300,000	300,000	2,122,000

Project	Prior Yrs	Re-Est	2010-11	2011-12	2012-13	2013-14	2014-15	Future	Total
48896 Mapleshade Station & Gravity Line	2,542,000	1,648,000	0	0	0	0	0	0	4,190,000
44452 Redevelopment Capacity Improvement	0	0	0	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
46619 Russell Creek Sewer Rehab, Phase I	30,000	1,560,000	0	0	0	0	0	0	1,590,000
46620 Russell Creek Sewer Rehab, Phase II	0	0	1,230,000	0	0	0	0	0	1,230,000
48823 Sewer Erosion Control - Custer@Park	0	60,000	692,000	0	0	0	0	0	752,000
48891 Sewer Erosion Control - Newport/Idyll	13,000	284,000	0	0	0	0	0	0	297,000
48818 Sherrye Drive Lift Station	0	100,000	150,000	0	0	0	0	0	250,000
34-P07 West Plano Village Sewer Improveme	0	0	0	0	50,000	0	0	0	50,000
<b>TOTAL</b>	6,541,000	7,397,721	5,139,739	4,465,739	4,822,739	4,553,739	4,053,739	4,353,739	37,274,416

CITY OF PLANO  
PLANNING & ZONING COMMISSION

August 2, 2010

**Agenda Item No. 11**

**Presentation & Discussion:** Undeveloped Land Study

**Applicant:** City of Plano

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**DESCRIPTION:**

Presentation and discussion regarding undeveloped land remaining in Plano.

**REMARKS:**

The city of Plano has been one of the fastest growing cities in the United States during the last half of the 20th Century. Plano grew from a small agricultural community of 3,695 residents in 1960 to a suburban city of 222,030 people and employment center with 140,000 jobs by 2000. Since the year 2000, urban growth and development has slowed in Plano for two reasons - difficult economic times over the last ten years in the local and national economy and a decrease in undeveloped land within the city.

In 2001, 23.4% of the city's land area was undeveloped. By 2010, this figure had declined to 8.6% (3,979.7 acres). Nonresidential land comprises 85.7% (3,410.7 acres) of the undeveloped usable land in Plano. Residential zoned land and properties currently zoned for agriculture which the Future Land Use Plan recommends for residential use totals 569.0 acres (14.3%). Most of the nonresidential zoned land is found along the major expressway corridors while the residential zoned land is situated in small tracts spread throughout the city. The largest concentration of land recommended for residential uses currently zoned Agricultural are found along Park Boulevard from Custer Road to Alma Drive (Haggard Farm and Hall tract) and at the Parker Road and Jupiter Road intersection (Moore Farm).

More recently, staff has been approached by many different property owners and prospective developers regarding rezoning areas of Plano to allow additional uses or to request different zoning districts altogether. Some of these requests are not consistent with the city's land use policies stated in the Comprehensive Plan. As Plano continues to move forward out of the economic recession and

developers become more confident with development proposals, staff believes it is important to have discussions with the Planning & Zoning Commission and City Council regarding existing land use policies that govern various areas of the city - particularly the employment corridors. Consideration needs to be given to whether land use policy statements found in the Comprehensive Plan such as "Rezoning to Meet Demand," "Infill Housing," and "Mixed Use" are still appropriate for particular areas around the city. Additionally, to better understand the land use policies, it is important for the Commission and Council to understand where the undeveloped land is located in Plano, particularly the larger tracts.

At the Planning & Zoning Commission meeting on August 2, 2010, staff will present and discuss the undeveloped land areas within Plano and briefly introduce some of the land use policies that govern these areas of the city. The Undeveloped Land Study and map are attached to the agenda item staff report for your information. At a later date, staff will come back to the Commission for a more in depth discussion regarding the land use policies which affect key areas within Plano.

**RECOMMENDATION:**

No action required.

# UNDEVELOPED LAND STUDY

## Introduction

Undeveloped land is a valuable asset for a city in terms of urban growth and development. Both activities add value to the tax rolls, increase municipal revenues, and bring additional people into the city to work and live. When the supply of undeveloped land is low or no longer available for new development, cities need to make decisions on how to keep their community viable and retain the interest of land developers. A study of the location of the remaining undeveloped land and an understanding of how it can be developed is critical for successful economic development activities focused on bringing new businesses to the city and employment opportunities for its residents.

## Purpose of Study

The purpose of this study is to estimate the amount of undeveloped land remaining in Plano and identify the location, existing zoning, and recommended future uses. This information will assist decision makers considering economic development opportunities and future development proposals for undeveloped land within the city.

## Study Methodology

The undeveloped land remaining in Plano was identified utilizing the city's Geographic Information System (GIS). All properties with improvements less than \$10,000 in assessed valuation were identified first. This exercise yielded over 41% of the undeveloped land. Review of aerial photos of the city from 2009 was used to identify the remaining undeveloped parcels. All properties for which new building permits were issued from January 1, 2009, through June 1, 2010, were subtracted from the data. Future land use was determined through review of the existing zoning designations and long range land use recommendations from the Comprehensive Plan's Land Use Plan Map for properties zoned for agricultural uses. The land uses were generalized and divided into two categories - nonresidential and residential. Some of this land is adjacent to or divided by the many creeks which flow through Plano. All land within the 500 year flood plain as identified by the Federal Emergency Management Agency (FEMA) was subtracted from the data to provide the amount of land available for development.

## Study Results

The results of the study are displayed in the table on page 2. Land areas within flood plains were subtracted from the total undeveloped properties to provide the amount of land available for development.

**Undeveloped Land  
As of June 1, 2010**

<b>Category</b>	<b>Total</b>	<b>Nonresidential</b>	<b>Residential</b>
All undeveloped land	4,535.5 acres	3,845.4 acres	690.1 acres
Flood plain	-555.8 acres	-434.7 acres	-121.1 acres
<b>Developable land</b>	<b>3,979.7 acres</b>	<b>3,410.7 acres</b>	<b>569.0 acres</b>

A total of 4,535.8 acres of land in Plano is undeveloped. Flood plains claim 555.8 acres leaving 3,979.7 acres (6.22 square miles) or 8.6% of all land in the City of Plano available for development. Out of this amount, 3,410.7 acres (85.7%) are zoned for nonresidential uses and 569.0 acres (14.3%) are zoned or recommended for residential uses.

**Undeveloped Land Map**

The GIS Division produced a map showing the distribution of undeveloped land within Plano. Most of the land zoned for nonresidential uses is located along the expressway corridors including the Dallas North Tollway in the Legacy area, President George Bush Turnpike near the Coit Road interchange, and the Sam Rayburn Tollway along the city's northern corporate limits. Some land remains in the Research Technology zoning district in the southeast section of Plano. However, almost 70 acres of this land has recently been rezoned to allow for residential development.

Most of the undeveloped residential land is found on the north side of Park Boulevard from Custer Road to Alma Drive (Haggard Farm and Hall tract), north of the intersection of Parker Road and Jupiter Road (Moore Farm), and northeast of the Park Boulevard and Los Rios Boulevard intersection (Merriman Farm). All of these properties are zoned for agricultural uses at present, but the Future Land Use Plan recommends residential development at these locations. The rest of the undeveloped land is located throughout Plano in the form of small lots surrounded by existing development. These undeveloped lots are known as infill tracts which for some reason were never developed.

**Issues to Consider**

***Full Development of Plano***

It is likely that not all land in Plano will be developed. The 2000's brought about many changes due to two economic downturns at the beginning and end of the decade. New projects tend to be smaller in scale and do not require much land for development. The number of new housing starts has decreased dramatically even though there are over 1,500 platted lots remaining for development.

Regardless if every parcel has a structure on it or not, there will be new development opportunities due to redevelopment. Many nonresidential projects built since the 1950s were not designed to last a long time. During the 2008 City Council and Planning &

were not designed to last a long time. During the 2008 City Council and Planning & Zoning Commission Joint Retreat, several professionals from the real estate development community stated most nonresidential construction projects were built to last no more than 30 years while some residential construction has a life expectancy of 50 years. In order for Plano to continue to remain a viable city in the future, existing developments that have outlived their development life expectancy will need to be reinvented; possibly redeveloped to meet the needs of future residents and businesses.

The city has developed policy statements in the Comprehensive Plan over the last several years to provide guidance regarding future development opportunities. These policy statements include "Rezoning to Meet Demand," "Infill Housing," and "Mixed Use". They identify areas of Plano where nonresidential and residential development is appropriate and provide options for the creation of alternative residential neighborhoods. Recommendations from the Economic Development Element states that land along expressway corridors should be reserved for nonresidential development to increase municipal revenues and provide employment opportunities for Plano residents. Some additional questions to consider along with the policy statements:

- What are the benefits if we maintain the current policies and long range plan recommendations?
- What are the benefits if we change the current policies and/or plan recommendations?
- Will the development produce multiple revenue opportunities to assist with funding municipal services?
- Should undeveloped land be reserved for its potential of providing the greatest return for municipal revenues or allowed to develop based on requests when opportunities arise?

Future development will take advantage of the limited supply of undeveloped land but will also be focused on redevelopment of existing sites and infill of vacant properties surrounded by existing development. These opportunities will probably consist of redevelopment of existing retail centers and some older multifamily properties. Much of these opportunities will be focused on the perception of Plano by future generations. Will Plano be a city people want to invest in? Would it be more cost effective to build a new home 25 or 30 miles away on the fringe of the Dallas region or renovate an existing structure in Plano located closer to employment and cultural opportunities found in the area?

As the economy moves towards recovery, the city will be presented with rezoning requests for properties designated as employment centers and/or located within major transportation corridors. There will likely be requests to rezone properties to districts that are neither appropriate nor consistent with the Comprehensive Plan's land use policies, or to amend existing districts to allow uses that are not appropriate or meet the intent of the existing zoning districts. On the contrary, there will likely be opportunities for rezoning land that may be appropriately developed with a different use. An example

of this is an area where there is an abundance of existing retail zoning and a significant portion of the district has already developed with retail uses satisfying market demand. Understanding the key areas of Plano to be preserved given the existing land use policies and zoning districts, as well as identifying areas for alternate opportunities, will better equip the Commission, Council, and staff guiding future zoning and development activity.

### ***Ongoing Project***

Data collection and analysis will continue as tracking and monitoring the undeveloped land in Plano is important for the city's future, particularly for commercial development along the expressway corridors. The Building Inspections Department provides a monthly report of building permits issued by the city. All permits granted for new construction on nonresidential zoned land along with approved preliminary plats of residential development will be subtracted from the undeveloped land statistics while properties issued demolition permits will be added to the inventory. This will provide an updated report on the status of undeveloped land.

As we move forward with the analysis of the city's undeveloped land, staff will be working with the Commission and Council regarding the adopted policies in the Comprehensive Plan and how the policies apply to the remaining undeveloped areas in Plano. Here are some questions to consider:

- Are these policies still relevant today?
- Do we need to modify any of the existing policies?
- What areas of the city do we need to reserve for future commercial development?

In the months ahead, staff will be seeking direction on these issues and more to better guide future development within the city.

