PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

July 17, 2006

ITEM NO.	EXPLANATION	ACTION TAKEN
	6:15.m. - Dinner - Planning Conference Room 2E	
	6:45 p.m. - Pre-Meeting - Council Chambers	
	I. Agenda Review - 07/17/06	
	II. Agenda Review - 08/07/06	
	III. Items for Future Discussion	
	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 5, 2006	
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 EH	**Preliminary Site Plan and Concept Plan:** FMS Legacy, Block A, Lots 2 & 3 - Two office buildings on two lots on 9.7± acres located at the northwest corner of Spring Creek Parkway and Pinecrest Drive. Zoned Commercial Employment. Neighborhood #16. **Applicant: Trammell Crow Company**	

5b EH	**Final Plat:** Lincoln Legacy One, Block A, Lot 1 - A general office building and a parking garage on one lot on 4.6± acres located at the southeast corner of Dallas North Tollway and Tennyson Parkway. Zoned Central Business-1. Neighborhood #16. **Applicant: Lincoln Brookdale Associates, LP**	
5c EH	**Preliminary Plat:** Pasquinelli's Willow Crest, Phase 3 - 105 Single-Family Residence-6 lots and two open space lots on the north side of McDermott Road, 939± feet east of Ohio Drive. Zoned Planned Development-178-Single-Family Residence-6. Neighborhood #1. **Applicant: Portrait Homes**	
5d EH	**Preliminary Plat:** Pointe West - 50 Single-Family Residence-6 lots and three open space lots on 10.8± acres located on the north side of Windhaven Parkway at Red Wolf Lane. Zoned Single-Family Residence-6. Neighborhood #26. **Applicant: Plano Pointe West, L.P.**	
5e BT	**Preliminary Plat:** Franklin Park at Canyon Creek, Block 1, Lot 1 - An independent living facility on one lot on 14.5± acres located on the east side of Independence Parkway, 632± feet north of State Highway 190. Zoned Planned Development-382-Retail/General Office. Neighborhood #65. **Applicant: Franklin Development Corp.**	
5f BT	**Revised Preliminary Plat:** Huffman Business Park Addition, Block 2, Lot 2 - An office-showroom/warehouse on one lot on 1.0± acres located on the north side of Tradition Trail, 315± feet west of Fulgham Road. Zoned Planned Development-131-Light Industrial-1. Neighborhood #55. **Applicant: Huffman Builders, LP**	
5g BT	**Site Plan:** Huffman Business Park Addition, Block 2, Lot 2 - An office-showroom/warehouse on one lot on 1.0± acres located on the north side of Tradition Trail, 315± feet west of Fulgham Road. Zoned Planned Development-131-Light Industrial-1. Neighborhood #55. **Applicant: Huffman Builders, LP**	
5h BT	**Conveyance Plat:** Huffman Business Park Addition, Block 2, Lots 1R & 2 - Two conveyance lots on 2.4± acres located on the north side of Tradition Trail, 315± feet west of Fulgham Road. Zoned Planned Development-131-Light Industrial-1. Neighborhood #55. **Applicant: Huffman Builders, LP**	
5i CDD	**Preliminary Site Plan:** NYLO Hotels Addition, Block A, Lot 1 - A hotel with a restaurant on one lot on 4.1± acres located at the northwest corner of Headquarters Drive and Preston Road. Zoned Commercial Employment. Neighborhood #8. **Applicant: EDS Information Services, LLC**	
	END OF CONSENT AGENDA	

	PUBLIC HEARINGS	
6 CDD	**Public Hearing:** Zoning Case 2006-15 - A 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. **Applicant: Preston 121 Partners & Sa Eun Kim Trust**	
7 BT	**Public Hearing - Replat:** ANS Headquarters, Block A, Lots 1R & 2R - An office-showroom/warehouse with limited manufacturing and distribution on two lots on 28.7± acres located at the northwest corner of Preston Road and Tennyson Parkway. Zoned Commercial Employment. Neighborhood #16. **Applicant: ANS, Inc.**	
8 BT	**Public Hearing - Replat:** Glen Whitt Addition, Block A, Lot 1R - A small engine repair shop on one lot on 0.6± acre located at the northeast corner of U.S. Highway 75 and 14th Street. Zoned Corridor Commercial. Neighborhood #67. **Applicant: Glen Whitt**	
9 BT	**Public Hearing - Replat:** Park Place Addition, Block 1, Lots 1R & 2R - An existing new car dealer on one lot on 6.3± acres and future parking on one lot on 1.4± acres at the southwest corner of Preston Road and Plano Parkway. Zoned Light Commercial with Specific Use Permit #537 for New Car Dealer. Neighborhood #54. **Applicant: Park Place Land Company**	
	END OF PUBLIC HEARINGS	
10 TE	**Discussion & Direction:** Multistory Office Building Sign Standards - This item is a request for discussion and direction on standards for multistory office building sign. **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

July 17, 2006

Agenda Item No. 5a
Preliminary Site Plan and Concept Plan: FMS Legacy, Block A, Lots 2 & 3
Applicant: Trammell Crow Company

Two office buildings on two lots on 9.7± acres located at the northwest corner of Spring Creek Parkway and Pinecrest Drive. Zoned Commercial Employment. Neighborhood #16.

Recommended for approval as submitted.

Agenda Item No. 5b
Final Plat: Lincoln Legacy One, Block A, Lot 1
Applicant: Lincoln Brookdale Associates, LP

A general office building and a parking garage on one lot on 4.6± acres located at the southeast corner of Dallas North Tollway and Tennyson Parkway. Zoned Central Business-1. Neighborhood #16.

Recommended for approval as submitted.

Agenda Item No. 5c
Preliminary Plat: Pasquinelli's Willow Crest, Phase 3
Applicant: Portrait Homes

105 Single-Family Residence-6 lots and two open space lots on the north side of McDermott Road, 939± feet east of Ohio Drive. Zoned Planned Development-178-Single-Family Residence-6. Neighborhood #1.

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

Agenda Item No. 5d
Preliminary Plat: Pointe West
Applicant: Plano Pointe West, L.P.

50 Single-Family Residence-6 lots and three open space lots on 10.8± acres located on the north side of Windhaven Parkway at Red Wolf Lane. Zoned Single-Family Residence-6. Neighborhood #26.

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: Franklin Park at Canyon Creek, Block 1, Lot 1
Applicant: Franklin Development Corp.

An independent living facility on one lot on 14.5± acres located on the east side of Independence Parkway, 632± feet north of State Highway 190. Zoned Planned Development-382-Retail/General Office. Neighborhood #65.

Recommended for approval subject to:

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

2 TXU's written permission to have a fire lane, utilities, fence, landscaping, and other improvements within the TXU easement.

Agenda Item No. 5f
Revised Preliminary Plat: Huffman Business Park Addition, Block 2, Lot 2
Applicant: Huffman Builders, LP

An office-showroom/warehouse on one lot on 1.0± acres located on the north side of Tradition Trail, 315± feet west of Fulgham Road. Zoned Planned Development-131-Light Industrial-1. Neighborhood #55.

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

Agenda Item No. 5g
Site Plan: Huffman Business Park Addition, Block 2, Lot 2
Applicant: Huffman Builders, LP

An office-showroom/warehouse on one lot on 1.0± acres located on the north side of Tradition Trail, 315± feet west of Fulgham Road. Zoned Planned Development-131-Light Industrial-1. Neighborhood #55.

Recommended for approval as submitted.

Agenda Item No. 5h
Conveyance Plat: Huffman Business Park Addition, Block 2, Lots 1R & 2
Applicant: Huffman Builders, LP

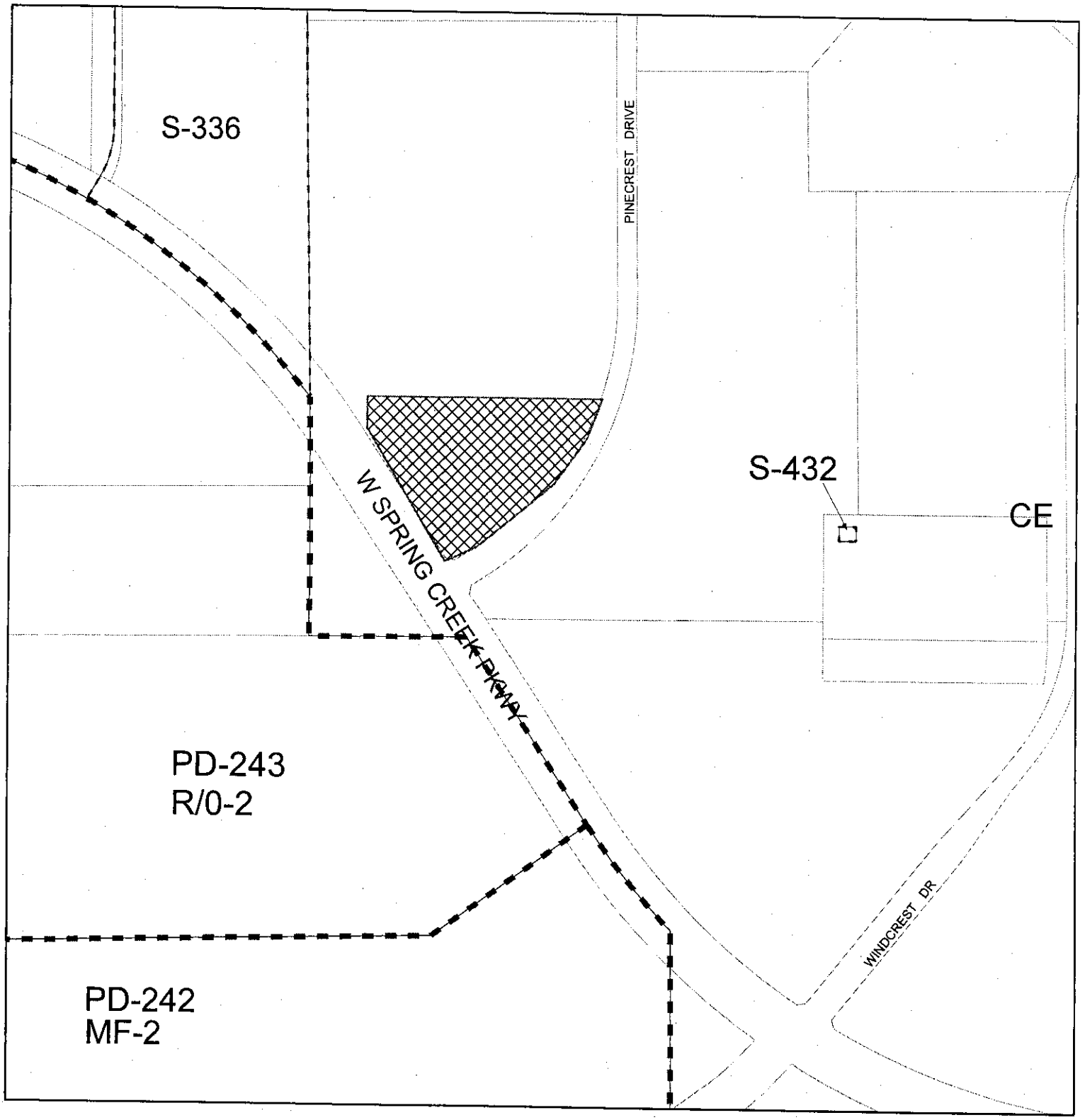
Two conveyance lots on 2.4± acres located on the north side of Tradition Trail, 315± feet west of Fulgham Road. Zoned Planned Development-131-Light Industrial-1. Neighborhood #55.

Recommended for approval as submitted.

Agenda Item No. 5i
Preliminary Site Plan: NYLO Hotels Addition, Block A, Lot 1
Applicant: EDS Information Services, LLC

A hotel with a restaurant on one lot on 4.1± acres located at the northwest corner of Headquarters Drive and Preston Road. Zoned Commercial Employment. Neighborhood #8.

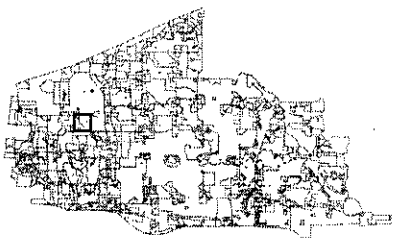
Recommended for approval as submitted.



Item Submitted: PRELIMINARY SITE PLAN & CONCEPT PLAN

Title: FMS LEGACY
BLOCK A, LOTS 2 & 3

Zoning: COMMERCIAL EMPLOYMENT



200' Notification Buffer

ZONED: CE
LAND USE: DATA CENTER
(WAREHOUSE)

ZONED: CE
LAND USE: GOLF
CENTER

PROPOSED
MEDICAL OFFICE
BUILDING
2 STORY
HEIGHT 32'
41,476 SF

FMS LEGACY
LOT 2, BLOCK A
214,558 SF
4.93 AC

FUTURE OFFICE BUILDING

FMS LEGACY
LOT 3, BLOCK A
209,063 SF
4.80 AC

ZONED: CE
LAND USE: VACANT

SPRING CREEK PKY

PINECREST DR

ZONED: CE
LAND USE: VACANT

N
W E
S

GRAPHIC SCALE

NOTES:

LEGEND

LOT 2 SITE DATA SUMMARY TABLE

SITE DATA:		
GROSS SITE AREA	214,558 SF (4.92 AC)	
BUILDING DATA		
BUILDING HEIGHT	32'-0" (2 STORY)	
TOTAL BUILDING SQ.FT.	41,476 SF	
Zoning:		
SUBMARKET (SMR Overlay (SR))		
PROPOSED USE:		
STREET LEVEL		
PARKING SUMMARY:	REQUIRED	PROVIDED
SURFACE PARKED (1/250)	132	216
HANDICAP PARKING	7	7
TOTAL PARKING	139	223
LOT COVERAGE DATA:	REQUIRED	PROVIDED
BUILDING FOOTPRINT		20,738 SF
LOT COVERAGE	40% MAX.	9.67%
FAR		
BUILDING TO AREA RATIO		0.19:1
LANDSCAPE DATA:	REQUIRED	PROVIDED
5.5% OF PROVIDED LANDSCAPE AREA		
FMS PROVIDE STACK (SM SF VICES)	3,000 SF	9,347 SF
TOTAL LANDSCAPE AREA (SM SF SHT)	33,144 SF	79,644 SF
HARDSCAPE DATA:		
IMPERVIOUS AREA		121,214 SF

EXISTING FIRE HYDRANTS
THERE ARE NO HYDRANTS ON LOT.

CITY OF PLANO GENERAL NOTES:

1. BOB SHIRLEY & BIG DOGGIE FIRE DISTRIBUTION SHALL BE INSTALLED SPRINKLER.
2. FIRE LANES SHALL BE OF WIDTH AS DETERMINED BY THE CITY STANDARDS.
3. IMPROVED PARKING AREAS SHALL BE DRAINED AND SURFACED PER CITY STANDARDS.
4. FOUR-FOOT WIDE SIDEWALKS SHALL BE PROVIDED ALONG FRONTAGE OF THE PROPERTY, ALONG ALL STREETS OR ALTERNATIVE DESIGN IS APPROVED BY THE CITY ENGINEER. SIDEWALKS SHALL BE PROVIDED WITHIN ALL RIGHTS OF WAY AS PER CITY STANDARDS.
5. MECHANICAL UNITS, DUMPSTERS AND TRANSFORMERS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
6. ALL SIGNAGE CONSTRUCTED UPON APPROVAL OF BUILDING PERMIT REQUIREMENTS.
7. APPROVAL OF THIS SITE PLAN IS NOT FINAL UNTIL ALL PROGRAMS ARE APPROVED.
8. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
9. BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE SEMI-FINISH, AS PROVIDED IN THE ZONING ORDINANCE.
10. OUTDOOR LIGHTING SHALL COMPLY WITH CONSTRUCTION STANDARDS NEW SECTIONS 400 OF THE CODE OF ORDINANCES.
11. PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO OBTAIN A PERMIT OF CONSTRUCTION AND OCCUPANCY GROUP.
12. ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES MUST BE UNDERGROUND WHERE PERMITTED.
13. USES, AREAS, COMPONENTS OPERATIONS, LOCATIONS, AND CONSTRUCTION TO BE FOLLOWING APPROXIMATE SCHEMATICS IN ACCORDANCE WITH THE CITY CODES, NOTES, DRAWING AND SPECIFICATIONS, SCHEMATICS, SCHEMATIC MATERIAL, TYPE, OR EXPLORING MATERIAL, VARYING HEIGHTS, MATERIAL, HARDSCAPE, OR HARDSCAPE ELEVATIONS.

VICINITY MAP

FMS LEGACY
PRELIMINARY SITE PLAN OF LOT 2, BLOCK A & CONCEPT PLAN OF LOT 3, BLOCK A

4.93 AC
SITUATED IN THE
MARIA C. VELA SURVEY - ABSTRACT NO. 950
PLANO, COLLIN COUNTY, TEXAS

OWNER:
Centennial Real Estate
Centennial Cash Company
2100 North Greenville Avenue
Suite 1000
Dallas, Texas 75206
Phone: (214) 824-3084
Fax: (214) 824-3077

ARCHITECT:
Cardinal Design Group
P.O. Box Southwestern Plaza
3838 Lee Parkway, Suite 300
Dallas, Texas 75219
Phone: (214) 521-2000
Fax: (214) 521-1077

CIVIL ENGINEER:
Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Tel. No. (972) 770-1300
Fax No. (972) 239-3398

MARCH/TED JUNE 30, 2006

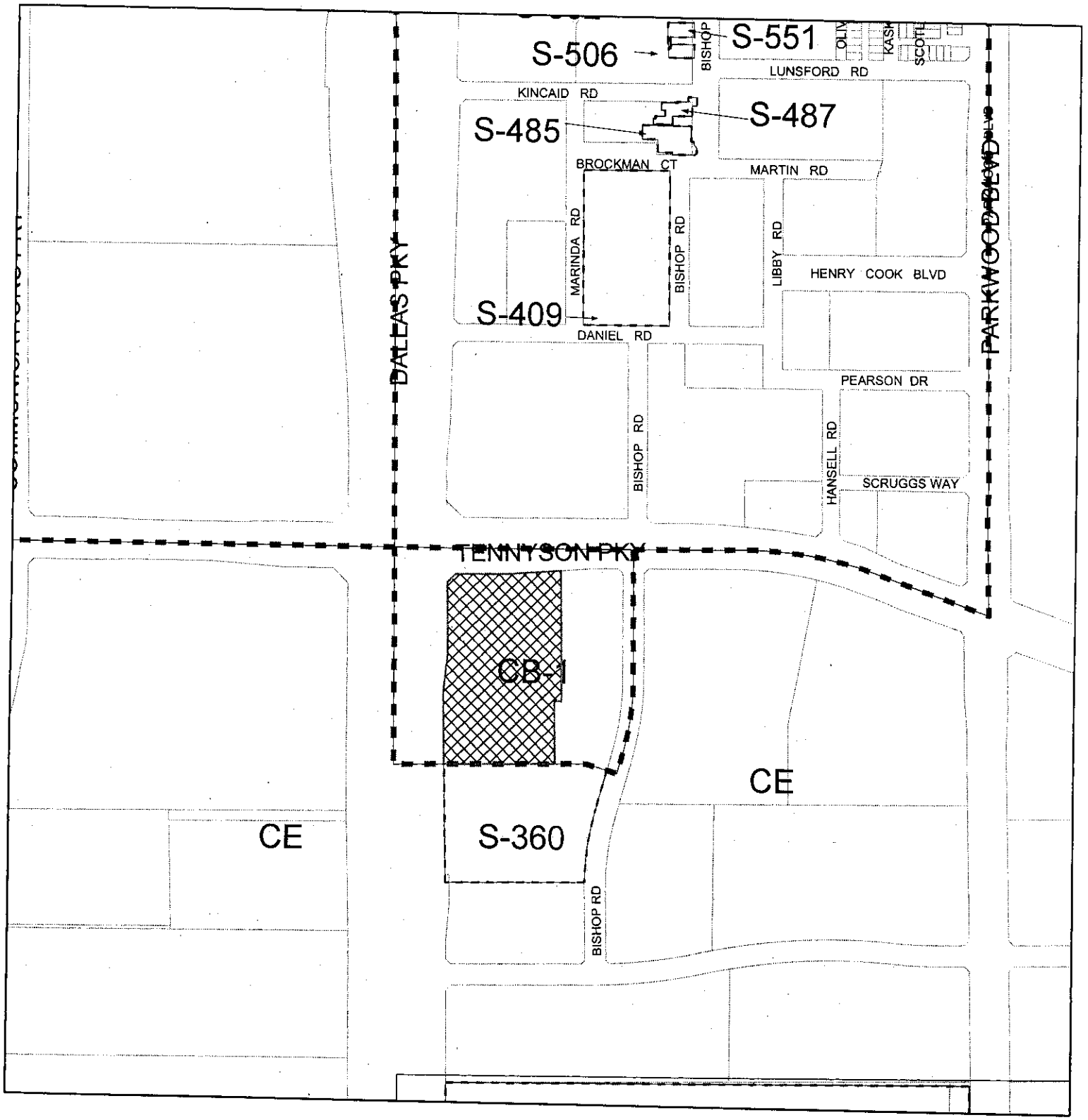
Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Tel. No. (972) 770-1300
Fax No. (972) 239-3398

FMS LEGACY
SPRING CREEK AND PINECREST DRIVE
PLANO, TEXAS

PRELIMINARY SITE PLAN

Scale:	AS SHOWN
Designed By:	BJG
Drawn By:	JGA
Checked By:	CVR
Date:	JUNE 30, 2006
Project No.	063945003

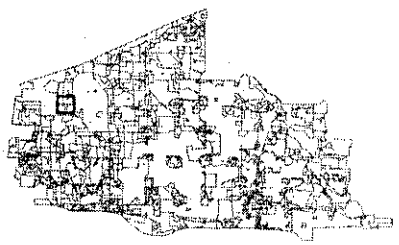
SHEET
C-01



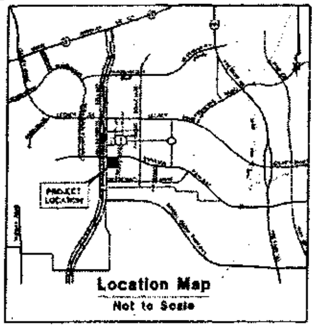
Item Submitted: FINAL PLAT

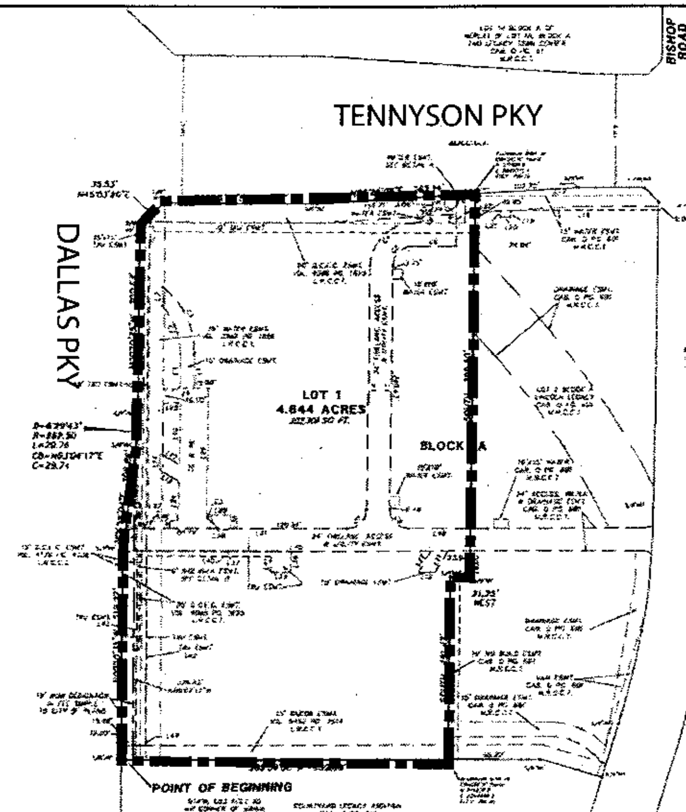
Title: LINCOLN LEGACY ONE
BLOCK A, LOT 1

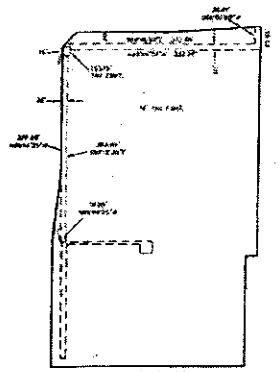
Zoning: CENTRAL BUSINESS-1



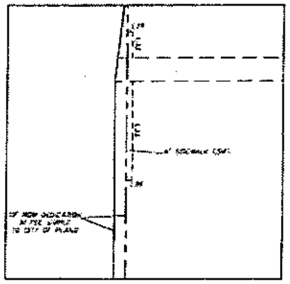
200' Notification Buffer



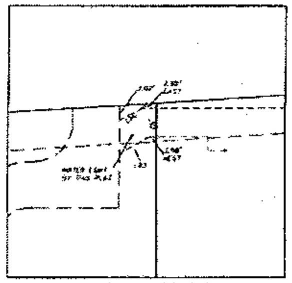




TXU EASEMENT DETAIL



EASEMENT DETAIL B
NOT TO SCALE



EASEMENT DETAIL A
NOT TO SCALE

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

WHEREAS, LINCOLN BROOKDALE ASSOCIATES, LP is the owner of a tract of land out of the Maria C. Vela Survey, Abstract No. 935, in the City of Plano, Collin County, Texas, being part of the 7.36 acre tract of land described in deed to EDS Information Services, L.L.C. [illegible]

THENCE [illegible]

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS :

[illegible]

LINCOLN BROOKDALE ASSOCIATES LP

By: ______________________
David Paolo, Managing Partner

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 David Paolo of LINCOLN BROOKDALE ASSOCIATES, LP, Owner, [illegible]

NOTARY PUBLIC in and for the STATE OF TEXAS

NOTES :

1. 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.

2. UNLESS OTHERWISE NOTED, ALL CORNERS ARE MONUMENTED WITH A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA".

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	46°36'41"	67.50	[illegible]	[illegible]	53.39
C3	[illegible]	67.50	7.45	[illegible]	7.45
C4	[illegible]	44.00	[illegible]	[illegible]	62.55
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	31.42	[illegible]	28.28
C8	[illegible]	20.00	[illegible]	[illegible]	28.28

LINE TABLE

LINE	BEARING	LENGTH
[illegible]	[illegible]	[illegible]

LEGEND
BIF = IRON ROD FOUND
IRS = IRON ROD found
WE = WATER EASEMENT
DE = DRAINAGE EASEMENT
SSE = SANITARY SEWER EASEMENT
UE = UTILITY EASEMENT
GE = GAS EASEMENT

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

[illegible]

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public [illegible]

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS ____ DAY OF __________, 2006.

NOTARY PUBLIC in and for the STATE OF TEXAS

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

CERTIFICATE OF APPROVAL

STATE OF TEXAS
COUNTY OF COLLIN

[illegible]

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS ____ DAY OF __________ 2006.

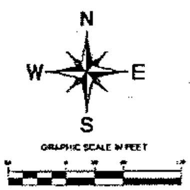
NOTARY PUBLIC in and for the STATE OF TEXAS

STATE OF TEXAS
COUNTY OF COLLIN

[illegible]

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS ____ DAY OF __________ 2006.

NOTARY PUBLIC in and for the STATE OF TEXAS



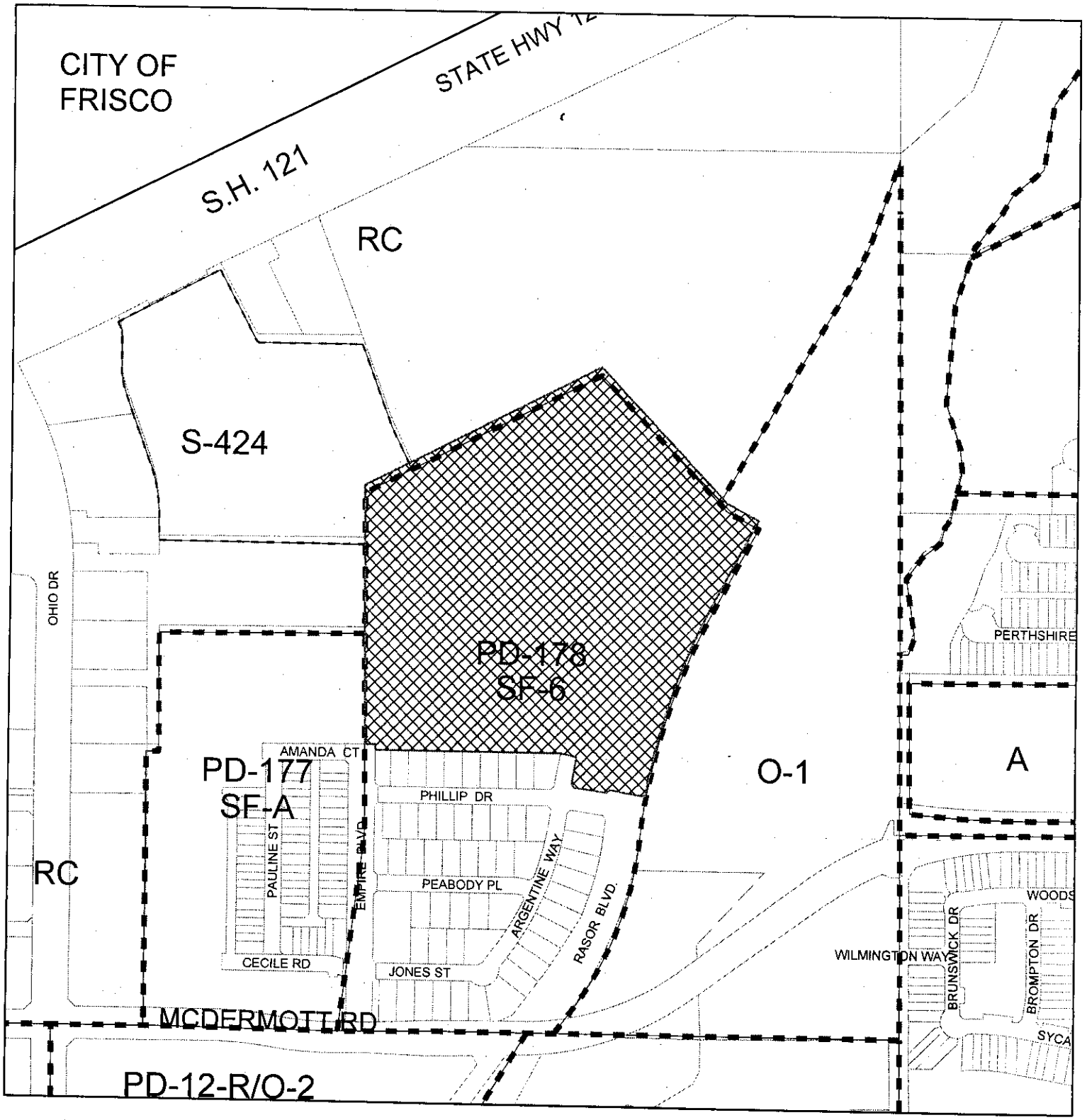
FINAL PLAT
LINCOLN LEGACY ONE
LOT 1 BLOCK A

BEING 4.644 ACRES OUT OF
MARIA C. VELA SURVEY ABSTRACT NO. 935
CITY OF PLANO, COLLIN COUNTY, TEXAS

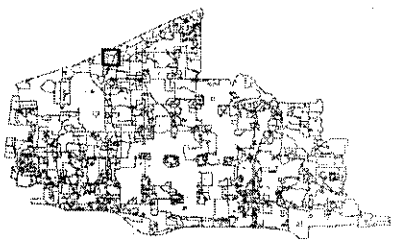
OWNER:
LINCOLN BROOKDALE ASSOCIATES, LP
3300 LINCOLN PLAZA
500 NORTH AKARD
DALLAS, TEXAS 75201
214-740-3300
FAX 214-740-3379

SURVEYOR:
Kimley-Horn and Associates, Inc.

DATE : June 21, 2006 KHA JOB NO. [illegible] SHEET 1 OF 1



Item Submitted: PRELIMINARY PLAT



Title: PASQUINELLI'S WILLOW CREST, PHASE 3

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

200' Notification Buffer

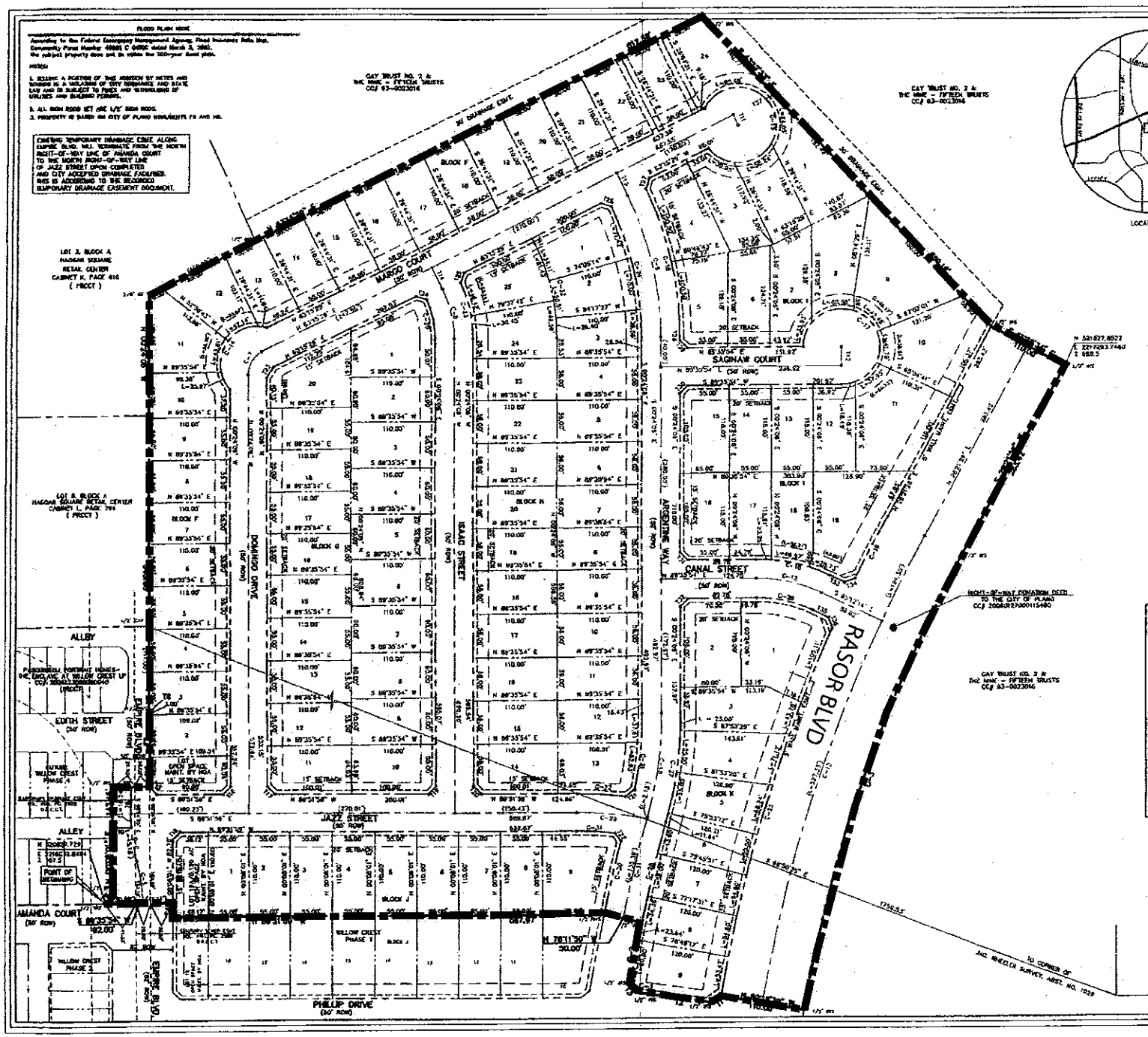
FLOOD PLAIN NOTE

According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 48085 C 0405E dated March 3, 1986, the subject property does not lie within the 100-year flood plain.

NOTES:

1. BEARING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VARIANCE OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. ALL IRON RODS SET ARE 1/2" IRON RODS.
3. PROPERTY IS ZONED BY CITY OF PLANO ORDINANCE 75 AND 148.

EXISTING TEMPORARY DRAINAGE EASEMENT ALONG EMPIRE BLVD. WILL TERMINATE FROM THE NORTH RIGHT-OF-WAY LINE OF AMANDA COURT TO THE NORTH RIGHT-OF-WAY LINE OF JAZZ STREET UPON COMPLETED AND CITY ACCEPTED DRAINAGE FACILITIES THIS IS ACCORDING TO THE RECORDED TEMPORARY DRAINAGE EASEMENT DOCUMENT.



TANGENT TABLE

TANGENT	BEARING	LENGTH
T1	S 33°06'33" W	14.25'
T2	N 61°53'53" W	61.67'
T3	N 27°07'07" E	13.00'
T4	N 44°31'06" E	11.30'
T5	N 44°31'06" E	14.21'
T6	S 88°31'06" E	39.05'
T7	N 89°06'01" E	97.03'
T8	S 89°35'54" W	1.06'
T9	N 89°35'54" E	35.00'
T10	N 89°35'54" E	35.67'
T11	S 29°41'34" E	15.60'
T12	N 89°24'06" E	26.00'
T13	S 38°44'39" E	35.43'
T14	N 29°41'21" E	35.43'
T15	S 14°31'39" E	14.14'
T16	N 45°28'39" E	14.08'
T17	N 45°06'00" W	14.21'
T18	S 45°06'00" E	14.15'
T19	S 45°28'39" W	14.08'
T20	N 45°06'00" W	14.21'
T21	S 34°39'53" W	14.22'
T22	N 34°22'04" W	13.31'
T23	N 31°23'43" E	16.98'
T24	S 29°33'43" E	14.11'
T25	N 89°24'43" E	14.17'
T26	S 29°17'43" E	14.13'
T27	N 18°17'38" W	14.15'
T28	S 08°21'06" E	3.08'
T29	S 45°24'06" E	14.14'
T30	S 44°35'54" W	14.15'
T31	S 45°24'06" E	14.14'
T32	S 44°35'54" W	14.14'
T33	S 43°12'14" E	21.87'
T34	N 46°53'38" E	14.24'
T35	N 65°12'14" W	25.97'
T36	N 28°37'18" W	14.24'
T37	N 43°13'38" E	12.44'
T38	N 65°12'14" W	20.78'
T39	N 65°12'14" W	50.00'
T40	N 17°25'14" W	20.00'
T41	N 88°31'06" E	2.42'

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C-1	535.00'	02°01'34"	9.68'	19.67'	19.67'	N82°31'52"W
C-2	2175.00'	02°12'12"	41.82'	83.64'	83.64'	N19°25'04"E
C-3	1945.00'	18°40'04"	319.88'	633.79'	630.91'	N18°01'21"E
C-4	see line table					
C-5	250.00'	12°50'20"	28.13'	56.05'	55.90'	S27°28'30"E
C-6	250.00'	14°37'54"	31.86'	63.82'	63.65'	N80°57'58"E
C-7	250.00'	41°31'11"	95.49'	181.12'	177.19'	N41°20'42"E
C-8	150.00'	58°29'35"	83.97'	86.96'	84.35'	N13°34'18"E
C-9	420.00'	26°39'03"	99.38'	195.38'	193.59'	S13°34'18"E
C-10	360.00'	25°17'06"	80.73'	158.91'	157.73'	S27°29'36"E
C-11	2780.00'	03°34'33"	86.38'	173.37'	173.60'	S13°38'37"W
C-12	2040.00'	12°17'53"	219.57'	437.62'	437.00'	S27°46'10"E
C-13	2050.00'	18°40'04"	338.73'	668.13'	665.35'	N18°01'21"E
C-14	30.00'	117°18'14"	42.00'	61.42'	51.46'	S31°37'53"E
C-15	30.00'	243°17'38"	32.8'	127.37'	53.48'	N60°39'43"E
C-16	445.00'	25°55'44"	102.35'	201.30'	199.59'	S13°39'38"E
C-17	50.00'	179°09'09"	50.00'	156.34'	75.71'	S45°34'06"E
C-18	225.00'	39°11'23"	80.29'	88.53'	86.16'	S77°48'15"E
C-19	2000.00'	02°32'06"	44.33'	83.13'	83.11'	N27°03'33"E
C-20	123.00'	24°53'02"	22.31'	53.89'	53.47'	S42°45'06"E
C-21	470.00'	13°51'16"	50.46'	109.64'	109.38'	S33°29'04"W
C-22	325.00'	49°31'23"	31.43'	93.83'	90.94'	N88°28'17"W
C-23	175.00'	25°16'46"	38.67'	76.87'	76.26'	N12°39'18"W
C-24	325.00'	31°48'17"	92.63'	175.01'	172.81'	S13°38'43"E
C-25	2850.00'	14°17'39"	35.11'	306.83'	305.39'	N16°43'17"E
C-26	175.00'	23°11'42"	36.11'	70.86'	70.37'	N27°46'10"W
C-27	125.00'	66°17'06"	82.78'	144.64'	144.18'	S87°23'18"E
C-28	2175.00'	03°34'33"	68.00'	135.98'	135.94'	S13°38'37"W
C-29	50.00'	103°27'41"	68.00'	91.31'	81.61'	S34°38'08"E
C-30	2225.00'	02°33'06"	49.53'	99.07'	99.02'	N13°54'07"E
C-31	475.00'	06°22'14"	25.06'	50.16'	50.14'	N88°32'36"E
C-32	345.00'	22°29'23"	68.88'	131.02'	130.17'	S23°34'18"E

DOLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 153

PRELIMINARY PLAT.
PASQUINELLI'S WILLOW CREST, PHASE 3
105 RESIDENTIAL LOTS & 2 OPEN SPACE LOTS
DEVELOPED AT PD-178-SF-6 STANDARDS
24.587 ACRES

WINKELMANN & ASSOC., INC.
5730 HILLCREST PLAZA DRIVE
SUITE 100
DALLAS, TEXAS 75230
972-490-7090

OWNER
PASQUINELLI PORTRAIT HOMES L.P.
4949 HEDGCOXE ROAD, SUITE 110
PLANO, TEXAS 75024
972-335-8922

No.	DATE	REVISION	APPROV.

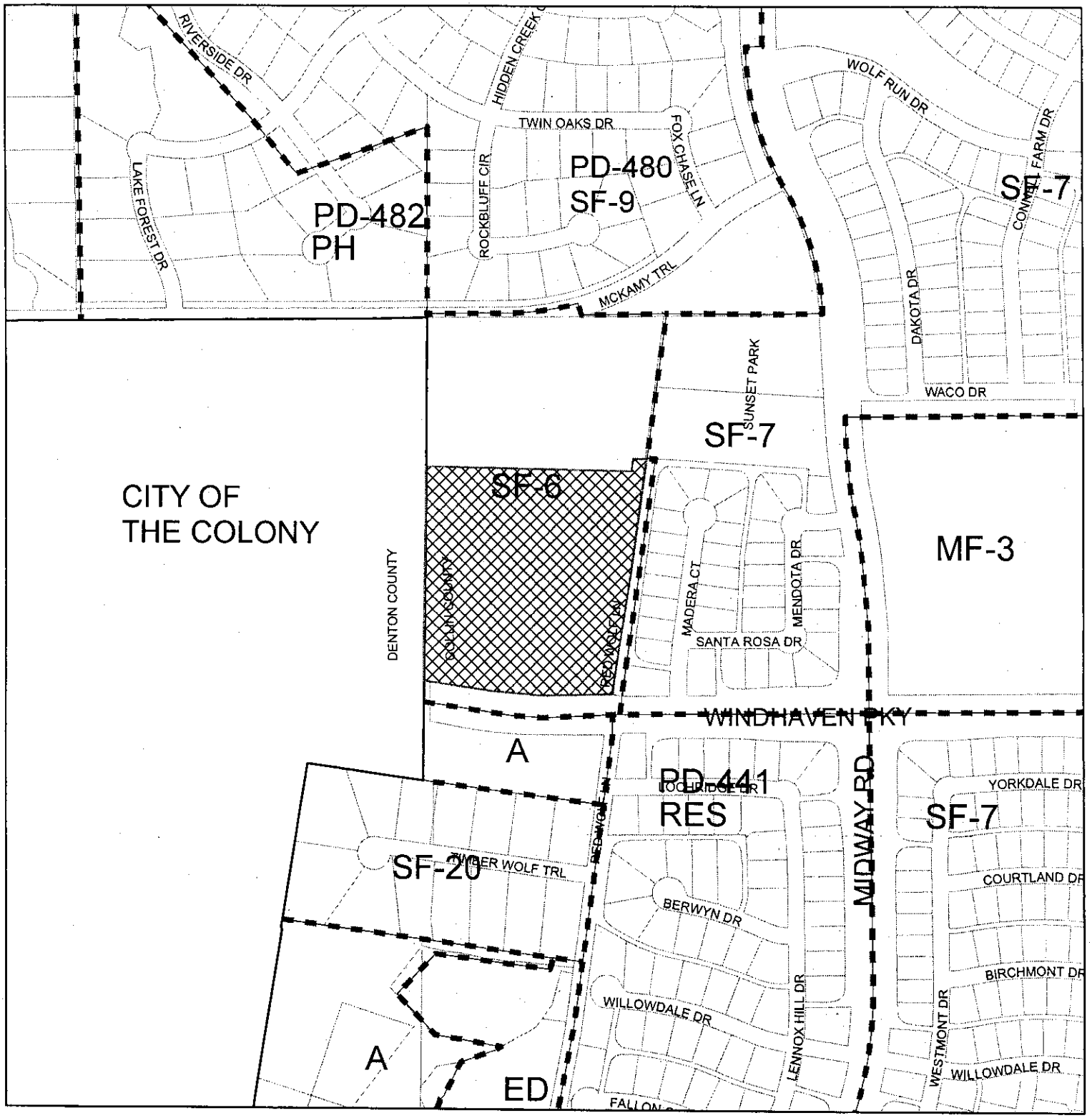
Winkelmann & Associates, Inc.

OWNER: PASQUINELLI PORTRAIT HOMES 4949 HEDGCOXE, SUITE 110 PLANO, TEXAS 75024 972-335-8922

PRELIMINARY PLAT
PASQUINELLI'S WILLOW CREST, PHASE 3
105 RESIDENTIAL LOTS, 24.587 ACRES

Scale : 1"=60' | DATE : 7-5-06
Designed By : MK
Drawn By : MK
Checked By : MK
File : 4300PP13.DWG
Project No. : 4300.01

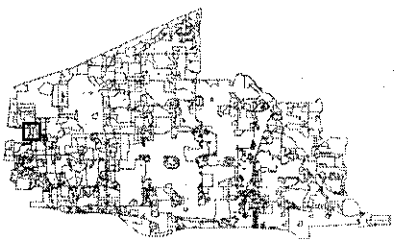
SHEET 1 OF 2



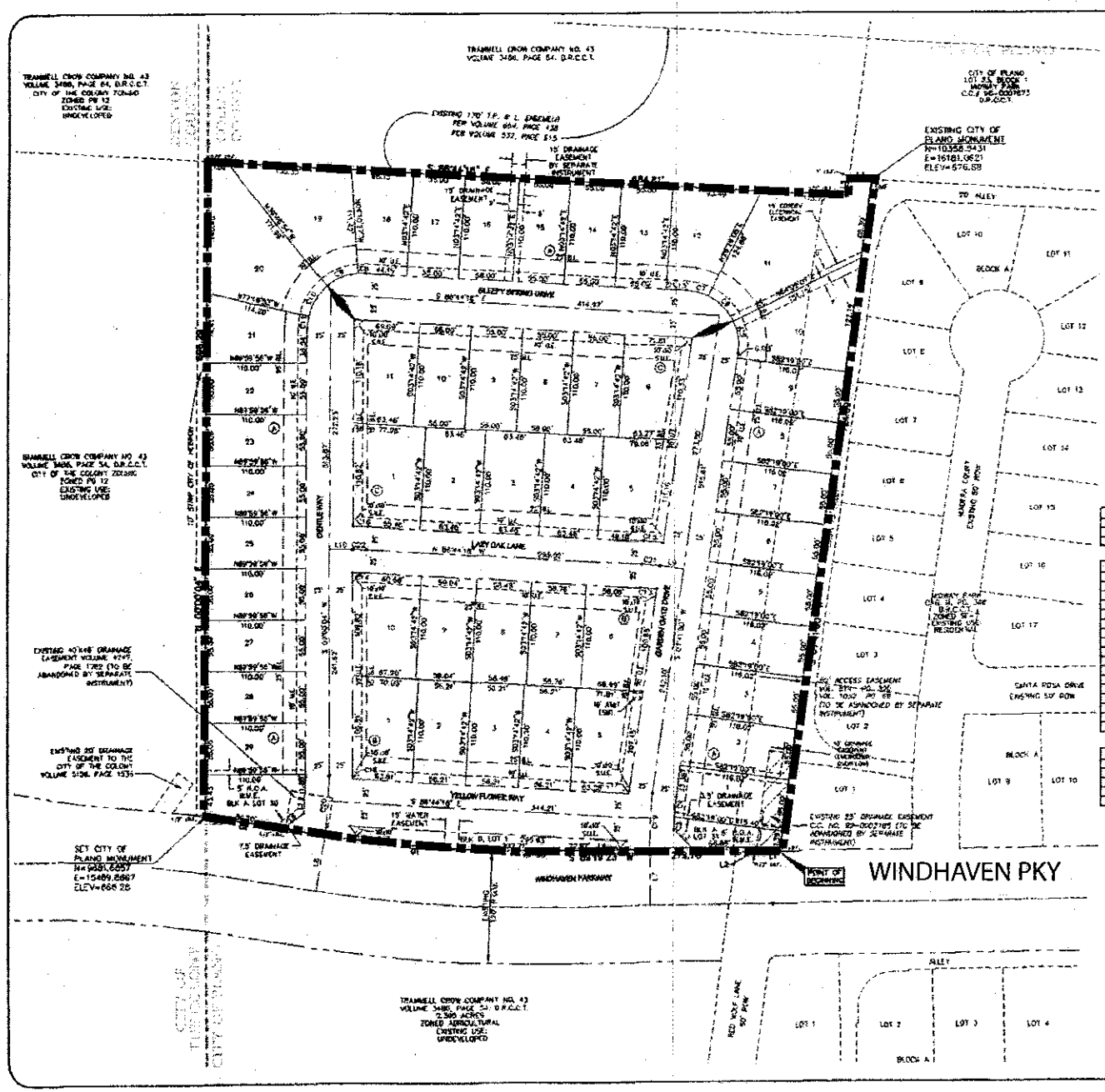
Item Submitted: PRELIMINARY PLAT

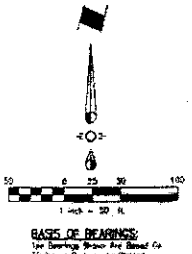
Title: POINTE WEST

Zoning: SINGLE-FAMILY RESIDENCE-6



200' Notification Buffer





BASIS OF BEARINGS:
The Bearings Shown Are Based On Windhaven Parkway As Platted.

BOUNDARY LINE TABLE		
LINE	LENGTH	BEARING
L1	25.66	N89°34'27"W
L2	8.10	N07°35'19"E
L3	18.98	N07°15'36"E
L4	24.09	S89°34'27"E

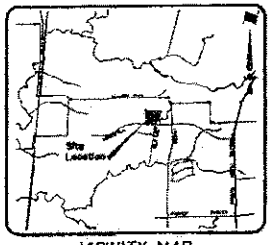
LOT LINE TABLE		
LINE	LENGTH	BEARING
L3	22.30	S42°56'31"E
L4	17.88	S47°31'54"E
L5	10.67	S37°07'17"E
L6	27.89	S55°00'50"W

CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L7	50.78	S07°00'07"E
L8	60.15	S08°55'40"E
L9	73.10	N07°10'00"E
L10	85.81	N83°56'26"W

BOUNDARY CURVE TABLE							
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	654.05	1440.00	142.54	648.63	N06°31'26"E	41°52'15"
C2	94.65	1500.00	47.34	94.64	N01°00'06"E	3°37'22"

LOT CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C3	13.03	275.00	6.51	13.03	S02°33'00"E	2°42'27"
C4	21.83	275.00	10.92	21.83	S05°51'41"E	4°16'17"
C5	34.58	98.24	17.50	34.40	N04°06'25"W	20°10'23"
C6	38.34	98.24	19.40	37.98	N14°14'23"W	22°22'38"
C7	33.73	98.24	17.07	33.57	N25°08'05"W	19°40'29"
C8	2.57	98.24	1.29	2.57	N37°00'07"W	1°29'54"
C9	36.36	25.50	18.72	33.77	S49°51'16"W	81°42'21"
C10	38.34	56.84	19.80	37.66	S37°20'34"W	37°52'36"
C11	12.57	56.84	6.49	12.54	S08°28'00"W	12°40'07"
C12	38.80	275.00	19.42	38.76	N02°53'34"E	8°05'16"
C13	17.43	275.00	8.72	17.43	N01°12'06"E	3°38'01"
C14	12.74	275.00	6.37	12.74	N04°42'37"E	2°39'27"
C15	21.30	275.00	10.65	21.30	N08°07'04"E	4°26'18"
C16	19.57	275.00	9.79	19.57	N09°53'37"E	4°04'37"
C17	2.46	425.00	1.23	2.46	S07°27'07"E	0°19'18"
C18	3.57	425.00	1.79	3.57	S07°11'12"E	0°27'14"

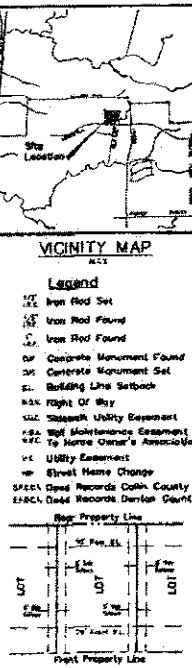
CENTERLINE CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C19	38.37	400.00	19.21	38.36	S02°30'27"E	5°21'07"
C20	87.37	550.00	43.77	87.28	N01°17'47"E	8°50'29"
C21	19.37	550.00	9.69	19.36	N04°30'04"E	2°00'18"
C22	14.12	350.00	7.06	14.12	N08°12'19"E	2°18'27"



VICINITY MAP
N.T.S.

Legend

- IRF Iron Rod Set
- IRS Iron Rod Found
- IRF Iron Rod Found
- CMF Concrete Monument Found
- CMS Concrete Monument Set
- B.L. Building Line Setback
- R.O.W. Right Of Way
- S.U.E. Sidewalk Utility Easement
- F.M.E. Wall Maintenance Easement
- H.O.A. To Home Owner's Association
- U.E. Utility Easement
- V.H. Street Name Change
- S.R.C.C.T. Deed Records Collin County Texas
- D.R.D.C.T. Deed Records Denton County Texas



TYPICAL LOT DETAIL

NOTES:

1. Sealing a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fine and withholding of utilities and building permits.
2. 1" iron pins shall be set at all block corners, P.C.A. P.I.'s and angle points. 3" iron pins shall be set at all other lot corners.
3. Lot 3X, Block A is to be conveyed to and maintained by the H.O.A. Lot 9, Block B is reserved for City of Plano utilities.
4. Lot 3X, Block A & Lot 1, Block B is to be conveyed to and maintained by the H.O.A. for landscape and screening wall purposes.

LOT DEVELOPMENT STANDARDS

SF-6 Standards		Open Space Lots	
Blocks	Lots	Blocks	Lots
A	1-29	A	3X & 3Y
B	1-10	B	1
C	1-11		

50 LOTS TO SF-6 STANDARDS
3 OPEN SPACE LOTS

PRELIMINARY PLAT

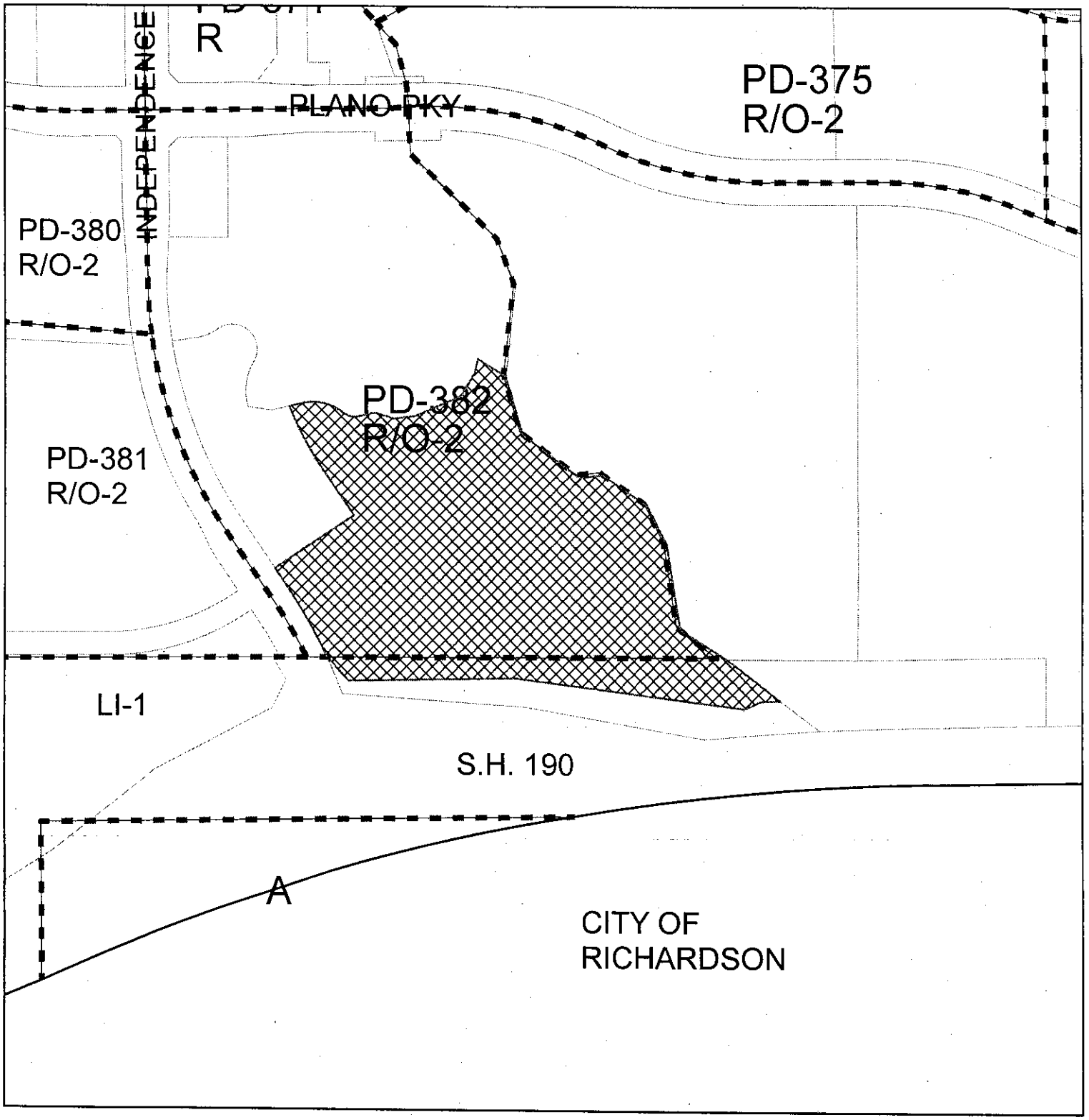
POINTE WEST

10.799 ACRES OUT OF THE
JOHN B. MARTIN SURVEY
ABSTRACT NO. 603
CITY OF PLANO
COLLIN COUNTY, TEXAS

Owner:
PLANO POINTE WEST, L.P.
14010 Dallas Parkway, #200E
Dallas, TX 75240
Telephone (972) 980-7063
Contact: Tom Meier

Engineer/Surveyor:
Spiars Engineering, Inc.
730 E. Park Blvd., Suite 210
Plano, Texas 75074
Telephone (972) 422-0077
Contact: Neil Dorsett

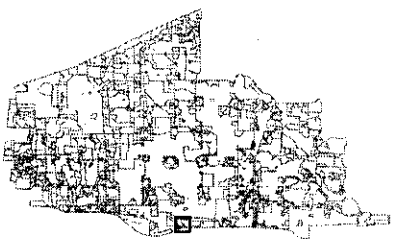
Issue 1"=50' July 10, 2009 SHEET 1 OF 2



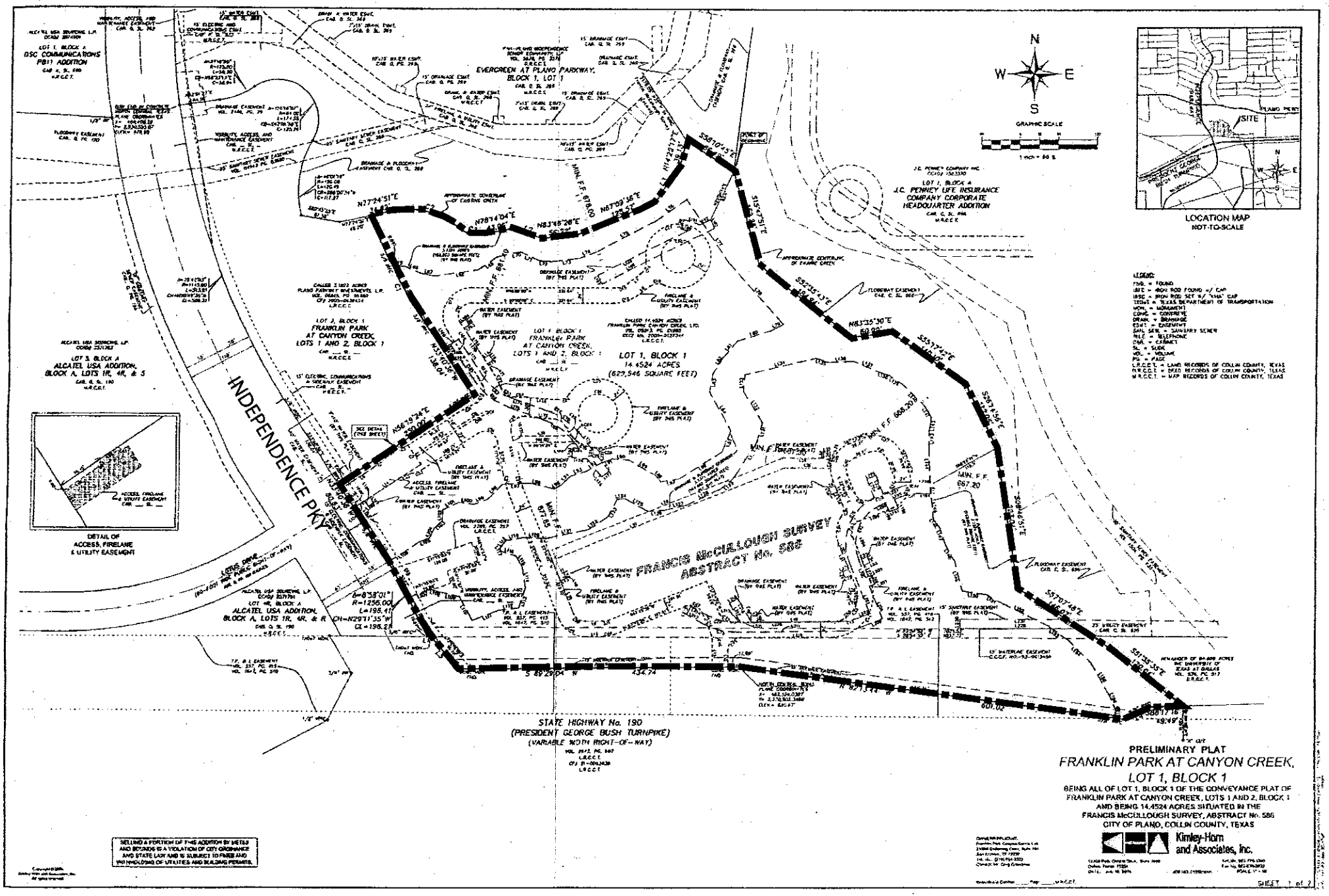
Item Submitted: PRELIMINARY PLAT

Title: FRANKLIN PARK AT CANYON CREEK
BLOCK 1, LOT 1

Zoning: PLANNED DEVELOPMENT-382-
RETAIL/GENERAL OFFICE &
LIGHT INDUSTRIAL-1



200' Notification Buffer



PRELIMINARY PLAT

FRANKLIN PARK AT CANYON CREEK,

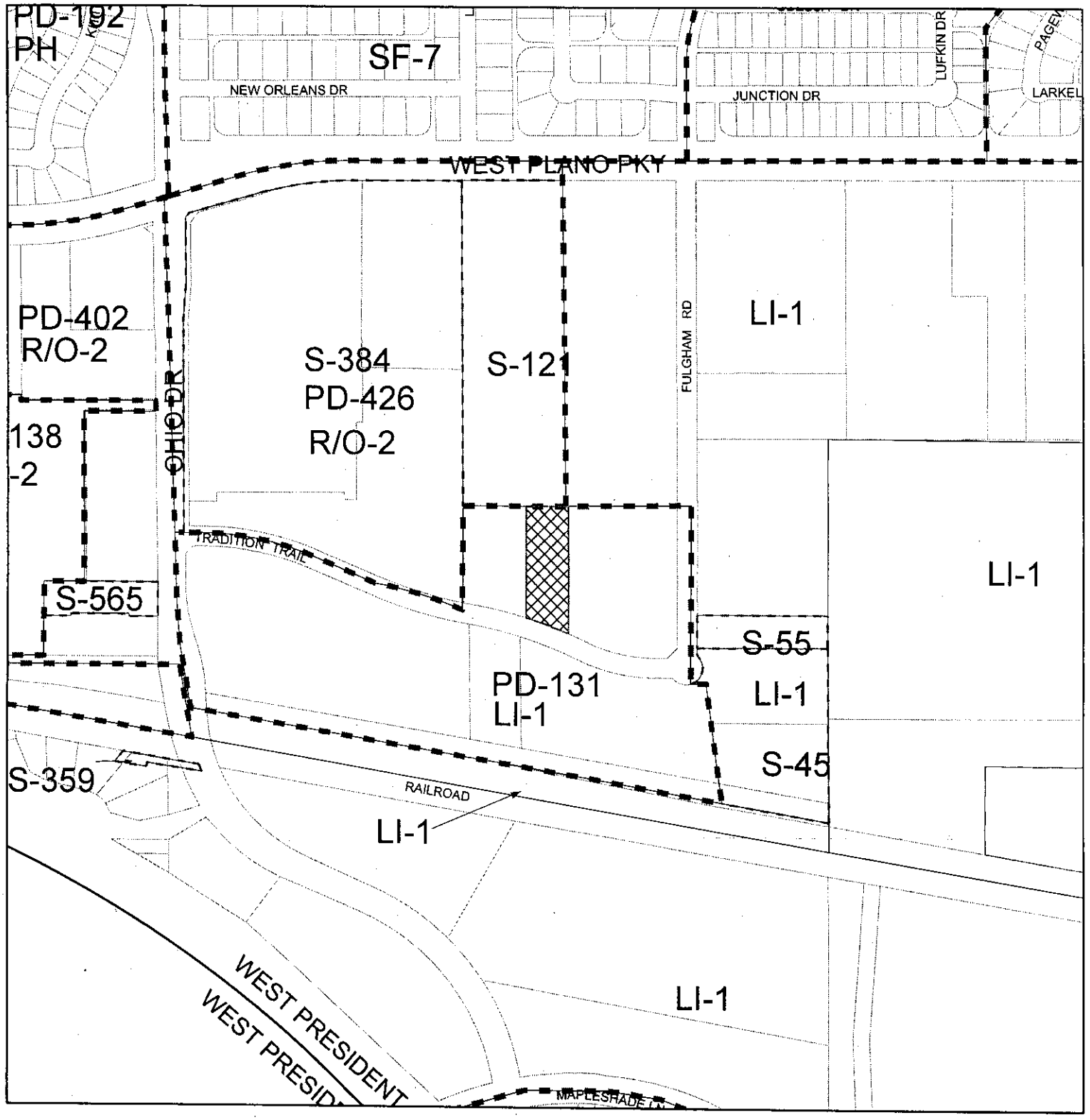
LOT 1, BLOCK 1

BEING ALL OF LOT 1, BLOCK 1 OF THE CONVEYANCE PLAT OF FRANKLIN PARK AT CANYON CREEK, LOTS 1 AND 2, BLOCK 1 AND BEING 14.4524 ACRES SITUATED IN THE FRANCIS McCULLOUGH SURVEY, ABSTRACT No. 586 CITY OF PLANO, COLLIN COUNTY, TEXAS

Kimley-Horn and Associates, Inc.

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.

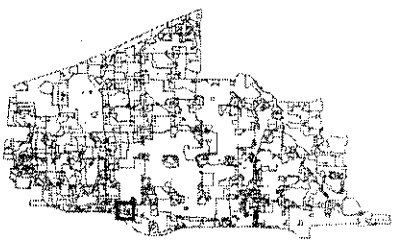
SHEET 1 of 2



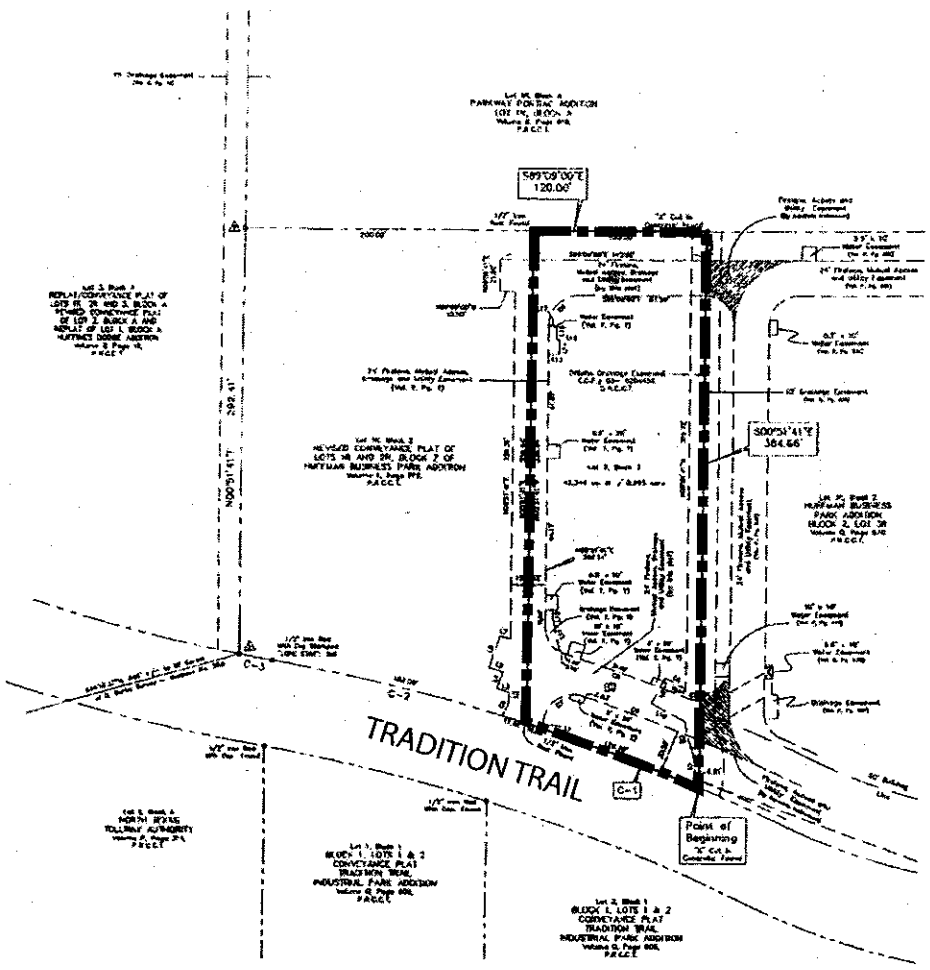
Item Submitted: REVISED PRELIMINARY PLAT

Title: HUFFMAN BUSINESS PARK ADDITION
BLOCK 2, LOT 2

Zoning: PLANNED DEVELOPMENT-131-
LIGHT INDUSTRIAL-1



200' Notification Buffer



PROPERTY DESCRIPTION

WHEREAS, Huffman Business L.P. is the owner of a tract or parcel of land situated in the City of Plano, Collin County, Texas, being part of the Martha McBride Survey Abstract Number 503 and being part of Lot 1, Block 2 of Huffman Business Park Addition, Block 2, Lots 1 & 2, an addition to the City of Plano according to the plat thereof recorded in Volume P, Page 330 of the Plat Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at an "X" set in concrete found for corner in the northeasterly right-of-way line of Tradition Trail (a 40 foot wide right-of-way), being the southwesterly corner of said Lot 1 and the southwesterly corner of Lot 3R, Block 2 of Block 2, Lot 2R, Huffman Business Park Addition, an addition to the City of Plano according to the plat thereof recorded in Volume G, Page 676 of the Plat Records of Collin County, Texas;

THENCE in a northwesterly direction along said northeasterly right-of-way of Tradition Trail and along the southwesterly line of said Lot 1 and along a curve to the left (chord bears North 89°41'03" West, 120.00 feet, having a radius of 1330.00 feet, a central angle of 05°21'57" and an arc length of 120.10 feet) to a 1/2 inch iron rod found for corner at the end of said curve to the left, said iron rod being the southwesterly corner of said Lot 1 and marked in field by Lone Star, L.P. recorded in Volume 5734, Page 1737 of the Deed Records of Collin County, Texas;

THENCE North 00°51'41" East departing said northeasterly right-of-way line and along the westerly line of said Lone Star L.P. tract, being parallel to and 120.00 feet westerly of the common line of said Lot 1 and Lot 3R a distance of 349.99 feet to a 1/2 inch iron rod found for corner in the northeast line of said Lot 1 and the southwest line of Lot 1R, Block A of Parkway Fortiac Addition, Lot 1R, Block A, an addition to the City of Plano according to the plat thereof recorded in Volume A, Page 645 of the Plat Records of Collin County, Texas, said iron rod also being the northwesterly corner of said Lone Star L.P. tract;

THENCE South 89°09'00" East along the common line of said Lot 1 and Lot 1R a distance of 120.00 feet to an "X" set in concrete found for corner at the northeasterly corner of said Lot 1 and the northwesterly corner of said Lot 3R;

THENCE South 00°51'41" West along the common line of said Lot 1 and Lot 3R a distance of 364.66 feet to the POINT OF BEGINNING and containing 43,346 square feet or 0.995 acres of land, more or less.

SURVEYOR'S CERTIFICATE

THAT I, BRIAN W. WHITE, do hereby certify that a survey prepared this plat based on actual and accurate survey of the land and that the corner monuments shown thereon were placed under my supervision. This survey was prepared in accordance with the subdivision rules and regulations of the City of Plano, Texas.

Brian W. White
Registered Professional Land Surveyor
Texas Registration No. 4033

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 Brian W. White, 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, 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

APPROVED AS A CONVEYANCE PLAT, this the _____ day of _____, 2006 by 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, 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

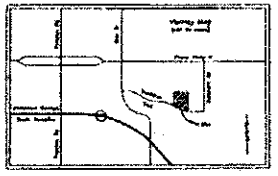
_____
City Engineer or Secretary, Planning and Zoning Commission

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, 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



OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, HUFFMAN BUSINESS L.P., does hereby adopt this revised, amended, the above described property as REVISED PRELIMINARY PLAT OF LOT 2, BLOCK 2 OF THE REVISED CONVEYANCE PLAT OF LOTS 1R AND 2R, BLOCK 2, HUFFMAN BUSINESS PARK ADDITION, BLOCK 2, LOTS 1 AND 2, an addition to the City of Plano, Texas and does hereby dedicate 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 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 and accommodation of all public utilities desiring to use or using the same unless the exclusive easement specifically for use by a particular utilities, and any public utility 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 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 and public, 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 procuring permission from anyone.

The area or areas shown on the plat as Vista (Drainage, Access and Maintenance) Easement(s) are hereby dedicated to the City, its successors and assigns, as an easement to provide adequate right of access, and maintenance upon and across said Vista Easement. Ingress and egress shall be prohibited to prevent any and all encroaching upon the Vista Easement. Should the City exercise its maintenance right it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, trees, shrubs, flowers, ground cover and lawns. The City shall be responsible for the maintenance and operation, and in the event it shall become necessary for the City to perform any maintenance work in the Vista Easement, shall not with the exercise thereof, damage, remove, tear or other improvements in greater which in any way impair or interfere with the installation, shall be reconstructed at, on, over or across the Vista Easement. The City shall also have the right but not the obligation to add any landscape improvements to the Vista Easement, to erect any traffic control devices or signs on the Vista Easement, and to maintain and stabilize terrain. The City is authorized, entitled, or assigns shall have the right and privilege at all times of the City of Plano, its agents, employees, officers and representatives having ingress, egress, and regress to, along upon and across said premises.

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

_____
Huffman Business, LP

_____
Name – 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 _____ 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, 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

Notes:

1) The purpose of this revised preliminary plat is to plat Lot 3, Block 1 for the purpose of consolidation.

2) Selling off 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) Bearings are based on the plat of AMENDED CONVEYANCE PLAT HUFFMAN BUSINESS PARK ADDITION BLOCK 2, LOTS 1 & 2, recorded in Volume P, Page 330, Plat Records, Collin County, Texas.

Owner, Lot 3
Huffman Business L.P.
3380 West Plano Parkway
Suite 100
Plano, Texas 75093
972-248-1887

Surveyor
Lone Star Surveying, LLC
713 Lone Star Building II
Suite 100
Wylie, Texas 75098
214-564-8416

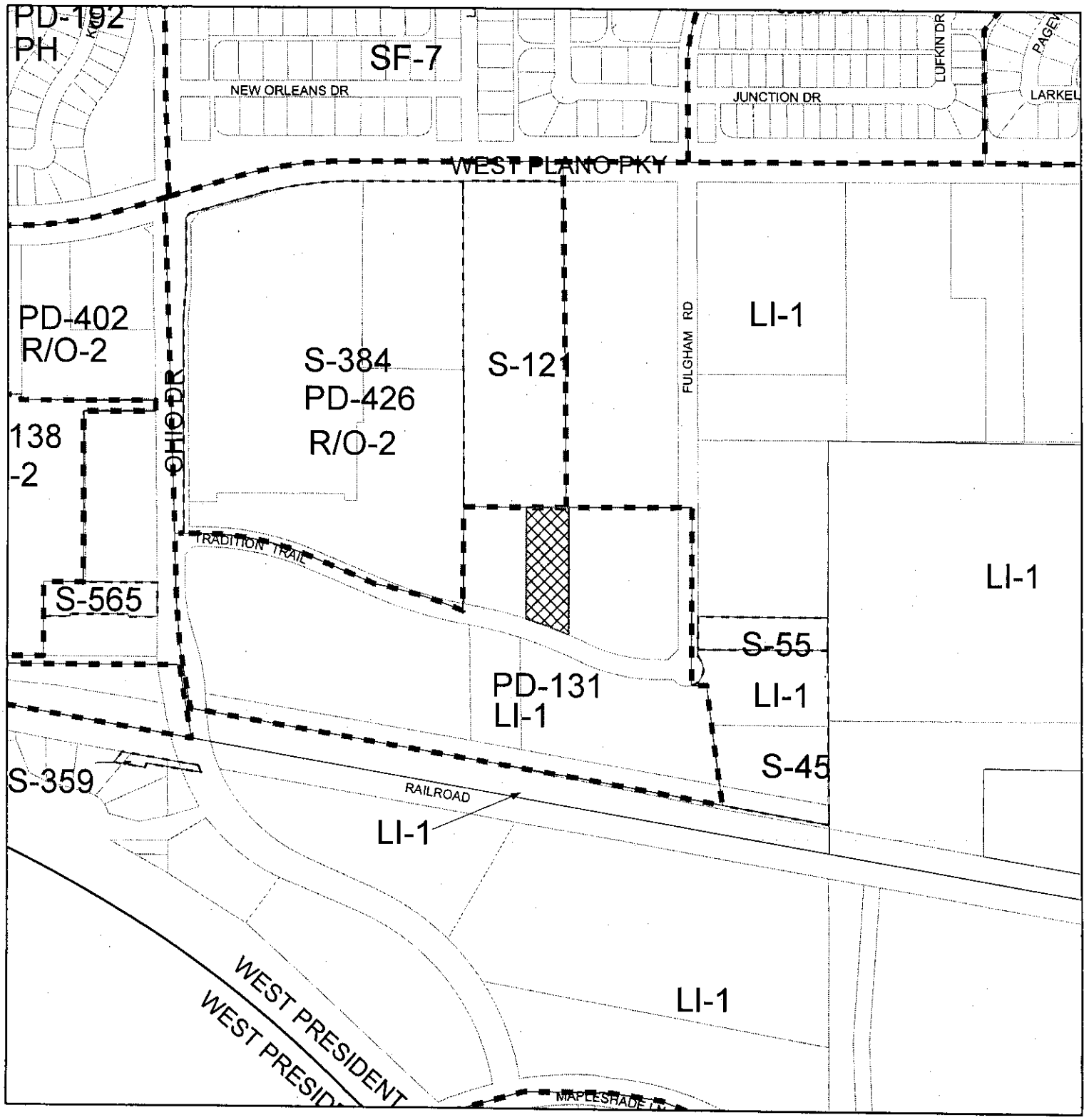
Engineer
Homeowners Engineering, Inc.
777 Hubbard Road
Wylie, Texas 75098
972-442-7508

REVISED PRELIMINARY PLAT OF
LOT 2, BLOCK 2
of the REVISED CONVEYANCE PLAT OF
LOTS 1R AND 2R, BLOCK 2
HUFFMAN BUSINESS PARK ADDITION

AN ADDITION TO THE
CITY OF PLANO, COLLIN COUNTY, TEXAS
SITUATED IN THE
MARTHA McBRIDE SURVEY – ABSTRACT NO. 503

Date: June 2006

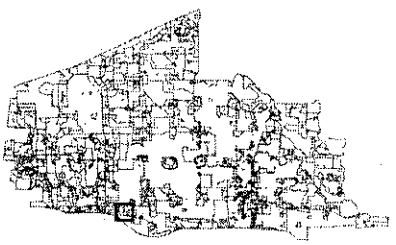
Scale: 1" = 40'



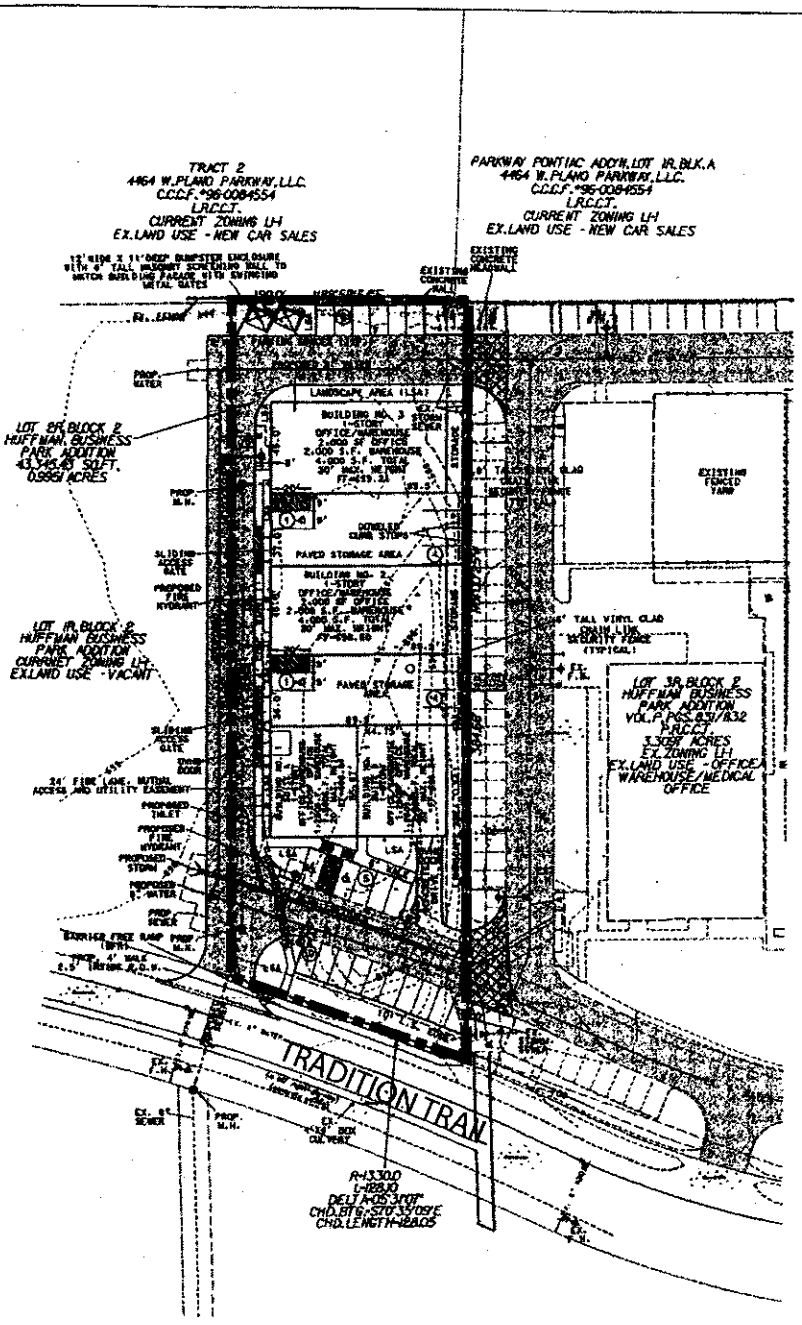
Item Submitted: SITE PLAN

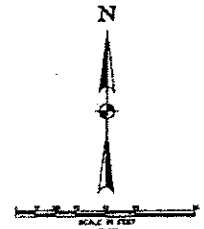
Title: HUFFMAN BUSINESS PARK ADDITION
BLOCK 2, LOT 2

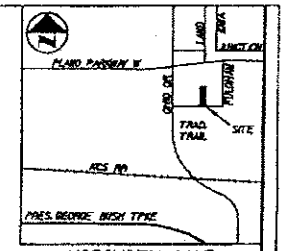
Zoning: PLANNED DEVELOPMENT-131-
LIGHT INDUSTRIAL-1



200' Notification Buffer







VICINITY MAP
NOT TO SCALE
HAPSCO 656-Z

GENERAL NOTES

1. Buildings 6,000 square feet or greater shall be 100% fire sprinklered.
2. Fire lanes shall be designed and constructed per city standards.
3. Handicapped parking areas shall be designed and constructed per the standards and guidelines of the current adopted International Building Code.
4. Fire hydrant water mains shall be provided two and one half (2 1/2) inch connections and shall be located within 100 feet of the nearest point of any building as measured by the fire department hose lay. Alternate location is approved by the fire department if an alternate means is provided to protect all portions of the building.
5. Dedicated public streets and fire access shall be constructed in accordance with the Zoning Ordinance.
6. All signage must be approved by Building Inspection Department.
7. Approval of this site plan is not final until all engineering plans are approved.
8. Cross easements, if required, shall be executed in accordance with the Zoning Ordinance.
9. Signage lighting shall comply with illumination standards within Section 3-400 of the Code of Ordinances.
10. Please contact the Building Inspection Department to determine the type of construction or occupancy permit.
11. All electrical transmission, distribution and service lines must be underground.
12. Uses and activities in operation, location and construction to the extent of performance standards in Section 3-300 of the Zoning Code shall be in compliance with applicable state and federal regulations governing noise, smoke, odor, vibration and/or other performance standards.

TYPICAL DUMPSTER DETAIL

SITE SPECIFIC NOTES

1) ALL SLIDING GATES SHALL BE INSTALLED WITH CHAIN LOCKS.
2) MINIMUM SIDEWALK WIDTH WHERE SHOWN IN FRONT OF 90 DEG. IN PARKING IS 6'.
3) ALL ELECTRICAL TRANSMISSION, DISTRIBUTION AND SERVICE LINES MUST BE BURIED UNDERGROUND.
4) FIRE EXISTING DRAINAGE, PAVED VEHICLES ARE NOT ALLOWED IN FIRE LANES.

WATER METER SCHEDULE

	TYPE	SIZE	NUMBER	SANITARY SEWER
1	DOMESTIC	1"	1 - PROPOSED	6"
2	IRRIGATION	1"	1 - PROPOSED	NA
3	DOMESTIC	1"	1 - PROPOSED	6"
4	DOMESTIC	1"	1 - PROPOSED	6"
5	DOMESTIC	1"	1 - PROPOSED	6"

SITE DATA SUMMARY

LOT 2R, BLOCK 2, HUFFMAN BUSINESS PARK ADDITION

1. ZONING: LI-1
2. PROPOSED USE: OFFICE/WAREHOUSE
3. LOT AREA: 43,348 SF - 0.9951 ACRES
4. BUILDING AREA: 13,000 SF TOTAL
   GENERAL OFFICE - 8,300 SF
   WAREHOUSE - 4,900 SF
5. BUILDING HEIGHT: ALL SINGLE STORY - 20-' MAX.
6. LOT COVERAGE: 30%
7. PARKING REQUIRED: 29 SPACES
   8,300 GENERAL OFFICE/1SPACE/300 SF = 22 SPACES
   4,800 WAREHOUSE/1 SPACE/1000SF = 7 SPACES
   PARKING PROVIDED: 31 SPACES
8. HANDICAP REQUIRED: 31/25 = 2 SPACES
9. HANDICAP PARKING PROVIDED: 4
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 37,171 SF
11. INTERIOR LANDSCAPE REQUIRED: 248 SF
12. INTERIOR LANDSCAPE PROVIDED: 643 SF
13. TOTAL LANDSCAPE AREA PROVIDED: 6,171 SF

ENGINEER:
HELMBERGER ASSOCIATES, INC.
MR. JOSEPH E. HELMBERGER, P.E.
124 HOOPER ROAD
WYLIE, TEXAS 75098
(972) 442-7450

OWNER:
MR. JERRY HUFFMAN
HUFFMAN BUILDERS, L.P.
3300 WEST PLANO PARKWAY, SUITE 100
PLANO, TEXAS 75093
(972) 248-1667

ALL HANDICAP RAMPS, STALLS, PARKING AND ACCESS TO BLDG TO MEET ADA STANDARDS

REVISED PER CITY COMMENTS, JULY 15, 2008
REVISED PER CITY COMMENTS, JULY 9, 2008

SITE PLAN

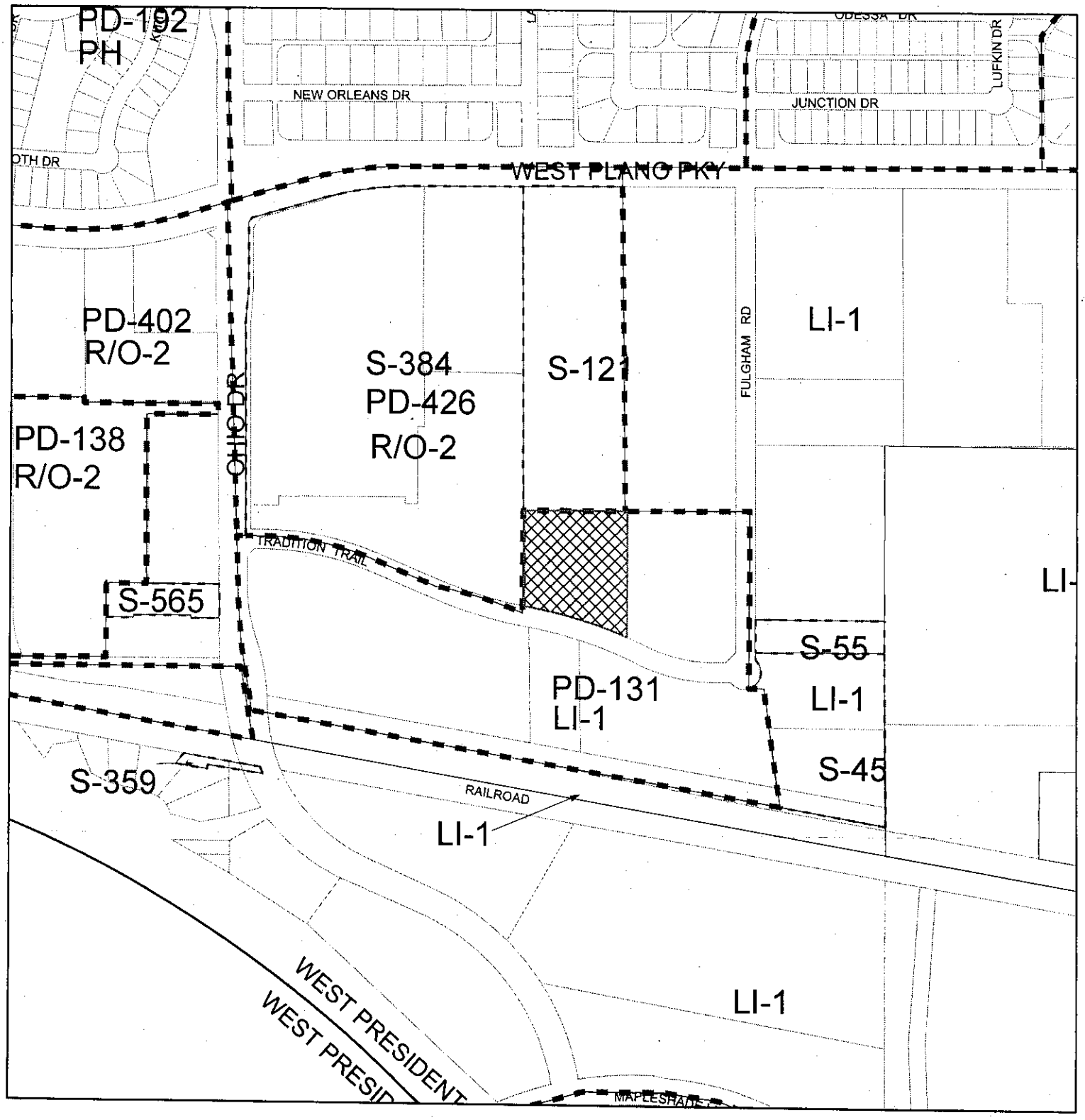
LOT 2, BLOCK 2

HUFFMAN BUSINESS PARK ADDITION

CITY OF PLANO, TEXAS

HELMBERGER ASSOCIATES, INC.
CIVIL AND ENVIRONMENTAL ENGINEERS

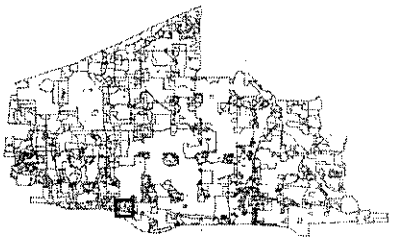
DESIGN	DRAWN	DATE	SCALE	REVISED	FILE	NO.
HEM.	CADD	JUNE 26, 2006	1"=30'	SEPTEMBER 2007	656	C1



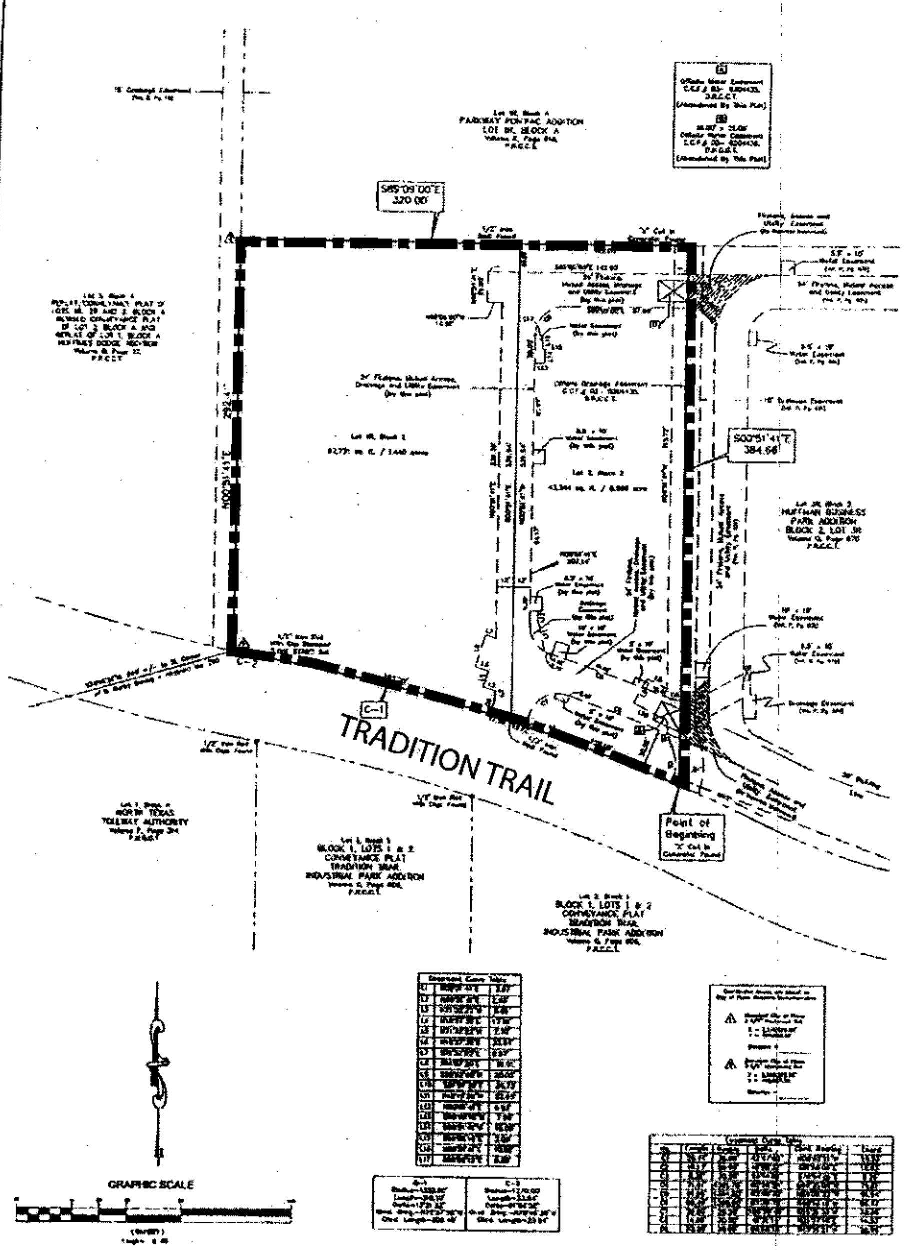
Item Submitted: CONVEYANCE PLAT

Title: HUFFMAN BUSINESS PARK ADDITION
BLOCK 2, LOTS 1R & 2

Zoning: PLANNED DEVELOPMENT-131-
LIGHT INDUSTRIAL-1



200' Notification Buffer



PROPERTY DESCRIPTION

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

CERTIFICATE OF APPROVAL

STATE OF TEXAS §
COUNTY OF COLLIN §

STATE OF TEXAS §
COUNTY OF COLLIN §

OWNER'S CERTIFICATION

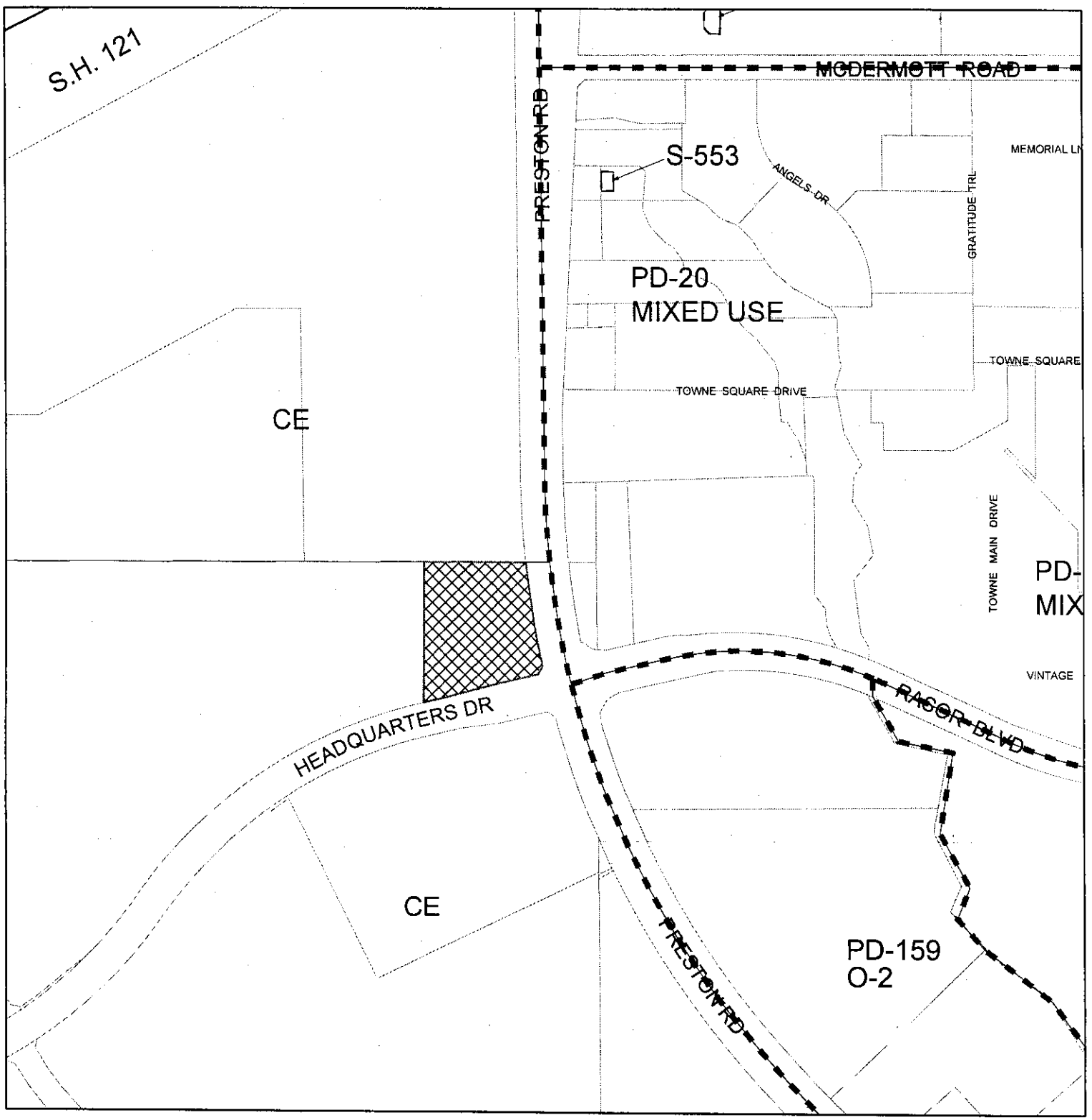
STATE OF TEXAS §
COUNTY OF COLLIN §

STATE OF TEXAS §
COUNTY OF COLLIN §

Notes:

CONVEYANCE PLAT OF
LOTS 1R AND 2, BLOCK 2
of the
AMENDED CONVEYANCE PLAT OF
HUFFMAN BUSINESS PARK ADDITION
BLOCK 2, LOTS 1 AND 3

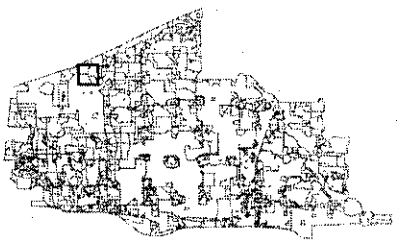
AN ADDITION TO THE
CITY OF PLANO, COLLIN COUNTY, TEXAS
SITUATED IN THE
MARTHA McBRIDE SURVEY ~ ABSTRACT NO. 553



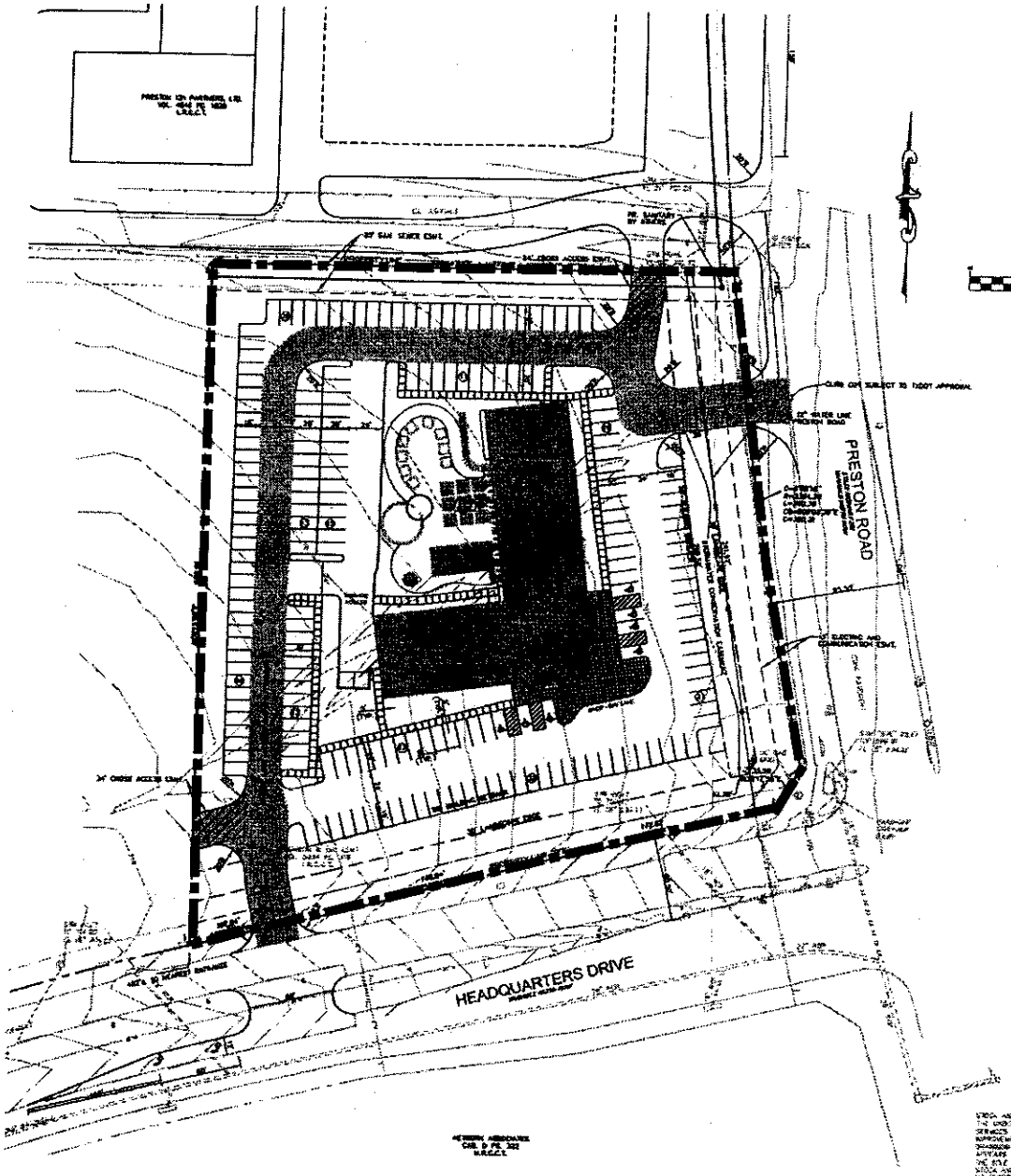
Item Submitted: PRELIMINARY SITE PLAN

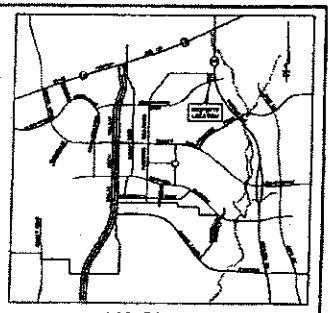
Title: NYLO HOTELS ADDITION
BLOCK A, LOT 1

Zoning: COMMERCIAL EMPLOYMENT



200' Notification Buffer





LOCATION MAP
NOT TO SCALE

LEGEND

IRFC	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
IRS	CAPPED IRON ROD SET
CM	CONTROL MONUMENT
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	FENCE POLE
	GUY WIRE
	LIGHT POLE
	BURIED CABLE MARKER
	CO-MUNICATIONS MANHOLE
	ELECTRIC MANHOLE
	GAS MANHOLE
	STORM SEWER MANHOLE
	SANITARY SEWER MANHOLE
	WATER MANHOLE
CO =	CLEAN OUT
— OHP —	OVERHEAD POWER LINE
GV	GAS VALVE
	WATER VALVE
AV	AIR RELEASE VALVE
	WATER METER
	GAS METER
	FIRE HYDRANT
	SIGN
	TELEPHONE PEDESTAL
	TRAFFIC SIGNAL
	CABLE TV MANHOLE OR PEDESTAL
	TRAFFIC CONTROL BOX
	SPRINKLER CONTROL VALVE

PERTINENT DATA

OWNERSHIP	= EDS INFORMATION SERVICES, L.L.C.
ZONING	= SC – COMMERCIAL PLANNED
PROPOSED USE	= HOTEL W/ RESTAURANT
LOT AREA	= 4.0985 ACRES
BUILDING SQUARE FOOTAGE	= 99,135 SQF
BUILDING HEIGHT	= 3 STORIES, 44 FEET
LOT COVERAGE	= 16.1%
FLOOR AREA RATIO	= 58.7%
PARKING REQUIRED	= 320 (176 ROOMS x 1.25 SPACES/ROOM)
HANDICAP PARKING REQUIRED	= 7 (320 x 300 SPACES)
PARKING PROVIDED	= 203 SPACES + CONSERVATION AREA
CONSERVATION AREA REQUIRED	= 17 SPACES (5000 + 300 SF/SPACE = 1,666 SF
CONSERVATION AREA PROVIDED	= 5465 SF
HANDICAP PARKING PROVIDED	= 7 HANDICAP SPACES
INTERIOR LANDSCAPE REQUIRED	= 1,624 SF (15 SF/SPACE x 203 SPACES)
INTERIOR LANDSCAPE PROVIDED	= 2,533 SF
IMPERVIOUS AREA	= 108,791 SF (61.2%)

SITE PLAN GENERAL NOTES

1. BUILDINGS 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MUST BE APPROVED BY THE BUILDING INSPECTION AND FIRE DEPARTMENTS.

2. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.

3. HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER DPT 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. (24-FOOT + SIDEWALK EASEMENT IS PROVIDED 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 COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.

6. FIRE HYDRANTS COMMENCE UPON APPROVAL BY BUILDING INSPECTION DEPARTMENT.

7. APPROVAL OF THE SDC PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.

8. SIGNS STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.

9. BUILDING FACADES WITHIN THE DEVELOPMENT SHALL BE COMPATIBLE, AS PROVIDED IN THE RETAIL CORRIDOR DESIGN GUIDELINES.

10. BUILDING LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 5-1.06 OF THE CODE OF ORDINANCES.

11. PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY.

12. ALL ELECTRICAL, COMMUNICATION, DISTRIBUTION, AND SERVICE LINES MUST BE UNDERGROUND WHERE REQUIRED.

13. USES SHALL CONFORM IN OPERATION, LOCATION AND CONSTRUCTION TO THE PERFORMANCE STANDARDS ENUMERATED IN SECTION 3-1.300 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.

14. BACK OF CURB IS ALONG THE LANDSCAPE SETBACK (LOMCO) FOR THE NORTHERN, EASTERN AND SOUTHERN PROPERTY LINES.

09-12-06 – REVISED PER CITY COMMENTS
09-18-06 – REVISED PER CITY COMMENTS

PRELIMINARY SITE AND STORMWATER MANAGEMENT PLAN

NYLO HOTELS ADDITION – LOT 1, BLOCK A

Stock & Associates Consulting Engineers, Inc.
CONTACT / ADDRESS
201 Residential Business Parkway
Ft. Worth, TX 76108
Ph. (817) 246-4000
Fax (817) 246-4001
CONTACT
George Stock
Ph. (817) 246-4000
e-mail gstock@stockassoc.com
www.stockassoc.com

NYLO
CONTACT / ADDRESS
2000 Powers Street, S.B. Suite 230
Houston, TX 77030
Ph. (713) 715-0000
Fax (713) 715-0001
CONTACT
Chris Jones
Ph. (281) 294-2000
e-mail cjones@nyloinc.com
www.nyloinc.com

GEORGE W. STOCK 82192

DRAWN BY	DATE	REVIEWED BY	DATE	JOB NUMBER	SHEET
A.C.D.	06/22/06	D.P.B.	06/22/06	205-3642	01 of 01

CITY OF PLANO

PLANNING & ZONING COMMISSION

July 17, 2006

Agenda Item No. 6

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.

REMARKS:

Per the attached letter, the applicant is requesting to table this item to the August 7, 2006, Planning & Zoning Commission meeting.

RECOMMENDATIONS:

Recommended that the Planning & Zoning Commission table this item to the August 7, 2006, meeting.

CITY OF FRISCO

R

RC

S-3

AREA OF REQUEST

S.H. 121

PRESTON RD

S-55

PD-20
MIXED

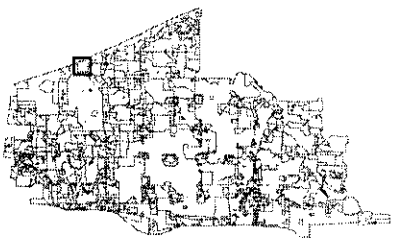
TOWNE

CE

AREA OF NOTICE

Zoning Case #: 2006-15

Existing Zoning: COMMERCIAL EMPLOYMENT



200' Notification Buffer

GFF Planning

2808 Fairmount Street
Suite 300
Dallas, Texas 75201

214.303.1500/Tel
214.303.1512/Fax
www.gff.com

R. Lawrence Good, FAIA
Brian E. Moore, AICP

Evan Beattie, AIA
GFF Planning
2808 Fairmount St. Suite #300
Dallas, TX 75201

July 13, 2006

Christina Day, AICP
Senior Planner
City of Plano
P.O. Box 860358
Plano, TX 75086-0358

Dear Ms. Day:

Please allow this letter to serve as our official request to postpone the review of the PD Stipulations, Concept Plan and Zoning Exhibit for the Lincoln 121 at Preston project by the planning zoning commission to the August 7, 2006 Planning and Zoning meeting. Considering that three members of the commission are expected to be absent from the July 17th, 2006 meeting, we would prefer to have our case heard at the August 7th meeting when full attendance is expected.

If you have questions or need anything additional please do not hesitate to contact us.

Thank you,

Evan Beattie

CITY OF PLANO

PLANNING & ZONING COMMISSION

July 17, 2006

Agenda Item No. 7

Public Hearing - Replat: ANS Headquarters, Block A, Lots 1R & 2R

Applicant: ANS, Inc.

DESCRIPTION:

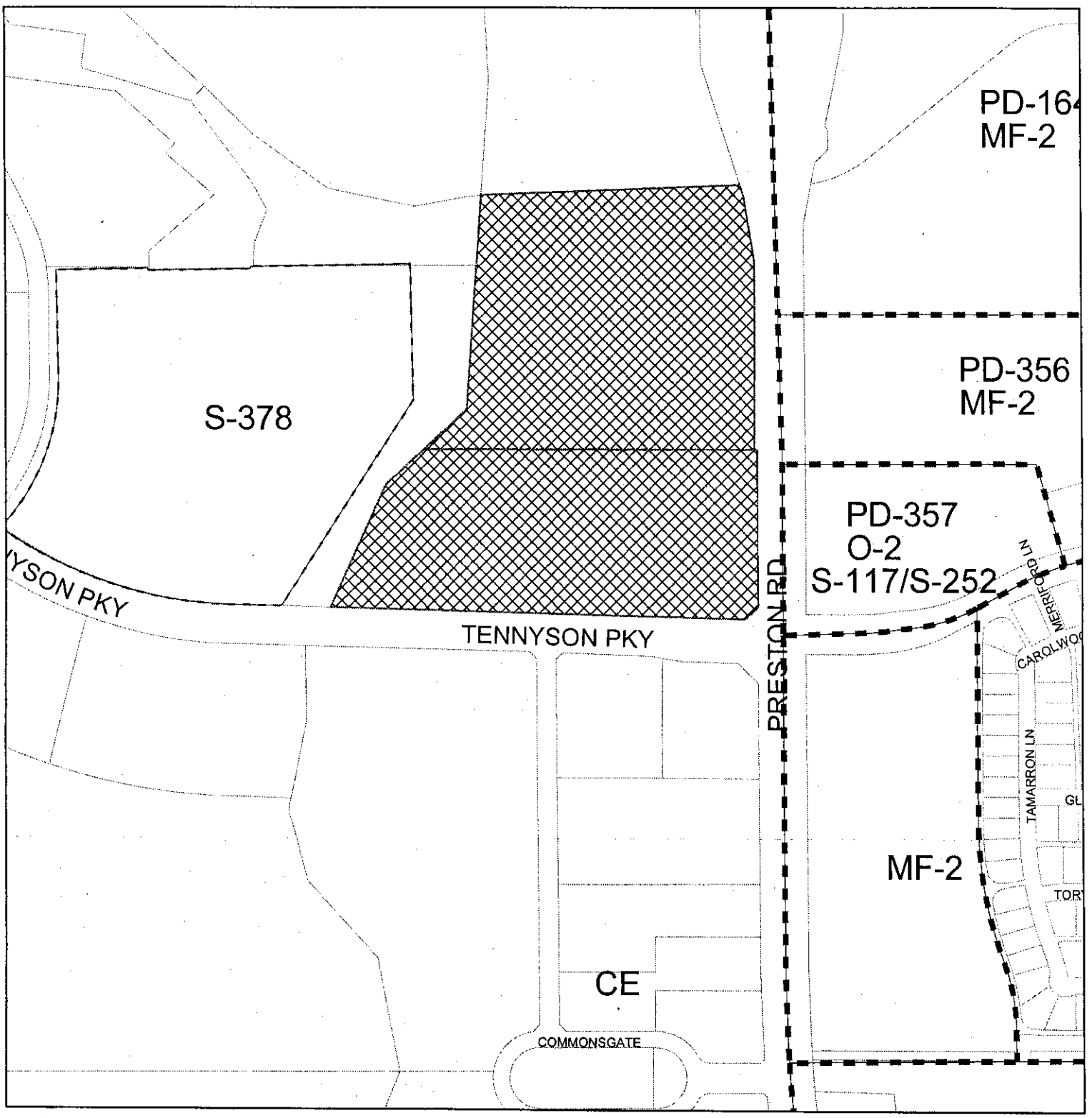
An office-showroom/warehouse with limited manufacturing and distribution on two lots on 28.7± acres located at the northwest corner of Preston Road and Tennyson Parkway. Zoned Commercial Employment. Neighborhood #16.

REMARKS:

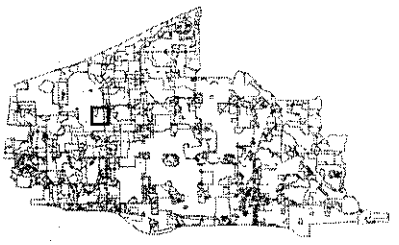
The purpose for the replat is to move the interior lot line between Lots 1 and 2 and add easements.

RECOMMENDATIONS:

Recommended for approval as submitted.



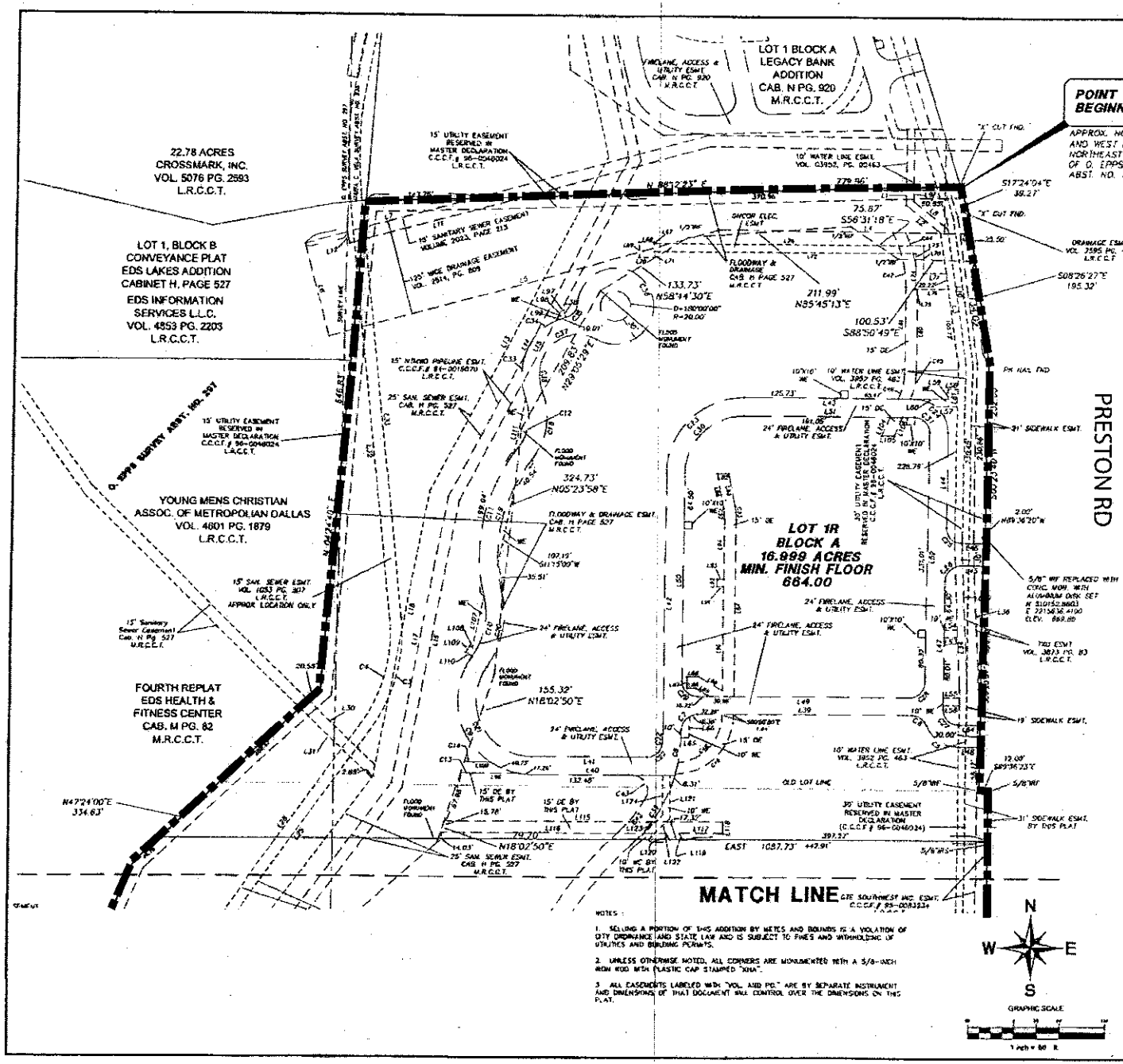
Item Submitted: REPLAT

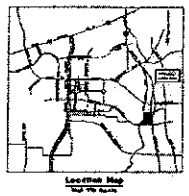


Title: ANS HEADQUARTERS
BLOCK A, LOTS 1R & 2R

Zoning: COMMERCIAL EMPLOYMENT

○ 200' Notification Buffer





CURVE TABLE						
CURVE #	DELTA	RADIUS	TANGENT	CHORD	BEARING	ORIGIN
C1	30°30'31"	754.50	94.49	532°20'30"E	1.53.96	
C2	20°39'17"	244.25	89.67	S33°31'24"E	87.65	
C3	12°20'34"	513.00	55.71	N63°31'24"E	104.88	
C4	32°39'40"	208.00	121.17	N16°04'21"E	116.83	
C5	88°52'06"	15.00	13.98	N63°33'23"E	20.99	
C6	88°52'06"	15.00	13.98	N63°33'23"E	20.99	
C7	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C8	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C9	12°36'04"	208.00	22.63	N65°12'46"E	45.78	
C10	45°13'31"	50.00	20.63	N53°30'00"E	38.43	
C11	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C12	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C13	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C14	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C15	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C16	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C17	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C18	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C19	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C20	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C21	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C22	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C23	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C24	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C25	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C26	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C27	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C28	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C29	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C30	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C31	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C32	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C33	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C34	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C35	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C36	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C37	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C38	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C39	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C40	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C41	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C42	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C43	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C44	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C45	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C46	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C47	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C48	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C49	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C50	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C51	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C52	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C53	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C54	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C55	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C56	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C57	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C58	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C59	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C60	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C61	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C62	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C63	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C64	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C65	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C66	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C67	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C68	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C69	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C70	90°00'00"	20.00	20.00	N53°30'00"E	28.28	
C71	90°00'00"	20.00	20.00	N53°30'00"E	28.28	

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°00'00"E	22.00'
L2	S89°36'26"E	38.00'
L3	N00°23'34"E	123.71'
L4	N89°36'26"W	278.37'
L5	S73°22'07"E	138.45'
L6	N13°22'53"E	45.00'
L7	N73°22'07"W	134.13'
L8	N00°00'00"E	24.13'
L9	N00°00'00"E	38.13'
L10	S00°00'00"E	38.13'
L11	N00°00'00"E	15.00'
L12	S73°22'07"E	419.53'
L13	N73°22'07"W	414.84'
L14	S73°22'07"E	38.47'
L15	S00°00'00"E	386.10'
L16	N00°00'00"E	386.10'
L17	N00°00'00"E	38.47'
L18	S00°00'00"E	38.47'
L19	N00°00'00"E	38.47'
L20	S00°00'00"E	38.47'
L21	S00°00'00"E	38.47'
L22	N00°00'00"E	38.47'
L23	N00°00'00"E	38.47'
L24	S00°00'00"E	38.47'
L25	S00°00'00"E	38.47'
L26	N00°00'00"E	38.47'
L27	N00°00'00"E	38.47'
L28	S00°00'00"E	38.47'
L29	S00°00'00"E	38.47'
L30	N00°00'00"E	38.47'
L31	N00°00'00"E	38.47'
L32	S00°00'00"E	38.47'
L33	S00°00'00"E	38.47'
L34	N00°00'00"E	38.47'
L35	N00°00'00"E	38.47'
L36	S00°00'00"E	38.47'
L37	S00°00'00"E	38.47'
L38	N00°00'00"E	38.47'
L39	N00°00'00"E	38.47'
L40	S00°00'00"E	38.47'
L41	S00°00'00"E	38.47'
L42	N00°00'00"E	38.47'
L43	N00°00'00"E	38.47'
L44	S00°00'00"E	38.47'
L45	S00°00'00"E	38.47'
L46	N00°00'00"E	38.47'
L47	N00°00'00"E	38.47'
L48	S00°00'00"E	38.47'
L49	S00°00'00"E	38.47'
L50	N00°00'00"E	38.47'
L51	N00°00'00"E	38.47'
L52	S00°00'00"E	38.47'
L53	S00°00'00"E	38.47'
L54	N00°00'00"E	38.47'
L55	N00°00'00"E	38.47'
L56	S00°00'00"E	38.47'
L57	S00°00'00"E	38.47'
L58	N00°00'00"E	38.47'
L59	N00°00'00"E	38.47'
L60	S00°00'00"E	38.47'
L61	S00°00'00"E	38.47'
L62	N00°00'00"E	38.47'
L63	N00°00'00"E	38.47'
L64	S00°00'00"E	38.47'
L65	S00°00'00"E	38.47'
L66	N00°00'00"E	38.47'
L67	N00°00'00"E	38.47'
L68	S00°00'00"E	38.47'
L69	S00°00'00"E	38.47'
L70	N00°00'00"E	38.47'
L71	N00°00'00"E	38.47'
L72	S00°00'00"E	38.47'
L73	S00°00'00"E	38.47'
L74	N00°00'00"E	38.47'
L75	N00°00'00"E	38.47'
L76	S00°00'00"E	38.47'
L77	S00°00'00"E	38.47'
L78	N00°00'00"E	38.47'
L79	N00°00'00"E	38.47'
L80	S00°00'00"E	38.47'
L81	S00°00'00"E	38.47'
L82	N00°00'00"E	38.47'
L83	N00°00'00"E	38.47'
L84	S00°00'00"E	38.47'
L85	S00°00'00"E	38.47'
L86	N00°00'00"E	38.47'
L87	N00°00'00"E	38.47'
L88	S00°00'00"E	38.47'
L89	S00°00'00"E	38.47'
L90	N00°00'00"E	38.47'
L91	N00°00'00"E	38.47'
L92	S00°00'00"E	38.47'
L93	S00°00'00"E	38.47'
L94	N00°00'00"E	38.47'
L95	N00°00'00"E	38.47'
L96	S00°00'00"E	38.47'
L97	S00°00'00"E	38.47'
L98	N00°00'00"E	38.47'
L99	N00°00'00"E	38.47'
L100	S00°00'00"E	38.47'
L101	S00°00'00"E	38.47'
L102	N00°00'00"E	38.47'
L103	N00°00'00"E	38.47'
L104	S00°00'00"E	38.47'
L105	S00°00'00"E	38.47'
L106	N00°00'00"E	38.47'
L107	N00°00'00"E	38.47'
L108	S00°00'00"E	38.47'
L109	S00°00'00"E	38.47'
L110	N00°00'00"E	38.47'
L111	N00°00'00"E	38.47'
L112	S00°00'00"E	38.47'
L113	S00°00'00"E	38.47'
L114	N00°00'00"E	38.47'
L115	N00°00'00"E	38.47'
L116	S00°00'00"E	38.47'
L117	S00°00'00"E	38.47'
L118	N00°00'00"E	38.47'
L119	N00°00'00"E	38.47'
L120	S00°00'00"E	38.47'
L121	S00°00'00"E	38.47'
L122	N00°00'00"E	38.47'
L123	N00°00'00"E	38.47'
L124	S00°00'00"E	38.47'

NOTES :

1. 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.

2. UNLESS OTHERWISE NOTED, ALL CORNERS ARE MONUMENTED WITH A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA".

3. ALL EASEMENTS LABELED WITH "VOL. AND PG." ARE BY SEPARATE INSTRUMENT AND DIMENSIONS OF THAT DOCUMENT WILL CONTROL OVER THE DIMENSIONS ON THIS PLAT.

THE REASON FOR THIS REPLAT IS TO MOVE INTERIOR LOT LINE BETWEEN LOTS 1 AND 2 AND TO ADD EASEMENTS.

REPLAT
ANS HEADQUARTERS

LOTS 1R AND 2R BLOCK A

BEING A REPLAT OF LOTS 1 AND 2, BLOCK A
OF ANS HEADQUARTERS, LOTS 1 AND 2, BLOCK A
RECORDED IN CABINET P, PAGE 368, M.R.C.C.T.
BEING 28.631 ACRES OUT OF
O. EPPS SURVEY ABSTRACT NO. 297
MARIA C. VELA SUVRVEY, ABSTRACT NO. 935
CITY OF PLANO, COLLIN COUNTY, TEXAS

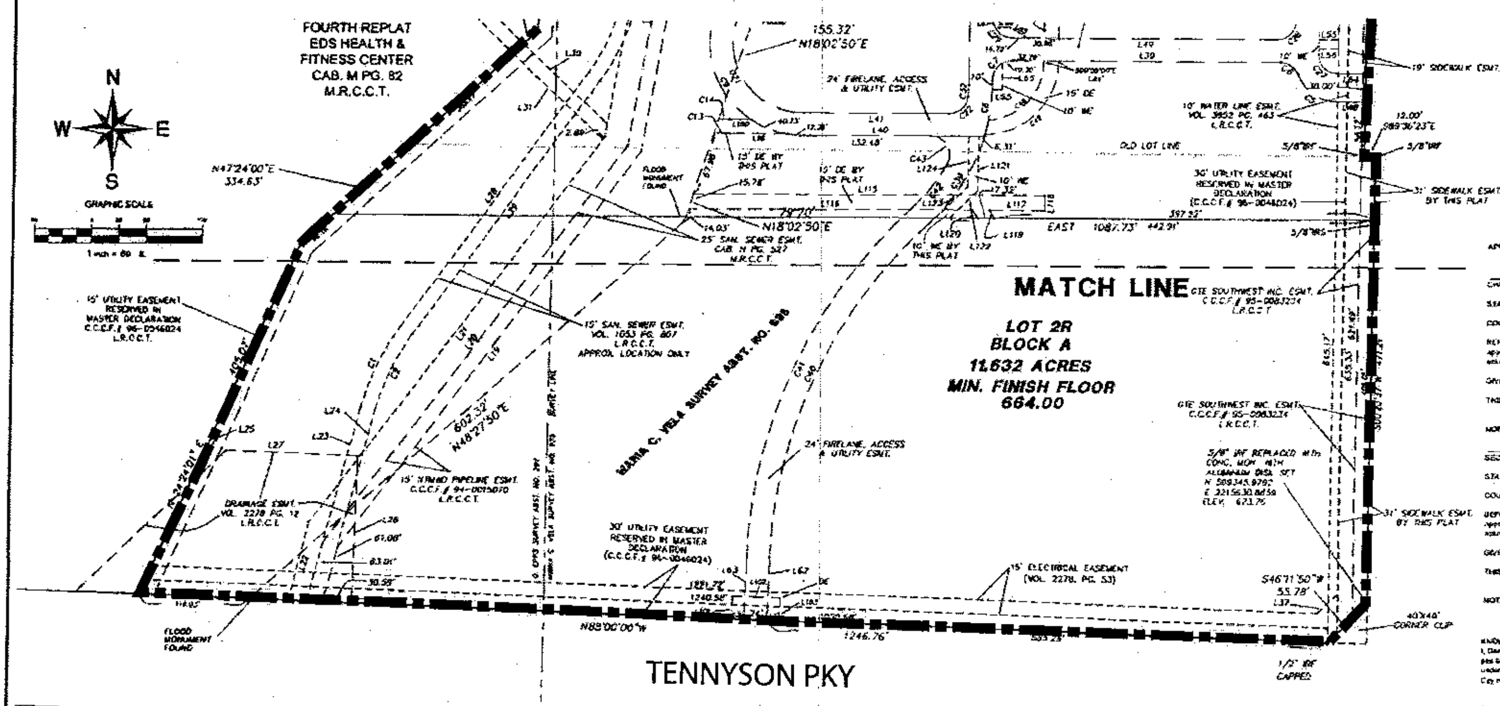
OWNER:
Advanced Private Addiction Systems, Inc.
6301 Westchase Point, Ste. 100
Plano, Texas

SURVEYOR:
Kimley-Horn and Associates, Inc.
8320 Walnut Hill Lane, Suite 300
Dallas, Texas, 75231
Tel. No. 972-770-1300
Fax No. 972-239-3179

DATE: July 8, 2008
KHA JOB NO. 069665

This Plat Filed in Volume _____ Page _____ Date _____

SHEET 1 OF 2



NOTES :

1. 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.

2. UNLESS OTHERWISE NOTED, ALL CORNERS ARE MONUMENTED WITH A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA".

3. ALL EASEMENTS LABELED WITH "VOL. AND PG." ARE BY SEPARATE INSTRUMENT AND DIMENSIONS OF THAT DOCUMENT WILL CONTROL OVER THE DIMENSIONS ON THIS PLAT.

CERTIFICATE OF APPROVAL

APPROVED this the ____ day of ____________, 2006 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 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 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

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, Dana Brown, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground 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 Plan Commission of the City of Plano, Collin County, Texas.

Dana Brown R.P.L.S. 5336
KIMLEY-HORN AND ASSOCIATES, INC.
[illegible]
[illegible]
Phone: (972) [illegible]
Fax: (972) [illegible]

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 Dana Brown, 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 6th DAY OF July, 2006.

NOTARY PUBLIC in and for the STATE OF TEXAS

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS ADVANCED NEUROMODULATION SYSTEMS, INC. is the owner of a tract of land out of the MARIA C. VELA SURVEY, Abstract No. 935 and the O. EPPS SURVEY, Abstract No. 297 in the City of Plano, Collin County, Texas, [illegible]

[illegible]

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ADVANCED NEUROMODULATION SYSTEMS, INC., [illegible]

[illegible]

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.

Advanced Neuromodulation Systems, Inc.

BY: ______________

Print Name and 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 __________, 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

THE REASON FOR THIS REPLAT IS TO MOVE INTERIOR LOT LINE BETWEEN LOTS 1 AND 2 AND TO ADD EASEMENTS.

REPLAT
ANS HEADQUARTERS

LOTS 1R AND 2R BLOCK A

BEING A REPLAT OF LOTS 1 AND 2, BLOCK A
OF ANS HEADQUARTERS, LOTS 1 AND 2, BLOCK A
RECORDED IN CABINET P, PAGE 358, M.R.C.C.T.
BEING 28.631 ACRES OUT OF
O. EPPS SURVEY ABSTRACT NO. 297
MARIA C. VELA SUVRVEY ABSTRACT NO. 935
CITY OF PLANO, COLLIN COUNTY, TEXAS

OWNER:
Advanced Neuromodulation Systems, Inc.
6501 Windcrest Drive, Ste. 100
Plano, Texas

SURVEYOR:
Kimley-Horn and Associates, Inc.

DATE: July 6, 2006

KHA JOB NO. [illegible]

SHEET 2 OF 2

This Plat Filed in Volume ______, Slide ______, Date: ______

CITY OF PLANO

PLANNING & ZONING COMMISSION

July 17, 2006

Agenda Item No. 8

Public Hearing - Replat: Glen Whitt Addition, Block A, Lot 1R

Applicant: Glen Whitt

DESCRIPTION:

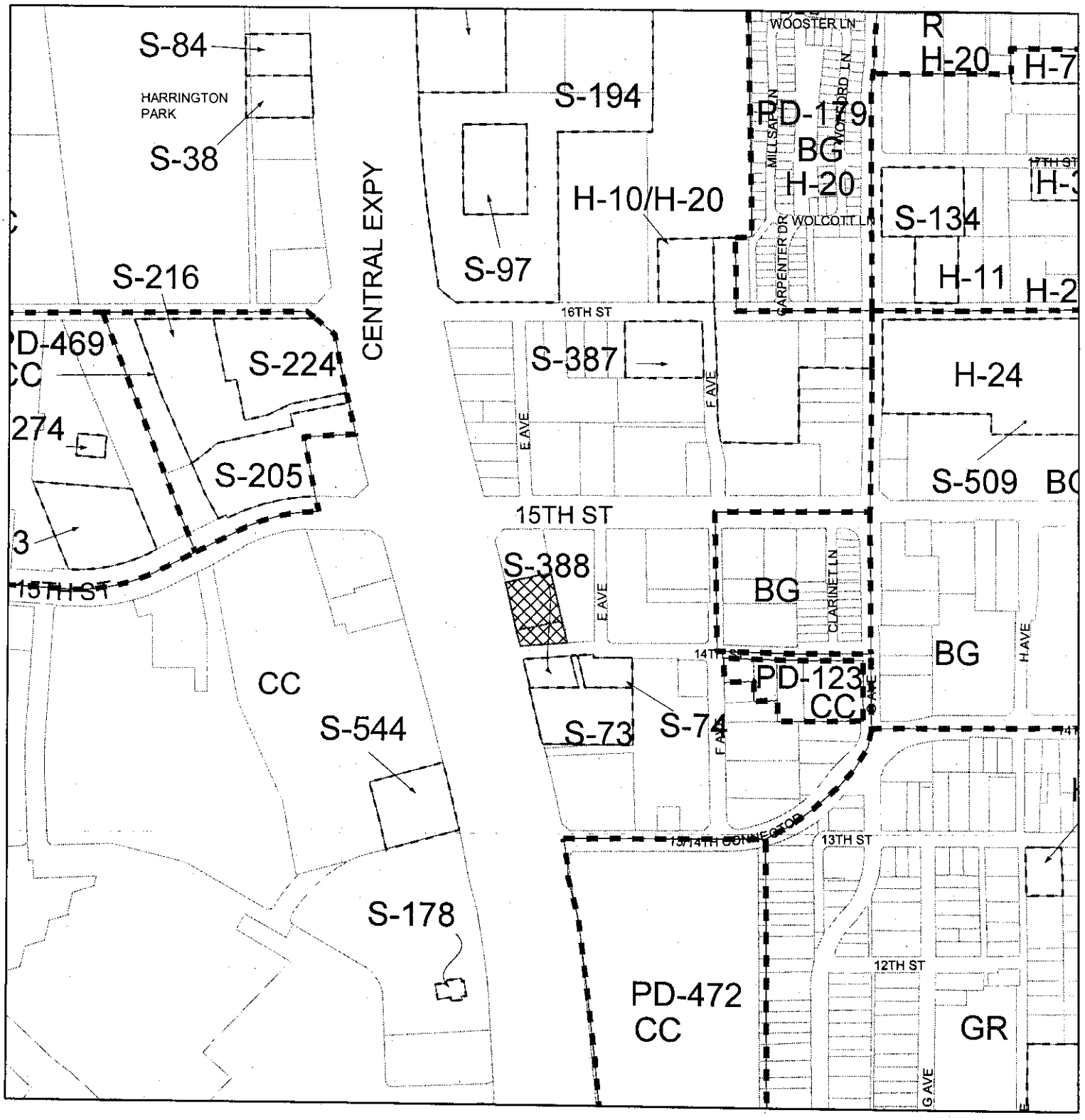
A small engine repair shop on one lot on 0.6± acre located at the northeast corner of U.S. Highway 75 and 14th Street. Zoned Corridor Commercial. Neighborhood #67.

REMARKS:

The purpose for the replat is to combine Lot 1 of Glen Whitt Addition with a 0.161 acre tract into one lot.

RECOMMENDATIONS:

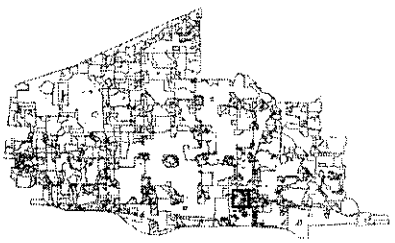
Recommended for approval as submitted.



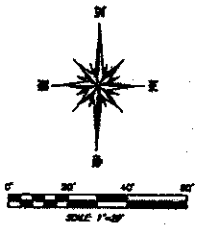
Item Submitted: REPLAT

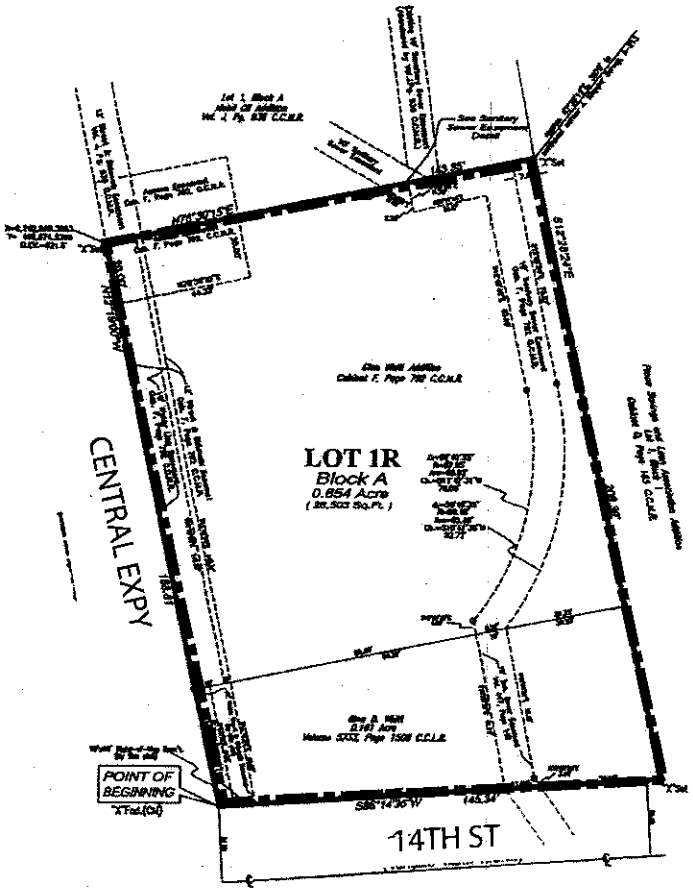
Title: GLEN WHITT ADDITION
BLOCK A, LOT 1R

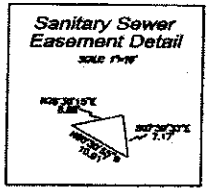
Zoning: CORRIDOR COMMERCIAL

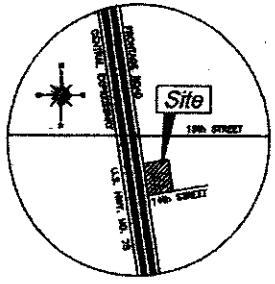


200' Notification Buffer









VICINITY MAP
N.T.S.

Notes: 1) The purpose of this replat is to combine Lot 1 of Glen Whitt Addition with a 0.161 acre tract into one lot; 2) Oil is a controlling easement; 3) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINE AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT I, Glen Whitt, being the owner of the subject property, does hereby adopt this plat designating the herein described property as Replat of Lot 1R, Block A, Glen Whitt Addition, 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 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 may in any way endanger or interfere with the construction, maintenance 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 parts of their respective systems without the necessity at any time of procuring the permission from anyone.

The undersigned does hereby 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 to, 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.

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

WITNESS OUR HANDS, this the _____ day of _____, 2006.

_____
Glen Whitt

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Glen Whitt known to me to be the person whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

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

_____
Notary Public for the State of Texas

LEGAL DESCRIPTION

SITUATED in the State of Texas, County of Collin, City of Plano, being part of the Joseph Klepper Survey, Abstract No. 213, being all of a 0.161 acre tract as recorded in Volume 5733, Page 1508 of the Collin County Land Records, all of Lot 1, Block A, of Glen Whitt Addition, an addition to the City of Plano, as recorded in County Clerk's No. 94-0138434 and Cabinet F, Page 792 of the Collin County Map Records and being more particularly described as follows:

BEGINNING at an "X" mark found marking the southwest corner of said premises, the southwest corner of said 0.161 acre tract and the intersection of the north right-of-way line of 14th Street with the east right-of-way line of U.S. Highway No. 75;

THENCE with the west line of said premises, the west line of said 0.161 acre tract, and the east right-of-way line of U.S. Highway No. 75, North 17°19'00" West, 188.81 feet to an "X" mark set marking the northwest corner of said premises, the northwest corner of said Glen Whitt Addition, the southwest corner of Lot 1, Block A, Mobil Oil Addition, an addition to the City of Plano as recorded in Volume J, Page 336 of the County County Map Records, and being in the east right-of-way line of U.S. Highway No. 75;

THENCE with the north line of said premises, the north line of said Glen Whitt Addition and the south line of said Mobil Oil Addition, North 76°30'15" East, 143.35 feet to an "X" mark set marking the northeast corner of said premises, the northeast corner of said Glen Whitt Addition, the southeast corner of said Mobil Oil Addition and being in the west line of Lot 1, Block 1 of Plano Savings and Loan Association Addition, an addition to the City of Plano, as recorded in Volume D, Page 185 of the Collin County Map Records;

THENCE with the east line of said premises, the east line of said Glen Whitt Addition, the east line of the aforesaid 0.161 acre tract and the west line of said Plano Savings and Loan Association Addition, South 17°25'24" East, 208.38 feet to a "X" mark set marking the southeast corner of said premises, the southeast corner of said 0.161 acre tract, the southeast corner of said Plano Savings and Loan Association Addition and being in the north right-of-way line of 14th Street;

THENCE with the south line of said premises, the south line of said 0.161 acre tract, and the north right-of-way line of 14th Street, South 86°14'36" West, 145.34 feet to the place of beginning and containing 36,503 square feet or 0.854 acre of land.

Owner:
Glen Whitt
1414 North Central Expressway
Plano, TX 75074
(972) 562-3300

SURVEYOR'S CERTIFICATE

THAT I, F. E. Bernsdorfer, Jr., do hereby certify that I prepared this plat from an actual and accurate survey of land and that the corner monuments shown thereon were properly placed under my supervision. This plat was prepared in accordance with the subdivision rules and regulations of the City of Plano, Texas.

_____
F. E. Bernsdorfer, Jr.
Registered Professional
Land Surveyor, No. 4051

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared F. E. Bernsdorfer, 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 _____ day of _____, 2006.

_____
Notary Public for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED this the _____ day of _____, 2006, 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 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 _____ day of _____, 2006.

_____
Notary Public 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, 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 for the State of Texas

Replat of
Lot 1R, Block A
GLEN WHITT ADDITION
being a Replat of Lot 1, Block A Glen Whitt Additon and a 0.161 Acre Tract in the Joseph Klepper Survey, Abstract No. 213
City of Plano, Collin County, Texas
September 13, 2005

Roome Land Surveying, Inc.
2000 Ave. G
Suite 610
Plano, Texas
Phone: 972-423-4272
Fax: 972-423-7823

CITY OF PLANO

PLANNING & ZONING COMMISSION

July 17, 2006

Agenda Item No. 9

Public Hearing - Replat: Park Place Addition, Block 1, Lots 1R & 2R

Applicant: Park Place Land Company

DESCRIPTION:

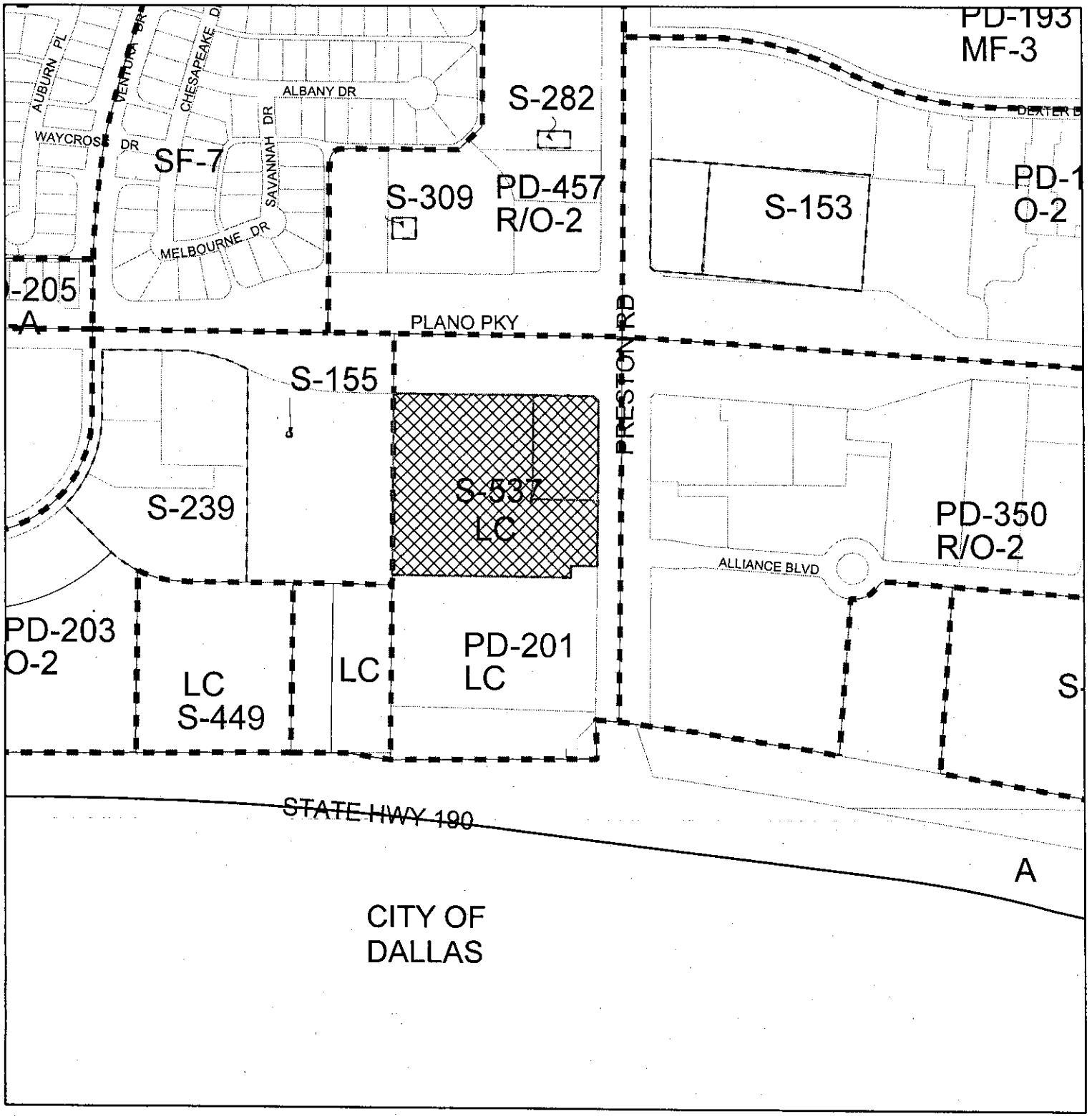
An existing new car dealer on one lot on 6.3± acres and future parking on one lot on 1.4± acres at the southwest corner of Preston Road and Plano Parkway. Zoned Light Commercial with Specific Use Permit #537 for New Car Dealer. Neighborhood #54.

REMARKS:

The purpose for the replat is to abandon and dedicate easements.

RECOMMENDATIONS:

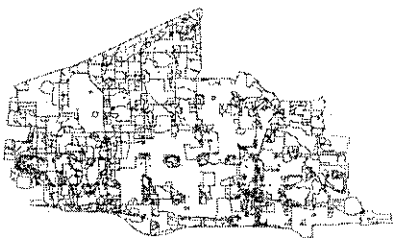
Recommended for approval as submitted.



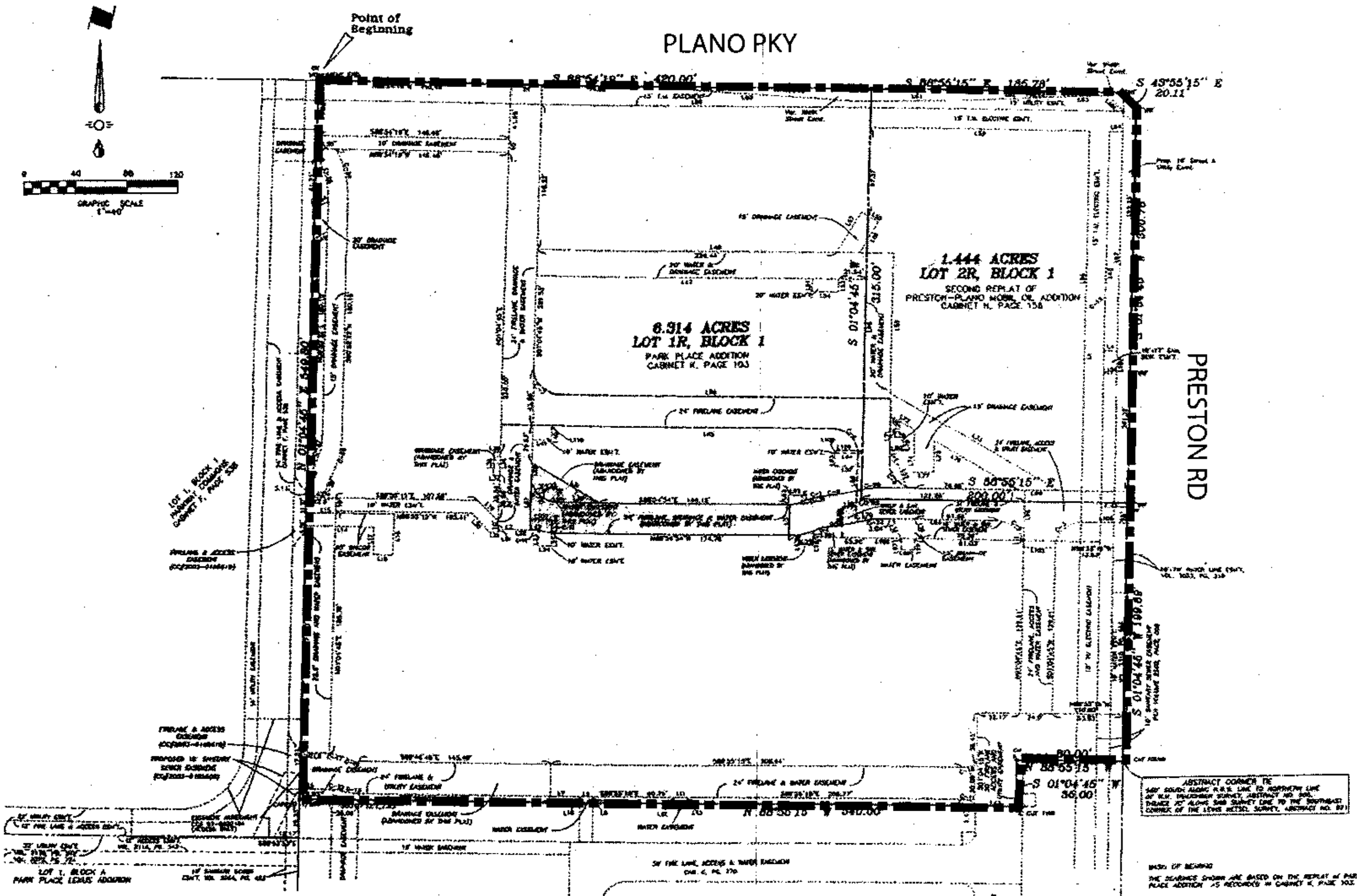
Item Submitted: REPLAT

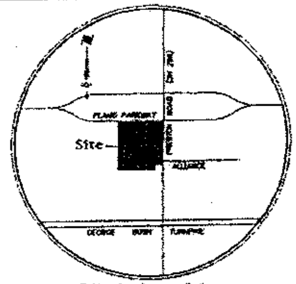
Title: PARK PLACE ADDITION
BLOCK 1, LOTS 1R & 2R

Zoning: LIGHT COMMERCIAL
W/SPECIFIC USE PERMIT #537



200' Notification Buffer





Vicinity Map

EASEMENT LINE TABLE

	BEARING	DISTANCE
[illegible]	[illegible]	[illegible]

EASEMENT LINE TABLE

	BEARING	DISTANCE
[illegible]	[illegible]	[illegible]

EASEMENT CURVE TABLE

	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

EASEMENT CURVE TABLE

	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

BASIS OF BEARING

C.M. CONTROLLING MONUMENTS

Legend

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.

PURPOSE OF REPLAT:
To Abandon & Dedicate Easements

SHEET 1 OF 2

REPLAT

PARK PLACE ADDITION

LOT 1R & 2R, BLOCK 1

being a Replat of Lots 1R & 2R, Block 1,
Park Place Addition
situated in the
LEWIS WETSEL SURVEY ~ ABSTRACT NO. 971
PLANO, COLLIN COUNTY, TEXAS

Lot 1R Owner
CARS-084, L.P.
Attn: John M. Weaver
3270 Greensboro Dr., Suite 950
McLean, Virginia 22102
Telephone (703) 288-3075

Lot 2R Owner
Park Place LX Land Company
Attn: Kenneth Schnitzer
2100 McKinney, Suite 1760
Dallas, Texas 75201
Telephone (214) 578-8701

Engineer/Surveyor
Spiars Engineering, Inc.
730 E. Park Blvd., Suite 210
Plano, Texas 75074
Telephone (972) 422-0077

Surveyor
Burdulson Surveying, Inc.
9883 W. University Dr., Suite 102
McKinney, Texas 75071
Telephone (972) 542-1446

Scale 1"=40'   June 2006

CITY OF PLANO

PLANNING & ZONING COMMISSION

July 17, 2006

Agenda No. 10

Discussion & Direction: Multistory Office Building Sign Standards

Applicant: City of Plano

DESCRIPTION:

This item is a request for discussion and direction on standards for multistory office building signs.

REMARKS:

At their December 20, 2005, preliminary meeting, City Council and Selso Mata, Chief Building Official, discussed the creation of a multistory office building sign standard. Mr. Mata noted that the Building Inspections Department has received many sign permit applications to place wall signs on the upper floor facades of multistory buildings. Although many cities allow the placement of wall signs anywhere on the facade of a multistory building, Plano's sign regulations within the Zoning Ordinance limit sign placement to the same floor as the tenant space. After discussion, City Council directed Mr. Mata to prepare potential amendments to the Zoning Ordinance for their consideration to allow flexible placement of wall signs.

This item has been previously discussed in public hearing by the Commission at the April 17, 2006, May 1, 2006, and May 15, 2006, Planning & Zoning Commission meetings. At the June 19, 2006, meeting, this zoning case was tabled until the August 7, 2006, Planning & Zoning Commission meeting so that staff could provide additional information, research, and alternatives for discussion. Attached to this report is an overview of office signage ordinances and issues and three alternatives for multistory office sign standards. Attached under separate cover are slides from a PowerPoint presentation that Mr. Mata discussed at the meeting.

RECOMMENDATION:

Staff is seeking direction from the Commission for multistory office sign standards.

OVERVIEW OF OFFICE SIGNAGE ORDINANCES AND ISSUES

The following report contains a brief review of Office Signage ordinances and documentation concerning signage issues.

Content is summarized as follows:

Content Page **Page**

Questions and Answers on Office Signage	2
Excerpts from a letter concerning Office Signage From David Cunningham with Granite Properties	2-3
Email From Sally Bane, with the Plano Economic Board In support of Multi-Story Office Sign revisions	4
Summary of Sign Ordinance Provisions from various Cities	5
Excerpts from Wall Sign Ordinances;	
Addisson	6
Carrollton	7
Fort Worth	8
Frisco	9
Irving	10
Richardson	11
Plano	12

Why do we need to change the sign ordinance for office sign locations?

Currently there are no specific requirements pertaining to office signage. This sign type has been clustered into the General Business category. The proposed change would clearly define a Multi-Story Office Sign category and allow tenants a top floor sign placement regardless of tenant location in the building.

What are the problems encountered with office signage?

A commercial office building may be composed of more than one story. The physical location of an office may be on any story in that building. Per our sign ordinance, a sign must be located directly above the space for which it is intended. For example, if the office space is located on the third floor, then the sign must be on the third floor. If an office space is sited on an unfavorable side of a building, regarding visibility, then the proposed sign would have no street exposure and the sign may not be seen.

Again the problematic symptom for office use is the requirement that signs be located above the space for which it is intended. Another frequently encountered situation is a high-rise building where a major tenant may occupy several floors of a building but may not be located on the top floor. Per our existing sign ordinance a tenant in this scenario preferring the most visible location for signage on the top floor would be denied.

What are the benefits of this change?

Plano is maturing. The amount of larger office buildings is increasing. The Plano Economic Board is regularly in competition with other cities to bring tenants to Plano. Permitting an office sign of this type would be an added benefit for the City of Plano and The Plano Economic Board in its efforts to bring business to Plano. There are competing cities which currently allow this type of sign use. An ordinance modification of this type could provide economic benefits for the City of Plano.

In italics below are excerpts from a letter concerning Office Signage from David Cunningham with Granite Properties and city staff response.

Current City Codes for signage (limited size and location of name to be directly above the tenant's space) work very well for Retail and Office buildings that are two stories or less.

This is correct. We have had several BOA cases to vary this requirement. They have been denied.

Current City Code which limits ability to give building-top signage to a tenant not on the top floor is our major issue. Current code allows us to put multiple signs in various places on a buildings elevation. While we "could" do this we, as responsible building owners, do not wish to de-value the buildings architecture and/or contribute to signage pollution.

Current Code does prohibit placing signs over other tenant spaces, but we have had one exception, UGS. We should make some code changes to allow this by code in the future. This change would be in section 3.1603(1) (b) IV and VI.

Consider that any multi-tenant building three stories or taller will have this issue.
We think it should be 4 story or taller, excluding basements, based on other sign requests in the past.

Consider that Granite Park III (and our other office buildings as well) have floor plates that are 120' wide and 250'+ long. This is nearly a football field in plate size. A building elevation 250' long can easily and aesthetically support two signs of two different tenants' names.

Understood.

We propose that any major office building such as GP I, II or III which have these large dimensions can support a maximum of 6 signs at the top of any one building. Two signs on either long side and one sign on the short side. So, In lieu of the allowed multiple signs up and down the buildings face which we would rather not deploy, we would request a max sign count of 6 signs at the top of a building and there would not be any other signs on the building face(s) until the second floor sign band was reached. The top of the building signs would allow any tenant we choose to use one of the designated sign locations, regardless of where they are in the building. (IE: a major tenant on the 4th and 5th floor of a 14 floor building could still have name identification on the top of the building). These top level signs would be reserved for the "large" corporate name tenants that many times will not come to a building if they can't get the identification. (IE: UGS).

Not all buildings will have a geometric plan as outlined. It is difficult to quantify a solution for all types of buildings based on the terminology of short or long side. We can study this to make the verbiage work in the proposed sections 3.1603(1) (b) IV and VI.

Consider that the second floor sign band needs to have signage capability. In most of our office buildings we have first floor tenants that have a "retail/walk-up" flavor. Tenants such as banks, title companies, coffee shops, deli's or similar. We would request a maximum of four signs to be located on the ground floor for such walk-up tenants.

This has been a past request by Mr. Cunningham to have signs of one tenant over another tenant's space. We have denied this in the past with the BOA support.

Please consider that we as building owners do not want more signs on buildings than we have to have, but market realities dictate a need to have flexibility in granting signs to major tenants. It is a critical market issue than can win or lose a big relocation to Granite Park and the City of Plano. The need to know what we can give early in negotiations is most important.

Several options here:

1. We can propose an amendment to allow more signs on the uppermost floor as requested.
2. Broaden the amendment to allow benefit for other buildings as well and not just buildings 4 stories or more.
3. Propose amending the PD for Granite properties to allow signage under consideration.

Selso Mata

From: Sally Bane
Sent: Friday, June 02, 2006 3:03 PM
To: Selso Mata
Subject: PEDB
Importance: High

June 2, 2006

Dear Selso:

Thank you for inquiring about my perspective on the potential impact of a prospective company's ability to have signage on a multi-tenant building. The PEDB operates in a very competitive economic development environment, in particular, in regards to site factors and incentives.

In our experience, many mid-sized companies have a preference for buildings that allow them to have signage. In some cases, their ability to have signage is one of the factors considered when making their facility selection. Often, these expanding companies place a high value on creating name recognition, and an exterior sign can assist in that objective. Any modifications to regulations that would simplify the process, or allow signage in a multi-tenant environment, could have positive economic development benefits.

Best regards,

Sally Bane
Executive Director
Plano Economic Development Board
4800 Preston Park Blvd, Suite A100
Plano, TX 75093
972-985-3700
sallyb@plano.gov
www.planotexas.org

Summary of Sign Ordinance Provisions

Plano-

The total sq. ft. allowed for a single wall sign shall not exceed 2x the lineal ft of the lease space
Maximum 75% width coverage of the tenant's lease space
Maximum 6' in height or use exception (height may be exceeded, however, per each inch over 6', one percent shall be deducted from the 75% width coverage)
General Business Signs shall be located over the business for which the sign is intended.
No restriction on number of signs per elevation

Irving- based on sq.ft max. sign size

Signs shall not exceed 80 percent of the length or signs shall not exceed 33 percent of the height of the front of the building or lease space

Richardson – 400 sq.ft max. sign size

*Single Signs shall not exceed **200** square feet or an area exceeding the length of the building front multiplied by two. Sum of all attached signs shall not exceed twice the area allowed for a single sign.*
Signs may be increased in base allowable and maximum allowable. (exceptions)
Increase shall not exceed two sq. ft. in area over a sign above 20 ft. in height for each additional foot above 20 ft.

Addisson- 100 sq.ft max. sign size

Buildings 4 stories or more in height may not have more than two attached signs per façade.
Each sign must be located on or near the uppermost story of the building, second sign is to be located on the first or ground floor.
*Signs below 36' height limited to **100** sq. ft.*
Signs above 36' height allowed 4 sq.ft. increase per foot of vertical distance measured from bldg. grade to the base of the sign
The combined effective square footage of both signs may not exceed twice the allowed effective sq.ftg. As specified in previous subsections

Austin- 100; 200; & 300 sq.ft max. sign size

The sign area of a wall sign may not exceed an area equal to 10 percent of the building façade.
*Express Corridor A)On a lot with 86 linear feet of street frontage, 60 square feet; or B) On a lot with more than 86 linear feet of street frontage the lesser of; 0.7 square feet for each linear foot of street frontage; or **300** square feet.*
*Neighborhood Commercial - 0.3 square feet for each linear foot of street frontage; or **100** square feet.*
*Commercial District – Total sign area for a lot may not exceed 20 percent of the façade area of the first 15 feet of the building. 0.7 square feet for each linear foot of street frontage; or **200** square feet.*

Fort Worth- 500 sq.ft max. sign size

The total sign area shall cover no more than 15 % of the total area of the wall or façade including doors and window, on which the signs are placed. Each tenant space shall be limited to such 15% restriction. Maximum of 500 sq.ft. of signage.
The area of the sign shall not exceed 15% of the area of closest wall of the building above which the sign is placed.

Addisson – Wall Signs

Sec. 62-163. Area.

Total effective area of attached signs shall not exceed the following schedules:
(1) On an attached sign located at a height of up to 36 feet, the effective area is limited to one square foot of sign area for each linear foot of building frontage not to exceed 100 square feet
(2) An attached sign located at or exceeding a height of 36 feet shall be permitted an increase in maximum effective area. Such increases shall not exceed four square feet in effective area for each additional one foot of height above 36 feet measured from the base of the sign to the building grade.
(3) Attached signs may be located on each facade; however, the sum of the effective area of all attached signs shall not exceed twice the allowable effective area as specified in subsections (1) and (2) of this section.
(4) Buildings with four or more stories in height may have not more than two attached signs per facade provided that:
a. Each sign is designated for a separate tenant.
b. One sign must be located on or near the uppermost story of the building. while the second sign is to be located on the first or ground level floor.
c. Signs may be no closer than 30 feet apart.
d. The combined effective square footage of both signs may not exceed twice the allowed effective square footage as specified in subsections (1) and (2) of this section.
(5) Maximum letter/logo height of attached signs shall not exceed twice the allowable effective area as specified in subsections (1) and (2) of this section. Maximum letter/logo height of attached signs shall be determined by the following schedule:

TABLE INSET:

Sign Height (feet)	Maximum Letter/Logo Height (inches)
0--36	16
37--48	36
49--100	48
101--150	60
151 and up	72

a. Letter heights in excess of 72 inches must be approved by the city council.
b. Not more than 50 percent of the letters in each individual sign height category may be 25 percent taller than the specified maximum letter/logo height.

Carrollton – Wall Signs

Old Downtown Commercial District (ODC). A 15.7 acre tract of land with a perimeter boundary measured at the R.O.W. situated in the John Nix Survey, Abstract No. 1089, and the William Larner Survey, Abstract No. 799, Dallas County, Texas.

Sign area. The square footage of a sign made up of letters, words or symbols within a frame shall be determined from the outside edge of the frame itself. The square footage of a sign composed of only letters, words or symbols shall be determined from imaginary rectangle drawn around the entire copy or grouping of such letters words or symbols. Double-faced signs shall be calculated as the area of one side only. Three-dimensional or multi-faced signs shall be calculated as the maximum area visible from any single direction at any point in time. Signs may be V-shaped, not to exceed a 45-degree angle, and can have only two sign faces.

Secs. 151.72--151.79. Reserved.

Sec. 151.87. Wall signs.

(A) *Maximum height* : Not applicable.
(B) (1) *Maximum area per wall* : 200 square feet for each 75 feet of wall length per business provided no more than 75 percent of total wall height or width is covered.
(2) Exceptions:
(d) ODC signs above 12 feet high: 30 square feet.
(e) ODC signs below 12 feet high: Eight square feet.
(f) ODC directory signs: Eight square feet.
(g) ODC building identification: 25 square feet.
(h) ODC district ID: 200 square feet.
(i) ODC rear wall signs abutting I-35: 50 square feet.
(j) Mural: 50 percent of total exterior elevations
(C) *Placement* : wall of the business in which the business operates.
(D) (1) *Maximum number* : Limited by area in division (B) above.
(2) Exceptions:
(a) In the case of ODC district identification signs: Two signs, whether wall or monument type, in addition to other legal signs for identification and promotion of the district when placed within the district.

Sec. 151.91. Projecting signs.

(A) *General* : Projecting signs are prohibited in all districts except the Old Downtown Commercial District.
(B) *Maximum height* : Not applicable.
(C) *Minimum height* : Projecting signs shall not be closer than 7.5 feet to grade.
(D) *Maximum area* :
Less than 12 feet in height: Four square feet.
More than 12 feet in height: 30 square feet.
(E) *Placement* : Ten feet separation between signs. Projecting signs overhanging the right-of-way shall obtain the appropriate license from the city for use of the right-of-way. Signs shall not extend closer than one foot from the face of the curb.
(F) *Maximum Number* : One per occupancy.

Fort Worth-Wall Signs

E. *Attached signs in commercial and industrial districts.*

Unless exempted under the provisions of Section 6.402, the following regulations shall apply to all attached on-premises signs erected in districts "E" through "K," except for signs for large retail stores subject to section 5.132A(7).

1. The total sign area shall cover no more than 15 percent of the total area of the wall or facade, including doors and windows, on which the signs are placed. Each tenant space shall be limited to such 15-percent restriction.
2. Signs shall not project more than three feet from the building or canopy. No sign projection shall encroach over public property except as permitted by the sign code (chapter 29 of the City Code).
3. Signs may be installed upon the roof subject to the following conditions:

a. The area of the sign shall not exceed 15 percent of the area of the closest wall of the building above which the sign is placed.

b. The sign shall not exceed four feet above the roof or top of the parapet wall at the roof, whichever is higher.

c. All roof signs placed upon a building or buildings upon one platted lot shall be similar

Frisco – Wall Signs

N. WALL SIGNS

1. Definition – A wall sign is a sign painted on or erected parallel to and extending not more than twelve (12) inches from the façade of any building to which it is attached, supported throughout its entire length by the building face.

2. Wall signs are permissible subject to the following conditions and upon the issuance of a sign permit:

   a. Place –

      v. For building with a height of five (5) stories or greater, a wall sign may extend above the roofline of the building on which it is attached up to twenty-five (25) percent of the sign's height. The wall sign must be located on that portion of the building that is five (5) stories or greater.

   c. Manner –

      i The size of wall signs shall be as follows:

Building Height	Maximum Sign Height	Maximum Percentage of Wall Length *
0 feet – 20 feet	4 feet	75%
>20 feet – 30 feet	5 feet	60%
>30 feet	8 feet	50%

*Wall signs shall not occupy more than the maximum percent of the length of any wall on which it is erected.

Corporate logos may exceed the maximum sign height by forty (40) percent.

ii Wall signs of up to twelve (12) feet in height are allowed in conjunction with building and/or groups of contiguous buildings with common wall construction and containing a minimum of five hundred thousand (500,000) square feet. Wall signs of this size shall:

a. be placed on walls that are a minimum of thirty-seven (37) feet in height;
b. be placed directly on the face of a wall;
c. be set at a minimum of fourteen (14) feet above the grade;
d. not project more than eighteen (18) inches from the face of the wall; and
e. not occupy more than fifty (50) percent of any wall on which it is erected.

Irving – Wall Signs

Sec. 7-1. Definitions.

The following words, phrases, and terms when used in this chapter have the meanings ascribed to them in this section except when the context clearly indicates a different meaning:

Wall sign means a sign which is painted, attached, or affixed to the wall, canopy, or face of a parapet, mansard, or marquee of a building, or is an integral part of the wall of a building, with the exposed face of the sign in a plane parallel to the wall, canopy, mansard, or marquee and which does not project more than twelve (12) inches from the wall.

Sec. 7-3. Special provisions.

It is unlawful for any person to own, operate, use, erect, benefit from, permit, or maintain any sign that is not in compliance with each of the applicable following special provisions:

(13) *Wall signs:*

a. Shall be constructed of materials as permitted by the building code;

b. Shall not have the exposed face more than twelve (12) inches from the wall, canopy, mansard, marquee, or wall of the building. It is an affirmative defense to this subsection that the wall sign is an electric wall sign which projects not more than eighteen (18) inches from the wall;

c. Shall not extend above or beyond the parallel face of the wall to which the sign is attached; and

d. Shall not exceed eighty (80) percent of the length or thirty-three (33) percent of the height of the front of the building or lease space.

e. All painted wall signs must meet the requirements of this section.

Richardson – Wall Signs

ARTICLE III. CLASSIFICATION

Sec. 18-96. Classifications described.

Signs are classified as follows:
(7) Class 7, major attached signs.

Sec. 18-124. Office, technical office and industrial districts.

The office, technical office and industrial use districts include all zoning classifications designated for office, technical office and industrial usage.
(6) *Class 7.* Major attached signs shall be permissible in these districts, except where restricted to retail and commercial districts as specified in article III. Such signs shall be entirely below the roof line of the building. Buildings with single street frontage shall be allowed two attached signs. Buildings with frontage on more than one street shall be allowed one major attached sign per elevation per street frontage. For single story buildings intended for multiple occupancy and where the integral architectural design provides for separate features for attaching signs each tenant shall be allowed a maximum of 15 square feet of sign area. The area of other major attached signs allowed herein shall not exceed five percent of the wall area on which it is erected or lease space frontage.

Sec. 18-125. Retail, commercial districts.

The retail and commercial use districts shall include all zoning classifications designated for local retail or commercial usage.
(7) *Class 7.* Major attached signs shall be permissible in these districts subject to the following conditions and restrictions:
a. An attached sign may have an area not exceeding that calculated by multiplying the length of the building front by two feet. This calculation shall be termed base allowable area. In no event may an attached sign exceed a maximum allowable area of 200 square feet.
b. A permissible attached sign located at a height above 20 feet shall be permitted an increase in the base allowable area and an increase in the maximum allowable area. Such increases shall not exceed two square feet in area, over that allowed for a sign located at 20 feet of height, for each additional one foot in height above 20 feet.
c. Attached signs may be located on each exposed face of a building; however, the sum of the area of all attached signs shall not exceed twice the base allowable area nor shall exceed twice the maximum allowable area as specified in above subsections (7)a. and (7)b. of this section.

Richardson – Wall Signs

Sec. 18-126. Summary of districts.

These tables do not summarize all regulations included in this chapter.
TABLE INSET:

Table Two
Table for Office and Technical Office Districts
TABLE INSET:

Permissible	*Maximums*		
Classes	*Area*	*Height*	*Number*
7			*1 per building*
(a) If attached to a decorative screening wall or landscape planter	*(a) 16 square feet*	*(a) 8 feet*	
(b) If attached to a projecting structure.	*(b) 25 square feet*	*(b) below roof line*	
(c) If attached to surface of main building.	*(c) 25 square feet plus 3 square feet for each 1 foot in height above 20 feet.*	*(c) n/a*	

Class 7--Major attached signs

Table Four
Table for Retail and Commercial Districts
TABLE INSET:

Permissible	*Maximums*		
Classes	*Area*	*Height*	*Number*
7	*Sign area may not exceed 2 times the length of building front or 200 square feet, whichever is less, for signs at heights of 20 feet or less. Above 20 feet in height, an additional 2 square feet is allowed per additional foot of height.*	*Below roof line for mansard-type roofs. Limited to 4 feet above roof line for nonmansard-type roofs. May extend higher if attached to an integral architectural feature of the building other than the roof.*	*Sum of all attached sign area on a building may not exceed twice the area allowed for a single sign. Attached* signs *may be located on each exposed face of the building.*

Class 7--Major attached signs

ALTERNATIVES FOR MULTISTORY OFFICE SIGN STANDARDS

Recommendation: Option 1

Recommended for approval as follows: (Additions are indicated in underlined text; deletions are indicated in strikethrough text.)

1. Amend Subsection 3.1602 Definitions of Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations) by adding a new sign type to read as follows:

Sign - Multi-story office wall Any sign on a building with more than two stories, for office use, in which the tenant has no direct outside entrance from a tenant's space.

2. Amend paragraph (b) i, ii, and iv Wall Signs of Subsection 3.1603 Design and Construction Specification of Section 3.1600 (Sign Regulation) of Article 3 (Supplementary Regulations) by adding exceptions to the existing standards for wall signs as follows:

3.1603 Design and Construction Specifications

(1) Requirements for Wall Signs

(a) Projecting Signs

The horizontal portion of any projecting sign shall not be more than six feet in length measured from the building face and shall not be closer than two feet from the back of the curb line.
The height of the sign shall not exceed four feet. Such signs shall be an integral part of the architectural design of the building. Vertical clearance shall be subject to the requirements in 1.c. below.

(b) Wall Signs

(i) Wall signs shall not exceed 40 square feet or the product of two times the lineal footage of the wall area available to such signs or store frontage for which such signs are intended, whichever is greater.

Exception:

a) Multi-story office wall signs shall not exceed the product of two times the lineal footage of the building façade for which it is intended.

Such signs may be located on the face of the building in either a horizontal or vertical direction. The direction of a sign positioned at an angle shall be determined based on the degree of angle from the horizontal or vertical position. If the angle between the horizontal and the sign is 45 degrees or less, the sign shall be considered as a horizontal sign. If the angle between the horizontal and the sign is greater than 45 degrees, the sign shall be considered as a vertical sign.

(ii) The height of a horizontal wall sign shall not exceed six feet. The height shall be measured perpendicularly from the horizontal. The width of a vertical wall sign shall not exceed six feet. The width shall be measured perpendicularly from the

vertical. Wall signs shall not exceed 75% of the width or the height of the available wall area or store frontage based on the placement of the sign on the wall area.

Exception:

a) Multi-story office wall signs shall not exceed 75% of the width of the lineal footage of the entire building elevation.

b) Multi-story office wall signs shall not exceed 200 square feet.
Or
Multi-story office wall signs shall not exceed 225 square feet.
Or
Multi-story office wall signs shall not exceed 250 square feet.

Vertical clearance shall be subject to the requirements in 1.c. below.
Wall signs shall not extend above the wall to which they are attached. Wall signs shall be limited to the following categories: Apartment, Contractor, General Business, Identification, Multi-Story Office and Institution signs. (Exception: A wall sign may exceed the six foot height or width limit as follows: in the case of a horizontal sign, for every one inch of sign height exceeding six feet, the allowable width of the sign shall be reduced by one percent; in the case of a vertical sign, for every one inch of the sign width exceeding six feet, the allowable height of the sign shall be reduced by one percent.) (ZC 05-53; Ordinance No. 2006-2-30)
(iii) In the case where two or more wall signs are installed in a single wall area, the gross surface area may not exceed two times the lineal width of the wall area available to such signs. Such signs shall not be arranged as to have a vertical height of more than six feet, except as noted in 1.b.ii. above. The combination of the sign widths, when placed side by side, shall not exceed 75% of the width of the wall available to such signs.
(iv) General business wall signs must be located over the business for which they are intended.

Exception:

a) Multi-story office wall signs shall not be required to be placed over the business for which the sign is intended.

b) Multi-story office wall signs shall be limited to two signs per façade.

Wall signs may be illuminated; however, illuminated wall signs on rear building facades shall be prohibited unless facing a nonresidential zoning district.
(v) A wall sign shall not project more then 12 inches from the wall surface.

Recommendation: Option 2

Recommended for approval as follows: (Additions are indicated in underlined text; deletions are indicated in strikethrough text.)

1. Amend Subsection 3.1602 Definitions of Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations) by adding a new sign type to read as follows:

Sign - Multi-story office wall Any sign on a building with more than two stories, for office use, in which the tenant has no direct outside entrance from a tenant's space.

2. Amend 3.1603 Design and Construction Specification of Section 3.1600 (Sign Regulation) of Article 3 (Supplementary Regulations) by adding subsection C . Multi-Story Office Wall Signs as follows:

3.1603 Design and Construction Specifications

(1) Requirements for Wall Signs

(a) Projecting Signs

The horizontal portion of any projecting sign shall not be more than six feet in length measured from the building face and shall not be closer than two feet from the back of the curb line.
The height of the sign shall not exceed four feet. Such signs shall be an integral part of the architectural design of the building. Vertical clearance shall be subject to the requirements in 1.c. below.

(b) Wall Signs

(i) Wall signs shall not exceed 40 square feet or the product of two times the lineal footage of the wall area available to such signs or store frontage for which such signs are intended, whichever is greater.
Such signs may be located on the face of the building in either a horizontal or vertical direction. The direction of a sign positioned at an angle shall be determined based on the degree of angle from the horizontal or vertical position. If the angle between the horizontal and the sign is 45 degrees or less, the sign shall be considered as a horizontal sign. If the angle between the horizontal and the sign is greater than 45 degrees, the sign shall be considered as a vertical sign.

(ii) The height of a horizontal wall sign shall not exceed six feet. The height shall be measured perpendicularly from the horizontal. The width of a vertical wall sign shall not exceed six feet. The width shall be measured perpendicularly from the vertical. Wall signs shall not exceed 75% of the width or the height of the available wall area or store frontage based on the placement of the sign on the wall area. Vertical clearance shall be subject to the requirements in 1.c. below.
Wall signs shall not extend above the wall to which they are attached. Wall signs shall be limited to the following categories: Apartment, Contractor, General

Business, Identification, Multi-Story Office and Institution signs. (Exception: A wall sign may
exceed the six foot height or width limit as follows: in the case of a horizontal sign, for every one inch of sign height exceeding six feet, the allowable width of the sign shall be reduced by one percent; in the case of a vertical sign, for every one inch of the sign width exceeding six feet, the allowable height of the sign shall be reduced by one percent.) (ZC 05-53; Ordinance No. 2006-2-30)

(iii) In the case where two or more wall signs are installed in a single wall area, the gross surface area may not exceed two times the lineal width of the wall area available to such signs. Such signs shall not be arranged as to have a vertical height of more than six feet, except as noted in 1.b.ii. above. The combination of the sign widths, when placed side by side, shall not exceed 75% of the width of the wall available to such signs.

(iv) General business wall signs must be located over the business for which they are intended. Wall signs may be illuminated; however, illuminated wall signs on rear building facades shall be prohibited unless facing a nonresidential zoning district.

(v) A wall sign shall not project more then 12 inches from the wall surface.

(c) Multi-Story Office Wall Signs

(i) Multi-story office wall signs shall not be required to be placed over the business for which the sign is intended.

(ii) Multi-story office wall signs shall not exceed 200; 225; 250 (select one) square feet or the product of two times the lineal footage of the wall area available to such signs, whichever is greater.

(iii) Multi-story office wall signs shall not exceed 75% of the width or the height of the available wall area based on the placement of the sign on the wall area.

(iv) The height of a wall sign shall not exceed six feet. The width shall not exceed six feet. Multi-story office walls may exceed the six foot height or width limit provided that:

a) In the case of a horizontal sign, for every one inch of sign height exceeding six feet, the allowable width of the sign shall be reduced by one percent;
b) In the case of a vertical sign, for every one inch of the sign width exceeding six feet, the allowable height of the sign shall be reduced by one percent.

(v) In the case where two or more wall signs are installed in a single wall area, the combined sign area may not exceed two times the lineal width of the wall area available to such signs. Such signs shall not be arranged as to have a vertical height of more than six feet, except as noted in 1.c.iv. above. The combination of the sign widths, when placed side by side, shall not exceed 75% of the width of the wall available to such signs.

(vi) Multi-story office wall signs shall be limited to three signs per façade. One sign shall be located at the uppermost story while the remaining signs must be located on or below the second floor level.

Or

Multi-story office wall signs shall be limited to two signs per façade. One sign shall be located at the uppermost story while the remaining sign must be located on or below the second floor level.

(Resequence C thru I to become D thru J with titles and section content remaining unchanged.)

Recommendation: Option 3

Recommended for approval as follows: (Additions are indicated in underlined text; deletions are indicated in strikethrough text.)

1. Amend Subsection 3.1602 Definitions of Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations) by adding a new sign type to read as follows:

Sign - Multi-story office wall Any sign on a building with more than two stories, for office use, in which the tenant has no direct outside entrance from the tenant space.

2. Amend 3.1603 Design and Construction Specification of Section 3.1600 (Sign Regulation) of Article 3 (Supplementary Regulations) by adding subsection C . Multi-Story Office Wall Signs as follows:

3.1603 Design and Construction Specifications

(1) Requirements for Wall Signs

(a) Projecting Signs

The horizontal portion of any projecting sign shall not be more than six feet in length measured from the building face and shall not be closer than two feet from the back of the curb line.
The height of the sign shall not exceed four feet. Such signs shall be an integral part of the architectural design of the building. Vertical clearance shall be subject to the requirements in 1.c. below.

(b) Wall Signs

(i) Wall signs shall not exceed 40 square feet or the product of two times the lineal footage of the wall area available to such signs or store frontage for which such signs are intended, whichever is greater.
Such signs may be located on the face of the building in either a horizontal or vertical direction. The direction of a sign positioned at an angle shall be determined based on the degree of angle from the horizontal or vertical position. If the angle between the horizontal and the sign is 45 degrees or less, the sign shall be considered as a horizontal sign. If the angle between the horizontal and the sign is greater than 45 degrees, the sign shall be considered as a vertical sign.

(ii) The height of a horizontal wall sign shall not exceed six feet. The height shall be measured perpendicularly from the horizontal. The width of a vertical wall sign shall not exceed six feet. The width shall be measured perpendicularly from the vertical. Wall signs shall not exceed 75% of the width or the height of the available wall area or store frontage based on the placement of the sign on the wall area. Vertical clearance shall be subject to the requirements in 1.c. below.
Wall signs shall not extend above the wall to which they are attached. Wall signs shall be limited to the following categories: Apartment, Contractor, General

Business, Identification, Multi-Story Office and Institution signs. (Exception: A wall sign may
exceed the six foot height or width limit as follows: in the case of a horizontal sign, for every one inch of sign height exceeding six feet, the allowable width of the sign shall be reduced by one percent; in the case of a vertical sign, for every one inch of the sign width exceeding six feet, the allowable height of the sign shall be reduced by one percent.) (ZC 05-53; Ordinance No. 2006-2-30)

(iii) In the case where two or more wall signs are installed in a single wall area, the gross surface area may not exceed two times the lineal width of the wall area available to such signs. Such signs shall not be arranged as to have a vertical height of more than six feet, except as noted in 1.b.ii. above. The combination of the sign widths, when placed side by side, shall not exceed 75% of the width of the wall available to such signs.

(iv) General business wall signs must be located over the business for which they are intended. Wall signs may be illuminated; however, illuminated wall signs on rear building facades shall be prohibited unless facing a nonresidential zoning district.

(v) A wall sign shall not project more then 12 inches from the wall surface.

(c) Multi-Story Office Wall Signs

(i) Multi-story office wall signs shall not be required to be placed above a tenant's lease space (except as required on Section (vi) below).

(ii) Multi-story office wall signs shall not exceed 200; 225; 250 (select one) square feet or the product of two times the lineal footage of the wall area available to such signs, whichever is greater.

(iii) Multi-story office wall signs shall not exceed 75% of the width or the height of the available wall area based on the placement of the sign on the wall area.

(iv) The height of a wall sign shall not exceed six feet. The width shall not exceed six feet. Multi-story office walls may exceed the six foot height or width limit provided that:

a) In the case of a horizontal sign, for every one inch of sign height exceeding six feet, the allowable width of the sign shall be reduced by one percent;
b) In the case of a vertical sign, for every one inch of the sign width exceeding six feet, the allowable height of the sign shall be reduced by one percent.

(v) In the case where two or more wall signs are installed in a single wall area, the combined sign area may not exceed two times the lineal width of the wall area available to such signs. (maximum 200; 225; 250, select one per section (ii) above. Such signs shall not be arranged as to have a vertical height of more than six feet, except as noted in 1.c.iv. above. The combination of the sign widths, when placed side by side, shall not exceed 75% of the width of the wall available to such signs.

(vi) Multi-story office wall signs shall be limited to two signs per elevation at the uppermost story. The remaining signs must be located on or below the second floor level. Signs located on the 1st. floor level shall comply with Section 3.1603 (1) (b) above.

(Resequence C thru I to become D thru J with titles and section content remaining unchanged.)