

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

October 16, 2006

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>6:30 p.m. - Dinner - Planning Conference Room 2E</p> <p>7:00 p.m. - Regular Meeting - Council Chambers</p> <p>The Planning & Zoning Commission may convene into Executive Session pursuant to Section 55.071 of the Texas Government Code to consult with its attorney regarding posted items in the regular meeting.</p> <p>1 Call to Order/Pledge of Allegiance</p> <p>2 Approval of Agenda as Presented</p> <p>3 Approval of Minutes - October 2, 2006, Meeting and October 3, 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> <p><u>CONSENT AGENDA</u></p> <p>5a Conveyance Plat: Bar P Addition, Block 1, Lots 1 & 2 - Two conveyance lots on 5.7± acres located on the west side of Chase Oaks Boulevard, 1,034± feet north of Spring Creek Parkway. Zoned General Office. Neighborhood #21. Applicant: Bar P Joint Venture</p> <p>5b Revised 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, 1,034± feet north of Spring Creek Parkway. Zoned General Office. Neighborhood #21. Applicant: Bar P Joint Venture</p>	

<p>5c EH</p>	<p>Preliminary Plat: Bar P Addition, Block 1, Lot 2 - A general office building on one lot on 0.6± acre located on the west side of Chase Oaks Boulevard, 834± feet north of Spring Creek Parkway. Zoned General Office. Neighborhood #21. Applicant: Bar P Joint Venture</p>
<p>5d EH</p>	<p>Final Plat: Coit-Spring Creek Addition, Block 1, Lot 2 - A restaurant on one lot on 1.0± acre located on the west side of Coit Road, 350± feet south of Spring Creek Parkway. Zoned Retail. Neighborhood #32. Applicant: David Luo</p>
<p>5e EH</p>	<p>Preliminary Plat: Sehion Mar Thoma Church Addition, Block A, Lot 1 - A church on one lot on 4.2± acres located on the south side of 14th Street, 746± feet east of Shiloh Road. Zoned Research/Technology Center. Neighborhood #69. Applicant: Celu Alphonso</p>
<p>5f EH</p>	<p>Site Plan: Sehion Mar Thoma Church Addition, Block A, Lot 1 - A church on one lot on 4.2± acres located on the south side of 14th Street, 746± feet east of Shiloh Road. Zoned Research/Technology Center. Neighborhood #69. Applicant: Celu Alphonso</p>
<p>5g BT</p>	<p>Preliminary Site Plan: Palisades Business Park, Block 1, Lot 3R - A medical office on one lot on 1.4± acres located on the east side of K Avenue, 125± feet south of Plano Parkway. Zoned Light Industrial-1. Neighborhood #67. Applicant: Davita Dialysis Clinic</p>
<p>5h BT</p>	<p>Final Plat: Subaru Addition, Block A, Lot 2 - A new car dealer on one lot on 4.0± acres located on the south side of Plano Parkway, 550± feet east of Ohio Drive. Zoned Planned Development-426-Retail/General Office with Specific Use Permit No. 384 for New and Used Car Dealer. Neighborhood #55. Applicant: Subaru of America, Inc.</p>
<p>5i CDD</p>	<p>Preliminary Site Plan & Concept Plan: Turnpike Commons, Block 1, Lots 1 & 2 - Four office showroom/warehouse buildings on two lots on 7.5± acres located at the northwest corner of Wynwood Drive and Wyngate Boulevard. Zoned Research/Technology Center. Neighborhood #68. Applicant: Bill Boyd</p>
<p>5j CDD</p>	<p>Preliminary Site Plan & Concept Plan: Preston/Parker Addition, Block A, Lots 1 & 2 - A bank on one lot and a general office building on one lot on 4.3± acres located at the southeast corner of Parker Road and Preston Road. Zoned Neighborhood Office with Specific Use Permit #566 for Bank, Savings & Loan, or Credit Union. Neighborhood #43. Applicants: Greenway-Preston & Parker, Ltd., Fred J. Harrington, Constance H. Coolik, & Cynthia C. Harrington</p>

<p>5k BT</p>	<p>Final Plat: McDermott Square, Block A, Lot 1 - A retail building and a convenience store with a gas pump on one lot on 6.4± acres located at the northeast corner of McDermott Road and Independence Parkway. Zoned Planned Development-400-Retail. Neighborhood #3. Applicant: McDermott Square, LP</p>
<p><u>END OF CONSENT AGENDA</u></p>	
<p><u>PUBLIC HEARINGS</u></p>	
<p>6A CDD</p>	<p>Public Hearing: Zoning Case 2006-25 - Request to rezone 7.6± acres located at the southeast corner of Country Club Drive and El Santo Road from General Office to Single-Family Residence Attached. Zoned General Office with Specific Use Permit #13 for Private Club and Country Club. Applicant: Los Rios Country Club, LP</p>
<p>6B CDD</p>	<p>Preliminary Site Plan: Los Rios Village Addition - 67 Single-Family Residence Attached lots and five open space lots on 6.9± acres located on the east side of Country Club Drive and El Santo Road. Zoned General Office and Single-Family Residence Attached with Specific Use Permit #13 for Private Club and Country Club. Neighborhood #51. Applicant: Los Rios Golf Course, LP</p>
<p>7 EH</p>	<p>Public Hearing: Zoning Case 2006-26 - Request for a Specific Use Permit for Day Care Center on 0.4± acre located on the south side of 14th Street, 177± feet east of M Avenue. Zoned Retail. Applicant: Maria Folmar</p>
<p>8 CDD</p>	<p>Public Hearing - Replat: East Spring Creek Venture Addition, Block A, Lot 1R - A bank with drive-through lanes on one lot on 0.9± acre located at the southeast corner of Coit Road and Spring Creek Parkway. Zoned Retail. Neighborhood #33. Applicant: JP Morgan Chase Bank</p>
<p>9 EH</p>	<p>Public Hearing - Replat & Revised Site Plan: Mathews Elementary School Addition, Block A, Lot 1R - A public primary school on one lot on 9.1± acres located at the southeast corner of Marchman Way and Marcedonia Drive. Zoned Single-Family Residence-7. Neighborhood #10. Applicant: Plano Independent School District</p>
<p>10 EH</p>	<p>Public Hearing - Replat: Shepton High School Addition, Block A, Lot 1R - A public secondary school on one lot on 19.0± acres located on the north side of Plano Parkway, 1,066± feet west of Winding Hollow Lane. Zoned Single-Family Residence-7. Neighborhood #54. Applicant: Plano Independent School District</p>
<p><u>END OF PUBLIC HEARINGS</u></p>	

**11
CDD**

Preliminary Plat & Site Plan: McCall Retail Addition, Block A, Lot 1 - A retail building on one lot on 0.5± acre located at the northwest corner of Plano Parkway and Alma Drive. Zoned Corridor Commercial. Neighborhood #66. **Applicants: McCall Farms, Ltd.**

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Items for Future Discussion - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.

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

October 16, 2006

Agenda Item No. 5a
Conveyance Plat: Bar P Addition, Block 1, Lots 1 & 2
Applicant: Bar P Joint Venture

Two conveyance lots on 5.7± acres located on the west side of Chase Oaks Boulevard, 1,034± feet north of Spring Creek Parkway. Zoned General Office. Neighborhood #21.

Recommended for approval as submitted.

Agenda Item No. 5b
Revised 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, 1,034± feet north of Spring Creek Parkway. Zoned General Office. Neighborhood #21.

Recommended for approval as submitted.

Agenda Item No. 5c
Preliminary Plat: Bar P Addition, Block 1, Lot 2
Applicant: Bar P Joint Venture

A general office building on one lot on 0.6± acre located on the west side of Chase Oaks Boulevard, 834± feet north of Spring Creek Parkway. Zoned General Office. Neighborhood #21.

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

Agenda Item No. 5d
Final Plat: Coit-Spring Creek Addition, Block 1, Lot 2
Applicant: David Luo

A restaurant on one lot on 1.0± acre located on the west side of Coit Road, 350± feet south of Spring Creek Parkway. Zoned Retail. Neighborhood #32.

Recommended for approval as submitted.

Agenda Item No. 5e
Preliminary Plat: Sehion Mar Thoma Church Addition, Block A, Lot 1
Applicant: Celu Alphonso

A church on one lot on 4.2± acres located on the south side of 14th Street, 746± feet east of Shiloh Road. Zoned Research/Technology Center. Neighborhood #69.

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

Agenda Item No. 5f
Site Plan: Sehion Mar Thoma Church Addition, Block A, Lot 1
Applicant: Celu Alphonso

A church on one lot on 4.2± acres located on the south side of 14th Street, 746± feet east of Shiloh Road. Zoned Research/Technology Center. Neighborhood #69.

Recommended for approval as submitted.

Agenda Item No. 5g
Preliminary Site Plan: Palisades Business Park, Block 1, Lot 3R
Applicant: Davita Dialysis Clinic.

A medical office on one lot on 1.4± acres located on the east side of K Avenue, 125± feet south of Plano Parkway. Zoned Light Industrial-1. Neighborhood #67.

Recommended for approval as submitted

Agenda Item No. 5h

Final Plat: Subaru Addition, Block A, Lot 2

Applicant: Subaru of America, Inc.

A new car dealer on one lot on 4.0± acres located on the south side of Plano Parkway, 550± feet east of Ohio Drive. Zoned Planned Development-426-Retail/General Office with Specific Use Permit No. 384 for New and Used Car Dealer. Neighborhood #55.

Recommended for approval as submitted.

Agenda Item No. 5i

Preliminary Site Plan & Concept Plan: Turnpike Commons, Block 1, Lots 1 & 2

Applicant: Bill Boyd

Four office showroom/warehouse buildings on two lots on 7.5± acres located at the northwest corner of Wynwood Drive and Wyngate Boulevard. Zoned Research/Technology Center. Neighborhood #68.

Recommended for approval as submitted.

Agenda Item No. 5j

Preliminary Site Plan & Concept Plan: Preston/Parker Addition, Block A,
Lots 1 & 2

Applicants: Greenway-Preston & Parker, Ltd., Fred J. Harrington,
Constance H. Coolik, & Cynthia C. Harrington

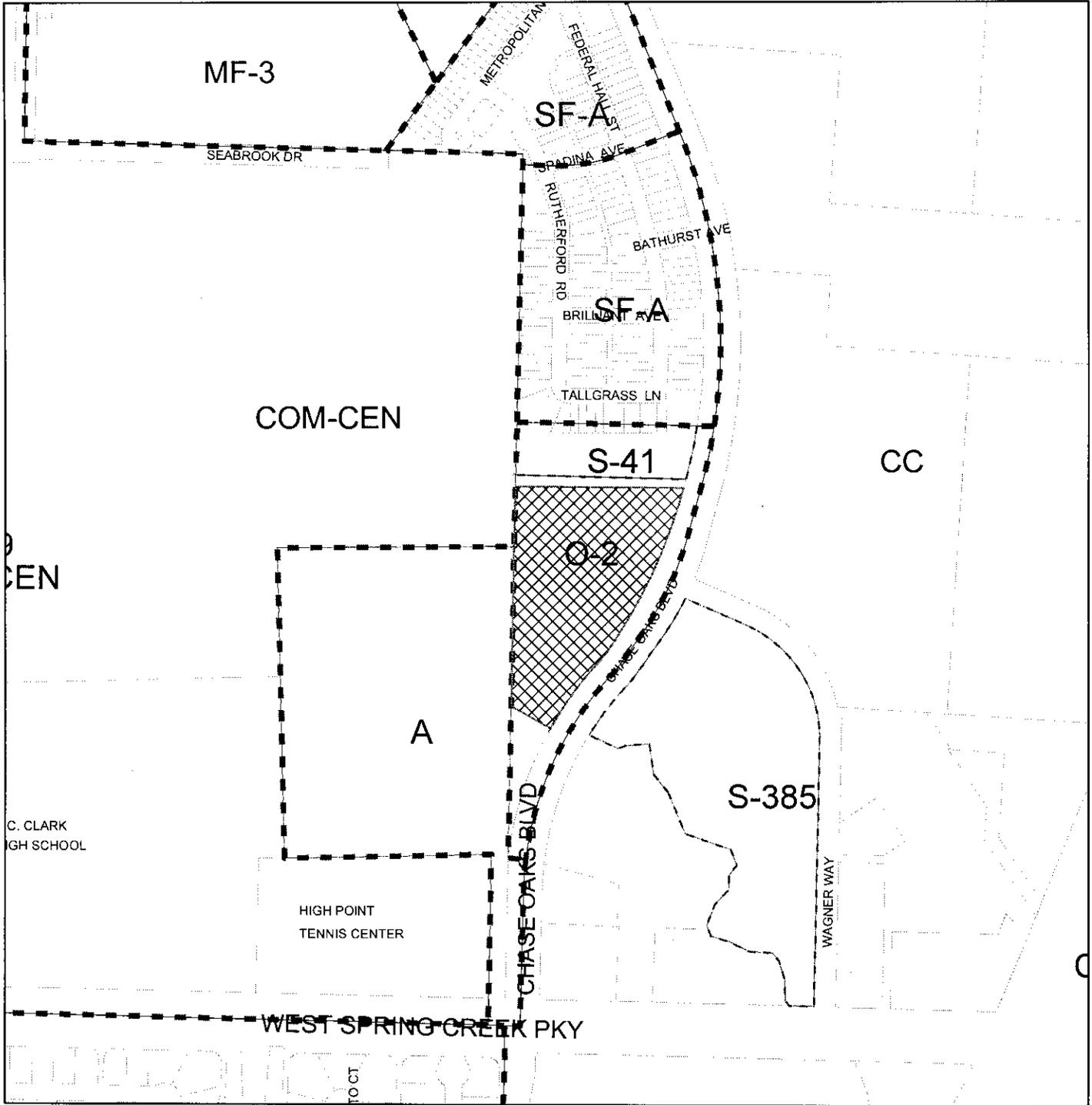
A bank on one lot and a general office building on one lot on 4.3± acres located at the southeast corner of Parker Road and Preston Road. Zoned Neighborhood Office with Specific Use Permit #566 for Bank, Savings & Loan, or Credit Union. Neighborhood #43.

Recommended for approval as submitted.

Agenda Item No. 5k
Final Plat: McDermott Square, Block A, Lot 1
Applicant: McDermott Square, LP

A retail building and a convenience store with a gas pump on one lot on 6.4± acres located at the northeast corner of McDermott Road and Independence Parkway. Zoned Planned Development-400-Retail. Neighborhood #3.

Recommended for approval as submitted.



Item Submitted: CONVEYANCE PLAT

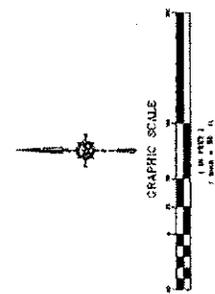
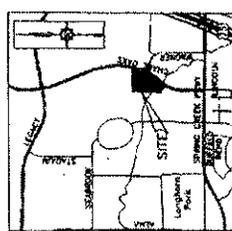
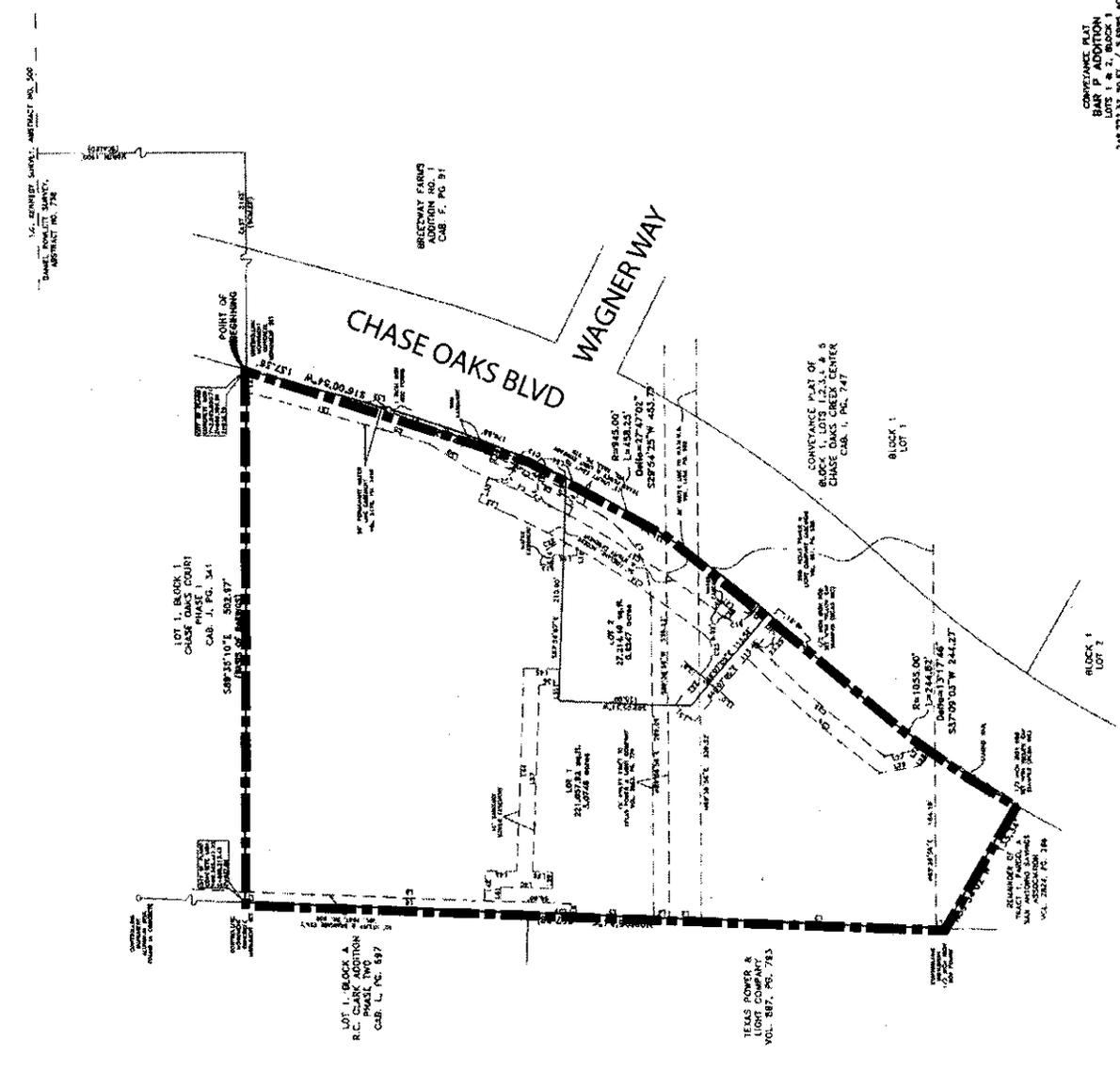
Title: BAR P ADDITION
BLOCK 1, LOTS 1 & 2

Zoning: GENERAL OFFICE



○ 200' Notification Buffer



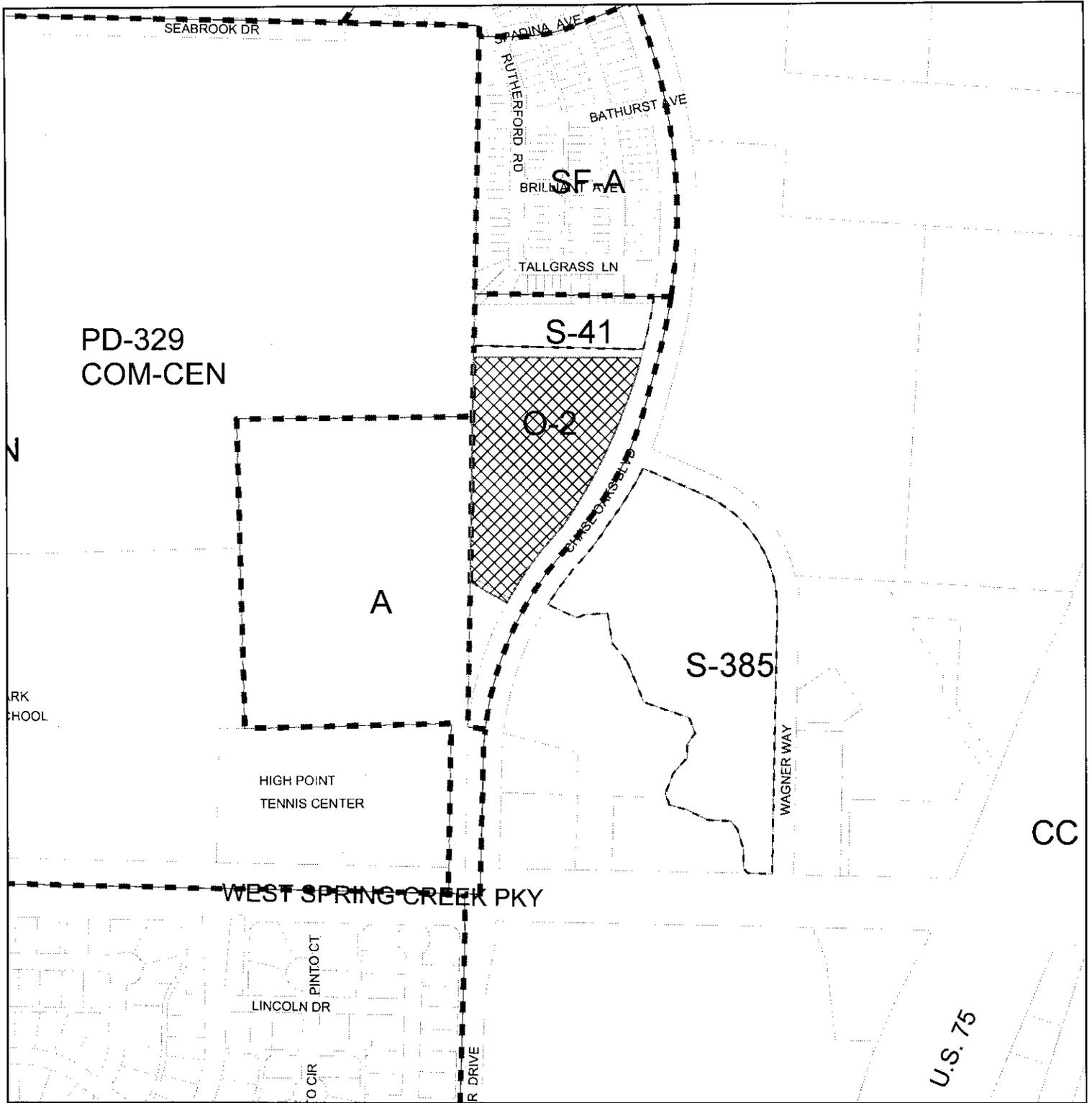


LINE TABLE TOTALS

LINE NO.	BEARING	DISTANCE	AREA
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2	S89°25'10"E	502.87	10,000.00
3	S89°25'10"E	502.87	10,000.00
4	S89°25'10"E	502.87	10,000.00
5	S89°25'10"E	502.87	10,000.00
6	S89°25'10"E	502.87	10,000.00
7	S89°25'10"E	502.87	10,000.00
8	S89°25'10"E	502.87	10,000.00
9	S89°25'10"E	502.87	10,000.00
10	S89°25'10"E	502.87	10,000.00
11	S89°25'10"E	502.87	10,000.00
12	S89°25'10"E	502.87	10,000.00
13	S89°25'10"E	502.87	10,000.00
14	S89°25'10"E	502.87	10,000.00
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19	S89°25'10"E	502.87	10,000.00
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21	S89°25'10"E	502.87	10,000.00
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23	S89°25'10"E	502.87	10,000.00
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87	S89°25'10"E	502.87	10,000.00
88	S89°25'10"E	502.87	10,000.00
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90	S89°25'10"E	502.87	10,000.00
91	S89°25'10"E	502.87	10,000.00
92	S89°25'10"E	502.87	10,000.00
93	S89°25'10"E	502.87	10,000.00
94	S89°25'10"E	502.87	10,000.00
95	S89°25'10"E	502.87	10,000.00
96	S89°25'10"E	502.87	10,000.00
97	S89°25'10"E	502.87	10,000.00
98	S89°25'10"E	502.87	10,000.00
99	S89°25'10"E	502.87	10,000.00
100	S89°25'10"E	502.87	10,000.00

MARKER TABLE

MARKER NO.	MARKER TYPE	MARKER LOCATION	MARKER ELEVATION
1	IRON	1000	1000.00
2	IRON	1001	1001.00
3	IRON	1002	1002.00
4	IRON	1003	1003.00
5	IRON	1004	1004.00
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7	IRON	1006	1006.00
8	IRON	1007	1007.00
9	IRON	1008	1008.00
10	IRON	1009	1009.00
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15	IRON	1014	1014.00
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121	IRON	1120	1120.00
122	IRON	1121	1121.00
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124	IRON	1123	1123.00
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128	IRON	1127	1127.00
129	IRON	1128	1128.00
130	IRON	1129	1129.00
131	IRON	1130	1130.00
132	IRON	1131	1131.00
133	IRON	1132	1132.00
134	IRON	1133	1133.00
135	IRON	1134	1134.00
136	IRON	1135	1135.00
137	IRON	1136	1136.00
138	IRON	1137	1137.00
139	IRON	1138	1138.00
140	IRON	1139	1139.00
141	IRON	1140	1140.00
142	IRON	1141	1141.00
143	IRON	1142	1142.00
144	IRON	1143	1143.00
145	IRON	1144	1144.00
146	IRON	1145	1145.00
147	IRON	1146	1146.00
148	IRON	1147	1147.00
149	IRON	1148	1148.00
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166	IRON	1165	1165.00
167	IRON	1166	1166.00
168	IRON	1167	1167.00
169	IRON	1168	1168.00
170	IRON	1169	1169.00
171	IRON	1170	1170.00
172	IRON	1171	1171.00
173	IRON	1172	1172.00
174	IRON	117	



PD-329
COM-CEN

SF-A

S-41

O-2

A

S-385

CC

WEST SPRING CREEK PKY

LINCOLN DR
PINTO CT

O CIR

R DRIVE

WAGNER WAY

U.S. 75



Item Submitted: REVISED PRELIMINARY SITE PLAN

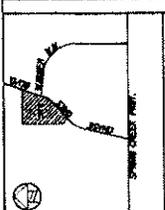
Title: BAR P ADDITION
BLOCK 1, LOTS 1-4

Zoning: GENERAL OFFICE



○ 200' Notification Buffer





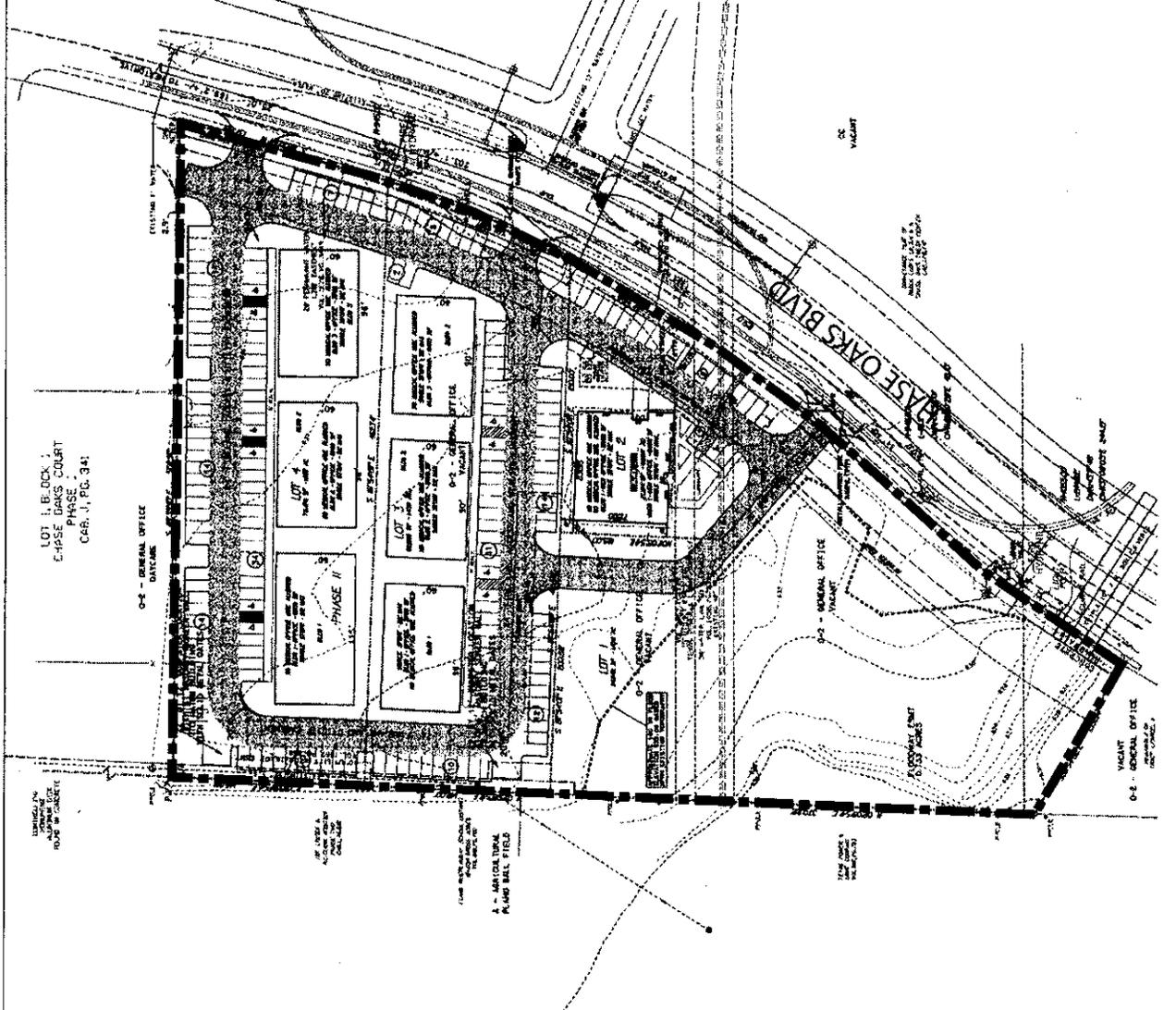
1. ALL LOTS 1-4 ARE TO BE DEVELOPED AS OFFICE USE.
 2. THE LOTS ARE TO BE DEVELOPED AS OFFICE USE.
 3. THE LOTS ARE TO BE DEVELOPED AS OFFICE USE.
 4. THE LOTS ARE TO BE DEVELOPED AS OFFICE USE.
 5. THE LOTS ARE TO BE DEVELOPED AS OFFICE USE.
 6. THE LOTS ARE TO BE DEVELOPED AS OFFICE USE.
 7. THE LOTS ARE TO BE DEVELOPED AS OFFICE USE.
 8. THE LOTS ARE TO BE DEVELOPED AS OFFICE USE.
 9. THE LOTS ARE TO BE DEVELOPED AS OFFICE USE.
 10. THE LOTS ARE TO BE DEVELOPED AS OFFICE USE.

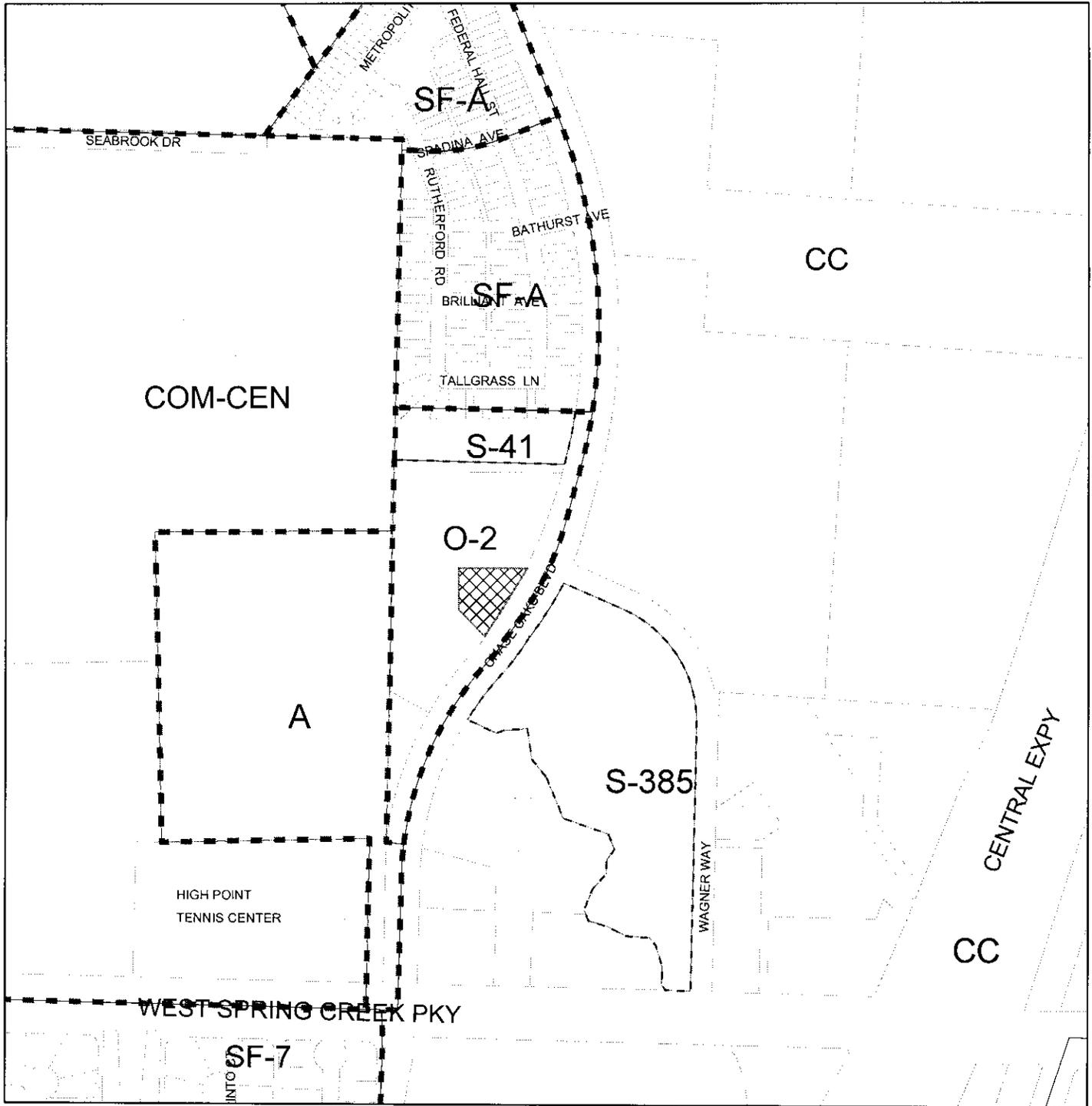
CC (NATURAL/71)

REC 001 10/08/2012

LOT	AREA	ACRES	OWNER	REMARKS
LOT 1
LOT 2
LOT 3
LOT 4

PRELIMINARY SITE PLAN
 LOTS 1-4 BLOCK 1 BAR P ADDITION
 BAR P J.V.
 PLANO, TEXAS
 HERMANSBERGER ASSOCIATING, INC.
 PLANNERS





Item Submitted: PRELIMINARY PLAT

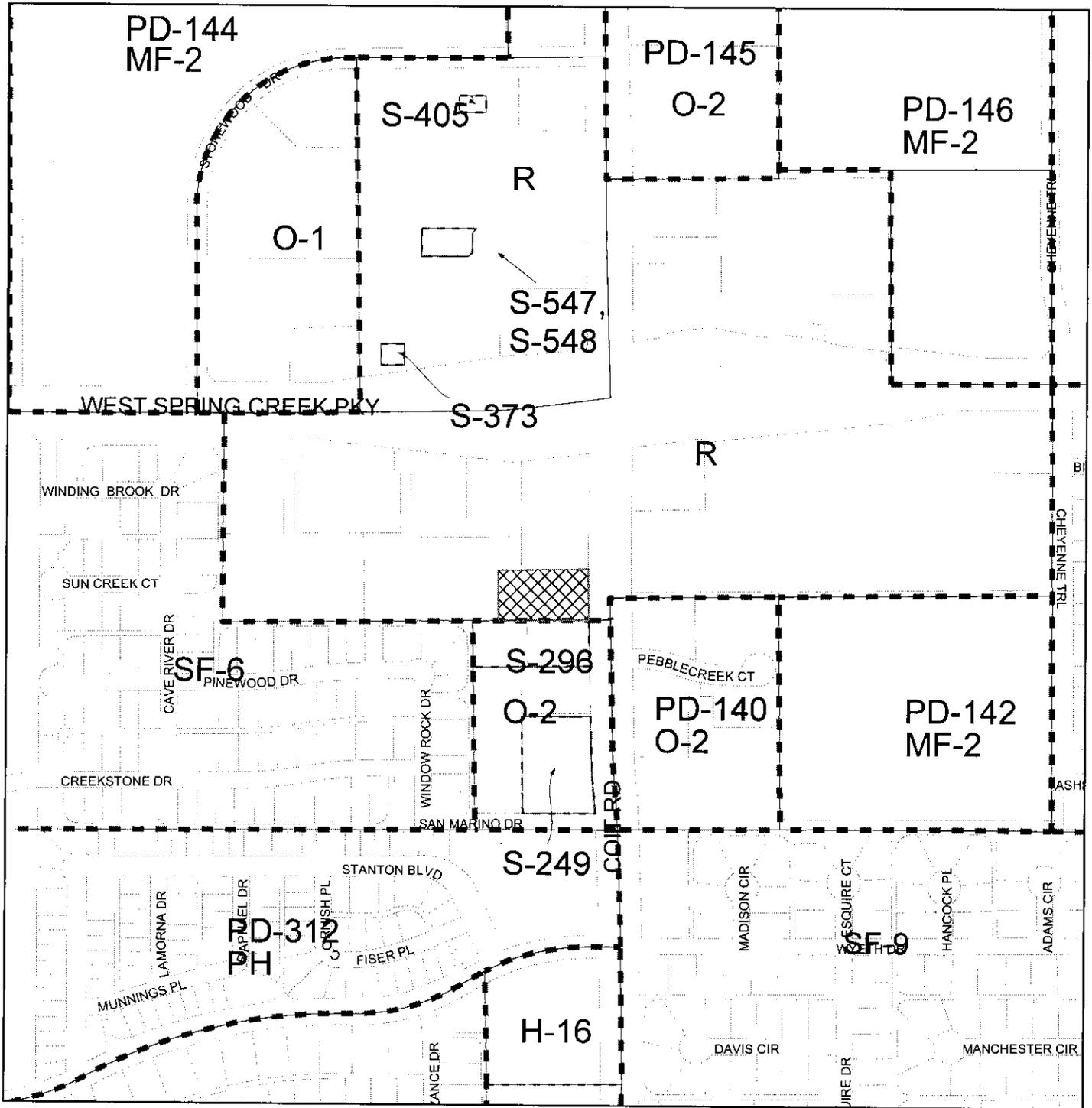
Title: BAR P ADDITION
BLOCK 1, LOT 2

Zoning: GENERAL OFFICE



○ 200' Notification Buffer





Item Submitted: FINAL PLAT

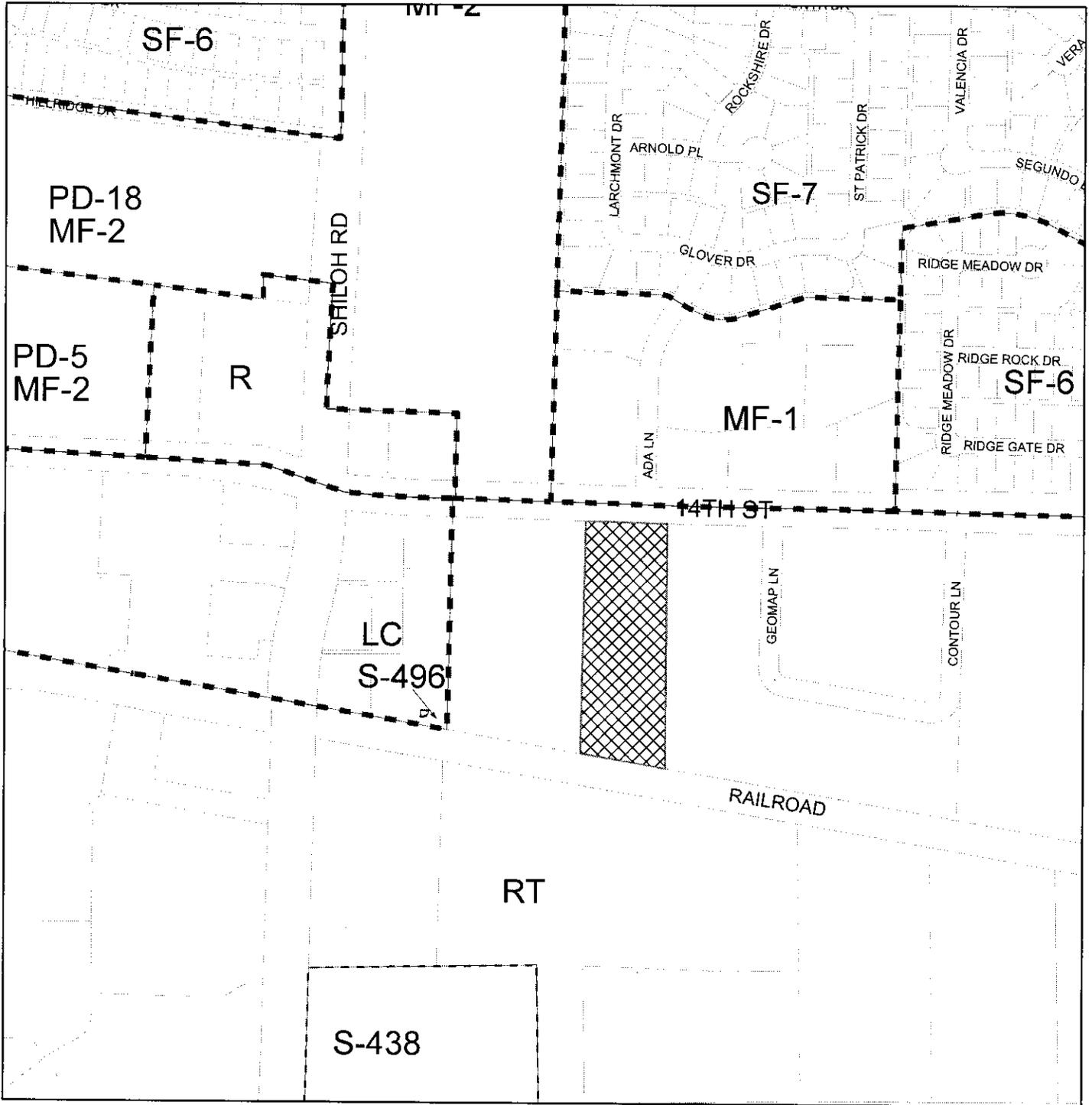
Title: COIT-SPRING CREEK ADDITION
BLOCK 1, LOT 2

Zoning: RETAIL



○ 200' Notification Buffer





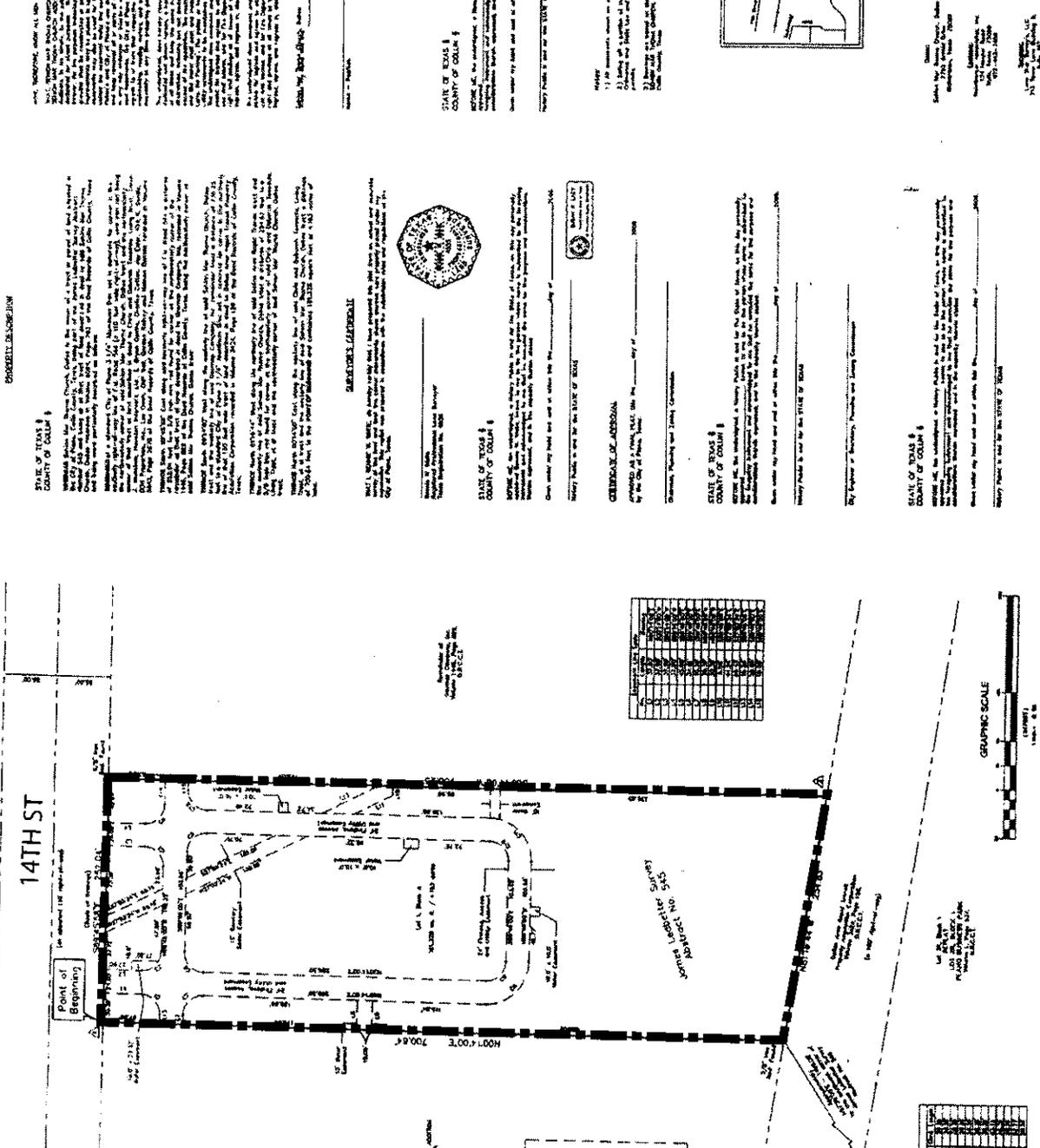
Item Submitted: PRELIMINARY PLAT

Title: SEHION MAR THOMA
CHURCH ADDITION
BLOCK A, LOT 1



Zoning: RESEARCH/TECHNOLOGY CENTER ○ 200' Notification Buffer

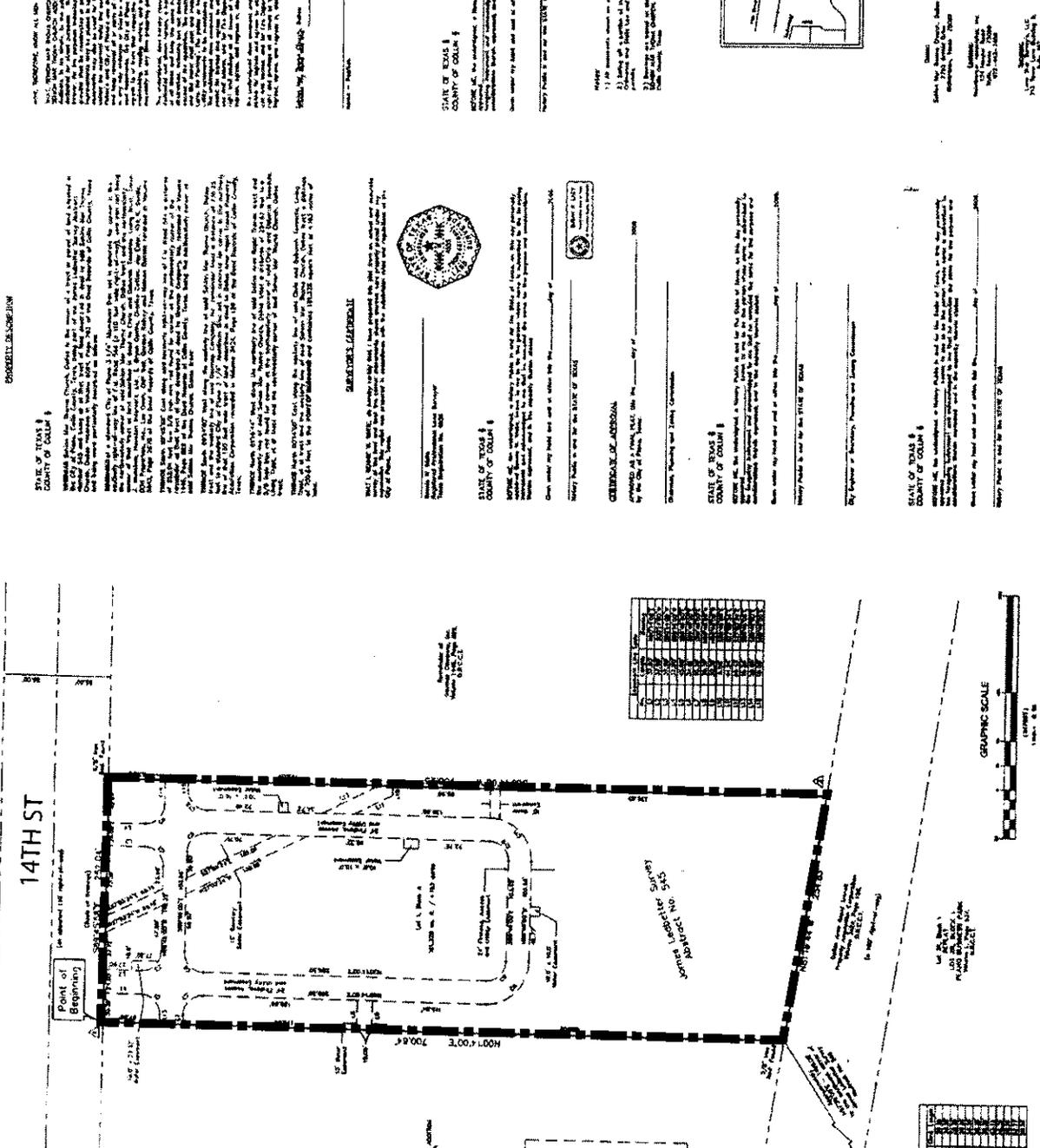
14TH ST



14TH ST



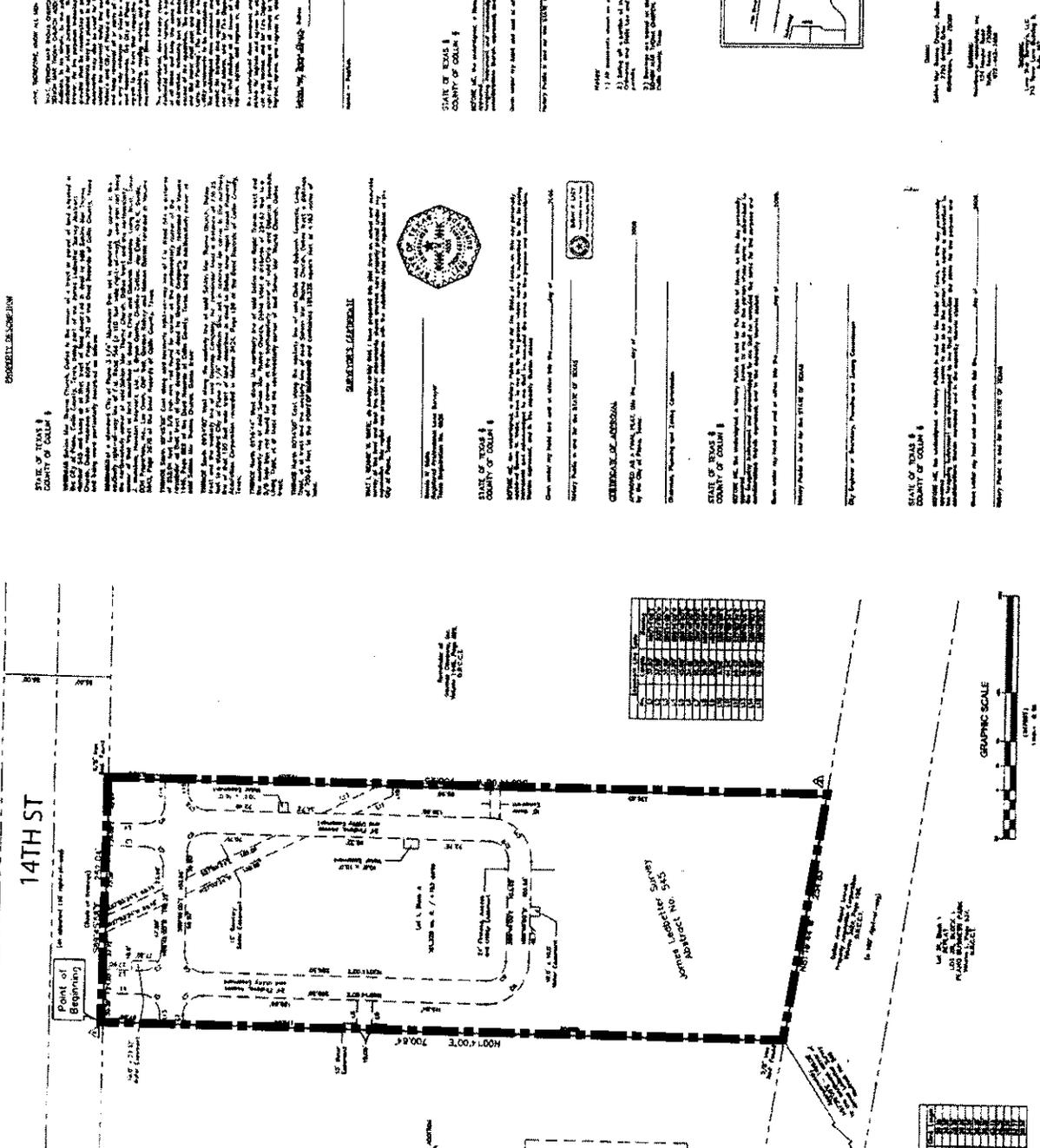
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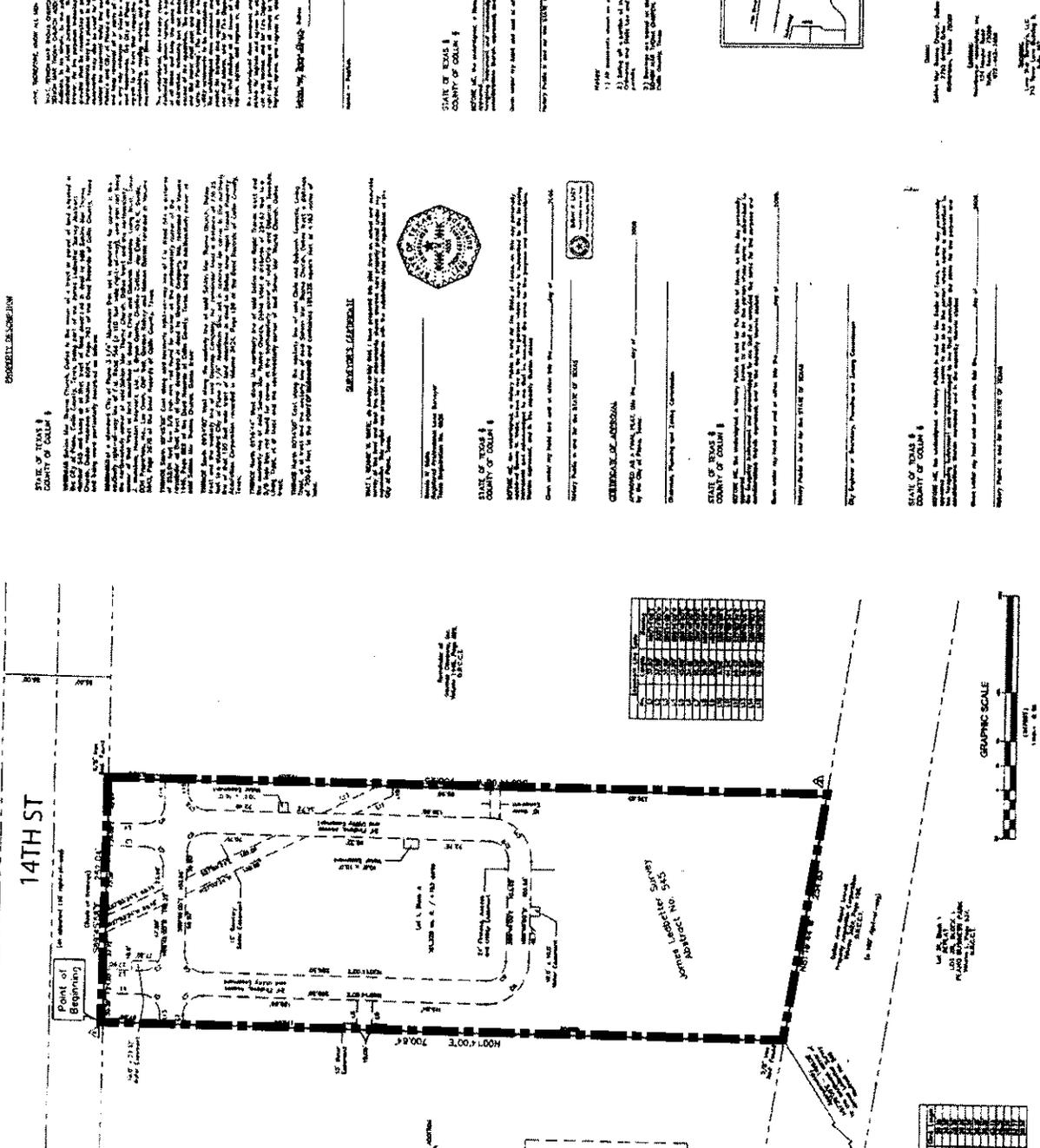
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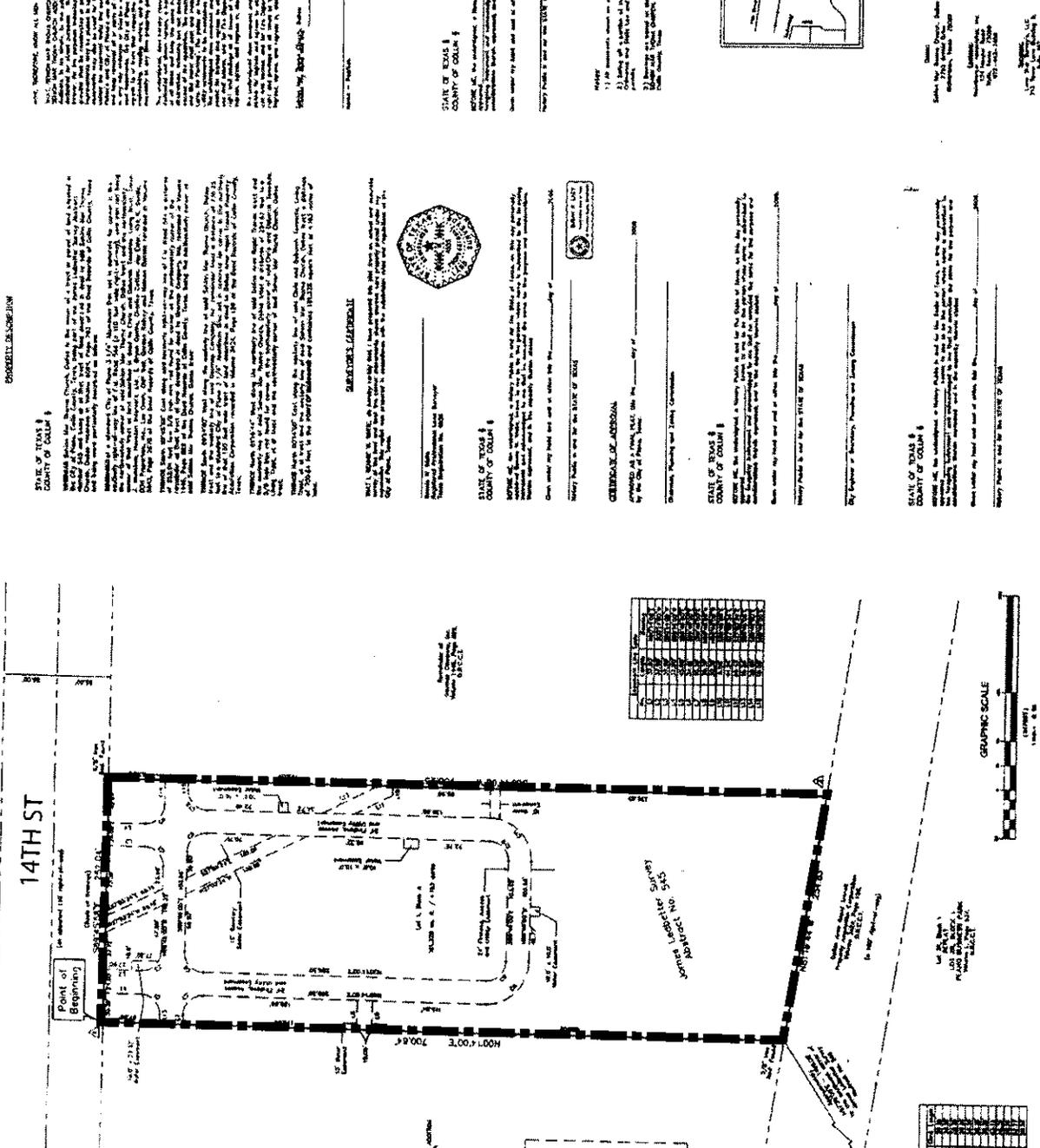
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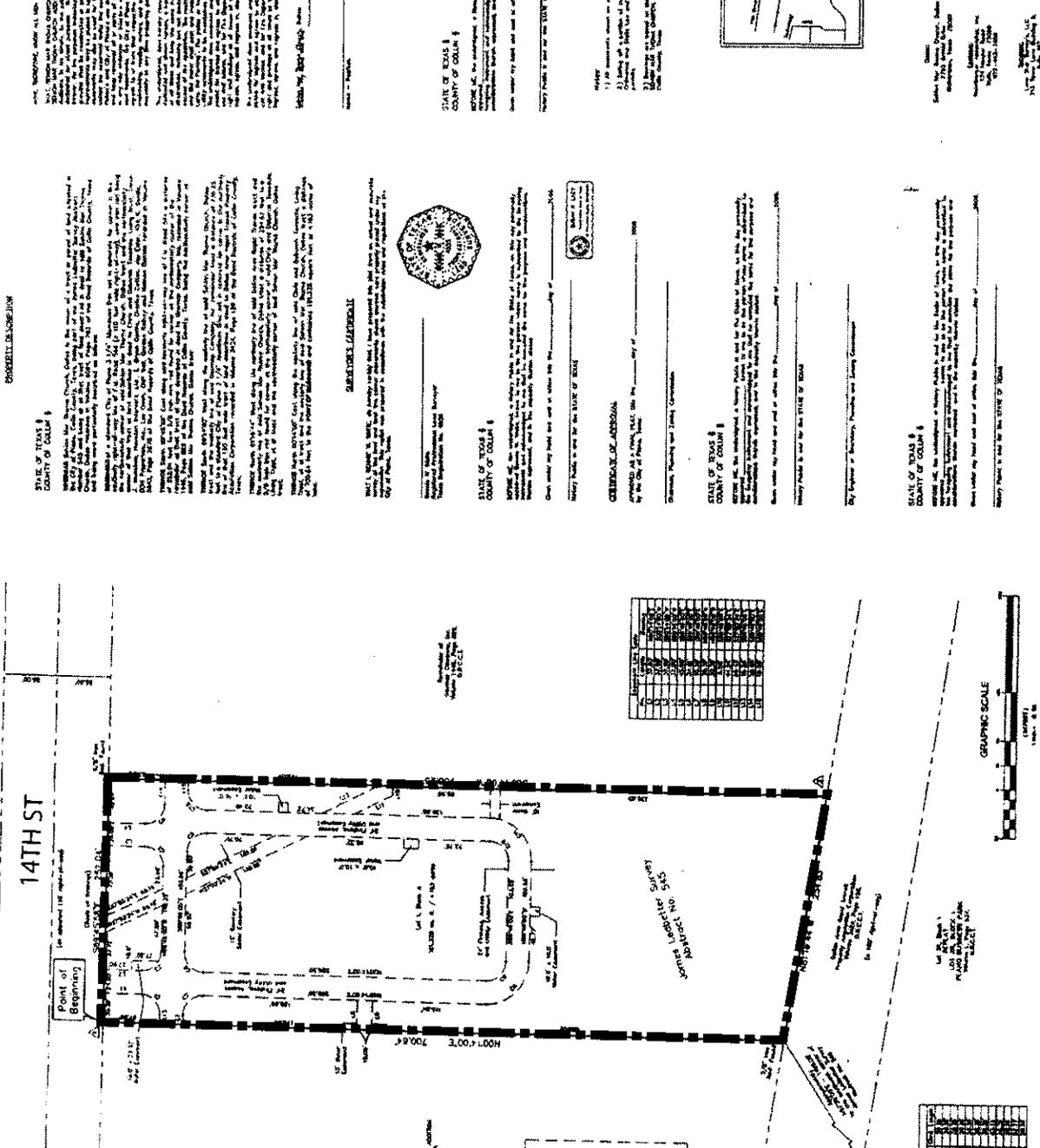
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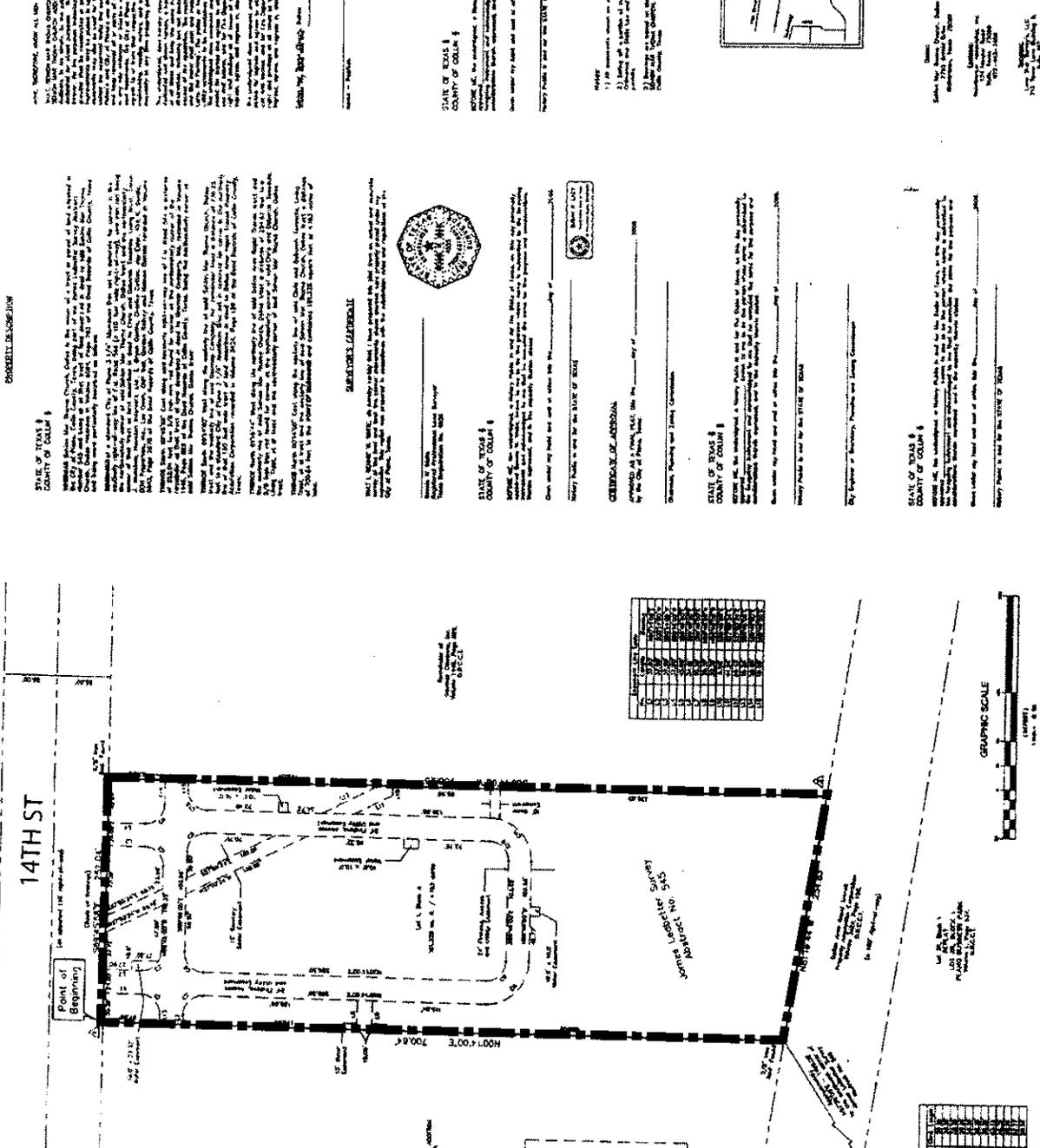
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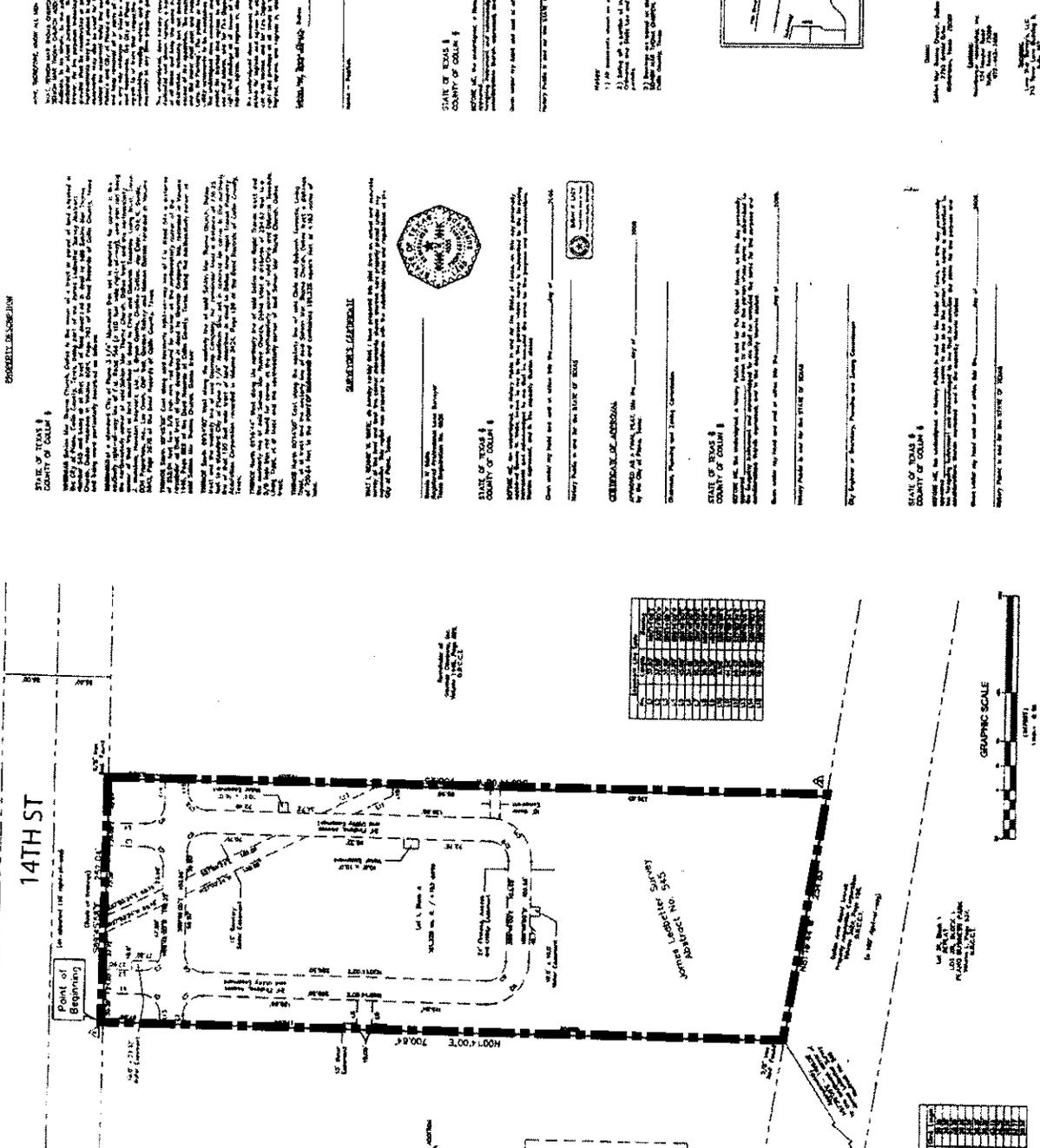
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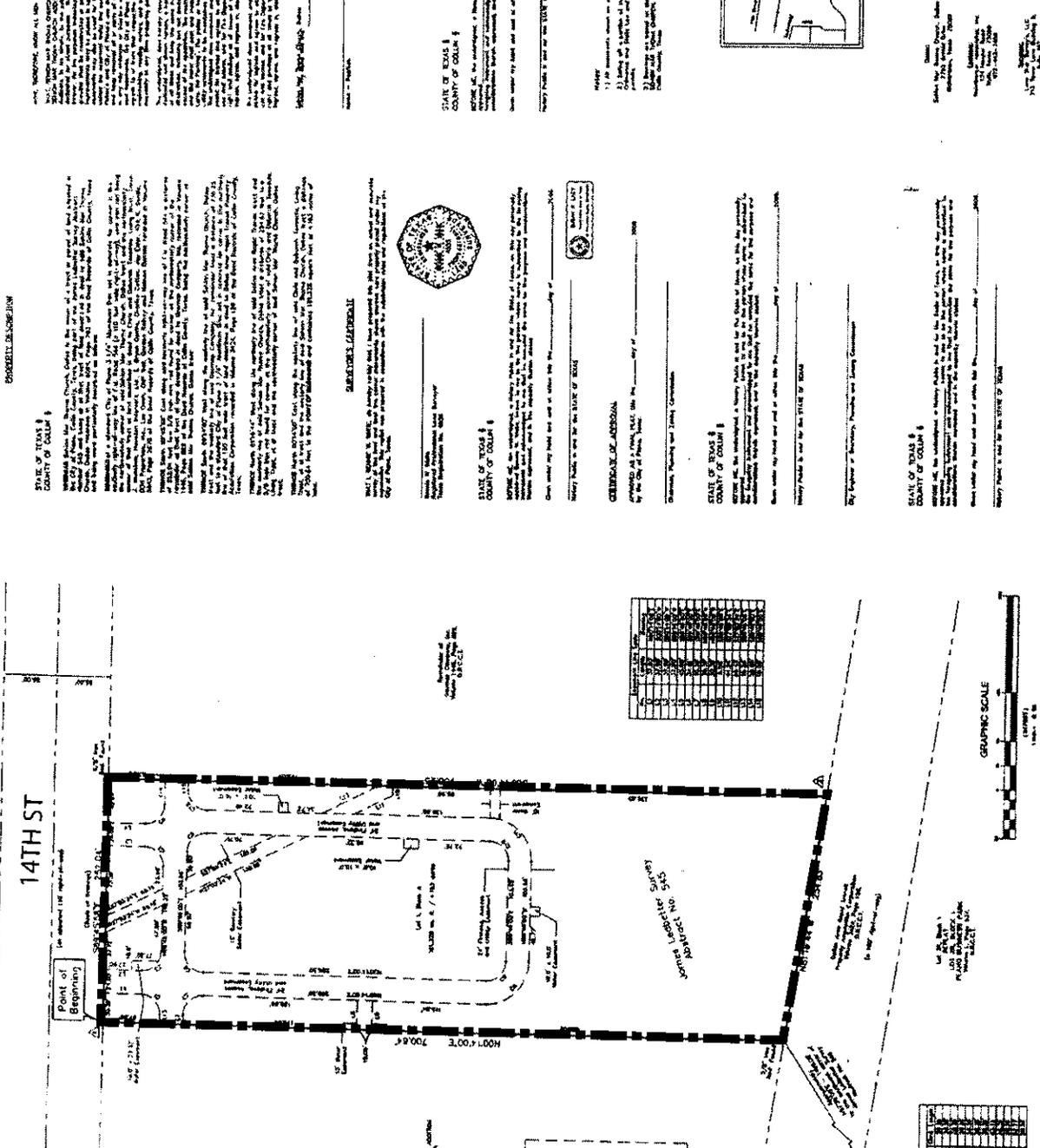
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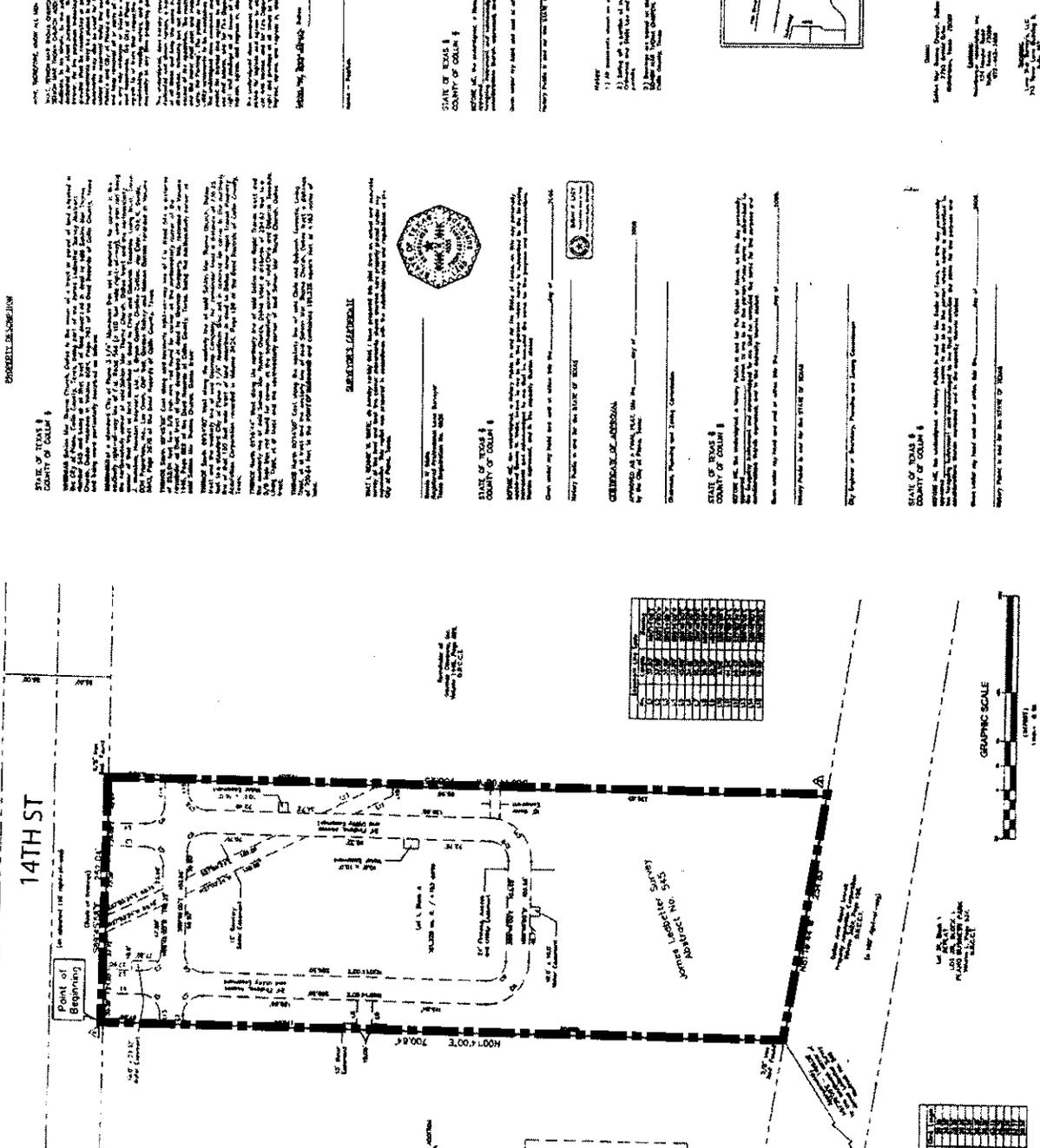
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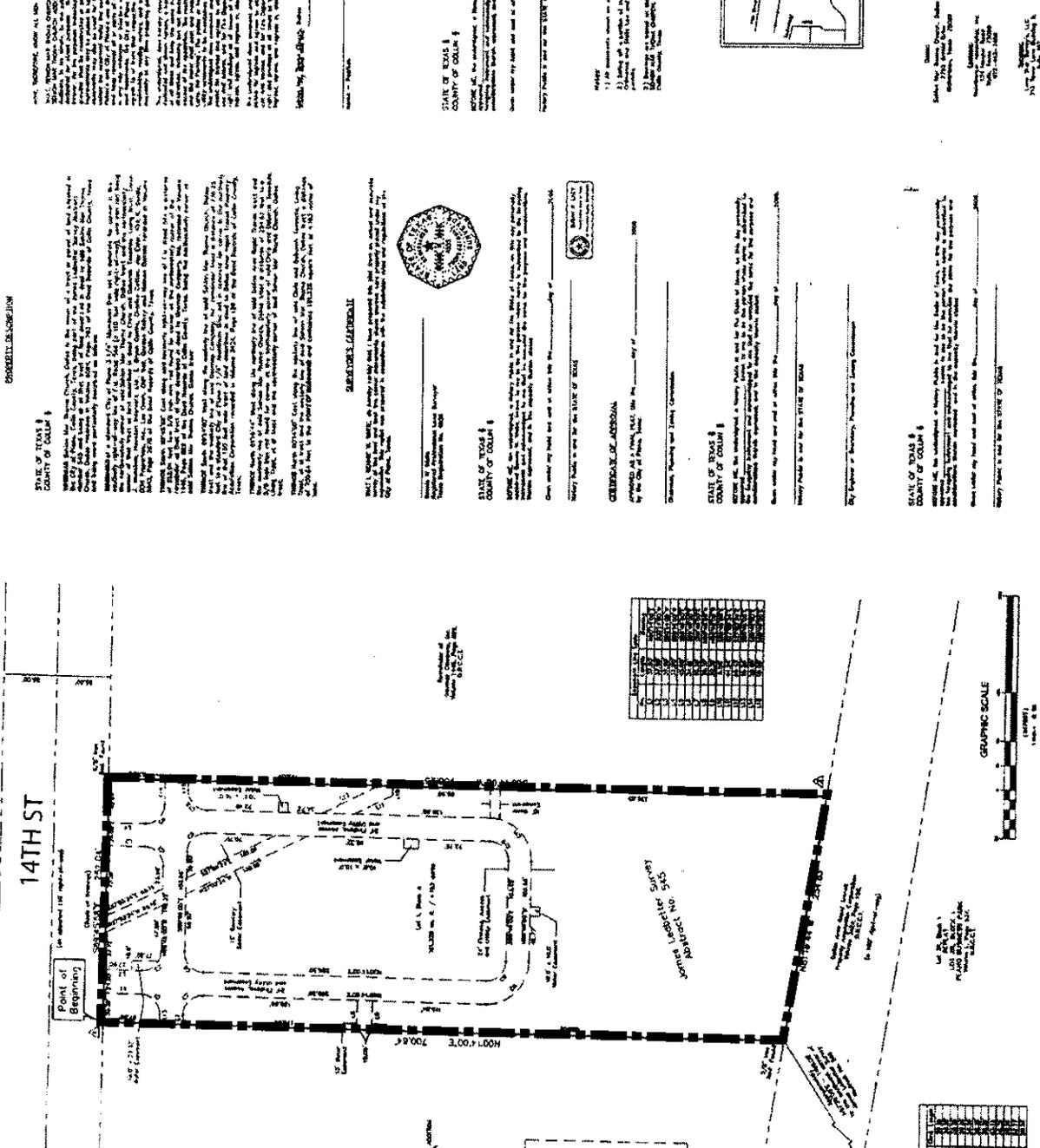
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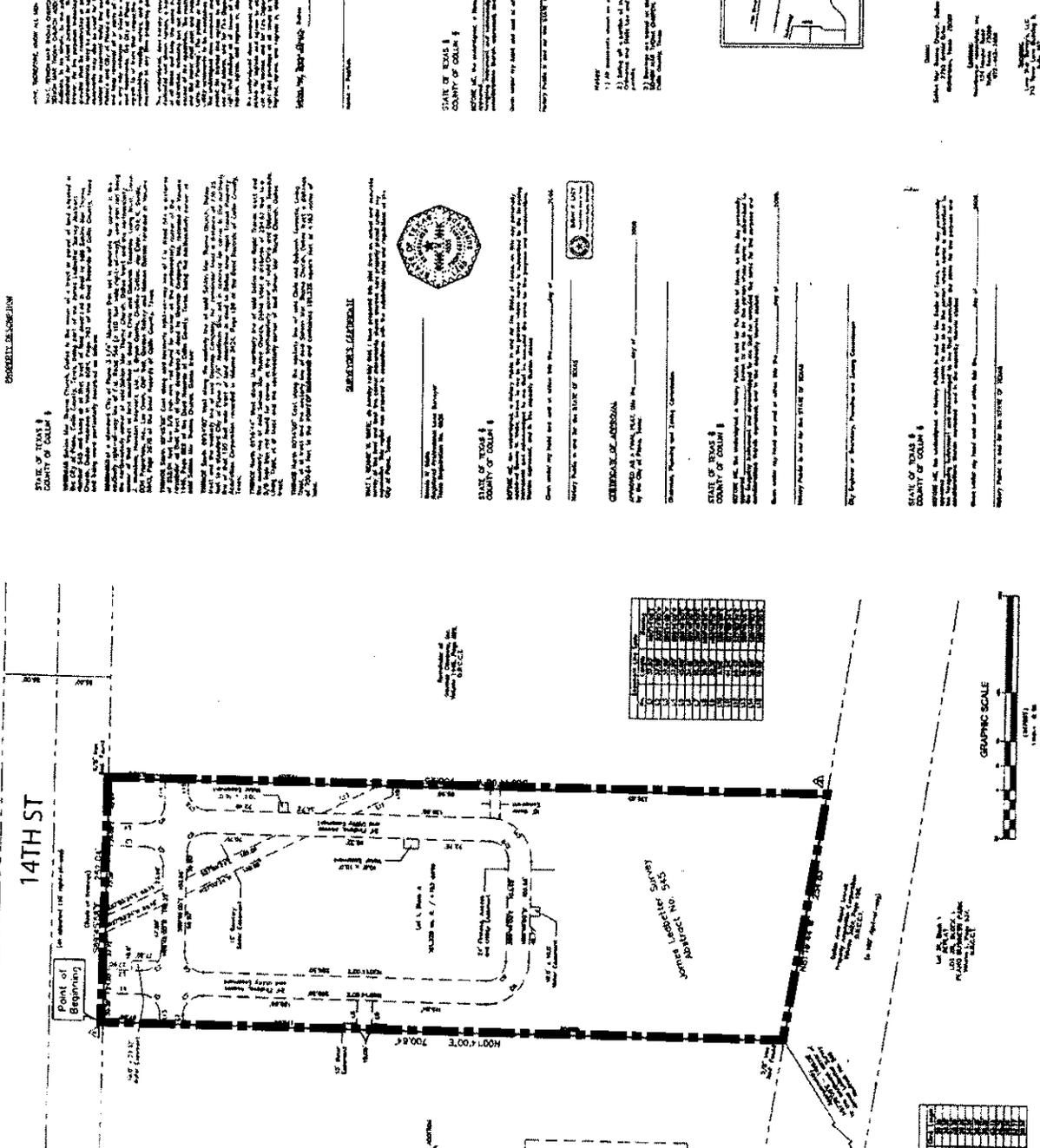
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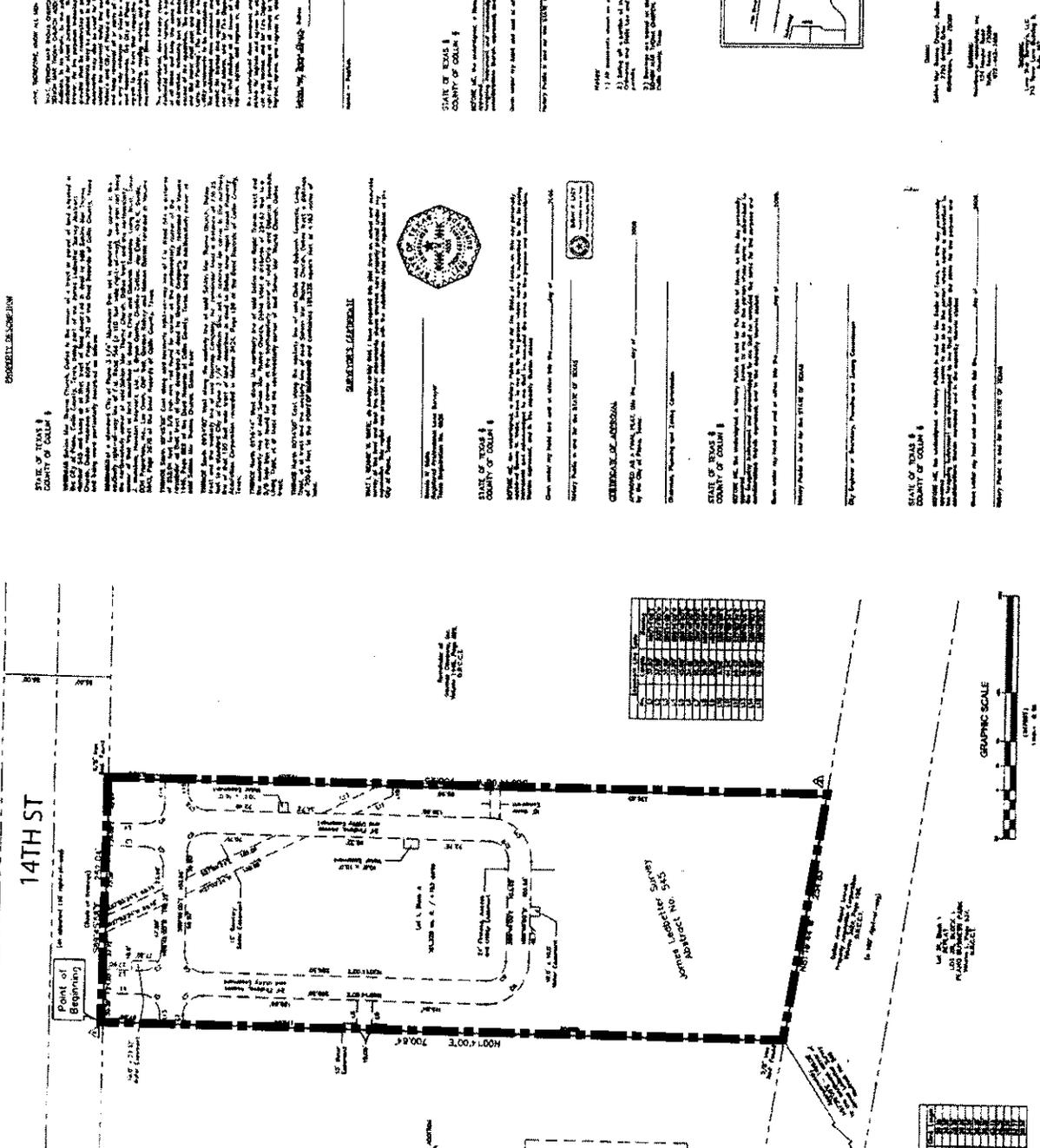
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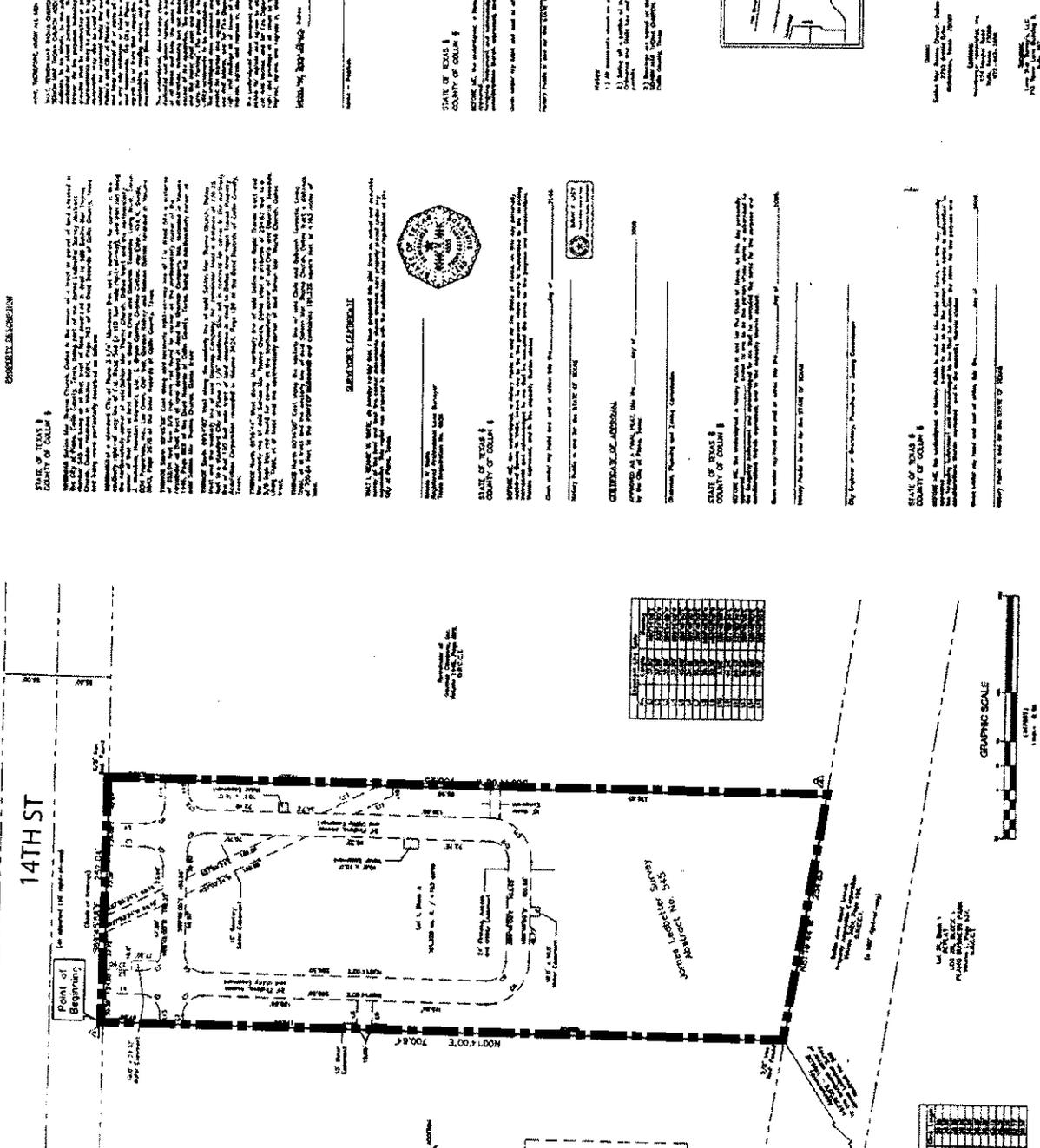
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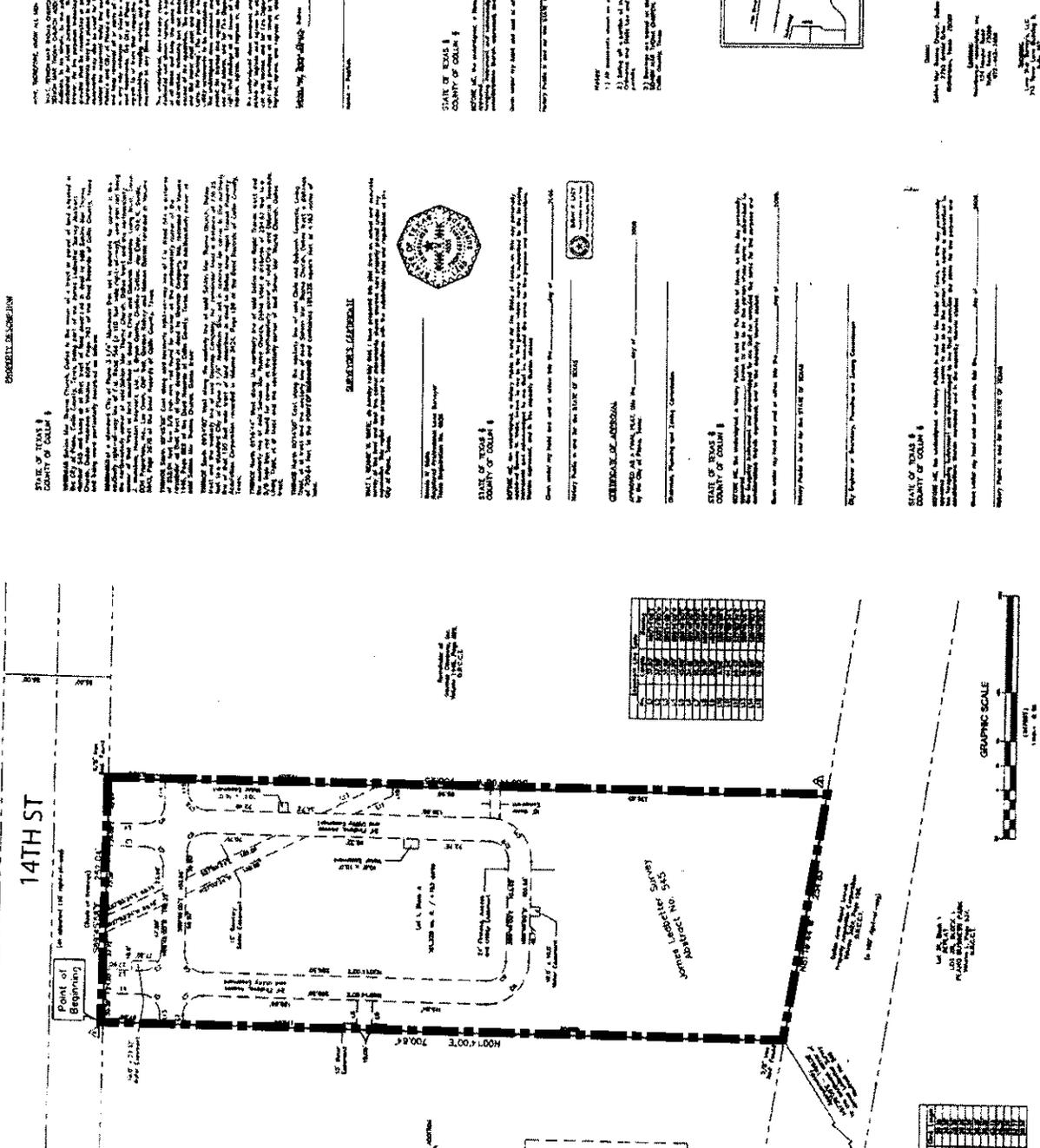
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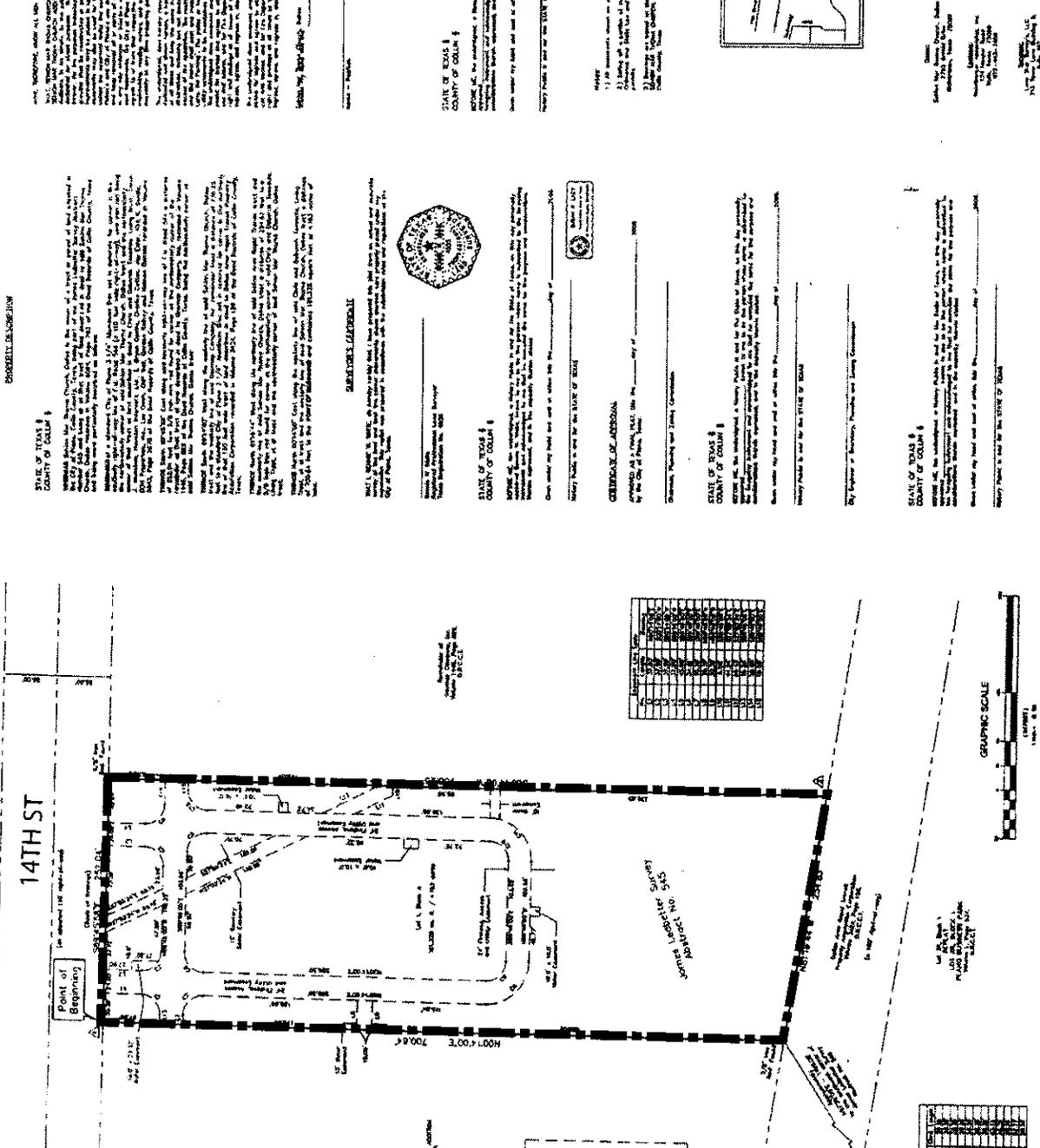
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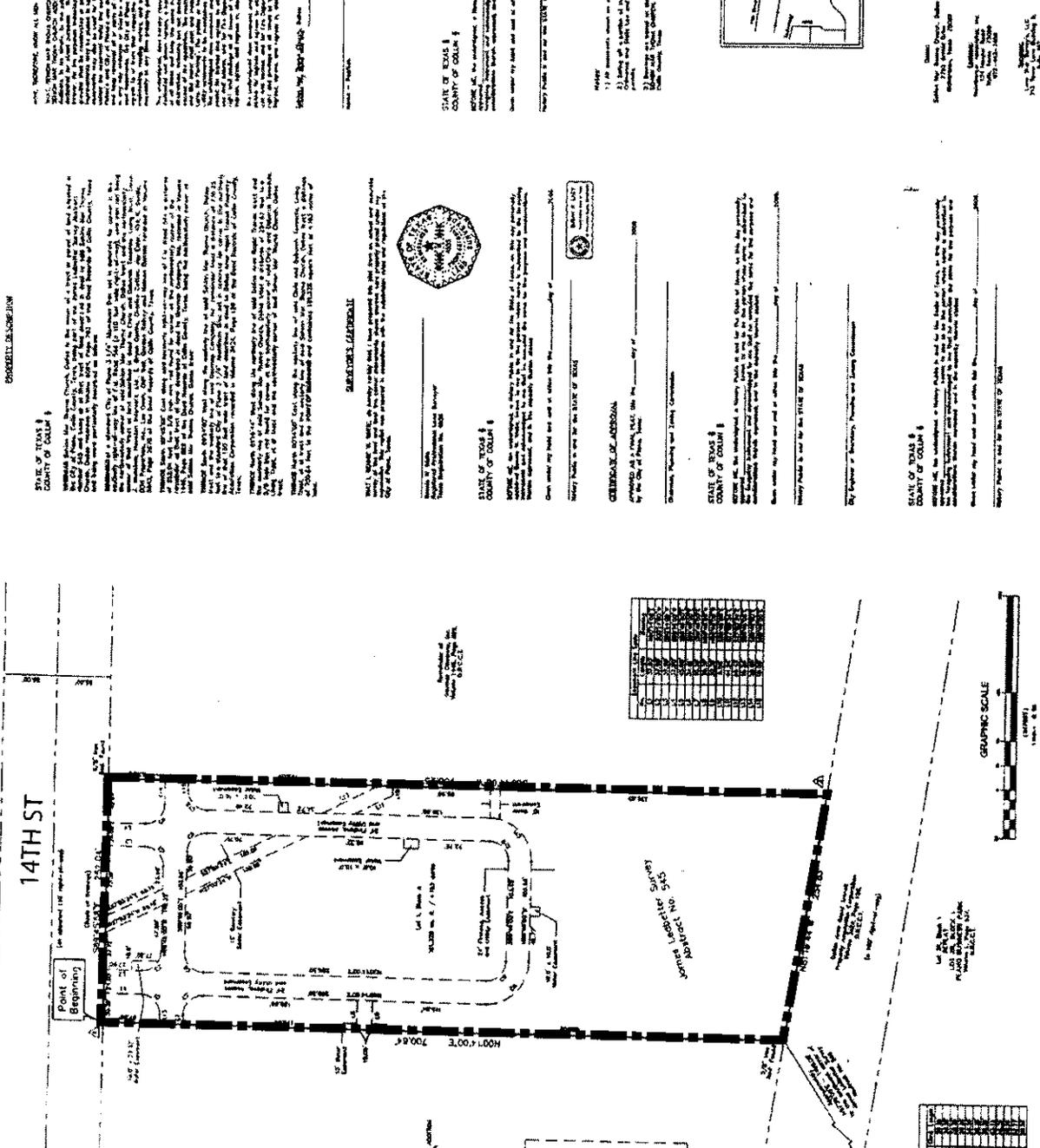
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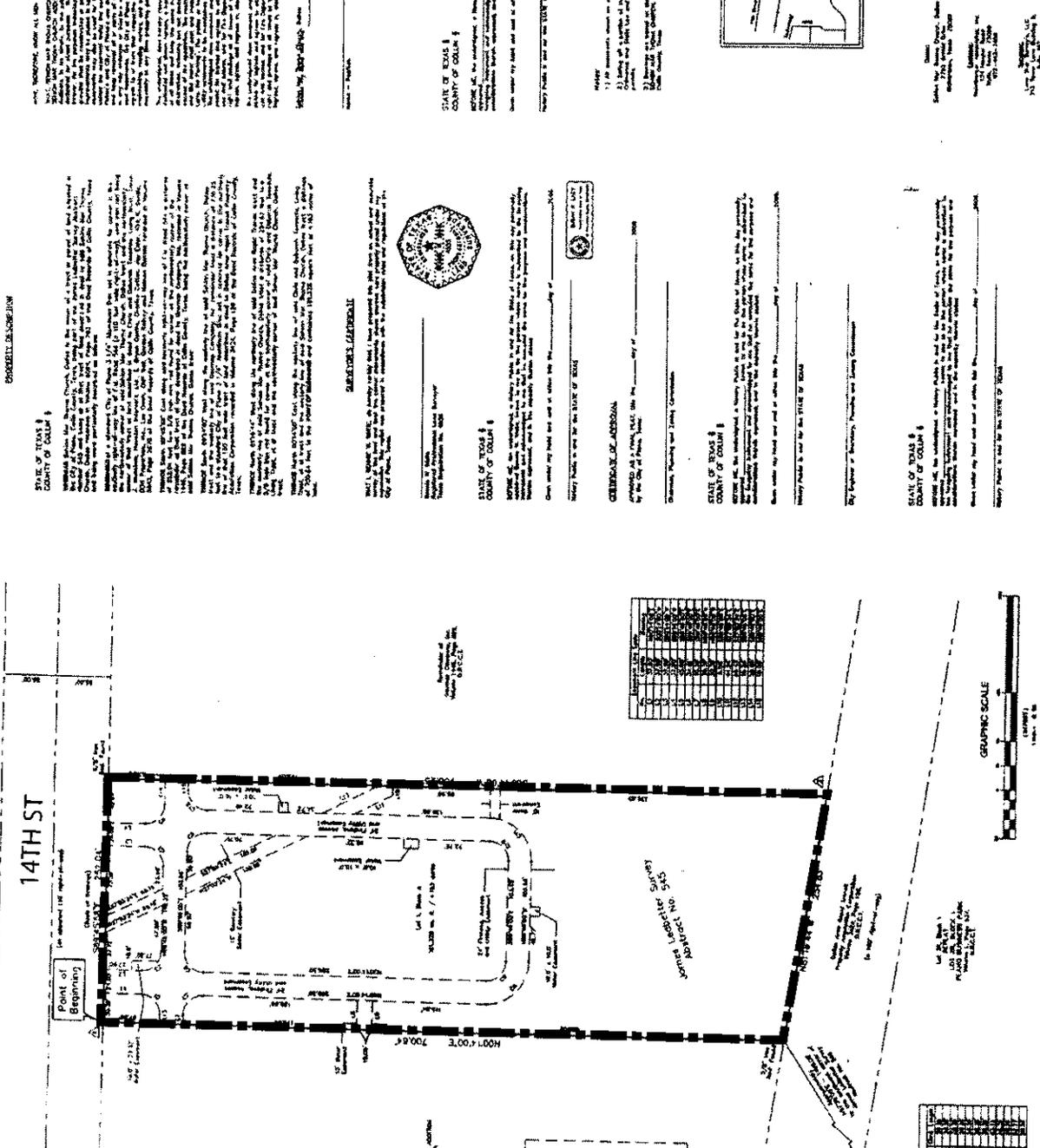
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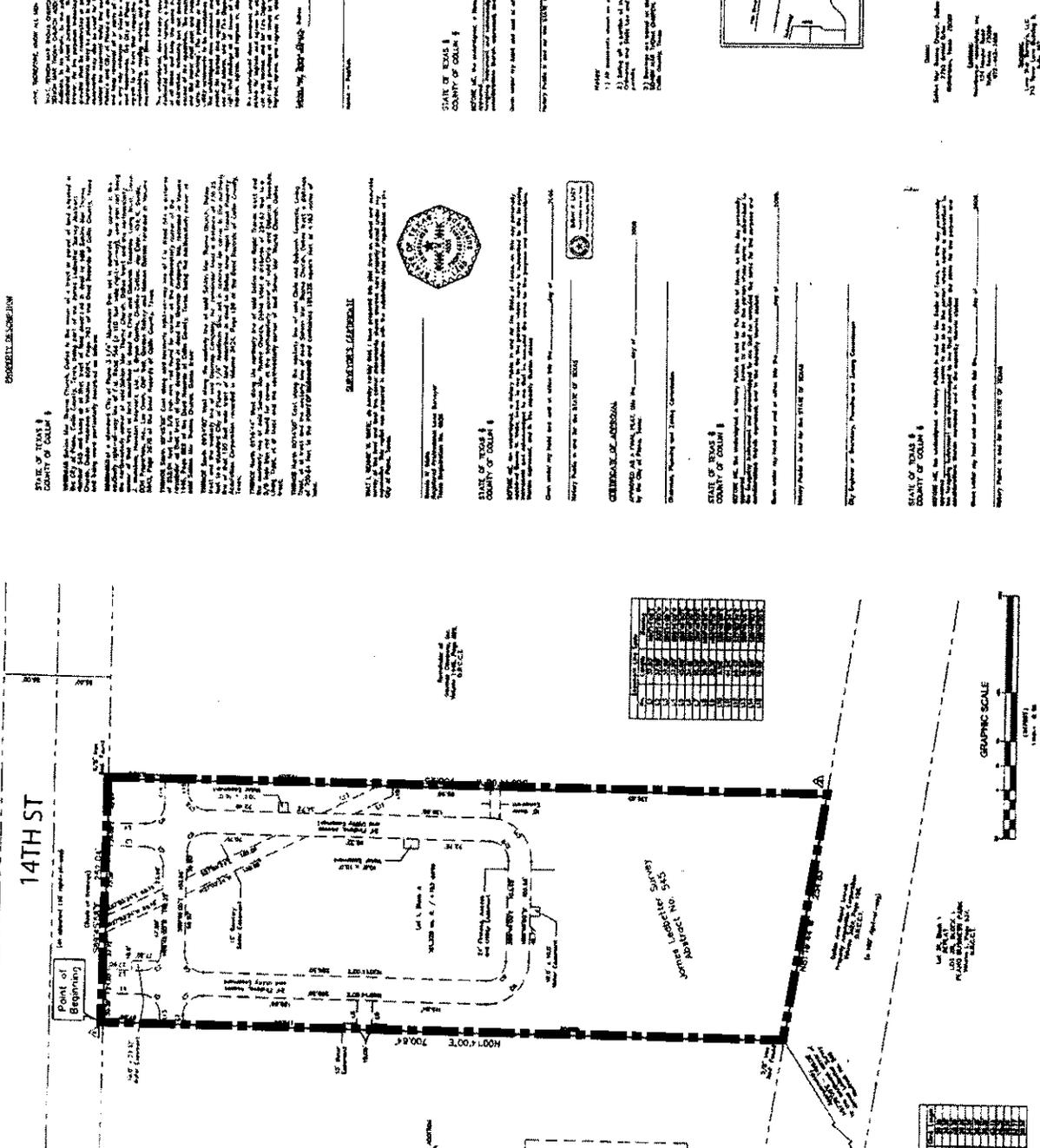
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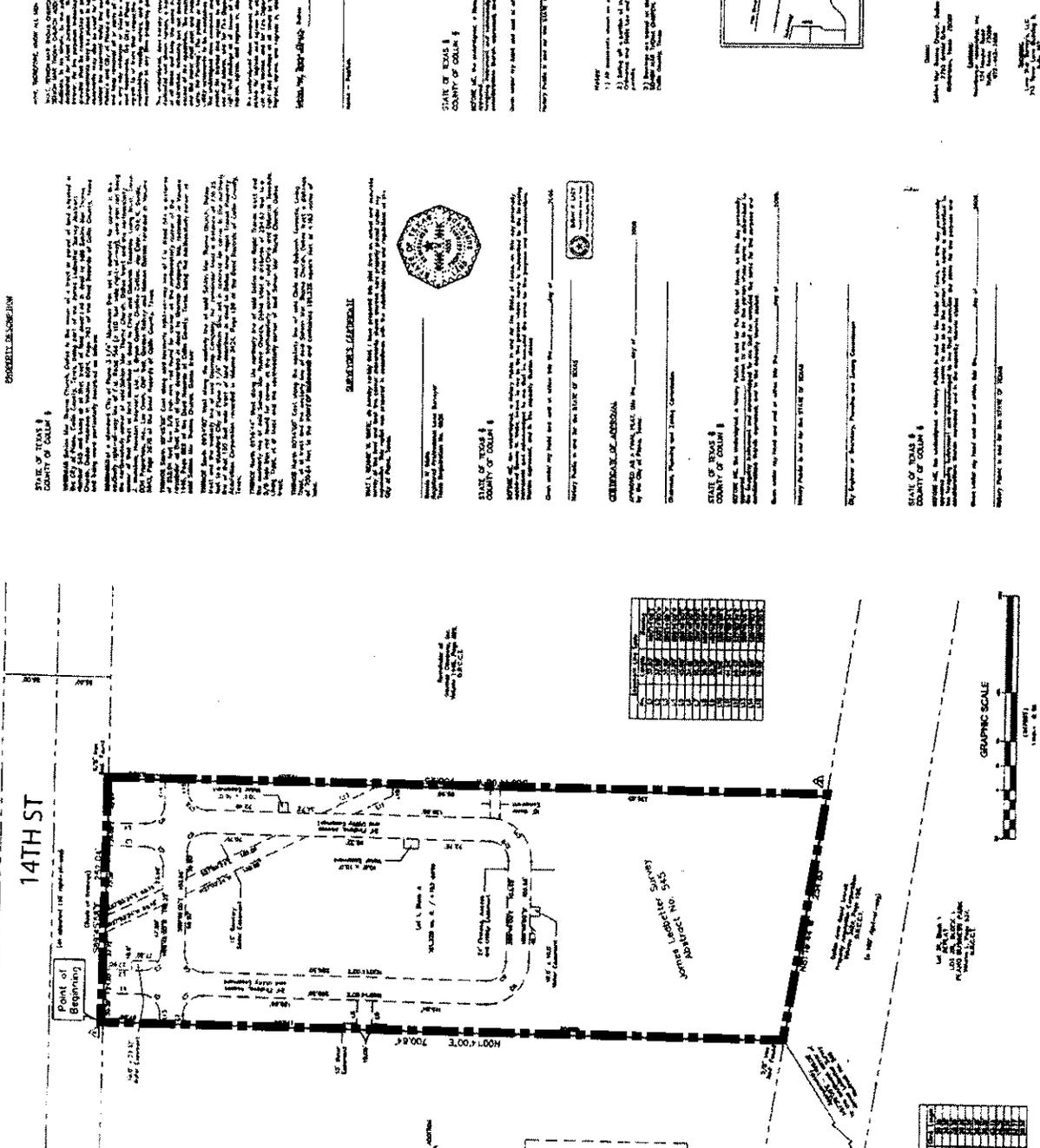
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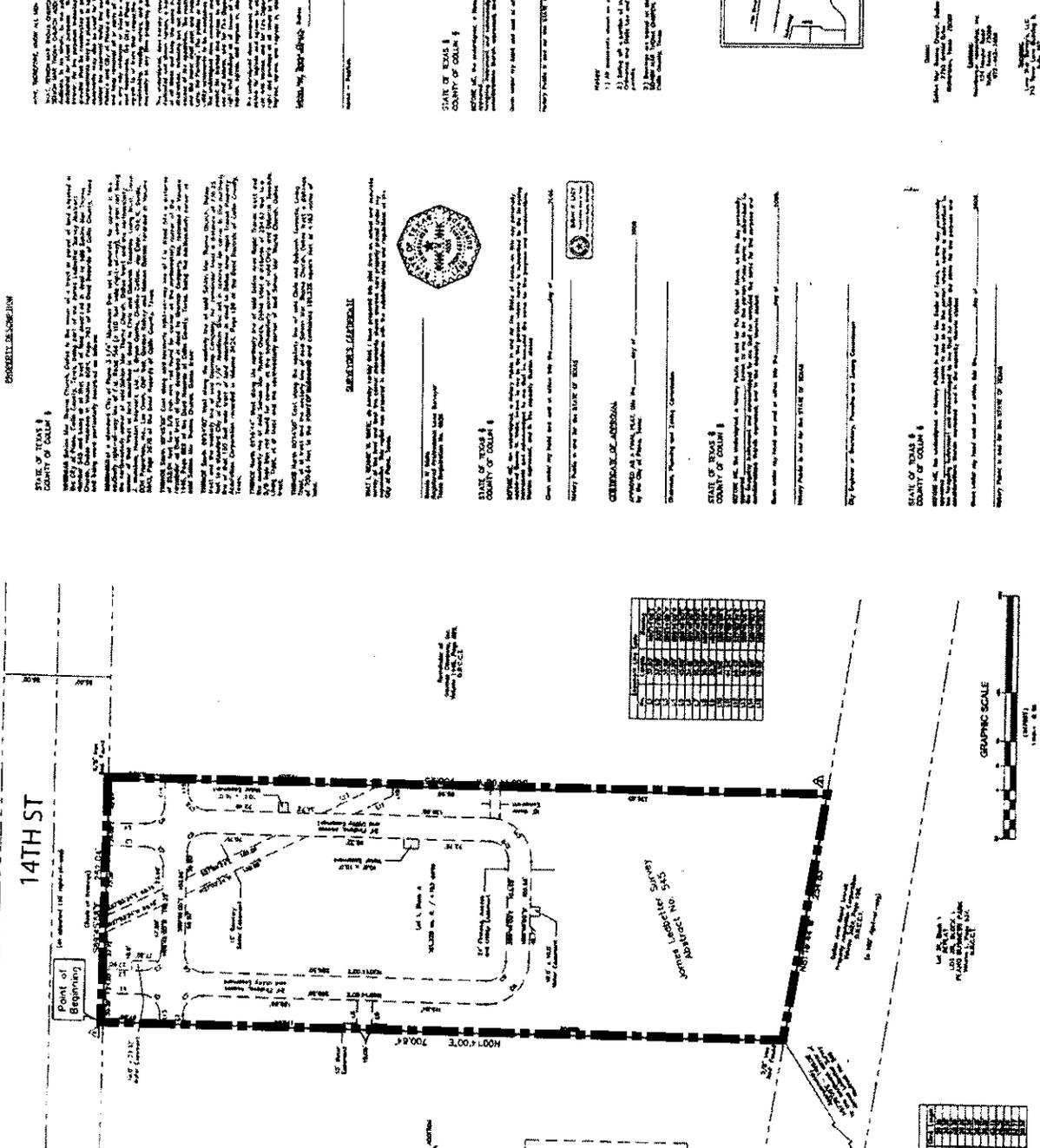
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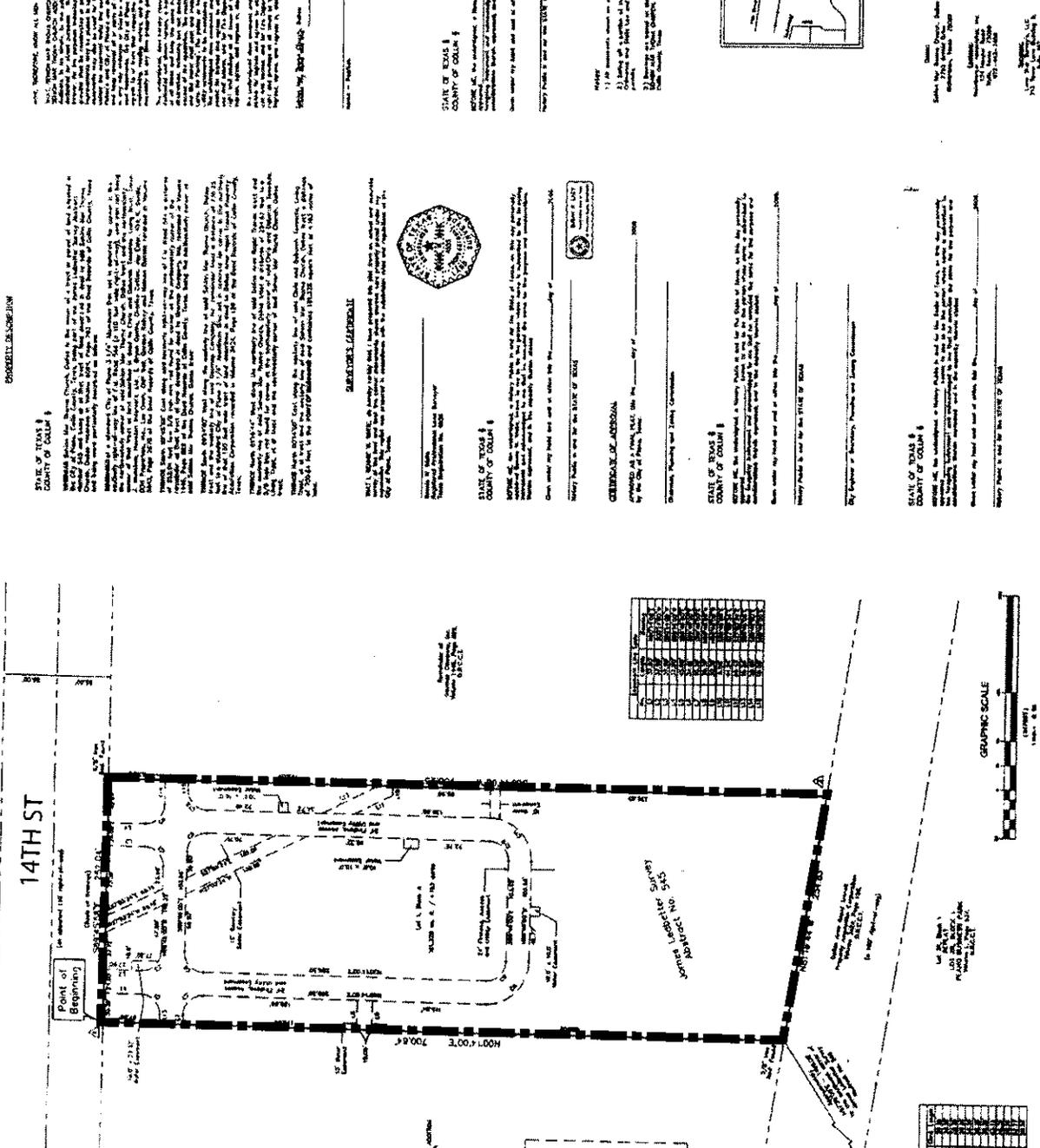
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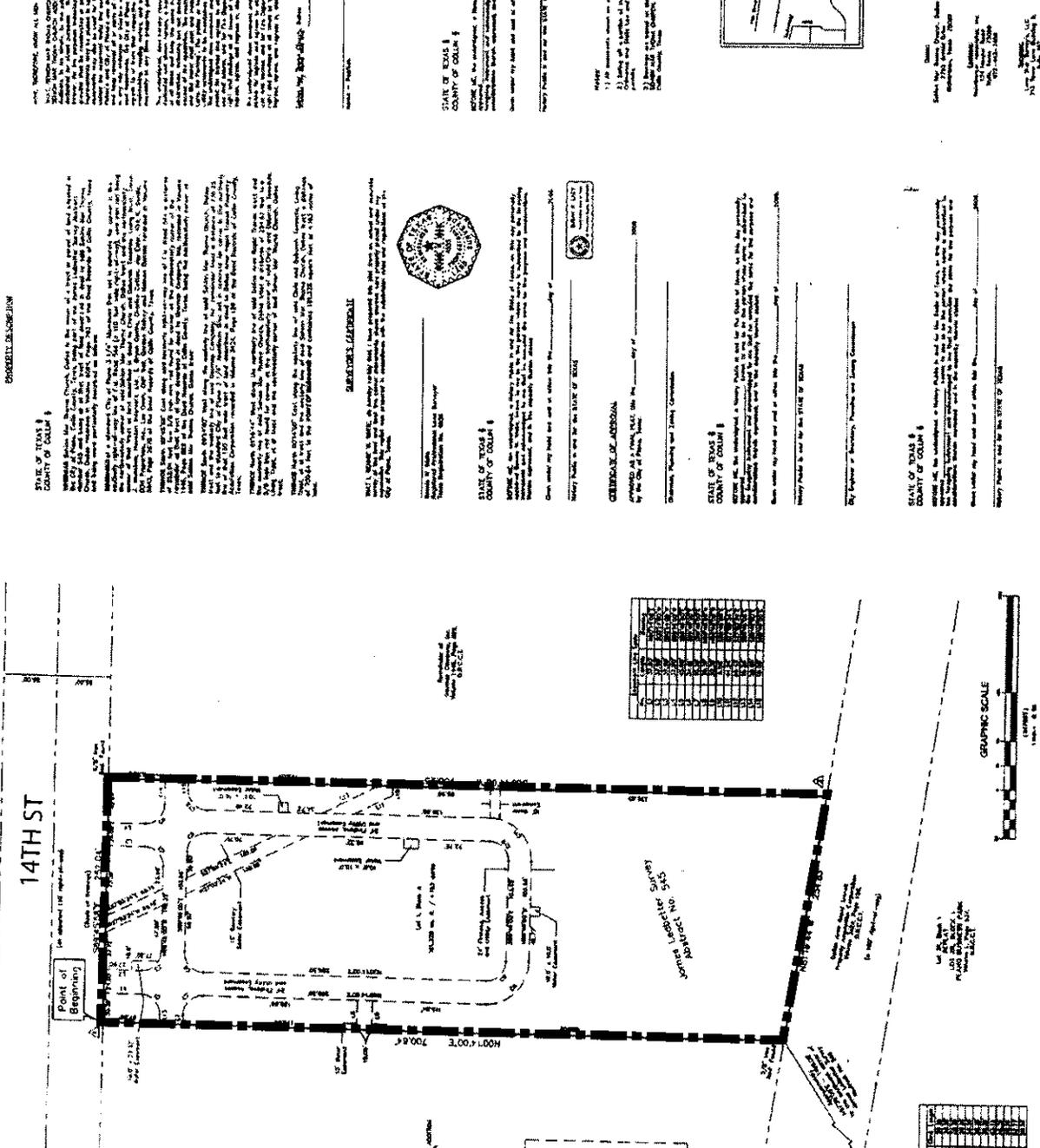
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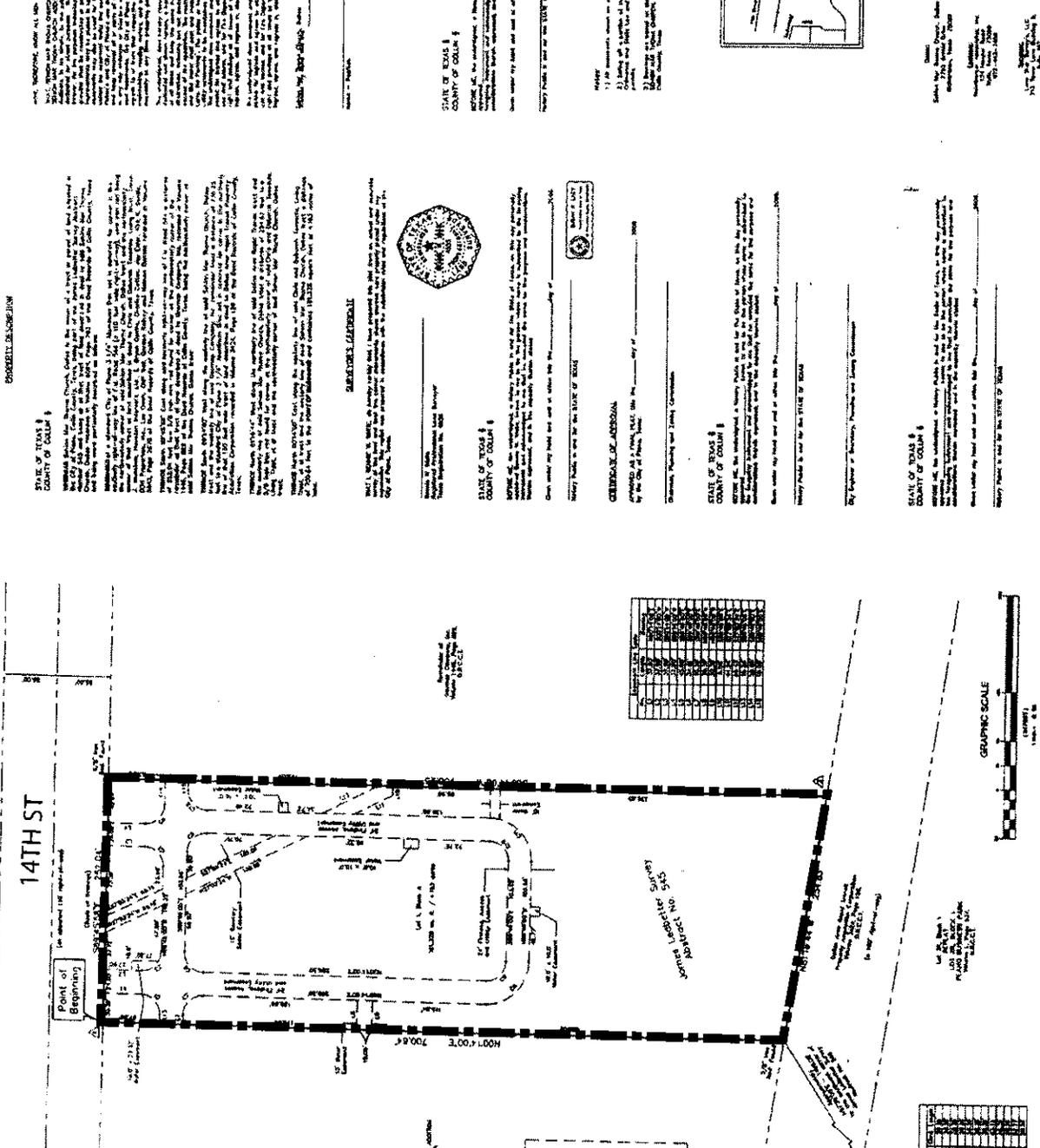
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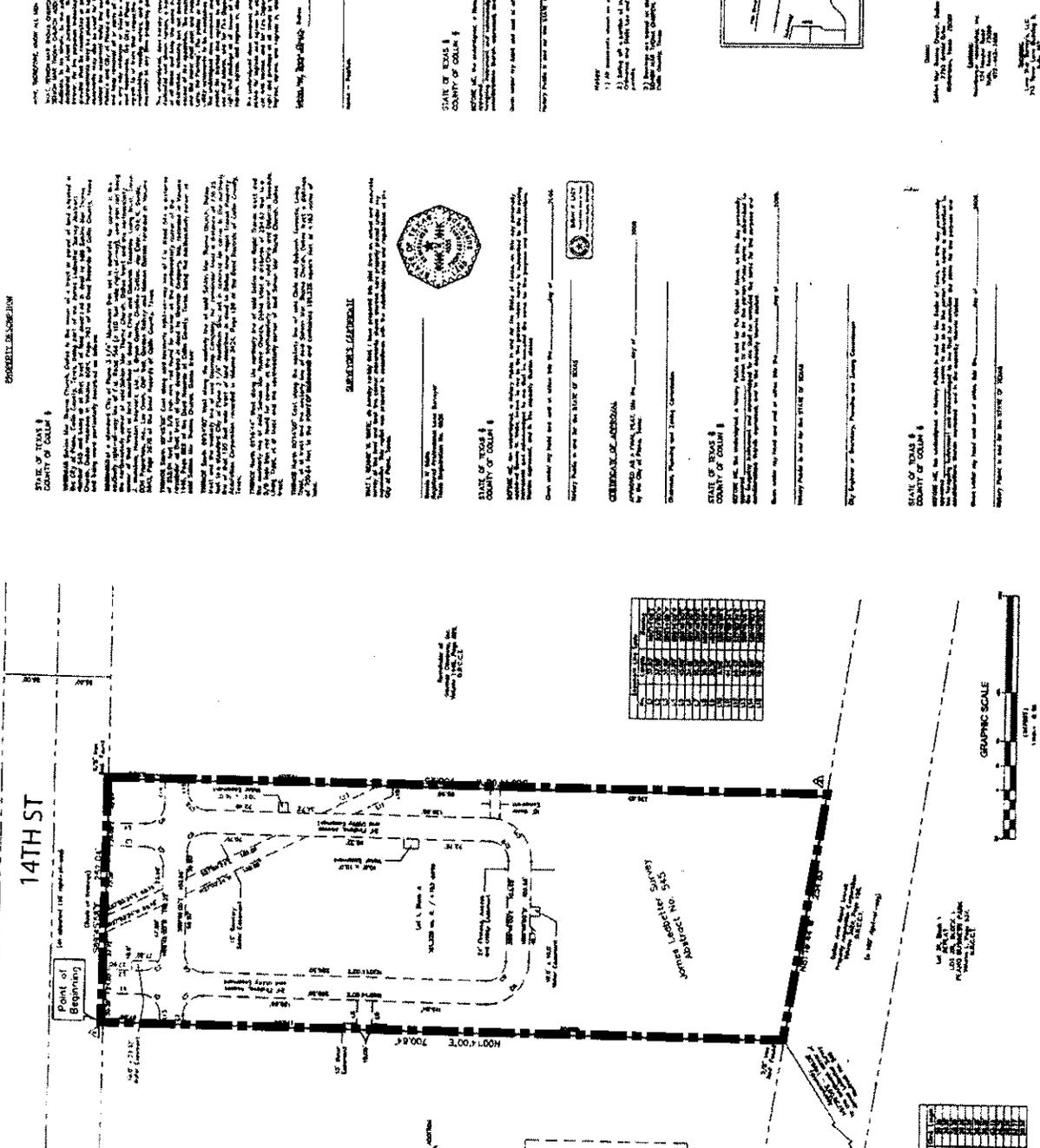
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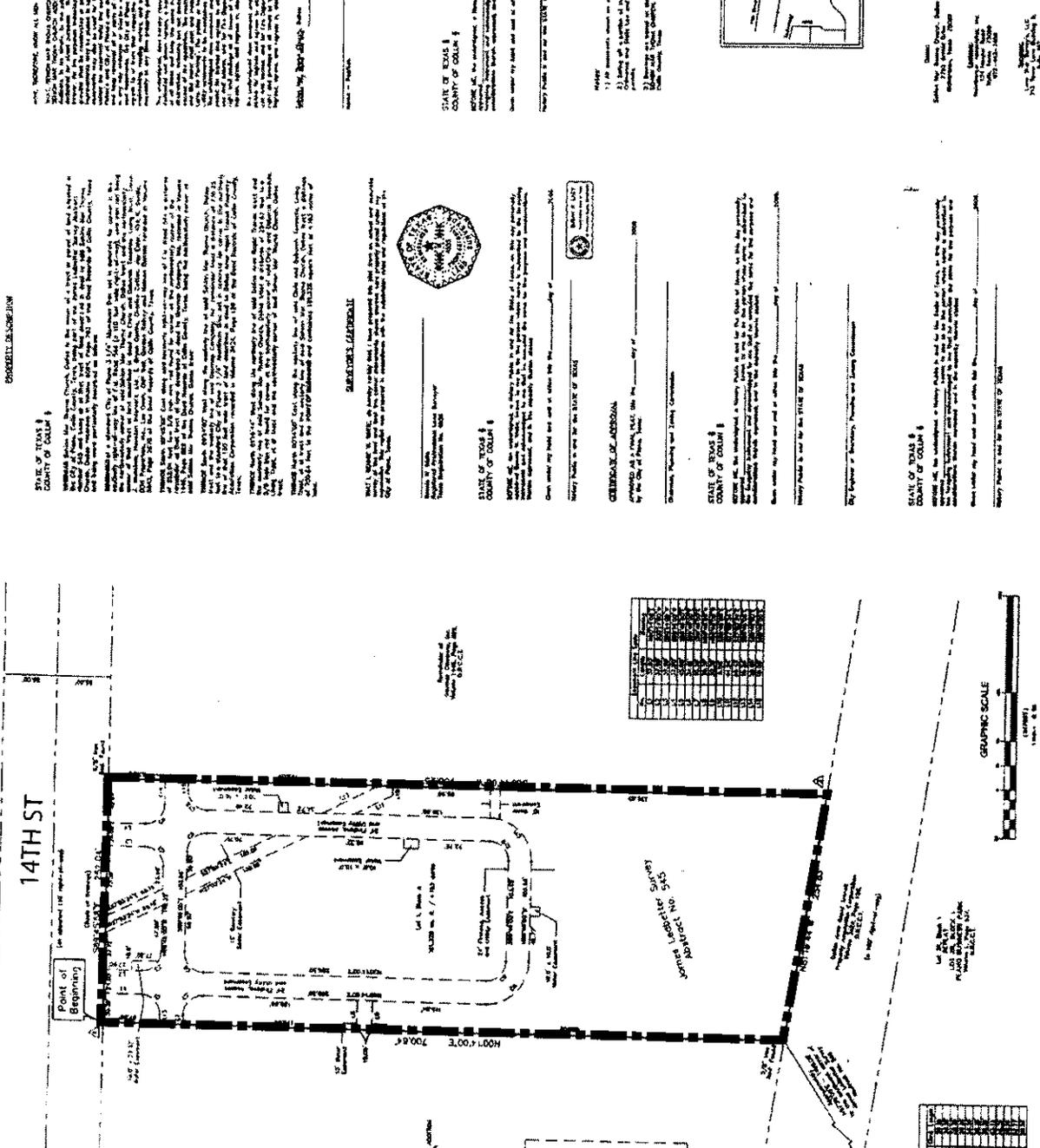
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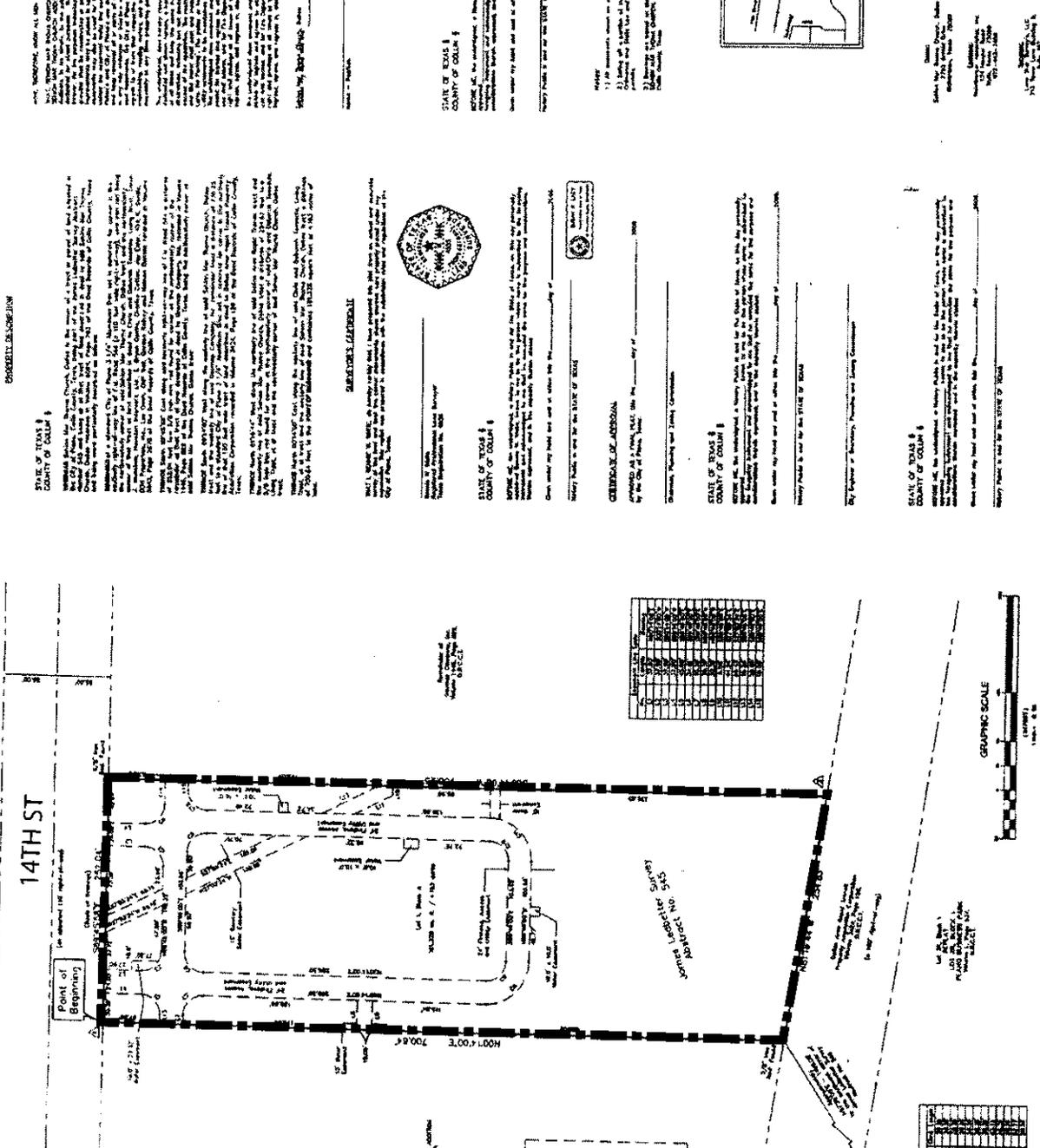
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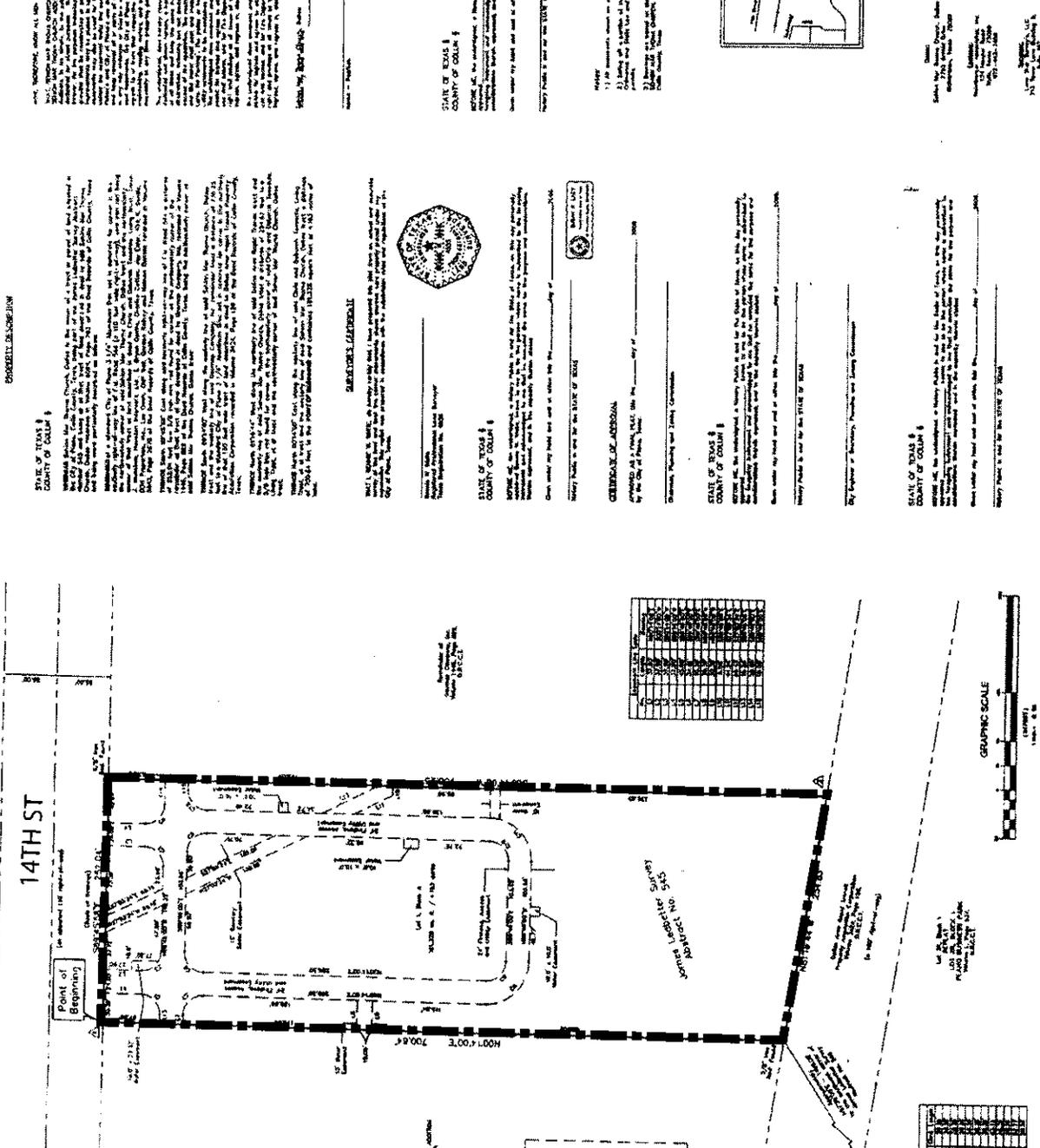
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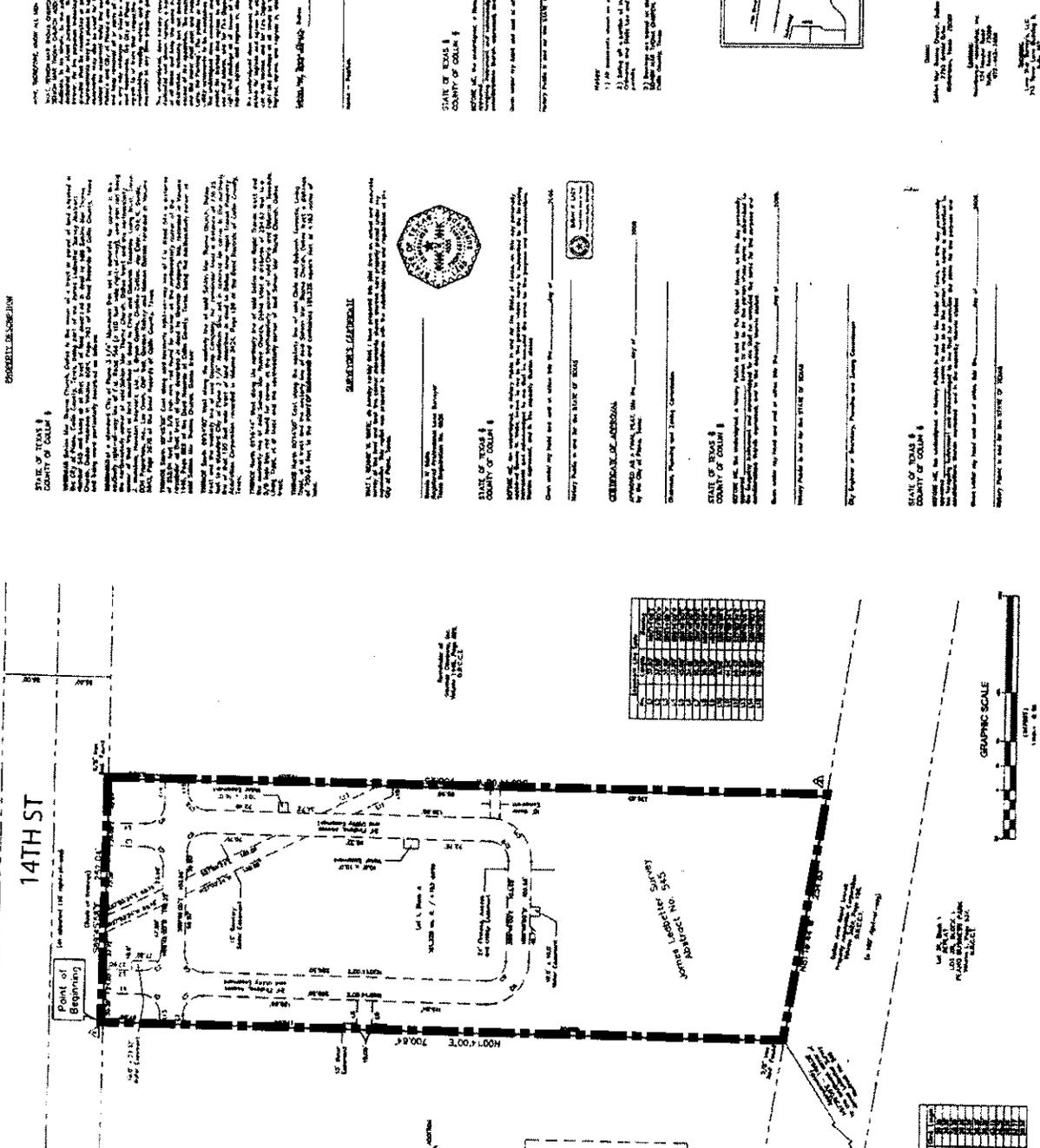
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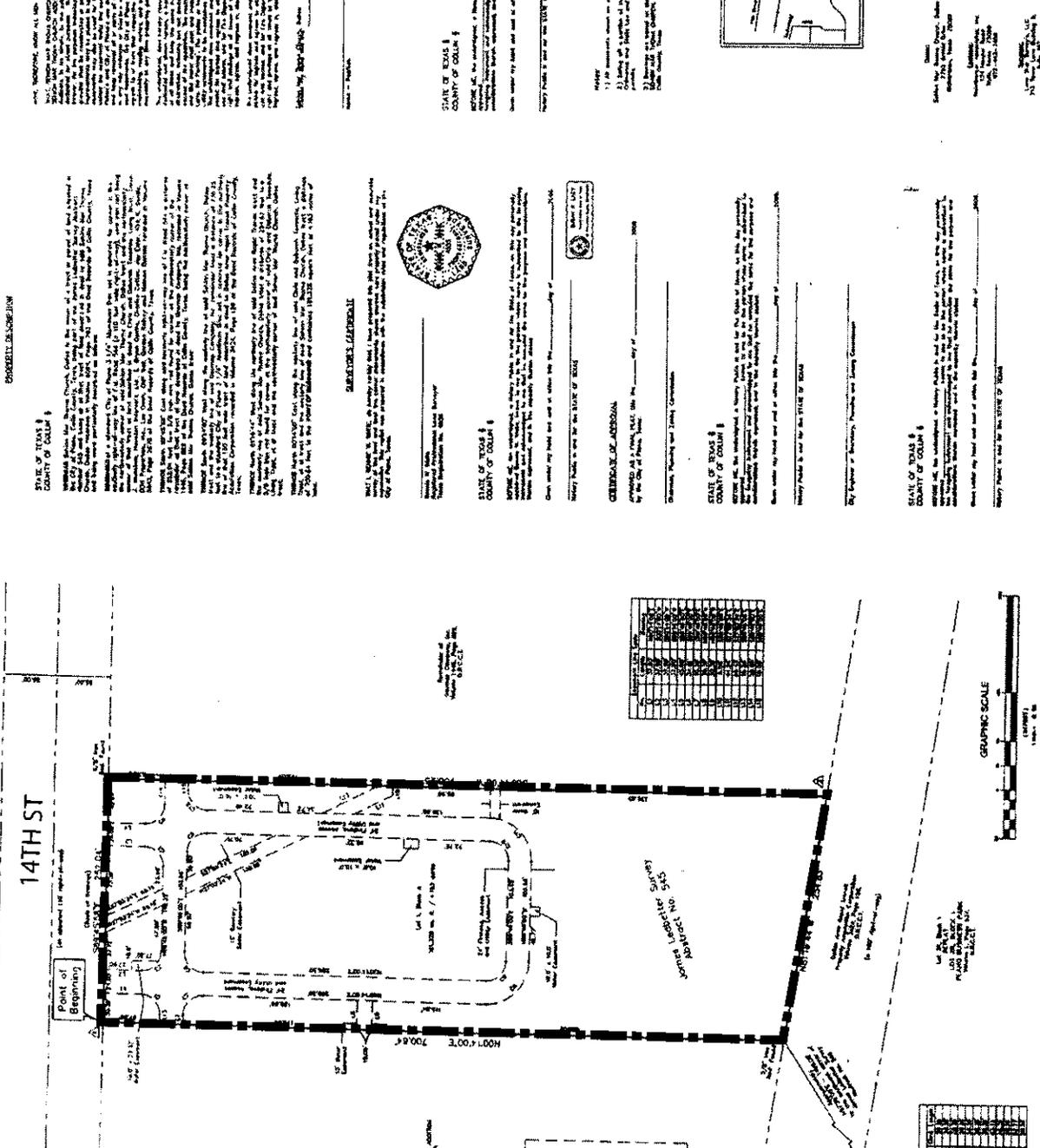
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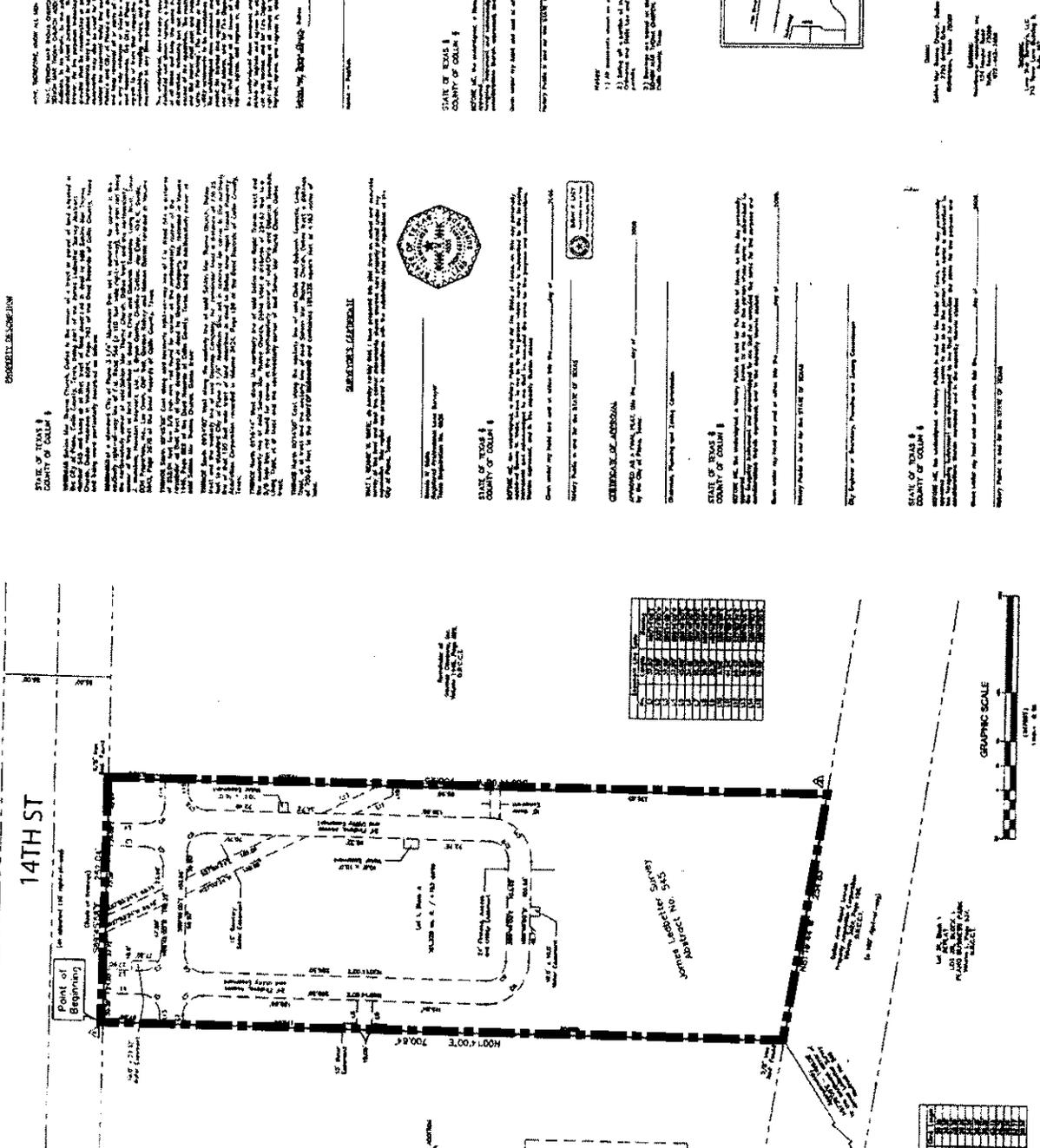
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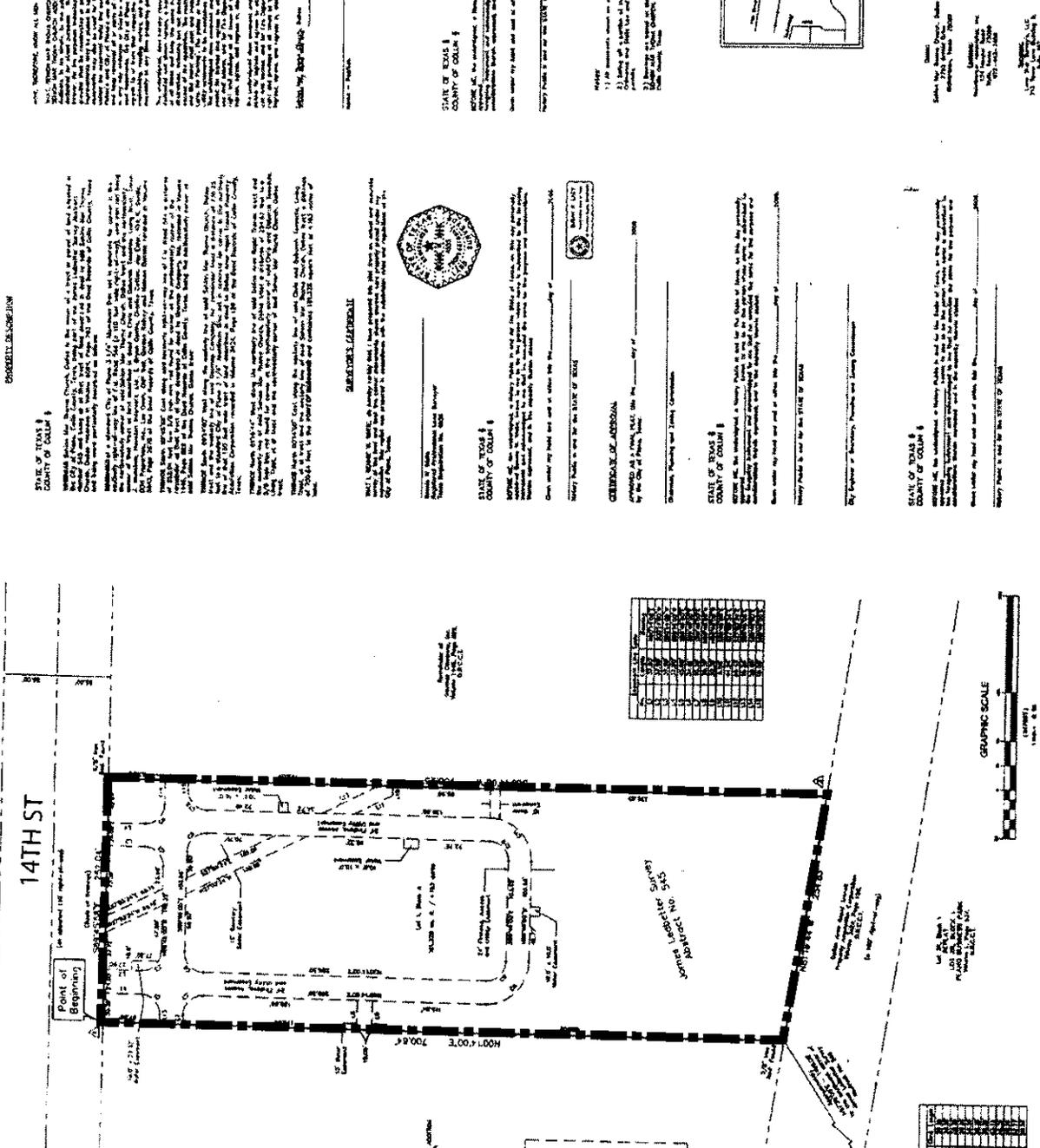
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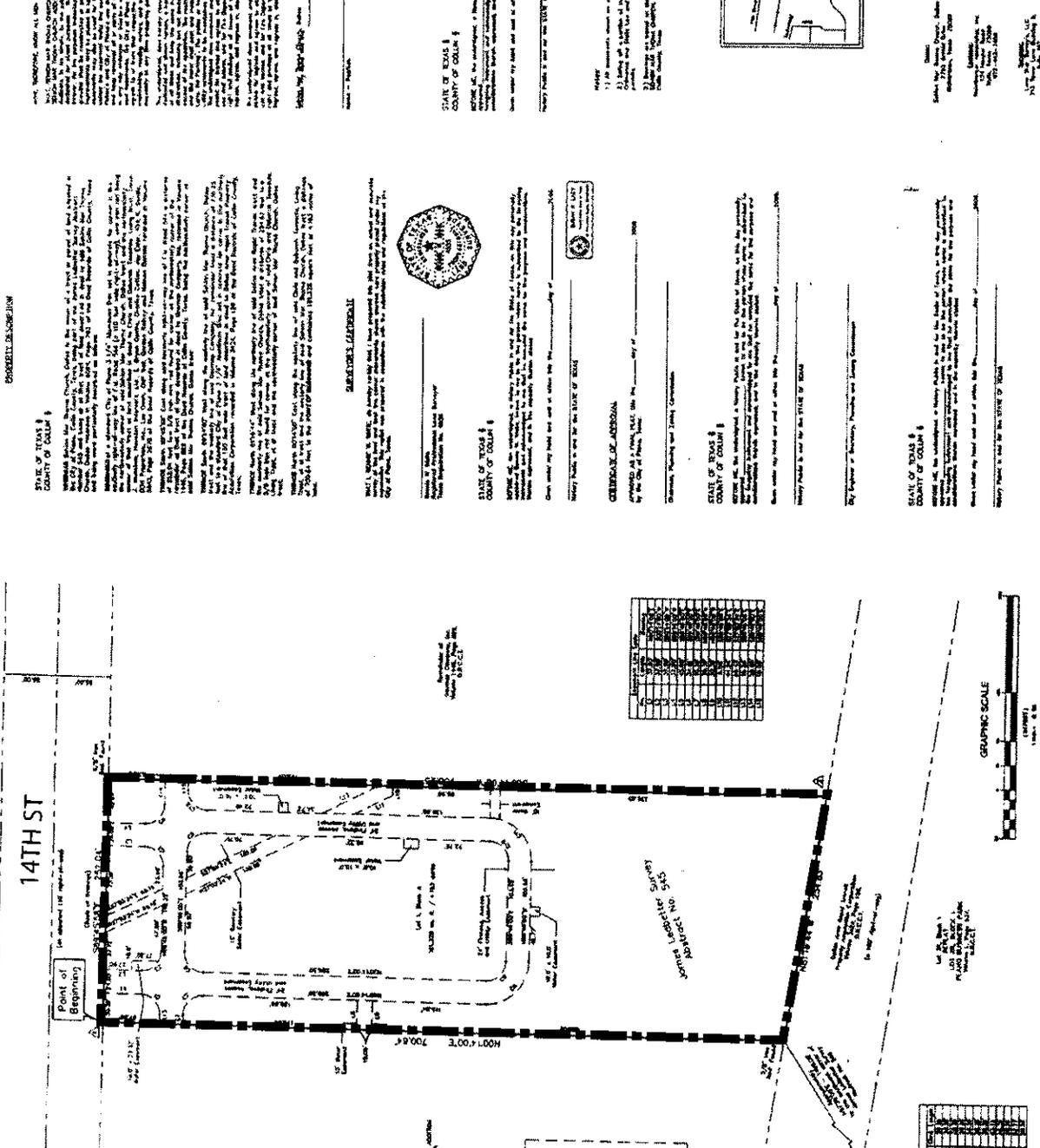
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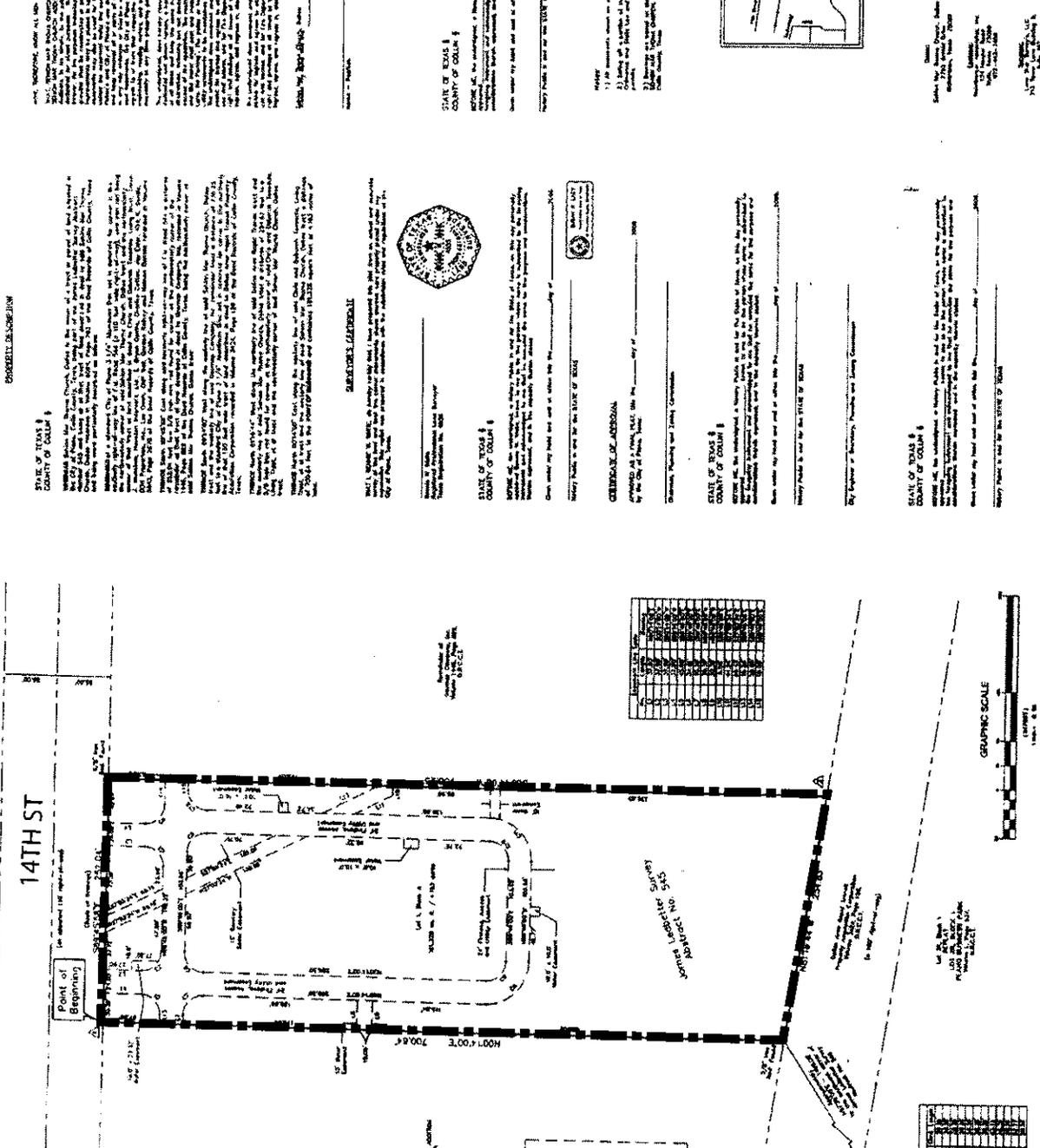
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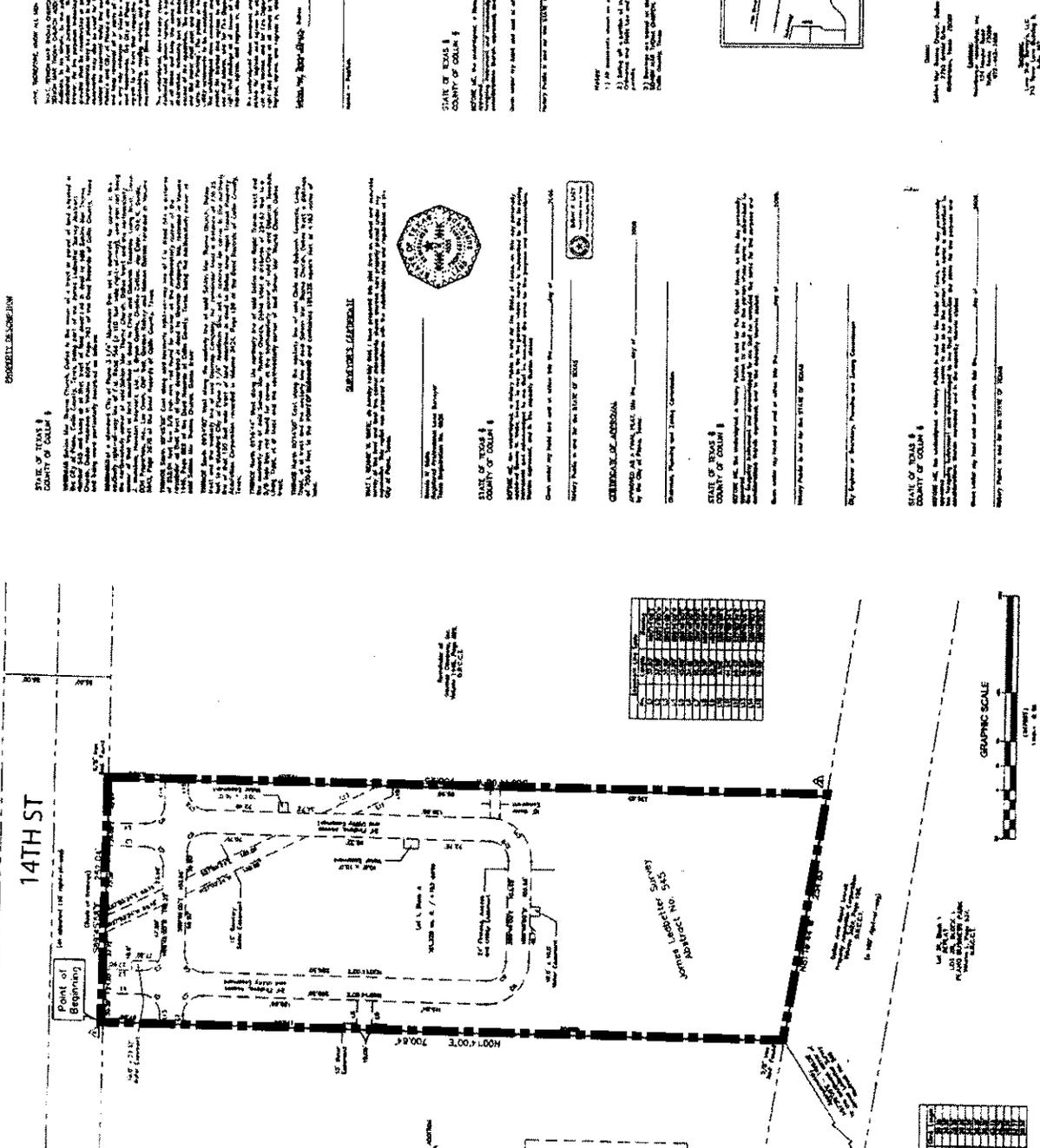
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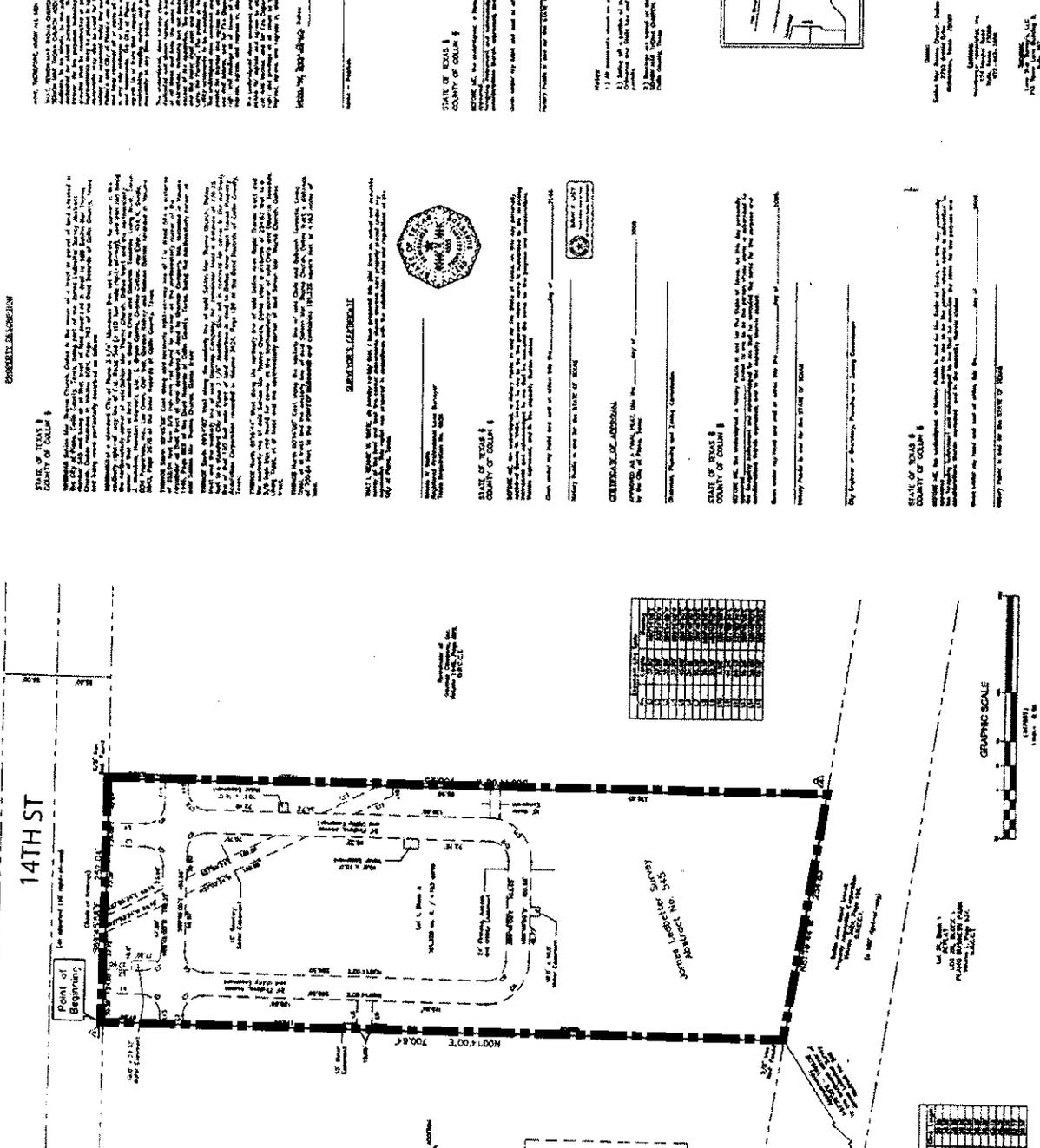
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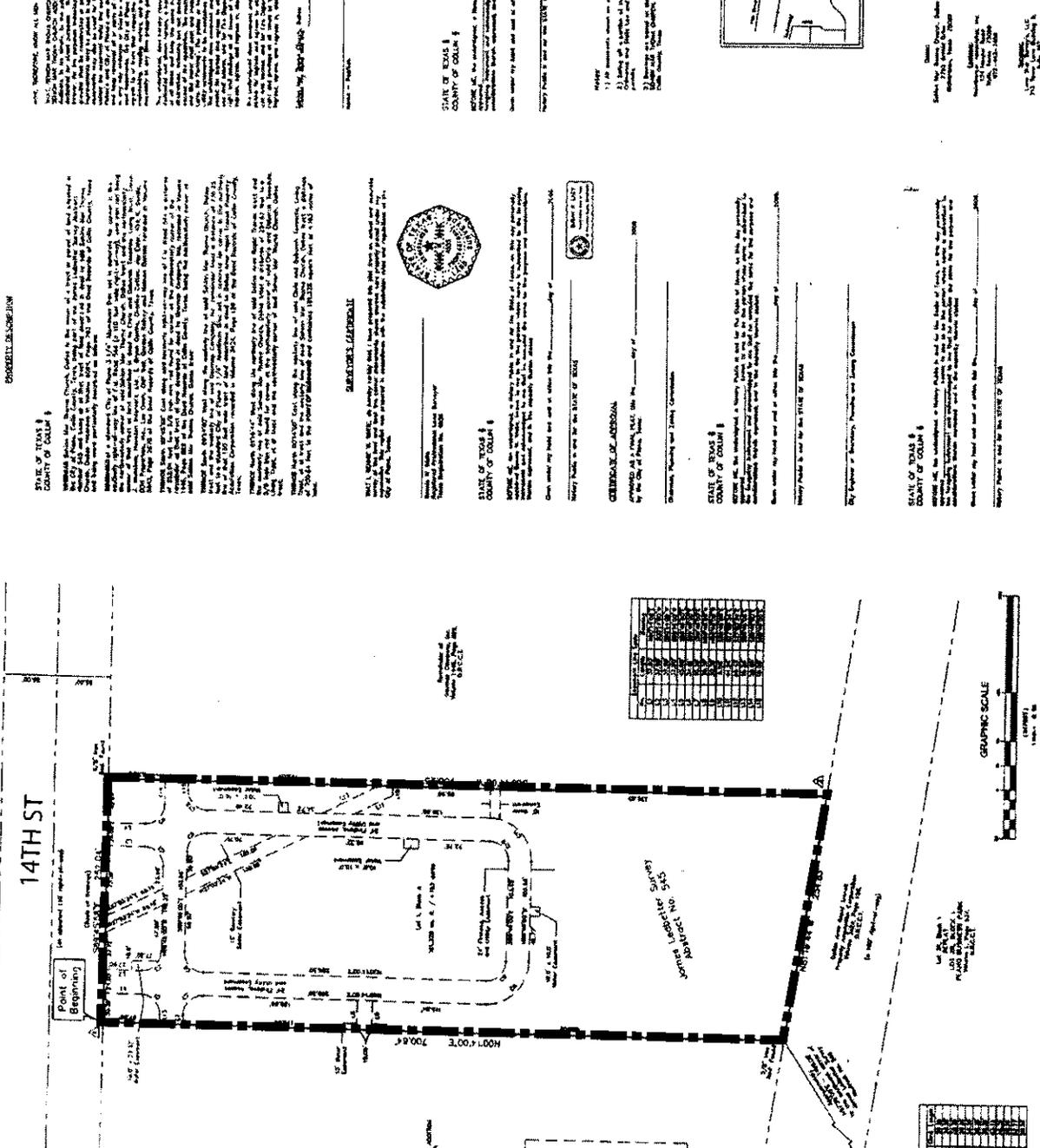
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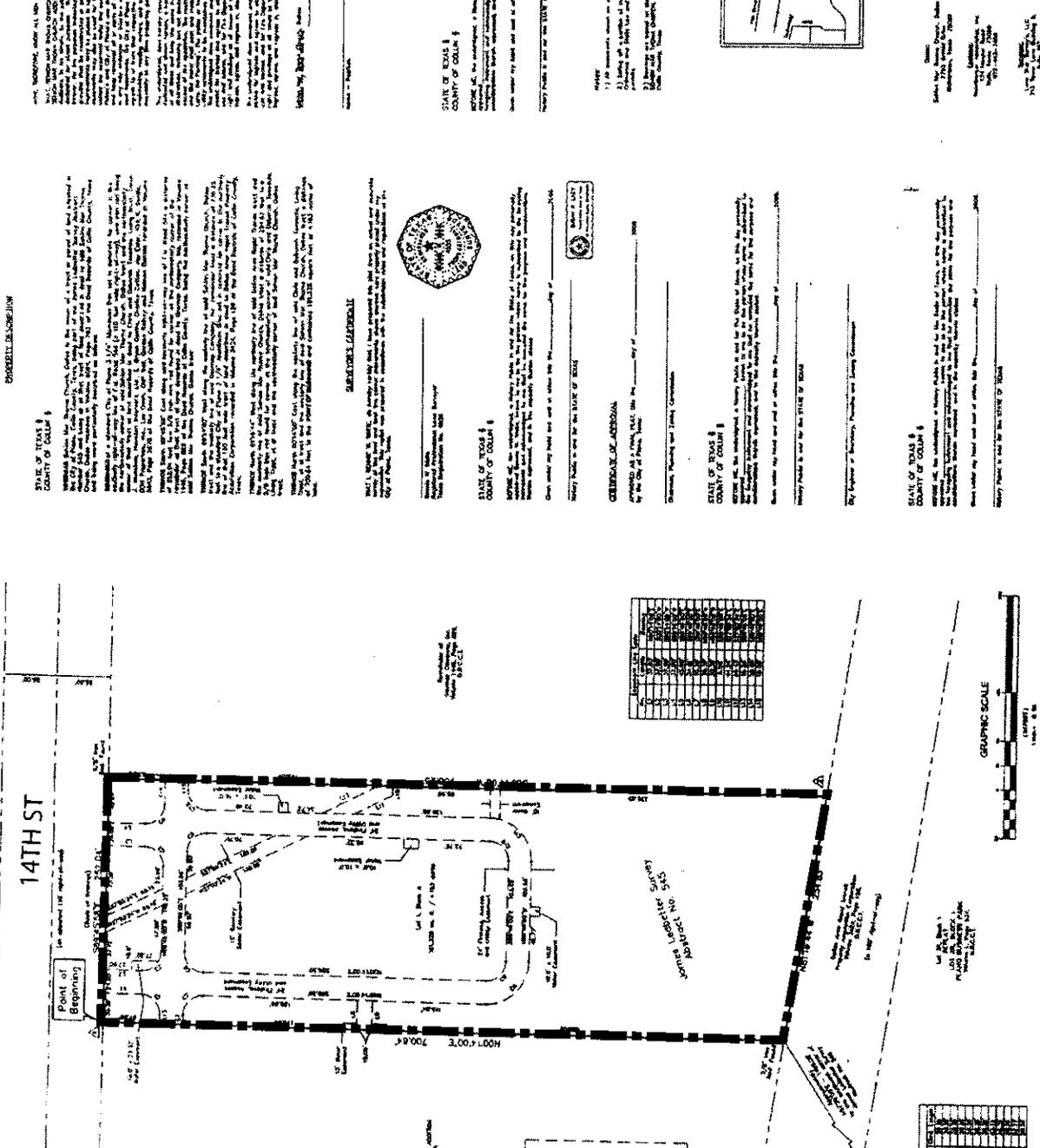
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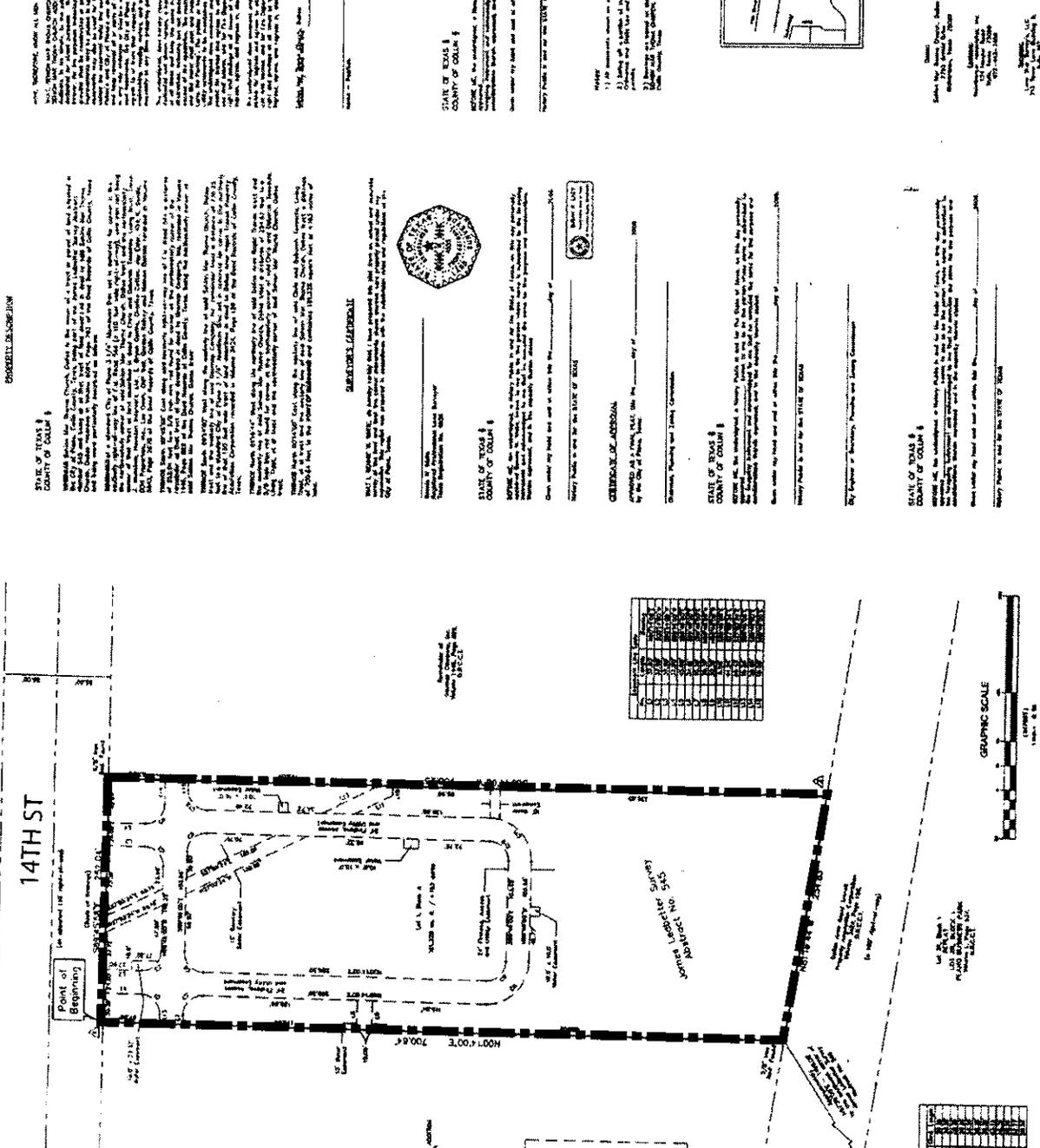
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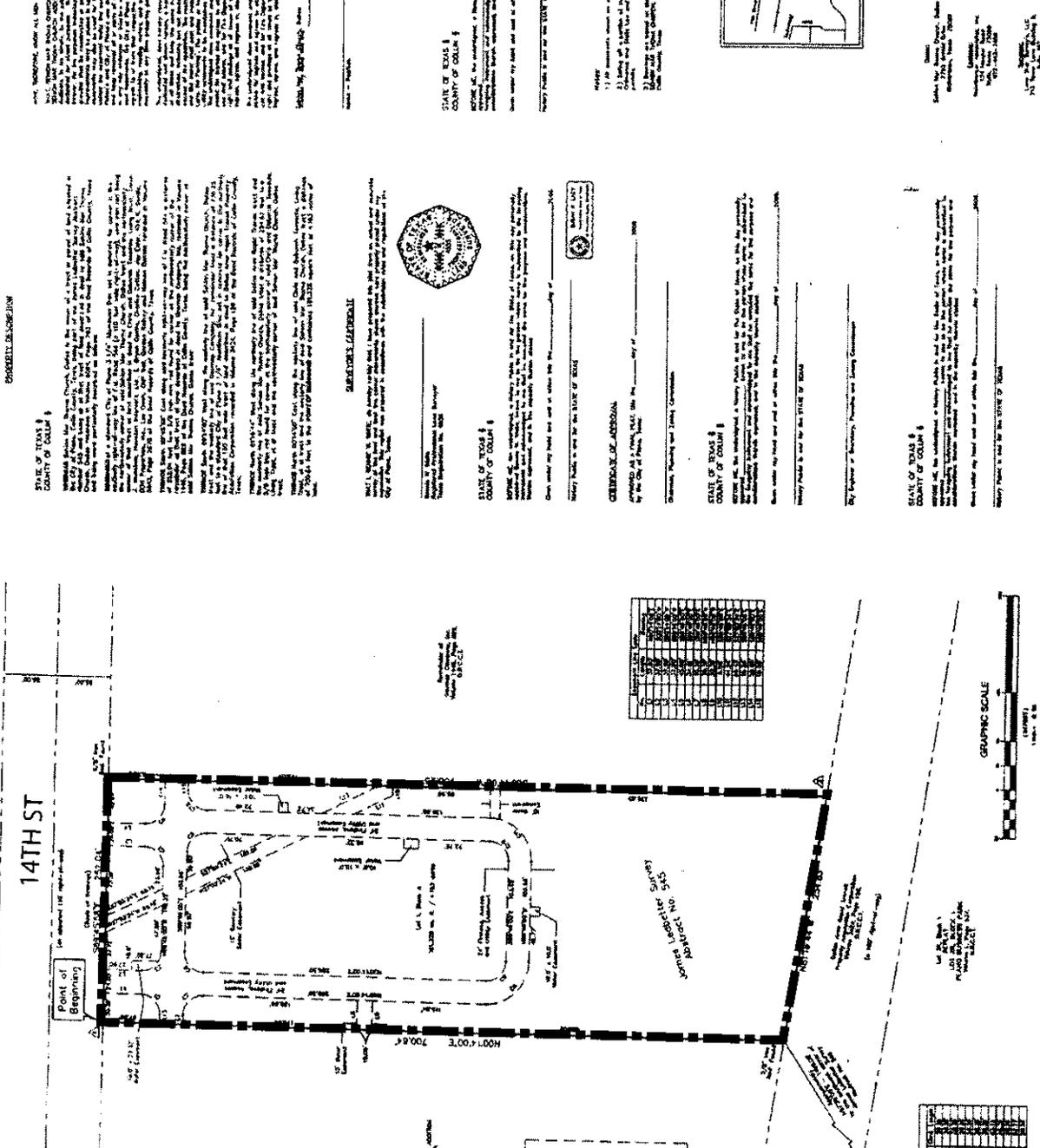
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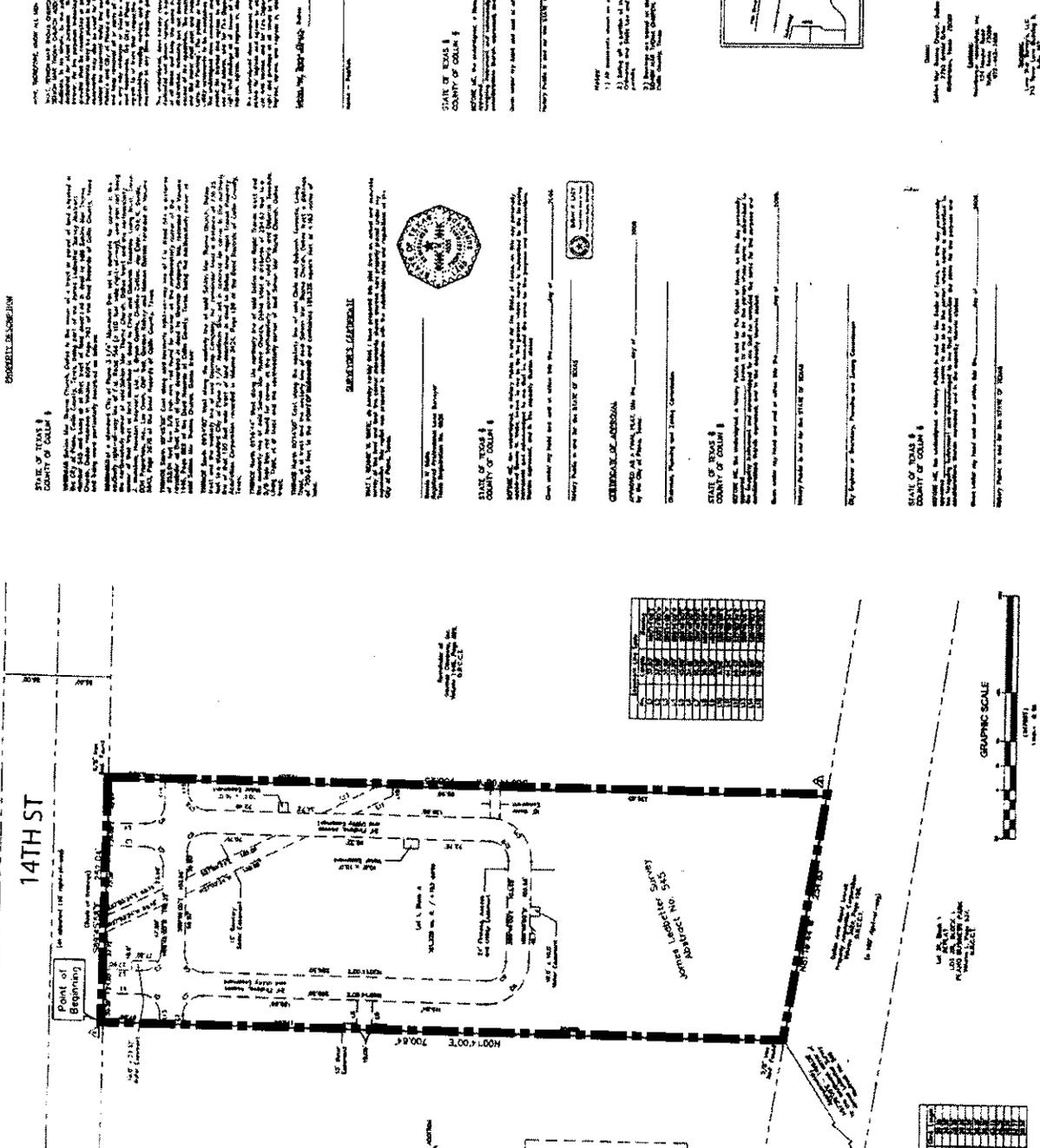
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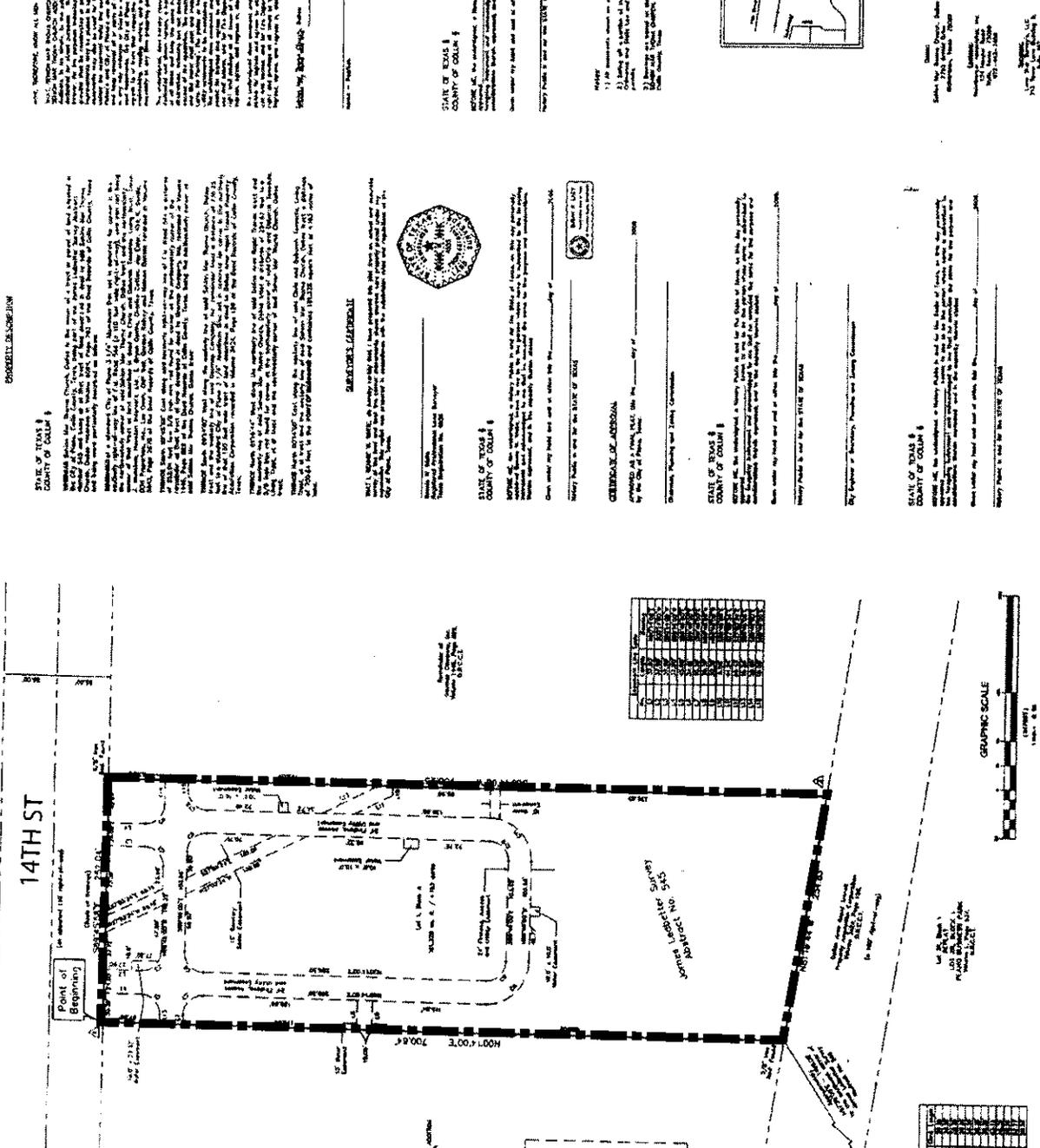
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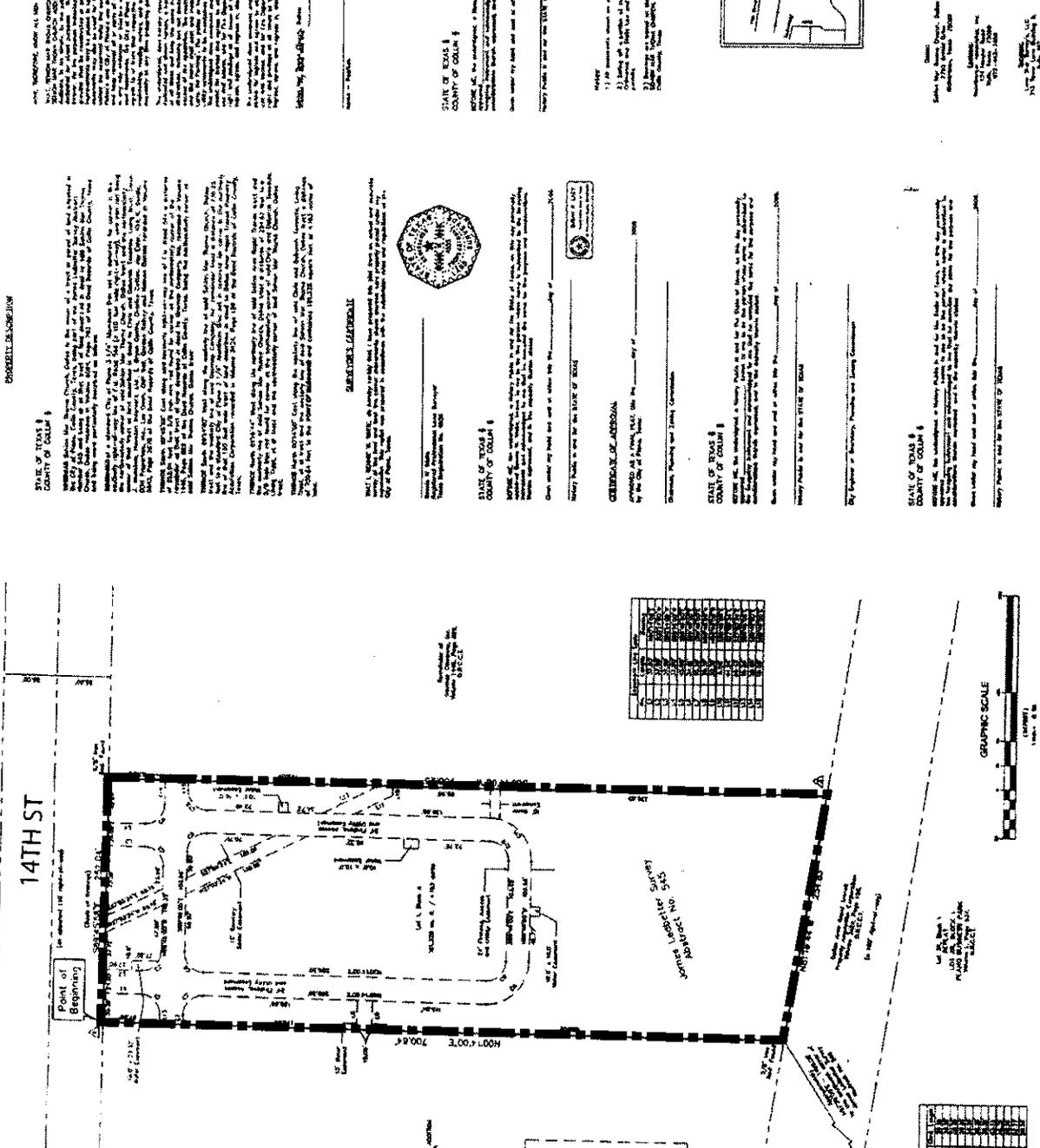
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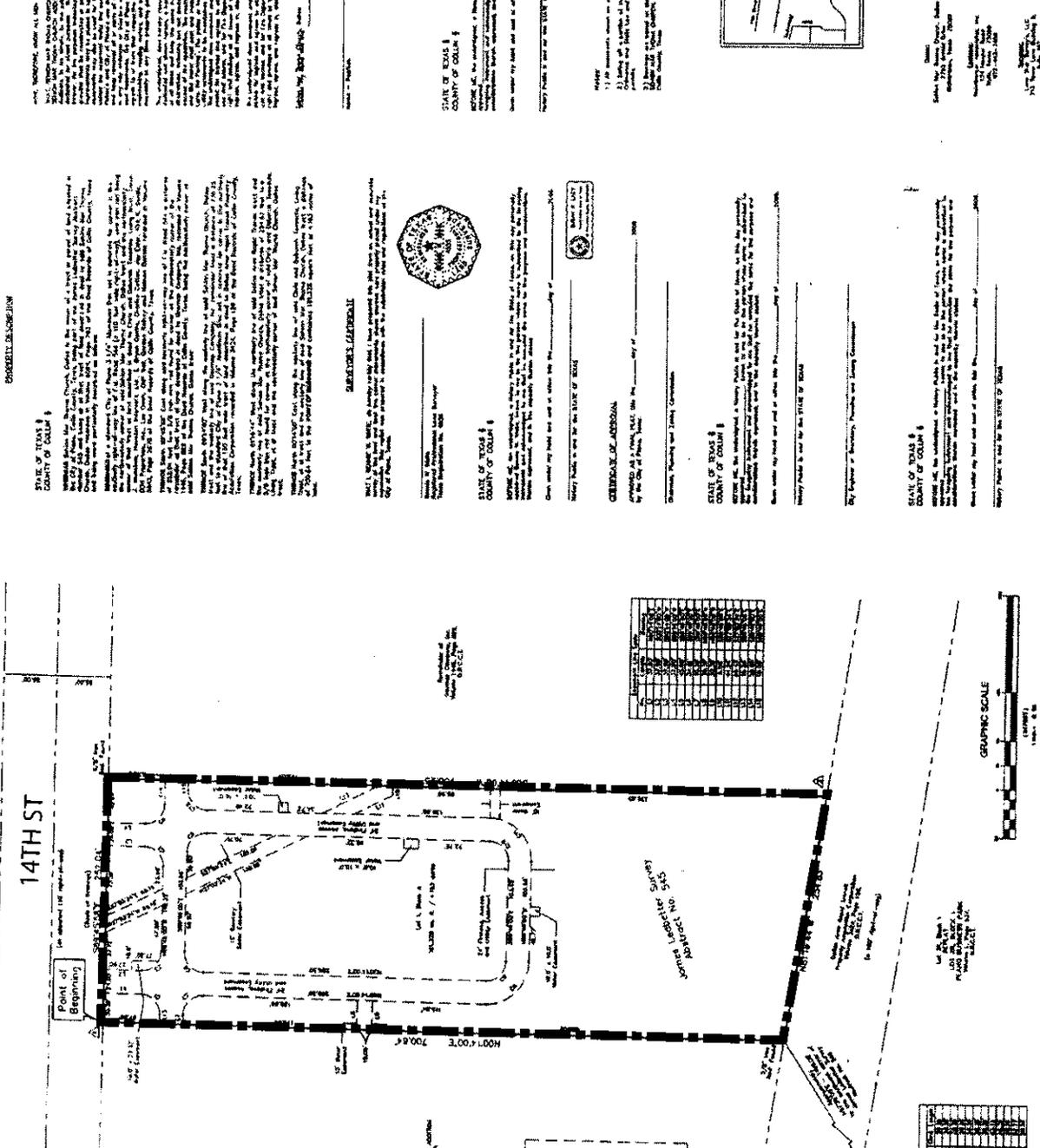
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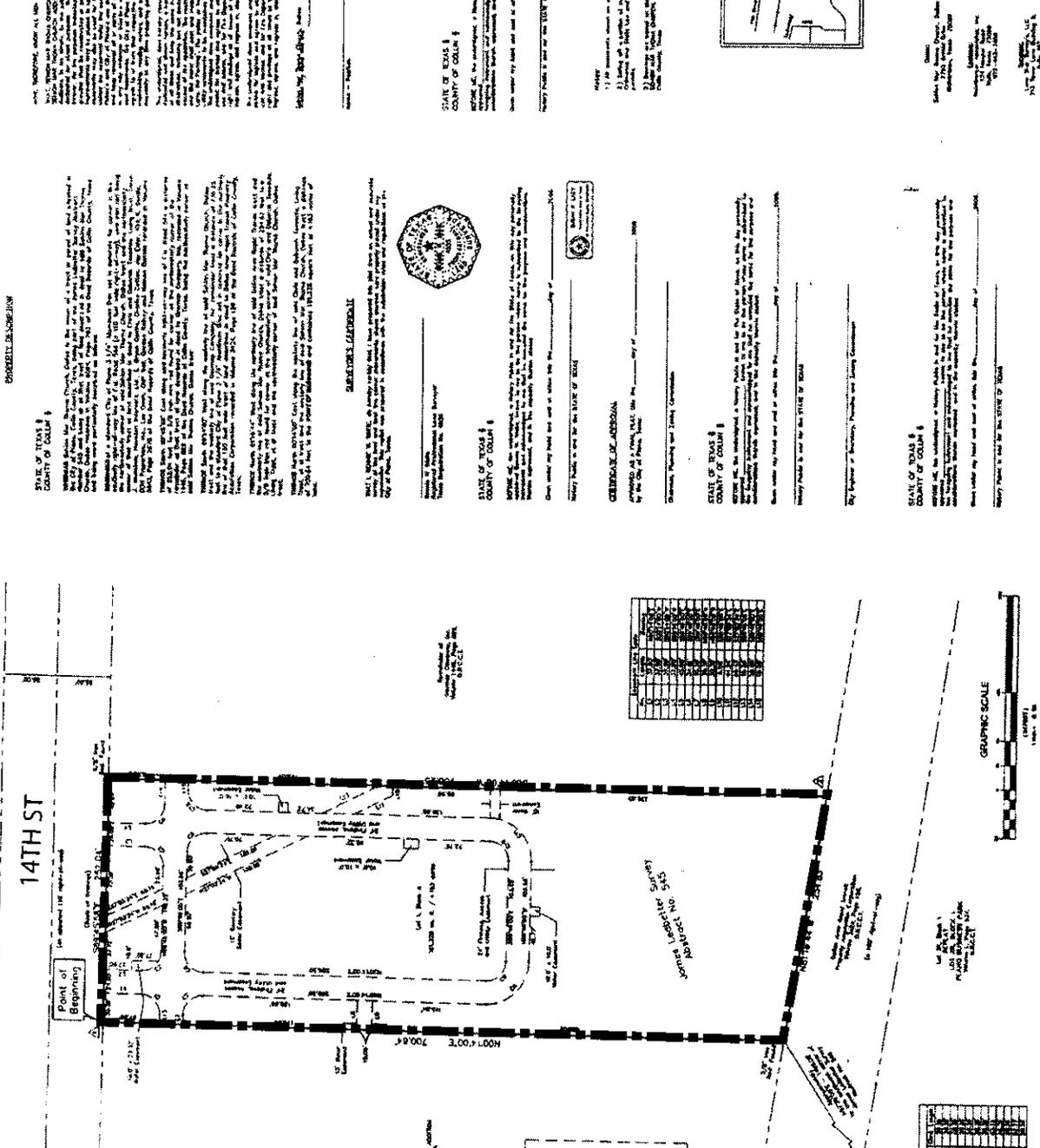
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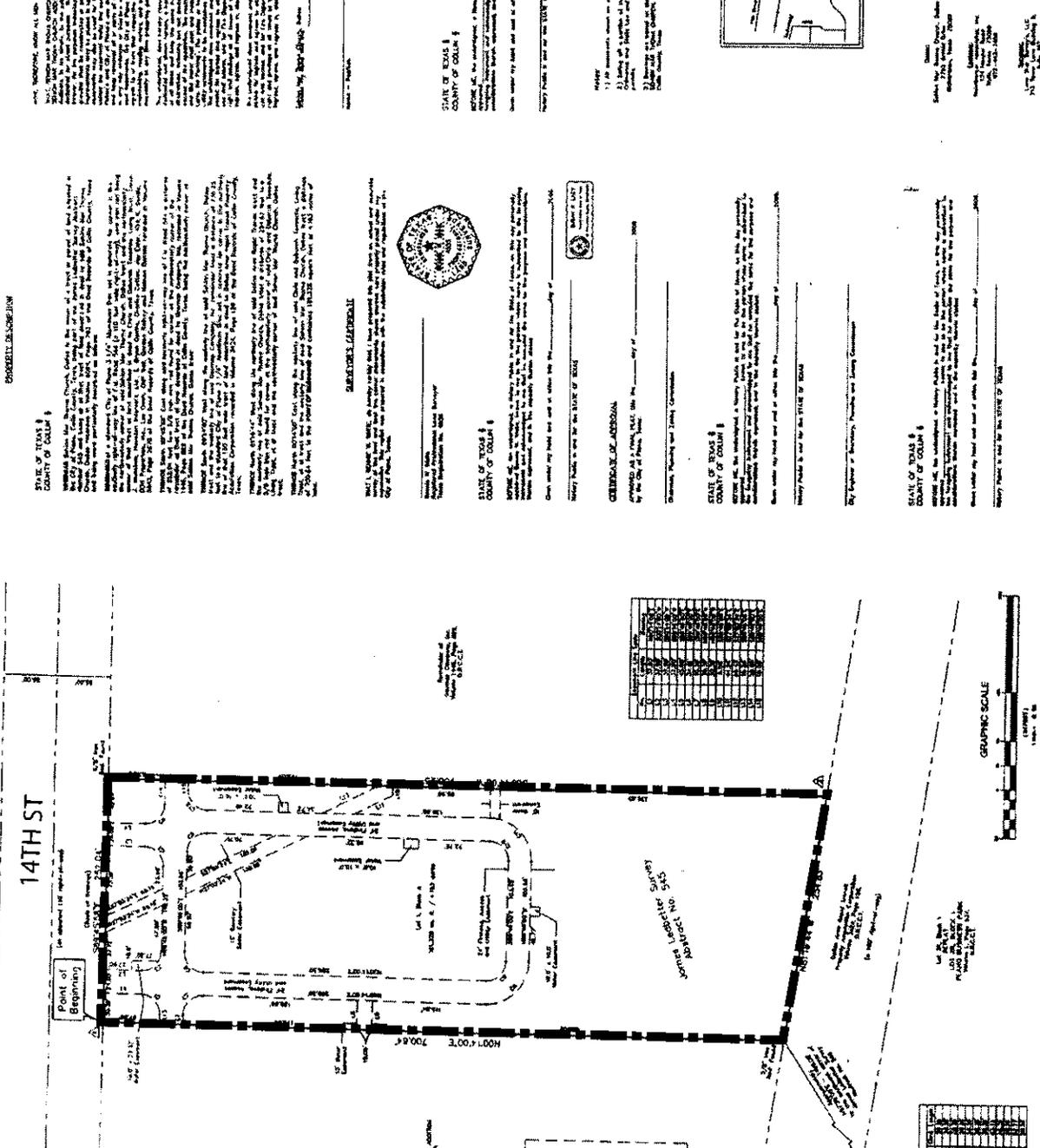
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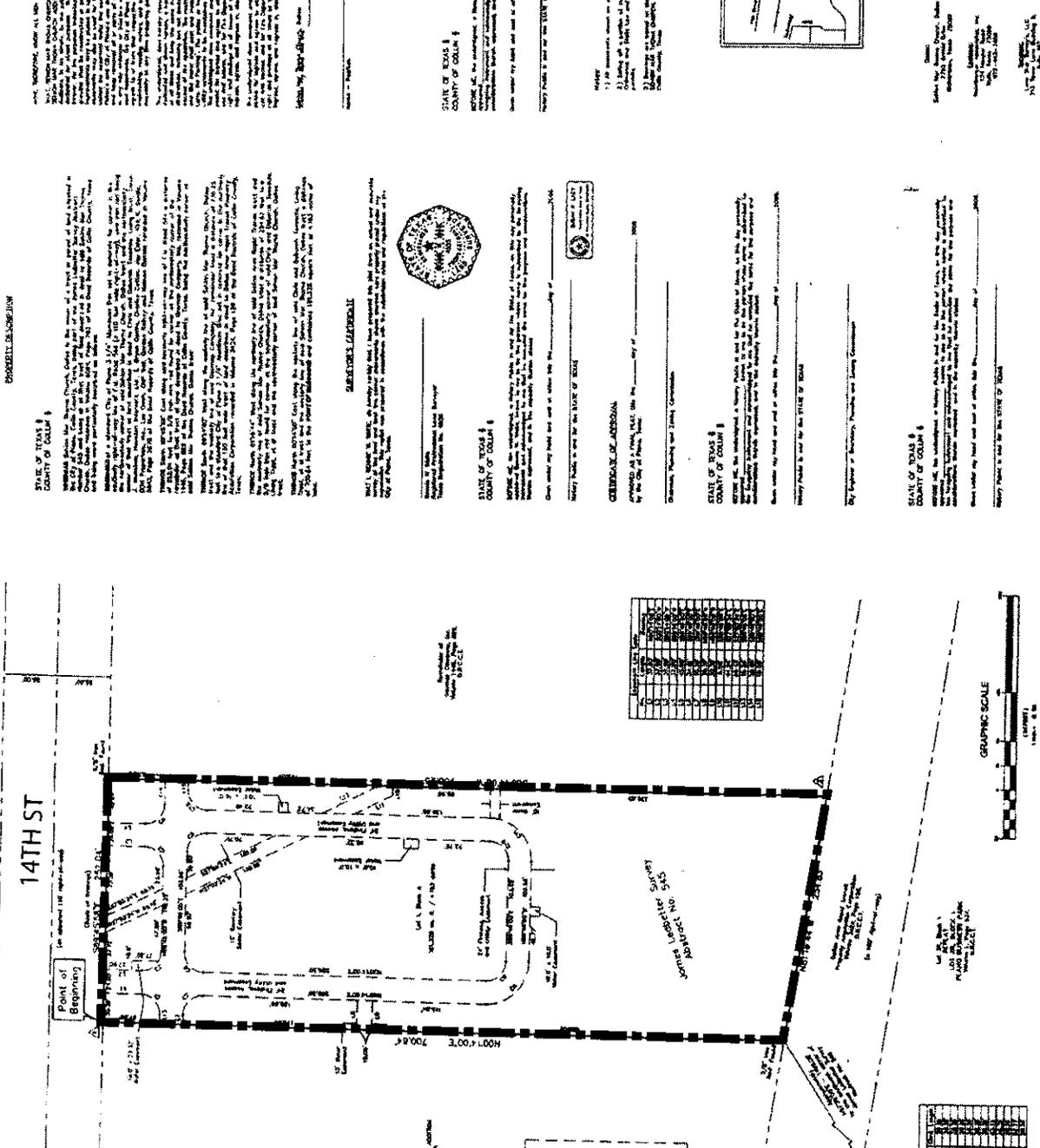
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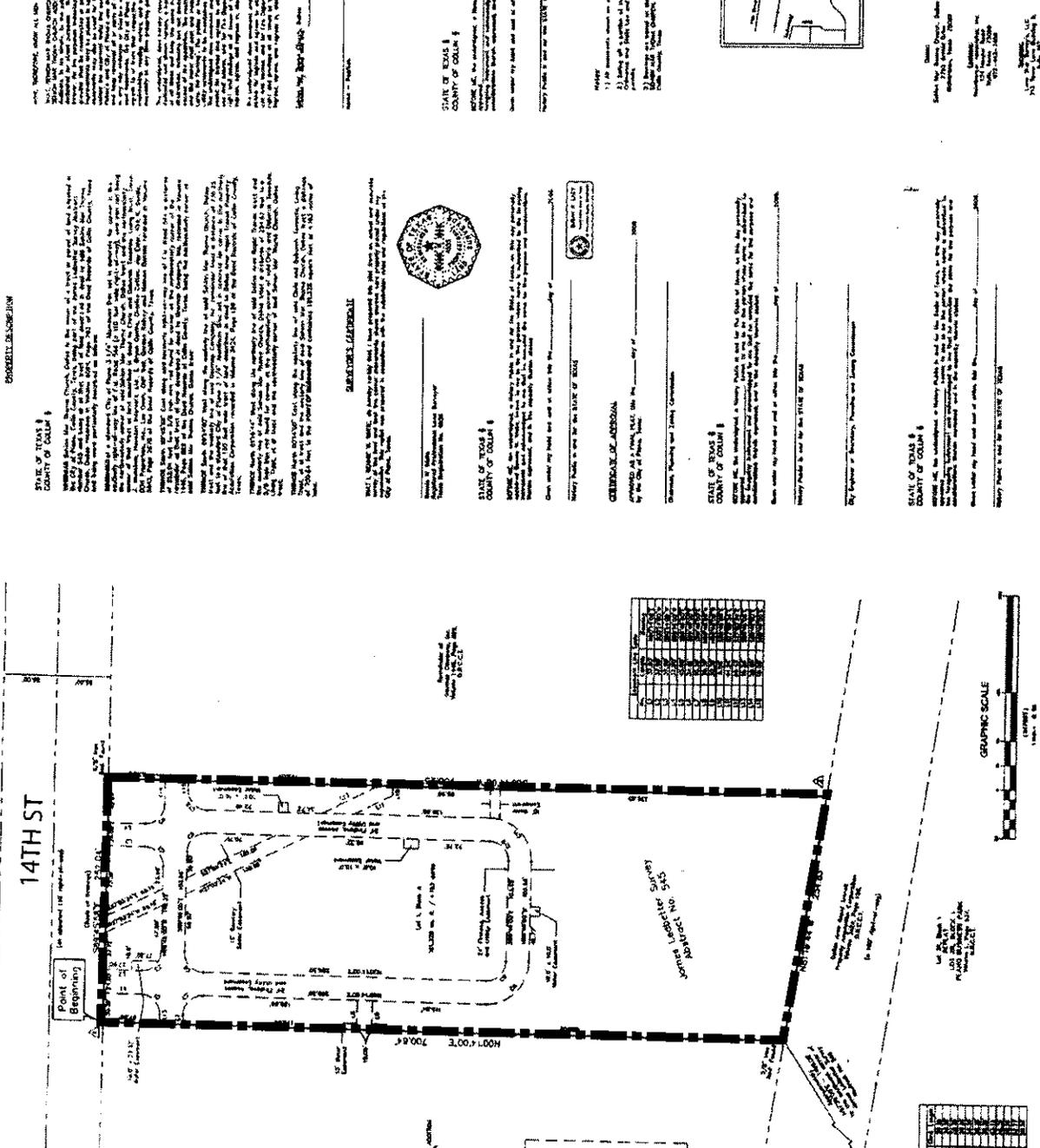
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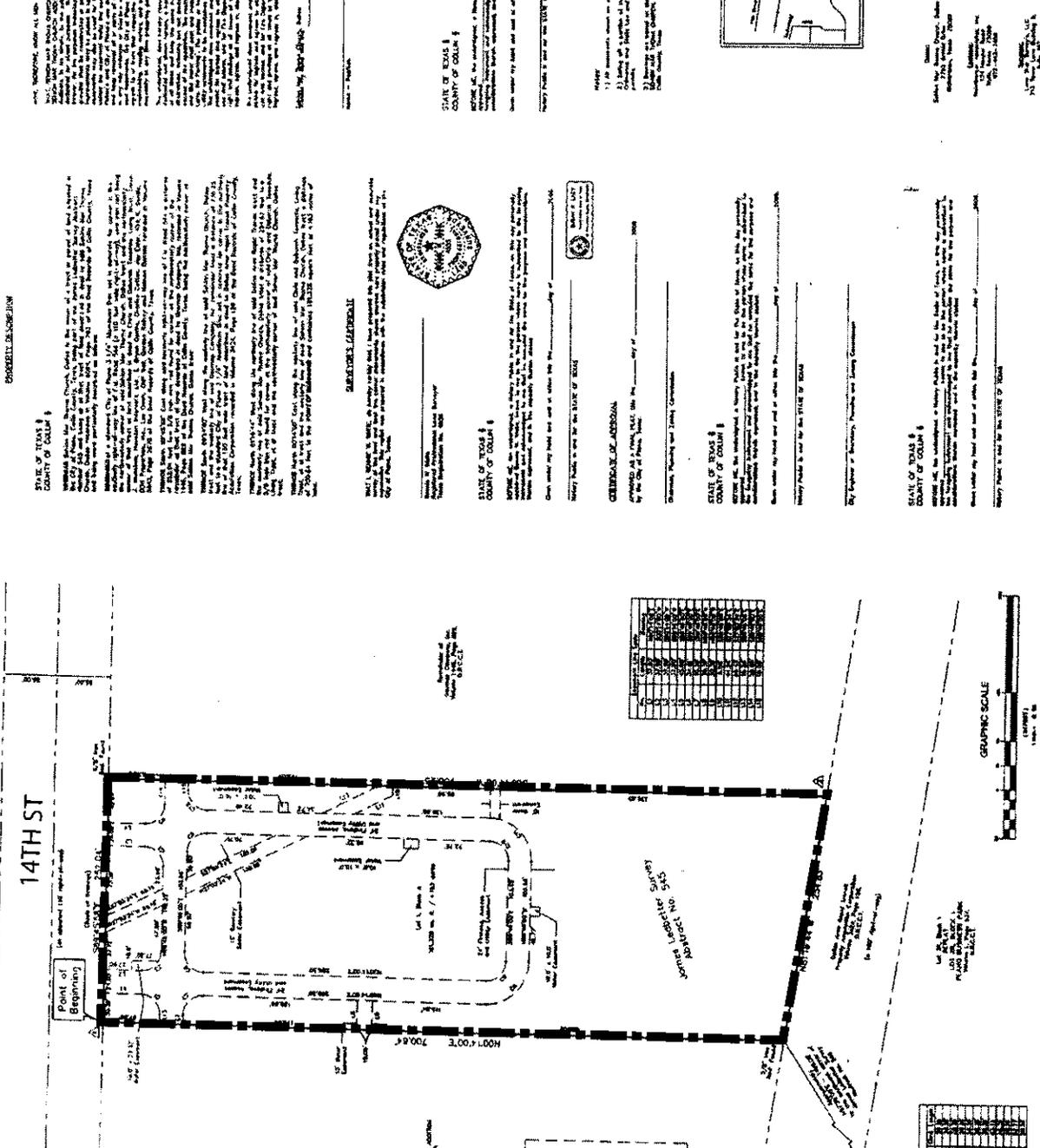
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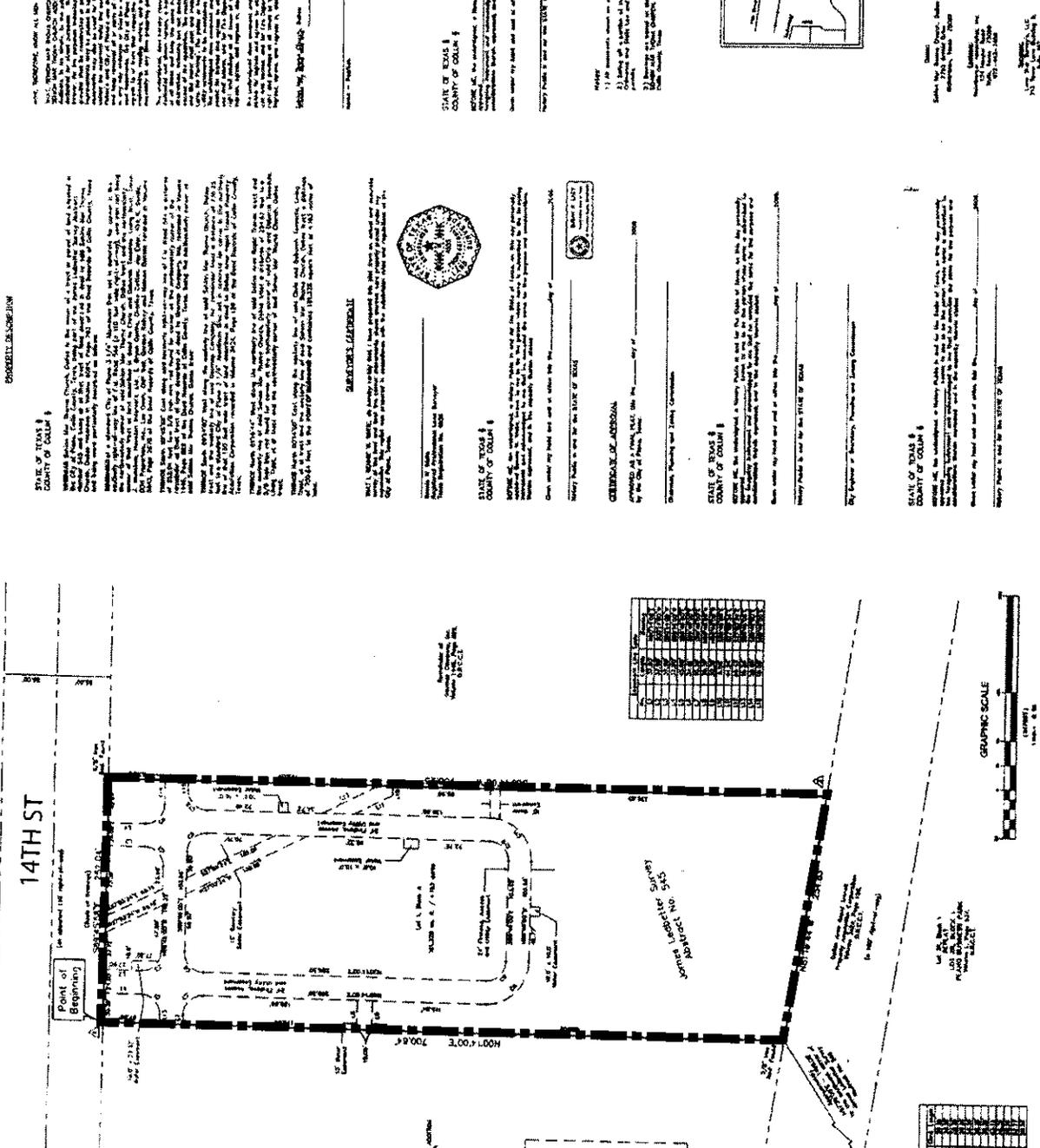
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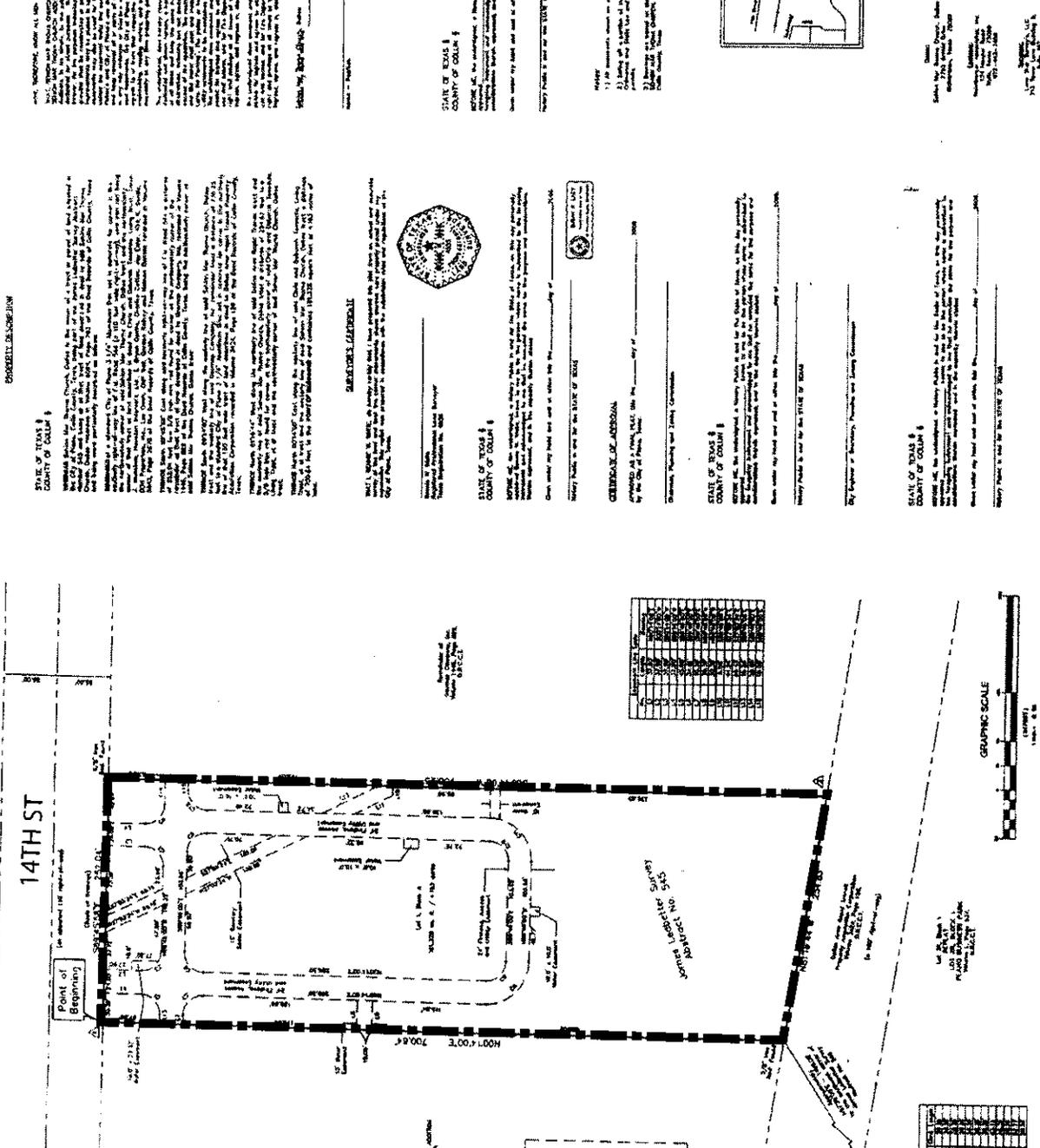
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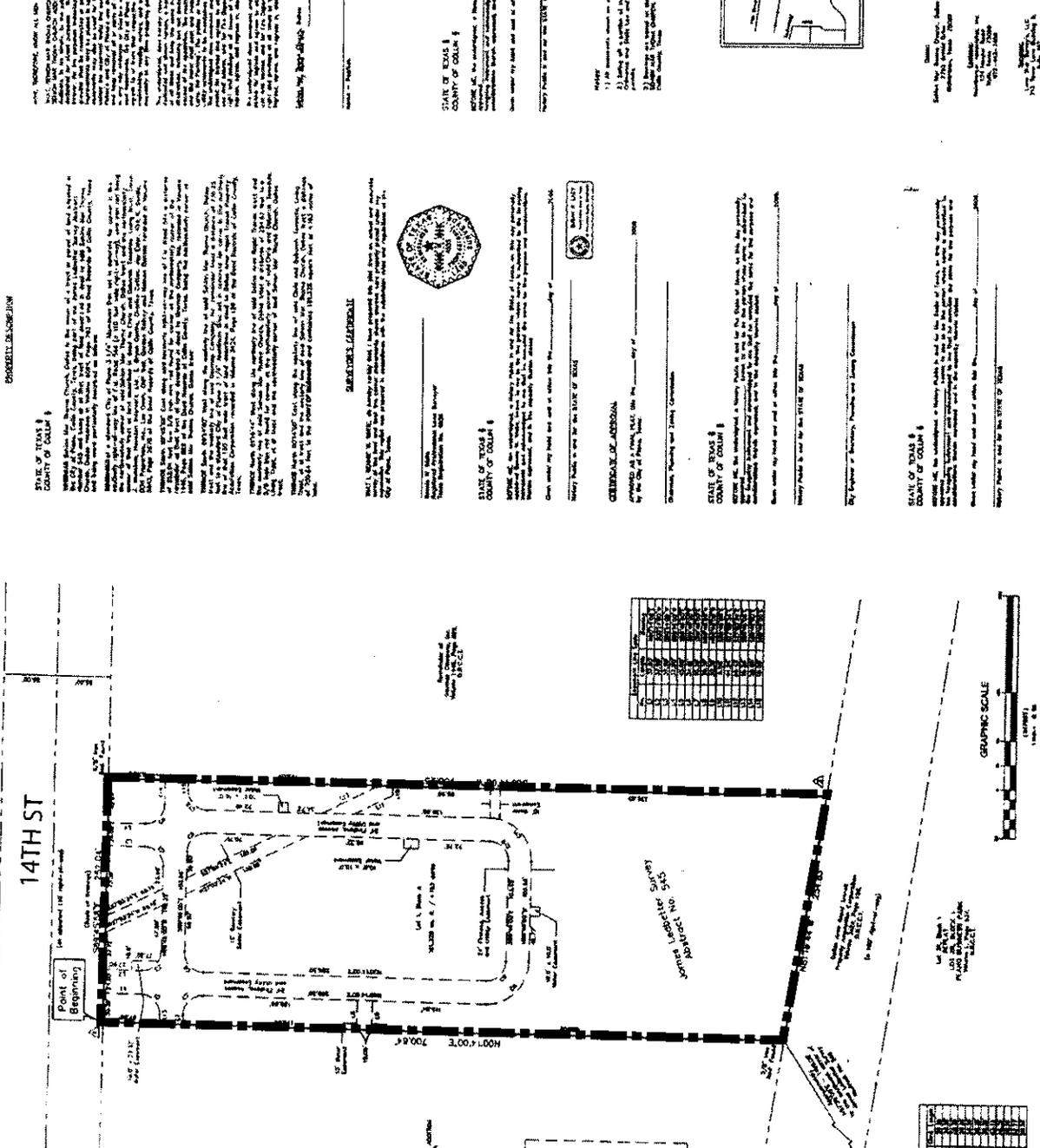
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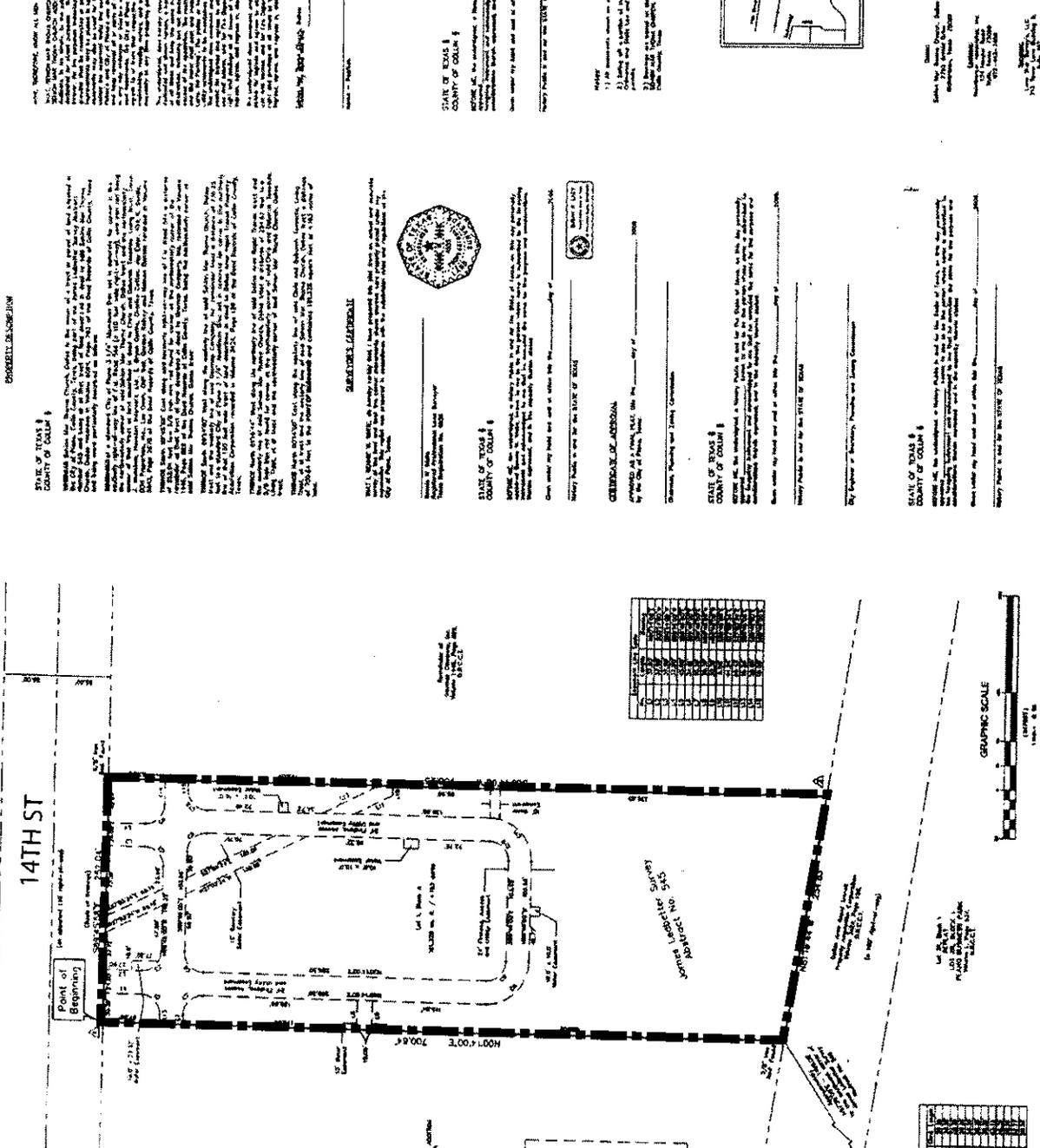
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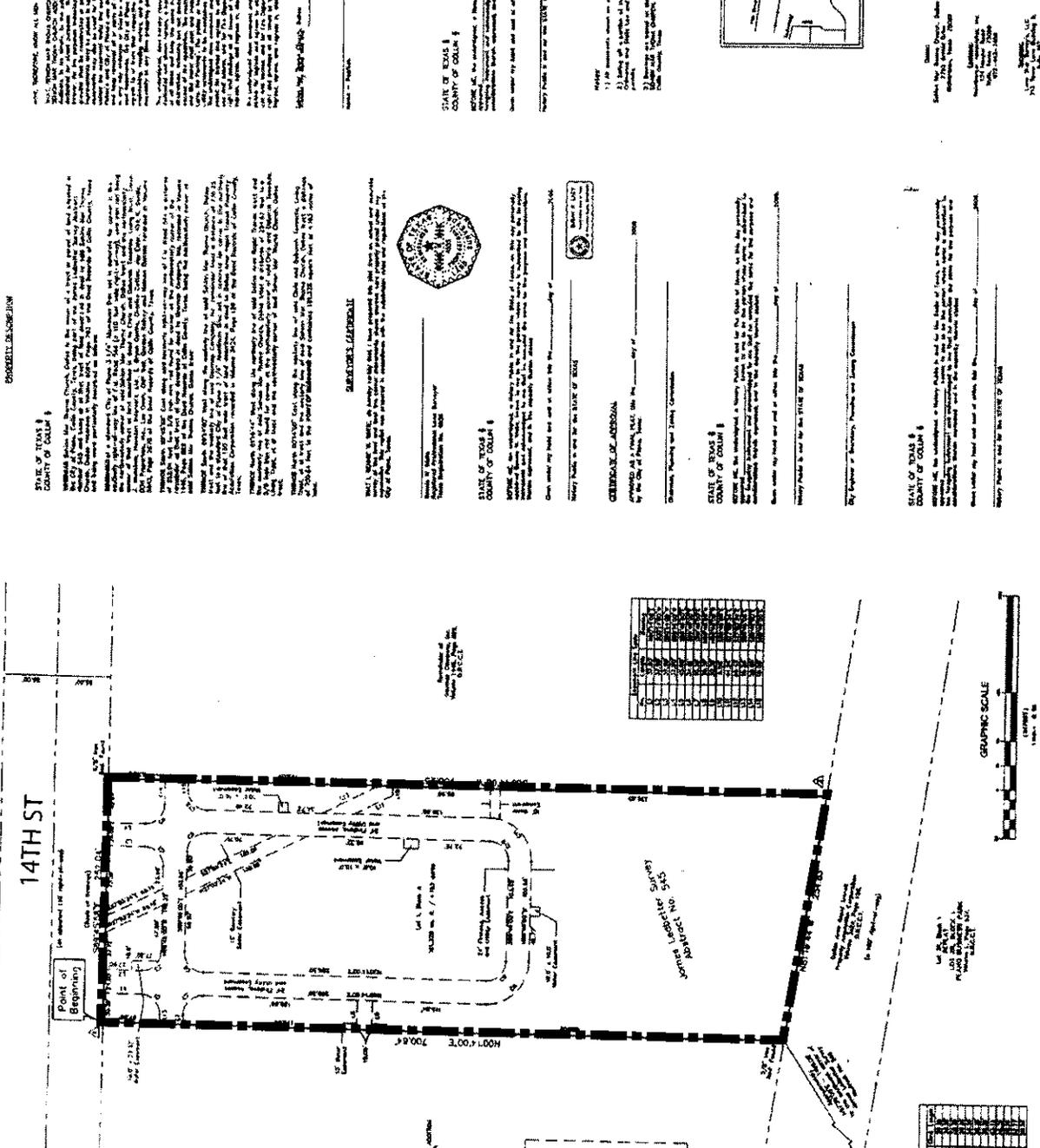
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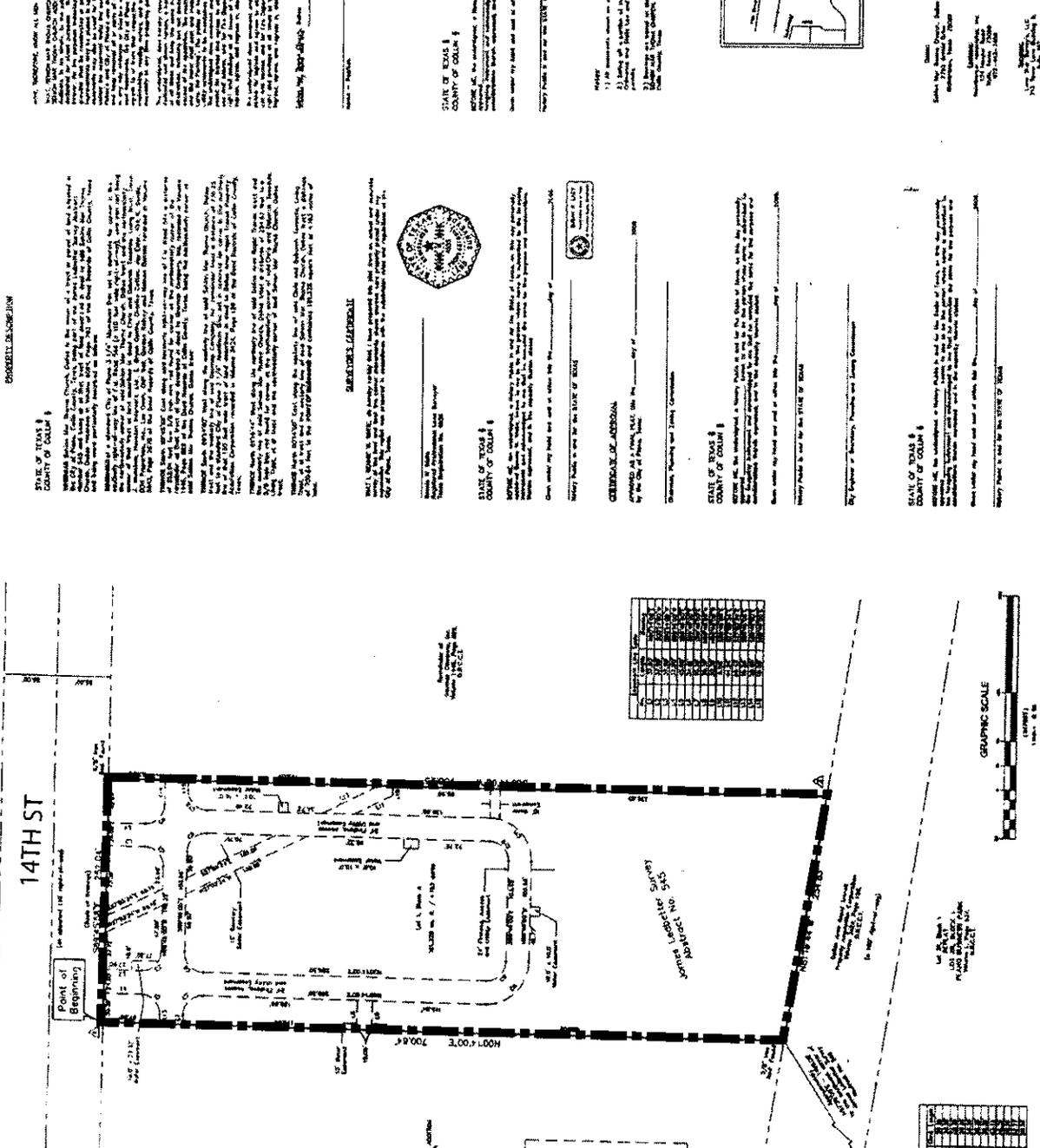
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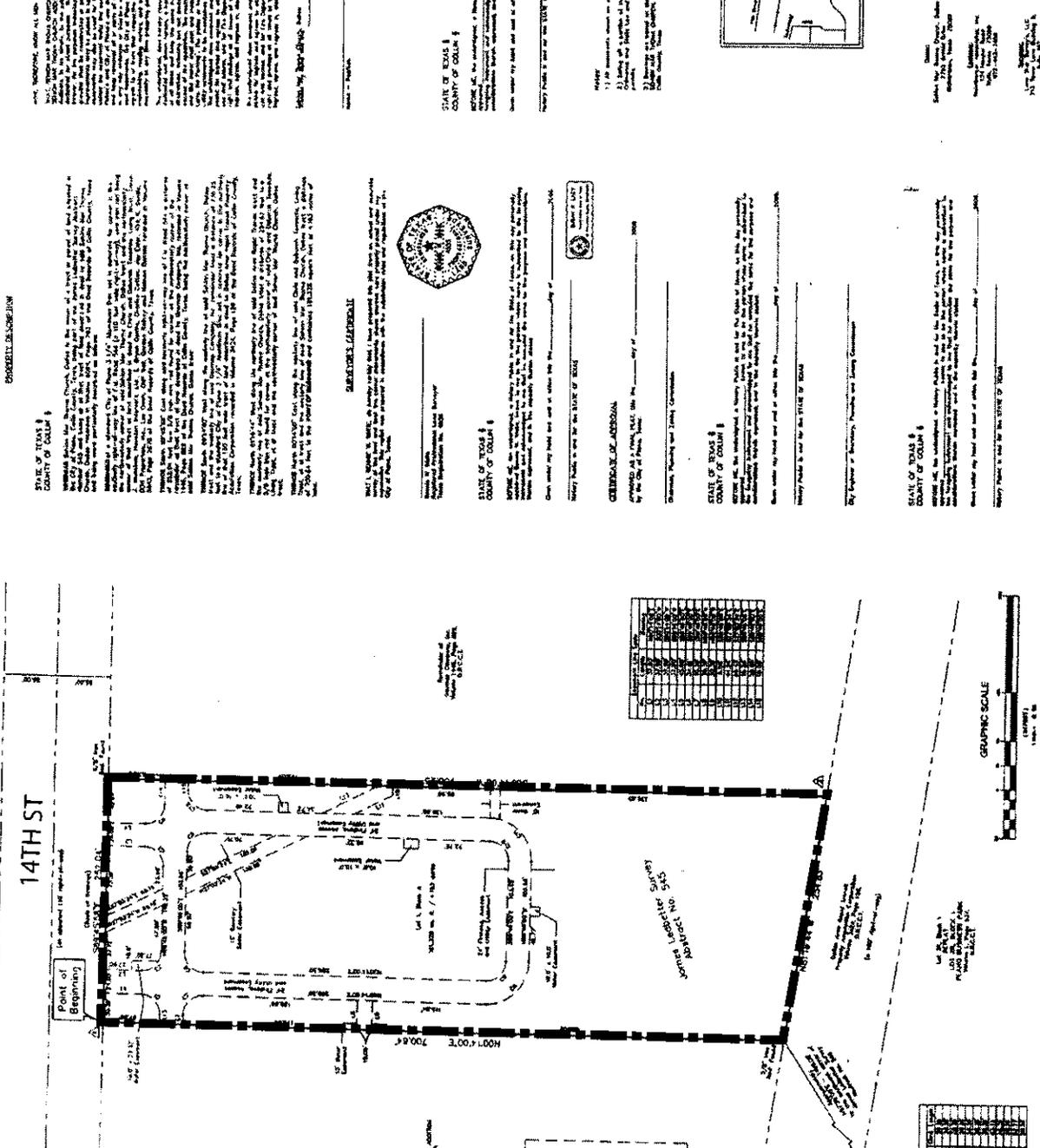
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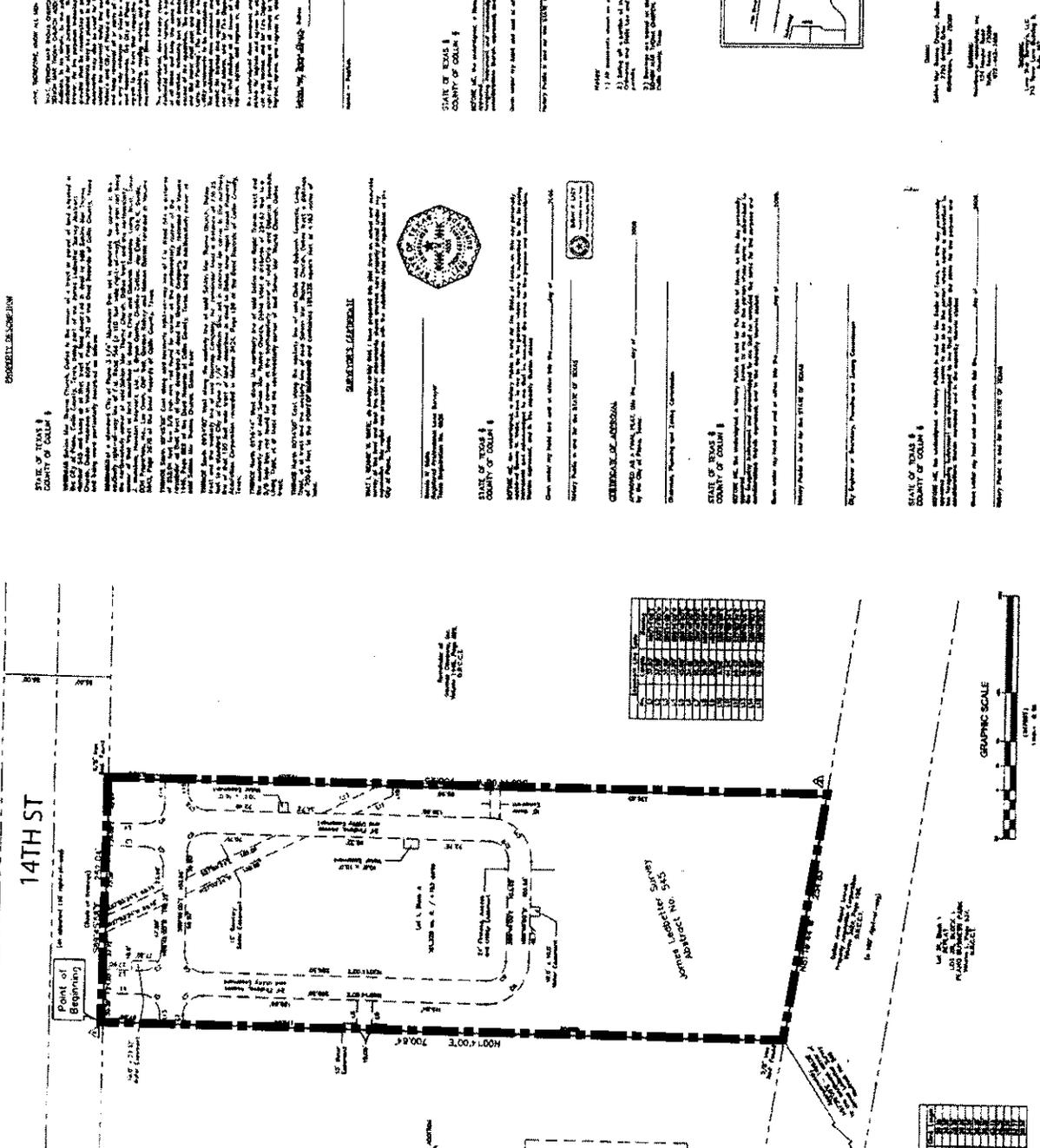
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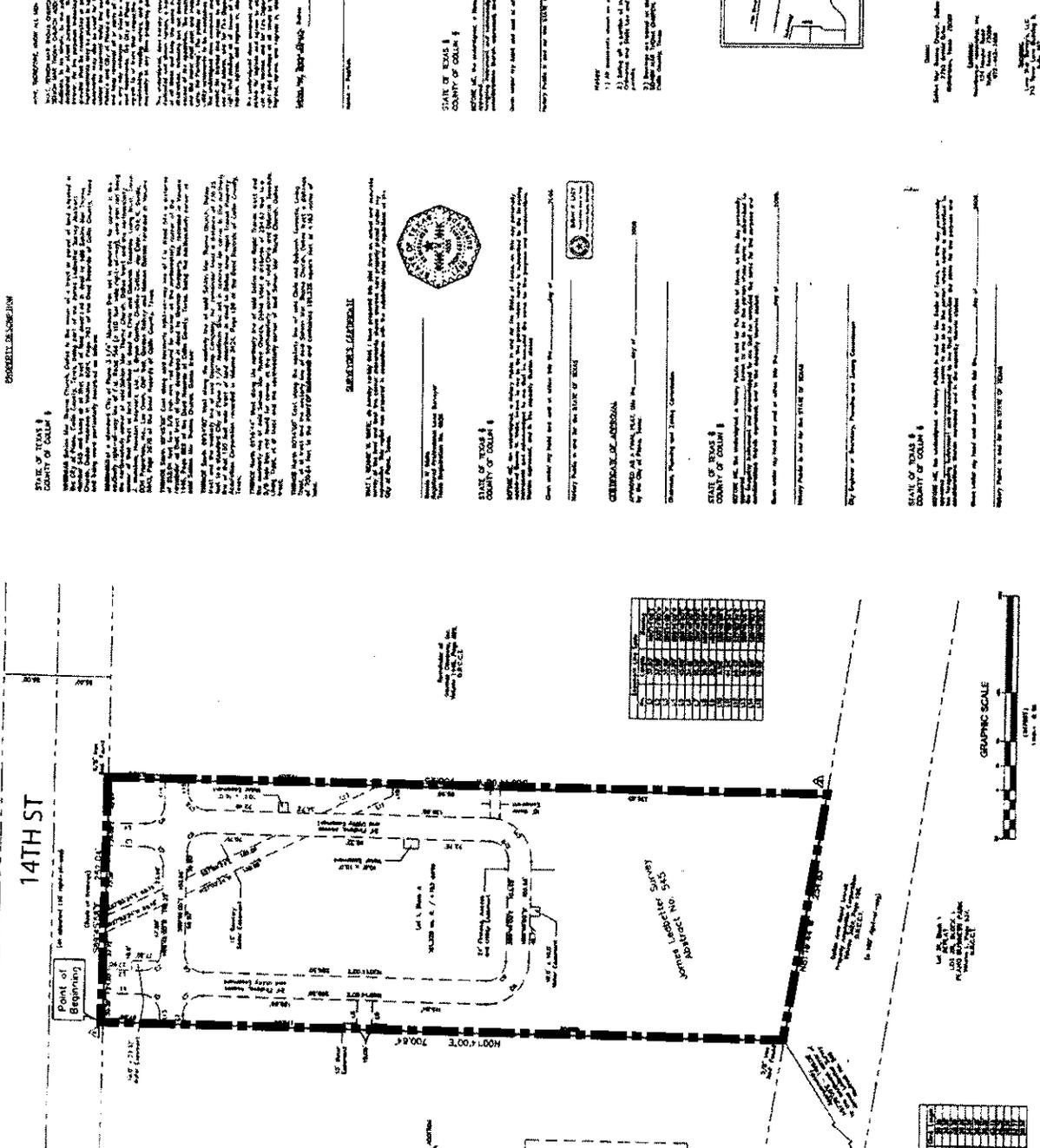
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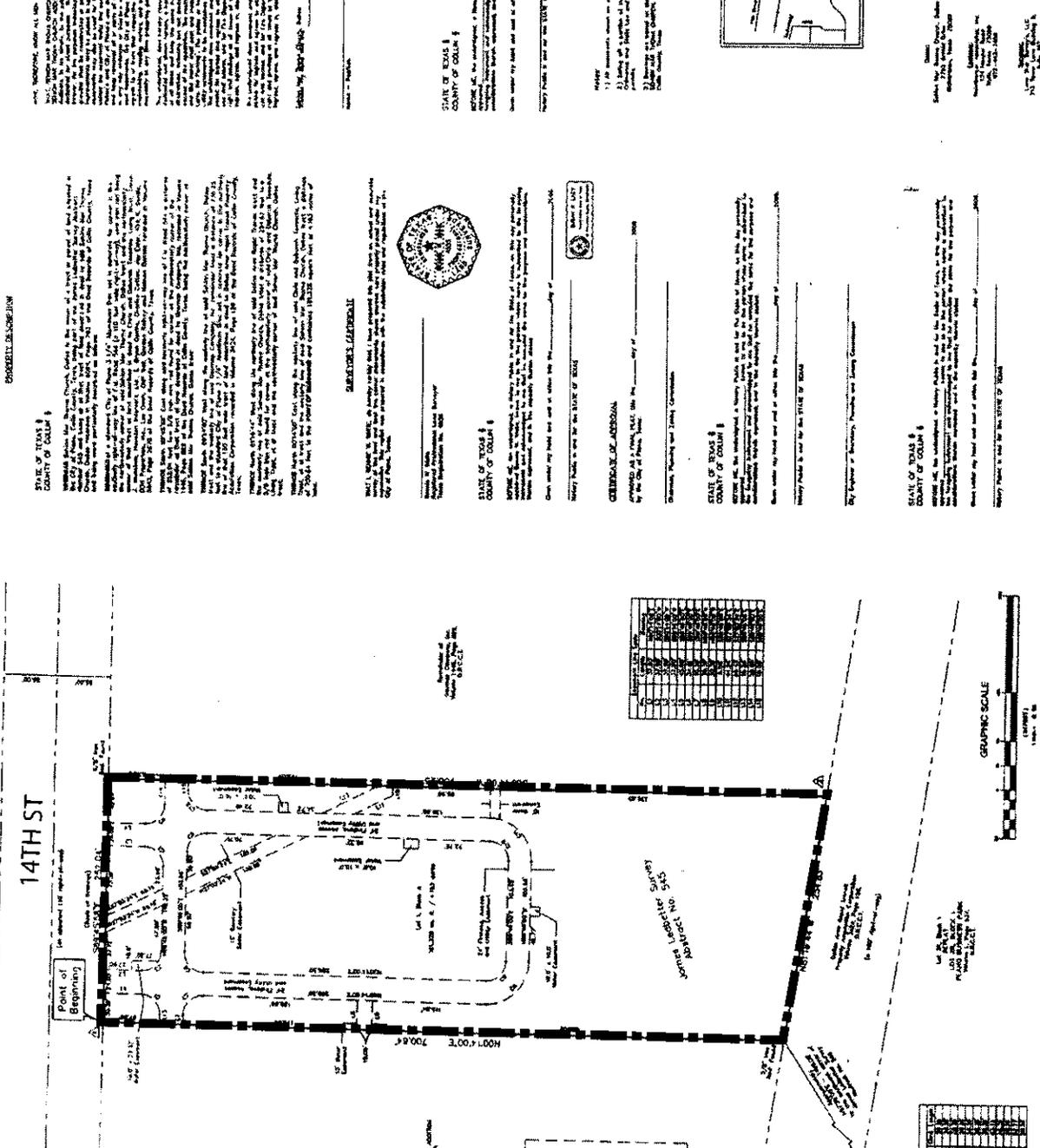
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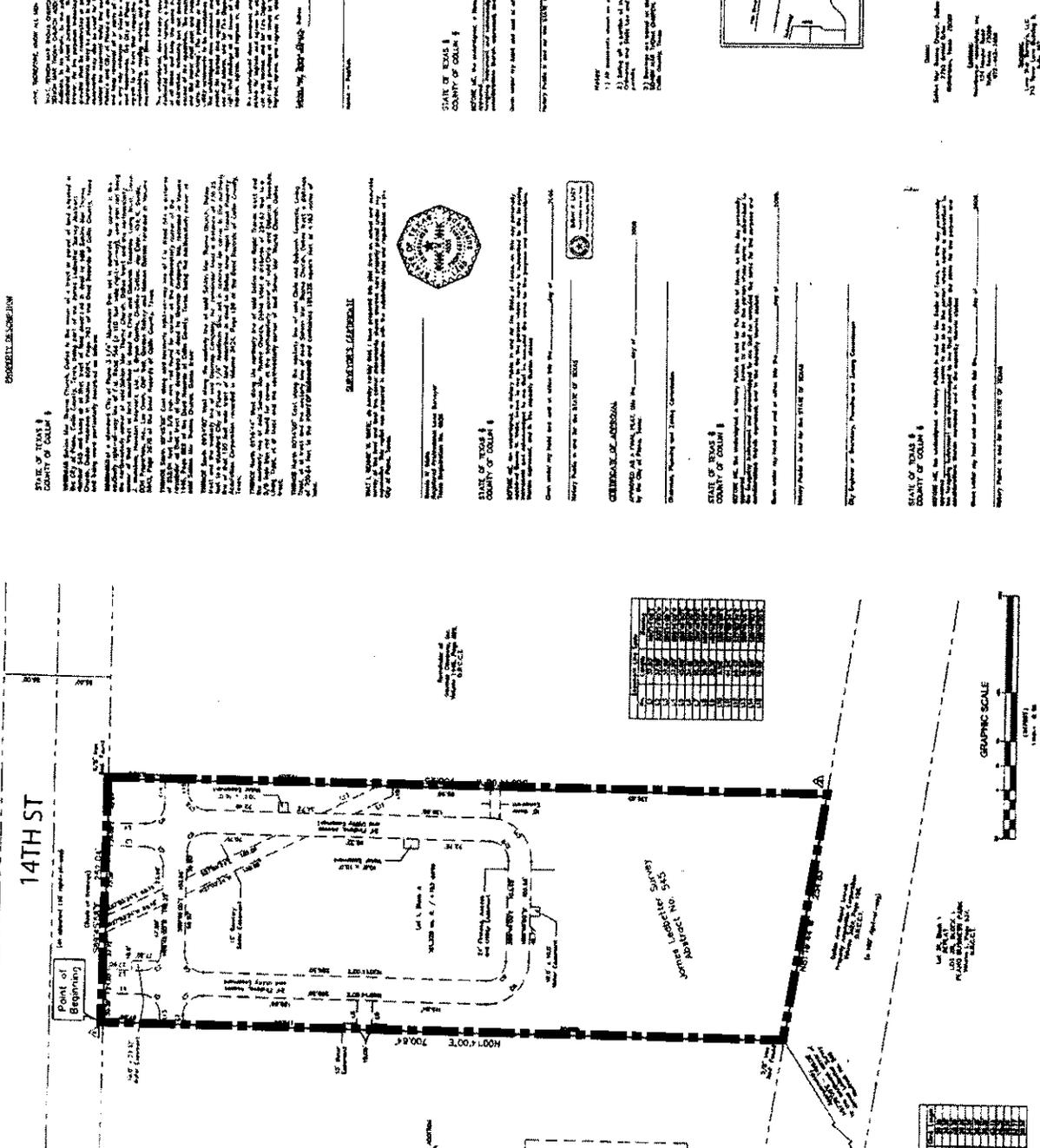
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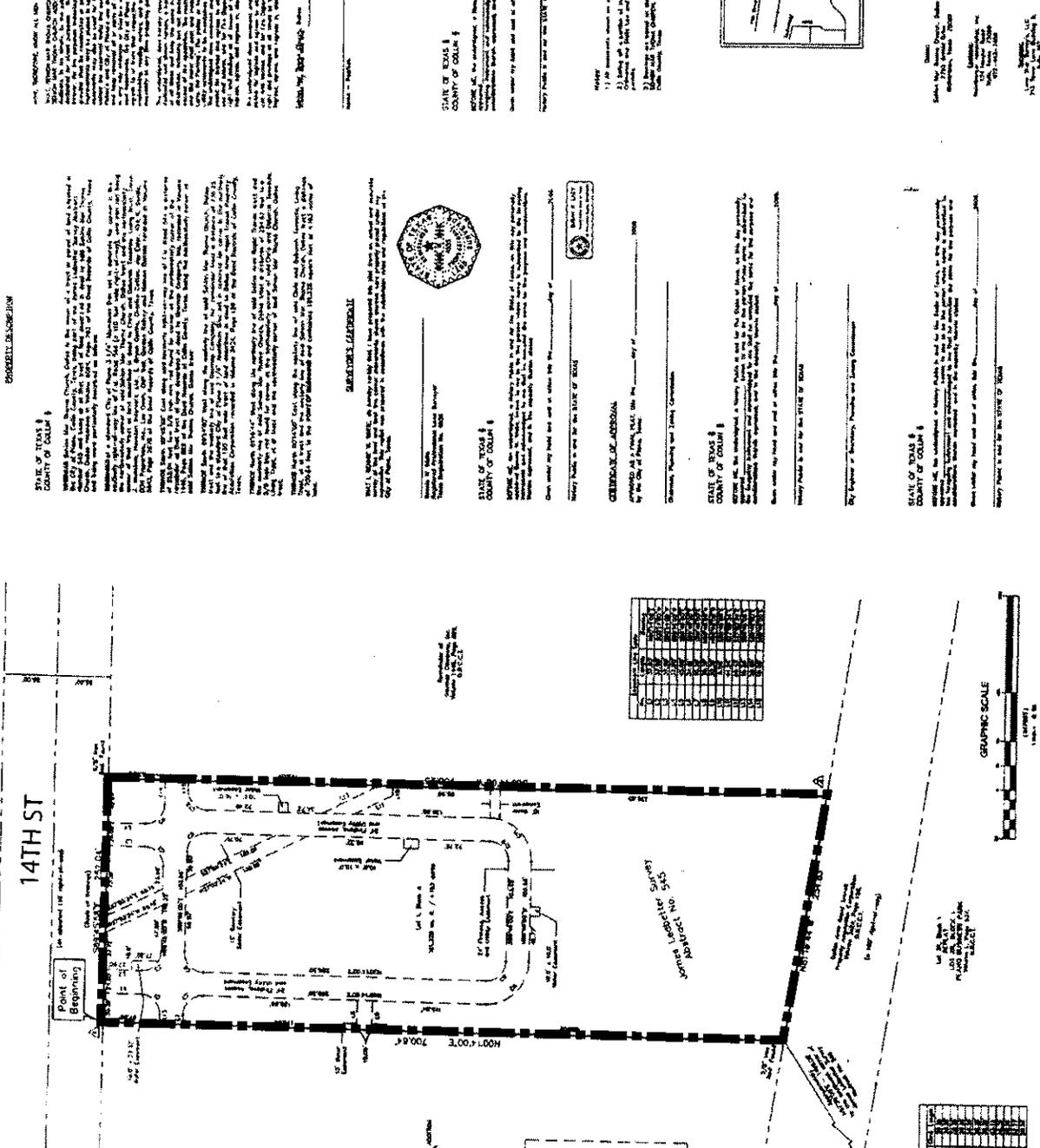
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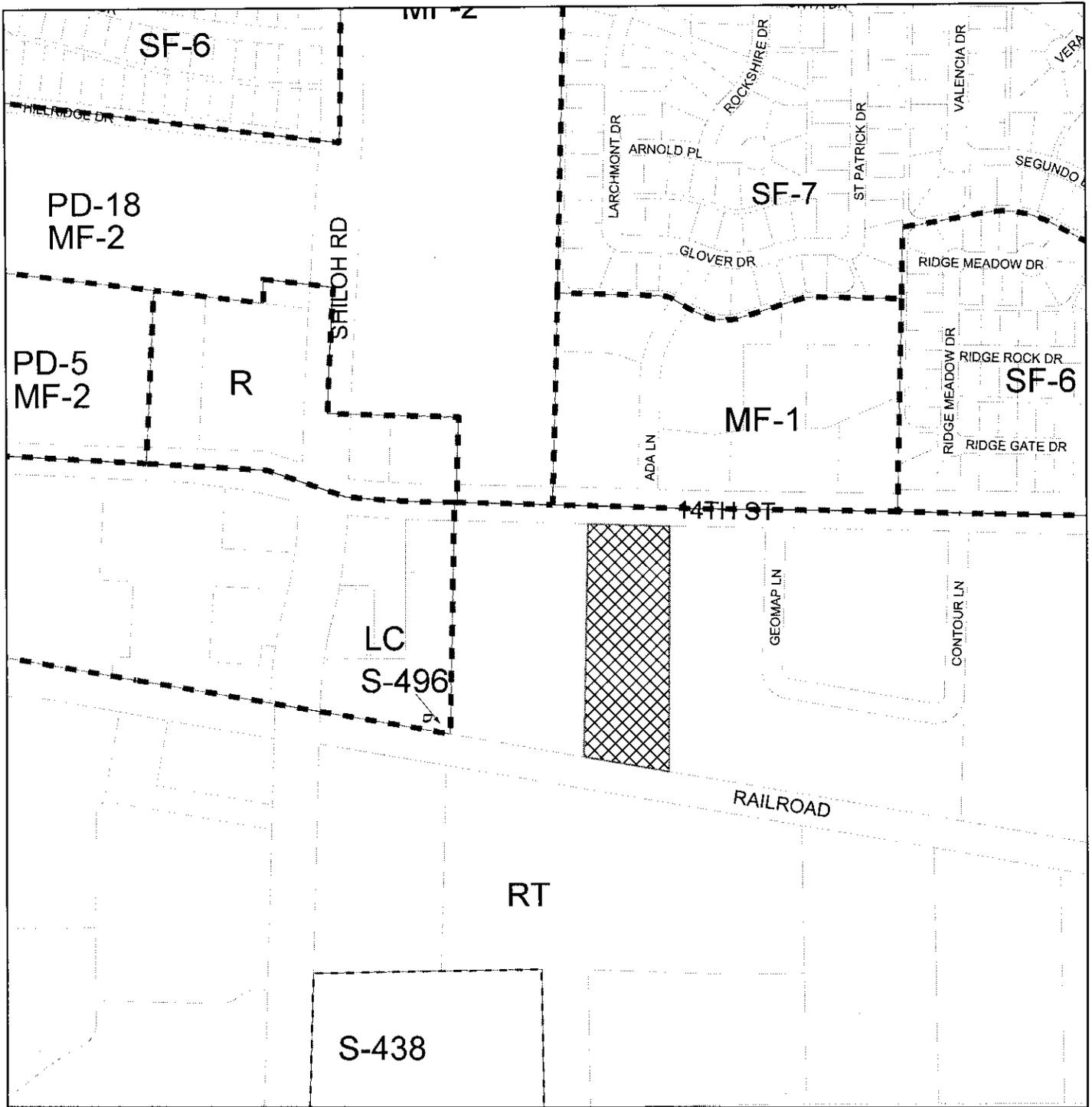


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14TH ST





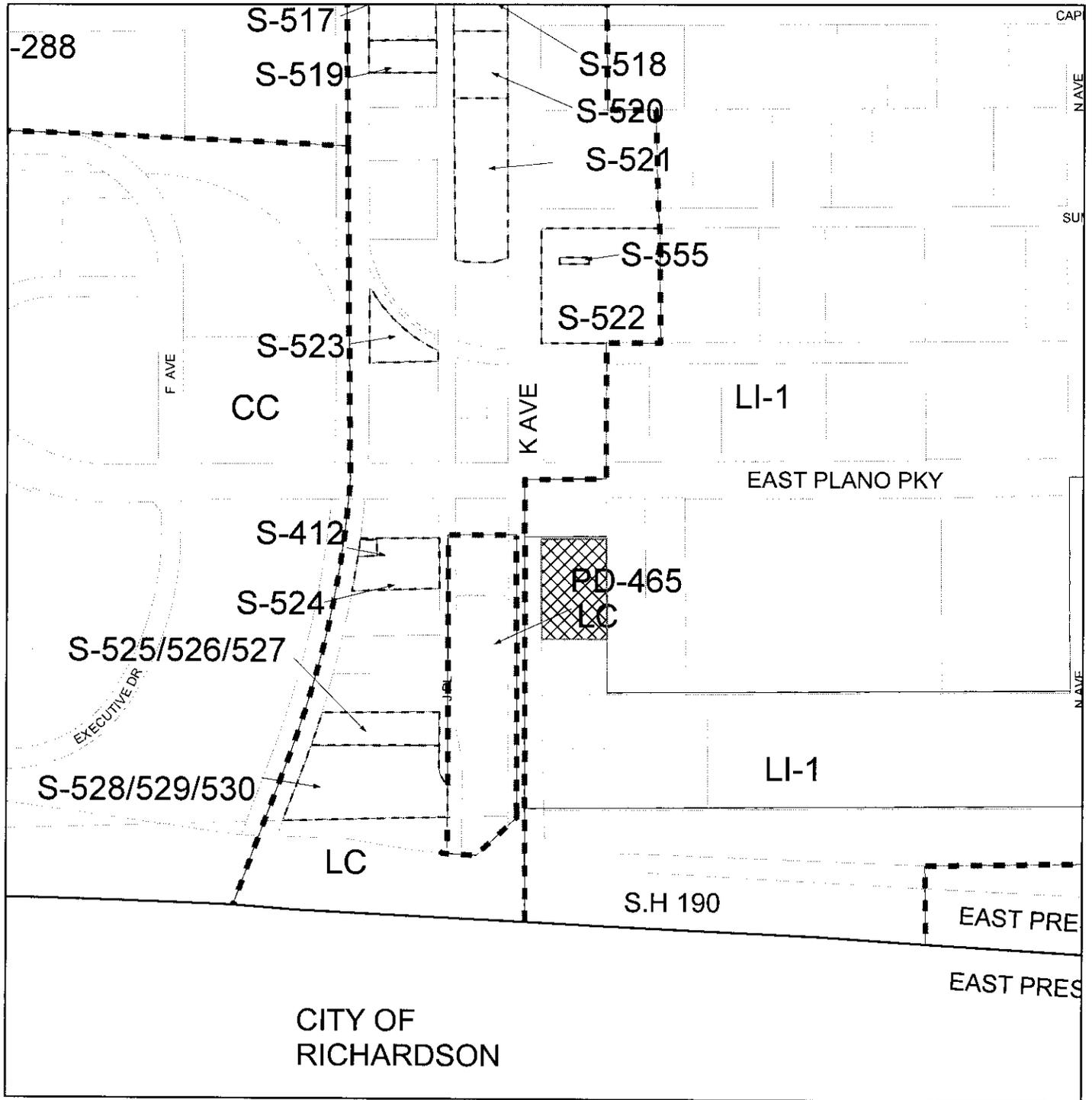
Item Submitted: SITE PLAN

Title: SEHION MAR THOMA
CHURCH ADDITION
BLOCK A, LOT 1



Zoning: RESEARCH/TECHNOLOGY CENTER ○ 200' Notification Buffer





Item Submitted: PRELIMINARY SITE PLAN

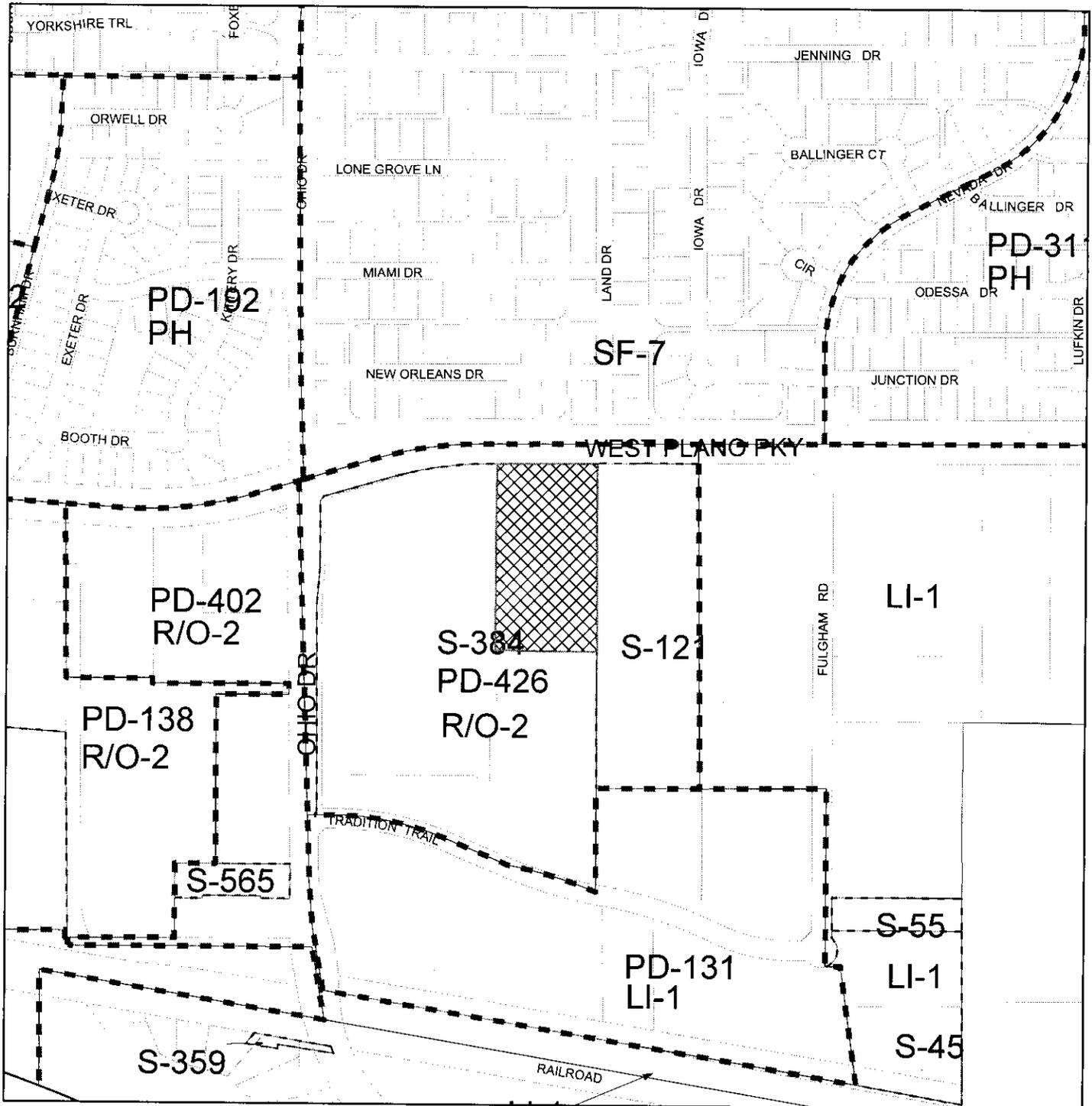
Title: PALISADES BUSINESS PARK
BLOCK 1, LOT 3R

Zoning: LIGHT INDUSTRIAL-1



○ 200' Notification Buffer





Item Submitted: FINAL PLAT

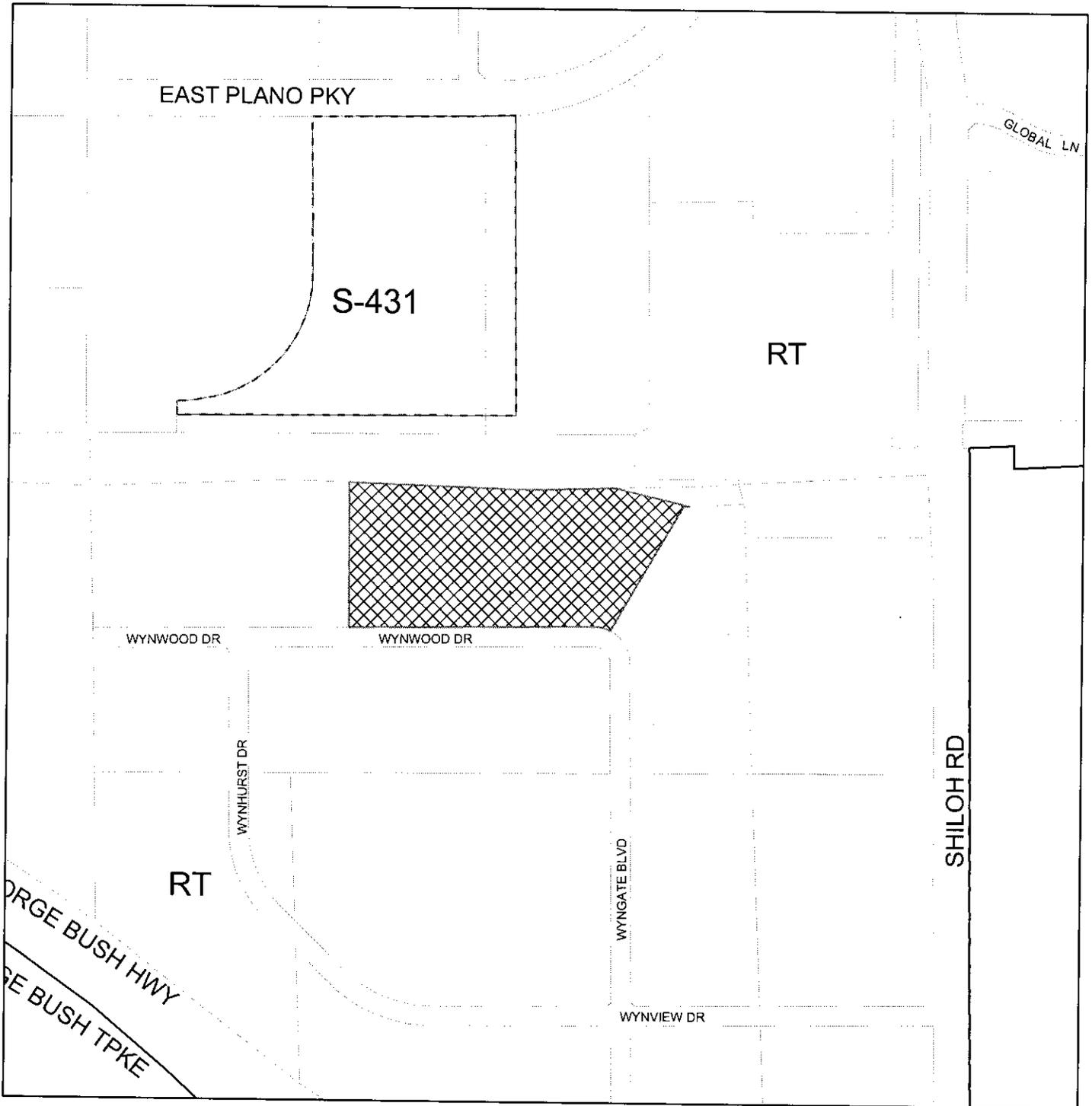
Title: SUBARU ADDITION
BLOCK A, LOT 2

Zoning: PLANNED DEVELOPMENT-426-
RETAIL/GENERAL OFFICE
w/SPECIFIC USE PERMIT #384



○ 200' Notification Buffer



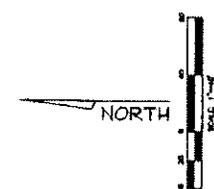


Item Submitted: CONCEPT PLAN &
PRELIMINARY SITE PLAN

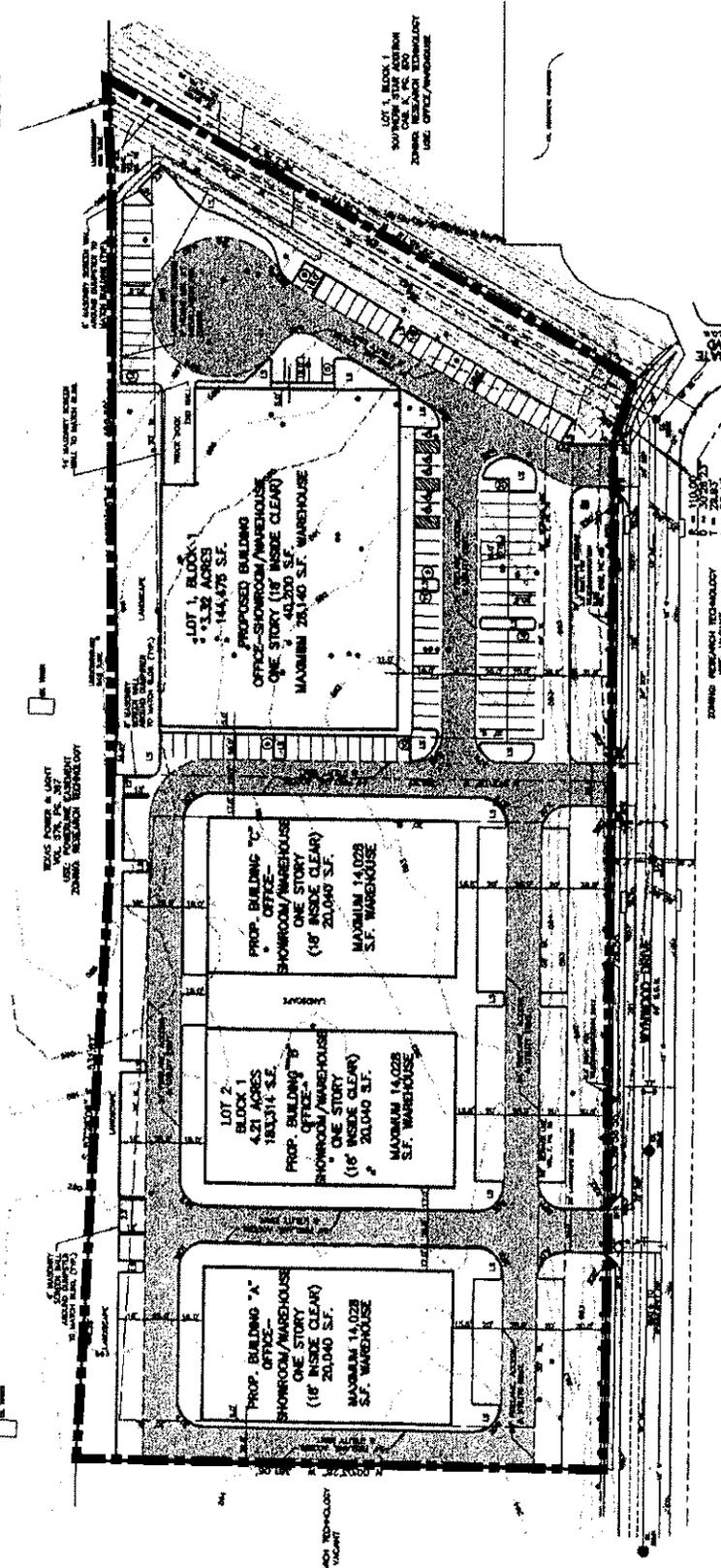
Title: TURNPIKE COMMONS
BLOCK 1, LOTS 1 & 2



Zoning: RESEARCH/TECHNOLOGY CENTER ○ 200' Notification Buffer



- GENERAL NOTES**
1. Multiple blocks shown but to be constructed in accordance with the zoning ordinance.
 2. The lots are to be subdivided and constructed per City standards.
 3. All proposed buildings shall be constructed in accordance with City standards and shall be subject to all applicable zoning and subdivision ordinances.
 4. The lot area shown is based on a 10-foot wide right-of-way for the proposed access.
 5. The lot area shown is based on a 10-foot wide right-of-way for the proposed access.
 6. All proposed buildings shall be constructed in accordance with City standards and shall be subject to all applicable zoning and subdivision ordinances.
 7. All proposed buildings shall be constructed in accordance with City standards and shall be subject to all applicable zoning and subdivision ordinances.



LOT 1, BLOCK 1
4.21 ACRES
144,978 S.F.
PROPOSED BUILDING
OFFICE-SHOWROOM/WAREHOUSE
ONE STORY (18' INSIDE CLEAR)
MAXIMUM 28,140 S.F. WAREHOUSE

LOT 2, BLOCK 1
4.21 ACRES
144,978 S.F.
PROPOSED BUILDING
OFFICE-SHOWROOM/WAREHOUSE
ONE STORY (18' INSIDE CLEAR)
MAXIMUM 28,140 S.F. WAREHOUSE

LOT 3, BLOCK 1
4.21 ACRES
144,978 S.F.
PROPOSED BUILDING
OFFICE-SHOWROOM/WAREHOUSE
ONE STORY (18' INSIDE CLEAR)
MAXIMUM 28,140 S.F. WAREHOUSE

LOT 1 SITE DATA SUMMARY TABLE

GENERAL SITE DATA	REQUIREMENTS	PROVIDED	DEFICIENCY
LOT AREA	4.21 ACRES	4.21 ACRES	
MAXIMUM FLOOR AREA	28,140 S.F.	28,140 S.F.	
MAXIMUM HEIGHT	18' INSIDE CLEAR	18' INSIDE CLEAR	
MAXIMUM NUMBER OF STORIES	ONE STORY	ONE STORY	
MAXIMUM NUMBER OF UNITS	ONE UNIT	ONE UNIT	
MAXIMUM NUMBER OF SPACES	ONE SPACE	ONE SPACE	
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LOT 2 SITE DATA SUMMARY TABLE

GENERAL SITE DATA	REQUIREMENTS	PROVIDED	DEFICIENCY
LOT AREA	4.21 ACRES	4.21 ACRES	
MAXIMUM FLOOR AREA	28,140 S.F.	28,140 S.F.	
MAXIMUM HEIGHT	18' INSIDE CLEAR	18' INSIDE CLEAR	
MAXIMUM NUMBER OF STORIES	ONE STORY	ONE STORY	
MAXIMUM NUMBER OF UNITS	ONE UNIT	ONE UNIT	
MAXIMUM NUMBER OF SPACES	ONE SPACE	ONE SPACE	
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LOT 3 SITE DATA SUMMARY TABLE

GENERAL SITE DATA	REQUIREMENTS	PROVIDED	DEFICIENCY
LOT AREA	4.21 ACRES	4.21 ACRES	
MAXIMUM FLOOR AREA	28,140 S.F.	28,140 S.F.	
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LOT 1 SITE DATA SUMMARY TABLE

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LOT 2 SITE DATA SUMMARY TABLE

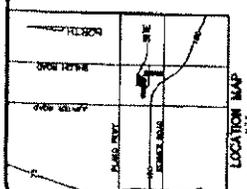
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LOT 3 SITE DATA SUMMARY TABLE

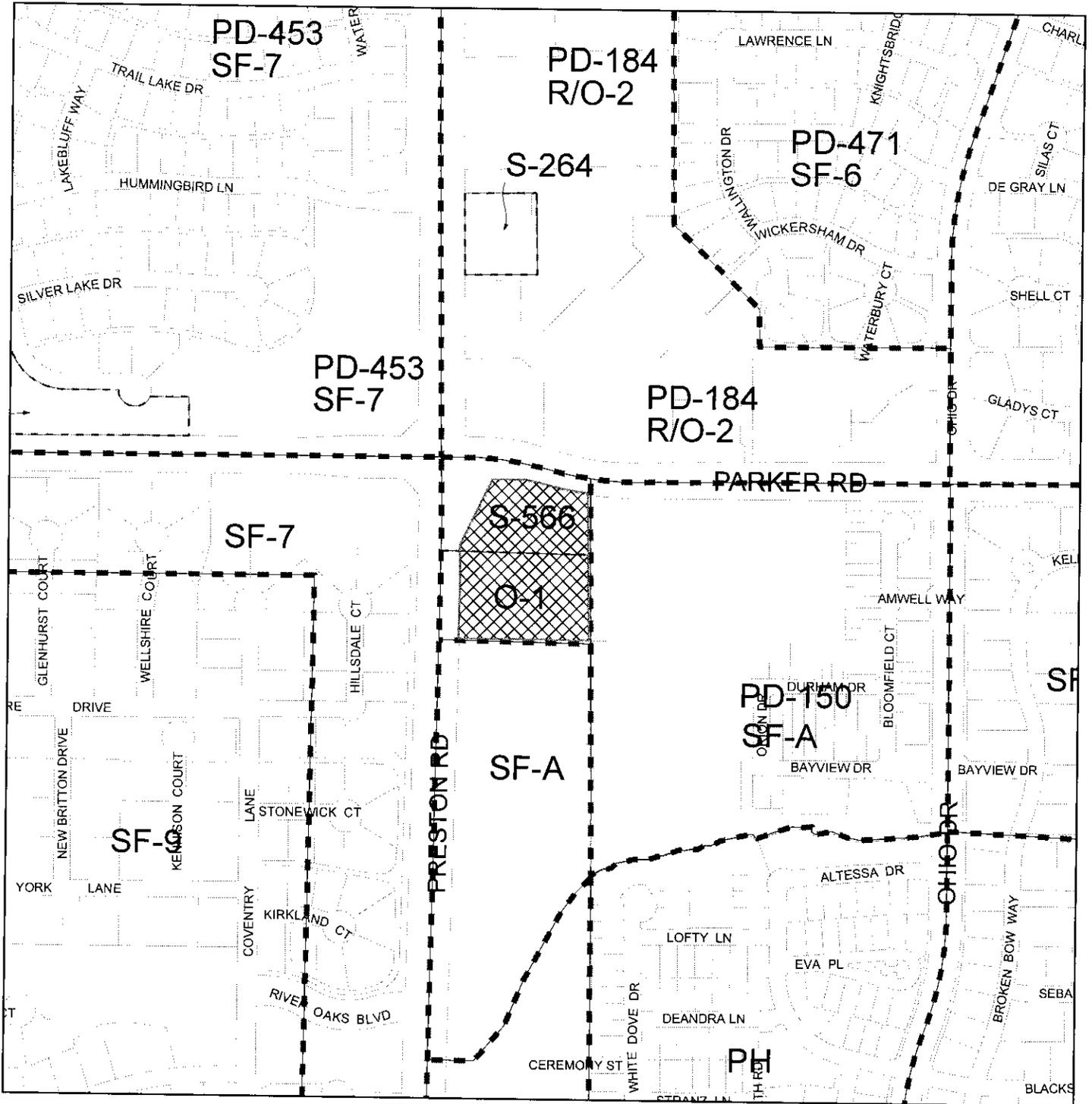
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LOCATION MAP
W. WALNUT STREET
W. WALNUT STREET
W. WALNUT STREET



Item Submitted: PRELIMINARY SITE PLAN & CONCEPT PLAN

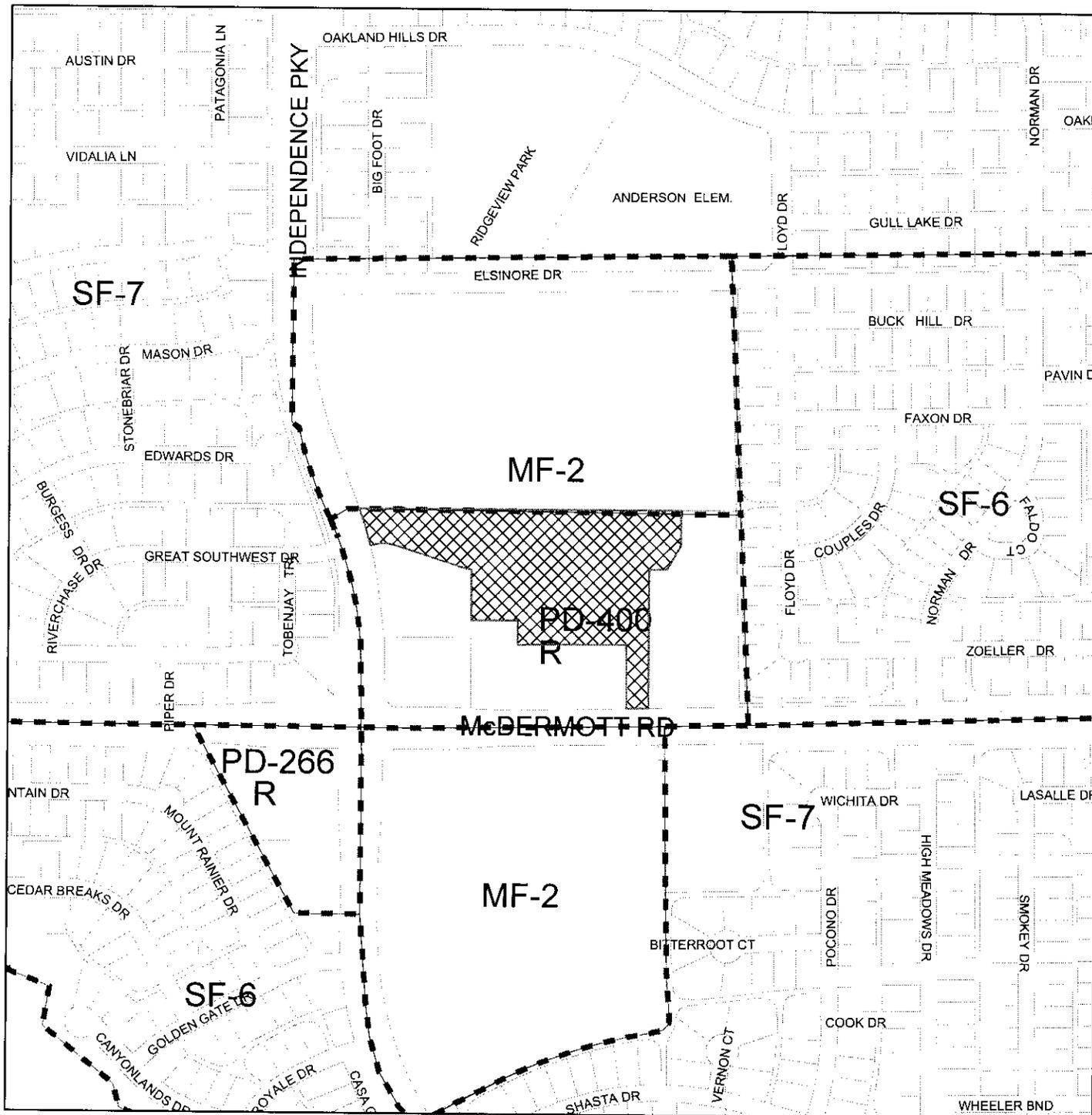
Title: PRESTON/PARKER ADDITION
BLOCK A, LOTS 1 & 2

Zoning: NEIGHBORHOOD OFFICE
w/SPECIFIC USE PERMIT #566



○ 200' Notification Buffer

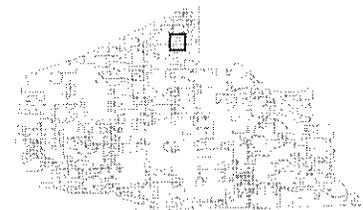




Item Submitted: FINAL PLAT

Title: McDERMOTT SQUARE
BLOCK A, LOT 1

Zoning: PLANNED DEVELOPMENT-400-
RETAIL



○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

October 16, 2006

Agenda Item No. 6A

Public Hearing: Zoning Case 2006-25

Applicant: Los Rios Country Club, LP

DESCRIPTION:

Request to rezone 7.6± acres located at the southeast corner of Country Club Drive and El Santo Road **from** General Office **to** Single-Family Residence Attached. Zoned General Office with Specific Use Permit #13 for Private Club and Country Club.

HISTORY:

The property was annexed in 1972 as part of a large annexation and zoning case including over 690 acres in the vicinity of Park Boulevard and Los Rios Boulevard. At the time, much of the property south and east of the intersection was zoned for medium-density residential development along with zoning for the golf course and country club. Since that time, much of the property in the area was rezoned to Single-Family-7 Residence (SF-7) with a limited amount of Single-Family-9 Residence (SF-9), Patio Home (PH), Single-Family Residence Attached (SF-A) and Two-Family Residence (Duplex) (2F) zoning in addition to the General Office (O-2) zoning in this request.

REMARKS:

This item was tabled at the October 2, 2006, Planning & Zoning Commission meeting and must be removed from the table for consideration.

Initially, this request included only 4.0± acres of the O-2 zoned property owned by the applicant. After further review and conversations with staff, the applicant requested to expand the request to include the entire O-2 zoned property, so the case was renotified and tabled to the October 16, 2006, Planning & Zoning Commission meeting. The current request is to change the zoning on 7.6± acres, which is now one lot including the Los Rios Country Club club house facilities. The property is currently zoned for General Office with Specific Use Permit #13 for Private Club and Country Club (O-2 w/SUP-13) and is used as a country club. SUP #13 for Private Club and Country Club will remain in place and is not a part of this request.

The O-2 district is intended to allow for a variety of low-, mid-, and high-rise office developments providing for professional, financial, medical, and similar services to local residents; corporate offices for regional and national operations; and major centers of employment for Plano and surrounding communities. The property is developed with a club house, four tennis courts, a swimming pool, and includes approximately three acres of open area that is undeveloped but on the same lot.

The request is to rezone the property from O-2 to SF-A. The SF-A district is intended to provide for a variety of residential housing types and densities in the medium density range (five-ten units/acre) on individually platted lots or multiple units on a single lot.

A developer wishes to purchase the undeveloped portion of the country club lot and two of the tennis courts to include within a 67-lot townhouse development planned for the undeveloped property zoned SF-A to the north. The applicant has submitted a preliminary site plan associated with this request (Agenda Item 6B: Los Rios Village Addition). The Commission should consider whether the country club use (as allowed by the specific use permit) is compatible with future residential development of the property, similar to what is proposed on the preliminary site plan.

Surrounding Land Use and Zoning

To the north, there is a 3.8± acre tract zoned SF-A that is undeveloped. Beyond the SF-A property to the north is an existing subdivision of patio homes zoned Planned Development-55-Patio Home. To the east and south, is the existing Los Rios golf course which is operated in conjunction with the country club and is zoned Agricultural. To the west, the property is zoned SF-9 and is developed with single family residences. To the northwest, across Country Club Drive, the property is zoned SF-7 and is also developed with single-family residences.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as Residential (R). The request is in conformance with the Future Land Use Plan since it proposes to rezone the property from commercial to residential use.

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

Traffic Impact Analysis (TIA) - Single-family residential zoning requests do not require a TIA.

Land Use Element of the Comprehensive Plan - The Land Use Element does not designate residential development for low, medium, and high density use. The plan states specifically that the residential designation is left flexible because the city desires to develop attractive, inclusive, and cohesive residential neighborhoods with a mix of housing opportunities.

Policy Statement: Rezoning to Meet Demand - This policy statement establishes ten guidelines for rezoning nonresidential properties to residential zoning, as follows:

1. A property must be physically appropriate (in terms of size, dimensions, and shape) for residential use;
2. The area to be rezoned is an extension of a residential neighborhood and is not separated from the neighborhood by a thoroughfare of Type C or larger;
3. The area is not affected by adverse environmental conditions such as noise, light fumes, or related nuisances;
4. The proposed rezoning or text amendment conforms to the objectives and strategies of the Land Use and Housing Elements of the Comprehensive Plan;
5. The rezoning would not result in a shortage of land required for neighborhood retail or service uses;
6. The rezoning or text amendments would not jeopardize the land areas considered prime for future economic expansion;
7. The rezoning or text amendments would not result in residual tracts that are inconsistent with the Comprehensive Plan;
8. The resulting conversion to residential use would provide for an appropriate transition between residential and nonresidential uses; and
9. The rezoning or text amendment is clearly consistent with the intent of reducing the overall impact of zoning imbalance on the city's Land Use System.
10. Consider the impact that the proposed rezoning would have on existing public service facilities (schools, parks, streets, etc.).

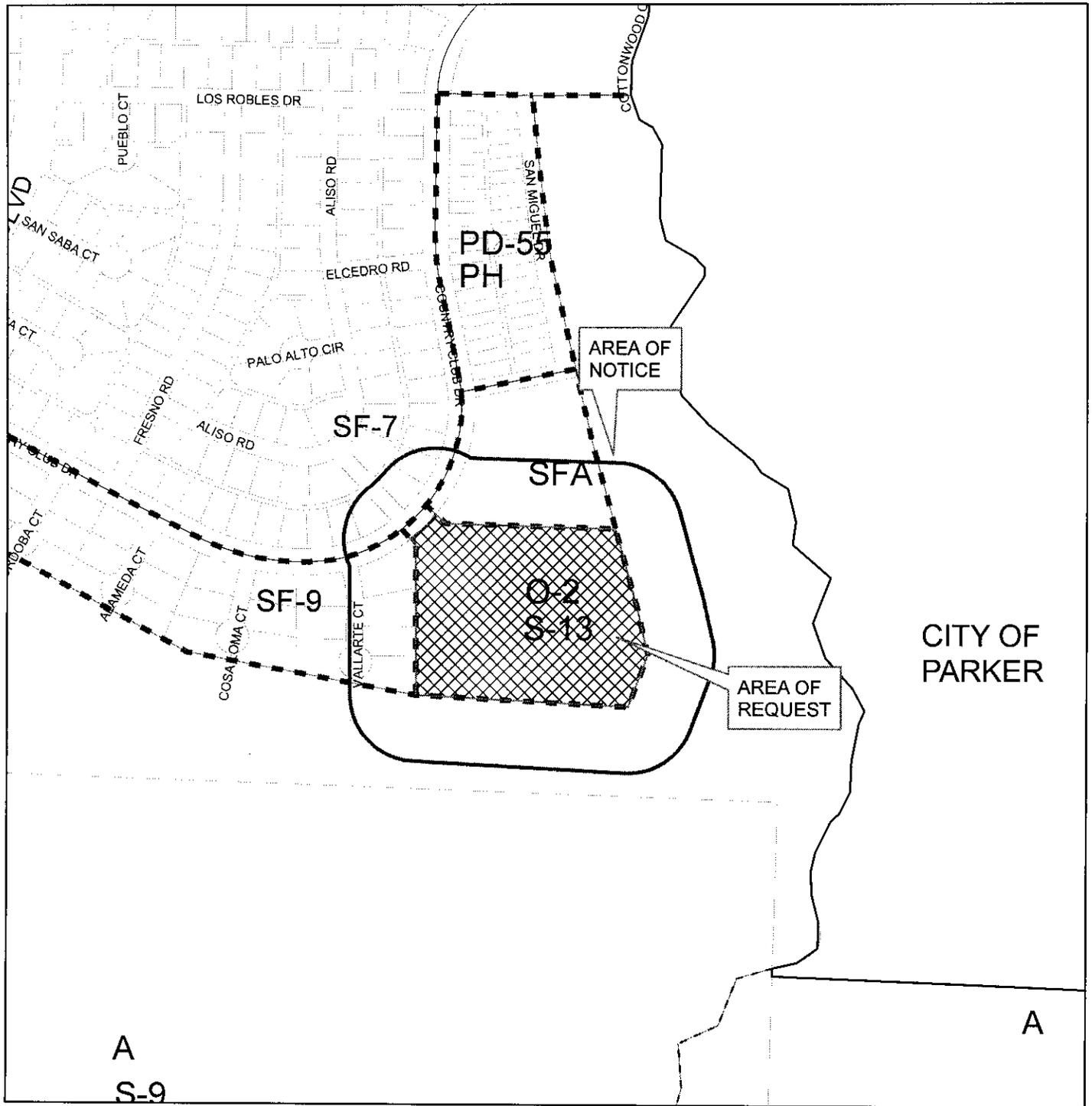
This tract is within an existing neighborhood with a variety of residential zoning districts (SF-9, SF-7, PH, SF-A, and 2F). The property can accommodate residential development as demonstrated by the associated preliminary site plan and will not have a significant impact on existing public facilities since the property has two points of access to Country Club Drive which functions as a collector street.

SUMMARY:

The applicant is requesting to rezone 7.6± acres from O-2 to SF-A. The request is in conformance with the Comprehensive Plan and meets the guidelines established by the Rezoning to Meet Demand policy statement.

RECOMMENDATION:

Recommended for approval as submitted.



Zoning Case #: 2006-25

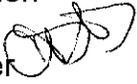
Existing Zoning: GENERAL OFFICE
w/SPECIFIC USE PERMIT #13



○ 200' Notification Buffer



M E M O R A N D U M

DATE: October 13, 2006
TO: Planning & Zoning Commission
FROM: Christina Day, Senior Planner 
RE: Correspondence relating to Agenda Item #6A: Zoning Case 2006-25

Due to the volume of correspondence relating to this agenda item, the letters have been provided under separate cover rather than in the packet for the October 16, 2006 meeting. By including the letters separately, we allow the online packet to remain a reasonable size for viewing and download by the public. The correspondence is also provided as a separate file online for public view.

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 16, 2006

Agenda Item No. 6B

Preliminary Site Plan: Los Rios Village Addition

Applicant: Los Rios Golf Course, LP

DESCRIPTION:

67 Single-Family Residence Attached lots and five open space lots on 6.9± acres located on the east side of Country Club Drive and El Santo Road. Zoned General Office and Single-Family Residence Attached with Specific Use Permit #13 for Private Club and Country Club. Neighborhood #51.

REMARKS:

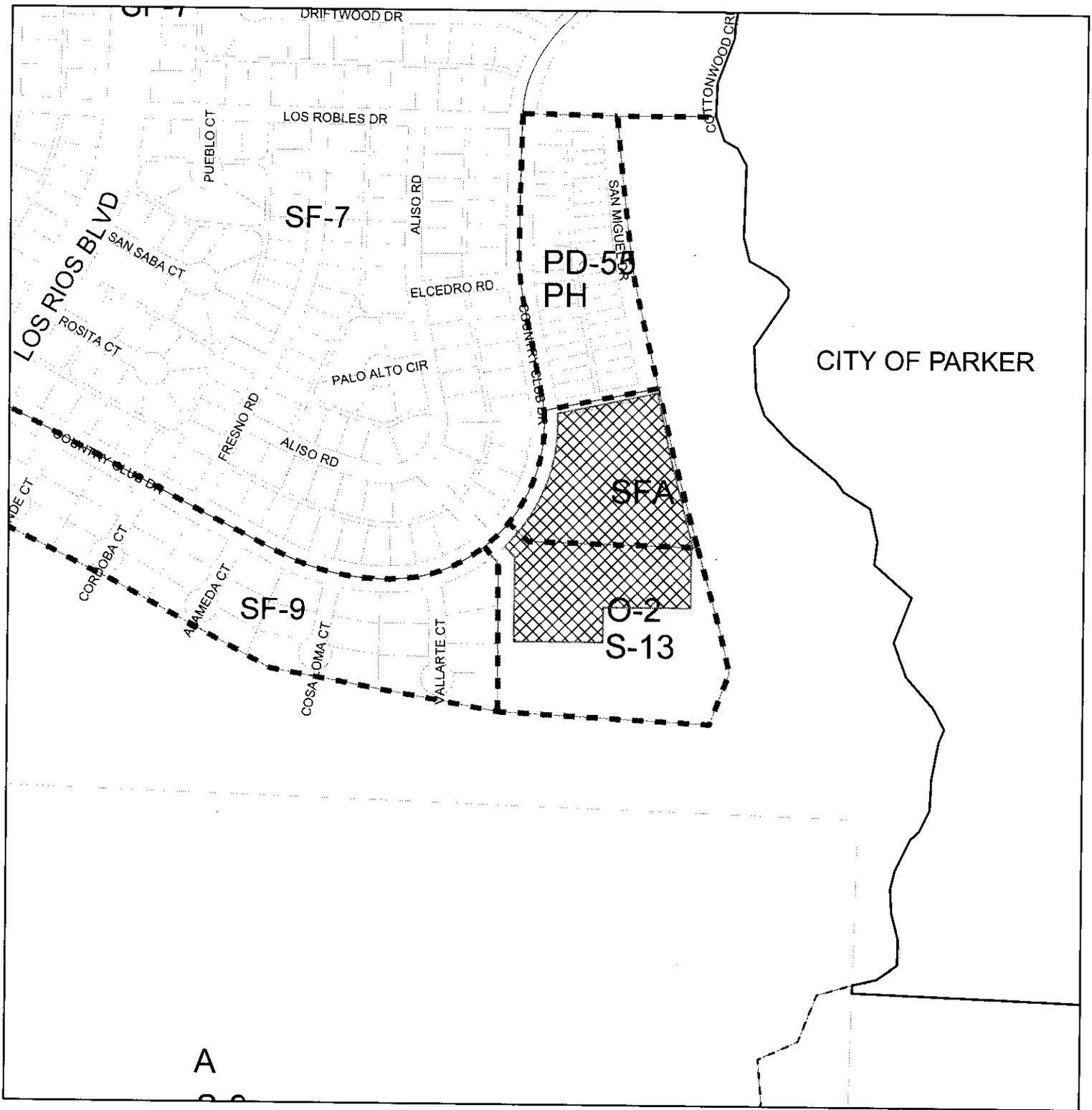
This preliminary site plan proposes 67 residential lots adjacent to the existing golf course, country club, and residential subdivisions. The plan meets the requirements of the SF-A zoning district for standards such as lot size, access, and open space. Since the proposed zoning of the country club use is SF-A, there is not a screening wall requirement along the proposed property line between the club and the residences.

The plan shows dedication of a street easement for an extension of El Santo Road southeast into the proposed subdivision. The Los Rios Country Club entry drive would gain access off the extension of El Santo Road, rather than directly off Country Club Drive. In order to continue with the development as shown, the Planning & Zoning Commission must approve a replat and revised site plan for the Los Rios Country Club lot (Los Rios #1, Block E, Lot 2) prior to site plan approval for the townhouse development.

RECOMMENDATIONS:

Recommended for approval subject to:

1. City Council approval of Zoning Case 2006-25, and
2. Approval and recordation of a replat and approval of a revised site plan of Los Rios Country Club (Los Rios #1, Block E, Lot 2).



Item Submitted: PRELIMINARY SITE PLAN

Title: LOS RIOS VILLAGE ADDITION

Zoning: SINGLE-FAMILY RESIDENCE ATTACHED & GENERAL OFFICE w/SPECIFIC USE PERMIT #13



○ 200' Notification Buffer



LEGEND

- 1/2" = 100' (SEE GENERAL NOTES)
- 1/4" = 50' (SEE GENERAL NOTES)
- 1/8" = 25' (SEE GENERAL NOTES)
- 1/16" = 12.5' (SEE GENERAL NOTES)
- 1/32" = 6.25' (SEE GENERAL NOTES)
- 1/64" = 3.125' (SEE GENERAL NOTES)
- 1/128" = 1.5625' (SEE GENERAL NOTES)
- 1/256" = 0.78125' (SEE GENERAL NOTES)
- 1/512" = 0.390625' (SEE GENERAL NOTES)
- 1/1024" = 0.1953125' (SEE GENERAL NOTES)
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- 1/713623

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 16, 2006

Agenda Item No. 7

Public Hearing: Zoning Case 2006-26

Applicant: Maria Folmar

DESCRIPTION:

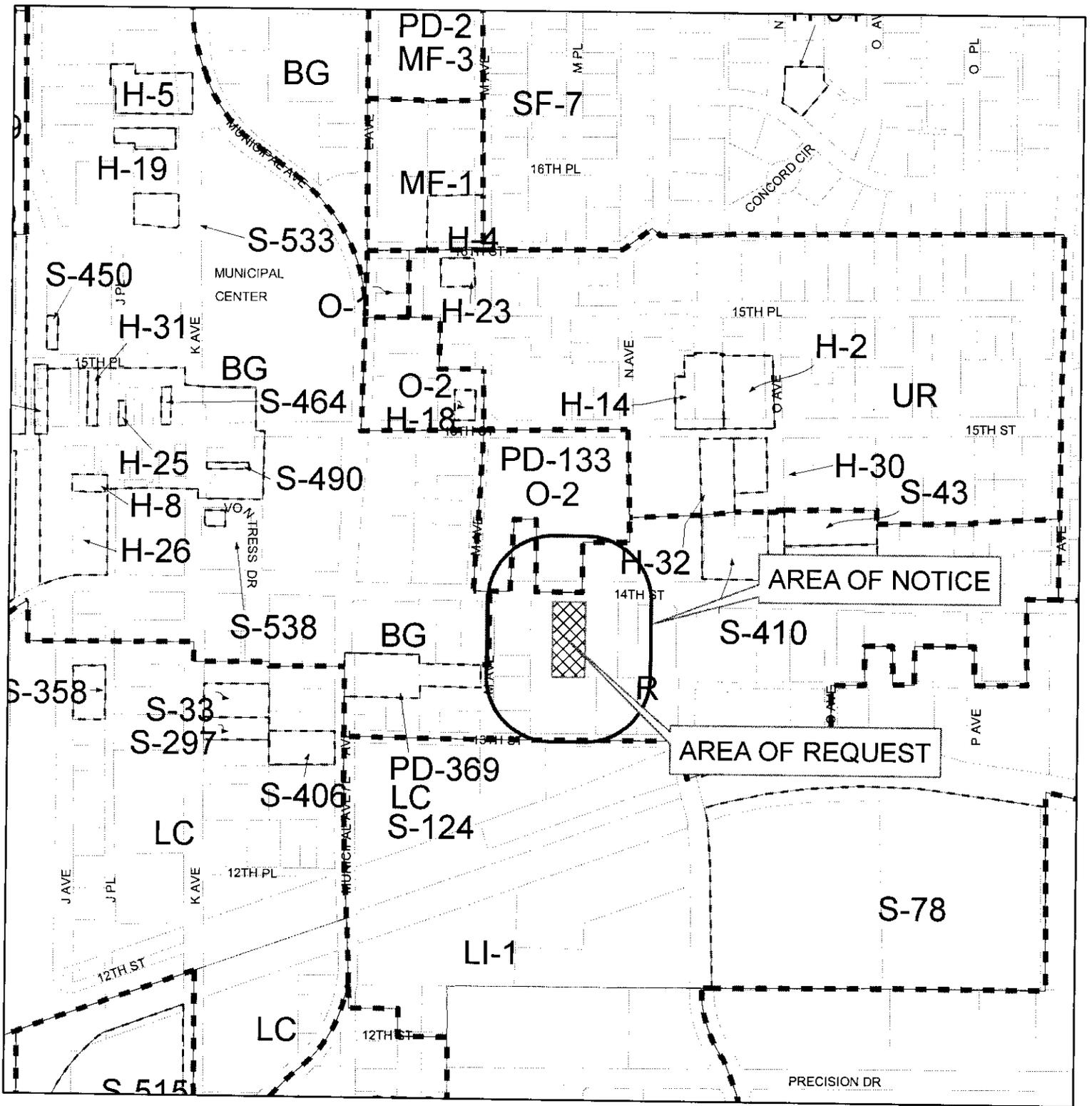
Request for a Specific Use Permit for Day Care Center on 0.4± acre located on the south side of 14th Street, 177± feet east of M Avenue. Zoned Retail.

REMARKS:

The applicant needs additional time to provide the required information and is requesting to table this item to the November 6, 2006, Planning & Zoning Commission meeting.

RECOMMENDATION:

Recommended that the Commission accept the applicant's request to table this item to the November 6, 2006, Planning & Zoning Commission meeting.



Zoning Case #: 2006-26

Existing Zoning: RETAIL



○ 200' Notification Buffer

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 16, 2006

Agenda Item No. 8

Public Hearing - Replat: East Spring Creek Venture Addition, Block A, Lot 1R

Applicant: JP Morgan Chase Bank

DESCRIPTION:

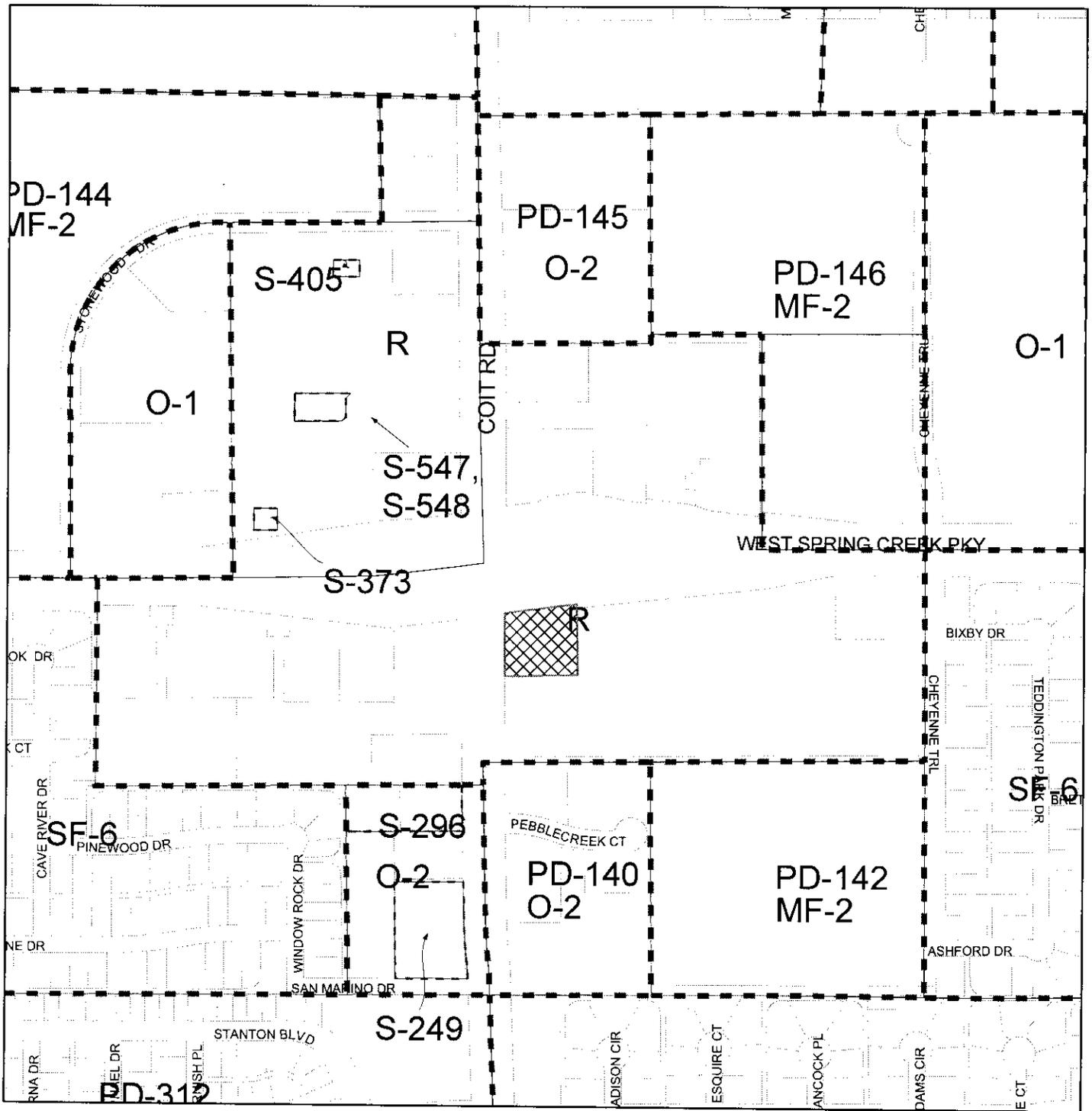
A bank with drive-through lanes on one lot on 0.9± acre located at the southeast corner of Coit Road and Spring Creek Parkway. Zoned Retail. Neighborhood #33.

REMARKS:

The purpose for the replat is to dedicate and revise easements required for the redevelopment of the lot as a bank.

RECOMMENDATIONS:

Recommended for approval as submitted.



Item Submitted: REPLAT

Title: EAST SPRING CREEK VENTURE ADDITION
BLOCK A, LOT 1R

Zoning: RETAIL

○ 200' Notification Buffer

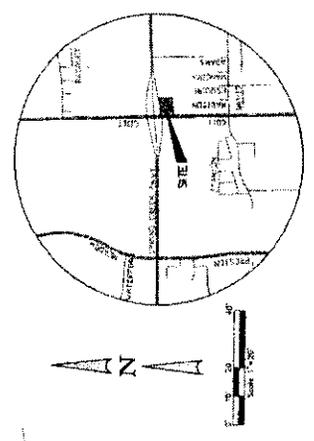


Winkelmann & Associates, Inc.
 222 WEST HICKS CREEK BLVD. SUITE 1810
 COLLEEN COUNTY, TEXAS
 (972) 488-0055

BENJAMIN GREENBERG PARTNER, ABSTRACT NO. 107
 ADMINISTRATION DEVELOPMENT
 222 WEST HICKS CREEK BLVD. SUITE 1810
 COLLEEN COUNTY, TEXAS
 (972) 488-0055

REPLAT OF EAST SPRING CREEK VENTURE ADDITION LOT 1R, BLOCK A

PROJECT NO. 43809.00
 DRAWING BY: [Name]
 CHECKED BY: [Name]
 DATE: 11/27/2014



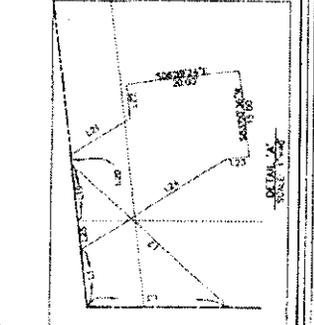
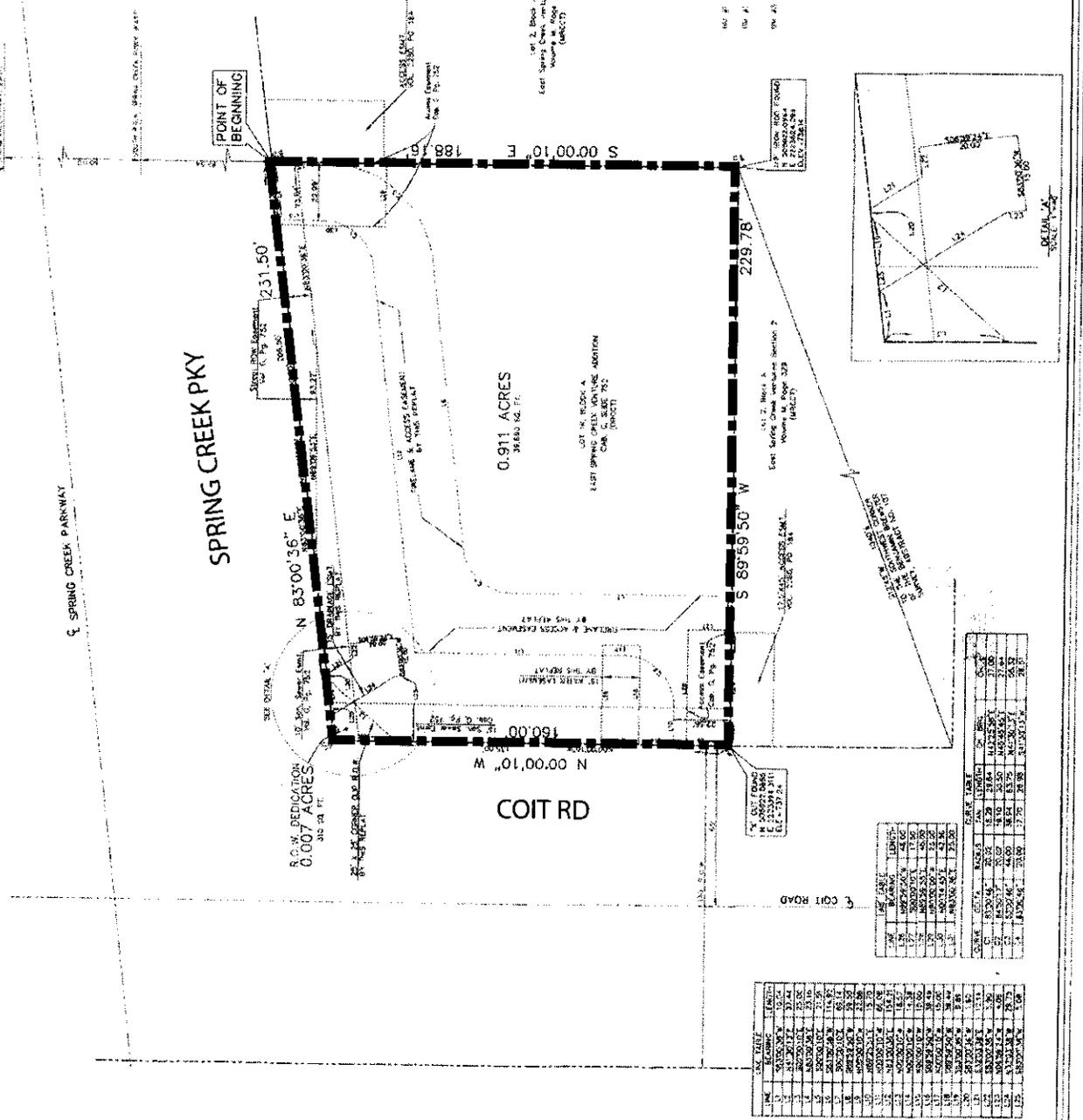
PURPOSE OF REPLAT:
 DEDICATE FIRELANE & ACCESS EASEMENT, CURBED CLIP ROW, DRAINAGE & WATER EASEMENTS.

NOTICE: BEING A PORTION OF THE ADDITION BY METES AND BOUNDS AS SHOWN ON THE ORIGINAL SURVEY, THIS REPLAT IS SUBJECT TO FINES AND PENALTIES OF VIOLATION AND BUILDING PERMITS.

PLANNED USE:
 According to the County's Zoning Ordinance, this replat is subject to the same zoning regulations as the original survey. The replat is subject to the same zoning regulations as the original survey.

BASE OF BEARING:
 Bearing and distance are taken upon the City of Plano Adjustment System.

REPLAT OF EAST SPRING CREEK VENTURE ADDITION BEING A REPLAT OF LOT 1, BLOCK A BENJAMIN GREENBERG SURVEY, ABSTRACT NO. 107 COLLEEN COUNTY, TEXAS
 DATE: SEPTEMBER 23, 2008
 OWNER: [Name]
 COUNTY: COLLEEN COUNTY, TEXAS
 ADDRESS: [Address]



LINE	BEARING	DISTANCE	AREA
1	N 85°00'36" E	231.50	10,000.00
2	S 00°00'10" E	188.00	10,000.00
3	S 89°59'50" W	229.78	10,000.00
4	M 00°00'10" W	160.00	10,000.00
5	N 85°00'36" E	231.50	10,000.00
6	S 00°00'10" E	188.00	10,000.00
7	S 89°59'50" W	229.78	10,000.00
8	M 00°00'10" W	160.00	10,000.00
9	N 85°00'36" E	231.50	10,000.00
10	S 00°00'10" E	188.00	10,000.00
11	S 89°59'50" W	229.78	10,000.00
12	M 00°00'10" W	160.00	10,000.00
13	N 85°00'36" E	231.50	10,000.00
14	S 00°00'10" E	188.00	10,000.00
15	S 89°59'50" W	229.78	10,000.00
16	M 00°00'10" W	160.00	10,000.00
17	N 85°00'36" E	231.50	10,000.00
18	S 00°00'10" E	188.00	10,000.00
19	S 89°59'50" W	229.78	10,000.00
20	M 00°00'10" W	160.00	10,000.00
21	N 85°00'36" E	231.50	10,000.00
22	S 00°00'10" E	188.00	10,000.00
23	S 89°59'50" W	229.78	10,000.00
24	M 00°00'10" W	160.00	10,000.00
25	N 85°00'36" E	231.50	10,000.00
26	S 00°00'10" E	188.00	10,000.00
27	S 89°59'50" W	229.78	10,000.00
28	M 00°00'10" W	160.00	10,000.00
29	N 85°00'36" E	231.50	10,000.00
30	S 00°00'10" E	188.00	10,000.00
31	S 89°59'50" W	229.78	10,000.00
32	M 00°00'10" W	160.00	10,000.00
33	N 85°00'36" E	231.50	10,000.00
34	S 00°00'10" E	188.00	10,000.00
35	S 89°59'50" W	229.78	10,000.00
36	M 00°00'10" W	160.00	10,000.00
37	N 85°00'36" E	231.50	10,000.00
38	S 00°00'10" E	188.00	10,000.00
39	S 89°59'50" W	229.78	10,000.00
40	M 00°00'10" W	160.00	10,000.00
41	N 85°00'36" E	231.50	10,000.00
42	S 00°00'10" E	188.00	10,000.00
43	S 89°59'50" W	229.78	10,000.00
44	M 00°00'10" W	160.00	10,000.00
45	N 85°00'36" E	231.50	10,000.00
46	S 00°00'10" E	188.00	10,000.00
47	S 89°59'50" W	229.78	10,000.00
48	M 00°00'10" W	160.00	10,000.00
49	N 85°00'36" E	231.50	10,000.00
50	S 00°00'10" E	188.00	10,000.00
51	S 89°59'50" W	229.78	10,000.00
52	M 00°00'10" W	160.00	10,000.00
53	N 85°00'36" E	231.50	10,000.00
54	S 00°00'10" E	188.00	10,000.00
55	S 89°59'50" W	229.78	10,000.00
56	M 00°00'10" W	160.00	10,000.00
57	N 85°00'36" E	231.50	10,000.00
58	S 00°00'10" E	188.00	10,000.00
59	S 89°59'50" W	229.78	10,000.00
60	M 00°00'10" W	160.00	10,000.00
61	N 85°00'36" E	231.50	10,000.00
62	S 00°00'10" E	188.00	10,000.00
63	S 89°59'50" W	229.78	10,000.00
64	M 00°00'10" W	160.00	10,000.00
65	N 85°00'36" E	231.50	10,000.00
66	S 00°00'10" E	188.00	10,000.00
67	S 89°59'50" W	229.78	10,000.00
68	M 00°00'10" W	160.00	10,000.00
69	N 85°00'36" E	231.50	10,000.00
70	S 00°00'10" E	188.00	10,000.00
71	S 89°59'50" W	229.78	10,000.00
72	M 00°00'10" W	160.00	10,000.00
73	N 85°00'36" E	231.50	10,000.00
74	S 00°00'10" E	188.00	10,000.00
75	S 89°59'50" W	229.78	10,000.00
76	M 00°00'10" W	160.00	10,000.00
77	N 85°00'36" E	231.50	10,000.00
78	S 00°00'10" E	188.00	10,000.00
79	S 89°59'50" W	229.78	10,000.00
80	M 00°00'10" W	160.00	10,000.00
81	N 85°00'36" E	231.50	10,000.00
82	S 00°00'10" E	188.00	10,000.00
83	S 89°59'50" W	229.78	10,000.00
84	M 00°00'10" W	160.00	10,000.00
85	N 85°00'36" E	231.50	10,000.00
86	S 00°00'10" E	188.00	10,000.00
87	S 89°59'50" W	229.78	10,000.00
88	M 00°00'10" W	160.00	10,000.00
89	N 85°00'36" E	231.50	10,000.00
90	S 00°00'10" E	188.00	10,000.00
91	S 89°59'50" W	229.78	10,000.00
92	M 00°00'10" W	160.00	10,000.00
93	N 85°00'36" E	231.50	10,000.00
94	S 00°00'10" E	188.00	10,000.00
95	S 89°59'50" W	229.78	10,000.00
96	M 00°00'10" W	160.00	10,000.00
97	N 85°00'36" E	231.50	10,000.00
98	S 00°00'10" E	188.00	10,000.00
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96	M 00°00'10" W	160.00	10,000.00
97	N 85°00'36" E	231.50	10,000.00
98	S 00°00'10" E	188.00	10,000.00
99	S 89°59'50" W	229.78	10,000.00
100	M 00°00'10" W	160.00	10,000.00

LINE	BEARING	DISTANCE	AREA
1	N 85°00'36" E	231.50	10,000.00
2	S 00°00'10" E	188.00	10,000.00
3	S 89°59'50" W	229.78	10,000.00
4	M 00°00'10" W	160.00	10,000.00
5	N 85°00'36" E	231.50	10,000.00
6	S 00°00'10" E	188.00	10,000.00
7	S 89°59'50" W	229.78	10,000.00
8	M 00°00'10" W	160.00	10,000.00
9	N 85°00'36" E	231.50	10,000.00
10	S 00°00'10" E	188.00	10,000.00
11			

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 16, 2006

Agenda Item No. 9

Public Hearing - Replat & Revised Site Plan: Mathews Elementary School Addition,
Block A, Lot 1R

Applicant: Plano Independent School District

DESCRIPTION:

A public primary school on one lot on 9.1± acres located at the southeast corner of Marchman Way and Marcedonia Drive. Zoned Single-Family Residence-7. Neighborhood #10.

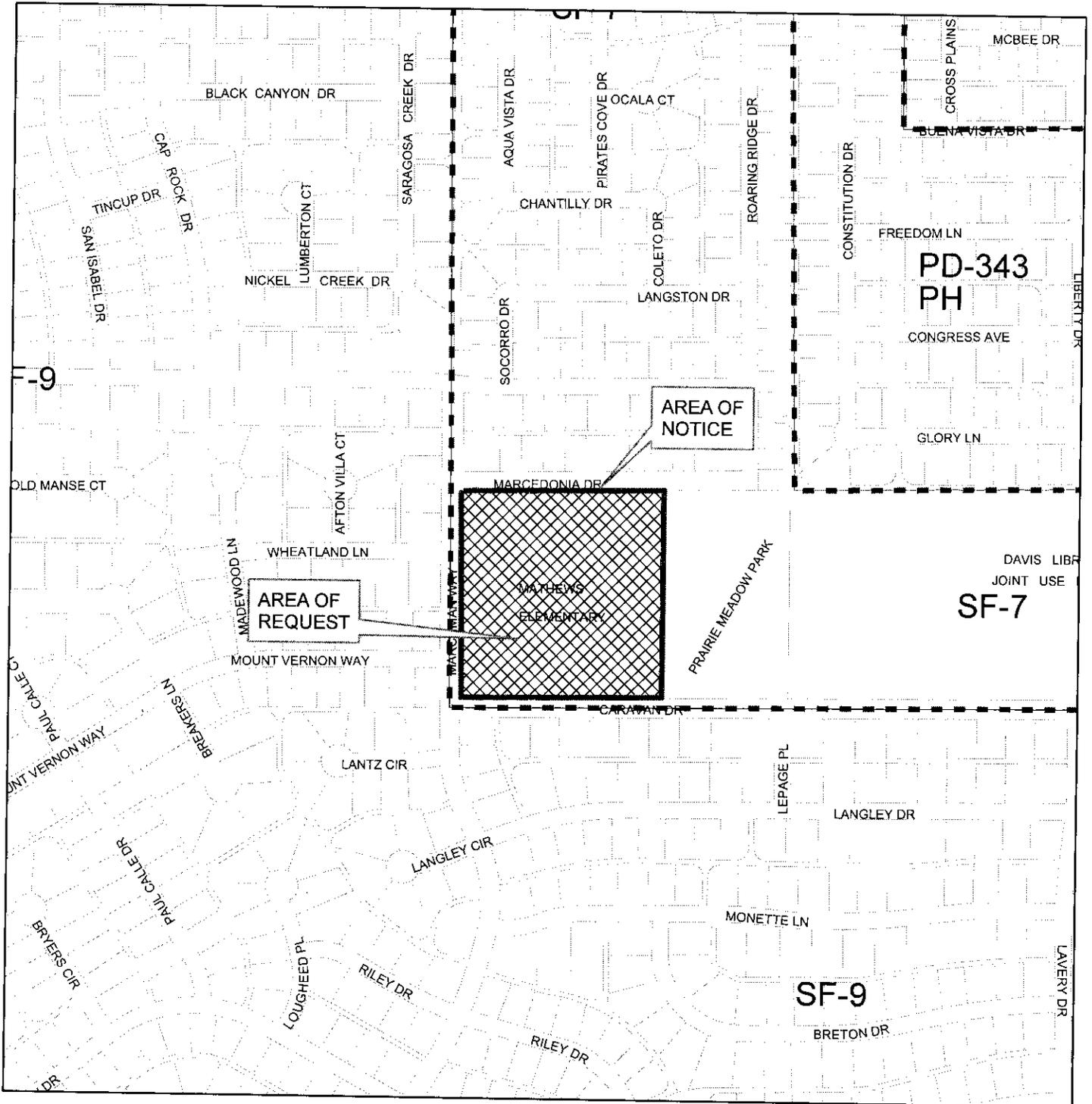
REMARKS:

The purpose of the replat is to abandon an existing fire lane, access, and utility easement and to relocate an existing water easement.

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

RECOMMENDATION:

Recommended for approval as submitted.



Item Submitted: REPLAT & REVISED SITE PLAN

Title: MATHEWS ELEMENTARY
SCHOOL ADDITION
BLOCK A, LOT 1R

Zoning: SINGLE-FAMILY RESIDENCE-7



○ 200' Notification Buffer



RECEIVED
OCT 05 2006
PLANNING DEPT.

REPLY FORM

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



Dear Commissioners:

This letter is regarding Matthews Elementary School, Block A, Lot 1R. This is a public elementary school on one lot on 9.1± acres located at the southeast corner of Marchman Way and Marcedonia Drive. Zoned Single-Family Residence-7. The purpose of the replat is to abandon an existing fire lane easement and relocate an existing water easement.

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

I am **FOR** the replat as explained above for Matthews Elementary School, Block A, Lot 1R.

I am **AGAINST** the replat as explained above for Matthews Elementary School, Block A, Lot 1R.

This item will be heard on **October 16, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed replat. 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.

DAVID MOSS
Name (Please Print)

DMoss
Signature

6600 ALMA DR.
Address

10/2/06
Date

Eric

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 16, 2006

Agenda Item No. 10

Public Hearing - Replat: Shepton High School Addition, Block A, Lot 1R

Applicant: Plano Independent School District

DESCRIPTION:

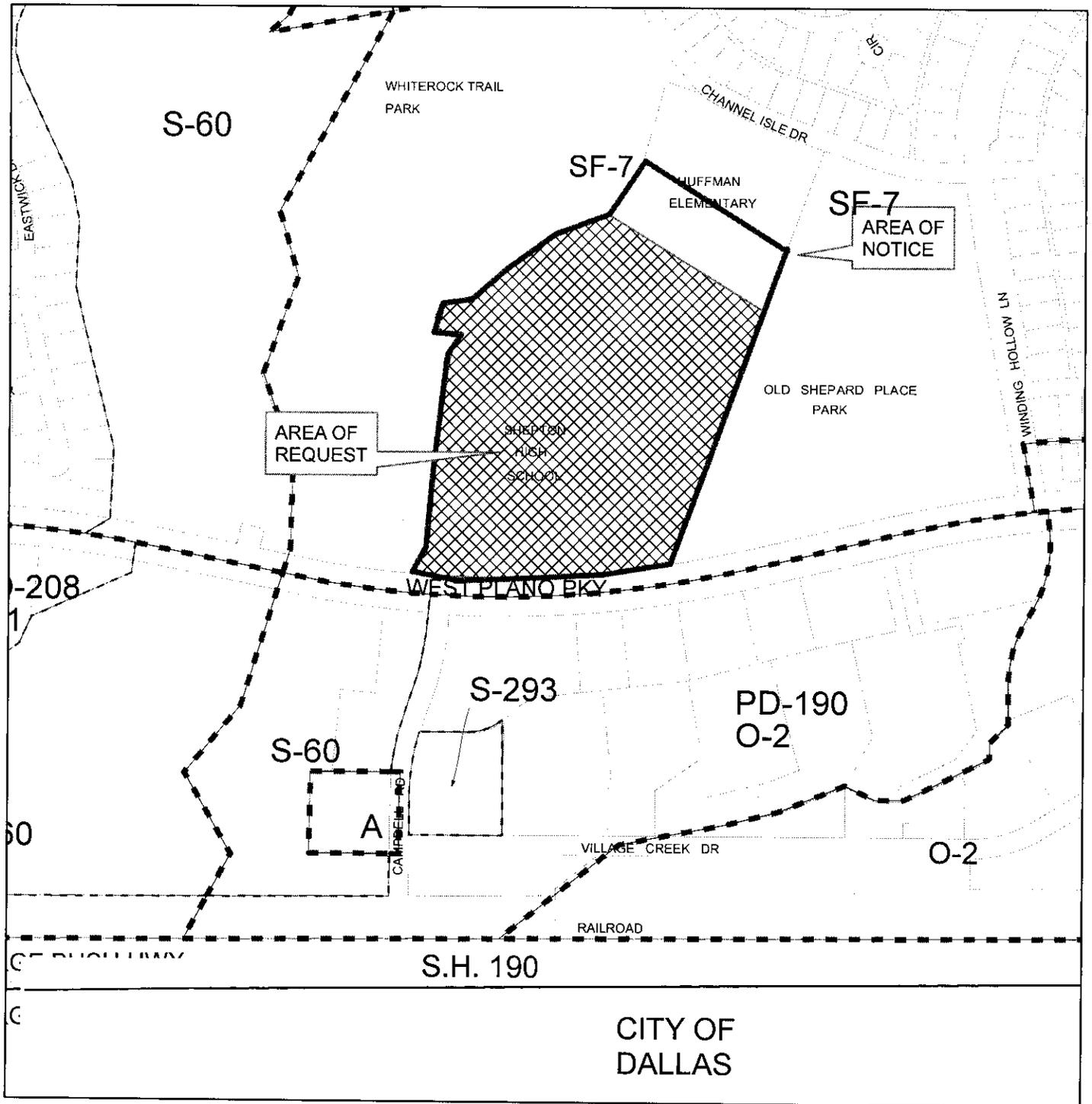
A public secondary school on one lot on 19.0± acres located on the north side of Plano Parkway, 1,066± feet west of Winding Hollow Lane. Zoned Single-Family Residence-7. Neighborhood #54.

REMARKS:

The purpose of the replat is to revise the fire lane, access, utility and water easements.

RECOMMENDATION:

Recommended for approval as submitted.



Item Submitted: REPLAT

Title: SHEPTON HIGH SCHOOL ADDITION
BLOCK A, LOT 1R

Zoning: SINGLE-FAMILY RESIDENCE-7



○ 200' Notification Buffer

NOTE: This Plan Shows the Site of the Proposed School Building, and the Proposed Site of the School Building, and is subject to the provisions of the Ordinance and State Law, and is subject to the provisions of the Ordinance and State Law.

NOTICE: Selling any portion of this addition, by lot, block, or otherwise, is subject to the provisions of the Ordinance and State Law, and is subject to the provisions of the Ordinance and State Law.

REVISIONS:

To revise the Fire Lane, Access, Utility and Water Easements to incorporate new school building expansion.



LOCATION MAP



Station	Curve	Center	Radius	Chord	Angle	Area
1	100.00'	100.00'	100.00'	100.00'	90.00°	7853.98
2	100.00'	100.00'	100.00'	100.00'	90.00°	7853.98
3	100.00'	100.00'	100.00'	100.00'	90.00°	7853.98
4	100.00'	100.00'	100.00'	100.00'	90.00°	7853.98
5	100.00'	100.00'	100.00'	100.00'	90.00°	7853.98
6	100.00'	100.00'	100.00'	100.00'	90.00°	7853.98
7	100.00'	100.00'	100.00'	100.00'	90.00°	7853.98
8	100.00'	100.00'	100.00'	100.00'	90.00°	7853.98
9	100.00'	100.00'	100.00'	100.00'	90.00°	7853.98
10	100.00'	100.00'	100.00'	100.00'	90.00°	7853.98
11	100.00'	100.00'	100.00'	100.00'	90.00°	7853.98
12	100.00'	100.00'	100.00'	100.00'	90.00°	7853.98
13	100.00'	100.00'	100.00'	100.00'	90.00°	7853.98
14	100.00'	100.00'	100.00'	100.00'	90.00°	7853.98
15	100.00'	100.00'	100.00'	100.00'	90.00°	7853.98
16	100.00'	100.00'	100.00'	100.00'	90.00°	7853.98
17	100.00'	100.00'	100.00'	100.00'	90.00°	7853.98
18	100.00'	100.00'	100.00'	100.00'	90.00°	7853.98
19	100.00'	100.00'	100.00'	100.00'	90.00°	7853.98
20	100.00'	100.00'	100.00'	100.00'	90.00°	7853.98
21	100.00'	100.00'	100.00'	100.00'	90.00°	7853.98
22	100.00'	100.00'	100.00'	100.00'	90.00°	7853.98
23	100.00'	100.00'	100.00'	100.00'	90.00°	7853.98
24	100.00'	100.00'	100.00'	100.00'	90.00°	7853.98
25	100.00'	100.00'	100.00'	100.00'	90.00°	7853.98
26	100.00'	100.00'	100.00'	100.00'	90.00°	7853.98
27	100.00'	100.00'	100.00'	100.00'	90.00°	7853.98
28	100.00'	100.00'	100.00'	100.00'	90.00°	7853.98
29	100.00'	100.00'	100.00'	100.00'	90.00°	7853.98
30	100.00'	100.00'	100.00'	100.00'	90.00°	7853.98

SHEET 1 OF 2

REPLAT

SHEPTON HIGH SCHOOL ADDITION

Lot 1R, Block A situated in the

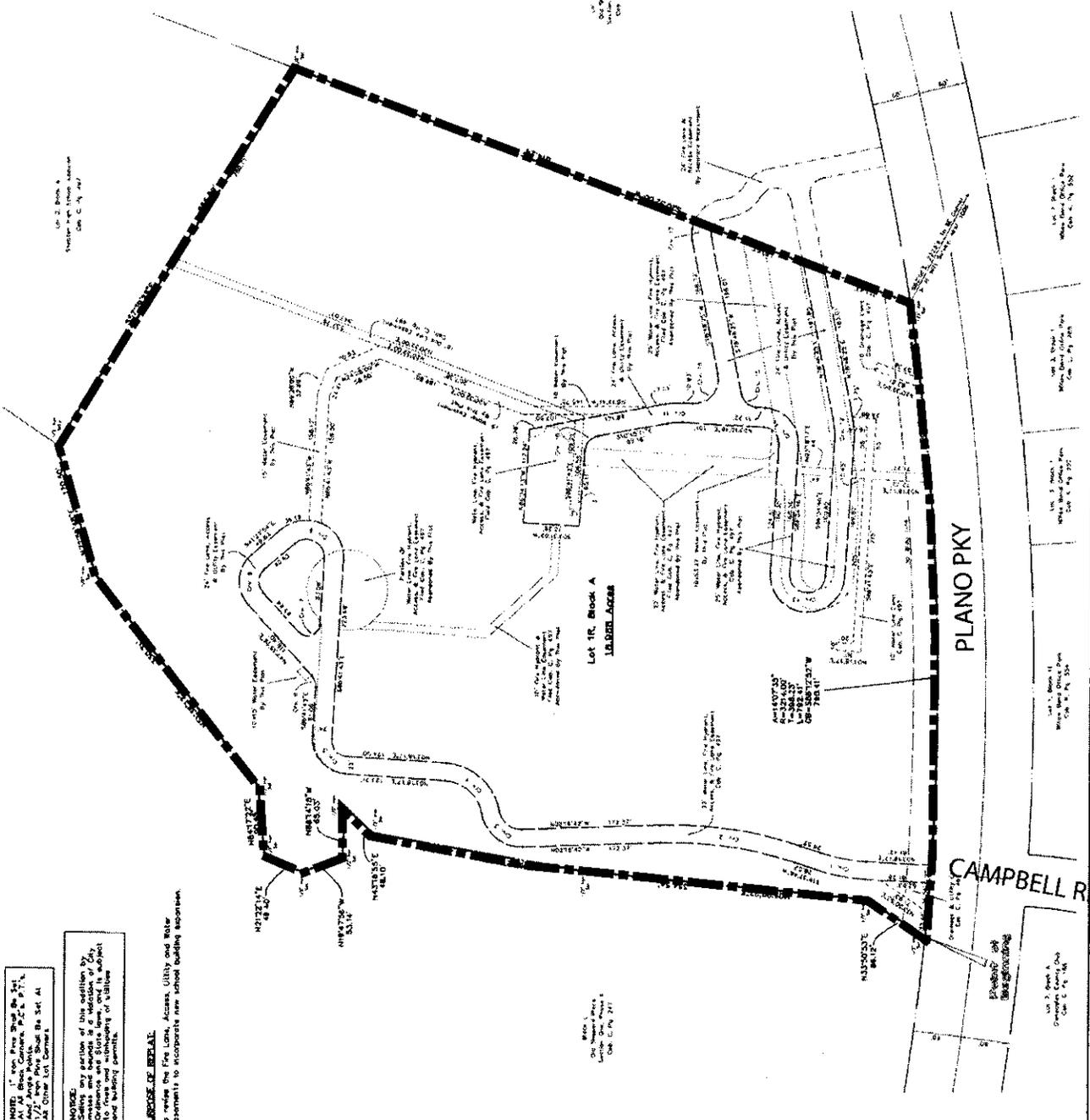
W. H. WIT SURVEY, ABSTRACT 1006 PLANO, COLLIN COUNTY, TEXAS

Plano Independent School District
 4600 Armo Drive
 Plano, Texas 75093
 Telephone: 972-791-0322

RJK Engineering, Inc.
 111 West Main Street
 Dallas, Texas 75202
 Telephone: 972-250-1733

October 5, 2006

1 Lot
 18,928 Acres



RECEIVED

OCT 05 2006

PLANNING DEPT.

REPLY FORM

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



Dear Commissioners:

This letter is regarding Shepton High School Addition, Block A, Lot 1R. This is a public secondary school on one lot on 19.0± acres located on the north side of Plano Parkway, 1,066± feet west of Winding Hollow Lane. Zoned Single-Family Residence-7. The purpose of the replat is to modify the fire lane, access and utility easements.

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

I am **FOR** the replat as explained above for Shepton High School Addition, Block A, Lot 1R.

I am **AGAINST** the replat as explained above for Shepton High School Addition, Block A, Lot 1R.

This item will be heard on **October 16, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed replat. 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.

DAVID MOSS
Name (Please Print)

DMoss
Signature

6600 ALMA DR.
Address

10/2/06
Date

Eric

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 16, 2006

Agenda Item No. 11

Preliminary Plat & Site Plan: McCall Retail Addition, Bock A, Lot 1

Applicants: McCall Farms, Ltd.

DESCRIPTION:

A retail building on one lot on 0.5± acre located at the northwest corner of Plano Parkway and Alma Drive. Zoned Corridor Commercial. Neighborhood #66.

REMARKS:

This parcel was created in 1962 when the plat for Dallas North Estates #5 was recorded creating the residential subdivision to the north and west. The size of the tract dictates very limited design opportunities for any development; therefore, the plan and plat require a number of variances to develop the site as shown. The issues are as follows:

1. Front Yard Setback - The building meets the standard 50 foot setback, but the required dumpsters and associated screening do not. The applicant is requesting a variance from the Board of Adjustment (BOA) to reduce the front yard to 30 feet.
2. Rear Yard Setback - Corridor Commercial zoning requires a minimum setback of three-times the height of the building for up to eight stories. The proposed building is 25 feet in height which would require a 75 foot setback. Due to the dimensions of the site, a 75 foot setback is not reasonable. The applicant is requesting a variance from the BOA to reduce the rear yard to zero feet.

There is an existing 15-foot alley right-of-way that separates the building from the residential lots. On a typical Retail-zoned corner, there is not a rear yard requirement when an alley abuts the rear property line.

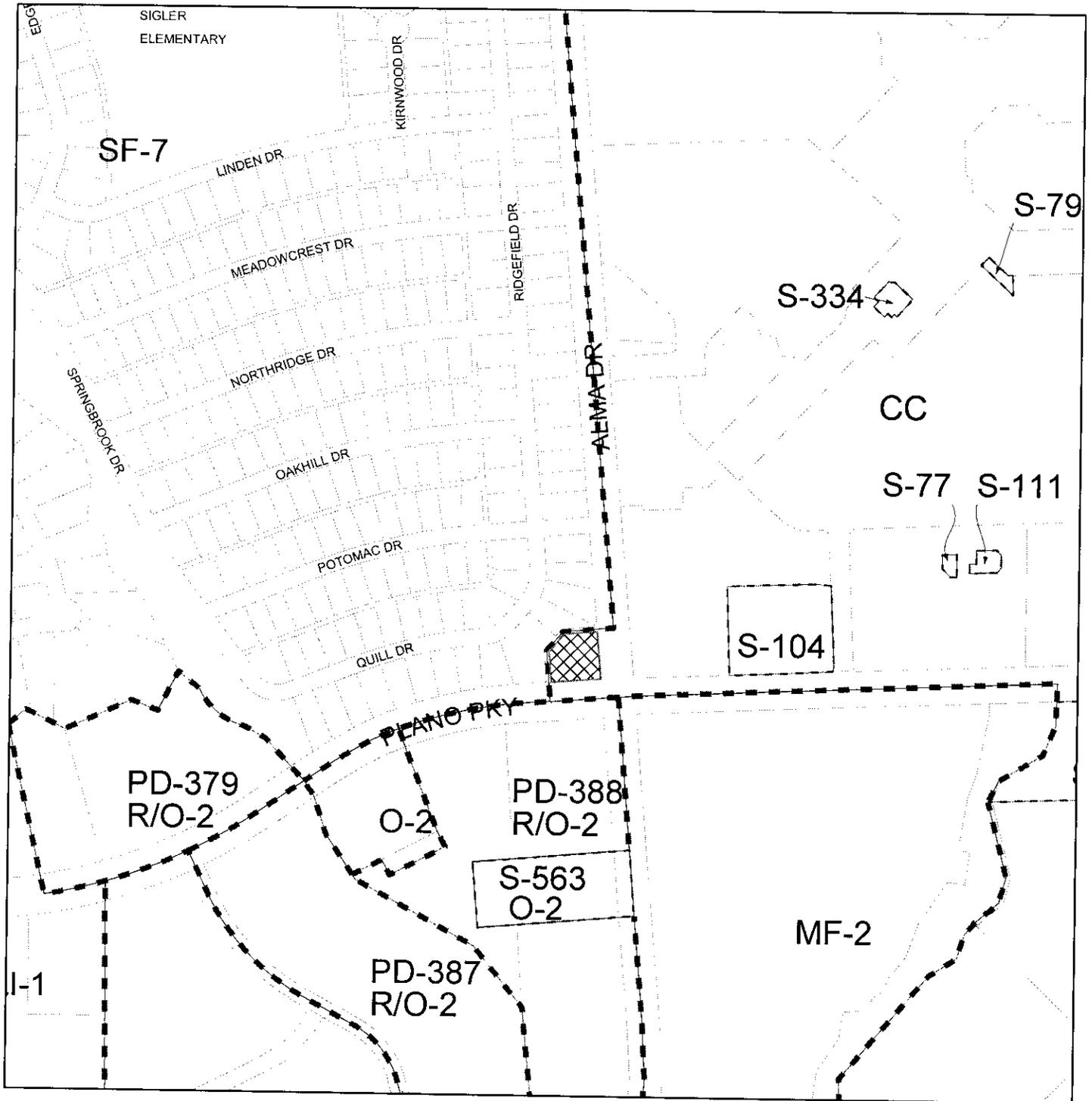
3. Landscape Edge - This property is also in the State Highway 190/Plano Parkway Overlay district which requires a 30-foot landscape edge. Again, due to the size of the site, a 30-foot landscape edge would make the parcel extremely difficult to develop. The applicant is requesting a variance from the BOA for a 10-foot landscape edge.

4. Overhead Electric Lines - The State Highway 190/Plano Parkway Overlay district requires overhead utilities to be placed underground. The applicant is requesting a variance from the requirement. Staff believes this is a reasonable requirement that should be held consistent for this property as it is for others within the district. The small size of the property does not prohibit the utilities from being placed underground.
5. Access to a Median Opening - The Subdivision Ordinance requires commercial lots along divided thoroughfares to have access to a median opening. Due to the existing development and thoroughfares surrounding the site, the property cannot meet this requirement within the standards established by Plano's Thoroughfare Standards, Rules, and Regulations. The Planning & Zoning Commission has the ability to waive this requirement. Staff supports a waiver in this case.

RECOMMENDATIONS:

Recommended for approval subject to:

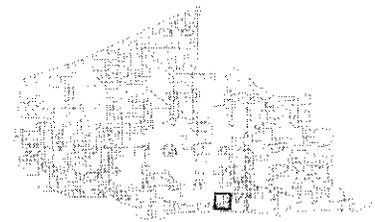
1. The BOA granting variances to the front yard setback, rear yard setback, and landscape edge as shown;
2. The Planning & Zoning Commission granting a waiver to the Subdivision Ordinance for access to a median opening; and
3. The applicant placing the overhead electrical lines underground as required by the State Highway 190/Plano Parkway Overlay district.



Item Submitted: PRELIMINARY PLAT &
SITE PLAN

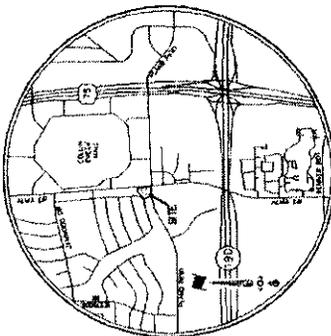
Title: McCALL RETAIL ADDITION
BLOCK A, LOT 1

Zoning: CORRIDOR COMMERCIAL



○ 200' Notification Buffer





Vicinity Map
N.T.S.

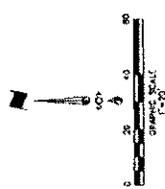
GENERAL NOTES

1. Building footings, exterior walls, and all other structures shall be constructed in accordance with the City standards.
2. All streets shown on this plan are to be constructed in accordance with the City standards.
3. All streets shown on this plan are to be constructed in accordance with the City standards.
4. All streets shown on this plan are to be constructed in accordance with the City standards.
5. All streets shown on this plan are to be constructed in accordance with the City standards.
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12. All streets shown on this plan are to be constructed in accordance with the City standards.
13. All streets shown on this plan are to be constructed in accordance with the City standards.
14. All streets shown on this plan are to be constructed in accordance with the City standards.
15. All streets shown on this plan are to be constructed in accordance with the City standards.

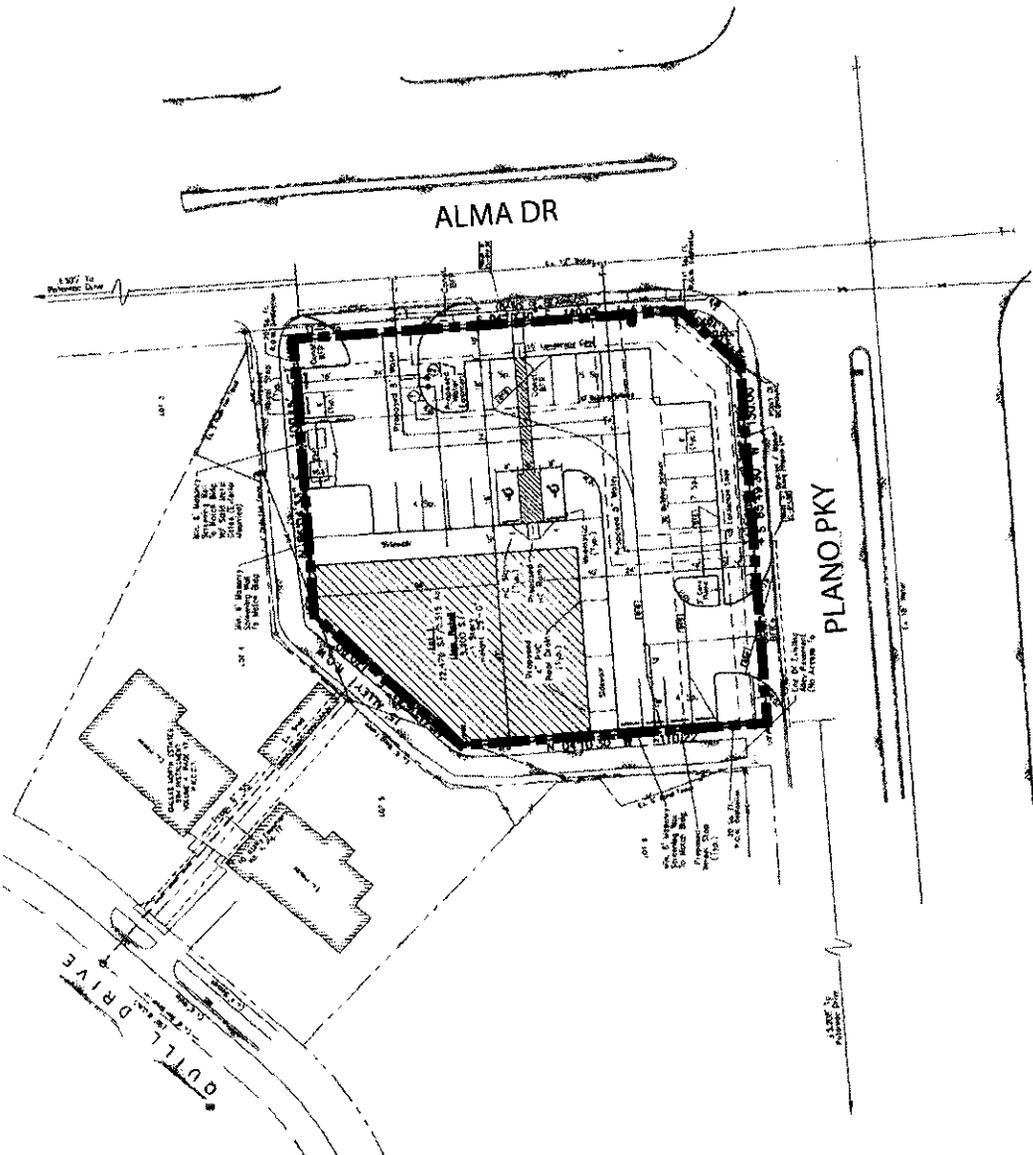
Lot	Type	Size	Area	Remarks
1	Residential	1.00	1.00	Proposed
2	Residential	1.00	1.00	Proposed
3	Residential	1.00	1.00	Proposed

FINAL SITE PLAN
McCall Retail Addition
 BLOCK A, LOT 1
 0.519 AC.
 situated in the
 Samuel Klepper Survey, Abstract No. 216
 CITY OF PLANO, COLLIN COUNTY, TEXAS

OWNER:
 McCall Retail Addition, L.P.
 13200 Preston Road, Suite 210
 Plano, Texas 75024
 Telephone: (972) 422-9077
 Contact: John W. Salvo



Lot	Area	Remarks
1	0.519	Proposed
2	0.519	Proposed
3	0.519	Proposed



The following items are reference materials:
 1. Subdivision plat showing Block A, Lot 1.
 2. Survey plat showing Block A, Lot 1.
 3. Survey plat showing Block A, Lot 1.
 4. Survey plat showing Block A, Lot 1.
 5. Survey plat showing Block A, Lot 1.

NOTES:
 1. All streets shown on this plan are to be constructed in accordance with the City standards.
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