

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**March 6, 2006**

<b>ITEM NO.</b>	<b>EXPLANATION</b>	<b>ACTION TAKEN</b>
1	<p>6:30 p.m. - Dinner - Planning Conference Room 2E</p> <p>7:00 p.m. - Regular Meeting - Council Chambers</p> <p>The Planning &amp; 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>Call to Order/Pledge of Allegiance</p>	
2	Approval of Agenda as Presented	
3	Approval of Minutes - February 20, 2006, Pre-Meeting Minutes & Meeting Minutes, and February 22, 2006, Work Session Minutes	
4	<p><b>General Discussion:</b> The Planning &amp; Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning &amp; Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning &amp; Zoning Commission authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.</p> <p><b><u>CONSENT AGENDA</u></b></p>	
5a CDD	<p><b>Preliminary Plat:</b> Pasquinelli's Willow Crest, Phase 1 - 52 Single-Family Residence-6 lots and four open space lots on 15.3± acres located at the northwest corner of Empire Boulevard and McDermott Road. Zoned Planned Development-178-Single-Family Residence-6. Neighborhood #1. <b>Applicant: Portrait Homes</b></p>	

<p><b>5b CDD</b></p>	<p><b>Preliminary Plat:</b> Pasquinelli's Willow Crest, Phase 2 - 58 Single-Family Residence Attached lots on 5.5± acres located on the north side of McDermott Road, 224± feet east of Ohio Drive. Zoned Planned Development-177-Single-Family Residence Attached. Neighborhood #1. <b>Applicant: Portrait Homes</b></p>
<p><b>5c CDD</b></p>	<p><b>Final Plat:</b> Preston Park Business Center Addition, Block A, Lots 1-3 - A general and medical office development on three lots on 6.7± acres located at the northwest corner of Old Shepard Place and Ohio Drive. Zoned Planned Development-189-Retail/General Office. Neighborhood #55. <b>Applicant: R&amp;B Capital Partners</b></p>
<p><b>5d CDD</b></p>	<p><b>Final Plat:</b> Preston Park Business Center Addition, Block A, Lots 4 &amp; 5 - A general office building on one lot and one vacant lot on 1.7± acres located at the northeast corner of Old Shepard Place and Preston Park Court. Zoned Planned Development-189-Retail/General Office. Neighborhood #55. <b>Applicant: Lantern Resources L.P.</b></p>
<p><b>5e CDD</b></p>	<p><b>Final Plat:</b> Preston Village Addition, Block A, Lot 1 - 80 independent living and 76 assisted living units on one lot on 7.8± acres located on the south side of Parker Road, 388± feet east of Preston Road. Zoned Planned Development-150-Single-Family Residence Attached. Neighborhood #43. <b>Applicant: Sunrise Plano Senior Living</b></p>
<p><b>5f CDD</b></p>	<p><b>Preliminary Plat:</b> The Trails of Glenwood, Phase 1 - 66 Single-Family Residence-6 lots, 83 Single-Family Residence-7 lots, and eight open space lots on 53.1± acres located at the northeast corner of Los Rios Boulevard and Cloverhaven Way. Zoned Single-Family Residence-6 and Single-Family Residence-7. Neighborhood #24. <b>Applicant: Newmark Homes</b></p>
<p><b>5g CDD</b></p>	<p><b>Preliminary Plat:</b> Lexington Park Addition - 98 Single-Family Residence Attached lots and eight open space lots on 6.3± acres located at the southwest corner of 18th Street and G Avenue. Zoned Planned Development-179-Downtown Business/Government with Heritage Resource Designation #20. Neighborhood #59. <b>Applicant: Lexington Park, Ltd.</b></p>
<p><b>5h EH</b></p>	<p><b>Site Plan:</b> Food Lion/Alma Road Addition, Block 1, Lot 3 - A restaurant with drive-through lanes on one lot on 1.0± acres located on the north side of Spring Creek Parkway, 430± feet east of Alma Road. Zoned Retail. Neighborhood #21. <b>Applicant: J &amp; G, LLC</b></p>
<p><b><u>END OF CONSENT AGENDA</u></b></p>	

**PUBLIC HEARINGS**

6  
BT

**Public Hearing - Preliminary Replat:** Hedgcoxe Office Addition, Block A, Lot 1R - A bank with drive-through lanes on one lot on 1.3± acres located at the northeast corner of Preston Road and Hedgcoxe Road. Zoned Planned Development-159-General Office. Neighborhood #4. **Applicant: Colonial Bank**

7  
EH

**Public Hearing - Replat:** Wal-Mart DNT Addition, Block A, Lot 1 - A retail superstore on one lot on 23.1± acres located on the west side of Parkwood Boulevard, 580± feet south of Park Boulevard. Zoned Regional Commercial. Neighborhood #53. **Applicant: Wal-Mart Stores Texas, LP**

**END OF PUBLIC HEARINGS**

8  
JZ

**Discussion:** Commissioner Training on Comprehensive Planning - This item is an overview of comprehensive planning. **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 you:**

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

- 15 minutes for the applicant - After the public hearing is opened, the Chair of the Planning & Zoning Commission will ask the applicant to speak first.
- 3 minutes each for all other speakers, up to a maximum of 45 minutes. Individual speakers may yield their time to a homeowner association or other group representative, up to a maximum of 15 minutes of speaking time.

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

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

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

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

CITY OF PLANO  
PLANNING & ZONING COMMISSION  
CONSENT AGENDA ITEMS

March 6, 2006

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**Agenda Item No. 5a**  
**Preliminary Plat:** Pasquinelli's Willow Crest, Phase 1  
**Applicant:** Portrait Homes

52 Single-Family Residence-6 lots and four open space lots on 15.3± acres located at the northwest corner of Empire Boulevard and McDermott Road. Zoned Planned Development-178-Single-Family Residence-6. Neighborhood #1.

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

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**Agenda Item No. 5b**  
**Preliminary Plat:** Pasquinelli's Willow Crest, Phase 2  
**Applicant:** Portrait Homes

58 Single-Family Residence Attached lots on 5.5± acres located on the north side of McDermott Road, 224± feet east of Ohio Drive. Zoned Planned Development-177-Single-Family Residence Attached. Neighborhood #1.

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

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**Agenda Item No. 5c**  
**Final Plat:** Preston Park Business Center Addition, Block A, Lots 1-3  
**Applicant:** R&B Capital Partners

A general and medical office development on three lots on 6.7± acres located at the northwest corner of Old Shepard Place and Ohio Drive. Zoned Planned Development-189-Retail/General Office. Neighborhood #55.

Recommended for approval as submitted.

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**Agenda Item No. 5d**

**Final Plat:** Preston Park Business Center Addition, Block A, Lots 4 & 5

**Applicant:** Lantern Resources L.P.

A general office building on one lot and one vacant lot on 1.7± acres located at the northeast corner of Old Shepard Place and Preston Park Court. Zoned Planned Development-189-Retail/General Office. Neighborhood #55.

Recommended for approval as submitted.

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**Agenda Item No. 5e**

**Final Plat:** Preston Village Addition, Block A, Lot 1

**Applicant:** Sunrise Plano Senior Living

80 independent living and 76 assisted living units on one lot on 7.8± acres located on the south side of Parker Road, 388± feet east of Preston Road. Zoned Planned Development-150-Single-Family Residence Attached. Neighborhood #43.

Recommended for approval as submitted.

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**Agenda Item No. 5f**

**Preliminary Plat:** The Trails of Glenwood, Phase 1

**Applicant:** Newmark Homes

66 Single-Family Residence-6 lots, 83 Single-Family Residence-7 lots, and eight open space lots on 53.1± acres located at the northeast corner of Los Rios Boulevard and Cloverhaven Way. Zoned Single-Family Residence-6 and Single-Family Residence-7. Neighborhood #24.

Recommended for approval subject to:

- 1) Final approval of the right-of-way dedication and design of Bright Star Way by the Parks and Engineering Departments.
  - 2) Additions and/or alterations to the engineering plans as required by the Engineering Department.
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**Agenda Item No. 5g**  
**Preliminary Plat:** Lexington Park Addition  
**Applicant:** Lexington Park, Ltd.

98 Single-Family Residence Attached lots and eight open space lots on 6.3± acres located at the southwest corner of 18th Street and G Avenue. Zoned Planned Development-179-Downtown Business/Government with Heritage Resource Designation #20. Neighborhood #59.

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

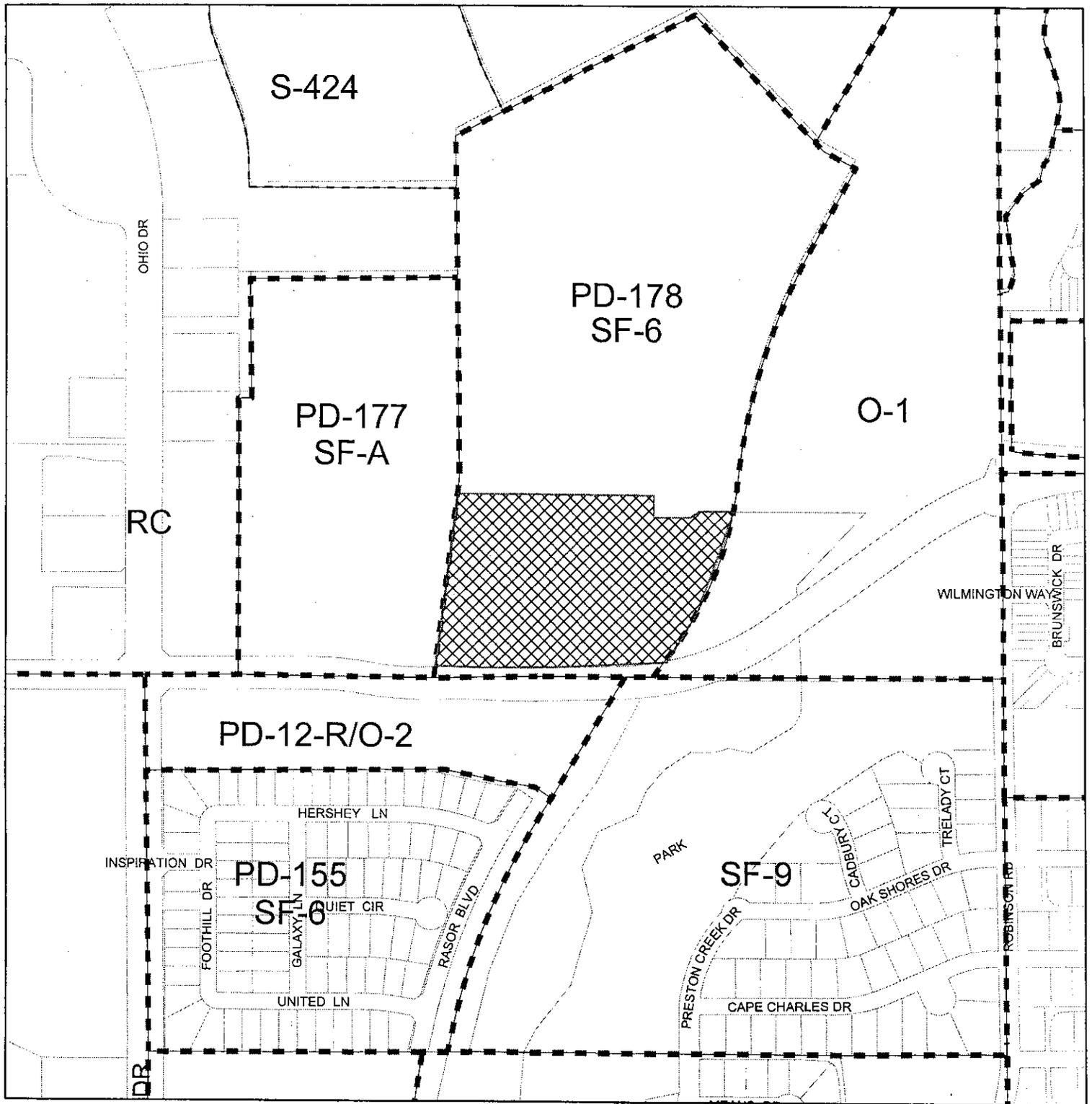
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**Agenda Item No. 5h**  
**Site Plan:** Food Lion/Alma Road Addition, Block 1, Lot 3  
**Applicant:** J & G, LLC

A restaurant with drive-through lanes on one lot on 1.0± acres located on the north side of Spring Creek Parkway, 430± feet east of Alma Road. Zoned Retail. Neighborhood #21.

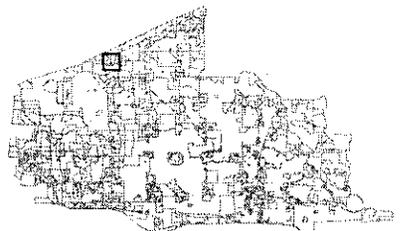
Recommended for approval as submitted.

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Item Submitted: PRELIMINARY PLAT

Title: PASQUINELLI'S WILLOW CREST, PHASE I



Zoning: PLANNED DEVELOPMENT-178-  
SINGLE-FAMILY RESIDENCE-6

○ 200' Notification Buffer

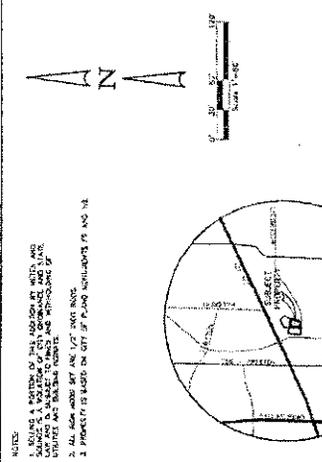


**Wilhelm**  
 & Associates, Inc.  
 4949 REDCOVE ROAD, SUITE 110  
 PLANO, TEXAS 75024  
 972-315-8822

OWNER:  
 PASQUINELLI PRELIMINARY HOMES  
 4949 REDCOVE ROAD, SUITE 110  
 PLANO, TEXAS 75024  
 972-315-8822

PRELIMINARY PLAT  
 PASQUINELLI'S WILLOW CREST, PHASE 1  
 52 RESIDENTIAL LOTS, 15.295 ACRES

Project No.	4500001
Drawn By	J. W. WILHELM
Checked By	J. W. WILHELM
Date	11-17-2008
Scale	AS SHOWN
Sheet	1



**TANGENT TABLE**

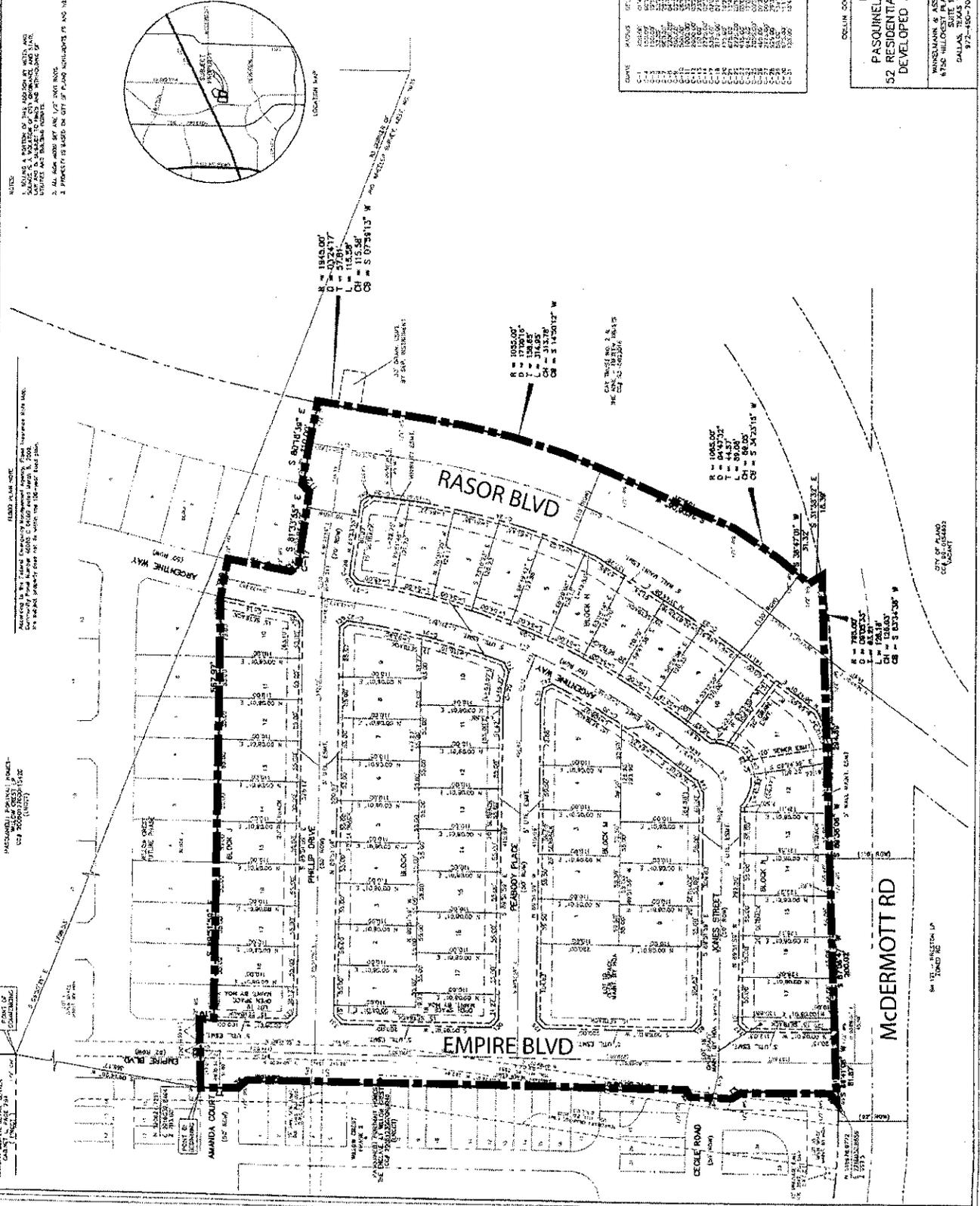
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2	S 81° 15' 00" E	115.38
3	S 81° 15' 00" E	115.38
4	S 81° 15' 00" E	115.38
5	S 81° 15' 00" E	115.38
6	S 81° 15' 00" E	115.38
7	S 81° 15' 00" E	115.38
8	S 81° 15' 00" E	115.38
9	S 81° 15' 00" E	115.38
10	S 81° 15' 00" E	115.38
11	S 81° 15' 00" E	115.38
12	S 81° 15' 00" E	115.38
13	S 81° 15' 00" E	115.38
14	S 81° 15' 00" E	115.38
15	S 81° 15' 00" E	115.38
16	S 81° 15' 00" E	115.38
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19	S 81° 15' 00" E	115.38
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23	S 81° 15' 00" E	115.38
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26	S 81° 15' 00" E	115.38
27	S 81° 15' 00" E	115.38
28	S 81° 15' 00" E	115.38
29	S 81° 15' 00" E	115.38
30	S 81° 15' 00" E	115.38
31	S 81° 15' 00" E	115.38
32	S 81° 15' 00" E	115.38
33	S 81° 15' 00" E	115.38
34	S 81° 15' 00" E	115.38
35	S 81° 15' 00" E	115.38
36	S 81° 15' 00" E	115.38
37	S 81° 15' 00" E	115.38
38	S 81° 15' 00" E	115.38
39	S 81° 15' 00" E	115.38
40	S 81° 15' 00" E	115.38
41	S 81° 15' 00" E	115.38
42	S 81° 15' 00" E	115.38
43	S 81° 15' 00" E	115.38
44	S 81° 15' 00" E	115.38
45	S 81° 15' 00" E	115.38
46	S 81° 15' 00" E	115.38
47	S 81° 15' 00" E	115.38
48	S 81° 15' 00" E	115.38
49	S 81° 15' 00" E	115.38
50	S 81° 15' 00" E	115.38
51	S 81° 15' 00" E	115.38
52	S 81° 15' 00" E	115.38

**CURVE TABLE**

STATION	BEARING	LENGTH	CHORD	PERCENT
1	N 89° 52' 00" E	115.38	115.38	100.00
2	S 81° 15' 00" E	115.38	115.38	100.00
3	S 81° 15' 00" E	115.38	115.38	100.00
4	S 81° 15' 00" E	115.38	115.38	100.00
5	S 81° 15' 00" E	115.38	115.38	100.00
6	S 81° 15' 00" E	115.38	115.38	100.00
7	S 81° 15' 00" E	115.38	115.38	100.00
8	S 81° 15' 00" E	115.38	115.38	100.00
9	S 81° 15' 00" E	115.38	115.38	100.00
10	S 81° 15' 00" E	115.38	115.38	100.00
11	S 81° 15' 00" E	115.38	115.38	100.00
12	S 81° 15' 00" E	115.38	115.38	100.00
13	S 81° 15' 00" E	115.38	115.38	100.00
14	S 81° 15' 00" E	115.38	115.38	100.00
15	S 81° 15' 00" E	115.38	115.38	100.00
16	S 81° 15' 00" E	115.38	115.38	100.00
17	S 81° 15' 00" E	115.38	115.38	100.00
18	S 81° 15' 00" E	115.38	115.38	100.00
19	S 81° 15' 00" E	115.38	115.38	100.00
20	S 81° 15' 00" E	115.38	115.38	100.00
21	S 81° 15' 00" E	115.38	115.38	100.00
22	S 81° 15' 00" E	115.38	115.38	100.00
23	S 81° 15' 00" E	115.38	115.38	100.00
24	S 81° 15' 00" E	115.38	115.38	100.00
25	S 81° 15' 00" E	115.38	115.38	100.00
26	S 81° 15' 00" E	115.38	115.38	100.00
27	S 81° 15' 00" E	115.38	115.38	100.00
28	S 81° 15' 00" E	115.38	115.38	100.00
29	S 81° 15' 00" E	115.38	115.38	100.00
30	S 81° 15' 00" E	115.38	115.38	100.00
31	S 81° 15' 00" E	115.38	115.38	100.00
32	S 81° 15' 00" E	115.38	115.38	100.00
33	S 81° 15' 00" E	115.38	115.38	100.00
34	S 81° 15' 00" E	115.38	115.38	100.00
35	S 81° 15' 00" E	115.38	115.38	100.00
36	S 81° 15' 00" E	115.38	115.38	100.00
37	S 81° 15' 00" E	115.38	115.38	100.00
38	S 81° 15' 00" E	115.38	115.38	100.00
39	S 81° 15' 00" E	115.38	115.38	100.00
40	S 81° 15' 00" E	115.38	115.38	100.00
41	S 81° 15' 00" E	115.38	115.38	100.00
42	S 81° 15' 00" E	115.38	115.38	100.00
43	S 81° 15' 00" E	115.38	115.38	100.00
44	S 81° 15' 00" E	115.38	115.38	100.00
45	S 81° 15' 00" E	115.38	115.38	100.00
46	S 81° 15' 00" E	115.38	115.38	100.00
47	S 81° 15' 00" E	115.38	115.38	100.00
48	S 81° 15' 00" E	115.38	115.38	100.00
49	S 81° 15' 00" E	115.38	115.38	100.00
50	S 81° 15' 00" E	115.38	115.38	100.00
51	S 81° 15' 00" E	115.38	115.38	100.00
52	S 81° 15' 00" E	115.38	115.38	100.00

DEKIN COUNTY LAND SURVEY, ABSTRACT NO. 133  
 PRELIMINARY PLAT  
 PASQUINELLI'S WILLOW CREST, PHASE 1  
 52 RESIDENTIAL LOTS & 4 OPEN SPACE LOTS  
 DEVELOPED AT PD-178-SF-6 STANDARDS  
 15.295 ACRES

WILHELM & ASSOCIATES, INC.  
 4949 REDCOVE ROAD, SUITE 110  
 PLANO, TEXAS 75024  
 972-315-8822



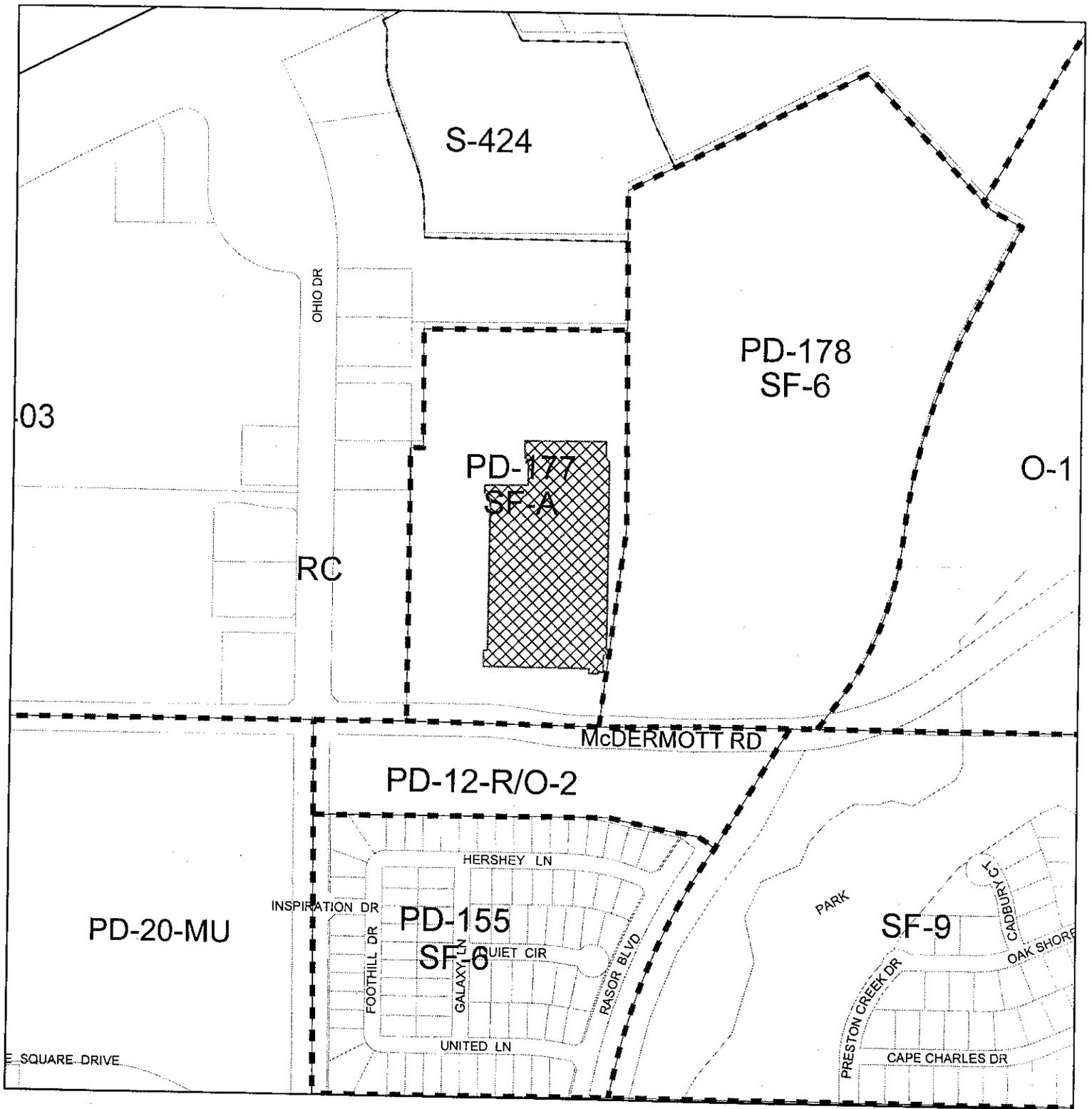
NOTES:  
 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.  
 2. ALL DIMENSIONS ARE AS SHOWN ON THIS PLAN.  
 3. PROPERTY IS BASED ON CITY OF PLANO SUBDIVISIONS PD AND 18.

PLANNED DEVELOPMENT PROJECT  
 CITY OF PLANO (OWNER)  
 15000 WILLOW CREST, PHASE 1  
 15.295 ACRES

PREPARED BY:  
 WILHELM & ASSOCIATES, INC.  
 4949 REDCOVE ROAD, SUITE 110  
 PLANO, TEXAS 75024  
 972-315-8822

DATE OF ISSUE:  
 11/17/2008

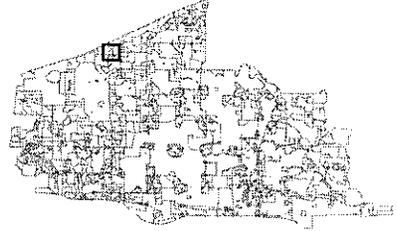
SCALE:  
 AS SHOWN



Item Submitted: PRELIMINARY PLAT

Title: PASQUINELLI'S WILLOW CREST, PHASE 2

Zoning: PLANNED DEVELOPMENT-177-  
SINGLE-FAMILY RESIDENCE ATTACHED



○ 200' Notification Buffer

Winkelmann & Associates, Inc.  
 4949 HERSCOG ROAD, SUITE 110  
 PLANO, TEXAS 75075  
 972-350-8922

PASQUINELLI'S WILLOW CREST, PHASE 2  
 PRELIMINARY PLAT  
 58 RESIDENTIAL LOTS, 5.486 ACRES

Project No.: 45825-03  
 Drawn by: [blank]  
 Checked by: [blank]  
 Date: 1-29-05

NO.	DATE	REVISION



**FLOOD HAZARD**  
 According to the latest available information, the area shown on this plat is not in a flood hazard area as defined by the Federal Emergency Management Agency (FEMA) and is not in a Special Flood Hazard Area (SFHZA) as defined by FEMA. The applicant warrants that the area shown on this plat is not in a flood hazard area as defined by FEMA and is not in a SFHZA as defined by FEMA.

**NOTES:**  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.  
 3. PROPERTY IS BOUNDED BY THE PLANS SUBMITTED TO AND BY THE CITY OF PLANO, TEXAS.

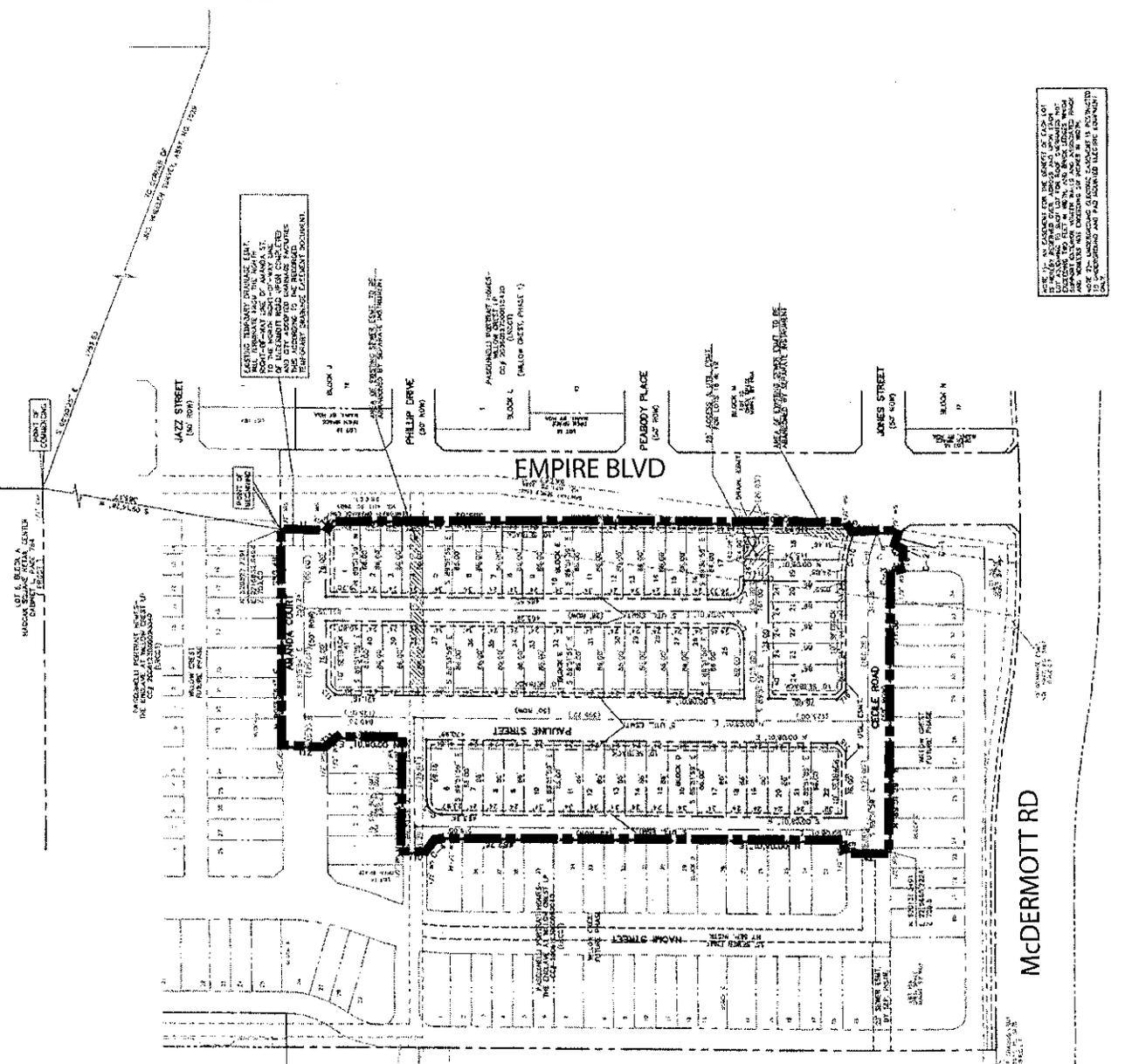


**TANGENT TABLE**

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12	0.207104	1.029741
13	0.224088	1.034677
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35	0.594881	1.267437
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38	0.645958	1.324543
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44	0.749295	1.465561
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46	0.784157	1.522055
47	0.801677	1.552287
48	0.819259	1.583914
49	0.836905	1.617000
50	0.854618	1.651619
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52	0.890263	1.725756
53	0.908209	1.765425
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55	0.944358	1.850388
56	0.962565	1.895857
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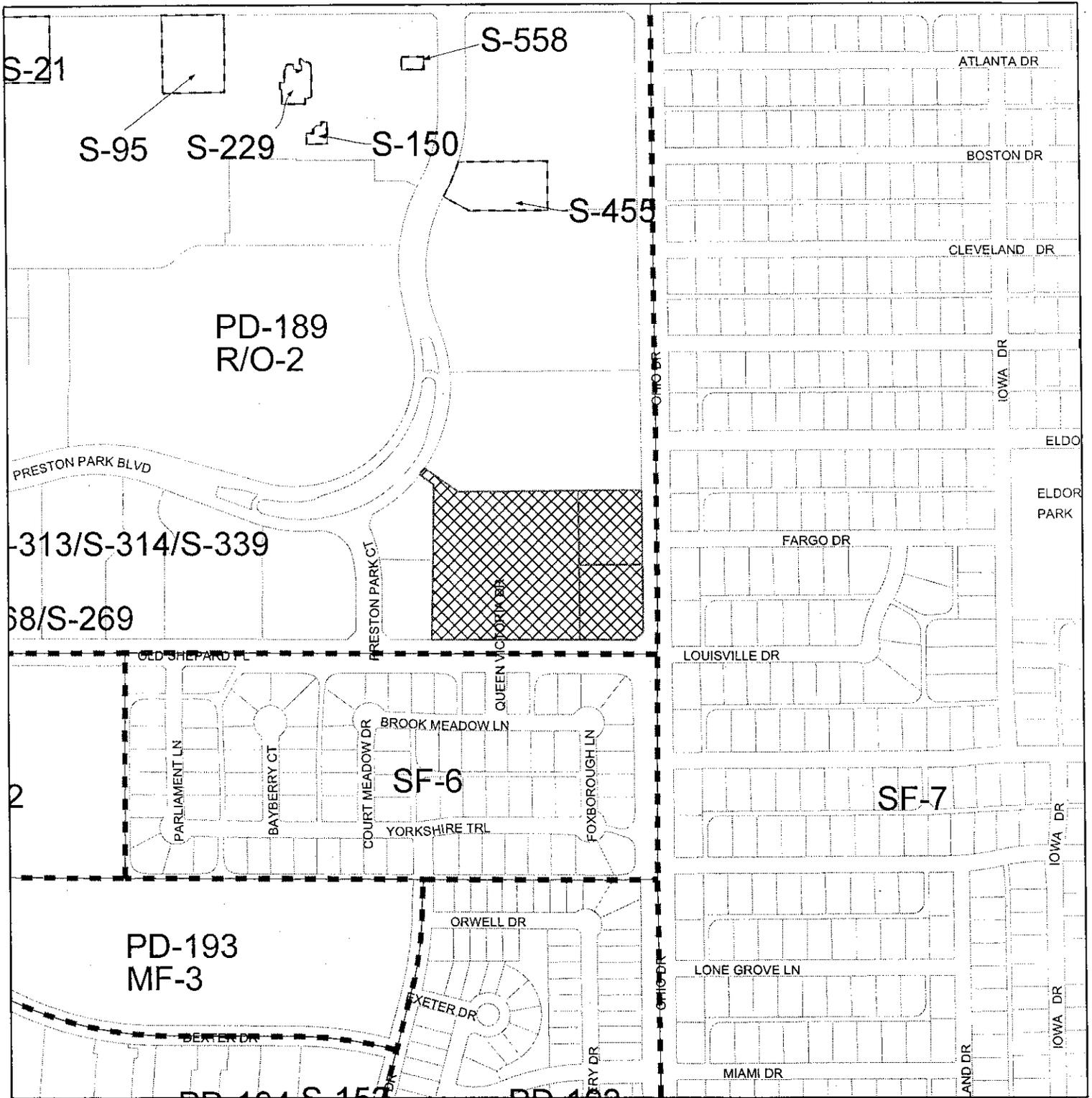
**CURVE TABLE**

CHORD	BEARING	ANGLE	LENGTH	CHORD BEARING
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100.0000	1.0000	1.0000	100.0000	1.0000
100.0000	2.0000	1.0000	100.0000	2.0000
100.0000	3.0000	1.0000	100.0000	3.0000
100.0000	4.0000	1.0000	100.0000	4.0000
100.0000	5.0000	1.0000	100.0000	5.0000
100.0000	6.0000	1.0000	100.0000	6.0000
100.0000	7.0000	1.0000	100.0000	7.0000
100.0000	8.0000	1.0000	100.0000	8.0000
100.0000	9.0000	1.0000	100.0000	9.0000
100.0000	10.0000	1.0000	100.0000	10.0000
100.0000	11.0000	1.0000	100.0000	11.0000
100.0000	12.0000	1.0000	100.0000	12.0000
100.0000	13.0000	1.0000	100.0000	13.0000
100.0000	14.0000	1.0000	100.0000	14.0000
100.0000	15.0000	1.0000	100.0000	15.0000
100.0000	16.0000	1.0000	100.0000	16.0000
100.0000	17.0000	1.0000	100.0000	17.0000
100.0000	18.0000	1.0000	100.0000	18.0000
100.0000	19.0000	1.0000	100.0000	19.0000
100.0000	20.0000	1.0000	100.0000	20.0000



NOTE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PLANO, TEXAS, AND THE STATE OF TEXAS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP). THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE STATE OF TEXAS AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP).

McDERMOTT RD

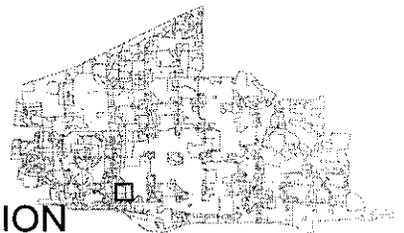


Item Submitted: FINAL PLAT

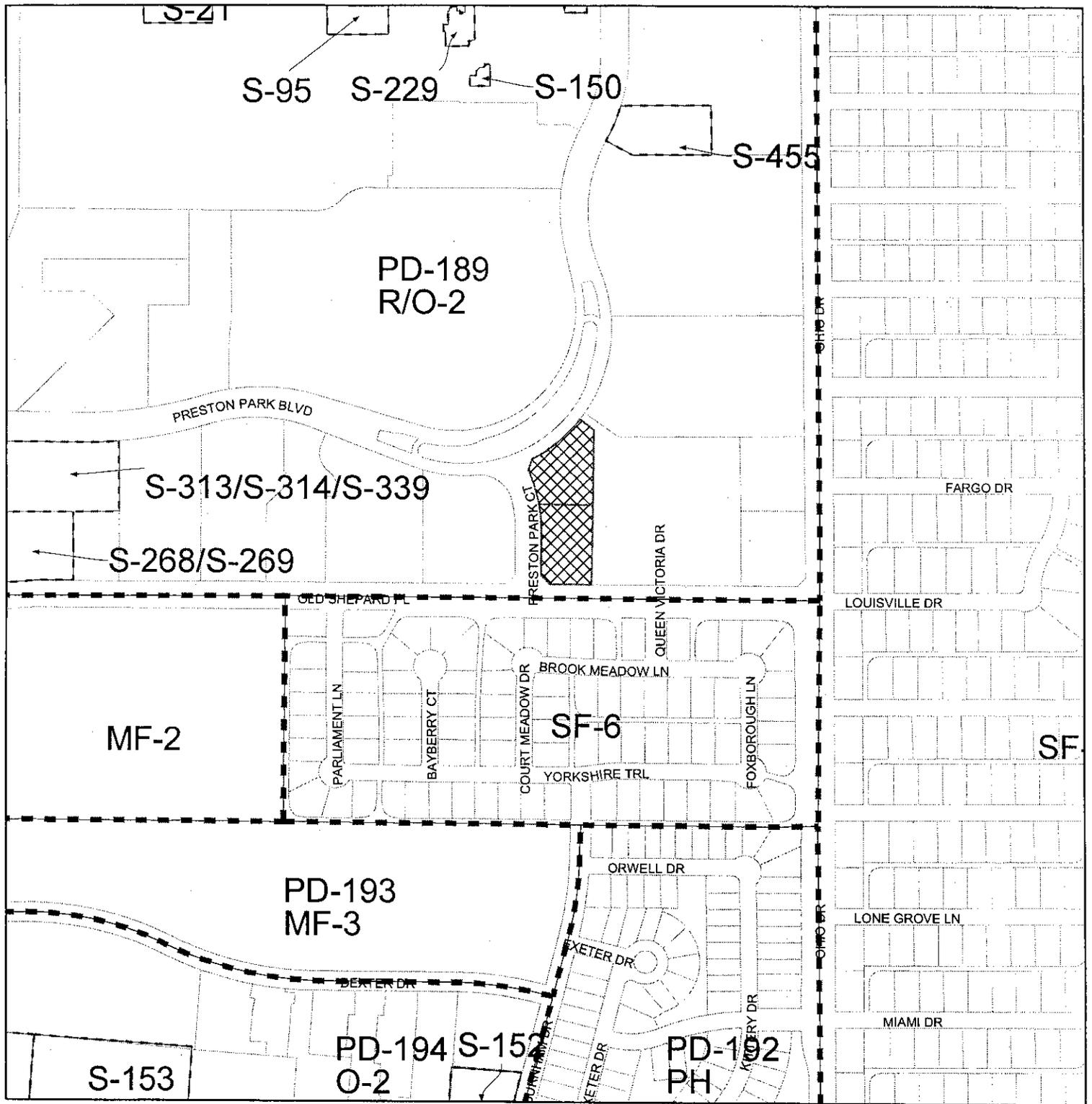
Title: PRESTON PARK BUSINESS CENTER ADDITION  
BLOCK A, LOTS 1-3

Zoning: PLANNED DEVELOPMENT-189-  
RETAIL/GENERAL OFFICE

○ 200' Notification Buffer



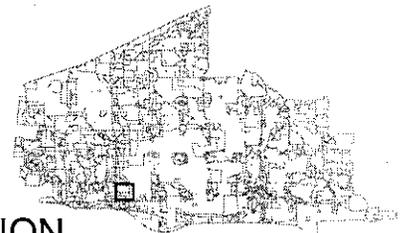




Item Submitted: FINAL PLAT

Title: PRESTON PARK BUSINESS CENTER ADDITION  
BLOCK A, LOTS 4 & 5

Zoning: PLANNED DEVELOPMENT-189-  
RETAIL/GENERAL OFFICE



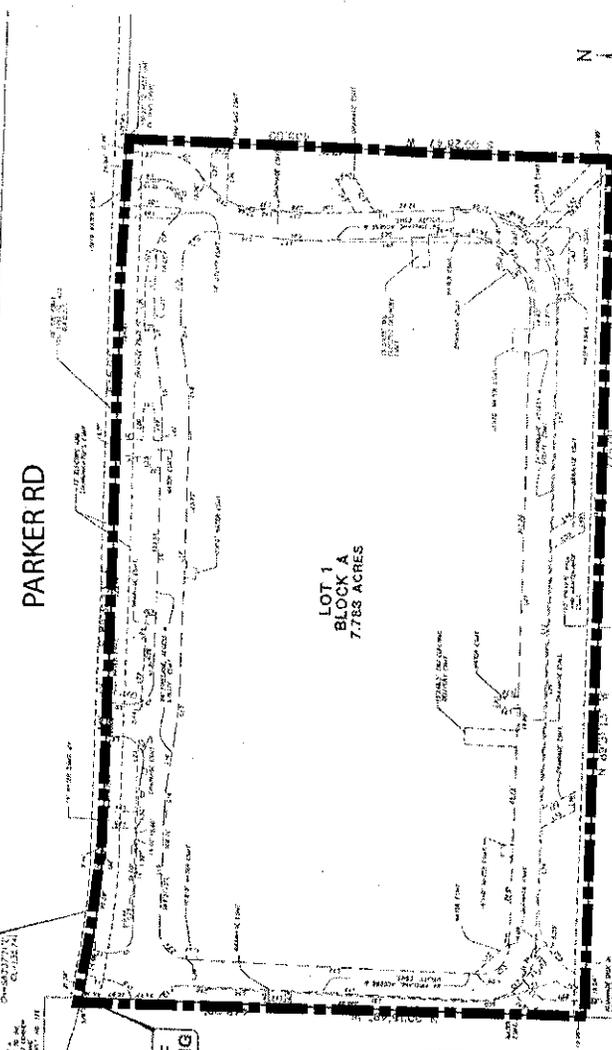
○ 200' Notification Buffer





PLAT FOR THE CITY OF DENVER

PRESTON PARKER CENTER PART 2 BLOCK 1



PARKER RD

LOT 1  
BLOCK A  
7.788 ACRES

POINT OF BEGINNING

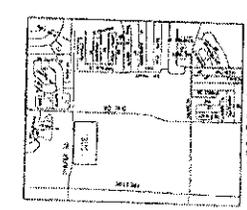
PRESTON PARKER CENTER PART 2 BLOCK 1

Table with columns for lot numbers and descriptions, listing various lots within the block.



GRAPHIC SCALE

PROPERTY LIMITED PARTNERSHIP



LOCAL MAP

PROPERTY LIMITED PARTNERSHIP

Final plat text including 'FINAL PLAT PRESTON VILLAGE ADDITION LOT 1, BLOCK A' and 'BRING 7.788 ACRES'.

Text describing the plat, including 'BRING 7.788 ACRES' and 'LOT 1, BLOCK A'.

Text describing the plat, including 'LOT 1, BLOCK A' and 'BRING 7.788 ACRES'.

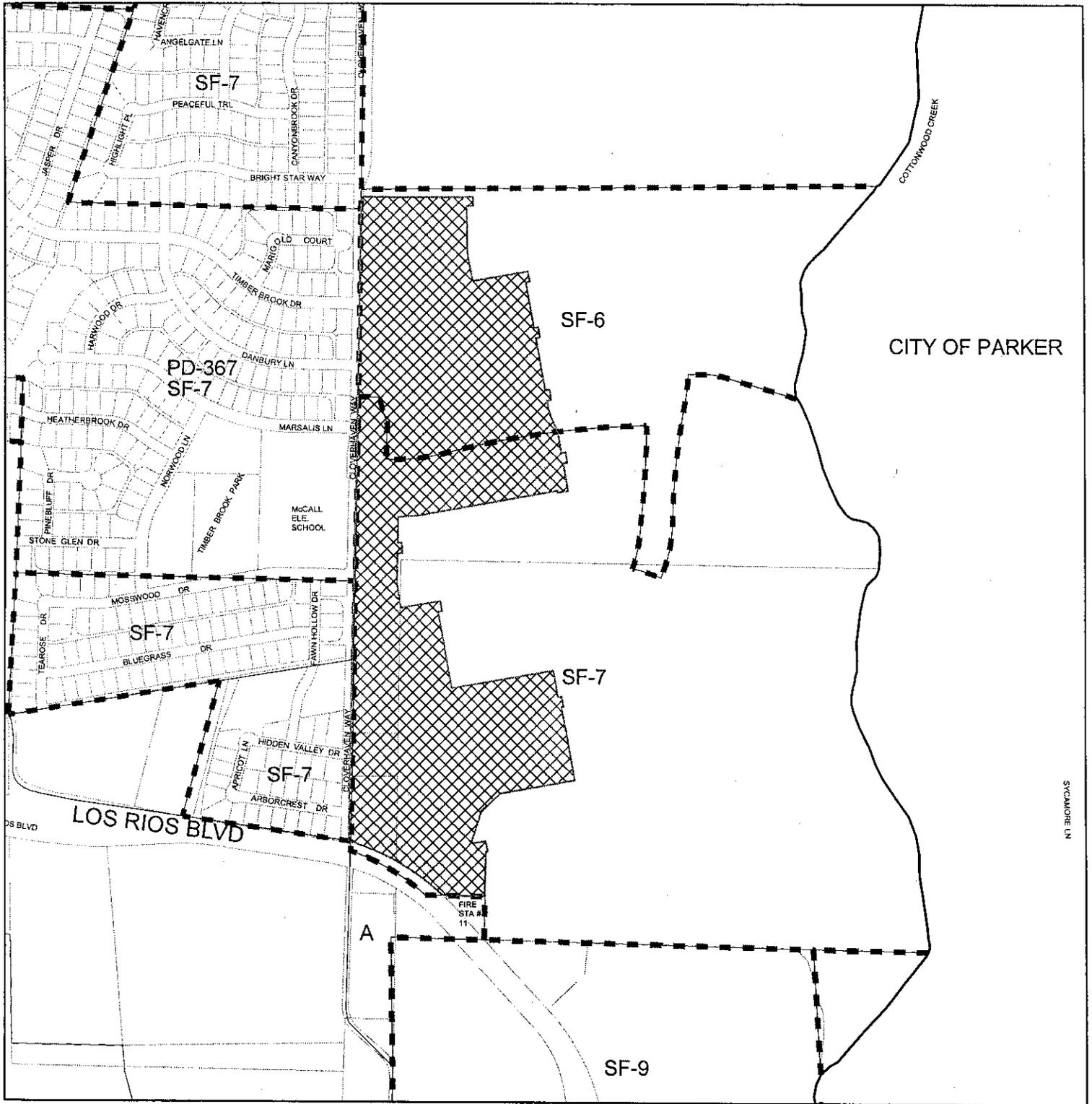
Text describing the plat, including 'LOT 1, BLOCK A' and 'BRING 7.788 ACRES'.

Text describing the plat, including 'LOT 1, BLOCK A' and 'BRING 7.788 ACRES'.

Text describing the plat, including 'LOT 1, BLOCK A' and 'BRING 7.788 ACRES'.

Text describing the plat, including 'LOT 1, BLOCK A' and 'BRING 7.788 ACRES'.

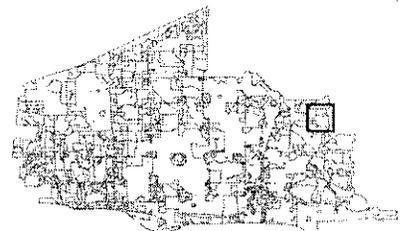
Text describing the plat, including 'LOT 1, BLOCK A' and 'BRING 7.788 ACRES'.



Item Submitted: PRELIMINARY PLAT

Title: THE TRAILS OF GLENWOOD PHASE 1

Zoning: SINGLE-FAMILY RESIDENCE-6 & SINGLE-FAMILY RESIDENCE-7

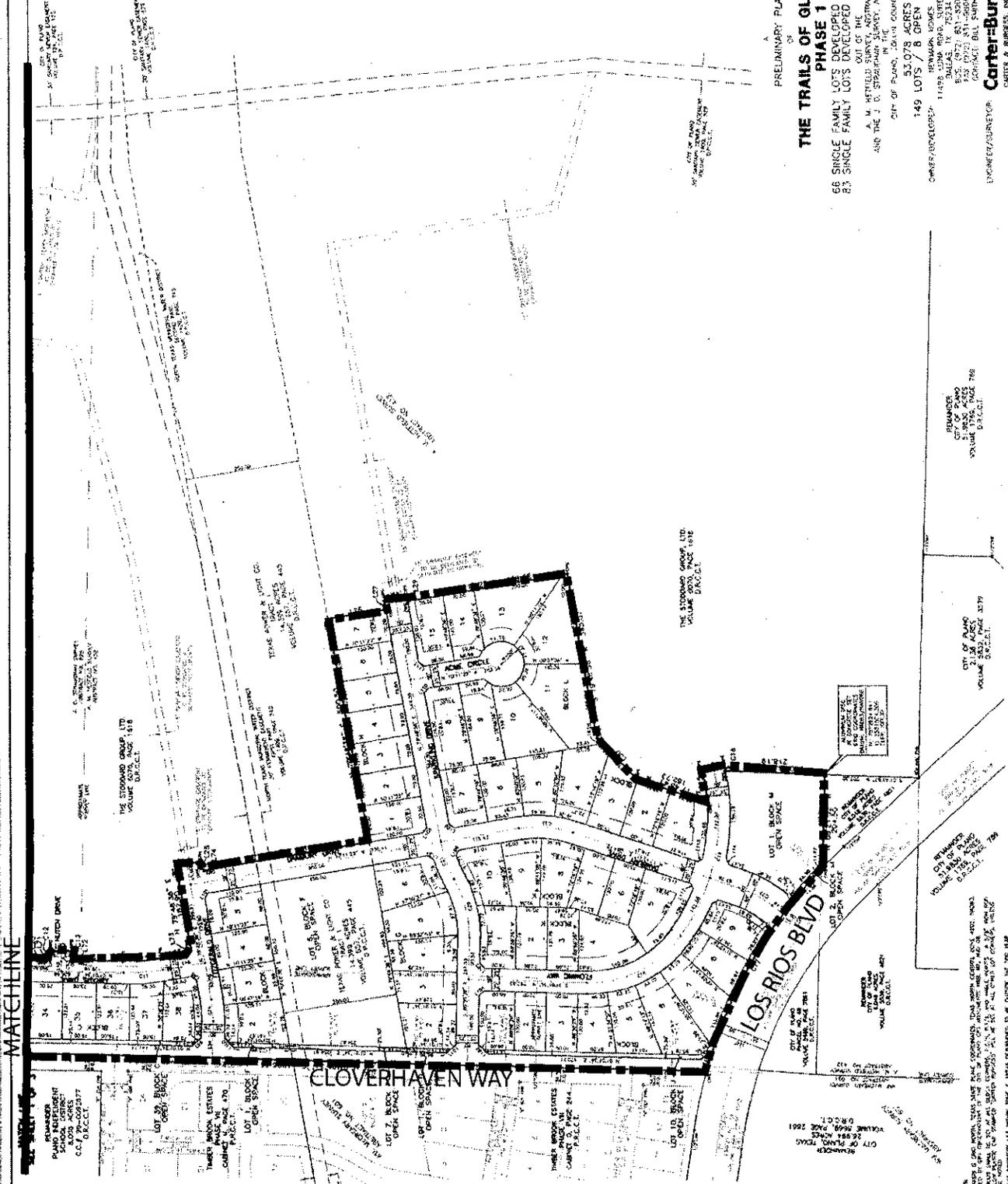


○ 200' Notification Buffer





S. OF 112TH ST. JUNE 1978



PRELIMINARY PLAT  
OF  
**THE TRAILS OF GLENWOOD  
PHASE 1**

66 SINGLE FAMILY LOTS DEVELOPED AT SF-6 STANDARDS  
83 SINGLE FAMILY LOTS DEVELOPED AT SF-7 STANDARDS  
OUT OF THE TRACT NO. 437  
A. M. HETZEL, LAND SURVEYOR, ABSTRACT NO. 825  
AND THE J. D. STEPHENS SURVEY, ABSTRACT NO. 825  
IN THE  
CITY OF BLOOMINGTON, ILLINOIS

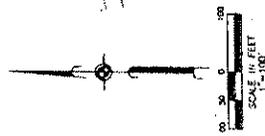
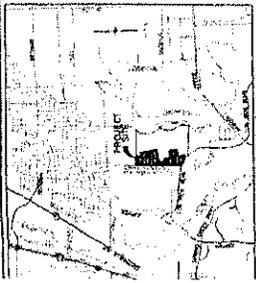
53.078 ACRES  
149 LOTS / B GREEN SPACES  
COMMENCED DEVELOPMENT 11/29/99 UNDER DISTRICT 120  
BLOOMINGTON, ILLINOIS  
535.5771 831-5893  
535.5771 831-5893  
CARTER-BURGESS  
ENGINEERS/SURVEYORS

**Carter-Burgess**  
ENGINEERS/SURVEYORS  
CARTER-BURGESS  
1100 N. WASHINGTON ST.  
BLOOMINGTON, ILLINOIS 61701-2778  
TEL: 535.5771 FAX: 535.5893

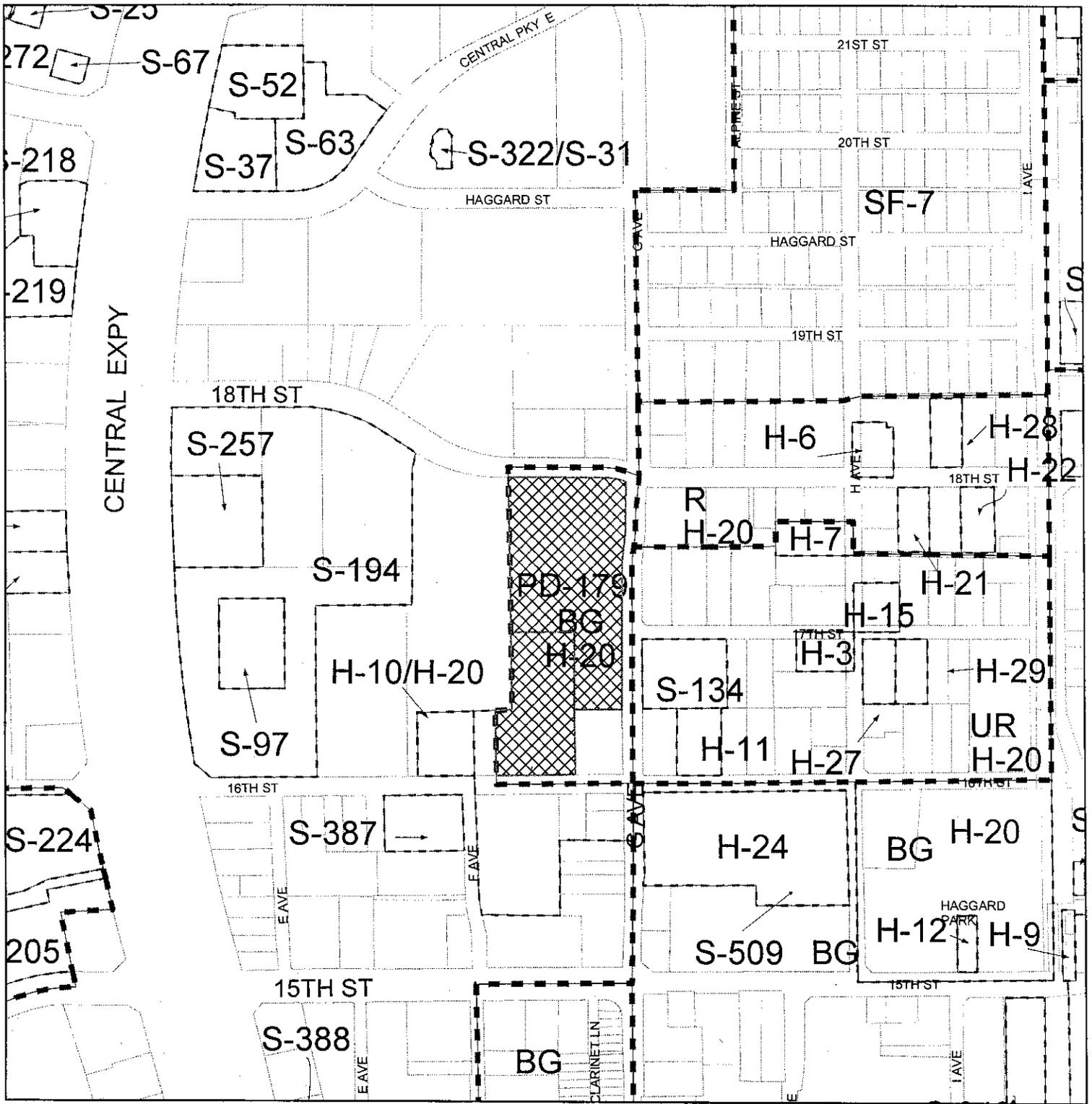
FEBRUARY 2006

FOR REVIEW AND COMMENT ONLY

- GENERAL NOTES:**
1. THE DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BLOOMINGTON, ILLINOIS, AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION, INCLUDING THE NECESSARY EASEMENTS AND RIGHTS-OF-WAY FOR THE PROPOSED DEVELOPMENT.
  2. THE DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BLOOMINGTON, ILLINOIS, AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION, INCLUDING THE NECESSARY EASEMENTS AND RIGHTS-OF-WAY FOR THE PROPOSED DEVELOPMENT.
  3. THE DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BLOOMINGTON, ILLINOIS, AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION, INCLUDING THE NECESSARY EASEMENTS AND RIGHTS-OF-WAY FOR THE PROPOSED DEVELOPMENT.
  4. THE DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BLOOMINGTON, ILLINOIS, AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION, INCLUDING THE NECESSARY EASEMENTS AND RIGHTS-OF-WAY FOR THE PROPOSED DEVELOPMENT.



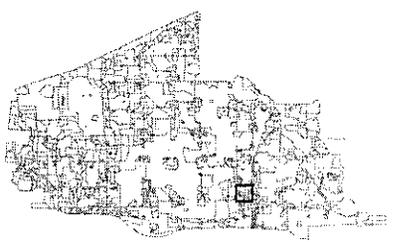
2000  
1. THE DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BLOOMINGTON, ILLINOIS, AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION, INCLUDING THE NECESSARY EASEMENTS AND RIGHTS-OF-WAY FOR THE PROPOSED DEVELOPMENT.  
2. THE DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BLOOMINGTON, ILLINOIS, AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION, INCLUDING THE NECESSARY EASEMENTS AND RIGHTS-OF-WAY FOR THE PROPOSED DEVELOPMENT.  
3. THE DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BLOOMINGTON, ILLINOIS, AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION, INCLUDING THE NECESSARY EASEMENTS AND RIGHTS-OF-WAY FOR THE PROPOSED DEVELOPMENT.  
4. THE DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BLOOMINGTON, ILLINOIS, AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION, INCLUDING THE NECESSARY EASEMENTS AND RIGHTS-OF-WAY FOR THE PROPOSED DEVELOPMENT.



Item Submitted: PRELIMINARY PLAT

Title: LEXINGTON PARK ADDITION

Zoning: PLANNED DEVELOPMENT-179-  
BUSINESS GOVERNMENT  
HERITAGE RESOURCE DESIGNATION#20



○ 200' Notification Buffer



PD-100  
MF-2

PD-329  
COM-CEN

ALMA DR

HIGH POINT  
PARK

R.C. CLARK  
HIGH SCHOOL

SF-7

SPRING CREEK PKWY

R

BUFFALO BEND

TUMBLEWEED CT

LOOKOUT TRL

EAGLE PASS

S-39

MOUNTAIN PASS DR  
MOUNTAIN CACTUS TRL

MIDDLE COVE DR

LONESOME TRL

CAVALRY DR

NDY MEADOW DR

MOSSVINE DR

GOODWIN DR

OVERDOWNS DR

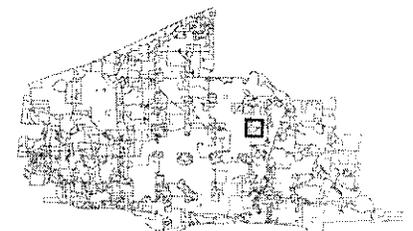
SE 7



Item Submitted: SITE PLAN

Title: FOOD LION/ALMA ROAD ADDITION  
BLOCK 1, LOT 3

Zoning: RETAIL



○ 200' Notification Buffer





CITY OF PLANO  
PLANNING & ZONING COMMISSION

March 6, 2006

**Agenda Item No. 6**

**Public Hearing - Preliminary Replat:** Hedgcoxe Office Addition, Block A, Lot 1R

**Applicant:** Colonial Bank

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**DESCRIPTION:**

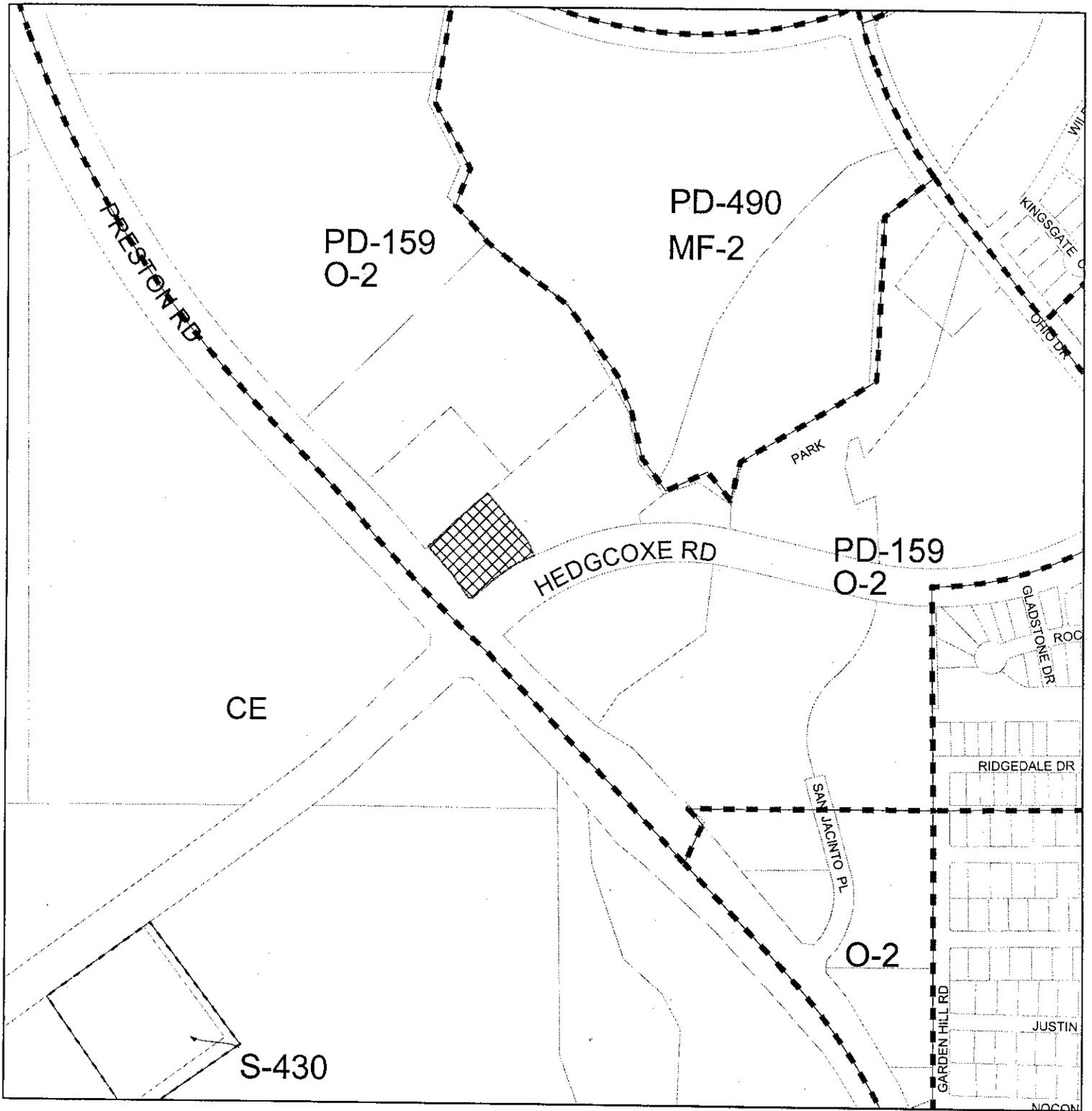
A bank with drive-through lanes on one lot on 1.3± acres located at the northeast corner of Preston Road and Hedgcoxe Road. Zoned Planned Development-159-General Office. Neighborhood #4.

**REMARKS:**

The purpose of the preliminary replat is to abandon and re-establish new easements and right-of-way.

**RECOMMENDATION:**

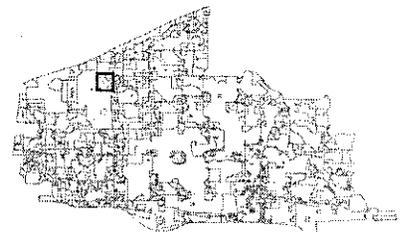
Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.



Item Submitted: PRELIMINARY REPLAT

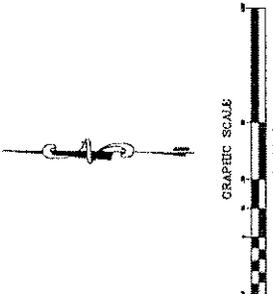
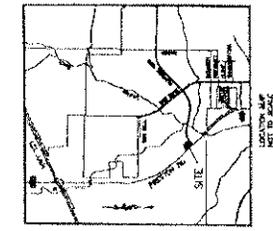
Title: HEDGCOXE OFFICE ADDITION  
BLOCK A, LOT 1R

Zoning: PLANNED DEVELOPMENT-159-GENERAL OFFICE



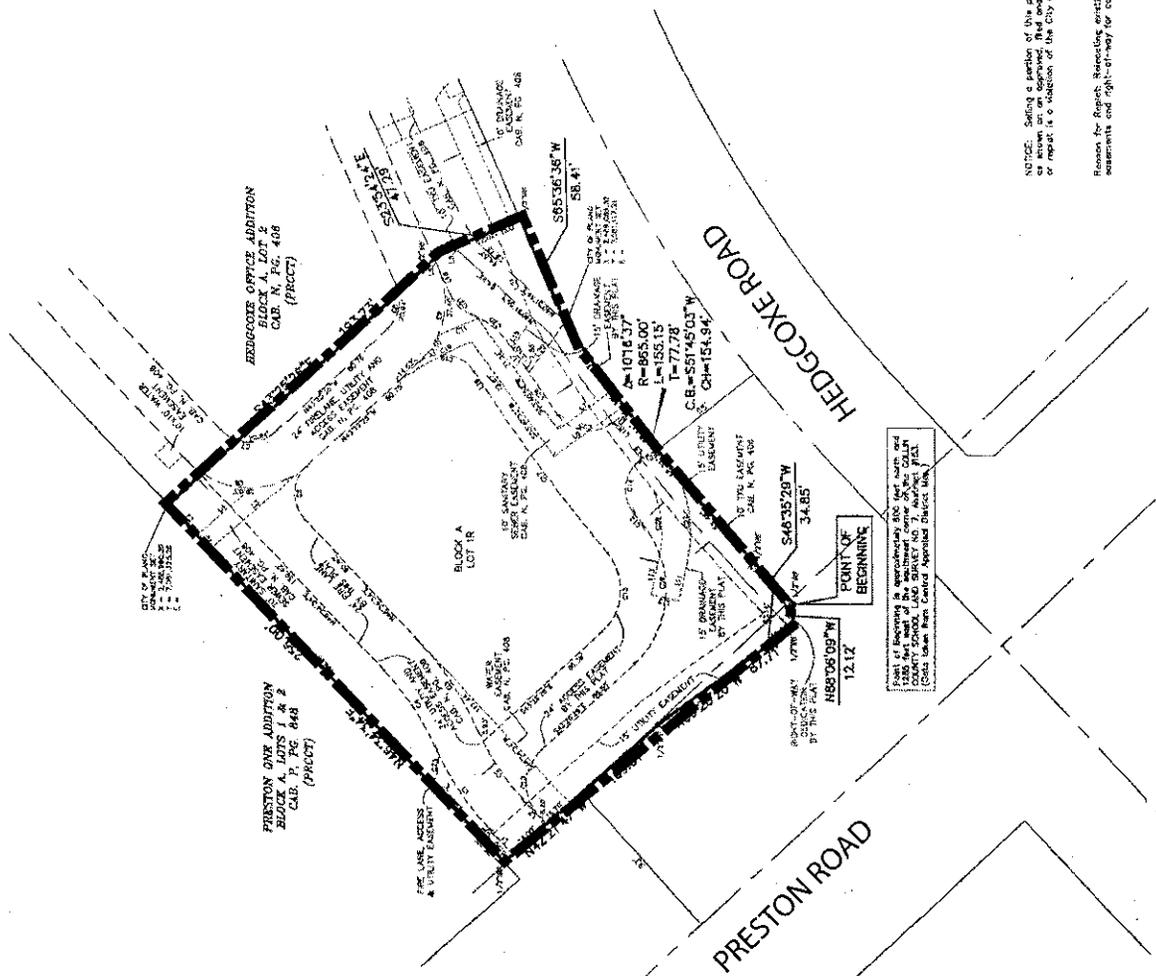
○ 200' Notification Buffer





LINE NO.	BEARINGS	DISTANCE	CURVE TABLE
1	S 88° 08' 09" W	12.12	
2	S 48° 35' 29" W	34.85	
3	S 86° 56' 36" W	58.41	
4	S 88° 08' 09" W	12.12	
5	S 88° 08' 09" W	12.12	
6	S 88° 08' 09" W	12.12	
7	S 88° 08' 09" W	12.12	
8	S 88° 08' 09" W	12.12	
9	S 88° 08' 09" W	12.12	
10	S 88° 08' 09" W	12.12	
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28	S 88° 08' 09" W	12.12	
29	S 88° 08' 09" W	12.12	
30	S 88° 08' 09" W	12.12	
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96	S 88° 08' 09" W	12.12	
97	S 88° 08' 09" W	12.12	
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98	S 88° 08' 09" W	12.12
99	S 88° 08' 09" W	12.12
100	S 88° 08' 09" W	12.12



**Hedgcock Office Addition**  
**Block A, Lot 1 IR**  
 Being a Report of  
 Hedgcock Office Addition  
 Block A, Lot 1

17TH JAMES, OUT OF  
 COLLIN COUNTY SCHOOL LAND SURVEY NO. 7, ABSTRACT NO. 133  
 CITY OF PLANO  
 COLLIN COUNTY, TEXAS

**OWNER**  
 COLONIAL BANK  
 2114 Westchester Dr., Suite 400  
 Dallas, Texas 75225  
 (214) 234-7724

**SURVEYOR/ENGINEER**  
 JONES & BOTO, INC.  
 7800 Collins Road, Suite 200  
 Dallas, Texas 75248  
 (972) 448-7076

1 LOT  
 REVISION: FEBRUARY 23, 2006  
 FEBRUARY 5, 2006

NOTICE: Selling a portion of the property by metes and bounds, except as shown on an approved plat was created conveyance plat, this plat or report is a violation of the City Ordinance and State Law.

Revised by: [Name] Date: 2/23/2006 2:28 PM  
 Plotted by: [Name] Date: 2/23/2006 2:00 PM

CITY OF PLANO  
PLANNING & ZONING COMMISSION

March 6, 2006

**Agenda Item No. 7**

**Public Hearing - Replat:** Wal-Mart DNT Addition, Block A, Lot 1

**Applicant:** Wal-Mart Stores Texas, LP

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**DESCRIPTION:**

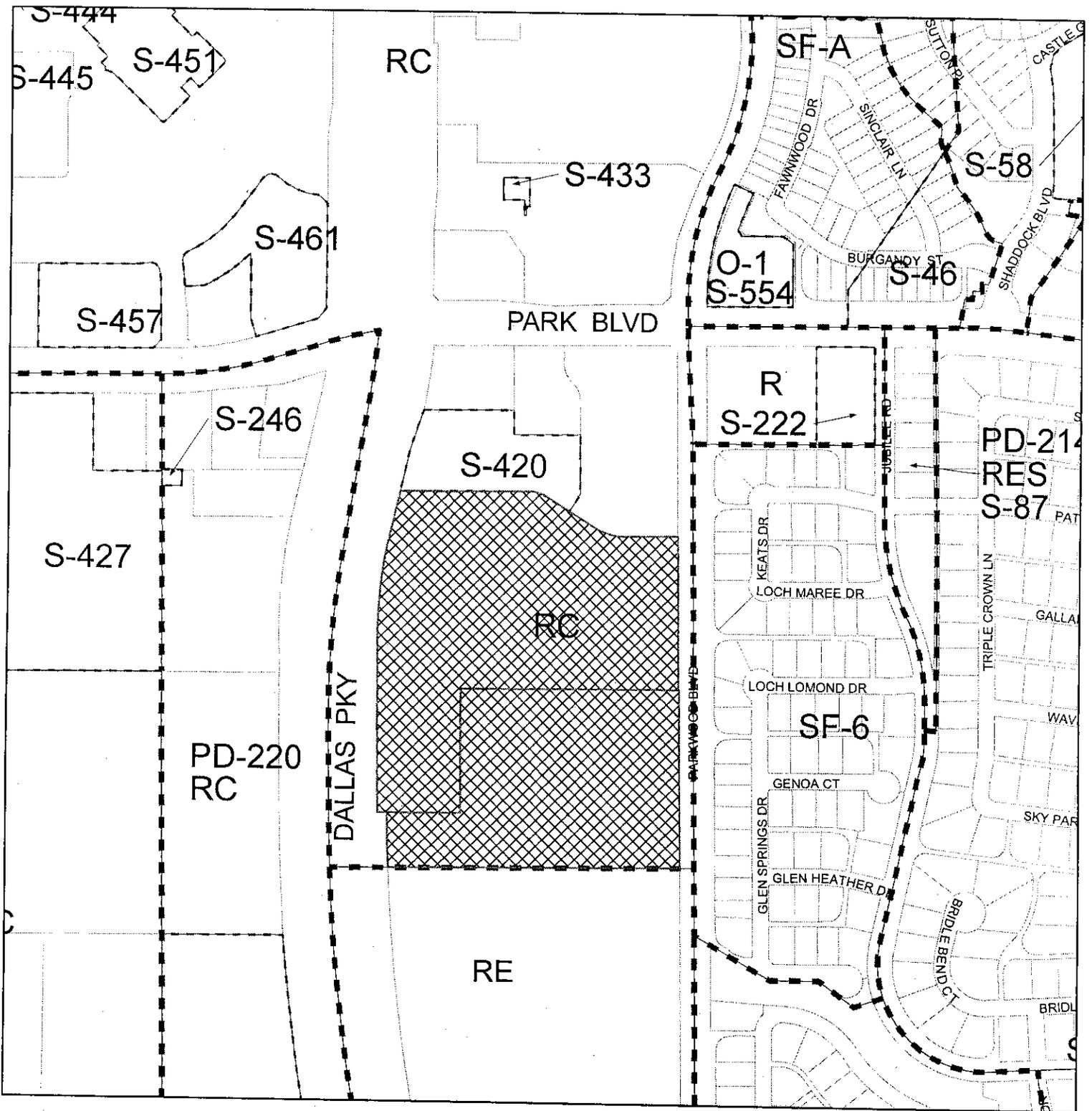
A retail superstore on one lot on 23.1± acres located on the west side of Parkwood Boulevard, 580± feet south of Park Boulevard. Zoned Regional Commercial. Neighborhood #53.

**REMARKS:**

The purpose of the replat is to combine two lots into one and to dedicate required easements for development of the property.

**RECOMMENDATIONS:**

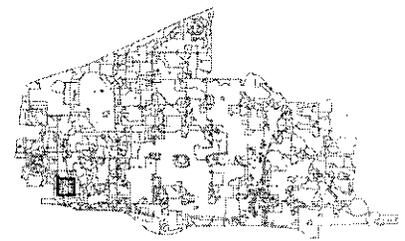
Recommended for approval as submitted.



Item Submitted: REPLAT

Title: WAL-MART DNT ADDITION  
BLOCK A, LOT 1

Zoning: REGIONAL COMMERCIAL



○ 200' Notification Buffer





CITY OF PLANO  
PLANNING & ZONING COMMISSION

March 6, 2006

**Agenda Item No. 8**

**Discussion:** Commissioner Training on Comprehensive Planning

**Applicant:** City of Plano

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**DESCRIPTION:**

This item is an overview of comprehensive planning.

**REMARKS:**

From time to time, staff and the Commission review various aspects of planning and zoning. At your work session, Jeff Zimmerman, Long Range Planning Manager, will lead a discussion of comprehensive planning. Attached is background information for the Commission's review.

**RECOMMENDATIONS:**

Recommended that the Commission review the background information and be prepared with questions regarding comprehensive planning.

AN OVERVIEW OF  
COMPREHENSIVE PLANNING

City of Plano  
Planning Department

# AN OVERVIEW OF COMPREHENSIVE PLANNING

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# AN OVERVIEW OF COMPREHENSIVE PLANNING

## I. BACKGROUND

"Comprehensive" or "Master" Plans have been part of civilization for thousands of years. Comprehensive planning, as we know it, is 70 to 80 years old. It began in response to the automobile and other technological changes affecting the development of early 20th century American cities. The principal consideration of early plans was street layout. Also, as zoning became a legally accepted practice, comprehensive planning increased in importance as a prelude or supplement to the adoption of zoning ordinances.

Comprehensive planning was a practice limited primarily to major cities until the 1950s and 60s. Smaller cities lacked both the resources and the compelling pressures of intensive development to make planning a dominant local issue. The explosion of suburban growth following World War II and the Housing Act of 1954 increased the use of comprehensive planning in cities and rural areas. Title I, Section 701 of the Housing Act provided federal matching funds to cities under 25,000 residents for the preparation of comprehensive plans.

It was under the influences noted above that many north Texas communities initiated planning efforts in the 1960s and 70s. Still, comprehensive planning remains a relatively new and sometimes misunderstood practice of local government. When properly employed, it can be an effective tool in the overall operation of a city.

The following information is intended to build an understanding of comprehensive planning and its role in local government.

### A. Definitions

1. Comprehensive Plan - An officially adopted, long range (20-30 years) guide for the future growth, development and redevelopment of a community. According to T.J. Kent, Jr., a comprehensive plan should "... improve the physical environment of the community as a setting for human activities ..."<sup>1</sup> It serves the following related purposes:
  - a.) Provides a rational, objective basis for making land development decisions.
  - b.) Helps justify decisions made both to the courts and the citizenry.
  - c.) Provides a framework for evaluating capital improvements and related budgetary decisions.

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<sup>1</sup> Kent, T.J., Jr., The Urban General Plan, Revised Edition, Chicago, IL: American Planning Association, 1990, p. 25.

2. Future Land Use Plan (Map) - A coded map of the planning area that portrays the future land use pattern, thoroughfare layout, and public facility locations. When combined with the other policies and details of the comprehensive plan, the land use plan can contribute significantly to a city's decision-making process.  
The key word is "general". If the plan map is too specific, it becomes a "pre-zoning" map.
3. Zoning Ordinance and Map - An official document, adopted under the delegation of a state's police power authority to the local government ("Health, Safety, and Welfare"), that divides a community into categories of land use (districts) and provides specific standards for the use of property within each district.
4. Subdivision or Platting Regulations - Officially adopted procedures and standards for the conversion of raw land into publicly-served building sites.
5. Building and Construction Regulations - Ordinances, such as building and fire codes, that establish specific standards of design and materials for buildings and structures.
6. Capital Improvement Program (CIP) - A summary and schedule of public improvements that are proposed to meet the community's projected requirements for facilities and services. CIPs typically cover a 5-7 year time frame and include items such as streets, water and sewer facilities, parks, libraries, police and fire stations, and municipal buildings.

**B. Why Prepare a Comprehensive Plan?**

1. Legal Provisions for Local Plans are Part of Texas Law.
  - a.) Mandated by state-enabling legislation - Section 211.004(a) of the Texas Local Government Code:

*"Zoning regulations must be adopted in accordance with a comprehensive plan and must be designed to:*

- 1) *Lessen congestion in the streets;*
- 2) *Secure safety from fire, panic, and other dangers;*
- 3) *Promote health and the general welfare;*
- 4) *Provide adequate light and air;*
- 5) *Prevent the overcrowding of land;*
- 6) *Avoid undue concentration of population; or*

- 7) *Facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements.*<sup>2</sup>
- b.) Further defined by Section 213.02 of the Texas Local Government Code by stating that a Comprehensive Plan is intended "...for the long-range development of the municipality." It further states that Comprehensive Plans typically include "...provisions on land use, transportation, and public facilities..." among others. They are further intended to "...coordinate and guide the establishment of development regulations..."
2. An Effective Comprehensive Plan is Visionary, Yet Realistic.
    - a.) "Reflects the aims and ambitions of a community..."<sup>3</sup>
    - b.) Identifies the conditions that must be addressed to meet a community's vision.
  3. An Effective Comprehensive Plan Provides an Advance Response to Future Needs.
    - a.) Identifies general philosophies and concepts for dealing with community issues.
    - b.) Establishes a common base of knowledge for various users of the plan.
  4. An Effective Comprehensive Plan Improves the Use of Local Resources.
    - a.) Identifies opportunities and constraints.
    - b.) Increases a city's ability to review and monitor its effectiveness.
  5. An Effective Comprehensive Plan Strengthens the Decision-Making Process.
    - a.) Provides guidance and direction to those making decisions and to those requesting action from the city.
    - b.) Increases knowledge and awareness of community objectives.

### **C. How is a Plan Implemented?**

In addition to acting as a decision-making guide, the plan is the basis for a number of specific implementation tools. All of the items noted below should be consistent with the comprehensive plan.

1. Codes and Ordinances
  - a.) Zoning ordinance and map
  - b.) Subdivision regulations
  - c.) Building and construction codes

<sup>2</sup> Texas Local Government Code, 2006 Edition, St. Paul, Minnesota: Thomson/West, p. 457-8

<sup>3</sup> Gallion, Arthur B., and Eisner, Simon, The Urban Pattern, 4th Edition, New York, NY, Van Nostrand Reinhold Co., 1980, p. 203.

The above documents add enforcement strength to various components of the plan.

2. Design/Development Guidelines
  - a.) Do not have the enforcement strength of codes and ordinances but supplement the review process.
  - b.) Illustrate and/or describe the intent of policies and standards of codes and ordinances.
3. Capital Improvement Programs (CIP)
  - a.) Should be consistent with development trends, the land use plan, and other recommendations of the comprehensive plan.
  - b.) Base CIP priorities on the critical factors identified in the comprehensive plan.
4. Strategic/Action Plans
  - a.) Provide an opportunity to take specific, positive steps to implement critical components of the comprehensive plan.
  - b.) Should have a short time frame so that results can occur and be reviewed quickly.
5. Functional Area Plans
  - a.) Apply to all departments or units that conduct programs or provide services related directly to the comprehensive plan.
    - 1) Public Works
    - 2) Parks & Recreation
    - 3) Police
    - 4) Fire
    - 5) Library Services
  - b.) Should address long term goals and near term efforts to meet service requirements.
6. Sector Plans
  - a.) Meet the special needs of specific geographical areas without compromising the general provisions of the comprehensive plan.
  - b.) Provide for the practical application and monitoring of the comprehensive plan's recommendations.

**D. Who Uses a Comprehensive Plan?**

Comprehensive plans can be important tools to a variety of persons. They can help government officials make decisions about budgets, facilities, zoning cases, etc. They can help individuals make decisions about investing in a parcel of land or buying a home. The various persons who can benefit from comprehensive plans are:

1. Elected Officials
  - a.) City councils
  - b.) County commissioners
2. Appointed Officials
  - a.) Planning & zoning commissioners
  - b.) Parks and recreation boards
  - c.) Other
3. Staff Persons
  - a.) Planners
  - b.) Traffic engineers
  - c.) Civil engineers
  - d.) Parks & recreation
  - e.) Budget
  - f.) Public works
4. Developers/Realtors
5. Private Consultants
  - a.) Planners
  - b.) Architects
  - c.) Engineers
  - d.) Market analysts
6. Retailers
7. Homeowners

## II. CONTENT OF A COMPREHENSIVE PLAN

### A. Background/Introduction

1. Historical Perspective
  - a.) Describe the general characteristics of growth and development in the past.
  - b.) Describe how the community has dealt with planning issues in the past.
2. Current Factors
  - a.) Examine the issues, trends and conditions that currently affect the community's growth and development.
    - 1) Which of these will continue to have an impact?
    - 2) Where possible, describe statistically.
  - b.) Describe how these factors affect or are affected by the community's decision-making process.

- 1) Are there opportunities for positive change?
  - 2) Are there constraints that must be factored into the process?
3. Future Factors
- a.) Describe factors that will likely be part of the future decision-making process.
    - 1) Will it be necessary to deal with new issues using the same methods as today?
    - 2) What role(s) might the city have in addressing these issues?
  - b.) Describe the future role of the community in the region.
    - 1) Is it likely to change from that of today?
    - 2) Is a role change acceptable?

## **B. Message**

1. Goals and Objectives
  - a.) Describe general and specific targets that the city should strive to achieve.
  - b.) Make the objectives as measurable as possible. How will you know if you accomplish them?
  - c.) Be sure that they reflect the community's priorities.
  - d.) Encourage public input.
  - e.) Be realistic.
  - f.) Know the community's capabilities.
  - g.) Unrealized goals and objectives may affect confidence in the plan.
2. Strategies/Recommendations
  - a.) Provide specific statements of intent to accomplish the goals and objectives.
    - 1) Make them concise yet descriptive.
    - 2) If necessary, clarify with examples and illustrations.
  - b.) Use statements that define a process.
    - 1) Describe programs or procedures that will facilitate implementation.
    - 2) Use statements that can be monitored and evaluated over time.

## **C. Functional Elements**

In order to make a plan truly "comprehensive," various functional elements should be integrated into the plan. Where possible, other government entities and their respective functions should be included, such as schools, utility districts, etc. Elements commonly contained in comprehensive plans are:

1. Land Use - Future land use has traditionally been represented in comprehensive plans by the "Land Use Plan" (or map). Some cities

have adopted plans in recent years which rely entirely on policies or strategies for making land use decisions and which do not include a map. Land use elements of plans typically include a combination of both text and maps to describe the proposed land use pattern for a community and the interrelationship between its various uses.

2. **Transportation** - Like the land use element, transportation has traditionally been represented by a map - the "Thoroughfare Plan." In fact, the thoroughfare plan only partially defines a city's transportation system. Public transportation, hike and bike trails, and other related facets of transportation should be part of the plan. This element should also address the relationship between the transportation system and the land use pattern.
3. **Urban Design** - Urban design is increasing in importance as a component of comprehensive plans. Our perception of a community is influenced by the visual image which it projects. Urban design is the process of arranging a community's natural and man-made features to create its visual image and identity. Urban design can involve subtle treatments which improve the streetscape (i.e., special light fixtures or landscaped medians) or the development of special gathering places and focal points like the Riverwalk in San Antonio. Urban design is particularly important in fast-growing suburbs where the time-period for development creates neighborhoods and commercial areas that are similar in appearance. Some suburbs seem to blend together and it is difficult for a traveler to determine when he/she has exited one city and entered another. Cities are finding that it is important to create a sense of "place" and a feeling of "community" through urban design practices.
4. **Services and Facilities** - The public sector is responsible for providing a variety of facilities and services which have a direct relationship to the growth of a community and its land use pattern. Therefore, it is necessary to plan and develop a community's system of facilities and services in concert with the development pattern and related policies of the land use element. Examples of these facilities and services include:
  - a.) Education
  - b.) Utilities
  - c.) Parks & Recreation
  - d.) Police
  - e.) Fire
  - f.) Libraries
5. **Economic Development** - Economic development directly impacts a community's ability to fund facilities and services and the types and level of facilities and services that a city must provide. Therefore, economic development is commonly included as an element of a

comprehensive plan. This element typically addresses the availability of sites for businesses and programs to attract and retain businesses.

6. Housing - Although housing is often addressed as a component of the land use element of the plan, many cities find it necessary to devote an entire section of the plan to this topic. Housing issues that cities often need to address include:
  - a.) The formation and design of neighborhoods.
  - b.) Development density and the relationship between single- and multi-family housing.
  - c.) Affordable housing.
  - d.) Housing for different lifestyles and age groups.
7. Social Programs and Services - Comprehensive plans concentrate on the physical development of a community; however, compelling social issues often make it necessary to address social programs and policies. Social conditions often impact or are impacted by the physical environment of a city. This relationship may be addressed in the land use or urban design elements or in a separate section of the plan.

#### **D. Support Materials**

The comprehensive plan is often used as a resource for those requiring information about the community and its development. It typically contains demographic data, illustrations, and maps to support and describe its text. These may include the following:

1. Demographics
  - a.) Population projections.
  - b.) Employment projections.
  - c.) Population characteristics (age, income, race, etc.).
  - d.) Land use statistics.
2. Illustrations/Figures
  - a.) Charts/Graphs.
  - b.) Drawings.
3. Maps/Plans
  - a.) Land use.
  - b.) Thoroughfares.
  - c.) Service and facility locations (parks, schools, fire stations, etc.).
  - d.) Environment conditions (floodplains, soils, topography, etc.).

### III. OUTCOME OF THE PLANNING PROCESS

The individual city should design its plan to meet its particular needs. The plan should represent a community's values and its intentions for the long term. An effective plan should result in the following:

#### A. Clear, Concise Direction

1. Should provide all parties with a clear understanding of the Plan's intent.
2. Should minimize the potential for multiple interpretations.

#### B. Acceptance by Decision-Makers

1. Should be accepted, both in content and process, by those who will act on the Plan.
2. Should secure commitment to undertake the initial recommendations of the Plan.

#### C. Framework for Action

1. Should be pro-active.
2. Should facilitate practical application.

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