

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

February 20, 2006

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>6:15 p.m. - Dinner - Planning Conference Room 2E</p> <p>6:45 p.m. - Pre-Meeting - Council Chambers</p> <ul style="list-style-type: none">I. Agenda Review - 02/20/06II. Agenda Review - 03/06/06III. Items for Future Discussion <p>7:00 p.m. - Regular Meeting - Council Chambers</p> <p>The Planning & Zoning Commission may convene into Executive Session pursuant to Section 55.071 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 - February 6, 2006, Meeting Minutes & February 7, 2006, Training Session Minutes</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>	

<u>CONSENT AGENDA</u>	
5a BT	Preliminary Plat: Custer Crossing Retail Center, Block 1, Lot 1 - A retail building on one lot on 2.0± acres located at the southwest corner of Hedgcoxe Road and Custer Road. Zoned Retail. Neighborhood #11. Applicant: Three Stars Real Estate Corporation
5b BT	Revised Preliminary Site Plan & Concept Plan: Plano/544 Business Park Addition, Block A, Lots 1R & 4 - A medical development on two lots on 19.3± acres located at the southwest corner of Plano Parkway and Marsh Lane. Zoned Planned Development-258-Light Commercial. Neighborhood #40. Applicant: Plain Old Medical LLC
5c BT	Revised Conveyance Plat: Plano-Independence Parkway Place Addition, Block 1, Lots 2R, 3, & 4 - Three conveyance lots on 3.6± acres located at the northeast corner of Plano Parkway and Independence Parkway. Zoned Planned Development-374-Retail. Neighborhood #65. Applicant: Plano Parkway Independence Partnership
5d BT	Preliminary Site Plan: Plano-Independence Parkway Place Addition, Block 1, Lots 2R, 3, & 4 - A medical office, general office, and retail development on three lots on 3.6± acres located at the northeast corner of Plano Parkway and Independence Parkway. Zoned Planned Development-374-Retail. Neighborhood #65. Applicant: Plano Parkway Independence Partnership
5e BT	Preliminary Plat: Plano-Independence Parkway Place Addition, Block 1, Lot 3 - A medical office on one lot on 1.0± acres located on the north side of Plano Parkway, 350± feet east of Independence Parkway. Zoned Planned Development-374-Retail. Neighborhood #65. Applicant: Plano Parkway Independence Partnership
5f EH	Final Plat: Fowler Middle School, Block A, Lot 1 - A public secondary school on one lot on 20.5± acres located at the northwest corner of McDermott Road and Enchanted Ridge Drive. Zoned Single-Family Residence-7. Neighborhood #2. Applicant: Frisco I.S.D.
5g CDD	Phase I Land Study: Collinwood Farms Addition - 99 Single-Family Residence-6 lots and 63 Single-Family Residence-9 lots on 70.0± acres located at the southeast corner of Windhaven Parkway and Willow Bend Drive. Zoned Single-Family Residence-6, Single-Family Residence-9, Single-Family Residence-20, and Planned Development-450-Single-Family Residence-9. Neighborhood #30. Applicant: JBS Trust
5h CDD	Preliminary Site Plan: RCCG-HGE Addition, Block 1, Lot 1 - A church on one lot on 4.5± acres located on the south side of Parker Road, 900± feet east of Los Rios Boulevard. Zoned Agricultural. Neighborhood #51. Applicant: The Redeemed Christian Church of God

<p>5i CDD</p>	<p>Preliminary Site Plan & Revised Concept Plan: Legacy Town Center (North), Block A, Lots 1-3 - A mixed use development on three lots on 17.3± acres located at the northeast corner of Legacy Drive and Dallas North Tollway. Zoned Planned Development-65-Central Business-1. Neighborhood #16. Applicant: The Shops at Legacy (North) L.P.</p>	
<p>5j CDD</p>	<p>Preliminary Site Plan: Kemp Homestead Addition #2, Block A, Lot 5 - A retail building on one lot on 4.3± acres located on the east side of Plano Parkway, 250± feet south of Park Boulevard. Zoned Regional Commercial. Neighborhood #52. Applicant: P.C. New Pioneer LLC</p>	
<p><u>END OF CONSENT AGENDA</u></p>		
<p><u>PUBLIC HEARINGS</u></p>		
<p>6A CDD</p>	<p>Public Hearing: Zoning Case 2006-01 - A request to rezone 0.9± acre located at the southeast corner of K Avenue and 10th Street from Light Commercial and Two-Family Residence (Duplex) to Light Commercial. Applicant: Dallas Roadster</p>	
<p>6B CDD</p>	<p>Concept Plan: Vendome Place, Block 2, Lot 3R - A retail building on one lot on 0.9± acre located at the southeast corner of 10th Street and K Avenue. Zoned Light Commercial and Two-Family Residence (Duplex). Neighborhood #67. Applicant: Dallas Roadster</p>	
<p>7 BT</p>	<p>Public Hearing - Replat: John Paul II Addition, Block 1, Lot 1 - A parochial school on one lot on 35.0± acres located at the northeast corner of Coit Road and Plano Parkway. Zoned Planned Development-128-Light Industrial-1 with Specific Use Permit #514 for Day Care Center. Neighborhood #64. Applicant: John Paul II High School</p>	
<p>8 BT</p>	<p>Public Hearing - Replat: Plano/544 Business Park Addition, Block A, Lots 1R & 4 - A medical office development on two lots on 19.3± acres located at the southwest corner of Plano Parkway and Marsh Lane. Zoned Planned Development-258-Light Commercial. Neighborhood #40. Applicant: Plain Old Medical LLC</p>	
<p>9 EH</p>	<p>Public Hearing - Replat: Pioneer Place Addition, Block A, Lots 1 & 2 - An independent living facility on one lot on 7.5± acres located on the east side of K Avenue, 335± feet north of 19th Street. Zoned Planned Development-26-Light Commercial. Neighborhood #60. Applicant: Pioneer Place Senior Housing, Inc.</p>	
<p><u>END OF PUBLIC HEARINGS</u></p>		

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 45 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

February 20, 2006

Agenda Item No. 5a

Preliminary Plat: Custer Crossing Retail Center, Block 1, Lot 1
Applicant: Three Stars Real Estate Corporation

A retail building on one lot on 2.0± acres located at the southwest corner of Hedgcoxe Road and Custer Road. Zoned Retail. Neighborhood #11.

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

Agenda Item No. 5b

Revised Preliminary Site Plan & Concept Plan: Plano/544 Business Park Addition, Block A, Lots 1R & 4
Applicant: Plain Old Medical LLC

A medical development on two lots on 19.3± acres located at the southwest corner of Plano Parkway and Marsh Lane. Zoned Planned Development-258-Light Commercial. Neighborhood #40.

Recommended for approval as submitted.

Agenda Item No. 5c

Revised Conveyance Plat: Plano-Independence Parkway Place Addition, Block 1, Lots 2R, 3, & 4
Applicant: Plano Parkway Independence Partnership

Three conveyance lots on 3.6± acres located at the northeast corner of Plano Parkway and Independence Parkway. Zoned Planned Development-374-Retail. Neighborhood #65.

Recommended for approval as submitted.

Agenda Item No. 5d

Preliminary Site Plan: Plano-Independence Parkway Place Addition, Block 1,
Lots 2R, 3, & 4

Applicant: Plano Parkway Independence Partnership

A medical office, general office, and retail development on three lots on 3.6± acres located at the northeast corner of Plano Parkway and Independence Parkway. Zoned Planned Development-374-Retail. Neighborhood #65.

Recommended for approval as submitted.

Agenda Item No. 5e

Preliminary Plat: Plano-Independence Parkway Place Addition, Block 1, Lot 3

Applicant: Plano Parkway Independence Partnership

A medical office on one lot on 1.0± acres located on the north side of Plano Parkway, 350± feet east of Independence Parkway. Zoned Planned Development-374-Retail. Neighborhood #65.

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

Agenda Item No. 5f

Final Plat: Fowler Middle School, Block A, Lot 1

Applicant: Frisco I.S.D.

A public secondary school on one lot on 20.5± acres located at the northwest corner of McDermott Road and Enchanted Ridge Drive. Zoned Single-Family Residence-7. Neighborhood #2.

Recommended for approval as submitted.

Agenda Item No. 5g

Phase I Land Study: Collinwood Farms Addition

Applicant: JBS Trust

99 Single-Family Residence-6 lots and 63 Single-Family Residence-9 lots on 70.0± acres located at the southeast corner of Windhaven Parkway and Willow Bend Drive. Zoned Single-Family Residence-6, Single-Family Residence-9, Single-Family Residence-20, and Planned Development-450-Single-Family Residence-9. Neighborhood #30.

Recommended for approval as submitted.

Agenda Item No. 5h
Preliminary Site Plan: RCCG-HGE Addition, Block 1, Lot 1
Applicant: The Redeemed Christian Church of God

A church on one lot on 4.5± acres located on the south side of Parker Road, 900± feet east of Los Rios Boulevard. Zoned Agricultural. Neighborhood #51.

Recommended for approval as submitted.

Agenda Item No. 5i
Preliminary Site Plan & Revised Concept Plan: Legacy Town Center (North),
Block A, Lots 1-3
Applicant: The Shops at Legacy (North) L.P.

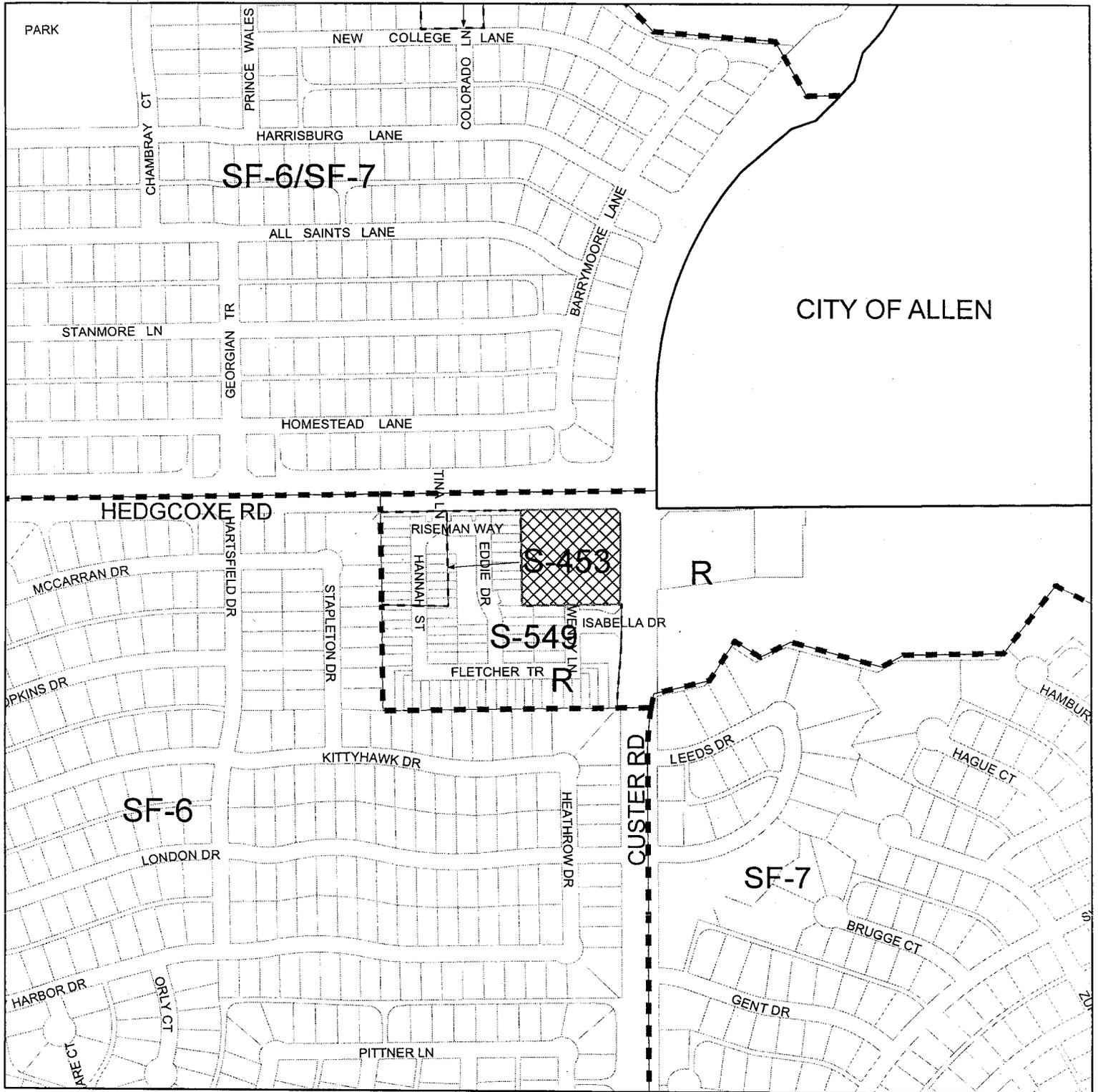
A mixed use development on three lots on 17.3± acres located at the northeast corner of Legacy Drive and Dallas North Tollway. Zoned Planned Development-65-Central Business-1. Neighborhood #16.

Recommended for approval as submitted.

Agenda Item No. 5j
Preliminary Site Plan: Kemp Homestead Addition #2, Block A, Lot 5
Applicant: P.C. New Pioneer LLC

A retail building on one lot on 4.3± acres located on the east side of Plano Parkway, 250± feet south of Park Boulevard. Zoned Regional Commercial. Neighborhood #52.

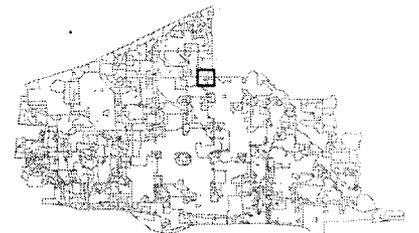
Recommended for approval subject to determination of no air hazard by the FAA at the time of site plan approval.



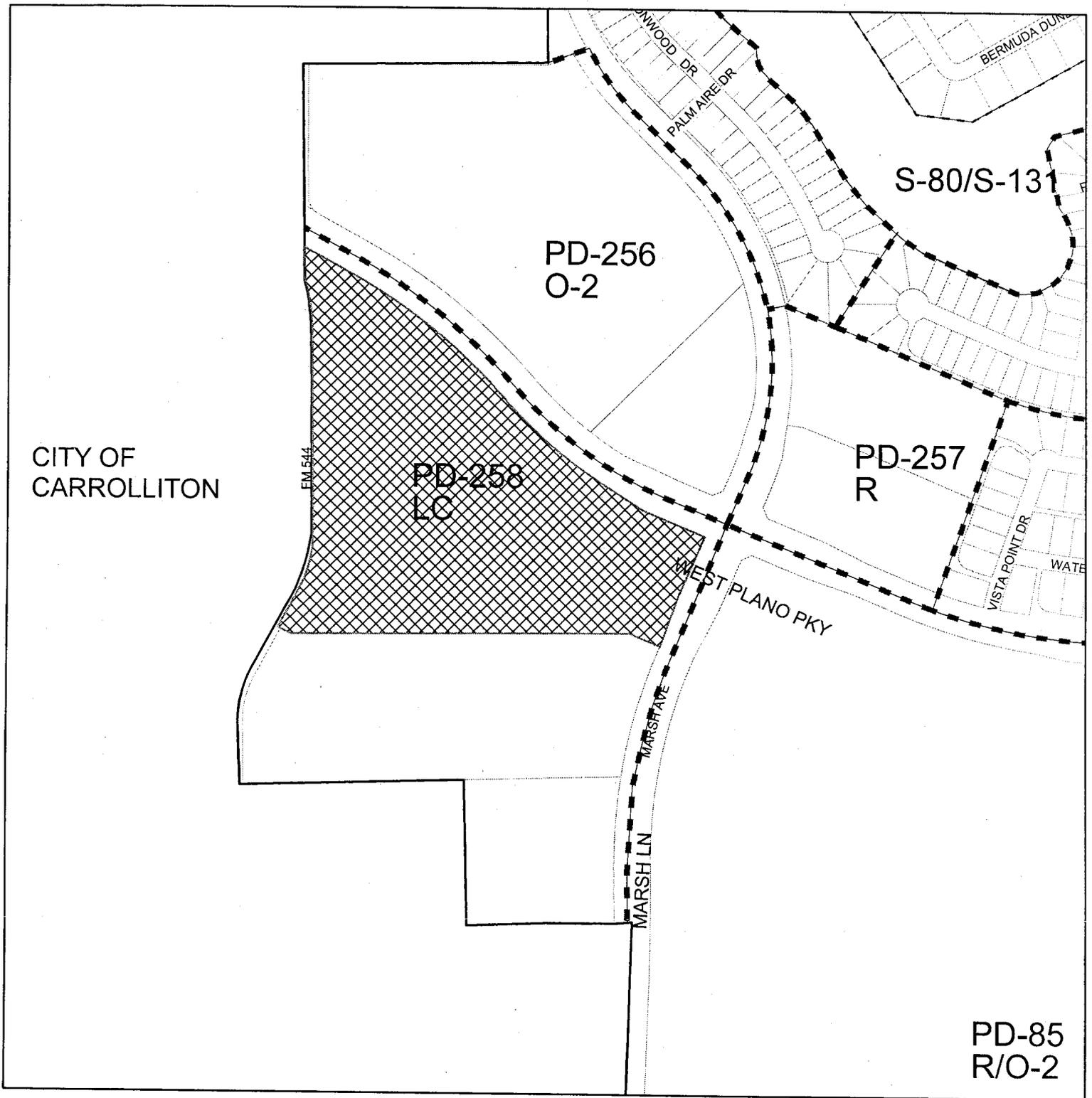
Item Submitted: PRELIMINARY PLAT

Title: CUSTER CROSSING RETAIL CENTER
BLOCK 1, LOT 1

Zoning: RETAIL

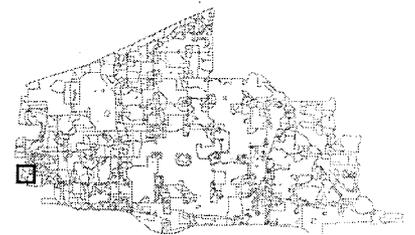


○ 200' Notification Buffer

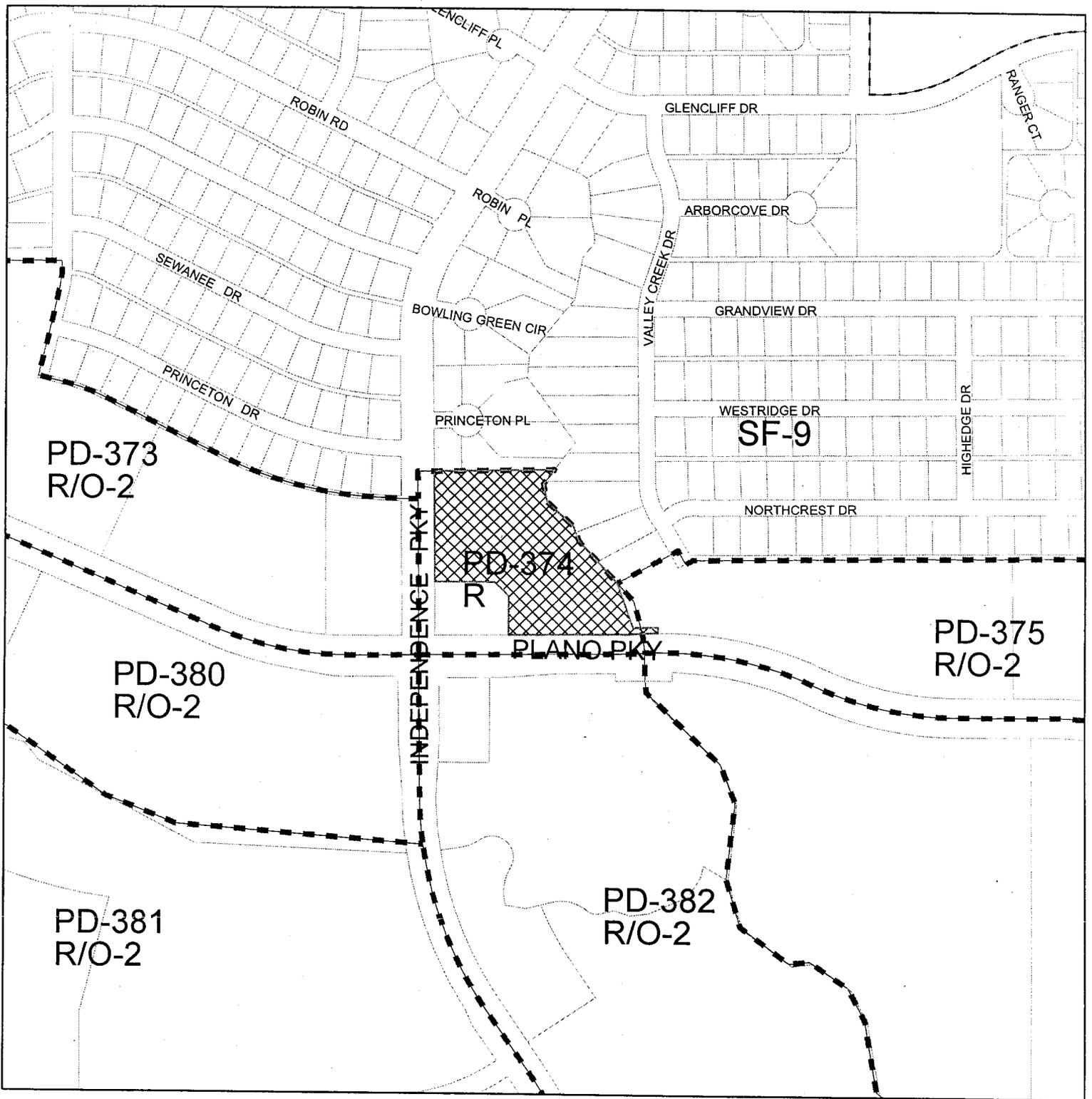


Item Submitted: REVISED PRELIMINARY SITE PLAN & CONCEPT PLAN

Title: PLANO/544 BUSINESS PARK ADDITION
BLOCK A, LOTS 1R & 4

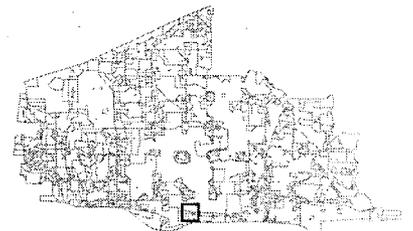


Zoning: PLANNED DEVELOPMENT-258-LIGHT COMMERCIAL



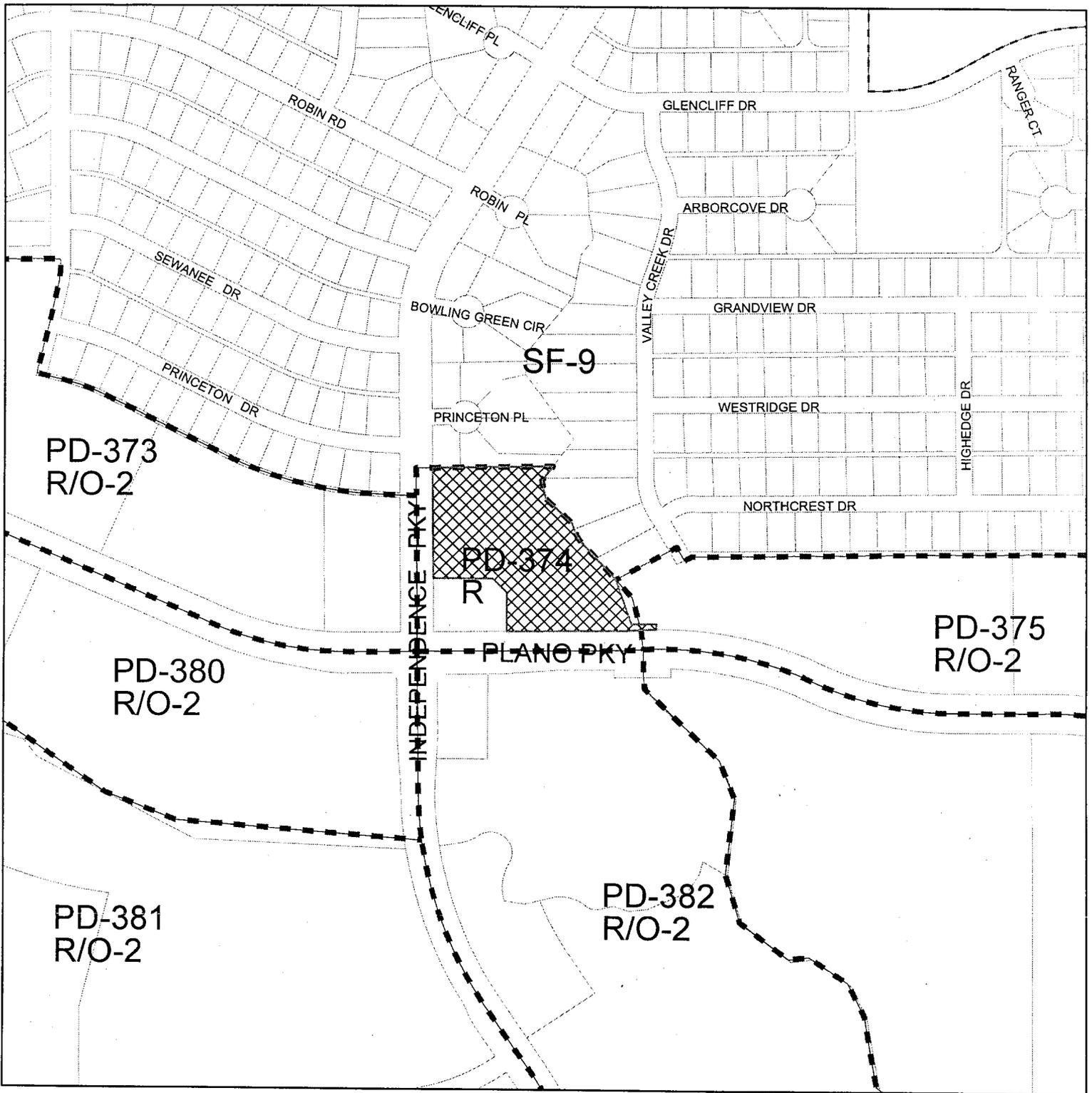
Item Submitted: REVISED CONVEYANCE PLAT

Title: PLANO-INDEPENDENCE PARKWAY
 PLACE ADDITION
 BLOCK 1, LOTS 2R, 3, & 4



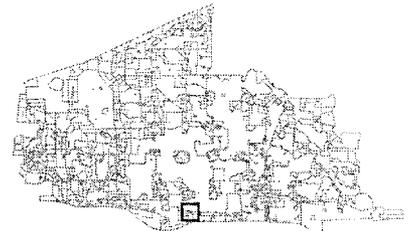
Zoning: PLANNED DEVELOPMENT-374-RETAIL ○ 200' Notification Buffer



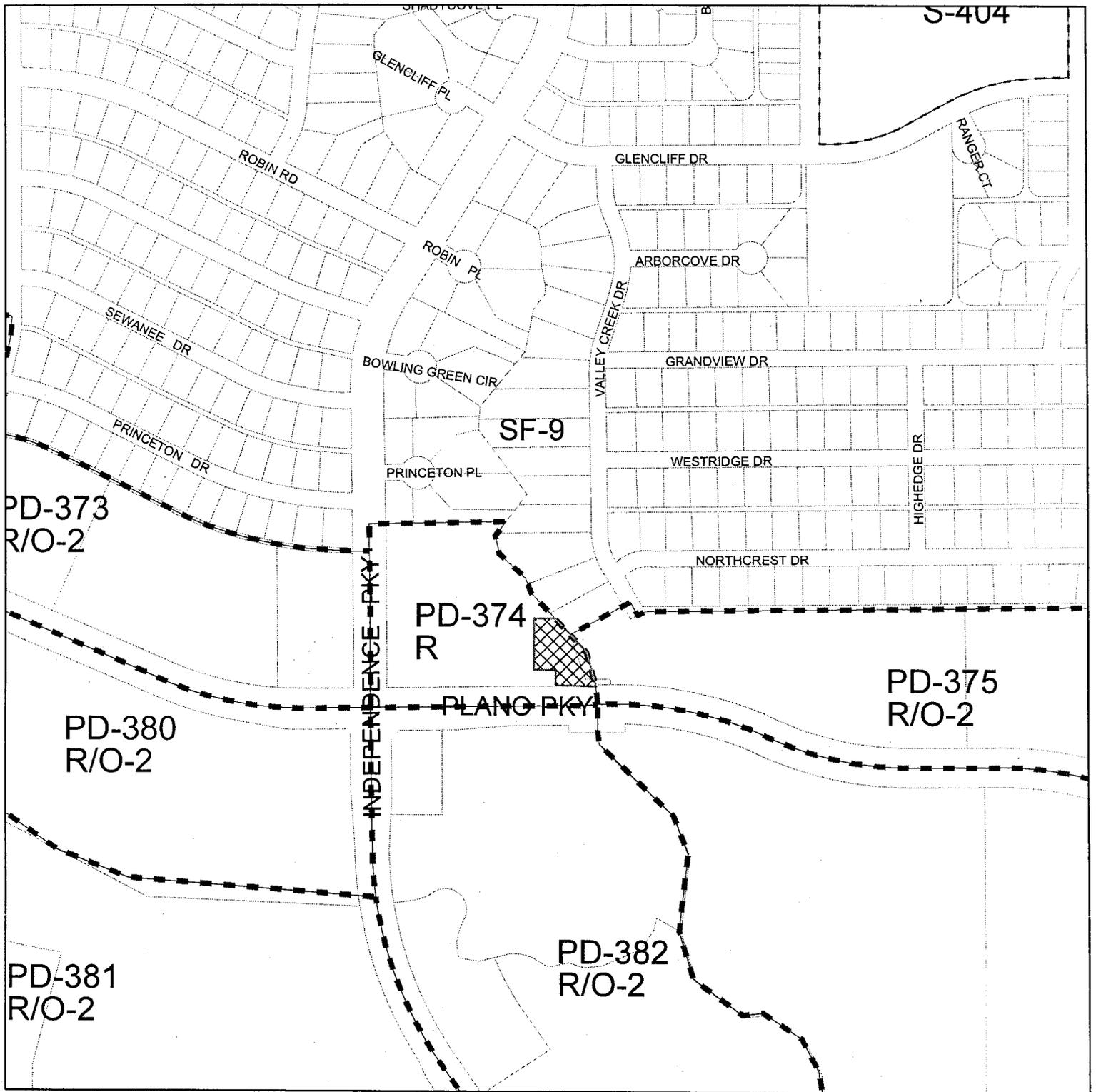


Item Submitted: PRELIMINARY SITE PLAN

Title: PLANO-INDEPENDENCE PARKWAY
PLACE ADDITION
BLOCK 1, LOTS 2R, 3, & 4



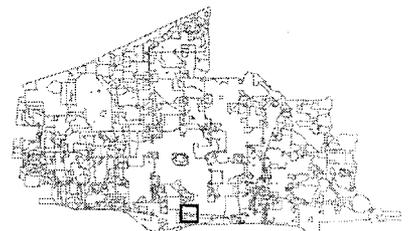
Zoning: PLANNED DEVELOPMENT-374-RETAIL ○ 200' Notification Buffer



Item Submitted: PRELIMINARY PLAT



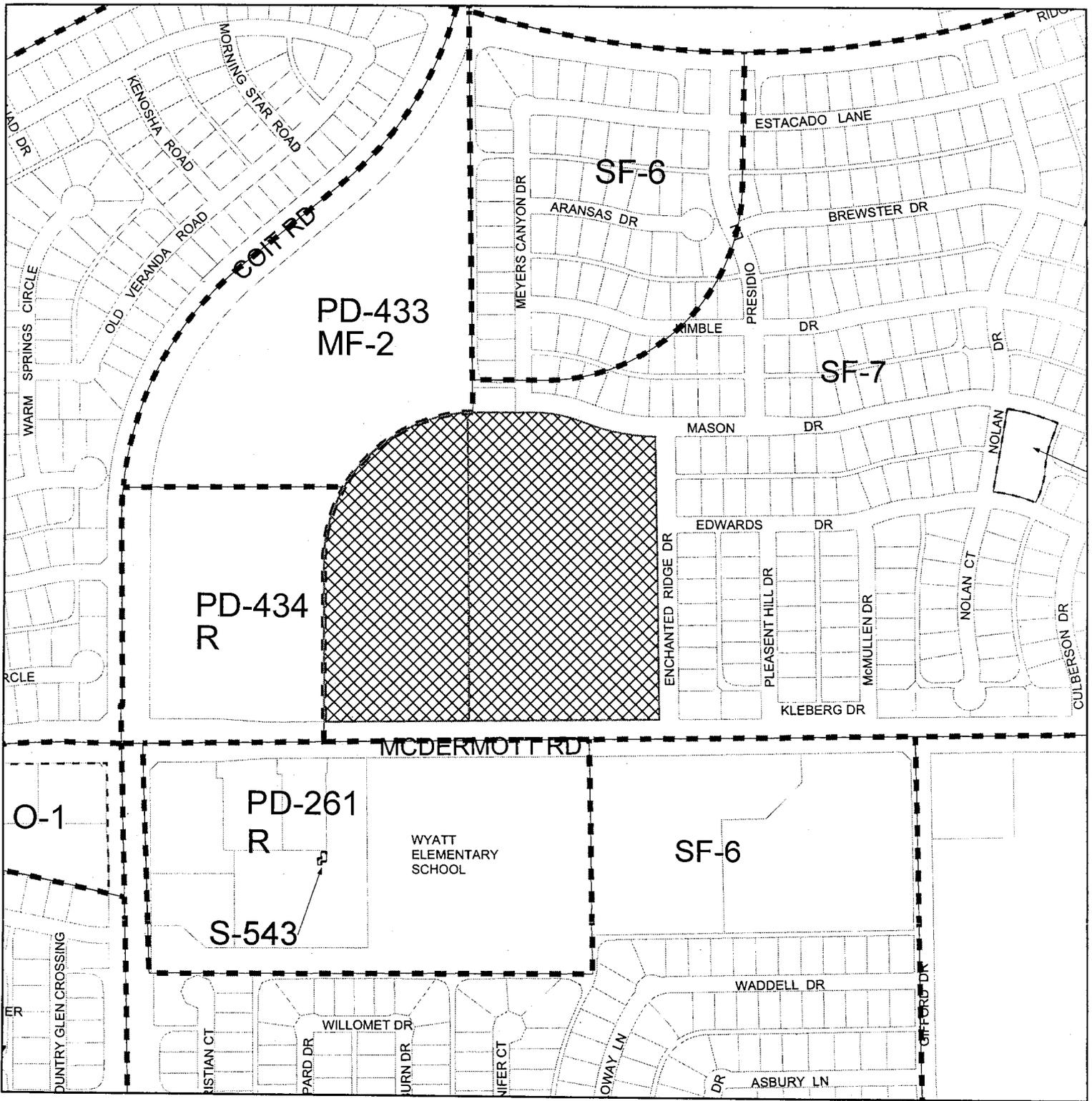
Title: PLANO-INDEPENDENCE PARKWAY
PLACE ADDITION
BLOCK 1, LOT 3



Zoning: PLANNED DEVELOPMENT-374-
RETAIL



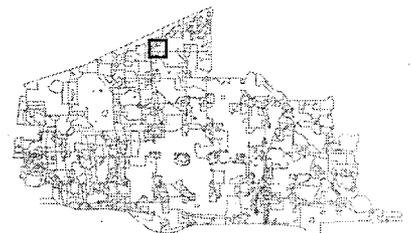
○ 200' Notification Buffer



Item Submitted: FINAL PLAT

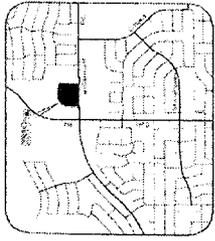
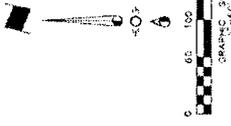
Title: FOWLER MIDDLE SCHOOL
BLOCK A, LOT 1

Zoning: SINGLE-FAMILY RESIDENCE-7



○ 200' Notification Buffer





MCNEXY.MXD

Curve No.	Stationing	Radius (ft)	Chord (ft)	Chord Bearing	Delta Angle (deg)	Area (sq ft)
1	1+00.00 to 1+100.00	100.00	100.00	S 45° E	90	7,854.00
2	1+100.00 to 1+200.00	100.00	100.00	S 45° E	90	7,854.00
3	1+200.00 to 1+300.00	100.00	100.00	S 45° E	90	7,854.00
4	1+300.00 to 1+400.00	100.00	100.00	S 45° E	90	7,854.00
5	1+400.00 to 1+500.00	100.00	100.00	S 45° E	90	7,854.00
6	1+500.00 to 1+600.00	100.00	100.00	S 45° E	90	7,854.00
7	1+600.00 to 1+700.00	100.00	100.00	S 45° E	90	7,854.00
8	1+700.00 to 1+800.00	100.00	100.00	S 45° E	90	7,854.00
9	1+800.00 to 1+900.00	100.00	100.00	S 45° E	90	7,854.00
10	1+900.00 to 2+000.00	100.00	100.00	S 45° E	90	7,854.00

SHEET 1 OF 2
FINAL PLAN

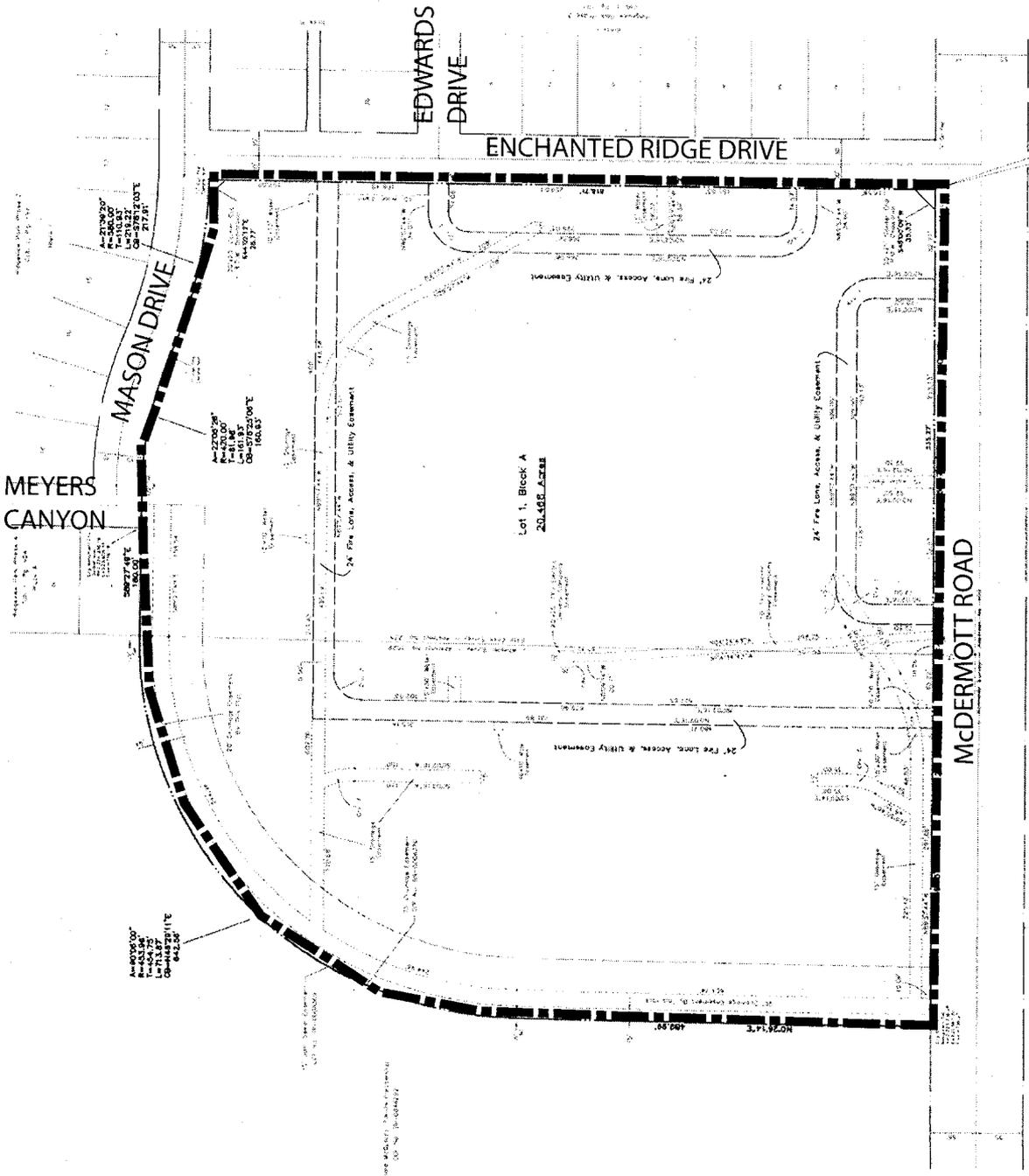
FOWLER MIDDLE SCHOOL

Lot 1, Block A

Situated in The
SILAS CASH SURVEY ~ ABST. 235
J. WHEELER SURVEY ~ ABST. 1028
 PLANO, COLLIN COUNTY, TEXAS

Prepared by
J. L. Lillard
 111 West Main Street
 Plano, Texas 75074
 Telephone: 972-392-1733

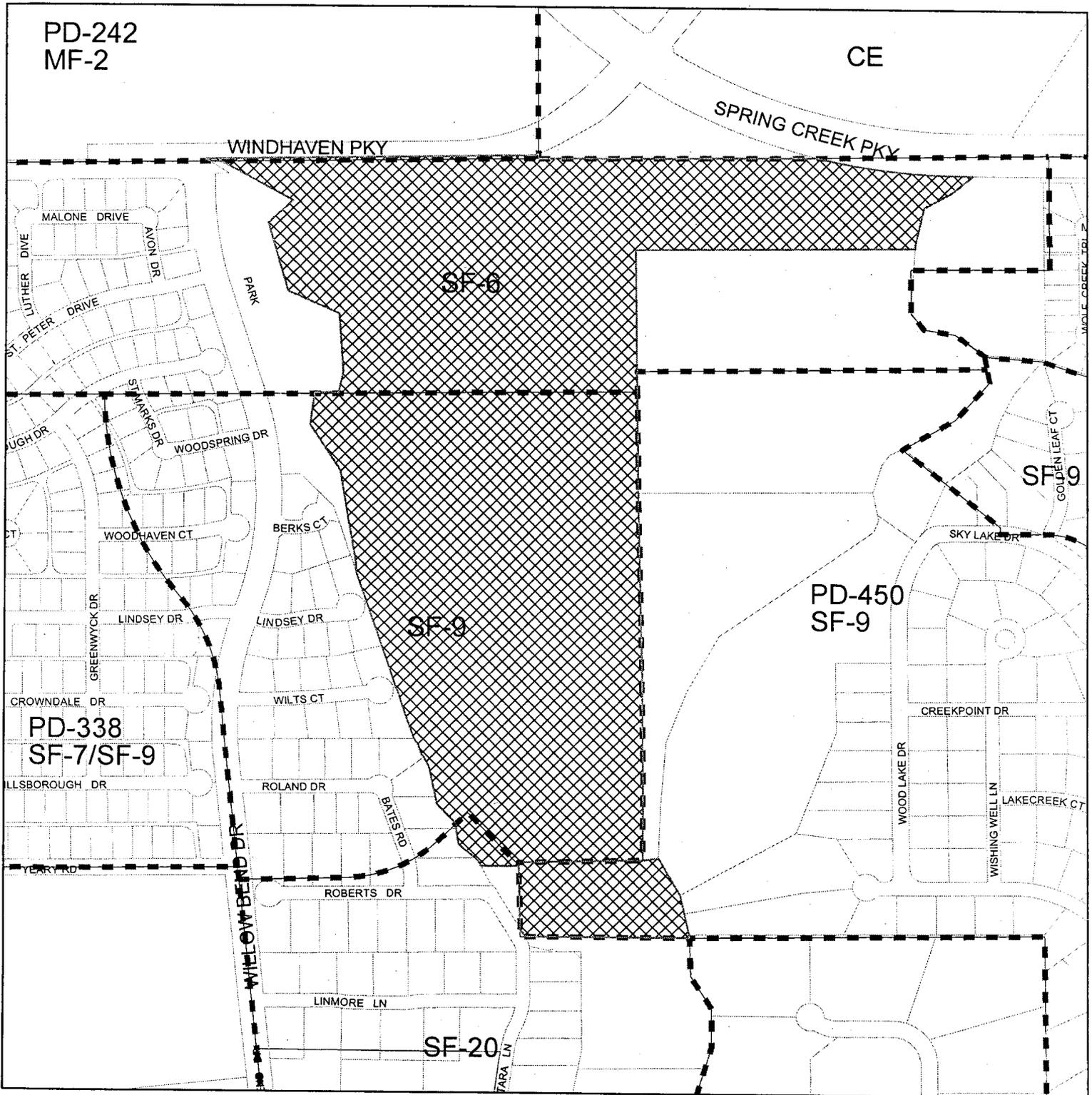
February 7, 2006



PROPERTY OF
 FOWLER MIDDLE SCHOOL

DATE: 02/07/06

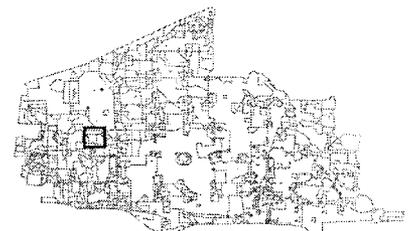
DATE: 02/07/06

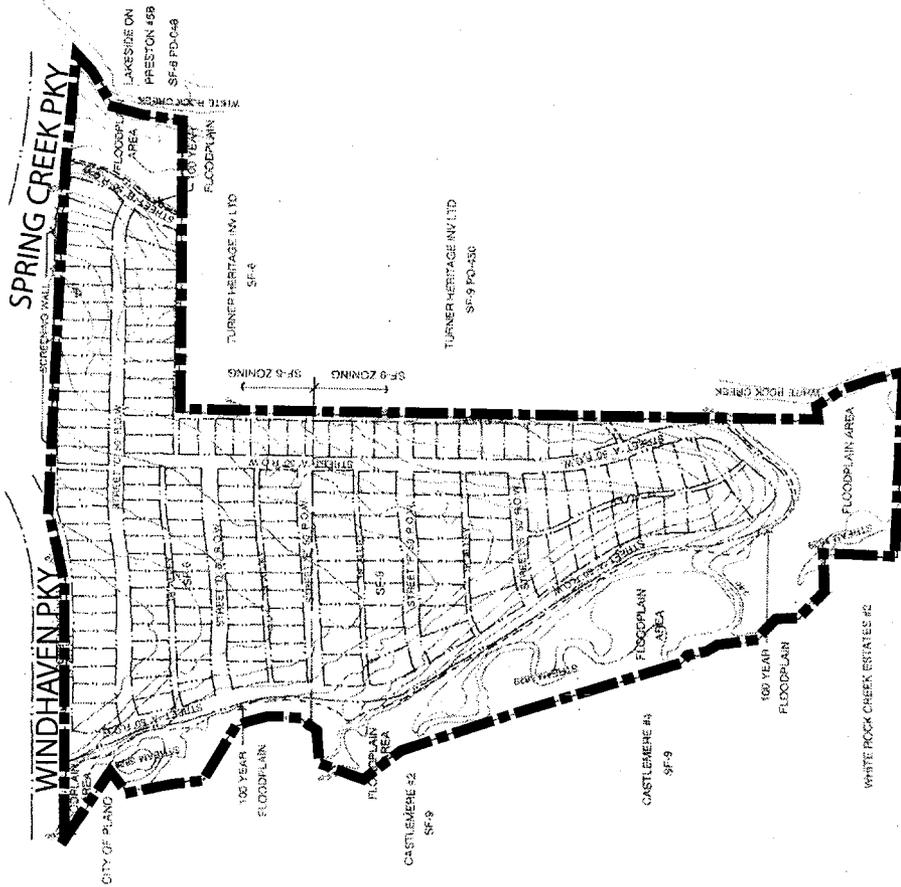


Item Submitted: PHASE I LAND STUDY

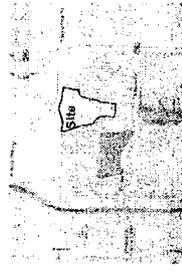
Title: COLLINWOOD FARMS ADDITION

Zoning: SINGLE-FAMILY RESIDENCE-6,
 SINGLE-FAMILY RESIDENCE-9,
 SINGLE-FAMILY RESIDENCE-20, &
 PLANNED DEVELOPMENT-450-SINGLE-FAMILY RESIDENCE-9





TABULATION
 89 - SF-9 LOTS
 63 - SF-6 LOTS
 182 - TOTAL LOTS



VICINITY MAP



Phase 1 Land Study

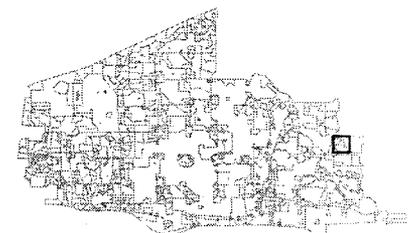
COLLINWOOD FARMS	
ADDRESS	
ABSTRACT 40657 NOBLETT, S. T. TRACT 13	
595 TRUST	
P.O. BOX 600039	
DALLAS, TX 75369	
BALDWIN & ASSOCIATES	
401 EXPANSION AVE. DALLAS, TX 75226	
DATE: 1-12-2006	REVISED: 1-21-2005



Item Submitted: PRELIMINARY SITE PLAN

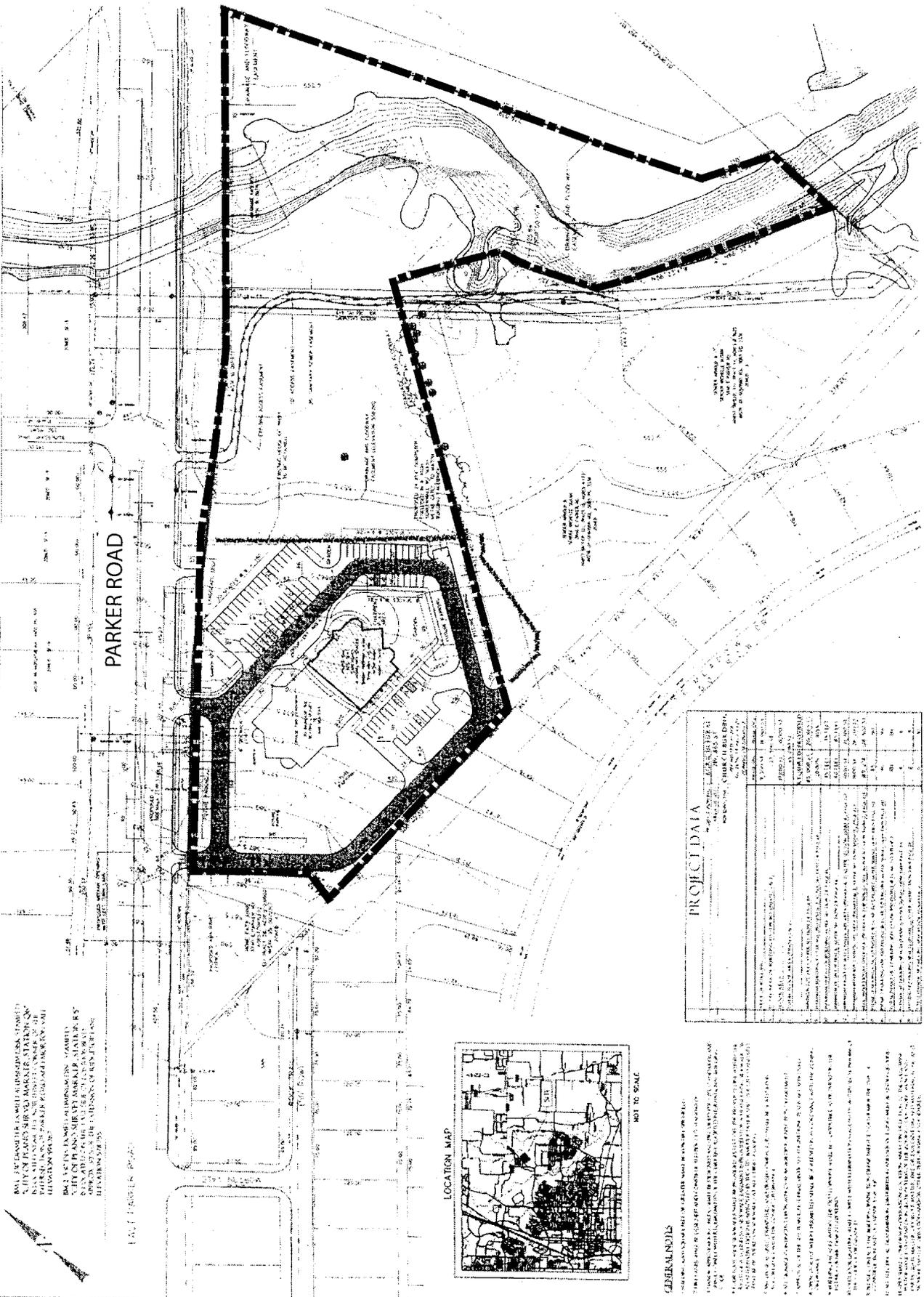
Title: RCCG-HGE ADDITION
BLOCK 1, LOT 1

Zoning: AGRICULTURAL



○ 200' Notification Buffer

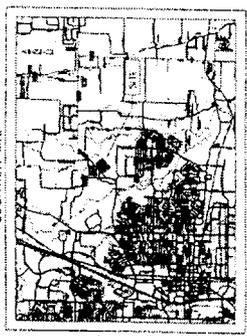




ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL UTILITIES SHOWN ON THIS PLAN. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN ON THIS PLAN AND HAS FOUND THEM TO BE IN SUBSTANTIAL ACCORD WITH THE RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OF THE UTILITIES SHOWN ON THIS PLAN.

DATE: 01/15/2014

LOCATION MAP



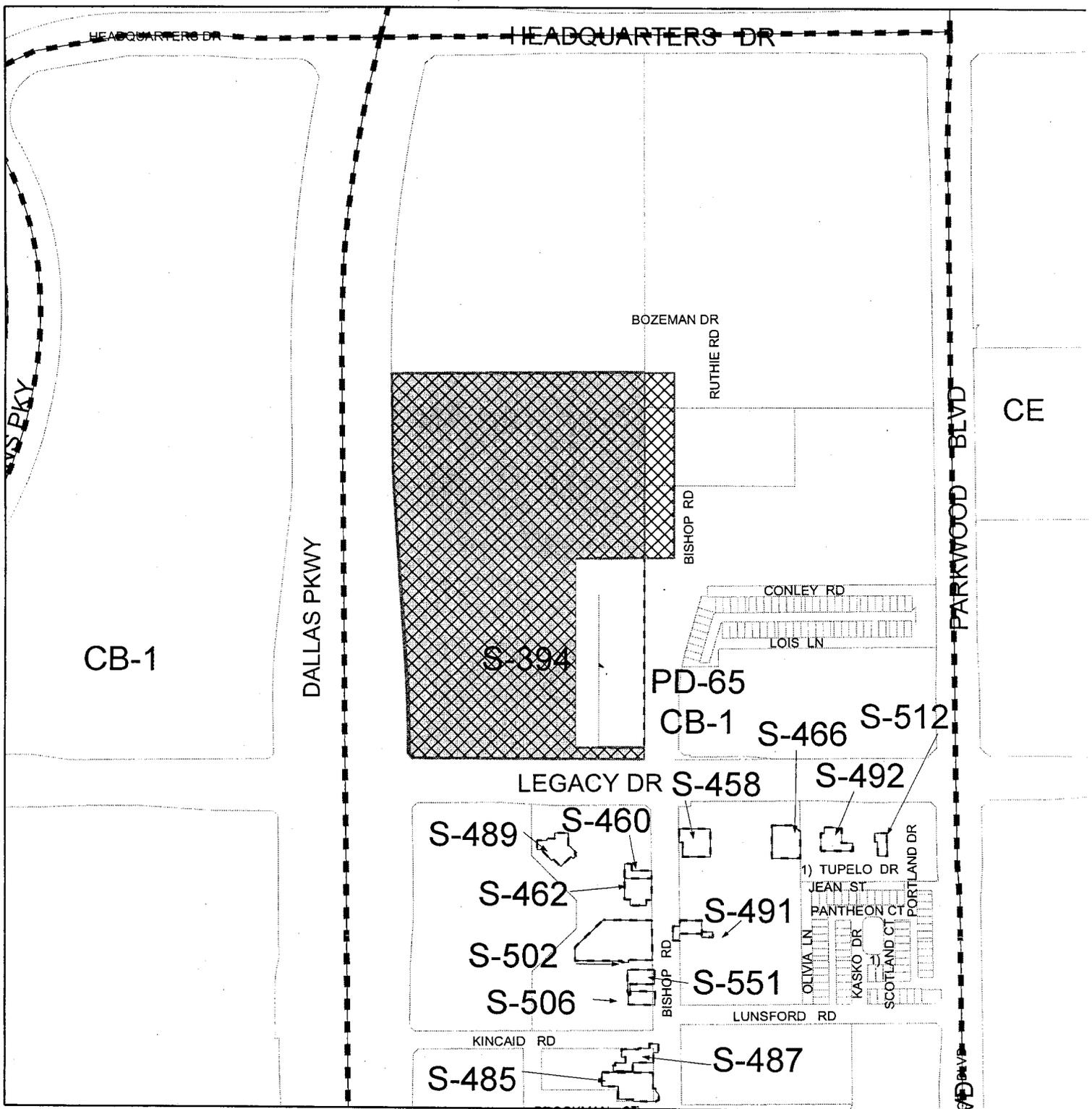
NOT TO SCALE

GENERAL NOTES

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL UTILITIES SHOWN ON THIS PLAN.
2. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN ON THIS PLAN AND HAS FOUND THEM TO BE IN SUBSTANTIAL ACCORD WITH THE RECORD DRAWINGS AND FIELD SURVEY.
3. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OF THE UTILITIES SHOWN ON THIS PLAN.
4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
5. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
6. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
7. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
8. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
9. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
10. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PROJECT DATA

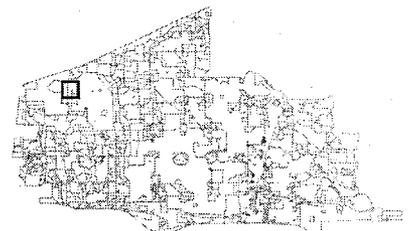
NO.	DESCRIPTION	DATE	BY	CHECKED
1	PROJECT DATA SHEET	01/15/2014	J. SMITH	M. JONES
2	PROJECT DATA SHEET	01/15/2014	J. SMITH	M. JONES
3	PROJECT DATA SHEET	01/15/2014	J. SMITH	M. JONES
4	PROJECT DATA SHEET	01/15/2014	J. SMITH	M. JONES
5	PROJECT DATA SHEET	01/15/2014	J. SMITH	M. JONES
6	PROJECT DATA SHEET	01/15/2014	J. SMITH	M. JONES
7	PROJECT DATA SHEET	01/15/2014	J. SMITH	M. JONES
8	PROJECT DATA SHEET	01/15/2014	J. SMITH	M. JONES
9	PROJECT DATA SHEET	01/15/2014	J. SMITH	M. JONES
10	PROJECT DATA SHEET	01/15/2014	J. SMITH	M. JONES



Item Submitted: PRELIMINARY SITE PLAN

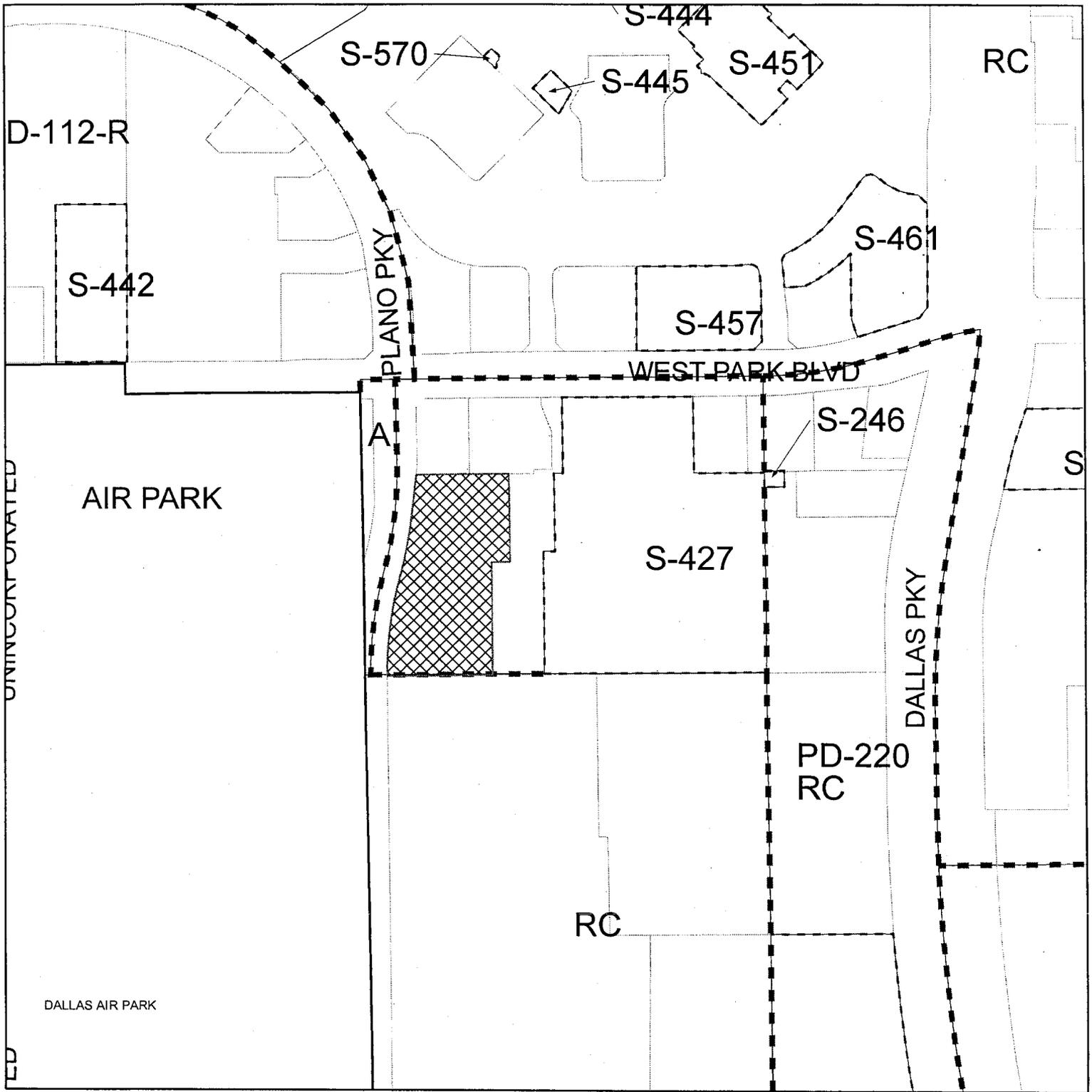
Title: LEGACY TOWN CENTER (NORTH)
BLOCK A, LOTS 1-3

Zoning: PLANNED DEVELOPMENT-65-CENTRAL BUSINESS-1



○ 200' Notification Buffer

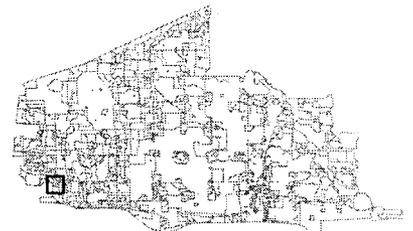




Item Submitted: PRELIMINARY SITE PLAN

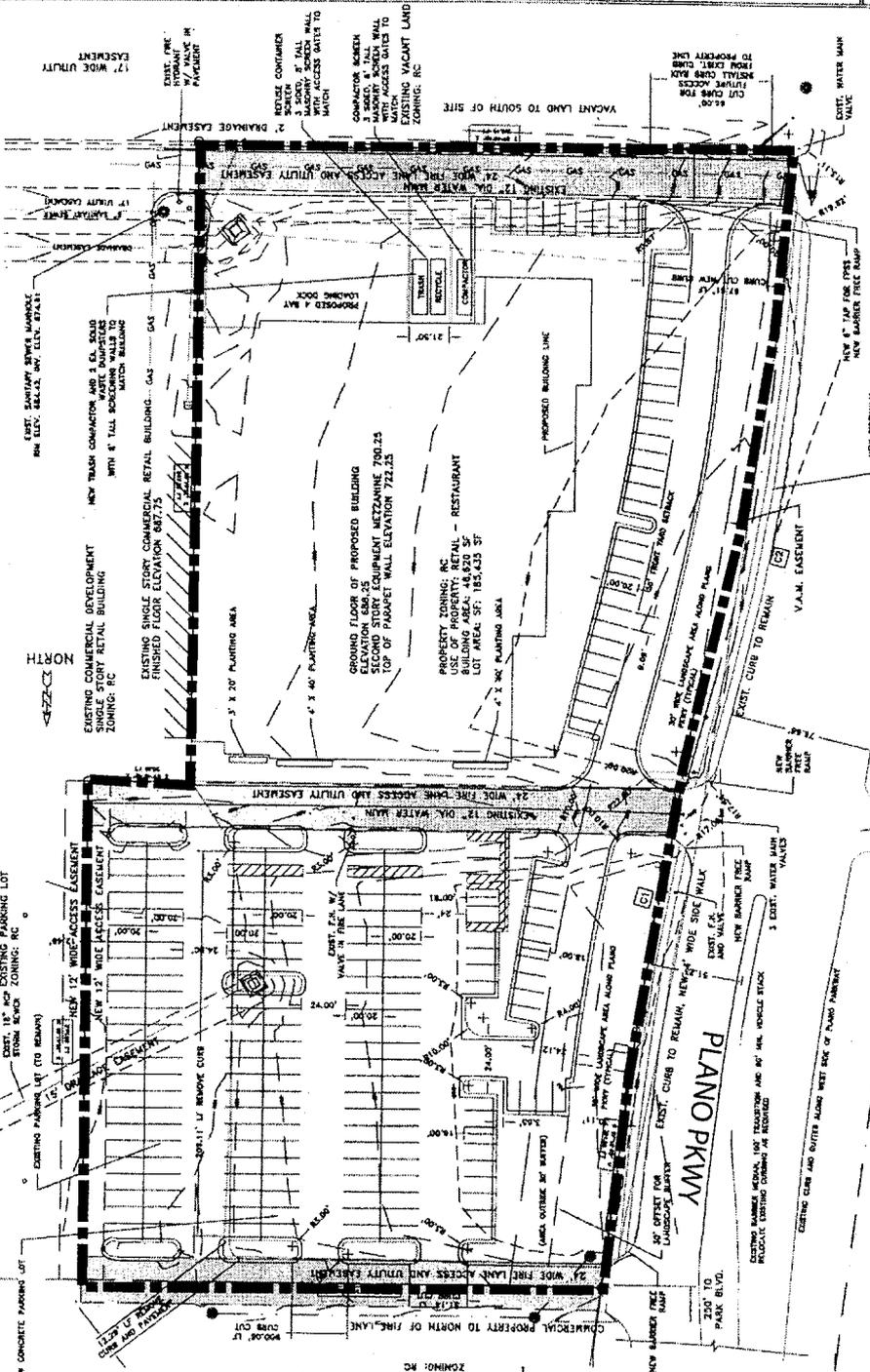
Title: KEMP HOMESTEAD ADDITION #2
BLOCK A, LOT 5

Zoning: REGIONAL COMMERCIAL



○ 200' Notification Buffer





**PRELIMINARY SITE PLAN
 LOT 5, BLOCK A
 KEMP HOMESTEAD ADDITION #2
 PLANO, TEXAS**

REGISTERED PROFESSIONAL ENGINEER
 ABACUS ENGINEERING, INC.
 5018 E. FRANKLIN AVE.
 WACO, TEXAS 76707
 F.A.O. BOX 3512
 FAX 254-688-8211

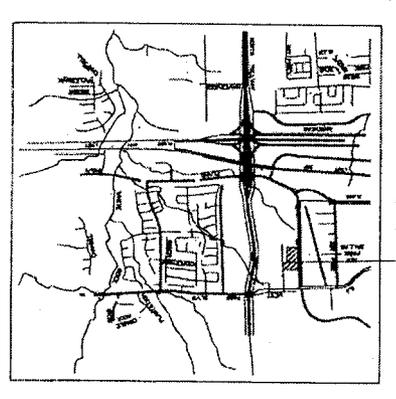
REGISTERED PROFESSIONAL ARCHITECT
 STANLEY CONSTRUCTION, INC.
 5018 E. FRANKLIN AVE.
 WACO, TEXAS 76707
 F.A.O. BOX 3512
 FAX 254-688-8211

LOT 5, BLOCK A, 4.237 ACRES, KEMP HOMESTEAD
 NO. 2, TO THE CITY OF PLANO
 VOL. 684 PAGE 114 & 115

ABACUS ENGINEERING, INC.
 5018 E. FRANKLIN AVE.
 WACO, TEXAS 76707
 F.A.O. BOX 3512
 FAX 254-688-8211

STANLEY CONSTRUCTION, INC.
 5018 E. FRANKLIN AVE.
 WACO, TEXAS 76707
 F.A.O. BOX 3512
 FAX 254-688-8211

PLANO, TEXAS
 FEBRUARY 8, 2008



SITE LOCATION MAP
 SCALE 1" = 2000'

GENERAL NOTES

- THE BUILDING PLANNED FOR THIS SITE SHALL BE 100% FIRE RESISTANT.
- FIRE LINES 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 WITH REQUIREMENTS OF THE CURRENT, ADOPTED AMERICAN NATIONAL STANDARD A117.1.
- FOUR-FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OFF OF THE PROPERTY LINE WITHIN THE RIGHTS-OF-WAY, UNLESS A SIDEWALK EASEMENT IS PROVIDED BY THE CITY. BARRELS-FREE BARRIERS PER CITY STANDARDS SHALL BE PROVIDED ON SIDEWALKS AT ALL CURB CROSSINGS.
- SCREENED MECHANICAL UNITS, CHIMNEYS AND TRUCK COMPACTORS SHALL BE SCREENED TO PREVENT NEIGHBORHOOD NUISANCE.
- ALL STORAGE CONTAINMENT UPON APPROVAL BY BUILDING INSPECTION DEPARTMENT.
- ALL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCES.
- THIS DEVELOPMENT SHALL BE COMPATIBLE, AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES.
- OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN THE BUILDING INSPECTION DEPARTMENT.
- THE BUILDING INSPECTION DEPARTMENT SHALL DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
- ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES SHALL BE CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 1300 OF THE 2006 INTERNATIONAL BUILDING CODE AND PARTICULATE MATTER, GEOTECHNICAL, AND SOILS AND FOUNDATIONS.
- ALL VIBRATION AND/OR OTHER PERFORMANCE STANDARDS.
- USES OF THE PROPERTY SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 1300 OF THE 2006 INTERNATIONAL BUILDING CODE AND PARTICULATE MATTER, GEOTECHNICAL, AND SOILS AND FOUNDATIONS.
- ALL WORK TO BE PERFORMED IN ONE PHASE.
- NO NATIVE TREES ON-SITE PRIOR TO DEVELOPMENT.
- ALL WORK TO BE PERFORMED IN ONE PHASE.
- NO OFF-SITE PARKING PLANNED.
- NO FLOOD PLAIN ON LOT.
- ALL BUILDING ROOF DRAINAGE TO STORM SEWER.
- INTERIOR LANDSCAPING REQUIREMENTS SHALL BE COMPOSED OF 75% MIN. MASONRY MATERIAL.
- TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE SHALL BE 150,503 SF.
- LANDSCAPE AREA IN 30' BUFFER SHALL BE 15,033 SF.

SITE AREA CALCULATIONS

LANDSCAPE AREAS	6,213 SF
30' BUFFER W. SIDE PARKWAY	6,190 SF
INTERIOR PARKING LANDSCAPE	10,829 SF
WEST AND SW SIDES OF BUILDING	410 SF
PLANTERS ON FRONT OF BUILDING	608 SF
PARKING LOT ISLANDS (EXIST)	1,920 SF
INTERIOR WEST ISLANDS	1,522 SF
TOTAL INTERIOR PARKING LANDSCAPE	15,222 SF
TOTAL PAVED AREA	18,779 SF
TOTAL AREA OF LOT	34,833 SF
AREA OF BUILDING	4,405 SF
FIRST FLOOR RESTAURANT	4,195 SF
MEZZANINE (RETAIL)	210 SF
TOTAL BUILDING SQUARE FOOTAGE	48,177 SF

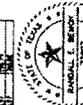
PRELIMINARY SITE PLAN

CITY LIMIT LINE AND LOCAL LANE PORT
 SCALE: 1" = 30'

ZONING	RESIDENTIAL COMMERCIAL (FOLLOWING OVERLAY DISTRICT)
PROPOSED USE	RETAIL
LOT AREA	44,000 SF
BUILDING SQUARE FOOTAGE	48,177 SF
BUILDING HEIGHT (STORIES & FEET)	2.5 (8'00" ALLOWED)
LOT COVERAGE	0.26 (11% ALLOWED)
OFF-STREET PARKING (PER USE)	1 SPACE / 750 SF OF 188 SPACES
PARKING REQUIRED (REGULATORY PER USE)	8 SPACES
HANDICAPPED PARKING REQUIRED	237 SPACES
HANDICAPPED PARKING PROVIDED	13 SPACES
INTERIOR LANDSCAPING REQUIRED	15,033 SF
INTERIOR LANDSCAPING PROVIDED	15,222 SF
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE	150,503 SF
LANDSCAPE AREA IN 30' BUFFER	15,033 SF

SITE SPECIFIC CONDITIONS

- LEGAL DESCRIPTION: LOT 5, BLOCK A, KEMP HOMESTEAD NO. 2, PLANO, TEXAS
- LOT AREA: 4.237 (PER PLAN) ACRES
 LOT SQUARE FOOTAGE: 185,435 SF
- PROJECT REQUIREMENTS: IN BOULDER OF GROUND PLANS ON FIRE HYDRANT IN FRONT OF PROPOSED BUILDING ELEVATION: 887.15, (RET. CITY B.M. C3-8 ELEV 880.18)
- NO EXISTING OR FUTURE PLANNED ON-SITE ALONG EXISTING PROPERTY LINE.
- NO NATIVE TREES ON-SITE PRIOR TO DEVELOPMENT.
- ALL WORK TO BE PERFORMED IN ONE PHASE.
- NO OFF-SITE PARKING PLANNED.
- NO FLOOD PLAIN ON LOT.
- ALL BUILDING ROOF DRAINAGE TO STORM SEWER.
- INTERIOR LANDSCAPING REQUIREMENTS SHALL BE COMPOSED OF 75% MIN. MASONRY MATERIAL.
- TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE SHALL BE 150,503 SF.
- LANDSCAPE AREA IN 30' BUFFER SHALL BE 15,033 SF.



THE SEAL APPEARING HEREON IS VALID FOR THE STATE OF TEXAS
 STANLEY CONSTRUCTION, INC.
 FEBRUARY 8, 2008

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 20, 2006

Agenda Item No. 6A

Public Hearing: Zoning Case 2006-01

Applicant: Dallas Roadster

DESCRIPTION:

A request to rezone 0.9± acre located at the southeast corner of K Avenue and 10th Street **from** Light Commercial and Two-Family Residence (Duplex) **to** Light Commercial.

HISTORY:

The property was zoned Light Industrial-1 (LI-1) and Two-Family Residence (Duplex) (2F) until 2003, when the city rezoned the LI-1 property in this area of the K Avenue corridor to Light Commercial (LC). The 2F zoning remained unchanged and has been in place since the neighborhood was developed.

REMARKS:

The frontage on K Avenue is zoned LC for a depth of approximately 60 feet. The remainder of the parcel is zoned 2F and is in use as a single-family residence. The applicant is requesting to rezone the property in order to redevelop the entire lot as allowed within the LC district. A concept plan has been submitted for the property showing a single-story retail building with access off K Avenue and 10th Street.

The LC district is intended to provide for a wide array of retail, office, and service uses to meet the needs of local residents and businesses. Some automobile related uses and limited assembly, which address local service and employment opportunities are also included in LC districts. The 2F district is designed to provide for areas of two-family development that are consistent in design and in development patterns with typical single-family detached development. The 2F district is intended to encourage single-family ownership by permitting the division of a 2F lot along the common wall of the two residential units of a duplex.

Surrounding Land Use and Zoning

The property to the north and east is zoned 2F. Property to the north, west, and south is zoned LC. The lot is bounded by K Avenue to the west, single-family residences to the north and east, and commercial property to the south.

Vendome Place Neighborhood

The residence is part of the Vendome Place subdivision which is zoned 2F or Single-Family Residence-6 (SF-6) with LC and LI-1 zoning in small part along the K Avenue frontage. Vendome Place contains approximately 21 houses zoned 2F, two houses zoned LC, 14 houses zoned SF-6, and three houses zoned LI-1, for a total of 40 residential structures. Some of the houses are now used as businesses within the nonresidentially-zoned portions of the neighborhood along K Avenue; however none of the properties between 10th Street and 12th Street have been redeveloped with a commercial building.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as General Commercial. This request is in conformance with the Future Land Use Plan.

Adequacy of Public Facilities - Water and sanitary sewer services are available.

Traffic Impact Analysis (TIA) - A TIA is not required for this zoning request since the corresponding land use classification does not generate 5,000 or more trips per day for development on a 0.9 acre parcel.

Relationship to Adjacent Land Use - The Land Use Element of the Comprehensive Plan outlines a strategy (B.5) recommending consideration of the relationship between adjacent land uses (existing and proposed) when zoning changes are proposed. The Planning & Zoning Commission should consider the impact of this request on the existing Vendome Place neighborhood.

Objective B.4 of the Land Use Element recommends minimizing the impact of potentially incompatible uses. Extending the LC district into the Vendome Place neighborhood would increase the potential for incompatible uses allowed under LC zoning.

Sustaining Existing Neighborhoods - Objective C.1 of the Land Use Element encourages the city to ensure the sustainability of existing residential areas throughout the city. Due to the limited size and isolation of this neighborhood, rezoning one lot has a significant impact on the future viability of the adjacent residential properties and the neighborhood as a whole.

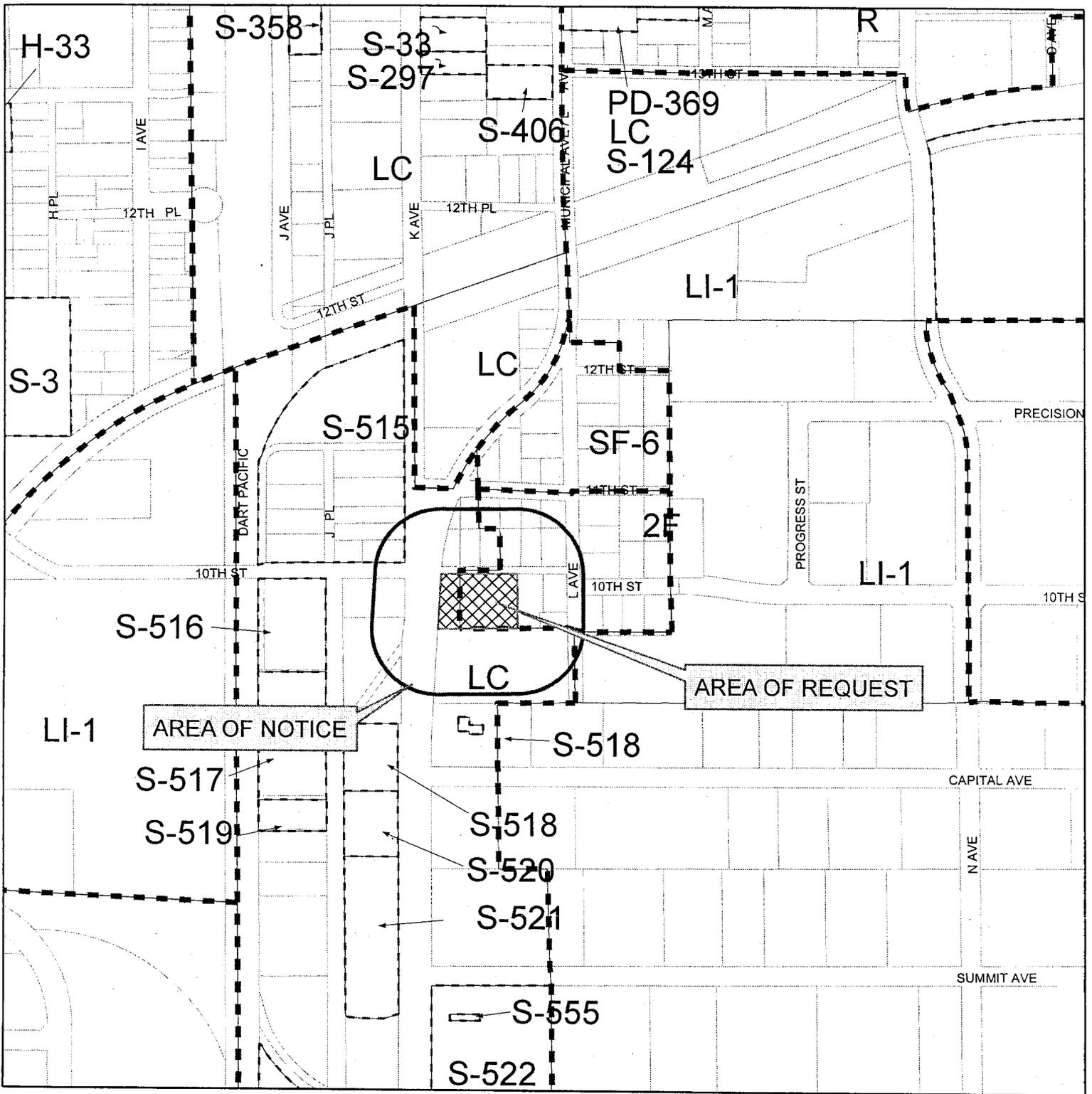
SUMMARY:

The applicant is requesting to rezone a portion of an existing neighborhood from LC and 2F to LC. Although the requested zoning is in conformance with the Future Land Use Plan, there are conflicts with several strategies and objectives of the Land Use Element pertaining to compatibility of uses and preservation of existing neighborhoods. Staff cautions against rezoning this property without considering the future of the Vendome Place neighborhood. The Commission may wish to explore the rezoning in the context of the surrounding land uses. Out of respect for the existing neighborhood, staff cannot support a rezoning without consensus for the future direction of the residential properties.

RECOMMENDATIONS:

Recommended that the Commission either:

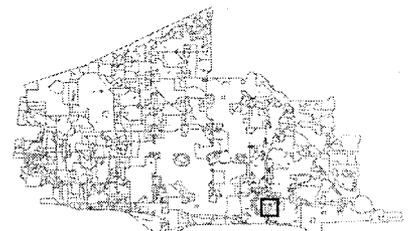
- 1) Table the item until the April 17, 2006, meeting so that the Commission and staff can work directly with the neighborhood to develop a consensus for the future direction of the residential area, or
- 2) Deny the request.



Zoning Case #: 2006-01

Existing Zoning: LIGHT COMMERCIAL & TWO-FAMILY RESIDENCE (DUPLEX)

○ 200' Notification Buffer



RECEIVED

FEB 03 2006

PLANNING DEPT.

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2006-01. The property is a 0.9± acre tract located at the southeast corner of K Avenue and 10th Street. The requested zoning is entirely Light Commercial (LC). The LC district is intended to provide for a wide array of retail, office, and service uses to meet the needs of local residents and businesses. Some automobile related uses and limited assembly, which address local service and employment opportunities, are also included in LC districts.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-01.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-01.

This item will be heard on **February 20, 2006, 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.

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

Benny Ray
Name (Please Print)

Benny Ray
Signature

1105 Ave K
Address

2-1-06
Date

CDD Plano marina

RECEIVED

FEB 01 2006

PLANNING DEPT.

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2006-01. The property is a 0.9± acre tract located at the southeast corner of K Avenue and 10th Street. The requested zoning is entirely Light Commercial (LC). The LC district is intended to provide for a wide array of retail, office, and service uses to meet the needs of local residents and businesses. Some automobile related uses and limited assembly, which address local service and employment opportunities, are also included in LC districts.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-01.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-01.

This item will be heard on **February 20, 2006, 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.

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

Bahman KHODAHY
Name (Please Print)

[Signature]
Signature

825 AVE K PLANO TX 75074
Address

01-28-06
Date

CDD

RECEIVED

JAN 31 2006

PLANNING DEPT.

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2006-01. The property is a 0.9± acre tract located at the southeast corner of K Avenue and 10th Street. The requested zoning is entirely Light Commercial (LC). The LC district is intended to provide for a wide array of retail, office, and service uses to meet the needs of local residents and businesses. Some automobile related uses and limited assembly, which address local service and employment opportunities, are also included in LC districts.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-01.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-01.

This item will be heard on **February 20, 2006, 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.

Please make 11th ST. light industrial or commercial also. I want to increase value to my property to sell it at a higher value/price. I am all for zoning case 2006-01. Thanks.

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

Greg Mitchell
Name (Please Print)

Greg Mitchell
Signature

1104 11th ST. Plano, Tx 75074
Address

January 29, 2006
Date

CDD

RECEIVED

JAN 31 2006

PLANNING DEPT

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2006-01. The property is a 0.9± acre tract located at the southeast corner of K Avenue and 10th Street. The requested zoning is entirely Light Commercial (LC). The LC district is intended to provide for a wide array of retail, office, and service uses to meet the needs of local residents and businesses. Some automobile related uses and limited assembly, which address local service and employment opportunities, are also included in LC districts.

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

BEH I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-01.

_____ I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-01.

This item will be heard on **February 20, 2006, 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.

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

Benedict E. Homen
Name (Please Print)

[Signature]
Signature

902 K Ave Plano TX
Address

1-27-06
Date

CDD

RECEIVED

FEB 10 2006

PLANNING DEPT.

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2006-01. The property is a 0.9± acre tract located at the southeast corner of K Avenue and 10th Street. The requested zoning is entirely Light Commercial (LC). The LC district is intended to provide for a wide array of retail, office, and service uses to meet the needs of local residents and businesses. Some automobile related uses and limited assembly, which address local service and employment opportunities, are also included in LC districts.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-01.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-01.

This item will be heard on **February 20, 2006, 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.

SEE ATTACHED

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

SABINE WATTS
Name (Please Print)
1708 15th Place
(1105 10th St.)
Address

Sabine Watts
Signature
2-9-2006
Date

CDD

1708 15th Place
Plano TX 75074
Februaury 9, 2006

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

Re: Zoning Case 2006-01

Dear Commissioners,

I am against the requested zoning for a variety of reasons.

First, our neighborhood's special quality is its quietness. In spite of being so close to Avenue K, it receives no through traffic: it is still very much a neighborhood. Business has grown up around it since the homes were built, and now it is a small residential dot surrounded by commercial and light industrial businesses. Although one day, our neighborhood may disappear, it should not be chipped away at in a manner which will decrease the quality of life for those still living there.

At present, there is a business next to mine, a graphic arts design studio. It fits in well with the neighborhood, causing little traffic and no noise. The same would not be true of a light commercial/auto lot directly across the street from me. The look of the neighborhood, the traffic, and the noise levels would be negatively impacted. With the limited parking available on Avenue K, I can see that our street would become crowded with commercial traffic, and that customers, not wanting to make U-turns on a narrow street, would travel through the neighborhood to leave the area, impacting streets other than our own.

As it stated in the City Planning Guidelines under the 'City of Organized Development' section, "compatibility becomes even more important when non-residential areas are developed in close proximity to residential uses." Likewise, objective A2 calls for "people-friendly environments." I do not believe the rezoning of this land would enhance either of these objectives.

Aside from my personal reasons, this land is on the direct path leading to the downtown business government/ historic center, only a tenth of a mile south of our first decorative City of Plano sign. We have spent much time, money, and effort revitalizing the downtown section. It become more attractive every year. Although used car lots are a necessary and useful piece of our local economy, there is already a used car lot a quarter of a mile further south on Avenue K, as well as another within one mile on Plano Parkway. Another is not needed on one of the two arteries into downtown.

Of the 347 acres already zoned LC in Plano (24.5% non-platted), there is surely a more appropriate place for such a business than right next to a residential neighborhood.

Please deny the zoning change request at this time.

Sincerely yours,

A handwritten signature in black ink that reads "Sabine Watts". The signature is written in a cursive style with a large, sweeping flourish at the end.

Sabine Watts
(owner 1105 Tenth St.)

REPLY FORM

RECEIVED
FEB 03 2006
PLANNING DEPT.

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

Dear Commissioners:

This letter is regarding Zoning Case 2006-01. The property is a 0.9± acre tract located at the southeast corner of K Avenue and 10th Street. The requested zoning is entirely Light Commercial (LC). The LC district is intended to provide for a wide array of retail, office, and service uses to meet the needs of local residents and businesses. Some automobile related uses and limited assembly, which address local service and employment opportunities, are also included in LC districts.

PLEASE TYPE OR USE BLACK INK

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-01.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-01.

This item will be heard on **February 20, 2006, 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.

The zoning covers too much possibilities and he can change his mind or sell the property before he builds also this is a residential street and I don't want the increased traffic it will ~~de~~ reduce property values

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

Robert G. Bell
Name (Please Print)

Robert G. Bell
Signature

1107 10th St. PLANO
Address

2-3-06
Date

CDD

RECEIVED

JAN 31 2006

PLANNING DEPT.

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2006-01. The property is a 0.9± acre tract located at the southeast corner of K Avenue and 10th Street. The requested zoning is entirely Light Commercial (LC). The LC district is intended to provide for a wide array of retail, office, and service uses to meet the needs of local residents and businesses. Some automobile related uses and limited assembly, which address local service and employment opportunities, are also included in LC districts.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-01.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-01.

This item will be heard on **February 20, 2006, 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.

To protect the resident specially children on 10th st. - Car Lots, storages, and OFFICES building for possible car lot bring CRIME. We know your intent and we know the property owner NO MORE CAR LOTS!!

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

Cesar Miranda
Name (Please Print)

Cesar Miranda
Signature

1103 10th st
Address

1/30/06
Date

CDD

Further more I believe the city should take a
hard look K Avenue between 14 st and 16th
A hispanic repair shop working on the front over the
side walk spelling grease and chemicals on the
ground, the EPS must be informed of it.

The insurance cars are all over the street.

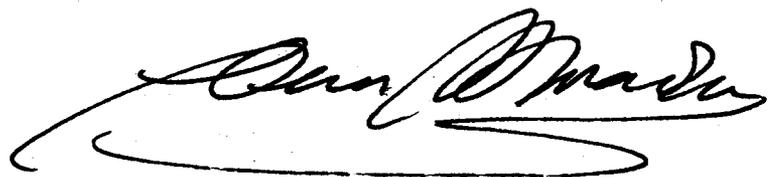
The wrecker bring cars and let them over the rail road
when this is gonna stop?

We need to enhance K ave. so people can vent or
drive as a residence. So far those street are
dangerous to walk on. Specially at night

We do not need mac auto sales close to
down town, if you seeking tax revenue is
ok place the car lots is some place else.

For the sake of this community understand that
whats come with it will be a menace to the
residents of 10th. street.

Do please reflect upon, the Good old boy system
must not work this time.



RECEIVED

FEB 02 2006

PLANNING DEPT

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2006-01. The property is a 0.9± acre tract located at the southeast corner of K Avenue and 10th Street. The requested zoning is entirely Light Commercial (LC). The LC district is intended to provide for a wide array of retail, office, and service uses to meet the needs of local residents and businesses. Some automobile related uses and limited assembly, which address local service and employment opportunities, are also included in LC districts.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-01.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-01.

This item will be heard on **February 20, 2006, 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 concerned that this change will result in my property being less desirable for residential use.

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

RICHARD E. GLASER
Name (Please Print)

Richard E. Glaser
Signature

1102 Eleventh Street
Address Plano

2-1-2006
Date

CDD

RECEIVED

FEB 02 2006

PLANNING DEPT.

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2006-01. The property is a 0.9± acre tract located at the southeast corner of K Avenue and 10th Street. The requested zoning is entirely Light Commercial (LC). The LC district is intended to provide for a wide array of retail, office, and service uses to meet the needs of local residents and businesses. Some automobile related uses and limited assembly, which address local service and employment opportunities, are also included in LC districts.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-01.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-01.

This item will be heard on **February 20, 2006, 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.

This is an area of housing with family & children, we do not need excessive automobiles here.

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

Charlene Tucker
Name (Please Print)

Charlene Tucker
Signature

1200 A 10th St Plano
Address Ap. 75074

2-1-06
Date

CDD

REPLY FORM

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

RECEIVED

FEB 01 2006

PLANNING DEPT



Dear Commissioners:

This letter is regarding Zoning Case 2006-01. The property is a 0.9± acre tract located at the southeast corner of K Avenue and 10th Street. The requested zoning is entirely Light Commercial (LC). The LC district is intended to provide for a wide array of retail, office, and service uses to meet the needs of local residents and businesses. Some automobile related uses and limited assembly, which address local service and employment opportunities, are also included in LC districts.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-01.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-01.

This item will be heard on **February 20, 2006, 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.

This rezoning will decrease the value of residential property in this neighborhood. This rezoning will allow unsightly auto repair shops and related businesses. My rental property is at 1110 10th St. Plano, Tx.

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

ARBRIA PICKENS
Name (Please Print)

Arbria Pickens
Signature

301 Canyon Ridge Dr.
Address
Richardson, Tx.

1-31-06
Date

CDD

RECEIVED
FEB 10 2006
PLANNING DEPT.

To: Dennis Abraham
Maggie Armstrong
Joyce Beach
Lisette Briley
James Duggan
Joy Flick
Carolyn Kalchthaler
Phyllis Jarrell ✓

Re: Proposed Zoning Change (zoning Case 2006-01)

The above mentioned zoning change would add traffic, noise, and possible undesirables that this pocket of affordable homes does not want. I own property at 1201 and 1203 10th Street and rent to hourly City employees that inform me that are happy with the lack of derogatory possibilities that commercial could bring.

Some new duplexes built on this property would be very appealing to the neighborhood and as the gateway to the south approach to the Downtown Area.

Your NO VOTE would help keep this possible.

Trusting I can count on you

Sincerely

Betty Sewell
907 Haggard
Plano, Tx 75074

RECEIVED
FEB 10 2006
PLANNING DEPT.

To: Dennis Abraham
Maggie Armstrong
Joyce Beach
Lisette Briley
James Duggan
Joy Flick
Carolyn Kalchthaler
Jim
Phyllis Jarrell ✓

Re: Proposed Zoning Change (Zoning Case 2006-01)

Please vote NO on the above referenced proposed zoning change.

This property is the gateway to our quiet, peaceful neighborhood and I feel this change to commercial and the owner's proposal would add extra unwanted traffic and "rif-raf" which would deteriorate our present way of life.

Sincerely,


Claudia Delgado

2-2-06

1206 10th Street
Plans, 2

Again, your NO vote will be greatly appreciated.

RECEIVED
FEB 10 2006
PLANNING DEPT

To: Dennis Abraham
Maggie Armstrong
Joyce Beach
Lisette Briley
James Duggan
Joy Flick
Carolyn Kalchthaler
Jim
Phyllis Jarrell ✓

Re: Proposed Zoning Change (Zoning Case 2006-01)

Please vote NO on the above referenced proposed zoning change.

This property is the gateway to our quiet, peaceful neighborhood and I feel this change to commercial and the owner's proposal would add extra unwanted traffic and "rif-ra" which would deteriorate our present way of life.

Sincerely,

Jim Anderson
1204 10TH STREET
Plover TX 75074

2-7-06

Again, your NO vote will be greatly appreciated.

RECEIVED

FEB 16 2006

PLANNING DEPT.

1708 15th Place
Plano TX 75074
February 9, 2006

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

Re: Zoning Case 2006-01

Dear Commissioners,

I am against the requested zoning for a variety of reasons.

First, our neighborhood's special quality is its quietness. In spite of being so close to Avenue K, it receives no through traffic: it is still very much a neighborhood. Business has grown up around it since the homes were built, and now it is a small residential dot surrounded by commercial and light industrial businesses. Although one day, our neighborhood may disappear, it should not be chipped away at in a manner which will decrease the quality of life for those still living there.

At present, there is a business next to mine, a graphic arts design studio. It fits in well with the neighborhood, causing little traffic and no noise. The same would not be true of a light commercial/auto lot directly across the street from me. The look of the neighborhood, the traffic, and the noise levels would be negatively impacted. With the limited parking available on Avenue K, I can see that our street would become crowded with commercial traffic, and that customers, not wanting to make U-turns on a narrow street, would travel through the neighborhood to leave the area, impacting streets other than our own.

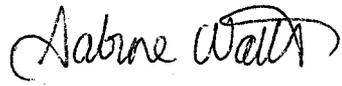
As it stated in the City Planning Guidelines under the 'City of Organized Development' section, "compatibility becomes even more important when non-residential areas are developed in close proximity to residential uses." Likewise, objective A2 calls for "people-friendly environments." I do not believe the rezoning of this land would enhance either of these objectives.

Aside from my personal reasons, this land is on the direct path leading to the downtown business government/ historic center, only a tenth of a mile south of our first decorative City of Plano sign. We have spent much time, money, and effort revitalizing the downtown section. It become more attractive every year. Although used car lots are a necessary and useful piece of our local economy, there is already a used car lot a quarter of a mile further south on Avenue K, as well as another within one mile on Plano Parkway. Another is not needed on one of the two arteries into downtown.

Of the 347 acres already zoned LC in Plano (24.5% non-platted), there is surely a more appropriate place for such a business than right next to a residential neighborhood.

Please deny the zoning change request at this time.

Sincerely yours,

A handwritten signature in cursive script that reads "Sabine Watts". The signature is written in black ink and is positioned above the printed name.

Sabine Watts
(owner 1105 Tenth St.)

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 20, 2006

Agenda Item No. 6B

Concept Plan: Vendome Place, Block 2, Lot 3R

Applicant: Dallas Roadster

DESCRIPTION:

A retail building on one lot on 0.9± acre located at the southeast corner of 10th Street and K Avenue. Zoned Light Commercial and Two-Family Residence (Duplex). Neighborhood #67.

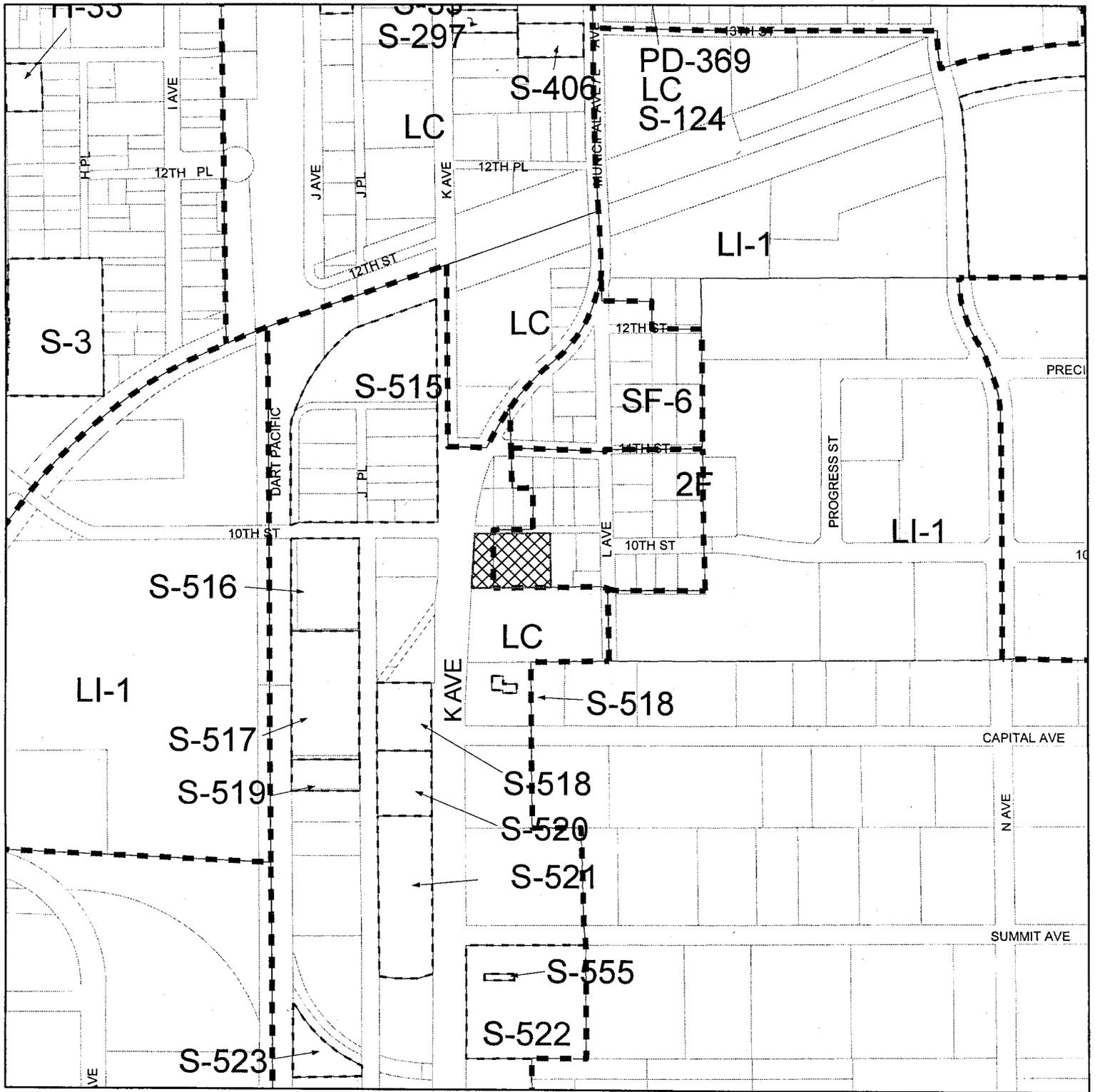
REMARKS:

This plan shows a 9,620 square foot retail building on one lot. The building is located toward the southeast corner of the lot with parking wrapping the west and north sides of the building. The design includes access off both K Avenue and 10th Street. The applicant is proposing the required masonry wall to the east with the addition of four-caliper inch trees planted every 30 feet along the eastern property line to provide an additional buffer from the residences to the east.

RECOMMENDATIONS:

Recommended that the Commission take action based on their decision in Zoning Case 2006-01 by either:

- 1) Tabling the item until the April 17, 2006, meeting so that the Commission and staff can work directly with the neighborhood to develop a consensus for the future direction of the residential area, or
- 2) Denying the request.

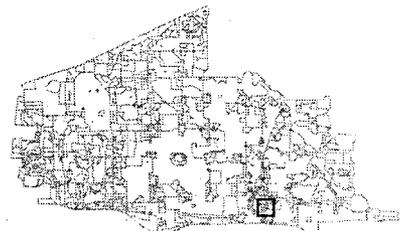


Item Submitted: CONCEPT PLAN

Title: VENDOME PLACE
BLOCK 2, LOT 3R

Zoning: LIGHT COMMERCIAL & TWO-FAMILY RESIDENCE (DUPLEX)

○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

February 20, 2006

Agenda Item No. 7

Public Hearing - Replat: John Paul II Addition, Block 1, Lot 1

Applicant: John Paul II High School

DESCRIPTION:

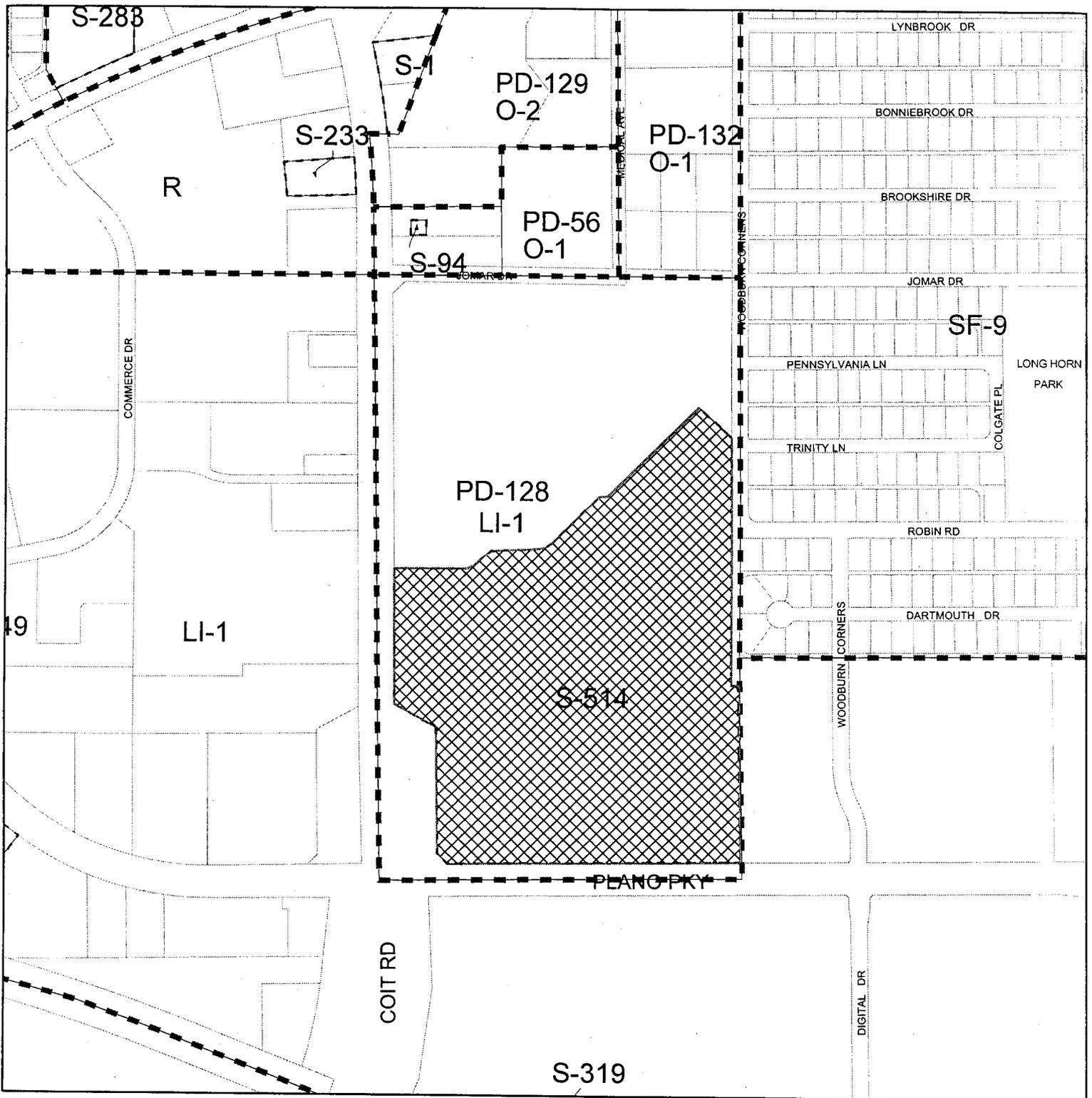
A parochial school on one lot on 35.0± acres located at the northeast corner of Coit Road and Plano Parkway. Zoned Planned Development-128-Light Industrial-1 with Specific Use Permit #514 for Day Care Center. Neighborhood #64.

REMARKS:

The purpose of the replat is to abandon and re-establish fire lane, access, and utility easements.

RECOMMENDATION:

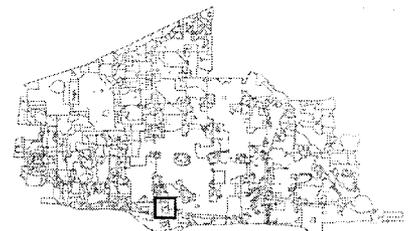
Recommended for approval as submitted.



Item Submitted: REPLAT

Title: JOHN PAUL II ADDITION
BLOCK 1, LOT 1

Zoning: PLANNED DEVELOPMENT-128-
LIGHT INDUSTRIAL-1 w/ SPECIFIC USE PERMIT #514



○ 200' Notification Buffer

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 20, 2006

Agenda Item No. 8

Public Hearing - Replat: Plano/544 Business Park Addition, Block A, Lots 1R & 4

Applicant: Plain Old Medical LLC

DESCRIPTION:

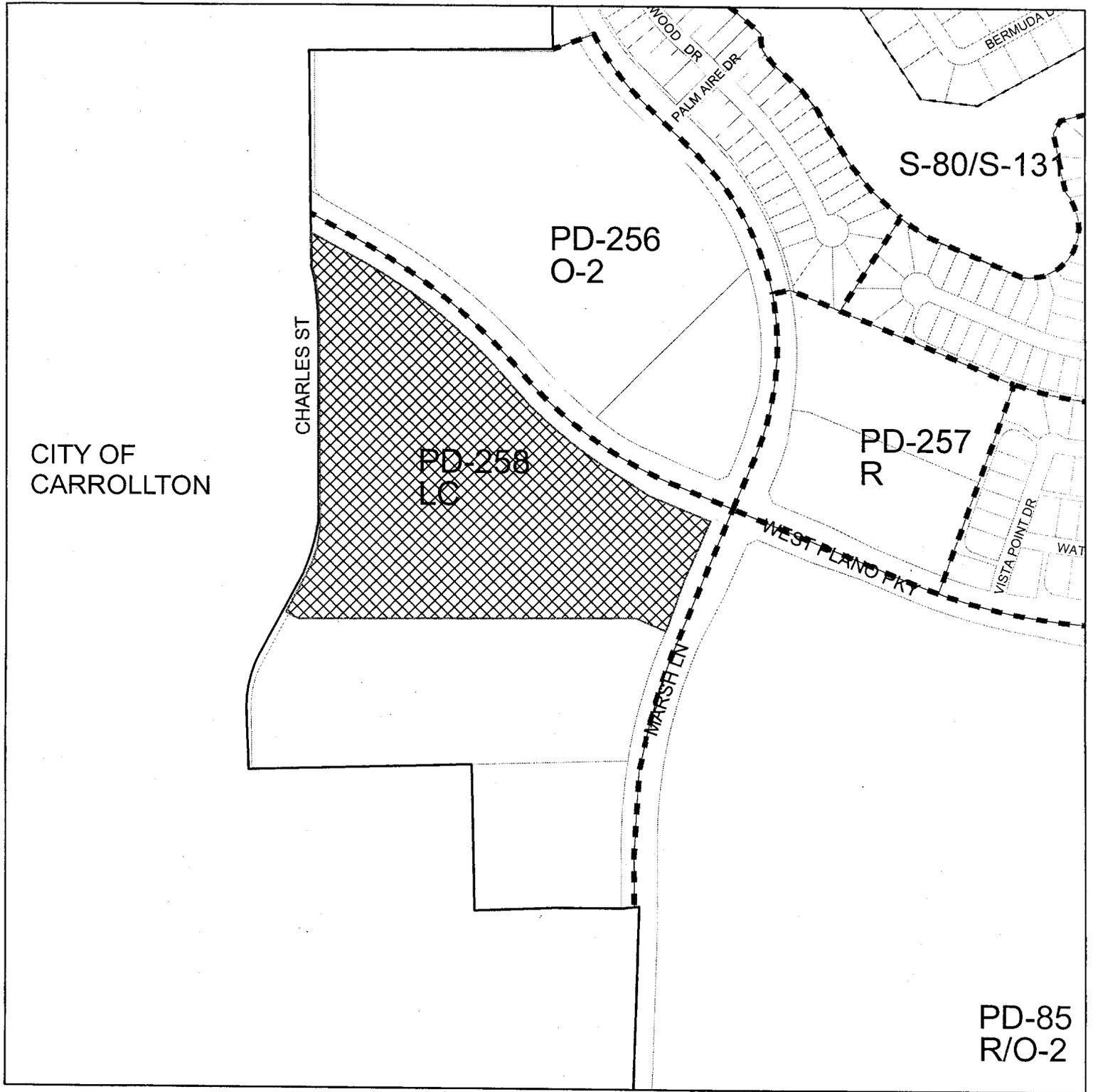
A medical office development on two lots on 19.3± acres located at the southwest corner of Plano Parkway and Marsh Lane. Zoned Planned Development-258-Light Commercial. Neighborhood #40.

REMARKS:

The purpose of the replat is to subdivide one lot into two lots.

RECOMMENDATION:

Recommended for approval as submitted.



CITY OF CARROLLTON

CHARLES ST

PD-256
O-2

S-80/S-131

PD-258
LC

PD-257
R

WEST PLANO PKY

MARSH LN

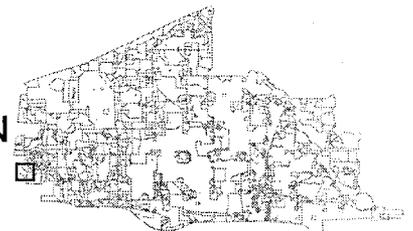
PD-85
R/O-2



Item Submitted: REPLAT

Title: PLANO/544 BUSINESS PARK ADDITION
BLOCK A, LOTS 1R & 4

Zoning: PLANNED DEVELOPMENT-258-
LIGHT COMMERCIAL



○ 200' Notification Buffer



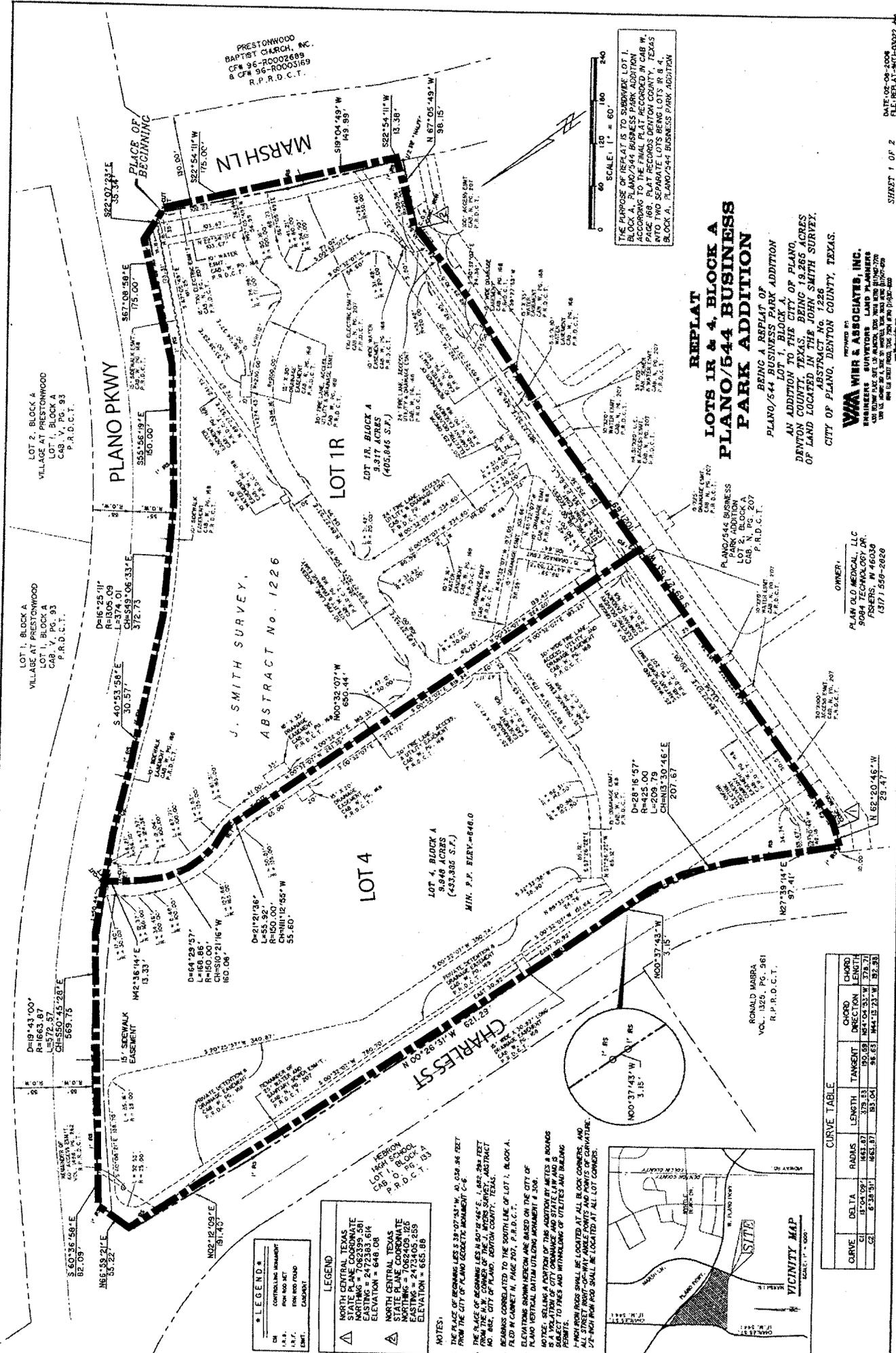
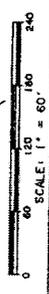
THIS INSTRUMENT IS TO SUBDIVIDE LOT 1, BLOCK A, PLANO PARK ADDITION, ACCORDING TO THE FINAL PLAT RECORDED IN PAGE 668, PLAT RECORDS DENTON COUNTY, TEXAS INTO TWO SEPARATE LOTS BEING LOTS 1R & 4, BLOCK A, PLANO/544 BUSINESS PARK ADDITION

REPLAT
LOTS 1R & 4, BLOCK A
PLANO/544 BUSINESS
PARK ADDITION

BRING A REPLAT OF
 PLANO/544 BUSINESS PARK ADDITION
 AN ADDITION TO THE CITY OF PLANO,
 DENTON COUNTY, TEXAS, BEING 19.265 ACRES
 OF LAND LOCATED IN THE JOHN SMITH SURVEY,
 ABSTRACT No. 1226
 CITY OF PLANO, DENTON COUNTY, TEXAS.

PREPARED BY
WMA WIER & ASSOCIATES, INC.
 ENGINEERS SURVEYORS LAND PLANNERS
 400 BURNING TREE LANE, SUITE 100, PLANO, TEXAS 75075-2000
 (972) 420-1000 FAX (972) 420-1001

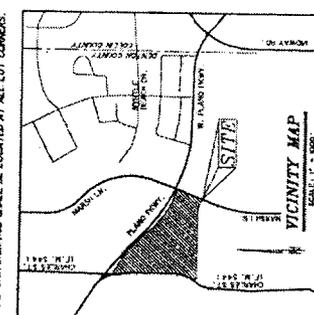
OWNER:
PLAN OLD MEDICAL, LLC
 9084 TECHNOLOGY DR.
 FISHERS, IN 46038
 (317) 566-2626



LEGEND

▲ NORTH CENTRAL TEXAS STATE GEOLOGIC MONUMENT C-6
 ▲ NORTH CENTRAL TEXAS STATE GEOLOGIC MONUMENT C-6
 ▲ NORTH CENTRAL TEXAS STATE GEOLOGIC MONUMENT C-6

- NOTES:**
1. THE PLACE OF BEGINNING IS 39°07'43" W, 40.36 86 FEET FROM THE CITY OF PLANO GEODETIC MONUMENT C-6.
 2. THE PLACE OF BEGINNING IS 80°12'46" E, 1,682.394 FEET FROM THE CITY OF PLANO GEODETIC MONUMENT C-6.
 3. BOUNDARIES CORRECTED TO THE SOUTH LINE OF LOT 1, BLOCK A.
 4. ELEVATIONS SHOWN ARE BASED ON THE CITY OF PLANO HORIZONTAL DATUM UTILITY POINT 306.
 5. NOTES: SELLING A PORTION OF THE ADDITION LOTS & BLOCKS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS PROHIBITED.
 6. FRONT-YARD SETBACKS AND WITHDRAWALS OF UTILITIES AND BULKHEADS SHALL BE LOCATED AT ALL CORNERS AND AT ALL STREET FRONT-OF-WAY ANGLE POINTS AND POINTS OF CURVATURE. 2'-0" HIGH RAMP AND SHALL BE LOCATED AT ALL LOT CORNERS.



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD DIRECTION	CHORD LENGTH
C1	8°04'09"	163.87	379.53	90.59	181.04	33° W	379.53
C2	8°38'51"	163.87	83.04	96.63	144.13	23° W	83.04

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 20, 2006

Agenda Item No. 9

Public Hearing - Replat: Pioneer Place Addition, Block A, Lots 1 & 2

Applicant: Pioneer Place Senior Housing, Inc.

DESCRIPTION:

An independent living facility on one lot on 7.5± acres located on the east side of K Avenue, 335± feet north of 19th Street. Zoned Planned Development-26-Light Commercial. Neighborhood #60.

REMARKS:

The purpose of the replat is to dedicate easements for the development of the independent living facility.

RECOMMENDATIONS:

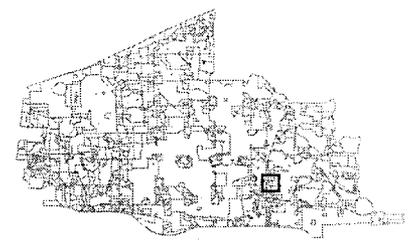
Recommended for approval as submitted.



Item Submitted: REPLAT

Title: PIONEER PLACE ADDITION
BLOCK A, LOTS 1 & 2

Zoning: PLANNED DEVELOPMENT-26-
LIGHT COMMERCIAL



○ 200' Notification Buffer



