



December 14, 2006

Pat Evans  
Mayor

Scott Johnson  
Mayor Pro Tem

Sally Magnuson  
Deputy Mayor Pro Tem

Shep Stahel  
Place 1

Loretta Ellerbe  
Place 3

Harry LaRosiliere  
Place 5

Jean Callison  
Place 7

Lee Dunlap  
Place 8

Thomas H. Muentenbeck  
City Manager

Heritage Commission  
City of Plano  
Plano, TX 75074

Re: Heritage Commission Meeting (December 19, 2006)

Dear Commissioner:

The next regular meeting of the Heritage Commission will be held on **Tuesday, December 19, 2006 at 6:00 p.m.** Dinner for commissioners will be served at **5:30** in the **Building Inspections Conference Room**, and the meeting will be held at 6:00 in the **Building Inspections Training Room** on the first floor of the Plano Municipal Center. Note room changes! Please find an agenda attached. Support materials are provided for preview and preparation.

Please contact me if you have any questions or are unable to attend,

Sincerely,

Jeff Zimmerman  
Long Range Planning Manager

(972) 941-7152 office  
(972) 461-6878 fax  
[jeffz@plano.gov](mailto:jeffz@plano.gov)



xc: Bratten Thomason, Texas Historical Commission  
Applicants



**CITY OF PLANO**  
**HERITAGE COMMISSION**  
**PLANO MUNICIPAL CENTER**  
**1520 K AVENUE**  
**DECEMBER 19, 2006**  
**REGULAR MEETING**

ITEM	DESCRIPTION	APPLICANT	CASE / ACTION
	<b>5:30pm Dinner for Commissioners –</b> <b>6:00pm Regular Meeting –</b>		<b>Building Inspections Conference Room</b> <b>Building Inspections Training Room</b>
1	General Comments  This portion of the meeting is to allow the public to speak on items of interest or concern. It is not for the purpose of speaking on items that are on the current agenda. The Commission may not discuss these items, but factual or policy information may be provided in response to the comments, and the Commission may choose to place the item on a future agenda. Comments are limited to five (5) minutes per speaker, with a maximum time limit of thirty (30) minutes for this portion of the meeting.		
2	Approval of Minutes (November 28, 2006)		
3	Certificate of Appropriateness for New Construction, Lexington Development, 16 <sup>th</sup> Street, Haggard Park (H-20)	Lexington	CA-12-06-024
4	Election of Vice-Chairman	Staff	
5	Staff / Commissioner Reports, Committee Appointments, and Items for a Future Agenda	Staff	
	<b><u>Next Regular Meeting: January 23, 2007</u></b>		

The Heritage Commission may convene into executive session pursuant to Section 551.071 of the Texas Government Code to consult with its attorney regarding posted items on the regular meeting.

**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 Engineering Department at (972) 941-7152.

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HERITAGE COMMISSION  
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**Agenda Item No. 1 – General Comments**

**Description:**

This portion of the meeting is to allow the public to speak on items of interest or concern. It is not for the purpose of speaking on items that are on the current agenda. The Commission may not discuss these items, but factual or policy information may be provided in response to the comments, and the Commission may choose to place the item on a future agenda. Comments are limited to five (5) minutes per speaker, with a maximum time limit of thirty (30) minutes for this portion of the meeting.

**Speaker:**

**Subject:**

**Action:**

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**Agenda Item No. 2 -- Approval of Minutes (November 28, 2006)**

**Description:**

The minutes of the last meeting included in HC packet for review.

**Action**

Changes:

Motion:

1<sup>st</sup>:

2<sup>nd</sup>:

Vote:

Members Voting:

Notes:

**CITY OF PLANO  
HERITAGE COMMISSION  
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**Time:** 6:00 p.m.

**Location:** Training Room A, Municipal Center

**Regular/Called:** Regular

**Members Present:**  Brian Chaput  
 Doug Cargo  
 Janice Cline  
 Jim Hiegel  
 Justin Nichols  
 Clinton Osteen  
 Pat Warren

**Staff Present:**  Marcus Watson, Heritage Preservation Officer  
 Joseph May, Senior Planning Technician  
 Jeff Zimmerman, Long-range Planning Manager

**Others Present:** Scott Schaeffer, Melissa O'Neal, Alvie O'Neal, Pam Hatcher, John Brooks, Naomi Goolsby, Clint Haggard, Mary Compton

**Call to Order**

The meeting was called to order at 6:00 p.m., under the Texas Open Meetings Act.

**Agenda Item No. 1 – General Comments**

**Description:**

This portion of the meeting is to allow the public to speak on items of interest or concern. It is not for the purpose of speaking on items that are on the current agenda. The Commission may not discuss these items, but factual or policy information may be provided in response to the comments, and the Commission may choose to place the item on a future agenda. Comments are limited to five (5) minutes per speaker, with a maximum time limit of thirty (30) minutes for this portion of the meeting.

**Speaker:**  
No Speakers

**Subject:**

**Action:**

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**Agenda Item No. 2 -- Approval of Minutes (October 24, 2006)**

**Description:**

The minutes of the last meeting included in HC packet for review.

**Action**

Changes: None

Motion: Approval as written.

1<sup>st</sup>: Warren

2<sup>nd</sup>: Chaput

Vote: 5-0

Members Voting: Cargo, Chaput, Hiegel, Nichols, Warren

**Agenda Item No. 3 – Certificate of Appropriateness for New Construction, Lexington Development, 16<sup>th</sup> Street, Haggard Park (H-20)**

**Applicant/Presenter: Lexington**

**Case #: CA-11-06-023**

**Description:**

This is a vacant lot in the Haggard Park Heritage District.

The applicant proposes construction of new townhouses on the lot as shown on the layout plan. It is part of the larger "Rice Field development." The homes will be 2 1/2 stories on a raised foundation. There will be two rows of houses facing inward to each other, on either side of a new street. The south end of each of the rows of townhouses will face 16<sup>th</sup> Street. These are Buildings "A" and "B." Please see layout plan.

The Heritage Commission approved the property layout and concept plan for the exterior of two buildings adjacent to 16<sup>th</sup> Street on October 25, 2005. The Commission agreed to concentrate final review on the southern portion of the lot back to the rear lot lines of the adjoining 16<sup>th</sup> Street properties. The Commission, however, did express interest in how this portion would relate to the architecture of the remainder of the project and requested elevations or sketches of these buildings at the time of final approval. Other stipulations were that more fenestration (windows) be added to the turrets if the turrets were not removed and that the porch posts be either battered if Craftsman style was chosen or turned if Queen Anne style was chosen. The applicant has chosen the Craftsman style.

The two adjoining 16<sup>th</sup> Street properties are both commercial uses, one is new construction built under the district's design guidelines and the other is a non-contributing building.

The exterior materials will include brick veneer at the base and cementitious siding to imitate wood on the upper floors with a 6" exposure. It will be painted as submitted. The windows will be vinyl simulated divided light.

Buildings "C" and "D" will be partially on the lot within the Heritage District, but will be on the interior of the development and, for the most part, not visible from 16<sup>th</sup> Street or G Avenue. They will be of

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simpler design with brick facades. The design is more like commercial buildings of the period, except they include porches and bay windows.

**Staff Comments:**

This proposal is consistent with the approved Concept Plan with changes made to address the Commission's concerns and stipulations. The architectural elements, as well as the colors, meet the guidelines of the district and are consistent with elements found throughout the district and/or those appropriate to the period and architecture of the area. The previous façade drawings included a combination of Craftsman and Queen Anne elements. The final design is composed primarily of Craftsman design elements.

**Recommended Motion:** Approval as submitted.

**Action**

Speakers: Scott Schaeffer, applicant; Melissa O'Neal, Alvie O'Neal, Pam Hatcher, John Brooks, Naomi Goolsby, Clint Haggard, Mary Compton

Comments: Speakers, other than the applicant, collectively voiced concerns about differences in between the architectural elevations presented in this application and the approved concept drawings. The applicant noted that changes had been made to conform more with the Craftsman style than Queen Anne as opposed to reflecting both styles.

Motion: Denial without Prejudice

Stipulations:

1<sup>st</sup>: Warren

2<sup>nd</sup>: Cargo

Vote: 5-0

Members Voting: Cargo, Chaput, Hiegel, Nichols, Warren

Notes: Chairman Nichols asked that the developers meet with interested citizens for input before re-submittal. Commissioners Chaput and Cargo volunteered to facilitate a meeting and report to the Commission.

**Agenda Item No. 4 – Discussion and Direction Regarding Communication of Electronic Mail from Citizens to the Commission Concerning Agenda Items**

**Applicant/Presenter: Staff**

**Case #:** \_\_\_\_\_

**Description:**

At the Commission's October meeting, a resident requested that email received by staff from citizens regarding an item on an upcoming agenda be forwarded to the Commission immediately. Currently, emails are printed and distributed to all Commissioners at the meeting.

**Staff Comments:**

The purpose of this suggestion is to improve the communication of citizens' opinions to the Commission on issues and to aid the Commissioners in preparing for meetings. This idea has merit. However, there are several issues to consider. First, the Open Meetings Act requires the business of the Commission to be conducted in public. Email correspondence can be "tricky" in meeting Open

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Meeting requirements. For such opinions to be considered "testimony" to the Commission, it should be made in the public meeting.

Secondly, while electronic correspondence has certainly made communication faster (and, perhaps, easier), problems with computers and human error do occur. If for some reason a one or more of the Commissioners did not receive the email due to computer glitch, lost email, or inability to review received emails before the meeting, those Commissioners would not have the same information at the same time that other members have in reviewing the item. Also, staff persons may not be in the office at the time an email arrives or may simply forget to forward it right away. The person sending the email may assume that Commissioners have viewed his/her information and will be disappointed if they learn otherwise.

**Recommended Motion:** Continue the current practice of providing correspondence regarding agenda items, both mailed and emailed, to the Commission as copies at the scheduled meeting.

**Action**

The Commission took no action. It discussed the issue, considered staff's recommendation, and decided to make no changes at this time.

**Agenda Item No. 5 – Nomination and Election of Vice-Chairman**

**Applicant/Presenter: Staff**

**Case #:**

**Description:**

Commission will offer nominations and vote for Vice-chairperson.

**Action**

Speakers:

Comments: Commissioner Warren nominated Commissioner Cline

Motion: Table until Nomination is accepted.

Stipulations:

1<sup>st</sup>: Warren

2<sup>nd</sup>: Chaput

Vote: 5-0

Members Voting: Cargo, Chaput, Hiegel, Nichols, Warren

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**Agenda Item No. 6 – Discussion and Direction on Scheduling of December Meeting**

**Applicant/Presenter: Staff**

**Case #:** \_\_\_\_\_

**Description:**

The regular December meeting of the Commission is scheduled for Tuesday, December 26. If the Commission receives any Certificate of Appropriateness application in December, it required to take action within 30 days of the receipt of the application. It has not been unusual in the past for the Commission to cancel the December meeting due to the lack of agenda items. However, should the Commission need to hold the meeting, it may want to consider rescheduling the meeting due to the holidays.

**Action**

Speakers:

Comments:

Motion: Reschedule December meeting to December 19, 2006.

Stipulations:

1<sup>st</sup>: Cargo

2<sup>nd</sup>: Hiegel

Vote: 5-0

Members Voting: Cargo, Chaput, Hiegel, Nichols, Warren

**Agenda Item No. 7 - Staff / Commissioner Reports, Committee Appointments, and Items for a Future Agenda**

**Description:**

Staff and Commissioners may report on meetings and events and suggest topics for future agendas.

**Reports and/or Actions:**

Chairman Nichols appointed Commissioners Cargo and Chaput to facilitate Lexington's meeting with public.

**Adjournment**

Motion: Adjourn

1<sup>st</sup>: Hiegel

2<sup>nd</sup>: Warren

Vote: 5-0

Members Voting: Cargo, Chaput, Hiegel, Nichols, Warren

Notes:

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**Agenda Item No. 3 – Certificate of Appropriateness for New Construction, Lexington  
Development, 16<sup>th</sup> Street, Haggard Park (H-20)**

**Applicant/Presenter: Lexington**

**Case #: CA-12-06-024**

**Description:**

This item was denied without prejudice so that a committee of the Commission, the applicants, nearby homeowners and staff could discuss the matter in more detail. The developer has resubmitted the application with revised architectural elevations. The new drawings differ from the ones submitted in November in the following ways:

1. Roof Line Treatment – The roofline on the gabled projections on Buildings A and B have been raised to match the main roofline of the building, and the pitch of the roof has been increased. Dormers on the front elevations have been removed. Dormers on the back have been made full roof dormers, rather than wall dormers.
2. Eaves and Overhangs – The overall style of the buildings has returned to "Queen Anne," so the shallower overhangs are appropriate, but the cornice has been enlarged and gable returns have been added back.
3. Window and Door Treatments – The windows have been made narrower and taller to be more consistent with Queen Anne styling. The windows are now 1-over-1 configuration as well. The front doors are to be wood framed with a single, rectangular window.
4. Porch Treatments – The applicant has removed the brick porch plinths and added a full-height boxed column and cutwork railing, consistent with "Folk Victorian" styling.
5. 16<sup>th</sup> Street Facades - These elevations have been changed to be more consistent with the original concept drawings, including a wrap-around, partial-width porch and front doors facing the street.
2. Height of Building C – Building C, which is north of Building A on the west side of the subdivision was shown as a three-story building on the November submittal and conflicts with the height requirements of the Heritage Resource District. The applicant agreed to replace it with the same two-story design proposed for Building D.

The applicant proposes construction of new townhouses on the lot as shown on the layout plan. It is part of the larger "Rice Field development." The homes will be 2 1/2 stories on a raised foundation. There will be two rows of houses facing inward to each other, on either side of a new street. The south end of each of the rows of townhouses will face 16<sup>th</sup> Street. These are Buildings "A" and "B." Please see layout plan.

The Heritage Commission approved the property layout and concept plan for the exterior of two buildings adjacent to 16<sup>th</sup> Street on October 25, 2005. The Commission agreed to concentrate final review on the southern portion of the lot back to the rear lot lines of the adjoining 16<sup>th</sup> Street properties. The Commission, however, did express interest in how this portion would relate to the architecture of the remainder of the project and requested elevations or sketches of these buildings at the time of final approval. Other stipulations were that more fenestration (windows) be added to the turrets if the turrets were not removed and that the porch posts be either battered if Craftsman style was chosen or turned if Queen Anne style was chosen. The applicant has chosen the Craftsman style.

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The two adjoining 16<sup>th</sup> Street properties are both commercial uses, one is new construction built under the district's design guidelines and the other is a non-contributing building.

The exterior materials will include brick veneer at the base and cementitious siding to imitate wood on the upper floors with a 6" exposure. It will be painted as submitted. The windows will be vinyl simulated divided light.

Buildings "C" and "D" will be partially on the lot within the Heritage District, but will be on the interior of the development and, for the most part, not visible from 16<sup>th</sup> Street or G Avenue. They will be of simpler design with brick facades. The design is more like commercial buildings of the period, except they include porches and bay windows.

Artist renderings of the G Avenue buildings are included for reference, but they are not within the Heritage District.

**Staff Comments:**

Please see committee report.

**Recommended Motion:** Approval as submitted.

**Action**

Speakers:

Comments:

Motion:

Stipulations:

1<sup>st</sup>:

2<sup>nd</sup>:

Vote:

Members Voting:

# MEMORANDUM

December 12, 2006

**TO:** Heritage Commission

**FROM:** Douglas Cargo  
Brian Chaput

**SUBJECT:** Lexington Park (Rice Field)

On November 28, 2006, the Heritage Commission denied (without prejudice) the Certificate of Appropriateness (CA) for a proposed townhouse development located west of G Avenue and north of 16<sup>th</sup> Street. Chairperson Nichols appointed us to meet with Lexington Luxury Builders, neighbors, and staff and report to the Commission, as a whole, at our December 19<sup>th</sup> meeting. The Commission's authority pertains to a 2.5 acre parcel on the southern end of the site adjacent to 16<sup>th</sup> Street, which lies within the Haggard Park Heritage Resource District. The remainder of the site is not in the district.

The meeting was attended by approximately 20 people, including nearby residents and property owners, the applicant and his representatives, committee members, and staff. A wide range of design elements were discussed during the 1 ½ hour meeting.

The meeting attendees were informed that the Heritage Commission could only stipulate those changes that relate to applicable city ordinances and the adopted Design Guidelines for the Haggard Park District. The applicant may agree to other changes in accordance with the attendees' recommendations and include them in a new submittal for action by the Commission; however, the Commission cannot add conditions to its approval unless there is reasonable connection to documented policies.

During the meeting, the applicants agreed to make several design changes based on input from the audience including:

1. Roof line treatment – The applicant indicated that he would extend the front gables on Buildings A and B to the same height as the main roof line and use a steeper pitch. This may possibly eliminate the need for dormers on the front of the structure, while still allowing for additional half-story of useable space. The applicant also agreed to modify the drawings to include inset dormers on the rear sides of Buildings A and B.
2. Eaves and overhangs – The applicant indicated that he would return to a style more consistent with Queen Anne or Folk Victorian, for which shorter overhangs with gable "returns" would be appropriate.
3. Window and door treatments – The applicant indicated his intent to use taller, narrower windows that are more consistent with Queen Anne/Folk

Victorian concepts and add divided transit features above the first floor windows and doors. The applicant intends to use wooden front doors with single line, rectangular windows.

4. Porch treatments – The applicant indicated that he would use a full-length “turned” or “box” style post for the porches instead of a “battered” design with a brick base. Brick materials will still be used around the foundation.

In addition, the applicants addressed the following items at the request of the committee and staff:

1. South Elevations of Buildings A and B – We noted that it was the original intent of the Heritage Commission to improve consistency with other structures along the street by creating the appearance of two single-family homes fronting on 16<sup>th</sup> Street. The applicant indicated that he would incorporate the design approach shown in the concept plan with a “wrap-around” porch without a gable and the front door facing 16<sup>th</sup> Street. The applicant indicated that he would also consider using the same approach on the northern ends of Buildings A and B.
2. Height of Building C – Building C is north of Building A on the west side of the subdivision. It was shown as a three-story building on the most recent submittal and conflicts with the height requirements of the Heritage Resource District. The applicant agreed to replace it with the same two-story design proposed for Building D.

The applicant intends to submit revised plans with the above changes for the Commission’s consideration at its December 19<sup>th</sup> meeting. By doing so, the applicant will have addressed those items that were inconsistent with City ordinances and guidelines and the input of the residents and property owners.



**EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"

GENERAL NOTES:  
 1. REFER TO SHEET A-100 FOR GENERAL NOTES.  
 2. REFER TO SHEET A-101 FOR FINISHES.  
 3. REFER TO SHEET A-102 FOR MATERIALS.  
 4. REFER TO SHEET A-103 FOR DETAILS.  
 5. REFER TO SHEET A-104 FOR ROOFING.  
 6. REFER TO SHEET A-105 FOR MECHANICAL.  
 7. REFER TO SHEET A-106 FOR ELECTRICAL.  
 8. REFER TO SHEET A-107 FOR PLUMBING.  
 9. REFER TO SHEET A-108 FOR PAINTING.  
 10. REFER TO SHEET A-109 FOR LANDSCAPE.

SECTION MARKERS:  
 SECTION 1-1  
 SECTION 2-2  
 SECTION 3-3  
 SECTION 4-4  
 SECTION 5-5  
 SECTION 6-6  
 SECTION 7-7  
 SECTION 8-8  
 SECTION 9-9  
 SECTION 10-10

**WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"

GENERAL NOTES:  
 1. REFER TO SHEET A-100 FOR GENERAL NOTES.  
 2. REFER TO SHEET A-101 FOR FINISHES.  
 3. REFER TO SHEET A-102 FOR MATERIALS.  
 4. REFER TO SHEET A-103 FOR DETAILS.  
 5. REFER TO SHEET A-104 FOR ROOFING.  
 6. REFER TO SHEET A-105 FOR MECHANICAL.  
 7. REFER TO SHEET A-106 FOR ELECTRICAL.  
 8. REFER TO SHEET A-107 FOR PLUMBING.  
 9. REFER TO SHEET A-108 FOR PAINTING.  
 10. REFER TO SHEET A-109 FOR LANDSCAPE.

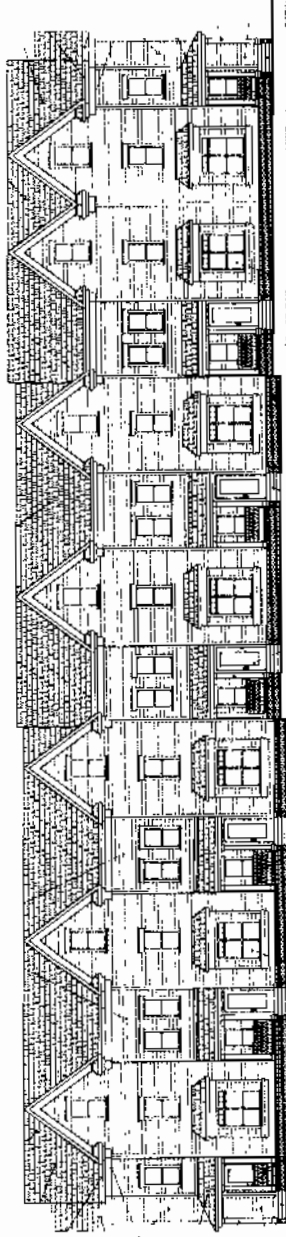
SECTION MARKERS:  
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 SECTION 3-3  
 SECTION 4-4  
 SECTION 5-5  
 SECTION 6-6  
 SECTION 7-7  
 SECTION 8-8  
 SECTION 9-9  
 SECTION 10-10

**SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

GENERAL NOTES:  
 1. REFER TO SHEET A-100 FOR GENERAL NOTES.  
 2. REFER TO SHEET A-101 FOR FINISHES.  
 3. REFER TO SHEET A-102 FOR MATERIALS.  
 4. REFER TO SHEET A-103 FOR DETAILS.  
 5. REFER TO SHEET A-104 FOR ROOFING.  
 6. REFER TO SHEET A-105 FOR MECHANICAL.  
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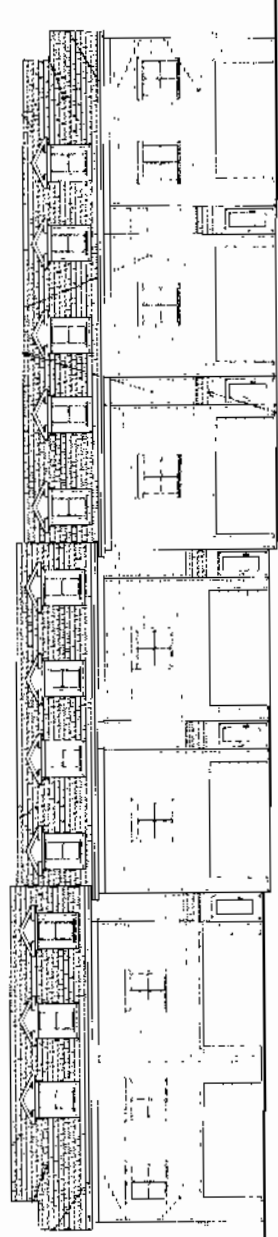
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 SECTION 6-6  
 SECTION 7-7  
 SECTION 8-8  
 SECTION 9-9  
 SECTION 10-10

1. EXTERIOR WALLS SHALL BE BRICK WITH STUCCO ACCENT PANELS.  
 2. ALL WINDOWS SHALL BE 1/2" GLAZED ALUMINUM FRAME WITH 1/2" GLAZING.  
 3. ALL DOORS SHALL BE 1/2" GLAZED ALUMINUM FRAME WITH 1/2" GLAZING.  
 4. ROOF SHALL BE ASPH/FLT SHINGLES.  
 5. GUTTERS SHALL BE 5" ALUMINUM WITH 1/2" DOWNSPUTTERS.  
 6. ALL FINISHES SHALL BE AS SHOWN.  
 7. SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND METHODS.  
 8. SEE MECHANICAL AND ELECTRICAL SPECIFICATIONS FOR SYSTEMS.  
 9. SEE CIVIL SPECIFICATIONS FOR SITEWORK AND UTILITY CONNECTIONS.  
 10. SEE STRUCTURAL SPECIFICATIONS FOR FOUNDATION AND FRAMING.



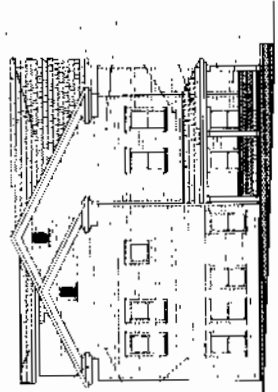
**BUILDING 'B'**

1. EXTERIOR WALLS SHALL BE BRICK WITH STUCCO ACCENT PANELS.  
 2. ALL WINDOWS SHALL BE 1/2" GLAZED ALUMINUM FRAME WITH 1/2" GLAZING.  
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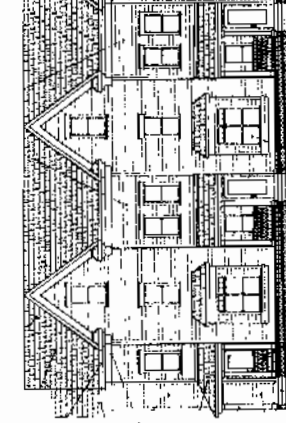
**BUILDING 'B'**

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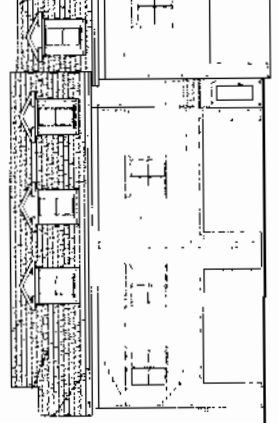
**BUILDING 'B'**

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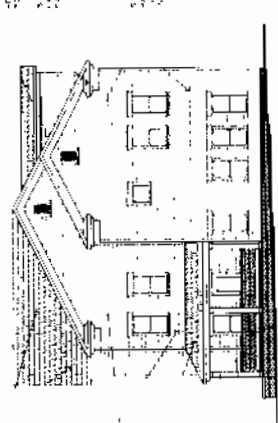
**BUILDING 'B'**

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 3. ALL DOORS SHALL BE 1/2" GLAZED ALUMINUM FRAME WITH 1/2" GLAZING.  
 4. ROOF SHALL BE ASPH/FLT SHINGLES.  
 5. GUTTERS SHALL BE 5" ALUMINUM WITH 1/2" DOWNSPUTTERS.  
 6. ALL FINISHES SHALL BE AS SHOWN.  
 7. SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND METHODS.  
 8. SEE MECHANICAL AND ELECTRICAL SPECIFICATIONS FOR SYSTEMS.  
 9. SEE CIVIL SPECIFICATIONS FOR SITEWORK AND UTILITY CONNECTIONS.  
 10. SEE STRUCTURAL SPECIFICATIONS FOR FOUNDATION AND FRAMING.



**BUILDING 'B'**

1. EXTERIOR WALLS SHALL BE BRICK WITH STUCCO ACCENT PANELS.  
 2. ALL WINDOWS SHALL BE 1/2" GLAZED ALUMINUM FRAME WITH 1/2" GLAZING.  
 3. ALL DOORS SHALL BE 1/2" GLAZED ALUMINUM FRAME WITH 1/2" GLAZING.  
 4. ROOF SHALL BE ASPH/FLT SHINGLES.  
 5. GUTTERS SHALL BE 5" ALUMINUM WITH 1/2" DOWNSPUTTERS.  
 6. ALL FINISHES SHALL BE AS SHOWN.  
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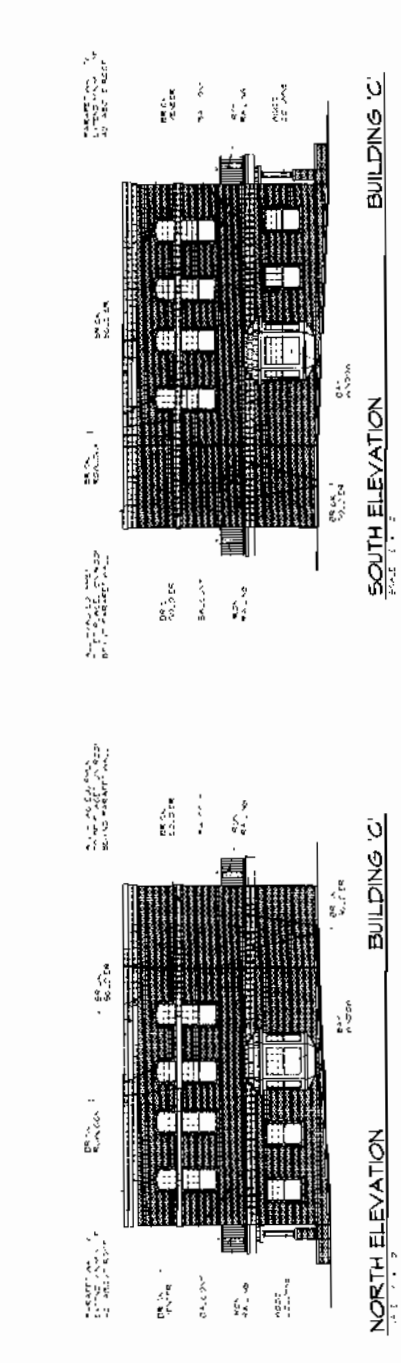
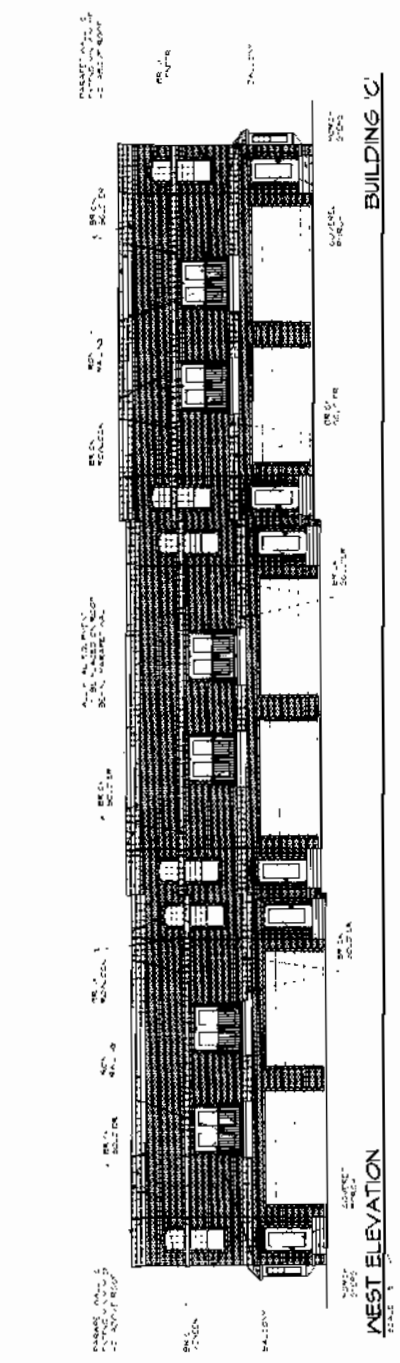
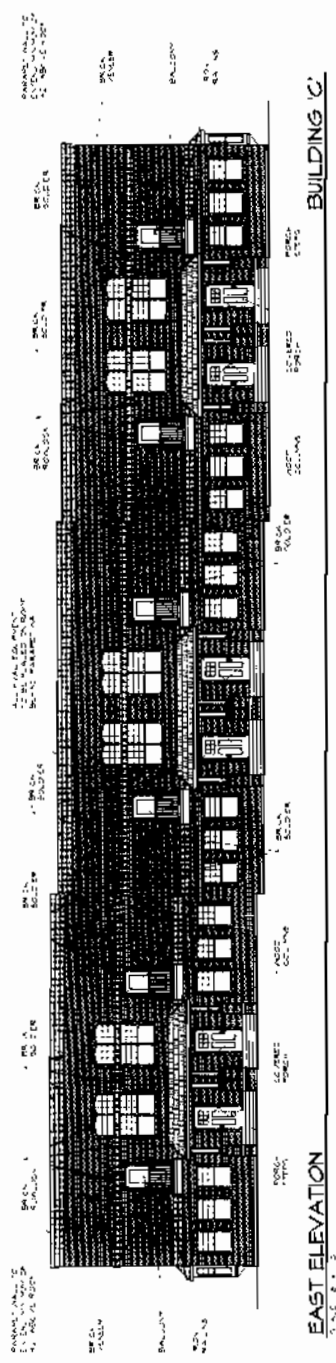
**BUILDING 'B'**

Kevin P. Simon  
 ARCHITECT  
 10000 N. CENTRAL EXPRESSWAY  
 SUITE 100  
 DALLAS, TEXAS 75243  
 TEL: 214.440.1111  
 WWW.KPSA.COM

# LEXINGTON PARK TOWNHOMES PLANO, TX

REVISIONS

DATE: 10/20/09  
 SHEET NO: A3  
 1 OF 1



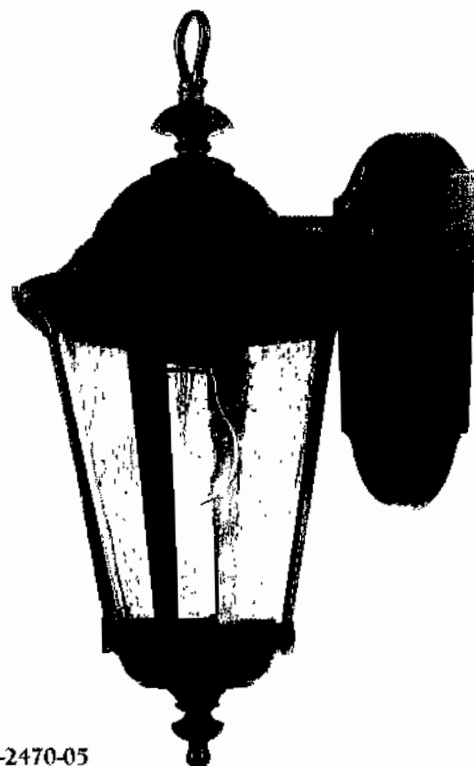




**Lexington Park Addition  
Heritage Commission Package  
December 19, 2006 Heritage Commission Meeting**

**Exterior Lighting Specifications**

**Supplier: Savoy House  
Manufacturer: Savoy House  
Model: GZ-5-2470-05  
Details: Clear Seeded Glass**

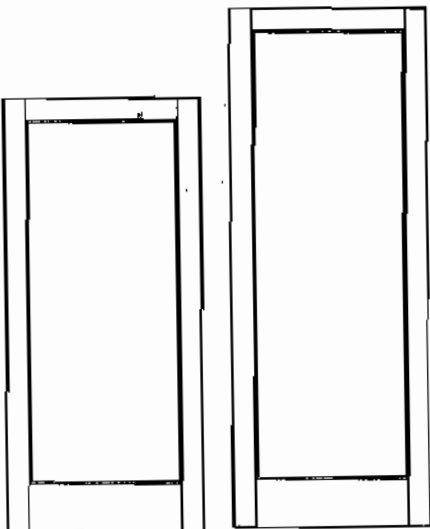


**GZ-5-2470-05**  
Oiled Copper Finish  
7"W x 15-1/4"H x 9-1/4"EXT  
1E 60W  
Clear Seeded Glass

**Lexington Park Addition  
Heritage Commission Package  
December 19, 2006 Heritage Commission Meeting**

**Front Door Specifications**

**Supplier:** Wilson Plywood & Door  
**Manufacturer:** Custom Manufacture  
**Model:** 4501 IG LE  
**Species:** Fir  
**Size:** 3/0 x 6/8 x 1 3/4



4501 IG FIR LE

2/0 X 6/8 X 1 3/4  
2/6 X 6/8 X 1 3/4  
2/8 X 6/8 X 1 3/4  
3/0 X 6/8 X 1 3/4

4501 IG FIR LE

2/0 X 8/0 X 1 3/4  
2/4 X 8/0 X 1 3/4  
2/6 X 8/0 X 1 3/4  
2/8 X 8/0 X 1 3/4  
3/0 X 8/0 X 1 3/4



"Your Dreams Come True Behind Our Doors"



**Lexington Park Addition  
Heritage Commission Package  
December 19, 2006 Heritage Commission Meeting**

**Brick Specifications**

**Supplier: Metro Brick & Stone  
Manufacturer: Clamex Brick  
Product: Lexington Antique Cla-King  
Product Line: Antique Tumbled Brick**

**Lexington Park Addition  
Heritage Commission Package  
December 19, 2006 Heritage Commission Meeting**

**Exterior Paint Specifications**

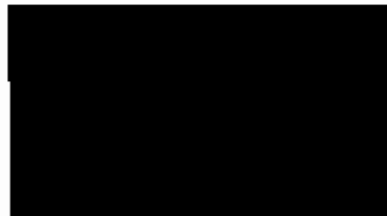
**Supplier: Benjamin Moore Paint  
Manufacturer: Benjamin Moore Paint  
Product: Exterior Latex  
Product Line: Historical Color Series  
Color: Multiple (See Samples Attached)  
Colors By Location:  
    Front Doors: HC 64 Townsend Harbor Brown  
    Siding\*: 3B Sage Mountain 1488  
    Trim: 1B Winterwood 1486**

**\* All exterior painted surfaces which are not doors, windows or siding are considered trim.**

**Lexington Park Addition  
Heritage Commission Package  
October 3, 2006**

**Exterior Paint Specifications**

**Supplier: Benjamin Moore Paint  
Manufacturer: Benjamin Moore Paint  
Product: Exterior Latex  
Product Line: Historical Color Series  
Model: HC  
Color: Multiple (See Samples Attached)**



Home >> Siding Products >> Homeowner / Realtor >> Products & Home Styles >> Hardiplank® Lap Siding



Homeowner / Realtor    Builder    Specialty Contractor    Dealer    Architect



**Hardiplank® Lap Siding**

- ▶ Products & Home Styles
- ▶ **Hardiplank® Lap Siding** Warranty
- ▶ Hardishingle® Siding
- ▶ Hardipanel® Vertical Siding
- ▶ Harditrim® Planks
- ▶ Hardisoffit® Panels
- ▶ ColorPlus® Technology
- ▶ Product Guarantees
- ▶ Remodelling & Replacement
- ▶ Installation
- ▶ Technical Information
- ▶ Advantages to Wood Siding
- ▶ James Hardie Near You
- ▶ Remodeler Locator
- ▶ Dealer Locator
- ▶ Literature Request
- ▶ FAQ

Hardiplank® lap siding is the most popular brand of siding in America and can be found on over 70 million of U.S. homes. With its strength, beauty and durability, Hardiplank siding enhances and protects homes in all kinds of climates. It comes in a variety of looks and textures, all of which include the exclusive PrimePlus® sealer and primer, which provide an excellent painting surface. Hardiplank lap siding comes with a 50-year transferable limited warranty.

Click images below to enlarge.



**Select Cedarmill®**

Thickness 5/16"  
Weight 2.3 lbs./sq.ft.  
Length 12' planks

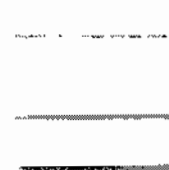
Widths	Exposure	Pcs/Sq.
5 1/4"	4"	25
6 1/4"	5"	20
7 1/4"	6"	17
8 1/4"	7"	15
9 1/4"	8"	13
12"	10 3/4"	10



**Smooth**

Thickness 5/16"  
Weight 2.3 lbs./sq.ft.  
Length 12' planks

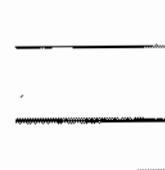
Widths	Exposure	Pcs/Sq.
5 1/4"	4"	25
6 1/4"	5"	20
7 1/4"	6"	17
8 1/4"	7"	15
9 1/4"	8"	13
12"	10 3/4"	10



**Beaded Cedarmill® and Beaded Smooth**  
(not shown)

Thickness 5/16"  
Weight 2.3 lbs./sq.ft.  
Length 12' planks

Widths	Exposure	Pcs/Sq.
8 1/4"	7"	15



**Colonial Roughsawn® and Colonial Smooth®**  
(not shown)

Thickness 5/16"  
Weight 2.3 lbs./sq.ft.  
Length 12' planks

Widths	Exposure	Pcs/Sq.
8"	6.75"	15

Warranty

**Lexington Park Addition  
Heritage Commission Package  
December 19, 2006 Heritage Commission Meeting**

**Roof Specifications**

**Manufacturer: Tamko Roofing Products  
Product: Laminated Asphalt Shingles  
Product Line: Heritage Series  
Model: Heritage 30 AR  
Color: Weathered Wood**

**SEE ATTACHED PRODUCT SAMPLE BOARD**

**Lexington Park Addition  
Heritage Commission Package  
December 19, 2006 Heritage Commission Meeting**

**Window Specifications**

**Supplier: Weathershield Windows & Doors**

**Manufacturer: Weathershield Windows & Doors**

**Product: Visions 2000 Vinyl Windows**

**Model: Visions 2000 One Lite**

**Species: Vinyl Double Hung Tilt**

**Sizes:**

**First Floor: All 2/6 Wide x 5/0 Tall**

**First Floor Boxed Element: (2) 2/6 x 5/0 Muller w/ 1/0 Transom**

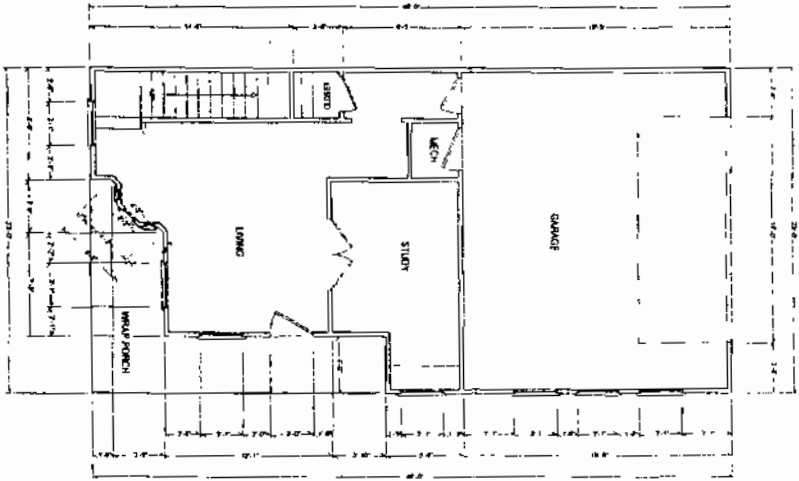
**Second Floor: All 2/6 Wide x 5/0 Tall**

**Attic Element: All 2/6 Wide x 5/0 Tall**

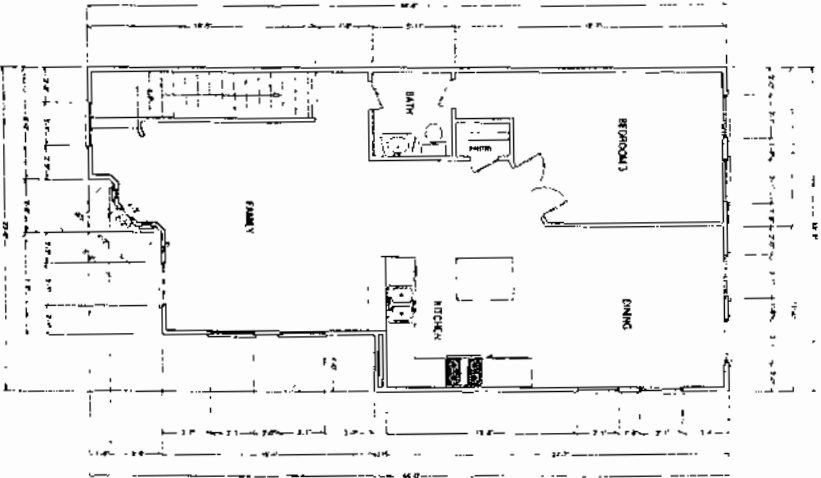
**Notes: All windows are one lite except transom on boxed element which is a divided lite transom.**



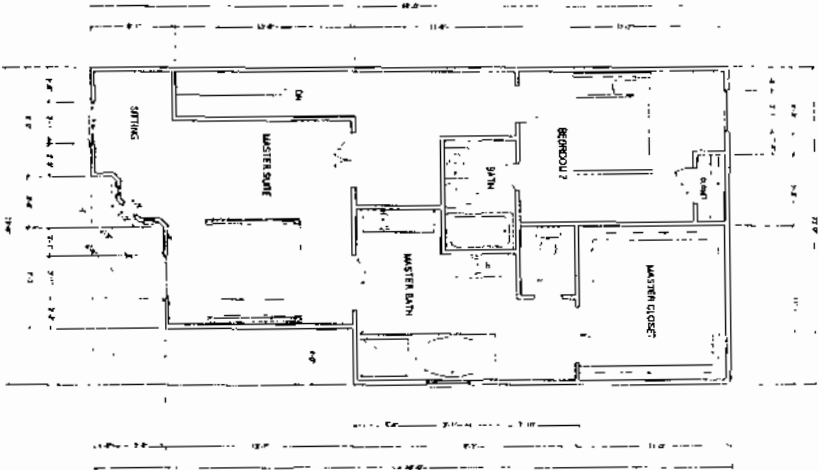
**RICE FIELD REDEVELOPMENT BLOCK PROJECT**  
 A PUBLIC PRIVATE PARTNERSHIP BETWEEN LEXINGTON LUXURY BUILDERS AND THE CITY OF PLANO



01



02



03

**PRELIMINARY TYPICAL FLOOR PLAN**  
 A UNIT TYPE 2172 SF

PREPARED FOR:



LEXINGTON LUXURY BUILDERS, LLC  
 P O Box 140948 DALLAS, TEXAS 75214  
 (214) 368-4900

DATE

03/20/20

SCALE

AS SHOWN

THIS PLAN IS A PRELIMINARY TYPICAL FLOOR PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE FINAL FLOOR PLAN SHALL BE THE ONE PROVIDED BY THE ARCHITECT. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THIS PLAN. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY CONFLICTS OR INCONSISTENCIES IN THIS PLAN. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY VIOLATIONS OF ANY APPLICABLE LAWS OR REGULATIONS. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, INCLUDING BUT NOT LIMITED TO, DIRECT, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, ARISING FROM OR OUT OF THE USE OF THIS PLAN. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS, DAMAGES, LOSSES, OR EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING FROM OR OUT OF THE USE OF THIS PLAN. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS, DAMAGES, LOSSES, OR EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING FROM OR OUT OF THE USE OF THIS PLAN.

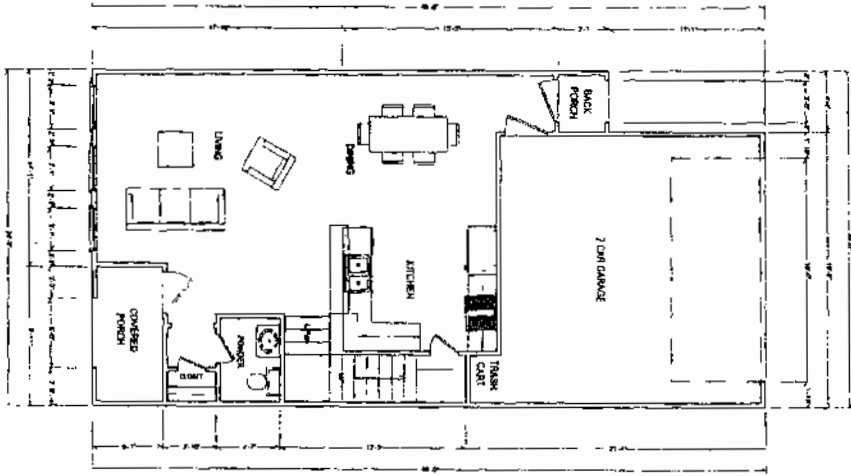
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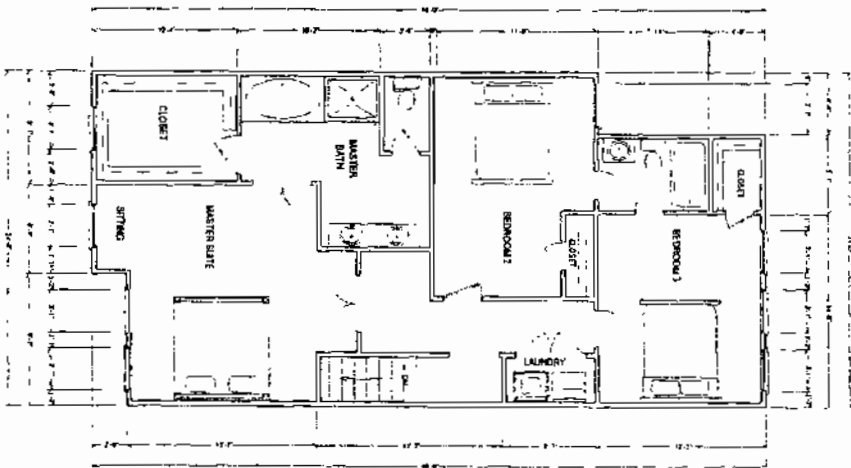
**RICE FIELD REDEVELOPMENT BLOCK PROJECT**  
 A PUBLIC PRIVATE PARTNERSHIP BETWEEN LEXINGTON LUXURY BUILDERS AND THE CITY OF PLANO

**PRELIMINARY TYPICAL FLOOR PLAN**  
 D UNIT TYPE - 1681 SF

01



02



**PREPARED FOR:**



LEXINGTON LUXURY BUILDERS, LLC  
 P.O. Box 140846 DALLAS, TEXAS 75214  
 (214) 359-4000

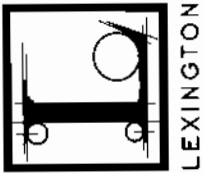
DATE: 10/20/2010

SCALE: 1/8" = 1'-0"

SHEET TITLE:  
 D UNIT

This floor plan is a preliminary drawing and is not intended to be used for construction. It is subject to change without notice. The information is provided for informational purposes only. The user of this information is advised to consult with the architect or engineer for a complete and accurate set of drawings. The user of this information is advised to consult with the architect or engineer for a complete and accurate set of drawings. The user of this information is advised to consult with the architect or engineer for a complete and accurate set of drawings.

*Handwritten signature or initials.*

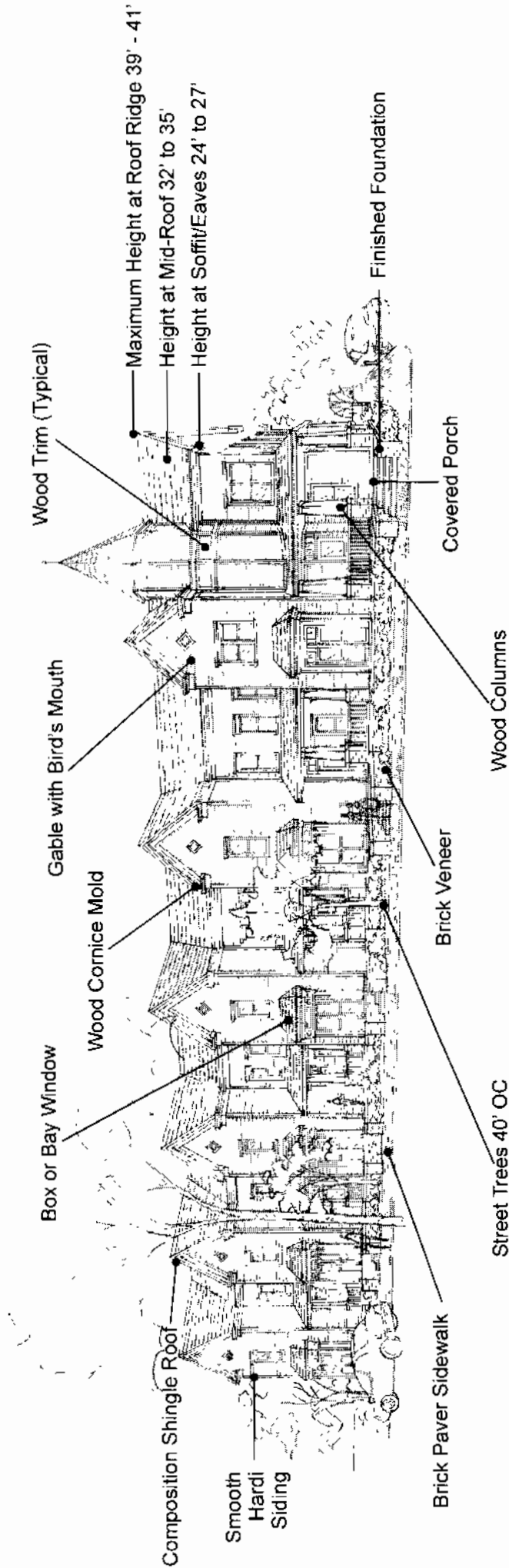


LEXINGTON LUXURY BUILDERS

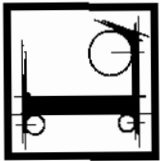
PRELIMINARY ELEVATION - HERITAGE

*Concept  
Rendering*

*Approved  
10/25/05*



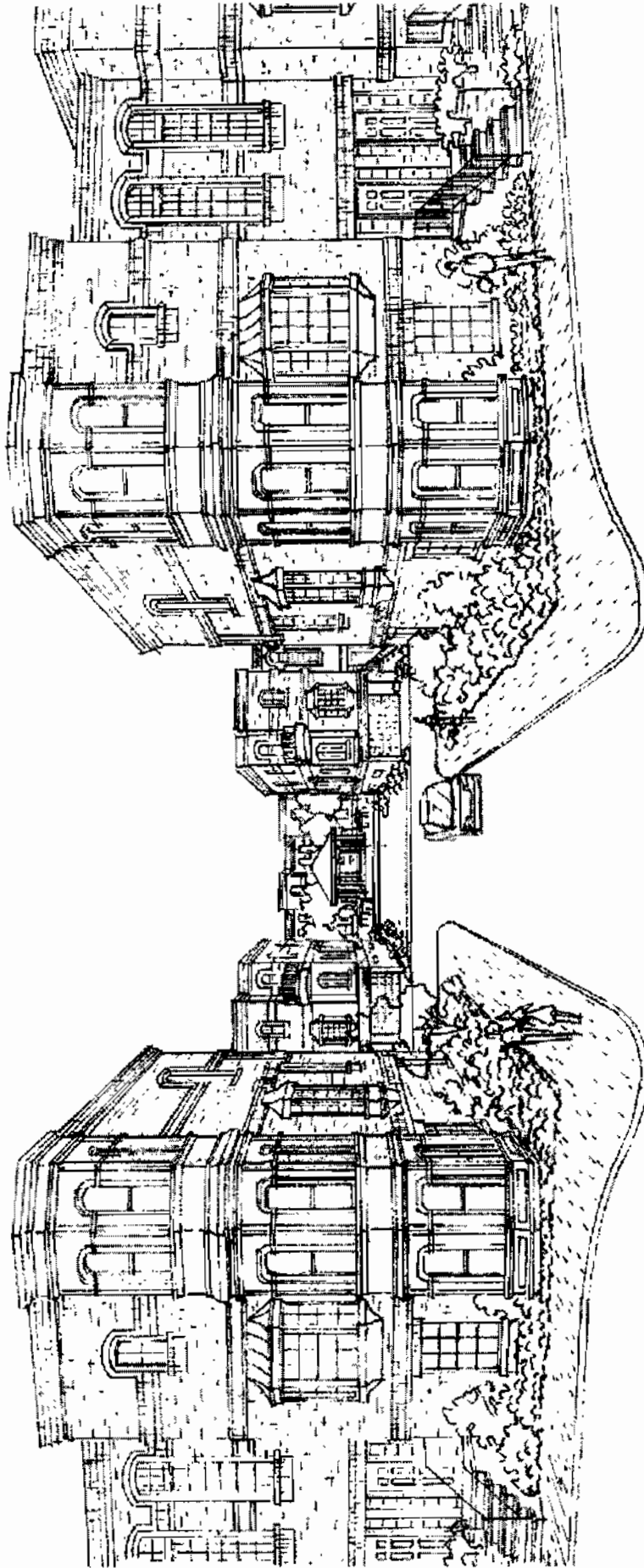
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RICE FIELD REDEVELOPMENT PROJECT



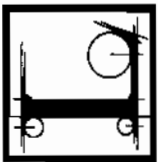
LEXINGTON

LEXINGTON LUXURY BUILDERS

AVENUE G ENTRY PERSPECTIVE



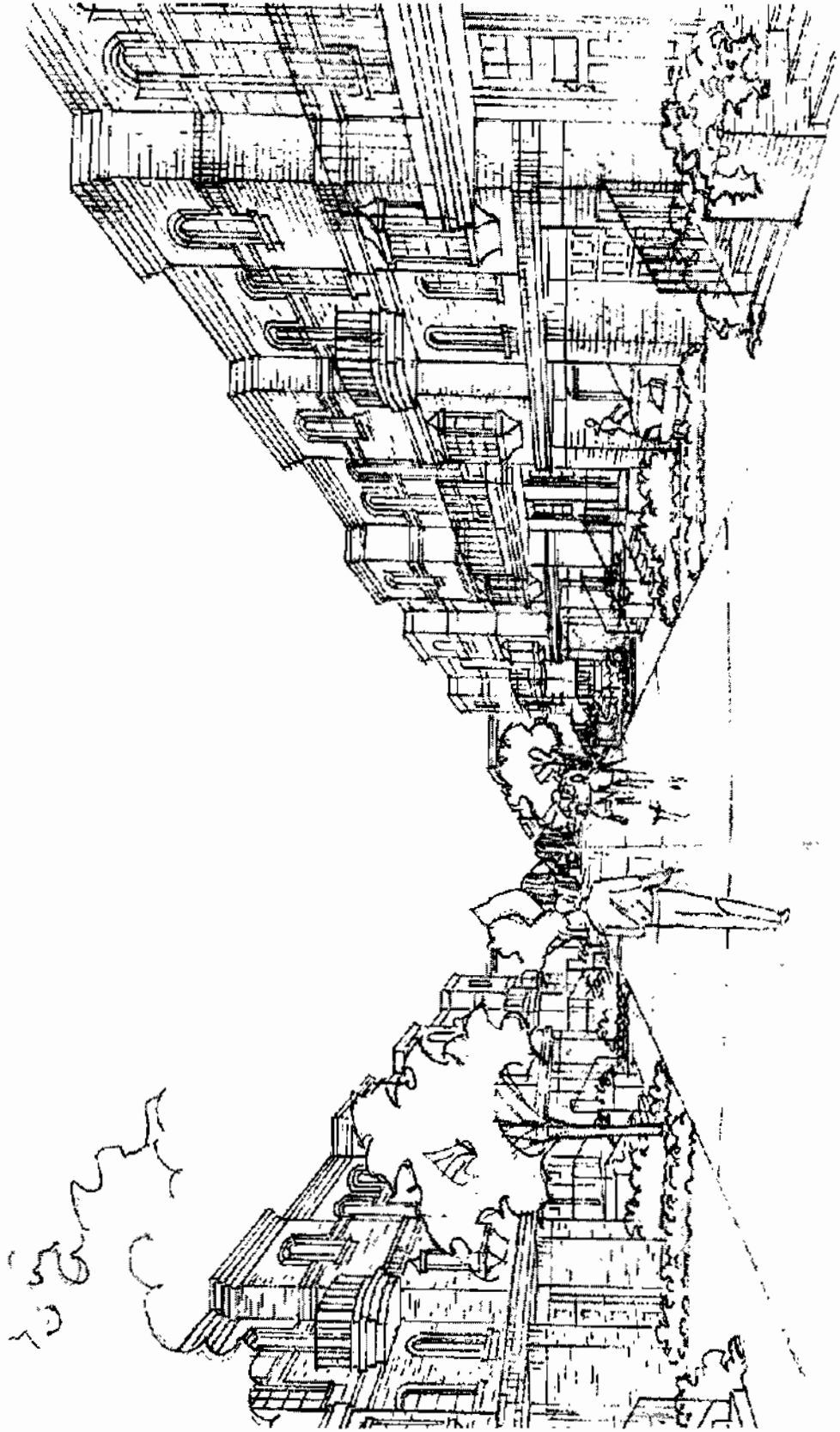
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RICE FIELD REDEVELOPMENT PROJECT



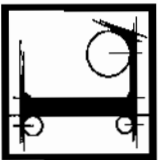
LEXINGTON

LEXINGTON LUXURY BUILDERS

MEWS STREET PERSPECTIVE



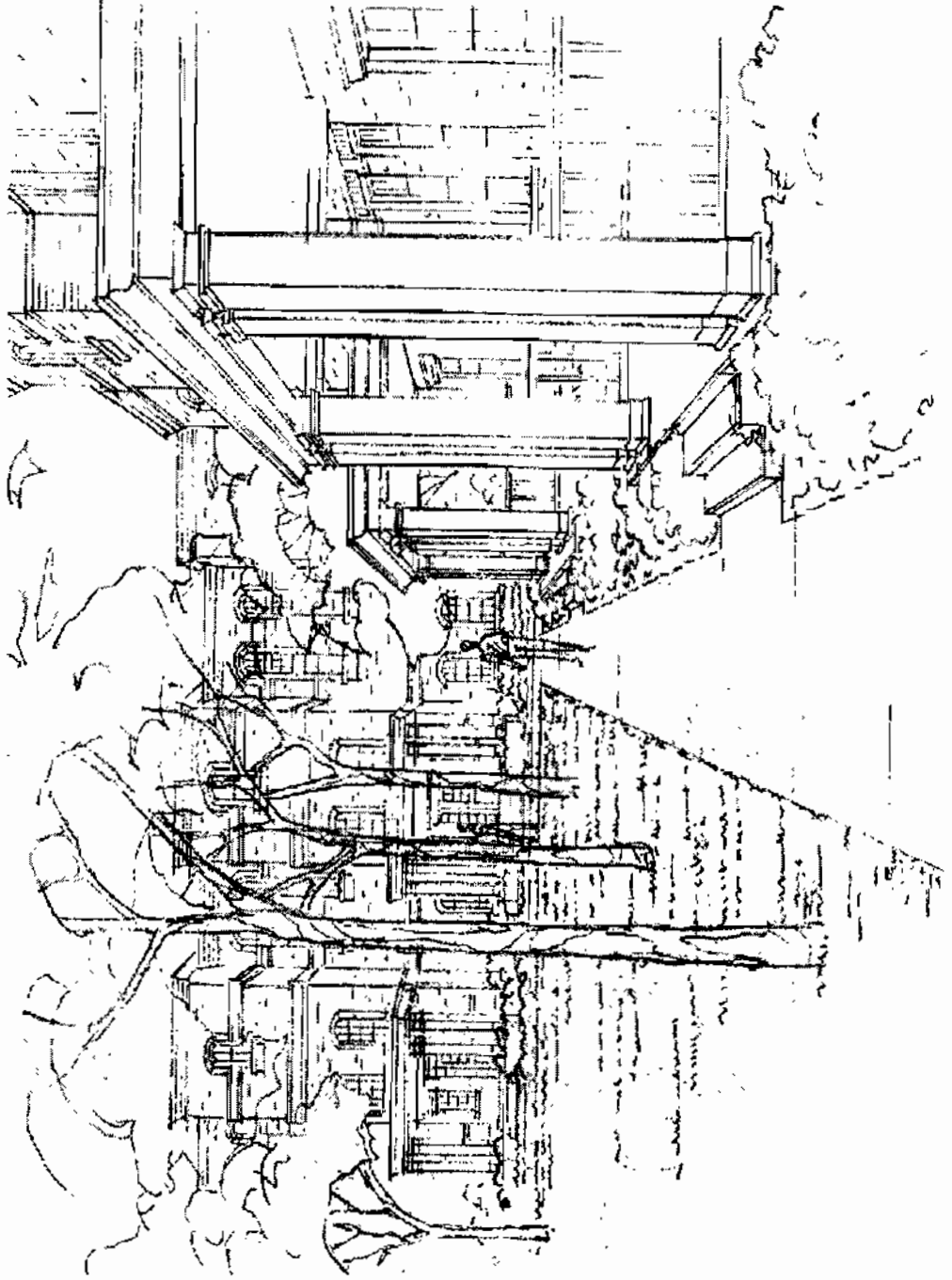
PRELIMINARY RENDERING  
RICE FIELD REDEVELOPMENT PROJECT



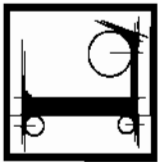
LEXINGTON

LEXINGTON LUXURY BUILDERS

PORCHES ALONG PARK PERSPECTIVE



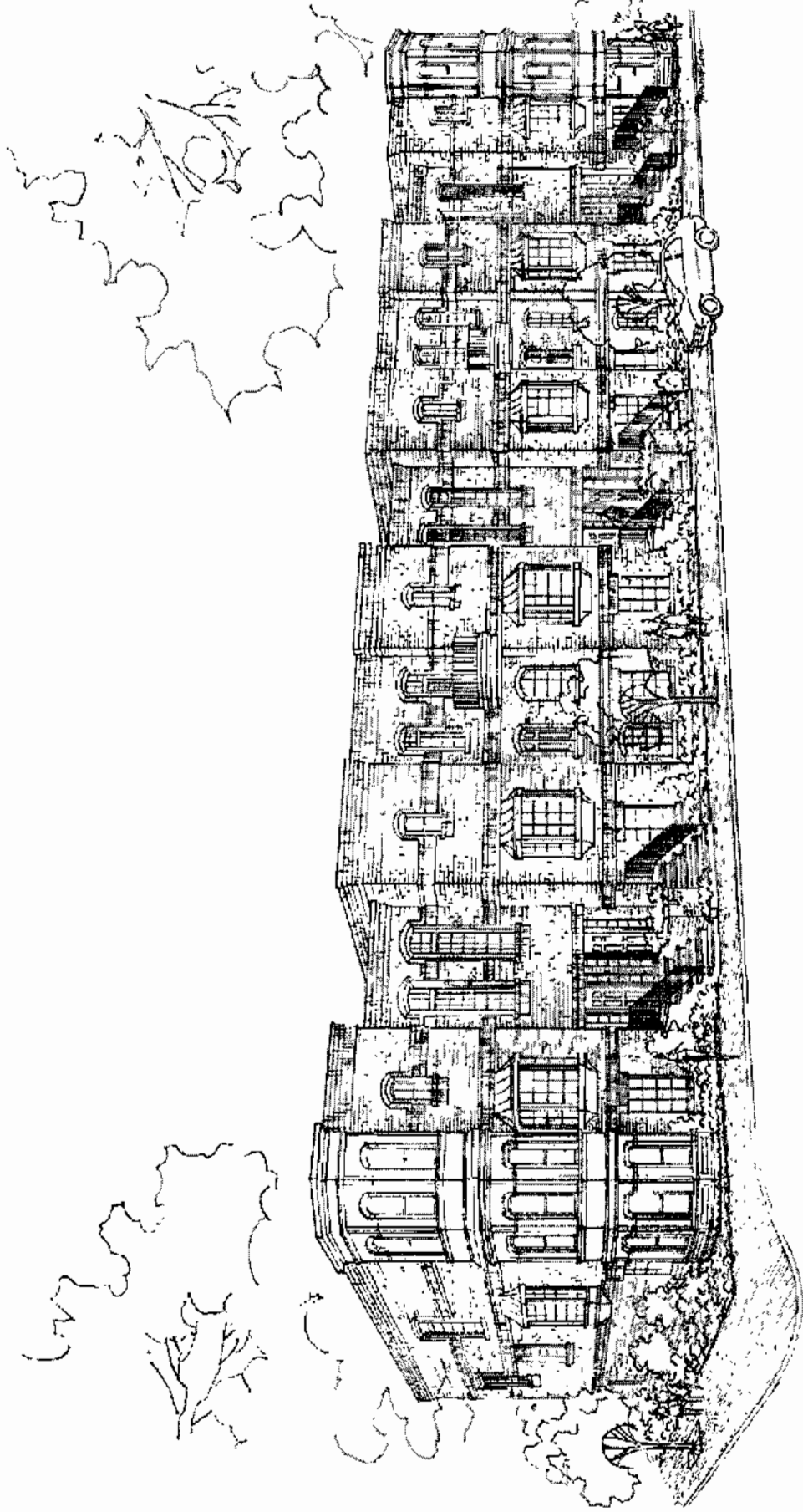
PRELIMINARY RENDERING  
RICE FIELD REDEVELOPMENT PROJECT



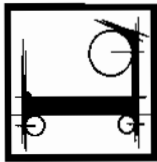
LEXINGTON

LEXINGTON LUXURY BUILDERS

REAR ENTRY FACADE



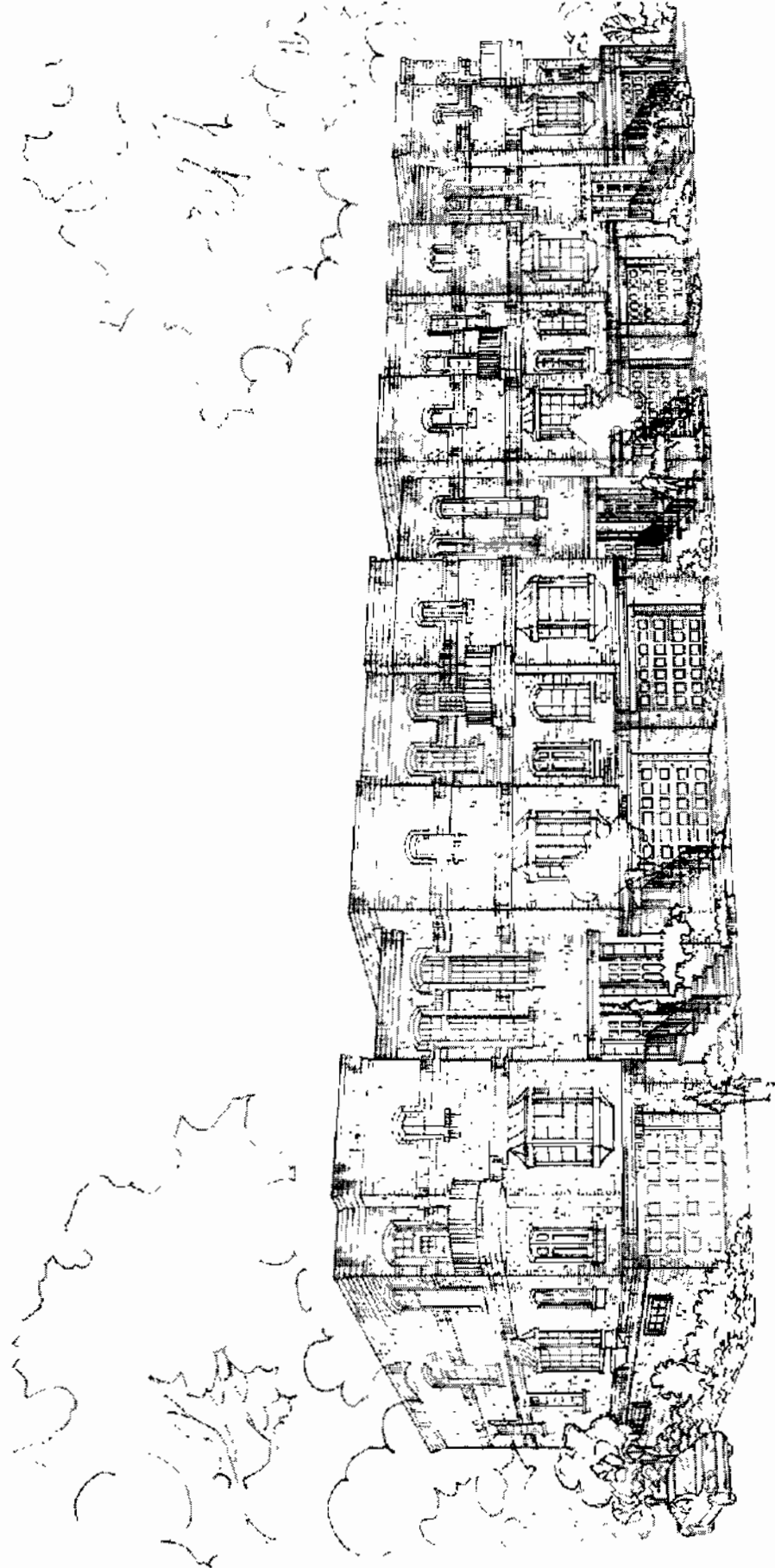
PRELIMINARY RENDERING  
RICE FIELD REDEVELOPMENT PROJECT



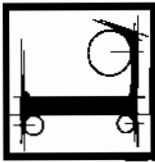
LEXINGTON

LEXINGTON LUXURY BUILDERS

FRONT ENTRY FACADE



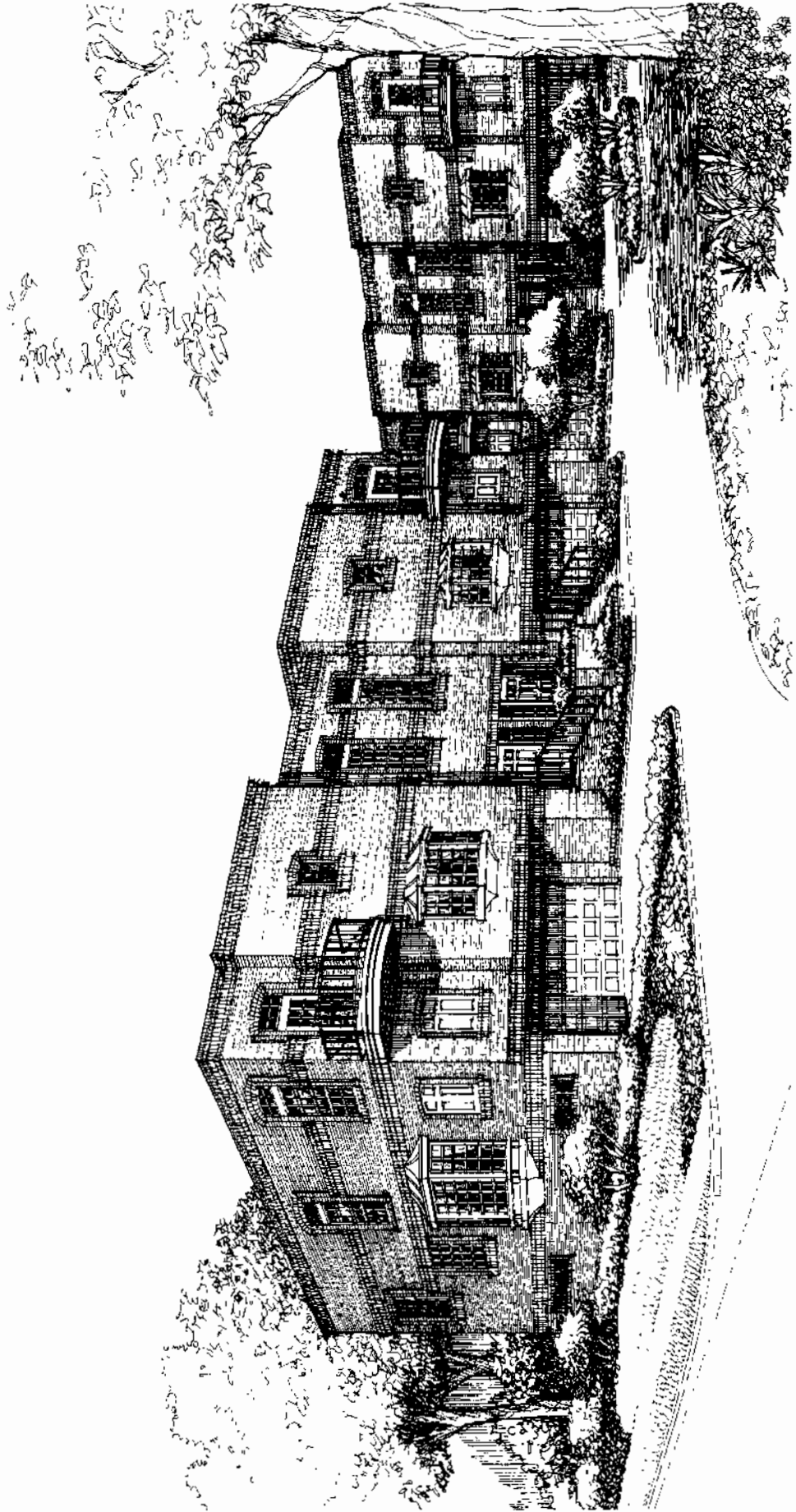
PRELIMINARY RENDERING  
RICE FIELD REDEVELOPMENT PROJECT



LEXINGTON

LEXINGTON LUXURY BUILDERS

TYPICAL CORNER UNIT



PRELIMINARY RENDERING  
RICE FIELD REDEVELOPMENT PROJECT

CITY OF PLANO  
HERITAGE COMMISSION  
REGULAR MEETING  
DECEMBER 19, 2006

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**Agenda Item No. 4 – Nomination and Election of Vice-Chairman**

**Applicant/Presenter: Staff**

**Case #:** \_\_\_\_\_

**Description:**

At its November meeting, Chairman Nichols called for nominations. Janice Cline was nominated, and the Commission voted to table the election to give Ms. Cline the opportunity to accept the nomination. Ms. Cline has accepted the nomination, and the Commission will now hold the election.

**Action**

Speakers:

Comments:

Motion:

Stipulations:

1<sup>st</sup>:

2<sup>nd</sup>:

Vote:

Members Voting:

Notes:

CITY OF PLANO  
HERITAGE COMMISSION  
REGULAR MEETING  
DECEMBER 19, 2006

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**Agenda Item No. 5 - Staff / Commissioner Reports, Committee Appointments, and Items for a Future Agenda**

**Description:**

Staff and Commissioners may report on meetings and events and suggest topics for future agendas.

**Reports and/or Actions:**

Notes:

**Adjournment**

Motion:

1<sup>st</sup>.

2<sup>nd</sup>.

Vote:

Members Voting:

Notes: