

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

February 6, 2006

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>6:30 p.m. - Dinner - Planning Conference Room 2E</p> <p>7:00 p.m. - Regular Meeting - Council Chambers</p> <p>The Planning & Zoning Commission may convene into Executive Session pursuant to Section 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 - January 17, 2006, Pre-meeting & Meeting 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> <p><u>CONSENT AGENDA</u></p> <p>5a BT Final Plat: Deerfield North, Phase III - 64 Single-Family Residence-7 lots and one open space lot on 21.2± acres located 778± feet south of Hedcoxe Road and 442± feet west of Preston Meadow Drive. Zoned Planned Development-439-Single-Family Residence-7. Neighborhood #33. Applicant: Legacy/Monterey Homes</p> <p>5b BT Revised Preliminary Site Plan: Parker Square Addition, Block 2, Lots 1R, 2R, & 3R - Retail, restaurant, and automotive repair/minor uses on three lots on 2.7± acres located on the south side of Park Boulevard, 255± feet west of K Avenue. Zoned Planned Development-23-Light Commercial. Neighborhood #59. Applicant: Discount Tire Co.</p>	

<p>5c BT</p>	<p>Conveyance Plat: Park Rios Addition, Block 1, Lots 2 & 3 - Two conveyance lots on 6.3± acres located on the south side of Park Boulevard, 230± feet east of Los Rios Boulevard. Zoned Planned Development-6-Retail. Neighborhood #51. Applicant: S.L.G.M. Sports, LLC.</p>	
<p>5d BT</p>	<p>Preliminary Site Plan & Concept Plan: Park Rios Addition, Block 1, Lots 2 & 3 - A gymnastic studio and four retail buildings on two lots on 6.3± acres located on the south side of Park Boulevard, 230± feet east of Los Rios Boulevard. Zoned Planned Development-6-Retail. Neighborhood #51. Applicant: S.L.G.M. Sports, LLC.</p>	
<p>5e BT</p>	<p>Final Plat: Coit Center, Block A, Lot 6 - Medical offices on one lot on 1.9± acres located on the east side of Maplelawn Drive, 411± feet north of Mapleshade Lane. Zoned Corridor Commercial and Light Industrial-1. Neighborhood #72. Applicant: Medsite Developers, Ltd.</p>	
<p>5f BT</p>	<p>Final Plat: Coit Center, Block A, Lot 5 - A general office building on one lot on 2.0± acres located on the north side of Mapleshade Lane, 234± feet east of Maplelawn Drive. Zoned Corridor Commercial. Neighborhood #72. Applicant: Preston Parker L.P.</p>	
<p>5g CDD</p>	<p>Final Plat: Parkway Centre Addition, Phase 4, Block C, Lot 4 - An office building and parking garage on one lot on 6.5± acres located on the west side of Dallas North Tollway, 570± feet north of Chapel Hill Boulevard. Zoned Regional Employment. Neighborhood #40. Applicant: Sombrero Partners, Ltd.</p>	
<p>5h CDD</p>	<p>Revised Site Plan: Preston Park Business Center Addition, Block A, Lot 3R - A general and a medical office use on one lot on 4.7± acres located north of Old Shepard Place and 270± feet west of Ohio Drive. Zoned Planned Development-189-Retail/General Office. Neighborhood #55. The purpose of the revised site plan is to construct two additional buildings on site. Applicant: R & B Capital Partners</p>	
<p>5i CDD</p>	<p>Preliminary Site Plan: Preston Villages Addition - 117 Single-Family Residence-Attached lots and seven open space lots on 17.4± acres located at the southwest corner of Parker Road and Ohio Drive. Zoned Planned Development-150-Single-Family Residence-Attached. Neighborhood #43. Applicant: Preston Park, Ltd.</p>	
<p>5j CDD</p>	<p>Preliminary Site Plan: Suburban Urban Addition, Block A, Lot 1 - 396 multifamily units on one lot on 11.6± acres located at the southwest corner of Ohio Drive and McDermott Road. Zoned Planned Development-20-Mixed Use. Neighborhood #1. Applicant: Suburban Urban Limited</p>	

<p>5k CDD</p>	<p>Revised Preliminary Site Plan: Lincoln at Town Square, Block A, Lot 4 - Retail, general, and medical office buildings on one lot on 4.0± acres located at the northwest corner of Ohio Drive and Razor Boulevard. Zoned Planned Development-20-Mixed Use. Neighborhood #1. Applicant: Saturn Asset Management</p>
<p><u>END OF CONSENT AGENDA</u></p>	
<p><u>PUBLIC HEARINGS</u></p>	
<p>6 SS</p>	<p>Public Hearing: Comprehensive Plan Amendment - Request to amend the Housing Element of the Comprehensive Plan and include a policy statement with guidelines for reviewing zoning requests for infill housing. Applicant: City of Plano</p>
<p>7 TE</p>	<p>Public Hearing: Zoning Case 2005-50 - A request to amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses), and Subsection 2.822 (CB-1 – Central Business-1), and Subsection 2.823 (CE – Commercial Employment) of Section 2.800 (District Charts) of Article 2 (Zoning Districts and Uses) of the Zoning Ordinance to increase the number of multifamily dwelling units allowed by right in the CB-1 district from 1,500 to 2,300. Tabled 01/17/06. Applicant: City of Plano</p>
<p>8 TE</p>	<p>Public Hearing: Zoning Case 2005-53 - A request to amend Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance pertaining to temporary signs. The intent of the amendment is to remove temporary signage regulations from the Zoning Ordinance. Tabled 01/17/06. Applicant: City of Plano</p>
<p>9 CDD</p>	<p>Public Hearing: Zoning Case 2005-54 - A request to rezone 2.8± acres from Agricultural to Single-Family Residence-7 located on the east side of Los Rios Boulevard, 120± feet south of Trail Walker Drive. Applicant: Abby Bahreini</p>
<p>10 CDD</p>	<p>Public Hearing - Preliminary Replat & Revised Site Plan: Children's Medical Center, Legacy Campus, Block A, Lot 1 - A hospital and medical offices on one lot on 56.1± acres located at the southwest corner of Preston Road and Hedgcoxe Road. Zoned Commercial Employment. Neighborhood #8. Applicant: Children's Medical Center</p>
<p>11 BT</p>	<p>Public Hearing - Preliminary Replat: Dicker Center, Phase A, Block A, Lot 4R - Medical offices on one lot on 4.0± acres located at the southwest corner of 15th Street and Medical Avenue. Zoned Planned Development-129-General Office. Neighborhood #64. Applicant: Viewtech, Inc.</p>

12
BT

Public Hearing - Replat: Seton Addition, Block A, Lot 1 - A church on one lot on 4.4± acres located on the south side of Spring Creek Parkway, 290± feet west of Independence Parkway. Zoned Planned Development-105-Retail/General Office. Neighborhood #33.
Applicant: Catholic Diocese of Dallas

END OF PUBLIC HEARINGS

13
AU

Discussion and Direction: Impact Fee Report - Discussion and direction on a report on the city's Water and Wastewater Impact Fee Program. **Applicant: City of Plano**

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 that 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 on 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;
 - 30 minutes for all other speakers, to be divided as follows:
 - ♦ 15 minutes for a representative of a homeowners association or other group with:
 - ♦ 3 minutes each for additional speakers; and
 - 5 minutes for applicant rebuttal.

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 6, 2006

Agenda Item No. 5a

Final Plat: Deerfield North, Phase III

Applicant: Legacy/Monterey Homes

64 Single-Family Residence-7 lots and one open space lot on 21.2± acres located 778± feet south of Hedgcoxe Road and 442± feet west of Preston Meadow Drive. Zoned Planned Development-439-Single-Family Residence-7. Neighborhood #33.

Recommended for approval as submitted.

Agenda Item No. 5b

Revised Preliminary Site Plan: Parker Square Addition, Block 2, Lots 1R, 2R, & 3R

Applicant: Discount Tire Co.

Retail, restaurant, and automotive repair/minor uses on three lots on 2.7± acres located on the south side of Park Boulevard, 255± feet west of K Avenue. Zoned Planned Development-23-Light Commercial. Neighborhood #59.

Recommended for approval as submitted.

Agenda Item No. 5c

Conveyance Plat: Park Rios Addition, Block 1, Lots 2 & 3

Applicant: S.L.G.M. Sports, LLC.

Two conveyance lots on 6.3± acres located on the south side of Park Boulevard, 230± feet east of Los Rios Boulevard. Zoned Planned Development-6-Retail. Neighborhood #51.

Recommended for approval as submitted.

Agenda Item No. 5d
Preliminary Site Plan & Concept Plan: Park Rios Addition, Block 1, Lots 2 & 3
Applicant: S.L.G.M. Sports, LLC.

A gymnastic studio and four retail buildings on two lots on 6.3± acres located on the south side of Park Boulevard, 230± feet east of Los Rios Boulevard. Zoned Planned Development-6-Retail. Neighborhood #51.

Recommended for approval as submitted.

Agenda Item No. 5e
Final Plat: Coit Center, Block A, Lot 6
Applicant: Medsite Developers, Ltd.

Medical offices on one lot on 1.9± acres located on the east side of Mapelawn Drive, 411± feet north of Mapleshade Lane. Zoned Corridor Commercial and Light Industrial-1. Neighborhood #72.

Recommended for approval subject to the simultaneous recordation of the final plat for Coit Center, Block A, Lot 5.

Agenda Item No. 5f
Final Plat: Coit Center, Block A, Lot 5
Applicant: Preston Parker L.P.

A general office building on one lot on 2.0± acres located on the north side of Mapleshade Lane, 234± feet east of Mapelawn Drive. Zoned Corridor Commercial. Neighborhood #72.

Recommended for approval subject to the simultaneous recordation of the final plat for Coit Center, Block A, Lot 6.

Agenda Item No. 5g
Final Plat: Parkway Centre Addition, Phase 4, Block C, Lot 4
Applicant: Sombrero Partners, Ltd.

An office building and parking garage on one lot on 6.5± acres located on the west side of Dallas North Tollway, 570± feet north of Chapel Hill Boulevard. Zoned Regional Employment. Neighborhood #40.

Recommended for approval as submitted.

Agenda Item No. 5h

Revised Site Plan: Preston Park Business Center Addition, Block A, Lot 3R
Applicant: R & B Capital Partners

A general and a medical office use on one lot on 4.7± acres located north of Old Shepard Place and 270± feet west of Ohio Drive. Zoned Planned Development-189-Retail/General Office. Neighborhood #55.

The purpose of the revised site plan is to construct two additional buildings on site.

Recommended for approval as submitted.

Agenda Item No. 5i

Preliminary Site Plan: Preston Villages Addition
Applicant: Preston Park, Ltd.

117 Single-Family Residence-Attached lots and seven open space lots on 17.4± acres located at the southwest corner of Parker Road and Ohio Drive. Zoned Planned Development-150-Single-Family Residence-Attached. Neighborhood #43.

Recommended for approval as submitted.

Agenda Item No. 5j

Preliminary Site Plan: Suburban Urban Addition, Block A, Lot 1
Applicant: Suburban Urban Limited

396 multifamily units on one lot on 11.6± acres located at the southwest corner of Ohio Drive and McDermott Road. Zoned Planned Development-20-Mixed Use. Neighborhood #1.

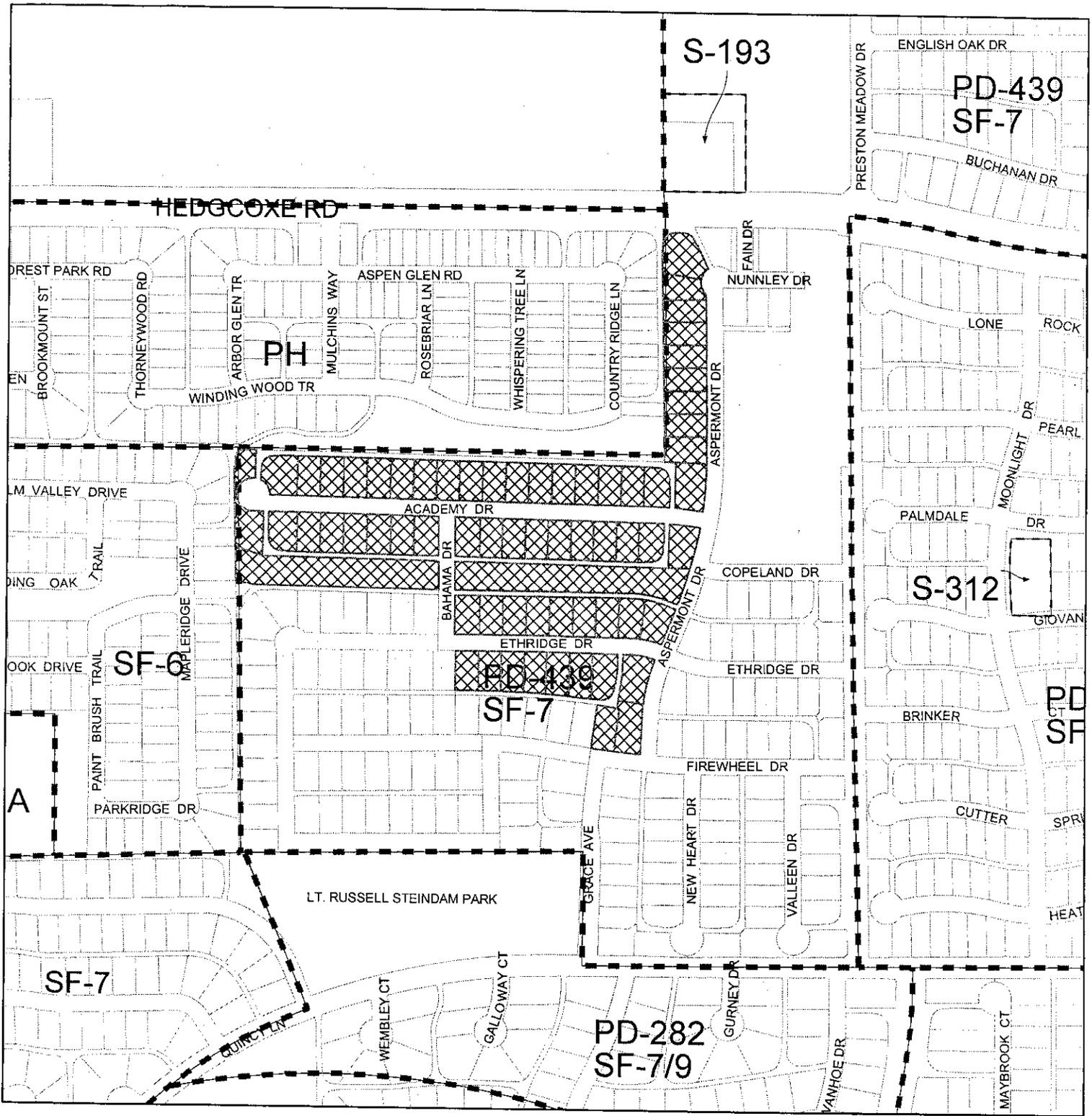
Recommended for approval as submitted.

Agenda Item No. 5k

Revised Preliminary Site Plan: Lincoln at Town Square, Block A, Lot 4
Applicant: Saturn Asset Management

Retail, general, and medical office buildings on one lot on 4.0± acres located at the northwest corner of Ohio Drive and Razor Boulevard. Zoned Planned Development-20-Mixed Use. Neighborhood #1.

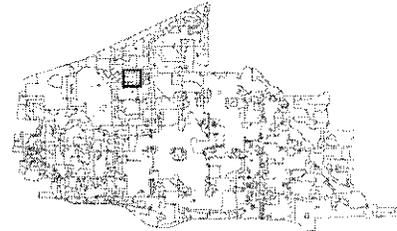
Recommended for approval as submitted.



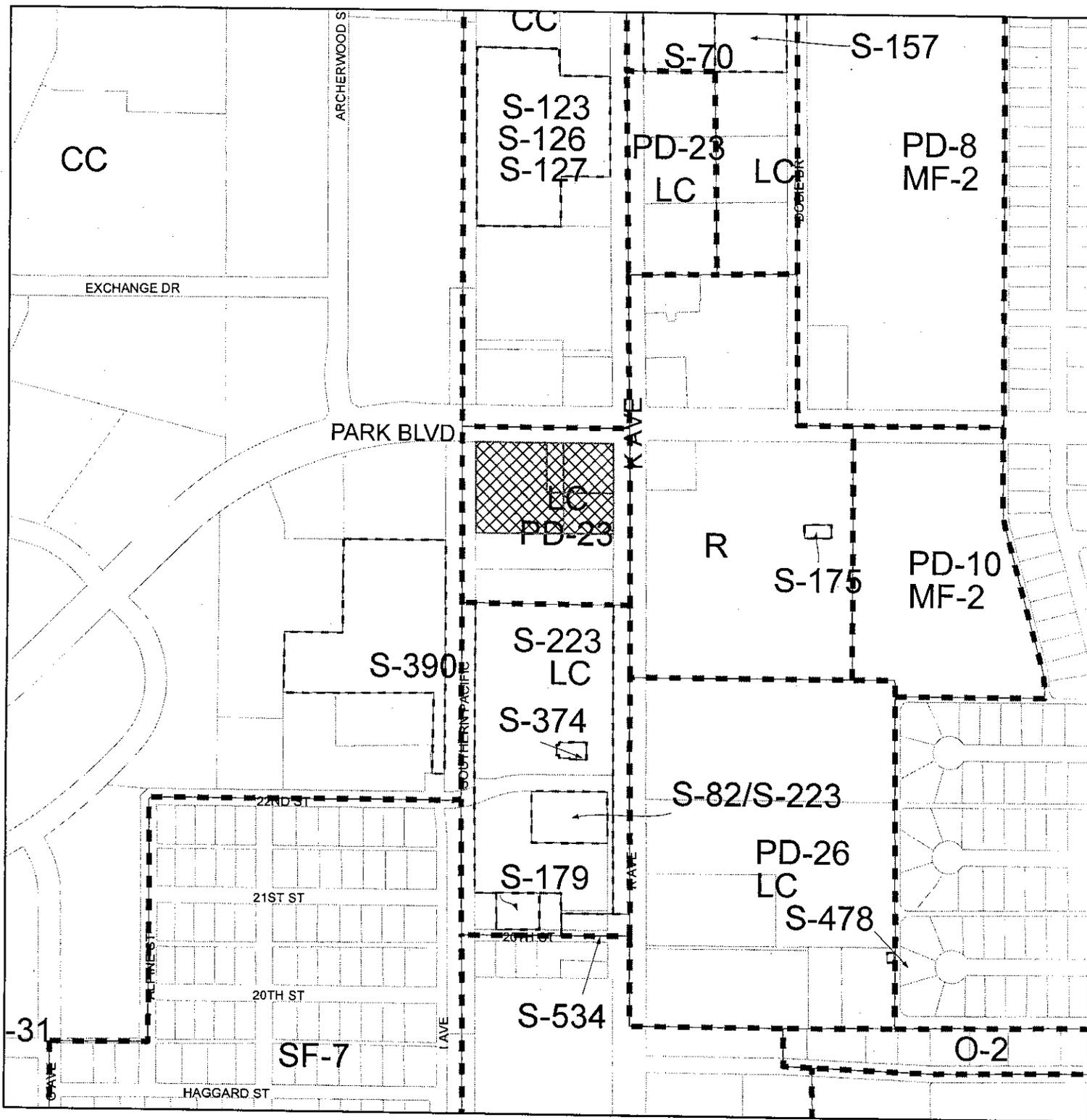
Item Submitted: FINAL PLAT

Title: DEERFIELD NORTH, PHASE III

Zoning: PLANNED DEVELOPMENT-439-SINGLE-FAMILY RESIDENCE-7



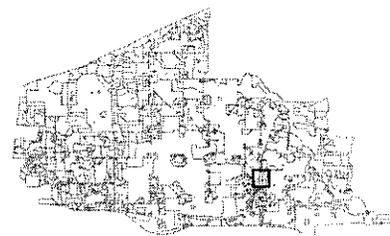
○ 200' Notification Buffer



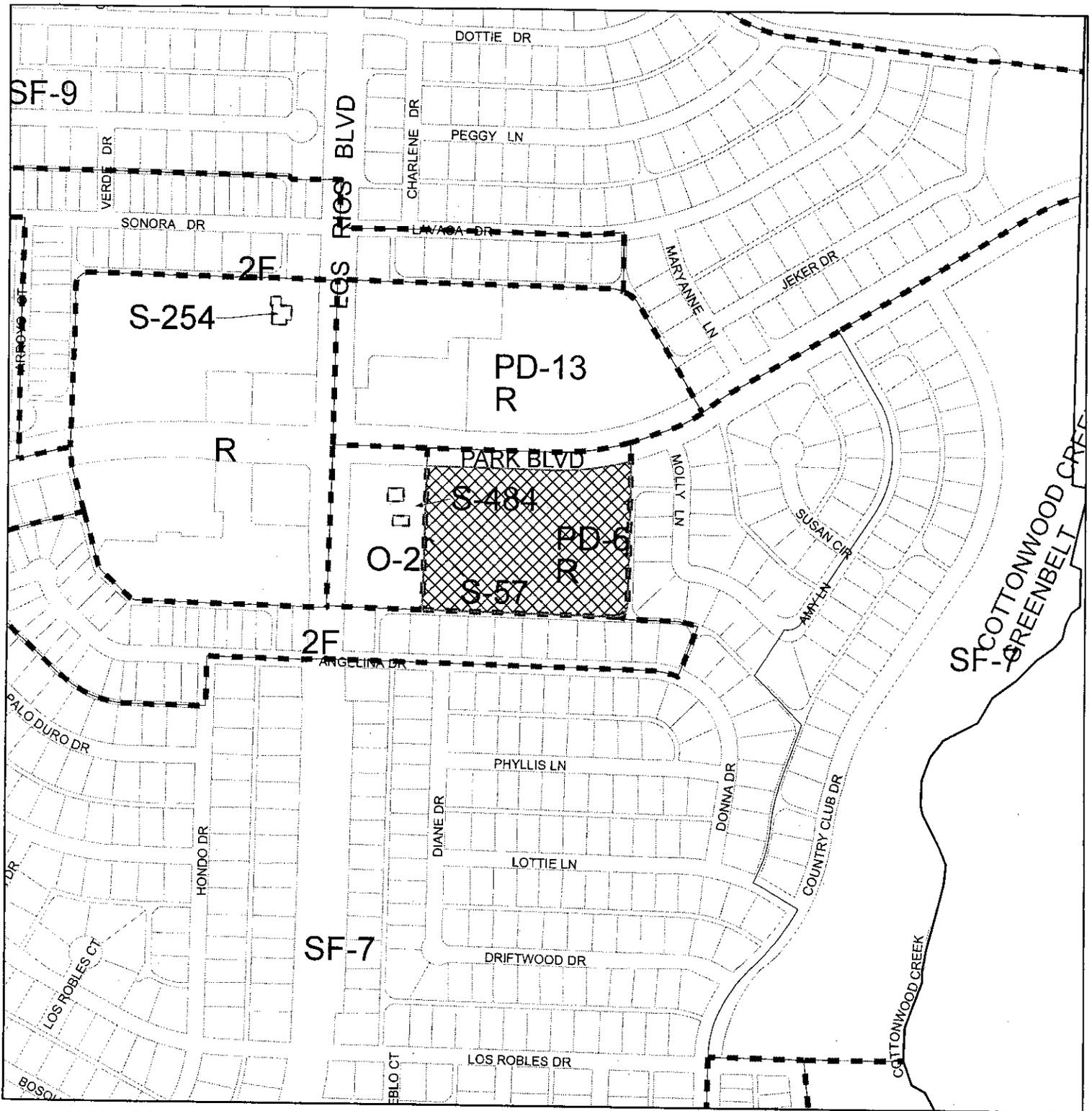
Item Submitted: REVISED PRELIMINARY SITE PLAN

Title: PARKER SQUARE ADDITION
BLOCK 2, LOTS 1R, 2R, & 3R

Zoning: PLANNED DEVELOPMENT-23-LIGHT COMMERCIAL



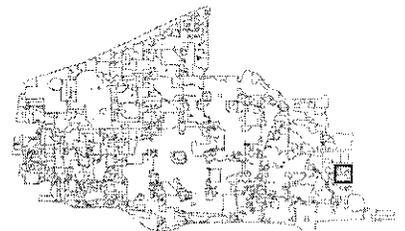
○ 200' Notification Buffer



Item Submitted: CONVEYANCE PLAT

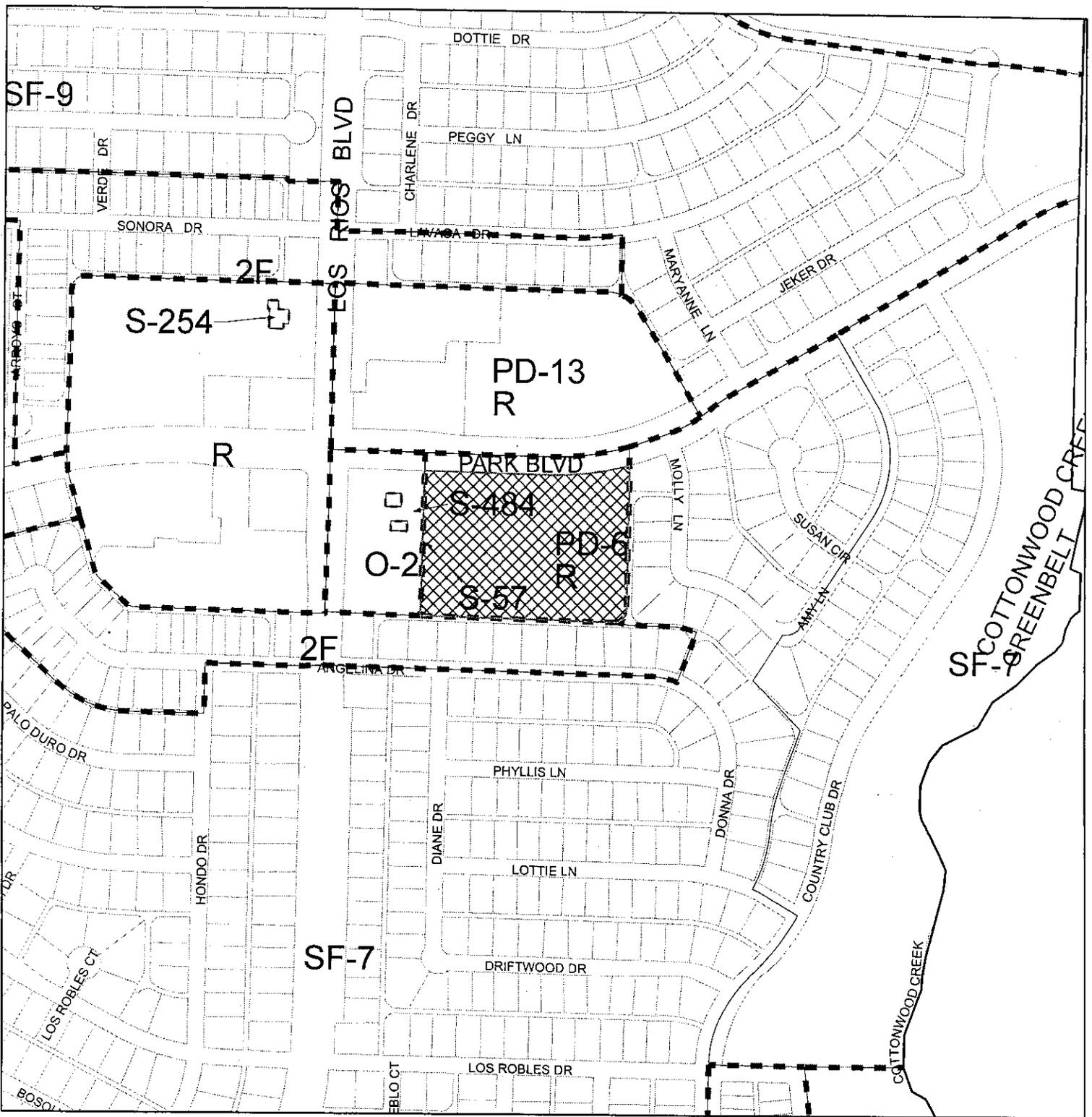
Title: PARK RIOS ADDITION
BLOCK 1, LOTS 2 & 3

Zoning: PLANNED DEVELOPMENT-6-RETAIL



○ 200' Notification Buffer





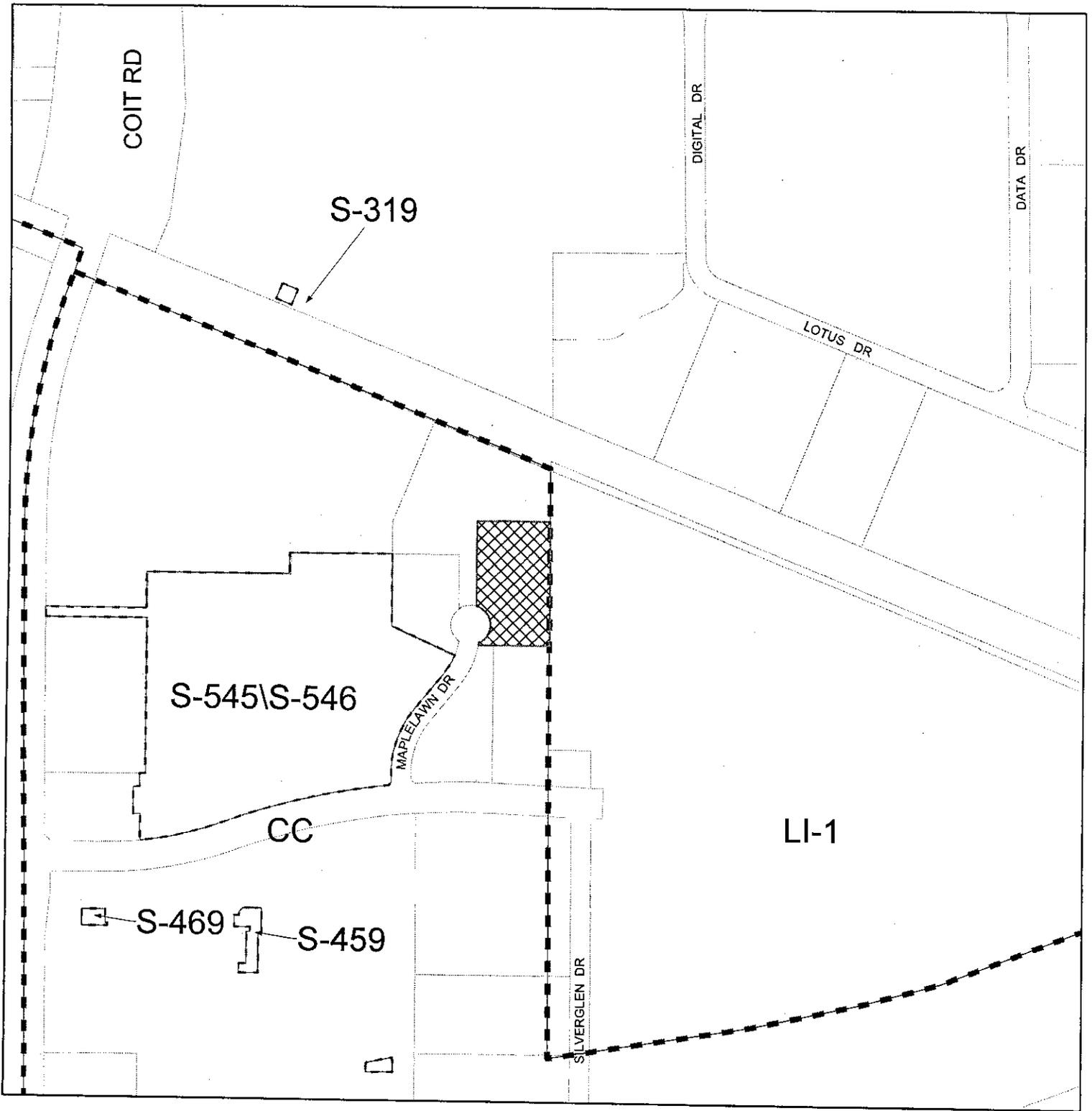
Item Submitted: PRELIMINARY SITE PLAN & CONCEPT PLAN

Title: PARK RIOS ADDITION
BLOCK 1, LOTS 2 & 3

Zoning: PLANNED DEVELOPMENT-6-RETAIL



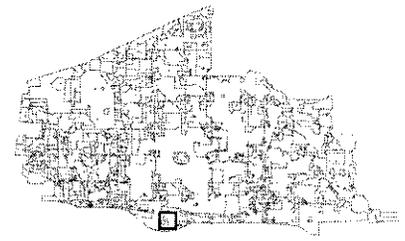
○ 200' Notification Buffer



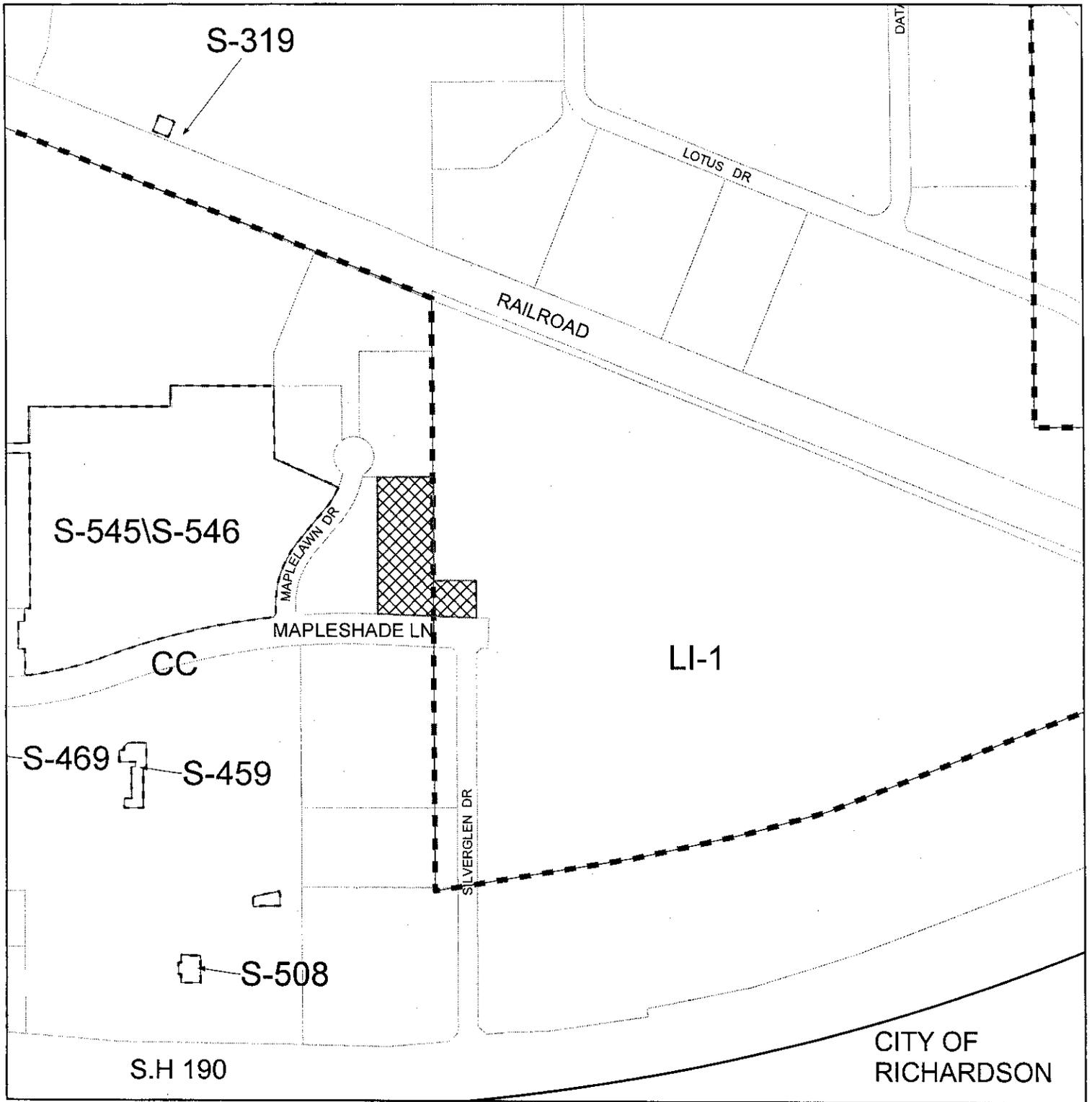
Item Submitted: FINAL PLAT

Title: COIT CENTER
BLOCK A, LOT 6

Zoning: CORRIDOR COMMERCIAL



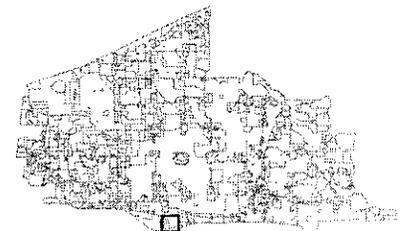
○ 200' Notification Buffer



Item Submitted: FINAL PLAT

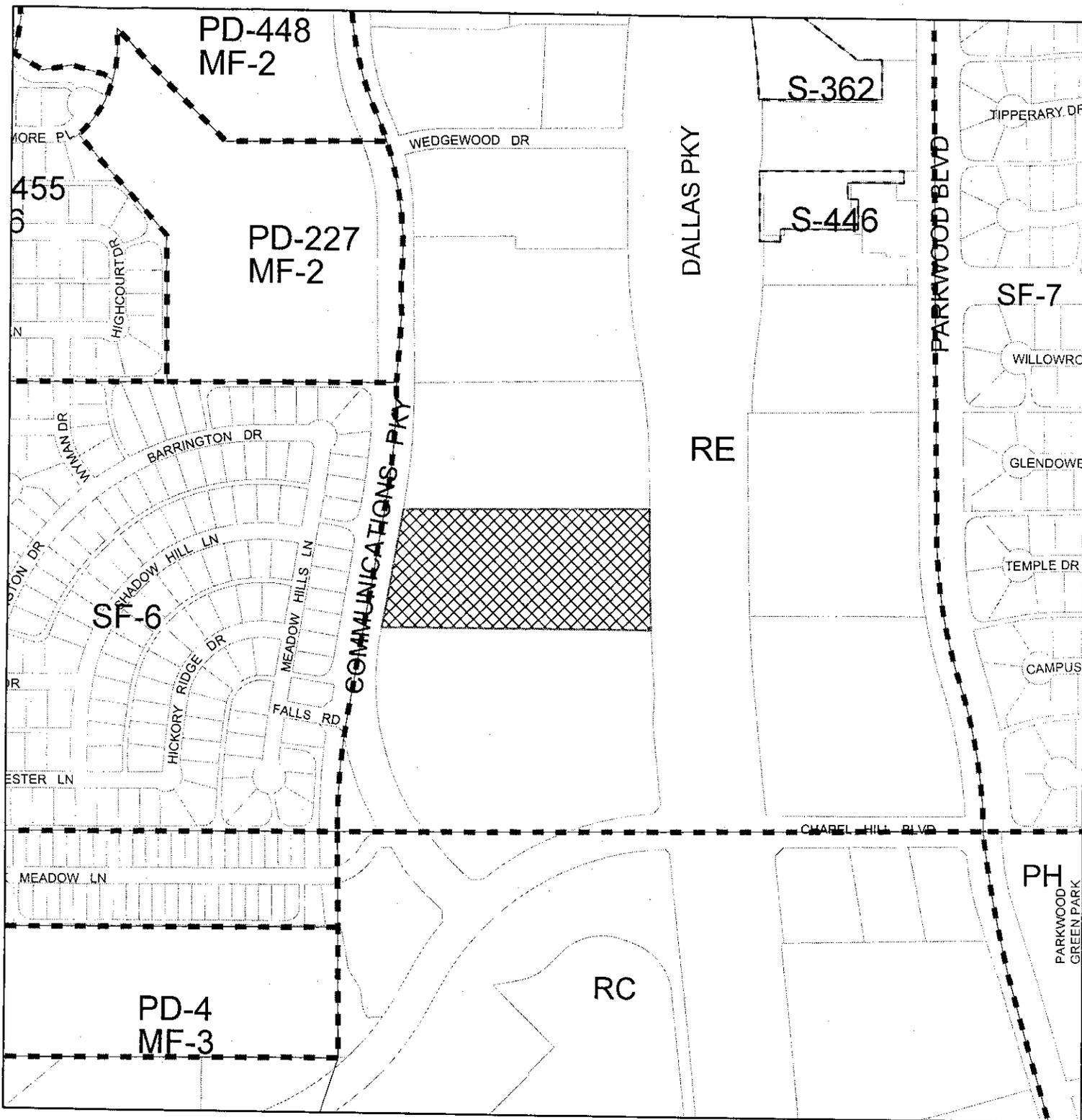
Title: COIT CENTER
BLOCK A, LOT 5

Zoning: CORRIDOR COMMERCIAL &
LIGHT INDUSTRIAL-1



○ 200' Notification Buffer

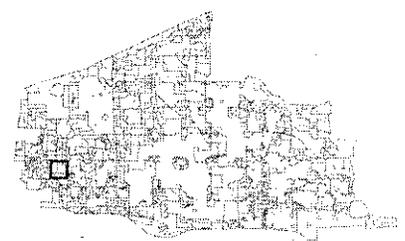




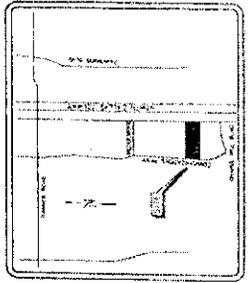
Item Submitted: FINAL PLAT

Title: PARKWAY CENTRE ADDITION, PHASE 4
BLOCK C, LOT 4

Zoning: REGIONAL EMPLOYMENT



○ 200' Notification Buffer



NO.	DESCRIPTION	AMOUNT	DATE
1	FOR THE SET		
2	FOR THE FILING		
3	FOR THE RECORD		
4	FOR THE SURVEY		
5	FOR THE PLAT		
6	FOR THE EASEMENT		
7	FOR THE WATER EASEMENT		
8	FOR THE DRAINAGE EASEMENT		
9	FOR THE SANITARY WASTE EASEMENT		
10	FOR THE UTILITY EASEMENT		

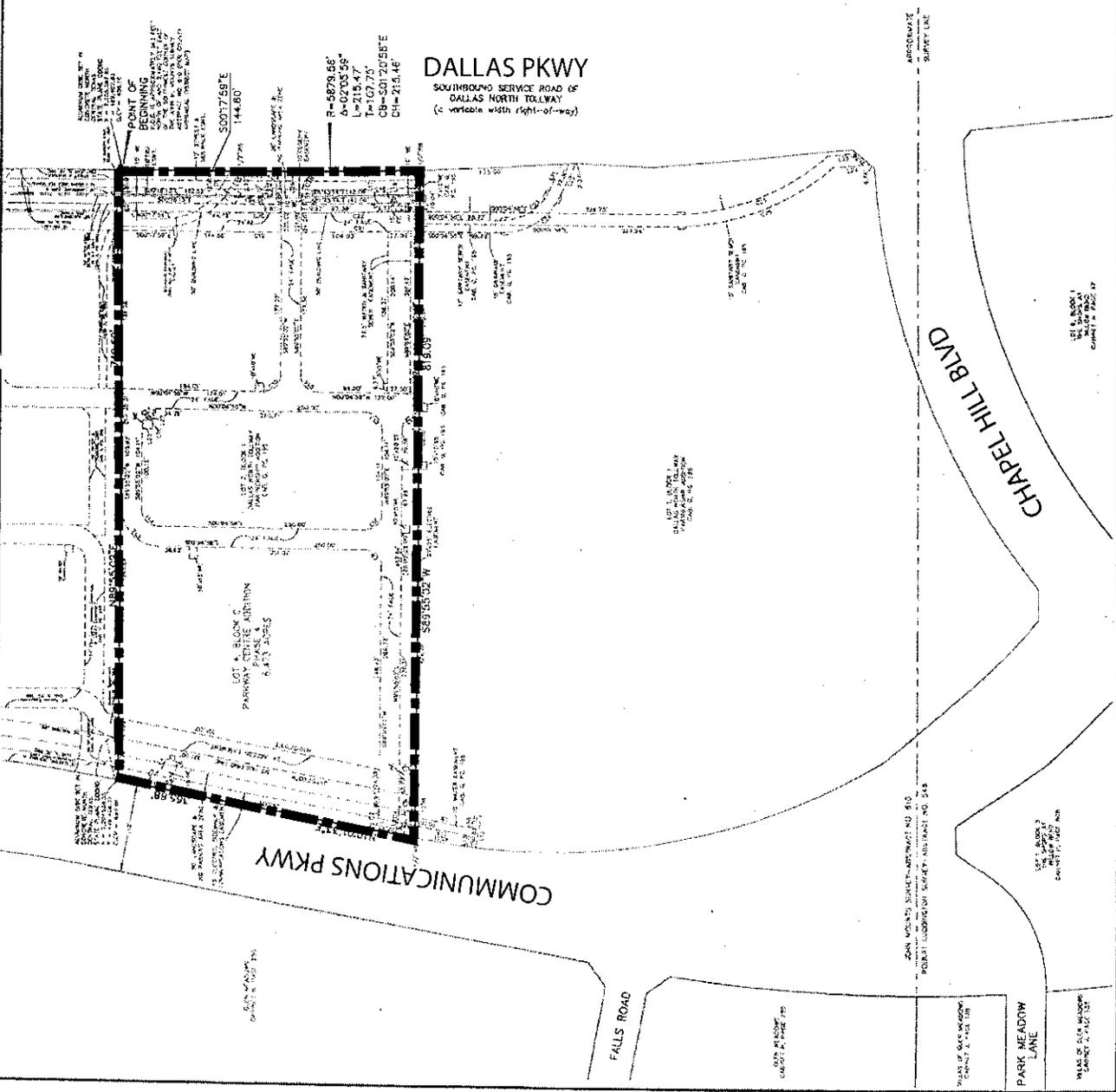
- 1. FOR THE SET
- 2. FOR THE FILING
- 3. FOR THE RECORD
- 4. FOR THE SURVEY
- 5. FOR THE PLAT
- 6. FOR THE EASEMENT
- 7. FOR THE WATER EASEMENT
- 8. FOR THE DRAINAGE EASEMENT
- 9. FOR THE SANITARY WASTE EASEMENT
- 10. FOR THE UTILITY EASEMENT

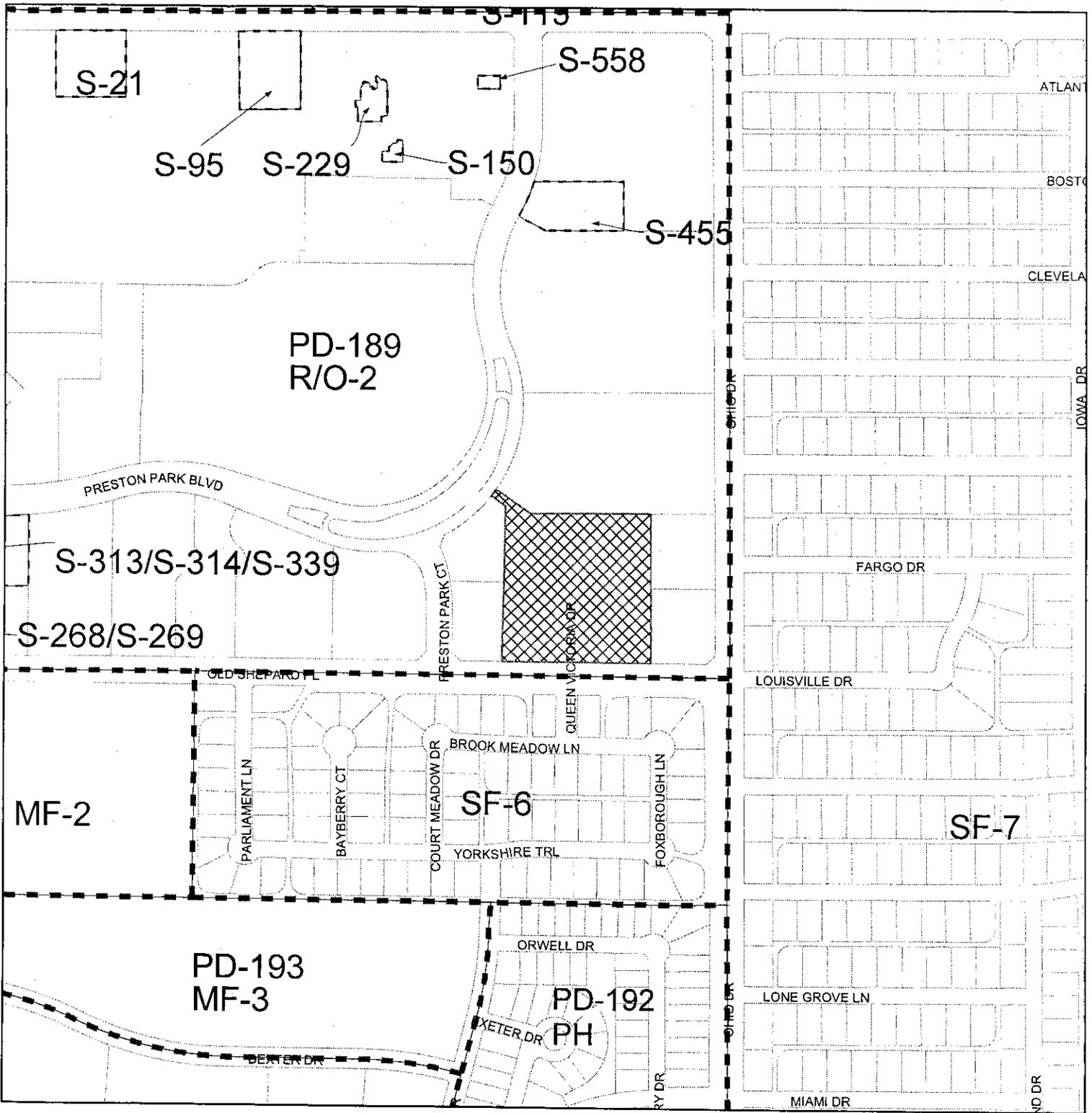
PARKWAY CENTRE ADDITION, PHASE 4
LOT 4, BLOCK C

BEING A REVISION TO CONVEYANCE PLAT OF LOT 2, BLOCK 1
 DALLAS NORTH TOLLWAY PARTNERSHIP ADDITION
 8.423 ACRES OUT OF
 J.H. MOUNTS SURVEY, ABSTRACT NO. 610
 CITY OF PLANO,
 COLLIER COUNTY, TEXAS

OWNER
 SOMBRERO PARTNERS, L.P.
 3322 Seppe Valley Road, Suite 220
 Dallas, Texas 75226
 (972) 901-1806

SURVEYOR/ENGINEER
 JONES & BOYD, INC.
 17606 Dallas Parkway, Suite 200
 Dallas, Texas 75248
 (972) 248-7976

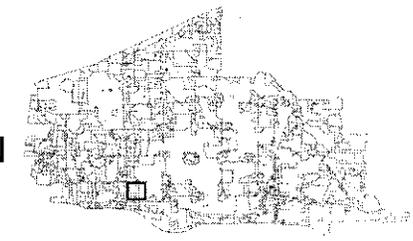




Item Submitted: REVISED SITE PLAN

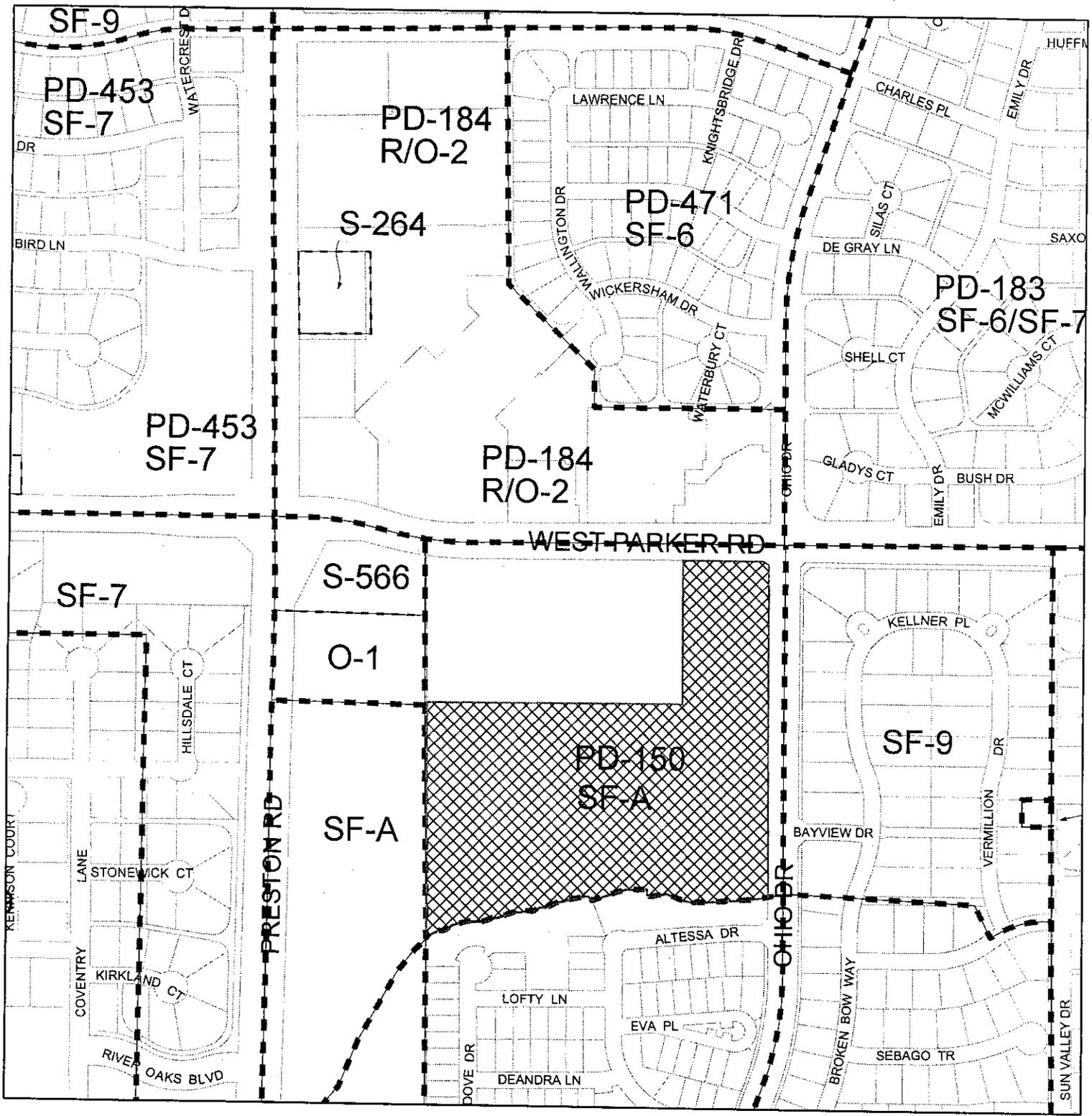
Title: PRESTON PARK BUSINESS CENTER ADDITION
BLOCK A, LOT 3R

Zoning: PLANNED DEVELOPMENT-189-RETAIL/GENERAL OFFICE



○ 200' Notification Buffer

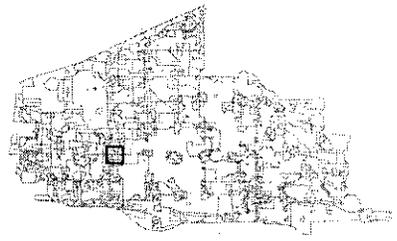




Item Submitted: PRELIMINARY SITE PLAN

Title: PRESTON VILLAGES ADDITION

Zoning: PLANNED DEVELOPMENT-150-
SINGLE-FAMILY RESIDENCE-ATTACHED



○ 200' Notification Buffer

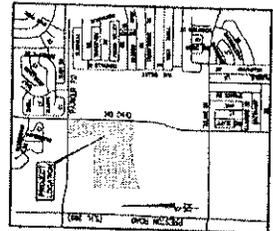
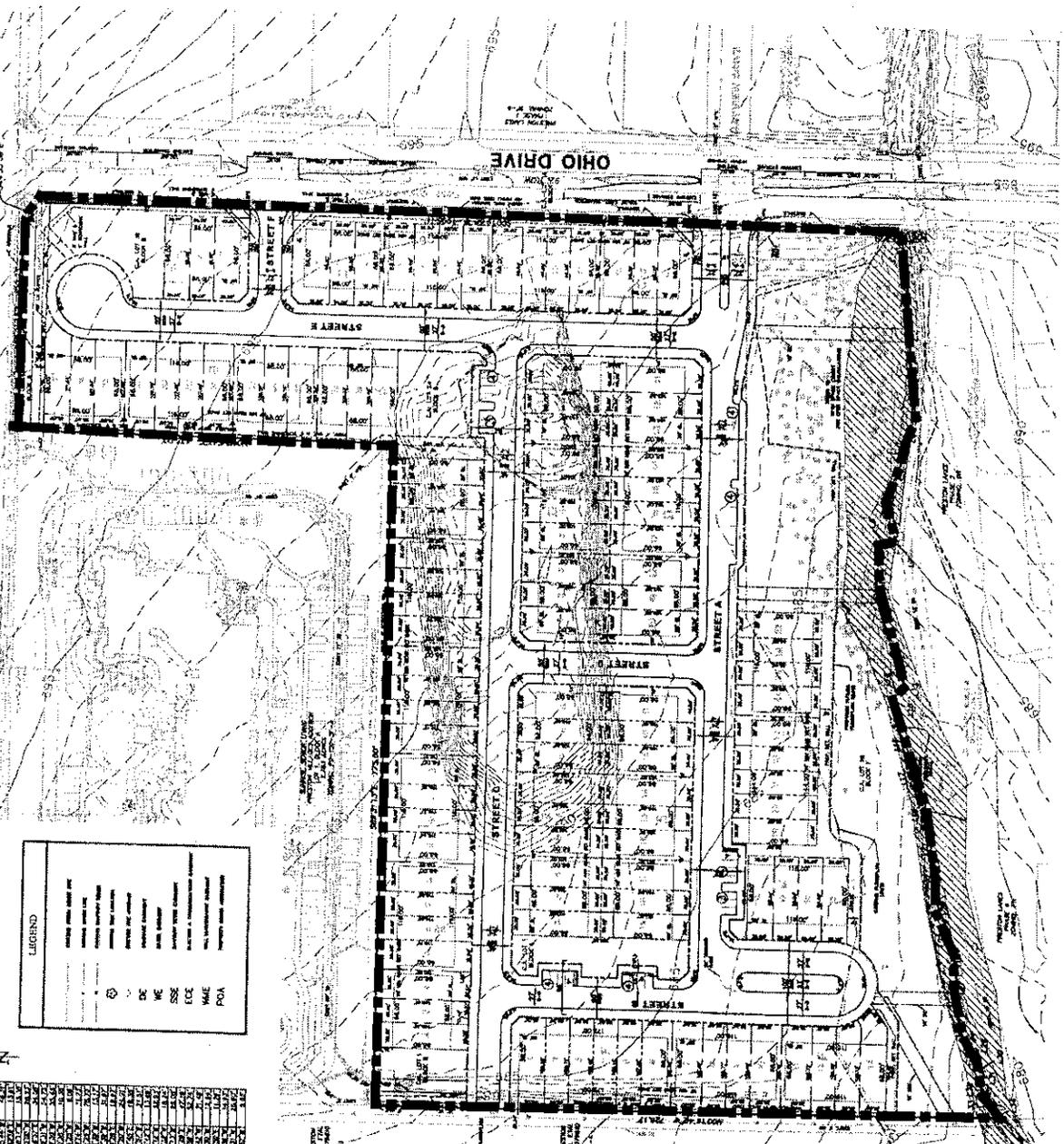


LOT	AREA	PERCENTAGE	DATE
1	10,000	100	1/1/00
2	10,000	100	1/1/00
3	10,000	100	1/1/00
4	10,000	100	1/1/00
5	10,000	100	1/1/00
6	10,000	100	1/1/00
7	10,000	100	1/1/00
8	10,000	100	1/1/00
9	10,000	100	1/1/00
10	10,000	100	1/1/00
11	10,000	100	1/1/00
12	10,000	100	1/1/00
13	10,000	100	1/1/00
14	10,000	100	1/1/00
15	10,000	100	1/1/00
16	10,000	100	1/1/00
17	10,000	100	1/1/00
18	10,000	100	1/1/00
19	10,000	100	1/1/00
20	10,000	100	1/1/00
21	10,000	100	1/1/00
22	10,000	100	1/1/00
23	10,000	100	1/1/00
24	10,000	100	1/1/00
25	10,000	100	1/1/00
26	10,000	100	1/1/00
27	10,000	100	1/1/00
28	10,000	100	1/1/00
29	10,000	100	1/1/00
30	10,000	100	1/1/00
31	10,000	100	1/1/00
32	10,000	100	1/1/00
33	10,000	100	1/1/00
34	10,000	100	1/1/00
35	10,000	100	1/1/00
36	10,000	100	1/1/00
37	10,000	100	1/1/00
38	10,000	100	1/1/00
39	10,000	100	1/1/00
40	10,000	100	1/1/00
41	10,000	100	1/1/00
42	10,000	100	1/1/00
43	10,000	100	1/1/00
44	10,000	100	1/1/00
45	10,000	100	1/1/00
46	10,000	100	1/1/00
47	10,000	100	1/1/00
48	10,000	100	1/1/00
49	10,000	100	1/1/00
50	10,000	100	1/1/00
51	10,000	100	1/1/00
52	10,000	100	1/1/00
53	10,000	100	1/1/00
54	10,000	100	1/1/00
55	10,000	100	1/1/00
56	10,000	100	1/1/00
57	10,000	100	1/1/00
58	10,000	100	1/1/00
59	10,000	100	1/1/00
60	10,000	100	1/1/00
61	10,000	100	1/1/00
62	10,000	100	1/1/00
63	10,000	100	1/1/00
64	10,000	100	1/1/00
65	10,000	100	1/1/00
66	10,000	100	1/1/00
67	10,000	100	1/1/00
68	10,000	100	1/1/00
69	10,000	100	1/1/00
70	10,000	100	1/1/00
71	10,000	100	1/1/00
72	10,000	100	1/1/00
73	10,000	100	1/1/00
74	10,000	100	1/1/00
75	10,000	100	1/1/00
76	10,000	100	1/1/00
77	10,000	100	1/1/00
78	10,000	100	1/1/00
79	10,000	100	1/1/00
80	10,000	100	1/1/00
81	10,000	100	1/1/00
82	10,000	100	1/1/00
83	10,000	100	1/1/00
84	10,000	100	1/1/00
85	10,000	100	1/1/00
86	10,000	100	1/1/00
87	10,000	100	1/1/00
88	10,000	100	1/1/00
89	10,000	100	1/1/00
90	10,000	100	1/1/00
91	10,000	100	1/1/00
92	10,000	100	1/1/00
93	10,000	100	1/1/00
94	10,000	100	1/1/00
95	10,000	100	1/1/00
96	10,000	100	1/1/00
97	10,000	100	1/1/00
98	10,000	100	1/1/00
99	10,000	100	1/1/00
100	10,000	100	1/1/00

GRAPHIC SCALE
1" = 100'

LEGEND

- PROPOSED LOT LINES
- EXISTING LOT LINES
- PROPOSED DRIVEWAYS
- EXISTING DRIVEWAYS
- PROPOSED SIDEWALKS
- EXISTING SIDEWALKS
- PROPOSED PARKING SPACES
- EXISTING PARKING SPACES
- PROPOSED UTILITIES
- EXISTING UTILITIES
- PROPOSED FENCES
- EXISTING FENCES
- PROPOSED SIGNAGE
- EXISTING SIGNAGE
- PROPOSED LANDSCAPING
- EXISTING LANDSCAPING
- PROPOSED LIGHTING
- EXISTING LIGHTING
- PROPOSED SECURITY
- EXISTING SECURITY
- PROPOSED ACCESSORIES
- EXISTING ACCESSORIES



SITE DATA SUMMARY TABLE

PROJECT NAME	PRESTON VILLAGES
OWNER	CITY OF PLANO, TEXAS
DESIGNER	KIMLEY-HORN AND ASSOCIATES, INC.
DATE	JANUARY 2003
SCALE	AS SHOWN
DRAWN BY	MM
CHECKED BY	MM
APPROVED BY	MM
DATE	1/1/03
PROJECT NO.	081127001
SHEET NO.	1

SITE PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVEWAY UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SIDEWALK UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE UTILITY LINE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE FENCE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SIGNAGE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LANDSCAPING UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LIGHTING UNLESS OTHERWISE NOTED.
11. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SECURITY UNLESS OTHERWISE NOTED.
12. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ACCESSORIES UNLESS OTHERWISE NOTED.

PRESTON VILLAGES ADDITION
 177 SINGLE FAMILY ATTACHED LOTS
 17.6865 ACRES
 SUBDIVISION AT PD-166-981-A STANDARD
 BRUNARD M. CRAIG SURVEY ABSTRACT NO. 176
 CITY OF PLANO
 COLLIER COUNTY, TEXAS

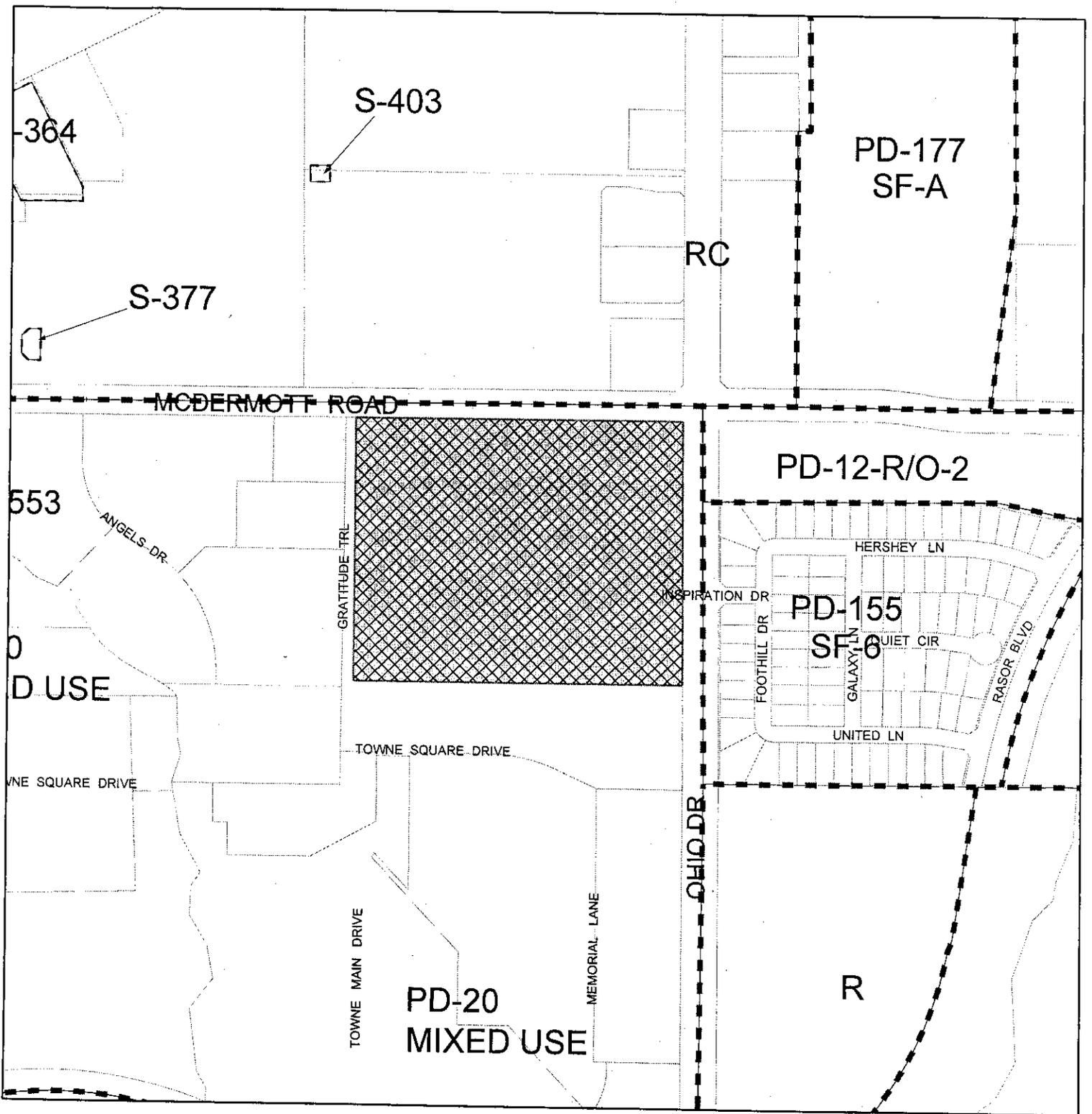
OTHER:
 CITY ENGINEER/SURVEYOR
 APPLICABLE ORDINANCES
 PRESTON VILLAGES ADDITION
 177 SINGLE FAMILY ATTACHED LOTS
 17.6865 ACRES
 SUBDIVISION AT PD-166-981-A STANDARD
 BRUNARD M. CRAIG SURVEY ABSTRACT NO. 176
 CITY OF PLANO
 COLLIER COUNTY, TEXAS

Kimley-Horn and Associates, Inc.
 2202 W. 14th St., Suite 100
 Irving, TX 75039-2202
 Phone: (972) 232-2727
 Fax: (972) 232-2728

PRELIMINARY SITE PLAN
 VILLAGES
 PRESTON
 CITY OF PLANO, TEXAS

PROJECT INFORMATION

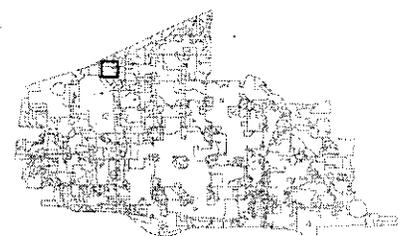
Project No.	081127001
Date	JANUARY 2003
Drawn by	MM
Checked by	MM
Approved by	MM
Scale	AS SHOWN



Item Submitted: PRELIMINARY SITE PLAN

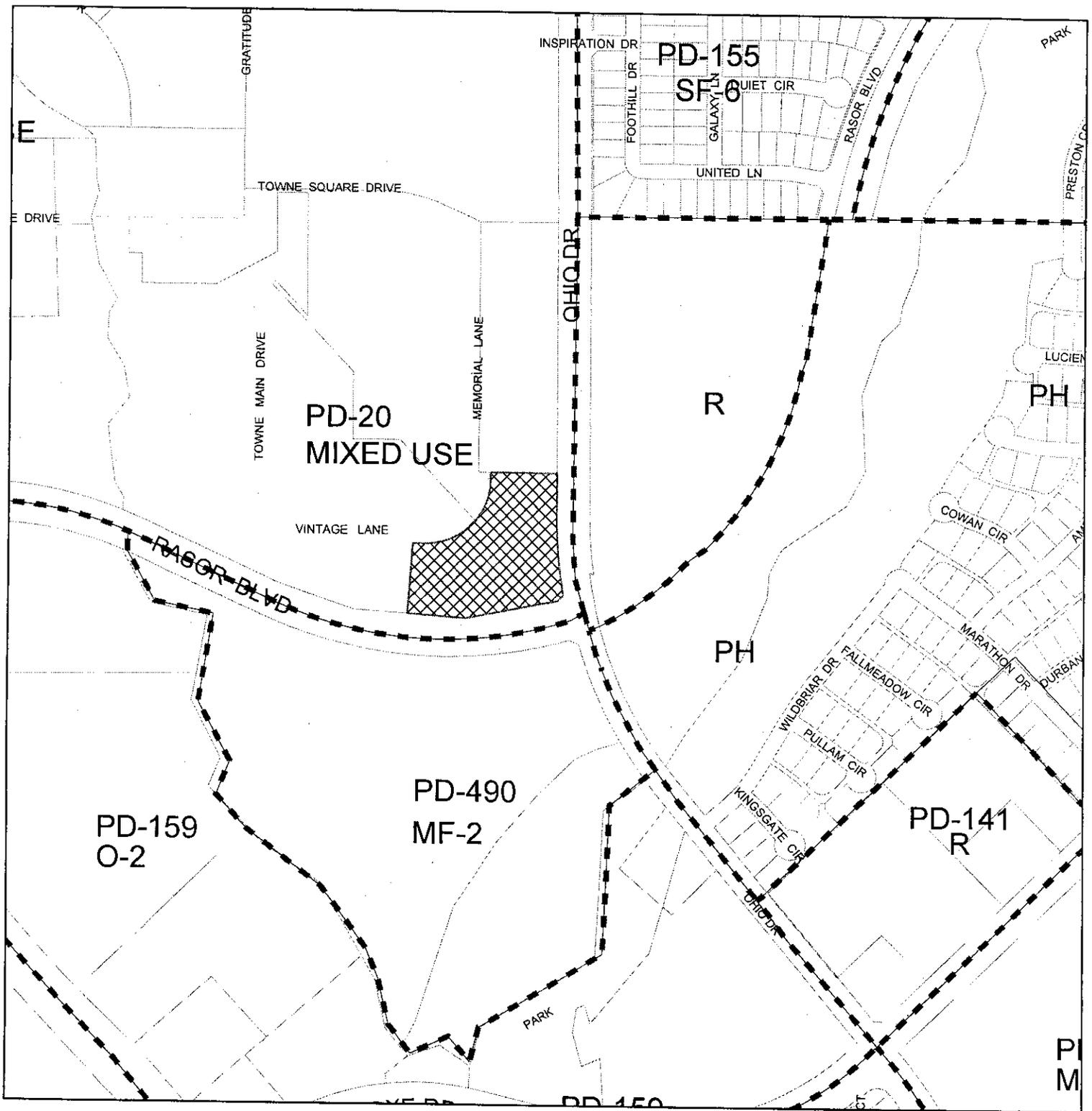
Title: SUBURBAN URBAN ADDITION
BLOCK A, LOT 1

Zoning: PLANNED DEVELOPMENT-20-
MIXED USE



○ 200' Notification Buffer

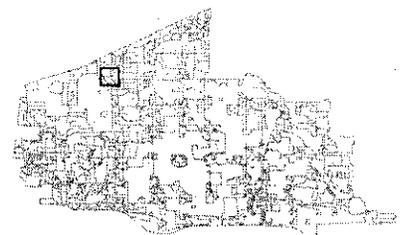




Item Submitted: REVISED PRELIMINARY SITE PLAN

Title: LINCOLN AT TOWN SQUARE
BLOCK A, LOT 4

Zoning: PLANNED DEVELOPMENT-20-
MIXED USE



○ 200' Notification Buffer

CITY OF PLANO
PLANNING AND ZONING COMMISSION

February 6, 2006

Agenda Item No. 6

Public Hearing: Comprehensive Plan Amendment

Applicant: City of Plano

DESCRIPTION:

Request to amend the Housing Element of the Comprehensive Plan and include a policy statement with guidelines for reviewing zoning requests for infill housing.

REMARKS:

Background

With less than five percent of its residentially-zoned land remaining for development, Plano has few opportunities for large residential subdivisions. There are some small properties scattered throughout the city surrounded by existing improvements that for one reason or another have not been developed. Development of these properties is called infill and can be in the form of residential or nonresidential uses. The focus of this request is residential infill because it will often be necessary to rezone some of Plano's nonresidential properties for residential use since they are in greater abundance.

Comprehensive Plan and Tri-City Retail Study

The Housing Element of the Comprehensive Plan states that infill housing will present the primary opportunity for residential development in the future of Plano. The Tri-City Retail Study noted the overabundance of retail-zoned properties in Plano, Richardson, and Carrollton and suggested that "pruning of excess retail zoning" would be necessary in each city. The study included examples showing the conversion of nonresidential properties for residential development. It is clear that some nonresidential sites can accommodate certain types of residential use, but a policy is needed to guide the decision making process.

Infill Housing Study

This situation prompted the study of infill housing. The Planning & Zoning Commission and staff developed a set of preliminary guidelines and evaluated a number of potential infill housing sites based on them. Members of the development community, with experience in infill housing, provided input to the Commission and a number of their recommendations were incorporated into the current document.

Study Recommendations

The Planning & Zoning Commission concluded the study by recommending the following actions:

1. Prepare a policy statement for inclusion in the Housing Element of the Comprehensive Plan;
2. Create a new residential zoning district that is consistent with size, configuration, and other issues facing infill properties; and
3. Develop a standard cross-section design for mews streets which are often needed to serve infill properties.

Infill Housing Policy Statement

The first step of the process is to develop a policy statement addressing infill housing. Items number 2 and 3 will follow later for the Commission and City Council's consideration. The intent of the policy statement is to provide guidelines to assist decision makers in determining the appropriateness of infill housing development requests in typical and alternative neighborhood formats.

The typical neighborhood format consists of a one square mile area, bounded by six lane thoroughfares on all four sides with lower density residential development towards the middle of the area, with a school and or neighborhood park near the center. Denser housing is located along the edges near the office and retail developments found at major thoroughfare intersections. Most residential areas in Plano have been developed in this format. Residential neighborhoods developed differently than as described are defined as alternative format. Alternative neighborhood formats will be necessary because much of the available land is located in nonresidential districts that are not included in typical neighborhood settings.

RECOMMENDATION:

Recommended for approval as submitted.

Infill Housing Policy Statement 4.0

The Housing Element of the Comprehensive plan states that infill housing will be the primary source for residential development in Plano in future years. This policy statement provides guidance for decision makers, developers, the public, and staff.

The Infill Housing policy statement is divided into two sections. Part A includes a set of general guidelines that will apply to all infill housing projects under consideration in any area of the city. Part B includes additional considerations for residential development that falls outside of Plano's typical residential neighborhood format.

Part A – General Guidelines for Infill Housing

Description:

Part A of the policy statement establishes policies to guide decision makers determining when zoning or rezoning of land for infill sites in general is appropriate. This section of the policy statement addresses the following objectives and strategy statements found in the Housing Element of the Comprehensive Plan:

- **Objective A.1** Provide a variety of housing options for prospective Plano residents.
- **Objective C.1** Continue to expand Plano's housing stock even as the availability of land decreases.
- **Objective C.2** Create new housing opportunities that complement and support existing residential development.
- **Strategy C.2** Evaluate policies and ordinances to ensure that they do not discourage appropriate opportunities for infill housing and redevelopment.

Background:

Definition of Infill Housing

Infill is defined as development that occurs on a vacant tract or redevelopment of an existing site surrounded by other improved properties. The development can be for nonresidential or residential land uses. Infill housing is an example of a residential use that could be developed on an infill tract of land and the subject of this policy statement.

Historical Perspective

There are a variety of housing options available in Plano, ranging from traditional single-family detached homes to single family residences (attached) to garden apartments to denser townhouses and apartments found in the city's two urban centers: downtown Plano and the Legacy Town Center. Despite the choices available to residents of the city, single-family detached units and garden apartments far outnumber other options. They have been the primary components of residential development and residential neighborhoods in Plano over the years.

Changing Demographics

Plano's population is changing. The median age of Plano residents increased from 31 to over 34 years between the 1990 and 2000 Censuses. The percentage of people age 45 years and over increased from 20% to 28% during that same time period. It is expected that some long time residents of Plano are or will be seeking smaller homes that require less maintenance. Yet, they do not want to leave their social network and places of familiarity.

Plano's population is also becoming more diverse. The percentage of people who identified themselves as a minority race or ethnicity increased from almost 15% to over 27% between 1990 and 2000. The minority population itself is much more diverse with strong representation of people who are African American or Black, Asian, and Hispanic.

The Dallas/Fort Worth Metroplex region is expected to add another 4.1 million people in the next 25 years. Plano's proximity to the new growth areas along with educational and employment opportunities and cultural amenities make the city an attractive place to live in the metroplex.

More varieties of housing options in Plano's typical residential neighborhoods are needed to meet the housing demands of an aging and more diverse population along with the region's increased growth. Infill housing could help meet these housing needs.

Analysis:

Lack of Guidance for Infill Housing

Some zoning requests for infill housing projects have met with success while others have failed. The city does not have any guidelines or policies to assist with the review of infill housing zoning requests. This policy statement attempts to address that.

Land Available for Residential Development

The amount of land available in Plano for new residential development is decreasing. The Land Use Absorption Table on Page 2-7 in the Land Use Element of the Comprehensive Plan notes that less than five percent of vacant land zoned for residential development remains. Most of the vacant tracts of land that remain tend to be small (under 20 acres) and that for one reason or another have not been developed. Some tracts are zoned for nonresidential uses while others have zoning that allows for residential development. This is the reason that infill housing is the primary component of future residential development in Plano.

Tri-City Retail Study Recommendations and Infill Housing

The Tri-City Retail Study completed by the cities of Carrollton, Plano, and Richardson in 2002 noted that excessive retail zoning was a contributing factor to vacant and underproductive retail centers and the lack of development of many retail zoned properties. Some tracts zoned for nonresidential uses have remained undeveloped for many years. Plano has three times the retail per capita for the nation, and it is unlikely that many of these tracts will be developed for commercial purposes. As part of its implementation of the recommendations of the study, the City of Plano amended the Zoning Ordinance to allow

residential development within Retail zoning districts by specific use permits (SUPs). This amendment has met with some success and has allowed for residential development to take place on vacant infill tracts.

Benefits of Infill Housing

Infill Housing could provide several benefits for people who live and work in Plano. The city is an employment center in the North Dallas region and a net importer of workers. Infill housing could provide residential opportunities for workers with jobs in the city, thus reducing commuting distances and time.

Infill housing could serve the new residents to the region who want to live close to employment and cultural opportunities. Additional housing will lead to more potential customers for the existing retail and office space, thus increasing sales tax revenues.

There are many Plano residents who desire a smaller home with less maintenance, yet want to remain in proximity to family, friends, and familiar places. Independent living facilities for adults age 55 years and older are in great demand in Plano along with long term care housing. Infill housing could be used to meet these market demands for additional housing options in the city.

Policy Statement

The guidelines offered below are intended to assist with the consideration of rezoning proposals for residential infill projects. These guidelines cannot address all of the issues relating to a particular site and should not be considered the sole determinants of zoning decisions. However, they do provide a framework for evaluating infill proposals.

1. *Adjacent or in close proximity to existing residential development.*

The best tracts of land for infill housing are located next to existing residential developments. The residents of the new development would be able to take advantage of the amenities found in many of the neighborhoods in the city. They would be close to parks and schools on the interior areas of the neighborhood and to the service businesses located at the intersections of the major thoroughfares. Infill housing projects should add to the variety of housing options found in the existing residential neighborhoods throughout the city.

2. *Site and configuration to support housing.*

Infill housing areas need to be large enough to make a project viable. A site should have a minimum of 3.0 acres and generally be free of factors that could make development difficult such as steep grades and location within a floodplain.

3. *Access to existing utilities.*

One of the benefits of infill development is the use of existing infrastructure surrounding the property rather than the extension of expensive new lines into undeveloped areas. Some sites may have public utilities in place sized to serve only nonresidential uses and may require some upgrades to accommodate residential development. The most common deficiency is sanitary sewer capacity.

4. *Positive impact on future economic development.*

The reduction of nonresidential uses could have a positive impact on a larger scale. There will be one less shopping center or office complex that could be left vacant due to lack of market demand for such uses. Owner-occupied housing units will contribute to the city's tax base and provide potential customers for existing retail centers.

Land located along Plano's major transportation corridors such as U.S. Highway 75, the President George Bush Turnpike, the Dallas North Tollway, and State Highway 121 are the city's last prime locations for economic development and should be reserved for nonresidential uses. Major employment centers such as Legacy in northwest Plano and the Research/Technology Crossroads in southeast Plano are also considered to be prime components of the city's economic development program.

5. *Proximity to parks.*

Additional preference should be given to those locations that have a neighborhood park within a half mile of the proposed development.

Part B - Guidelines for Reviewing Alternative Neighborhood Proposals

Description:

Part B of the policy statement provides additional considerations for requests for rezoning or specific use permits (SUPs) for infill housing in locations that would not be part of Plano's typical neighborhood format. It addresses the following objective and strategy statements:

- **Objective B.2** Ensure that alternative neighborhood formats provide functional and appropriate environments for residential uses and activities.
- **Strategy B.2** Establish criteria for housing developed in alternative neighborhood formats. Use these criteria when evaluating rezoning requests.

Background:

Typical Neighborhood Format

The Housing Element of the Comprehensive Plan addresses the fact that not all of Plano's residential development can occur in a typical neighborhood setting. This neighborhood setting is characterized by a land area of approximately one square mile bounded by six-lane divided thoroughfares with school and parks site near the center, low-density housing on the interior, medium- and high-density housing along the edges, and office and retail operations at the intersections of the major thoroughfares where they serve other neighborhoods as well. (Table 1 of the Housing Element details the typical neighborhood concept.) So far, most of Plano's infill housing has occurred within its existing neighborhoods. For example, a 15-acre retail tract at the northeast corner of Custer Road and Legacy Drive was recently rezoned for patio homes. Since this development is occurring within a defined neighborhood bounded by four major thoroughfares, it will become part of a typical neighborhood environment.

Alternative Neighborhood Format

When residential development occurs in a location outside of a typical Plano neighborhood, the Housing Element indicates that it becomes part of an "alternative neighborhood format." As noted on Page 5-5 of the Housing Element of the Comprehensive Plan, much of the land needed for future residential development is unlikely to be found within Plano's typical neighborhoods. Sites outside of these settings should not be automatically accepted or excluded. An analysis follows which reviews issues and concerns relating to the creation of alternative neighborhoods, along with a set of guidelines to employ when evaluating requests for residential uses in locations outside of typical neighborhood settings. The guidelines are intended to ensure that residential developments occurring outside of the typical neighborhood format can still provide high-quality living environments.

Analysis:

The following factors were used to develop guidelines evaluating rezoning or specific use permit requests for residential uses in alternative neighborhood formats:

Unit Count

Alternative neighborhood projects should have enough units to create a viable living environment. A small isolated group of homes or apartment units does not create a sense of belonging for its residents nor does it facilitate the efficient provision of city services. An example would be varying a typical residential solid waste route to pick up trash at two residences within a commercial corridor. A small unit count is also unlikely to generate enough return on investment to make the project economically viable. Infill projects will typically need to be medium- (5-12 units per acre) or higher- (12+ units per acre) density housing to create enough units on these smaller leftover sites. Typical low-density housing developments (1-5 units per acres), built on small infill tracts, will not be economically viable. Any single-family developments, attached or detached, with common areas, recreational facilities, and special landscaping will require homeowners associations to maintain these amenities. These associations must have enough members for financial support over time. It is important that zoning changes for infill development result in successful projects.

Relationship to Surrounding Land Uses

An alternative neighborhood should be considered as an option for some but not all properties that have been previously planned or zoned for nonresidential uses. Such developments should not be construed as mere afterthoughts. For example, it would be inappropriate to use a left over tract of land in the middle of an industrial park for a housing project; however, housing incorporated into a well-planned, mixed use development could be viewed differently. Pedestrian-friendly environments which combine opportunities to live, work, and play in the same location are more appropriate than other types of residential development when located outside of the typical neighborhood environment.

Accessibility/Visibility

Alternative neighborhoods should have access to a major or secondary thoroughfare as do typical Plano neighborhoods. Residential neighborhoods may not require the same level of

exposure that some commercial uses do, but they should not be isolated from a city's major travel routes.

Potential for Development of a Property as Currently Zoned

A property should not be rezoned to provide for residential development simply because a developer may be interested in it for that purpose. There should be strong evidence that nonresidential development is unlikely to occur or would be unsuccessful due to market saturation and related conditions. An examination of recent development activity, such as requests for building permits and occupancy in the area and the relative success of other developments, should provide insight into the potential success of utilizing a property as it is currently zoned.

Major concerns should be raised when considering requests to convert properties in major economic development corridors to residential use. These corridors include U.S. Highway 75, the Dallas North Tollway, the President George Bush Turnpike, and State Highway 121, three of which currently operate as regional expressways while the fourth is planned to become an expressway. Perhaps State Highway 121 should be considered less of a near term candidate for residential use than the other corridors as it has not had the opportunity to function as an operational expressway. The traffic noise generated by these expressways may also make properties along them bad candidates for residential development.

Mixed use developments that include residential and nonresidential uses in a pedestrian oriented environment may be appropriate for these major corridors. Also, undeveloped properties within these corridors lacking access to frontage roads may be candidates for residential development as well.

Special Needs Housing

Alternative neighborhoods may be appropriate for providing housing for those with special needs, such as the elderly and persons with disabilities. The elderly component of Plano's population continues to increase and opportunities for providing housing in typical neighborhoods that meets its needs are becoming more limited. A well-designed retirement housing complex with special facilities and services can create a very suitable environment for its residents. The Housing Element of the Comprehensive Plan highlights the importance of continuing to find ways to increase the supply of housing for those with special needs and the use of alternative neighborhood formats is consistent with that intent. It also notes that special needs housing can benefit from having medical offices, pharmacies, shopping centers, and other service providers within walking distance. Therefore, certain nonresidential districts may be well suited for special needs housing.

Policy Statement

The guidelines offered below should not be used as exact determinants of the appropriateness for creating alternative neighborhood settings in specific locations. Instead, they should be used as a starting point for considering individual requests.

Specific locations may sometimes present a unique set of issues and opportunities for residential development that cannot be fully addressed by these guidelines. In such cases, those special conditions should be clearly identified and evaluated.

The individual guidelines are as follows:

1. *Single family residences (attached) (SF-A) and patio home (PH) projects or combination of projects should be able to provide a minimum of 25 units to create a substantial development as opposed to an isolated project with a few homes surrounded by nonresidential uses. Housing for retirees or other persons with special needs should include a minimum of 50 units which could be built in phases to provide necessary services to accommodate the need of elderly tenants.*
2. *Alternative neighborhood development should not be within or immediately adjacent to a light industrial district (LI-1 or LI-2) unless separated by a Type E or larger thoroughfare (as defined in the Transportation Element of the Comprehensive Plan).*
2. *Alternative neighborhood development should be adjacent to a Type E or larger thoroughfare (as defined in the Transportation Element of the Comprehensive Plan.)*
3. *There should be evidence of market saturation in the area that a nonresidential property is located. This does not necessarily require an actual market analysis. Instead, evidence can include review of recent permit and occupancy data along with existing vacant or under-utilized commercial buildings and/or an ample supply of undeveloped properties with similar zoning in the area. The area of consideration may vary depending on whether the property is part of a neighborhood-, community-, or region-serving development.*
4. *Alternative neighborhood development is generally inappropriate along expressways and in the major development corridors (U.S. Highway 75, the Dallas North Tollway, the President George Bush Turnpike, and State Highway 121). Consideration may be given to mixed use proposals that will integrate residential and nonresidential uses into a pedestrian-oriented environment. Additional consideration may be given to sites that cannot be accessed from frontage roads. Residential development within 500 feet of the main lanes of an expressway should be arranged as carefully as possible to reduce the effects of traffic noise. Until State Highway 121 has been constructed as an expressway and there has been an opportunity to observe its potential to develop as currently zoned, zoning changes for residential development should be avoided.*

Preference should be given to residential development that can be integrated into existing pedestrian-oriented urban centers, such as Downtown Plano, Legacy Town Center, or other appropriate locations. Urban centers are more than just mixed use developments. They are typically 50 acres or more and provide opportunities for residence, work, shopping, and entertainment in a pedestrian setting. Urban centers are probably not going to develop within a typical neighborhood setting. They are more appropriate for alternative neighborhood formats.

5. *Additional preference may be given to residential developments for persons with special needs as highlighted in the Housing Element of the Comprehensive Plan. Even greater preference should be given when such developments are within walking distance of medical offices, pharmacies, and/or grocery stores.*

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 6, 2006

Agenda Item No. 7

Public Hearing: Zoning Case 2005-50

Applicant: City of Plano

DESCRIPTION:

A request to amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses), and Subsection 2.822 (CB-1 – Central Business-1), and Subsection 2.823 (CE – Commercial Employment) of Section 2.800 (District Charts) of Article 2 (Zoning Districts and Uses) of the Zoning Ordinance to increase the number of multifamily dwelling units allowed by right in the CB-1 district from 1,500 to 2,300. Tabled 01/17/06.

REMARKS:

This item was tabled at the January 17, 2006 meeting and must be removed from the table for consideration.

At its November 21, 2005 meeting, the Planning & Zoning Commission called a public hearing at the request of three property owners within the CB-1 zoning district to consider increasing the number of multifamily units that can be developed in the district. The property owners requested that 800 units be added to the number of units already allowed by the existing regulations.

The CB-1 zoning district covers the central part of the Legacy business park around the intersection of the Dallas North Tollway and Legacy Drive; the CE district covers the larger area that is part of the business park. Multifamily regulations are contained within both zoning districts.

HISTORY:

When the CB-1 and CE districts were created in the early 1980's to accommodate the development of the Legacy business park, a limitation was placed on the number of multifamily units. Within the CB-1 district, 1,500 units could be developed by right; within the CE district, 2,500 units could be developed by right if they were located within 2,500 feet of White Rock Creek (essentially in the eastern portion of the district near Preston Road). Other multifamily development may occur in the CE district but would require approval of a specific use permit (SUP). In 1998, the two districts were amended to allow the transfer of any unbuilt units in the White Rock Creek area to the CB-1 district. This amendment was made in anticipation of the development of Legacy Town Center, with its higher density housing and mixed use, pedestrian-oriented development. Prior to that time, high density office and commercial development were planned for the CB-1 area.

REMARKS:

There are several issues for consideration with this request, as outlined below.

Existing Multifamily Development

A total of 1,429 units are built or under construction in the first phase of Legacy Town Center south of Legacy Drive, leaving 71 units that can be developed of the original allotment of 1,500 units in the CB-1 district. There are 1,278 units built in the CE zoned area, leaving 1,222 potential units that can be transferred from the CE zoning district to the CB-1 district. If all of these units are built in the CB-1 district, the following unit counts are possible under the existing zoning:

	CE Zoning	CB-1 Zoning
Existing Units	1,278 units	1,429 units
Potential Additional Units	Only with SUP	1,293 units

Request for Additional Multifamily Units

There are several property owners with land zoned CB-1 who share in the right to develop multifamily units, including Columbus Realty Partners, Granite Properties, and JC Penney. The zoning district itself does not designate the number of units allotted to each property, although private agreements are in place between some property owners. Staff has held a series of meetings with the property owners to discuss their future plans for residential development. To date, all multifamily development in the district has occurred in Legacy Town Center south of Legacy Drive, and additional multifamily development is planned in the second phase on the north side of Legacy Drive, south of Headquarters Drive. While the majority of the multifamily units would be built in this second phase, the other property owners have indicated that their future plans may also include some units. Additional development could occur both west of the Tollway and north of Headquarters Drive. The property owners have agreed that the additional 800 units, coupled with the potential units transferred from the CE area, is sufficient to support their development plans at this time.

Urban Center Development

The Legacy Town Center development is one of Plano's two urban centers and has evolved into a successful mix of office, commercial, entertainment, and housing uses. Both multifamily units and single-family attached housing units have been built, with more planned in the second phase. Higher density housing is essential for the development and success of pedestrian-oriented urban centers. The densities in the southern phase of Legacy Town Center range from 40 units per acre to 80 units per acre. The minimum density for multifamily development in Legacy Town Center is 40 units per acre. Columbus Realty Partners, who will be continuing multifamily development on the north side of Legacy, wishes to develop at greater than the minimum density to continue the urban development pattern of the town center.

Comprehensive Plan Recommendations

The Comprehensive Plan Urban Design Element Objective C.3 under "City in Transition" recommends that the city promote the development of urban centers in appropriate locations, as a way to provide community gathering places that promote social interaction. The Comprehensive Plan recommendations for the location and concentration of multifamily development, contained in Policy Statement #3, follow the recommendations of the 1998 Multifamily Task Force. The Comprehensive Plan has for many years recommended that multifamily development be dispersed and not concentrated throughout the city. The policy statement includes recommendations on the number of multifamily units that are appropriate in traditional neighborhood settings. The policy statement also recognizes that higher concentrations are necessary to achieve other housing goals and recommends that urban centers and retirement housing specifically be exempted from these limitations.

The Housing Element also contains information on the percentage of single-family housing compared to multifamily housing. When the element was last updated, the projected future percentages, based on the zoning in place at that time, were 67.9% single-family units and 31.5% multifamily units. About 0.6% of the city's housing is provided in mobile homes, nursing homes, and retirement housing, which accounts for the remaining units. During the last two years, over 3,000 potential future apartment units have been eliminated as properties have been rezoned, developed for single-family houses instead of apartments, or developed at lower densities than allowed. With the request for the 800 additional units that are part of this zoning case, staff has recalculated the percentages, taking into account this reduction in the number of future units. If the 800 units were added to the city's total number of future units, the percentages would be 67.6% for single-family units, 31.4% multifamily units, and 1.0% other residential units.

Infrastructure Capacity

Staff has reviewed the infrastructure capacity needed to support additional residential development in the CB-1 zoned area. The existing water and sewer infrastructure was sized for the primarily commercial and office development long planned for this area. In its review, staff found that sanitary sewer capacity for the area north of Legacy Drive is not sufficient to handle the number of apartment and townhouse units that are allowed by the existing zoning without modifications and upgrading. Part of the area sewer lines flow by gravity south towards Legacy Drive; the other part flows north through the Granite Park development. The city's engineering staff has devised a plan that will, through the installation of a lift station and other improvements to the system, accommodate the number of units now allowed plus the 800 units that are part of this zoning request. The additional cost for these improvements will be borne by the property owners. Staff is working with the property owners on a financing mechanism that will fairly address this situation.

Roadway improvements for the CB-1 area are for the most part complete. A network of six lane thoroughfares, in addition to the Dallas North Tollway, serves the area. The proposed multifamily developments will generate fewer trips than the office and commercial development allowed by the zoning and originally planned for this area.

School Districts

The CB-1 zoning district falls within both the Plano Independent School District (PISD) and the Frisco Independent School District (FISD). To date the multifamily development has all been within PISD. A portion of the area proposed for development on the north side of Legacy Drive falls within FISD. Both school districts have been informed of the request for additional multifamily housing units. PISD's experience so far with housing in the city's two urban centers indicates that only a few families with children choose this setting.

Summary

The property owners are requesting additional multifamily units to assist in the continued success of Legacy Town Center in its next phases. The first phase of this urban center has demonstrated that a mix of housing, retail, restaurants, and offices can result in an activity center that has become a special gathering place for the community. The Comprehensive Plan recognizes the unique nature of urban centers and the importance of residential density to their success. This request is consistent with the Comprehensive Plan's recommendations for the support of pedestrian-oriented urban centers in appropriate locations.

RECOMMENDATIONS:

The following ordinance amendments are recommended for approval as outlined below. Text deletions are indicated with a strikethrough; additions are in bold and underlined.

Article 2, Section 2.502 – Schedule of Permitted Uses

For the permitted use of “Multifamily Residence”, remove the “P” for CB-1 zoning and replace with a “3” for reference to End Note 3.

Amend End Note 3 to read as “See Subsections 2.822 and 2.823”

Article 2, Section 2.822 -- CB-1 Central Business – 1

(6) Special Rules for CE and CB-1 Zoning

(b) On the portion of the property zoned CB-1, a maximum of ~~4500~~ **2300** multifamily dwelling units shall be permitted by right. However, additional units may be allowed by through transfer of unused units in the White Rock Creek area as noted above. Additional multifamily units may be permitted on the portion of the property zoned CB-1 by specific use permit.

Article 2, Section 2.823 – CE Commercial Employment

(7) Special Rules for CE and CB-1 Zoning

(b) On the portion of the property zoned CB-1, a maximum of ~~4500~~ **2300** multifamily dwelling units shall be permitted by right. However, additional units may be allowed by through transfer of unused units in the White Rock Creek area as noted above. Additional multifamily units may be permitted on the portion of the property zoned CB-1 by specific use permit.

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 6, 2006

Agenda Item No. 8

Public Hearing: Zoning Case 2005-53

Applicant: City of Plano

DESCRIPTION:

A request to amend Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance pertaining to temporary signs. The intent of the amendment is to remove temporary signage regulations from the Zoning Ordinance. Tabled 01/17/06.

REMARKS:

This item was tabled at the January 17, 2006, Planning & Zoning Commission meeting. It must be removed from the table.

At its November 14, 2005, meeting, City Council approved the relocation of temporary sign regulations to the Code of Ordinances. By relocating temporary signs from the Zoning Ordinance to the Code of Ordinances, fines for temporary sign violations, particularly garage sale signs, are substantially reduced. As part of their consideration, City Council called a public hearing to remove temporary sign regulations from the Zoning Ordinance.

The request proposes to remove temporary sign standards and definitions from the Zoning Ordinance and to reference temporary sign regulations to the Code of Ordinances. This proposed amendment is illustrated in the attachment following this report.

RECOMMENDATION:

Recommended for approval per the following attachment: (Additions are indicated in underlined text; deletions are indicated in strikethrough text.)

3.1600 Sign Regulations

(ZC 2003-50; Ordinance No. 2003-12-13)

3.1601 Administration

(1) Purpose

(ZC 2004-24; Ordinance No. 2004-8-21)

- (a)** The general purpose of this ordinance is to provide public safety, adequate lighting, open space and air, conservation of land, protection of property values, and encourage the highest and best use of land by providing that signs:
 - (i)** Are maintained properly to avoid creating safety risks due to abandonment, collapse, decay, deterioration, and fire.
 - (ii)** Enhance the quality of the city's appearance by avoiding clutter and by not interfering with scenic views or character of certain city areas.
 - (iii)** Do not obstruct or interfere with the ability of the Fire and Police Departments to implement their job duties.
 - (iv)** Do not pose a hazard to public safety by confusing or distracting motorists or creating obstructions impairing a driver's ability to see pedestrians, obstacles, other vehicles, or traffic signs.
 - (v)** Are regulated by size, quantity, scale, and proportionate balance in accordance with standards consistent with the stated general purpose.
 - (vi)** Do not create nuisances for people using the public rights-of-way and streets nor owners/tenants of adjacent property by their height, size, brightness, and movement.
- (b)** It is not the purpose or intent of this statute to regulate signs based solely on their content.

(2) Permit Required

Except as otherwise exempted as provided in this section, no sign shall be erected, replaced, altered, or relocated within the city of Plano without securing a permit from the Building Official.

(3) Permission of Property Owner

No person shall erect, construct, or maintain any sign upon any property or building without the consent of the owner, the person entitled to possession of the property or building, if any, or their authorized representative.

(4) Application and Permit Requirements

(a) Required Information

To obtain a permit, the applicant shall first file a written application for permit on a form furnished by the Building Inspection Department. Every such application shall contain the following information:

- (i)** Sign use classification.
- (ii)** Name, address, and telephone number of the applicant.
- (iii)** Name, address, and telephone number of the owner of the property on which the sign will be located.
- (iv)** Name, address, and telephone number of person or firm erecting the sign.
- (v)** A description of the work to be covered by the permit for which application is made.
- (vi)** Location of the building structure or lot upon which the sign is to be attached or erected.
- (vii)** Message to be contained on proposed sign.
- (viii)** State the valuation of proposed work.
- (ix)** The signature of the permittee or his authorized agent.
- (x)** Name of business for which the sign application has been made.

(b) Plans and Specifications

Scaled plans or dimensional sign detail shall be submitted in duplicate with each application for a permit and contain the following information:

- (i)** Drawing of sign indicating the sign message or copy.
- (ii)** Elevation plan of the building showing the proposed sign on the building, the length of the elevation, and any other existing signs on the elevation along with the dimensions of such signs.
- (iii)** Site plan indicating street frontage, property lines, sign visibility triangles, proposed and existing rights-of-way, location of sign on property, relationship of proposed sign to ingress and egress points, and relationship of proposed sign to any other signs within a 60 foot spacing of the proposed sign.

(5) Issuance

(a) Review

The application, plans, specifications, computations, and other data filed by an applicant for permit shall be reviewed by the Building Official. Such plans may be reviewed by other departments of the city to verify compliance with any applicable laws under their jurisdiction. If the Building Official finds that the work described in the application for a permit and the plans, specifications, and other data filed therewith conform to the requirements of this section and other pertinent laws and ordinances, and that the fees specified in 7. below have been paid, a permit shall be issued to the applicant.

(b) Approved Plans

When the Building Official issues the permit where plans are required, the plans and specifications shall be endorsed in writing or stamped "Approved." Such approved plans and specifications shall not be changed, modified, or altered without authorization from the Building Official, and all work shall be done in accordance with the approved plans.

(c) Validity of Permit

The issuance of a permit or approval of plans, specifications, and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this section or of any other ordinance of the City of Plano. No permit presuming to give authority to violate or cancel the provisions of the ordinances of the City of Plano shall be valid. If the work authorized by a permit issued under this ordinance has not been commenced within 180 days after the date of issuance, the permit shall become null and void.

(d) Suspension or Revocation

The Building Official may, in writing, suspend or revoke a permit under the provisions of this section whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of this section or any other ordinance of the City of Plano or laws of the State of Texas or the Federal Government. Such suspension or revocation shall be effective when communicated in writing to the person to whom the permit is issued, the owner of the sign, or the owner of the premises upon which the sign is located. Any signs installed under a revoked permit shall be removed by the permit holder, sign owner, or property owner within ten days of written notice of the revocation.

(e) Certificate of Occupancy Required

A business shall obtain or be in the process of obtaining a Certificate of Occupancy prior to the issuance of any sign permit. The name of the business shall coincide with the sign to be displayed.

(6) Inspections

(a) General

All signs for which a permit is required shall be subject to inspection by the Building Inspection Department. It shall be the duty of the permit applicant to cause the work to be accessible and exposed for inspection purposes. The city shall not be liable for expense entailed in the removal or replacement of any material required to allow inspection. The permit and approved plans are to be available and accessible at the job site for all inspections.

(b) Inspection Requests

It shall be the duty of the person doing the work authorized by a permit to notify the Building Inspection Department that such work is ready for inspection.

(c) Approval Required

No work shall be done on any part of the structure beyond the point indicated in each successive inspection without first obtaining the approval of the Building Official. Such approval shall be given only after an inspection shall have been made of each successive step in the construction.

(d) Signs Requiring Electrical Inspection

The conductors and equipment on all signs shall comply with the currently adopted versions of the National Electrical Code. All secondary transformed power shall be self-contained within the sign structure, or individual letters or parts of the signage shall be connected back to the transformer or J-box with listed raceways and fittings, and the transformer must be in a covered box.

Both channel and letters must contain weep holes to drain water, each hole shall not be larger than one-half inch, nor smaller than one-fourth inch. No combustible materials other than approved plastics shall be used in the construction of any sign containing electrical wiring.

(e) Noncompliance with Inspection Requirements

Contractors who fail to comply with the inspection requirements of this section are subject to having their registration revoked and will not be able to obtain permits within the city of Plano. Persons knowingly installing a sign and connecting it to power sources that have not been permitted and inspected are subject to the same penalty.

(7) Fees

(a) Sign Permit Fees

Each applicant, before being granted a permit for a non-illuminated sign, ~~banner, or promotional signage,~~ shall pay to the City of Plano a fee in the amount of \$60.00 for processing and issuing such permit. The fee for an illuminated sign ~~or promotional signage~~ containing electrical components shall be \$80.00.

(b) Fee for Review of Plans

Each applicant, when applying for a permit for any sign, ~~banner, or promotional signage,~~ shall pay to the City of Plano a fee of 65% of the total fee for such permit for the review of the plans for the sign. This fee shall apply to the cost of the permit and is nonrefundable.

(c) Board of Adjustment

Each applicant applying for a variance to the Board of Adjustment shall pay a filing fee of \$250.00. If the variance is requested for multiple signs at one location, ~~except for promotional signage,~~ an additional fee of \$25.00 for each sign in excess of one shall be paid. In the case of a request for multiple signs of the same classification, size, and height at one location, ~~except for promotional signage,~~ an additional fee of \$25.00 shall be paid regardless of the number of sign variances requested for signs of the same classification, size, and height. ~~The filing fee for a variance related to promotional signage shall be \$250.00.~~

(d) Investigation Fee: Work Without a Permit

Whenever any work for which a permit is required by the Sign Regulations has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this ordinance. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this ordinance nor from any penalty prescribed by law.

(e) Failing to Pay Fees

The Building Official shall not issue a permit under the provisions of this ordinance to any person who has previously failed or refused to pay any fees or costs assessed against him under the provisions of this ordinance.

(8) Exempt Signs

Temporary signs are governed by Article XII, Temporary Signs, of Chapter 6, Buildings and Building Regulations, of the Code of Ordinances of the City of Plano and are exempt from the provisions of this ordinance.

The following signs are exempt from the permit requirement; however, such signs shall comply with all other ordinance requirements:

- (a) Signs not exceeding eight square feet in area which advertise the sale, rental, or lease of the premises on which such signs are located.
- (b) Signs not exceeding 16 square feet in area when located upon the premises of a public, charitable, or religious organization.
- (c) Signs located inside a building and which are not displayed so as to be visible from outside the building including, but not limited to, signs located in covered mall buildings.
- ~~(d) Temporary contractor signs not exceeding 16 square feet in area provided they comply with all other requirements of this ordinance.~~
- (d) Political and Noncommercial purpose signs on private property.
- (e) Incidental signs provided they comply with all other requirements of this ordinance.
- (f) Memorial signs or tablets, names of buildings, and date of erection, when cut into any masonry surface or when constructed of bronze or other noncombustible materials.
- ~~(g) Temporary or seasonal sale signage provided that they comply with all other requirements of this ordinance.~~
- (g) Traffic or street signs, legal notices, railroad crossing signs, danger, and such emergency, temporary or non-advertising signs as approved by the City of Plano.
- (h) Window signs provided all other requirements of the ordinance are met.
- ~~(i) Garage sale signs provided that they comply with all other requirements of this ordinance.~~
- (i) Copy change only for signs otherwise allowed under this ordinance.
- (j) Nameplates not exceeding one square foot in area.
- (k) Onsite directional signs provided that they comply with all other requirements of this ordinance.
- (l) Occupational signs provided that they comply with all other requirements of this ordinance.
- (m) Flags and flagpoles under 20 feet in height provided that they comply with all other requirements of this ordinance.
- (n) Signage for Special Event Permits shall be reviewed with the Special Events Permit and shall comply with all requirements of this ordinance.
- (o) Sign facings when replaced for the same business.

- (p) Replacement of letters on non-illuminated wall signs with identical letters (same shape and size).

(9) Appeals

(a) Process

Any person aggrieved by a decision of the Building Official or his designee, under this ordinance or any person seeking a variance from this ordinance, may file an appeal with the Board of Adjustment. The appeal shall be made in accordance with the guidelines set forth in Section 6.200.

(b) Meeting Dates

The Board of Adjustment shall meet to consider appeals to this ordinance, provided there has been an appeal filed with the Building Official 15 days prior to the meeting date.

(c) Quorum

All cases brought before the Board of Adjustment, under this ordinance, must be heard by no less than four members. A concurring vote of four members is required to grant a variance of this ordinance or to overrule any decision or interpretation made under this ordinance by the Building Official.

(d) Board Decision

The decision of the Board shall be final as to administrative remedies. No appeal to the Board for the same variance on the same piece of property shall be allowed prior to the expiration of two years. Any variance granted by the Board expires unless a permit securing the variance has been applied for within 90 days from the date of the decision. An applicant whose sign permit is denied by the Board based upon the content may invoke the judicial review process found in 9.f. below. (ZC 2004-24; Ordinance No. 2004-8-21)

(e) Hardship Criteria

A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss. In order to make a finding of hardship and to grant a variance from this ordinance, the Board must determine that:

- (i) The requested variance does not violate the intent of the ordinance.
- (ii) The requested variance will not adversely affect surrounding properties.
- (iii) The requested variance will not adversely affect public safety.
- (iv) Special conditions exist which are unique to this applicant or property.

(f) Judicial Review (ZC 2004-24; Ordinance No. 2004-8-21)

- (i) An applicant denied a sign permit by the Board based on the content of the proposed sign may seek relief under this provision and is not subject to Subsection 6.209.3. An applicant whose sign was denied by the Board based on the content of the proposed sign may file a notice of nonacceptance of the decision of the Board with the City Attorney within ten business days of the date of the filing of the Board's decision which shall be the date the Board announces the decision either orally or in writing to the applicant. Within ten business days after receiving a notice of nonacceptance from an applicant, the City Attorney shall initiate suit in district court for determination that the sign is illegal pursuant to this ordinance and for an injunction to prohibit display of the sign. The notice of nonacceptance must be in writing, delivered by hand delivery or certified mail, return receipt requested, to the Office of the City Attorney, City of Plano, 1520 K Avenue, P.O. Box 860358, Plano, Texas 75086. Nothing in this provision shall be interpreted to require the City of Plano to pay for legal fees and costs incurred by the applicant associated with this proceeding.
- (ii) This remedy is only available to applicants denied a permit by the Board based on content of the proposed sign. All other permit denials by the Board are subject to the judicial process set forth in Subsection 6.209.3.

3.1602 Definitions

Term	Definition
Awning	An architectural projection, which provides weather protection, identity, and decoration and is supported by the building to which it is attached. It is composed of a lightweight, rigid or retractable skeleton structure over which a thin cover of fabric or other materials is attached and may be illuminated.
Banner	A temporary sign made of cloth, canvas, or other light fabric.
Dilapidated or Deteriorated Condition - Any sign:	Where elements of the surface or background have portions of the finished material missing, broken, or otherwise existing such that they are illegible.
	Where the structural support or frame members are visibly bent, broken, dented, or torn.
	Where the panel is visibly cracked or, in the case of wood and similar products, splintered in such a way as to constitute an unsightly or harmful condition.

Term	Definition
Dilapidated or Deteriorated Condition - Any sign:	Where the sign or its elements are twisted, leaning, or at angles other than those at which it was originally erected (such as may result from being blown or the failure of a structural support).
	Where the message or wording can no longer be clearly read.
	Where the sign or its elements are not in compliance with the requirements of the current Electrical Code and/or the Building Code of the City of Plano.
Downtown Sign District	The area described in Subsection 3.1605.
Erect	To build, construct, attach, hang, place, suspend, affix, or paint a sign(s) on the exterior surface of a building or structure.
Face	The surface of the sign upon, against, or through which the message is displayed or illustrated.
Flag	A piece of cloth, canvas, or other light fabric, usually rectangular in shape, containing a distinctive design or message.
Gross Surface Area of a Sign	The actual area of the face of the sign, unless the sign is not of a regular (square, rectangle, triangle, circle) shape. In the case of an irregular-shaped sign, the gross surface area shall be calculated by enclosing the extreme limits of the sign by no more than four contiguous rectangles. The sum of the areas of these rectangles shall be the gross surface area. However, for each rectangle over one, the maximum allowed square footage shall be reduced by ten percent.
	One rectangle - no reduction
	Two rectangles - ten percent reduction
	Three rectangles - 20% reduction
	Four rectangles - 30% reduction
	In the event two or more signs share a single structure, each sign or panel may be considered separately for square footage purposes, except that the combined footage of such signs cannot exceed the total square footage allowed for the sign.

Term	Definition
Gross Surface Area of a Sign Continued	In the case of a monument sign, square footage shall be measured by the overall height and width of the sign, including the base.
	In the case of a pole sign, up to eight inches is allowed to be deducted for actual support columns.
Illuminated Sign	Any sign which has characters, letters, figures, or designs illuminated by electric lights, luminous tubes, or other means that are specifically placed to draw attention to, to light up, or to provide nighttime viewing of the subject matter on the sign face.
Logo	Any design or insignia of a company or product which is commonly used in advertising to identify that company or product.
Multitenant Commercial Development	A building or group of buildings including, but not limited to, shopping centers and office centers, constructed and managed as a total entity with customer and employee parking provided onsite.
Noncombustible Material	Any material which will not ignite at or below a temperature of 1,200 degrees Fahrenheit and will not continue to burn or glow at that temperature.
Nonstructural Trim	The retainer, battens, cappings, nailing strips, latticing, and platforms which are attached to a sign structure.
Pennant	Any lightweight plastic, fabric, or other material, whether or not it contains a message of any kind, suspended from a rope, wire, or string designed to move in the wind and whether existing in a series or individually.
Person	Includes any individual, corporation, partnership, association, sole proprietorship, or other business entity.
Roof	Any exterior surface of a structure that has a slope of less than 60 degrees, shall also include the topmost portion of any structure.
Searchlight	An apparatus capable of projecting a beam or beams of light in excess of 2M peak candlepower of 250,000 lumen.

Term	Definition
Sight Visibility Triangle	Where one street intersects with another, the triangular area formed by extending two curb lines a distance of 45 feet from their point of intersection and connecting these points with an imaginary line, thereby making a triangle. If there are no curbs existing, the triangular area shall be formed by extending the property lines a distance of 30 feet from their point of intersection and connecting these points with an imaginary line, thereby making a triangle. Where a street intersects with an alley or driveway, the 'sight visibility triangle' is the triangular area formed by measuring eight feet to a point along the property lines and adjoining said points to form the hypotenuse of the triangle.
Sign	<p>Any device conveying either commercial or noncommercial messages or both commercial and noncommercial messages for visual communication that is used for the purpose of bringing the subject thereof to the attention of the public but not including any lawful display of merchandise. The term 'sign' shall also mean and include any display of one or more of the following:</p> <p>Any letter, numeral, figure, emblem, picture, outline, character, spectacle delineation, announcement, trademark, or logo.</p> <p>Multicolored bands, stripes, patterns, outlines, or delineations displayed for the purpose of commercial identification.</p> <p>Anything specified above in part or in combination by any means whereby the same are made visible from beyond the boundaries of the lot or parcel of property on which the same are displayed for the purpose of attracting attention outdoors to make anything known.</p>
Sign - A-frame/Sandwich Board	A self-supporting A-shaped sign with two visible sides that is situated on or adjacent to a sidewalk.
Sign - Agricultural	Any sign identifying the farm or ranch on which it is placed and advertising the produce, crops, animals, or poultry raised or quartered thereon.
Sign - Amenity	Any sign advertising options, features, or conveniences offered by a business and installed in a manner which is temporary as defined by this ordinance.
Sign - Apartment	Any sign identifying a multifamily dwelling as defined herein including, but not limited to, apartment buildings, apartment complexes, and retirement complexes.
Sign - Armature	A freestanding sign that hangs below an arm extending horizontally from a vertical support planted in the ground.

Term	Definition
Sign - Awning	Any awning containing signage used to identify a business, profession, service, product, or activity conducted, sold, or offered on the premises where such sign is located.
Sign - Billboard	Any pole sign, as that term is defined in this ordinance, having a face exceeding 100 square feet, and which promotes or advertises commodities or services available at a location other than where the sign is located and shall include those signs whose message space is available for lease, rent, or hire.
Sign - Building Identification	A sign which identifies the name of a building. It is generally centered near the top of the building wall or parapet. (ZC 2000-74; Ordinance No. 2000-11-23)
Sign - Contractor	Any onsite temporary sign identifying the property owner, architect, contractor, engineer, landscape architect, decorator, or mortgagee engaged in the design, construction, or improvement of the premises on which the sign is located.
Sign - Development/ Construction	Any onsite temporary sign pertaining to the development of land or construction of buildings and/or the identity of a developer or any related party, for such building or land.
Sign - Directional	Any onsite sign to direct the public to entrances, exits, and services relating to the property.
Sign - Directory	Any sign listing occupants within shopping centers, industrial sites, retail districts, office districts, and commercial sites.
Sign - Freestanding	An onsite sign or three-dimensional representation of a figure or object not attached to any building, supported by uprights, braces, or some other approved support, which is capable of withstanding the stress from weight and wind load.
Sign - Garage Sale	Any sign advertising the sale of personal household goods in a residential zoning district or on the property of a nonprofit organization for which a garage sale permit has been issued. (ZC 2004 24; Ordinance No. 2004 8 21)
Sign - General Business	Any sign used to identify a business, profession, service, product, or activity conducted, sold, or offered on the premises where such sign is located.
Sign - Hanging	A sign that is suspended from the underside of an awning, canopy, or floor overhang. (ZC 2000-74; Ordinance No. 2000-11-23)

Term	Definition
Sign - Historic	A sign that is 40 years old or older, is itself of historic significance, or contributes to the historic fabric of the area, including signs that are historically linked with the operation of the business (i.e. a barber pole). (ZC 2000-74; Ordinance No. 2000-11-23)
Sign - Identification	Any onsite sign which is used to identify shopping centers, industrial sites, retail districts, and commercial sites.
Sign - Incidental	Any sign containing information incidental to the operation of the business, such as, but not limited to, hours of operation, accepted credit cards, and parking information.
Sign - Inflatable	Any hollow sign expanded or enlarged by the use of air or gas.
Sign - Institutional	Any sign used to identify schools, churches, hospitals, childcare facilities, and similar public or quasi-public institutions.
Sign - Marquee	A sign attached to, applied on, or supported by a marquee. A marquee is a permanent canopy projecting over the main entrance of a building.
Sign - Menu Board	Any onsite sign displaying the items offered at a drive-in or drive-through restaurant.
Sign - Monument	Any sign mounted to a solid base support at ground level.
Sign - Multipurpose	Any identification sign combined with either of the following:
	A directory sign.
	A reader board sign.
Sign - Model Home	Any sign identifying a new home, either furnished or unfurnished, as being a builder's or contractor's model open to the public for inspection.
Sign - Municipally-owned	Any sign that identifies a park, entrance to the city, place of interest within the city, any city-sponsored event, or any municipally-owned facility. A municipally-owned sign does not include traffic or street identification signs.
Sign - Mural	Noncommercial pictures, which do not depict advertising, logos, or images of a product or service which is sold on the premises, painted on, or attached to the exterior walls.
Sign - Noncommercial	Any sign used for a noncommercial purpose.
Sign - Obsolete	Any sign which no longer serves a bona fide use or purpose.
Sign - Occupational	Any sign denoting the name and profession of an occupant in a commercial building or public institutional building.

Term	Definition
Sign - Pole	Any sign, which is erected on a vertical framework consisting of one or more uprights supported by the ground.
Sign - Political	Any sign relating to a particular candidate for a partisan or nonpartisan office, or to a political proposition or measure.
Sign - Portable	Any sign that is not permanently attached to or affixed to the ground, a building, an object, or other fixed structure. This term specifically includes an advertising display affixed to or installed on a vehicle or other mobile unit, such as a trailer, wheel, or skid.
Sign - Projecting	Any sign, except an awning, that projects perpendicularly from a building and which has one end attached to a building or other permanent structure.
Sign - Promotional	Any temporary advertising items used to promote a business. Such items include banners, flags, pennants, streamers, balloons, inflatable signs, and any legal sign allowed by this ordinance.
Sign - Reader Board	Any sign comprised of changeable letters which allows a change of sign copy by adding or removing letters. The sign copy shall conform to the category use of the sign allowed by this ordinance.
Sign - Real Estate	Any onsite temporary sign pertaining to the sale or rental of property and advertising property only for the use for which it is legally zoned.
Sign - Roof	Any sign erected upon or above a roof of a building or structure.
Sign - Sandwich Board	See Sign, A-frame.
Sign - Special Event	Signage allowed in conjunction with a Special Event Permit.
Sign - Subdivision Entry	Any onsite freestanding sign identifying a residential subdivision.
Sign - Subdivision Wall Plaque	Any onsite sign attached to an approved masonry screening wall or entry feature in a subdivision.
Sign - Temporary	Any sign used to display information relating to a land use or event of limited duration which is not rigidly and permanently installed in the ground, or attached to a building, or as identified in this ordinance. <u>Temporary signs are regulated by Article XII, Chapter 6, of the City of Plano Code of Ordinances.</u>
Sign - Temporary Directional	Any temporary sign used to direct potential customers to a legal business location within the city limits of Plano.

Term	Definition
Sign - Unified-lot	Any identification or multipurpose sign located on a premise consisting of two or more contiguous lots that the owner(s) has agreed to treat as one lot for the limited purpose of providing shared signage.
Sign - V-shape	Any freestanding sign constructed of two panels in the form of a V, when seen from above, with a maximum angle between the panels of 45 degrees.
Sign - Wall	Any sign, erected flush against an exterior wall, supported by the wall, and having the sign face parallel to the wall or painted directly onto a wall. Neon tubing attached directly to a wall surface shall be considered a 'wall sign' when forming a border for the subject matter, when directing attention to the subject matter, or when forming letters, logos, or pictorial designs.
Sign - Window	Any sign, banner, poster, or display located on the internal or external surface of the window of any establishment for the purpose of advertising services, products, or sales available within such establishment or which announces the opening of such establishment.
Sign Setback	The horizontal distance between a sign and the front or side property line, as measured from that part of the sign, including its extremities and supports nearest to any point on any imaginary vertical plane projecting vertically from the front or side property line.
Vehicle Service Canopy	A covered structure which shelters a vehicle service use (such as a gas pump island or car wash) and is supported by either one or more columns or by the building to which it is an accessory and is open on two or more sides.
Wall	Any exterior surface of a structure that has a slope of 60 degrees or more.

3.1603 Design and Construction Specifications

(I) Requirements for Wall Signs

(a) Projecting Signs

The horizontal portion of any projecting sign shall not be more than six feet in length measured from the building face and shall not be closer than two feet from the back of the curb line.

The height of the sign shall not exceed four feet. Such signs shall be an integral part of the architectural design of the building. Vertical clearance shall be subject to the requirements in 1.c. below.

(b) Wall Signs

- (i) Wall signs shall not exceed 40 square feet or the product of two times the lineal footage of the wall area available to such signs or store frontage for which such signs are intended, whichever is greater. Such signs may be located on the face of the building in either a horizontal or vertical direction. The direction of a sign positioned at an angle shall be determined based on the degree of angle from the horizontal or vertical position. If the angle between the horizontal and the sign is 45 degrees or less, the sign shall be considered as a horizontal sign. If the angle between the horizontal and the sign is greater than 45 degrees, the sign shall be considered as a vertical sign.
- (ii) The height of a horizontal wall sign shall not exceed six feet. The height shall be measured perpendicularly from the horizontal. The width of a vertical wall sign shall not exceed six feet. The width shall be measured perpendicularly from the vertical. Wall signs shall not exceed 75% of the width or the height of the available wall area or store frontage based on the placement of the sign on the wall area. Vertical clearance shall be subject to the requirements in 1.c. below. Wall signs shall not extend above the wall to which they are attached. Wall signs shall be limited to the following categories: Apartment, Contractor, General Business, Identification, and Institution, ~~and Real Estate~~ signs. (Exception: A wall sign may exceed the six foot height or width limit as follows: in the case of a horizontal sign, for every one inch of sign height exceeding six feet, the allowable width of the sign shall be reduced by one percent; in the case of a vertical sign, for every one inch of the sign width exceeding six feet, the allowable height of the sign shall be reduced by one percent.)
- (iii) In the case where two or more wall signs are installed in a single wall area, the gross surface area may not exceed two times the lineal width of the wall area available to such signs. Such signs shall not be arranged as to have a vertical height of more than six feet, except as noted in 1.b.ii. above. The combination of the sign widths, when placed side by side, shall not exceed 75% of the width of the wall available to such signs.
- (iv) General business wall signs must be located over the business for which they are intended. Wall signs may be illuminated; however, illuminated wall signs on rear building facades shall be prohibited unless facing a nonresidential zoning district.
- (v) A wall sign shall not project more than 12 inches from the wall surface.

(c) Projection Over Private Property

Projections other than awning or canopy signs over private property shall be allowed over pedestrian sidewalks, walkways, and corridors but not to exceed the following:

Vertical Clearance	Maximum Projection
Less than seven feet	Three inches
Seven feet to eight feet	Twelve inches
Over eight feet	Four feet

(d) Awning Signs

The copy/artwork on an awning shall not exceed the area and size that is allowed for a wall sign on the wall to which it is attached. However, the total area of wall signs and awning signs on any wall shall not exceed the area and size allowed for a single wall sign and shall not extend more than 75% of the length of the awning.

(e) Vehicle Service Canopy Signs

A canopy sign may be placed on or be an integral part of the face of a canopy. The sign may consist of only the name and/or logo of the business at the location of the canopy and shall not exceed 25 square feet or ten percent of the face of the canopy of which it is a part of or to which it is attached, whichever is greater. An illuminated stripe may be incorporated into a canopy. The stripe may extend along the entire length of the face of the canopy. The width or thickness of the stripe shall be limited to one-third of the vertical dimension of the face of the canopy. The internal illumination of a canopy is limited to the portions of the canopy face on which a sign or stripe is permitted.

(f) Subdivision Wall Signs or Plaques

Subdivision wall signs or plaques are limited to residential zoning districts and shall not exceed 30 square feet. Subdivision wall signs or plaques are limited to two per subdivision entry and may be illuminated by means of spotlighting only. Subdivision wall signs or plaques shall only be attached to an approved masonry screening wall or entry feature. The homeowners association or developer must enter into a maintenance agreement with the City of Plano Planning Department. Subdivision wall signs or plaques shall only be allowed in the absence of a freestanding subdivision entry sign.

(g) Window Signs

Window signs are permitted. The total area of all window signs on any given elevation of a building may not exceed 25% of the window area of that elevation.

(h) Occupational Signs

Occupational signs shall not exceed two square feet in area and shall denote only the name and profession of an occupant in a commercial building or public institutional building.

(i) Murals (ZC 2004-24; Ordinance No. 2004-8-21)

(i) Murals shall be reviewed and approved by the Building Official for compliance with the definition of a mural and other applicable local, state, and federal laws.

(ii) Murals denied by the Building Official shall be subject to review pursuant to Subsection 3.1601.9.

(2) Freestanding Signs

(a) Agricultural Signs

Agricultural signs, limited to advertising produce, crops, or animals on a farm, may be erected in any Agricultural zoning district and shall not exceed 50 square feet. Maximum height of an agricultural sign shall be 15 feet with a required setback of 30 feet from the front and side property lines. Spacing between signs shall be a minimum of 200 feet.

(b) Apartment Signs

Apartment signs may be erected in any residential zoning district and shall not exceed 25 square feet. Maximum height of an apartment sign shall be ten feet for a monument sign and 12 feet for a pole sign with a required setback of 15 feet from the front property line. Apartment signs are limited to one per street front.

(c) General Business Signs

(i) General business signs may be erected in nonresidential zoning districts and shall not exceed 90 square feet for monument signs and 60 square feet for pole signs, except for signs on property fronting on U.S. Highway 75, in which case the sign may be 100 square feet. Maximum height of a general business sign shall be ten feet for a monument sign and 20 feet for pole signs, except for signs located on property fronting on U.S. Highway 75, in which case a height of 40 feet is permitted. Required setback shall be eight feet from the front property line (or any property line adjacent to a street) and shall be located a minimum of 30 feet from adjoining private property lines and a minimum of 60 feet from any other freestanding sign.

(ii) Single tenant properties shall be limited to one freestanding sign per street front.

(iii) General business signs shall be constructed of materials that are not subject to deterioration when exposed to the weather. Internally-illuminated general business signs must be constructed of noncombustible material or approved plastics.

(d) Identification Signs

- (i)** An identification sign may be erected in nonresidential zoning districts and shall not exceed 150 square feet for monument signs and 100 square feet for pole signs. Maximum height of an identification sign shall be ten feet for a monument sign and 20 feet for pole signs, except for signs located on property fronting on U.S. Highway 75, in which case a height of 40 feet is permitted. Required setback shall be eight feet from the front property line (or any property line adjacent to a street) and 30 feet from adjoining private property line, and the sign shall be located a minimum of 60 feet from any other freestanding sign.
- (ii)** Identification signs shall be limited to one sign per street front per development.
- (iii)** Identification signs shall be constructed of materials that are not subject to deterioration when exposed to the weather. Such signs, when internally illuminated, must be constructed of noncombustible materials or approved plastics.

(e) Institution Signs

Institution signs erected in residential zoning districts shall not exceed 32 square feet with a maximum height of ten feet. Institution signs erected in nonresidential zoning districts shall comply with the requirements of a general business sign. Required setback shall be eight feet from the front property line (or any property line adjacent to a street) and 30 feet from any adjoining property line. Institution signs are limited to one per street front.

(f) Multipurpose Signs

- (i)** The total area of multipurpose pole signs shall not exceed 150 square feet. In the case of multipurpose monument signs, the maximum overall area shall be 225 square feet; however, the copy area shall be limited to 150 square feet leaving a base area of 75 square feet.
- (ii)** The identification portion of multipurpose signs shall not exceed 50 square feet. Any combination of directory and reader board shall not exceed 100 square feet.
- (iii)** Multipurpose signs may be erected in nonresidential zoning districts.
- (iv)** Maximum height shall be ten feet for multipurpose monument signs and 20 feet for multipurpose pole signs, except for signs located on property fronting on U.S. Highway 75, in which case a height of 40 feet is permitted.

- (v) Required setback for multipurpose signs shall be 30 feet from front and adjoining private property lines. Multipurpose signs are limited to one per street front per development and a minimum spacing of 60 feet from any other freestanding sign must be maintained. Multipurpose signs that meet the size and height requirements of a general business sign shall be allowed an eight-foot front setback.
- (vi) Multipurpose signs shall be constructed of materials not subject to deterioration when exposed to the weather and when internally illuminated must be constructed of noncombustible materials or approved plastics.

(g) Municipally-owned Signs

Municipally-owned signs may be erected in any zoning district and if exceeding 100 square feet shall be reviewed by the Board of Adjustment for specific approval. Municipally-owned signs shall not be placed in any sight visibility triangle and shall be located at least 25 feet from any privately-owned parcel of land. Maximum height of monument styled municipally-owned signs shall not exceed ten feet and pole signs shall not exceed 20 feet in overall height.

(h) Subdivision Entry Signs

Subdivision entry signs may be erected in residential zoning districts and shall not exceed 30 square feet with a maximum height of two feet six inches. Required setback shall be three feet from the front property line, and signs are limited to two per subdivision entryway. Freestanding subdivision entry signs shall only be allowed in the absence of subdivision wall signs or plaques. The homeowners association or developer shall enter into a maintenance agreement with the City of Plano Planning Department.

(i) Flags

A single flag which shows an emblem or logo of a firm or corporation is allowed on the premises of the firm or corporation when it is erected on a freestanding flagpole with a minimum setback of eight feet behind the property line. In addition to flags, emblems, and insignia of any governmental body and decorative displays for holidays or public demonstrations which do not contain advertising and are used as such are allowed. Maximum height shall not exceed 50 feet.

(j) Onsite Directional Signs

Onsite directional signs shall not exceed eight square feet or 30 inches in height and shall not contain advertising.

(k) Menu Board Signs

Menu board signs may be erected in nonresidential zoning districts and shall not exceed 40 square feet with a maximum height of six feet. Required setback shall be a minimum of eight feet from any property line and shall be a minimum of ten feet from any other menu board sign.

(l) Unified-lot Signs

- (i)** Unified-lot signs may be erected in nonresidential zoning districts and shall comply with all area, height, setback, spacing, and composition restrictions applicable to multipurpose signs.
- (ii)** One unified-lot sign per street front may be placed on a premise consisting of two or more contiguous lots where each lot owner has entered into a binding agreement to treat their separate lots as one lot for the limited purpose of signage. The agreement shall contain a legal description of the properties subject to the agreement; state that the parties, their heirs, and assigns forego any rights to additional freestanding street front signage on the premises covered by the agreement; state that the agreement is a covenant running with the land to be filed and made a part of the Deed Records of Collin or Denton County, Texas; and that the agreement cannot be amended or terminated without the consent of the Building Official.
- (iii)** A unified-lot sign agreement shall not be effective until a true and correct copy of the approved agreement is filed in the Deed Records of the applicable county and a file-marked copy is filed with the Building Official.
- (iv)** Individual lots that are part of a unified-lot sign agreement shall not be entitled to any other freestanding street front signage.

(3) Requirements for Freestanding Signs Located within an Overlay District

- (a)** All freestanding signs in an overlay district as set out by the City of Plano Zoning Ordinance shall be monument-type signs. (Reference Article 4 for allowed size, height, and border requirements.)
- (b)** Single tenant properties shall be limited to one freestanding sign per street front.
- (c)** Multi-tenant commercial developments shall be limited to the following:
 - (i)** Multipurpose Signs
One sign per street front per development.

(ii) General Business Signs

One sign per street front of the development or one per 225 feet of street frontage or portion thereof.

- (d) No single tenant shall be allowed to advertise on more than one sign per street front.

(4) Miscellaneous Requirements for Freestanding Signs

- (a) Freestanding signs shall not be placed in any sight visibility triangle.
- (b) In the case of a multi-face sign, the gross surface area of each face shall not exceed two times the allowable square footage divided by the number of sign faces.
- (c) No sign shall be located within any easement unless a hold harmless agreement has been obtained from the easement holder.
- (d) Any projecting or overhanging portion of a freestanding sign must be a minimum of ten feet above any walking surface and 14 feet above any driving surface.
- (e) No advertising matter shall be displayed on or attached to any freestanding sign. No guys, braces, attachments, banners, flags, balloons, or similar devices shall be attached to any sign.
- (f) Freestanding signs shall be protected by wheel or bumper guards when required by the Building Official.
- (g) Minimum five foot radius required around a fire hydrant.
- (h) Unless otherwise set forth, a minimum of 60 feet shall be required between all freestanding signs.
- (i) Unless otherwise set forth, all freestanding signs shall provide a minimum eight foot setback from any property line.
- (j) Signs that have a base or pole that exceeds 50% of the total width of the sign shall be classified as a monument sign.
- (k) When the minimum building line setback is less than the minimum sign setback, the minimum building line shall apply to any freestanding sign, including temporary signs.
- (l) No single tenant shall be allowed to advertise on more than one sign per street front.

~~(5) Temporary Signs~~

~~(a) Banners~~

~~A temporary banner is allowed and shall be securely attached to the front or side of a building face. Each business shall be allowed two banner permits per calendar year, and each permit shall be good for a~~

~~maximum of 30 days. A minimum of 30 days shall be required between each banner permit. Banners shall be kept in good repair and remain firmly anchored or secured. Commercial banners are prohibited in single-family residential districts.~~

~~(b) — Development/Construction Signs~~

~~Development or construction signs may be erected in nonresidential and residential zoning districts. Such signs shall relate only to the property or subdivision on which they are located and shall not exceed 100 square feet with a maximum height of 20 feet. Required setback shall be 20 feet from the front property line. Each property or subdivision may have one such sign or one for each 50 acres or portion thereof. A development or construction sign shall be removed upon completion of the project or subdivision.~~

~~(c) — Model Home Signs~~

~~Model home signs may be erected in residential zoning districts and shall not exceed 16 square feet with a maximum height of six feet. Required setback shall be 50% of the distance between the front property line and the building but no less than ten feet from the front property line. Model home signs are limited to one per premise. Each builder in a subdivision may have one model home sign, and the permit for such sign shall be granted for a period of time to coincide with the validity of the model home's Certificate of Occupancy.~~

~~(d) — Political Signs/Noncommercial Purpose Signs~~

~~Political and noncommercial purpose signs 36 square feet or less are allowed on private property with the consent of the property owner, but are prohibited on public property, including the rights of way. Political signs may be placed on private property no earlier than 120 days prior to the election for which the sign is applicable and must be removed not later than the 15th day following the election. City personnel may remove and dispose of any sign placed on public property or within the rights of way.~~

~~(e) — Real Estate Signs~~

~~Real estate signs may be erected in nonresidential and residential zoning districts and shall not exceed 32 square feet with a maximum height of 15 feet. Required setback shall be eight feet from front property line, and signs are limited to one per street front. A real estate sign shall be removed upon the sale of the property. Real estate signs advertising the lease of individual units in multifamily districts shall be allowed upon issuance of a Certificate of Occupancy for a period not to exceed one year.~~

~~(f) — Promotional Signage~~

~~(i) Promotional signage described in the following paragraph is allowed for two, two-week periods each calendar year per legal business. A two-week period will commence on the first day~~

~~promotional signage is displayed. The two, two week periods shall not occur in the same or consecutive months. A legal business shall include any commercial, industrial, or institutional use for which the Building Inspection Department has issued a Certificate of Occupancy. In the case of a special promotion for a grand opening celebration, one period may be extended to a three week period provided the promotion commences within the first three months of the date of issuance of a Certificate of Occupancy, and the grand opening is limited to the address noted on the Certificate of Occupancy.~~

- ~~(ii) Promotional signage may include banners, flags, pennants, streamers, balloons, inflatable signs, and any legal signs allowed by this ordinance. Any device described as promotional signage shall not exceed an overall height of 35 feet.~~
- ~~(iii) A separate permit is required for each two week period promotional signage will be used. If any device described as promotional signage in the above paragraph is installed prior to issuance of a permit, an investigation fee, outlined in Subsection 3-1601.7., will be assessed in addition to the permit fee.~~
- ~~(iv) Promotional signage shall be contained on the property of the legal business and shall not extend into the city right-of-way. Signage shall not be located in any sight visibility triangle nor shall any combustible materials be placed in contact with lighted signs or any electrical fixtures.~~

~~(g) — **Signage for Temporary/Seasonal Businesses**~~

~~Seasonal business signage is reviewed as part of the overall seasonal business permit requirements as set out in the Code of Ordinances, City of Plano, and shall be limited to one of the following:~~

- ~~(i) A temporary, freestanding sign, maximum 32 square feet in area with an eight foot setback from the front property line.~~
- ~~(ii) An onsite banner, maximum 32 square feet in area with an eight foot setback from the front property line. The banner must be securely installed and be completely mounted on a rigid surface.~~

~~(h) — **Garage Sale Signs**~~

~~Garage sale signs may be displayed on private property with the consent of the owner on the day of the sale and shall not exceed a maximum of eight square feet.~~

~~(i) — **Special Event Signage**~~

~~Special event signage shall be reviewed as part of the overall Special Event Permit as set out in the Code of Ordinances, City of Plano, and shall be limited to the following:~~

- ~~(i) Any signage allowed under promotional signage.~~

- ~~(ii) One, maximum 100 square foot sign, maximum height of 15 feet.~~
- ~~(iii) All special event signage shall be limited to the property holding the event.~~
- ~~(iv) The sign shall be allowed up to 14 days prior to the event and shall be removed within 24 hours at the end of the event.~~

(5) Illumination

- (a) A sign in a residential district, where allowed by this ordinance, may be illuminated. Any illumination shall be located so as not to produce intense glare or direct illumination across the bounding property line. Internal illumination shall not exceed 40 watts per every 25 square feet or any portion thereof.
- (b) Illuminated changeable copy signs shall not change copy more than once every 30 minutes, excluding time and temperature.
- (c) No lighted sign shall be erected within 150 feet of a residential district as measured from the location of the sign nearest to the property line of each neighboring lot unless it meets the illumination criteria listed above.
- (d) All illumination shall comply with the City of Plano illumination ordinance.

(6) Wind Pressure and Dead Load Requirements

All signs shall be designed and constructed to receive wind loads as required by the Building Code of the City of Plano.

(7) Reader Boards/Electronic Message Center

Any reader board or electronic message center area of a sign shall not exceed 75% of the allowable square footage for any sign type.

3.1604 General

(1) Overlay Districts/Planned Developments/Heritage Resource District/Downtown Sign District

Signs within an overlay district, planned development, Heritage Resource District, or Downtown Sign District shall be regulated by the ordinance regulating signs located within the relevant district.

(2) Preserving Rights and Violations under Existing Ordinances

By the passage of this ordinance, no presently illegal use of signs shall be deemed to have been legalized, and no offense committed, and no liability, penalty, or forfeiture, either civil or criminal, incurred prior to the time this ordinance is adopted, shall be discharged or affected by such repeal; but prosecutions and suits for such offenses, liabilities, penalties, or forfeitures

may be instituted or caused presently pending proceeded with, in all respects as if such prior ordinance or portion of such ordinance, had not been repealed.

(3) Prohibited Signs

Except as otherwise expressly allowed by this ordinance, or as otherwise expressly allowed by Article XII, Chapter 6, of the City of Plano Code of Ordinances, the following signs and conditions are prohibited:

- (a) Signs displaying materials determined to be obscene by a court of law or prohibited by law, subject to the appeal and judicial review proceedings provided for in Subsection 3.1601.9.f. (ZC 2004-24; Ordinance No. 2004-8-21)
- (b) Signs placed in any location which by reason of their location will obstruct the view of any authorized traffic sign, signal, or other traffic control device by vehicular or pedestrian traffic. No sign shall be erected which, by reason of shape, color, size, design, or position, would be reasonably likely to create confusion with, to be confused as, or to interfere with any traffic signal or device which is authorized by the appropriate state or local governmental authorities. Further, no sign shall be placed in a location that will obstruct vision of a vehicle operator while entering, exiting, or traveling upon the public right-of-way.
- (c) Signs placed so as to prevent or inhibit free ingress to or egress from any door, window, or any exit way required by the Building Code of the City of Plano or by Fire Department regulations.
- ~~(d) Portable signs~~
~~This provision does not restrict identification signs on vehicles or other signs attached to vehicles, which are legally licensed and operated upon public streets. However, these vehicles shall not be parked where the intent is to use the vehicle as advertising.~~
- (d) A-frame and sandwich board signs.
- (e) Signs that are animated by any means not providing constant illumination, except time and temperature units. Signs which rotate or emit audible sound or visible matter. No sign shall be illuminated to such intensity or in such a manner so as to cause a glare or brightness to a degree that it constitutes a hazard or nuisance to vehicular traffic, pedestrians, or adjacent properties.
- (f) Signs located on public property including, but not limited to, signs attached to any public utility pole or structure, street light, tree, fence, fire hydrant, bridge, curb, sidewalk, park bench, or other location on public property.

- ~~(g) Balloons, flags, pennants, or other floating or inflatable signs or devices anchored to the ground or to any other structure, except as allowed under the provisions of Subsection 3-1603.5. (Exception: See Subsection 3-1601.8. for certain flag exemptions.) (ZC 2004-24; Ordinance No. 2004-8-21)~~
- (g) Roof signs.
- ~~(h) Temporary signs except as allowed under Subsection 3-1603.5. and Subsection 3-1601.8.~~
- (h) Amenity signs.
- (i) Billboard signs.
- (j) Signs attached to a standpipe or fire escape.
- (k) Signs erected on or over public property or in the right-of-way of any thoroughfare within the city of Plano, unless the same is erected by the city or with the permission of the city for public purposes. (Exception: Signs located in the Downtown Business/Government district may be erected over the public sidewalk provided the sign projects no more than the width of the sidewalk minus one foot and provided the clearance between the bottom of the sign and the sidewalk below is a minimum of seven feet.)
- (l) No person shall attach any sign, paper, or other material, or paint, stencil, or write any name, number (except house numbers), or otherwise mark on any sidewalk, curb, gutter, street, utility pole, public building, or structure, except as otherwise allowed by this ordinance.
- (m) No person shall place on or suspend from any building, light fixture, pole structure, sidewalk, parkway, driveway, or parking area any goods, wares, merchandise, or other advertising object or structure for the purpose of advertising such items other than a sign, as defined, regulated, and prescribed by this ordinance, except as otherwise allowed by this ordinance.
- (n) It shall be unlawful for any person to place or cause to be placed any private temporary directional sign(s) within the city of Plano on any public right-of-way of any major or minor thoroughfare (street designated as Type A, B, C, D, E, or F in the City of Plano Thoroughfare Plan). The Building Official may impound all signs in violation of this section.
- (o) Searchlights.
- (p) Offsite/Premise signs (except as allowed in Subsection 3.1603.5.i.).

(4) Violations

- (a) A person is responsible for a violation of this ordinance if the person is: (1) the permit holder, owner, agent, or person(s) having the beneficial use of the sign, (2) the owner of the land or structure on which the sign is located, or (3) the person in charge of erecting the sign.
- (b) It shall be unlawful for any person to erect, replace, alter, or relocate any sign within the city of Plano, or cause the same to be done, without first obtaining a permit to do so from the Building Official of the City of Plano, except as may be hereinafter provided.
- (c) It shall be unlawful for any person to use, maintain, or otherwise allow the continued existence of any sign for which the required permit was not obtained.
- (d) It shall be unlawful for any person to install, construct, or display a prohibited sign, as defined herein, or any sign in violation of the provisions of this ordinance within the city of Plano.
- (e) It shall be unlawful for any person to violate any term or provision of this ordinance.

(5) Illegal Signs

Illegal signs are those which do not meet the requirements of this ordinance and which have not received nonconforming status.

(6) Nonconforming Signs

(a) Legal Nonconforming Uses

Subject to the provisions of this section, signs for a legal nonconforming use, as defined in the Comprehensive Zoning Ordinance of the City of Plano, are allowed. Any such sign legally existing on the effective date of this ordinance but which does not comply with the regulations of this ordinance, shall be deemed to be a nonconforming sign under the provisions of this ordinance and shall be subject to alteration or removal in accordance with the provisions of this ordinance.

(b) Moving, Relocating, or Altering of Signs

No nonconforming sign shall be moved, altered, removed and reinstalled, or replaced unless it is brought into compliance with the requirements of this ordinance.

(c) Change in Use or Occupant of Structure

Any nonconforming sign may continue to be utilized as long as the occupancy within the structure remains the same. When a use changes from one occupancy category to another, or when there is a change in occupant, all signs serving that occupant shall be brought into conformance with the provisions of this section.

(7) Maintenance of Signs

(a) Maintenance

Each sign shall be maintained in a safe, presentable, and good condition, including the replacement of defective parts and other acts required for the maintenance of such sign, without altering the basic copy, design, or structure of the sign. The Building Official shall require compliance or removal of any sign determined by the Building Official to be in violation of this section in accordance with the enforcement provisions set forth below.

(b) Dilapidated or Deteriorated Signs

No person shall maintain or permit to be maintained on any premises owned or controlled by him or her any sign which is in a dilapidated or deteriorated condition as defined herein. Upon notice of violation, any such sign shall be promptly removed or repaired by the owner of the sign or the owner of the premises upon which the sign is located in accordance with the enforcement provisions set forth in 8. below.

(8) Enforcement

(a) Authority

The Building Official, or his respective designee(s), any peace officer, and any code enforcement officer is hereby authorized to issue a citation and to order the repair or removal of any dilapidated, deteriorated, abandoned, illegal, or prohibited signs from property within the corporate city limits of Plano, in accordance with the enforcement mechanisms set forth in this section. (ZC 2004-24; Ordinance No. 2004-8-21)

(b) Notice of Violation

When the Building Official, or his respective designee, determines that a dilapidated, deteriorated, illegal, prohibited, or abandoned sign located on private property within the corporate city limits of Plano requires removal by the city, they shall issue a notice of violation to the owner of the sign or to the owner, occupant, or person in control of the property on which the sign is located, except when the sign poses an immediate or imminent threat to public safety because of the condition of the sign, in which case it may be removed without notice. (ZC 2004-24; Ordinance No. 2004-8-21)

(i) Contents of Notice of Violation

The notice of violation shall contain:

1. Name of the owner, occupant, manager, or other person in control of the property.
2. Street address sufficient to identify the property on which the alleged violation occurred.

3. Description of alleged violation and reference to the portion of this section that has been violated.
4. Statement of the action required to correct the violation and a deadline for completing the corrective action.
5. Statement that failure to take the corrective action within the time specified may result in (1) a criminal penalty not exceeding \$2,000 per day for each violation and (2) the city filing a civil action against owner seeking injunctive relief and/or civil penalties up to \$1,000 per day for each violation.
6. Statement informing recipient of their right to appeal the decision of the Building Official to the Board of Adjustment in accordance with Section 6.200.

(ii) Service of Notice of Violation (ZC 2004-24; Ordinance No. 2004-8-21)

The Building Official, or his designee, shall serve a written notice of violation on the owner of the sign or the owner, occupant, or person in control of the property on which the sign is located for sign violations on private property within the corporate limits of the city of Plano. The notice of violation should be served by either hand delivery or by certified mail, return receipt requested. Service by certified mail shall be effective three days after the date of mailing.

(iii) Notice Not Prerequisite to Issuance/Enforcement of Citation (ZC 2004-24; Ordinance No. 2004-8-21)

Citations shall be issued and enforced pursuant to this section independent of any required notice provisions. It shall not be a prerequisite to enforcement of any citation issued pursuant to this section that notice of violation was served on any party.

(iv) Notice Not Required (ZC 2004-24; Ordinance No. 2004-8-21)

Notice of violation shall not be required under this section if a sign is placed in or upon any public or city-owned property. Signs placed on public or city-owned property within the corporate limits of the city of Plano in violation of the law may be removed and disposed of immediately without notice to interested parties. Notice of violation shall not be required in an emergency situation for which the threat to public safety is imminent and immediate.

(c) Enforcement Remedies

(i) Criminal Penalties

Any person, firm, or corporation violating any of the provisions or terms of this section shall be deemed guilty of a misdemeanor, and upon conviction thereof, be subject to a fine not exceeding

\$2,000 for each offense, and each and every day or portion thereof that such violation shall continue shall constitute a separate offense.

(ii) Civil Remedies

The city may file a civil action to enforce the requirements of this ordinance pursuant to any applicable law. (ZC 2004-24; Ordinance No. 2004-8-21)

(iii) Emergency Removal of Sign

The city may remove a sign which the Building Official finds to be an immediate and imminent threat to the public safety because of its dilapidated, deteriorated, or structural condition. The notice of violation provisions found in this section shall not apply to emergency removal of a sign. (ZC 2004-24; Ordinance No. 2004-8-21)

(iv) Remedies Cumulative

All remedies authorized under this section are cumulative of all others unless otherwise expressly provided. Accordingly, the filing of a criminal action shall not preclude the pursuit of a civil or administrative action for violation of this section nor shall the filing of a civil action preclude the pursuit of any other action or remedy, administrative or criminal.

3.1605 Downtown Sign District

(1) Purpose

The purpose of this section is to regulate the construction of new signs and alterations made to existing signs to ensure consistency with the historic, urban, pedestrian-oriented nature of this district, and the dense, compact development absent in other areas of the city. The objective of this section is to ensure (1) that new signage is appropriate to the architectural design of the building and the district and (2) that signs do not visually obscure significant architectural features of a building or the district in general.

The Downtown Sign District encompasses all properties that are zoned Downtown Business/Government. The Downtown Sign District is further classified into two areas - Area A and Area B. The boundary of Area A is defined below. Area B consists of all properties within the Downtown Business/Government zoning that are not within the boundary of Area A.

(2) Area A Boundary Description

BEING a 17.86 acre tract of land situated in Collin County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of centerline of Municipal Avenue (variable R-O-W) with the centerline of 15th Street (variable R-O-W) to a point for a corner;

THENCE continuing west along said 15th Street centerline to a point for a corner at the intersection of 15th Street and the centerline of K Avenue (variable R-O-W);

THENCE continuing north along said K Avenue centerline to a point for a corner at the intersection of K Avenue and the centerline of 16th Street (variable R-O-W);

THENCE continuing along said 16th Street centerline to a point for a corner at the intersection of 16th Street and the centerline of the Dallas Area Rapid Transit (DART) R-O-W (variable R-O-W) located in Tract 68 of the Sanford Beck Survey, City of Plano, Collin County, Texas;

THENCE continuing south a distance of 1,125 feet along said DART R-O-W to a point for a corner intersecting the centerline of 14th Street (variable R-O-W);

THENCE continuing east following along said 14th Street centerline to a point for a corner at the intersection of 14th Street and the centerline of Municipal Avenue;

THENCE continuing north along said Municipal Avenue centerline back to the PLACE OF BEGINNING and containing 17.86 (777,982 square feet) acres of land.

(3) General Provisions

(a) Issuance of Sign Permit

Signs shall conform to the criteria in this section and to appropriate city codes prior to issuance of a sign permit.

(b) Conflict between Sections

Where there is a conflict between sections of this ordinance, this section shall govern in this district.

(c) Compatibility with Building Architecture

Signs should generally be designed to be compatible with the architectural composition of the building and the district and not obscure any architectural accent, pattern, or object on the original structure.

(d) Sign Materials

Sign finish materials shall be one of the following:

- (i)** Metal, painted or enameled.
- (ii)** Cold cathode tube (neon).
- (iii)** Carved relief in stone or cast stone.
- (iv)** Wood or carved wood which is painted or sealed.
- (v)** The use of plastic on the exterior of a sign is prohibited, except on a marquee sign.

(e) Lighting of Signs

- (i)** All electrical shall comply with the currently adopted version of the National Electrical Code.
- (ii)** Buildings and signs may be illuminated by remote light sources provided that these light sources are shielded to protect adjacent properties.
- (iii)** No illuminated sign may contain flashing or moving elements or change its brightness. (Exception: historic signs.)
- (iv)** No sign, except a marquee sign, may be illuminated by fluorescent or back lighting. (Exception: historic signs.)
- (v)** The use of neon and/or incandescent bulbs is allowed.

(f) Historic Signs

Historic signs shall not be calculated in the number or area of allowed signs for the purposes of this ordinance. They shall not be considered nonconforming unless deemed noncontributing through the Certificate of Appropriateness process.

(g) Pedestrian Clearance

A minimum clearance of seven feet shall be maintained below signs that are located over a walkway area measured from the walkway surface to the lowest part of the sign. (Exception: projecting signs that extend no more than 20 inches from a wall.)

(h) Community Special Events

City Council or the City Manager may authorize signs to advertise patriotic, special events, or special projects of general public interest taking place within the boundaries of the Downtown Sign District.

(i) Encroachment onto Public Right-of-Way

Any sign that is located upon or overhangs a public right-of-way shall be governed by a franchise agreement with the City of Plano.

(j) Special Event Signage

Special event signage shall be reviewed as part of the overall Special Event Permit as set out in the Code of Ordinances, City of Plano.

(4) Signs Exempt

Signs with a sign area under four square feet and used in the operation of business, such as hours of operation, credit cards accepted, and parking information shall not require a sign permit.

(5) Signs Allowed/Prohibited

(a) Allowed Signs

The following signs shall be allowed:

- (i) All signs specifically permitted in this section.
- (ii) Development or construction signs.
- (iii) Real estate signs.

(b) Prohibited Signs

The following signs are prohibited in the Downtown Sign District:

- (i) Any sign not specifically permitted by this section is prohibited.
- (ii) Any sign that flashes, blinks, revolves, or is put into motion by the atmosphere will not be permitted.
- (iii) Portable signs, except for a-frame or sandwich board signs, will not be permitted.

(6) Table of Permitted Signs

Signs Permitted in Each Sub-Area of the Downtown Sign District		
Sign Type	Area A	Area B
A-frame/Sandwich Board Sign	X	X
Armature Sign		X
Awning Sign	X	X
Banner Sign	X	X
Directory Sign	X	X
Flag	X	X

Signs Permitted in Each Sub-Area of the Downtown Sign District		
Hanging Sign	X	X
Marquee Sign	X	X
Pole Sign		X
Municipally-owned Sign	X	X
Mural Sign	X	X
Onsite Directional Sign	X	X
Projecting Sign	X	
Wall Sign - Attached	X	X
Window Sign	X	
(X = Permitted)		

(7) Sign Standards

(a) General

- (i) Each business within Area A with direct ground floor access is permitted one hanging sign and one awning or wall sign per street frontage.
- (ii) Each business with direct first floor access within Area B is permitted one hanging, awning, or wall sign and one pole or armature sign per street frontage.
- (iii) Each building is permitted one building identification sign.

(b) A-frame/Sandwich Board Signs

(i) General

No more than one a-frame or sandwich board sign per business shall be allowed, and a minimum of four feet of clear sidewalk shall be maintained at all times. The sign shall be sufficiently weighted or anchored to prevent movement by wind or other elements.

(ii) Sign Area and Size

No a-frame or sandwich board sign shall exceed eight square feet per face or four feet in height. The entire sign structure shall be calculated as the total of sign area.

(c) Armature Signs

(i) Sign Area

The sign area of any one face shall not exceed 16 square feet in area. The sign area of an armature sign shall not comprise more than 70% of the entire sign structure.

(ii) Sign Size

The maximum height of an armature sign structure shall be six feet. The maximum width shall be four feet.

(iii) Location

An armature sign may be placed adjacent to the public right-of-way, provided it does not encroach on the sight visibility triangle and is a minimum of six feet from the outside curb line.

(d) Awning Signs

(i) Sign Location

The awning sign shall be located within the center 75% of the frontage of the awning, the tenancy, or the building face, whichever is least. Awning signs must maintain a minimum border of one inch between the letters or logo and the edge or a change of plane.

(ii) Sign Size

The maximum size of letters shall be eight inches. A logo may extend up to 12 inches tall provided the appropriate border is maintained.

(e) Banner Signs

(i) General

Each business shall be allowed two banner permits per calendar year, and each permit shall be good for a maximum of 30 days. A minimum of 30 days shall be required between each banner permit. Banners shall be kept in good repair and remain firmly anchored or secured.

(ii) Location and Content

No more than one banner sign shall be permitted across the facade of a building or business or in any other location on a single property. The city, or an agent of the city, may mount banners on street light standards and/or across the street for special events, subject to installation policy and the following regulations:

1. A banner must display artwork or a message that pertains to the district, a holiday, a welcome, or a special event.
2. Up to ten percent of the effective area of a banner may contain the words or logos that identify a sponsor of a cultural event or activity.
3. No more than two banner signs shall be permitted across any one street between two intersecting streets.

(f) Building Identification Sign

Building identification signs shall be considered as projecting signs or wall signs, attached or painted, for purposes of this section, except when historic.

(g) Directory Signs

(i) General

On multi-tenant buildings where there are two or more tenants without direct outside access to a public street, a directory sign may be allowed. One directory sign per street face is permitted.

(ii) Type

A directory sign may take the form of an armature sign, pole sign, projecting sign on ground floor of a building, or wall sign on ground floor of a building and must follow the regulations for each.

(iii) Sign Area

A directory sign may contain four square feet, with an additional one-and-a-half square feet for each tenant having a separate lease space, up to a maximum area of ten square feet.

(h) Flags

(i) General

Flags that display emblems or insignia of any governmental body or decorative display for holidays or public demonstrations that do not contain advertising are allowed.

(ii) Location

Flags may be attached to a building but may not extend above the roof or parapet of the building. Flags on freestanding poles are allowed only in Area B of the district, must have a minimum setback of eight feet behind the property line, and shall not exceed 30 feet in height.

(i) Hanging Signs

(i) Location

Hanging signs must maintain a minimum clearance of seven feet above the sidewalk and one foot from the curb.

(ii) Sign Area

No hanging sign area shall exceed six square feet in area per face.

(j) Marquee Signs

(i) General

Marquee signs shall be permitted only on a theater or performance hall. Only one marquee sign shall be allowed for each building containing a theater or performance hall.

(ii) Lighting

A marquee sign may have backlighting, exposed incandescent bulbs, or neon lighting.

(iii) Sign Area

The sign area of a marquee sign on a facility with a seating capacity of 750 or less may not exceed 100 square feet in area, including all sign faces. The sign area of a marquee sign on a facility with a seating capacity of more than 750 may not exceed 200 square feet.

(iv) Sign Size

Marquee signs must not exceed six feet in height and must maintain a minimum clearance of eight feet above the sidewalk.

(k) Municipally-owned Signs

Municipally-owned signs shall be regulated by Subsection 3.1603.

(l) Mural Signs

Mural signs shall be regulated by Subsection 3-1603. In Area A of this district, murals shall be attached rather than painted directly onto an exterior wall.

(m) Onsite Directional Signs

Onsite directional signs shall not exceed eight square feet or 30 inches in height and shall not contain advertising.

(n) Pole Signs

(i) General

Pole signs in the Downtown Sign District shall be constructed of two uprights with the sign face placed between the uprights.

(ii) Sign Area

The sign area of any one face shall not exceed 16 square feet in area. The sign area of a pole sign shall not comprise more than 70% of the entire sign structure.

(iii) Sign Size

The maximum height of a pole sign structure shall be six feet. The maximum width shall be six feet.

(iv) Location

A pole sign may be placed adjacent to the public right-of-way, provided it does not encroach on the sight visibility triangle and is a minimum of six feet from the outside curb line.

(o) Projecting Signs

(i) General

Projecting signs greater than 20 inches in width must maintain a minimum clearance of seven feet above the ground or sidewalk and two feet from the curb. A projecting sign must not extend above the wall to which it is attached.

(ii) Sign Area and Structure Size

A projecting sign located within seven feet of the ground or sidewalk shall not exceed five square feet in area per face. The area per face of a projecting sign located over seven feet above the ground or sidewalk shall be calculated based on the total height of the wall to which the sign is attached at one square foot per one foot of wall height. The maximum height of the total sign structure shall not exceed one-third of the total height of the wall to which it is attached and shall not project more than six feet.

(p) Wall Signs - Attached

(i) General

An attached wall sign must be mounted parallel to the wall surface and may not extend above the wall to which it is attached. Attached wall signs may not project more than six inches from the wall surface.

(ii) Sign Area and Structure Size

The maximum permitted sign area for a single business or single storefront shall be one square foot per linear foot of business frontage along a public street. The width of the sign structure shall not exceed half the width of the business's linear frontage. The maximum height of the sign structure shall not exceed one-third of the total height of the wall to which it is attached.

(iii) Wall Signs Used for Building Identification Purposes

The sign area for an attached wall sign used for building identification purposes shall be calculated based on the width of the building's facade to which the sign is attached. The width of the sign structure shall not exceed half the width of the building's linear frontage. The maximum height of the sign structure shall not exceed one-third of the total height of the wall to which it is attached.

(q) Wall Signs - Painted

(i) General

In Area A of the district, only existing historic, painted signs shall be allowed. They may be maintained and refurbished, but the message may not change. Painted wall signs shall be allowed in Area B of the district.

(ii) Sign Area

The maximum permitted sign area for a single business or single storefront shall be one square foot per linear foot of business frontage along a public street. The width of the sign shall not exceed half the width of the business's linear frontage. The maximum height of the sign shall not exceed one-third of the total height of the wall to which it is attached.

(iii) Wall Signs Used for Building Identification Purposes

The sign area for a painted wall sign used for building identification purposes shall be calculated based on the width of the building's facade to which the sign is attached. The width of the sign shall not exceed half the width of the building's linear frontage. The maximum height of the sign shall not exceed one-third of the total height of the wall to which it is attached.

(r) Window Signs

(i) General

Window signs shall only be permitted on the ground floor of a building.

(ii) Sign Area

No window sign or signs shall cover more than 25% of any window area. Window signs that exceed 15% of a window area shall obtain a permit, unless the sign is a noncommercial temporary sign.

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 6, 2006

Agenda Item No. 9

Public Hearing: Zoning Case 2005-54

Applicant: Abby Bahreini

DESCRIPTION:

A request to rezone 2.8± acres **from** Agricultural **to** Single-Family Residence-7 located on the east side of Los Rios Boulevard, 120± feet south of Trail Walker Drive.

REMARKS:

Per the attached letter, the applicant is requesting additional time in order to renotify the zoning request to expand the property included.

RECOMMENDATION:

Recommended that the Planning & Zoning Commission table consideration of this item until the March 20, 2006, meeting.



RECEIVED
JAN 3 0 2006
PLANNING DEPT.

P.O. Box 940712
Plano, TX 75094-0712
Phone: 972-633-9066
Fax: 972-881-0562

January 27, 2006

City of Plano
Planning Department
Mrs. Christina D. Day, AICP
P.O. Box 860358
Plano, Texas 75086

RE: Request zoning schedule change
Tuscany Construction Co.
3402 Las Rios Blvd.

Dear Mrs. Day:

Reference is made to review zoning process date for the above quoted project location. Following our meeting on January 23, we would like to request to change zoning submittal date from 02-06-06 to 03-20-06.

Thank you in advance for your cooperation and attention regarding this important matter. If there is any question(s) or concern(s), please feel free to contact me via the above phone numbers or e-mail at abahreini@epsco98.com.

Sincerely Yours,

Abby R. Bahreini
Sr. Project Manager
EPSCO / TCC

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 6, 2006

Agenda Item No. 10

Public Hearing - Preliminary Replat & Revised Site Plan: Children's Medical Center,
Legacy Campus, Block A, Lot 1

Applicant: Children's Medical Center

DESCRIPTION:

A hospital and medical offices on one lot on 56.1± acres located at the southwest corner of Preston Road and Hedgcoxe Road. Zoned Commercial Employment. Neighborhood #8.

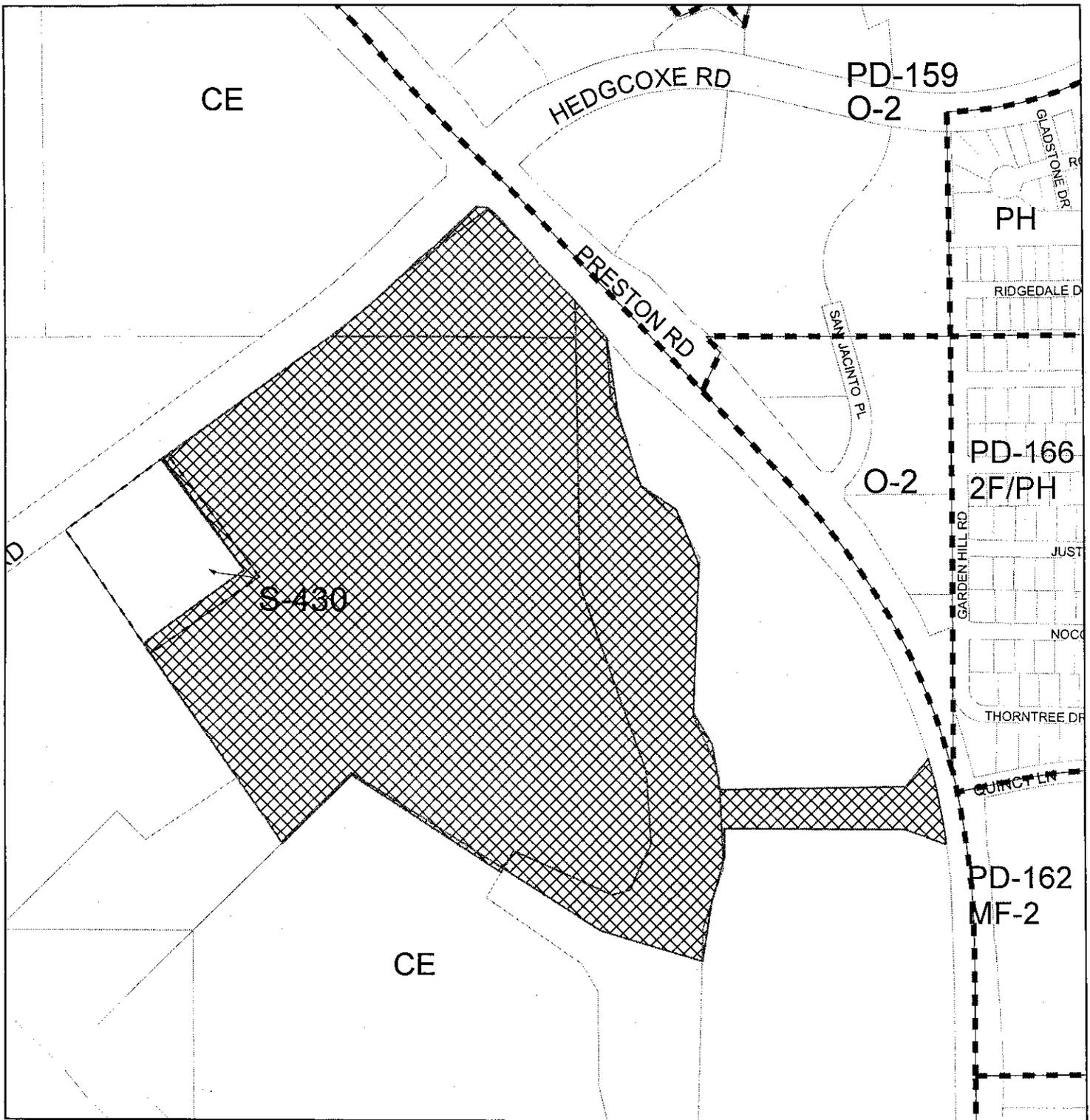
REMARKS:

The purpose of the revised site plan is to modify the building size and footprint of the hospital. The preliminary replat modifies easements to reflect changes in the revised site plan.

RECOMMENDATIONS:

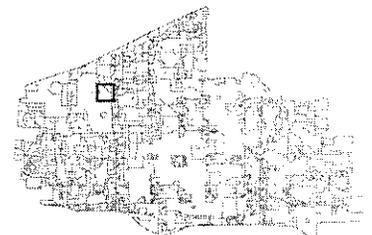
Preliminary Replat: Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Revised Site Plan: Recommended for approval as submitted.



Item Submitted: PRELIMINARY REPLAT &
REVISED SITE PLAN

Title: CHILDREN'S MEDICAL CENTER, LEGACY CAMPUS
BLOCK A, LOT 1



Zoning: COMMERCIAL EMPLOYMENT

○ 200' Notification Buf

PRESTON RD

QUINCY LN

HEDGCOXE RD

LOT 1 BLOCK A
56.0049 ACRES

PRELIMINARY REPLAT CHILDREN'S MEDICAL CENTER LEGACY CAMPUS LOT 1 BLOCK A

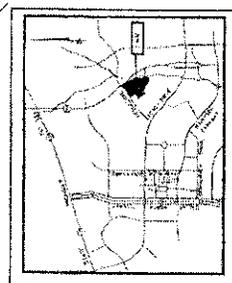
BEING A REPLAT OF PART OF
LOTS 1 AND 2 BLOCK A
EDS LAYERS ADDITION
RECORDED IN CABINET HYDRE 637
MAP RECORDS OF COLLIN COUNTY, TEXAS

BEING 56.0341 ACRES OUT OF
COLLIN COUNTY SCHOOL LAND SURVEY ABSTRACT NO. 133
MARIA C. VELA SURVEY ABSTRACT NO. 935
CITY OF PLANO, COLLIN COUNTY, TEXAS

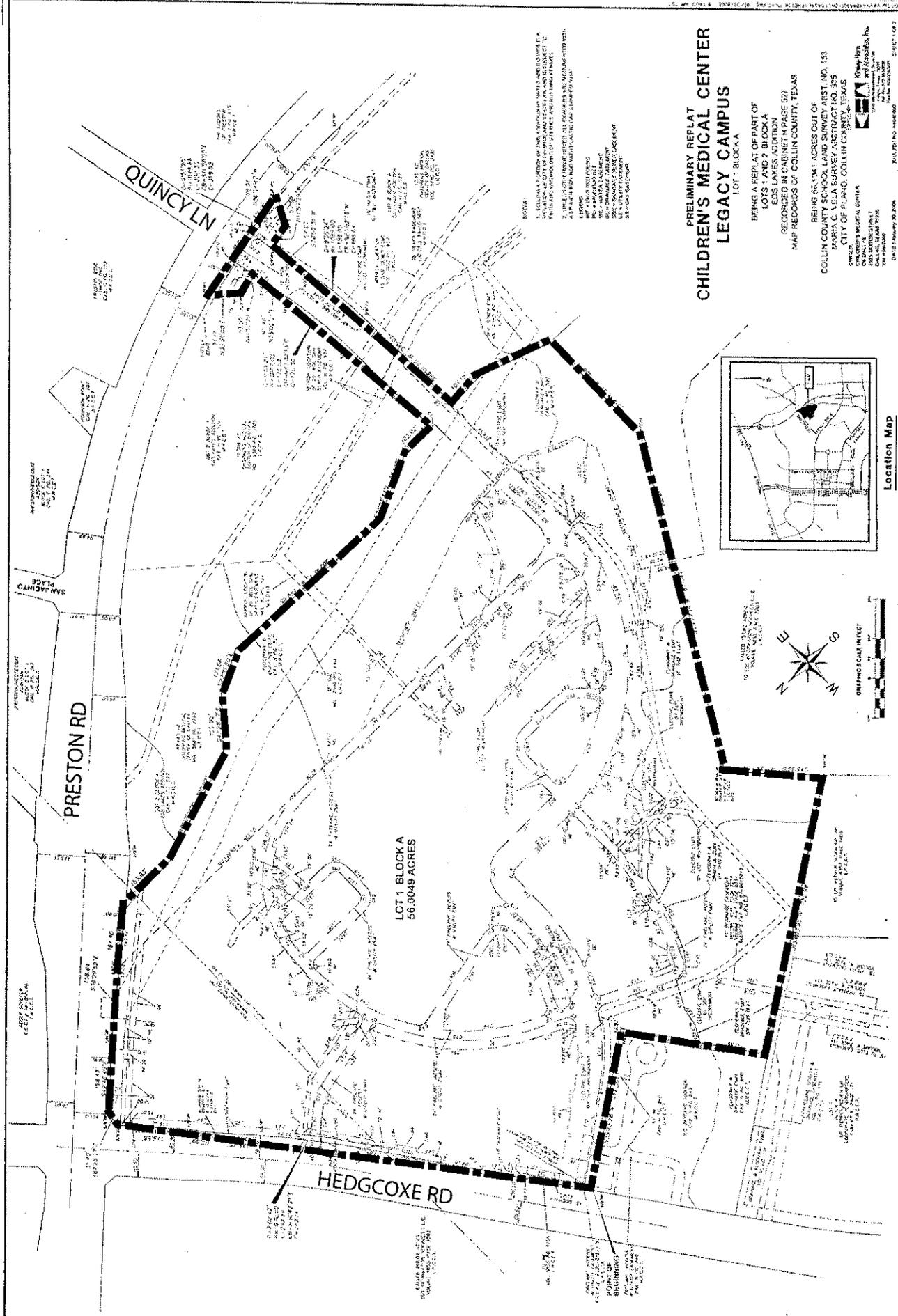
PREPARED BY
K&A
Krawinkel & Associates, Inc.
1000 WEST WILSON STREET
DALLAS, TEXAS 75201
TELEPHONE 754-1100
FAX 754-1101

DATE: 05/11/07
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN

NOTES:
1. EXISTING UTILITIES SHOWN ON THIS MAP ARE BASED ON RECORDS ON FILE AT THE COLLIN COUNTY CLERK'S OFFICE AND FIELD SURVEY. THE LOCATION OF UTILITIES IS NOT GUARANTEED.
2. ALL UTILITIES ARE SHOWN AS UNDEVELOPED UNLESS OTHERWISE NOTED.
3. ALL UTILITIES ARE SHOWN AS UNDEVELOPED UNLESS OTHERWISE NOTED.
4. ALL UTILITIES ARE SHOWN AS UNDEVELOPED UNLESS OTHERWISE NOTED.
5. ALL UTILITIES ARE SHOWN AS UNDEVELOPED UNLESS OTHERWISE NOTED.
6. ALL UTILITIES ARE SHOWN AS UNDEVELOPED UNLESS OTHERWISE NOTED.
7. ALL UTILITIES ARE SHOWN AS UNDEVELOPED UNLESS OTHERWISE NOTED.
8. ALL UTILITIES ARE SHOWN AS UNDEVELOPED UNLESS OTHERWISE NOTED.
9. ALL UTILITIES ARE SHOWN AS UNDEVELOPED UNLESS OTHERWISE NOTED.
10. ALL UTILITIES ARE SHOWN AS UNDEVELOPED UNLESS OTHERWISE NOTED.



Location Map
Not To Scale



CITY OF PLANO
PLANNING & ZONING COMMISSION

February 6, 2006

Agenda Item No. 11

Public Hearing - Preliminary Replat: Dicker Center, Phase A, Block A, Lot 4R

Applicant: Viewtech, Inc.

DESCRIPTION:

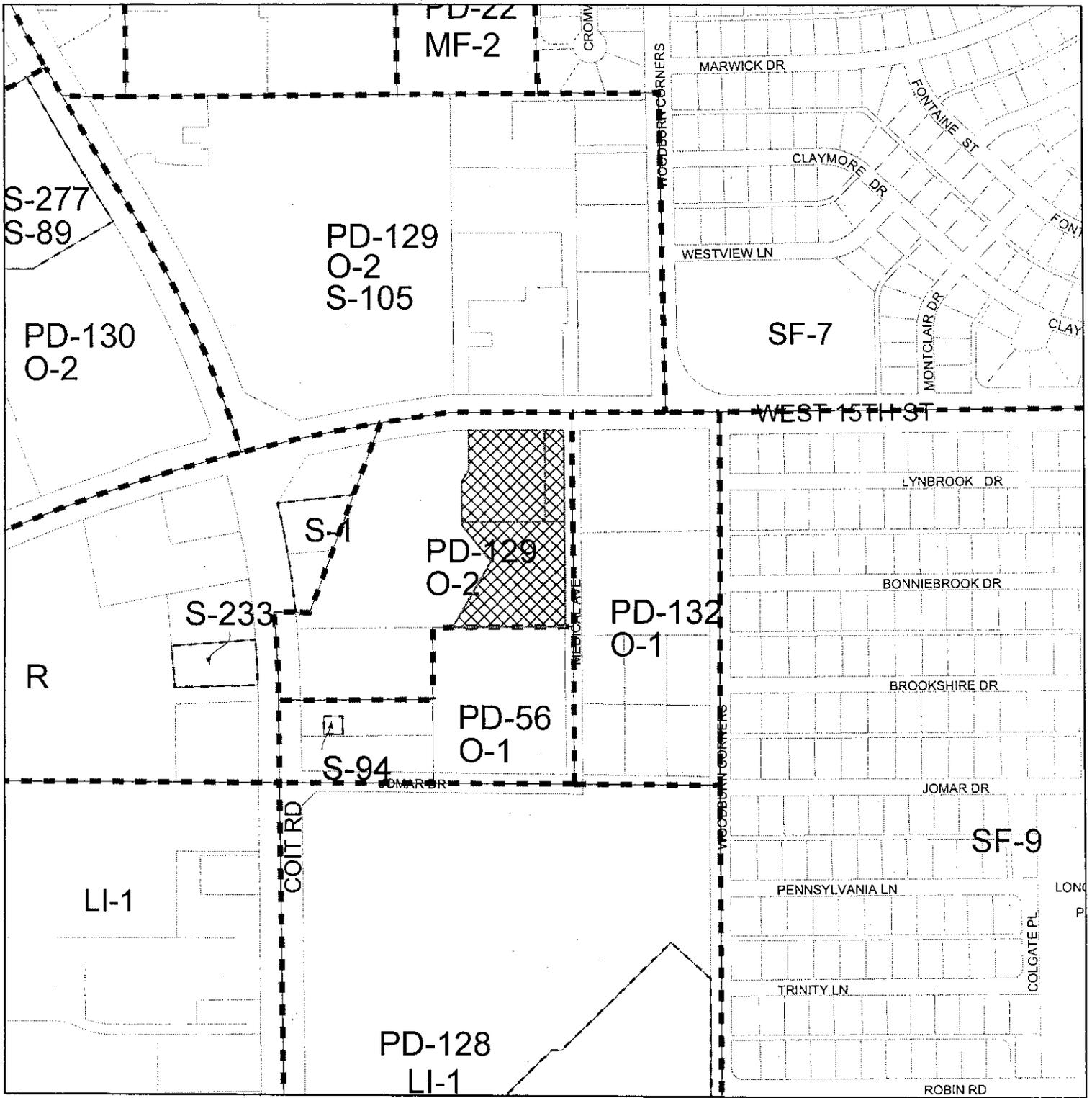
Medical offices on one lot on 4.0± acres located at the southwest corner of 15th Street and Medical Avenue. Zoned Planned Development-129-General Office. Neighborhood #64.

REMARKS:

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

RECOMMENDATION:

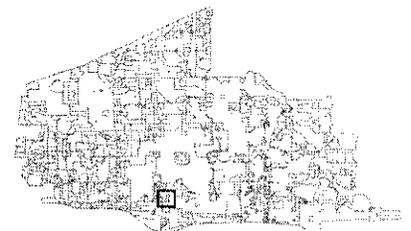
Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.



Item Submitted: PRELIMINARY REPLAT

Title: DICKER CENTER, PHASE A
BLOCK A, LOT 4R

Zoning: PLANNED DEVELOPMENT-129-GENERAL OFFICE



○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

February 6, 2006

Agenda Item No. 12

Public Hearing - Replat: Seton Addition, Block A, Lot 1

Applicant: Catholic Diocese of Dallas

DESCRIPTION:

A church on one lot on 4.4± acres located on the south side of Spring Creek Parkway, 290± feet west of Independence Parkway. Zoned Planned Development-105-Retail/General Office. Neighborhood #33.

REMARKS:

The purpose of the replat is to add easements as required for development of the property.

RECOMMENDATION:

Recommended for approval as submitted.

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 6, 2006

Agenda Item No. 13

Discussion and Direction: Impact Fee Report

Applicant: City of Plano

DESCRIPTION:

Discussion and direction on a report on the city's Water and Wastewater Impact Fee Program.

REMARKS:

The Planning & Zoning Commission also serves as the city's Impact Fee Advisory Committee. Alan Upchurch, City Engineer, will make a report on the Water and Wastewater Impact Fee Program, outlining the fee collections since August 2005 and the status of various projects that are funded by impact fees. This report will be forwarded to the City Council.

RECOMMENDATION:

The P&Z Commission should forward its recommendation, if accepting the report, to the City Council.

Recommended for approval subject to the Planning & Zoning Commission finding that there are no perceived inequities in the implementation of the impact fee program.

MEMORANDUM

TO: Phyllis Jarrell, Director of Planning
FROM: Alan L. Upchurch, P.E., City Engineer *a*
SUBJECT: Impact Fee Update
DATE: January 26, 2006

Last August we reviewed the plan for the 2005-06 CIP and an update of the status of our Impact Fee Program with the Planning Commission. I would like to provide an Impact Fee update at the February 6 meeting. Since last August we have collected \$800,000 and \$220,000 in water and sewer fees, respectively. The revenue continues to show growth due to new residential developments.

We have completed two projects, Legacy Town Center North and Parkwood Drive, which were under construction in August. We have one project, Southeast Industrial Parallel Line, which will go to construction in 06-07.

ls