

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

August 21, 2006

ITEM NO.	EXPLANATION	ACTION TAKEN
1	<p>6:15 p.m. - Dinner - Planning Conference Room 2E</p> <p>6:45 p.m. - Pre-Meeting - Council Chambers</p> <ul style="list-style-type: none">I. Agenda Review - 08/21/06II. Agenda Review - 09/05/06III. Items for Future Discussion <p>7:00 p.m. - Regular Meeting - Council Chambers</p> <p>The Planning & Zoning Commission may convene into Executive Session pursuant to Section 55.071 of the Texas Government Code to consult with its attorney regarding posted items in the regular meeting.</p> <p>1 Call to Order/Pledge of Allegiance</p> <p>2 Approval of Agenda as Presented</p> <p>3 Approval of Minutes - August 7, 2006, Meeting; August 8, 2006, Work Session</p> <p>4 General Discussion: The Planning & Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning & Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning & Zoning Commission authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.</p>	

<u>CONSENT AGENDA</u>	
5a BT	Final Plat: Central Legacy Plaza, Block 1, Lots 1 & 2 - A shopping center on two lots on 19.6± acres located at the southeast corner of Legacy Drive and Chase Oaks Boulevard. Zoned Corridor Commercial. Neighborhood #21. Applicant: Central Legacy Investments, Ltd.
5b BT	Revised Site Plan: Custer Road Transfer Station Addition, Block 1, Lot 1 - A service yard of governmental agency on one lot on 13.8± acres located at the southwest corner of Custer Road and Ridgeview Drive. Zoned Planned Development-398-Recreation Complex/Public Facilities. Neighborhood #3. Applicant: North Texas Municipal Water District
5c BT	Final Plat: The Plaza at Chase Oaks, Block A, Lot 1 - An independent living facility on one lot on 8.3± acres located on the east side of Chase Oaks Boulevard, 750± feet north of Legacy Drive. Zoned Planned Development-277-Retail/General Office. Neighborhood #13. Applicant: UHF Chase Oaks Housing, L.P.
5d CDD	Final Plat: Granite Park Phase III, Block B, Lot 6 - An office building on one lot on 8.3± acres located on the south side of State Highway 121, 360± feet west of Granite Parkway. Zoned Central Business-1. Neighborhood #8. Applicant: Tollway 121 Partners, Ltd.
5e CDD	Preliminary Plat: NYLO Hotels Addition, Block A, Lot 1 - A hotel on one lot on 4.1± acres located at the northwest corner of Headquarters Drive and Preston Road. Zoned Commercial Employment. Neighborhood #8. Applicant: NYLO Hotels
5f CDD	Preliminary Site Plan: Windhaven Park, Block 1, Lot 2 - A retail center on one lot on 9.3± acres located at the northeast corner of Windhaven Parkway and Communications Parkway. Zoned Regional Commercial. Neighborhood #26. Applicant: Tollway Windhaven II, Ltd.
5g EH	Revised Site Plan: Jackson Elementary School, Block A, Lot 1R - A public primary school on one lot on 8.0± acres located at the northwest corner of Robin Road and Jackson Drive. Zoned Single-Family Residence-9. Neighborhood #64. Applicant: Plano I.S.D.
5h EH	Preliminary Plat: Legacy Central Theater Addition, Block A, Lot 8 - A general office building on one lot on 1.8± acres located on the south side of Chase Oaks Boulevard, 810± feet west of U.S. Highway 75. Zoned Corridor Commercial. Neighborhood #13. Applicant: VGA Leasing, L.P.

5i EH	<p>Preliminary Plat: Luminator Addition, Block A, Lot 2 - An office/warehouse development on one lot on 5.3± acres located at the southwest corner of Plano Parkway and N Avenue. Zoned Light Industrial-1. Neighborhood #67. Applicant: Randall Industrial, L.P.</p>
5j BT	<p>Final Plat: Village at Prestonwood Addition, Block A, Lot 2 - An assisted living facility on one lot on 3.9± acres located at the northwest corner of Plano Parkway and Marsh Lane. Zoned General Office. Neighborhood #39. Applicant: Prestonwood Court, Ltd.</p>
5k BT	<p>Preliminary Site Plan: Bar P Addition, Block 1, Lots 1 - 4 - A general office development on four lots on 5.7± acres located on the west side of Chase Oaks Boulevard, 1,200± feet north of Spring Creek Parkway. Zoned General Office. Neighborhood #21. Applicant: Bar P Joint Venture</p>
<p><u>END OF CONSENT AGENDA</u></p>	
<p><u>PUBLIC HEARINGS</u></p>	
6 TE	<p>Public Hearing: Zoning Case 2006-06 - A request to amend Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations) of the Zoning Ordinance to create a definition and standards for multistory office building sign. Tabled 04/17/06, 05/01/06, 05/15/06, 06/19/06, and 08/07/06. Applicant: City of Plano</p>
7A CDD	<p>Public Hearing: Zoning Case 2006-10 - A request to rezone 2.3± acres located at the southeast corner of Los Rios Boulevard and Park Boulevard from General Office to Retail. Zoned General Office with Specific Use Permits #57 for Restaurant and #484 for Veterinary Clinic. Tabled 06/19/06. Applicant: Park Rios</p>
7B CDD	<p>Site Plan: Park Rios Addition, Block 1, Lot 1 - An existing office building on one lot on 2.3± acres located at the southeast corner of Park Boulevard and Los Rios Boulevard. Zoned General Office with Specific Use Permits #57 for Restaurant and #484 for Veterinary Clinic. Neighborhood #51. Tabled 06/19/06. Applicant: Park Blvd. Center Ltd.</p>
8 EH	<p>Public Hearing - Replat & Revised Site Plan: Plano Park School Addition, Block 1, Lot 1R - A public school on one lot on 23.7± acres located at the northwest corner of Park Boulevard and Jupiter Road. Zoned Single-Family Residence-7. Neighborhood #48. Applicant: Plano I.S.D.</p>

<p>9 BT</p>	<p>Public Hearing - Replat & Revised Site Plan: Village Square Addition No. 2, Block 1, Lots 1R & 5 - A shopping center on two lots on 9.1± acres located at the northeast corner of Alma Drive and Parker Road. Zoned Retail with Specific Use Permits #12 for Drive-in Restaurant, #53 for Private Club, #91 for Drive-in Restaurant, #241 for Day Care Center, and #463 for Arcade. Neighborhood #36. Applicant: Jin Um</p>
<p>10 TE</p>	<p><u>END OF PUBLIC HEARINGS</u></p> <p>Appeal of the Director of Planning's Interpretation of the Zoning Ordinance - An appeal of the Director of Planning's interpretation of the Zoning Ordinance definitions and associated regulations for golf course netting. Applicant: Ryan Bibb</p>
<p style="text-align: center;">ACCESSIBILITY STATEMENT</p>	
<p>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.</p>	

**CITY OF PLANO
PLANNING & ZONING COMMISSION
PUBLIC HEARING PROCEDURES**

The Planning & Zoning Commission welcomes your thoughts and comments on these agenda items. The commission does ask, however, that if you wish to speak on an item you:

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

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

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

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

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

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

CITY OF PLANO
PLANNING & ZONING COMMISSION
CONSENT AGENDA ITEMS

August 21, 2006

Agenda Item No. 5a

Final Plat: Central Legacy Plaza, Block 1, Lots 1 & 2
Applicant: Central Legacy Investments, Ltd.

A shopping center on two lots on 19.6± acres located at the southeast corner of Legacy Drive and Chase Oaks Boulevard. Zoned Corridor Commercial. Neighborhood #21.

Recommended for approval as submitted.

Agenda Item No. 5b

Revised Site Plan: Custer Road Transfer Station Addition, Block 1, Lot 1
Applicant: North Texas Municipal Water District

A service yard of governmental agency on one lot on 13.8± acres located at the southwest corner of Custer Road and Ridgeview Drive. Zoned Planned Development-398-Recreation Complex/Public Facilities. Neighborhood #3.

The purpose of the revised site plan is to add a new building and parking.

Recommended for approval as submitted.

Agenda Item No. 5c

Final Plat: The Plaza at Chase Oaks, Block A, Lot 1
Applicant: UHF Chase Oaks Housing, L.P.

An independent living facility on one lot on 8.3± acres located on the east side of Chase Oaks Boulevard, 750± feet north of Legacy Drive. Zoned Planned Development-277-Retail/General Office. Neighborhood #13.

Recommended for approval as submitted.

Agenda Item No. 5d
Final Plat: Granite Park Phase III, Block B, Lot 6
Applicant: Tollway 121 Partners, Ltd.

An office building on one lot on 8.3± acres located on the south side of State Highway 121, 360± feet west of Granite Parkway. Zoned Central Business-1. Neighborhood #8.

Recommended for approval as submitted.

Agenda Item No. 5e
Preliminary Plat: NYLO Hotels Addition, Block A, Lot 1
Applicant: NYLO Hotels

A hotel 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 subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Agenda Item No. 5f
Preliminary Site Plan: Windhaven Park, Block 1, Lot 2
Applicant: Tollway Windhaven II, Ltd.

A retail center on one lot on 9.3± acres located at the northeast corner of Windhaven Parkway and Communications Parkway. Zoned Regional Commercial. Neighborhood #26.

Recommended for approval as submitted.

Agenda Item No. 5g
Revised Site Plan: Jackson Elementary School, Block A, Lot 1R
Applicant: Plano I.S.D.

A public primary school on one lot on 8.0± acres located at the northwest corner of Robin Road and Jackson Drive. Zoned Single-Family Residence-9. Neighborhood #64.

Recommended for approval subject to Fire Department approval of a variance to the 150 foot hose lay distance requirement.

Agenda Item No. 5h

Preliminary Plat: Legacy Central Theater Addition, Block A, Lot 8

Applicant: VGA Leasing, L.P.

A general office building on one lot on 1.8± acres located on the south side of Chase Oaks Boulevard, 810± feet west of U.S. Highway 75. Zoned Corridor Commercial. Neighborhood #13.

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

Agenda Item No. 5i

Preliminary Plat: Luminator Addition, Block A, Lot 2

Applicant: Randall Industrial, L.P.

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

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

Agenda Item No. 5j

Final Plat: Village at Prestonwood Addition, Block A, Lot 2

Applicant: Prestonwood Court, Ltd.

An assisted living facility on one lot on 3.9± acres located at the northwest corner of Plano Parkway and Marsh Lane. Zoned General Office. Neighborhood #39.

Recommended for approval as submitted.

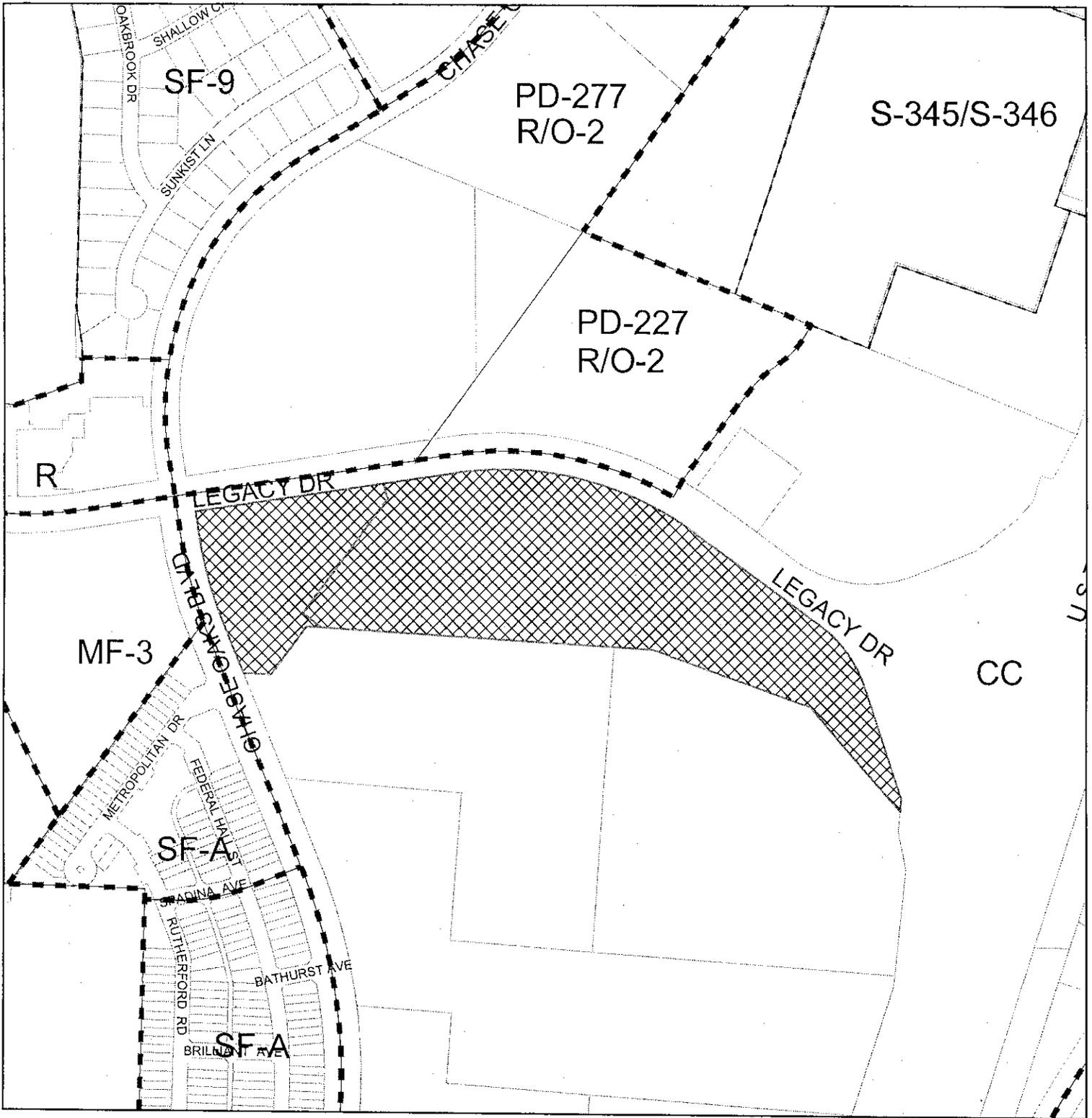
Agenda Item No. 5k

Preliminary Site Plan: Bar P Addition, Block 1, Lots 1-4

Applicant: Bar P Joint Venture

A general office development on four lots on 5.7± acres located on the west side of Chase Oaks Boulevard, 1,200± feet north of Spring Creek Parkway. Zoned General Office. Neighborhood #21.

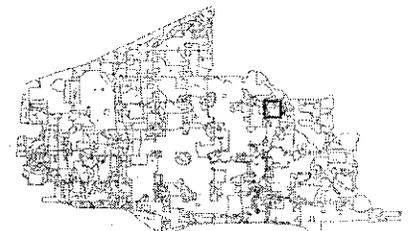
Recommended for approval subject to floodplain reclamation approval.



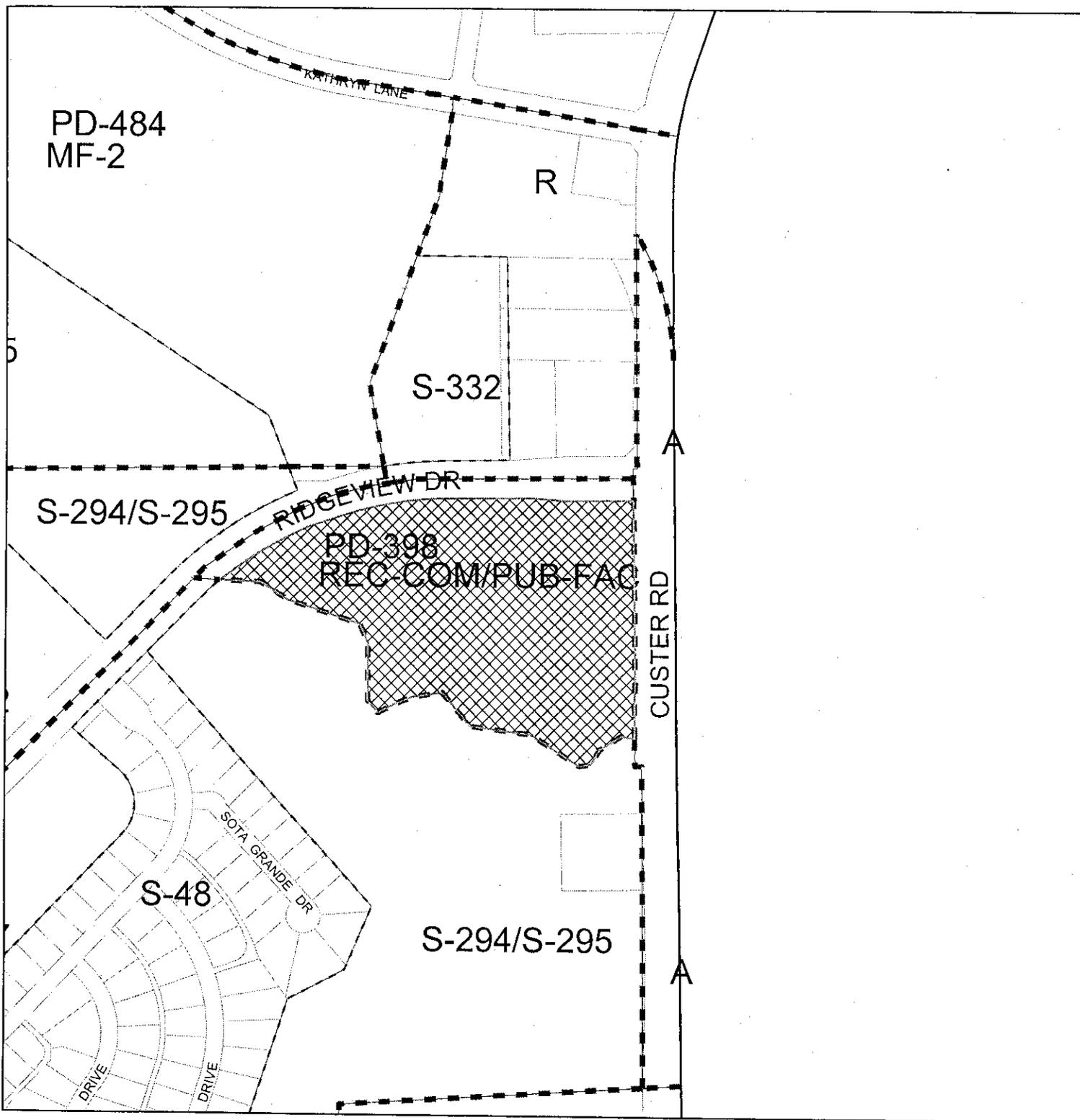
Item Submitted: FINAL PLAT

Title: CENTRAL LEGACY PLAZA
BLOCK 1, LOTS 1 & 2

Zoning: CORRIDOR COMMERCIAL



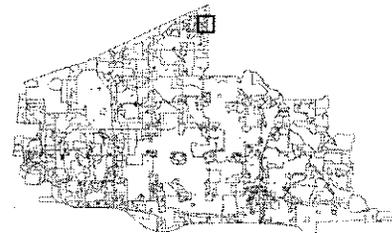
○ 200' Notification Buffer



Item Submitted: REVISED SITE PLAN

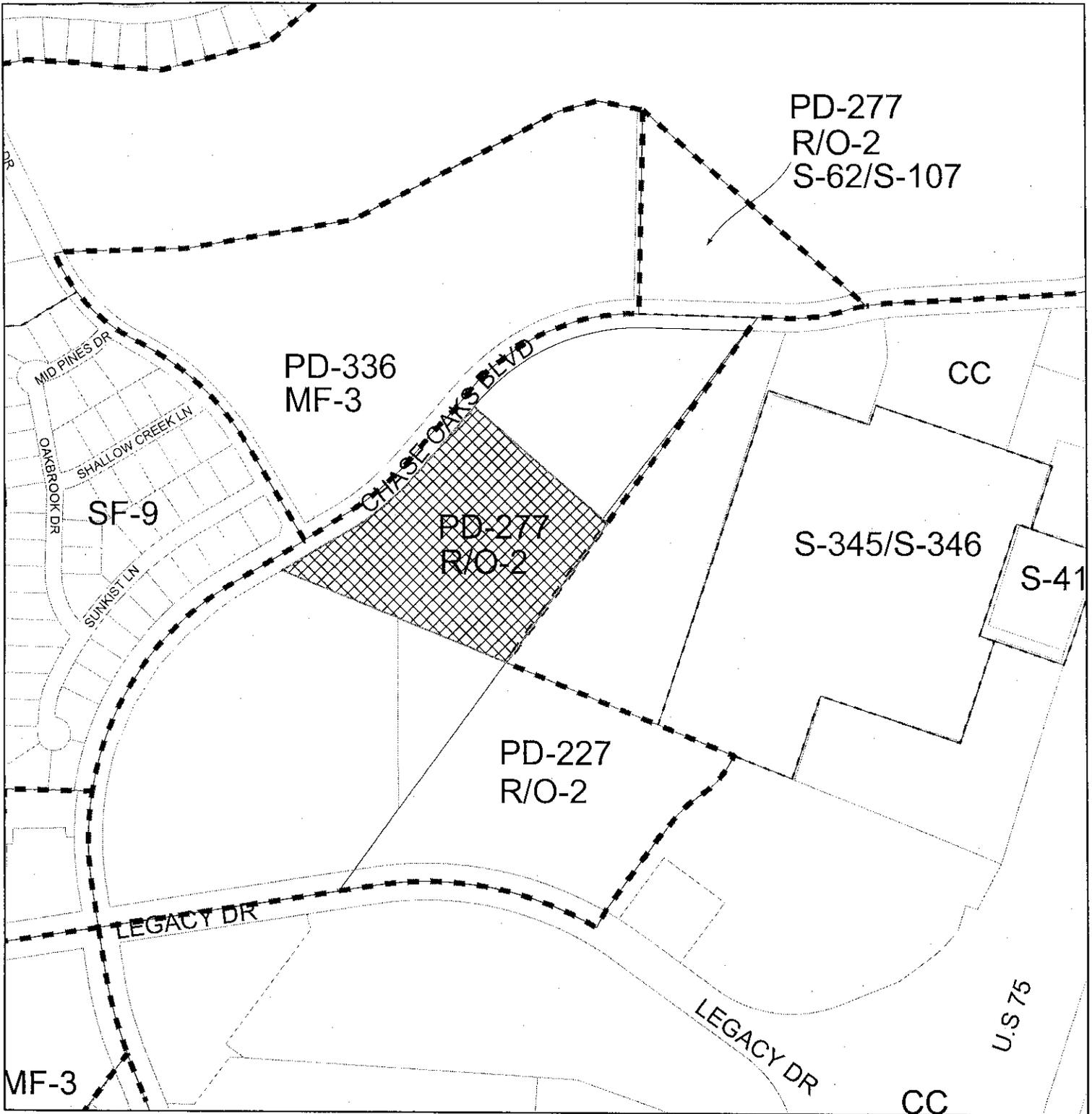
Title: CUSTER ROAD TRANSFER
STATION ADDITION
BLOCK 1, LOT 1

Zoning: PLANNED DEVELOPMENT-398-
RECREATION COMPLEX/
PUBLIC FACILITIES



○ 200' Notification Buffer

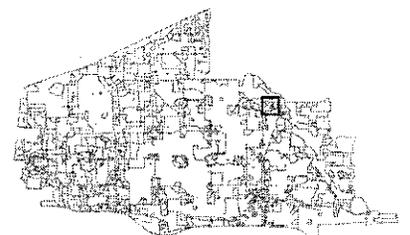




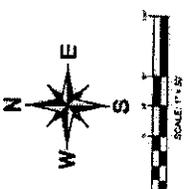
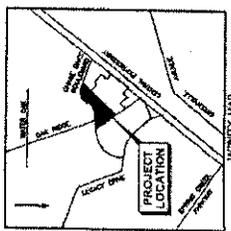
Item Submitted: FINAL PLAT

Title: THE PLAZA AT CHASE OAKS
BLOCK A, LOT 1

Zoning: PLANNED DEVELOPMENT-277-
RETAIL/GENERAL OFFICE



○ 200' Notification Buffer



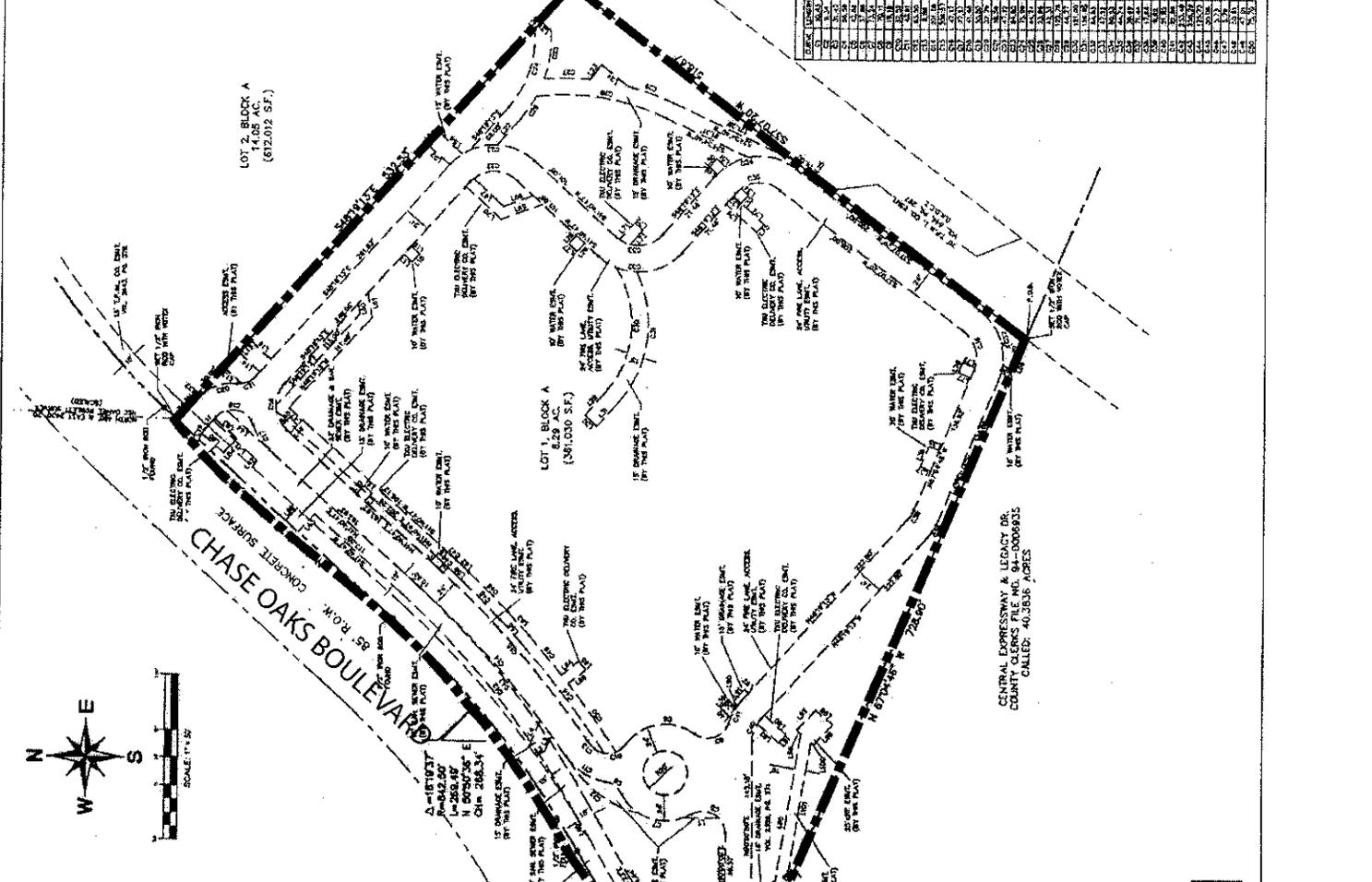
CONVEYANCE
 BY THE CITY OF PLANO, TEXAS
 TO THE CITY OF PLANO, TEXAS
 FOR THE PURPOSES OF THE PLAZA AT CHASE OAKS
 IN THE CITY OF PLANO, TEXAS

WARRANTY
 THE CITY OF PLANO, TEXAS, WARRANTS THAT THE PLAZA AT CHASE OAKS IS A PUBLIC UTILITY AND THAT THE CITY OF PLANO, TEXAS, HAS THE RIGHT TO TAKE POSSESSION OF THE PLAZA AT CHASE OAKS FOR THE PURPOSES OF THE PLAZA AT CHASE OAKS.

EXEMPTION FROM TAXES
 THE PLAZA AT CHASE OAKS IS EXEMPT FROM ALL TAXES AND FEES AS PROVIDED BY THE TEXAS TAX CODE AND THE TEXAS PROPERTY TAX CODE.

NOTICE
 THE CITY OF PLANO, TEXAS, HAS THE HONOR OF THE PLAZA AT CHASE OAKS AND HAS THE RIGHT TO TAKE POSSESSION OF THE PLAZA AT CHASE OAKS FOR THE PURPOSES OF THE PLAZA AT CHASE OAKS.

CONTRACT
 THE CITY OF PLANO, TEXAS, HAS THE HONOR OF THE PLAZA AT CHASE OAKS AND HAS THE RIGHT TO TAKE POSSESSION OF THE PLAZA AT CHASE OAKS FOR THE PURPOSES OF THE PLAZA AT CHASE OAKS.

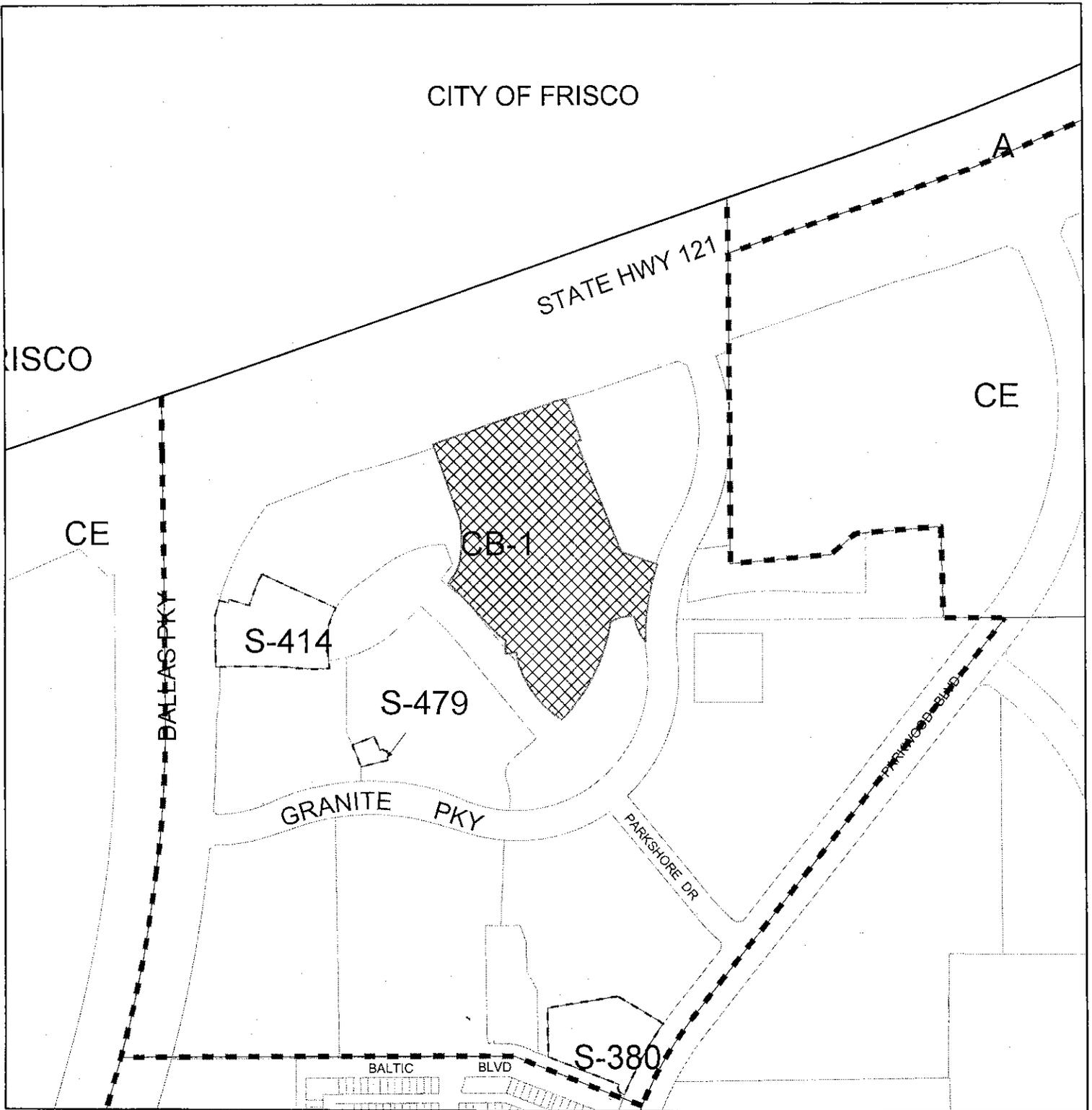


LINE TABLE

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6	100.00	N 00° 00' 00" E
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96	100.00	N 00° 00' 00" E
97	100.00	N 00° 00' 00" E
98	100.00	N 00° 00' 00" E
99	100.00	N 00° 00' 00" E
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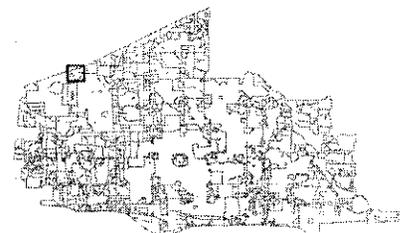
CITY OF FRISCO



Item Submitted: FINAL PLAT

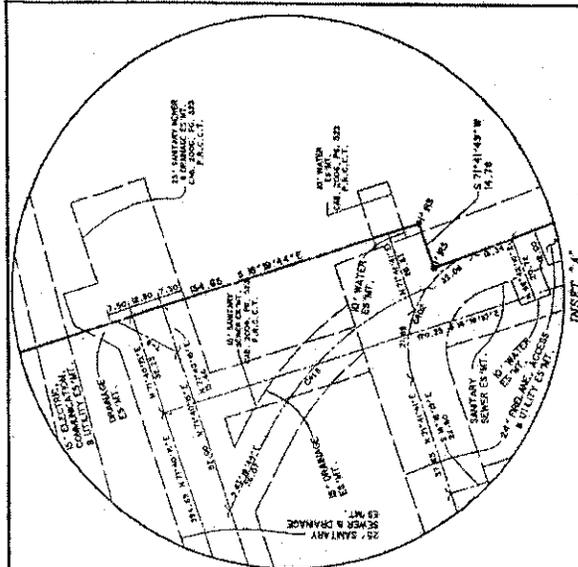
Title: GRANITE PARK PHASE III
BLOCK B, LOT 6

Zoning: CENTRAL BUSINESS-1



○ 200' Notification Buffer





NOTES:

1. PLACE OF BEGINNING LIES N 40°45'30"E, 6,166.42 FEET FROM CITY OF PLANO GEODETIC MONUMENT C-8 (INAD 27).
2. PLACE OF BEGINNING LIES APPROXIMATELY N 09°48'22"E, 2,303 FEET FROM THE SOUTHEAST CORNER OF THE HIGH THOMPSON SURVEY, ABSTRACT NO. 836, CITY OF PLANO, COLLIN COUNTY, TEXAS.
3. IRON RODS SHALL BE LOCATED AT BLOCK CORNERS. CURVE CONTROL POINTS MONUMENTS IN PUBLIC RIGHTS-OF-WAY. 1/2" IRON RODS SHALL BE LOCATED AT ALL LOT CORNERS.
4. NO FILLING, GRADING OR IMPROVEMENTS SHALL BE CONSTRUCTED IN DRAINAGE AND FLOODWAY EASEMENT LANDSCAPING WITHOUT PRIOR APPROVAL OF THE CITY ENGINEERING DIVISION.
5. NOTICE, SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
6. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THE NOTICE OF RESTRICTIONS RECORDED IN COUNTY CLERK NO. 98-0110008 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS.
7. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THE DRAINAGE AREA MAINTENANCE AGREEMENT RECORDED IN COUNTY CLERK NO. 98-024755 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS.
8. THE TERM "DECLARATION" AS USED IN THIS PLAT MEANS THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GRANITE PARK, DATED SEPTEMBER 1, 1998, RECORDED IN COUNTY CLERK NO. 98-0086040 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS.

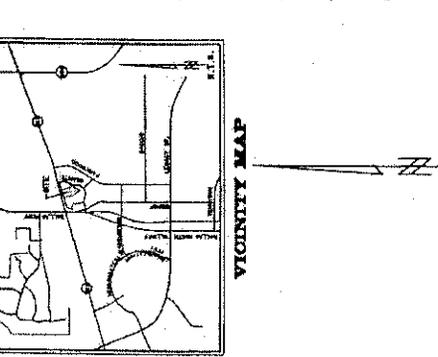
**FINAL PLAT
LOT 6, BLOCK "B"
GRANITE PARK PHASE III**

AN ADDITION TO THE CITY OF PLANO,
COLLIN COUNTY, TEXAS, BEING 8.255 ACRES
OF LAND LOCATED IN THE SAMUEL H. BROWN
SURVEY, ABSTRACT NO. 108 AND THE JABEZ
DEGMAN SURVEY, ABSTRACT NO. 279,
CITY OF PLANO, COLLIN COUNTY, TEXAS.

WMA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
10000 W. STATE ST. SUITE 200
PLANO, TEXAS 75075
DATE: 09-19-2006
SCALE: 1" = 50'
SHEET 1 OF 2

OWNER:
TOLLWAY/121 FRONTAGE ROAD
6800 COLLIN COUNTY PARKWAY
PLANO, TEXAS 75024
(972) 751-2300

NO.	RADIUS	DELTA	CHORD	BEARING
263	112.00	12.00 30'	83.73	11.91
267	112.00	24.53 07'	96.09	24.40 33'E
268	504.46	02.17 58'	20.23	10.12
270	178.89	15.09 06'	40.35	16.48
271	178.89	15.09 06'	40.35	16.48
272	263.22	09.37 20'	44.24	22.17
273	130.00	08.33 34'	16.28	13.58
274	32.00	87.00 28'	48.29	30.37
403	32.00	59.25 44'	33.71	16.81
404	32.00	60.21 33'	17.70	21.82
405	300.00	70.23 24'	126.38	63.33
406	300.00	04.18 14'	36.20	33.12 43' W
413	36.00	45.15 25'	42.29	22.41
414	100.00	49.31 04'	70.72	36.91
418	100.00	49.31 04'	70.72	36.91
424	150.00	31.39 11'	88.10	46.36
425	65.00	11.12 35'	129.13	64.28
426	175.00	27.45 05'	44.78	43.28
430	348.00	172.30 13'	114.30	950.59
431	100.00	03.51 47'	6.74	3.27
432	200.00	58.09 44'	237.93	135.31
433	125.70	24.44 21'	54.10	23.87
434	40.00	39.58 25'	27.91	14.52
437	20.00	71.58 15'	21.18	14.52
438	20.00	58.23 31'	52.29	104.80
439	100.00	42.55 11'	15.48	14.54
440	5.00	42.55 11'	15.48	14.54
763	374.00	33.55 39'	145.91	74.15
764	374.00	12.02 44'	78.73	39.51
765	300.00	04.02 14'	45.43	21.25
766	300.00	04.02 14'	45.43	21.25
767	300.00	54.32 04'	21.41	24.71
768	314.00	17.10 15'	94.41	47.56
769	314.00	22.10 15'	144.91	73.39
789	374.00	22.10 15'	144.91	73.39

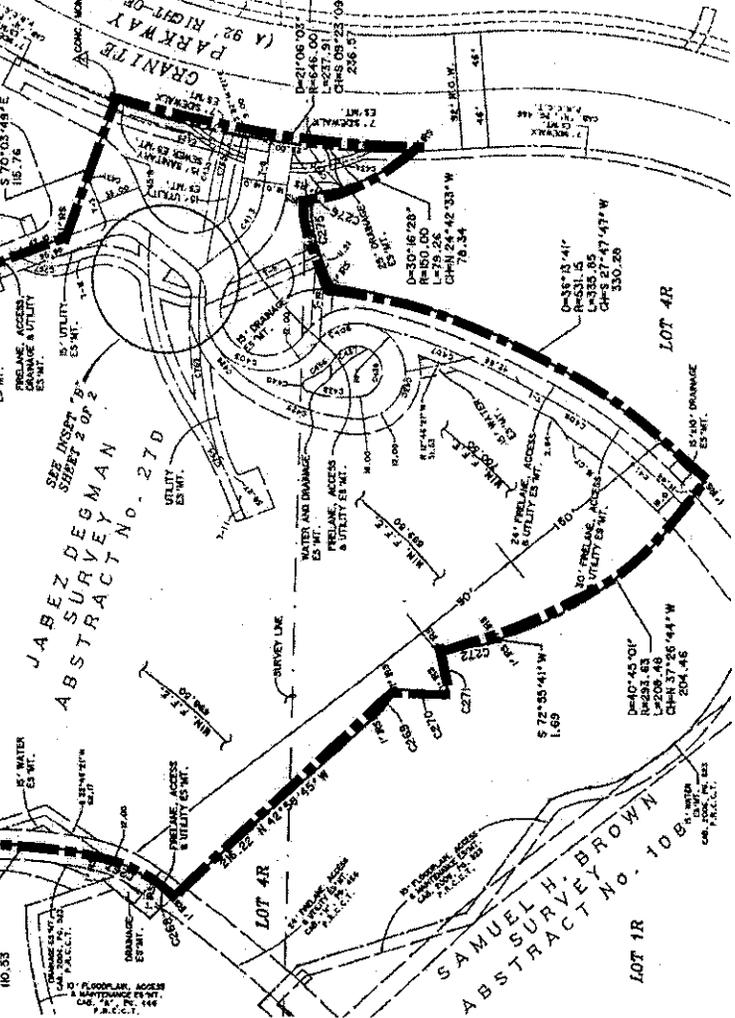
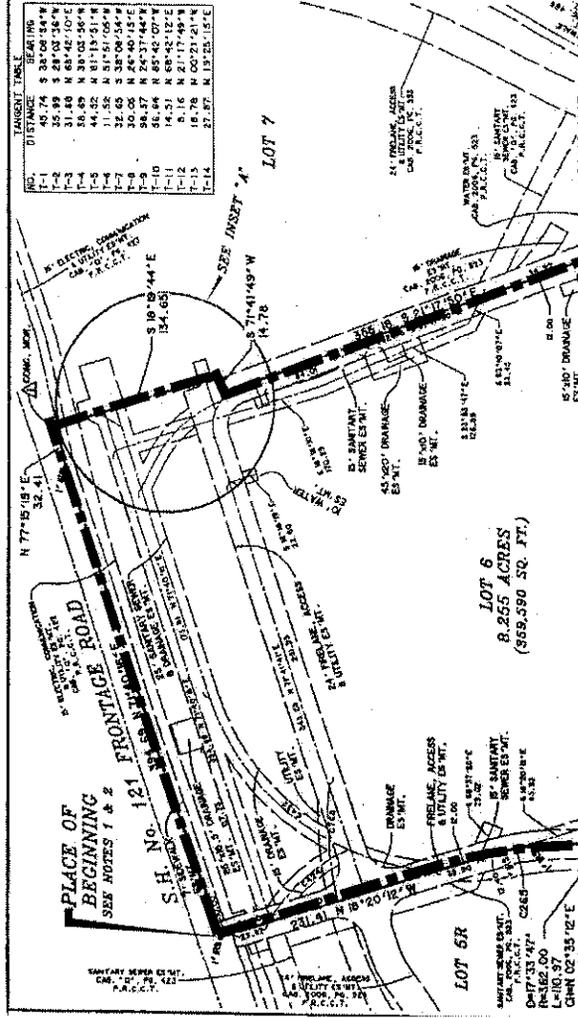


VICINITY MAP

SCALE 1" = 50'

LEGEND

- ▲ CITY OF PLANO CONCRETE MONUMENT NORTH CENTRAL TEXAS STATE PLANE COORDINATE X = 7048331.4740 Y = 2485293.1070 ELEV. = 702.47
- ▲ CITY OF PLANO CONCRETE MONUMENT NORTH CENTRAL TEXAS STATE PLANE COORDINATE X = 7048331.4776 Y = 2485293.1070 ELEV. = 720.37



PLACE OF BEGINNING
SEE NOTES 1 & 2

S.H. No. 121 FRONTAGE ROAD

LOT 6
8.255 ACRES
(829,390 SQ. FT.)

LOT 4R

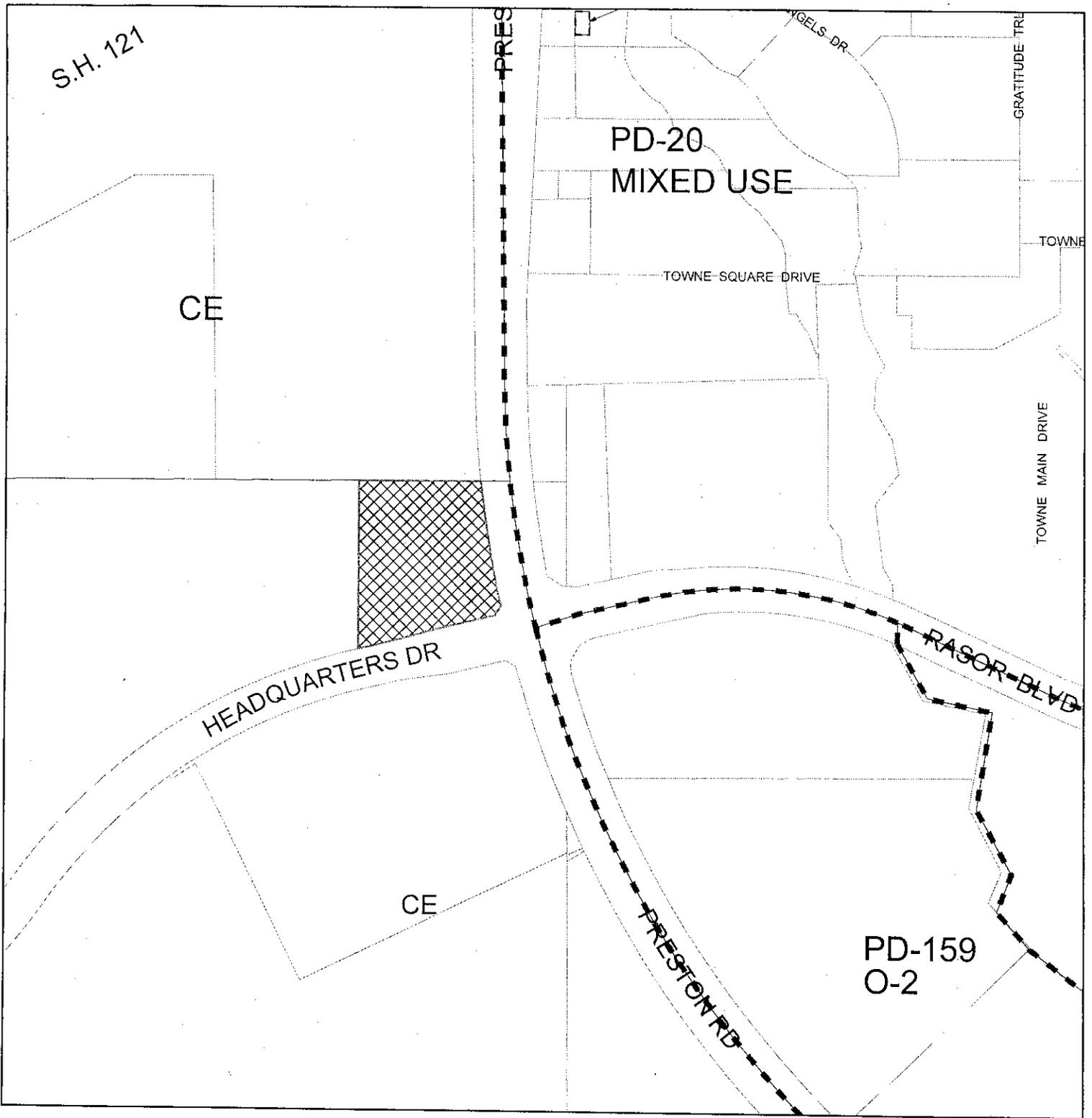
LOT 5R

LOT 7

LOT 1R

JABEZ DEGMAN SURVEY
ABSTRACT NO. 279

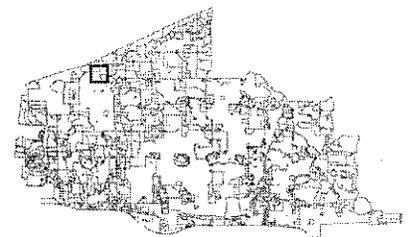
SAMUEL H. BROWN SURVEY
ABSTRACT NO. 108



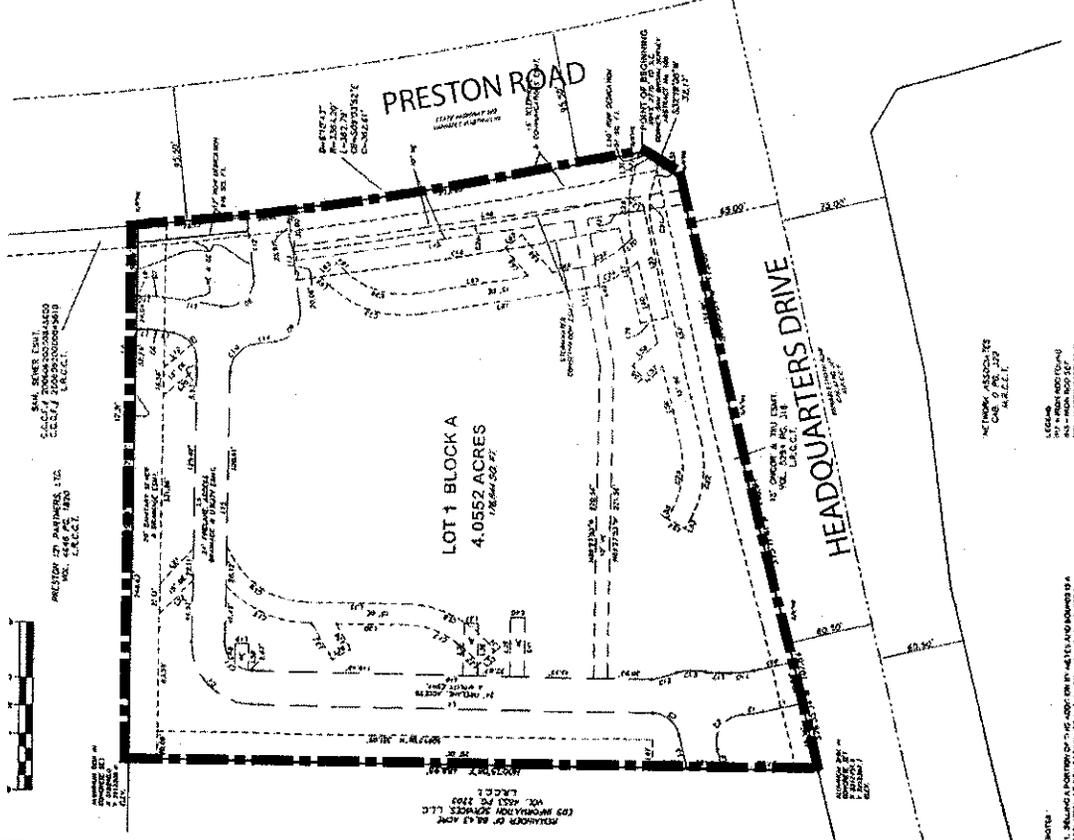
Item Submitted: PRELIMINARY PLAT

Title: NYLO HOTELS ADDITION
BLOCK A, LOT 1

Zoning: COMMERCIAL EMPLOYMENT



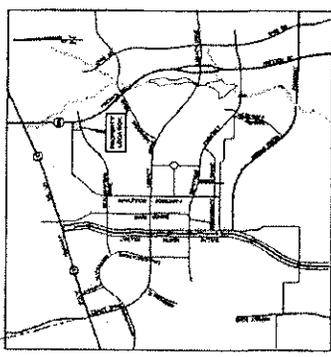
○ 200' Notification Buffer



MANHATTAN OF BALDWIN
100 BROADWAY
NEW YORK, N.Y. 10004
PLANNING & SURVEYING

NOTES:
1. ALL LOTS ARE TO BE CONVEYED BY DEED.
2. THE LOTS ARE TO BE CONVEYED TO THE CITY OF HOUSTON AND SHALL BE SUBJECT TO THE CITY'S ZONING AND BUILDING REGULATIONS.
3. THE LOTS ARE TO BE CONVEYED TO THE CITY OF HOUSTON AND SHALL BE SUBJECT TO THE CITY'S ZONING AND BUILDING REGULATIONS.

LOT	AREA (SQ. FT.)	AREA (ACRES)
1	10,000	0.2296
2	10,000	0.2296
3	10,000	0.2296
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LOT	AREA (SQ. FT.)	AREA (ACRES)
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100	10,000	0.2296

STATE OF TEXAS
COUNTY OF HARRIS

WILLIAM FIELDER, JR., a duly qualified and licensed Surveyor, State of Texas, do hereby certify that the foregoing plat of Lot 1 Block A, as shown on the attached plat, is a true and correct copy of the original plat of said Lot 1 Block A, as shown on the attached plat, and that the same has been duly recorded in the Public Records of the County of Harris, State of Texas, in Book 10,000, Page 10,000.

WITNESSE MY HAND AND SEAL OF OFFICE, this 10th day of August, 2008.

WILLIAM FIELDER, JR., Surveyor

STATE OF TEXAS
COUNTY OF HARRIS

WILLIAM FIELDER, JR., a duly qualified and licensed Surveyor, State of Texas, do hereby certify that the foregoing plat of Lot 1 Block A, as shown on the attached plat, is a true and correct copy of the original plat of said Lot 1 Block A, as shown on the attached plat, and that the same has been duly recorded in the Public Records of the County of Harris, State of Texas, in Book 10,000, Page 10,000.

WITNESSE MY HAND AND SEAL OF OFFICE, this 10th day of August, 2008.

WILLIAM FIELDER, JR., Surveyor

STATE OF TEXAS
COUNTY OF HARRIS

WILLIAM FIELDER, JR., a duly qualified and licensed Surveyor, State of Texas, do hereby certify that the foregoing plat of Lot 1 Block A, as shown on the attached plat, is a true and correct copy of the original plat of said Lot 1 Block A, as shown on the attached plat, and that the same has been duly recorded in the Public Records of the County of Harris, State of Texas, in Book 10,000, Page 10,000.

WITNESSE MY HAND AND SEAL OF OFFICE, this 10th day of August, 2008.

WILLIAM FIELDER, JR., Surveyor

STATE OF TEXAS
COUNTY OF HARRIS

WILLIAM FIELDER, JR., a duly qualified and licensed Surveyor, State of Texas, do hereby certify that the foregoing plat of Lot 1 Block A, as shown on the attached plat, is a true and correct copy of the original plat of said Lot 1 Block A, as shown on the attached plat, and that the same has been duly recorded in the Public Records of the County of Harris, State of Texas, in Book 10,000, Page 10,000.

WITNESSE MY HAND AND SEAL OF OFFICE, this 10th day of August, 2008.

WILLIAM FIELDER, JR., Surveyor

STATE OF TEXAS
COUNTY OF HARRIS

WILLIAM FIELDER, JR., a duly qualified and licensed Surveyor, State of Texas, do hereby certify that the foregoing plat of Lot 1 Block A, as shown on the attached plat, is a true and correct copy of the original plat of said Lot 1 Block A, as shown on the attached plat, and that the same has been duly recorded in the Public Records of the County of Harris, State of Texas, in Book 10,000, Page 10,000.

WITNESSE MY HAND AND SEAL OF OFFICE, this 10th day of August, 2008.

WILLIAM FIELDER, JR., Surveyor

**PRELIMINARY PLAT
NYLO HOTELS ADDITION
LOT 1 BLOCK A**

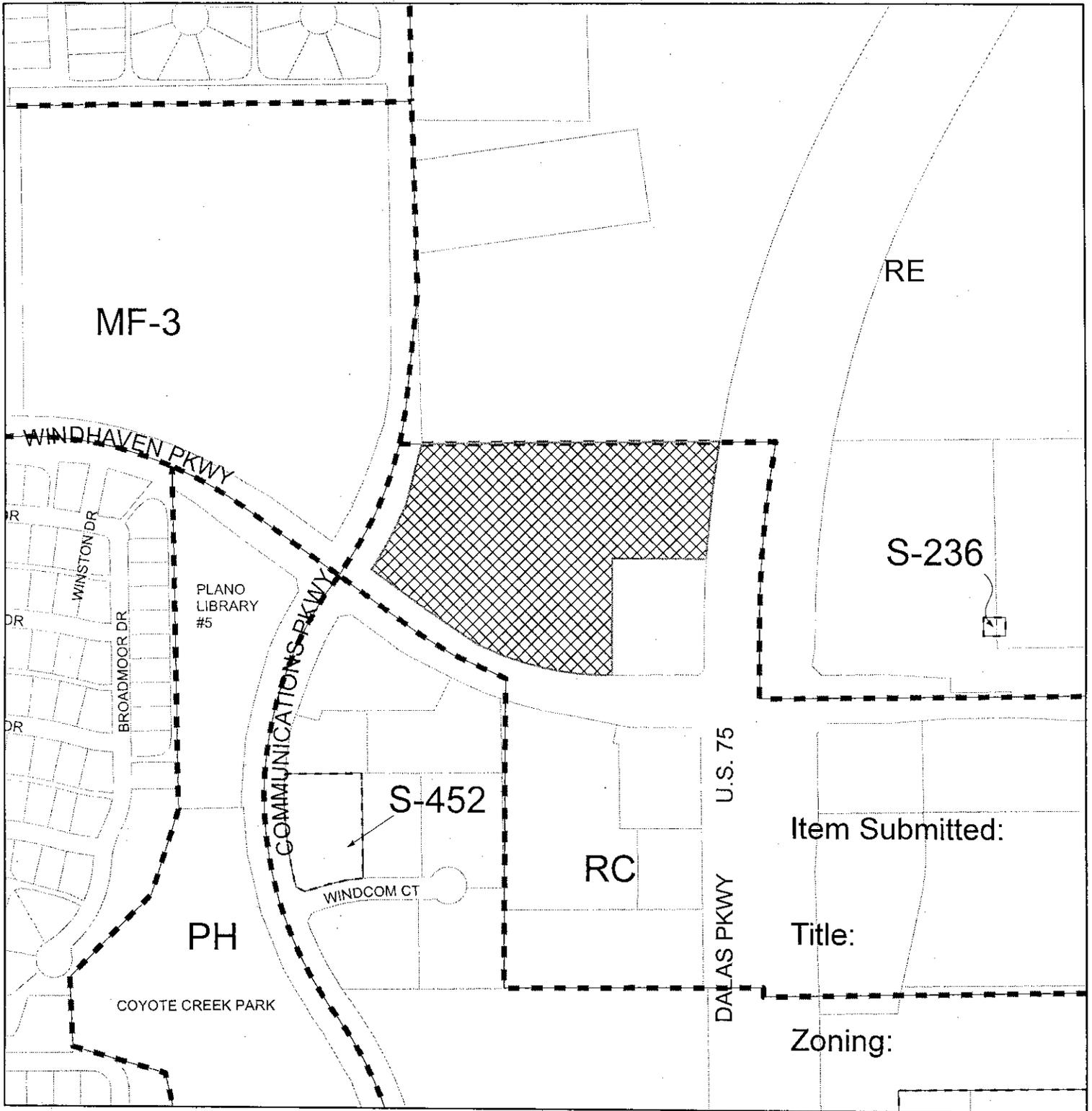
BENJAMIN BROWN SURVEY ABSTRACT NO. 108189
CITY OF PLANO, COLLIN COUNTY, TEXAS

DATE August 14, 2008
FILE NO. 80-017008
SHEET 1 OF 1



WILLIAM FIELDER, JR.
10000 W. LITTLEFIELD BLVD.
SUITE 100
PLANO, TEXAS 75075
PHONE: 972.393.1111
FAX: 972.393.1112

NYLO HOTELS ADDITION
LOT 1 BLOCK A
BENJAMIN BROWN SURVEY ABSTRACT NO. 108189
CITY OF PLANO, COLLIN COUNTY, TEXAS



Item Submitted:

Title:

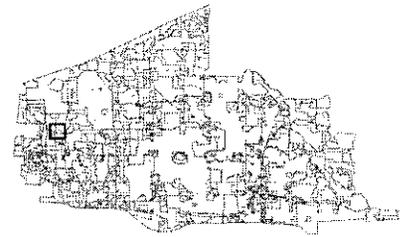
Zoning:



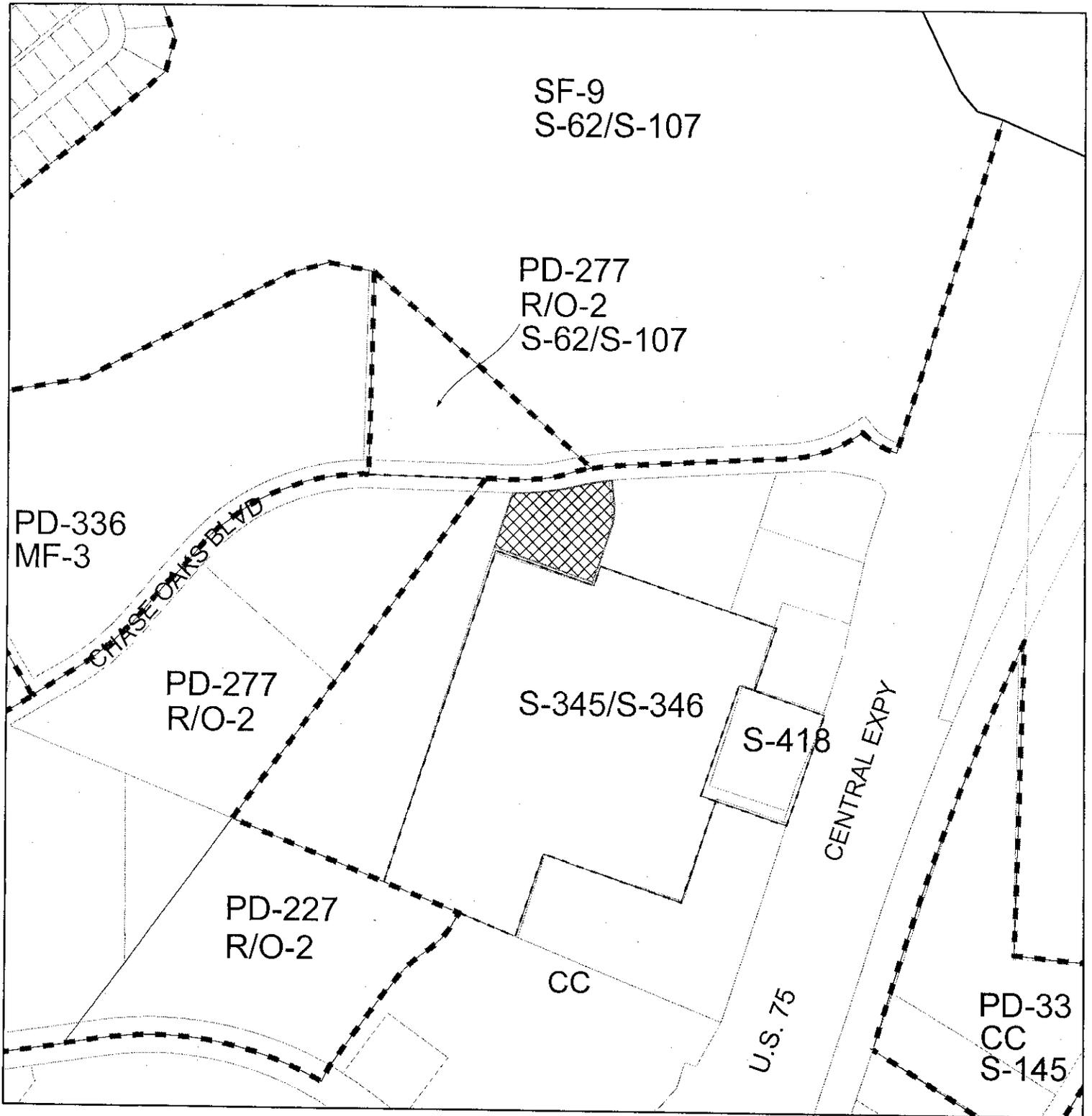
Item Submitted: PRELIMINARY SITE PLAN

Title: WINDHAVEN PARK
BLOCK 1, LOT 2

Zoning: REGIONAL COMMERCIAL



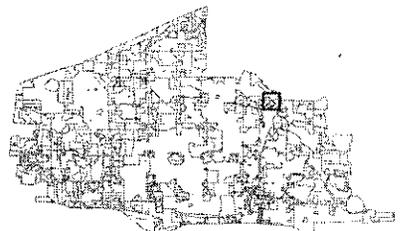
○ 200' Notification Buffer



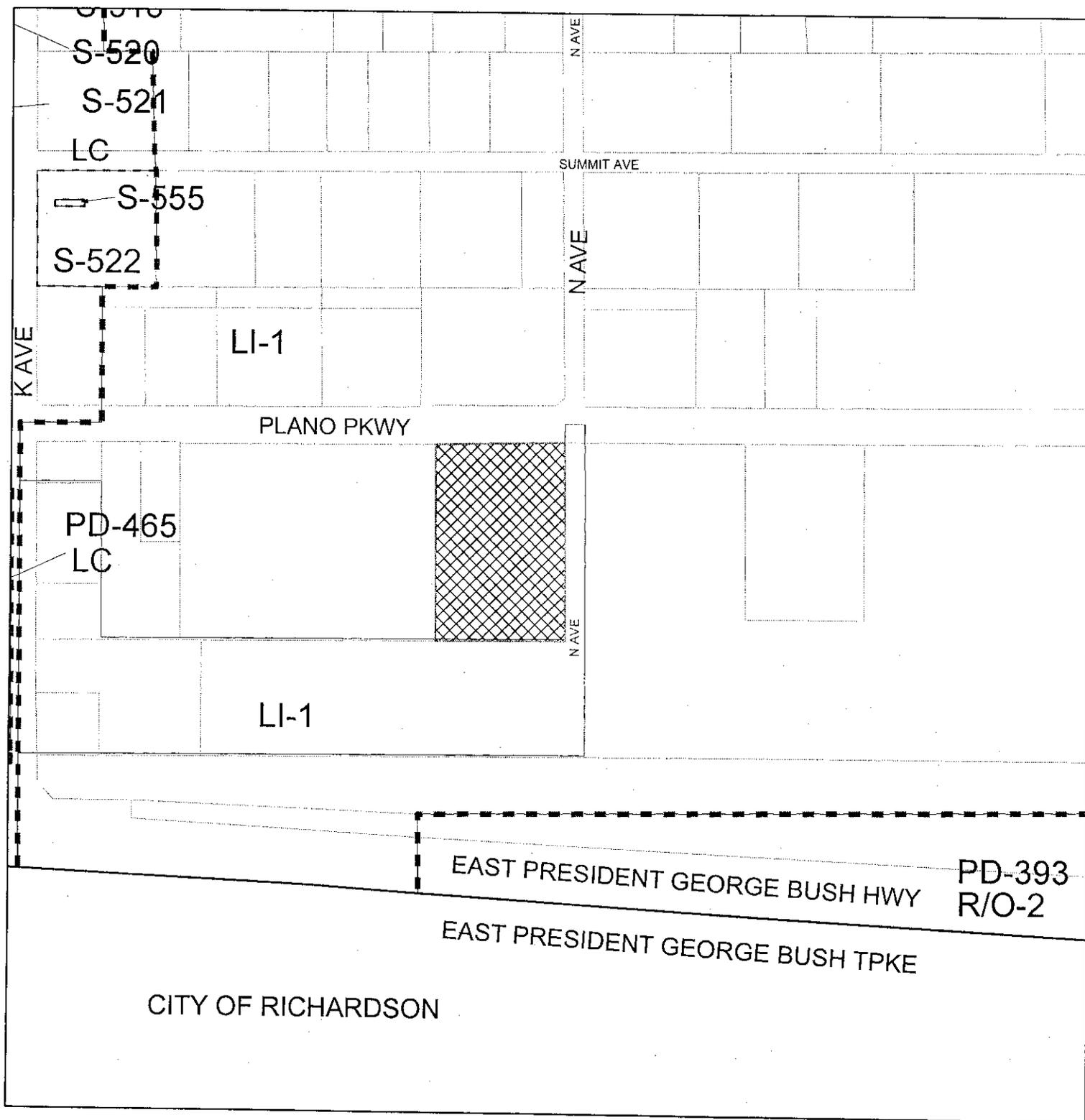
Item Submitted: PRELIMINARY PLAT

Title: LEGACY CENTRAL THEATER ADDITION
BLOCK A, LOT 8

Zoning: CORRIDOR COMMERCIAL



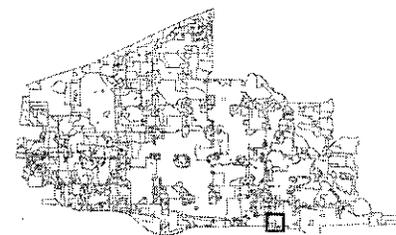
○ 200' Notification Buffer



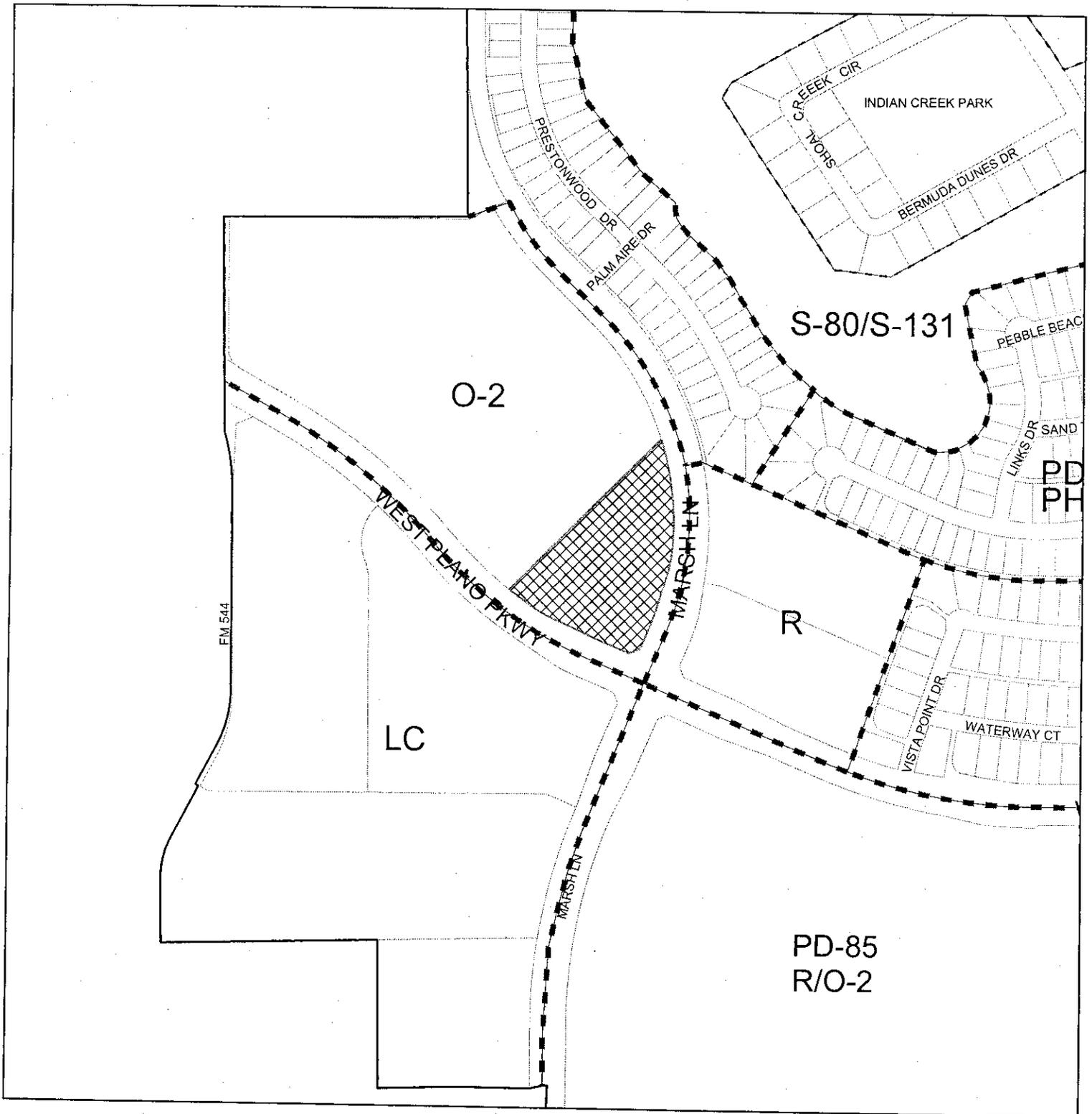
Item Submitted: PRELIMINARY PLAT

Title: LUMINATOR ADDITION
BLOCK A, LOT 2

Zoning: LIGHT INDUSTRIAL-1

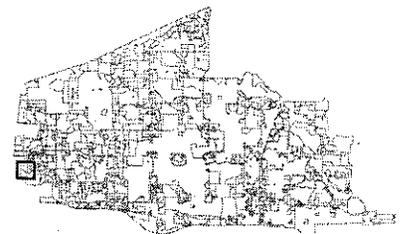


○ 200' Notification Buffer



Item Submitted: FINAL PLAT

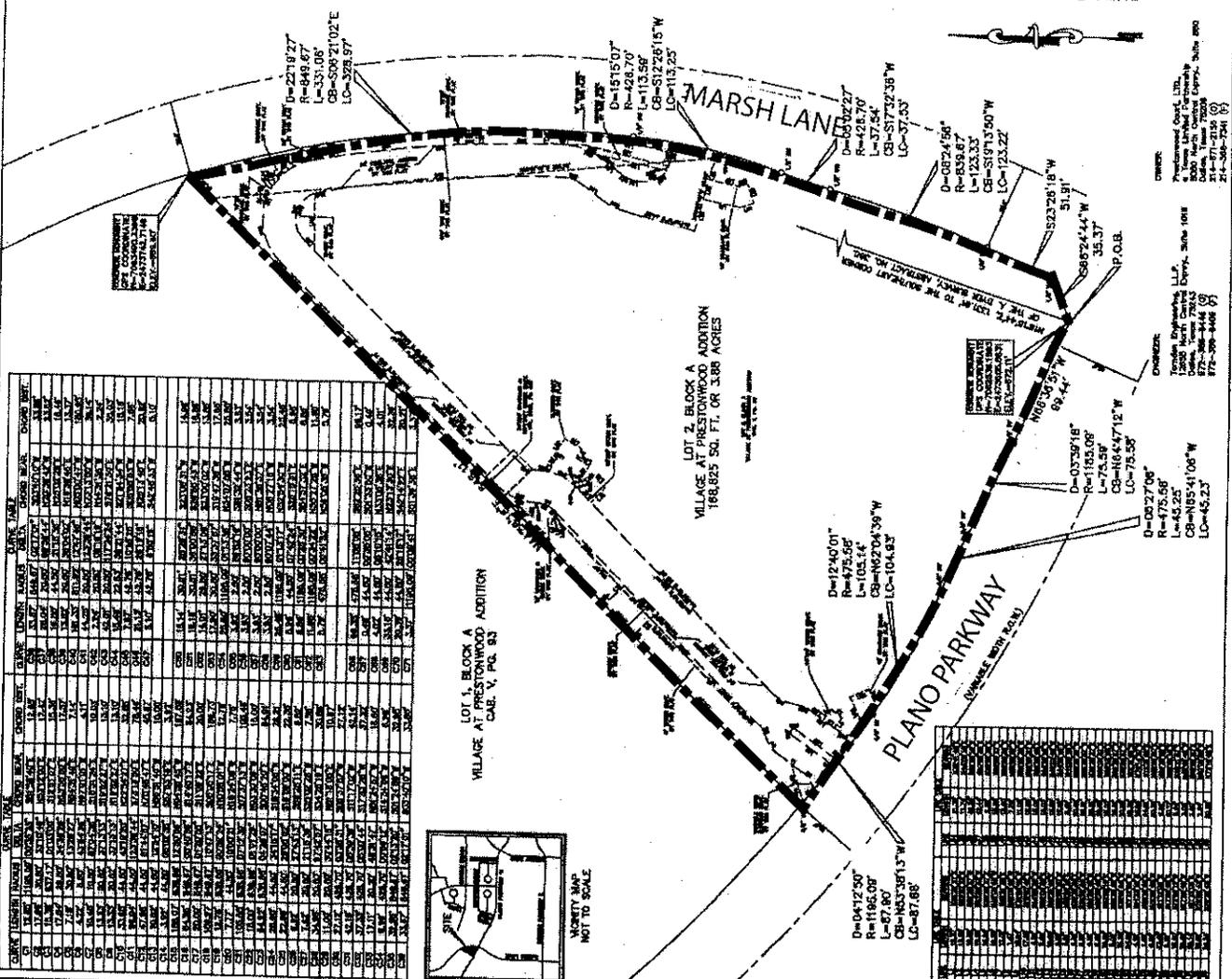
Title: VILLAGE AT PRESTONWOOD ADDITION
BLOCK A, LOT 2



Zoning: GENERAL OFFICE

○ 200' Notification Buffer

OWNER	TRACT	AREA	ACRES	MARKS	REMARKS
1	1	1.00	1.00		
2	2	1.00	1.00		
3	3	1.00	1.00		
4	4	1.00	1.00		
5	5	1.00	1.00		
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OWNER'S DECLARATION

I, John Prestonwood, owner of the above described premises, do hereby certify that the foregoing plat was prepared by me or by a duly licensed surveyor, and that the same is a true and correct copy of the original plat on file in the office of the County Clerk of this County, Texas.

OWNER'S CERTIFICATE

I, John Prestonwood, do hereby certify that the foregoing plat was prepared by me or by a duly licensed surveyor, and that the same is a true and correct copy of the original plat on file in the office of the County Clerk of this County, Texas.

NOTICE

Notice is hereby given that the above described premises are being offered for sale by the undersigned, and that the same are being offered for sale on the terms and conditions set forth in the plat hereto attached.

STATE OF TEXAS

COUNTY OF DENTON

OWNER'S CERTIFICATE

I, John Prestonwood, do hereby certify that the foregoing plat was prepared by me or by a duly licensed surveyor, and that the same is a true and correct copy of the original plat on file in the office of the County Clerk of this County, Texas.

NOTICE

Notice is hereby given that the above described premises are being offered for sale by the undersigned, and that the same are being offered for sale on the terms and conditions set forth in the plat hereto attached.

PEISER SURVEYING CO.
www.peisersurveying.com

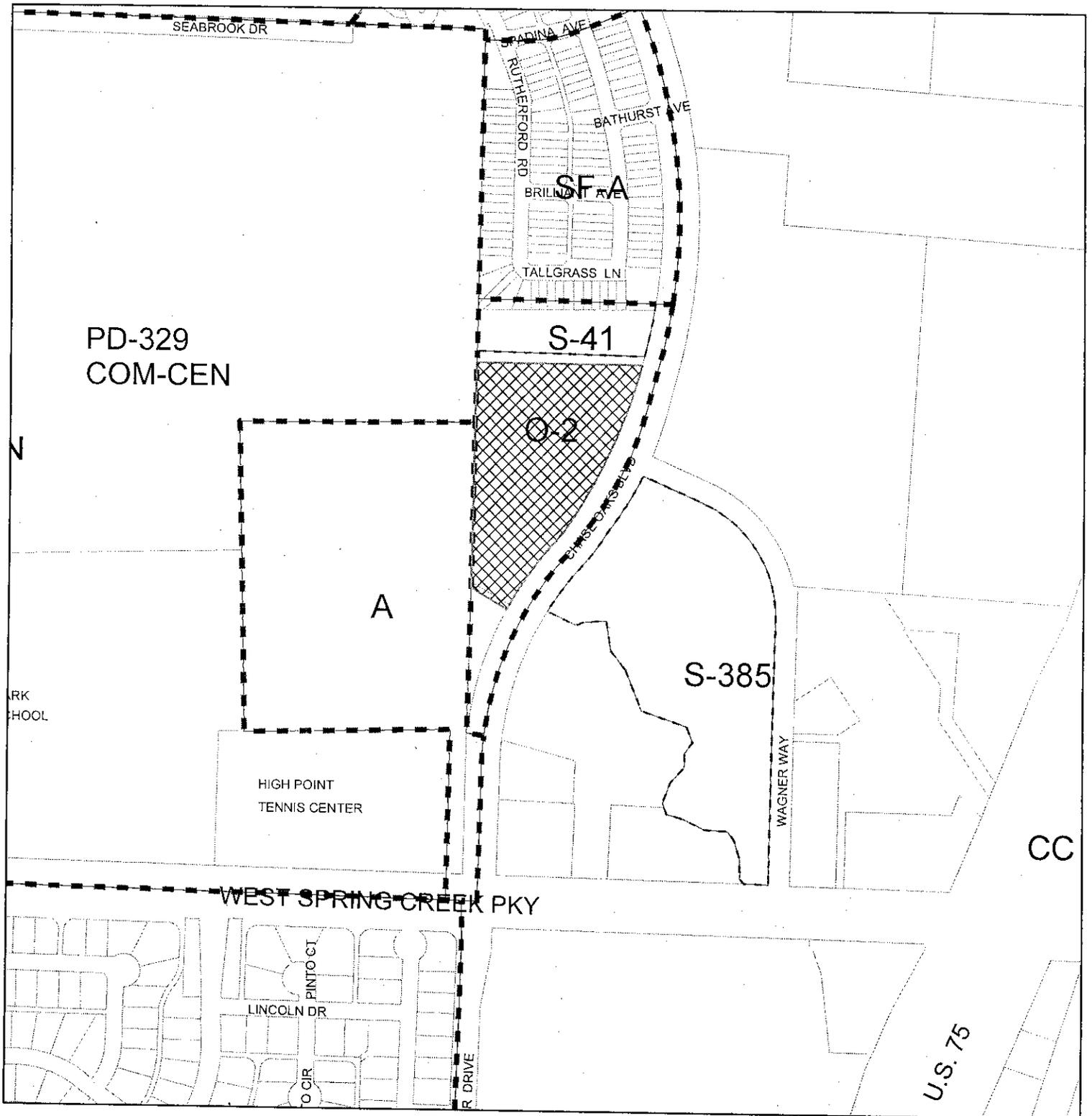
501 DENTON DRIVE
DENTON, TEXAS 76208
817-388-4444

REGISTERED PROFESSIONAL SURVEYOR
NO. 12345

GRAPHIC SCALE

1 inch = 100 feet

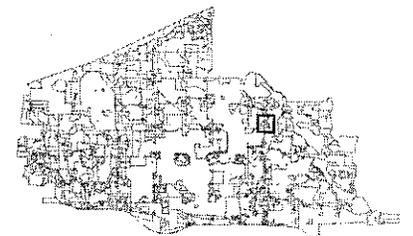
1 foot = 12 inches



Item Submitted: PRELIMINARY SITE PLAN

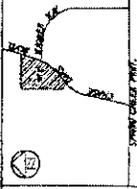
Title: BAR P ADDITION
BLOCK 1, LOTS 1-4

Zoning: GENERAL OFFICE

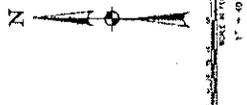


○ 200' Notification Buffer





VICINITY MAP
A.L.S.



1. ALL BUILDING CODES SHALL BE STRICTLY ENFORCED BY THE CITY.
2. ALL UTILITIES SHALL BE DEEPENED AND RECONSTRUCTED PER CITY REQUIREMENTS.
3. ALL UTILITIES SHALL BE DEEPENED AND RECONSTRUCTED PER CITY REQUIREMENTS.
4. ALL UTILITIES SHALL BE DEEPENED AND RECONSTRUCTED PER CITY REQUIREMENTS.
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19. ALL UTILITIES SHALL BE DEEPENED AND RECONSTRUCTED PER CITY REQUIREMENTS.
20. ALL UTILITIES SHALL BE DEEPENED AND RECONSTRUCTED PER CITY REQUIREMENTS.

SITE DATA SUMMARY TABLE

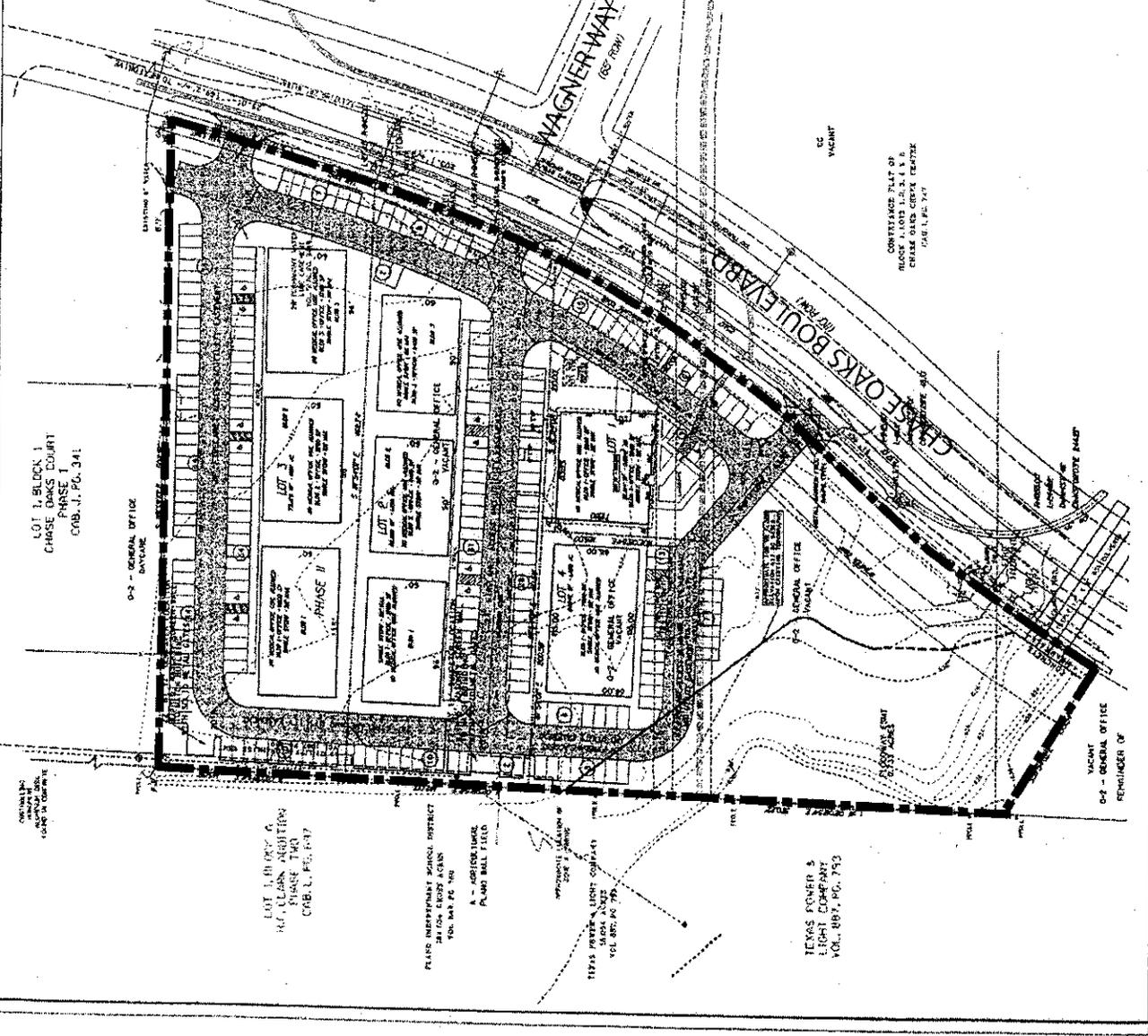
ITEM	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	GENERAL SITE AREA	100,000	SQ. FT.	
2	CONCRETE	10,000	CY	
3	STEEL	100,000	LB.	
4	BRICK	100,000	SQ. YD.	
5	PAVING	10,000	SQ. YD.	
6	LANDSCAPING	10,000	SQ. YD.	
7	UTILITIES	10,000	LINEAL FT.	
8	CONCRETE	10,000	CY	
9	STEEL	100,000	LB.	
10	BRICK	100,000	SQ. YD.	
11	PAVING	10,000	SQ. YD.	
12	LANDSCAPING	10,000	SQ. YD.	
13	UTILITIES	10,000	LINEAL FT.	
14	CONCRETE	10,000	CY	
15	STEEL	100,000	LB.	
16	BRICK	100,000	SQ. YD.	
17	PAVING	10,000	SQ. YD.	
18	LANDSCAPING	10,000	SQ. YD.	
19	UTILITIES	10,000	LINEAL FT.	
20	CONCRETE	10,000	CY	

PRELIMINARY SITE PLAN

LOTS 1-4 BAR P ADDITION
BAR P J.V.

PLANO, TEXAS

REBERBERG ASSOCIATES, INC.
CIVIL AND ENVIRONMENTAL ENGINEERS



LOT 1-BLOCK 1
CHASE OAKS COURT
PHASE 1
CAB. J. PG. 341

D-2 - GENERAL OFFICE
DAILY

LOT 1-BLOCK 1
CHASE OAKS COURT
PHASE 2
CAB. L. PG. 347

PLANO INTERMEDIATE SCHOOL DISTRICT
1000 BAR P J.V.

A - AMERICAN LUMBER
PLANO MILL SITE

TEXAS POWER & LIGHT COMPANY
1000 BAR P J.V.

TEXAS POWER &
LIGHT COMPANY
1000 BAR P J.V.

CONTRACTOR PLAN OF
RELOT 1, LOTS 1, 2, 3, 4 & 5
CHASE OAKS COURT
CAB. L. PG. 347

VACANT
D-2 - GENERAL OFFICE
REPLACEMENT OF

CITY OF PLANO
PLANNING AND ZONING COMMISSION

August 21, 2006

Agenda No. 6

Public Hearing: Zoning Case 2006-06

Applicant: City of Plano

DESCRIPTION:

A request to amend Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations) of the Zoning Ordinance to create a definition and standards for multistory office building sign. Tabled 04/17/06, 05/01/06, 05/15/06, 06/19/06, and 08/07/06.

REMARKS:

This item was tabled at the August 7, 2006, Planning & Zoning Commission meeting. It must be removed from the table for consideration.

Currently the Zoning Ordinance limits the placement of wall signs to the same floor as the tenant space. For example, a wall sign for a tenant on the first floor of a multistory building has to be attached to the first floor portion of the building facade; it cannot be attached to any portion of the building facade above the first floor.

At their December 20, 2005, preliminary meeting, City Council and Selso Mata, Chief Building Official, discussed the creation of a multistory office building sign. 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.

In work session, at the July 17, 2006, Planning & Zoning Commission meeting, Mr. Mata presented an overview of office signage standards, similar office sign standards from other cities, and three alternatives for multistory office sign standards. The Commission asked Mr. Mata to bring the third alternative forward for formal consideration.

The request proposes to create a new permanent sign type by adding a sign definition and creating design and construction specifications for a multistory office building sign. The proposed multistory office building sign will allow flexibility in the placement of wall signs for multi-tenant multistory office buildings. This proposed amendment would allow a first-floor tenant to place a wall sign on the facade of the upper floors of a multistory building.

RECOMMENDATION:

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 – Multistory Office Wall - Any sign on a building with two or more stories for office use in which the tenant has no direct outside entrance from the tenant space."

2. Amend Subsection 3.1603.1 (Requirements for Wall Signs) of Subsection 3.1603 (Design and Construction Specifications) of Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations) by adding the following new standard (c) to read as follows, and renumbering existing standards accordingly:

"(c) Multistory Office (MSO) Wall Signs

- (i) Multistory office wall signs shall not be required to be placed above a tenant's lease space.
- (ii) A multistory office wall sign shall not exceed 250 square feet.
- (iii) Multistory office wall signs shall be limited to three signs per elevation.
- (iv) 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.

- (v) The height of a horizontal MSO wall sign shall not exceed six feet. The height shall be measured perpendicularly from the horizontal. The width of a vertical MSO wall sign shall not exceed six feet. The width shall be measured perpendicularly from the vertical. MSO wall signs shall not exceed 75% of the width or the height of the available building elevation based on the placement of the sign. Vertical clearance shall be subject to the requirements in 3.1603.1.d (below). MSO wall signs shall not extend above the wall to which they are attached.

Exception - An MSO 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.

- (vi) The combination of MSO office wall sign areas shall not exceed the product of two times the lineal footage of the designated building elevation. Such signs shall not be arranged as to have a vertical height of more than six feet, except as noted in 1.c.v (above). The combination of the sign widths, when placed side by side, shall not exceed 75% of the width of the wall elevation available to such signs.
- (vii) MSO wall signs may be illuminated; however illuminated MSO wall signs on rear building facades shall be prohibited unless facing a nonresidential zoning district.
- (viii) An MSO wall sign shall not project more than 12 inches from the wall surface.
- (ix) Suites with direct access to the street in a multistory office shall have signage regulated by Subsection 3.1603.2.c for general business wall signs. However, signs using this direct access provision must remain in compliance with 1.c.iii (above)."

CITY OF PLANO
PLANNING & ZONING COMMISSION

August 21, 2006

Agenda Item No. 7A

Public Hearing: Zoning Case 2006-10

Applicant: Park Rios

DESCRIPTION:

A request to rezone 2.3± acres located at the southeast corner of Los Rios Boulevard and Park Boulevard **from** General Office **to** Retail. Zoned General Office with Specific Use Permits #57 for Restaurant and #484 for Veterinary Clinic. Tabled 06/19/06.

HISTORY:

Zoning Case 78-48 - Rezone 189± acres from Agricultural to various zonings. The subject tract was zoned Planned Development-14-General Office (PD-14-O-2).

Zoning Case 84-43 - Request to rezone from PD-14-O-2 to PD-Office/Retail for a maximum 50% retail development. The request was tabled by the Planning & Zoning Commission, and no further action was taken.

Zoning Case 88-11 - Request to rezone from PD-14-O-2 to PD-Retail for a maximum 50% retail development. The request was denied by the Planning & Zoning Commission because "there was too much retail zoning in the area."

Zoning Case 89-09 - Request to revise PD-14-O-2 to allow 936± square feet of retail use for a video rental operation. The request was denied by the Planning & Zoning Commission.

Zoning Case 89-18 - Request to revise PD-14-O-2 to PD-Retail allowing 25% retail uses. The request was approved 4-3 by the Planning & Zoning Commission but denied by a 5-2 vote at City Council.

Zoning Case 93-63 - Request to rezone PD-14-O-2 to O-2 in order to "clean-up" PD districts that did not contain development stipulations. The request was approved 7-0 by the City Council.

REMARKS:

This item was tabled at the June 19, 2006, Planning & Zoning Commission meeting and must be removed from the table for consideration.

This property has been the subject of several retail rezoning requests since it was first zoned General Office (O-2) in 1978. Those requests have been consistently denied due to the amount of Retail zoning existing at this intersection. This lot was developed with an office building in 1986. The property has one Specific Use Permit for Restaurant and one for Veterinary Clinic, which are not considered as part of this request.

Surrounding Land Use and Zoning

At the intersection of Los Rios Boulevard and Park Boulevard, the northwest and southwest corners are zoned Retail. The northwest corner is developed with a retail shopping center. Two pad site lots on the corner remain undeveloped. The southwest corner was developed with a grocery store, which has since been converted into offices for a community service agency. There is a gasoline service station on the corner that has remained vacant since being partially damaged by fire. The western portion of the corner remains undeveloped. The northeast corner is also partially developed. There is a new pharmacy on the corner and an in-line retail building along Los Rios Boulevard. The eastern portion of the property remains undeveloped. The property to the south of the request is developed as a single-family residential subdivision. The remaining property on this corner, east of this request, is zoned PD-6-Retail and is undeveloped.

Conformance with the Comprehensive Plan

The future Land Use Plan designates this corner as Neighborhood Commercial. Neighborhood Commercial intersections are intended to develop one or two corners with grocery stores, drug stores, and small retail and service uses serving a one- to one-and-one-half mile radius. Since there is retail on all four corners at this location, the request for additional Retail zoning is not consistent with the Comprehensive Plan.

Retail Study of Underperforming and Vacant Retail Areas

In 2003, City Council adopted the *Retail Study of Underperforming and Vacant Retail Areas* initiated by the cities of Carrollton, Richardson, and Plano. This study examined the retail market conditions in the three cities and offered alternatives to address underperforming and vacant retail properties. The study identified Plano as having an overabundance of retail zoning, which is exemplified by this intersection, where there is Retail zoning on four corners. A significant portion remains undeveloped, and portions of the developed properties are not leased or are underutilized.

Existing Development of the Site

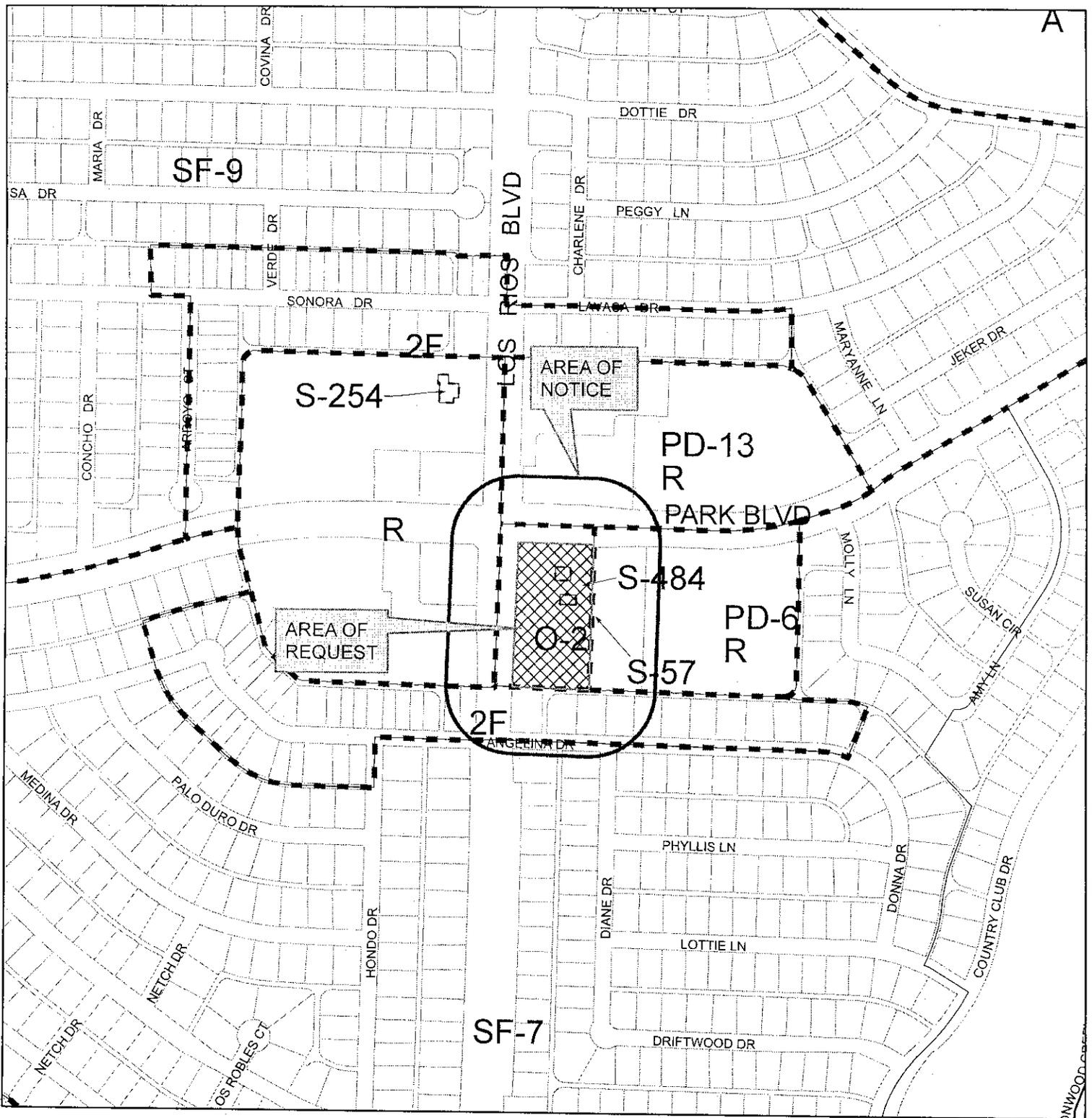
The site was developed in 1986 with an office building. The current site does not meet the landscape edge requirements of the Zoning Ordinance but does meet the parking required for office use. If the zoning is changed to Retail as requested, the site will not conform to the standards established by the Zoning Ordinance which require one space for every 200 square feet of building area.

SUMMARY:

Through a number of requests, the city has consistently maintained that Retail zoning is not appropriate for this property. Retail zoning on this lot would not be consistent with the future Land Use Plan, would cause the existing development to be out of conformance with the parking standards of the Zoning Ordinance, and would conflict with the findings of the *Retail Study of Underperforming and Vacant Retail Areas*.

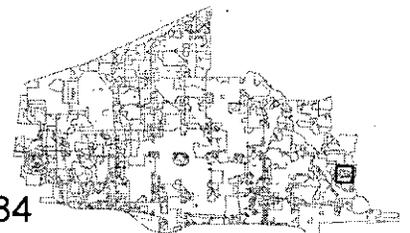
RECOMMENDATIONS:

Recommended for denial.



Zoning Case #: 2006-10

Existing Zoning: GENERAL OFFICE
w/SPECIFIC USE PERMITS #57 & #484



○ 200' Notification Buffer

August 16, 2006

Ms. Christina Day
Senior Planner
City Of Plano , Planning and Zoning
P.O. BOX 860358
Plano, Texas 75086-0358

Via Fax 972-941-7396

RE: Zoning Case 2006-10 , 2200 LOS RIOS BLVD. Plano, Texas 75074

Dear Ms. Christina Day :

Based on our understanding our request for current zoning case may have caused some concern that our property could be combined with adjacent property so that a big Grocery Store could be developed in that corner.

Please we ask you to explain that that is not what we want, all we want is to be given a chance to be able to lease some of the space for uses allowed under retail zoning, in many situations the same use is allowed under office zoning also , but it would require a special use permit, however in all the cases the potential tenant does not want to wait all the time and uncertainty that would be involve , and just walks away. As a result while the Centers on the other corners are some 85% to 90% occupied and New Buildings are being built. our center after 22 Years is still some 65% Shell, and has never been finished and occupied.

Ms. Day we ask you and the Planning Commission to Help us in this difficult situation , so that while we would keep the office zoning it would allow us to have some percentage of the center to allow for retail zoning uses. Accordingly by this Letter we request that our Zoning Request to be changed instead of Retail to Plan Development with limited retail use.

It is our sincere hope that we be given a chance and a hope that we may be able to bring some stability to this building, and to be a part of this Community, and to be able to upkeep the property . additionally it is our hope to remove any miss understanding as to reasoning for our request with our neighbors.

Thank you for your help and consideration,

Sincerely,
Park Blvd. Center Ltd.



BY: David Mott

cc:Fred Bemenderfer

PARK BLVD. CENTER LTD.

4230 LBJ Freeway #129, Dallas, Texas 75244

June 12, 2006

Via Fax 972-941-7396

Ms. Christina Day
Senior Planner
City Of Plano , Planning and Zoning
P.O. BOX 860358
Plano, Texas 75086-0358

RE: Zoning Case 2006-10 , 2200 LOS RIOS BLVD. Plano, Texas 75074

Dear Ms. Christina Day :

Please accept this Letter as a formal request in regards to referenced Zoning case, for a variance for Four (4) less Parking , which is required with respect to Zoning request; (Case- ZC 2006-10) by Park Blvd. Center Ltd.

The Existing Parking currently is 141 Regular Parking Spaces, . Plus 4 Handicap Parking Spaces, a Total of 145 Spaces, with the required spaces, being 149 spaces.

We understand that when the Building was originally built it was in compliance, (which I believe at the time it required for a 3 or 4 ft ramp or space next to the regular parking space). However the way the Parking is currently stands it has provided for one full additional space, in addition to the regular space for the handicap parking requirements. We really think the parking is adequate but if it ever became a problem we could possibly restrip the entire site and may be able to add some more.

Ms. Day We sincerely hope for your and City Council 's consideration and assistance to grant us this request, and recommending this zoning . As you know this building is a beautiful building, however after 20 years it is only about 20% occupied, and some 65% of it has never been occupied and is still in shell condition.

Sincerely,
Park Blvd. Center Ltd.



BY: David Mott

PH: 818- 222-7776
FAX: 818- 222-7616

cc:Fred Bemenderfer

PARK BLVD. CENTER LTD.

4230 LBJ Freeway #129, Dallas, Texas 75244

RECEIVED
JUN 09 2006
PLANNING DEPT.

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2006-10. The property is on 2.3± acres located at the southeast corner of Los Rios Boulevard and Park Boulevard. The requested zoning is Retail (R). The R district is intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services, including convenience stores, shopping centers, and regional malls not including wholesaling or warehousing. The request does not propose to change the existing specific use permits.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-10.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-10.

This item will be heard on June 19, 2006, 7:00 p.m. at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

Marcia Wilson
Name (Please Print)

Marcia Wilson
Signature

2156 Los Rios Blvd
Address

6/7/06
Date

CDD

RECEIVED

JUN 09 2006

PLANNING DEPT

REPLY FORM

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



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


Name (Please Print) _____

FRANK P. NAZARIAN
Signature _____

4101 E. PARK BLVD.
Address _____
PLANO, TX

6/6/2006
Date _____

CDD

RECEIVED

JUN 06 2006

PLANNING DEPT

REPLY FORM

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



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REZONING WOULD MAKE POSSIBLE INCREASED TRAFFIC, NOISE
AND LIGHTING TOO NEAR TO OUR HOME. THERE IS ALSO PLENTY OF
UNDERUTILIZED RETAIL SPACE ACROSS PARK AVE TO THE NORTH.
THEREFORE, I AM AGAINST THE REZONING PROPOSAL.

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

Jon Mears
Name (Please Print)

[Signature]
Signature

4209 ANGELINA DR
Address

6/4/06
Date

CDD

RECEIVED
JUN 01 2006
PLANNING DEPT.

REPLY FORM

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



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Lot is right behind my back yard. I am afraid zoning change will adversely affect my home value. so I am strongly against it.

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

GRUOTE HUAN
Name (Please Print)

Grute Huan
Signature

4201 Angelina Dr
Address

5/30/2006
Date

CDD

REPLY FORM

RECEIVED
JUN 16 2006
PLANNING DEPT.

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



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

Catherine Gibb
Name (Please Print)

Catherine Gibb
Signature

4305 Angelina Drive
Address Plano, TX 75074

June 14, 2006
Date

CDD

CITY OF PLANO
PLANNING & ZONING COMMISSION

August 21, 2006

Agenda Item No. 7B

Site Plan: Park Rios Addition, Block 1, Lot 1

Applicant: Park Blvd. Center Ltd.

DESCRIPTION:

An existing office building on one lot on 2.3± acres located at the southeast corner of Park Boulevard and Los Rios Boulevard. Zoned General Office with Specific Use Permits #57 for Restaurant and #484 for Veterinary Clinic. Neighborhood #51. Tabled 06/19/06.

REMARKS:

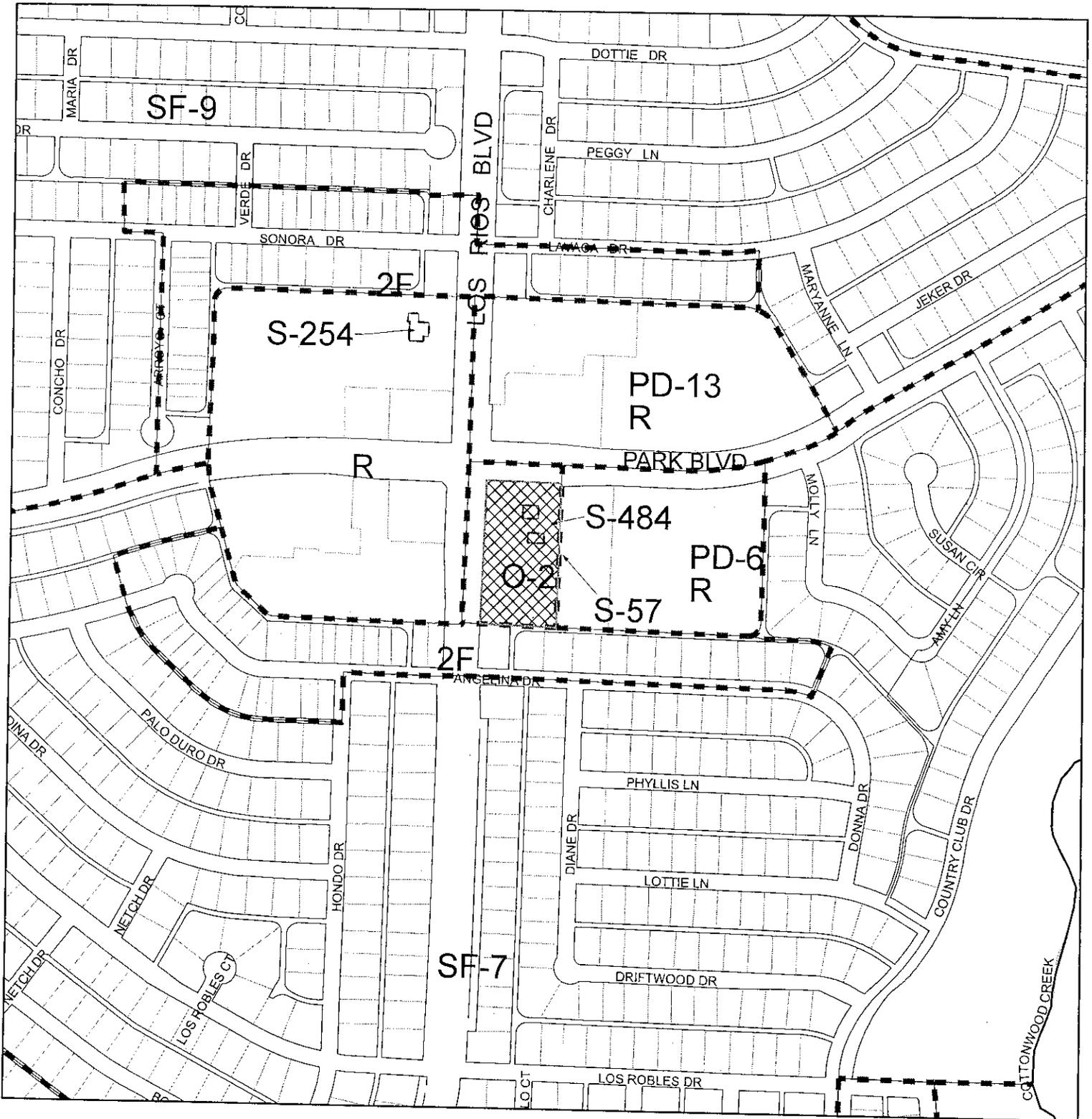
This item was tabled at the June 6, 2006, Planning & Zoning Commission meeting. It must be removed from the table for consideration.

The site was developed in 1986 with an office building. No physical changes to the site are proposed; the applicant is only proposing a change to the use on the site in association with the requested rezoning in Zoning Case 2006-10 from General Office to Retail. The site does not meet the landscape edge requirements of the Zoning Ordinance and would need to be brought up to code if redevelopment of the site were proposed.

The current site meets the parking required for the existing office use. If the zoning and use are changed to Retail as requested, the site will not conform to the parking standards established by the Zoning Ordinance for Retail, which require one space for every 200 square feet of building area. The applicant is requesting that the Commission approve the plan subject to the Board of Adjustment granting a variance for the parking requirements and subject to City Council approval of Zoning Case 2006-10. Planning staff does not find this situation appropriate for a variance since the parking shortage is self-created. It is due entirely to the rezoning request of the property owner. Since the plan does not meet the standards of the Zoning Ordinance for the proposed retail use, staff does not support approval of this site plan.

RECOMMENDATIONS:

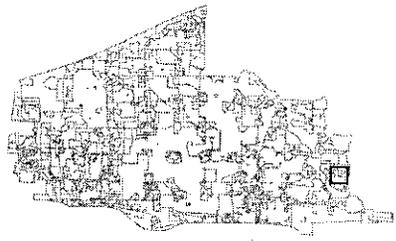
Recommended for denial.



Item Submitted: SITE PLAN

Title: PARK RIOS ADDITION
BLOCK 1, LOT 1

Zoning: GENERAL OFFICE w/SPECIFIC USE PERMITS #57 & #484

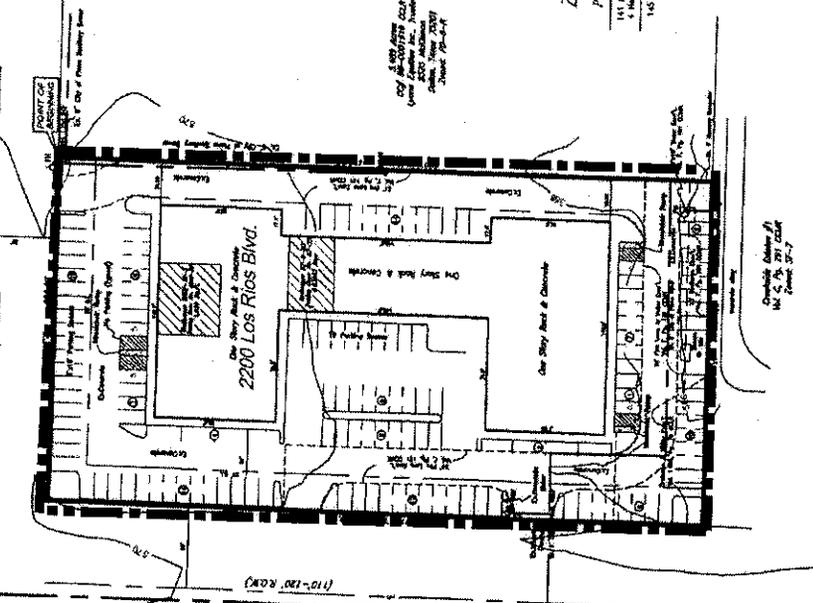


○ 200' Notification Buffer



PARK BOULEVARD
(117' R.O.W.)

LOS RIOS BOULEVARD
(110'-100' R.O.W.)



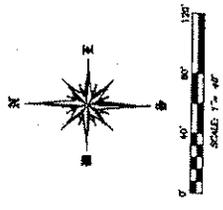
SITE DATA SUMMARY

LOT 1, BLOCK A, PARK RIOS ADDITION

1. TRACT, OFFICE
2. LOT AREA: 10,575 S.F. - 2.302 ACRES
3. EXISTING BUILDING AREA: 17,720 S.F.
4. EXISTING BUILDING AREA: 28,720 S.F.
5. IMPROVEMENTS, SEE CITY
6. LOT COVERAGES: 80%
7. PARKING REQUIRED: 143 SPACES
8. 20,720 S.F. @ 1:100
9. 143 SPACES @ 140 S.F./SPACE
10. TOTALS PROVIDED: 143 SPACES
11. TOTALS REQUIRED: 143 SPACES
12. INTERIOR LANDSCAPE PROVIDED: 4,850 S.F.

- GENERAL NOTES**
1. BUILDING FLOOR AREA, LOT & GRADE SHALL BE 100% AS SHOWN ON THIS PLAN. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PLANO ZONING ORDINANCES AND ALL APPLICABLE ORDINANCES.
 2. ALL CONSTRUCTION SHALL BE COMPLETED PER CITY REQUIREMENTS.
 3. ALL CONSTRUCTION SHALL BE COMPLETED PER CITY REQUIREMENTS.
 4. ALL CONSTRUCTION SHALL BE COMPLETED PER CITY REQUIREMENTS.
 5. ALL CONSTRUCTION SHALL BE COMPLETED PER CITY REQUIREMENTS.
 6. ALL CONSTRUCTION SHALL BE COMPLETED PER CITY REQUIREMENTS.
 7. ALL CONSTRUCTION SHALL BE COMPLETED PER CITY REQUIREMENTS.
 8. ALL CONSTRUCTION SHALL BE COMPLETED PER CITY REQUIREMENTS.
 9. ALL CONSTRUCTION SHALL BE COMPLETED PER CITY REQUIREMENTS.
 10. ALL CONSTRUCTION SHALL BE COMPLETED PER CITY REQUIREMENTS.
 11. ALL CONSTRUCTION SHALL BE COMPLETED PER CITY REQUIREMENTS.
 12. ALL CONSTRUCTION SHALL BE COMPLETED PER CITY REQUIREMENTS.

Site Plan
Lot 1, Block 1
Park Rios Addition
recorded in Volume F, Page 181 C.C.M.R.
an Addition to the City of Plano
Andrew Plaza Survey, Abstract No. 687
Collin County, Texas
May, 2006



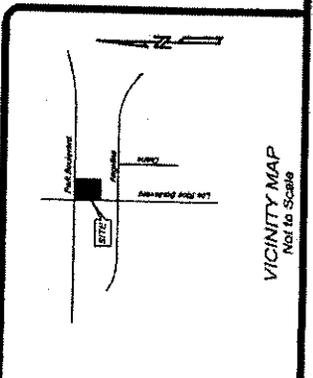
Zoned: O-2
Parking Spaces
143 People Parking Spaces
1 Handicap Parking Space
143 Total Parking Spaces

WATER METER SCHEDULE

TYPE	SIZE	NUMBER	ANTHONY SERIAL
△ DOMESTIC	1"	EXISTING	8"
△ IRRIGATION	1"	EXISTING	NA

Owner
Park Blvd Center Ltd
2301 W. Park Blvd
Dallas, TX 75244
772-65-221-7776
Fax: 772-65-221-7516
Attn: David Hoff

Surveyor
Roome Land Surveying
2302 West G, Suite 210
Dallas, TX 75244
Ph: 972-423-0274
Fax: 972-423-0283
Attn: Fred Bonamandir



CITY OF PLANO
PLANNING & ZONING COMMISSION

August 21, 2006

Agenda Item No. 8

Public Hearing - Replat & Revised Site Plan: Plano Park School Addition, Block 1,
Lot 1R

Applicant: Plano I.S.D.

DESCRIPTION:

A public school on one lot on 23.7± acres located at the northwest corner of Park Boulevard and Jupiter Road. Zoned Single-Family Residence-7. Neighborhood #48.

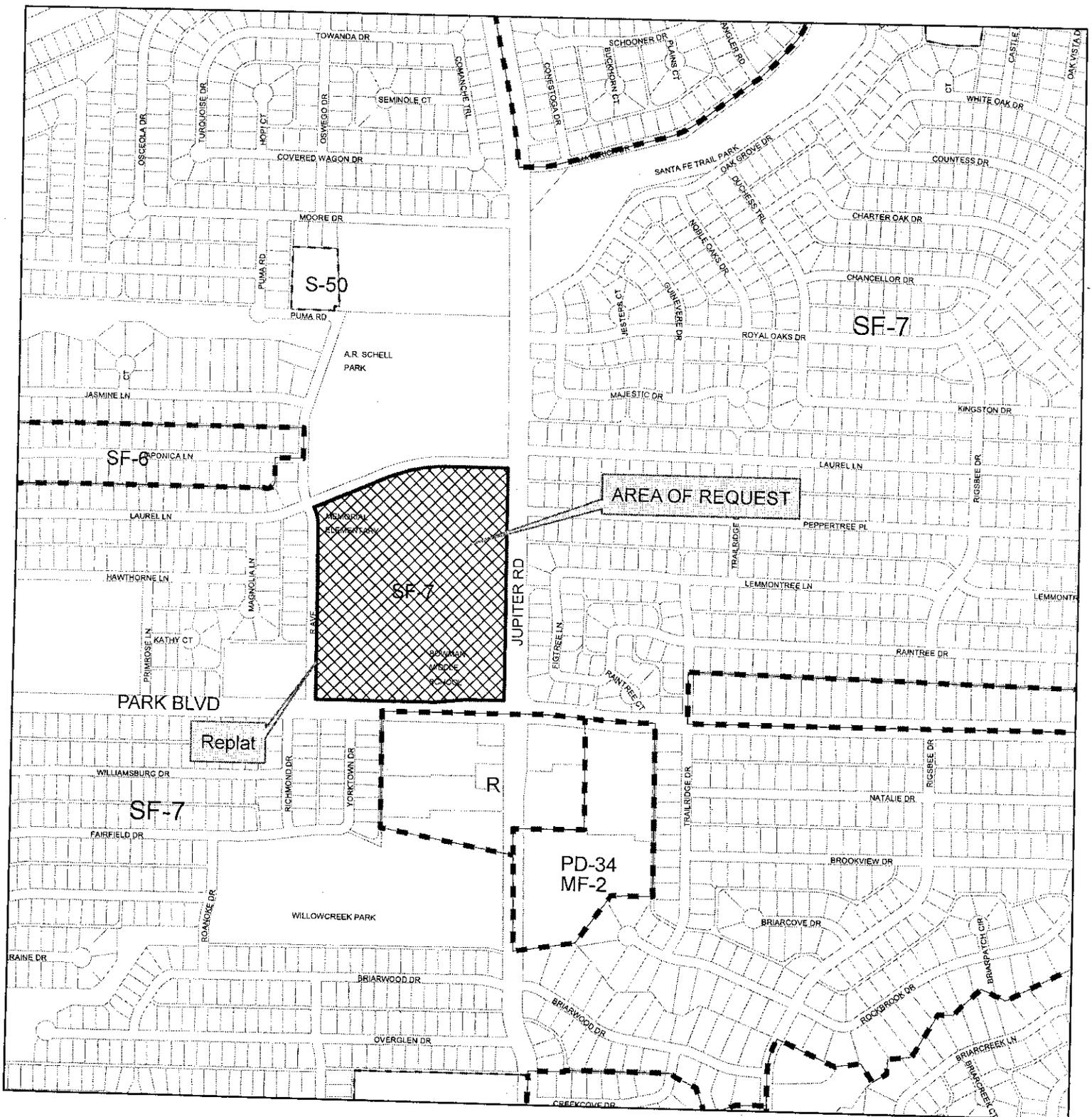
REMARKS:

The purpose of the replat is to modify the existing fire lane, access, and utility easement.

The purpose of the revised site plan is to modify the existing fire lane, access, and utility easement to accommodate an 8,900± square foot expansion to the northwest corner of the existing building.

RECOMMENDATIONS:

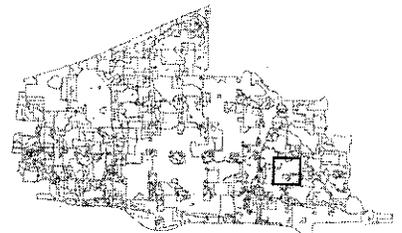
Recommended for approval as submitted.



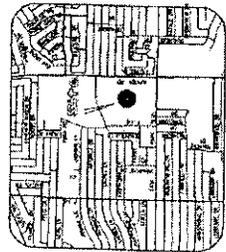
Item Submitted: REPLAT & REVISED SITE PLAN

Title: PLANO PARK SCHOOL ADDITION
BLOCK, 1, LOT 1R

Zoning: SINGLE-FAMILY RESIDENCE-7



○ 200' Notification Buffer



NEIGHBORHOOD MAP

Curve Data Chart

Curve No.	Stationing	Radius (ft)	Chord (ft)	Angle (Deg)	Area (sq ft)	Volume (cu ft)
1	1+00.00 to 1+10.00	100.00	100.00	180.00	15,708.00	15,708.00
2	1+10.00 to 1+20.00	100.00	100.00	180.00	15,708.00	15,708.00
3	1+20.00 to 1+30.00	100.00	100.00	180.00	15,708.00	15,708.00
4	1+30.00 to 1+40.00	100.00	100.00	180.00	15,708.00	15,708.00
5	1+40.00 to 1+50.00	100.00	100.00	180.00	15,708.00	15,708.00
6	1+50.00 to 1+60.00	100.00	100.00	180.00	15,708.00	15,708.00
7	1+60.00 to 1+70.00	100.00	100.00	180.00	15,708.00	15,708.00
8	1+70.00 to 1+80.00	100.00	100.00	180.00	15,708.00	15,708.00
9	1+80.00 to 1+90.00	100.00	100.00	180.00	15,708.00	15,708.00
10	1+90.00 to 2+00.00	100.00	100.00	180.00	15,708.00	15,708.00

NOTE: This plan shows the location of the proposed addition to the existing building. The addition is shown in a shaded area. The existing building is shown in a hatched area. The addition is shown in a shaded area. The existing building is shown in a hatched area.

PURPOSE OF RECAL:
To recalc the Plan Load Statement.

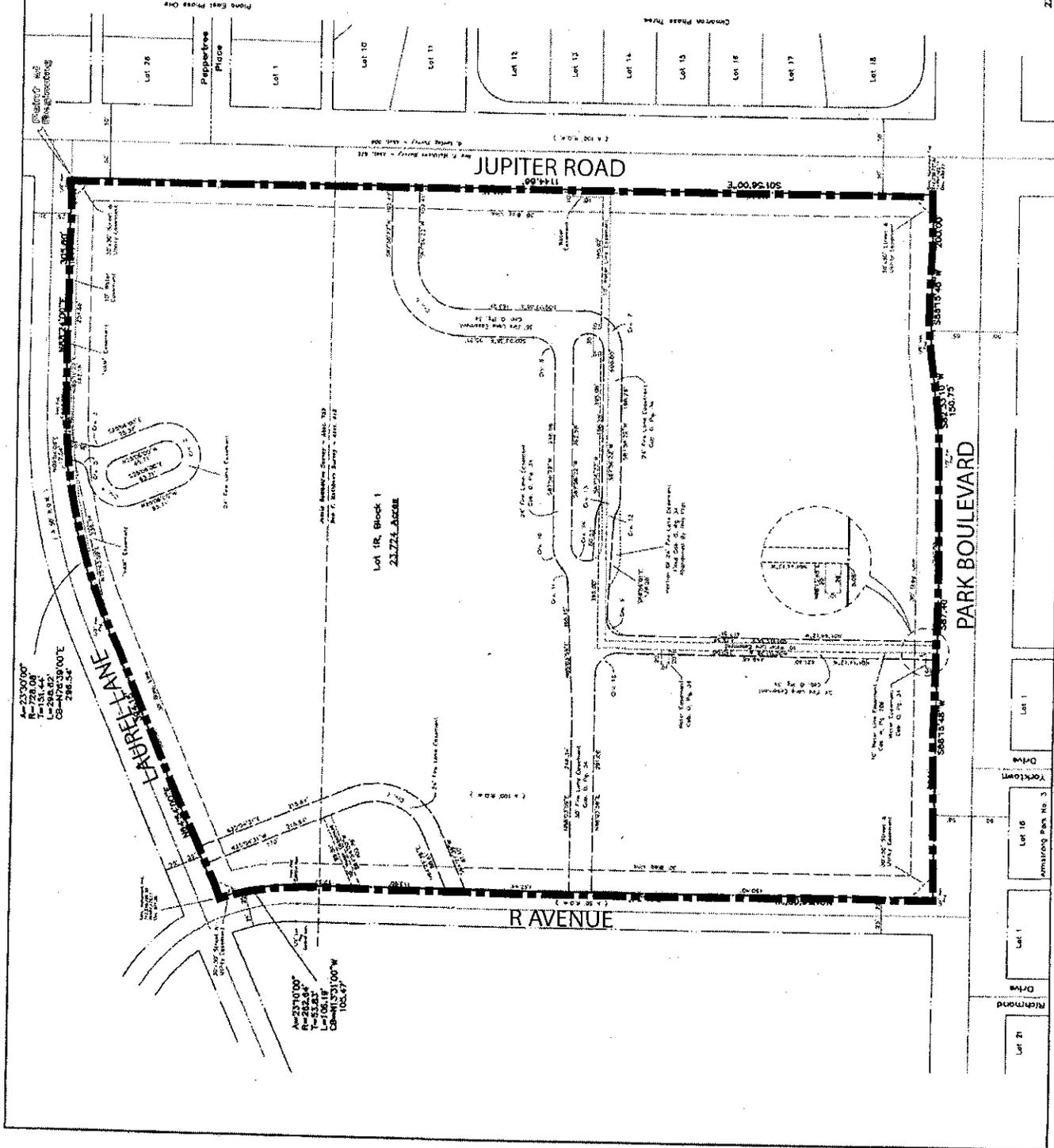
SHEET 1 OF 2
THIRD REPEAT

PLANO PARK SCHOOL ADDITION

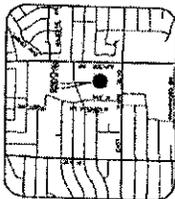
LOT 1R, BLOCK 1
situated in the
BEN F. MATTHEWS SURVEY ~ ABST. 612
JESSIE ROUNDTREE SURVEY ~ ABST. 757
PLANO, COLLIN COUNTY, TEXAS

Drawn by: [Name]
Checked by: [Name]
Plano, Texas 75073
Telephone 972-519-8282

Success:
By: [Name]
At: [Name]
Date: [Date]



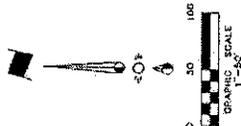
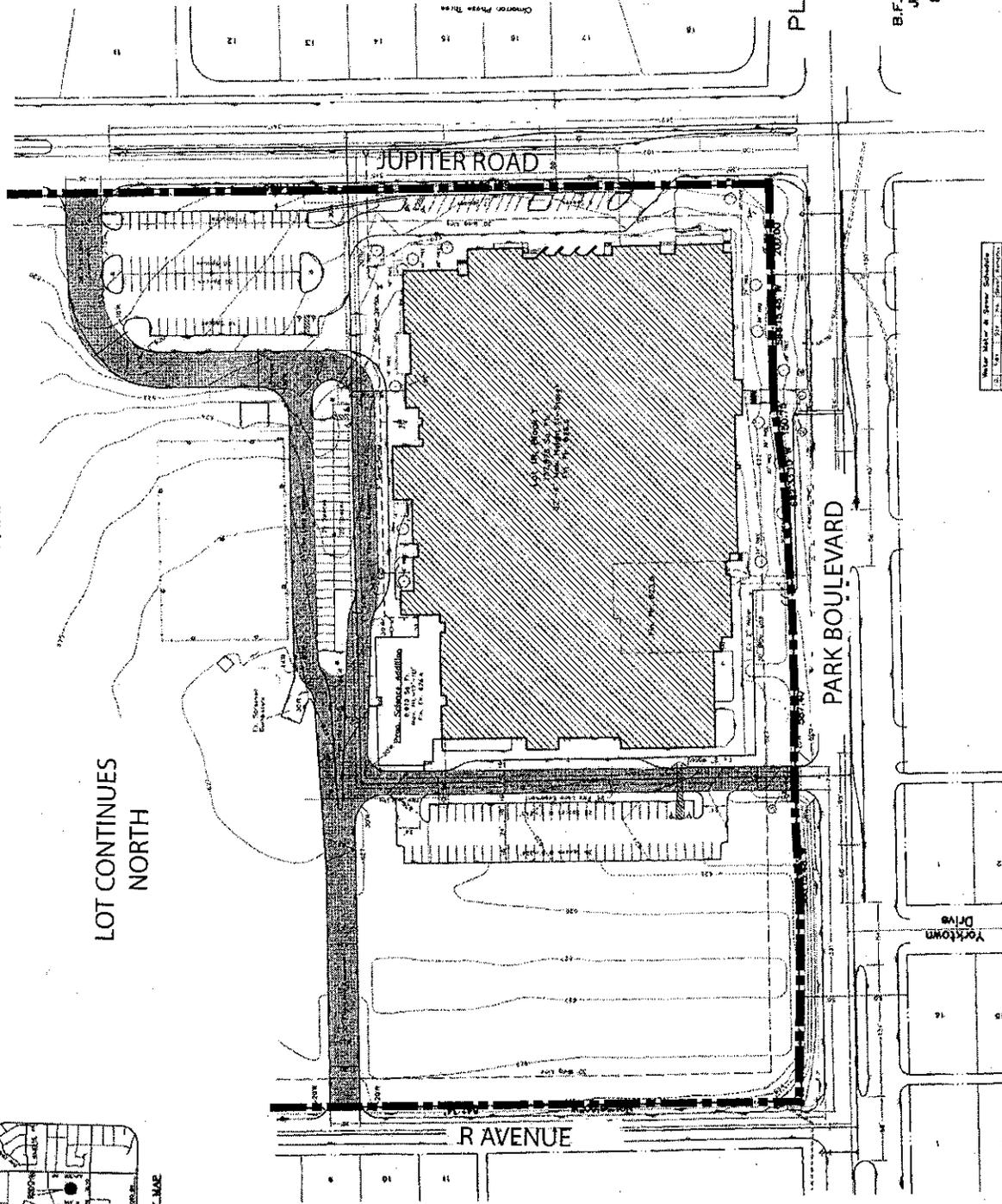
Lot 1
23,724.46 Acres



VICINITY MAP

Memorandum Elementary School

LOT CONTINUES NORTH



GENERAL NOTES

1. All work shall be in accordance with the City of Plano, Texas, Ordinance 1000, as amended.
2. The site shall be developed in accordance with the City of Plano, Texas, Ordinance 1000, as amended.
3. The site shall be developed in accordance with the City of Plano, Texas, Ordinance 1000, as amended.
4. The site shall be developed in accordance with the City of Plano, Texas, Ordinance 1000, as amended.
5. The site shall be developed in accordance with the City of Plano, Texas, Ordinance 1000, as amended.
6. The site shall be developed in accordance with the City of Plano, Texas, Ordinance 1000, as amended.
7. The site shall be developed in accordance with the City of Plano, Texas, Ordinance 1000, as amended.
8. The site shall be developed in accordance with the City of Plano, Texas, Ordinance 1000, as amended.
9. The site shall be developed in accordance with the City of Plano, Texas, Ordinance 1000, as amended.
10. The site shall be developed in accordance with the City of Plano, Texas, Ordinance 1000, as amended.
11. The site shall be developed in accordance with the City of Plano, Texas, Ordinance 1000, as amended.
12. The site shall be developed in accordance with the City of Plano, Texas, Ordinance 1000, as amended.
13. The site shall be developed in accordance with the City of Plano, Texas, Ordinance 1000, as amended.
14. The site shall be developed in accordance with the City of Plano, Texas, Ordinance 1000, as amended.
15. The site shall be developed in accordance with the City of Plano, Texas, Ordinance 1000, as amended.
16. The site shall be developed in accordance with the City of Plano, Texas, Ordinance 1000, as amended.
17. The site shall be developed in accordance with the City of Plano, Texas, Ordinance 1000, as amended.
18. The site shall be developed in accordance with the City of Plano, Texas, Ordinance 1000, as amended.
19. The site shall be developed in accordance with the City of Plano, Texas, Ordinance 1000, as amended.
20. The site shall be developed in accordance with the City of Plano, Texas, Ordinance 1000, as amended.

PERMITS SUMMARY TABLE

Item No.	Description	Agency	Permit No.	Issue Date	Expiration Date
1	Site Plan	City of Plano	217004-01-00000000	08/15/08	08/15/09
2	Site Plan	City of Plano	217004-01-00000000	08/15/08	08/15/09
3	Site Plan	City of Plano	217004-01-00000000	08/15/08	08/15/09
4	Site Plan	City of Plano	217004-01-00000000	08/15/08	08/15/09
5	Site Plan	City of Plano	217004-01-00000000	08/15/08	08/15/09
6	Site Plan	City of Plano	217004-01-00000000	08/15/08	08/15/09
7	Site Plan	City of Plano	217004-01-00000000	08/15/08	08/15/09
8	Site Plan	City of Plano	217004-01-00000000	08/15/08	08/15/09
9	Site Plan	City of Plano	217004-01-00000000	08/15/08	08/15/09
10	Site Plan	City of Plano	217004-01-00000000	08/15/08	08/15/09
11	Site Plan	City of Plano	217004-01-00000000	08/15/08	08/15/09
12	Site Plan	City of Plano	217004-01-00000000	08/15/08	08/15/09
13	Site Plan	City of Plano	217004-01-00000000	08/15/08	08/15/09
14	Site Plan	City of Plano	217004-01-00000000	08/15/08	08/15/09
15	Site Plan	City of Plano	217004-01-00000000	08/15/08	08/15/09
16	Site Plan	City of Plano	217004-01-00000000	08/15/08	08/15/09
17	Site Plan	City of Plano	217004-01-00000000	08/15/08	08/15/09
18	Site Plan	City of Plano	217004-01-00000000	08/15/08	08/15/09
19	Site Plan	City of Plano	217004-01-00000000	08/15/08	08/15/09
20	Site Plan	City of Plano	217004-01-00000000	08/15/08	08/15/09

REVISED SITE PLAN
 PLANO PARK SCHOOL
 ADDITION
 LOT 1R, BLOCK 1
 situated in the
 B.F. MATTHEWS SURVEY ~ ABST. 812
 JESSIE ROUNDTREE ~ ABST. 757
 PLANO, COLLIN COUNTY, TEXAS

Owner: Plano Independent School District
 6500 Alamo Drive
 Plano, Texas 75023
 Telephone: 972-767-8181
 Engineer: R.K. Engineering, Inc.
 111 West Main Street
 Irving, Texas 75038
 Telephone: 972-239-7232
 August 15, 2008

PURPOSE OF REVISED SITE PLAN:
 To add a new addition wing to the
 northwest corner of the school.

Sheet No.	Sheet Description
1	Site Plan
2	Site Plan
3	Site Plan
4	Site Plan
5	Site Plan
6	Site Plan
7	Site Plan
8	Site Plan
9	Site Plan
10	Site Plan
11	Site Plan
12	Site Plan
13	Site Plan
14	Site Plan
15	Site Plan
16	Site Plan
17	Site Plan
18	Site Plan
19	Site Plan
20	Site Plan

CITY OF PLANO
PLANNING & ZONING COMMISSION

August 21, 2006

Agenda Item No. 9

Public Hearing - Replat & Revised Site Plan: Village Square Addition No. 2, Block 1,
Lots 1R & 5

Applicant: Jin Um

DESCRIPTION:

A shopping center on two lots on 9.1± acres located at the northeast corner of Alma Drive and Parker Road. Zoned Retail with Specific Use Permits #12 for Drive-in Restaurant, #53 for Private Club, #91 for Drive-in Restaurant, #241 for Day Care Center, and #463 for Arcade. Neighborhood #36.

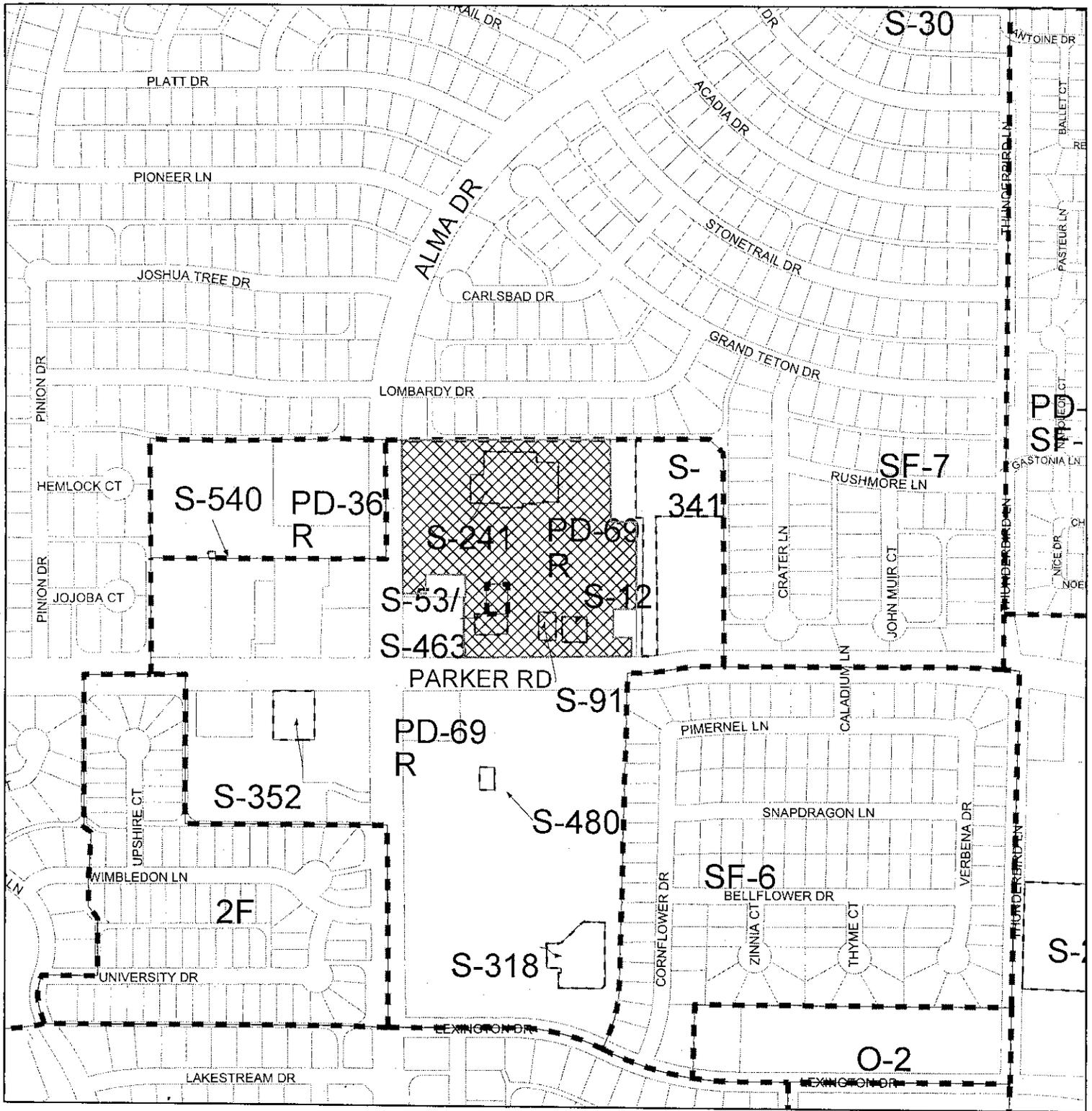
REMARKS:

The purpose of the replat is to subdivide one lot into two lots, realign the fire lane, access, and utility easements to reflect actual construction, and dedicate an offsite parking easement for the benefit of Lot 5.

The purpose of the revised site plan is to show the subdivision and to indicate offsite parking necessary to provide adequate parking for Lot 5.

RECOMMENDATIONS:

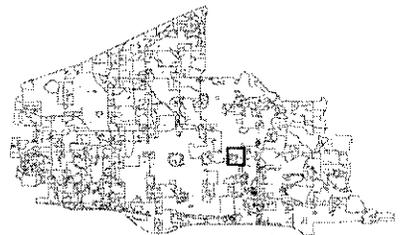
Recommended for approval as submitted.



Item Submitted: REPLAT & REVISED SITE PLAN

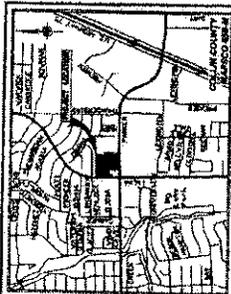
Title: VILLAGE SQUARE ADDITION NO. 2
BLOCK 1, LOTS 1R & 5

Zoning: PLANNED DEVELOPMENT-69-RETAIL
w/SPECIFIC USE PERMITS #12, #53, #91, #241, & #463



○ 200' Notification Buffer





VICINITY MAP
POINT TO BUILDING

PROPERTY OF STATE
COUNTY OF DALLAS
CITY OF DALLAS
S.B. FERRAN SURVEY, ABSTRACT NO. 712
CITY OF PLANO, COLLIN COUNTY, TEXAS

NOTICE: Setting of corners of this plat is to be made by the surveyor and shown in a location of city ordinance of address and public utility.

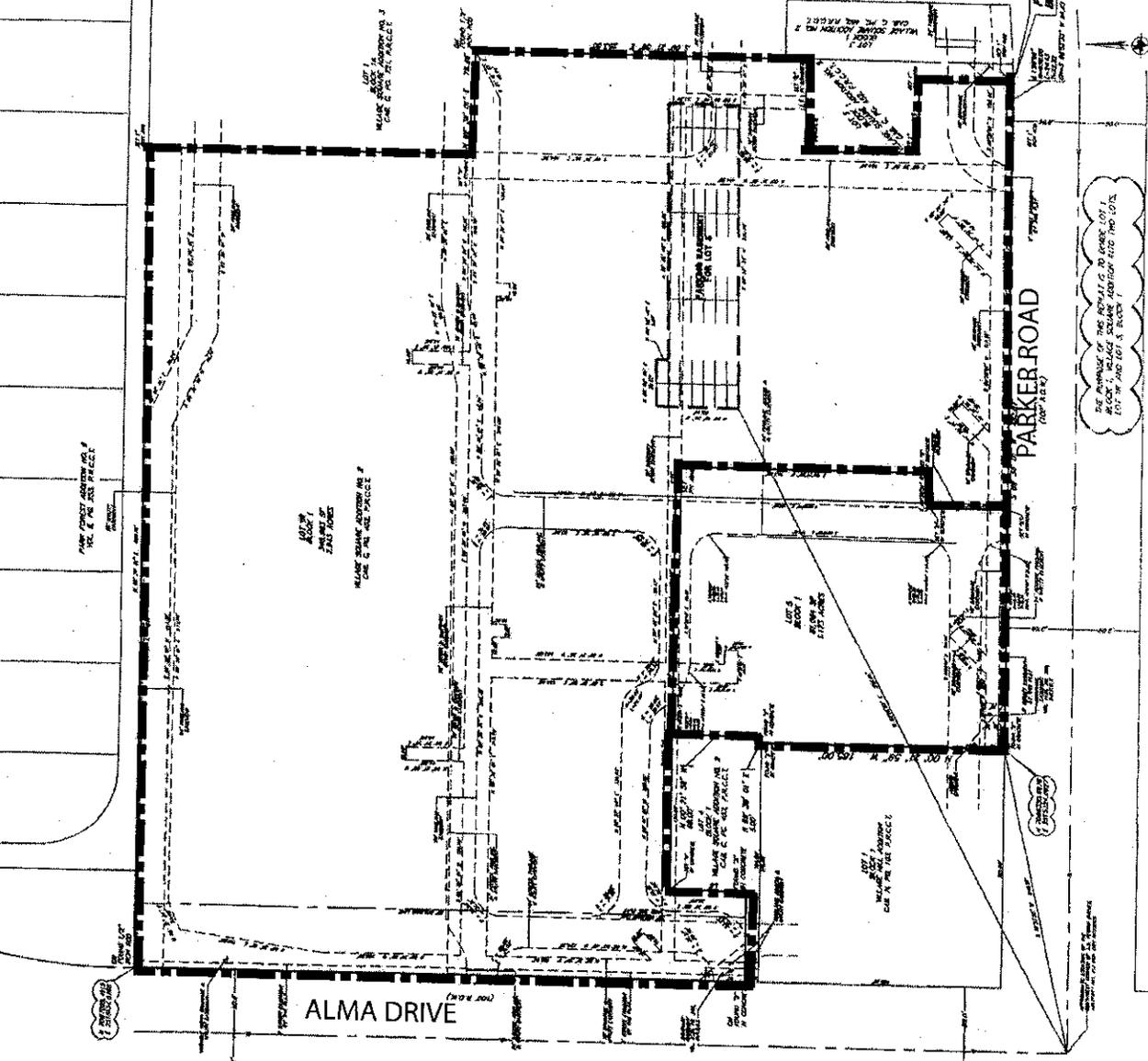
NOTE: When the owner of the plat is a corporation, the plat shall be approved by the board of directors of the corporation.

OWNER: JAY LUM
3112 SPYGLASS DRIVE
DALLAS, TX 75207
PHONE: 469-862-4478

LINE	BEARING	LENGTH
1	S 89° 15' 00" E	100.00
2	S 89° 15' 00" E	100.00
3	S 89° 15' 00" E	100.00
4	S 89° 15' 00" E	100.00
5	S 89° 15' 00" E	100.00
6	S 89° 15' 00" E	100.00
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90	S 89° 15' 00" E	100.00
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97	S 89° 15' 00" E	100.00
98	S 89° 15' 00" E	100.00
99	S 89° 15' 00" E	100.00
100	S 89° 15' 00" E	100.00



PROPERTY OF STATE
COUNTY OF DALLAS
CITY OF DALLAS
S.B. FERRAN SURVEY, ABSTRACT NO. 712
CITY OF PLANO, COLLIN COUNTY, TEXAS



REPLAT
LOTS 1R AND 5, BLOCK 1
BEING A REPLAT OF LOT 1, BLOCK 1
VILLAGE SQUARE
ADDITION NO. 2
AS RECORDED IN C.A.B. C, PG. 482, M.R.C.C.T.
S.B. FERRAN SURVEY, ABSTRACT NO. 712
CITY OF PLANO, COLLIN COUNTY, TEXAS

PRECISE LAND SURVEYING, INC.
11111 W. LBJ Fwy, Suite 1000
Dallas, Texas 75241
Phone: 972-416-1000

SCALE: 1" = 40'
JOB NO. 406-0262

CITY OF PLANO
PLANNING & ZONING COMMISSION

August 21, 2006

Agenda No. 10

Appeal of the Director of Planning's Interpretation of the Zoning Ordinance

Applicant: Ryan Bibb

DESCRIPTION:

An appeal of the Director of Planning's interpretation of the Zoning Ordinance definitions and associated regulations for golf course netting.

REMARKS:

The applicant is appealing the Director of Planning's interpretation of the Zoning Ordinance as it applies to the definition and associated regulations for a golf course net. Article 6, Section 6.300 (Interpretation) gives the Director of Planning the authority to determine the meaning and interpretation of any provision of the Zoning Ordinance. The interpretation may be appealed to the Planning & Zoning Commission, which has the final authority to make decisions on interpretations.

The applicant's client has erected a net on metal poles along the property boundary of his residential lot, which abuts the Hills of Prestonwood golf course, to keep errant golf balls from hitting the house and coming into the yard. In the course of working with the Building Inspections Department to file a variance application with the Board of Adjustment, the applicant requested the Director of Planning's interpretation of whether the netting arrangement should be regulated as a "fence" or as a "structure." In residential zoning districts, fences may be a maximum of eight feet in height; structures may be a maximum of 35 feet in height. Setbacks also are different. The definition of the netting as either a fence or a structure determines the degree of variance that the applicant must request from the Board of Adjustment. At the July 25, 2006, Board of Adjustment meeting, the board tabled the applicant's variance request pending the outcome of this appeal.

Article 1, Section 1.600 (Definitions) of the Zoning Ordinance defines "structure" as "A combination of materials to form a construction for use, occupancy, or ornamentation whether installed on, above, or below the surface of land or water."

The ordinance does not include a separate definition for fence, but this same section states that "Terms not herein defined herein or in the Building Code shall have the meaning customarily assigned to them." Merriam-Webster's Online Dictionary (<http://www.m-w.com>) provides the following definition for fence:

"A barrier intended to prevent escape or intrusion or to mark a boundary; especially: such a barrier made of posts and wire or boards."

The Director's interpretation, based on these definitions, is that the netting is a fence and should be regulated as such. The netting appears to function in the commonly understood manner of a fence - to prevent intrusion.

RECOMMENDATION:

The Planning & Zoning Commission may uphold the interpretation of the Director of Planning or overturn it. The Commission should render an interpretation, based on the Zoning Ordinance regulations, as to whether the golf course netting should be considered as a "fence" or as a "structure" and regulated as such.

city of plano



August 1, 2006

Mr. Ryan Bibb
918 Dragor
Dallas, TX 75089

RE: Zoning Ordinance Interpretation

Dear Mr. Bibb:

You had asked for my interpretation on whether or not the golf course netting erected on your client's property at 6621 Muirfield Circle would be regulated as a fence or as a structure under the terms of the city's Zoning Ordinance. It is my understanding that the netting, supported by poles, has been erected along the property boundary to prevent golf balls from landing in your client's yard or hitting the house.

Article 1, Section 1.600 (Definitions) of the Zoning Ordinance defines "structure" as "A combination of materials to form a construction for use, occupancy, or ornamentation whether installed on, above, or below the surface of land or water." The ordinance does not include a separate definition for fence, but this same section states that "Terms not herein defined herein or in the Building Code shall have the meaning customarily assigned to them." Merriam-Webster's Online Dictionary (<http://www.m-w.com>) provides the following definition for fence:

"A barrier intended to prevent escape or intrusion or to mark a boundary; especially: such a barrier made of posts and wire or boards.

The netting appears to function in the commonly understood manner of a fence – to prevent intrusion. Therefore my interpretation is that the netting is a fence and should be regulated as such.

Article 6, Section 6.300 gives the Director of Planning the authority to determine the meaning and interpretation of any provision of this ordinance. However, my interpretation may be appealed to the Planning & Zoning Commission. The Commission has the final authority to make decisions on interpretations. If you wish to appeal this interpretation, please send a letter to my attention requesting such appeal. I will then schedule the appeal on a future Commission agenda for consideration.

Please do not hesitate to contact me at (972) 941-7151 if you have any questions.

Sincerely,

Phyllis M. Jarrell, AICP
Director of Planning

Stacy Evans
Mayor

Scott Johnson
Mayor Pro Tem

Debbie Magnuson
Deputy Mayor Pro Tem

Stephanie Stahel
Place 1

Christina Ellerbe
Place 3

Christy LaRosiliere
Place 5

Debra Callison
Place 7

Debra Dunlap
Place 8

Thomas H. Muehlenbeck
City Manager

August 1, 2006

Honorable Commission Members
City of Plano Planning and Zoning Commission
City of Plano
1520 Avenue K
Plano, TX 75074

RECEIVED
AUG 02 2006
PLANNING DEPT.

RE: Net at 6621 Muirfield Circle, Plano, TX.

Members of the Commission

As per the direction of the Building Official and the Chair of the Board of Adjustment, I herein submit this request for hearing before the Planning and Zoning Commission of the City of Plano. The purpose of such hearing being to seek a ruling regarding the interpretation of the Planning Director that the net located at the referenced property is a fence as defined in the city of Plano Zoning Ordinance and is subject to such rules and regulations as are applicable to a fence as contained within the city of Plano Zoning Ordinance.

On or about July 7, 2006, the Director of Planning made a verbal ruling that the net located on the subject property was a fence and was required to comply with fence regulations as contained in the ordinance. Consultation with a variety of experts in the field of code enforcement has led us to conclude that the interpretation may be errant. Additionally, city staff has allowed similar nets to be erected and maintained on other private properties within the city limits as well as city owned facilities without consequence.

I therefore request that I be granted a hearing regarding this matter and that the commission give careful consideration to the circumstances and evidence provided hereafter.

Sincerely,



Wm. Ryan Bibb

Cc: Saadi Darvish
Israel Suster

P.S. I have been informed by the homeowner that they will be traveling out of state on the next scheduled hearing date of August 7, 2006. Please allow the homeowner the flexibility to attend by scheduling the hearing for the next available hearing date.

August 16, 2006

Honorable Commission Members
City of Plano Planning and Zoning Commission
City of Plano
1520 Avenue K
Plano, TX 75074

Re: Fence at 6621 Muirfield Circle, Plano, TX

Members of the Commission:

Thank you for the opportunity to share my thoughts with you regarding the fence located at 6621 Muirfield Circle. My family and I live next door at 6617 Muirfield Circle. I am disappointed that we cannot attend the hearing on August 21st but I trust that these words will effectively convey my thoughts. We will be attending and testifying at the Board of Adjustments hearing in person on August 22nd.

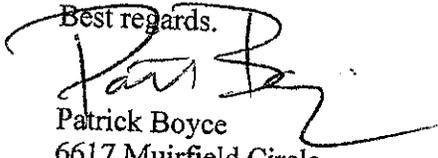
Unlike the paid consultant to the property owners at 6621 Muirfield Circle, I don't need to consult with a "variety of experts in the field of code enforcement" to know that the huge fence next door to my yard functions as a fence. According to dictionary.com and, in my opinion, a reasonable man, a fence is "structure serving as an enclosure, a barrier, or a boundary." There is no doubt that the fence located at 6621 Muirfield Circle serves as a barrier against golf balls. The entire point of the fence IS to serve as a barrier.

The fence looks like a fence and functions as a fence; therefore, it is a fence. I trust the City of Plano does not rely on the infamous saying, "It depends on what the meaning of the word 'is' is." Instead, I trust the City of Plano to rely on the Supreme Court doctrine of "if it walks like a duck, looks like a duck and quacks like a duck, then it's a duck".

Golf balls hit the huge fence located six to eight feet from my property line and fall directly into my yard. The homeowner was in my yard when I convinced him to watch me testing it and he saw the balls land in my trees. The balls that hit the massive poles that secure the fence don't land in my trees on the property line; rather, they bounce more than 20 yards from the property line near the back door to our home.

The consultant also wrote that similar nets are allowed by the City. Hogwash. I challenge him to show me a fence on personal property located in the City of Plano that is anywhere near the dimensions of the fence located at 6621 Muirfield Circle.

Best regards.


Patrick Boyce
6617 Muirfield Circle
Plano, TX 75093