

**PLANNING & ZONING COMMISSION
PLANO MUNICIPAL CENTER
1520 K AVENUE
August 16, 2010**

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>6:30 p.m. - Dinner - Planning Conference Room 2E</p> <p>7:00 p.m. - Regular Meeting - Council Chambers</p> <p>The Planning & Zoning Commission may convene into Executive Session pursuant to Section 551.071 of the Texas Government Code to Consult with its attorney regarding posted items in the regular meeting.</p> <p>1 Call to Order/Pledge of Allegiance</p> <p>2 Approval of Agenda as Presented</p> <p>3 Approval of Minutes for the August 2, 2010, Planning & Zoning Commission meeting</p> <p>4 General Discussion: The Planning & Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning & Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning & Zoning Commission authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.</p> <p><u>CONSENT AGENDA</u></p> <p>5 BM Preliminary Plat: The Canal on Preston Addition, Block A, Lot 11 - Retail and office building on one lot on 1.3± acres located on the south side of McDermott Road, 200± feet east of Angels Drive. Zoned Planned Development-20-Mixed Use. Neighborhood #1. Applicant: Perfect Builders LLC</p> <p><u>END OF CONSENT AGENDA</u></p>	

	<p><u>PUBLIC HEARINGS</u></p> <p>6 BM Public Hearing: Zoning Case 2010-12 - Request to rezone and request for Specific Use Permit for Household Care Institution on 6.2± acres located on the south side of 14th Street, 342± feet east of Shiloh Road from Research/Technology Center to Light Commercial with a Specific Use Permit for Household Care Institution. Applicant: Samaritan Inn</p> <p>7 EH Public Hearing: Zoning Case 2010-13 - Request for Specific Use Permit for Print Shop (Major) on 11.4± acres located on the south side of Plano Parkway, 850± feet west of Shiloh Road. Zoned Research/Technology Center/190 Tollway/Plano Parkway Overlay District. Applicant: William O’Neil & Company, Inc.</p> <p>8 EH Public Hearing: Zoning Case 2010-10 - Request to amend Planned Development-65-Central Business-1 on 168.1± acres located generally at the northeast and southeast corners of the Dallas North Tollway and Legacy Drive to establish regulations to allow for off-premise signage. Applicant: Shops at Legacy</p> <p>9 BM Public Hearing - Preliminary Replat & Revised Site Plan: Custer Road Veterinary Addition, Block A, Lot 1R - Car wash on one lot on 1.0± acre located on the west side of Custer Road, 800± feet south of Parker Road. Zoned Planned Development-90-Retail. Neighborhood #45. Applicant: Salvo Real Estate Solutions</p> <p><u>END OF PUBLIC HEARINGS</u></p> <p>10 Items for Future Discussion - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p> <p>Council Liaisons: Council Members Harry LaRosiliere and André Davidson</p>	
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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 ITEM

August 16, 2010

Agenda Item No. 5

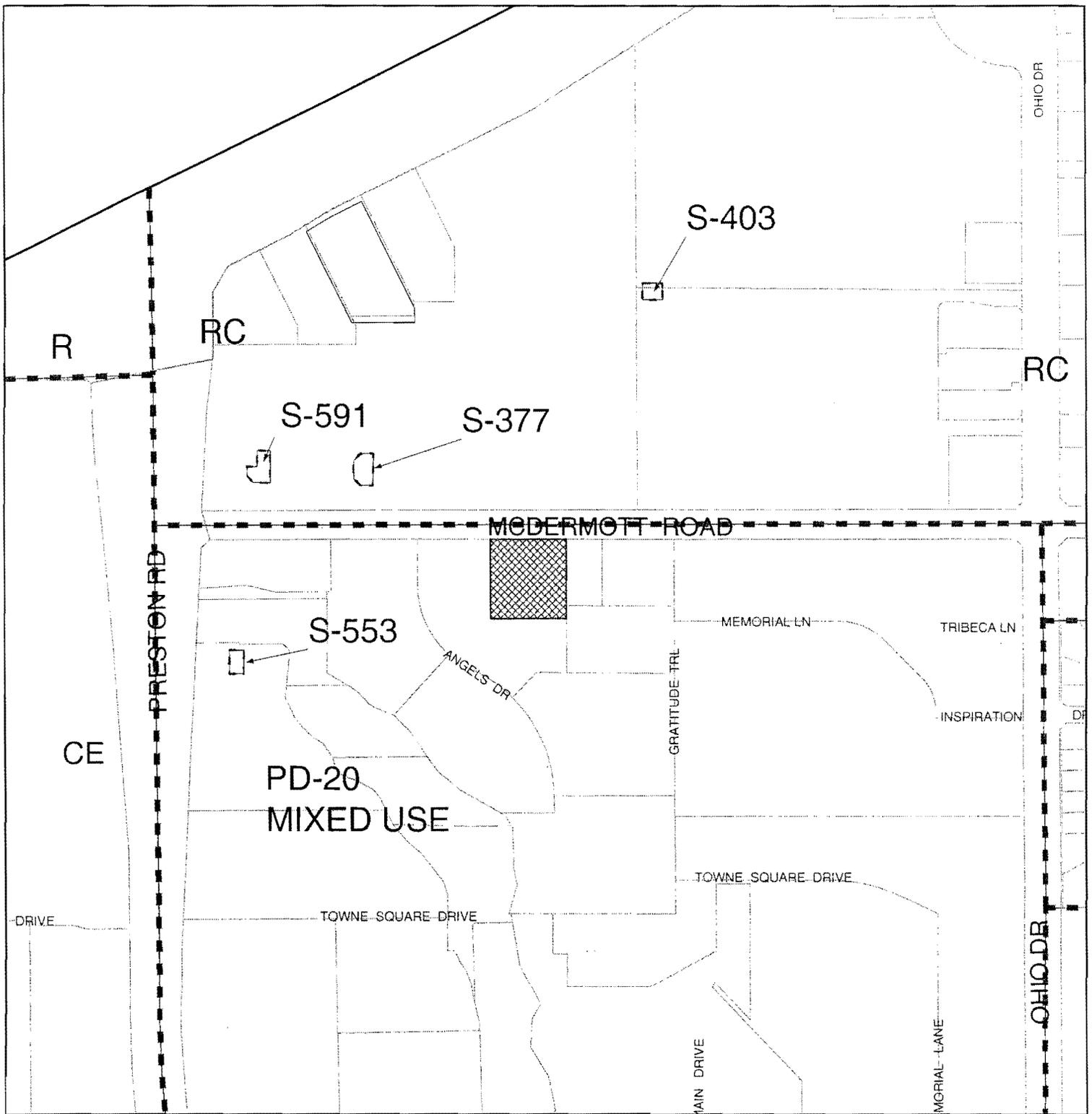
Preliminary Plat: The Canal on Preston Addition, Block A, Lot 11

Applicant: Perfect Builders LLC

Retail and office building on one lot on 1.3± acres located on the south side of McDermott Road, 200± feet east of Angels Drive. Zoned Planned Development-20-Mixed Use. Neighborhood #1.

The purpose for the preliminary plat is to propose easements necessary for the development of the property as a retail and office building.

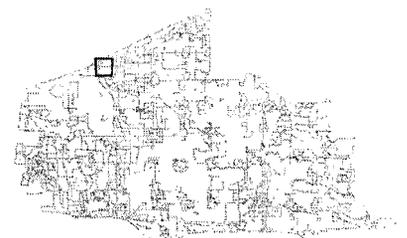
Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.



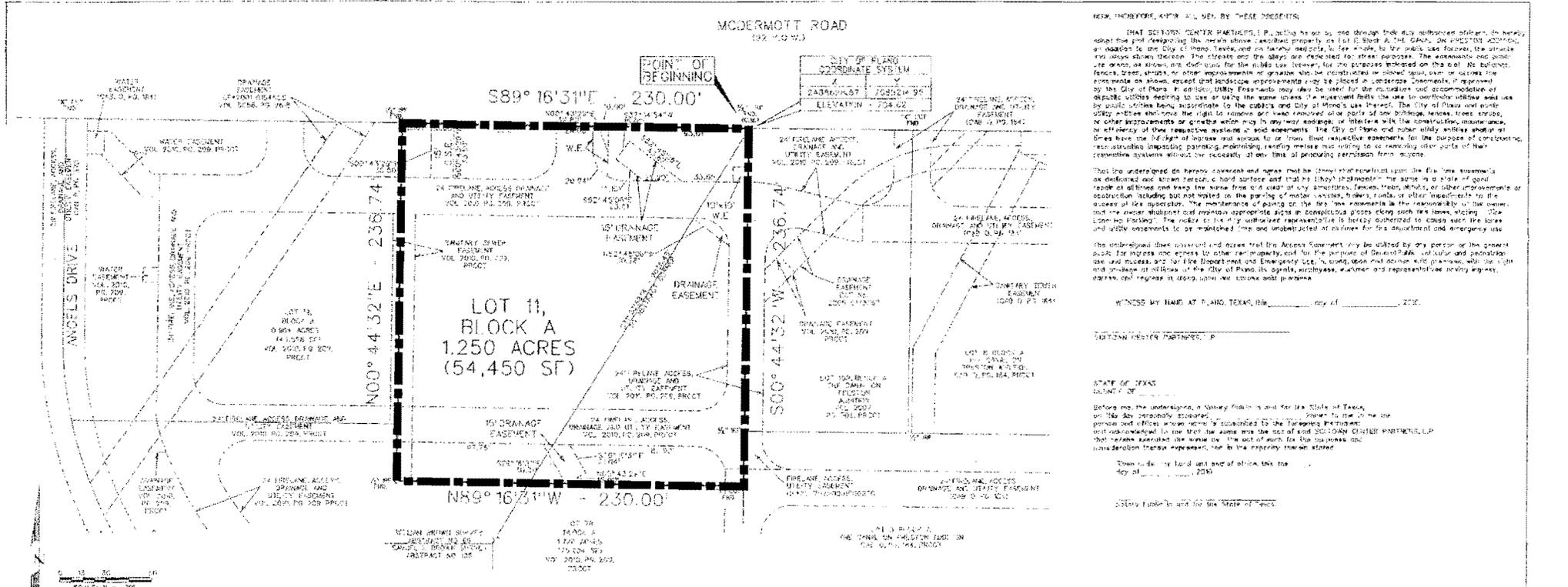
Item Submitted: PRELIMINARY PLAT

Title: THE CANAL ON PRESTON ADDITION
BLOCK A, LOT 11

Zoning: PLANNED DEVELOPMENT-20-MIXED USE



○ 200' Notification Buffer



LEGAL DESCRIPTION

Being a part of and situated in the William Brown Survey, Abstract 15, in the City of Plano, Collin County, Texas, and being said Lot 11, Block A of the Preston Addition, as shown on a plat as recorded in Volume 1075, Page 214 of the Public Records of Collin County, Texas, and being more particularly described as follows:

- BEINGING 11, a 1.250 acre tract of the aforementioned said Lot 11, Block A, being a part of the south 1/2 of McDermott Drive, 40' right-of-way.
- THENCE, South 89° 16' 31\"/>

THENCE, North 00° 44' 32\"/>

THENCE, North 00° 44' 32\"/>

THENCE, South 89° 16' 31\"/>

SURVEYOR'S CERTIFICATE

I, **WALTER L. OWHR**, Surveyor, do hereby certify that I prepared this plat from the field notes from a particular accurate survey of the land that the corner monuments shown hereon were properly placed and are in correct position in accordance with the applicable regulations of the City of Plano, Texas.

THE STATE OF TEXAS
COUNTY OF COLLIN

Before me, an authorized Notary Public in and for the State of Texas, on this day personally appeared **WALTER L. OWHR**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and consideration therein expressed.

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

NOTARY PUBLIC STATE OF TEXAS

CERTIFICATE OF APPROVAL

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

DEBORAH PUGH AND JAMES DEBORAH, CITY COMMISSIONER
CITY COMMISSIONER OF SUBDIVISION PLANNING & ZONING COMMISSION, CITY OF PLANO, TEXAS

STATE OF TEXAS
COUNTY OF COLLIN

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

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

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF COLLIN

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

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

Notary Public in and for the State of Texas

BEAR THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT **SUTTON CENTER PARTNERS, L.P.**, acting hereon by and through their duly authorized officers, hereby adopt the plat hereon shown as a subdivision of property in Lot 11, Block A, The Canal, Preston Addition, as shown on a plat as recorded in Volume 1075, Page 214 of the Public Records of Collin County, Texas, and being said Lot 11, Block A of the Preston Addition, as shown on a plat as recorded in Volume 1075, Page 214 of the Public Records of Collin County, Texas, and being more particularly described as follows:

That the undersigned do hereby covenant and agree that the street shown hereon upon the file hereon shown as a dedicated and shown hereon as a hard surface and that it shall be maintained in the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking of motor vehicles, trailers, boats, or other equipment to the access of the subdivision. The maintenance of paving or the like, the maintenance of the responsibility of the owner, and the owner shall not and maintain appropriate signs in conspicuous places along such streets, which shall be the responsibility of the City of Plano, Texas, and the City of Plano shall not be held responsible for the maintenance of such streets.

WITNESS MY HAND AT PLANO, TEXAS, this _____ day of _____, 2010.

SUTTON CENTER PARTNERS, L.P.

STATE OF TEXAS
COUNTY OF _____

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

LOT 11, BLOCK A
PRESTON ADDITION
WILLIAM BROWN SURVEY, ABSTRACT NUMBER 15
CITY OF PLANO, COLLIN COUNTY, TEXAS

OWHR
1415 FLORENCE DRIVE
PLANO, TEXAS 75075
972-782-3300

COPPIN ENGINEERING, INC.
1805 FIRM #5951
201 W. BEAUFORT BLVD #7
PLANO, TEXAS 75075
(972) 266-2200

CITY OF PLANO
PLANNING AND ZONING COMMISSION

August 16, 2010

Agenda Item No. 6

Public Hearing: Zoning Case 2010-12

Applicant: Samaritan Inn

DESCRIPTION:

Request to rezone and request for Specific Use Permit for Household Care Institution on 6.2± acres located on the south side of 14th Street, 342± feet east of Shiloh Road **from** Research/Technology Center **to** Light Commercial with a Specific Use Permit for Household Care Institution.

REMARKS:

Per the attached letter, the applicant has requested that this item be withdrawn from Planning & Zoning Commission consideration at this time.

RECOMMENDATION:

Staff recommends that the Commission accept the applicant's request to withdraw this item.

1710 North McDonald Street
McKinney, TX 75071

p 972.542.5302
f 972.569.9988

www.thesamaritaninn.org



August 10, 2010

Phyllis Jarrell
Planning Department
City of Plano
1520 Avenue K
Plano, TX. 75074

Dear Mrs. Jarrell,

Last night the Plano City Council voted to table the HUD loan application that would allow The Samaritan Inn to purchase land for a proposed homeless facility.

As a result, The Samaritan Inn's Board of Directors has requested that our agenda item be pulled from the P&Z committee meeting on August 16th 2010. Please do not reschedule.

We commend the City of Plano for addressing the needs of people experiencing homelessness in their community and we remain ready to serve when the time and location is right.

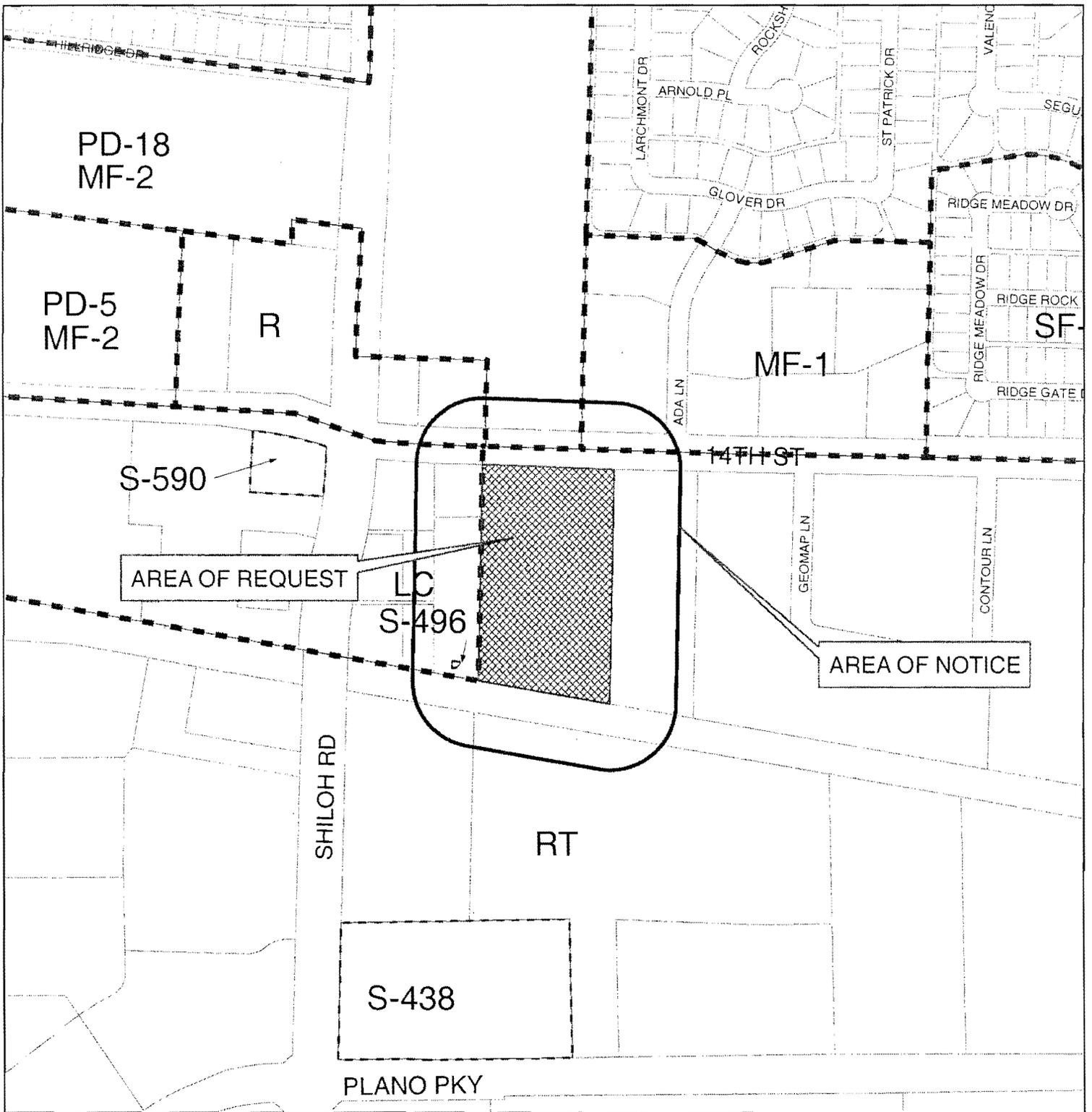
On behalf of all the staff at The Samaritan Inn, I would like thank you and all your staff for your hard work during our quest to serve the homeless families in Plano.

Sincerely,

A handwritten signature in black ink that reads "Jim Malatich". The signature is fluid and cursive.

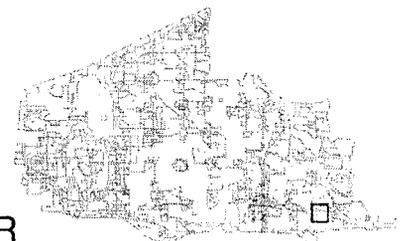
Jim Malatich
Director of Operations





Zoning Case #: 2010-12

Existing Zoning: RESEARCH/TECHNOLOGY CENTER



○ 200' Notification Buffer

CITY OF PLANO

PLANNING & ZONING COMMISSION

August 16, 2010

Agenda Item No. 7

Public Hearing: Zoning Case 2010-13

Applicant: William O'Neil & Company, Inc.

DESCRIPTION:

Request for Specific Use Permit for Print Shop (Major) on 11.4± acres located on the south side of Plano Parkway, 850± feet west of Shiloh Road. Zoned Research/Technology Center/190 Tollway/Plano Parkway Overlay District.

REMARKS:

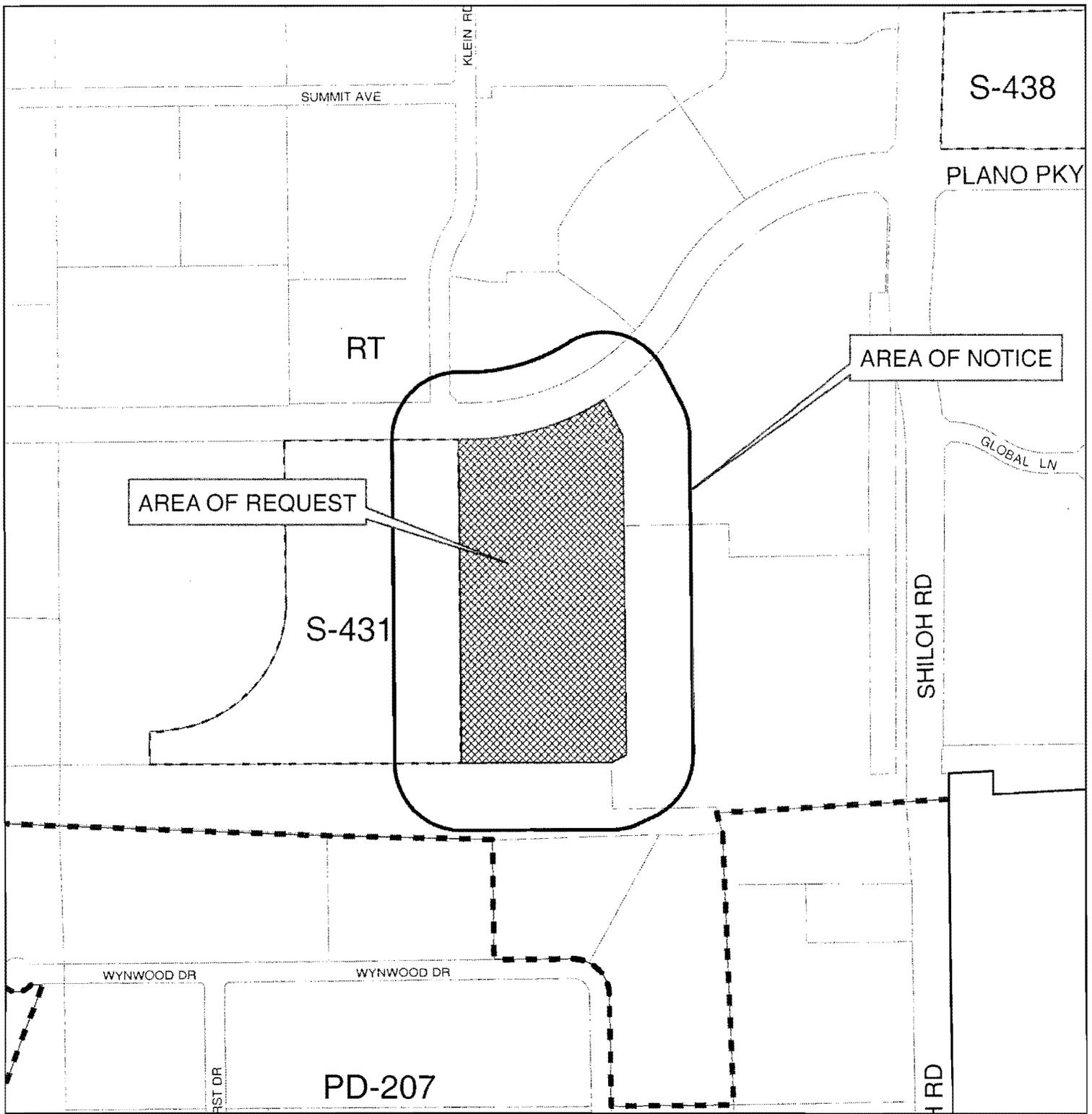
The requested zoning is for a Specific Use Permit (SUP) for Print Shop (Major). The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district, which could benefit in a particular case the general welfare, provided that adequate development standards and safeguards are established. The Zoning Ordinance defines print shop (major) as an establishment whose primary service is long-run printing including, but not limited to, book, magazine, and newspaper publishing.

The current zoning is Research/Technology Center (RT). The RT district is intended to create a low density employment center consisting of office, research and development facilities, and limited assembly operations. RT districts should generally accommodate several users in a campus environment.

The subject property is currently developed as a 217,000± office and warehouse building. The applicant is proposing to occupy the entire building with a print shop (major) use and offices, and is not proposing any modifications to the site at this time. The applicant provides a variety of printing services, including long-run printing. The land surrounding the area of request is zoned RT and is occupied by office, warehouse, and technology uses. Approximately 220 feet to the south is the proposed Turnpike Commons mixed-use development and is zoned Planned Development-207-Retail. The proposed print shop (major) use should not adversely impact the surrounding properties. Staff believes that the use is compatible with existing uses in the area.

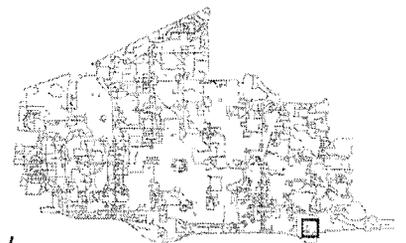
RECOMMENDATION:

Recommended for approval.



Zoning Case #: 2010-13

Existing Zoning: RESEARCH/TECHNOLOGY CENTER/
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT



○ 200' Notification Buffer

CITY OF PLANO

PLANNING & ZONING COMMISSION

August 16, 2010

Agenda Item No. 8

Public Hearing: Zoning Case 2010-10

Applicant: Shops at Legacy

DESCRIPTION:

Request to amend Planned Development-65-Central Business-1 on 168.1± acres located generally at the northeast and southeast corners of the Dallas North Tollway and Legacy Drive to establish regulations to allow for off-premise signage.

REMARKS:

At its May 17, 2010 meeting, the Planning & Zoning Commission called a public hearing to consider amendments to the regulations for signage within Planned Development-65-Central Business-1 (PD-65-CB-1). The applicant is requesting to amend the signage regulations within PD-65-CB-1 to allow off-premise, multipurpose wall signs, including electronic changeable wall signs, on the parking garage to advertise individual tenants within the Legacy Town Center development.

The PD-65-CB-1 zoning district applies to the Legacy Town Center development located generally at the northeast and southeast corners of Dallas North Tollway and Legacy Drive. The CB-1 district is intended for use in conjunction with the Commercial Employment (CE) district to permit a highly concentrated business center similar to traditional downtown areas of major cities. A PD district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions.

This planned development zoning district was established to foster a "new urbanism" development. The stipulations of the PD are intended to blend work, housing, shopping, and service opportunities together by combining these uses, de-emphasizing the automobile, and encouraging social interaction and a special sense of place.

ISSUES:

Off-premise Signage

The applicant is requesting that the Commission consider allowing off-premise signs, which are signs that are located on a different lot or building than the tenant being advertised, on the parking garage located at the southeast corner of the Dallas North Tollway frontage road and Legacy Circle. Presently, the sign ordinance does not allow wall signs for a business to be located on another lot or building than the tenant being advertised. However, in urban, mixed-use developments such as Legacy Town Center with a shared parking arrangement, a parking garage may serve businesses on multiple separate lots and buildings. The garage in question has frontage on the Dallas North Tollway and is used by tenants and customers for several businesses within the district north of Legacy Drive.

The applicant is proposing to utilize off-premise signage on the parking garage for businesses within the area bounded by the Dallas North Tollway on the west, Legacy Drive on the south, Bishop Road on the east, and Legacy Circle on the north. Many of the businesses face inward along a narrow "main street" and do not have an opportunity for signage visible from the Tollway frontage road. The Commission needs to determine if it is appropriate to allow off-premise signs within an urban mixed-use setting such as this.

Multipurpose Wall signs

A multipurpose wall sign is any sign mounted on the wall of a building which is used to identify shopping centers, retail districts, office districts, or commercial sites, and may include a listing of occupants within the development being identified. The applicant is proposing to use off-premise multipurpose wall signs to advertise businesses within a limited area of the PD-65-CB-1 zoning district.

Additionally, the applicant is requesting to install multipurpose wall signs with electronic changeable images. An electronic changeable wall sign is a type of multipurpose wall sign that displays static images that change message or copy by programmable electronic processes. In previous discussions regarding signage, the Commission has had reservations about allowing these types of signs as wall signs. Presently, the city allows electronic changeable signs as freestanding monument or pole signs, but not wall signs.

If the Commission is comfortable with allowing electronic changeable wall signs, staff recommends that the size of the signs and the number of signs allowed be consistent with the regulations proposed for multipurpose wall signs. Additionally, a definition would need to be included within the PD for multipurpose wall signs and electronic changeable wall signs.

Current Signage Allowances

The parking garage in question is 309 feet long on the western facade that faces the Dallas North Tollway. Using the city's current method for calculating signage, the garage would be allowed 618 square feet of signage on the western facade and 252 square feet of signage on the northern and southern facades. If the Commission determines that allowing off-premise multipurpose wall signs (including electronic changeable wall signs) is appropriate, staff suggests placing limits on the allowable square footage of signage. A 600 square foot wall sign is a large sign by any means, especially if the content on it is delivered electronically. An electronic sign of that size might be a distraction and nuisance to drivers and pedestrians using the Dallas North Tollway and adjacent roadways. The applicant is requesting to limit the size of multipurpose walls signs to 300 square feet. Currently, the Zoning Ordinance allows multistory office wall signs to be 250 square feet. Staff believes that 250 square feet is adequate to meet the applicant's needs of additional signage and recommends that the maximum allowable area for a multipurpose wall sign be limited to 250 square feet.

Staff also recommends that the Commission place limits on the building facade upon which the sign will be able to be mounted. The north, west, and south facades of the garage can all be clearly seen from the Tollway and adjacent streets. The east facade is interior to the development and faces residences within PD-65-CB-1; therefore, staff suggests disallowing any multipurpose wall signs on this facade. Additionally, staff suggests setting boundaries that define the area from which contributing businesses may advertise on multipurpose wall signs (including electronic changeable wall signs). Staff recommends the area be limited to those businesses located east of the Dallas North Tollway, north of Legacy Drive, west of Bishop Road, and south of Legacy Circle. This area includes the garage at the northeast corner of the Dallas North Tollway and Legacy Circle.

Finally, the Dallas North Tollway Overlay District also contains sign regulations, but the regulations pertain only to freestanding signs and not wall signs, so no changes to the overlay district are being proposed.

RECOMMENDATION:

The proposed regulations shall be added to Specific Provisions of the Planned Development within PD-65-CB-1: (Additions are indicated in underlined text.)

6. Signage Regulations

Multipurpose Wall Signs

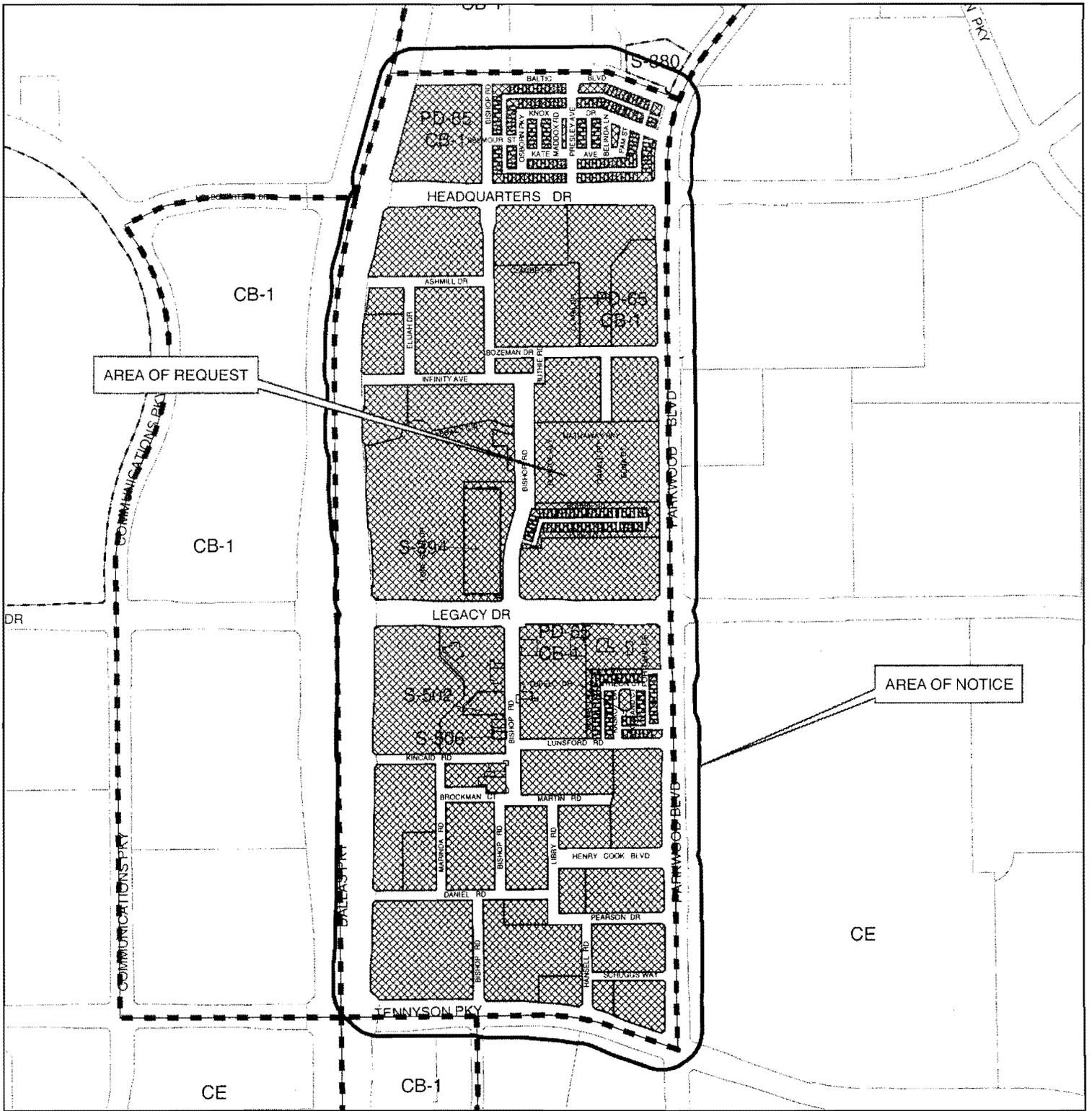
a. General

- A multipurpose wall sign is any sign mounted on the wall of a building which is used to identify shopping centers, retail districts, office districts, or commercial sites and may include a listing of occupants within the development being identified. The multipurpose wall sign may also be an electronic changeable wall sign as defined herein.

- Multipurpose wall signs are exempt from Subsections 3.1603 (b) and (f) of Section 3.1600.
- An electronic changeable wall sign is a type of multipurpose wall sign that displays static images that change message or copy by programmable electronic processes. Electronic changeable wall signs shall be allowed to change copy every eight seconds.

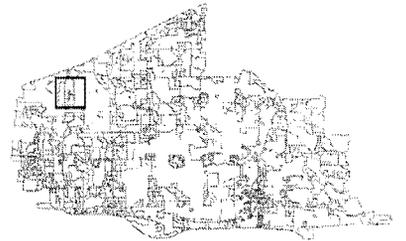
b. Size and Location

- Multipurpose wall signs shall not be limited in height or width except that they shall be limited to 250 square feet in size.
- A maximum of two multipurpose wall signs shall be mounted to the parking garage located at the southeast corner of the Dallas North Tollway frontage road and Legacy Circle only. The signs shall be mounted on the north, west, or south façades, and only one sign shall be permitted on each facade.
- Multipurpose wall signs may only be used to advertise occupants located within the area bounded by the Dallas North Tollway on the west, Legacy Drive on the south, Bishop Road on the east, and Legacy Circle on the north.



Zoning Case #: 2010-10

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



○ 200' Notification Buffer

REPLY FORM

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

RECEIVED

JUL 27 2010

PLANNING DEPT.

Dear Commissioners:

This letter is regarding Zoning Case 2010-10. The property is on 168.1± acres located generally at the northeast corner of Dallas North Tollway and Tennyson Parkway. The current zoning is Planned Development-65-Central Business-1 (PD-65-CB-1). The CB-1 district is intended for use in conjunction with the Commercial Employment (CE) district to permit a highly concentrated business center similar to traditional downtown areas of major cities. A Planned Development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions. PD-65-CB-1 was established as a "New Urbanism" development. Stipulations of this "New Urbanism" development are intended to blend work, housing, shopping, and service opportunities by combining these uses, de-emphasizing the automobile, and encouraging social interaction and a special sense of place. The requested zoning is to amend PD-65-CB-1 pertaining to sign regulations. The applicant is proposing to allow for off premise signage within the PD-65-CB-1 district.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2010-10.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2010-10.

This item will be heard on **August 16, 2010, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

Not clear what kind of signage would be put up but I can't imagine any adding any beauty to the area

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

KENNETH D. ODEN
Name (Please Print)

Kenneth D. Oden
Signature

7913 OSBORN PKWY
Address

7-27-10
Date

EH

REPLY FORM

RECEIVED
PLANNING DEPT

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

Dear Commissioners:

This letter is regarding Zoning Case 2010-10. The property is on 168.1± acres located generally at the northeast corner of Dallas North Tollway and Tennyson Parkway. The current zoning is Planned Development-65-Central Business-1 (PD-65-CB-1). The CB-1 district is intended for use in conjunction with the Commercial Employment (CE) district to permit a highly concentrated business center similar to traditional downtown areas of major cities. A Planned Development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions. PD-65-CB-1 was established as a "New Urbanism" development. Stipulations of this "New Urbanism" development are intended to blend work, housing, shopping, and service opportunities by combining these uses, de-emphasizing the automobile, and encouraging social interaction and a special sense of place. The requested zoning is to amend PD-65-CB-1 pertaining to sign regulations. The applicant is proposing to allow for off premise signage within the PD-65-CB-1 district.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2010-10.

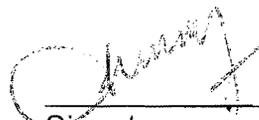
I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2010-10.

This item will be heard on **August 16, 2010, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

I am against proposed zoning change

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

ANKIT RANATGI
Name (Please Print)


Signature

5773 LOUIS LN PLANO TX 75024
Address

01/28/10
Date

EH

REPLY FORM

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

Dear Commissioners:

This letter is regarding Zoning Case 2010-10. The property is on 168.1± acres located generally at the northeast corner of Dallas North Tollway and Tennyson Parkway. The current zoning is Planned Development-65-Central Business-1 (PD-65-CB-1). The CB-1 district is intended for use in conjunction with the Commercial Employment (CE) district to permit a highly concentrated business center similar to traditional downtown areas of major cities. A Planned Development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions. PD-65-CB-1 was established as a "New Urbanism" development. Stipulations of this "New Urbanism" development are intended to blend work, housing, shopping, and service opportunities by combining these uses, de-emphasizing the automobile, and encouraging social interaction and a special sense of place. The requested zoning is to amend PD-65-CB-1 pertaining to sign regulations. The applicant is proposing to allow for off premise signage within the PD-65-CB-1 district.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2010-10.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2010-10.

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

M. S. AKHAVI, MD
Name (Please Print)

[Signature]
Signature

14911 Huges Ln. Dallas, TX
Address
75254

7/29/10
Date

EH Property address
7931 Ashburn Parkway
Plano TX 75024

REPLY FORM

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

Dear Commissioners:

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Please include a better system for crossing legacy either an elevated walkway or an overground tunnel. Our family has had too many close calls.

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

Eric Turner
Name (Please Print)

Eric Turner
Signature

7445 Olivia Ln, Plano, TX 75024
Address

7/30/2010
Date

EH

REPLY FORM

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

PLANNING & ZONING

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I believe that additional (off-premise) signage will detract from the quaint nature of our faux-urban community.

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

David G. Sisler
Name (Please Print)

David G. Sisler
Signature

5728 Tupelo Dr.
Address

July 28 2010
Date

EH

RECEIVED

AUG 04 2010

PLANNING DEPT

REPLY FORM

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P.O. Box 860358
Plano, TX 75086-0358

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Maryann Piazza
Name (Please Print)

Maryann Piazza
Signature

5720 Tupelo Drive
Address
Plano, TX 75024

7-31-2010
Date

EH

RECEIVED

REPLY FORM

AUG 10 2010

PLANNING DEPT.

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

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Anthony P. Pichioni
Name (Please Print)

Anthony Pichioni
Signature

7919 Esborn Pkwy
Address
Plano, TX 75024

8-5-10
Date

EH

RECEIVED

REPLY FORM

AIR MAIL

PLANNING DEPT

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

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The Shops at Legacy (North/Capitol)
 Name (Please Print) Fehmi Karahan, managing partner Signature [Handwritten Signature]
 Address 7200 Bishop Rd, 250 Date 8/8/10
Plano, TX 75024

EH

REPLY FORM

RECEIVED
RECEIVED
AUG 13 2010
AUG 12 2010
PLANNING DEPT
PLANNING DEPT.

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

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Eric Brown
Name (Please Print)

EB
Signature

5709 Lois Lane
Address Plano, TX

8/11/10
Date

EH

CITY OF PLANO
PLANNING & ZONING COMMISSION

August 16, 2010

Agenda Item No. 9

Public Hearing - Preliminary Replat & Revised Site Plan:
Custer Road Veterinary Addition, Block A, Lot 1R

Applicant: Salvo Real Estate Solutions

DESCRIPTION:

Car wash on one lot on 1.0± acre located on the west side of Custer Road, 800± feet south of Parker Road. Zoned Planned Development-90-Retail. Neighborhood #45.

REMARKS:

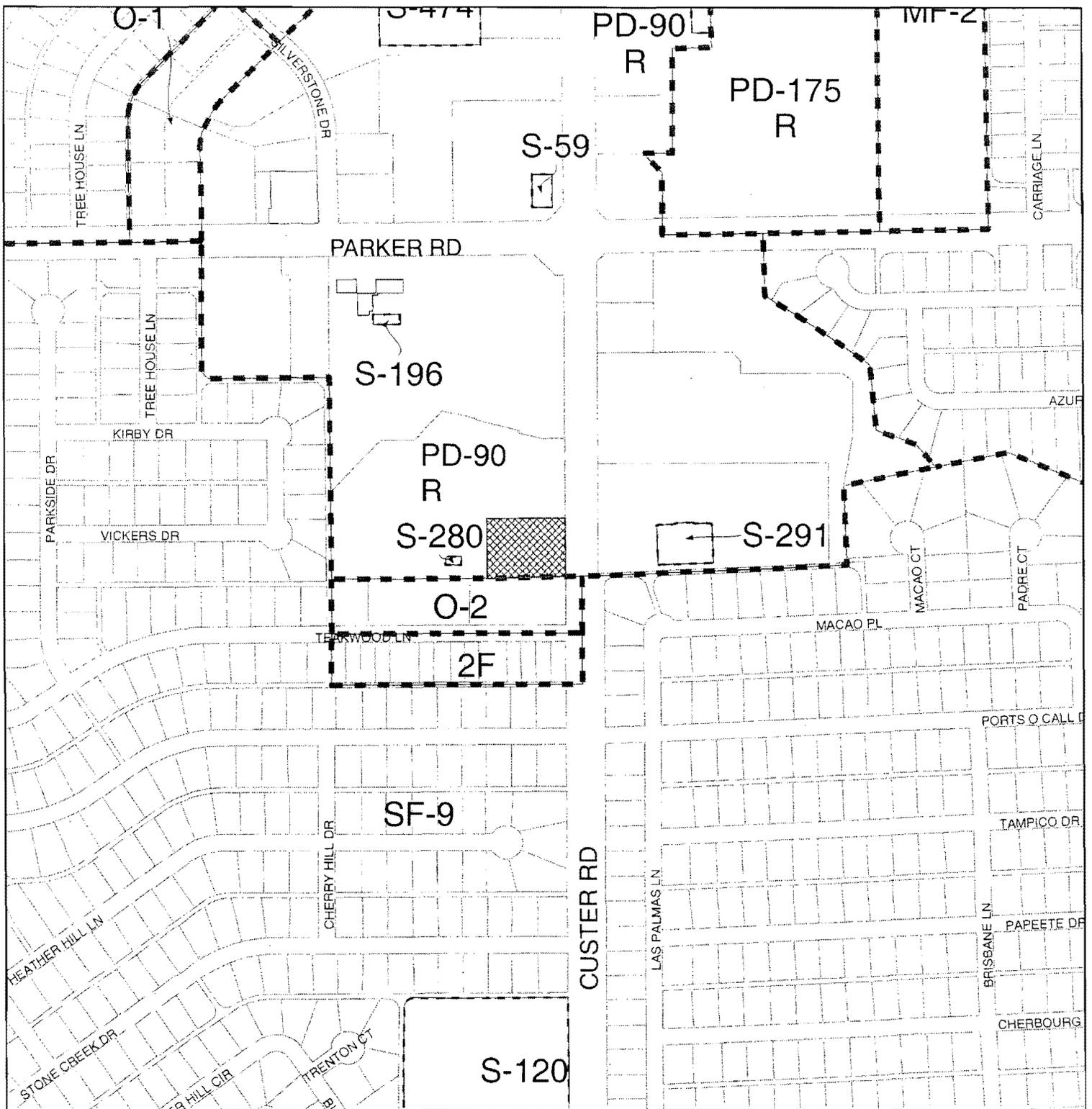
The purpose of the replat is to dedicate easements necessary for the redevelopment of the site.

The purpose of the revised site plan is to show the proposed new car wash and related site improvements.

RECOMMENDATION:

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

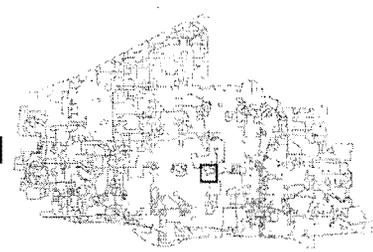
Revised Site Plan: Recommended for approval subject to Fire Department approval of a variance to the 150 foot hose-lay requirement.



Item Submitted: PRELIMINARY REPLAT & REVISED SITE PLAN

Title: CUSTER ROAD VETERINARY ADDITION
BLOCK A, LOT 1R

Zoning: PLANNED DEVELOPMENT-90-RETAIL



○ 200' Notification Buffer

