PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

August 7, 2006

ITEM NO.	EXPLANATION	ACTION TAKEN
	6:30 p.m. - Dinner - Planning Conference Room 2E	
	7:00 p.m. - Regular Meeting - Council Chambers	
	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.	
1	Call to Order/Pledge of Allegiance	
2	Approval of Agenda as Presented	
3	Approval of Minutes - July 17, 2006 Pre-Meeting & Meeting	
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.	
	CONSENT AGENDA	
5a CDD	**Preliminary Plat:** The Canal on Preston Addition, Block A, Lot 4 - 123 multifamily units and general offices on one lot on 3.8± acres located at the northwest corner of Towne Square Drive and Gratitude Trail. Zoned Planned Development-20-Mixed Use. Neighborhood #1. **Applicant: Mint Resorts, L.P.**	
5b CDD	**Preliminary Plat:** The Lincoln at Towne Square, Phase II, Block A, Lot 3 - 302 multifamily units on one lot on 10.7± acres located on the west side of Ohio Drive at Towne Square Drive. Zoned Planned Development-20-Mixed Use. Neighborhood #1. **Applicant: Lincoln TC II, L.P.**	

5c CDD	**Preliminary Plat:** Preston Village, Phase I - 60 Single-Family Residence Attached lots and five open space lots on 10.0± acres located at the southwest corner of Parker Road and Ohio Drive. Zoned Planned Development-150-Single-Family Residence Attached. Neighborhood #43. **Applicant: Parker/Ohio Village, LP**	
5d EH	**Preliminary Plat:** Coit Road Medical Office Addition, Block 1, Lot 1 - A medical office building on one lot on 1.4± acres located on the west side of Coit Road, 800± feet south of 15th Street. Zoned Retail. Neighborhood #55. **Applicant: Ariana Investments**	
5e BT	**Preliminary Plat:** Plano-Independence Parkway Place, Block 1, Lot 1 - A retail store with gas pumps on one lot on 1.7± acres located at the northeast corner of Plano Parkway and Independence Parkway. Zoned Planned Development-374-Retail. Neighborhood #65. **Applicant: Racetrac Petroleum, Inc.**	
5f TE	**Vacation of Plat:** Park Rios Addition, Block 1, Lots 2 & 3 - Two conveyance lots located on the south side of East Park Boulevard, 230± feet west of Los Rios Boulevard. Zoned Planned Development-6-Retail. Neighborhood #51. **Applicant: Lyon Equities, Inc.**	
5g CDD	**Preliminary Site Plan:** Legacy Town Center (North), Block A, Lot 1 - 370 multifamily units on one lot on 6.3± acres located at the northwest corner of Parkwood Boulevard and Conley Road. Zoned Planned Development-65-Central Business-1. Neighborhood #8. **Applicant: EDS Information Services, LLC**	
5h EH	**Preliminary Site Plan:** Luminator Addition, Block A, Lot 2 - An office/warehouse development on one lot on 5.3± acres located at the northwest corner of Plano Parkway and N Avenue. Zoned Light Industrial-1. Neighborhood #67. **Applicant: Randall Industrial, L.P.**	
	END OF CONSENT AGENDA	
6 AU	**Discussion & Direction:** Proposed 2006-2007 Community Investment Program and Water and Wastewater Impact Fee Report - Discussion and direction on the proposed 2006-2007 Community Investment Program and a report on the city's Water and Wastewater Impact Fee Program. **Applicant: City of Plano**	
	PUBLIC HEARINGS	
7 TE	**Public Hearing:** Zoning Case 2006-06 - A request to amend Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations) of the Zoning Ordinance to create a definition and standards for multistory office building sign. Tabled 04/17/06, 05/01/06, 05/15/06, & 06/19/06. **Applicant: City of Plano**	

8A CDD	**Public Hearing:** Zoning Case 2006-15 - Request to rezone 98.6± acres located at the southwest corner of State Highway 121 and Preston Road **from** Commercial Employment **to** Planned Development-Commercial Employment. Tabled 07/17/06. **Applicant: Preston 121 Partners & Sa Eun Kim Trust**	
8B CDD	**Concept Plan:** Lincoln 121 at Preston - A retail, multifamily residence, and single-family residence attached development on 98.6± acres located at the southwest corner of State Highway 121 and Preston Road. Zoned Commercial Employment. Neighborhood #8. **Applicant: Preston 121 Partners & Sa Eun Kim Trust**	
9A BT	**Public Hearing:** Zoning Case 2006-16 - A request to rezone 34.1± acres located on the north side of Windhaven Parkway, 2,900± feet east of Dallas North Tollway **from** Planned Development-242-Multifamily-2 and Planned Development-243-Retail/General Office **to** Planned Development-154-Single-Family Residence-6. **Applicant: Acres of Sunshine, Ltd.**	
9B BT	**Phase II Land Study:** Avignon Windhaven, Phases 2 & 3 - 144 Single-Family Residence Detached lots and ten open space lots on 42.4± acres located on the north side of Windhaven Parkway, 2,900± feet east of Dallas North Tollway. Zoned Planned Development-242-Multifamily Residence-2, Planned Development-154-Single-Family Residence-6, and Planned Development-243-Retail/General Office. Neighborhood #27. **Applicant: Acres of Sunshine, Ltd.**	
10 TE	**Public Hearing - Replat:** Independence Square Shopping Center, Block A, Lots 2R, 3R, 5R, 6R, & 7 - A retail center on five lots on 13.9± acres located at the southeast corner of Parker Road and Independence Parkway. Zoned Retail. Neighborhood #45. **Applicant: Plano Center Associates Ltd.**	
11 EH	**Public Hearing - Replat:** Sidney Addition, Block 1, Lot 1R - An existing car dealer on one lot on 6.0± acres located on the south side of Plano Parkway, 607± feet east of Fulgham Road. Zoned Light Industrial-1. Neighborhood #71. **Applicant: Middlekauff Ford I, L.P.**	
	END OF PUBLIC HEARINGS	
12 BT	**Revised Preliminary Site Plan:** Greenway 190 Addition, Block A, Lots 1 & 2 - Retail buildings on two lots on 3.4± acres located at the southwest corner of Plano Parkway and Dallas North Tollway. Zoned Light Industrial-1. Neighborhood #52. **Applicant: Greenway 190 Parkway LP**	

13 CDD	**Preliminary Site Plan & Request for Waiver of the Subdivision Ordinance:** Dance Studio on North Custer, Block A, Lot 1 - A dance studio on one lot on 1.7± acres located on the west side of Custer Road, 475± feet north of Kathryn Lane. Zoned Regional Commercial. Neighborhood #3. **Applicant: Gulf Coast Package, Ltd.**	
14 CDD	**Revised Preliminary Plat, Site Plan, Revised Conveyance Plat, and Request for Waiver of the Subdivision Ordinance:** The Shops at Legacy Town Center (North), Block C, Lot 4; Block D, Lots 1 & 2 - An office building and parking garage on two lots and one vacant lot on 3.9± acres located at the northeast corner of Dallas North Tollway and Legacy Circle. Zoned Planned Development-65-Central Business-1. Neighborhood #8. **Applicant: The Karahan Companies**	
15 CDD	**Request to Call a Public Hearing:** Consideration of Lot Frontage Requirements in Planned Development-65-Central Business-1 - Request to call a public hearing to consider the lot frontage requirements in Planned Development-65-Central Business-1. **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

August 7, 2006

Agenda Item No. 5a
Preliminary Plat: The Canal on Preston Addition, Block A, Lot 4
Applicant: Mint Resorts, L.P.

123 multifamily units and general offices on one lot on 3.8± acres located at the northwest corner of Towne Square Drive and Gratitude Trail. Zoned Planned Development-20-Mixed Use. Neighborhood #1.

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

Agenda Item No. 5b
Preliminary Plat: The Lincoln at Towne Square, Phase II, Block A, Lot 3
Applicant: Lincoln TC II, L.P.

302 multifamily units on one lot on 10.7± acres located on the west side of Ohio Drive at Towne Square Drive. Zoned Planned Development-20-Mixed Use. Neighborhood #1.

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

Agenda Item No. 5c
Preliminary Plat: Preston Village, Phase I
Applicant: Parker/Ohio Village, LP

60 Single-Family Residence Attached lots and five open space lots on 10.0± 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 subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Agenda Item No. 5d
Preliminary Plat: Coit Road Medical Office Addition, Block 1, Lot 1
Applicant: Ariana Investments

A medical office building on one lot on 1.4± acres located on the west side of Coit Road, 800± feet south of 15th Street. Zoned Retail. Neighborhood #55.

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

Agenda Item No. 5e
Preliminary Plat: Plano-Independence Parkway Place, Block 1, Lot 1
Applicant: Racetrac Petroleum, Inc.

A retail store with gas pumps on one lot on 1.7± acres located at the northeast corner of Plano Parkway and Independence Parkway. Zoned Planned Development-374-Retail. Neighborhood #65.

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

Agenda Item No. 5f
Vacation of Plat: Park Rios Addition, Block 1, Lots 2 & 3
Applicant: Lyon Equities, Inc.

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

The conveyance plat was approved and recorded in anticipation of development on Lot 2. The potential development on Lot 2 is no longer valid, and no infrastructure was constructed to support the two-lot subdivision. In accordance with Section 7.3 of the Subdivision Ordinance, the property owner has requested to vacate the conveyance plat.

Recommended for approval as submitted.

Agenda Item No. 5g
Preliminary Site Plan: Legacy Town Center (North), Block A, Lot 1
Applicant: EDS Information Services, LLC

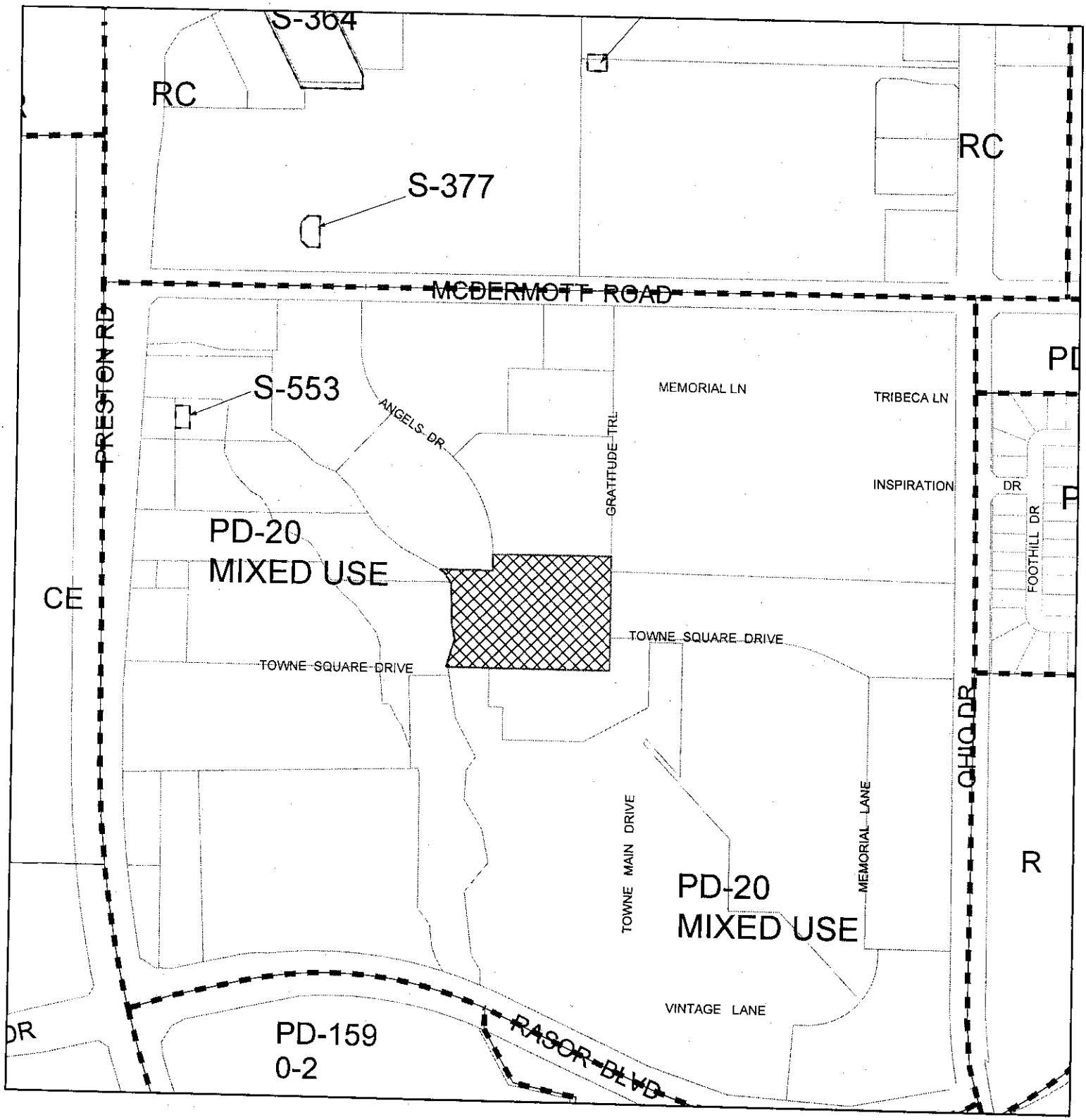
370 multifamily units on one lot on 6.3± acres located at the northwest corner of Parkwood Boulevard and Conley Road. Zoned Planned Development-65-Central Business-1. Neighborhood #8.

Recommended for approval as submitted.

Agenda Item No. 5h
Preliminary Site Plan: Luminator Addition, Block A, Lot 2
Applicant: Randall Industrial, L.P.

An office/warehouse development on one lot on 5.3± acres located at the northwest corner of Plano Parkway and N Avenue. Zoned Light Industrial-1. Neighborhood #67.

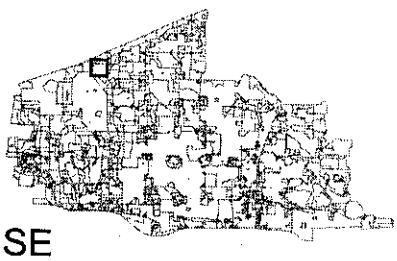
Recommended for approval as submitted.



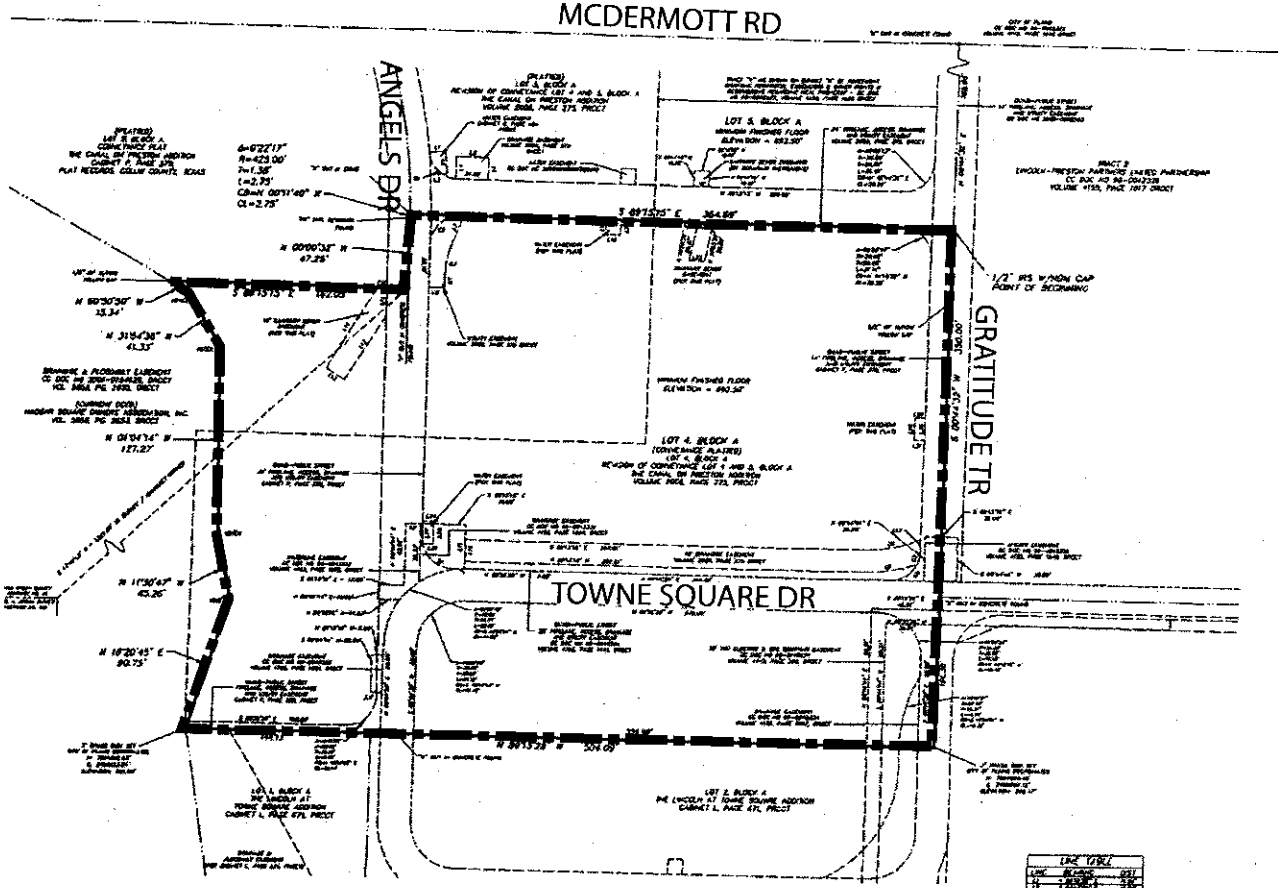
Item Submitted: PRELIMINARY PLAT

Title: THE CANAL ON PRESTON ADDITION
BLOCK A, LOT 4

Zoning: PLANNED DEVELOPMENT-20-MIXED USE



○ 200' Notification Buffer



NOTES

The bearings recited hereon are referenced to grid values between City of Plano reference mark C10-NAD and City of Plano reference mark C10-MAG. (This datum is based on previous City of Plano horizontal control based on NAD 27 - not the current City of Plano horizontal control based on NAD 83).

Subject tract lies within Zone X (defined as areas determined to be outside 500-year floodplain) according to Federal Emergency Management Agency Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas - Number 48085C0410-G - with a map revision date of January 19, 1996.

City of Plano coordinates shown hereon are referenced to City of Plano Geodetic Monuments No. C-17 and C-10. Elevations shown are referenced to the following benchmark:

Square cut on top of 18" reinforced inlet on north side of McDermott Road - 260' E west of centerline of Preston Road (SH 289). ELEVATION 807.10

Subject tract is affected by Declaration of Easements and Restrictive Covenants regarding the Inland System for Hooper Owners recorded in Volume 5000, Page 7631, Deed Records, Collin County, Texas. (The City of Plano, Texas is not a party to this instrument).

LINE TABLE		
LINE	BEARING	DIST
L1	N 89°15'25" E	0.49'
L2	N 89°15'25" E	0.49'
L3	N 89°15'25" E	0.49'
L4	N 89°15'25" E	0.49'
L5	N 89°15'25" E	0.49'
L6	N 89°15'25" E	0.49'
L7	N 89°15'25" E	0.49'
L8	N 89°15'25" E	0.49'
L9	N 89°15'25" E	0.49'
L10	N 89°15'25" E	0.49'
L11	N 89°15'25" E	0.49'
L12	N 89°15'25" E	0.49'
L13	N 89°15'25" E	0.49'
L14	N 89°15'25" E	0.49'
L15	N 89°15'25" E	0.49'
L16	N 89°15'25" E	0.49'
L17	N 89°15'25" E	0.49'
L18	N 89°15'25" E	0.49'
L19	N 89°15'25" E	0.49'
L20	N 89°15'25" E	0.49'
L21	N 89°15'25" E	0.49'
L22	N 89°15'25" E	0.49'
L23	N 89°15'25" E	0.49'
L24	N 89°15'25" E	0.49'
L25	N 89°15'25" E	0.49'
L26	N 89°15'25" E	0.49'
L27	N 89°15'25" E	0.49'
L28	N 89°15'25" E	0.49'
L29	N 89°15'25" E	0.49'
L30	N 89°15'25" E	0.49'
L31	N 89°15'25" E	0.49'
L32	N 89°15'25" E	0.49'
L33	N 89°15'25" E	0.49'
L34	N 89°15'25" E	0.49'
L35	N 89°15'25" E	0.49'
L36	N 89°15'25" E	0.49'
L37	N 89°15'25" E	0.49'
L38	N 89°15'25" E	0.49'
L39	N 89°15'25" E	0.49'
L40	N 89°15'25" E	0.49'
L41	N 89°15'25" E	0.49'
L42	N 89°15'25" E	0.49'
L43	N 89°15'25" E	0.49'
L44	N 89°15'25" E	0.49'
L45	N 89°15'25" E	0.49'
L46	N 89°15'25" E	0.49'
L47	N 89°15'25" E	0.49'
L48	N 89°15'25" E	0.49'
L49	N 89°15'25" E	0.49'
L50	N 89°15'25" E	0.49'
L51	N 89°15'25" E	0.49'
L52	N 89°15'25" E	0.49'
L53	N 89°15'25" E	0.49'
L54	N 89°15'25" E	0.49'
L55	N 89°15'25" E	0.49'
L56	N 89°15'25" E	0.49'
L57	N 89°15'25" E	0.49'
L58	N 89°15'25" E	0.49'
L59	N 89°15'25" E	0.49'
L60	N 89°15'25" E	0.49'
L61	N 89°15'25" E	0.49'
L62	N 89°15'25" E	0.49'
L63	N 89°15'25" E	0.49'
L64	N 89°15'25" E	0.49'
L65	N 89°15'25" E	0.49'
L66	N 89°15'25" E	0.49'
L67	N 89°15'25" E	0.49'
L68	N 89°15'25" E	0.49'
L69	N 89°15'25" E	0.49'
L70	N 89°15'25" E	0.49'
L71	N 89°15'25" E	0.49'
L72	N 89°15'25" E	0.49'
L73	N 89°15'25" E	0.49'
L74	N 89°15'25" E	0.49'
L75	N 89°15'25" E	0.49'
L76	N 89°15'25" E	0.49'
L77	N 89°15'25" E	0.49'
L78	N 89°15'25" E	0.49'
L79	N 89°15'25" E	0.49'
L80	N 89°15'25" E	0.49'
L81	N 89°15'25" E	0.49'
L82	N 89°15'25" E	0.49'
L83	N 89°15'25" E	0.49'
L84	N 89°15'25" E	0.49'
L85	N 89°15'25" E	0.49'
L86	N 89°15'25" E	0.49'
L87	N 89°15'25" E	0.49'
L88	N 89°15'25" E	0.49'
L89	N 89°15'25" E	0.49'
L90	N 89°15'25" E	0.49'
L91	N 89°15'25" E	0.49'
L92	N 89°15'25" E	0.49'
L93	N 89°15'25" E	0.49'
L94	N 89°15'25" E	0.49'
L95	N 89°15'25" E	0.49'
L96	N 89°15'25" E	0.49'
L97	N 89°15'25" E	0.49'
L98	N 89°15'25" E	0.49'
L99	N 89°15'25" E	0.49'
L100	N 89°15'25" E	0.49'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C1	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C2	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C3	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C4	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C5	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C6	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C7	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C8	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C9	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C10	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C11	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C12	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C13	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C14	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C15	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C16	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C17	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C18	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C19	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C20	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C21	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C22	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C23	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C24	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C25	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C26	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C27	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C28	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C29	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C30	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C31	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C32	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C33	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C34	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C35	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C36	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C37	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C38	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C39	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C40	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C41	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C42	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C43	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C44	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C45	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C46	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C47	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C48	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C49	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'
C50	0°00'00"	0.00'	0.00'	0.00'	N 0°00'00" E	0.00'

OWNER'S CERTIFICATE

WHEREAS Mint Reserve, L.P. is the owner of that certain tract of land situated in the William Brown Survey, Abstract Number 66, City of Plano, Collin County, Texas and being Lot 4, Block A, Revision or Consequence Lots 4 and 5, Block A, The Canal on Preston Addition, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2004, Page 375, Plat Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with NOW cap found for the northeast corner at said Lot 4, from whence an "X" cut in concrete found on the south right-of-way line of McDermott Road (called 80' feet R.O.W.) said point also described in deed to the City of Plano recorded in Volume 4155, Page 1810 (County Clerk Document Number 96-0048326), Deed Records, Collin County, Texas bears North 00°44'32" East, a distance of 398.68 feet, said iron also be in the west line of the portion from, or now known as Tract 3 in Lincoln-Preston Partners, Limited Partnership according to the deed recorded in Volume 4355, Page 1817 (County Clerk Document Number 96-0048326), Deed Records, Collin County, Texas;

THENCE South 00°44'32" West, with the east line of said Lot 4 and the west line of said Lincoln-Preston tract, at a distance of 30.06 feet passing a 1/2 inch iron rod with NOW cap found, at a distance of 248.00 feet passing an "X" cut in concrete found in the east line of said Lot 4, said "X" also being a northeast corner of that certain tract of land known as Lot 2, Block A, The Lincoln at Towne Square Addition, an addition to the City of Plano, Texas according to the plat recorded in Cabinet J, Page 631, Plat Records, Collin County, Texas, continuing ten a total distance of 330.00 feet to an "X" cut in concrete found for corner;

THENCE North 89°15'25" West, with a north line of said Lot 2 and the south line of said Lot 4, at a distance of 308.99 feet passing an "X" cut in concrete found, continuing for a total distance of 364.99 feet to an "X" cut in concrete found for corner in the east line of that certain tract of land described to Hooper Owners Association, Inc. recording in the deed recorded in Volume 5000, Page 7631, Deed Records, Collin County, Texas;

THENCE with the east line of said Lot 4 and the east line of said Hooper Square tract the following calls to 1/2 inch iron rods with YORK caps found for corner;

North 18°20'45" East, a distance of 90.75 feet;

North 17°30'47" West, a distance of 45.26 feet;

North 01°04'14" West, a distance of 127.27 feet;

North 31°54'36" West, a distance of 41.33 feet;

THENCE North 00°00'34" West, with the east line of said Lot 4 and the east line of said Hooper Square tract, a distance of 45.34 feet to a 1/2 inch iron rod with NOW cap found for corner, said iron rod being the southwest corner of that certain tract of land described as Lot 5, Block A, of the aforementioned Conveyance Plat, The Canal on Preston Addition recorded in Cabinet P, Page 375, Plat Records, Collin County, Texas;

THENCE South 89°15'25" East, with the south line of said Lot 5 and the north line of said Lot 4, a distance of 142.00 feet to an "X" cut in concrete found for corner;

THENCE North 00°00'34" West, with the east line of said Lot 5 and the west line of said Lot 4, a distance of 67.26 feet to an "X" cut in concrete found for corner, said "X" being the southwest corner of that certain tract of land described as Lot 3, Block A, of the aforementioned Revision of Conveyance, Lots 4 and 5, Block A, The Canal on Preston Addition;

THENCE South 89°15'25" East, with a north line of said Lot 4 and the south line of said Lot 3, at a distance of 304.09 feet to the POINT OF BEGINNING of herein described tract, containing 3.7940 acres (165,290 square feet) of land, more or less. As surveyed by Horace C. Baker Consulting Engineers, Inc., February, 2006.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Mint Reserve, L.P., does hereby adopt this plat designating the hereinabove described property as Lot 4, Block A, The Canal on Preston Addition, an addition to the City of Plano, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, public use areas, and easements shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Plano. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems in said easements. The City of Plano and public utility entities shall at all times have the full right of ingress or egress to or from their easements for the purposes of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Plano, Texas.

That the undersigned does hereby dedicate and agrees that no [illegible] shall be constructed upon the drainage easements, as dedicated and shown hereon, and owner does hereby [illegible] shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, bushes, or other improvements or obstruction, including but not limited to parking of motor vehicles, trailers, boats or other impediments to the natural flow of storm waters. The maintenance of paving on the drainage easements or drainage facilities shall be the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such lanes, stating "fire zone, no parking". The police or fire duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

The undersigned does covenant and agree that the ad valorem assessment may be withheld by any person or the governing public body and agrees to either keep property, and for the purpose of general public recreation and possession use and access, and for fire department and emergency use in, along, upon, and across said premises, with the right and privilege at all times of the City of Plano, its agents, employees, workmen and representatives, having ingress, egress and regress in, along, upon and across said premises.

Witness, my hand, this the _____ day of _____, 2006.

Mint Reserve, L.P.
By: Green Donelly Commitments, Inc.,
By: Edward Heath, President

_____
Edward Heath, President

State of Texas
County of Dallas

Before me, the undersigned authority, on this day, personally appeared Edward Heath, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration expressed and in capacity therein stated.

Given under my hand and seal of office on this the _____ day of _____, 2006.

_____
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Conoy Hunt, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Plano, Texas.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE" (RELEASE DATE JULY 31, 2006)

_____
Conoy Hunt, R.P.L.S. # 2607
Registered Professional Land Surveyor

State of Texas
County of Dallas

Before me, the undersigned authority, on this day, personally appeared Conoy Hunt, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration expressed and in capacity therein stated.

Given under my hand and seal of office on this the _____ day of _____, 2006.

_____
Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

Approved, this the _____ day of _____, 2006, by the Planning and Zoning Commission, City of Plano.

_____
Chairman, Planning and Zoning Commission

_____
Secretary, Planning and Zoning Commission / or City Engineer

State of Texas
County of Collin

Before me, the undersigned authority, on this day, personally appeared _____, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration expressed and in capacity therein stated.

Given under my hand and seal of office on this the _____ day of _____, 2006.

_____
Notary Public in and for the State of Texas

State of Texas
County of Collin

Before me, the undersigned authority, on this day, personally appeared _____, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration expressed and in capacity therein stated.

Given under my hand and seal of office on this the _____ day of _____, 2006.

_____
Notary Public in and for the State of Texas

PRELIMINARY PLAT

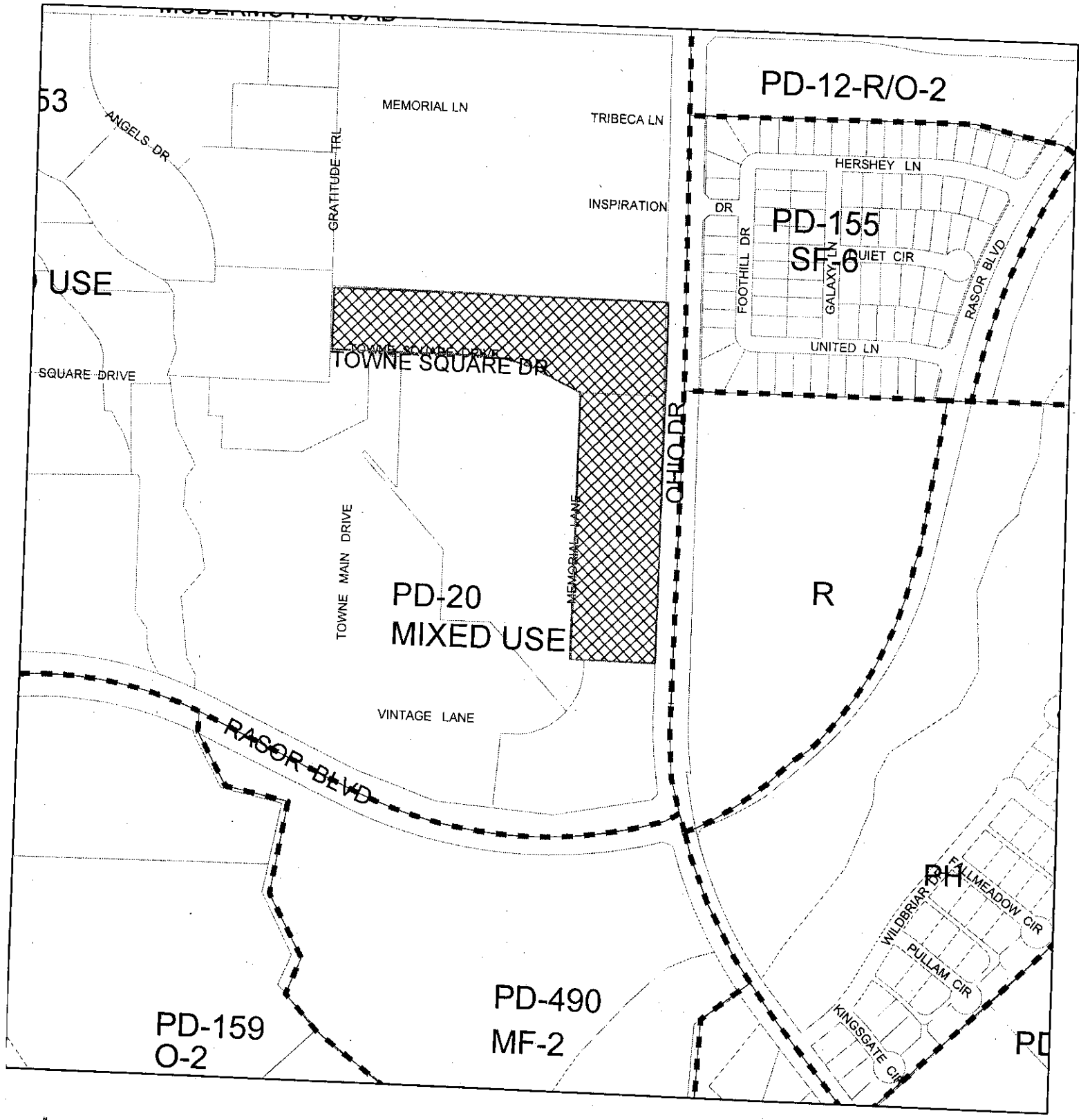
LOT 4, BLOCK A
THE CANAL ON PRESTON ADDITION

3.7940 ACRES SITUATED IN THE
WILLIAM BROWN SURVEY, ABSTRACT NUMBER 66
CITY OF PLANO, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER:
MINT RESERVE, L.P.
A TEXAS LIMITED PARTNERSHIP
5728 LBJ FREEWAY, SUITE 350
DALLAS, TEXAS 75240
(972) 867-4060
BY: LINDSAY DEVELOPMENT CONSULTANTS, INC.
A TEXAS CORPORATION
BY: EDWARD HEATH, PRESIDENT

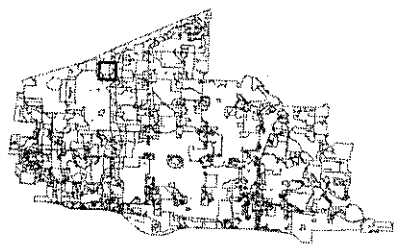
ENGINEER/SURVEYOR:
HORACE B. BAKER CONSULTING ENGINEERS, INC.
3080 PARK LANE, SUITE 600
DALLAS, TEXAS 75234
(214) 739-4741

AUGUST, 2006 HBH JOB #87-07-899H
SHEET 1 OF 1

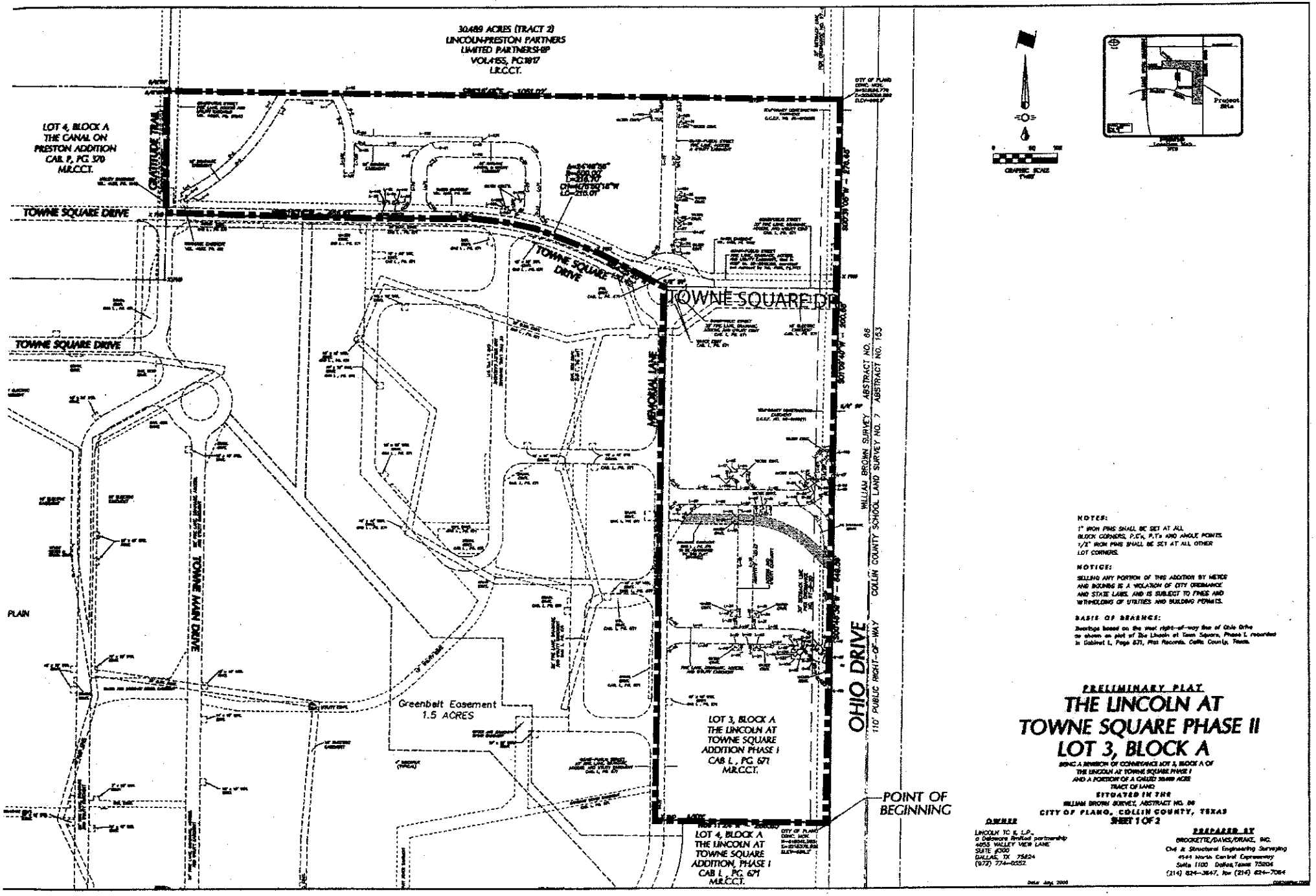


Item Submitted: PRELIMINARY PLAT

Title: THE LINCOLN AT TOWNE SQUARE, PHASE II
BLOCK A, LOT 3



Zoning: PLANNED DEVELOPMENT-20-MIXED USE ○ 200' Notification Buffer



NOTES:

1" IRON PINS SHALL BE SET AT ALL BLOCK CORNERS, P.C's, P.T's AND ANGLE POINTS. 1/2" IRON PINS SHALL BE SET AT ALL OTHER LOT CORNERS.

NOTICE:

SELLING ANY PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAWS, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

BASIS OF BEARINGS:

Bearings based on the west right-of-way line of Ohio Drive as shown on plat of The Lincoln at Town Square, Phase I, recorded in Cabinet I, Page 671, Plat Records, Collin County, Texas.

PRELIMINARY PLAT

THE LINCOLN AT TOWNE SQUARE PHASE II LOT 3, BLOCK A

BEING A REVISION OF CONVEYANCE LOT 3, BLOCK A OF THE LINCOLN AT TOWNE SQUARE PHASE I AND A PORTION OF A CALLED 30.489 ACRE TRACT OF LAND SITUATED IN THE WILLIAM BROWN SURVEY, ABSTRACT NO. 88 CITY OF PLANO, COLLIN COUNTY, TEXAS

SHEET 1 OF 2

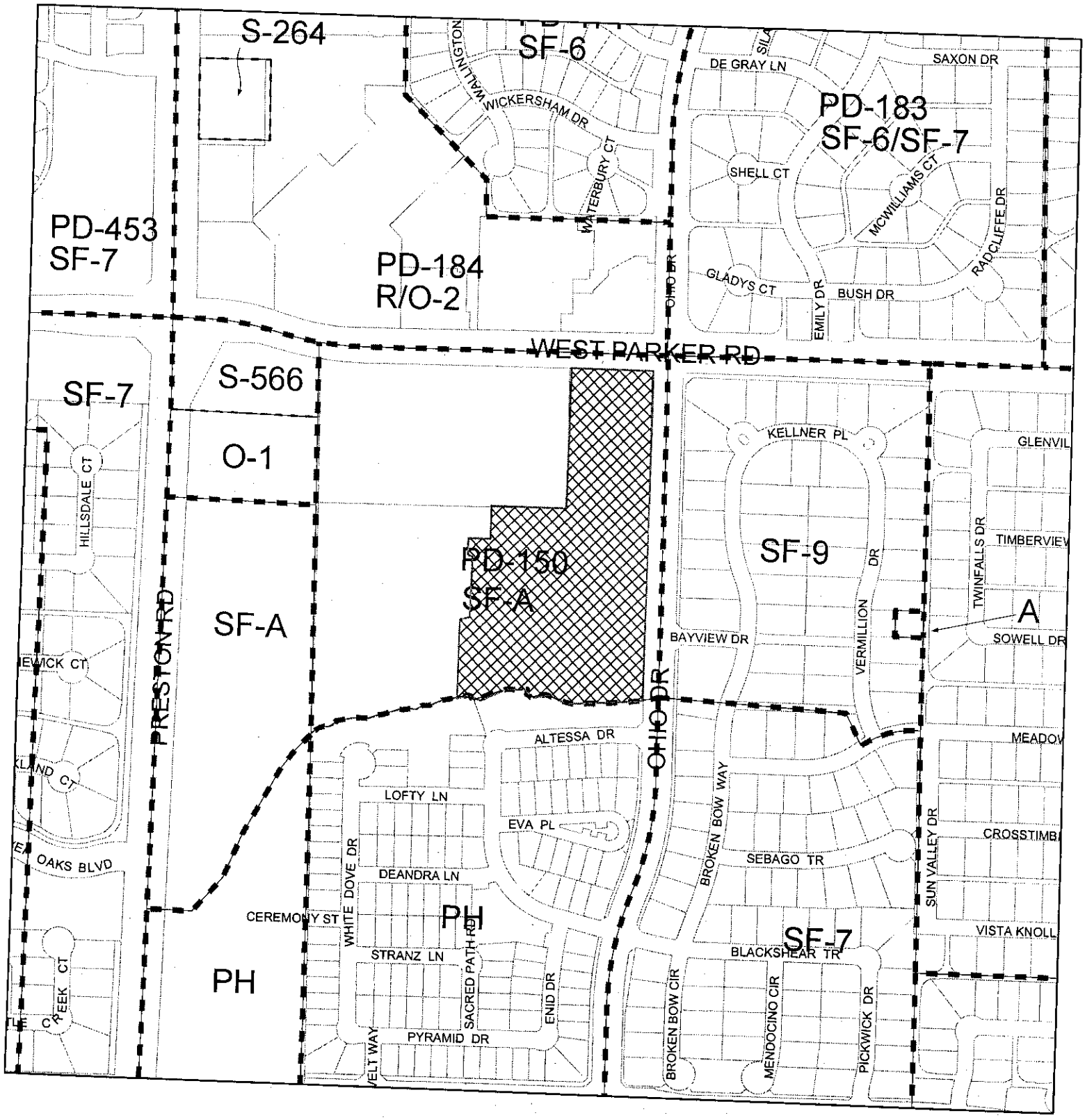
OWNER

LINCOLN TC II, L.P.,
a Delaware limited partnership
ARBIS VALLEY VIEW LANE
SUITE 4000
DALLAS, TX 75624
(972) 774-0202

PREPARED BY

BROCKETTE/DAVIS/DRAKE, INC.
Civil & Structural Engineering Surveying
4144 North Central Expressway
Suite 1100 Dallas, Texas 75204
(214) 824-3647, fax (214) 824-7084

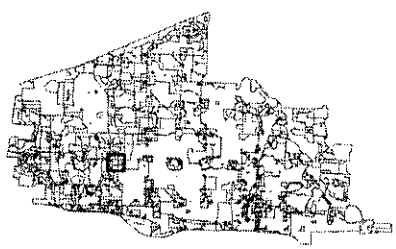
Date: July, 2005



Item Submitted: PRELIMINARY PLAT

Title: PRESTON VILLAGE, PHASE I

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



○ 200' Notification Buffer

STATE OF TEXAS :
COUNTY OF COLLIN :
CITY OF PLANO :

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

NOTARY PUBLIC in and for the STATE OF TEXAS

DRAINAGE AND FLOODWAY EASEMENT

SURVEYOR'S CERTIFICATE

CERTIFICATE OF APPROVAL

CHAIRMAN, PLANNING & ZONING COMMISSION

SECRETARY, PLANNING & ZONING COMMISSION OR CITY ENGINEER

PRELIMINARY PLAT
PRESTON VILLAGE
PHASE I

60 RESIDENTIAL LOTS DEVELOPED
AT SINGLE FAMILY-ATTACHED STANDARDS (PD-150)
7 COMMON AREA LOTS

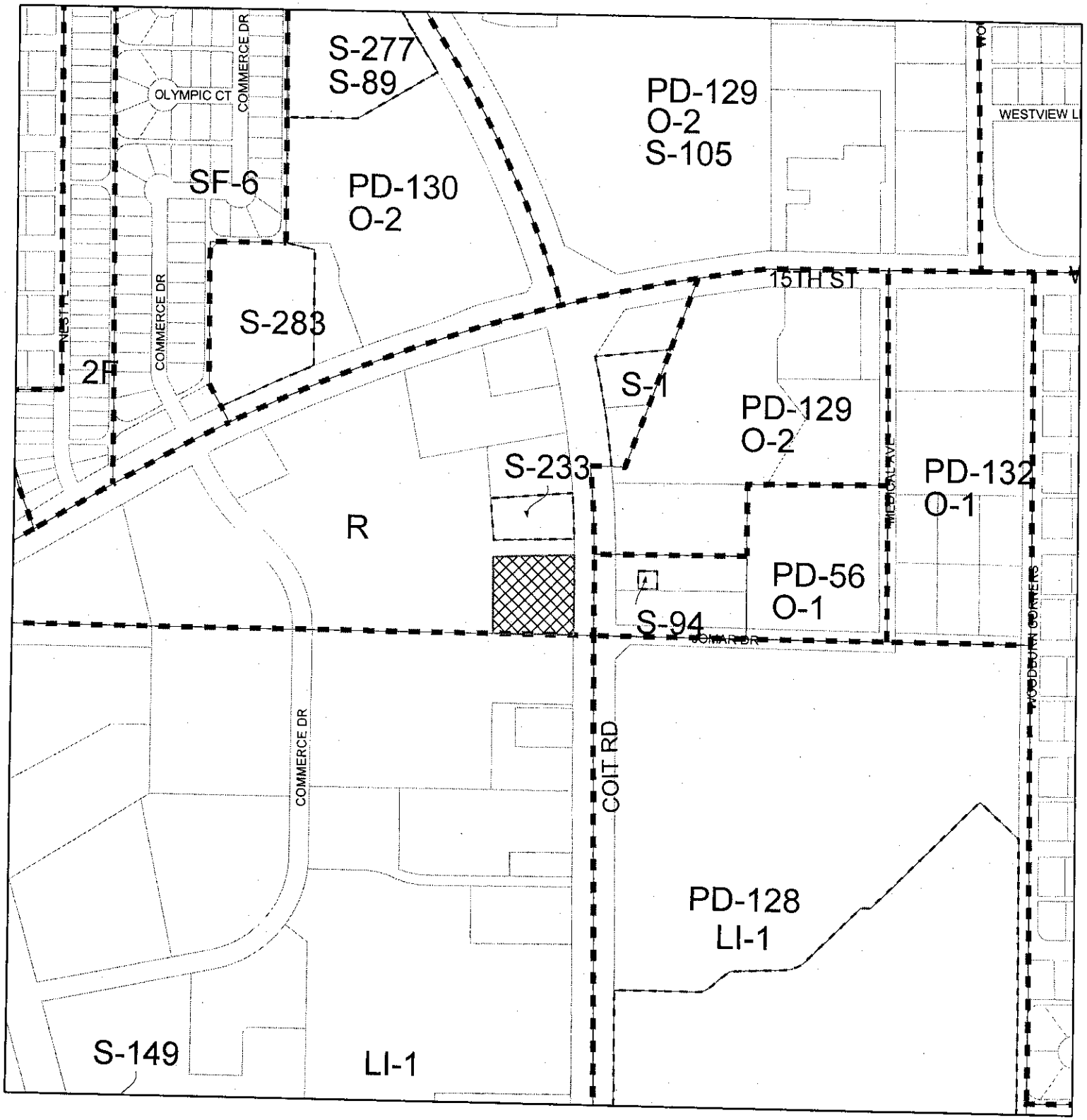
BEING 10.0816 ACRES OUT OF
B.M. CRAIG SURVEY ABSTRACT NO. 176
CITY OF PLANO, COLLIN COUNTY, TEXAS

OWNER:

SURVEYOR:

Kimley-Horn and Associates, Inc.

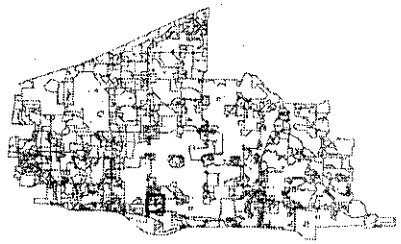
SHEET 1 OF 1



Item Submitted: PRELIMINARY PLAT

Title: COIT ROAD MEDICAL OFFICE ADDITION
BLOCK 1, LOT 1

Zoning: RETAIL



○ 200' Notification Buffer

GRAPHIC SCALE

STATE OF TEXAS
COUNTY OF COLLIN

OWNER'S CERTIFICATE

WHEREAS, Ariana Investments, Inc. is the Owner of a tract of land situated in the Martha McBride Survey, Abstract No. 553, City of Plano, Collin County, Texas, and being all of the same tract of land conveyed to Ariana Investments, Inc. by deed recorded in Document No. 20060418000 [illegible], Collin County Deed Records, and being more particularly described as follows:

BEGINNING at an "X" found in the West right-of-way line of Coit Road (130' R.O.W.) at the northeast corner of Lot 1, Block 1 of AMMC/Coit Warehouse Addition, an addition to the City of Plano, Collin County, Texas, according to the Plat thereof recorded in Cabinet F, Page 621, Map Records, Collin County, Texas;

THENCE North 89 degrees 17 minutes 32 seconds West [illegible], called), along the north line of last mentioned tract, a distance of 250.00 feet ([illegible] feet, called), to a 1" iron rod found at the northeast corner of Lot 1, Block 1 of Coit Road Transit Center, an addition to the City of Plano, Collin County, Texas, according to the Plat thereof recorded in Volume G, Page 322, Map Records, Collin County, Texas;

THENCE North 00 degrees 16 minutes 59 seconds East [illegible], called), along a boundary line of last mentioned tract, a distance of 236.20 feet (236.46 feet, called), to an 1/2" iron rod found at an interior corner thereof;

THENCE North 89 degrees 37 minutes 59 seconds East [illegible], called), along a boundary line of said Coit Road Transit Center, a distance of 250.84 feet ([illegible] feet, called) to a 1/2" iron rod found at a northeast corner thereof, in the West right-of-way line of said Coit Road, said point being in a curve to the right having a radius of 1790.79 feet, a central angle of 00 degrees 31 minutes [illegible] seconds ([illegible], called) and a chord which bears South 00 degrees 08 minutes 35 seconds East ([illegible], called), a distance of 25.85 feet (25.85 feet, called);

THENCE in a southeasterly direction along said curving right-of-way, an arc distance of 25.85 feet (25.85 feet, called) to a 1" iron rod found at the end of said curve;

THENCE South 00 degrees 19 minutes 05 seconds West ([illegible], called), continuing along the West right-of-way line of said Coit Road, a distance of 219.40 feet (219.50 feet, called) to the POINT OF BEGINNING and containing 60,197 square feet or 1.382 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ARIANA INVESTMENTS, INC., acting herein by and through it's duly authorized officer, does hereby adopt this replat designating the herein above described property as Lot 1, Block 1, COIT ROAD MEDICAL OFFICE ADDITION, an addition to the City of Plano, Texas, and does hereby dedicate, in fee simple, for public use forever, the streets and alleys shown thereon. [illegible]

[illegible]

WITNESS my hand at ________, Texas, this the ____ day of ________, 2006.

ARIANA INVESTMENTS, INC.
a Texas Corporation

BY: ____________________
(Name and Title)

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared ____________________ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the ____ day of ____________, 2006.

____
Notary Public in and for
the State of Texas

FIRELANE, ACCESS UTILITY & DRAINAGE EASEMENT LINE TABLE

#	BEARING	DISTANCE
L1	S00°42'28"W	4.58'
L2	N00°42'28"E	4.58'

DRAINAGE EASEMENT LINE TABLE

#	BEARING	DISTANCE
L3	S30°42'28"W	28.39'
L4	N89°17'32"W	8.68'
L5	N58°17'32"W	7.30'
L6	N30°42'28"E	23.87'

UTILITY EASEMENT LINE TABLE

#	BEARING	DISTANCE
L7	N00°29'13"E	12.08'
L8	N89°20'47"W	28.70'

FIRELANE, ACCESS, UTILITY & DRAINAGE EASEMENT CURVE TABLE

#	DELTA	RADIUS	ARC	CHORD	LONG CHORD
C1	90°22'29"	44.00'	68.53'	S44°33'46"E	61.32'
C2	90°22'29"	20.00'	31.60'	N44°33'46"W	28.42'
C3	90°00'00"	44.00'	69.12	N44°49'32"E	62.23'
C4	90°00'00"	20.00'	31.42'	S44°49'32"E	28.27'

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, Michael B. Marx, do hereby certify that I prepared this plat from an accurate and actual survey of land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of City of Plano, Texas.

____
Michael B. Marx, R.P.L.S.
Registration No. 5181

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, this day personally appeared Michael B. Marx, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the ____ day of ____________, 2006.

____
Notary Public in and for
the State of Texas

CERTIFICATE OF APPROVAL BY THE CITY OF PLANO, TEXAS

APPROVED this the __ day of ____________, 2006
by the Planning & Zoning Commission of the City of Plano, Texas.

____
Chairman, Planning & Zoning Commission

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, this day personally appeared ____________________ known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the ____ day of ____________, 2006.

____
Notary Public in and for
the State of Texas

____
Secretary, Planning & Zoning Commission, or
City Engineer

STATE OF TEXAS
COUNTY OF COLLIN

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

Given under my hand and seal of office this the _____ day of ____________, 2006.

____
Notary Public in and for
The State of Texas

NOTES: 1" IRON PINS SHALL BE SET AT ALL BLOCK CORNERS, P.C's, P.T's AND ANGLE POINTS. 1/2" IRON PINS SHALL BE SET AT ALL OTHER LOT CORNERS.

NOTICE: SELLING ANY PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAWS, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

BASIS OF BEARINGS: Bearings based on the East right-of-way line of Coit Road, as shown on plat of Coit Plaza Addition, recorded in Cabinet I, Page 287, Plat Records, Collin County, Texas.

PRELIMINARY PLAT

COIT ROAD MEDICAL OFFICE ADDITION

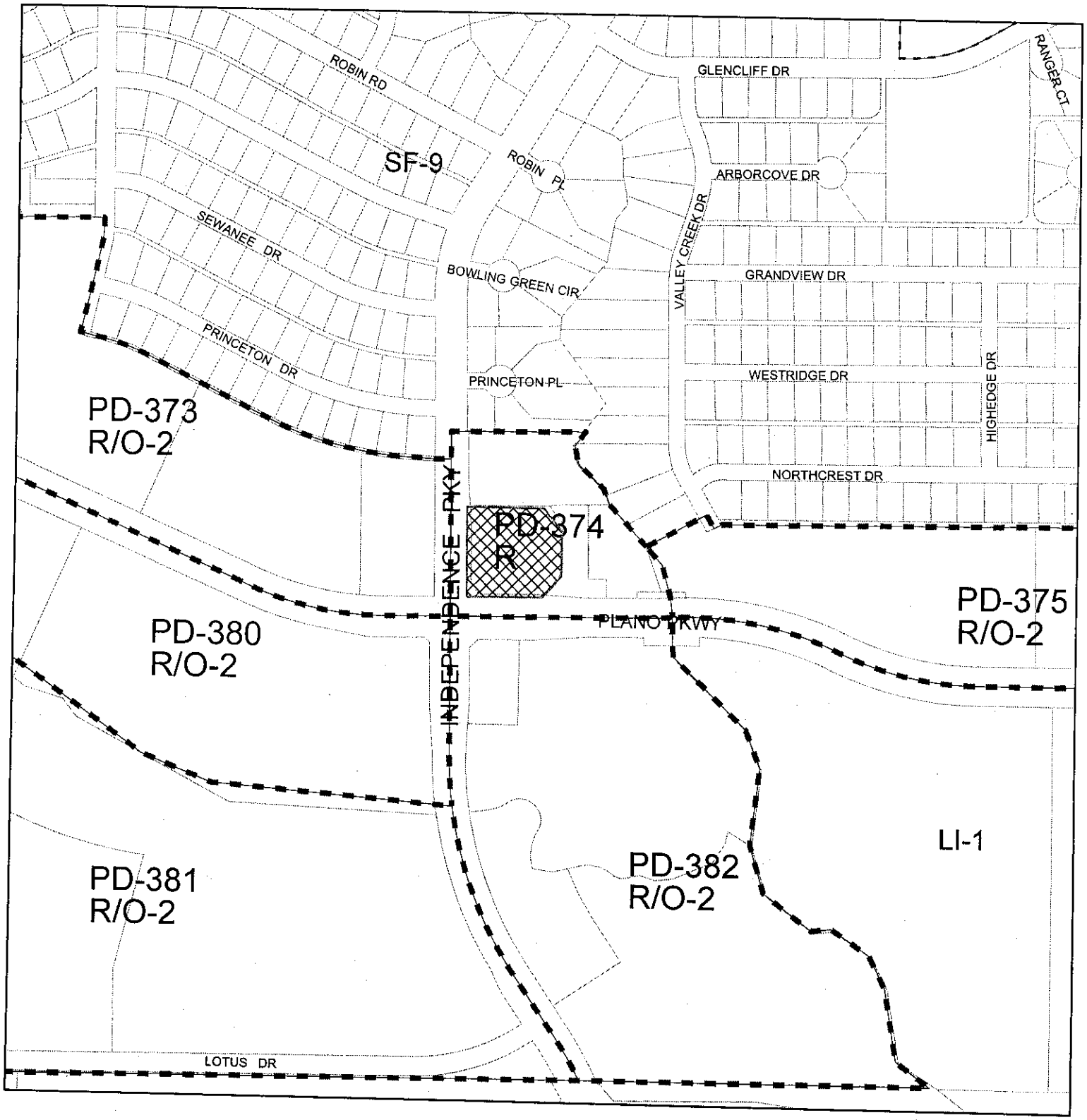
LOT 1, BLOCK 1

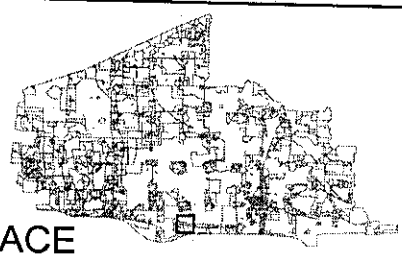
SITUATED IN THE
MARTHA McBRIDE SURVEY, ABSTRACT NO. 553
CITY OF PLANO, COLLIN COUNTY, TEXAS
SHEET 1 OF 1

OWNER
ARIANA INVESTMENTS, INC.
2115 RIVER OAKS
HOUSTON, TX 77019

PREPARED BY
BROCKETTE/DAVIS/DRAKE, INC.
Civil & Structural Engineering Surveying
4144 North Central Expressway
Suite 1100 Dallas, Texas 75204
(214) 824-3647, fax (214) 824-7064

Date: July, 2006



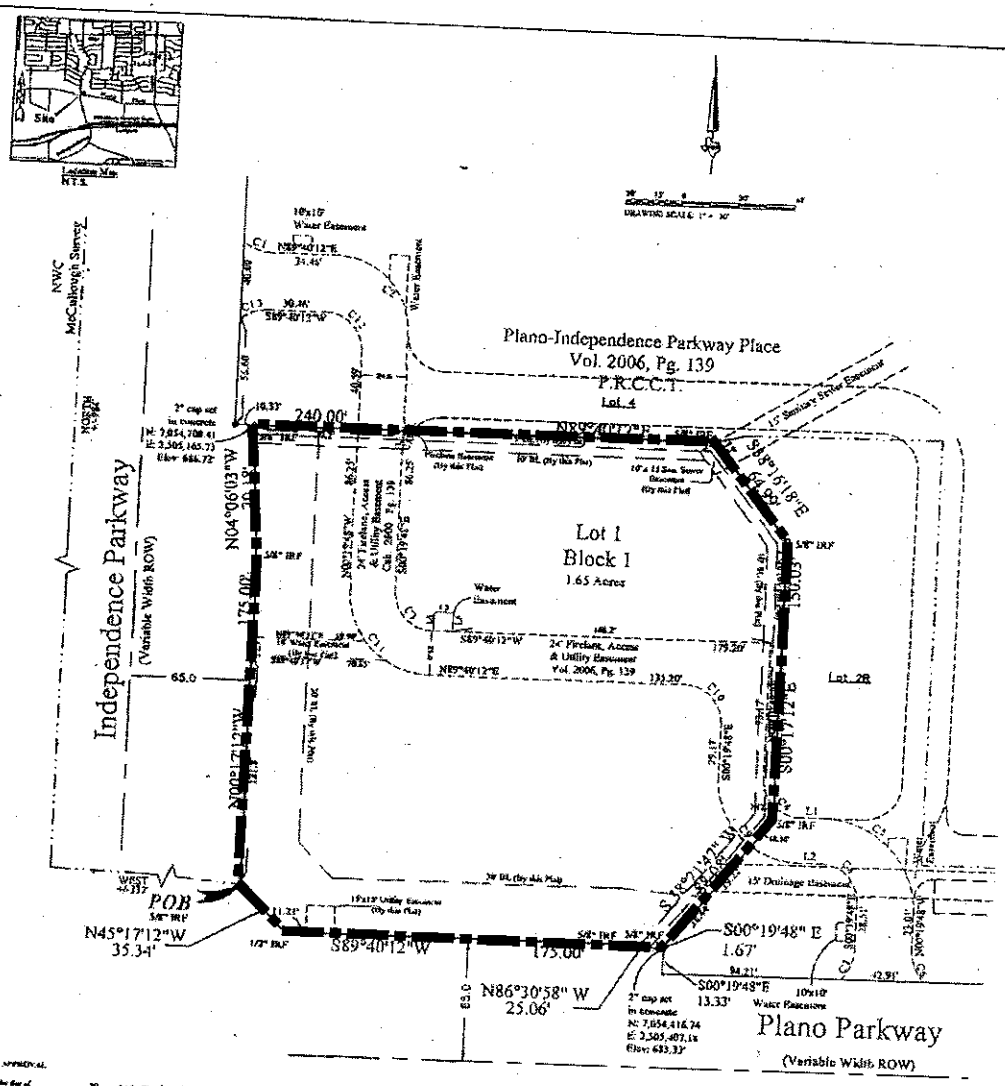


Item Submitted: PRELIMINARY PLAT

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

Zoning: PLANNED DEVELOPMENT-374-RETAIL

200' Notification Buffer



SURVEYING DIRECTION	DISTANCE
L1	11.48'
L2	11.80'
L3	11.39'
L4	5.20'
L5	14.60'
L6	14.60'
L7	10.80'
L8	10.20'

SURVEYING	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	25.00'	39.27'	S44°19'48"E	35.36'
C2	90°00'00"	25.00'	39.27'	S45°40'12"W	35.36'
C3	90°00'00"	25.00'	39.27'	N44°19'48"W	35.36'
C4	90°00'00"	25.00'	39.27'	N45°40'12"E	35.36'
C5	90°00'00"	25.00'	39.27'	S44°19'48"E	35.36'
C6	90°00'00"	25.00'	39.27'	S45°40'12"W	35.36'
C7	90°00'00"	25.00'	39.27'	N44°19'48"W	35.36'
C8	90°00'00"	25.00'	39.27'	N45°40'12"E	35.36'
C9	42°47'53"	25.00'	18.67'	S68°03'36"E	18.24'
C10	90°00'00"	25.00'	39.27'	S00°19'48"E	35.36'
C11	90°00'00"	25.00'	39.27'	S89°40'12"W	35.36'
C12	90°00'00"	25.00'	39.27'	N00°19'48"W	35.36'
C13	90°00'00"	25.00'	39.27'	N89°40'12"E	35.36'
C14	90°00'00"	25.00'	39.27'	S00°19'48"E	35.36'
C15	90°00'00"	25.00'	39.27'	S89°40'12"W	35.36'
C16	90°00'00"	25.00'	39.27'	N00°19'48"W	35.36'
C17	90°00'00"	25.00'	39.27'	N89°40'12"E	35.36'
C18	42°47'53"	25.00'	18.67'	S68°03'36"E	18.24'
C19	90°00'00"	25.00'	39.27'	S00°19'48"E	35.36'
C20	90°00'00"	25.00'	39.27'	S89°40'12"W	35.36'
C21	90°00'00"	25.00'	39.27'	N00°19'48"W	35.36'
C22	90°00'00"	25.00'	39.27'	S89°40'12"W	35.36'
C23	90°00'00"	25.00'	39.27'	N00°19'48"W	35.36'
C24	90°00'00"	25.00'	39.27'	N89°40'12"E	35.36'

Owners Certification

STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF PLANO §

WHEREAS Martinez Investments, Inc., is the owner of a tract of land situated in the Francis McCullough Survey, A - 586, City of Plano, Collin County, Texas, being a portion of that tract described by deed to Plano Parkway Independence Partners, Inc., as recorded in Volume 5377, Page 682, Deed Records Collin County Texas (DRCCT), and being more particularly described by metes and bounds as follows (bearings are based on the north right of way for Plano Parkway as dedicated by said deed):

BEGINNING at a 5/8 inch iron rod found with cap marked "BHB INC" (hereinafter said) for the northerly northeast corner for the intersection of Plano Parkway (variable width right of way) and Independence Parkway (variable width right of way) as shown by Commission Plat recorded in Volume 2006, Page 139, Plat Records, Collin County, Texas;

THENCE in a westerly with the said right of way for Independence Parkway, as follows:

North 00°19'48" West, a distance of 175.00 feet to a found 5/8 inch iron rod with cap marked "BHB INC" (found iron rod);

North 04°06'03" West a distance of 39.19 feet to a found 5/8 inch cap set for corner;

THENCE North 89°40'12" East, a distance of 240.00 feet to a found 5/8 inch iron rod;

THENCE South 00°19'48" East, a distance of 64.90 feet to a found 5/8 inch iron rod;

THENCE South 89°40'12" West, a distance of 64.90 feet to a found 5/8 inch iron rod;

THENCE South 00°19'48" East, a distance of 150.05 feet to a found 5/8 inch iron rod;

THENCE South 30°21'42" West, a distance of 84.88 feet to a found 5/8 inch iron rod;

THENCE South 44°19'48" East, a distance of 1.67 feet to a 5/8 inch cap set for corner on the northerly right of way for Plano Parkway;

THENCE North 89°28'48" West with said right of way, a distance of 25.06 feet to a 5/8 inch found iron rod;

THENCE South 45°40'12" West continuing with said right of way, a distance of 123.00 feet to a found 1/2 inch iron rod for the easterly southeast corner of the aforesaid Intersection of Plano Parkway and Independence Parkway;

THENCE North 45°17'12" West, a distance of 35.34 feet to the POINT OF BEGINNING and containing 1.65 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Martinez Investments, Inc., acting by and through the undersigned, its duly authorized officers, does hereby adopt this plan designating the hereinabove described property as Lot 1, Block 1, Plano-Independence Parkway Place, an Addition to the City of Plano, Texas, and does dedicate to the public's use City of Plano's use thereof. The City of Plano and public utility entities shall have the right to maintain and/or stop removal of or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may at any time endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Plano and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of their respective systems without the necessity of any time of procuring permission from anyone.

That the undersigned does hereby covenant and agree that he shall construct upon the Plano Parkway Addition, its successors and assigns hereby, a fixed and final Ad Valorem Tax Lien which is a state of good repute of all times and keep the same free and clear of any encumbrances, and does hereby specifically make such lien and charge against said property, and the purchaser of each lot shall be charged with the payment of the taxes thereon, and the Plano Independence Parkway Place Addition shall not be responsible for the payment of such taxes. The maintenance of roadway on the Plano Parkway Addition is the responsibility of the owners, and the owners shall post and maintain appropriate signs in conspicuous places along said Plano Parkway stating "Fire Lane, Tow Away Zone". The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for the free movement and emergency use.

The undersigned does covenant and agree that the Ad Valorem Taxes may be collected by any governmental or quasi-governmental agency to whom said property is subject and payment of Ad Valorem Taxes collectable and enforceable and constitute a lien upon said property, and that the purchaser of each lot shall be charged with the payment of the taxes thereon, and the Plano Independence Parkway Place Addition shall not be responsible for the payment of such taxes. The maintenance of roadway on the Plano Parkway Addition is the responsibility of the owners, and the owners shall post and maintain appropriate signs in conspicuous places along said Plano Parkway stating "Fire Lane, Tow Away Zone". The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for the free movement and emergency use.

The undersigned does covenant and agree that he shall indemnify and hold harmless the City of Plano, its officers, agents, employees, or servants, against all claims or lawsuits of any kind and character arising out of any negligent act, error or omission of the undersigned or any agent, employee, servant or representative of the undersigned in connection with the construction, maintenance or repair of the Plano Parkway Addition.

WITNESS MY HAND this the ____ day of _____, 2006.

Martinez Investments, Inc.

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2006.

Notary Public in and for the State of Texas

My commission expires

CERTIFICATE OF APPROVAL

APPROVED on this the day of _____, 2006, by the Planning & Zoning Commission, City of Plano, Texas.

Chairman, Planning & Zoning Commission

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2006.

Notary Public in and for the State of Texas

My commission expires

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Real Time Publishers, Inc., acting by and through the undersigned, its duly authorized agent, does hereby adopt this plan designating the hereinabove described property as Lot 1, Block 1, Plano-Independence Parkway Place, an Addition to the City of Plano, Collin County, Texas, and the owner(s) does/do not dedicate the streets and alleys shown thereon.

This plat does not affect any restriction, deed restriction, or covenant, if any, on this property.

Real Time Publishers, Inc.

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2006.

Notary Public in and for the State of Texas

My commission expires

Surveyor's Certification

I hereby declare that this plat has been prepared in accordance with the requirements of the City of Plano, Texas from an actual field survey on the ground, and that all pertaining corners are as shown hereon.

Paul Bolton
R.P.L.S. No. 5445

Date

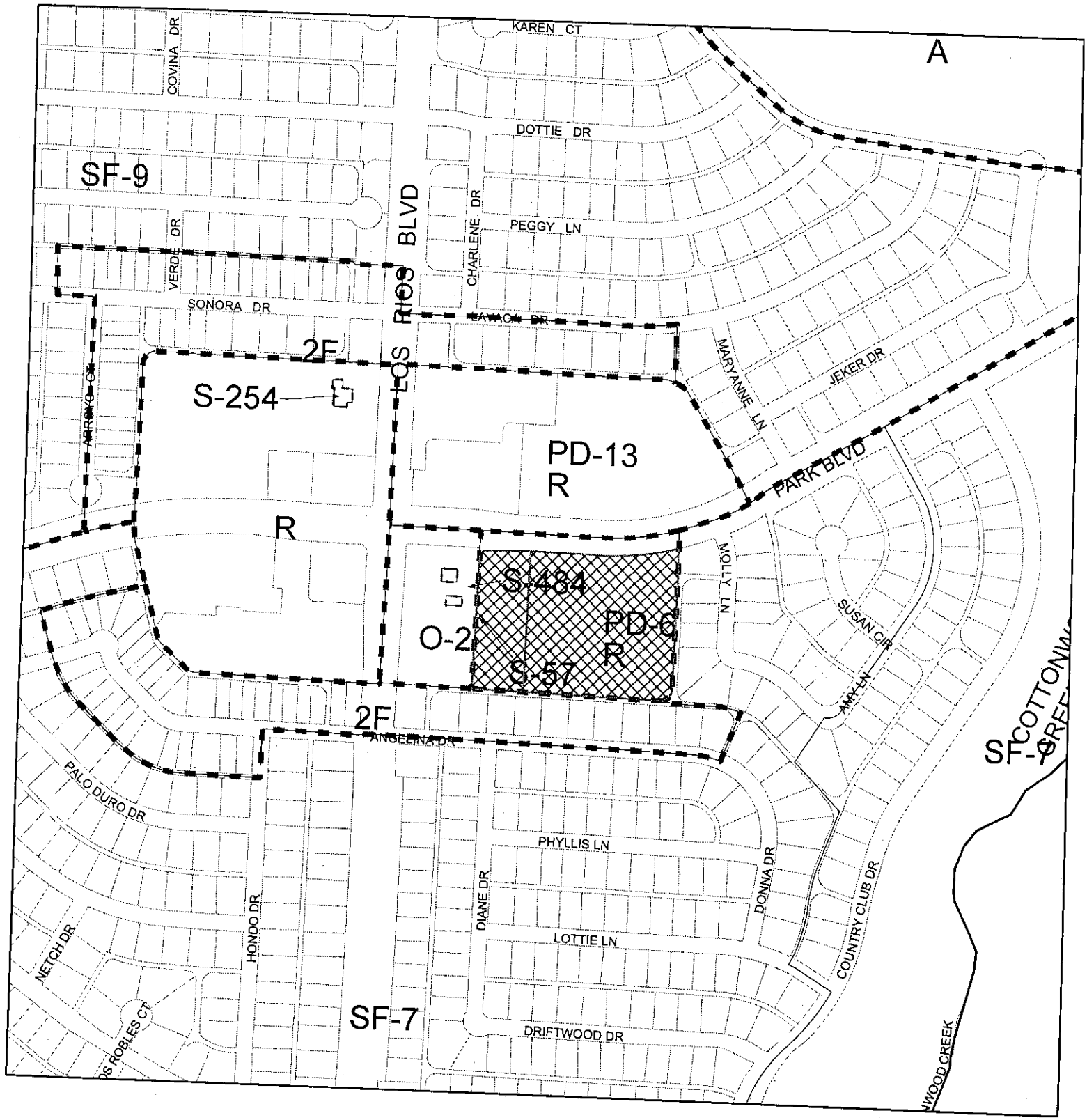
Preliminary Plat
Lot 1, Block 1
Plano-Independence Parkway Place
Francis McCullough Survey, A - 586
City of Plano, Collin County, Texas
July 18, 2006

Owner/Applicant:
Real Time

P.O. Box 190826
Atlanta, Ga. 30319
(770)451-1020
Paddy Goodwin

Boird, Hampton & Brown, Inc.
Engineering & Surveying

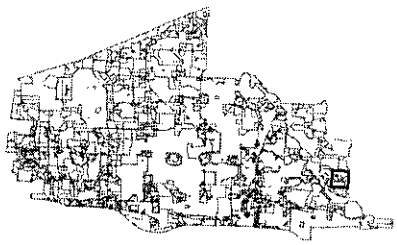
Jul 18, 2006 - 10:10am
Drawing File: C:\Surveys\05\05p05\dwg\Preliminary Plat.dwg



Item Submitted: VACATION OF PLAT

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

Zoning: PLANNED DEVELOPMENT-6-RETAIL



○ 200' Notification Buffer

VACATION OF SUBDIVISION PLAT

STATE OF TEXAS)
)
COUNTY OF COLLIN) KNOW ALL MEN BY THESE PRESENTS:

WE, LYONS EQUITIES, INC., TRUSTEE, being the owner of all the lots located within the CONVEYANCE PLAT of LOTS 2 & 3, BLOCK 1, PARK RIOS ADDITION subdivision, a subdivision to the City of Plano, Collin County, Texas, and being recorded in Volume 2006, Page 81 of the Map and Plat Records of Collin County, Texas, on the 13th day of February, 2006, to which reference is here made, desiring to vacate the plat of said Subdivision, do hereby declare the same to be vacated, and said plat of said Subdivision shall no longer be of any force and effect after vacating of said plat has been approved by the Planning & Zoning Commission of the City of Plano, Texas.

EXECUTED this the 17th day of July, 2006.

Glenn E. Lyons, President

KATHERINE L. DAY
Notary Public, State of Texas
My Commission Expires
February 07, 2010

STATE OF TEXAS)

BEFORE ME, the undersigned, a Notary Public in and for said State of Texas, on this day personally appeared GLENN E. LYONS, President, known to me to be the person whose name is subscribed t the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 17th day of July, 2006.

Notary Public

My Commission expires: Feb. 07, 2010

CITY OF PLANO, TEXAS

The vacation of the above referred to Subdivision Plat was approved by the Planning & Zoning Commission of the City of Plano, Texas, on the _____ day of _____, 2006.

Chairman, Planning & Zoning Commission
City of Plano, Texas

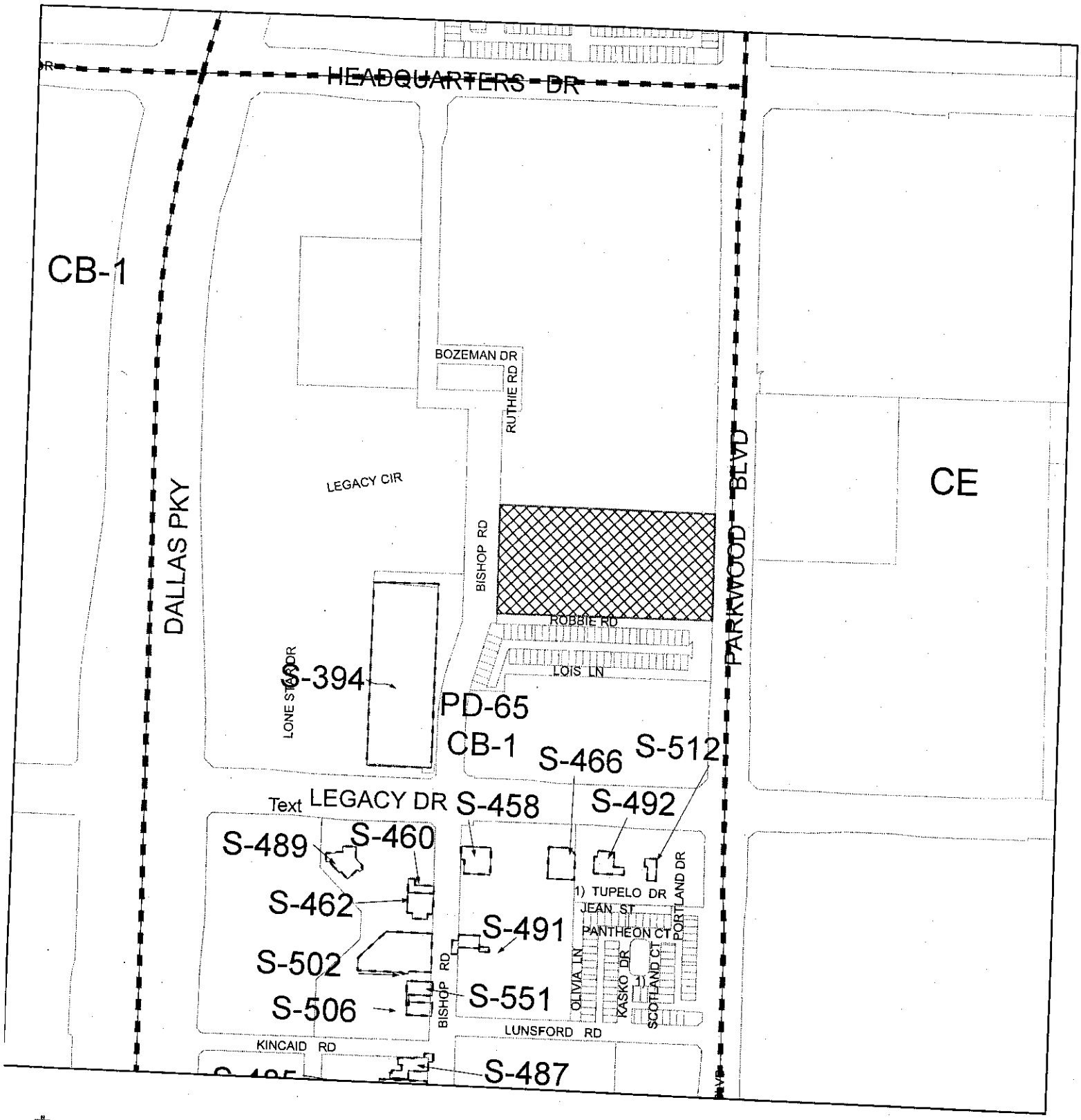
City Engineer

STATE OF TEXAS)

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2006.

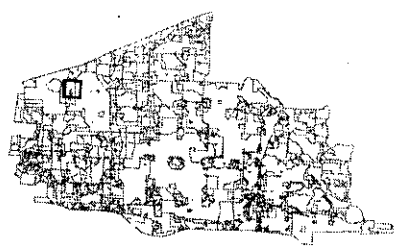
Notary Public



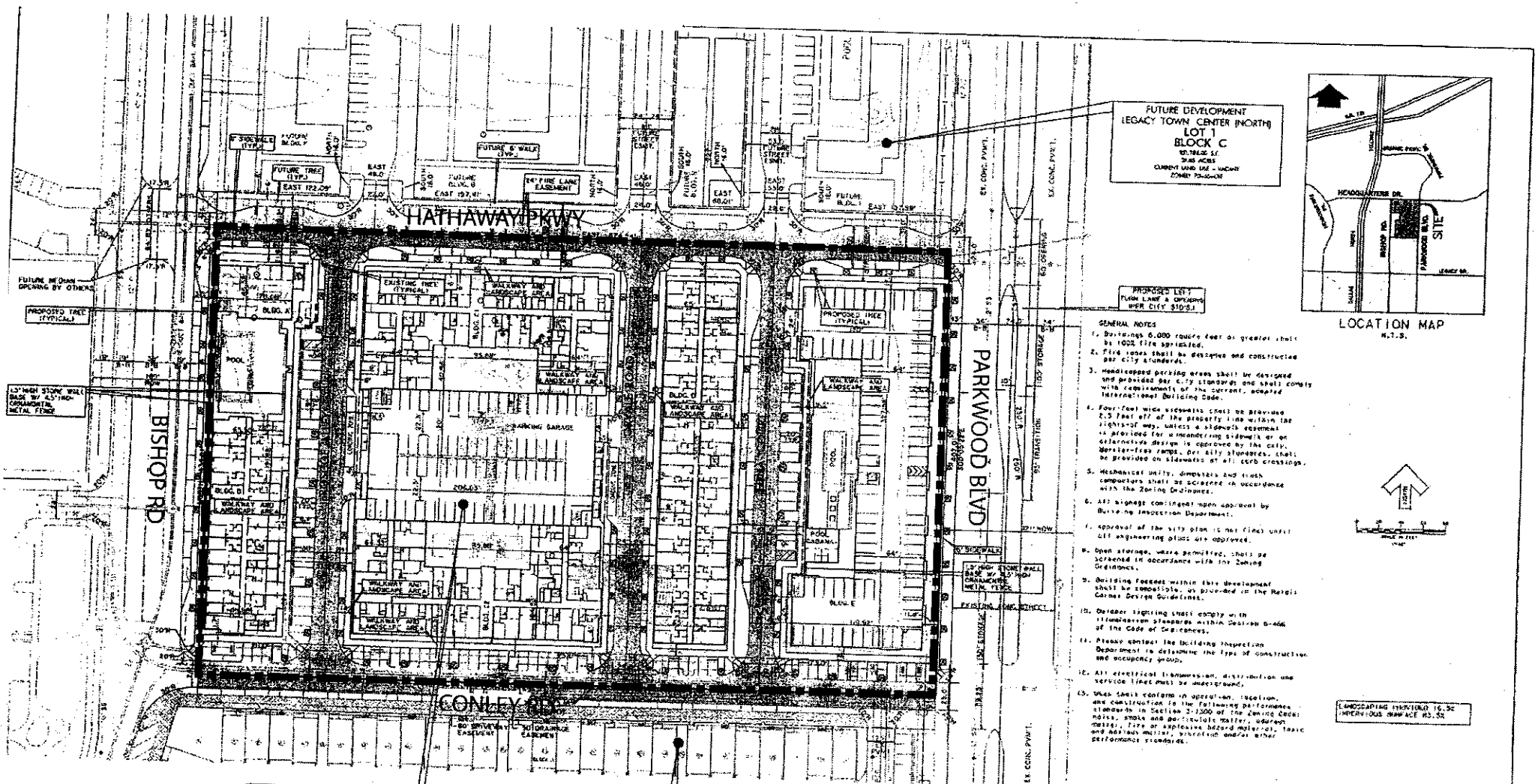
Item Submitted: PRELIMINARY SITE PLAN

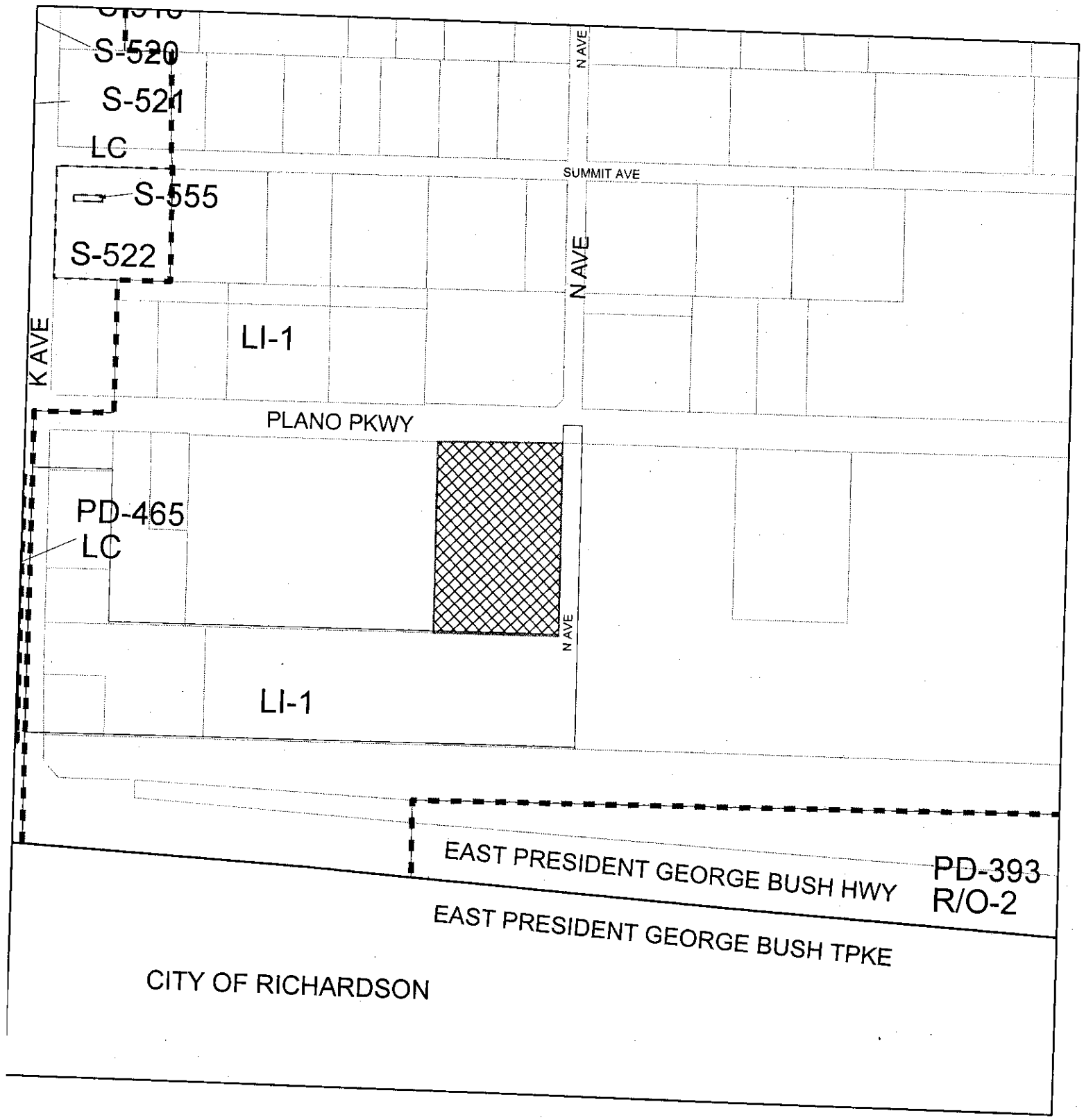
Title: LEGACY TOWN CENTER (NORTH)
BLOCK A, LOT 1

Zoning: PLANNED DEVELOPMENT-65-
CENTRAL BUSINESS-1



○ 200' Notification Buffer

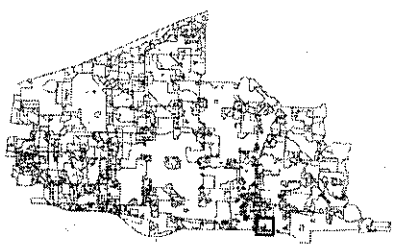

HATHAWAY PKWY
BISHOP RD
PARKWOOD BLVD
CONLEY DR
FUTURE DEVELOPMENT
LEGACY TOWN CENTER (NORTH)
LOT 1
BLOCK C
PROPOSED LOT 1
PLANO LANE A OPENSPACE
PROPOSED TREE (TYPICAL)
EXISTING TREE (TYPICAL)
PROPOSED TREE (TYPICAL)
POOL
BLDG. A
BLDG. B
BLDG. C
BLDG. D
BLDG. E
PARKING GARAGE
WALKWAY AND LANDSCAPE AREA
6' SIDEWALK
FUTURE 6' WALK
FUTURE TREE (TYP.)
EAST 172.09'
EAST 197.41'
EAST 48.0'
FUTURE BLDG. C
FUTURE BLDG. D
FUTURE BLDG. E
FUTURE BLDG. F
EAST 213.58'
EAST 48.01'
FUTURE LANE EASEMENT
FUTURE BLDG. G
FUTURE BLDG. H
FUTURE BLDG. I
FUTURE BLDG. J
FUTURE BLDG. K
FUTURE BLDG. L
FUTURE BLDG. M
FUTURE BLDG. N
FUTURE BLDG. O
FUTURE BLDG. P
FUTURE BLDG. Q
FUTURE BLDG. R
FUTURE BLDG. S
FUTURE BLDG. T
FUTURE BLDG. U
FUTURE BLDG. V
FUTURE BLDG. W
FUTURE BLDG. X
FUTURE BLDG. Y
FUTURE BLDG. Z
FUTURE BLDG. AA
FUTURE BLDG. BB
FUTURE BLDG. CC
FUTURE BLDG. DD
FUTURE BLDG. EE
FUTURE BLDG. FF
FUTURE BLDG. GG
FUTURE BLDG. HH
FUTURE BLDG. II
FUTURE BLDG. JJ
FUTURE BLDG. KK
FUTURE BLDG. LL
FUTURE BLDG. MM
FUTURE BLDG. NN
FUTURE BLDG. OO
FUTURE BLDG. PP
FUTURE BLDG. QQ
FUTURE BLDG. RR
FUTURE BLDG. SS
FUTURE BLDG. TT
FUTURE BLDG. UU
FUTURE BLDG. VV
FUTURE BLDG. WW
FUTURE BLDG. XX
FUTURE BLDG. YY
FUTURE BLDG. ZZ
FUTURE BLDG. AAA
FUTURE BLDG. BBB
FUTURE BLDG. CCC
FUTURE BLDG. DDD
FUTURE BLDG. EEE
FUTURE BLDG. FFF
FUTURE BLDG. GGG
FUTURE BLDG. HHH
FUTURE BLDG. III
FUTURE BLDG. JJJ
FUTURE BLDG. KKK
FUTURE BLDG. LLL
FUTURE BLDG. MMM
FUTURE BLDG. NNN
FUTURE BLDG. OOO
FUTURE BLDG. PPP
FUTURE BLDG. QQQ
FUTURE BLDG. RRR
FUTURE BLDG. SSS
FUTURE BLDG. TTT
FUTURE BLDG. UUU
FUTURE BLDG. VVV
FUTURE BLDG. WWW
FUTURE BLDG. XXX
FUTURE BLDG. YYY
FUTURE BLDG. ZZZ
FUTURE BLDG. AAAA
FUTURE BLDG. BBBB
FUTURE BLDG. CCCC
FUTURE BLDG. DDDD
FUTURE BLDG. EEEE
FUTURE BLDG. FFFF
FUTURE BLDG. GGGG
FUTURE BLDG. HHHH
FUTURE BLDG. IIII
FUTURE BLDG. JJJJ
FUTURE BLDG. KKKK
FUTURE BLDG. LLLL
FUTURE BLDG. MMMM
FUTURE BLDG. NNNN
FUTURE BLDG. OOOO
FUTURE BLDG. PPPP
FUTURE BLDG. QQQQ
FUTURE BLDG. RRRR
FUTURE BLDG. SSSS
FUTURE BLDG. TTTT
FUTURE BLDG. UUUU
FUTURE BLDG. VVVV
FUTURE BLDG. WWWW
FUTURE BLDG. XXXX
FUTURE BLDG. YYYY
FUTURE BLDG. ZZZZ
FUTURE BLDG. AAAAA
FUTURE BLDG. BBBBB
FUTURE BLDG. CCCCC
FUTURE BLDG. DDDDD
FUTURE BLDG. EEEEE
FUTURE BLDG. FFFFF
FUTURE BLDG. GGGGG
FUTURE BLDG. HHHHH
FUTURE BLDG. IIIII
FUTURE BLDG. JJJJJ
FUTURE BLDG. KKKKK
FUTURE BLDG. LLLLL
FUTURE BLDG. MMMMM
FUTURE BLDG. NNNNN
FUTURE BLDG. OOOOO
FUTURE BLDG. PPPPP
FUTURE BLDG. QQQQQ
FUTURE BLDG. RRRRR
FUTURE BLDG. SSSSS
FUTURE BLDG. TTTTT
FUTURE BLDG. UUUUU
FUTURE BLDG. VVVVV
FUTURE BLDG. WWWWW
FUTURE BLDG. XXXXX
FUTURE BLDG. YYYYY
FUTURE BLDG. ZZZZZ
FUTURE BLDG. AAAAAA
FUTURE BLDG. BBBBBB
FUTURE BLDG. CCCCCC
FUTURE BLDG. DDDDDD
FUTURE BLDG. EEEEEE
FUTURE BLDG. FFFFFF
FUTURE BLDG. GGGGGG
FUTURE BLDG. HHHHHH
FUTURE BLDG. IIIIII
FUTURE BLDG. JJJJJJ
FUTURE BLDG. KKKKKK
FUTURE BLDG. LLLLLL
FUTURE BLDG. MMMMMM
FUTURE BLDG. NNNNNN
FUTURE BLDG. OOOOOO
FUTURE BLDG. PPPPPP
FUTURE BLDG. QQQQQQ
FUTURE BLDG. RRRRRR
FUTURE BLDG. SSSSSS
FUTURE BLDG. TTTTTT
FUTURE BLDG. UUUUUU
FUTURE BLDG. VVVVVV
FUTURE BLDG. WWWWWW
FUTURE BLDG. XXXXXX
FUTURE BLDG. YYYYYY
FUTURE BLDG. ZZZZZZ
FUTURE BLDG. AAAAAAA
FUTURE BLDG. BBBBBBB
FUTURE BLDG. CCCCCCC
FUTURE BLDG. DDDDDDD
FUTURE BLDG. EEEEEEE
FUTURE BLDG. FFFFFFF
FUTURE BLDG. GGGGGGG
FUTURE BLDG. HHHHHHH
FUTURE BLDG. IIIIIII
FUTURE BLDG. JJJJJJJ
FUTURE BLDG. KKKKKKK
FUTURE BLDG. LLLLLLL
FUTURE BLDG. MMMMMMM
FUTURE BLDG. NNNNNNN
FUTURE BLDG. OOOOOOO
FUTURE BLDG. PPPPPPP
FUTURE BLDG. QQQQQQQ
FUTURE BLDG. RRRRRRR
FUTURE BLDG. SSSSSSS
FUTURE BLDG. TTTTTTT
FUTURE BLDG. UUUUUUU
FUTURE BLDG. VVVVVVV
FUTURE BLDG. WWWWWWW
FUTURE BLDG. XXXXXXX
FUTURE BLDG. YYYYYYY
FUTURE BLDG. ZZZZZZZ
FUTURE BLDG. AAAAAAAA
FUTURE BLDG. BBBBBBBB
FUTURE BLDG. CCCCCCCC
FUTURE BLDG. DDDDDDDD
FUTURE BLDG. EEEEEEEE
FUTURE BLDG. FFFFFFFF
FUTURE BLDG. GGGGGGGG
FUTURE BLDG. HHHHHHHH
FUTURE BLDG. IIIIIIII
FUTURE BLDG. JJJJJJJJ
FUTURE BLDG. KKKKKKKK
FUTURE BLDG. LLLLLLLL
FUTURE BLDG. MMMMMMMM
FUTURE BLDG. NNNNNNNN
FUTURE BLDG. OOOOOOOO
FUTURE BLDG. PPPPPPPP
FUTURE BLDG. QQQQQQQQ
FUTURE BLDG. RRRRRRRR
FUTURE BLDG. SSSSSSSS
FUTURE BLDG. TTTTTTTT
FUTURE BLDG. UUUUUUUU
FUTURE BLDG. VVVVVVVV
FUTURE BLDG. WWWWWWWW
FUTURE BLDG. XXXXXXXX
FUTURE BLDG. YYYYYYYY
FUTURE BLDG. ZZZZZZZZ
FUTURE BLDG. AAAAAAAAA
FUTURE BLDG. BBBBBBBBB
FUTURE BLDG. CCCCCCCCC
FUTURE BLDG. DDDDDDDDD
FUTURE BLDG. EEEEEEEEE
FUTURE BLDG. FFFFFFFFF
FUTURE BLDG. GGGGGGGGG
FUTURE BLDG. HHHHHHHHH
FUTURE BLDG. IIIIIIIII
FUTURE BLDG. JJJJJJJJJ
FUTURE BLDG. KKKKKKKKK
FUTURE BLDG. LLLLLLLLL
FUTURE BLDG. MMMMMMMMM
FUTURE BLDG. NNNNNNNNN
FUTURE BLDG. OOOOOOOOO
FUTURE BLDG. PPPPPPPPP
FUTURE BLDG. QQQQQQQQQ
FUTURE BLDG. RRRRRRRRR
FUTURE BLDG. SSSSSSSSS
FUTURE BLDG. TTTTTTTTT
FUTURE BLDG. UUUUUUUUU
FUTURE BLDG. VVVVVVVVV
FUTURE BLDG. WWWWWWWWW
FUTURE BLDG. XXXXXXXXX
FUTURE BLDG. YYYYYYYYY
FUTURE BLDG. ZZZZZZZZZ
FUTURE BLDG. AAAAAAAAAA
FUTURE BLDG. BBBBBBBBBB
FUTURE BLDG. CCCCCCCCCC
FUTURE BLDG. DDDDDDDDDD
FUTURE BLDG. EEEEEEEEEE
FUTURE BLDG. FFFFFFFFFF
FUTURE BLDG. GGGGGGGGGG
FUTURE BLDG. HHHHHHHHHH
FUTURE BLDG. IIIIIIIIII
FUTURE BLDG. JJJJJJJJJJ
FUTURE BLDG. KKKKKKKKKK
FUTURE BLDG. LLLLLLLLLL
FUTURE BLDG. MMMMMMMMMM
FUTURE BLDG. NNNNNNNNNN
FUTURE BLDG. OOOOOOOOOO
FUTURE BLDG. PPPPPPPPPP
FUTURE BLDG. QQQQQQQQQQ
FUTURE BLDG. RRRRRRRRRR
FUTURE BLDG. SSSSSSSSSS
FUTURE BLDG. TTTTTTTTTT
FUTURE BLDG. UUUUUUUUUU
FUTURE BLDG. VVVVVVVVVV
FUTURE BLDG. WWWWWWWWWW
FUTURE BLDG. XXXXXXXXXX
FUTURE BLDG. YYYYYYYYYY
FUTURE BLDG. ZZZZZZZZZZ
FUTURE BLDG. AAAAAAAAAAA
FUTURE BLDG. BBBBBBBBBBB
FUTURE BLDG. CCCCCCCCCCC
FUTURE BLDG. DDDDDDDDDDD
FUTURE BLDG. EEEEEEEEEEE
FUTURE BLDG. FFFFFFFFFFF
FUTURE BLDG. GGGGGGGGGGG
FUTURE BLDG. HHHHHHHHHHH
FUTURE BLDG. IIIIIIIIIII
FUTURE BLDG. JJJJJJJJJJJ
FUTURE BLDG. KKKKKKKKKKK
FUTURE BLDG. LLLLLLLLLLL
FUTURE BLDG. MMMMMMMMMMM
FUTURE BLDG. NNNNNNNNNNN
FUTURE BLDG. OOOOOOOOOOO
FUTURE BLDG. PPPPPPPPPPP
FUTURE BLDG. QQQQQQQQQQQ
FUTURE BLDG. RRRRRRRRRRR
FUTURE BLDG. SSSSSSSSSSS
FUTURE BLDG. TTTTTTTTTTT
FUTURE BLDG. UUUUUUUUUUU
FUTURE BLDG. VVVVVVVVVVV
FUTURE BLDG. WWWWWWWWWWW
FUTURE BLDG. XXXXXXXXXXX
FUTURE BLDG. YYYYYYYYYYY
FUTURE BLDG. ZZZZZZZZZZZ
FUTURE BLDG. AAAAAAAAAAAA
FUTURE BLDG. BBBBBBBBBBBB
FUTURE BLDG. CCCCCCCCCCCC
FUTURE BLDG. DDDDDDDDDDDD
FUTURE BLDG. EEEEEEEEEEEE
FUTURE BLDG. FFFFFFFFFFFF
FUTURE BLDG. GGGGGGGGGGGG
FUTURE BLDG. HHHHHHHHHHHH
FUTURE BLDG. IIIIIIIIIIII
FUTURE BLDG. JJJJJJJJJJJJ
FUTURE BLDG. KKKKKKKKKKKK
FUTURE BLDG. LLLLLLLLLLLL
FUTURE BLDG. MMMMMMMMMMMM
FUTURE BLDG. NNNNNNNNNNNN
FUTURE BLDG. OOOOOOOOOOOO
FUTURE BLDG. PPPPPPPPPPPP
FUTURE BLDG. QQQQQQQQQQQQ
FUTURE BLDG. RRRRRRRRRRRR
FUTURE BLDG. SSSSSSSSSSSS
FUTURE BLDG. TTTTTTTTTTTT
FUTURE BLDG. UUUUUUUUUUUU
FUTURE BLDG. VVVVVVVVVVVV
FUTURE BLDG. WWWWWWWWWWWW
FUTURE BLDG. XXXXXXXXXXXX
FUTURE BLDG. YYYYYYYYYYYY
FUTURE BLDG. ZZZZZZZZZZZZ
FUTURE BLDG. AAAAAAAAAAAAA
FUTURE BLDG. BBBBBBBBBBBBB
FUTURE BLDG. CCCCCCCCCCCCC
FUTURE BLDG. DDDDDDDDDDDDD
FUTURE BLDG. EEEEEEEEEEEEE
FUTURE BLDG. FFFFFFFFFFFFF
FUTURE BLDG. GGGGGGGGGGGGG
FUTURE BLDG. HHHHHHHHHHHHH
FUTURE BLDG. IIIIIIIIIIIII
FUTURE BLDG. JJJJJJJJJJJJJ
FUTURE BLDG. KKKKKKKKKKKKK
FUTURE BLDG. LLLLLLLLLLLLL
FUTURE BLDG. MMMMMMMMMMMMM
FUTURE BLDG. NNNNNNNNNNNNN
FUTURE BLDG. OOOOOOOOOOOOO
FUTURE BLDG. PPPPPPPPPPPPP
FUTURE BLDG. QQQQQQQQQQQQQ
FUTURE BLDG. RRRRRRRRRRRRR
FUTURE BLDG. SSSSSSSSSSSSS
FUTURE BLDG. TTTTTTTTTTTTT
FUTURE BLDG. UUUUUUUUUUUUU
FUTURE BLDG. VVVVVVVVVVVVV
FUTURE BLDG. WWWWWWWWWWWWW
FUTURE BLDG. XXXXXXXXXXXXX
FUTURE BLDG. YYYYYYYYYYYYY
FUTURE BLDG. ZZZZZZZZZZZZZ
FUTURE BLDG. AAAAAAAAAAAAAA
FUTURE BLDG. BBBBBBBBBBBBBB
FUTURE BLDG. CCCCCCCCCCCCCC
FUTURE BLDG. DDDDDDDDDDDDDD
FUTURE BLDG. EEEEEEEEEEEEEE
FUTURE BLDG. FFFFFFFFFFFFFF
FUTURE BLDG. GGGGGGGGGGGGGG
FUTURE BLDG. HHHHHHHHHHHHHH
FUTURE BLDG. IIIIIIIIIIIIII
FUTURE BLDG. JJJJJJJJJJJJJJ
FUTURE BLDG. KKKKKKKKKKKKKK
FUTURE BLDG. LLLLLLLLLLLLLL
FUTURE BLDG. MMMMMMMMMMMMMM
FUTURE BLDG. NNNNNNNNNNNNNN
FUTURE BLDG. OOOOOOOOOOOOOO
FUTURE BLDG. PPPPPPPPPPPPPP
FUTURE BLDG. QQQQQQQQQQQQQQ
FUTURE BLDG. RRRRRRRRRRRRRR
FUTURE BLDG. SSSSSSSSSSSSSS
FUTURE BLDG. TTTTTTTTTTTTTT
FUTURE BLDG. UUUUUUUUUUUUUU
FUTURE BLDG. VVVVVVVVVVVVVV
FUTURE BLDG. WWWWWWWWWWWWWW
FUTURE BLDG. XXXXXXXXXXXXXX
FUTURE BLDG. YYYYYYYYYYYYYY
FUTURE BLDG. ZZZZZZZZZZZZZZ
FUTURE BLDG. AAAAAAAAAAAAAAA
FUTURE BLDG. BBBBBBBBBBBBBBB
FUTURE BLDG. CCCCCCCCCCCCCCC
FUTURE BLDG. DDDDDDDDDDDDDDD
FUTURE BLDG. EEEEEEEEEEEEEEE
FUTURE BLDG. FFFFFFFFFFFFFFF
FUTURE BLDG. GGGGGGGGGGGGGGG
FUTURE BLDG. HHHHHHHHHHHHHHH
FUTURE BLDG. IIIIIIIIIIIIIII
FUTURE BLDG. JJJJJJJJJJJJJJJ
FUTURE BLDG. KKKKKKKKKKKKKKK
FUTURE BLDG. LLLLLLLLLLLLLLL
FUTURE BLDG. MMMMMMMMMMMMMMM
FUTURE BLDG. NNNNNNNNNNNNNNN
FUTURE BLDG. OOOOOOOOOOOOOOO
FUTURE BLDG. PPPPPPPPPPPPPPP
FUTURE BLDG. QQQQQQQQQQQQQQQ
FUTURE BLDG. RRRRRRRRRRRRRRR
FUTURE BLDG. SSSSSSSSSSSSSSS
FUTURE BLDG. TTTTTTTTTTTTTTT
FUTURE BLDG. UUUUUUUUUUUUUUU
FUTURE BLDG. VVVVVVVVVVVVVVV
FUTURE BLDG. WWWWWWWWWWWWWWW
FUTURE BLDG. XXXXXXXXXXXXXXX
FUTURE BLDG. YYYYYYYYYYYYYYY
FUTURE BLDG. ZZZZZZZZZZZZZZZ
FUTURE BLDG. AAAAAAAAAAAAAAAA
FUTURE BLDG. BBBBBBBBBBBBBBBB
FUTURE BLDG. CCCCCCCCCCCCCCCC
FUTURE BLDG. DDDDDDDDDDDDDDDD
FUTURE BLDG. EEEEEEEEEEEEEEEE
FUTURE BLDG. FFFFFFFFFFFFFFFF
FUTURE BLDG. GGGGGGGGGGGGGGGG
FUTURE BLDG. HHHHHHHHHHHHHHHH
FUTURE BLDG. IIIIIIIIIIIIIIII
FUTURE BLDG. JJJJJJJJJJJJJJJJ
FUTURE BLDG. KKKKKKKKKKKKKKKK
FUTURE BLDG. LLLLLLLLLLLLLLLL
FUTURE BLDG. MMMMMMMMMMMMMMMM
FUTURE BLDG. NNNNNNNNNNNNNNNN
FUTURE BLDG. OOOOOOOOOOOOOOOO
FUTURE BLDG. PPPPPPPPPPPPPPPP
FUTURE BLDG. QQQQQQQQQQQQQQQQ
FUTURE BLDG. RRRRRRRRRRRRRRRR
FUTURE BLDG. SSSSSSSSSSSSSSSS
FUTURE BLDG. TTTTTTTTTTTTTTTT
FUTURE BLDG. UUUUUUUUUUUUUUUU
FUTURE BLDG. VVVVVVVVVVVVVVVV
FUTURE BLDG. WWWWWWWWWWWWWWWW
FUTURE BLDG. XXXXXXXXXXXXXXXX
FUTURE BLDG. YYYYYYYYYYYYYYYY
FUTURE BLDG. ZZZZZZZZZZZZZZZZ
FUTURE BLDG. AAAAAAAAAAAAAAAAA
FUTURE BLDG. BBBBBBBBBBBBBBBBB
FUTURE BLDG. CCCCCCCCCCCCCCCCC
FUTURE BLDG. DDDDDDDDDDDDDDDDD
FUTURE BLDG. EEEEEEEEEEEEEEEEE
FUTURE BLDG. FFFFFFFFFFFFFFFFF
FUTURE BLDG. GGGGGGGGGGGGGGGGG
FUTURE BLDG. HHHHHHHHHHHHHHHHH
FUTURE BLDG. IIIIIIIIIIIIIIIII
FUTURE BLDG. JJJJJJJJJJJJJJJJJ
FUTURE BLDG. KKKKKKKKKKKKKKKKK
FUTURE BLDG. LLLLLLLLLLLLLLLLL
FUTURE BLDG. MMMMMMMMMMMMMMMMM
FUTURE BLDG. NNNNNNNNNNNNNNNNN
FUTURE BLDG. OOOOOOOOOOOOOOOOO
FUTURE BLDG. PPPPPPPPPPPPPPPPP
FUTURE BLDG. QQQQQQQQQQQQQQQQQ
FUTURE BLDG. RRRRRRRRRRRRRRRRR
FUTURE BLDG. SSSSSSSSSSSSSSSSS
FUTURE BLDG. TTTTTTTTTTTTTTTTT
FUTURE BLDG. UUUUUUUUUUUUUUUUU
FUTURE BLDG. VVVVVVVVVVVVVVVVV
FUTURE BLDG. WWWWWWWWWWWWWWWWW
FUTURE BLDG. XXXXXXXXXXXXXXXXX
FUTURE BLDG. YYYYYYYYYYYYYYYYY
FUTURE BLDG. ZZZZZZZZZZZZZZZZZ
FUTURE BLDG. AAAAAAAAAAAAAAAAAA
FUTURE BLDG. BBBBBBBBBBBBBBBBBB
FUTURE BLDG. CCCCCCCCCCCCCCCCCC
FUTURE BLDG. DDDDDDDDDDDDDDDDDD
FUTURE BLDG. EEEEEEEEEEEEEEEEEE
FUTURE BLDG. FFFFFFFFFFFFFFFFFF
FUTURE BLDG. GGGGGGGGGGGGGGGGGG
FUTURE BLDG. HHHHHHHHHHHHHHHHHH
FUTURE BLDG. IIIIIIIIIIIIIIIIII
FUTURE BLDG. JJJJJJJJJJJJJJJJJJ
FUTURE BLDG. KKKKKKKKKKKKKKKKKK
FUTURE BLDG. LLLLLLLLLLLLLLLLLL
FUTURE BLDG. MMMMMMMMMMMMMMMMMM
FUTURE BLDG. NNNNNNNNNNNNNNNNNN
FUTURE BLDG. OOOOOOOOOOOOOOOOOO
FUTURE BLDG. PPPPPPPPPPPPPPPPPP
FUTURE BLDG. QQQQQQQQQQQQQQQQQQ
FUTURE BLDG. RRRRRRRRRRRRRRRRRR
FUTURE BLDG. SSSSSSSSSSSSSSSSSS
FUTURE BLDG. TTTTTTTTTTTTTTTTTT
FUTURE BLDG. UUUUUUUUUUUUUUUUUU
FUTURE BLDG. VVVVVVVVVVVVVVVVVV
FUTURE BLDG. WWWWWWWWWWWWWWWWWW
FUTURE BLDG. XXXXXXXXXXXXXXXXXX
FUTURE BLDG. YYYYYYYYYYYYYYYYYY
FUTURE BLDG. ZZZZZZZZZZZZZZZZZZ
FUTURE BLDG. AAAAAAAAAAAAAAAAAAA
FUTURE BLDG. BBBBBBBBBBBBBBBBBBB
FUTURE BLDG. CCCCCCCCCCCCCCCCCCC
FUTURE BLDG. DDDDDDDDDDDDDDDDDDD
FUTURE BLDG. EEEEEEEEEEEEEEEEEEE
FUTURE BLDG. FFFFFFFFFFFFFFFFFFF
FUTURE BLDG. GGGGGGGGGGGGGGGGGGG
FUTURE BLDG. HHHHHHHHHHHHHHHHHHH
FUTURE BLDG. IIIIIIIIIIIIIIIIIII
FUTURE BLDG. JJJJJJJJJJJJJJJJJJJ
FUTURE BLDG. KKKKKKKKKKKKKKKKKKK
FUTURE BLDG. LLLLLLLLLLLLLLLLLLL
FUTURE BLDG. MMMMMMMMMMMMMMMMMMM
FUTURE BLDG. NNNNNNNNNNNNNNNNNNN
FUTURE BLDG. OOOOOOOOOOOOOOOOOOO
FUTURE BLDG. PPPPPPPPPPPPPPPPPPP
FUTURE BLDG. QQQQQQQQQQQQQQQQQQQ
FUTURE BLDG. RRRRRRRRRRRRRRRRRRR
FUTURE BLDG. SSSSSSSSSSSSSSSSSSS
FUTURE BLDG. TTTTTTTTTTTTTTTTTTT
FUTURE BLDG. UUUUUUUUUUUUUUUUUUU
FUTURE BLDG. VVVVVVVVVVVVVVVVVVV
FUTURE BLDG. WWWWWWWWWWWWWWWWWWW
FUTURE BLDG. XXXXXXXXXXXXXXXXXXX
FUTURE BLDG. YYYYYYYYYYYYYYYYYYY
FUTURE BLDG. ZZZZZZZZZZZZZZZZZZZ
FUTURE BLDG. AAAAAAAAAAAAAAAAAAAA
FUTURE BLDG. BBBBBBBBBBBBBBBBBBBB
FUTURE BLDG. CCCCCCCCCCCCCCCCCCCC
FUTURE BLDG. DDDDDDDDDDDDDDDDDDDD
FUTURE BLDG. EEEEEEEEEEEEEEEEEEEE
FUTURE BLDG. FFFFFFFFFFFFFFFFFFFF
FUTURE BLDG. GGGGGGGGGGGGGGGGGGGG
FUTURE BLDG. HHHHHHHHHHHHHHHHHHHH
FUTURE BLDG. IIIIIIIIIIIIIIIIIIII
FUTURE BLDG. JJJJJJJJJJJJJJJJJJJJ
FUTURE BLDG. KKKKKKKKKKKKKKKKKKKK
FUTURE BLDG. LLLLLLLLLLLLLLLLLLLL
FUTURE BLDG. MMMMMMMMMMMMMMMMMMMM
FUTURE BLDG. NNNNNNNNNNNNNNNNNNNN
FUTURE BLDG. OOOOOOOOOOOOOOOOOOOO
FUTURE BLDG. PPPPPPPPPPPPPPPPPPPP
FUTURE BLDG. QQQQQQQQQQQQQQQQQQQQ
FUTURE BLDG. RRRRRRRRRRRRRRRRRRRR
FUTURE BLDG. SSSSSSSSSSSSSSSSSSSS
FUTURE BLDG. TTTTTTTTTTTTTTTTTTTT
FUTURE BLDG. UUUUUUUUUUUUUUUUUUUU
FUTURE BLDG. VVVVVVVVVVVVVVVVVVVV
FUTURE BLDG. WWWWWWWWWWWWWWWWWWWW
FUTURE BLDG. XXXXXXXXXXXXXXXXXXXX
FUTURE BLDG. YYYYYYYYYYYYYYYYYYYY
FUTURE BLDG. ZZZZZZZZZZZZZZZZZZZZ
FUTURE BLDG. AAAAAAAAAAAAAAAAAAAAA
FUTURE BLDG. BBBBBBBBBBBBBBBBBBBBB
FUTURE BLDG. CCCCCCCCCCCCCCCCCCCCC
FUTURE BLDG. DDDDDDDDDDDDDDDDDDDDD
FUTURE BLDG. EEEEEEEEEEEEEEEEEEEEE
FUTURE BLDG. FFFFFFFFFFFFFFFFFFFFF
FUTURE BLDG. GGGGGGGGGGGGGGGGGGGGG
FUTURE BLDG. HHHHHHHHHHHHHHHHHHHHH
FUTURE BLDG. IIIIIIIIIIIIIIIIIIIII
FUTURE BLDG. JJJJJJJJJJJJJJJJJJJJJ
FUTURE BLDG. KKKKKKKKKKKKKKKKKKKKK
FUTURE BLDG. LLLLLLLLLLLLLLLLLLLLL
FUTURE BLDG. MMMMMMMMMMMMMMMMMMMMM
FUTURE BLDG. NNNNNNNNNNNNNNNNNNNNN
FUTURE BLDG. OOOOOOOOOOOOOOOOOOOOO
FUTURE BLDG. PPPPPPPPPPPPPPPPPPPPP
FUTURE BLDG. QQQQQQQQQQQQQQQQQQQQQ
FUTURE BLDG. RRRRRRRRRRRRRRRRRRRRR
FUTURE BLDG. SSSSSSSSSSSSSSSSSSSSS
FUTURE BLDG. TTTTTTTTTTTTTTTTTTTTT
FUTURE BLDG. UUUUUUUUUUUUUUUUUUUUU
FUTURE BLDG. VVVVVVVVVVVVVVVVVVVVV
FUTURE BLDG. WWWWWWWWWWWWWWWWWWWWW
FUTURE BLDG. XXXXXXXXXXXXXXXXXXXXX
FUTURE BLDG. YYYYYYYYYYYYYYYYYYYYY
FUTURE BLDG. ZZZZZZZZZZZZZZZZZZZZZ
FUTURE BLDG. AAAAAAAAAAAAAAAAAAAAAA
FUTURE BLDG. BBBBBBBBBBBBBBBBBBBBBB
FUTURE BLDG. CCCCCCCCCCCCCCCCCCCCCC
FUTURE BLDG. DDDDDDDDDDDDDDDDDDDDDD
FUTURE BLDG. EEEEEEEEEEEEEEEEEEEEEE
FUTURE BLDG. FFFFFFFFFFFFFFFFFFFFFF
FUTURE BLDG. GGGGGGGGGGGGGGGGGGGGGG
FUTURE BLDG. HHHHHHHHHHHHHHHHHHHHHH
FUTURE BLDG. IIIIIIIIIIIIIIIIIIIIII
FUTURE BLDG. JJJJJJJJJJJJJJJJJJJJJJ
FUTURE BLDG. KKKKKKKKKKKKKKKKKKKKKK
FUTURE BLDG. LLLLLLLLLLLLLLLLLLLLLL
FUTURE BLDG. MMMMMMMMMMMMMMMMMMMMMM
FUTURE BLDG. NNNNNNNNNNNNNNNNNNNNNN
FUTURE BLDG. OOOOOOOOOOOOOOOOOOOOOO
FUTURE BLDG. PPPPPPPPPPPPPPPPPPPPPP
FUTURE BLDG. QQQQQQQQQQQQQQQQQQQQQQ
FUTURE BLDG. RRRRRRRRRRRRRRRRRRRRRR
FUTURE BLDG. SSSSSSSSSSSSSSSSSSSSSS
FUTURE BLDG. TTTTTTTTTTTTTTTTTTTTTT
FUTURE BLDG. UUUUUUUUUUUUUUUUUUUUUU
FUTURE BLDG. VVVVVVVVVVVVVVVVVVVVVV
FUTURE BLDG. WWWWWWWWWWWWWWWWWWWWWW
FUTURE BLDG. XXXXXXXXXXXXXXXXXXXXXX
FUTURE BLDG. YYYYYYYYYYYYYYYYYYYYYY
FUTURE BLDG. ZZZZZZZZZZZZZZZZZZZZZZ
FUTURE BLDG. AAAAAAAAAAAAAAAAAAAAAAA
FUTURE BLDG. BBBBBBBBBBBBBBBBBBBBBBB
FUTURE BLDG. CCCCCCCCCCCCCCCCCCCCCCC
FUTURE BLDG. DDDDDDDDDDDDDDDDDDDDDDD
FUTURE BLDG. EEEEEEEEEEEEEEEEEEEEEEE
FUTURE BLDG. FFFFFFFFFFFFFFFFFFFFFFF
FUTURE BLDG. GGGGGGGGGGGGGGGGGGGGGGG
FUTURE BLDG. HHHHHHHHHHHHHHHHHHHHHHH
FUTURE BLDG. IIIIIIIIIIIIIIIIIIIIIII
FUTURE BLDG. JJJJJJJJJJJJJJJJJJJJJJJ
FUTURE BLDG. KKKKKKKKKKKKKKKKKKKKKKK
FUTURE BLDG. LLLLLLLLLLLLLLLLLLLLLLL
FUTURE BLDG. MMMMMMMMMMMMMMMMMMMMMMM
FUTURE BLDG. NNNNNNNNNNNNNNNNNNNNNNN
FUTURE BLDG. OOOOOOOOOOOOOOOOOOOOOOO
FUTURE BLDG. PPPPPPPPPPPPPPPPPPPPPPP
FUTURE BLDG. QQQQQQQQQQQQQQQQQQQQQQQ
FUTURE BLDG. RRRRRRRRRRRRRRRRRRRRRRR
FUTURE BLDG. SSSSSSSSSSSSSSSSSSSSSSS
FUTURE BLDG. TTTTTTTTTTTTTTTTTTTTTTT
FUTURE BLDG. UUUUUUUUUUUUUUUUUUUUUUU
FUTURE BLDG. VVVVVVVVVVVVVVVVVVVVVVV
FUTURE BLDG. WWWWWWWWWWWWWWWWWWWWWWW
FUTURE BLDG. XXXXXXXXXXXXXXXXXXXXXXX
FUTURE BLDG. YYYYYYYYYYYYYYYYYYYYYYY
FUTURE BLDG. ZZZZZZZZZZZZZZZZZZZZZZZ
FUTURE BLDG. AAAAAAAAAAAAAAAAAAAAAAAA
FUTURE BLDG. BBBBBBBBBBBBBBBBBBBBBBBB
FUTURE BLDG. CCCCCCCCCCCCCCCCCCCCCCCC
FUTURE BLDG. DDDDDDDDDDDDDDDDDDDDDDDD
FUTURE BLDG. EEEEEEEEEEEEEEEEEEEEEEEE
FUTURE BLDG. FFFFFFFFFFFFFFFFFFFFFFFF
FUTURE BLDG. GGGGGGGGGGGGGGGGGGGGGGGG
FUTURE BLDG. HHHHHHHHHHHHHHHHHHHHHHHH
FUTURE BLDG. IIIIIIIIIIIIIIIIIIIIIIII
FUTURE BLDG. JJJJJJJJJJJJJJJJJJJJJJJJ
FUTURE BLDG. KKKKKKKKKKKKKKKKKKKKKKKK
FUTURE BLDG. LLLLLLLLLLLLLLLLLLLLLLLL
FUTURE BLDG. MMMMMMMMMMMMMMMMMMMMMMMM
FUTURE BLDG. NNNNNNNNNNNNNNNNNNNNNNNN
FUTURE BLDG. OOOOOOOOOOOOOOOOOOOOOOOO
FUTURE BLDG. PPPPPPPPPPPPPPPPPPPPPPPP
FUTURE BLDG. QQQQQQQQQQQQQQQQQQQQQQQQ
FUTURE BLDG. RRRRRRRRRRRRRRRRRRRRRRRR
FUTURE BLDG. SSSSSSSSSSSSSSSSSSSSSSSS
FUTURE BLDG. TTTTTTTTTTTTTTTTTTTTTTTT
FUTURE BLDG. UUUUUUUUUUUUUUUUUUUUUUUU
FUTURE BLDG. VVVVVVVVVVVVVVVVVVVVVVVV
FUTURE BLDG. WWWWWWWWWWWWWWWWWWWWWWWW
FUTURE BLDG. XXXXXXXXXXXXXXXXXXXXXXXX
FUTURE BLDG. YYYYYYYYYYYYYYYYYYYYYYYY
FUTURE BLDG. ZZZZZZZZZZZZZZZZZZZZZZZZ
FUTURE BLDG. AAAAAAAAAAAAAAAAAAAAAAAAA
FUTURE BLDG. BBBBBBBBBBBBBBBBBBBBBBBBB
FUTURE BLDG. CCCCCCCCCCCCCCCCCCCCCCCCC
FUTURE BLDG. DDDDDDDDDDDDDDDDDDDDDDDDD
FUTURE BLDG. EEEEEEEEEEEEEEEEEEEEEEEEE
FUTURE BLDG. FFFFFFFFFFFFFFFFFFFFFFFFF
FUTURE BLDG. GGGGGGGGGGGGGGGGGGGGGGGGG
FUTURE BLDG. HHHHHHHHHHHHHHHHHHHHHHHHH
FUTURE BLDG. IIIIIIIIIIIIIIIIIIIIIIIII
FUTURE BLDG. JJJJJJJJJJJJJJJJJJJJJJJJJ
FUTURE BLDG. KKKKKKKKKKKKKKKKKKKKKKKKK
FUTURE BLDG. LLLLLLLLLLLLLLLLLLLLLLLLL
FUTURE BLDG. MMMMMMMMMMMMMMMMMMMMMMMMM
FUTURE BLDG. NNNNNNNNNNNNNNNNNNNNNNNNN
FUTURE BLDG. OOOOOOOOOOOOOOOOOOOOOOOOO
FUTURE BLDG. PPPPPPPPPPPPPPPPPPPPPPPPP
FUTURE BLDG. QQQQQQQQQQQQQQQQQQQQQQQQQ
FUTURE BLDG. RRRRRRRRRRRRRRRRRRRRRRRRR
FUTURE BLDG. SSSSSSSSSSSSSSSSSSSSSSSSS
FUTURE BLDG. TTTTTTTTTTTTTTTTTTTTTTTTT
FUTURE BLDG. UUUUUUUUUUUUUUUUUUUUUUUUU
FUTURE BLDG. VVVVVVVVVVVVVVVVVVVVVVVVV
FUTURE BLDG. WWWWWWWWWWWWWWWWWWWWWWWWW
FUTURE BLDG. XXXXXXXXXXXXXXXXXXXXXXXXX
FUTURE BLDG. YYYYYYYYYYYYYYYYYYYYYYYY



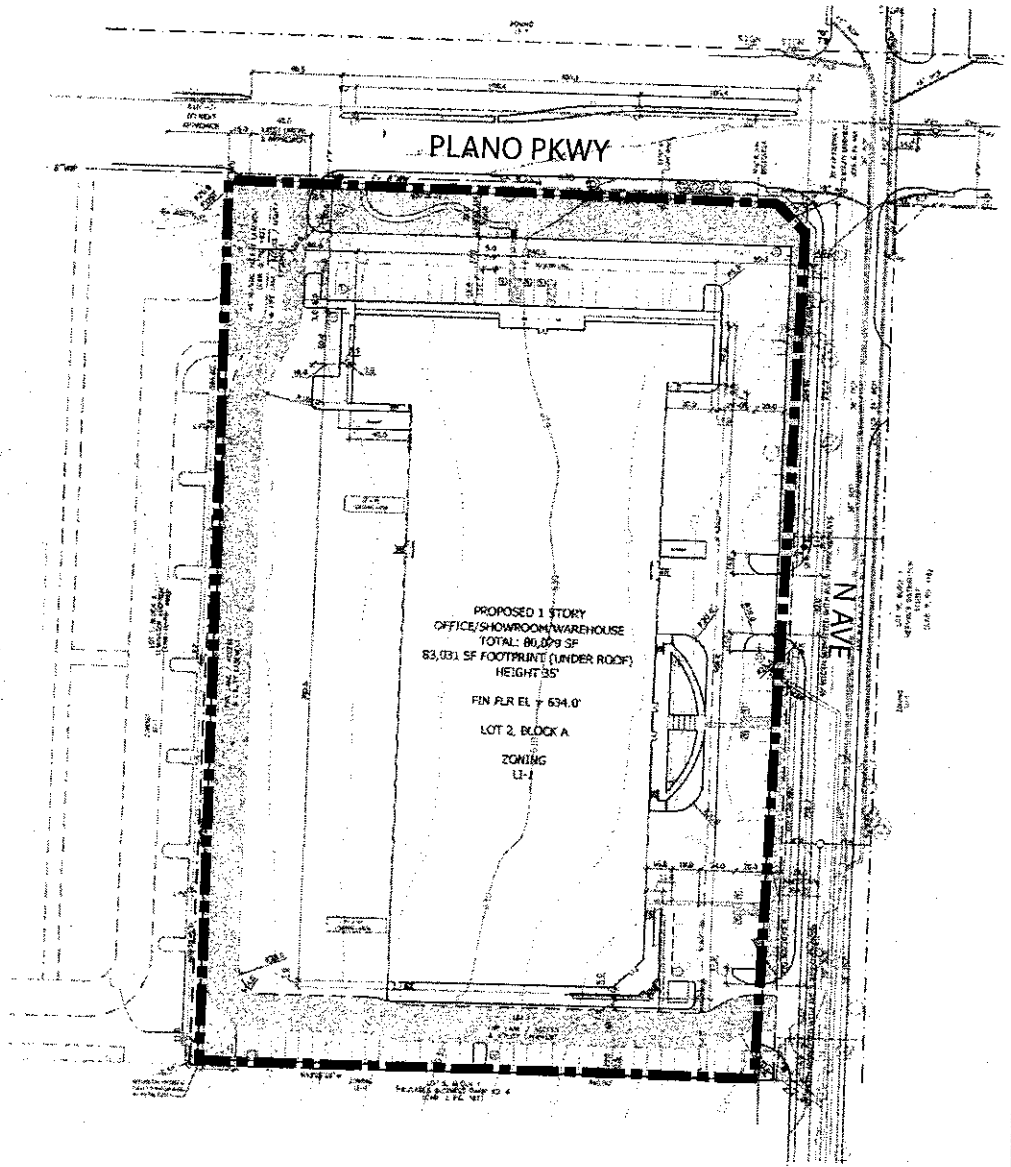
Item Submitted: PRELIMINARY SITE PLAN

Title: LUMINATOR ADDITION
BLOCK A, LOT 2

Zoning: LIGHT INDUSTRIAL-1



○ 200' Notification Buffer



SITE PLAN

SITE DATA SUMMARY

ZONING: LI-1

USE: OFFICE/WAREHOUSE

LOT AREA: 5.52 ac 231,991 sf

BUILDING AREA: OFFICE/SHOWROOM (@ 20%) = 16,016 sq ft; WAREHOUSE (@ 80%) = 64,063 sq ft; TOTAL BUILDING AREA = 80,079 sq ft

BUILDING HEIGHT: 1 STORY, 30 ft PRIMARY HEIGHT

LOT COVERAGE: 20.7%
FLOOR AREA RATIO: 0.3671

PARKING	REQUIRED	PROVIDED
OFFICE/SHOWROOM 16,016	54	55
WAREHOUSE 67,000	64	64
TOTAL	118	118
HANDICAPPED SPACES	5	7

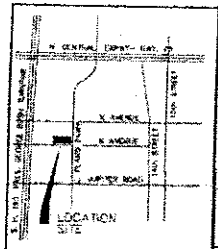
TOTAL PARKING SPACES SHOWN ON SITE: 122

TOTAL LANDSCAPE AREA = 16,493 sq ft (7.38%)

TOTAL IMPERVIOUS SURFACE = 212,438 sq ft

GENERAL NOTES

1. BUILDINGS 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
2. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
3. HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT ADOPTED INTERNATIONAL BUILDING CODE.
4. FOUR-FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OFF OF THE PROPERTY LINE WITHIN THE RIGHTS OF WAY. UNLESS A SIDEWALK EASEMENT IS PROVIDED OR A MEANDERING SIDEWALK OR AN ALTERNATIVE DESIGN IS APPROVED BY THE CITY. BARBER-FREE RAMPS, PER CITY STANDARDS SHALL BE PROVIDED ON SIDEWALKS AT ALL CURB CROSSINGS.
5. MECHANICAL UNITS, DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
6. ALL SIGNAGE CONTINGENT UPON APPROVAL BY BUILDING DEPARTMENT.
7. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
8. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
9. BUILDINGS FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE, AS PROVIDED IN THE RETAIL CORRIDOR DESIGN GUIDELINES.
10. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 8-468 OF THE CODE OF ORDINANCES.
11. PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
12. ALL ELECTRICAL TRANSMISSION, DISTRIBUTION AND SERVICE LINES MUST BE UNDERGROUND.
13. USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 3-1200 IF THE ZONING CODE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARD MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION AND/OR OTHER PERFORMANCE STANDARDS.



LOCATION MAP
NOT TO SCALE

OWNER:
RANDALL OT-3, LP
6333 AIRPORT FREEWAY
FORT WORTH, TEXAS 76117

PREPARED BY:
STEPHENSON ARCHITECTS
3609 HULEN STREET, SUITE 670
FORT WORTH, TEXAS 76107

PRELIMINARY SITE PLAN
LUMINATOR ADDITION
LOT 2, BLOCK A
CITY of PLANO
COLLIN COUNTY
TEXAS
(CAB. O, pg. 482)

ORIGINAL ISSUE DATE: MARCH 28, 2006
RESUBMITTAL 1 ISSUE: JULY 28, 2006
RESUBMITTAL 2 ISSUE: AUGUST 2, 2006

1/1

CITY OF PLANO

PLANNING & ZONING COMMISSION

August 7, 2006

Agenda Item No. 6

Discussion & Direction: Proposed 2006-2007 Community Investment Program and Water and Wastewater Impact Fee Report

Applicant: City of Plano

DESCRIPTION:

Discussion and direction on the proposed 2006-2007 Community Investment Program and a report on the city's Water and Wastewater Impact Fee Program.

REMARKS:

Community Investment Program

Alan Upchurch, City Engineer, and Robin Reeves, Chief Park Planner, will present the city's proposed annual Community Investment Program (CIP) and will seek the Commission's concurrence that the CIP complies with the policies of the Comprehensive Plan. Attached is a copy of the proposed 2006-2007 program. The City Council will be considering this program as part of its budget discussions later in August.

The CIP is a schedule of proposed municipal expenditures for new facilities and/or the renovation, reconstruction, or expansion of existing facilities. Listed projects include public buildings, streets, water and sanitary sewer lines, and storm drainage facilities. Projects are scheduled on an annual basis for a five year period and are listed as future for all projects beyond the five year period. Funding for CIP projects comes from many sources, including the general fund, capital reserve fund, bonds, impact fees, and other assessments.

The Comprehensive Plan recommends that the Planning & Zoning Commission review the CIP for consistency with its policies and goals, especially those related to development patterns and the coordination of development with available infrastructure and facilities. The Commission's report is forwarded to the City Council for use in the budget review.

Impact Fee Report

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

RECOMMENDATIONS:

The CIP is recommended for approval subject to the Planning & Zoning Commission finding that the CIP furthers the goals and objectives of the Comprehensive Plan.

MEMORANDUM

TO: Phyllis Jarrell, Director of Planning

FROM: Alan L. Upchurch, City Engineer

SUBJECT: 2006-07 Community Investment Program

DATE: August 2, 2006

Attached is a copy of the 2006-07 Community Investment Program as recommended by the City Manager to the City Council. We are requesting that it be reviewed by the Planning & Zoning Commission for conformance to the City's comprehensive plan on August 7. Several staff members will make presentations to the Commission and respond to questions. The Commission will be requested to report its findings to the City Council, which will review the CIP on August 14.

As we review the Water and Sewer portion of the CIP, we will also give an update as to the status of our water and sewer impact fee program. As of October 1, 2004, there was a balance of $1,130,561 in water and sewer impact fees. Since October 1, we have seen a continued increase in residential development and an increase in fees. As of August 1, we have collected $1,895,532 in water and $513,216 in sewer impact fees since October 1.

We currently have only one impact fee project under contract. It is the Stewart Water Main, which has been awarded and is waiting on pipe delivery.

ls

Attachment

ALU4055

Municipal Facilities Projects

Project		Prior Years	Re-Est	2006-07	2007-08	2008-09	2009-10	2010-11	Future	Total
POLICE FACILITIES										
25-P02	Court/Jail Expansion	0	0	0	0	0	0	0	5,500,000	5,500,000
93105	Criminal Justice Expansion	3,907,000	8,000	0	0	0	0	0	0	3,915,000
93106	Police Parking Expansion	471,000	29,000	0	0	0	0	0	0	500,000
93107	Tri-City Academy Expansion	265,000	2,564,000	930,000	0	0	0	0	0	3,759,000
		4,643,000	**2,601,000**	**930,000**	**0**	**0**	**0**	**0**	**5,500,000**	**13,674,000**
FIRE FACILITIES										
28-P05	Engine	0	0	400,000	0	0	0	0	0	400,000
10202	Fire Station 2	0	62,000	0	0	0	0	0	0	62,000
10212	Fire Station 11	1,159,000	2,163,000	0	0	0	0	0	0	3,322,000
10213	Fire Station 13	656,000	0	250,000	3,350,000	0	0	0	0	4,256,000
10214	Fire Station 4 Expansion	0	15,000	0	500,000	1,600,000	0	0	0	2,115,000
10105	Fire Station Reconfiguration	1,922,000	19,000	0	250,000	2,750,000	0	0	0	4,941,000
10106	Security Enhancement	0	938,000	1,000,000	0	0	0	0	0	1,938,000
10211	Station 12/Logistics Fac & Emerg. Ops Ctr	29,000	2,800,000	2,000,000	8,073,000	0	0	0	0	12,902,000
		3,766,000	**5,997,000**	**3,650,000**	**12,173,000**	**4,350,000**	**0**	**0**	**0**	**29,936,000**
LIBRARY FACILITIES										
17107	Haggard Library Expansion & Parking Lot	3,551,000	592,000	0	0	0	0	0	0	4,143,000
17108	Library Improvements	0	600,000	1,500,000	0	0	0	0	0	2,100,000
		3,551,000	**1,192,000**	**1,500,000**	**0**	**0**	**0**	**0**	**0**	**6,243,000**
PARKING FACILITIES										
19002	Downtown Parking Expansion	735,000	65,000	0	0	0	0	0	0	800,000
19001	Municipal Center Parking Expansion	726,000	124,000	0	0	0	0	0	0	850,000
		1,461,000	**189,000**	**0**	**0**	**0**	**0**	**0**	**0**	**1,650,000**
OTHER FACILITIES										
57541	Animal Shelter Expansion	2,314,000	286,000	1,155,000	0	0	0	0	0	3,755,000
56532	Collin County Cultural Arts District	570,000	955,000	2,644,000	6,084,000	9,149,000	4,350,000	0	0	23,752,000
61100	Joint Use Facility	3,743,000	257,000	0	0	0	0	0	0	4,000,000
59591	Service Center Site Improvements	1,025,000	18,000	0	0	0	0	0	0	1,043,000
		7,652,000	**1,516,000**	**3,799,000**	**6,084,000**	**9,149,000**	**4,350,000**	**0**	**0**	**32,550,000**
TOTAL MUNICIPAL FACILITIES (BOND FUNDED)		**21,073,000**	**11,495,000**	**9,879,000**	**18,257,000**	**13,499,000**	**4,350,000**	**0**	**5,500,000**	**84,053,000**

Municipal Facilities Projects

Project		Prior Years	Re-Est	2006-07	2007-08	2008-09	2009-10	2010-11	Future	Total
OTHER SOURCES OF FUNDING (NOT BOND FUNDED)										
45-716	Environmental Education Building	0	326,000	1,000,000	0	0	0	0	0	1,326,000
31-p02	Radio System Infrastructure Replacement	0	0	0	15,000,000	0	0	0	0	15,000,000
56532	Collin County Cultural Arts District	0	0	0	0	0	4,350,000	0	0	4,350,000
59592/344	Service Center Expansion	2,673,539	1,666,421	0	0	0	0	0	0	4,339,960
TOTAL MUNICIPAL FACILITIES (OTHER FUNDING)		2,673,539	1,992,421	1,000,000	15,000,000	0	4,350,000	0	0	25,015,960
		2,673,539	1,992,421	1,000,000	15,000,000	0	4,350,000	0	0	25,015,960

Capital Reserve Projects

Project		Prior Years	Re-Est	2006-07	2007-08	2008-09	2009-10	2010-11	Future	Total
Streets										
51131	Arterial Concrete Repair	9,198,000	4,300,000	2,300,000	2,300,000	2,300,000	2,300,000	2,300,000	3,000,000	27,998,000
51136	Curb Median Repairs	289,000	145,000	0	0	0	0	0	0	434,000
51118	Residential Street & Alley Replacement	17,622,000	4,500,000	4,000,000	4,000,000	4,000,000	4,000,000	0	10,000,000	48,122,000
51120	Screening Wall Reconstruction	2,750,000	268,000	275,000	300,000	300,000	350,000	0	1,000,000	5,243,000
51128	Sidewalk Repairs	10,376,000	254,000	250,000	250,000	250,000	250,000	0	5,000,000	16,630,000
51141	Street Name Sign Replacement	53,000	30,000	60,000	60,000	60,000	60,000	0	270,000	593,000
51138	Traffic Signal Improvements	1,471,000	94,000	150,000	125,000	0	0	0	0	1,840,000
51134	Undersealing Program	4,628,000	1,450,000	1,400,000	1,500,000	1,500,000	1,500,000	0	2,000,000	13,978,000
		46,387,000	**11,041,000**	**8,435,000**	**8,535,000**	**8,410,000**	**8,460,000**	**2,300,000**	**21,270,000**	**114,838,000**
Parks										
35-P4	Aquatic Center Renovation	0	0	50,000	100,000	1,550,000	0	0	0	1,700,000
53307	Athletic Fields Renovation	3,089,000	650,000	850,000	750,000	700,000	700,000	700,000	2,400,000	9,839,000
53371	Big Lake Park	15,000	685,000	0	0	0	0	0	0	700,000
53321	Bob Woodruff Park	1,717,000	92,000	0	0	0	0	0	0	1,809,000
35-P5	Double Check Replacements	0	0	100,000	100,000	100,000	100,000	100,000	0	500,000
53347	High Point Tennis Center	363,000	110,000	0	0	0	200,000	0	229,000	902,000
53369	Interurban Building	12,000	7,000	0	0	0	0	0	0	19,000
53353	Irrigation Renovations	747,000	200,000	675,000	400,000	400,000	400,000	400,000	6,000,000	9,222,000
53372	Jack Carter Pool Renovation	789,000	200,000	0	0	0	0	0	0	989,000
53337	Low Water Crossing Replacements	820,000	0	0	0	0	0	0	0	820,000
53346	Maintenance Shop Renovations	71,000	0	0	0	0	0	0	110,000	181,000
53373	Median Renovations	29,000	50,000	50,000	50,000	50,000	50,000	50,000	250,000	579,000
35-P6	Neighborhood Park Renovations	0	0	100,000	100,000	100,000	100,000	100,000	500,000	1,000,000
53365	Park Restoration & Cleanup	36,000	38,000	125,000	50,000	50,000	30,000	0	90,000	419,000
53362	Park Shelter Replacements	215,000	0	100,000	0	175,000	0	0	440,000	930,000
53341	Park Signage Replacement	28,000	15,000	10,000	10,000	10,000	10,000	10,000	30,000	123,000
53363	Park Structures & Equipment	728,000	195,000	195,000	200,000	200,000	225,000	225,000	900,000	2,868,000
53354	Parking Lot Replacements	1,308,000	400,000	50,000	650,000	0	0	0	0	2,408,000
53338	Pecan Hollow Golf Course	1,926,000	100,000	100,000	75,000	75,000	75,000	75,000	150,000	2,576,000

Capital Reserve Projects

Project		Prior Years	Re-Est	2006-07	2007-08	2008-09	2009-10	2010-11	Future	Total
53356	Playground Replacements	1,770,000	100,000	350,000	100,000	100,000	100,000	100,000	500,000	3,120,000
53366	Preston Meadow Park	236,000	15,000	0	0	0	0	0	0	251,000
53374	Public Building Landscape Renovations	0	15,000	25,000	25,000	25,000	25,000	25,000	100,000	240,000
53370	Recreation Center Equipment	191,000	240,000	190,000	175,000	175,000	175,000	175,000	350,000	1,671,000
53351	Restroom Renovations	91,000	55,000	25,000	25,000	195,000	25,000	25,000	25,000	466,000
53367	Shawnee Park Renovation	238,000	0	0	0	0	0	0	0	238,000
53368	Silt Removal	0	140,000	120,000	0	40,000	0	40,000	80,000	420,000
53375	Tech Infrastructure Renovation	0	95,000	0	0	0	0	0	0	95,000
53357	Trail Repairs	1,037,000	500,000	500,000	650,000	650,000	700,000	750,000	3,300,000	8,087,000
		15,456,000	3,902,000	3,615,000	3,460,000	4,595,000	2,915,000	2,775,000	15,454,000	52,172,000
Facilities										
54425	Animal Shelter - Bldg. 30	61,000	154,000	250,000	0	0	6,000	25,000	0	496,000
54426	Aquatic Center - Bldg. 25	309,000	7,000	0	0	0	0	0	0	316,000
54466	Asbestos Testing & Removal	3,000	42,000	40,000	40,000	40,000	40,000	40,000	0	245,000
35-P02	Asset Management Plan	0	300,000	0	0	0	0	0	0	300,000
54422	Carpenter Park Rec Center - Bldg. 63	341,000	294,000	40,000	65,000	1,045,000	0	0	0	1,785,000
54460	Council Chambers Digital Conversion	1,546,000	30,000	0	0	0	0	0	0	1,576,000
54497	Courtyard Theater - Bldg. 47	8,000	13,000	30,000	0	0	0	0	0	76,000
54469	Custer Pump Station - Bldg. 14	1,000	0	0	0	20,000	25,000	0	0	21,000
35-P18	Davis Library - Bldg. 89	1,000	0	0	20,000	0	0	0	0	21,000
54450	Day Laborer Center - Bldg. 78	0	0	5,000	0	0	22,000	0	0	27,000
54498	Deerfield Archway - Bldg. 83	0	45,000	0	0	0	0	0	0	45,000
54436	Douglass Annex	0	10,000	0	0	0	0	0	0	10,000
35-P01	Douglass Recreation Center - Bldg. 57	135,000	3,000	0	76,000	0	8,000	0	0	214,000
54475	Downtown Center North - Bldg. 35	0	0	0	0	0	0	0	0	8,000
54495	Dozier Radio Tower	11,000	2,000	0	0	0	0	0	0	13,000
54403	Dublin Road Golf Shop - Bldg. 55	2,000	1,000	0	0	0	0	0	0	3,000
54476	Energy Reduction	0	45,000	0	0	0	0	0	0	695,000
54430	EOC Radio Tower	11,000	0	100,000	100,000	150,000	150,000	150,000	0	11,000
	Equipment Services - Bldg. 04	0	4,000	0	0	0	0	0	0	354,000
				12,000	5,000	0	0	0	0	

Capital Reserve Projects

Project		Prior Years	Re-Est	2006-07	2007-08	2008-09	2009-10	2010-11	Future	Total
54472	Facilities Maintenance - Bldg. 24	0	0	19,000	0	0	0	0	0	19,000
54478	Fire Station No. 01 - Bldg. 77	27,000	73,000	19,000	0	25,000	407,000	25,000	0	576,000
35-p03	Fire Station No. 02 - Bldg. 16	0	0	62,000	35,000	41,000	0	25,000	0	163,000
54405	Fire Station No. 03 - Bldg. 17	0	12,000	15,000	0	0	22,000	15,000	0	64,000
54415	Fire Station No. 04 - Bldg. 18	0	12,000	0	0	15,000	0	48,000	0	75,000
54447	Fire Station No. 05 - Bldg. 19	1,000	11,000	44,000	108,000	0	15,000	15,000	0	194,000
54448	Fire Station No. 06 - Bldg. 48	72,000	1,000	5,000	145,000	7,000	20,000	25,000	0	275,000
54467	Fire Station No. 07 - Bldg. 59	10,000	229,000	35,000	0	0	34,000	0	0	308,000
54487	Fire Station No. 08 - Bldg. 79	38,000	30,000	0	0	0	0	85,000	0	153,000
54491	Fire Station No. 09 - Bldg. 90	4,000	1,000	0	0	0	12,000	18,000	0	35,000
54481	Fire Station No. 10 - Bldg. 94	8,000	0	0	0	0	12,000	18,000	0	38,000
54427	Haggard Library - Bldg. 60	35,000	100,000	0	100,000	0	0	0	0	235,000
54440	Harrington Library - Bldg. 10	124,000	10,000	0	155,000	0	0	20,000	0	309,000
54489	Heritage Farmstead - Bldg 33	1,000	1,000	0	0	0	0	0	0	2,000
54441	Interurban Station Museum - Bldg. 61	0	7,000	0	0	0	30,000	0	0	37,000
54416	Jack Carter Pool - Bldg. 26	1,000	0	0	0	0	0	0	0	1,000
54408	Joint Use Facility - Bldg. 52	0	8,000	0	0	0	0	0	0	8,000
54479	Liberty Recreation Center - Bldg. 45	132,000	29,000	0	50,000	0	30,000	300,000	0	541,000
54474	Mold Testing & Removal	0	15,000	47,000	47,000	47,000	47,000	47,000	0	250,000
54494	Municipal Annex - Bldg. 03	4,000	33,000	535,000	0	0	0	0	0	572,000
54424	Municipal Center - Bldg. 71	966,000	527,000	308,000	75,000	60,000	395,000	130,000	0	2,331,000
54443	Municipal Center South - Bldg. 32	50,000	58,000	0	113,000	35,000	20,000	0	1,000,000	1,200,000
54462	Neighborhood Revitalization	15,000	185,000	0	0	0	0	0	0	93,000
54488	Oak Point Rec Center - Bldg. 92	34,000	29,000	0	0	30,000	0	25,000	0	194,000
54484	Parkway Operations - Bldg. 74	37,000	36,000	0	15,000	0	81,000	0	0	1,000
54490	Parkway Parks Maintenance - Bldg 06	0	1,000	0	0	0	0	0	0	0
54477	Parkway Radio Tower	0	0	0	0	0	0	0	0	2,000
54483	Parr Library - Bldg. 97	1,000	1,000	0	0	0	0	0	0	241,000
54463	Pecan Hollow Clubhouse - Bldg. 41	241,000	0	0	0	0	0	0	0	1,700,000
54423	Plano Centre - Bldg. 62	741,000	319,000	0	0	0	0	0	0	0
54473	Police Assembly 1 - Bldg. 08	0	0	500,000	120,000	20,000	0	0	0	

Capital Reserve Projects

	Project	Prior Years	Re-Est	2006-07	2007-08	2008-09	2009-10	2010-11	Future	Total
54486	Police Assembly 2 - Bldg. 58	4,000	0	0	0	0	0	0	0	4,000
54458	Police Central - Bldg. 05	1,000	0	305,000	0	0	0	0	0	306,000
54468	Property House - Bldg. 87	119,000	31,000	0	0	0	0	0	0	150,000
35-P15	Ridgeview Pump Station - Bldg. 73	0	0	0	0	0	0	0	0	20,000
54492	Robinson Justice Center - Bldg. 82	1,000	140,000	136,000	0	20,000	0	0	0	488,000
54471	Rowlinson Natatorium - Bldg. 27	288,000	564,000	0	106,000	75,000	30,000	0	0	852,000
54432	Schimelpfenig Library - Bldg. 09	1,000	61,000	0	0	0	0	0	0	312,000
54482	Senior Center - Bldg. 93	58,000	38,000	0	165,000	85,000	0	0	0	276,000
54470	Shiloh Pump Station - Bldg. 12	1,000	0	0	0	0	0	180,000	0	1,000
54444	Siren System Upgrade	0	110,000	0	0	0	0	0	0	110,000
54465	Stadium Pump Station - Bldg. 13	7,000	67,000	0	0	0	0	0	0	74,000
54496	Tennis Center - Bldg. 28	2,000	1,000	0	0	0	0	0	0	3,000
54429	Tri-City Academy - Bldg. 70	2,000	2,000	0	0	0	0	0	0	4,000
54485	Tri-City Gun Range - Bldg. 86	1,000	0	0	0	0	0	0	0	1,000
35-P04	Warehouse - Bldg. 68	0	0	0	0	0	0	80,000	0	80,000
54499	West Park Maintenance - Bldg. 22	0	19,000	0	0	0	0	0	0	19,000
54480	White Rock Crk Pump Sta - Bldg 67	1,000	1,000	0	0	0	0	0	0	2,000
		5,457,000	**3,712,000**	**2,507,000**	**1,540,000**	**1,715,000**	**1,739,000**	**1,271,000**	**1,000,000**	**18,941,000**
55501	Living Screen Replacements	130,000	0	5,000	5,000	5,000	5,000	5,000	25,000	180,000
		130,000	**0**	**5,000**	**5,000**	**5,000**	**5,000**	**5,000**	**25,000**	**180,000**
TOTAL CAPITAL RESERVE		**67,430,000**	**18,655,000**	**14,562,000**	**13,540,000**	**14,725,000**	**13,119,000**	**6,351,000**	**37,749,000**	**186,131,000**

Street Improvement Projects

	Project	Prior Yrs	Re-Est	2006-07	2007-08	2008-09	2009-10	2010-11	Future	Total
37818	15th St Reconstruction - G to I	224,000	54,000	1,300,000	0	0	0	0	0	1,578,000
33-P22	15th Street - G Ave to US 75	0	0	100,000	400,000	1,454,000	0	0	0	1,954,000
37819	17th Street/R Avenue Reconstruction	0	0	0	80,000	720,000	0	0	0	800,000
37766	Alley Reconstruction	3,525,000	50,000	200,000	200,000	200,000	0	0	1,000,000	5,175,000
37836	Alley Reconstruction - Armstrong Par	336,000	0	0	0	0	0	0	0	336,000
37837	Alley Reconstruction - Dallas N. 12	170,000	106,000	0	0	0	0	0	0	276,000
37841	Alley Reconstruction - Los Rios	14,000	236,000	0	0	0	0	0	0	250,000
37845	Alley Reconstruction - Prairie Creek	0	40,000	210,000	0	0	0	0	0	250,000
31383	Alma - Spicewood to Hedgcoxe	0	0	0	820,000	0	0	0	0	820,000
37839	Alma Road Whitetopping	91,000	1,059,000	700,000	0	0	0	0	0	1,850,000
33-P03	Baffin Bay - Custer to Country Place	0	0	0	63,000	500,000	0	0	0	563,000
34556	Barrier Free Ramps	2,960,000	24,000	300,000	300,000	300,000	300,000	300,000	0	4,484,000
31444	Briarcreek Paving, Phase II	414,000	146,000	0	0	0	0	0	0	560,000
31384	Chaparral - K Ave to East City Limit	0	0	0	203,000	1,744,000	0	0	0	1,947,000

	Project	Prior Yrs	Re-Est	2006-07	2007-08	2008-09	2009-10	2010-11	Future	Total
37840	Communications - Fall Hill N. to Park	53,000	588,000	0	0	0	0	0	0	641,000
33-P104	Communications - Parker to Spring Cr	0	0	200,000	2,000,000	0	0	0	0	2,200,000
32495	Communications - Spring Creek to Ten	0	1,190,000	1,550,000	730,000	0	0	0	0	3,470,000
36742	Computerized Signal System	798,000	621,000	250,000	250,000	250,000	0	0	1,000,000	3,169,000
31452	Dominion - Headquarters to Hedgcoxe	0	400,000	1,500,000	0	0	0	0	0	1,900,000
33-P04	Dominion - Headquarters to Parkwood	0	0	250,000	0	0	0	0	0	250,000
37832	Douglass Sidewalks	130,000	75,000	0	0	0	0	0	0	205,000
32493	Downtown Street Reconstruction	1,641,000	17,000	0	0	0	0	0	0	1,658,000
37812	East Side Entryway	80,000	186,000	289,000	0	0	0	0	0	555,000
31436	Executive/190 Connector	83,000	0	0	0	0	0	0	0	83,000
33-P02	F Ave. and 14th St. Reconstruction	0	0	0	25,000	215,000	0	0	0	240,000
33-P05	Hayfield - Rainier to Green Oaks	0	0	32,000	200,000	0	0	0	0	232,000
33-P106	Headquarters - Parkwood to Preston	0	0	100,000	900,000	0	0	0	0	1,000,000
31364	Hedgcoxe - Custer Road East & West	865,000	11,000	0	0	0	0	0	0	876,000
31387	Hedgcoxe - Custer to Alma	600,000	635,000	0	0	0	0	0	0	1,235,000

Project		Prior Yrs	Re-Est	2006-07	2007-08	2008-09	2009-10	2010-11	Future	Total
31389	Independence - McDermott to SH 121	0	0	0	100,000	1,500,000	0	0	0	1,600,000
31391	International - Plano Pkwy to Midway	0	0	100,000	700,000	0	0	0	0	800,000
33-P09	Intersection Imp - Spring Creek at K A	0	372,000	296,000	0	0	0	0	0	668,000
31392	Intersection Improvements	621,000	65,000	500,000	500,000	500,000	0	0	2,200,000	4,386,000
31442	Intersection Improvements 2004	61,000	515,000	660,000	0	0	0	0	0	1,236,000
31448	Intersection Improvements 2005	82,000	266,000	649,000	0	0	0	0	0	997,000
37823	J Ave. & 12th St. Reconstruction	87,000	895,000	0	0	0	0	0	0	982,000
31393	Janwood - Alma to Westwood	860,000	550,000	0	0	0	0	0	0	1,410,000
31394	Jupiter - Spring Creek to Chaparral	2,600,000	0	0	0	0	0	0	0	2,600,000
31439	Jupiter/Plano Pkwy Intersection Imp.	45,000	80,000	198,000	400,000	0	0	0	0	723,000
32494	K Avenue Streetscape	181,000	2,000	0	0	500,000	0	0	0	683,000
37831	Landscaping Street Enhancements	25,000	142,000	150,000	149,000	140,000	0	0	0	606,000
33-P11	Legacy - East of K Ave to Des Moines	0	0	400,000	0	1,000,000	0	0	0	1,400,000
37843	Legacy Drive Enhancements	0	401,000	0	0	0	0	0	0	401,000
31378	Los Rios - Jupiter to Parker	4,807,000	349,000	0	0	125,000	1,432,000	0	0	6,713,000

Project		Prior Yrs	Re-Est	2006-07	2007-08	2008-09	2009-10	2010-11	Future	Total
31395	Los Rios - Los Robles to Parker	0	0	0	0	0	0	3,000,000	0	3,000,000
33-P109	Mapleshade - Bush Tpk to Silverglen	0	0	0	0	0	750,000	0	0	750,000
33-P110	Marsh - Park to Parker	0	0	0	0	0	0	1,100,000	0	1,100,000
33-P111	Marsh - Parker Road South	0	0	0	0	405,000	0	0	0	405,000
31398	McDermott - Coit to Custer	166,000	533,000	1,505,000	0	0	0	0	0	2,204,000
31397	McDermott - Coit to Ohio	313,000	123,000	3,650,000	0	0	0	0	0	4,086,000
31429	McDermott - Ohio to Robinson Road	1,859,000	1,000	0	0	0	0	0	0	1,860,000
31399	Midway - Parker to Spring Creek	44,000	718,000	1,322,000	0	0	0	0	0	2,084,000
31341	Miscellaneous Right of Way	5,269,000	1,000	5,000	5,000	5,000	5,000	5,000	0	5,295,000
33-P30	Morton Vale Road - Los Rios to Los R	0	0	200,000	0	0	0	0	0	200,000
33-P19	N Avenue - Plano Parkway to 190	0	150,000	150,000	0	0	0	0	0	300,000
37786	New Concrete Alleys	1,607,000	30,000	100,000	100,000	100,000	0	0	100,000	2,037,000
31342	Oversize Participation	12,419,000	764,000	600,000	600,000	600,000	600,000	600,000	2,500,000	18,683,000
31402	P Avenue - Park to 18th Street	102,000	1,613,000	170,000	0	0	0	0	0	1,885,000
37825	P Avenue/18th Street Reconstruction	0	0	0	100,000	600,000	0	0	0	700,000

	Project	Prior Yrs	Re-Est	2006-07	2007-08	2008-09	2009-10	2010-11	Future	Total
31404	Park - Shiloh to East City Limit	0	0	0	0	0	0	1,800,000	0	1,800,000
33-P01	Park Blvd/US 75 Pedestrian Crossing	0	0	100,000	204,000	1,217,000	0	0	0	1,521,000
31277	Park Streets	2,492,000	53,000	300,000	50,000	0	0	0	200,000	3,095,000
31405	Parker - K Avenue to P Avenue	219,000	838,000	2,895,000	0	0	0	0	0	3,952,000
31440	Parker Road at U.S. 75	186,000	1,064,000	5,000,000	0	0	0	0	0	6,250,000
31449	Parkwood - Park to Spring Creek	0	300,000	3,900,000	0	0	0	0	0	4,200,000
31447	Parkwood - N of Spring Creek Pkwy	551,000	351,000	0	0	0	0	0	0	902,000
37834	Pecan Lane Street Reconstruction	336,000	78,000	0	0	0	0	0	0	414,000
33-P20	Permanent Traffic Calming Devices	0	100,000	100,000	100,000	100,000	0	0	100,000	500,000
31432	Plano Pkwy - E.of Los Rios to FM 544	1,352,000	1,852,000	257,000	0	0	0	0	0	3,461,000
31407	Plano Pkwy - Midway to W City Limit	0	0	0	100,000	1,100,000	0	0	0	1,200,000
31193	Plano Pkwy - Tollroad to Park	298,000	469,000	1,861,000	0	0	0	0	0	2,628,000
31409	Premier - Ruisseau to Heritage	1,666,000	97,000	0	0	0	0	0	0	1,763,000
31441	Preston/Legacy Intersection Imp.	2,000	161,000	239,000	2,100,000	0	0	0	0	2,502,000
31410	Preston/Plano Parkway Intersection	59,000	5,000	436,000	1,690,000	0	0	0	0	2,190,000

	Project	Prior Yrs	Re-Est	2006-07	2007-08	2008-09	2009-10	2010-11	Future	Total
37753	Railroad Crossings	437,000	760,000	0	0	0	0	0	0	1,197,000
31411	Rasor - Ohio to SH 121	89,000	200,000	800,000	1,100,000	0	0	0	0	2,189,000
31446	Ravenglass - Park to Faringdon	314,000	143,000	0	0	0	0	0	0	457,000
33-P16	Redevelopment Street Improvements	0	900,000	200,000	1,000,000	1,000,000	1,000,000	1,000,000	0	5,100,000
31325	Ridgetop Lane	0	100,000	0	0	0	0	0	0	100,000
33-P117	Ridgeview - Coit to Independence	0	0	0	0	200,000	1,800,000	0	0	2,000,000
31412	Ridgeview, Custer - W to E of Indepe	534,000	2,315,000	0	0	0	0	0	0	2,849,000
37752	Roadway Median Landscaping	1,918,000	139,000	85,000	100,000	45,000	0	0	440,000	2,727,000
36753	S.H. 121 Traffic Signals	1,000	164,000	0	0	0	0	0	0	165,000
33-P10	Screening Wall - Cloisters	0	0	390,000	0	0	0	0	0	390,000
37838	Screening Wall Reconstruction	63,000	842,000	100,000	550,000	550,000	550,000	550,000	0	3,205,000
33-P120	Shiloh - 14th Street to Park Boulevard	0	0	0	0	600,000	1,000,000	0	0	1,600,000
31443	Shiloh - Royal Oaks to Parker	157,000	2,446,000	0	0	0	0	0	0	2,603,000
36726	Signalization Upgrade	2,004,000	1,116,000	1,130,000	1,130,000	280,000	100,000	0	0	5,760,000
33-P07	Spring Brook - Janwood to Quill	0	0	75,000	750,000	0	0	0	0	825,000

21

	Project	Prior Yrs	Re-Est	2006-07	2007-08	2008-09	2009-10	2010-11	Future	Total
37830	Spring Creek - White Rock Crk to Tol	3,010,000	0	0	0	0	0	0	0	3,010,000
31418	Spring Creek - Midway to Tollway (S	3,019,000	0	0	0	0	0	0	0	3,019,000
31315	Spring Creek - Park to Parker	0	0	0	0	0	2,000,000	0	0	2,000,000
31438	Spring Creek at Coit Intersection Imp.	33,000	151,000	160,000	1,656,000	0	0	0	0	2,000,000
37760	Street Lighting	2,078,000	360,000	800,000	600,000	600,000	0	0	175,000	4,613,000
33-P06	Street Reconstruction	0	0	0	0	500,000	4,000,000	4,000,000	8,000,000	16,500,000
31428	Target - Berkeley Square	1,000	35,000	0	0	0	0	0	0	36,000
33-P08	Thunderbird - Cross Bend to Cambridg	0	0	230,000	0	0	0	0	0	230,000
37835	Tollroad/Chapel Hill Ramps	13,000	0	0	0	0	0	0	5,000,000	5,013,000
31424	Tollway Svc Rds - Parker to Spring Cr	894,000	0	0	0	0	0	0	0	894,000
31427	Tollway Svc Rds - Spring Creek to He	1,240,000	210,000	0	0	0	0	0	0	1,450,000
36743	Tollway Traffic Signals	123,000	0	0	0	0	0	0	0	123,000
36727	Traffic Signalization	7,863,000	516,000	500,000	500,000	500,000	0	0	2,600,000	12,479,000
31450	Tulane - between Preston and Ohio	0	195,000	0	0	0	0	0	0	195,000
37826	U.S. 75 Ramp Changes	2,079,000	1,350,000	0	0	0	0	0	0	3,429,000

Project		Prior Yrs	Re-Est	2006-07	2007-08	2008-09	2009-10	2010-11	Future	Total
33-P12	US 75/190 Bottleneck	0	0	200,000	200,000	2,600,000	0	0	0	3,000,000
31445	View Place - Horizon to Mission Ridg	0	185,000	0	0	0	0	0	0	185,000
31437	Willow Bend - S of Windhaven Pkwy	350,000	30,000	0	0	0	0	0	0	380,000
33-P124	Windhaven - City Limit to Spring Cree	0	0	200,000	600,000	3,200,000	0	0	0	4,000,000
37769	Wyatt North Addition	0	186,000	1,600,000	0	0	0	0	0	1,786,000
TOTAL		76,513,000	30,719,000	39,194,000	21,255,000	23,350,000	13,537,000	12,355,000	23,315,000	240,238,000

Municipal Drainage Projects

	Project	Prior Yrs	Re-Est	2006-07	2007-08	2008-09	2009-10	2010-11	Future	Total
26-P01	15th Street Drainage Improvements	0	150,000	1,320,000	0	0	0	0	0	1,470,000
71125	Alma Road Drainage Improvements	0	210,000	0	0	0	0	0	0	210,000
71116	Bronze Leaf	1,252,000	0	0	0	0	0	0	0	1,252,000
71121	Cassidy Drainage Improvements	1,286,000	0	0	0	0	0	0	0	1,286,000
72119	Collin Creek Mall Triple Arches	28,000	0	0	0	0	0	0	50,000	78,000
70104	Creek Erosion Projects	2,681,000	591,000	500,000	500,000	500,000	500,000	500,000	1,000,000	6,772,000
70101	Erosion Control	6,010,000	0	500,000	500,000	500,000	500,000	500,000	6,000,000	14,510,000
70108	Erosion Control - Briarwood	39,000	319,000	375,000	0	0	0	0	0	733,000
70105	Erosion Control - Oakwood Glen	473,000	0	0	0	0	0	0	0	473,000
70107	Erosion Control - Pittman Creek	224,000	0	0	0	0	0	0	0	224,000
70109	Erosion Control - Waasland/Pittman	0	142,000	450,000	880,000	0	0	0	0	1,472,000
71111	Miscellaneous Drainage Improvements	138,000	72,000	500,000	500,000	500,000	500,000	500,000	2,500,000	5,210,000
71124	Oak Grove Drainage Improvements	2,000	187,000	0	0	0	0	0	0	189,000
72118	Rice Field Storm Sewer	38,000	462,000	0	0	0	0	0	0	500,000

Project		Prior Yrs	Re-Est	2006-07	2007-08	2008-09	2009-10	2010-11	Future	Total
70103	Riverbend Lakes	485,000	353,000	100,000	62,000	0	0	0	0	1,000,000
71123	Teakwood Drainage	250,000	0	0	0	0	0	0	0	250,000
TOTAL		12,906,000	2,486,000	3,745,000	2,442,000	1,500,000	1,500,000	1,500,000	9,550,000	35,629,000

DART/Congestion Management System Projects

	Project	Prior Yrs	Re-Est	2006-07	2007-08	2008-09	2009-10	2010-11	Future	Total
83301	CMS Minor Capital Support	18,000	0	0	0	0	0	0	0	18,000
84417	W. Intersect - Pkwy/Ohio	105,000	25,000	0	0	0	0	0	0	130,000
84413	Westside Intersection Improvements	682,000	301,000	0	0	0	0	0	0	983,000
TOTAL		805,000	326,000	0	0	0	0	0	0	1,131,000

Water Projects

	Project	Prior Yrs	Re-Est	2006-07	2007-08	2008-09	2009-10	2010-11	Future	Total
68971	12th Place - K Ave. to Municipal Dr.	0	53,000	0	0	0	0	0	0	53,000
68953	15th Street - G Ave to I Ave	9,000	29,000	150,000	0	0	0	0	0	188,000
68897	17th Street/R Ave Rehab	0	0	0	35,000	340,000	0	0	0	375,000
67892	Administration	4,110,833	323,721	333,433	343,436	343,436	343,436	353,739	353,739	6,505,773
36-P04	Baffin Bay - Custer to Country Place	0	0	0	11,000	121,000	0	0	0	132,000
68957	Briarcreek Water, Phase II	94,000	17,000	0	0	0	0	0	0	111,000
68899	Chaparral - Jupiter to E. City Limits	0	0	0	15,000	155,000	0	0	0	170,000
68469	Cloisters Water Rehabilitation	0	70,000		1,700,000	0	0	0	0	
68921	Custer Ground Storage Tanks	0	0	0	0	775,000	0	0	5,000,000	5,775,000
36-P25	Custer/Stadium Irrigation Upgrade	0	0	85,000	0	0	0	0	0	85,000
68956	Dallas North 15 Water Line Rehab	1,394,000	27,000	0	0	0	0	0	0	1,421,000
68966	DNT - North of Spring Creek	121,000	6,000	0	0	0	0	0	0	127,000
68974	DNT - Tennyson to Democracy	0	105,000	0	0	0	0	0	0	105,000
36-P14	Dominion - Headquarters to Hedgcoxe	0	25,000	275,000	0	0	0	0	0	300,000

	Project	Prior Yrs	Re-Est	2006-07	2007-08	2008-09	2009-10	2010-11	Future	Total
68952	Downtown Fire Protection	55,000	65,000	50,000	50,000	30,000	0	0	0	250,000
36-P05	F Ave. and 14th St. Reconstruction	0	0	0	8,000	69,000	0	0	0	77,000
68164	Fire Hydrants	987,000	68,000	70,000	75,000	75,000	80,000	80,000	200,000	1,635,000
36-P24	Geo. Bush Tpk - N Ave. to Jupiter	0	0	0	20,000	150,000	0	0	0	170,000
36-P06	Hayfield - Rainier to Green Oaks	0	0	7,000	60,000	0	0	0	0	67,000
68178	Independence Sq. Water Renovation	1,011,000	1,000	0	0	0	0	0	0	1,012,000
36-P02	Industrial Water Rehab	0	0	0	80,000	0	0	0	0	80,000
68905	Janwood - Alma to Westwood	312,000	139,000	0	0	0	0	0	0	451,000
68942	Jupiter - Parker to Royal Oaks	465,000	0	0	0	0	0	0	0	465,000
36-P03	Jupiter Elevated Tank Repaint	0	0	0	375,000	0	0	0	0	375,000
68943	Kimberlea Water Rehabilitation	1,412,000	0	0	0	0	0	0	0	1,412,000
68959	Landershire Drive Water Rehab	223,000	0	0	0	0	0	0	0	223,000
68970	Large Water Valve Replacement	12,000	60,000	60,000	30,000	30,000	0	0	0	192,000
36-P22	Legacy - B of K Ave. to Des Moines	0	0	0	0	70,000	0	0	0	70,000
68907	Legacy Business District Area	561,000	56,000	0	0	0	0	0	0	617,000
68944	Los Rios - Jupiter to Parker	542,000	24,000	0	6,000	60,000	0	0	0	632,000

	Project	Prior Yrs	Re-Est	2006-07	2007-08	2008-09	2009-10	2010-11	Future	Total
36-P23	Mapleshade - Bush Tpk to Silverglen	0	0	0	0	0	0	0	145,000	145,000
68950	McDermott - Ohio to Robinson	150,000	0	0	0	0	0	0	0	150,000
68911	McDermott/Rasor - TXU Ease to Ohio	1,690,000	0	0	0	0	0	0	0	1,690,000
68313	Monitoring & Control/Ridgeview	74,000	63,000	0	0	0	500,000	0	0	637,000
36-P09	N Avenue Water	0	60,000	0	0	0	0	0	0	60,000
68456	Oversize Participation	1,381,000	189,000	75,000	50,000	50,000	50,000	50,000	50,000	1,895,000
68913	P Avenue - Park to 18th	20,000	420,000	0	0	0	0	0	0	440,000
68912	P Avenue & 18th Street	0	0	0	30,000	255,000	0	0	0	285,000
68967	Parker - K Avenue to P Avenue	8,000	52,000	178,000	0	0	0	0	0	238,000
68969	Parker Rd Estates West Water Rehab	94,000	58,000	1,850,000	0	0	0	0	0	2,002,000
68915	Parker Rd. Elevated Tank Repaint	14,000	21,000	700,000	0	0	0	0	0	735,000
36-P01	Parkwood - Windhaven to Spring Crk	0	0	200,000	0	0	0	0	0	200,000
68935	Parkwood Tnk Line - TXU /Tnk-Sprg	484,000	32,000	0	0	0	0	0	0	516,000
68951	Plano Parkway - Los Rios to 14th	97,000	120,000	0	0	0	0	0	0	217,000
68960	Premier - Ruisseau to Heritage	129,000	14,000	0	0	0	0	0	0	143,000
67783	Pump Station Improvements	10,000	400,000	0	0	0	0	0	0	410,000

	Project	Prior Yrs	Re-Est	2006-07	2007-08	2008-09	2009-10	2010-11	Future	Total
36-P13	Rice Field Water	0	81,000	0	0	0	0	0	0	81,000
68308	Ridgeview Emergency Generators	960,000	0	0	0	490,000	0	0	0	1,450,000
68304	Ridgeview Pump Station Additions	9,522,000	0	0	0	525,000	0	630,000	0	10,677,000
68961	SH 121 Utility Adjustments	50,000	150,000	0	0	0	0	0	0	200,000
68973	SH 121 Water - Spring Creek to DNT	0	525,000	0	0	0	0	0	0	525,000
68187	Shiloh - Park to Parker	129,000	80,000	0	0	0	0	0	0	209,000
36-P28	Southeast Elevated Tank Repaint	0	0	0	0	525,000	0	0	0	525,000
36-P07	Springbrook - Janwood to Quill	0	0	23,000	180,000	0	0	0	0	203,000
36-p18	Stadium Ground Storage Tanks 2 & 3	0	0	0	0	0	800,000	0	0	800,000
68920	Stewart Main - Capital to Plano Pkwy	22,000	500,000	0	0	0	0	0	0	522,000
68965	View Place - Horizon to Mission Ridg	25,000	5,000	0	0	0	0	0	0	30,000
68962	Water Dist. Modeling Ext. Period Sim	17,000	1,000	8,000	0	0	0	0	0	26,000
68963	Water Distribution Analysis	2,000	8,000	10,000	10,000	10,000	10,000	10,000	10,000	70,000
68460	Water Infrastructure Renovation	1,965,000	0	100,000	2,075,000	2,075,000	2,075,000	2,075,000	4,150,000	14,515,000
68949	Water Line Crossings No. 1	71,000	30,000	0	700,000	0	0	0	0	801,000
68968	Whiffletree Water Rehab	117,000	1,406,000	200,000	0	0	0	0	0	1,723,000

(12)

	Project	Prior Yrs	Re-Est	2006-07	2007-08	2008-09	2009-10	2010-11	Future	Total
68964	White Rock Creek Tank Modifications	151,000	0	0	0	0	0	0	0	151,000
68972	Wyatt North Addition	0	53,000	530,000	0	0	0	0	0	583,000
68468	Yale Water Rehab	0	75,000	0	0	0	0	0	0	75,000
TOTAL		28,490,833	5,411,721	**4,904,433**	5,853,436	6,148,436	3,858,436	3,198,739	9,908,739	66,224,773

22

Sewer Projects

Project		Prior Yrs	Re-Est	2006-07	2007-08	2008-09	2009-10	2010-11	Future	Total
34-P27	17th St & R Ave Rehabilitation	0	0	0	10,000	106,000	0	0	0	116,000
49892	Administration	3,835,000	323,721	333,433	343,436	343,436	343,436	353,739	353,739	6,229,940
48838	Aerial Crossing Erosion Control	505,000	0	0	100,000	100,000	100,000	0	400,000	1,205,000
46685	Briarcreek San. Sewer Capacity, Ph. II	1,003,000	181,000	0	0	0	0	0	0	1,184,000
34-P05	Dominion - Hedgcoxe to Headquarters	0	22,000	200,000	0	0	0	0	0	222,000
34-P01	F Ave & 14th St Reconstruction	0	0	0	5,000	47,000	0	0	0	52,000
34-P02	Hayfield - Rainier to Green Oaks	0	0	8,000	50,000	0	0	0	0	58,000
48861	I & I Repairs (Serv.Contracts)	11,940,000	4,131,000	2,000,000	3,000,000	3,000,000	3,000,000	3,000,000	4,500,000	34,571,000
48847	Inflow/Infiltration Program	2,268,000	26,000	200,000	200,000	200,000	200,000	200,000	2,500,000	5,794,000
48802	Infrastructure Renovation	572,000	0	0	0	0	0	0	0	572,000
48874	Janwood - Alma to Westwood	215,000	18,000	0	0	0	0	0	0	233,000
48893	Legacy Town Center Capacity Study	0	24,000	0	0	0	0	0	0	24,000
48892	Lift Station Evaluation	0	25,000	0	0	0	0	0	0	25,000
48877	Manhole Sealing	638,000	278,000	100,000	300,000	300,000	300,000	300,000	500,000	2,716,000

23

	Project	Prior Yrs	Re-Est	2006-07	2007-08	2008-09	2009-10	2010-11	Future	Total
46651	Oversize Participation	499,000	0	25,000	25,000	25,000	25,000	25,000	25,000	649,000
48875	P Avenue - Park to 18th	7,000	142,000	0	0	0	0	0	0	149,000
48890	Parker Road Estates Sanitary Sewer	424,000	108,000	0	0	0	0	0	0	532,000
46686	Pecan Lane	112,000	7,000	0	0	0	0	0	0	119,000
48885	Plano Parkway East I/I Investigation	155,000	22,000	0	0	0	0	0	0	177,000
41197	Premier Drive - Ruisseau to Heritage	33,000	2,000	0	0	0	0	0	0	35,000
34-P04	Redevelopment Capacity Improvement	0	0	500,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,500,000
34-P06	Rice Field Sanitary Sewer	0	50,000	0	0	0	0	0	0	50,000
48888	Ridgeview Dr/SH 121 Sanitary Sewer	352,000	128,000	0	0	0	0	0	0	480,000
48880	RT Zoning Sanitary Sewer Line	121,000	53,000	0	0	0	0	0	0	174,000
48894	Russell Creek & Hedgcoxe Sewer Line	0	45,000	350,000	0	0	0	0	0	395,000
48891	Sewer Erosion Control - Newport/Idyll	8,000	91,000	123,000	0	0	0	0	0	222,000
48889	Wastewater System Analysis	50,000	0	0	0	0	0	0	0	50,000
TOTAL		22,737,000	5,676,721	3,839,433	5,033,436	5,121,436	4,968,436	4,878,739	9,278,739	61,533,940

24

Park Fee Projects

	Project	Prior Yrs	Re-Est	2006-07	2007-08	2008-09	2009-10	2010-11	Future	Total
01002	Cottonwood Creek Greenbelt	469,000	135,000	150,000	0	0	336,000	0	0	1,090,000
03032	Cottonwood Creek Greenbelt	0	0	600,000	100,000	0	0	0	0	700,000
03033	Timberbrook Park	627,000	0	0	0	0	0	0	0	627,000
03035	Shawnee Park	0	0	0	0	200,000	0	0	0	200,000
03036	Rowlett Creek Greenbelt	0	100,000	0	0	0	0	0	0	100,000
04044	Hoblitzelle Trail	239,000	300,000	0	0	0	0	0	0	539,000
04045	Tejas Park	0	0	0	0	55,000	0	0	0	55,000
05051	Chisholm Trail	48,000	0	0	100,000	150,000	0	0	0	298,000
06062	Evans Park	120,000	0	0	0	0	0	0	0	120,000
08081	Bluebonnet Trail	0	0	0	0	0	20,000	0	0	20,000
09092	Capstone Park	1,158,000	0	0	0	10,000	90,000	0	0	1,258,000
09093	Hidden Meadow Park	613,000	0	0	0	0	0	0	0	613,000
09094	Russell Creek Greenbelt	1,435,000	0	0	0	0	0	0	0	1,435,000
09095	Rowlett Creek Greenbelt	0	0	200,000	0	0	0	0	0	200,000

	Project	Prior Yrs	Re-Est	2006-07	2007-08	2008-09	2009-10	2010-11	Future	Total
10004	Preston Ridge Trail	639,000	0	135,000	0	0	0	0	0	774,000
10005	Legacy Trail	820,000	3,000	300,000	200,000	200,000	0	0	0	1,523,000
10006	Rasor Park	781,000	0	0	0	0	0	0	0	781,000
10007	Bluebonnet Trail	0	350,000	0	0	0	0	0	0	350,000
11114	Preston Ridge Trail	141,000	50,000	0	0	0	0	0	200,000	391,000
12122	Legacy Trail	16,000	400,000	0	220,000	0	0	0	0	636,000
13133	Acquisition-West Plano	200,000	50,000	0	0	0	0	0	0	250,000
13134	Shady Brook Trail	535,000	150,000	0	0	0	0	0	0	685,000
13137	Sunset Park	0	150,000	0	0	0	0	0	0	150,000
TOTAL		7,841,000	1,688,000	1,385,000	620,000	615,000	446,000	0	200,000	12,795,000

Park Improvement Projects

Project		Prior Yrs	Re-Est	2006-07	2007-08	2008-09	2009-10	2010-11	Future	Total
21189	16th Street Land Acquisition	363,000	0	0	0	0	0	0	0	363,000
26651	Aquatic Center Renovations	0	300,000	0	0	0	0	0	0	300,000
22327	Arbor Hills Nature Preserve	4,590,000	17,000	0	0	0	0	0	1,000,000	5,607,000
22336	Archgate Park	597,000	3,803,000	4,000,000	0	0	0	0	0	8,400,000
28852	Athletic Field Improvements	0	300,000	850,000	800,000	750,000	800,000	800,000	2,400,000	6,700,000
28822	Bikeway System	28,000	25,000	75,000	700,000	0	0	0	0	828,000
22344	Bishop Road Project	0	1,000,000	0	0	0	0	0	0	1,000,000
32-P17	Botanical Gardens	0	0	0	0	0	0	0	2,500,000	2,500,000
32-P15	Chaparral Road Athletic Site	0	0	0	0	0	1,000,000	12,000,000	0	13,000,000
22333	Chisholm Trail	142,000	0	200,000	1,800,000	108,000	0	0	0	2,250,000
32-P42	Cottonwood Creek Greenbelt	0	0	0	0	0	100,000	1,000,000	2,750,000	3,850,000
21195	Douglass Area Land	0	135,000	0	0	0	0	0	0	135,000
22338	Haggard Park	1,141,000	109,000	0	0	0	0	0	0	1,250,000
22339	Indoor Swimming Pool	0	0	0	0	0	0	0	0	0

	Project	Prior Yrs	Re-Est	2006-07	2007-08	2008-09	2009-10	2010-11	Future	Total
32-P41	South Central Plano Community Park	0	0	0	0	0	0	0	0	0
32-P36	Special Use Facilities	0	0	75,000	525,000	475,000	0	0	0	1,075,000
22342	Trail Connections	676,000	2,000,000	1,625,000	1,500,000	250,000	2,000,000	3,000,000	5,500,000	16,551,000
32-P13	White Rock Community Park	0	0	0	0	0	0	500,000	4,000,000	4,500,000
21188	White Rock Creek Acquisitions	210,000	3,655,000	0	6,600,000	0	0	0	10,465,000	20,930,000
TOTAL		32,786,300	16,212,700	**16,507,000**	20,355,000	14,609,000	5,400,000	25,300,000	35,115,000	166,285,000

Recreation Center Projects

	Project	Prior Yrs	Re-Est	2006-07	2007-08	2008-09	2009-10	2010-11	Future	Total
21-P01	Carpenter Expansion/ Senior Center	0	0	400,000	1,200,000	5,000,000	0	0	0	6,600,000
23403	Oak Point Rec Center	5,793,000	28,000	0	0	0	0	0	0	5,821,000
23404	Douglass Community Center	1,539,000	31,000	0	0	0	0	0	0	1,570,000
23405	Tom Muehlenbeck Rec Center	1,354,000	10,300,000	11,346,000	0	0	0	0	0	23,000,000
TOTAL		8,686,000	10,359,000	**11,746,000**	1,200,000	5,000,000	0	0	0	36,991,000

CITY OF PLANO

PLANNING & ZONING COMMISSION

August 7, 2006

Agenda Item No. 7

Public Hearing: Zoning Case 2006-06

Applicant: City of Plano

DESCRIPTION:

A request to amend Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations) of the Zoning Ordinance to create a definition and standards for multistory office building sign. Tabled 04/17/06, 05/01/06, 05/15/06, & 06/19/06.

REMARKS:

This item was tabled at the April 17, May 1, May 15, and June 19, 2006, Planning & Zoning Commission meetings.

Staff needs additional time to prepare the proposed amendments as discussed in work session on July 17, 2006, and requests to leave this item on the table until the August 21, 2006, meeting.

RECOMMENDATION:

Recommended that this item remain on the table until the August 21, 2006, Planning & Zoning Commission meeting.

CITY OF PLANO

PLANNING & ZONING COMMISSION

August 7, 2006

Agenda Item No. 8A

Public Hearing: Zoning Case 2006-15

Applicant: Preston 121 Partners & Sa Eun Kim Trust

DESCRIPTION:

Request to rezone 98.6± acres located at the southwest corner of State Highway 121 and Preston Road **from** Commercial Employment **to** Planned Development-Commercial Employment. Tabled 07/17/06.

REMARKS:

This item was tabled at the July 17, 2006, Planning & Zoning Commission meeting and must be removed from the table for consideration.

The applicant is requesting to rezone the property to create a planned development district. The requested zoning is Planned Development-Commercial Employment (PD-CE). A PD district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions. This request proposes to allow multifamily residential and single-family residence attached uses to create an integrated retail and residential development. Additional amendments to the district include street standards, density of residential development, landscaping and open space, parking, setbacks, lot coverage, and other standards relating to this style of development. A concept plan, Lincoln 121 at Preston, accompanies this request.

Current Zoning

The current zoning is CE. The CE district is intended to provide the flexibility for an integrated development that may include retail, office, commercial, light manufacturing, and multifamily residences. The major focus of the CE district is to be corporate headquarters and research facilities arranged in a campus-like setting. Since retail uses are allowed within the CE district, the request is essentially to allow the residential uses and propose urban design standards for the property.

Surrounding Land Use and Zoning

The area of the request is undeveloped. To the north, across State Highway 121, the properties are within the city of Frisco and are developed with retail uses, including a regional mall. The property to the west and south is also zoned CE and is undeveloped. To the northeast, there is an existing retail shopping center zoned Regional Commercial (RC). The property to the southeast, across Preston Road, is zoned Planned Development-20-Mixed Use (PD-20-MU) and is partially developed with retail, office, and multifamily uses.

Proposed Planned Development Zoning Stipulations

The requested zoning is PD-CE. There are two primary parts of this request: land use and design standards.

Land Use - The applicant is proposing to allow two additional uses on the property, multifamily residential and single-family residence attached. The CE district allows multifamily development by specific use permit (SUP) in this location, based on the special rules for CE and Central Business-1 (CB-1) zoning that are a part of those zoning districts. The applicant is requesting 500 multifamily units be allowed by right within this PD.

The applicant also wishes to build single-family attached residences (townhouses). Townhouses are not allowed either by right or by SUP within the CE district, so standards for their development must be added to the PD if the use is to be allowed.

Design Standards - Since the applicant wishes to build a dense, walkable residential development with connections to a large retail center, it is necessary to establish design standards within the PD. The city has two PD districts intended to achieve similar ends, PD-20-MU located to the east across Preston Road, and PD-65-CB-1, located north and south of Legacy Drive on the east side of the Dallas North Tollway (Legacy Town Center). The applicant is proposing PD stipulations in an effort to create zoning that would allow the development as shown in the associated concept plan, Lincoln 121 at Preston. The applicant's proposed PD stipulations are included. Staff has reviewed the standards, discussed them at length, and worked to revise the standards with the applicant's representatives. If the zoning request is approved, staff and the applicant have agreed that the following stipulations will accomplish the development as proposed on the concept plan. This request is for PD-CE zoning with the following stipulations:

1) The additional uses of multifamily and single-family attached shall be allowed by right.

2) Multifamily and single-family attached buildings shall not be allowed within 1,000 feet of the centerline of State Highway 121.

3) Additional requirements for multifamily shall be:

   a. Maximum residential units allowed - 500 units
   b. Maximum density - 28 units per acre
   c. Minimum density - 21 units per acre
   d. Maximum front yard - Ten feet (measured from the easement line of quasi-public streets)
   e. Minimum side yard - Ten feet
   f. Maximum lot coverage - 80%
   g. Parking required - One space per bedroom
   h. Minimum open space - 100 square feet per unit

4) Additional requirements for single-family attached development shall be:

   a. Maximum density - 20 units per acre
   b. Development standards including, but not limited to, area, yard, bulk, and parking standards, shall be in accordance with the standards of the Downtown Business/Government district (BG) (Subsection 2.821) except as varied within this PD district. Quasi-public streets shall be considered as minor streets for setback purposes.

5) Landscape requirements shall be in accordance with Section 3.1200.1.

6) Quasi-public streets shall be allowed based on the following standards:

   a. Quasi-public streets shall be dedicated in a quasi-public street, access, and utility easement, the width of which will include the drive aisle, sidewalk, parking, and landscaping. Quasi-public streets shall be privately owned and maintained.
   b. Drive aisles shall be 24 feet in width, with the entire aisle dedicated as a 24-foot fire lane easement.
   c. On-street parking spaces shall be allowed adjacent to drive aisles. Parallel spaces shall be 8 feet-by-22 feet in dimension. Angled and 90 degree spaces shall be 9 feet-by-20 feet in dimension. Where there is on-street parking, both sides of the street shall utilize the same type of parking spaces (parallel, angled, or 90 degree).
   d. Sidewalks shall be a minimum of ten feet in width. Sidewalks shall be required on both sides of a quasi-public street. The sidewalk area must include a street tree every 50 feet on-center and can include up to five feet of landscape area at the back of the curb of the drive aisle or on-street parking. A five-foot clear walk, parallel to the drive aisle, must be maintained in all locations. The exact location of trees and landscape areas shall be determined on the landscape plan.
   e. Quasi-public streets shall be designated with an approved street name.

7) Residential lots may be platted to a quasi-public street. No more than 50% of lots may be platted to a mews street.

8) Mews streets may be utilized adjacent to single family attached buildings in accordance with the standards of the BG zoning district, Subsection 2.821.5.

9) Omit Subsection 2.823.7 (Special Rules for CE and CB-1 Zoning).

These standards are intended to modify the CE zoning district to allow limited high-density residential uses similar to those in downtown Plano, create an urban street system that will be privately maintained including street trees and on-street parking, and allow the residential lots to front on the quasi-public streets in order to meet the city's subdivision requirements.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as Major Corridor Development (MCD). Development in these corridors is expected to include a mix of commercial, office, and technical production uses. Residential development is generally not appropriate within these corridors, although residential development may be considered along the southern edge of the State Highway 121 corridor. This corridor is wider than the others, but residential uses should not be closer than 1,200 feet south of the future centerline of State Highway 121. Although the residential element of the proposed PD is not within 1,000 feet of the future centerline of State Highway 121, which is close to the suggested 1,200 feet, the isolated location and questionable compatibility of future adjacent uses do not lend this location to residential development. Residential development existing in the State Highway 121 corridor, specifically north of Ridgeview Drive, is connected with adjacent residential development and golf courses and is separated from residential to the south by Ridgeview Drive, a Type C thoroughfare. This location does not have similar benefits as the allowed adjacent uses are entirely nonresidential. The closest multifamily residential development is 2,400± feet to the east within PD-20-MU, and the closest single-family development is the northernmost phase of the Townhomes at Legacy Town Center, 2,500± feet to the southwest.

Housing Density (Policy Statement 3.0) - The Housing Density policy statement establishes criteria for the development of high-density housing within the city. Policy Statement 5.0 states that multifamily development of three or more stories should be separated from single-family areas by a Type D thoroughfare or greater or other significant feature. The request does not meet this guideline since it combines high-density multifamily with single-family residence attached development without the recommended level of separation. There is an exception for urban centers, so the request was also evaluated considering the Urban Centers Study. (See Issues section of this report.) The residential development is limited to 500 units by the proposed PD which meets the maximum density policy. It also meets the separation policy of 1,500 feet between multifamily residential developments.

Adequacy of Public Facilities - Water and sanitary sewer services are available via an extension at the south of the property between Dominion Parkway and Preston Road.

Traffic Impact Analysis (TIA) - A TIA is not required since the requested change in use is to add residential development in place of commercial development.

ISSUES:

Urban Centers Study

The Future Land Use Plan does not support additional high-density housing in Plano outside of urban centers and retirement housing. Since this proposal is not retirement housing, staff evaluated its merits as an urban center.

The Urban Centers Study states specifically that urban centers are not appropriate in all locations and identifies key site and development characteristics that help to determine which sites may be appropriate. The location of the site meets several of the criteria including size, accessibility, reinvestment costs, and community impact. However, there are significant concerns over the development characteristics of the site as explained below:

- **Fine grain mix of uses** - The different uses in this proposal are not integrated in a way that allows them to strengthen and support each other. Instead, the uses are clearly segmented from each other and intended to function independently despite the two connections of the quasi-public streets. The proposed eight-foot screening wall between the retail and residential uses, typical of suburban development, reinforces this sense of separation. The plan provides for ground floor uses near the roundabout at the intersection of the quasi-public streets. The limited size and visibility of the space, in competition with the large retail center, provides a reasonable doubt as to the market feasibility of such commercial space within the residential area.

- **Defined pedestrian neighborhood** - This project does not represent a true neighborhood with a core and defined edge. The southern and western edges are defined only by property lines instead of a street, creek, or other delineating feature.

- **Human scale buildings and enhanced streetscape** - This project is designed to facilitate automobile usage within the site. The buildings are not organized and situated in a format that defines public space and makes the pedestrian feel comfortable.

- **Corridors and connections that help define boundaries** - This site would be better defined and more functional as an urban center if extended to Parkwood Boulevard and Headquarters Drive, so that future adjacent development follows the same set of design standards. There will be no distinct separation between this high-intensity, mixed use development and the major corridor development to the west and south.

- **Streets patterned as a network** - This plan is organized around surface parking lots and drive aisles. It does not have a grid street pattern with block lengths limited to 400 feet as recommended in the report. The proposed circulation pattern is arranged to accommodate vehicular movement; pedestrian access is secondary and limited.

Based on these concerns, staff does not find the proposed development to be an urban center as defined by the study, and, therefore, cannot recommend allowing high-density multifamily development as proposed.

Single-Family Residence Attached

This PD also proposes to allow single-family attached residences. Single-family attached residences are not allowed within the CE district either by right or by SUP. While townhouse development has been successful in urban centers, such as Legacy Town Center and Downtown Plano, the inclusion of townhouse units within this development is a concern. Since staff does not believe this proposal meets the threshold requirements for an urban center, we are hesitant to recommend allowing isolated single-family development without benefit of a neighborhood connection.

The Housing Element of the Comprehensive Plan recommends all residential development be within a typical neighborhood concept or an alternative neighborhood format. This request does not meet the typical neighborhood concept as defined by the Housing Element. The alternative neighborhood format should be considered for parcels containing 10 to 100 acres in irregular shapes, making innovative design critical for the development of the property. Although this property is the right size, it does not have an irregular shape or other development challenges making it appropriate for an alternative neighborhood format. The Infill Housing Policy Statement 4.0 suggests that alternative neighborhood development is generally inappropriate along expressways and in the major development corridors, such as State Highway 121, unless it is within a pedestrian-oriented urban center as defined by the Urban Center Study.

Location of Housing in the Legacy Business Park Area

The CE and CB-1 zoning districts, while primarily designed to accommodate corporate campus offices and other commercial development, did anticipate limited multifamily development in two concentrations along White Rock Creek and in Legacy Town Center. Multifamily development in other locations requires approval of an SUP. The two zoning districts do not allow single-family development either by right or by SUP. (The townhouses in Legacy Town Center were allowed as part of the PD zoning for that area.) Consequently, no neighborhood parks or schools, as found in the typical traditional neighborhood setting in Plano, were planned or built in the Legacy area.

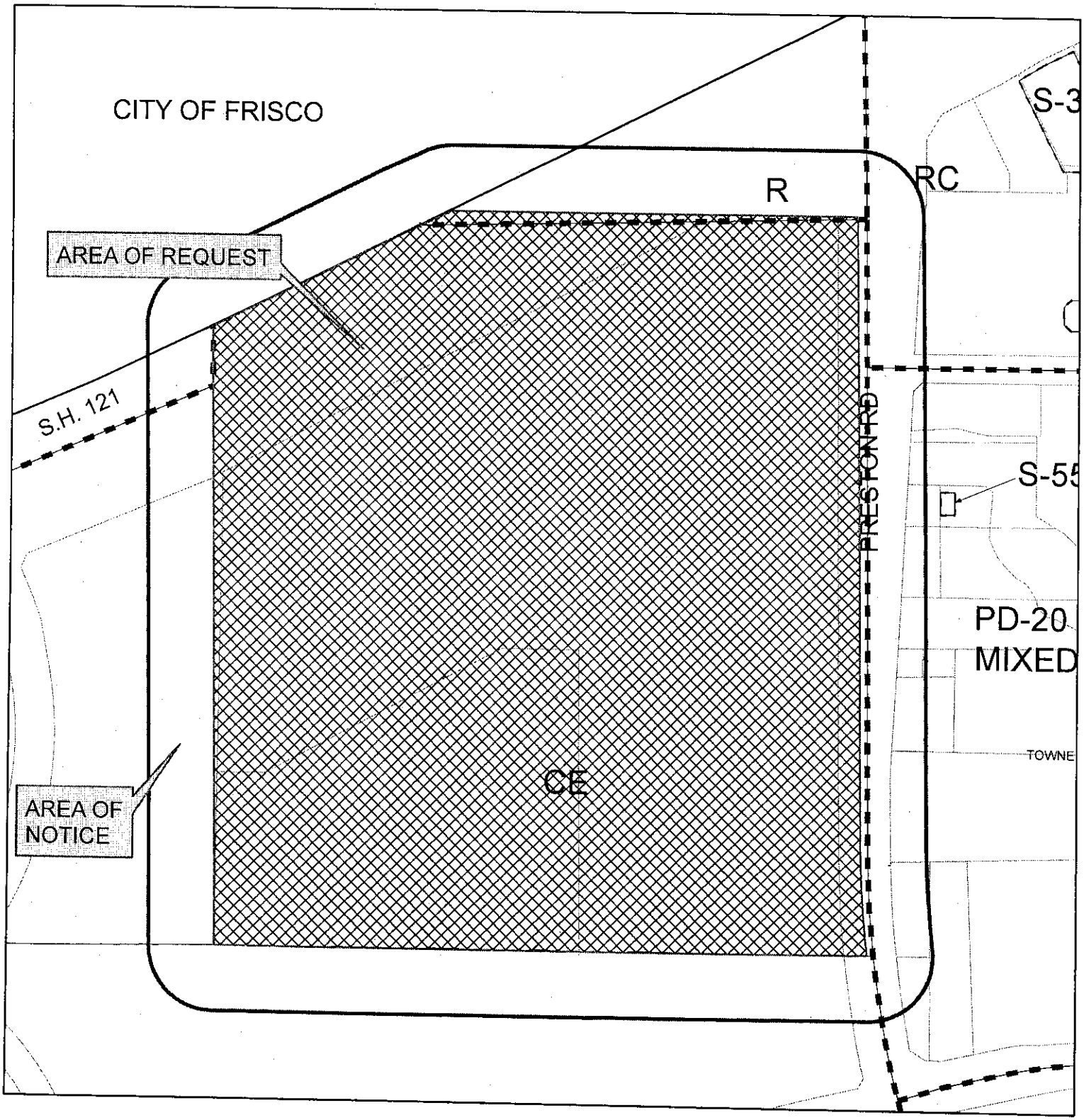
With present market conditions, developers are interested in building a variety of housing types in the Legacy area. The city should be cautious in allowing housing to be built in scattered areas and in isolation from other residential development and without the supporting infrastructure and services typically associated with residential neighborhoods. This is an issue that should be studied as part of the next Land Use Element update in the fall.

SUMMARY:

The applicant is requesting to create a PD district utilizing the existing CE zoning on the property. The request includes allowing residential uses at a total of 500 multifamily and single-family attached units. The request also includes design standards intended to create an integrated, urban center. The Comprehensive Plan and associated studies do not support this request as meeting the standards for high-density housing, an urban center, or an alternative neighborhood development. Therefore, staff recommends denial of the proposed zoning request.

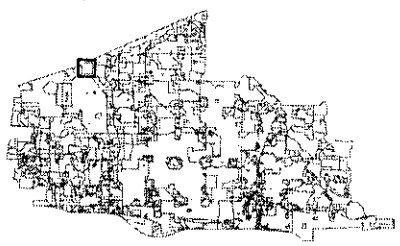
RECOMMENDATIONS:

Recommended for denial.

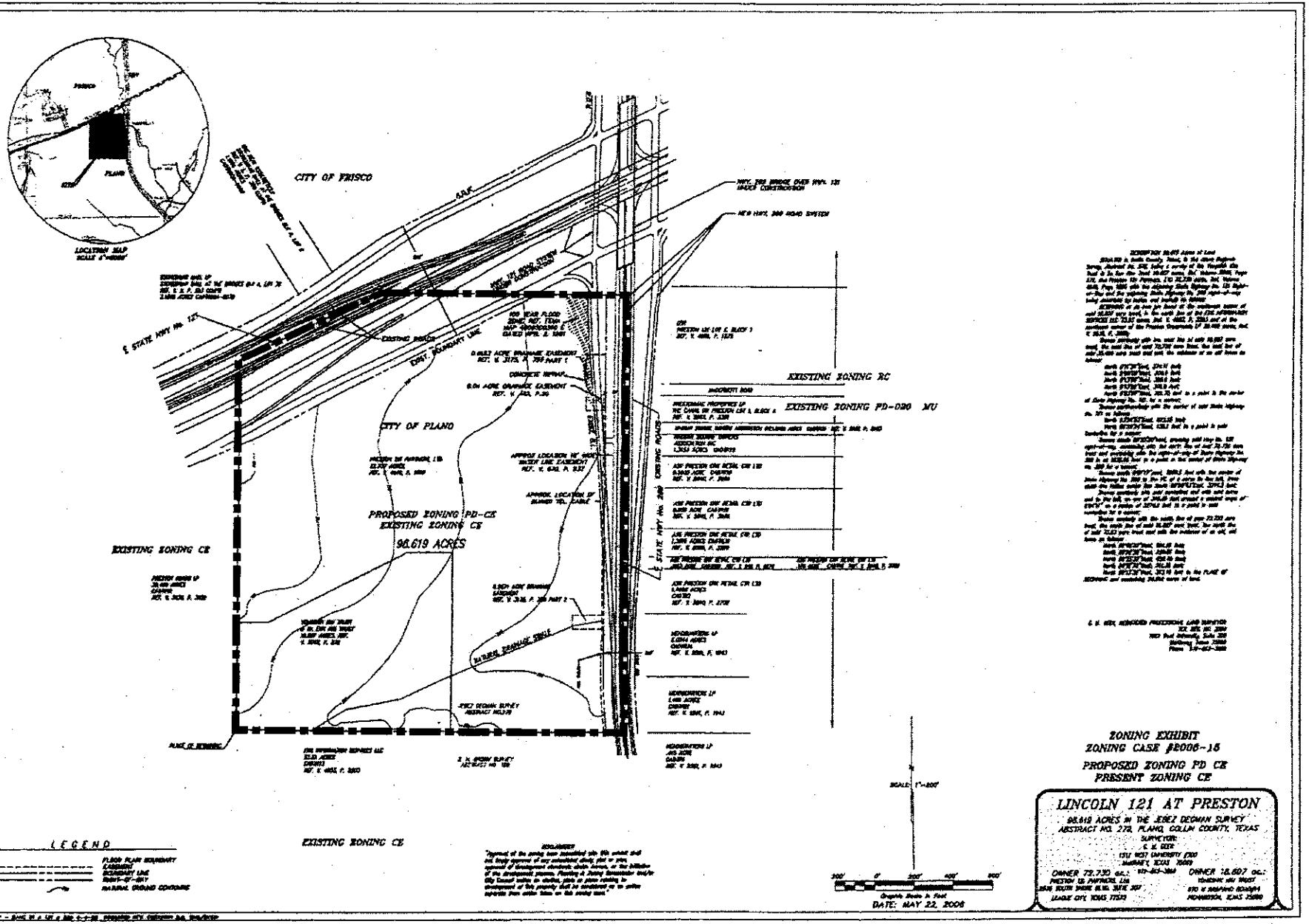


Zoning Case #: 2006-15

Existing Zoning: COMMERCIAL EMPLOYMENT



○ 200' Notification Buffer



CITY OF FRISCO
CITY OF PLANO
LOCATION MAP
EXISTING ZONING RC
EXISTING ZONING PD-020 MU
PROPOSED ZONING PD-CE
EXISTING ZONING CE
98.619 ACRES
EXISTING ZONING CE
EXISTING ZONING CE
LEGEND
DATE: MAY 22, 2006
ZONING EXHIBIT
ZONING CASE #2006-15
PROPOSED ZONING PD CE
PRESENT ZONING CE
LINCOLN 121 AT PRESTON
98.619 ACRES IN THE JEBEZ DEGMAN SURVEY
ABSTRACT NO. 272, PLANO, COLLIN COUNTY, TEXAS

RECEIVED
JUL 0 3 2006
PLANNING DEPT.

REPLY FORM

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

Dear Commissioners:

This letter is regarding Zoning Case 2006-15. The property is a 98.6± acre tract located at the southwest corner of S.H. 121 and Preston Road. The requested zoning is Planned Development-Commercial Employment (PD-CE). A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off- and on-site conditions. This planned development requests to allow additional uses, including Multifamily, Single-Family Residence Attached, Garden Center, Nursery, and Convenience Store; to create an integrated retail and residential development. Additional amendments to the district include street standards, density of residential development, landscaping and open space, parking, setbacks, lot coverage, and other standards relating to this style of development.

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

✓ I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-15.

_____ I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-15.

This item will be heard on **July 17, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

Kirk R. Williams
Name (Please Print)

Kirk R. Williams
Signature

5400 Renaissance Tower
Address Dallas, Tx.

6/27/06
Date

CDD

Z:PH/2006-15P4

REPLY FORM

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

Dear Commissioners:

All-America City

This letter is regarding Zoning Case 2006-15. The property is a 98.6± acre tract located at the southwest corner of S.H. 121 and Preston Road. The requested zoning is Planned Development-Commercial Employment (PD-CE). A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off- and on-site conditions. This planned development requests to allow additional uses, including Multifamily, Single-Family Residence Attached, Garden Center, Nursery, and Convenience Store, to create an integrated retail and residential development. Additional amendments to the district include street standards, density of residential development, landscaping and open space, parking, setbacks, lot coverage, and other standards relating to this style of development.

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

X I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-15.

_____ I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-15.

This item will be heard on **July 17, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

Jim Williams, Jr.
Name (Please Print)

Signature

5400 Dallas Parkway
Frisco TX 75034
Address

6/26/06
Date

CDD

(Headquarters, L.P.)

Z:PH/2006-15P4

CITY OF PLANO

PLANNING & ZONING COMMISSION

August 7, 2006

Agenda Item No. 8B

Concept Plan: Lincoln 121 at Preston

Applicant: Preston 121 Partners & Sa Eun Kim Trust

DESCRIPTION:

A retail, multifamily residence, and single-family residence attached development on 98.6± acres located at the southwest corner of State Highway 121 and Preston Road. Zoned Commercial Employment. Neighborhood #8.

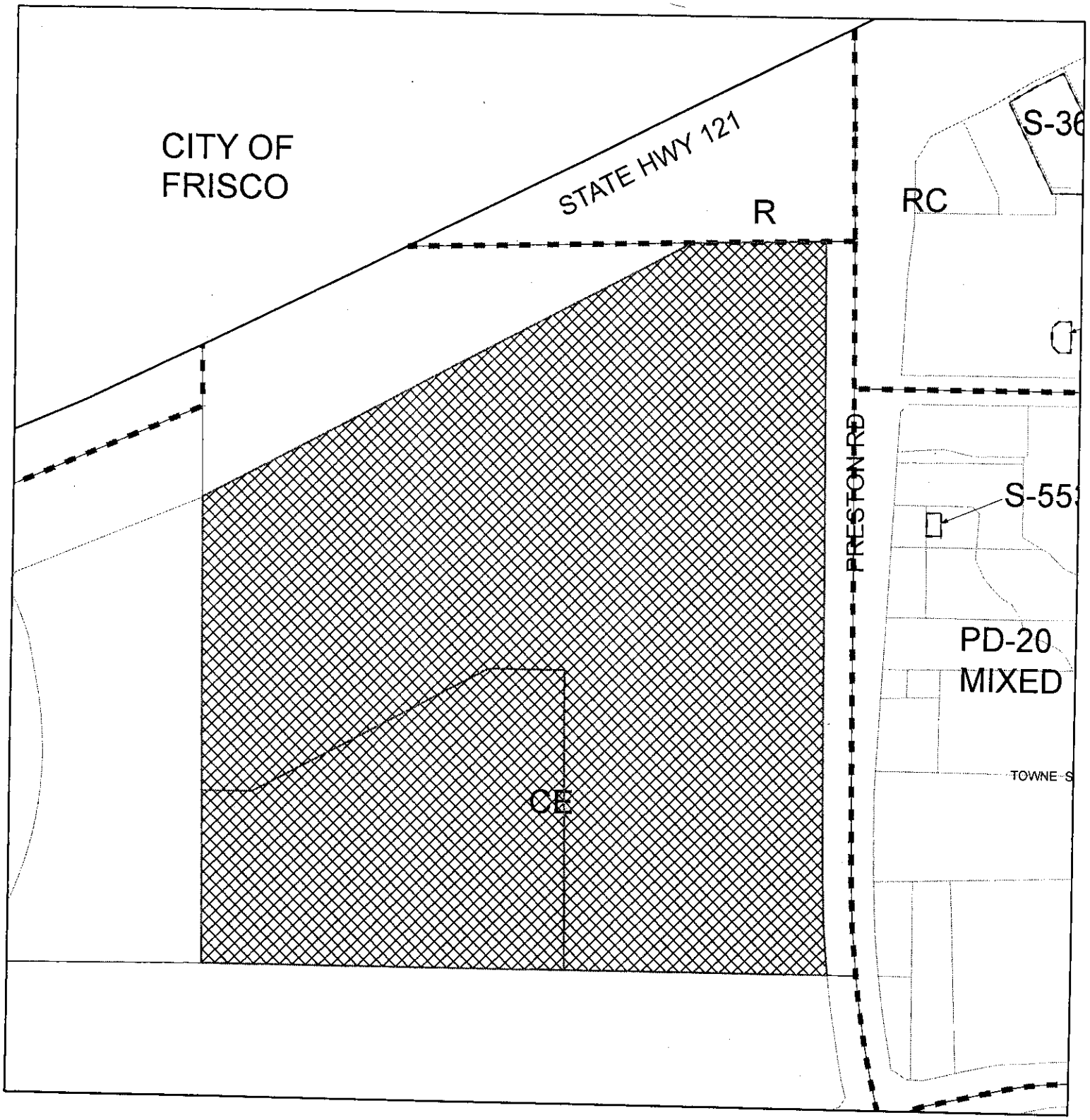
REMARKS:

This concept plan is associated with Zoning Case 2006-15. The plan proposes a retail corner development and residential development linked by two quasi-public streets with street trees, landscaping, and on-street parking. The quasi-public streets provide two connections between the retail center and the multifamily and single-family attached residential development in the southeast quadrant of the property. The completion of the quasi-public streets requires the provision of offsite easements to the southeast and south in order to provide connections to Dominion Parkway and Headquarters Drive. The plan also provides for cross access to the south and east via fire lane, access, and utility easements. The retail center and residential property are separated by an eight-foot masonry screening wall.

This plan is generally in compliance with the requested zoning in Zoning Case 2006-15. For the same reasons staff is recommending against the zoning, we are also recommending against approval of this concept plan.

RECOMMENDATIONS:

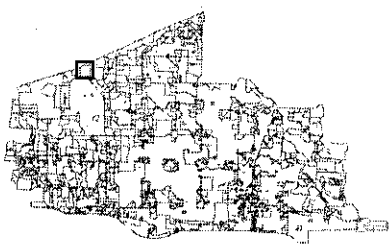
Recommended for denial.



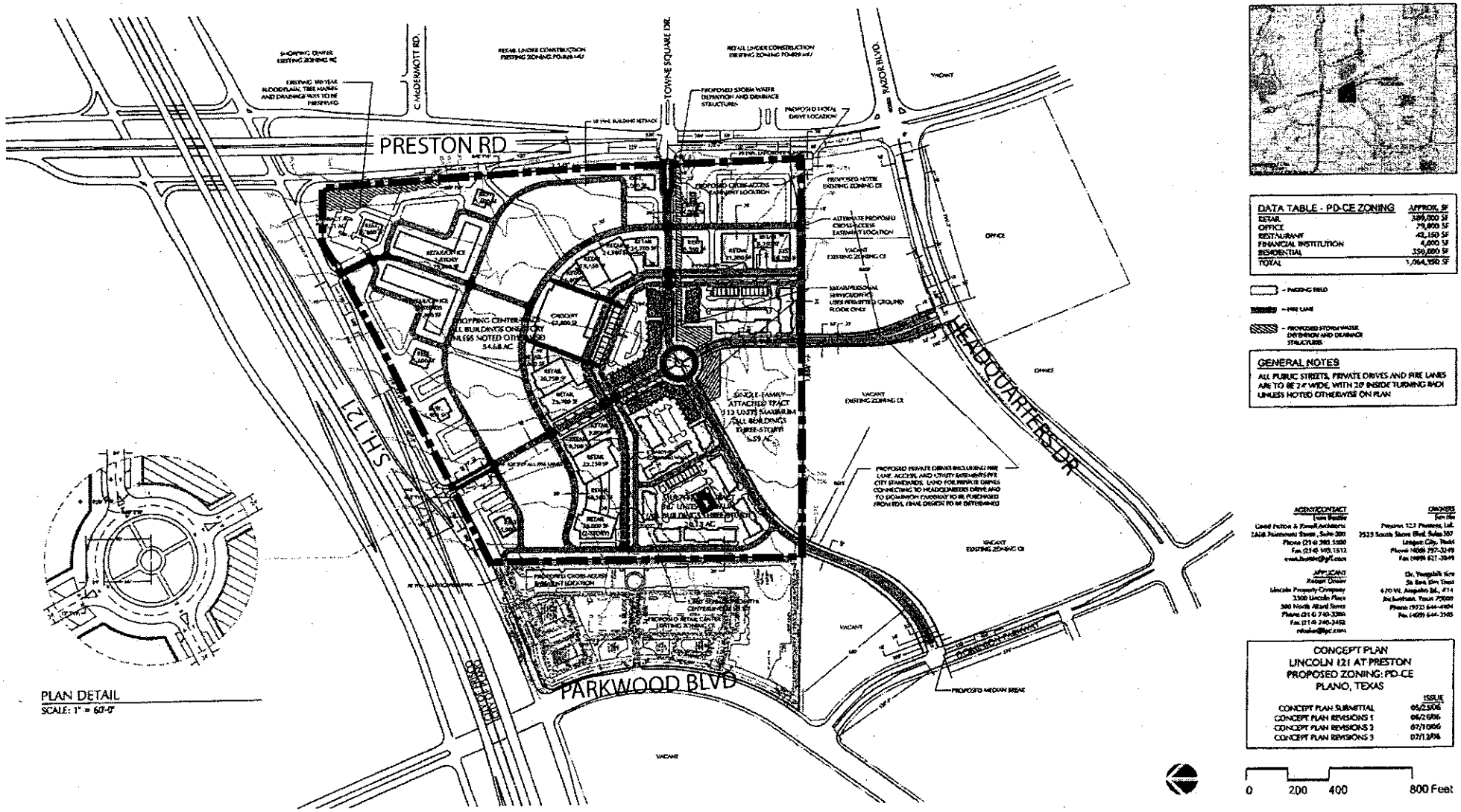
Item Submitted: CONCEPT PLAN

Title: LINCOLN 121 AT PRESTON

Zoning: COMMERCIAL EMPLOYMENT



○ 200' Notification Buffer



DATA TABLE - PD-CE ZONING	APPROX. SF
RETAIL	349,000 SF
OFFICE	79,800 SF
RESTAURANT	42,150 SF
FINANCIAL INSTITUTION	6,600 SF
RESIDENTIAL	336,600 SF
TOTAL	1,064,150 SF

= PARKING FIELD

= FIRE LANE

= PROPOSED STORM WATER DETENTION AND DRAINAGE STRUCTURES

GENERAL NOTES

ALL PUBLIC STREETS, PRIVATE DRIVES AND FIRE LANES ARE TO BE 24' WIDE WITH 28' INSIDE TURNING RADII UNLESS NOTED OTHERWISE ON PLAN

AGENT/CONTACT
Todd Fellow & Associates, Architects
2608 Fairmount Street, Suite 200
Phone (214) 303-1500
Fax (214) 303-1510

APPLICANT
Lincoln Property Company
3300 Lincoln Plaza
500 North Akard Street
Phone (214) 740-3300
Fax (214) 240-3402

OWNERS
Preston 121 Partners, Ltd.
3525 South Shore Blvd, Suite 300
League City, Texas
Phone (409) 737-3249
Fax (409) 627-3849

Dr. Yongshik Kim
26 Bent Elm Trees
670 W. Arapaho Rd., #14
Richardson, Texas 75080
Phone (972) 644-4804
Fax (409) 644-3345

CONCEPT PLAN
LINCOLN 121 AT PRESTON
PROPOSED ZONING: PD-CE
PLANO, TEXAS

ISSUE	
CONCEPT PLAN SUBMITTAL	05/2006
CONCEPT PLAN REVISIONS 1	06/2006
CONCEPT PLAN REVISIONS 2	07/2006
CONCEPT PLAN REVISIONS 3	07/2006

0 200 400 800 Feet

PLAN DETAIL
SCALE: 1" = 60'-0"

CITY OF PLANO

PLANNING & ZONING COMMISSION

August 7, 2006

Agenda Item No. 9A

Public Hearing: Zoning Case 2006-16

Applicant: Acres of Sunshine, Ltd.

DESCRIPTION:

A request to rezone 34.1± acres located on the north side of Windhaven Parkway, 2,900± feet east of Dallas North Tollway **from** Planned Development-242-Multifamily-2 and Planned Development-243-Retail/General Office **to** Planned Development-154-Single-Family Residence-6.

REMARKS:

The applicant is requesting to rezone 34.1± acres to Planned Development-154-Single-Family Residence-6 (PD-154-SF-6) to allow for the development of a single-family detached residential subdivision with open space lots. The proposed zoning is a continuation of the PD-154-SF-6 zoning to the west. A Phase II land study accompanies this request.

The current zoning is Planned Development-242-Multifamily Residence-2 (PD-242-MF-2) and Planned Development-243-Retail/General Office (PD-243-R/O-2). The MF-2 district is intended to accommodate condominiums and apartments at a density of 18 residential units per acre providing sufficient areas for usable open space and landscaping. The R district is intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling or warehousing. The O-2 district is intended to allow for a variety of low-, mid- and high-rise office developments providing for professional, financial, medical and similar services to local residents, corporate offices for regional and national operations, and major centers of employment for Plano and surrounding communities.

A PD district provides the ability to amend use, height, setback, and other requirements at the time of zoning to promote innovative site design and better development controls appropriate to both offsite and onsite conditions. PD-242-MF-2 stipulates the maximum residential density shall be 15 dwelling units per acre. PD-243-R/O-2 stipulates:

1. A total floor area ratio of 0.4:1 with a maximum floor area ratio of 1:1 for any individual lot.

2. A maximum of 1,406,000 square feet may be utilized for retail uses.

The proposed zoning is PD-154-SF-6. The SF-6 district is intended to provide for small-lot, urban, single-family development protected from excessive noise, illumination, odors, visual clutter, and other objectionable influences to family living. The request proposes to amend the lot size, lot coverage, and building setback standards of SF-6.

Surrounding Land Use and Zoning

The area of the request is bounded on the north by an electrical transmission line crossing undeveloped property and the property is zoned PD-243-R/O-2. The property to the south, across Windhaven Parkway, is zoned Planned Development-237-Single Family Residence-7/Patio Home and SF-9 and is developed with single-family houses. To the west, Avignon Windhaven, Phase 1, is currently under construction with single-family houses and is zoned PD-154-SF-6. The property to the east is zoned PD-242-MF-2 and is undeveloped.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as Low Intensity Office (LIO). The LIO designation is intended to serve local office needs and to act as a transition between residential areas and community and neighborhood commercial areas. Neither this request nor the existing PD-243-R/O-2 and PD-242-MF-2 zoning are consistent with the LIO designation.

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

Traffic Impact Analysis (TIA) - A TIA is not required for a single-family residential zoning request.

ISSUES:

Rezoning of Nonresidential Property to Residential

The majority of the property is currently zoned for multifamily residential uses; however, a portion of the property is currently zoned for nonresidential use. The applicant is requesting to rezone this portion of the property to a residential classification. Policy Paper No. 2.0, Rezoning Property to Meet Demand, included in the Land Use Element of the Comprehensive Plan, provides guidelines for assessing such rezoning requests.

The request generally complies with Policy Paper No. 2.0. The area is physically appropriate for residential use. The area is not affected by adverse environmental conditions such as noise, light, fumes, or related nuisances. The rezoning of land would not result in a shortage of land for neighborhood retail or service uses and would not diminish the land base considered prime for economic expansion. The rezoning of excess retail land to residential use is consistent with the intent of reducing the overall impact of zoning imbalance on the city's land use system.

Request for Planned Development Zoning

The rezoning request is to continue the use of an existing PD district with SF-6 base zoning, which includes the following amendments to the SF-6 district:

1. To reduce the minimum lot area from 6,000 square feet to 5,600 square feet.
2. To increase the minimum lot width for corner lots from 60 feet to 80 feet, and to increase the minimum lot width for interior lots from 55 feet to 75 feet.
3. To decrease the minimum lot depth from 100 feet to 75 feet.
4. To decrease the minimum front yard setback from 25 feet to ten feet. For front-entry garages, the minimum front yard setback for the garage only shall be 20 feet. For side-entry garages, the minimum front yard setback shall be ten feet.
5. To decrease the minimum side yard setback for corner lots from 15 feet to ten feet and to decrease the side yard setback for interior lots from six feet or ten percent of the lot width, whichever is greater, to five feet.
6. To increase the minimum rear yard setback from ten feet to 15 feet.
7. To increase the maximum lot coverage from 35% plus ten percent for accessory buildings to 55% total for primary and accessory buildings.

The applicant intends to continue developing a single-family housing product that is different than other housing products in Plano. The proposed zoning is a continuation of the zoning in Avignon Windhaven, Phases 1 & 2. The proposed increase in lot width, decrease in lot depth, and decrease in side and front yard setbacks will result in a home with a greater street presence. The increase in lot coverage will create a home with minimal maintenance, while the increase in rear yard setback will ensure a usable back yard. This request is consistent with a major concept of the Housing Element of the Comprehensive Plan to have a wide variety of housing types to serve a diverse population.

In addition to the residential lots, the development proposes ten open space lots. The lot density is approximately four dwelling units per acre. This density is consistent with the density for SF-6 development allowed by right in the MF-3 and PD-242-MF-2 zoning districts.

Lots Along the Creek

Per the land study, the applicant proposes to develop the lots along the creek as standard SF-6 lots. The additional lot depth of the base SF-6 district, as compared to the shallower lot depth of the PD lots, will allow preservation of the natural topography of the creek bed and native trees and vegetation.

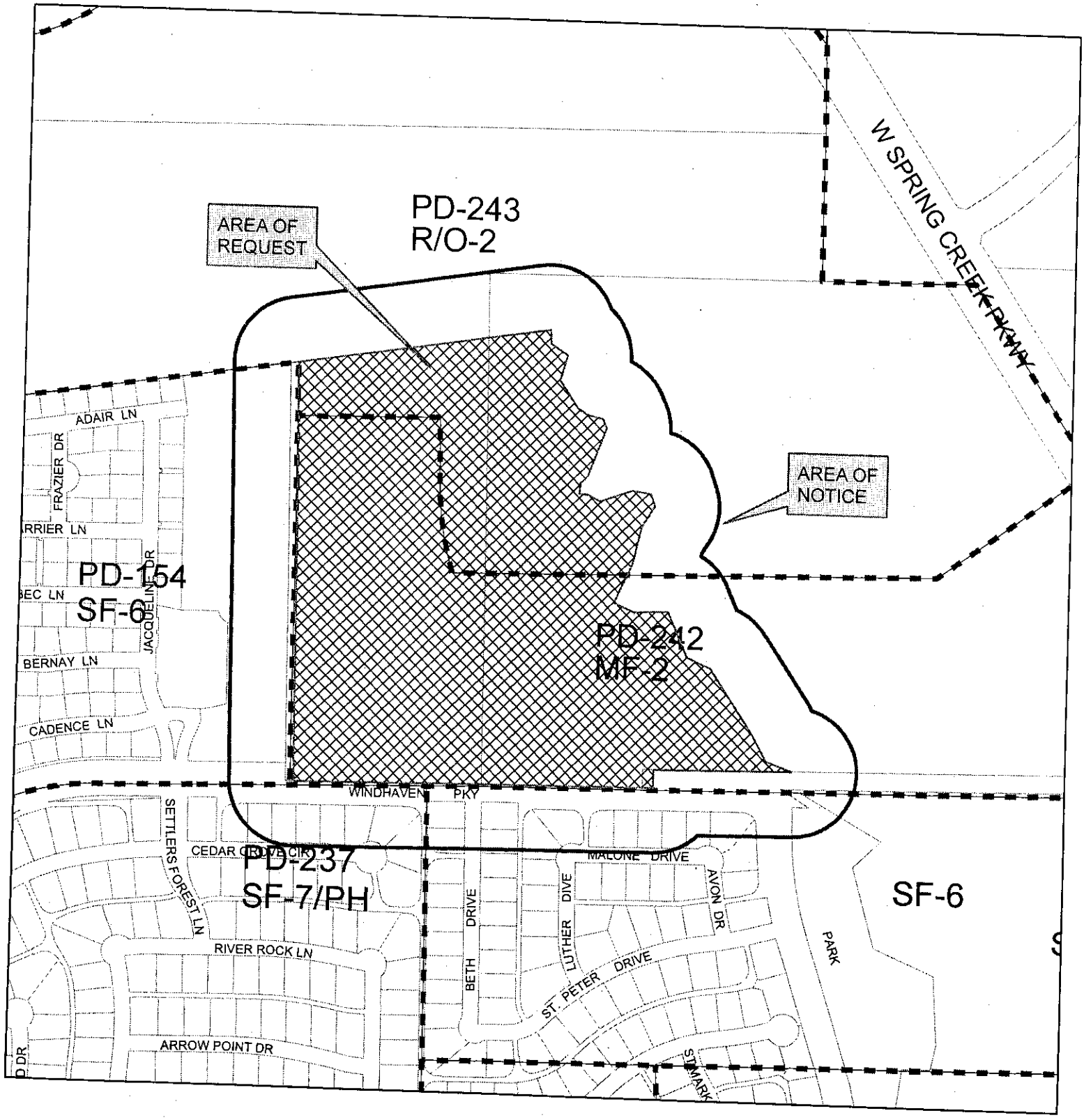
SUMMARY:

The request for PD-154-SF-6 is not consistent with LIO designation of the Future Land Use Plan; however, it is consistent with the existing multifamily zoning and adjacent residential uses. The physical character of the property is appropriate for single-family residential uses. The proposed development stipulations will result in a unique residential product that is consistent with the Housing Element goal of providing a variety of housing types.

RECOMMENDATION:

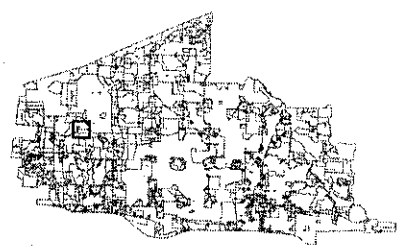
Recommended for approval as PD-154-SF-6 subject to:

1. The minimum lot area shall be 5,600 square feet.
2. The minimum lot width for corner lots shall be 80 feet. The minimum lot widths for interior lots shall be 75 feet.
3. The minimum lot depth shall be 75 feet.
4. The minimum front yard setback shall be ten feet. For front-entry garages, the minimum front yard setback for the garage only shall be 20 feet. For side-entry garages, the minimum front yard setback shall be ten feet.
5. The minimum side yard setback for corner lots shall be ten feet. The minimum side yard setbacks for interior lots shall be five feet.
6. The minimum rear yard setback shall be 15 feet.
7. The maximum lot coverage shall be 55% total for primary and accessory buildings.
8. Lots backing to the creek, at the eastern boundary of the PD district, may develop in conformance to base SF-6 standards.

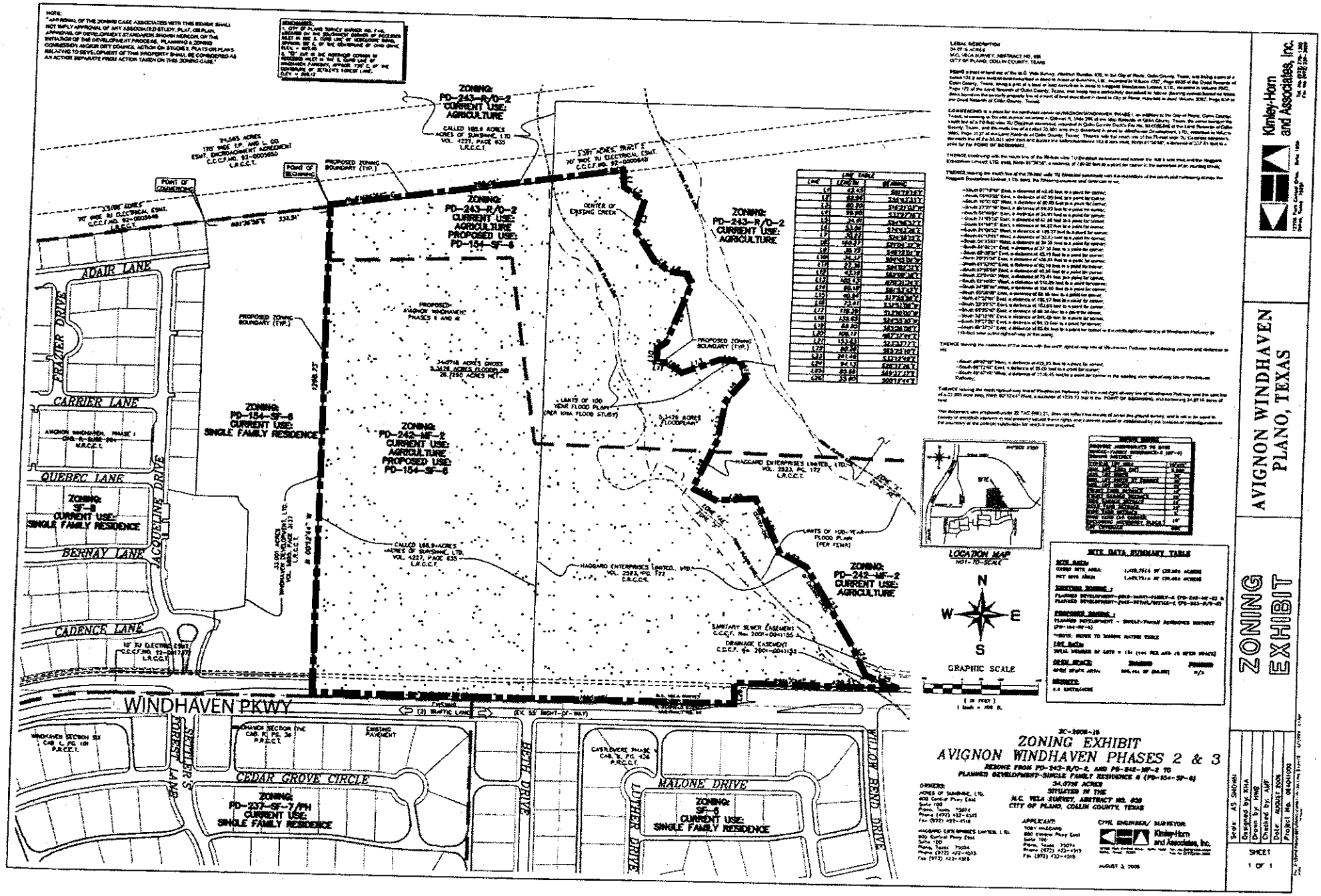


Zoning Case #: 2006-16

Existing Zoning: PLANNED DEVELOPMENT-242-MULTIFAMILY RESIDENCE-2 & PLANNED DEVELOPMENT-243-RETAIL/GENERAL OFFICE



200' Notification Buffer



NOTE:
"APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAT, OR PLAN. APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS, PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE."

BENCHMARKS:
1. CITY OF PLANO SURVEY MARKER NO. 7-15, LOCATED ON THE SOUTHWEST CORNER OF RECESSED INLET IN THE E. CURB LINE OF HORSESHOE TRAIL, APPROX. 20' S. OF THE CENTERLINE OF LONE STAR DRIVE. ELEV. = 687.05
2. "X" CUT IN THE NORTHEAST CORNER OF CONCRETE INLET IN THE E. CURB LINE OF HORSESHOE TRAIL, APPROX. 700' S. OF THE CENTERLINE OF WITNESS FOREST LANE. ELEV. = 694.12

LINE TABLE		
LINE	LENGTH	BEARING
L1	43.41	S47°39'14"E
L2	65.84	S34°14'33"E
L3	80.10	S14°21'57"W
L4	99.36	S33°27'26"E
L5	24.87	S24°56'33"E
L6	53.26	S70°43'28"E
L7	30.71	S24°56'33"E
L8	164.21	S70°05'40"W
L9	38.79	S48°23'51"W
L10	58.17	S24°56'33"E
L11	22.36	S65°03'27"W
L12	43.19	S24°56'33"E
L13	165.45	S70°05'40"W
L14	65.18	S65°34'27"W
L15	45.84	S17°43'36"E
L16	47.17	S3°51'36"W
L17	158.79	S13°26'30"W
L18	128.63	S24°33'30"W
L19	69.35	S63°26'26"E
L20	106.77	N87°37'07"E
L21	153.63	S2°43'27"E
L22	66.66	S3°22'10"E
L23	241.48	S13°24'58"E
L24	94.13	S26°17'26"E
L25	83.89	S49°37'27"E
L26	93.65	S20°17'14"E

LEGAL DESCRIPTION
34.075 ACRES
M.C. VELA SURVEY, ABSTRACT NO. 958
CITY OF PLANO, COLLIN COUNTY, TEXAS

BEING a tract of land out of the M.C. Vela Survey, Abstract Number 958, in the City of Plano, Collin County, Texas, and being a part of a called 139.8 acre tract of land described in deed to Acres of Sunshine, Ltd., recorded in Volume 4227, Page 635 of the Deed Records of Collin County, Texas, being a part of a tract of land described in deed to Haggard Enterprises Limited, Ltd., recorded in Volume 2523, Page 172 of the Land Records of Collin County, Texas, and being more particularly described as follows: (Bearing system based on Texas State Plane Coordinate System, North Central Zone (4202), NAD 83 (1993 Adjustment). All distances are surface distances.)

COMMENCING at a point for the northeast corner of AVIGNON WINDHAVEN, PHASE I, an addition to the City of Plano, Collin County, Texas, according to the plat recorded in Cabinet K, Slide 294, of the Map Records of Collin County, Texas, the same being on the south line of a 70 foot wide TU Electrical easement, conveyed to Collin County Electric Co-op, Inc. by instrument recorded in Collin County Clerk's File No. 92-0005640 in the Land Records of Collin County, Texas, and the north line of a called 20.381 acre tract conveyed in deed to Windhaven Development, Ltd., recorded in Volume 4966, Page 2127 of the Land Records of Collin County, Texas;

THENCE North 88°36'58" East, with the north line of said 20.381 acre tract and the south line of said 70 foot wide TU Electrical easement, a distance of 333.31 feet to a point for the POINT OF BEGINNING;

THENCE continuing with the north line of the Windhaven tract, TU Electrical easement and number the 1,065.3 acre tract and the Haggard Enterprises Limited, Ltd. tract, North 88°36'58" East, a distance of 1,894.60 feet to a point for corner in the approximate center of an existing creek;

THENCE meaning the south line of the 70 foot wide TU Electrical easement with the meanderings of the said creek and generally as follows:

- North 87°17'49" East, a distance of 43.45 feet to a point for corner;
- South 75°40'55" East, a distance of 42.95 feet to a point for corner;
- North 76°01'49" East, a distance of 80.80 feet to a point for corner;
- South 31°27'37" East, a distance of 99.23 feet to a point for corner;
- South 04°49'58" East, a distance of 34.91 feet to a point for corner;
- South 44°13'54" West, a distance of 62.46 feet to a point for corner;
- South 01°55'52" East, a distance of 164.21 feet to a point for corner;
- South 70°05'40" West, a distance of 165.72 feet to a point for corner;
- South 24°33'51" West, a distance of 38.79 feet to a point for corner;
- South 48°23'58" East, a distance of 58.17 feet to a point for corner;
- South 24°56'33" East, a distance of 22.36 feet to a point for corner;
- North 65°03'27" East, a distance of 43.19 feet to a point for corner;
- North 70°01'06" East, a distance of 126.45 feet to a point for corner;
- North 61°52'50" East, a distance of 96.82 feet to a point for corner;
- South 87°55'58" East, a distance of 45.84 feet to a point for corner;
- South 17°43'36" East, a distance of 73.41 feet to a point for corner;
- South 24°56'33" East, a distance of 114.09 feet to a point for corner;
- South 24°56'58" West, a distance of 134.65 feet to a point for corner;
- South 69°57'58" West, a distance of 45.17 feet to a point for corner;
- South 47°32'06" West, a distance of 156.57 feet to a point for corner;
- South 33°27'37" East, a distance of 153.63 feet to a point for corner;
- South 69°57'58" West, a distance of 38.39 feet to a point for corner;
- South 24°16'58" West, a distance of 241.48 feet to a point for corner;
- South 69°57'58" West, a distance of 94.13 feet to a point for corner;
- South 20°17'14" East, a distance of 93.65 feet to a point for corner;

THENCE leaving the meanderings of the creek with the north right-of-way line of Windhaven Parkway, (variable width) and continuing with the said 70 foot wide TU Electrical easement, South 88°36'58" West, a distance of 1,894.60 feet to a point for corner;

THENCE leaving the said 70 foot wide TU Electrical easement and continuing with the said north right-of-way line of Windhaven Parkway, South 88°36'58" West, a distance of 333.31 feet to a point for corner;

THENCE leaving the said north right-of-way line of Windhaven Parkway, North 01°23'02" West, a distance of 1,298.37 feet to the POINT OF BEGINNING, and containing 34.075 acres of land.

This document was prepared under 22 TAC 663.21, does not reflect the results of an on-the-ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

SITE DATA SUMMARY TABLE

GROSS SITE AREA: 1,485,764.4 SF (34.099 ACRES)
NET SITE AREA: 1,485,764.4 SF (34.099 ACRES)

EXISTING ZONING:
PLANNED DEVELOPMENT-SINGLE FAMILY-6 (PD-242-MF-2) & PLANNED DEVELOPMENT-243-RETAIL/OFFICE-2 (PD-243-R/O-2)

EXISTING USAGE:
PLANNED DEVELOPMENT - SINGLE FAMILY RESIDENCE DISTRICT (PD-154-SF-6)
**NOTE: REFER TO ZONING MATRIX TABLE

LOT DATA
TOTAL NUMBER OF LOTS = 134 (144 MIN. WITH 10 MIN. WIDTH)

DENSITY
OPEN SPACE AREA: MIN. REQ. SF (MIN.%) N/A

SETBACKS:
6.0 DU/ACRE

3C-3008-18

ZONING EXHIBIT
AVIGNON WINDHAVEN PHASES 2 & 3

REZONE FROM PD-243-R/O-2, AND PD-242-MF-2 TO PLANNED DEVELOPMENT-SINGLE FAMILY RESIDENCE 6 (PD-154-SF-6)

34.075± ACRES
SITUATED IN THE
M.C. VELA SURVEY, ABSTRACT NO. 958
CITY OF PLANO, COLLIN COUNTY, TEXAS

OWNER:
ACRES OF SUNSHINE, LTD.
600 Central Pkwy East
Suite 100
Plano, Texas 75074
Phone (972) 422-4345
Fax (972) 422-4348

HAGGARD ENTERPRISES LIMITED, LTD.
600 Central Pkwy East
Suite 100
Plano, Texas 75074
Phone (972) 422-4345
Fax (972) 422-4348

APPLICANT:
TOM HAGGARD
600 Central Pkwy East
Suite 100
Plano, Texas 75074
Phone (972) 422-4345
Fax (972) 422-4348

CIVIL ENGINEER/ SURVEYOR:
Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1600
Dallas, Texas 75251
Phone: (972) 770-1300
Fax: (972) 239-3820

AUGUST 3, 2006

Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1600
Dallas, Texas 75251
Ph. no. (972) 770-1300
Fax no. (972) 239-3820

AVIGNON WINDHAVEN
PLANO, TEXAS

ZONING EXHIBIT

Scale: AS SHOWN
Designed by: KHA
Drawn by: AMF
Checked by: MHB
Date: AUGUST 2006
Project No. 064041009

SHEET
1 OF 1

REPLY FORM

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

RECEIVED
JUL 11 2006
PLANNING DEPT.

Dear Commissioners:

This letter is regarding Zoning Case 2006-16. The property is on 32.7± acres located on the north side of Windhaven Parkway, 337± feet east of Jacqueline Drive. The requested zoning Planned Development-154-Single-Family Residence-6 (PD-154-SF-6). The SF-6 district is intended to provide for small-lot, urban, single-family development protected from excess noise, illumination, odors, visual clutter and other objectionable influences to family living. The request proposes to amend the lot area, lot width and depth, setbacks, lot coverage and other bulk standards of the SF-6 district.

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

X I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-16.

____ I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-16.

This item will be heard on **August 7, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

JAMES BOWLES
Name (Please Print)

Signature

5921 LUTHER TR.
Address PLANO, TX 75093

7/8/06
Date

BT

Z:PH/2006-16P4

REPLY FORM

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

RECEIVED
JUL 12 2006
PLANNING DEPT

Dear Commissioners:

This letter is regarding Zoning Case 2006-16. The property is on 32.7± acres located on the north side of Windhaven Parkway, 337± feet east of Jacqueline Drive. The requested zoning Planned Development-154-Single-Family Residence-6 (PD-154-SF-6). The SF-6 district is intended to provide for small-lot, urban, single-family development protected from excess noise, illumination, odors, visual clutter and other objectionable influences to family living. The request proposes to amend the lot area, lot width and depth, setbacks, lot coverage and other bulk standards of the SF-6 district.

PLEASE TYPE OR USE BLACK INK

✓ I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-16.

_____ I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-16.

This item will be heard on **August 7, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

Mike Wilberding
Name (Please Print)

Mike Wilberding
Signature

5705 Cedar Grove
Address

Plano, Tx 75093

7/7/06
Date

BT

Z:PH/2006-16P4

WINDHAVEN FARMS HOMEOWNERS ASSOCIATION, INC.

2711 N. Haskell Avenue ~ Suite 2650
Dallas, TX 75204
Tel: 214/ 871-9700 ~ Fax: 214/ 871-0355

RECEIVED
JUL 24 2006
PLANNING DEPT

July 21, 2006

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

RE: Zoning Case 2006-16

To Whom it May Concern,

Please allow this letter to advise that the Homeowners Association of Windhaven Farms is in support of the requested zoning change for Zoning Case 2006-16.

In our opinion this change would increase the property values of our community and the City of Plano.

Sincerely,

Ginny North

Ginny North
Agent for Windhaven Farms
Premier Communities Management Company

REPLY FORM

RECEIVED
JUL 24 2006
PLANNING DEPT

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

Dear Commissioners:

This letter is regarding Zoning Case 2006-16. The property is on 32.7± acres located on the north side of Windhaven Parkway, 337± feet east of Jacqueline Drive. The requested zoning Planned Development-154-Single-Family Residence-6 (PD-154-SF-6). The SF-6 district is intended to provide for small-lot, urban, single-family development protected from excess noise, illumination, odors, visual clutter and other objectionable influences to family living. The request proposes to amend the lot area, lot width and depth, setbacks, lot coverage and other bulk standards of the SF-6 district.

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

X I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-16.

_____ I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-16.

This item will be heard on **August 7, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

James McDow
Name (Please Print)

Signature

5932 Beth Drive
Address

Plano, TX 75093

7-20-06
Date

BT

Z:PH/2006-16P4

REPLY FORM

RECEIVED
AUG 0 2 2006
PLANNING DEPT

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

Dear Commissioners:

This letter is regarding Zoning Case 2006-16. The property is on 32.7± acres located on the north side of Windhaven Parkway, 337± feet east of Jacqueline Drive. The requested zoning Planned Development-154-Single-Family Residence-6 (PD-154-SF-6). The SF-6 district is intended to provide for small-lot, urban, single-family development protected from excess noise, illumination, odors, visual clutter and other objectionable influences to family living. The request proposes to amend the lot area, lot width and depth, setbacks, lot coverage and other bulk standards of the SF-6 district.

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

X I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-16.

_____ I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-16.

This item will be heard on **August 7, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

J.B. Sowell Jr
Name (Please Print)

Signature

Collinwood Farm
Address

7-29-06
Date

BT

Z:PH/2006-16P4

CITY OF PLANO

PLANNING & ZONING COMMISSION

August 7, 2006

Agenda Item No. 9B

Phase II Land Study: Avignon Windhaven, Phases 2 & 3

Applicant: Acres of Sunshine, Ltd.

DESCRIPTION:

144 Single-Family Residence Detached lots and ten open space lots on 42.4± acres located on the north side of Windhaven Parkway, 2,900± feet east of Dallas North Tollway. Zoned Planned Development-242-Multifamily Residence-2, Planned Development-154-Single-Family Residence-6, and Planned Development-243-Retail/General Office. Neighborhood #27.

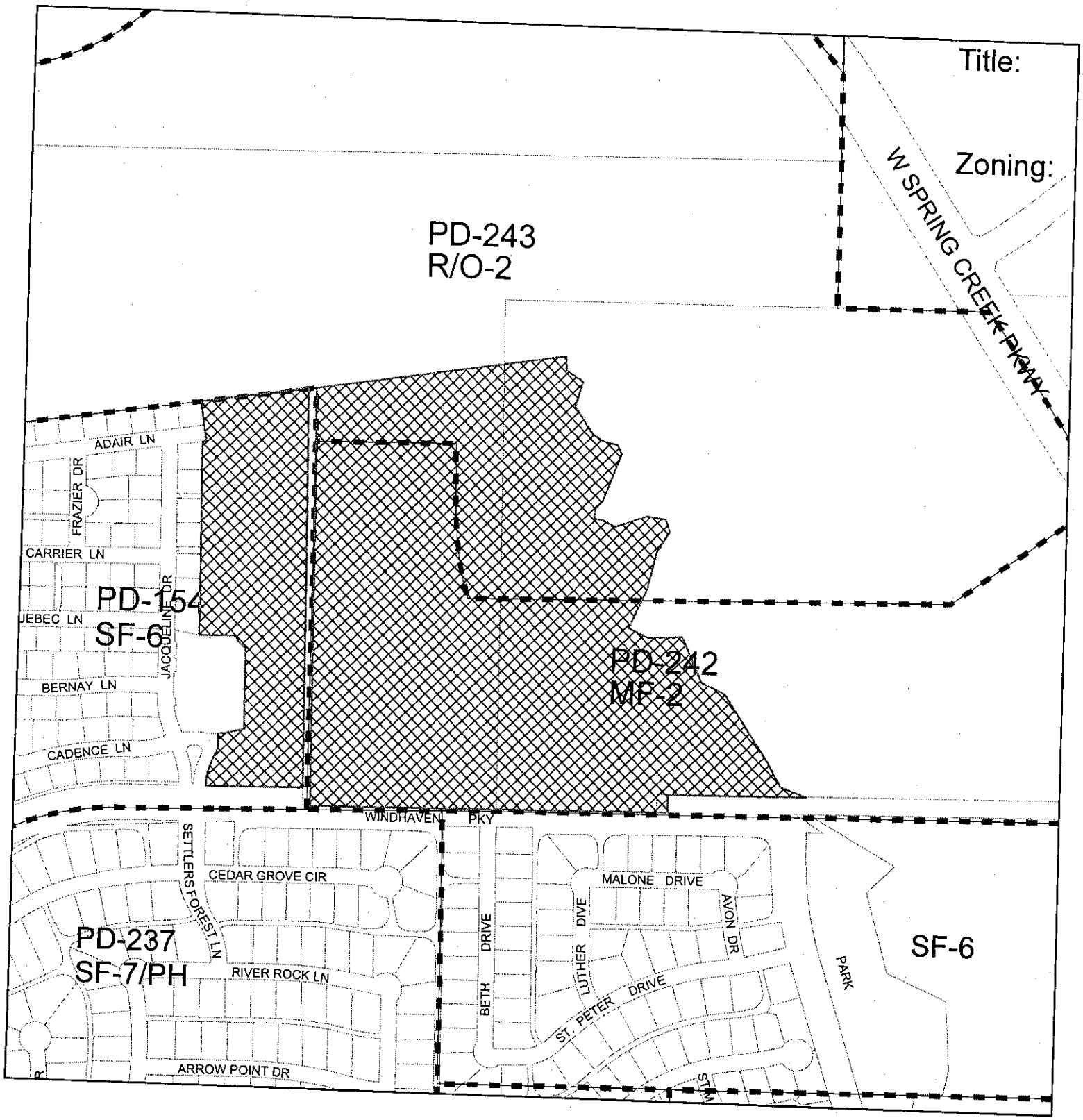
REMARKS:

This Phase II land study accompanies the applicant's requested zoning change in Zoning Case 2006-16.

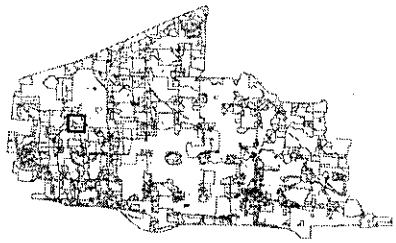
The Phase II land study shows the proposed layout of the residential lots, open space lots, and streets. The residential lot dimensions and setbacks conform to the requested Planned Development-154-Single-Family Residence-6 development stipulations. The easternmost tier of lots along the creek will conform to the base Single-Family Residence-6 standards. Vehicular circulation and access are adequate. The land study indicates standard width residential streets that accommodate on-street parking adjacent to the curb.

RECOMMENDATION:

Recommended for approval subject to City Council approval of Zoning Case 2006-16.

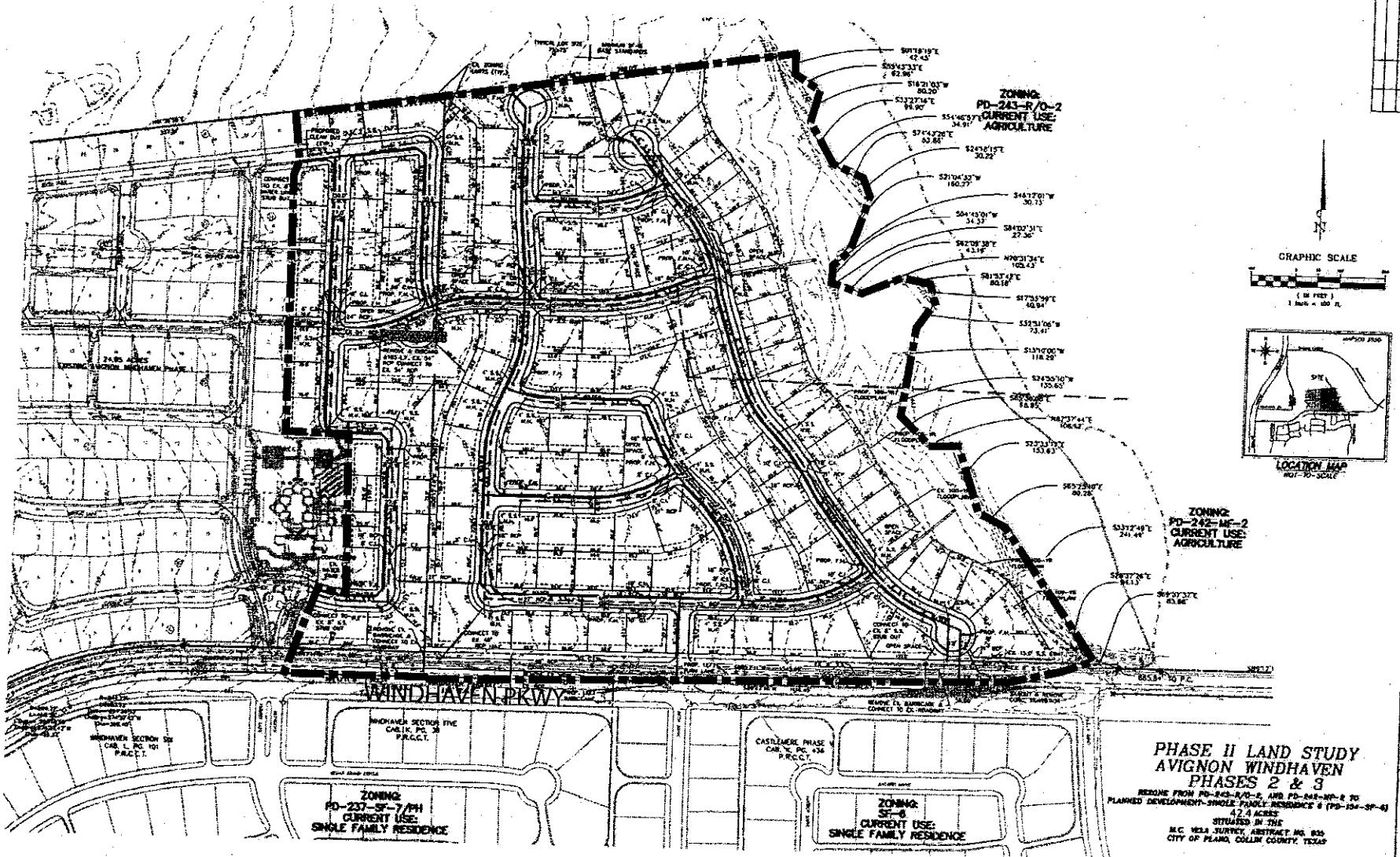


Item Submitted: PHASE II LAND STUDY



Title: AVIGNON WINDHAVEN, PHASES 2 & 3

Zoning: PLANNED DEVELOPMENT-242-MULTIFAMILY RESIDENCE-2
& PLANNED DEVELOPMENT-243-RETAIL/GENERAL OFFICE
& PLANNED DEVELOPMENT-154-SINGLE-FAMILY RESIDENCE-6



PHASE II LAND STUDY
AVIGNON WINDHAVEN
PHASES 2 & 3

REZONE FROM PD-243-R/O-2, AND PD-242-MF-2 TO
PLANNED DEVELOPMENT-SINGLE FAMILY RESIDENCE 6 (PD-154-SF-6)
42.4 ACRES
SITUATED IN THE
M.C. VELA SURVEY, ABSTRACT NO. 935
CITY OF PLANO, COLLIN COUNTY, TEXAS

OWNER:
ACRES OF FAIRSHIRE, LTD.
Toby Hoggard
800 Central Pkwy East
Suite 100
Plano, Texas 75074
Phone (972) 422-4515
Fax (972) 422-4518

APPLICANT:
WINDHAVEN PARTNERS, L.P.
Toby Hoggard
800 Central Pkwy East
Suite 100
Plano, Texas 75074
Phone (972) 422-4515
Fax (972) 422-4518

CIVIL ENGINEER/ SURVEYOR
Kimley-Horn and Associates, Inc.

JULY 31, 2008

No.	Date	Revisions	App.

Kimley-Horn and Associates, Inc.

AVIGNON WINDHAVEN
PHASES 2 & 3
PLANO, TEXAS

PHASE II
LAND STUDY

Scale: 1:100
Designed by: JTH
Drawn by: JTH
Checked by: AMF
Date: August 2008
Project No. 064041002

SHEET
C-1

CITY OF PLANO

PLANNING & ZONING COMMISSION

August 7, 2006

Agenda Item No. 10

Public Hearing - Replat: Independence Square Shopping Center, Block A, Lots 2R, 3R, 5R, 6R, & 7

Applicant: Plano Center Associates Ltd.

DESCRIPTION:

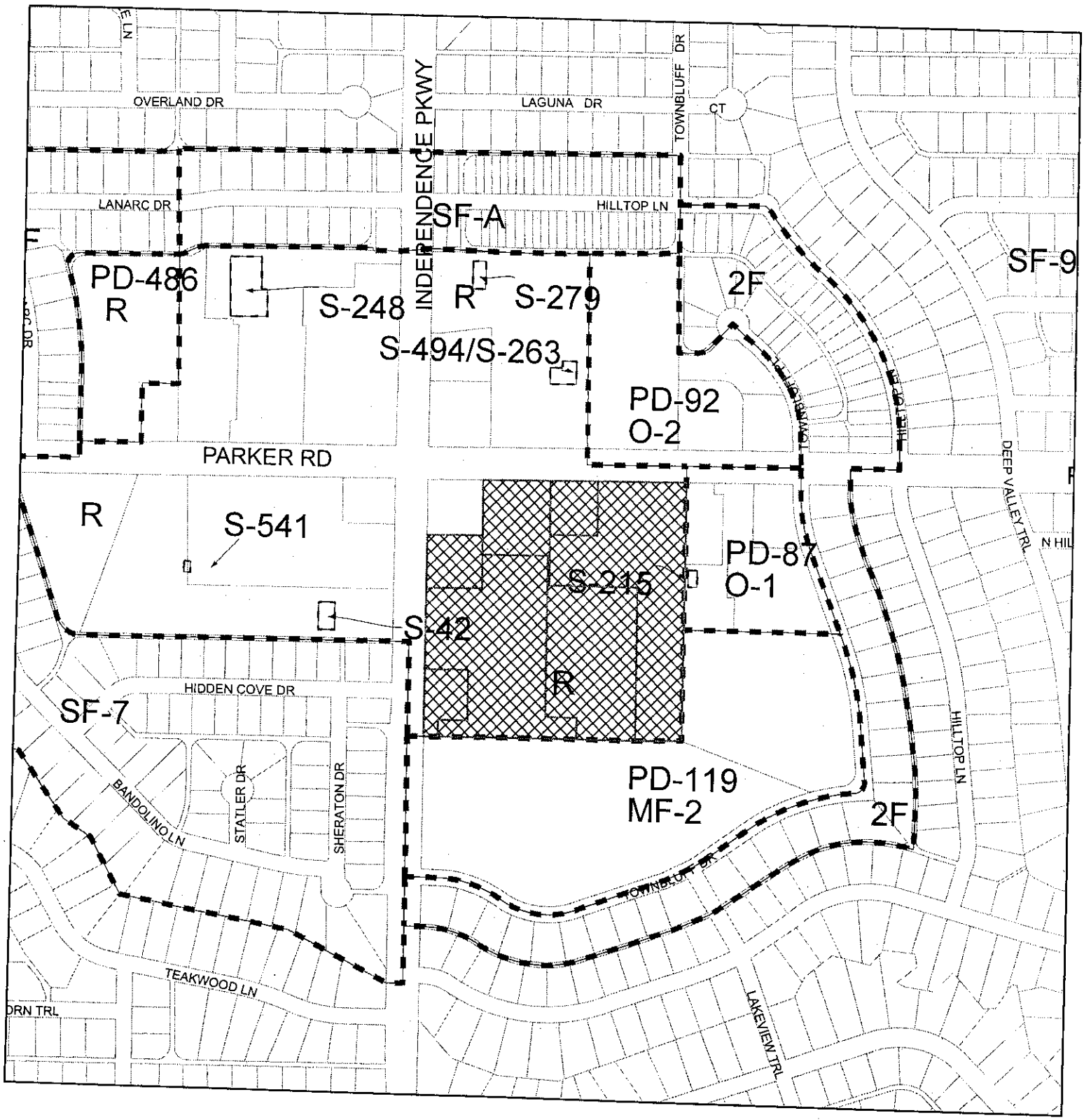
A retail center on five lots on 13.9± acres located at the southeast corner of Parker Road and Independence Parkway. Zoned Retail. Neighborhood #45.

REMARKS:

The purpose for the replat is to add easements, reconfigure lot lines, and to incorporate Lot 4 into Lot 3R.

RECOMMENDATIONS:

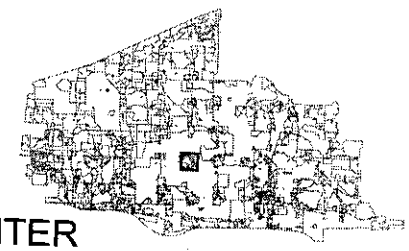
Recommended for approval as submitted.



Item Submitted: REPLAT

Title: INDEPENDENCE SQUARE SHOPPING CENTER
BLOCK A, LOTS 2R, 3R, 5R, 6R, & 7

Zoning: RETAIL



○ 200' Notification Buffer

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

Whereas Plano Center Associates, LTD. and Bradfield Family Partnership LTD are the sole owners of a 13.9369 acre tract of land situated in the Mary Katherine & Sally Owens Survey, Abstract No. 672, City of Plano, Collin County, Texas, being all of Lots 2, 3, 4, 5, and 6, Block A, Revised Independence Square Shopping Center, an addition to the City of Plano, Collin County, Texas, according to the plat recorded in Cabinet B, Page 133, Plat Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a PK nail found for corner in the south line of Parker Road (a 100' right-of-way), said nail being the northwest corner of said Lot 2, and the northeast corner of Lot 1, Block A, Independence Square Shopping Center, an addition to the City of Plano, Collin County, Texas, according to the plat recorded in Volume 12, Page 79, Plat Records, Collin County, Texas;

THENCE North 89° 15' 41" East along the south line of said Parker Road and the north line of said Lots 2, 5, and 6, a distance of 630.00 feet to a City of Plano concrete monument with 3-1/4" aluminum disk stamped "Raymond L. Goodson Jr. Inc." set for corner, said disk being the northeast corner of said Lot 6 and the northwest corner of Lot 1, Block A, Parker Office Plaza, an addition to the City of Plano, Collin County, Texas, according to the plat recorded in Cabinet C, Slide 667, Plat Records, Collin County, Texas;

THENCE South 00° 24' 19" East departing the south line of said Parker Road and along the east line of said Lot 6 and the west line of said Lot 1 and Lot 2, Block A, of said Parker Office Plaza, passing at a distance of 401.00 feet the southwest corner of said Lot 2, and the northwest corner of Lot 1, Block A, Townbluff Condominiums, an addition to the City of Plano, Collin County, Texas, according to the plat recorded in Cabinet C, Slide 301, Plat Records, Collin County, Texas, continuing along the east line of said Lot 6 and the west line of said Lot 1, a total distance of 795.00 feet to a 5/8 inch iron rod found for corner, said rod being the southeast corner of said Lot 6, the southwest corner of said Lot 1, and the most northerly northeast corner of Briardale Apartments, an addition to the City of Plano, Collin County, Texas, according to the plat recorded in Volume 12, Page 132, Plat Records, Collin County, Texas;

THENCE South 89° 15' 41" West along the south line of Lots 6, 2, 3, & 4, Block A, of said Revised Independence Square Shopping Center, and along the north line of said Briardale Apartments, passing at a distance of 795.00 feet a 1/2 inch iron rod found, continuing a total distance of 800.00 feet to a City of Plano concrete monument with 3-1/4" aluminum disk stamped "Raymond L. Goodson Jr. Inc." set for corner in the east line of Independence Parkway, said disk being at the southwest corner of said Lot 4, and the northwest corner of said Briardale Apartments;

THENCE North 00° 24' 19" West along the east line of said Independence Parkway and the west line of said Lots 4, 3, and 2, a distance of 625.00 feet to a chiseled "V" in concrete set for corner at the most westerly northwest corner of said Lot 2, and the southwest corner of Lot 1, Block A, of said Independence Square Shopping Center, from which a 3/4 inch iron rod found bears South 73° 30' 13" East a distance of 0.25 feet;

THENCE North 89° 15' 41" East along a north line of said Lot 2 and the south line of said Lot 1 a distance of 170.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RLG INC" set for corner at the southeast corner of said Lot 1, being a common corner with said Lot 2, from which a 5/8 inch iron rod bears South 64° 37' 35" East a distance of 0.18 feet;

THENCE North 00° 24' 19" West along a west line of said Lot 2 and the east line of said Lot 1 a distance of 170.00 feet to the POINT OF BEGINNING and containing 607,090 square feet or 13.9369 acres of land, more or less.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

I, G. Richard Busby, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Plano, Texas.

____
G. Richard Busby
Texas Registered Professional Land Surveyor No. 4111

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared G. Richard Busby, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the _____ day of __________ 2006

____
Notary Public in and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PLANO CENTER ASSOCIATES, LTD and BRADFIELD FAMILY PARTNERSHIP LTD, acting herein by and through their duly authorized officers, does hereby adopt this plat designating the hereinabove described property as INDEPENDENCE SQUARE SHOPPING CENTER, LOTS 2R, 3R, 5R, 6R, & 7, BLOCK A, an addition to the City of Plano, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. [illegible]

[illegible]

The undersigned does covenant and agree that the Access Easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and Emergency use [illegible]

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Plano, Texas.

WITNESS, my hand this ____ day of __________, 2006.

BRADFIELD FAMILY PARTNERSHIP LTD.
a Texas limited partnership

By: ______________________
Robert H. Helmer, Jr.
Managing Agent

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Robert H. Helmer, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office this the ____ day of __________ 2006

____
Notary Public in and for the State of Texas

WITNESS, my hand this ____ day of __________, 2006.

PLANO CENTER ASSOCIATES, LTD.
a Texas limited partnership

By: [illegible], Agent,
a Texas corporation,
Managing Agent

BY: ______________________
[illegible], Vice President

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared [illegible] known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office this the ____ day of __________ 2006

____
Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED, this the ____ day of __________ 2006 by the Planning and Zoning Commission of the City of Plano, Texas.

____
Chairman Planning and Zoning Commission

STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN under my hand and seal of office this the ____ day of __________ 2006

____
Notary Public in and for the State of Texas

____
Secretary, Planning & Zoning or City Engineer

STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN under my hand and seal of office this the ____ day of __________ 2006

____
Notary Public in and for the State of Texas

VICINITY MAP
NOT TO SCALE

REPLAT
INDEPENDENCE SQUARE SHOPPING CENTER
LOTS 2R, 3R, 5R, 6R & 7, BLOCK A

MARY KATHERINE & SALLY OWENS SURVEY ABSTRACT NO.672
CITY OF PLANO, COLLIN COUNTY, TEXAS

SCALE: 1" = 60'

DATE: AUGUST 06, 2004

OWNERS:
PLANO CENTER ASSOCIATES, LTD.
4015 BELT LINE ROAD #200
ADDISON, TX 75001-4351

BRADFIELD FAMILY PARTNERSHIP LTD
3400 NORTHLAND DRIVE
AUSTIN, TX 78731

SURVEYOR:
RAYMOND L. GOODSON, JR., INC.
6445 LA SIERRA
SUITE 300 L.B.11
DALLAS, TX 75231-4138
214-739-8100
rlg@rlginc.com

RECORDED	CAB.	SL.	JOB NO.	04-677	E-FILE	04677.DWG	DWG NO.	23778W

CITY OF PLANO

PLANNING & ZONING COMMISSION

August 7, 2006

Agenda Item No. 11

Public Hearing - Replat: Sidney Addition, Block 1, Lot 1R

Applicant: Middlekauff Ford I, L.P.

DESCRIPTION:

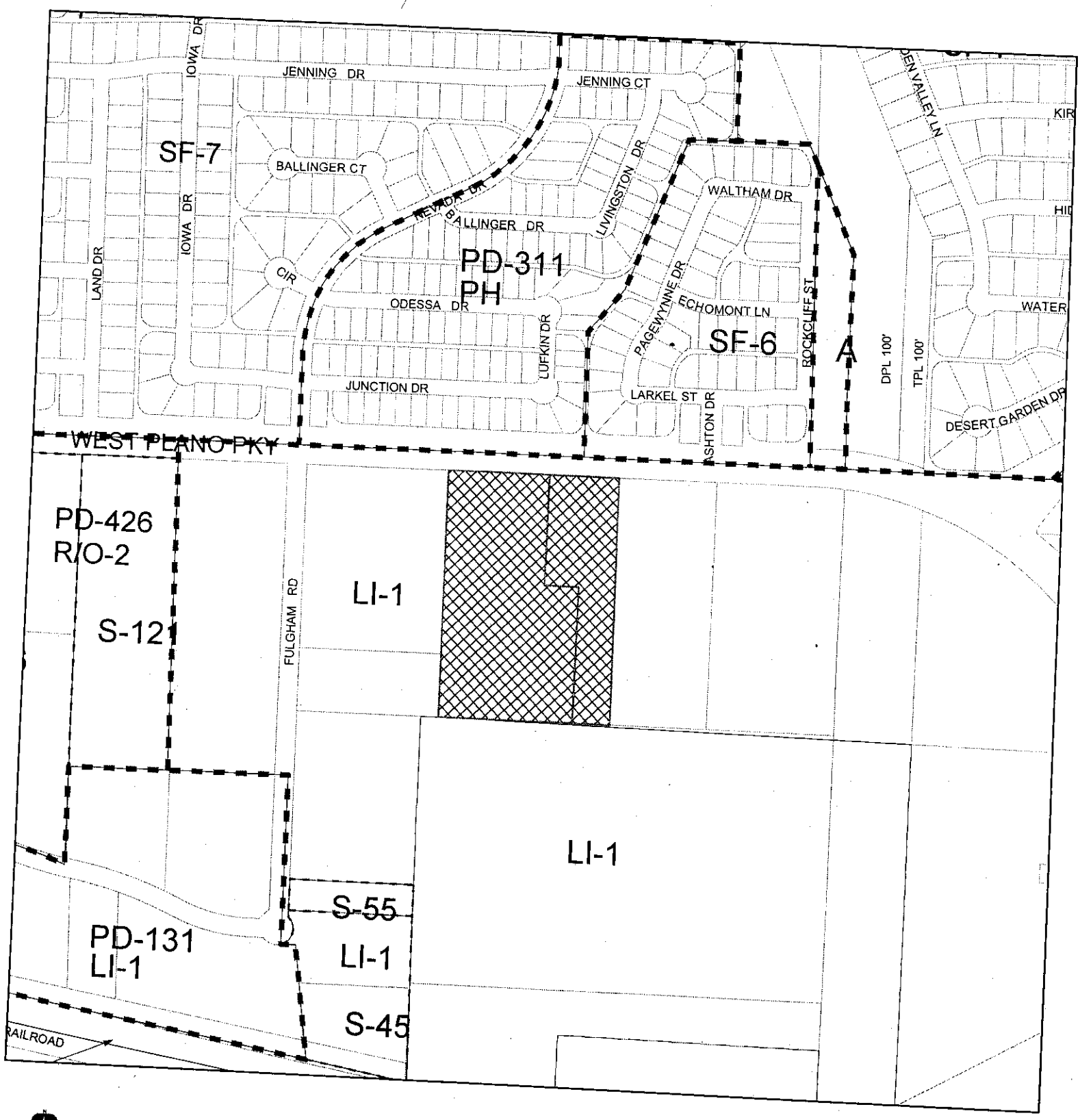
An existing car dealer on one lot on 6.0± acres located on the south side of Plano Parkway, 607± feet east of Fulgham Road. Zoned Light Industrial-1. Neighborhood #71.

REMARKS:

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

RECOMMENDATIONS:

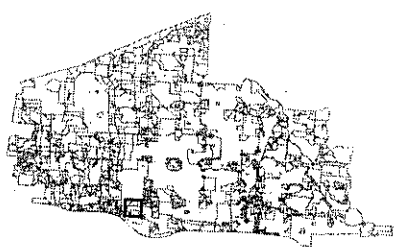
Recommended for approval as submitted.



Item Submitted: REPLAT

Title: SIDNEY ADDITION
BLOCK 1, LOT 1R

Zoning: LIGHT INDUSTRIAL-1



○ 200' Notification Buffer

C1	C2
Δ=90°00'00"	Δ=90°00'00"
R=48.00'	R=24.00'
T=48.00'	T=24.00'
L=75.40'	L=37.70'
C.B.=S44°48'15"W	C.B.=S44°48'15"W
C.L.=67.88'	C.L.=33.94'

LOCATION MAP
NOT TO SCALE

LEGEND

½" FIR — 1/2-INCH FOUND IRON ROD
½" SIR — 1/2-INCH SET IRON ROD WITH A YELLOW
Y/CAP — PLASTIC CAP STAMPED "HALFF ASSOC. INC."
(C.M.) — CONTROL MONUMENT

CERTIFICATE OF APPROVAL

APPROVED this ______ day of ____________ 2006
By the Planning and Zoning Commission, City of Plano, Texas.

Chairman, Planning and Zoning Commission

STATE OF TEXAS
COUNTY OF COLLIN

[illegible]

Notary Public
My commission expires

Secretary, Planning Zoning Commission or City Engineer

STATE OF TEXAS
COUNTY OF COLLIN

[illegible]

Notary Public
My commission expires

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

[illegible]

OWNER'S DEDICATION

COUNTY OF COLLIN
STATE OF TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

[illegible]

WITNESS MY HAND at ____________, Texas, this ______ day of ____________, 2006.

By ____________

Title ____________

STATE OF TEXAS
COUNTY OF COLLIN

[illegible]

Given under my hand and seal of office this ________ day of ____________, 2006.

Notary Public
My commission expires ____________

SURVEYOR'S CERTIFICATE

[illegible]

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 2364

STATE OF TEXAS
COUNTY OF COLLIN

[illegible]

Given under my hand and seal of office this ________ day of ____________, 2006.

Notary Public
My commission expires ____________

NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and State law and is subject to fines and withholding of utilities and building permits.

NOTES

1. The Basis of Bearing and Coordinate Datum is the North American Datum of 1983, Texas State Plane Coordinate System, Zone 4202 as established by static GPS observations utilizing Control Monuments: DALLAS CORS ARP, COLLIN CORS ARP and DENTON CORS ARP. Combined Scale Factor for the Point of Beginning: 0.99987[illegible]

2. The purpose of this plat is to combine one existing lot & portion of one lot into one lot.

OWNER:
MIDDLEKAUFF FORD L.L.P.
ADDRESS: 4400 W PLANO PKWY, PLANO, TEXAS 75093
TEL. 972-985-3600
CONTACT: RIC MIDDLEKAUFF

SURVEYOR:
HALFF ASSOCIATES, INC.
8616 N.W. PLAZA DR., DALLAS, TEXAS 75225
TEL. 214-346-6200
CONTACT: RALE WONG, JR.

REPLAT

SIDNEY ADDITION LOT 1R, BLOCK 1
BEING A REVISION
OF
ALL OF LOT 1R, BLOCK 1
OF LOT 1R & 2R, BLOCK 1,
SIDNEY ADDITION,
AS RECORDED IN CABINET L, SLIDE124
AND
PART OF CONVEYANCE PLAT LOT 4, BLOCK A
PARKWAY CARMAX ADDITION,
AS RECORDED IN CABINET L, SLIDE 263
SITUATED IN THE
MARTHA McBRIDE SURVEY, ABSTRACT NO. 553
CITY OF PLANO, COLLIN COUNTY, TEXAS

BY
HALFF ASSOCIATES, INC.-ENGINEERS & SCIENTISTS
8616 NORTHWEST PLAZA DR.-DALLAS, TEXAS-75225
SCALE: 1"=60' (214)346-6200 AVO 23262 TASK JULY, 2006

CITY OF PLANO

PLANNING & ZONING COMMISSION

August 7, 2006

Agenda Item No. 12

Revised Preliminary Site Plan: Greenway 190 Addition, Block A, Lots 1 & 2

Applicant: Greenway 190 Parkway LP

DESCRIPTION:

Retail buildings on two lots on 3.4± acres located at the southwest corner of Plano Parkway and Dallas North Tollway. Zoned Light Industrial-1. Neighborhood #52.

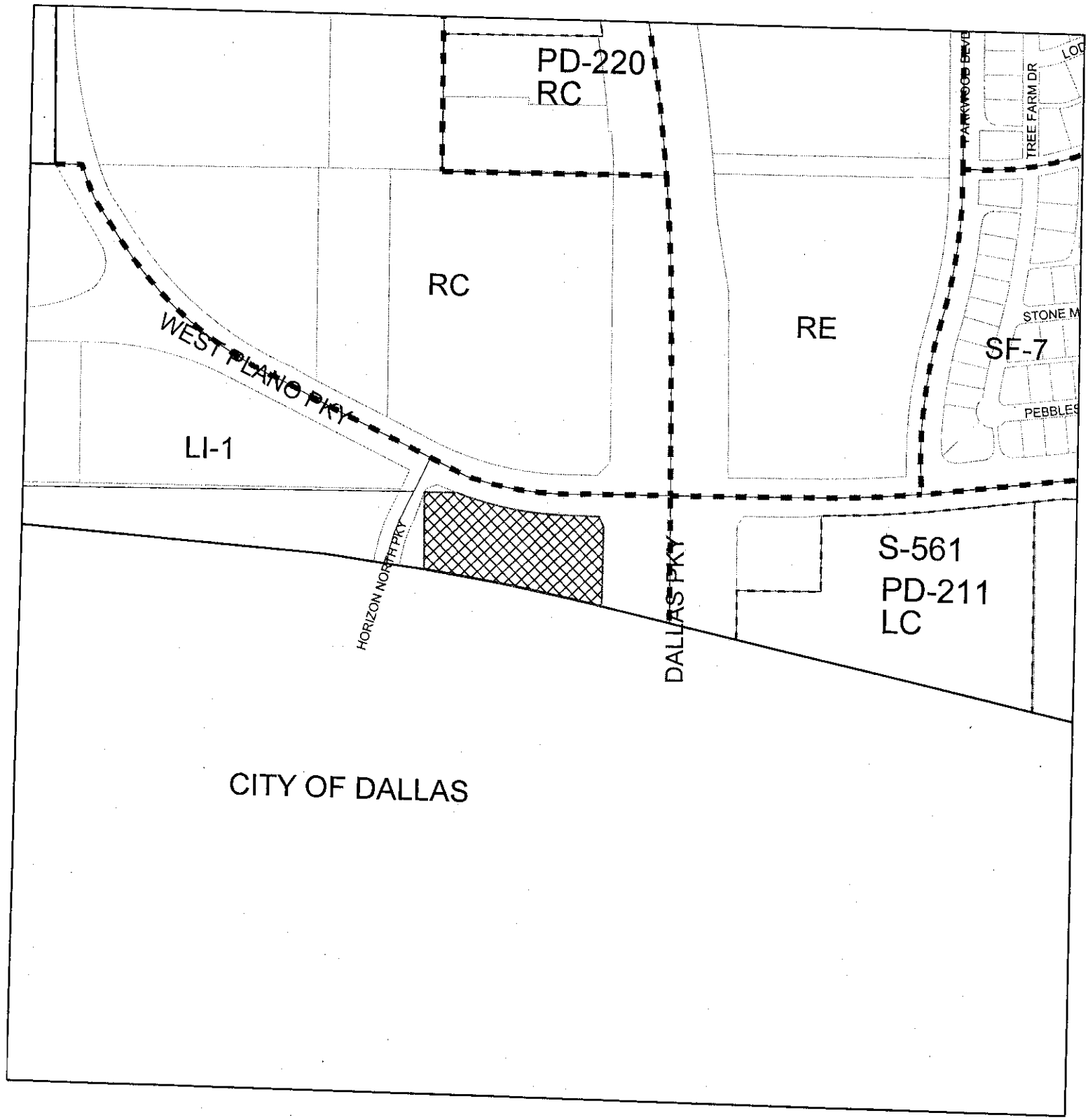
REMARKS:

A preliminary site plan for this property was approved in April 2006. This project is within the Dallas North Tollway Overlay District. The overlay district requires that electrical utilities be installed underground in a 15-foot electric/communication easement. The purpose of this revised preliminary site plan is to request a variance to the underground utility provision of the Dallas North Tollway Overlay District. The applicant is requesting that the Planning & Zoning Commission approve the plan subject to the Board of Adjustment granting a variance from the overlay district requirement for utilities to be placed underground. There are no other changes proposed in this request.

The overlay district was created to improve the appearance, quality, and visibility of the area, and this request is inconsistent with the district objectives. Since this request to allow the utilities to remain above ground is inconsistent with the intent of the Zoning Ordinance, staff does not support this request.

RECOMMENDATIONS:

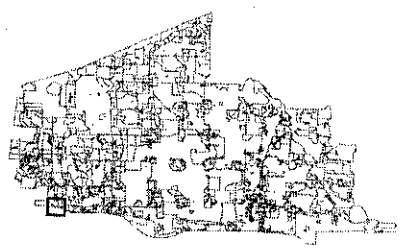
Recommended for denial.



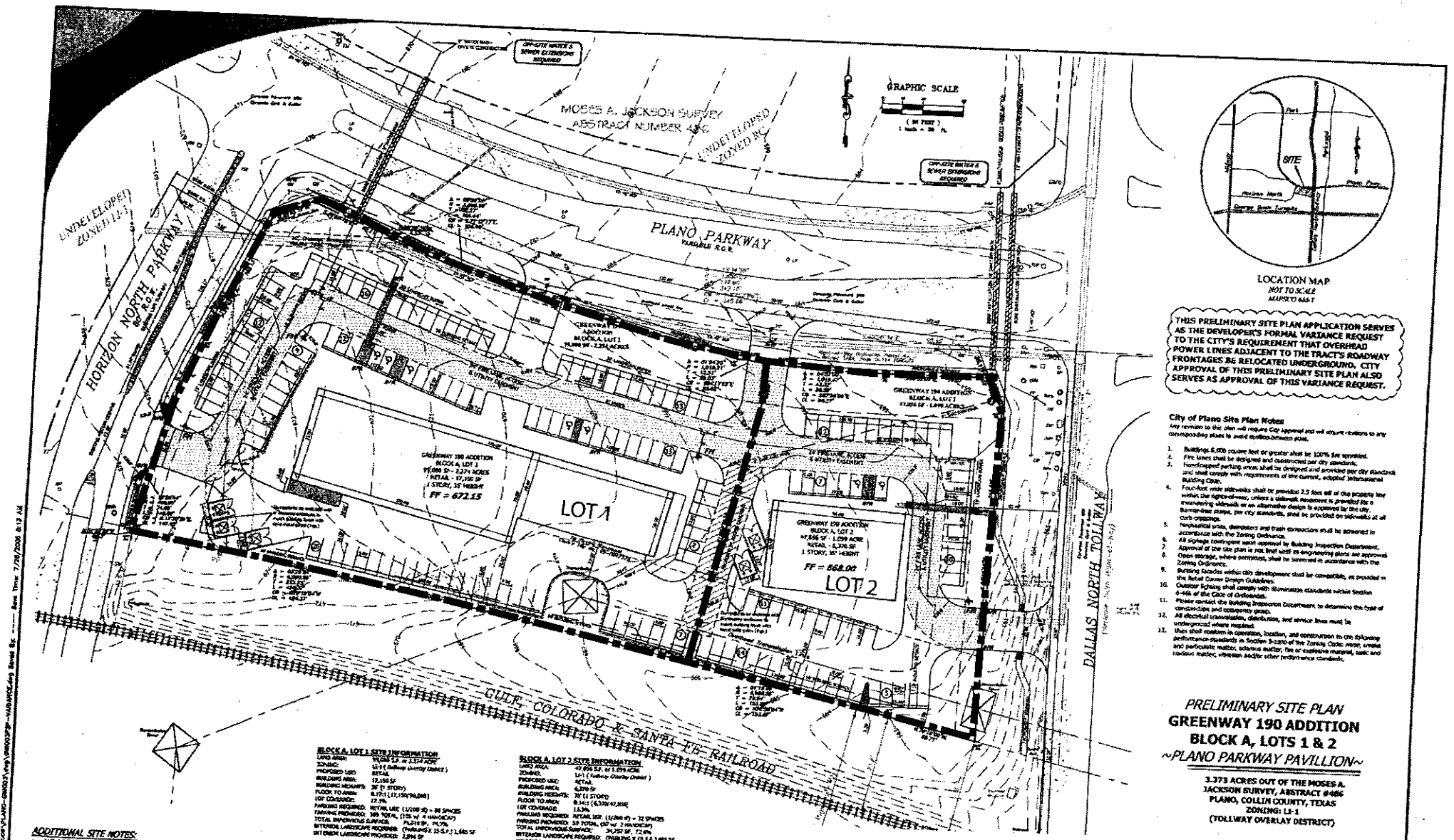
Item Submitted: PRELIMINARY SITE PLAN

Title: GREENWAY 190 ADDITION
BLOCK A, LOTS 1 & 2

Zoning: LIGHT INDUSTRIAL-1



○ 200' Notification Buffer



LOCATION MAP
NOT TO SCALE
MAPSCO 665 T

THIS PRELIMINARY SITE PLAN APPLICATION SERVES AS THE DEVELOPER'S FORMAL VARIANCE REQUEST TO THE CITY'S REQUIREMENT THAT OVERHEAD POWER LINES ADJACENT TO THE TRACT'S ROADWAY FRONTAGES BE RELOCATED UNDERGROUND. CITY APPROVAL OF THIS PRELIMINARY SITE PLAN ALSO SERVES AS APPROVAL OF THIS VARIANCE REQUEST.

City of Plano Site Plan Notes

Any revision to the plan will require City approval and will require revisions to any corresponding plans to avoid conflicts between plans.

1. Buildings 6,000 square feet or greater shall be 100% fire sprinkled.
2. Fire lanes shall be designed and constructed per city standards.
3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current, adopted International Building Code.
4. Four-foot wide sidewalks shall be provided 2.5 feet off of the property line within the rights-of-way, unless a sidewalk easement is granted for a meandering sidewalk or an alternative design is approved by the city. Barrier-free ramps, per city standards, shall be provided on sidewalks at all curb crossings.
5. Mechanical units, dumpsters and trash connexions shall be screened in accordance with the Zoning Ordinance.
6. All signage contingent upon approval by Building Inspection Department.
7. Approval of the site plan is not final until all engineering plans are approved.
8. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
9. Building facades within this development shall be compatible, as provided in the Retail Corner Design Guidelines.
10. Outdoor lighting shall comply with illumination standards listed Section 6-46k of the Code of Ordinances.
11. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
12. All electrical transmission, distribution, and service lines must be underground where required.
13. Uses shall conform in operation, location, and construction to the following performance standards in Section 9-2300 of the Zoning Code: noise; smoke and particulate matter; odorous matter; fire or explosive material; toxic and noxious matter; vibration and/or other performance standards.

PRELIMINARY SITE PLAN

GREENWAY 190 ADDITION
BLOCK A, LOTS 1 & 2
~PLANO PARKWAY PAVILLION~

3.373 ACRES OUT OF THE MOSES A. JACKSON SURVEY, ABSTRACT #486
PLANO, COLLIN COUNTY, TEXAS
ZONING: LI-1
(TOLLWAY OVERLAY DISTRICT)

BLOCK A, LOT 1 SITE INFORMATION

LAND AREA:	95,088 SF or 2.374 ACRE
ZONING:	LI-1 (Tollway Overlay District)
PROPOSED USE:	RETAIL
BUILDING AREA:	17,150 SF
BUILDING HEIGHT:	35' (1 STORY)
FLOOR TO AREA:	0.17:1 (17,150/95,088)
LOT COVERAGE:	17.9%
PARKING REQUIRED:	RETAIL USE: (1/200 sf) = 86 SPACES
PARKING PROVIDED:	169 TOTAL (155 w/ 4 HANDICAP)
TOTAL IMPERVIOUS SURFACE:	74,018 SF - 77.7%
INTERIOR LANDSCAPE REQUIRED:	(PARKING X 15 S.F.) 1,665 SF
INTERIOR LANDSCAPE PROVIDED:	2,894 SF

BLOCK A, LOT 1 IMPERVIOUS AREA INFORMATION

SITE AREA:	95,088 SF
BUILDING AREA:	- 17,150 SF
DRIVE/PARKING AREA:	- 45,294 SF
SIDEWALK AREA:	- 11,574 SF
TOTAL PERVIOUS SURFACE:	= 74,018 SF (35.3%)
SITE AREA:	95,088 SF
INTERIOR LANDSCAPE AREA:	- 2,894 SF
OPEN SPACE AREA	- 9,508 SF
LANDSCAPE BUFFER AREA:	- 13,340 SF
TOTAL IMPERVIOUS SURFACE:	= 74,018 SF (74.3%)

BLOCK A, LOT 2 SITE INFORMATION

LAND AREA:	47,656 SF or 1.094 ACRE
ZONING:	LI-1 (Tollway Overlay District)
PROPOSED USE:	RETAIL
BUILDING AREA:	6,376 SF
BUILDING HEIGHT:	35' (1 STORY)
FLOOR TO AREA:	0.14:1 (6,376/47,656)
LOT COVERAGE:	13.3%
PARKING REQUIRED:	RETAIL USE: (1/200 sf) = 32 SPACES
PARKING PROVIDED:	59 TOTAL (57 w/ 2 HANDICAP)
TOTAL IMPERVIOUS SURFACE:	34,757 SF, 72.9%
INTERIOR LANDSCAPE REQUIRED:	(PARKING X 15 S.F.) 885 SF
INTERIOR LANDSCAPE PROVIDED:	1,240 SF

BLOCK A, LOT 2 IMPERVIOUS AREA INFORMATION

SITE AREA:	47,656 SF
BUILDING AREA:	- 6,376 SF
DRIVE/PARKING AREA:	- 25,439 SF
SIDEWALK AREA:	- 2,942 SF
TOTAL PERVIOUS SURFACE:	= 12,899 SF (27.4%)
SITE AREA:	47,656 SF
INTERIOR LANDSCAPE AREA:	- 1,240 SF
OPEN SPACE AREA	- 4,766 SF
LANDSCAPE BUFFER AREA:	- 7,544 SF
TOTAL IMPERVIOUS SURFACE:	= 34,757 SF (72.9%)

ADDITIONAL SITE NOTES:

- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED
- TOLLWAY OVERLAY REQUIREMENTS APPLY
- ALL FIRELANES TO HAVE A MINIMUM 20' INSIDE RADIUS
- TYPICAL PARKING DIMENSIONS ARE 9' x 18' WITH 2' OVERHANG
- SITE UTILITIES (water, sanitary sewer & storm sewer) ARE SHOWN FOR VISUAL REFERENCE ONLY AND ARE NOT REVIEWED FOR APPROVAL WITH THE PRELIMINARY SITE PLAN
- VARIANCE REQUIRED FROM FIRE DEPARTMENT

OWNER / DEVELOPER:
GREENWAY 190 PARKWAY, L.P.
2808 FAIRMOUNT STREET
SUITE 100
DALLAS, TEXAS 75201
(972) 880-9009

CIVIL ENGINEER:
DR RANKIN, PLLC
5928 W. PARKER ROAD
SUITE 1100
PLANO, TEXAS 75093
(972) 378-0681

ARCHITECT:
GSO ARCHITECTS
5310 HARVEST HILL ROAD
SUITE 196, LB 136
DALLAS, TEXAS 75230
(972) 385-9651

First Submittal 07-13-06
Revised 07-31-06

CITY OF PLANO

PLANNING & ZONING COMMISSION

August 7, 2006

Agenda Item No. 13

Preliminary Site Plan & Request for Waiver of the Subdivision Ordinance:
Dance Studio on North Custer, Block A, Lot 1

Applicant: Gulf Coast Package, Ltd.

DESCRIPTION:

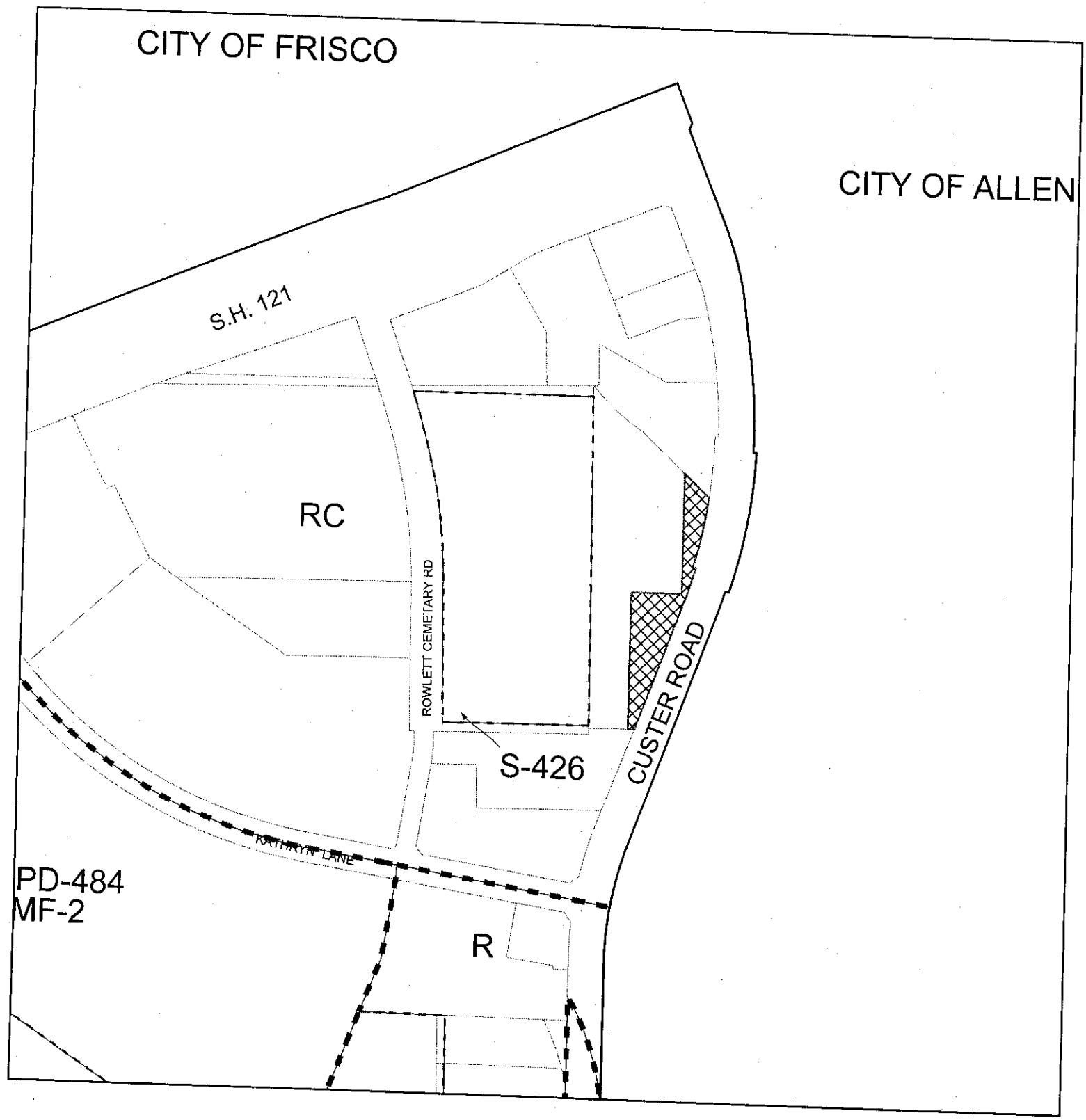
A dance studio on one lot on 1.7± acres located on the west side of Custer Road, 475± feet north of Kathryn Lane. Zoned Regional Commercial. Neighborhood #3.

REMARKS:

This preliminary site plan shows a dance studio with parking on a single lot. The plan meets the requirements of the Zoning Ordinance for a dance studio within Regional Commercial zoning. The property exists as an oddly shaped lot that includes a large area within the floodplain. The narrow and long dimensions of the lot, coupled with the floodplain area, make it difficult to develop. The applicant originally proposed two points of access, which would meet the requirements of the Subdivision Ordinance. However, upon further examination, the bridge abutments for Custer Road over the floodway on the north end of the property create a visibility hazard for a second drive. The property cannot meet the visibility standards of the Thoroughfare Standards Rules and Regulations and comply with the access standards of the Subdivision Ordinance. The applicant is, therefore, requesting a waiver to Subsection 5.2.e.3(a) of the Subdivision Ordinance, so the development can provide only one point of access to the building as shown on the associated plan. Due to the natural constraints and existing lot configuration, staff sees no other viable alternative for additional access to the site and supports the request for a variance.

RECOMMENDATIONS:

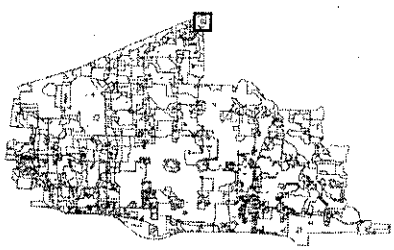
Recommended for approval subject to the Planning & Zoning Commission granting a waiver of the Subdivision Ordinance requirement for two points of access to a lot.



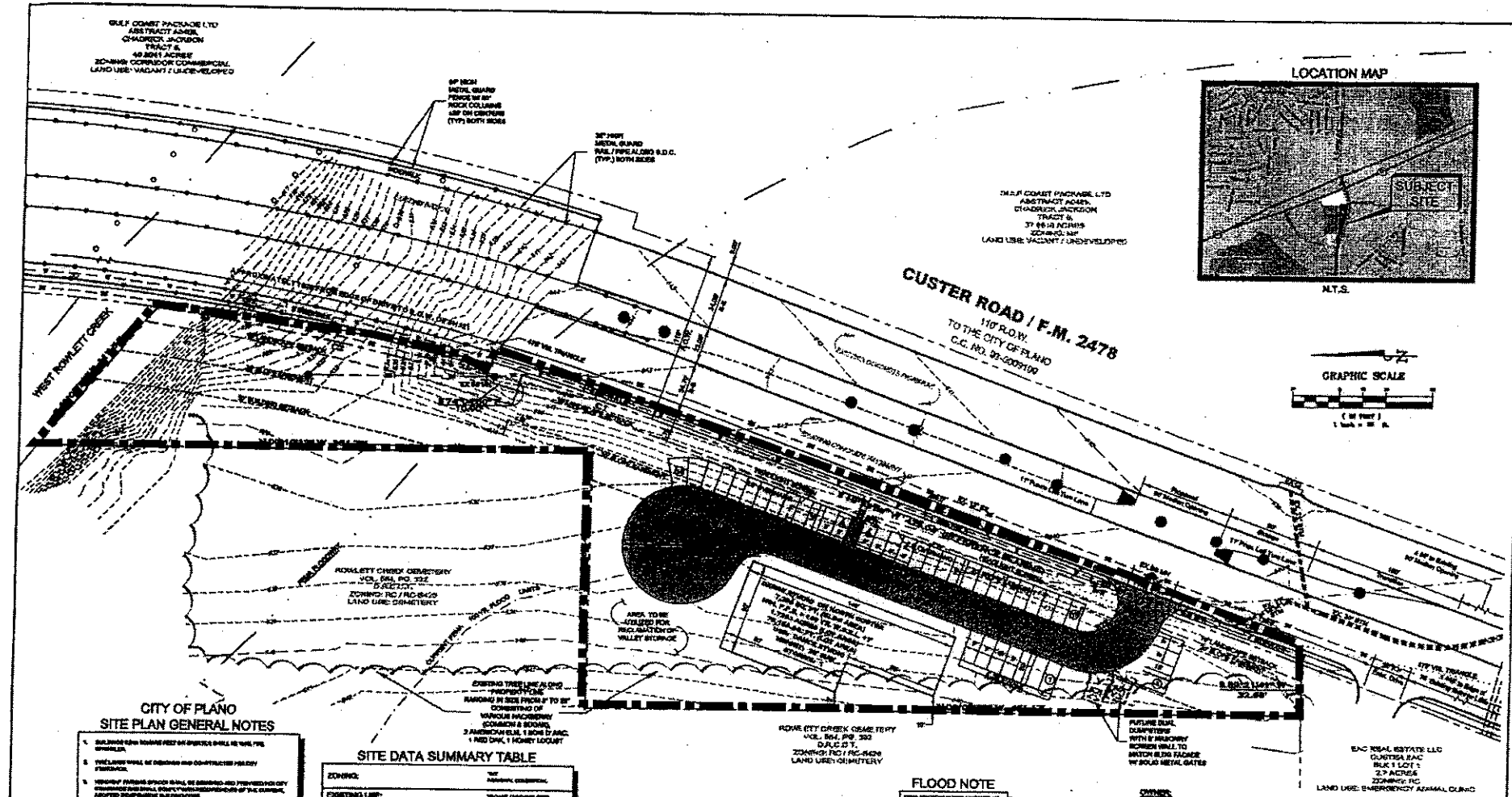
Item Submitted: PRELIMINARY SITE PLAN

Title: DANCE STUDIO ON NORTH CUSTER
BLOCK A, LOT 1

Zoning: REGIONAL COMMERCIAL



○ 200' Notification Buffer



LOCATION MAP

N.T.S.

GRAPHIC SCALE

CITY OF PLANO SITE PLAN GENERAL NOTES

1. BUILDING SIGN SHALL MEET AN ENERGY SAVING LIGHT WITH FIRE SPRINKLER.
2. PRELIMINARY PLAT OF DESIGN AND CONSTRUCTION PLANS BY STANDARD.
3. NO ANY PARKING SPACE SHALL BE ASSIGNED AND PROVIDED CITY STANDARDS AND SHALL ENSURE MAINTENANCE OF THE CURRENT ADOPTED PARKING BUILDING CODE.
4. THIS PLAN MAY NOT INCLUDE SHALL BE PROVIDED 5.0 FEET OFF OF THE PROPERTY LINE WITHIN THE RANGE OF FIRE, WILL BE A REASONABLE DAMAGE TO PROVIDED FOR A MINIMUM DISTANCE OF AN ALTERNATIVE DESIGN IS APPROVED BY THE CITY. ANNEX FIRE PLATE, FIRE CITY SCHEDULE, SHALL BE PROVIDED FOR MAXIMUM LEVEL AND CHANGING.
5. ALL ENGINEERING CONVENTIONAL PLANS BY ENGINEER REPORTING REQUIREMENT.
6. APPROVAL OF THE SITE PLAN IS NOT THAT UNITS, ALL ENGINEERING PLANS ARE APPROVED.
7. OPEN STORAGE SHALL BE PERMITTED WHEN AS ACCESSORY IN ACCORDANCE WITH THE ZONING ORDINANCE.
8. BUILDING NUMBER WITHIN THE DEVELOPMENT SHALL BE CONSPICUOUS PROVIDED AT THE NEAR, COPIER ZONING ORDINANCE.
10. OUTDOOR LIGHTING SHALL COMPLY WITH LIGHTING PROGRAM UNDER SECTION 4.00 OF THE BODY OF ORDINANCE.
11. PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO PROVIDE THE TYPE OF DEMOLITION AND CONSTRUCTION SHEET.
12. ALL ELECTRICAL, TELEPHONE, DISTRIBUTION, AND SERVICE LINES MUST BE UNDERGROUND WHERE REQUIRED.
13. [illegible] LOCATION, AND CONSTRUCTION OF THE FOLLOWING REPORTING PERFORMANCE IN SECTION 1-100 OF THE ZONING [illegible] WATER AND WASTEWATER SYSTEMS, DRAINAGE SYSTEM, FIRE PROTECTION SYSTEM, TOOL AND SURROUNDING SYSTEM, [illegible] PERFORMANCE STANDARDS.

SITE DATA SUMMARY TABLE

ZONING:	[illegible]
EXISTING USE:	[illegible]
PROPOSED USE:	[illegible]
LOT AREA:	[illegible]
BUILDING HEIGHT:	[illegible]
NUMBER OF BLDGS.	1
TOTAL BLDG. SQ. FOOTAGE:	[illegible]
LOT COVERAGE / BLDG. FOOTPRINT	[illegible]
MAXIMUM LOT COVERAGE:	[illegible]
FLOOR AREA RATIO:	[illegible]

PARKING SUMMARY

	PROVIDED:	REQUIRED:
PARKING RATIO:	[illegible]	
SURFACE PARKING:	[illegible]	[illegible]
HANDICAP PARKING:	[illegible]	[illegible]
TOTAL PARKING:	[illegible]	[illegible]

LANDSCAPE DATA

	PROVIDED:	REQUIRED:
LANDSCAPE RATIO:	[illegible]	
INTERIOR LANDSCAPING	[illegible]	[illegible]
IMPERVIOUS AREA:	[illegible]	

LEGEND

[illegible]

FLOOD NOTE

[illegible]

NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]

PROPERTY LINE CURVE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

OWNER:
GULF COAST PACKAGE, LTD.
[illegible]

APPLICANT:
DAVID & LORI BOLDT
[illegible]

ENGINEER:
SANCHEZ AND ASSOCIATES
[illegible]

SURVEYOR:
D & P SURVEYORS, INC
[illegible]

PRELIMINARY SITE PLAN FOR DANCE STUDIO ON NORTH CUSTER BLOCK A, LOT 1

BEING A 1.7253 ACRE TRACT OF LAND SITUATED IN THE CHADRICK JACKSON SURVEY, ABSTRACT NO. 849, CITY OF PLANO, COLLIN COUNTY, TEXAS AND BEING PART OF A CALLED 59.36 ACRE TRACT OF LAND CONVEYED BY DEED TO PATRICK F. DEPREZ AND BEN B. WEST, CO-TRUSTEES RECORDED IN VOLUME 1134, PAGE 259, DEED RECORDS, COLLIN COUNTY, TEXAS (D.R.C.C.T.)

PREPARED JULY 13, 2006
REVISED JULY 31, 2006

DANCE STUDIO ON NORTH CUSTER

PRELIMINARY SITE PLAN

Master Planning
Civil Engineering
Land Development

SANCHEZ & Associates

Scale: SEE GRAPHIC SCALE
Designed by: LDR
Drawn by: AAK
Checked by: LAR
Date: JULY 2006
Project No. 05051-001

SHEET 1 OF 1

CITY OF PLANO

PLANNING & ZONING COMMISSION

August 7, 2006

Agenda Item No. 14

Revised Preliminary Plat, Site Plan, Revised Conveyance Plat, and Request for Waiver of the Subdivision Ordinance: The Shops at Legacy Town Center (North), Block C, Lot 4; Block D, Lots 1 & 2

Applicant: The Karahan Companies

DESCRIPTION:

An office building and parking garage on two lots and one vacant lot on 3.9± acres located at the northeast corner of Dallas North Tollway and Legacy Circle. Zoned Planned Development-65-Central Business-1. Neighborhood #8.

REMARKS:

The Planning & Zoning Commission has previously approved a preliminary site plan, conveyance plat, and preliminary plat for this project. The applicant is returning to the Commission with a revised preliminary plat, final site plan, and revised conveyance plat because they wish to subdivide Block D, Lot 1 into two lots. The office building (Block C, Lot 4) meets all the development regulations of the city. The parking garage and associated lot met all the requirements of the city's development regulations when it existed as a single lot. The parking garage was designed to accommodate the needs of the proposed office building. The applicant no longer wishes to purchase the entire property and, therefore, needs to subdivide the lot so as not to create a divided ownership. The conflict arises in that the remaining property, proposed Block D, Lot 2, does not meet the lot frontage requirements of the Subdivision Ordinance.

Subsection 5.2.e.3(a) of the Subdivision Ordinance requires all corner lots to have a minimum continuous frontage of 175 feet on all abutting streets. Block D, Lot 2, has only 145 feet of frontage on Elijah Drive to the east and 146 feet of frontage on the Dallas North Tollway to the west. The applicant is requesting a waiver of the Subdivision Ordinance to allow the creation of this lot. The lot has adequate frontage on Ashmill Drive to the north.

This property is zoned Planned Development-65-Central Business-1 (PD-65-CB-1) and is part of the Legacy Town Center development. Due to the urban nature of the development on property, staff believes it may be appropriate to consider reduced lot frontage requirements in the PD. Urban, commercial development traditionally has narrow lot frontage, such as the existing lots along 15th Street, west of K Avenue in downtown Plano.

Staff is recommending that the Planning & Zoning Commission grant a waiver to the Subdivision Ordinance due to the urban style of development on the property. The Planning & Zoning Commission may wish to call a public hearing to consider the reduction of lot frontage requirement in the whole of PD-65-CB-1.

RECOMMENDATIONS:

Revised Preliminary Plat:

Recommended for approval subject to:

1. The Planning & Zoning Commission granting a waiver to the Subdivision Ordinance requirements for lot frontage.

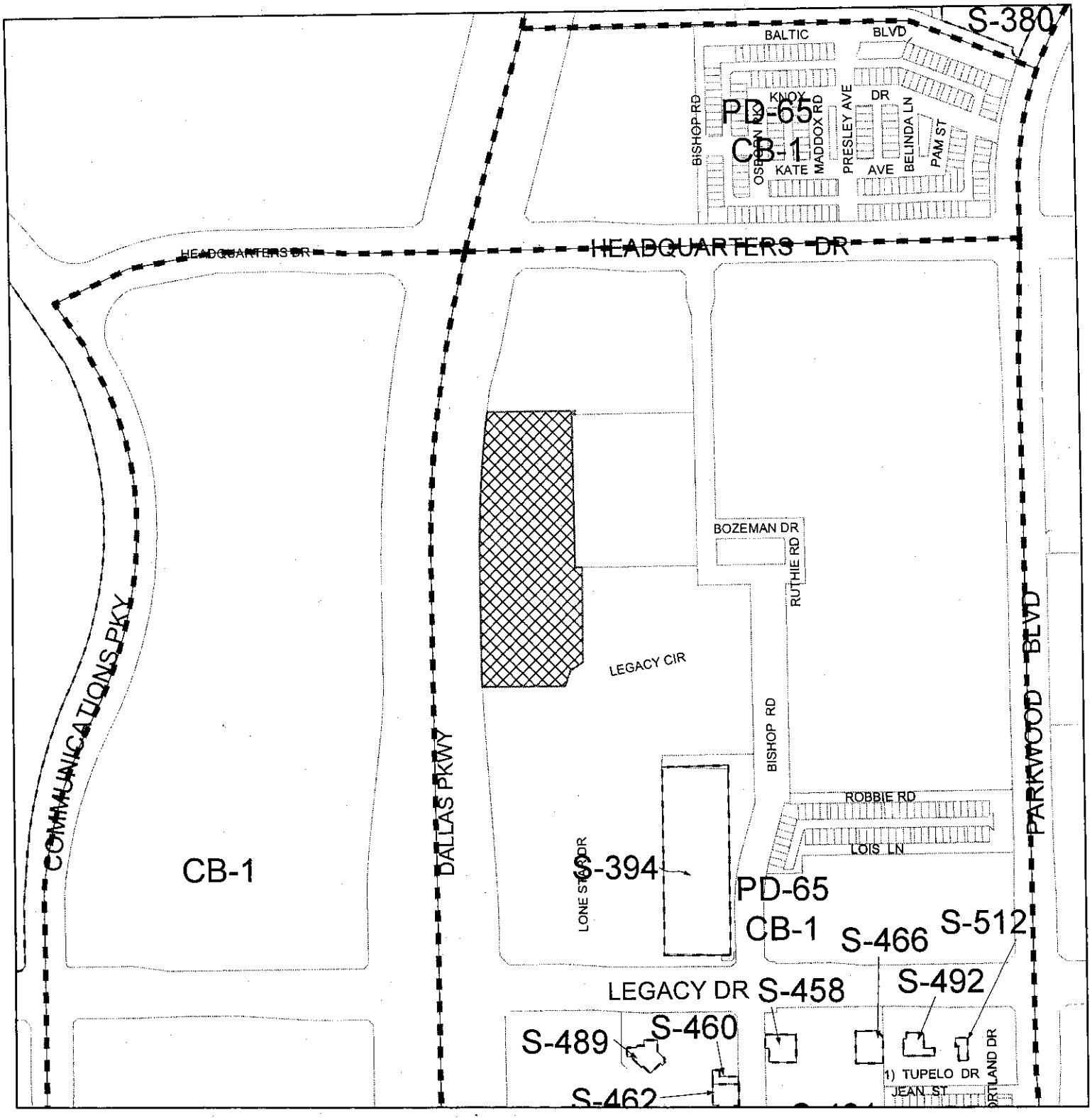
2. Additions and/or alterations to the engineering plans as required by the Engineering Department.

Site Plan:

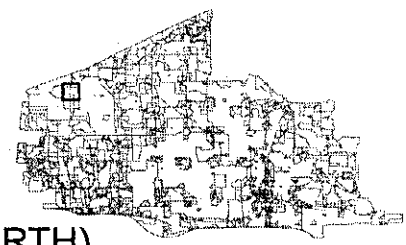
Recommended for approval subject to the Planning & Zoning Commission granting a waiver to the Subdivision Ordinance requirements for lot frontage.

Revised Conveyance Plat:

Recommended for approval subject to the Planning & Zoning Commission granting a waiver to the Subdivision Ordinance requirements for lot frontage.



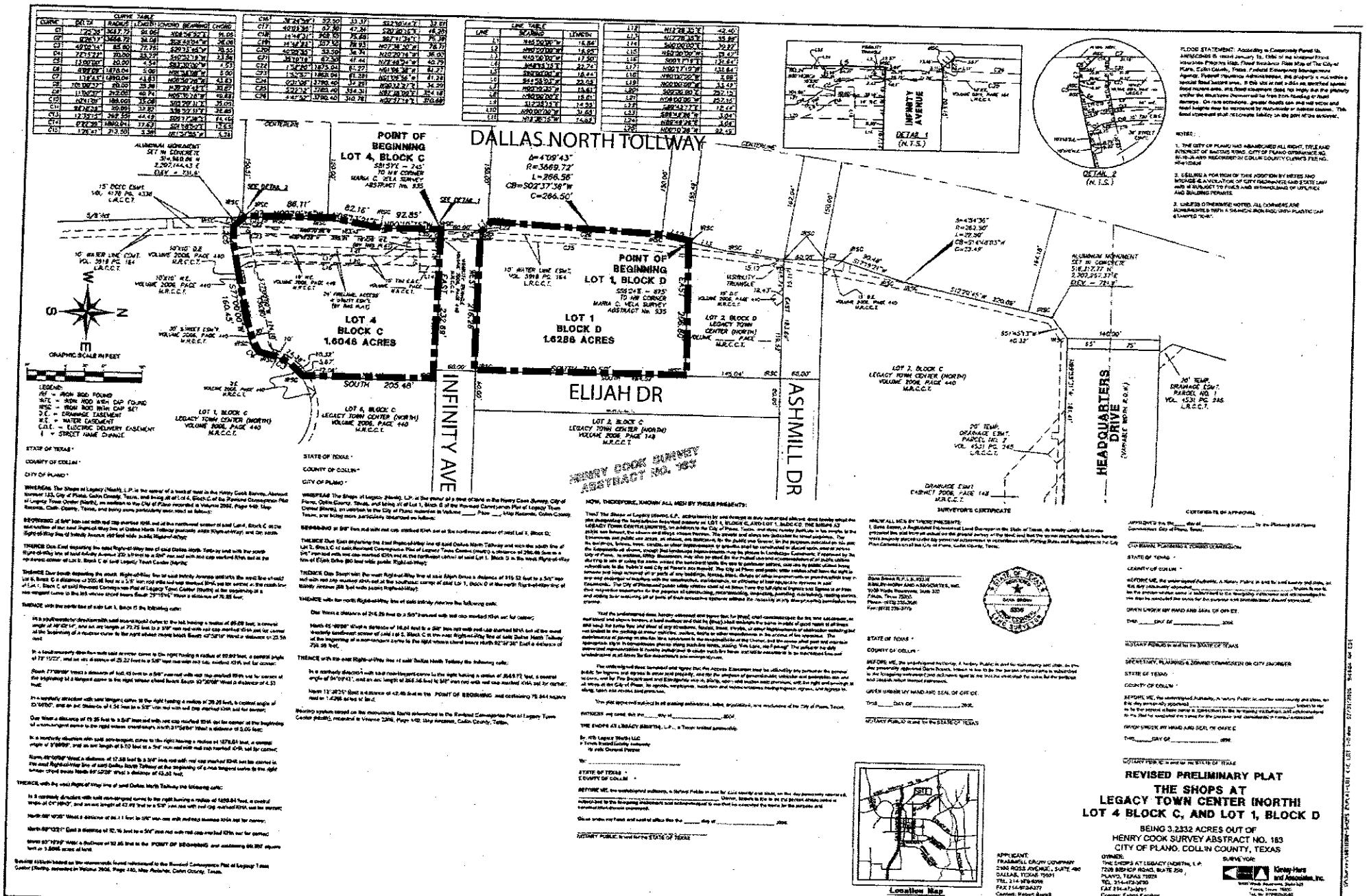
plano gis



Item Submitted: REVISED PRELIMINARY PLAT,
REVISED CONVEYANCE PLAT, & SITE PLAN

Title: THE SHOPS AT LEGACY TOWN CENTER (NORTH)
BLOCK C, LOT 4 & BLOCK D, LOTS 1 & 2

Zoning: PLANNED DEVELOPMENT-65-CENTRAL BUSINESS-1



STATE OF TEXAS *
COUNTY OF COLLIN *
CITY OF PLANO *

WHEREAS The Shops at Legacy (North), L.P. is the owner of a tract of land in the Henry Cook Survey, Abstract Number 163, City of Plano, Collin County, Texas, and being all of Lot 4, Block C of the Revised Conveyance Plat of Legacy Town Center (North), an addition to the City of Plano recorded in Volume 2006, Page 149, Map Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at 5/8" iron rod with red cap marked KHA set at the northwest corner of said Lot 4, Block C, at the east terminus of the west Right-of-Way line of Dallas North Tollway (variable width Right-of-Way), and the south Right-of-Way line of Infinity Avenue (60 foot wide public Right-of-Way);

THENCE Due East departing the said Right-of-Way line of said Dallas North Tollway and with the south Right-of-Way line of said Infinity Avenue 250.18 feet to a 5/8" iron rod with red cap marked KHA set at the northeast corner of Lot 6, Block C of said Legacy Town Center (North);

THENCE Due South departing the south Right-of-Way line of said Infinity Avenue and with the west line of said Lot 6, Block C a distance of 205.48 feet to a 5/8" iron rod with red cap marked KHA set for corner at the north line of Lot 1, Block C of said Revised Conveyance Plat of Legacy Town Center (North) at the beginning of a non-tangent curve to the left whose chord bears South 29°15'46" West a distance of 76.85 feet;

THENCE with the north line of said Lot 1, Block C the following calls:

With said non-tangent curve to the right having a radius of 60.00 feet, a central angle of 78°15'27", and an arc length of 25.22 feet to a 5/8" iron rod with red cap marked KHA set for corner;

South 77°38'00" West a distance of 140.00 feet to a 5/8" iron rod with red cap marked KHA set for corner at the beginning of a tangent curve to the right whose chord bears South 30°38'00" West a distance of 4.53 feet;

In a southerly direction with said tangent curve to the right having a radius of 20.00 feet, a central angle of 13°00'00", and an arc distance of 4.54 feet to a 5/8" iron rod with red cap marked KHA set for corner;

Due West a distance of 75.35 feet to a 5/8" iron rod with red cap marked KHA set for corner at the beginning of a non-tangent curve to the right whose chord bears North 21°54'06" West a distance of 5.05 feet;

In a northerly direction with said non-tangent curve to the right having a radius of 1878.64 feet, a central angle of 3°05'09", and an arc length of 5.70 feet to a 5/8" iron rod with red cap marked KHA set for corner;

North 77°38'00" West a distance of 17.68 feet to a 5/8" iron rod with red cap marked KHA set for corner at the east Right-of-Way line of said Dallas North Tollway at the beginning of a non-tangent curve to the right whose chord bears North 64°42'08" West a distance of 43.48 feet;

THENCE with the east Right-of-Way line of said Dallas North Tollway the following calls:

In a northerly direction with said non-tangent curve to the right having a radius of 1859.64 feet, a central angle of 01°39'00", and an arc length of 42.99 feet to a 5/8" iron rod with red cap marked KHA set for corner;

North 09°10'51" East a distance of 84.11 feet to 5/8" iron rod with red cap marked KHA set for corner;

North 89°10'51" East a distance of 10.16 feet to a 5/8" iron rod with red cap marked KHA set for corner;

North 00°49'09" West a distance of 92.85 feet to the POINT OF BEGINNING and containing 69,892 square feet or 1.6046 acres of land.

Bearing system based on the monuments found referenced to the Revised Conveyance Plat of Legacy Town Center (North), recorded in Volume 2006, Page 149, Map Records, Collin County, Texas.

STATE OF TEXAS *
COUNTY OF COLLIN *
CITY OF PLANO *

WHEREAS The Shops at Legacy (North), L.P. is the owner of a tract of land in the Henry Cook Survey, City of Plano, Collin County, Texas, and being all of Lot 1, Block D of the Revised Conveyance Plat of Legacy Town Center (North), an addition to the City of Plano recorded in Volume ____, Page ____, Map Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at 5/8" iron rod with red cap marked KHA set at the northeast corner of said Lot 1, Block D;

THENCE Due East departing the east Right-of-Way line of said Dallas North Tollway and with the south line of Lot 2, Block D of said Revised Conveyance Plat of Legacy Town Center (North) a distance of 266.56 feet to a 5/8" iron rod with red cap marked KHA set at the northeast corner of said Lot 1, Block D in the west Right-of-Way line of Elijah Drive (80 foot wide public Right-of-Way);

THENCE Due South with the west Right-of-Way line of said Elijah Drive a distance of 315.52 feet to a 5/8" iron rod with red cap marked KHA set at the southeast corner of said Lot 1, Block D of the north Right-of-Way line of Infinity Avenue (60 foot wide public Right-of-Way);

THENCE with the north Right-of-Way line of said Infinity Avenue the following calls:

One West a distance of 214.29 feet to a 5/8" iron rod with red cap marked KHA set for corner;

North 45°19'08" West a distance of 14.64 feet to a 5/8" iron rod with red cap marked KHA set for the most westerly southeast corner of Lot 6 of said Block C in the east Right-of-Way line of said Dallas North Tollway at the beginning of a non-tangent curve to the right whose chord bears North 82°34'36" East a distance of 206.98 feet;

THENCE with the east Right-of-Way line of said Dallas North Tollway the following calls:

In a northerly direction with said non-tangent curve to the right having a radius of 3649.72 feet, a central angle of 04°09'43", and an arc length of 265.56 feet to 5/8" iron rod with red cap marked KHA set for corner;

North 13°38'51" East a distance of 42.46 feet to the POINT OF BEGINNING and containing 70,944 square feet or 1.6286 acres of land.

Bearing system based on the monuments found referenced to the Revised Conveyance Plat of Legacy Town Center (North), recorded in Volume 2006, Page 149, Map Records, Collin County, Texas.

STATE OF TEXAS *
COUNTY OF COLLIN *
CITY OF PLANO *

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That The Shops at Legacy (North), L.P., acting herein by and through its duly authorized officers, does hereby adopt this plan designating the hereinabove described property as LOT 1, ELIJAH CLARK LOT 1, BLOCK D, THE SHOPS AT LEGACY TOWN CENTER (NORTH), an addition to the City of Plano, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plan. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Plano. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same, unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Plano's use thereof. The City of Plano and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems on any of these Easements. The City of Plano and public utilities shall at all times have the full right of ingress and egress to or from their respective Easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

That the undersigned does hereby covenant and agree that he shall construct upon the lots and subdivision, as mentioned and shown hereon, a hard surface street and the drainage and other improvements in accordance with the engineering plans and specifications approved by the City Engineer and that he will maintain the same in a state of good repair at all times until accepted by the City of Plano, and that he will indemnify and save harmless the City of Plano from all claims, damages, and causes of action of every kind and character, including but not limited to the cost of defending any such claim, asserted, arising, or resulting from the alleged negligence of the undersigned or his agents, employees, servants or other representatives in the construction, maintenance or repair of the subdivision.

The undersigned does hereby covenant and agree that the Fire Access Easement may be used unconditionally by all persons for the purpose of providing fire protection and police patrol in and across the subdivision, with the right and privilege at all times of the City of Plano, its agents, employees, servants and vehicles to maintain, including ingress and egress, any property which they may be legally required to do so.

The undersigned does hereby covenant and agree that the Alleyway Easement may be used unconditionally by all persons for the purpose of providing access to the rear of all properties adjacent to the Alleyway Easement, and for Fire Protection and Police patrol and Garbage collection vehicles and personnel, with the right and privilege at all times of the City of Plano, its agents, employees, servants and vehicles to maintain, including ingress and egress, any property which they may be legally required to do so.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Plano, Texas.

WITNESS my hand, this the _____ day of _____, 2006.

THE SHOPS AT LEGACY (NORTH), L.P., a Texas limited partnership

By: KDI Legacy (North) LLC
a Texas limited liability company
its sole General Partner

By: _____
name
title

STATE OF TEXAS *
COUNTY OF COLLIN *

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, 2006.

_____
NOTARY PUBLIC in and for the STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

I, Steve Brooks, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of the City of Plano and that the boundary corners have been tied out.

_____
Steve Brooks R.P.L.S. #5238
Kimley-Horn and Associates, Inc.
13455 Noel Road, Suite 700
Dallas, Texas 75240
Phone: (972) 770-1300
Fax: (972) 239-3179

STATE OF TEXAS *
COUNTY OF COLLIN *

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2006.

_____
NOTARY PUBLIC in and for the STATE OF TEXAS

CERTIFICATE OF APPROVAL

APPROVED this the ____ day of _____, _____ by the Planning and Zoning Commission, City of Plano, Texas.

_____
CHAIRMAN, PLANNING & ZONING COMMISSION

STATE OF TEXAS *

COUNTY OF COLLIN *

BEFORE ME, the undersigned Authority, a Notary Public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office.

This _____ day of _____, 2006

_____
NOTARY PUBLIC in and for the STATE OF TEXAS

_____
SECRETARY, PLANNING & ZONING COMMISSION OR CITY SECRETARY

STATE OF TEXAS *

COUNTY OF COLLIN *

BEFORE ME, the undersigned Authority, a Notary Public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office.

This _____ day of _____, 2006

_____
NOTARY PUBLIC in and for the STATE OF TEXAS

FLOOD STATEMENT: According to Community Panel No. 48085C0440 H, dated January 19, 1988 of the National Flood Insurance Program Map, Flood Insurance Rate Map of The City of Plano, Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, the property is not within a special flood hazard area. If this site or part is also so specified herein, flood insurance rates, and flood occupancy data, no might, that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NOTES:

1. THE CITY OF PLANO HAS ABANDONED ALL RIGHT, TITLE AND INTEREST OF EASTERN TOWE, CITY OF PLANO ORDINANCE NO. 91-10-34 AND RECORDED IN COLLIN COUNTY CLERK'S FILES NO. ###-######

2. DEEDING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

3. UNLESS OTHERWISE NOTED, ALL CORNERS ARE ALUMINUM RODS WITH A 3" BRASS CAP STAMPED "KHA" OR PLASTIC CAP STAMPED "KHA".

SURVEYOR'S CERTIFICATE

REVISED PRELIMINARY PLAT
THE SHOPS AT LEGACY TOWN CENTER (NORTH) LOT 4 BLOCK C, AND LOT 1, BLOCK D

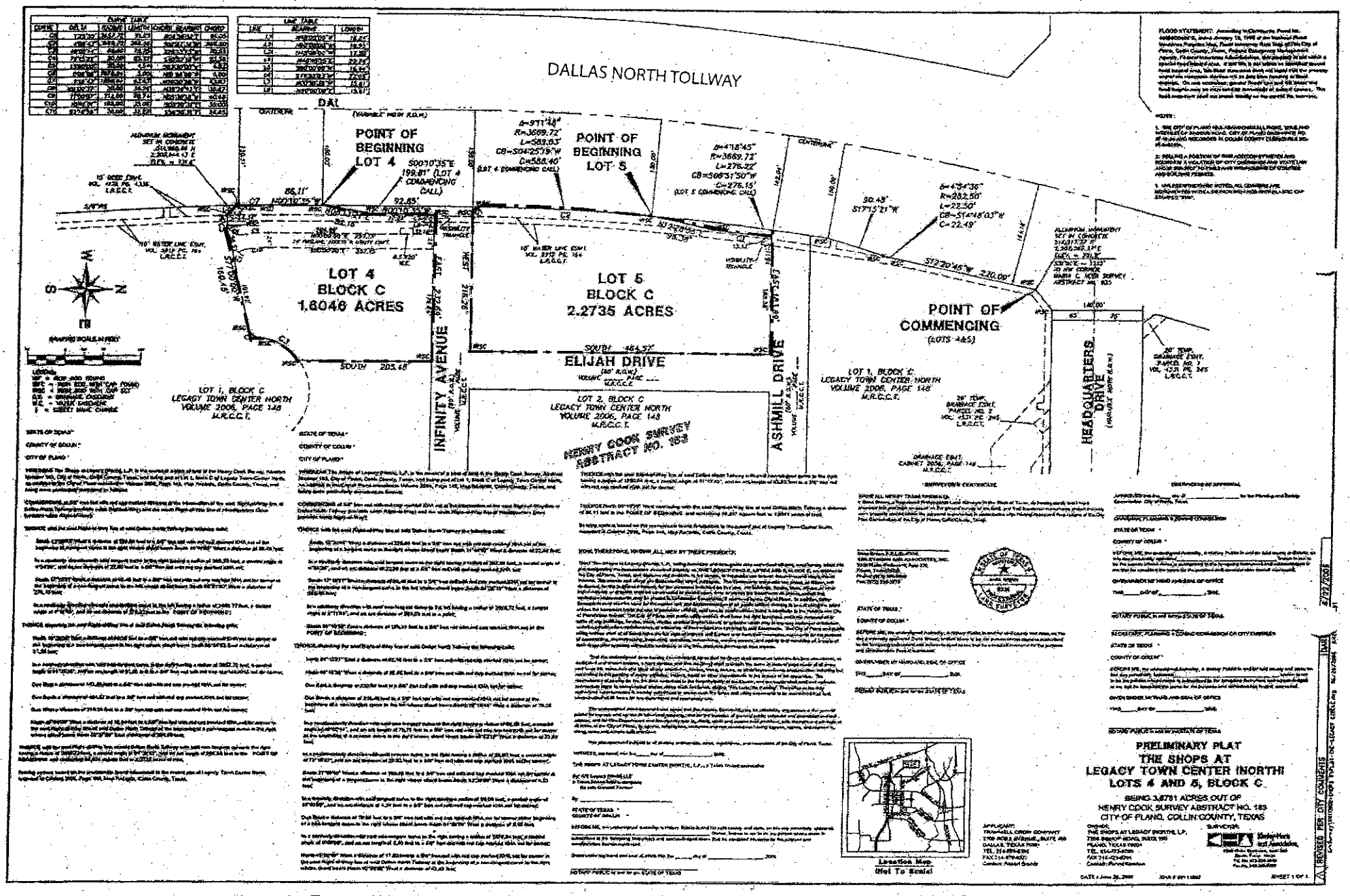
BEING 3.2332 ACRES OUT OF
HENRY COOK SURVEY ABSTRACT NO. 163
CITY OF PLANO, COLLIN COUNTY, TEXAS

APPLICANT:
TRAMMELL CROW COMPANY
2100 ROSS AVENUE, SUITE 460
DALLAS, TEXAS 75201
TEL: 214-979-6700
FAX 214-979-6777
Contact: Robert Arendt

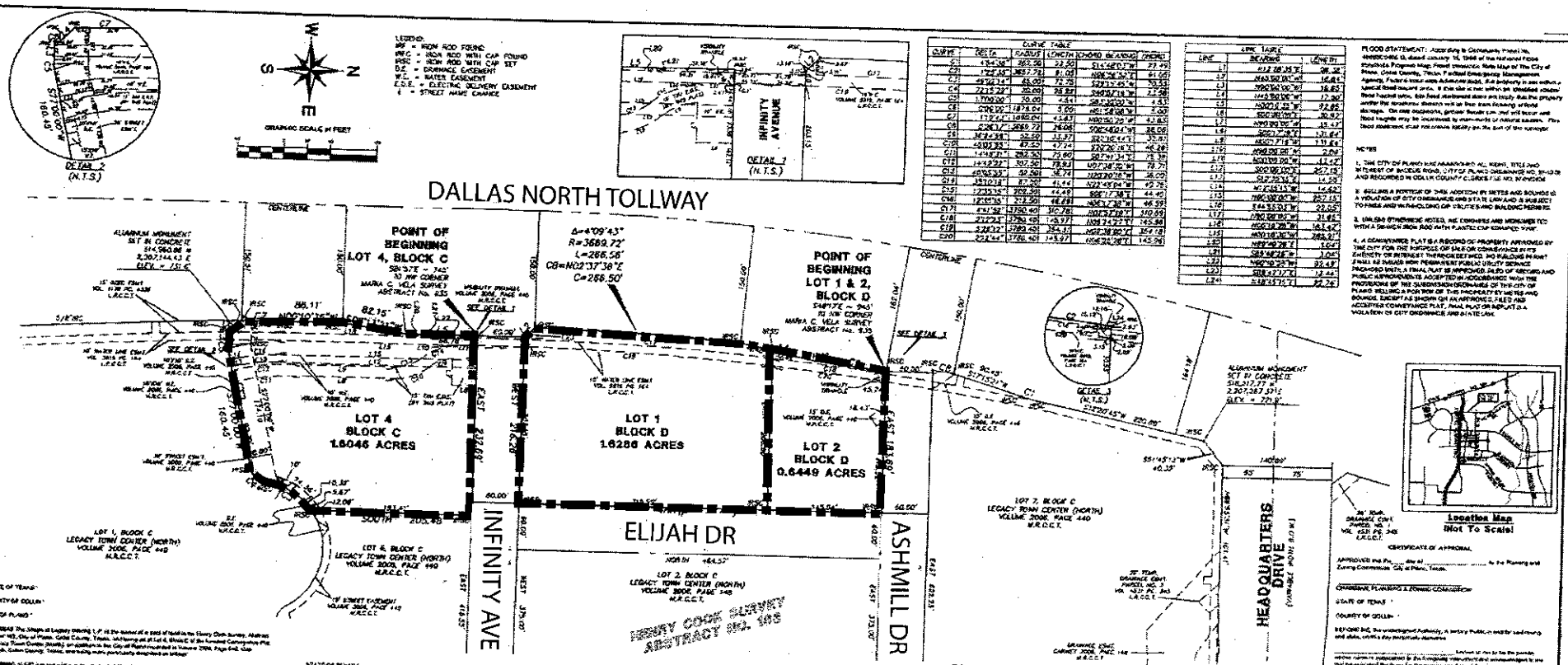
OWNER:
THE SHOPS AT LEGACY (NORTH), L.P.
7200 BISHOP ROAD, SUITE 250
PLANO, TEXAS 75024
TEL: 214-473-3700
FAX 214-473-3777
Contact: Fahim Kanjiani

SURVEYOR:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Suite 700
Dallas, Texas 75240
Tel. No. (972) 770-1300
Fax No. (972) 239-3179

DATE: JULY 31, 2006 KHA # 041113022 SHEET 1 OF 1



PREVIOUSLY APPROVED PRELIMINARY PLAT



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	CH-BRG	CH-LEN	TANGENT
C1	4°54'58"	3857.72'	33.50'	S1°54'57.37"W	33.49'	16.75'
C2	17°22'45"	3857.72'	81.00'	N89°36'52"E	81.00'	40.74'
C3	44°52'11"	55.00'	43.08'	S22°13'45"E	42.00'	22.75'
C4	72°15'23"	55.00'	69.37'	S44°52'18"W	64.86'	40.58'
C5	1°00'00"	30.00'	0.52'	S81°30'00"W	0.52'	0.26'
C6	0°06'25"	1873.64'	3.50'	N81°56'08"E	3.50'	1.75'
C7	11°24'41"	1873.64'	373.01'	N89°26'29"E	372.41'	186.97'
C8	5°08'17"	3689.72'	246.66'	S90°48'04"E	246.62'	123.39'
C9	4°54'58"	3857.72'	33.50'	S1°54'57.37"W	33.49'	16.75'
C10	4°09'43"	3857.72'	280.26'	S5°39'14"E	280.20'	140.20'
C11	1°44'57"	3857.72'	117.84'	S7°32'35"E	117.84'	58.92'
C12	14°18'27"	292.50'	73.00'	S87°47'34"E	72.81'	36.68'
C13	14°18'27"	307.50'	76.78'	N87°47'34"W	76.58'	38.58'
C14	45°06'33"	30.00'	36.74'	N23°30'16"W	35.79'	19.69'
C15	13°10'14"	87.50'	20.11'	N22°48'04"W	20.06'	10.11'
C16	12°55'16"	209.50'	47.25'	N89°17'38"E	47.15'	23.74'
C17	12°55'16"	212.50'	47.93'	N89°17'38"E	47.82'	24.07'
C18	4°51'52"	37500.40'	317.78'	N87°57'58"E	317.69'	158.93'
C19	2°17'24"	37500.40'	149.77'	N85°21'22"E	149.76'	74.90'
C20	2°23'31"	37500.40'	156.70'	N82°38'50"E	156.68'	78.37'
C21	8°54'44"	37500.40'	145.97'	N80°32'38"E	145.96'	73.10'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N12°08'35"E	28.32'
L2	N43°50'00"W	16.81'
L3	N90°00'00"W	16.85'
L4	N43°50'00"W	17.90'
L5	N00°01'25"E	92.65'
L6	S00°00'00"E	30.92'
L7	N90°00'00"E	15.47'
L8	S00°17'28"E	131.64'
L9	N00°17'28"W	131.64'
L10	N90°00'00"E	2.84'
L11	N00°00'00"W	44.42'
L12	S90°00'00"E	257.15'
L13	N0°00'00"E	257.15'
L14	S44°55'01"W	22.55'
L15	N90°00'00"E	31.61'
L16	N00°18'29"W	161.42'
L17	N90°00'00"W	283.21'
L18	N89°46'28"E	3.64'
L19	S89°46'28"W	3.64'
L20	N90°00'00"E	32.43'
L21	S00°47'17"E	14.44'
L22	S18°55'15"E	32.76'

FLOOD STATEMENT: According to Community Panel No. 48085C0550 J, dated January 16, 2009 of the said panel Flood Insurance Program Map, Flood Insurance Rate Map of The City of Plano, Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, the property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NOTES

1. THE CITY OF PLANO MAY MAINTAIN AT ALL RIGHT, TITLE AND INTEREST OF MCDUE ROAD, CITY OF PLANO ORDINANCE NO. 97-10-29 AND RECORDED IN COLLIN COUNTY CLERKS FILE NO. 97-0019258

2. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

3. UNLESS OTHERWISE NOTED, ALL CORNERS AND MONUMENTS TO BE WITH A 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA".

4. A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE CITY FOR THE PURPOSE OF SALE OR CONVEYANCE OF ITS ENTIRETY OR INTEREST THEREOF AND NO BUILDING PERMIT SHALL BE ISSUED AND NO PERMANENT PUBLIC UTILITY SERVICE PROVIDED UNTIL A FINAL PLAT IS APPROVED, FILED OF RECORD AND PUBLIC IMPROVEMENTS ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE CITY OF PLANO. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON AN APPROVED, FILED AND ACCEPTED CONVEYANCE PLAT, FINAL PLAT OR REPLAT IS A VIOLATION OF CITY ORDINANCE AND STATE LAW.

CERTIFICATE OF APPROVAL

APPROVED this the ____ day of _____, ____, by the Planning and Zoning Commission, City of Plano, Texas.

CHAIRMAN, PLANNING & ZONING COMMISSION

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

NOTARY PUBLIC in and for the STATE OF TEXAS

SECRETARY, PLANNING & ZONING COMMISSION OR CITY ENGINEER

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

This _____ Day Of _____, ____.

NOTARY PUBLIC in and for the STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS The Shops at Legacy (Plano), L.P., acting by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as LOT 4, BLOCK C AND LOT 1, BLOCK D, THE SHOPS AT LEGACY TOWN CENTER (NORTH), an addition to the City of Plano, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are hereby dedicated for mutual use and accommodation of all public utilities desiring to use or using the same unless the easements or alleys shown thereon are restricted, and the City of Plano and all public utilities shall have the full right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Plano and public utility shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

That the undersigned does hereby covenant and agree that the (Parks) shall construct upon the lots (easements, as established and shown hereon, in hard surface and/or public (Park) shall maintain the same in lieu of said improvements at no future cost unless the same has been duly accepted by the City of Plano, Texas, and does hereby agree that all improvements or obstructions including but not limited to the planting of water saturated crops, built or other improvements to the access of the easements. The undersigned shall not hold the City responsible in the responsibility of the Owner, and the owner shall post and maintain adequate barricades, lights and signs during such construction, subject to "Fire Lanes, No Parking". The public or the duly authorized representatives of the City of Plano, Texas, shall have the right to enter upon said utility easements at any time for the purpose of construction and maintenance of any and all public utilities and/or structures as may be deemed necessary or convenient by the City of Plano, Texas, for the betterment and safeguarding use.

The undersigned does covenant and agree that the Property Owners Association, as evidenced by any portion of the general public the use, title and ownership to all the said property, and that the maintenance of private walkways and pedestrian ways and streets, and for Fire Department and Emergency use of any kind, in connection therewith and improvements, with the right and privilege, at all times of the City of Plano, its agents, employees, workmen and representatives, lawfully ingressed, egressed, and regress in, along, upon and across said premises.

Day and easement subject to all planning ordinances, rules, regulations, and resolutions of the City of Plano, Texas.

WITNESS, my hand, this the ____ day of _____, 2008.

THE SHOPS AT LEGACY (NORTH), L.P., a Texas limited partnership

By: KR Legacy (North) LLC
a Texas limited liability company
its sole General Partner

By: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

This _____ Day Of _____, 2008.

NOTARY PUBLIC in and for the STATE OF TEXAS

Debra Bolton, R.P.L.S. #5332
KIMLEY-HORN AND ASSOCIATES, INC.
6500 West Freeway, Suite 126
Fort Worth, Texas 76116
Phone: (972) 335-3580
Fax: (972) 335-3779

STATE OF TEXAS
DEBRA BOLTON
5332
REGISTERED PROFESSIONAL LAND SURVEYOR

REVISED CONVEYANCE PLAT
THE SHOPS AT LEGACY TOWN CENTER (NORTH)
LOT 4, BLOCK C AND LOTS 1 AND 2, BLOCK D

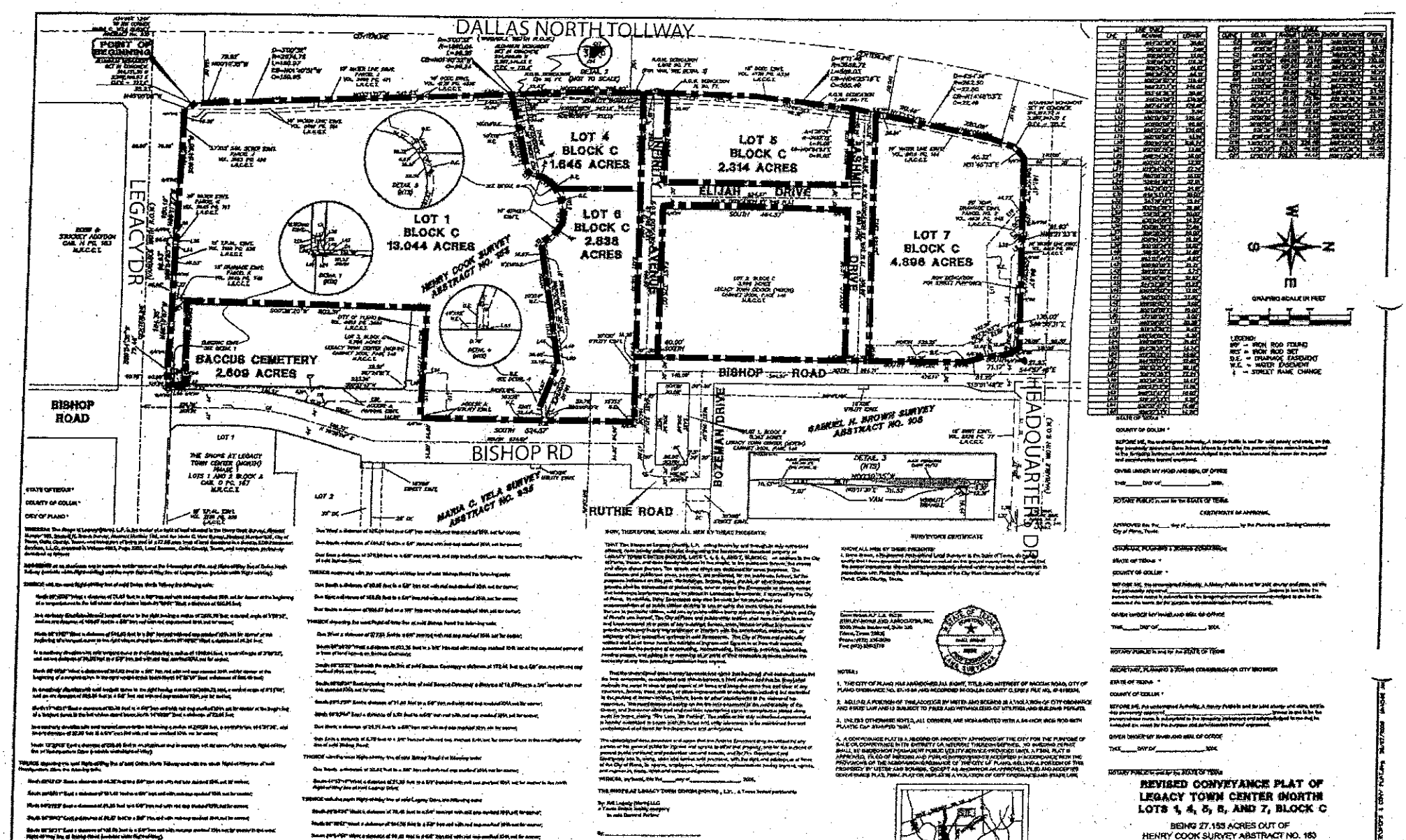
BEING 3.8781 ACRES OUT OF
HENRY COOK SURVEY ABSTRACT NO. 183
CITY OF PLANO, COLLIN COUNTY, TEXAS

APPLICANT:
THE KARAHAN COMPANIES
7326 BISHOP ROAD, SUITE 250
PLANO, TEXAS 75024
TEL: 214-473-0700
FAX 214-473-0701
Contact: Fahmi Karahan

OWNER:
THE SHOPS AT LEGACY (NORTH), L.P.
7326 BISHOP ROAD, SUITE 250
PLANO, TEXAS 75024
TEL: 214-473-0700
FAX 214-473-0701
Contact: Fahmi Karahan

SURVEYOR:
Kimley-Horn and Associates, Inc.
6500 West Freeway, Suite 126
Fort Worth, Texas 76116
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

DATE: July 31, 2008 KHA # 063116002 SHEET 1 OF 1



REVISED CONVEYANCE PLAT OF LEGACY TOWN CENTER (NORTH) LOTS 1, 4, 5, 6, AND 7, BLOCK C

BEING 27.153 ACRES OUT OF
HENRY COOK SURVEY ABSTRACT NO. 153
MARIA C. VELA SURVEY ABSTRACT NO. 935
SAMUEL H. BROWN SURVEY ABSTRACT NO. 106
CITY OF PLANO, COLLIN COUNTY, TEXAS

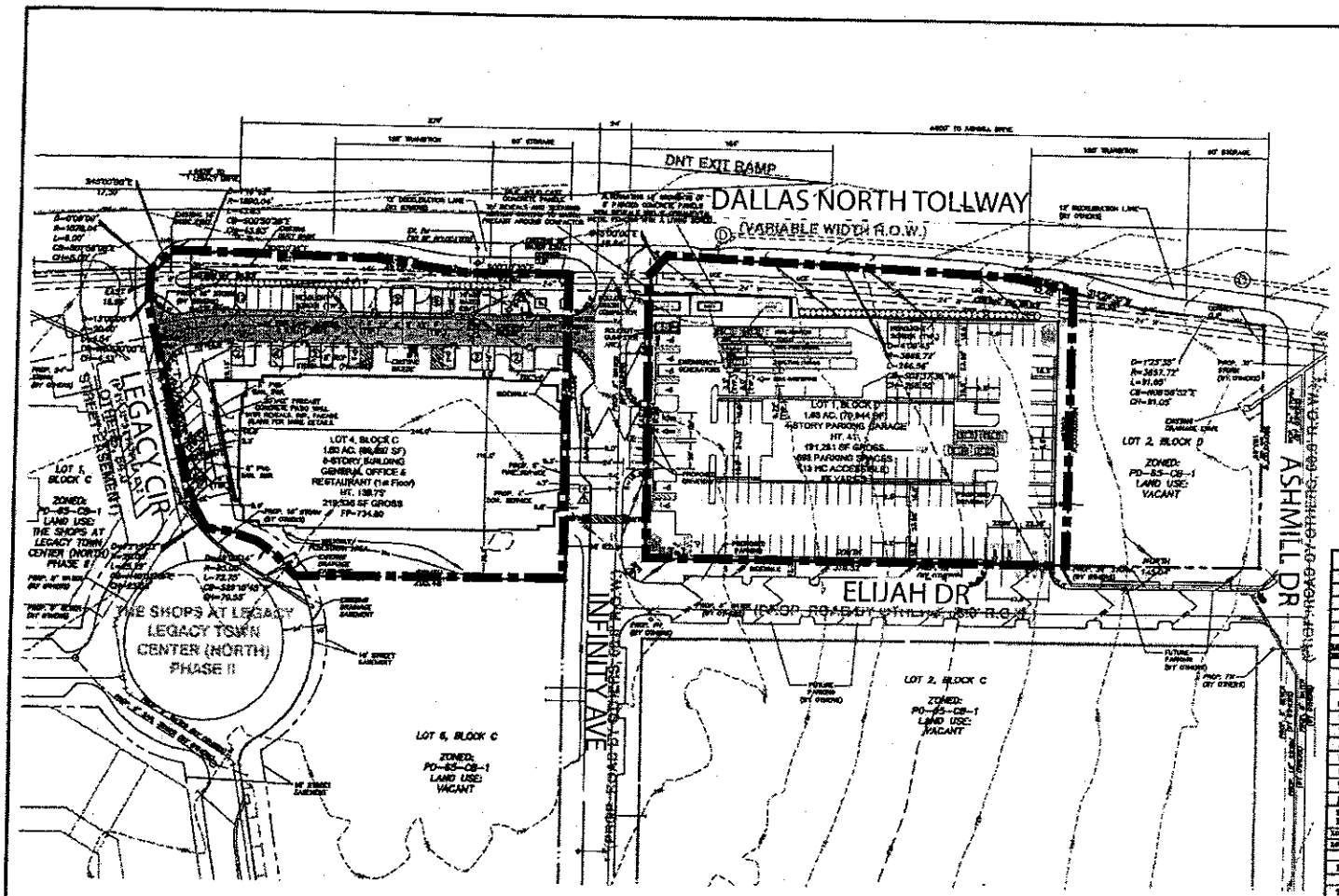
OWNER:
THE SHOPS AT LEGACY (NORTH) L.P.
7300 WINDROW ROAD, SUITE 300
PLANO, TEXAS 75024
214-432-8000
FAX 214-473-8784

SURVEYOR:
Kimley-Horn and Associates, Inc.

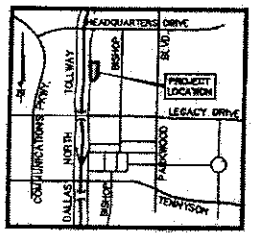
DATE: June 7, 2006

SHEET 1 OF 1

PREVIOUSLY APPROVED CONVEYANCE PLAT



GRAPHIC SCALE



Location Map
Not To Scale

REFERENCE AREA CALCULATIONS			
REFERENCE AREA	BUILDING AREA	84,624 S.F.	48%
	PARKING/MANEUVER AREA	88,880 S.F.	50%
	LANDSCAPE AREA	22,847 S.F.	13%
TOTAL AREA		140,944 S.F.	100%

SITE DATA SUMMARY TABLE

GROSS TRACT AREA	140,944 SF (3.235 ACRES)				
ZONING	PD-65-CB-1				
PROPOSED USE	GENERAL OFFICE & PARKING GARAGE				
MAXIMUM FAR / FLOOR AREA					
PARKING REQUIRED (GENERAL OFFICE)	219,536 / 300 sf = 732 Spaces				
LOT NO. / BLOCK NO.	USE / BUILDING SQ. FOOTAGE	MAXIMUM HEIGHT	PARKING REQUIRED	PARKING PROVIDED: SURFACE PARKING	PARKING PROVIDED: GARAGE PARKING
LOT 4, BLOCK C	219,536 sf General Office	138.75'	732 Spaces	0	68 Spaces
LOT 1, BLOCK D	191,251 sf Garage	45'	0	688 Spaces	0
TOTAL	410,787 sf		732 Spaces	688 Spaces	68 Spaces
TOTAL PARKING PROVIDED			756 Spaces	Total Spaces	
ACCESSIBLE PARKING REQUIRED				32 Spaces	
SURFACE ACCESSIBLE PARKING PROVIDED				9 Spaces	
GARAGE ACCESSIBLE PARKING PROVIDED				23 Spaces	
TOTAL ACCESSIBLE PARKING PROVIDED				32 Spaces	

LOT NO. / BLOCK NO.	USE / BLOCK AREA	EXISTING ZONING	MAXIMUM HEIGHT	USE CATEGORY
LOT 4, BLOCK C	80,002 sf	PD-65-CB-1	138.75'	OFFICE
LOT 1, BLOCK D	70,944 sf	PD-65-CB-1	45'	GARAGE
REFERENCE AREA	114,694 SF			
TOTAL LANDSCAPE AREA	46,249 SF			

LEGEND

	FIRE LANE
(#)	NUMBER OF PARKING SPACES
DPR	DANGER POST RAIL
	5' HEADLIGHT SCREEN
TAE/ME	TAXI LEAVING ENJOYMENT EASEMENT

GENERAL NOTES

1. BUILDINGS OVER 10,000 SQUARE FEET SHALL BE TOTAL FIRE SPRINKLED.
2. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
3. HANDICAPPED PARKING AS PER CODE SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED MECHANICAL BUILDING CODE.
4. ROLL-OVER CURB RAMPS SHALL BE USED ALONG LEGACY DRIVE TO MATCH THE SHOPS AT LEGACY TOWN CENTER DESIGN.
5. MECHANICAL UNITS, EQUIPMENT AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
6. ALL SIGNAGE CONFORMANT UPON APPROVAL BY BUILDING INSPECTIONS DEPARTMENT.
7. APPROVAL OF THIS SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
8. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
9. BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE, AS PROVIDED IN THE NCSAE, VARIOUS BRICK MANUFACTURERS.
10. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 21-250 OF THE CODE OF ORDINANCES.
11. PLANS CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY SHOWN.
12. ALL UTILITIES, ELECTRICAL, TELECOMMUNICATIONS, DISTRIBUTION, AND SERVICE LINES SHALL BE UNDERGROUND WHERE POSSIBLE.
13. SIGNS SHALL CONFORM IN MATERIAL, LOCATION AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS AS REQUIRED BY SECTION 21-250 OF THE ZONING CODE: NOISE, SMOKE AND PARTICULATE MATTER, VIBRATION, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARDS MATERIAL, TOXIC AND NOXIOUS MATTER, RADIATION HAZARD PERFORMANCE SIGNS.

WATER METER SCHEDULE

LG.	TYPE	SIZE	NO.	SAN. SEW.
Δ	DOMESTIC	6"	1	6"
Δ	IRRIGATION	2"	1	N/A

NOTES:

1. ALL RADII ALONG FIRE LANE ARE MIN. 30' @ FACE OF CURB.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL FIRE LANE ARE 24' UNLESS OTHERWISE NOTED.
4. ALL FIRELANE STRIPING SHALL BE PERFORMED WITHIN PROPERTY LINES, HASHMARK DIMENSION PAVEMENT SECTION.
5. ANY EASEMENT AREA WITHIN THE EXTENTS OF BUILDING PROPERTY WILL BE SCRAPED WITHOUT INTERACTION ARE ALLOWED BY THE LANDSCAPE ORDINANCE. ANY EASEMENT AREA OUTSIDE THE BUILDING EXTENTS THAT ARE TO BE REMAINED WILL BE LANDSCAPED AS REQUIRED BY THE LANDSCAPE ORDINANCE.
6. GARAGE WILL BE BUILT AS A FOUR STORY GARAGE. THE DESIGN WILL BE ABLE TO EXPAND TO A SIX STORY GARAGE.

FLOOD STATEMENT: According to Community Panel No. 48085C0045 H, dated January 19, 2001 of the National Flood Insurance Program Map, Flood Insurance Rate Map of The City of Plano, Collin County, Texas, Portland Surveying Management Agency, Federal Emergency Administration, the property is not within a special flood hazard area. It does not lie within an identified special flood hazard area, Unshaded (shaded), does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the licensee.

FINAL SITE PLAN
The Shops at Legacy Town Center (North)
LOT 4, BLOCK C &
LOT 1, BLOCK D

3.23 AC.
SITUATED IN THE
HENRY COOK SURVEY ABSTRACT NO. 153
CITY OF PLANO
COLLIN COUNTY, TEXAS

APPLICANT:	OWNER:	CIVIL ENGINEER:
Legacy Town Center (North) LP 5960 West Parker, Suite 278 Plano, Texas 75093 Ph: (972) 378-4288 Fax: (972) 378-4377 Contact: Robert Brown	The Shops at Legacy (North) L.P. 5960 West Parker, Suite 278 Plano, Texas 75093 Ph: (972) 372-4288 Fax: (972) 372-4378 Contact: Vance Kershen	Kimley-Horn and Associates, Inc. 12700 Hillcrest Road, Suite 228 Dallas, Texas 75230 Ph: (972)770-1300 Fax: (972)770-1375 Contact: Tony Shelton

July 31, 2006

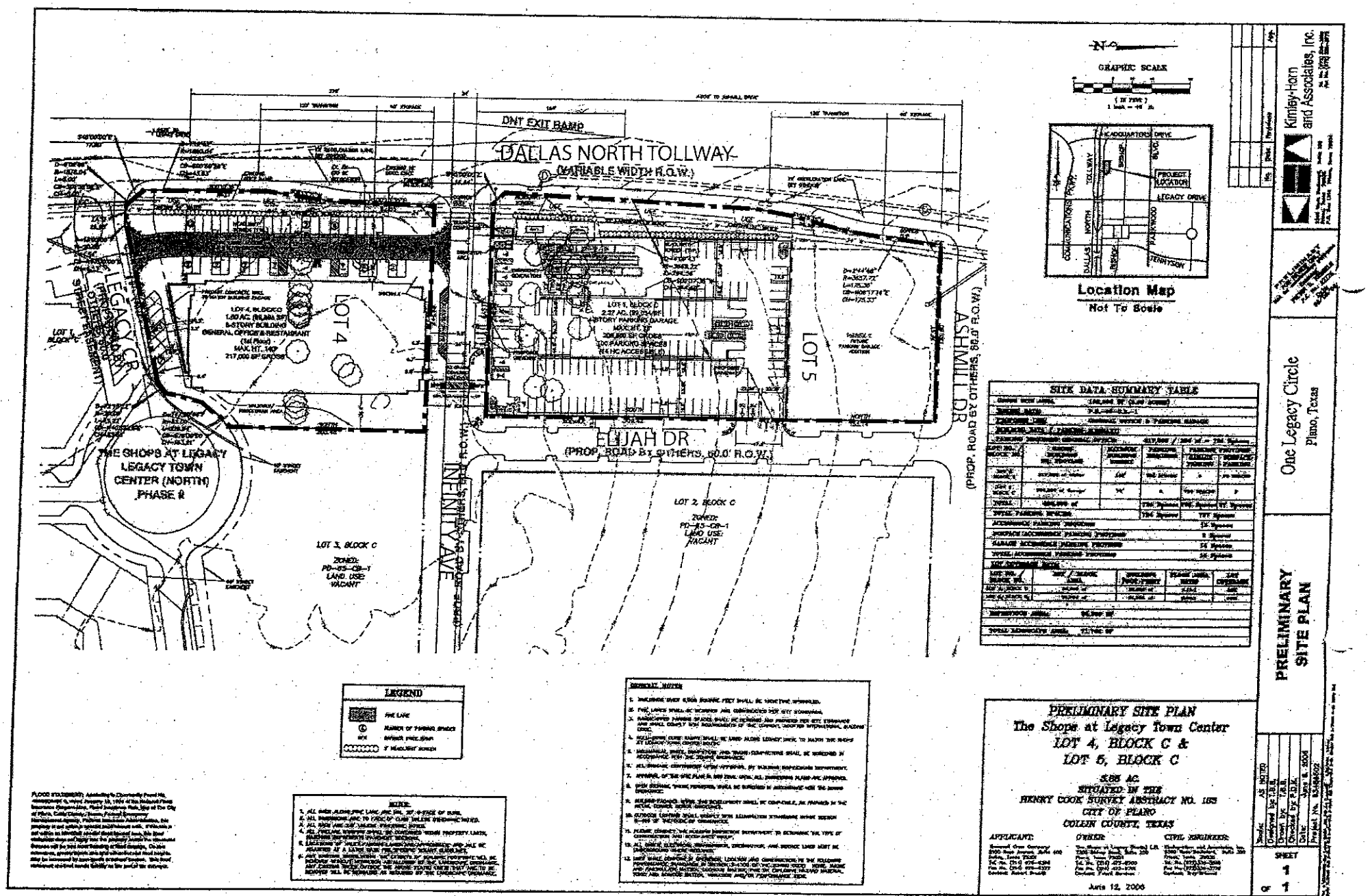
Kimley-Horn and Associates, Inc.
12700 Hillcrest Road, Suite 228
Dallas, Texas 75230
Ph: (972) 770-1300
Fax: (972) 770-1375

One Legacy Circle
Plano, Texas

FINAL SITE PLAN

Scale: AS NOTED
Designed by: T.B.B.
Drawn by: T.B.B.
Checked by: T.D.K.
Date: July 31, 2006
Project No. 63496303

SHEET 1 OF 1



SITE DATA SUMMARY TABLE
GROSS SITE AREA: 3.87 AC (168,606 SF) (5.905 ACRES)
EXISTING USE: VACANT
PROPOSED USE: OFFICE & PARKING GARAGE
PROPOSED BUILDING AREA: 217,000 SF
ZONING: PD-63-CB-1
MAXIMUM BUILDING HEIGHT: 140'
MAXIMUM FLOOR AREA RATIO: 1.29
PARKING REQUIREMENTS: OFFICE 1/300 = 724 Spaces
RESTAURANT 1/100 = 100 Spaces
TOTAL PARKING REQUIRED: 824 Spaces
TOTAL PARKING PROVIDED: 700 Spaces
SPECIAL PARKING REQUIRED: 784 Spaces
SPECIAL PARKING PROVIDED: 787 Spaces
ACCESSIBLE PARKING REQUIRED: 28 Spaces
ACCESSIBLE PARKING PROVIDED: 28 Spaces
VAN ACCESSIBLE PARKING REQUIRED: 5 Spaces
VAN ACCESSIBLE PARKING PROVIDED: 5 Spaces
TOTAL ACCESSIBLE PARKING REQUIRED: 33 Spaces
TOTAL ACCESSIBLE PARKING PROVIDED: 33 Spaces
BICYCLE PARKING REQUIRED:
BICYCLE PARKING PROVIDED:
LOT NO. / BLOCK NO. / LAND USE / GROSS LOT AREA / FLOOR AREA RATIO / LAND COVERAGE
LOT 4, BLOCK C / OFFICE / 69,884 SF / 1.29 / 31%
LOT 5, BLOCK C / PARKING GARAGE / 99,004 SF / 1.29 / 44%
TOTAL: 168,606 SF / 1.29 / 75%
DEDICATION AREA: 84,000 SF
TOTAL DEDICATION AREA: 77,746 SF

LEGEND

- FIRE LANE
- (#) NUMBER OF PARKING SPACES
- HCP HANDICAP PARKING SPACE
- 5' SIDEWALK SCREEN

NOTES:

1. ALL SIGNS ALONG FIRE LANE, SEE DWG. SP-4 FOR SIGNAGE.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL SIDE AND CURB RADIUS ARE 30'.
4. ALL FIRE AND WATER MAINS TO BE CONTAINED WITHIN PROPERTY LIMITS, EASEMENTS OR PUBLIC RIGHT-OF-WAY.
5. LOCATIONS OF VALVES AND FIRE HYDRANTS ARE APPROXIMATE AND MAY BE ADJUSTED AT A LATER TIME TO SUIT FINAL DESIGN.
6. ANY SIGNAGE SHOWN HEREON IS CONCEPTUAL ONLY AND ALL SIGNAGE SHALL BE APPROVED BY THE CITY OF PLANO SIGN ORDINANCE.

GENERAL NOTES

1. PARKING SHOWN HEREON IS REQUIRED AND SHALL BE MAINTAINED AS SUCH.
2. THIS SPACE SHALL BE RESERVED AND DESIGNATED FOR CITY SIGNAGE.
3. HANDICAPPED PARKING SPACES SHALL BE DESIGNED AND PROVIDED PER CITY ORDINANCE AND SHALL COMPLY WITH REQUIREMENTS OF THE COUNTY, LOCATION, INTERNATIONAL, BUILDING CODES.
4. ALL LIGHTING SHALL BE LAID ALONG LEGACY DRIVE, TO MATCH THE WORK AT LEGACY TOWN CENTER PHASE I.
5. MECHANICAL UNITS, SCREENING AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
6. ALL SIGNAGE CONFORMANCE WILL BE APPROVED BY BUILDING INSPECTIONS DEPARTMENT.
7. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL DIMENSIONS PLANS ARE APPROVED.
8. SIGN SIGNAGE, WHERE PROVIDED, SHALL BE SUBJECT TO ARCHITECTURAL REVIEW AND THE SIGNAGE ORDINANCE.
9. ARCHITECTURAL REVIEW AND DEVELOPMENT SHALL BE COMPATIBLE, AS PROVIDED IN THE FUTURE, OWNERS ASSOCIATION DOCUMENTS.
10. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 21-900 OF THE ZONING ORDINANCE.
11. PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
12. ALL SIGNS, ELECTRICAL, MECHANICAL, INTERCONNECTION, AND SERVICE LINES MUST BE UNDERGROUND UNLESS NOTED.
13. LIGHT SHALL CONFORM TO STANDARDS, LOCATION AND CONSTRUCTION TO THE FOLLOWING PROVISIONS: A. ILLUMINATION, B. SECTION 21-900 OF THE ZONING CODE, NOISE, MACHINE AND MANUFACTURING, MATERIAL, GARBAGE AND NUISANCE OR OBJECTIONABLE MATERIAL, FUMES AND SIMILAR MATTER, VIBRATION AND/OR PERFORMANCE STANDARDS.

FLOOD STATEMENT: According to Community Panel No. [illegible] of Flood Insurance Rate Map of the City of Plano, Collin County, Texas, Federal Emergency [illegible] this property is not within a special flood hazard area. This statement does not imply that property and/or the improvements thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement does not imply liability on the part of the surveyor.

PRELIMINARY SITE PLAN
The Shops at Legacy Town Center
LOT 4, BLOCK C &
LOT 5, BLOCK C

5.86 AC.
SITUATED IN THE
HENRY COOK SURVEY ABSTRACT NO. 155
CITY OF PLANO
COLLIN COUNTY, TEXAS

APPLICANT:	OWNER:	CIVIL ENGINEER:
[illegible]	[illegible]	[illegible]

June 12, 2006

Kimley-Horn and Associates, Inc.

One Legacy Circle
Plano, Texas

PRELIMINARY
SITE PLAN

Scale:	AS NOTED
Designed by: T.B.R.	
Drawn by:	
Checked by: K.D.K.	
Date:	June 6, 2006
Project No. 014846002	

SHEET 1 OF 1

APPROVED PRELIMINARY SITE PLAN

CITY OF PLANO

PLANNING & ZONING COMMISSION

August 7, 2006

Agenda Item No. 15

Request to Call a Public Hearing: Consideration of Lot Frontage Requirements in Planned Development-65-Central Business-1

Applicant: City of Plano

DESCRIPTION:

Request to call a public hearing to consider the lot frontage requirements in Planned Development-65-Central Business-1.

REMARKS:

Subsection 5.2.e.3(a) of the Subdivision Ordinance requires all corner lots to have a minimum continuous frontage of 175 feet on all abutting streets. Planned Development-65-Central Business-1 (PD-65-CB-1) is part of the Legacy Town Center development, an urban center. Due to the dense, mixed use nature of the PD district, staff believes it may be appropriate to consider reduced lot frontage requirements in the PD. Urban, commercial development traditionally has narrow lot frontage for commercial properties, such as the existing lots along 15th Street, west of K Avenue in downtown Plano.

RECOMMENDATIONS:

Recommended that the Planning & Zoning Commission call a public hearing to consider the reduction of lot frontage requirements in the whole of PD-65-CB-1.