

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**February 19, 2007**

| <b>ITEM NO.</b> | <b>EXPLANATION</b>  | <b>ACTION TAKEN</b> |
|-----------------|---|---------------------|
|                 | <p><b>6:30 p.m. - Dinner - Planning Conference Room 2E</b></p> <p><b>7:00 p.m. - Regular Meeting - Council Chambers</b></p> <p><b>The Planning &amp; Zoning Commission may convene into Executive Session pursuant to Section 55.071 of the Texas Government Code to consult with its attorney regarding posted items in the regular meeting.</b></p> <p><b>1</b> Call to Order/Pledge of Allegiance</p> <p><b>2</b> Approval of Agenda as Presented</p> <p><b>3</b> Approval of Minutes - February 5, 2007, Meeting</p> <p><b>4</b> <b>General Discussion:</b> The Planning &amp; Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning &amp; Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning &amp; Zoning Commission authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.</p> <p><b><u>CONSENT AGENDA</u></b></p> <p><b>5a</b> <b>Preliminary Plat:</b> Headquarters Village, Block A, Lot 1 - Retail, office, and bank development on one lot on 9.6± acres located at the northeast corner of Preston Road and Razor Boulevard. Zoned Planned Development-20-Mixed Use. Neighborhood #1. <b>Applicant: Headquarters, L.P.</b></p> <p><b>5b</b> <b>Revised Preliminary Site Plan:</b> Independence Crossing, Block A, Lot 4 - Retail and restaurant development on one lot on 7.8± acres located at the northeast corner of Independence Parkway and Hedgcoxe Road. Zoned Retail with Specific Use Permit #368 for Day Care Center. Neighborhood #6. <b>Applicant: Green Street Properties</b></p> |                     |

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| 5c<br>EH | <b>Final Plat:</b> Silver Fern Addition, Block 1, Lot 2 - 250 Multifamily Residence-2 units on 14.2± acres located at the southeast corner of Ridgeview Drive and Coit Road. Zoned Planned Development-433-Multifamily Residence-2. Neighborhood #2. <b>Applicant: Coit Road Apartments, L.P.</b>   |
| 5d<br>EH | <b>Final Plat:</b> The Townhomes at Legacy Town Center, Phase Four & Legacy Town Center North No. 2, Block A, Lot 2 - One vacant lot and 170 Single Family-Attached lots and 39 open space lots on 20.1± acres located at the northwest corner of Headquarters Drive and Parkwood Boulevard. Zoned Planned Development-65-Central Business-1. Neighborhood #8. <b>Applicant: K. Hovnanian Homes</b> |
| 5e<br>EH | <b>Preliminary Site Plan:</b> Las Palmas Addition - 38 Single-Family Residence Attached lots and two open space lots on 3.8± acres located at the southeast corner of Country Club Drive and San Miguel Drive. Zoned Single-Family Residence Attached. Neighborhood #51. <b>Applicant: Los Rios Golfcourse, L.P.</b>  |
| 5f<br>BT | <b>Revised Preliminary Site Plan &amp; Revised Concept Plan:</b> Custer-Ridgeview Addition, Block 1, Lots 4R & 7 - Commercial pet sitting and medical offices on two lots on 4.4± acres located at the southwest corner of Custer Road and Kathryn Lane. Zoned Retail. Neighborhood #3. <b>Applicant: Eastside Partners, LTD</b>  |
| 5g<br>BT | <b>Revised Conveyance Plat:</b> Custer-Ridgeview Addition, Block 1, Lots 4R & 7 - Two conveyance lots on 4.4± acres located at the southwest corner of Custer Road and Kathryn Lane. Zoned Retail. Neighborhood #3. <b>Applicant: East Side Partners, Ltd.</b>  |
| 5h<br>BT | <b>Concept Plan:</b> One-Ninety and Jupiter Addition, Block A, Lots 4R & 6 - Church, hotel, technical school, and general offices on two lots on 46.4± acres located on the north side of State Highway 190, 1,205± feet east of Jupiter Road. Zoned Research/Technology Center & Light Industrial-1. Neighborhood #68. <b>Applicant: Greenbriar Properties, Ltd.</b>                               |
| 5i<br>BT | <b>Revised Conveyance Plat:</b> One-Ninety and Jupiter Addition, Block A, Lots 4R & 6 - Two conveyance lots on 31.4± acres located on the north side of State Highway 190, 1,205± feet east of Jupiter Road. Zoned Research/Technology Center & Light Industrial-1. Neighborhood #68. <b>Applicant: Greenbriar Properties, Ltd.</b>   |
| 5j<br>BT | <b>Final Plat:</b> Performance Addition 2, Block 1, Lots 1 & 2 - Automobile storage facility on two lots on 8.6± acres located on the south side of Village Creek Drive, 1,392± feet west of Preston Road. Zoned Planned Development-203-General Office. Neighborhood #54. <b>Applicant: Ironwood Partners, Ltd.</b>  |

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| <p><b>5k<br/>BT</b></p>                    | <p><b>Revised Conveyance Plat:</b> Plano-Independence Parkway Place Addition, Block 1, Lots 1, 2R, 3, &amp; 4 - Four conveyance lots on 5.2± acres located at the northeast corner of Plano Parkway and Independence Parkway. Zoned Planned Development-374-Retail. Neighborhood #65. <b>Applicant: Fairway Group, Real Estate</b></p>   |
| <p><b><u>END OF CONSENT AGENDA</u></b></p> |  |
| <p><b><u>PUBLIC HEARINGS</u></b></p>       |  |
| <p><b>6<br/>EH</b></p>                     | <p><b>Public Hearing:</b> Zoning Case 2006-31 - Request for expansion of Specific Use Permit #571 for service contractor with storage yard on 2.7± acres located on the south side of Rigsbee Drive, 565± feet west of 14th Street. Zoned Light Commercial with Specific Use Permit #571 for Service Contractor with Storage Yard. Tabled 01/16/07. <b>Applicant: Joe and Susana Hernandez</b></p>   |
| <p><b>7<br/>EH</b></p>                     | <p><b>Public Hearing:</b> Zoning Case 2006-34 - Request to amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses) and related sections of the Zoning Ordinance to allow Recreation Vehicle Parking Lot/Garage use as an accessory use to Mini-Warehouse/Public Storage Development in Retail and Corridor Commercial districts. <b>Applicant: City of Plano</b></p>  |
| <p><b>8A<br/>EH</b></p>                    | <p><b>Public Hearing:</b> Zoning Case 2007-01 - Request to rezone 5.7± acres located at the northeast corner of Preston Road and Old Shepard Place <b>from</b> Planned Development-189-Retail/General Office <b>to</b> Planned Development-Retail/General Office. Zoned Planned Development-189-Retail/General Office with Specific Use Permits #268, 269, 313, 314, &amp; 339 for two restaurants, two private clubs, and an arcade. <b>Applicant: Old Shepard Place II, Ltd.</b></p> |
| <p><b>8B<br/>EH</b></p>                    | <p><b>Concept Plan:</b> Preston Park South, Phase 2, Block A, Lots 1R &amp; 2 - Retail and commercial amusement (indoor) development on two lots on 4.0± acres located at the northeast corner of Preston Road and Old Shepard Place. Zoned Planned Development-189-Retail/General Office with Specific Use Permits #268, 269, 313, 314 &amp; 339 for two restaurants, two private clubs, and an arcade. Neighborhood #55. <b>Applicant: Old Shepard Place II, Ltd.</b></p>            |
| <p><b>9<br/>EH</b></p>                     | <p><b>Public Hearing - Replat:</b> Southwest Corporate Federal Credit Union, Block A, Lot 2R - General offices on one lot on 3.5± acres located at the northeast corner of Bishop Road and Democracy Drive. Zoned Commercial Employment. Neighborhood #16. <b>Applicant: Holt Lunsford Commercial</b></p>  |

**10 BT** **Public Hearing - Replat:** Lynch Park, Block A, Lot 2R - Bank on one lot on 0.9± acre located at the southwest of Coit Road and Legacy Drive. Zoned Retail. Neighborhood #17. **Applicant: Sohaam Petroleum, Inc.**

**11 BT** **Public Hearing - Replat:** Pasquinelli's Westbrook, Phase III-A, Block A, Lots 1 & 2 and Block D, Lots 1-3 - Five Single-Family Residence-6 lots on 1.1± acres located at the northwest and northeast corners of Ridgeview Drive and Paradise Valley Drive. Zoned Planned Development-479-General Office/Single-Family Residence Attached. Neighborhood #2. **Applicant: Pasquinelli Portrait Homes-Westbrook L.P.**

**END OF PUBLIC HEARINGS**

**12 EH** **Preliminary Site Plan:** Chisholm Place Addition No. 1, Block A, Lot 1 - Retail and restaurant development on one lot on 0.8± acre located at the southwest corner of U.S. Highway 75 and Chisholm Place. Zoned Corridor Commercial. Neighborhood #58. **Applicant: Ivy Crossing, L.P.**

**13** **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

February 19, 2007

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**Agenda Item No. 5a**  
**Preliminary Plat:** Headquarters Village, Block A, Lot 1  
**Applicant:** Headquarters, L.P.

Retail, office, and bank development on one lot on 9.6± acres located at the northeast corner of Preston Road and Rasor Boulevard. Zoned Planned Development-20-Mixed Use. Neighborhood #1.

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

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**Agenda Item No. 5b**  
**Revised Preliminary Site Plan:** Independence Crossing, Block A, Lot 4  
**Applicant:** Green Street Properties

Retail and restaurant development on one lot on 7.8± acres located at the northeast corner of Independence Parkway and Hedgcoxe Road. Zoned Retail with Specific Use Permit #368 for Day Care Center. Neighborhood #6.

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

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**Agenda Item No. 5c**  
**Final Plat:** Silver Fern Addition, Block 1, Lot 2  
**Applicant:** Coit Road Apartments, L.P.

250 Multifamily Residence-2 units on 14.2± acres located at the southeast corner of Ridgeview Drive and Coit Road. Zoned Planned Development-433-Multifamily Residence-2. Neighborhood #2.

Recommended for approval as submitted.

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**Agenda Item No. 5d**

**Final Plat:** The Townhomes at Legacy Town Center, Phase Four & Legacy Town Center North No. 2, Block A, Lot 2

**Applicant:** K. Hovnanian Homes

One vacant lot and 170 Single Family-Attached lots and 39 open space lots on 20.1± acres located at the northwest corner of Headquarters Drive and Parkwood Boulevard. Zoned Planned Development-65-Central Business-1. Neighborhood #8.

Recommended for approval as submitted.

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**Agenda Item No. 5e**

**Preliminary Site Plan:** Las Palmas Addition

**Applicant:** Los Rios Golfcourse, L.P.

38 Single-Family Residence Attached lots and two open space lots on 3.8± acres located at the southeast corner of Country Club Drive and San Miguel Drive. Zoned Single-Family Residence Attached. Neighborhood #51.

Recommended for approval as submitted.

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**Agenda Item No. 5f**

**Revised Preliminary Site Plan & Revised Concept Plan:** Custer-Ridgeview Addition, Block 1, Lots 4R & 7

**Applicant:** Eastside Partners, LTD

Commercial pet sitting and medical offices on two lots on 4.4± acres located at the southwest corner of Custer Road and Kathryn Lane. Zoned Retail. Neighborhood #3.

Recommended for approval as submitted.

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**Agenda Item No. 5g**

**Revised Conveyance Plat:** Custer-Ridgeview Addition, Block 1, Lots 4R & 7

**Applicant:** East Side Partners, Ltd.

Two conveyance lots on 4.4± acres located at the southwest corner of Custer Road and Kathryn Lane. Zoned Retail. Neighborhood #3.

Recommended for approval as submitted.

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**Agenda Item No. 5h**

**Concept Plan:** One-Ninety and Jupiter Addition, Block A, Lots 4R & 6  
**Applicant:** Greenbriar Properties, Ltd.

Church, hotel, technical school, and general offices on two lots on 46.4± acres located on the north side of State Highway 190, 1,205± feet east of Jupiter Road. Zoned Research/Technology Center & Light Industrial-1. Neighborhood #68.

Recommended for approval as submitted.

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**Agenda Item No. 5i**

**Revised Conveyance Plat:** One-Ninety and Jupiter Addition, Block A, Lots 4R & 6  
**Applicant:** Greenbriar Properties, Ltd.

Two conveyance lots on 31.4± acres located on the north side of State Highway 190, 1,205± feet east of Jupiter Road. Zoned Research/Technology Center & Light Industrial-1. Neighborhood #68.

Recommended for approval as submitted.

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**Agenda Item No. 5j**

**Final Plat:** Performance Addition 2, Block 1, Lots 1 & 2  
**Applicant:** Ironwood Partners, Ltd.

Automobile storage facility on two lots on 8.6± acres located on the south side of Village Creek Drive, 1,392± feet west of Preston Road. Zoned Planned Development-203-General Office. Neighborhood #54.

Recommended for approval as submitted.

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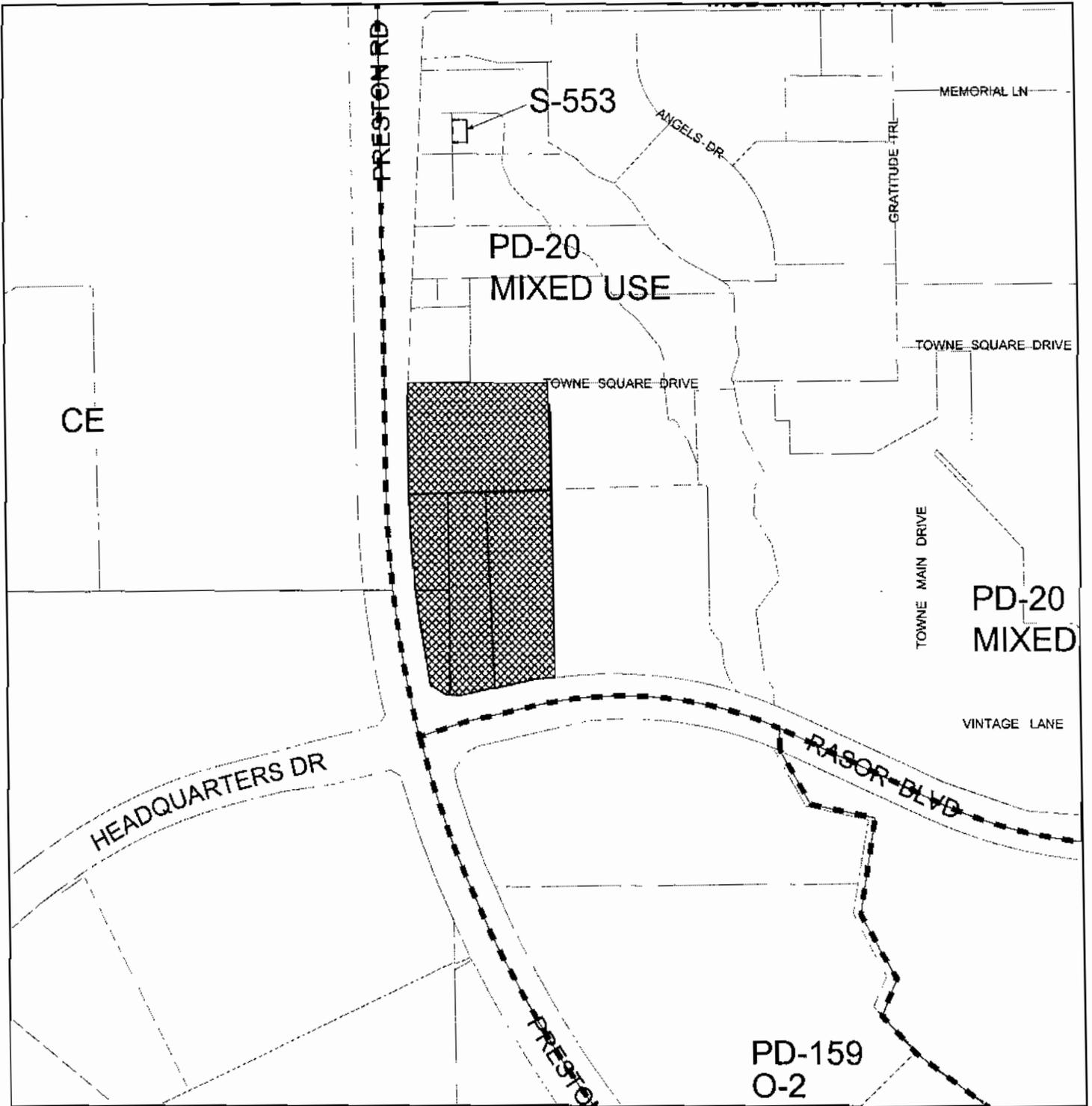
**Agenda Item No. 5k**

**Revised Conveyance Plat:** Plano-Independence Parkway Place Addition, Block 1,  
Lots 1, 2R, 3, & 4  
**Applicant:** Fairway Group, Real Estate

Four conveyance lots on 5.2± acres located at the northeast corner of Plano Parkway and Independence Parkway. Zoned Planned Development-374-Retail. Neighborhood #65.

Recommended for approval as submitted.

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Item Submitted: PRELIMINARY PLAT

Title: HEADQUARTERS VILLAGE  
BLOCK A, LOT 1

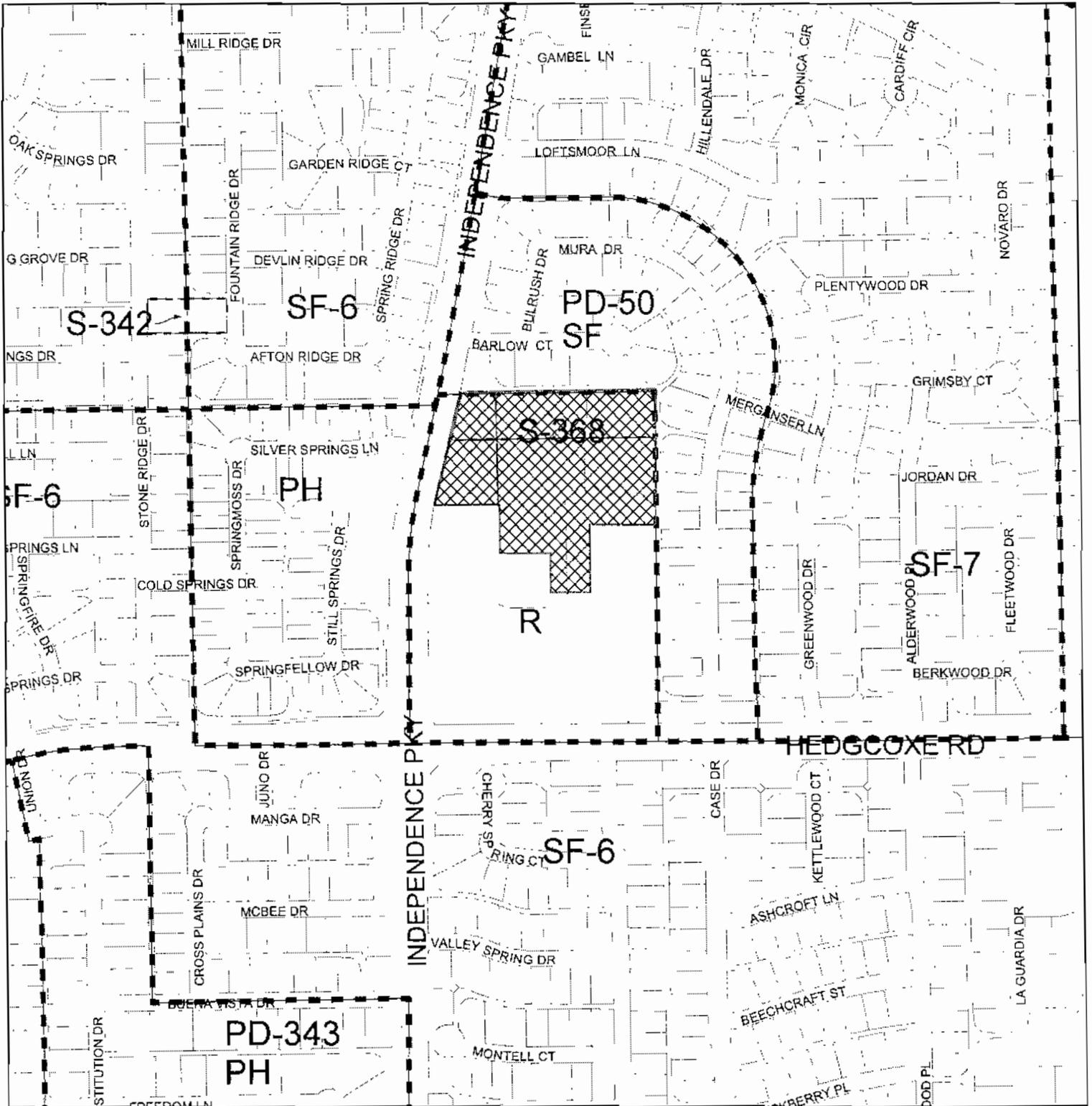
Zoning: PLANNED DEVELOPMENT-20-MIXED USE



○ 200' Notification Buffer







Item Submitted: REVISED PRELIMINARY SITE PLAN

Title: INDEPENDENCE CROSSING  
BLOCK A, LOT 4

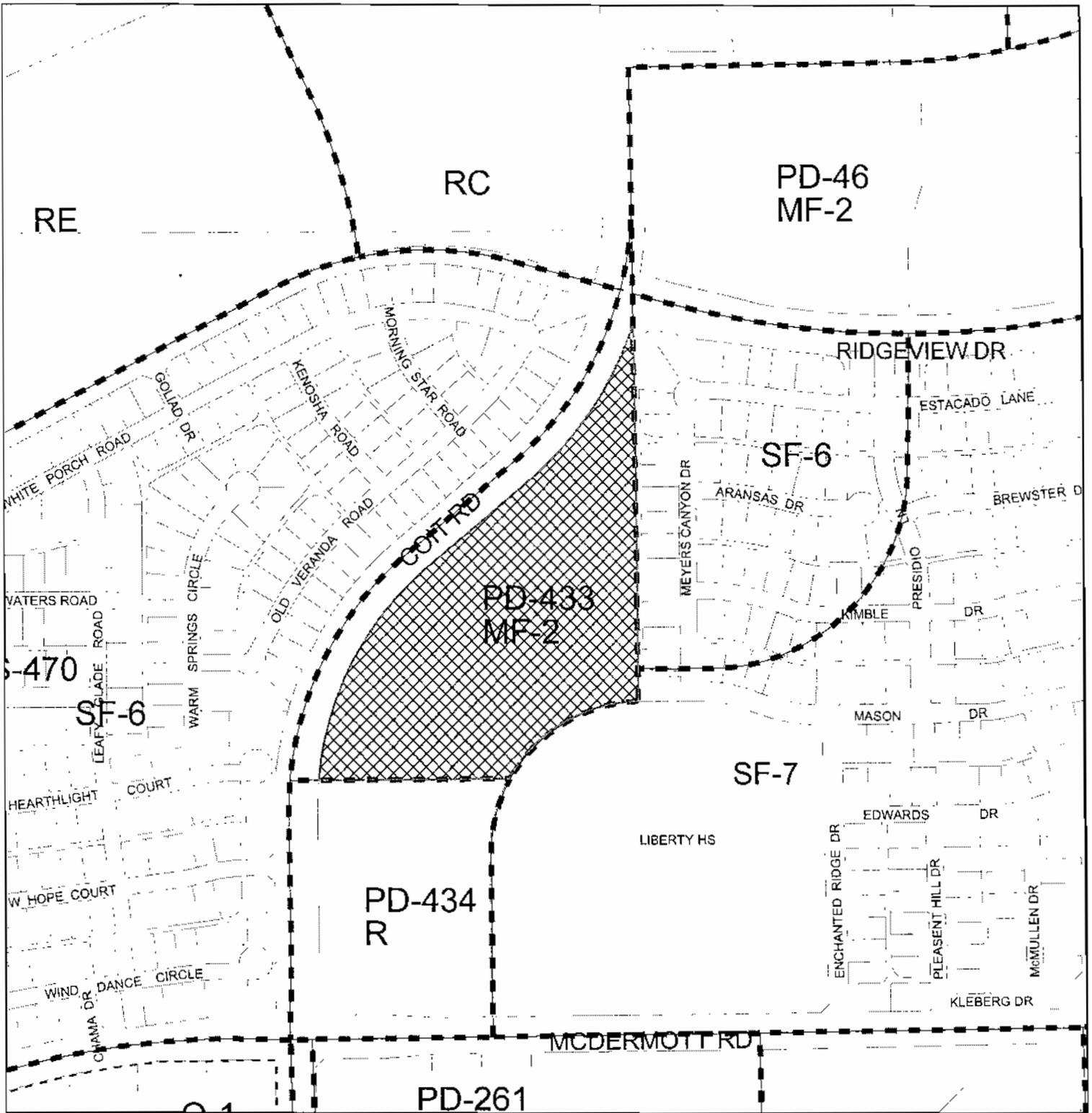
Zoning: RETAIL  
w/SPECIFIC USE PERMIT #368



○ 200' Notification Buffer



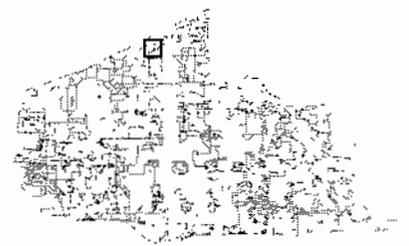




Item Submitted: FINAL PLAT

Title: SILVER FERN ADDITION  
BLOCK 1, LOT 2

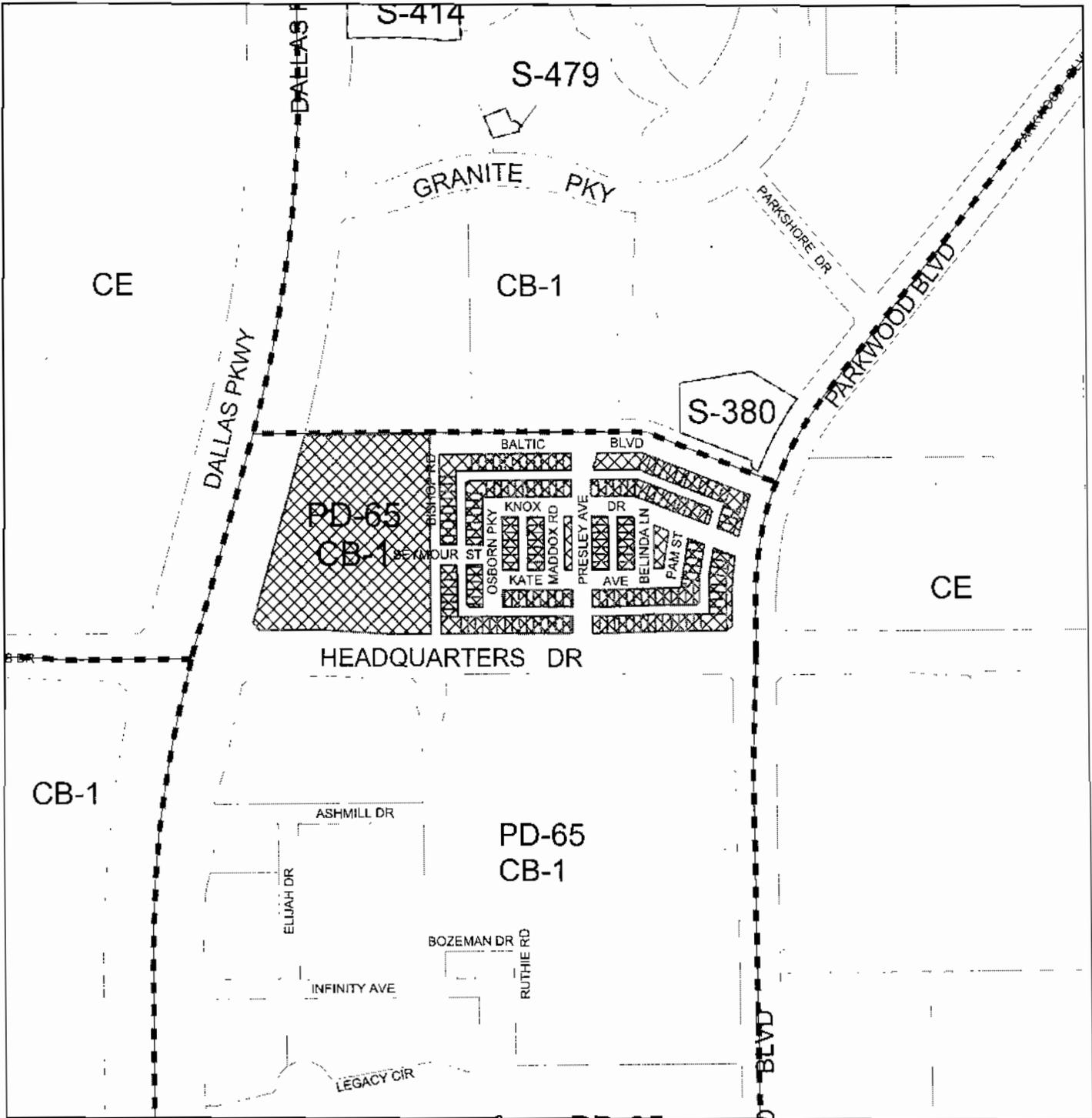
Zoning: PLANNED DEVELOPMENT-433-  
MULTIFAMILY RESIDENCE-2



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Item Submitted: FINAL PLAT

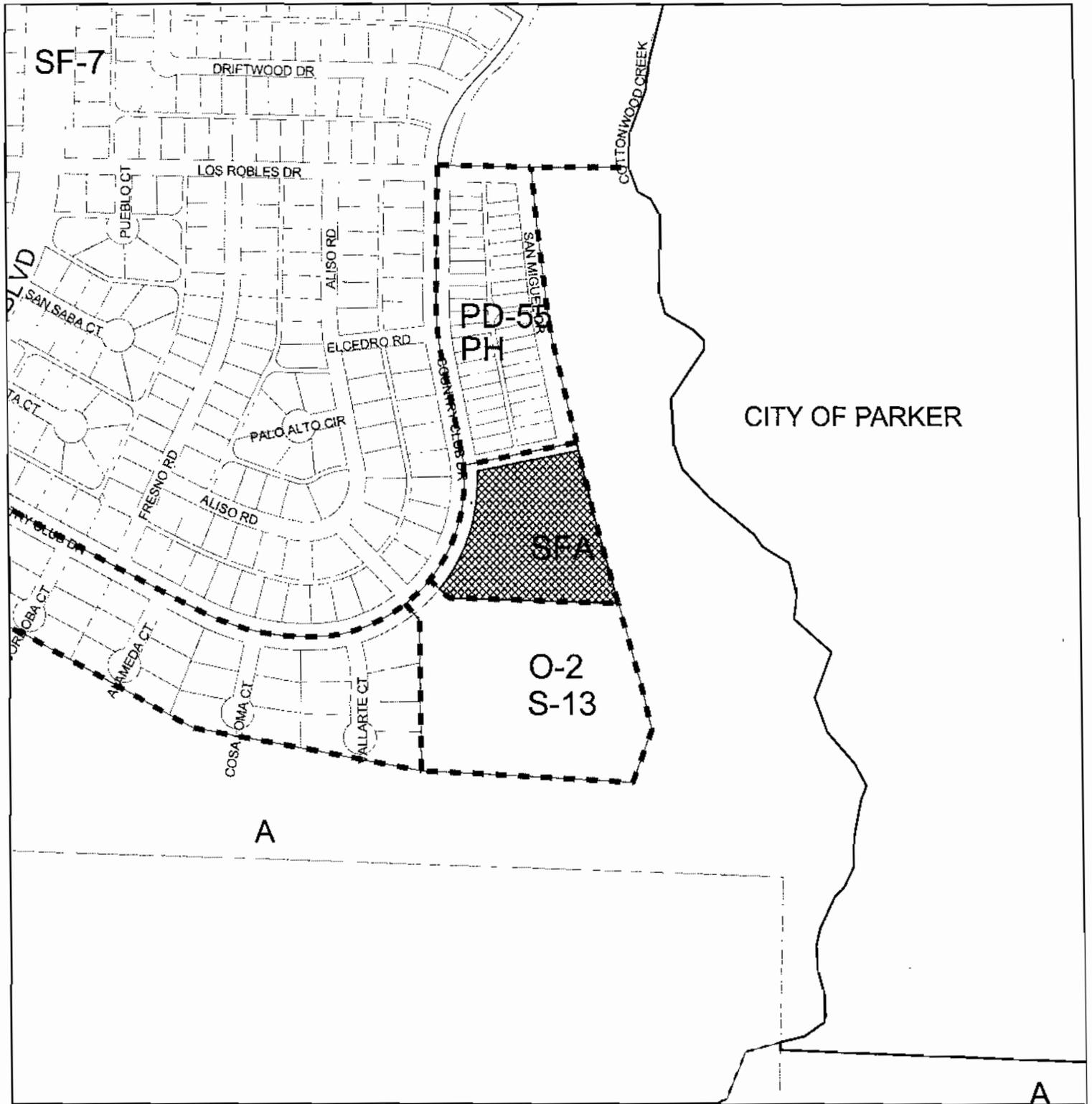
Title: THE TOWN HOMES AT LEGACY TOWN CENTER,  
 PHASE FOUR & LEGACY TOWN CENTER NORTH NO. 2  
 BLOCK A, LOT 2



Zoning: PLANNED DEVELOPMENT-65-CENTRAL BUSINESS-1



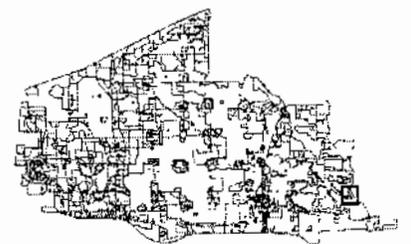




Item Submitted: PRELIMINARY SITE PLAN

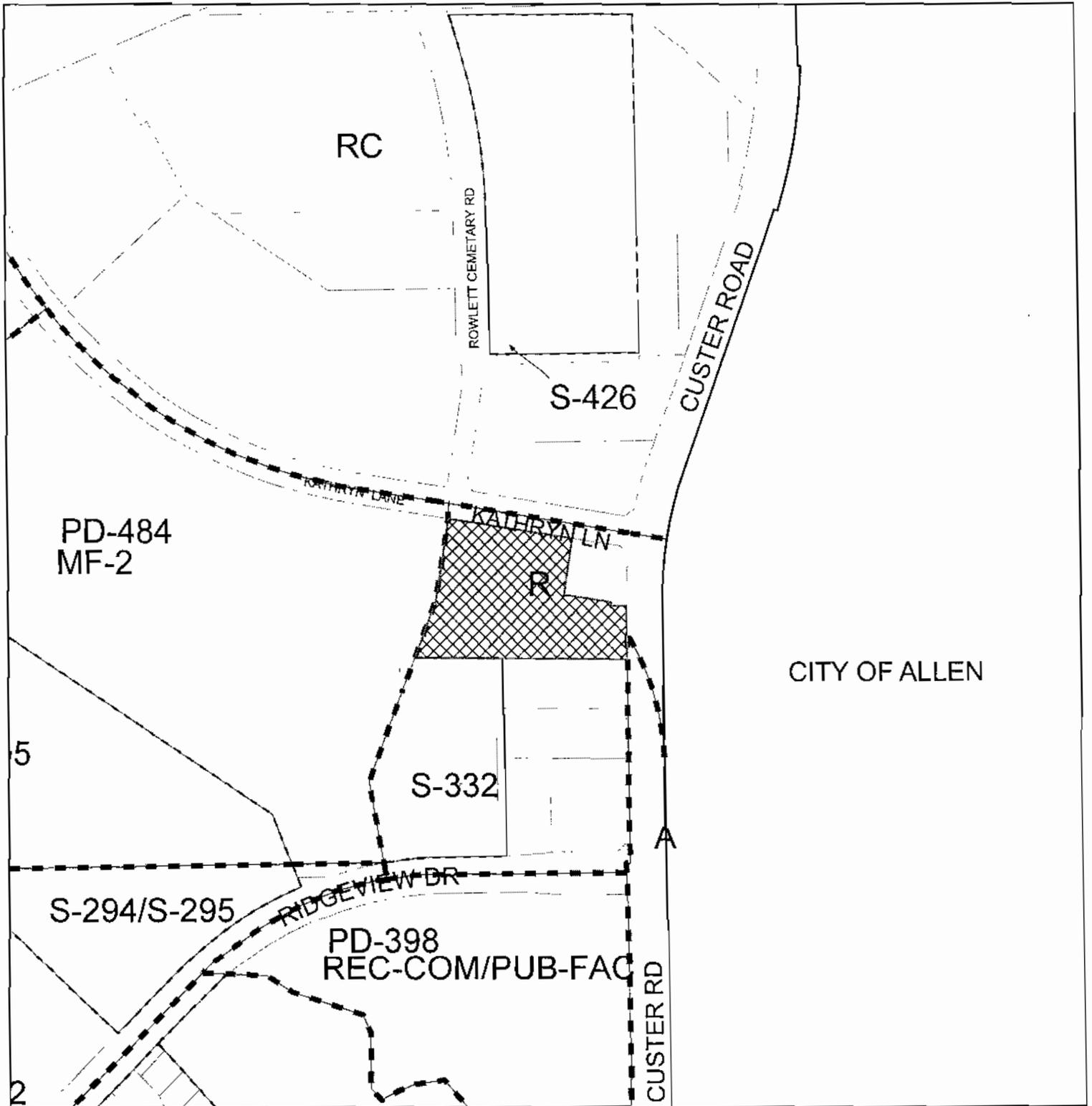
Title: LAS PALMAS

Zoning: SINGLE-FAMILY RESIDENCE ATTACHED



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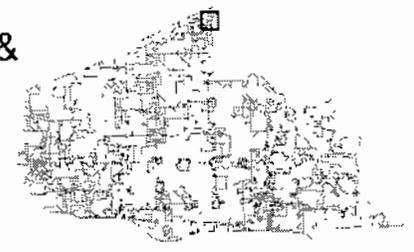




Item Submitted: REVISED PRELIMINARY SITE PLAN &  
REVISED CONCEPT PLAN

Title: CUSTER-RIDGEVIEW ADDITION  
BLOCK 1, LOTS 4R & 7

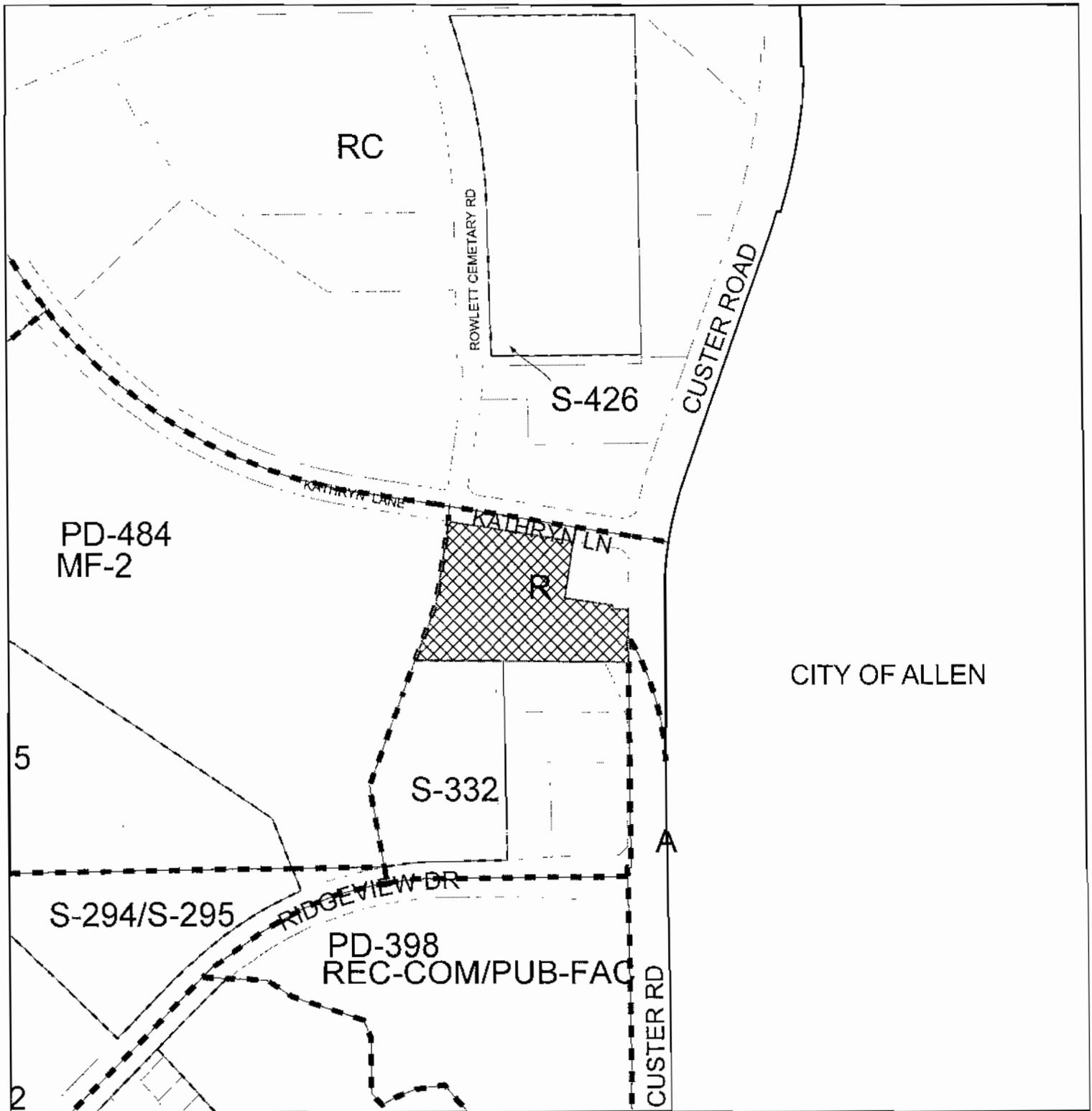
Zoning: RETAIL



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Item Submitted: REVISED CONVEYANCE PLAT

Title: CUSTER-RIDGEVIEW ADDITION  
BLOCK 1, LOTS 4R & 7

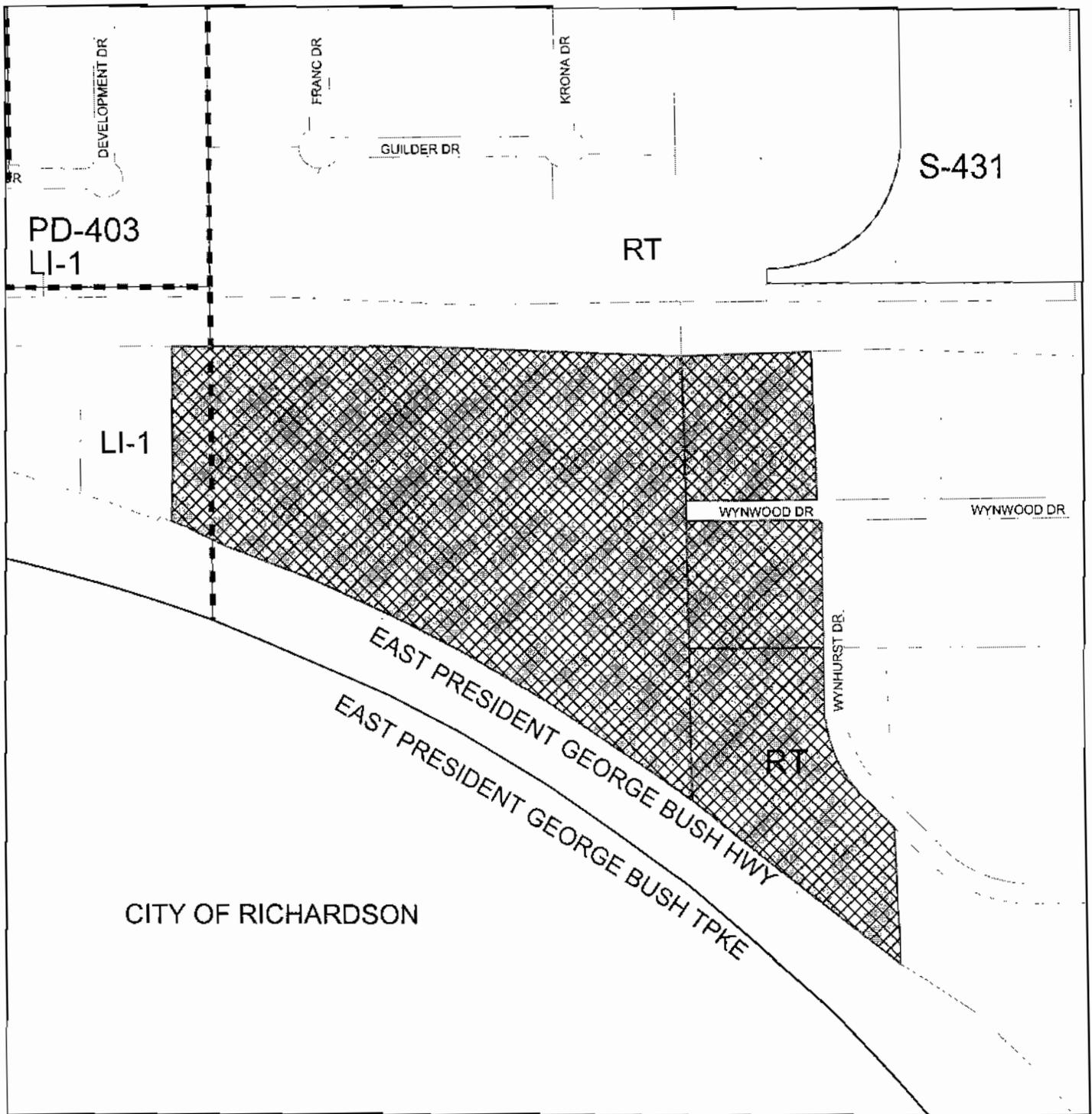
Zoning: RETAIL



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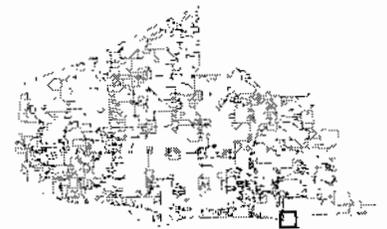




Item Submitted: CONCEPT PLAN

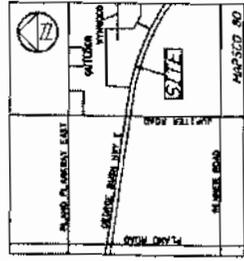
Title: ONE-NINETY AND JUPITER ADDITION  
BLOCK A, LOTS 4R & 6

Zoning: RESEARCH/TECHNOLOGY CENTER &  
LIGHT INDUSTRIAL-1



○ 200' Notification Buffer





Contract  
Greensboro Properties, Ltd.  
10000 North Central Expressway  
Dallas, Texas 75243  
Phone: (214) 343-1100  
FAX: (214) 343-1101  
(214) 343-1102

Contract  
John S. Anderson Architects  
12222 North Central Expressway  
Dallas, Texas 75243  
Phone: (214) 343-1100  
FAX: (214) 343-1101  
(214) 343-1102

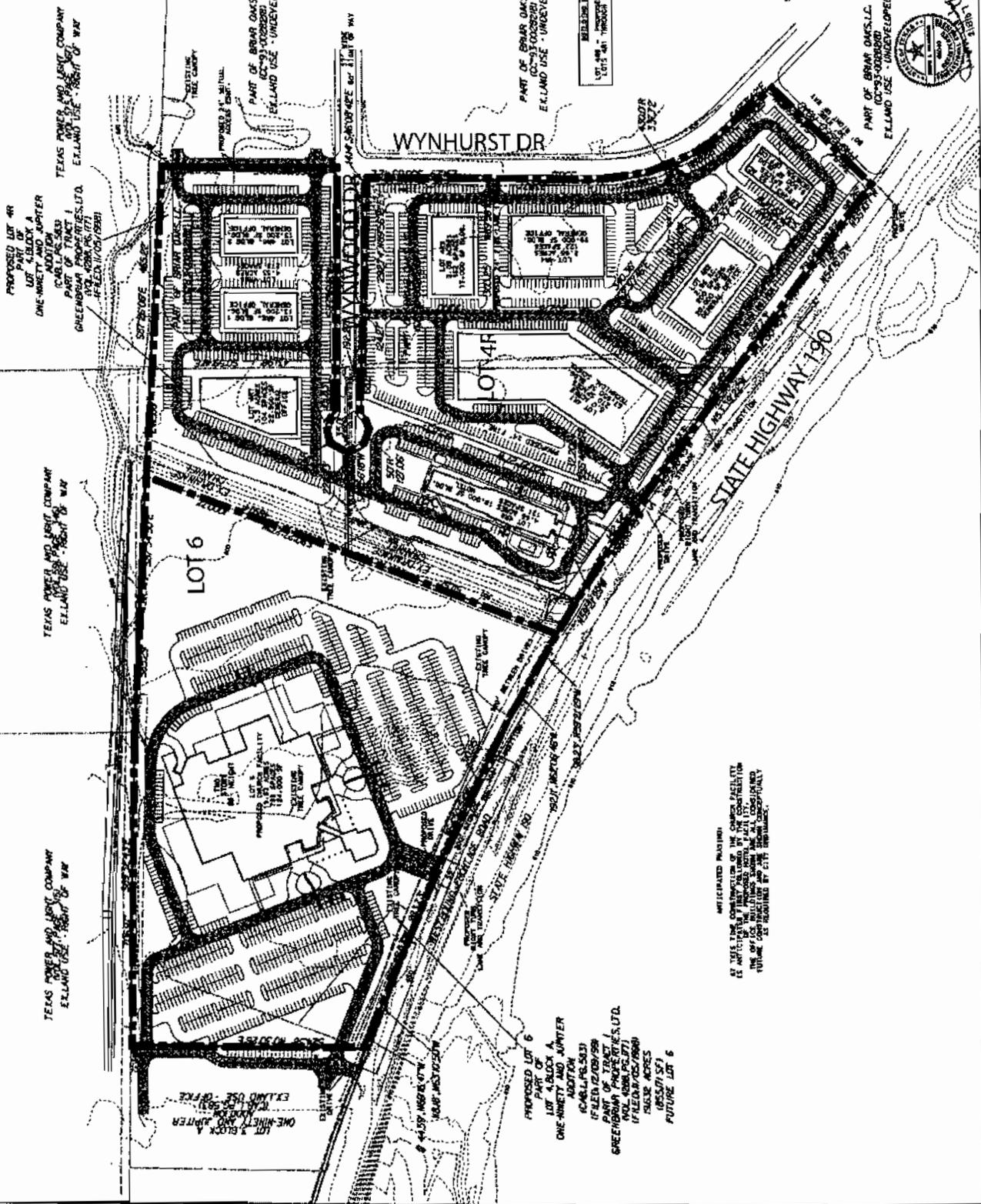
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REVIEWED PER CITY COMPLY FEBRUARY 1, 2007

**CONCEPT PLAN**

**NORTH DALLAS COMMUNITY BEAR FELLOWSHIP**  
**LOTS 1-6 BLOCK A ONE-FAMILY RESIDENTIAL ADDITION**  
**CITY OF PLANO, TEXAS**

GREENSBORO ASSOCIATION, INC.  
 CIVIL AND INSTRUMENTAL ENGINEERS



PROPOSED LOT 4R  
 PART OF  
 LOT 4, BLOCK A  
 ONE-NINETY AND A QUARTER  
 ACRES  
 TEXAS POWER AND LIGHT COMPANY  
 PART OF TRACT 1  
 GREENSBORO PROPERTIES, LTD.  
 10000 NORTH CENTRAL EXPRESSWAY  
 DALLAS, TEXAS 75243  
 FILED 11/02/05

TEXAS POWER AND LIGHT COMPANY  
 ONE-NINETY AND A QUARTER  
 ACRES  
 ELLAND USE - UNDEVELOPED

TEXAS POWER AND LIGHT COMPANY  
 ONE-NINETY AND A QUARTER  
 ACRES  
 ELLAND USE - UNDEVELOPED

PART OF BEAR OAKS, L.L.C.  
 (CC-03-0028280)  
 ELLAND USE - UNDEVELOPED

PART OF BEAR OAKS, L.L.C.  
 (CC-03-0028280)  
 ELLAND USE - UNDEVELOPED

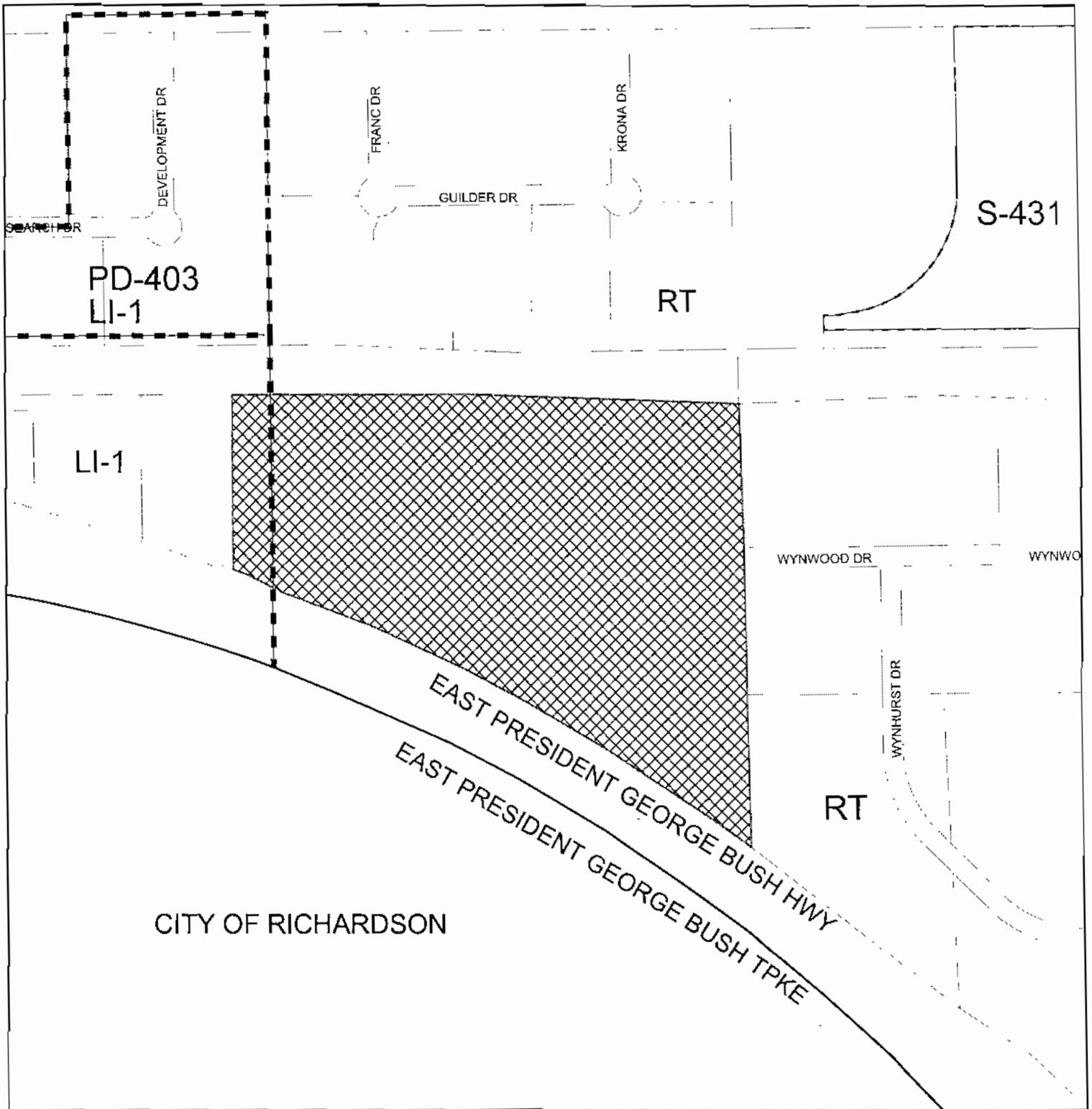
BEAR OAKS TRACT NO. 10, BEAR OAKS, L.L.C.  
 LOT 4R - "IMPROVED WITH 2-1/2 STORIES OF" WILLIAM W. HUNT  
 LOT 4R - "IMPROVED WITH 2-1/2 STORIES OF" WILLIAM W. HUNT

PART OF BEAR OAKS, L.L.C.  
 (CC-03-0028280)  
 ELLAND USE - UNDEVELOPED

UNDEVELOPED PLANNING

AS THIS IS THE CONCEPT PLAN OF THE COMMUNITY BEAR FELLOWSHIP  
 AS APPLICABLE TO THE CITY OF PLANO, TEXAS, THE CITY OF PLANO  
 HAS THE RIGHT TO REVISIONS TO THE PLAN AND TO THE CITY OF PLANO  
 VOLUME 100, REVISIONS BY CITY ENGINEER

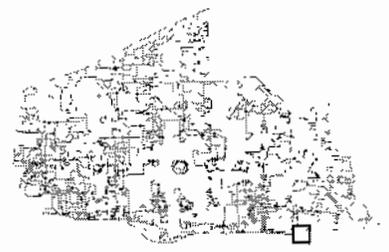
PROPOSED LOT 6  
 PART OF  
 LOT 4, BLOCK A  
 ONE-NINETY AND A QUARTER  
 ACRES  
 (CC-03-0028280)  
 PART OF TRACT 1  
 GREENSBORO PROPERTIES, LTD.  
 10000 NORTH CENTRAL EXPRESSWAY  
 DALLAS, TEXAS 75243  
 FILED 11/02/05



Item Submitted: REVISED CONVEYANCE PLAT

Title: ONE-NINETY AND JUPITER ADDITION  
BLOCK A, LOTS 4R & 6

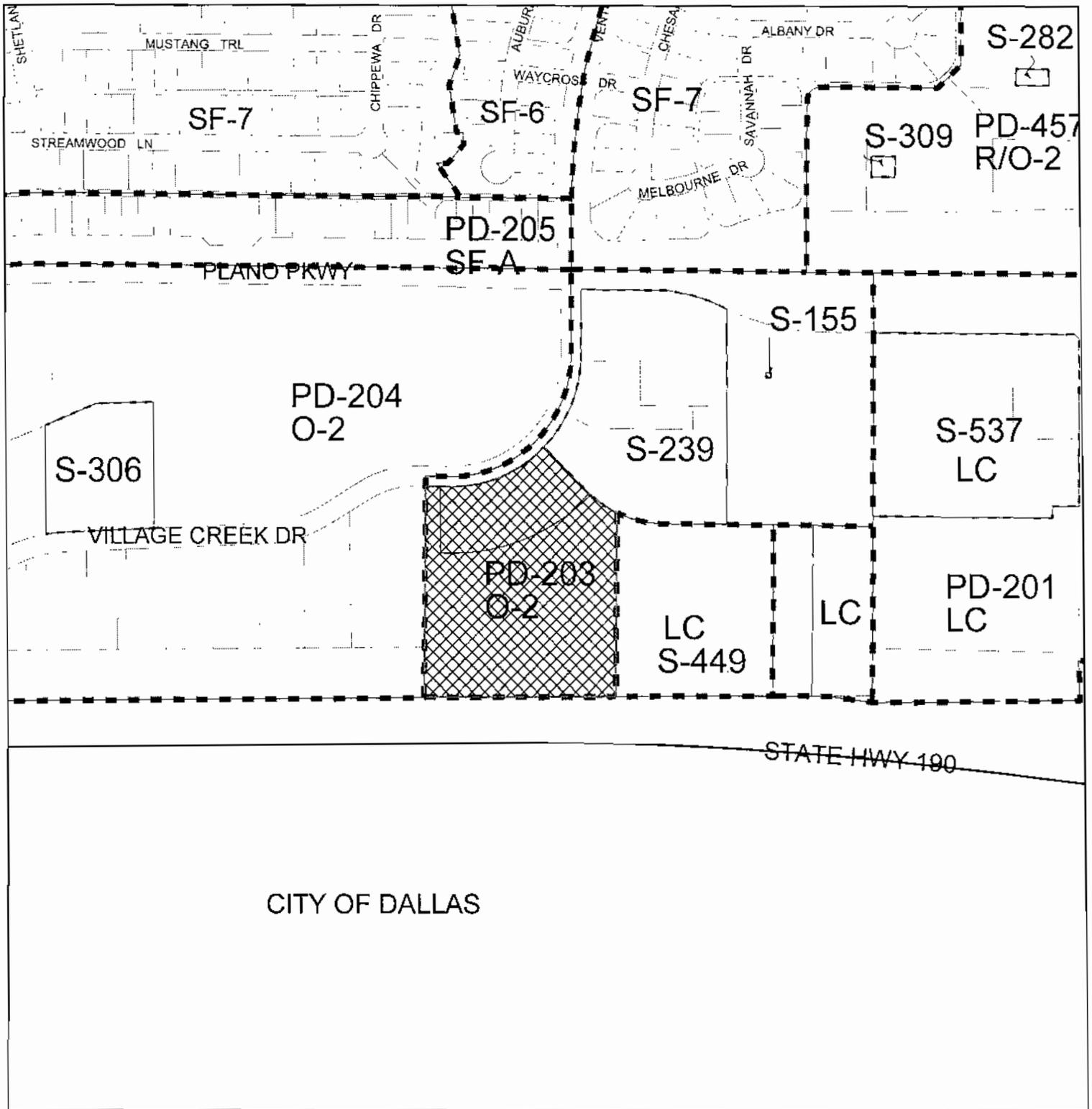
Zoning: RESEARCH/TECHNOLOGY CENTER &  
LIGHT INDUSTRIAL-1



○ 200' Notification Buffer







Item Submitted: FINAL PLAT

Title: PERFORMANCE ADDITION 2  
BLOCK 1, LOTS 1 & 2

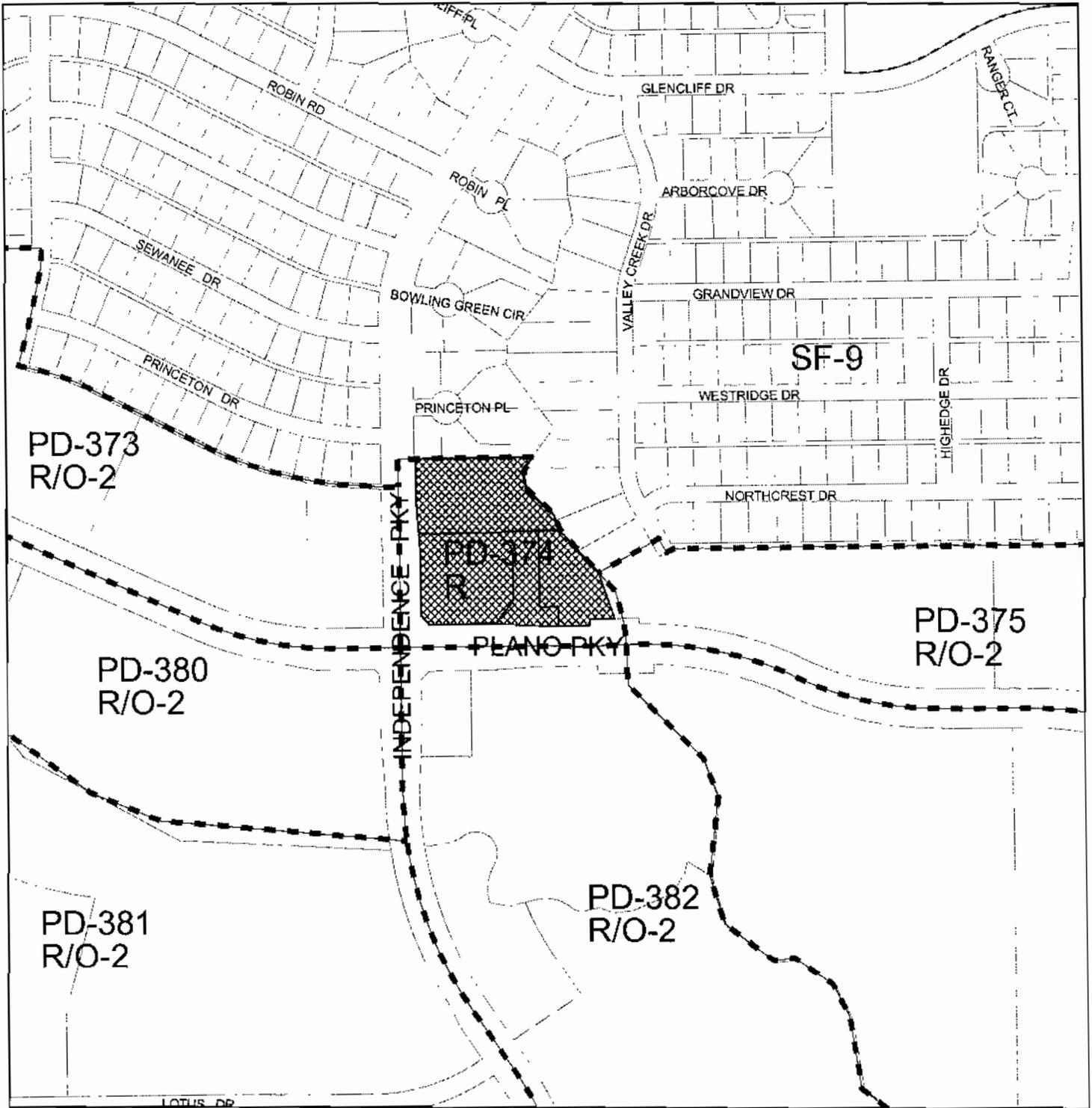
Zoning: PLANNED DEVELOPMENT-203-GENERAL OFFICE



○ 200' Notification Buffer



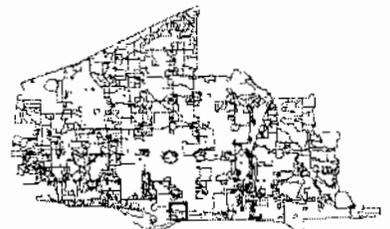




Item Submitted: REVISED CONVEYANCE PLAT

Title: PLANO-INDEPENDENCE  
 PARKWAY PLACE ADDITION  
 BLOCK 1, LOTS 1, 2R, 3, & 4

Zoning: PLANNED DEVELOPMENT-374-RETAIL ○ 200' Notification Buffer





CITY OF PLANO  
PLANNING & ZONING COMMISSION

February 19, 2007

**Agenda Item No. 6**

**Public Hearing:** Zoning Case 2006-31

**Applicant:** Joe and Susana Hernandez

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**DESCRIPTION:**

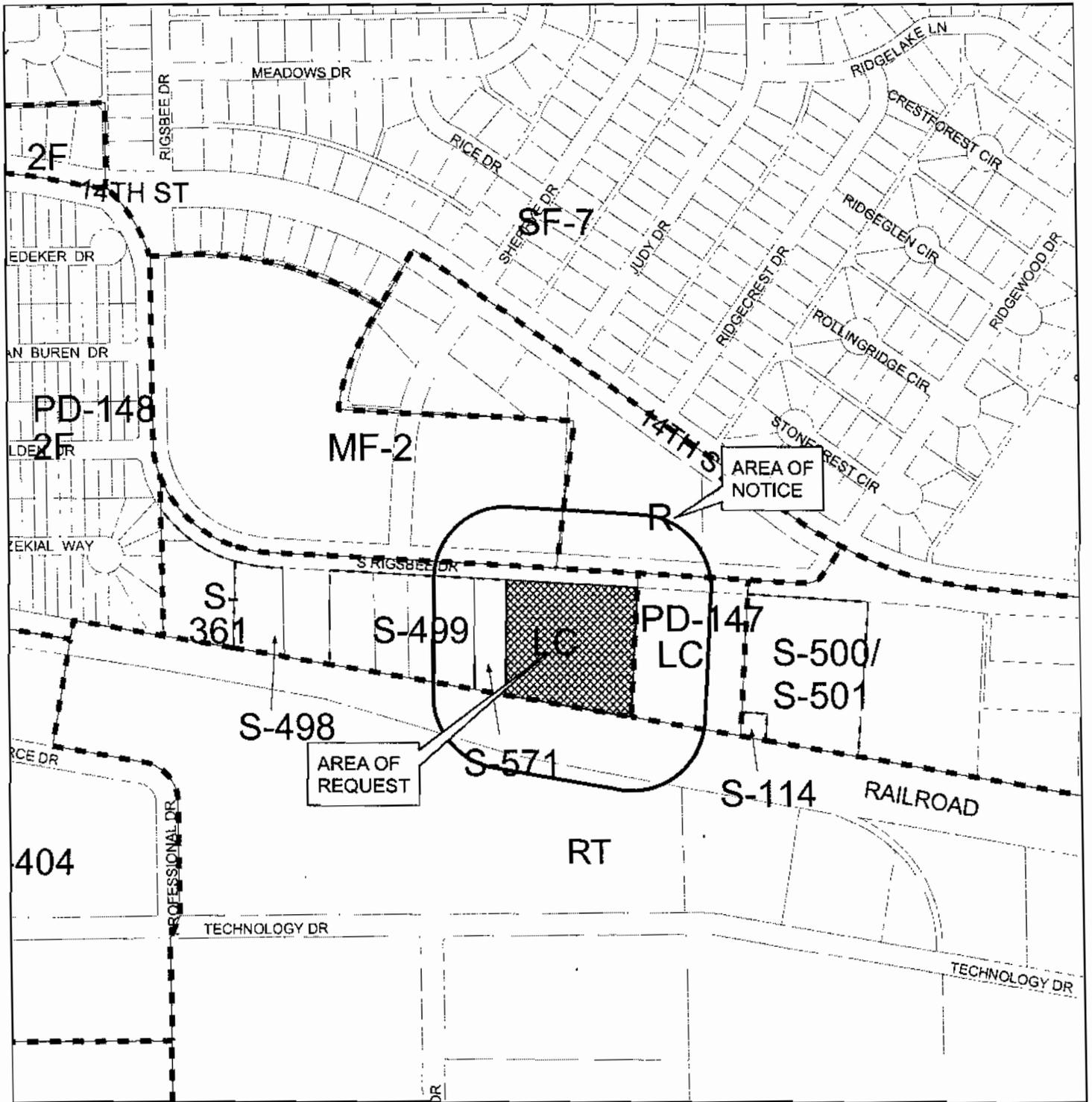
Request for expansion of Specific Use Permit #571 for service contractor with storage yard on 2.7± acres located on the south side of Rigsbee Drive, 565± feet west of 14th Street. Zoned Light Commercial with Specific Use Permit #571 for Service Contractor with Storage Yard. Tabled 01/16/07.

**REMARKS:**

This applicant is requesting that this item remain on the table until the Monday, March 5, 2007, Planning & Zoning Commission meeting to allow additional time to address staff comments.

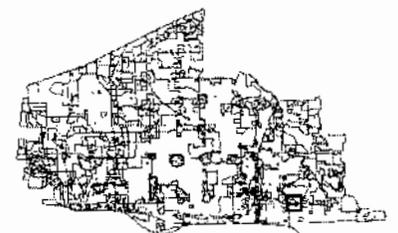
**RECOMMENDATION:**

Recommended the Planning & Zoning Commission accept the applicant's request for this item to remain on the table until the Monday, March 5, 2007, meeting.



Zoning Case #: 2006-31

Existing Zoning: LIGHT COMMERCIAL



○ 200' Notification Buffer

CITY OF PLANO  
PLANNING & ZONING COMMISSION

February 19, 2007

**Agenda Item No. 7**

**Public Hearing:** Zoning Case 2006-34

**Applicant:** City of Plano

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**DESCRIPTION:**

Request to amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses) and related sections of the Zoning Ordinance to allow Recreation Vehicle Parking Lot/Garage use as an accessory use to Mini-Warehouse/Public Storage Development in Retail and Corridor Commercial districts.

**REMARKS:**

This is a request to amend the Zoning Ordinance to allow Recreation Vehicle Parking Lot/Garage use as an accessory use in Retail (R) and Corridor Commercial (CC) districts to mini-warehouse/public storage developments. The purpose of this request is to provide more convenient locations, in closer proximity to residential areas, for the parking and storage of Recreation Vehicles (RVs). The Planning & Zoning Commission called a public hearing at the request of a company that develops and operates mini-warehouses.

The Zoning Ordinance currently allows Recreation Vehicle Parking Lot/Garage by Specific Use Permit (SUP) as a primary use and by right as an accessory use to mini-warehouse/public storage developments in the Light Commercial (LC) zoning district. It is permitted by right as a primary use, subject to Residential Adjacency Standards, in the Light Industrial-1 (LI-1) and Light Industrial-2 (LI-2) zoning districts.

The storage of RVs is limited by Subsection 3.1108(4) of the Zoning Ordinance. The Zoning Ordinance states that: "Storage is defined as the continuous parking of the vehicle for 48 hours or longer." These developments provide a service to Plano residents who do not want to keep their RVs stored at their homes, or are unable to do so because of deed restrictions. Mini-warehouses in the R zoning district typically serve surrounding neighborhoods and may provide a close and convenient place for RV storage.

**RECOMMENDATION:**

Recommended that the Planning & Zoning Commission amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses) and related sections of the Zoning Ordinance to add a note to allow Recreation Vehicle Parking Lot/Garage use as an accessory use to mini-warehouse/public storage development in Retail and Corridor Commercial districts.

CITY OF PLANO  
PLANNING & ZONING COMMISSION

February 19, 2007

**Agenda Item No. 8A**

**Public Hearing:** Zoning Case 2007-01

**Applicant:** Old Shepard Place II, Ltd.

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**DESCRIPTION:**

Request to rezone 5.7± acres located at the northeast corner of Preston Road and Old Shepard Place **from** Planned Development-189-Retail/General Office **to** Planned Development-Retail/General Office. Zoned Planned Development-189-Retail/General Office with Specific Use Permits #268, 269, 313, 314, & 339 for two restaurants, two private clubs, and an arcade.

**REMARKS:**

The applicant is requesting to rezone the property to create a planned development district to allow the development of a pharmacy with drive-through. The requested zoning is Planned Development-Retail/General Office (PD-R/O-2). The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling or warehousing. The O-2 district is intended to allow for a variety of low-, mid-, and high-rise office developments providing for professional, financial, medical, and similar services to local residents; corporate offices for regional and national operations; and major centers of employment for Plano and surrounding communities. A PD district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions.

Staff was first approached by the applicant when a pre-development meeting was requested. At that time the PD stipulations were not thoroughly reviewed, and staff mistakenly allowed the applicant to submit a revised site plan for a pharmacy where the PD did not allow it. The error was discovered upon further review, and discussed with the applicant before the plan reached the Planning & Zoning Commission.

This request proposes to remove these lots from the current PD and create a new retail, and office PD. In addition to the proposed uses, the request includes amendments to lot coverage, floor area ratio, building height, and building materials. A concept plan, Preston Park South, Phase 2, Block A, Lots 1R & 2, accompanies this request.

### **Current Zoning**

The current zoning is Planned Development-189-Retail/General Office (PD-189-R/O-2). The existing PD has similar stipulations to the proposed PD. The major exception is that it limits development in this area to uses allowed by right or by Specific Use Permit (SUP) in the O-2 zoning district.

### **Surrounding Land Use and Zoning**

The area of the request is currently developed as a restaurant and commercial amusement (indoor) with restaurant, which are allowed by SUP. The property to the north is an office development and is zoned PD-189-R/O-2. To the east is a hotel and is also zoned PD-189-R/O-2. The property to the south is an apartment complex and is zoned Multifamily Residence-2. Across Preston Road to the west is a retail development zoned R.

### **Proposed Planned Development Zoning Stipulations**

The requested zoning is PD-R/O-2. There are two primary parts of this request: land use and design standards.

**Land Use** - The request proposes to allow R and O-2 uses by right.

**Design Standards** - The request proposes design standards that mirror the existing zoning and will complement the development as a whole.

This request is for PD-R/O-2 zoning with the following stipulations:

- 1) R uses, as defined by section 2.818 of the Zoning Ordinance, and O-2 uses as defined by section 2.817 of the Zoning Ordinance shall be allowed
- 2) Area, Yard and Bulk Requirements
  - a. Maximum Lot Coverage - 30% (excluding parking structures).
  - b. Maximum Floor Area Ratio - 0.8:1 (excluding parking structures).
  - c. Maximum Building Height - Parking structures shall be not more than four levels at or above grade.
- 3) Building materials: The sides of all buildings, except parking garages, shall have a consistent facade design and roof line configuration. All mechanical equipment serving the structures and trash receptacles shall be screened from all public streets.

## **Conformance to the Comprehensive Plan**

**Future Land Use Plan** - The Future Land Use Plan designates this property as Major Corridor Development (MCD). Development in these corridors is expected to define the unique character of the Preston Road corridor. This corridor includes major retail development including Collin Creek Mall, along with general commercial, entertainment, lodging and office uses. The request is generally consistent with the MCD land use designation.

**Adequacy of Public Facilities** - Adequate water and sanitary sewer services are available on site.

**Traffic Impact Analysis (TIA)** - A TIA is not required since the trip generation potential of the proposed zoning is less than current zoning.

## **ISSUES:**

### **Rezoning Land for Retail Use**

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.

While the area of the rezoning is fairly small, the requested change would add additional retail development to the Preston Road corridor. To the north of this development is the intersection of Preston Road and Park Boulevard which has a significant amount of retail on each corner. The additional retail use proposed with this zoning request would further increase the overabundance of retail zoning in Plano.

### **Proposed Planned Development District**

Section 4.101 of the Zoning Ordinance details five purposes for a planned development district. These are:

1. "To protect and provide for the public health, safety, and general welfare of the city." The current zoning and the proposed PD-R/O-2 zoning accomplish this purpose.
2. "To guide the future development of the city in accordance with the Comprehensive Plan." As noted above, the proposed development does conform to the Comprehensive plan, but not the Retail Study.
3. "To accommodate innovation by modifying regulations to better accomplish the city's development goals." The Zoning Ordinance is the primary tool for implementing the city's development goals as expressed in the Comprehensive Plan. There is sufficient, developable retail land in other areas of the city.

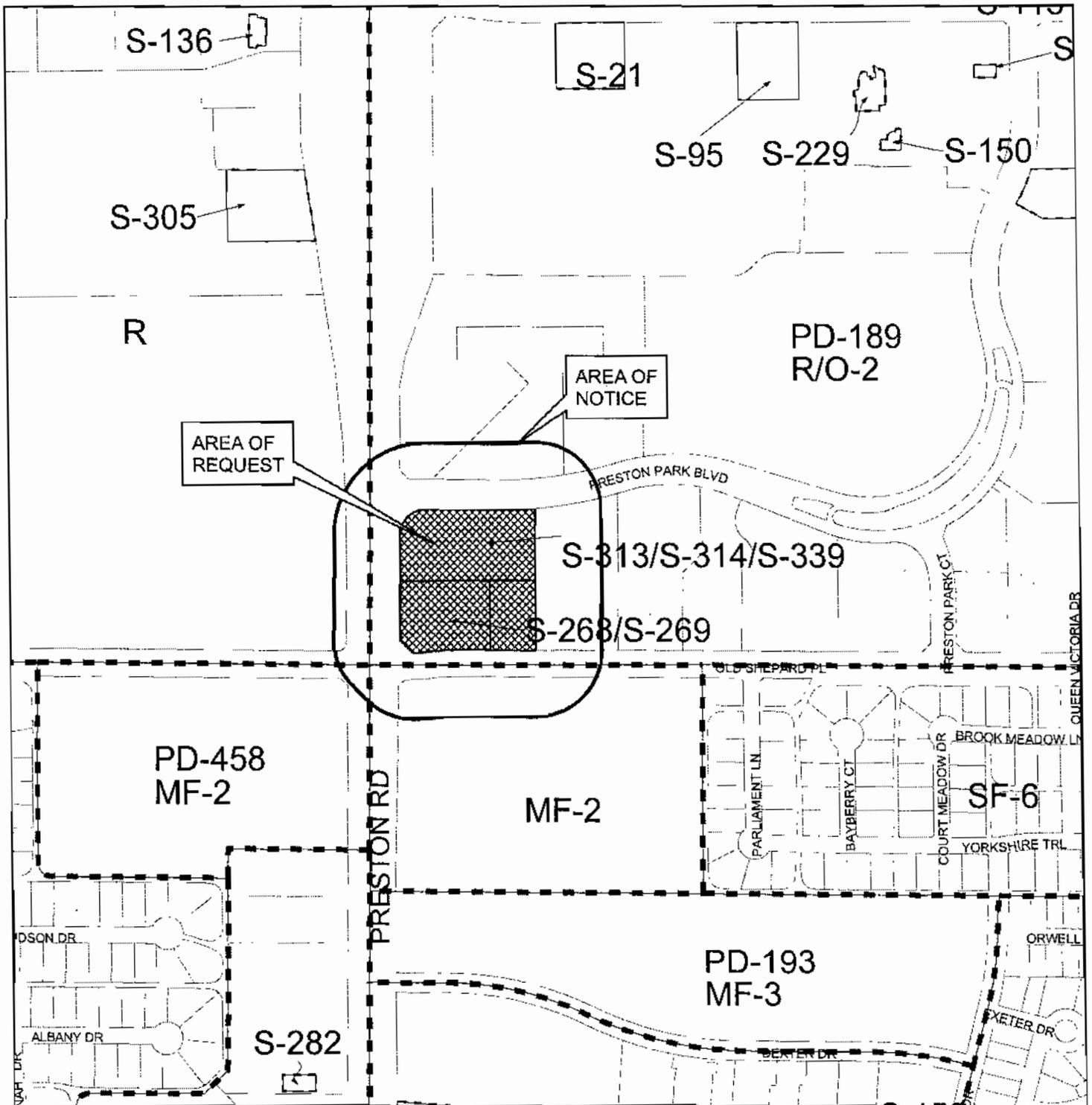
4. "To mitigate development impacts, especially those related to the environment, traffic, public services and facilities and adjacent and area land uses." The change in zoning would have little development impact on the environment and traffic.
5. "To protect and enhance the aesthetic and visual quality of development." The proposed building materials, building articulation, and design standards would be compliant with this purpose.

**SUMMARY:**

The applicant is requesting to create a PD district to allow R and O-2 uses by right. The Retail Study advises against rezoning additional land for retail use. R uses are allowed in many areas of the city, and there are many locations where they would be more appropriate. Additional retail zoning in such close proximity to an existing overdeveloped retail intersection such as Preston Road and Park Boulevard is not recommended. Therefore, staff recommends denial of the request.

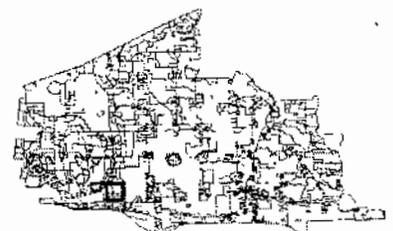
**RECOMMENDATIONS:**

Recommended for denial.



Zoning Case #: 2007-01

Existing Zoning: PLANNED DEVELOPMENT-189-  
 RETAIL/GENERAL OFFICE  
 w/SPECIFIC USE PERMITS #268, 269, 313, 314, & 339



○ 200' Notification Buffer



REPLY FORM

RECEIVED

FEB 17 2007

PLANNING DEPT.

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-01. This is a request to rezone 5.7± acres located at the northeast corner of Preston Road and Old Shepard Place from Planned Development-189-Retail/General Office (PD-189-R/O-2) to Planned Development-Retail/General Office. The requested zoning is PD-R/O-2. The requested PD intends to allow retail uses by right and to limit building height and floor area ratio.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2001-01.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-01.

This item will be heard on **FEBRUARY 19, 2007, 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.

OLD SHEPARD PLACE II, LTD.  
Name (Please Print)  
1600 PRESTON RD.  
Address

by: [Signature]  
Signature JOSEPH BRUEGGER  
PRESIDENT  
Date 2/5/07

EH

RECEIVED

FEB 9 / 2007

REPLY FORM

PLANNING DEPT.

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-01. This is a request to rezone 5.7± acres located at the northeast corner of Preston Road and Old Shepard Place from Planned Development-189-Retail/General Office (PD-189-R/O-2) to Planned Development-Retail/General Office. The requested zoning is PD-R/O-2. The requested PD intends to allow retail uses by right and to limit building height and floor area ratio.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2001-01.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-01.

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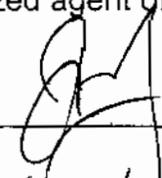
By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

OLD SHEPARD PLACE II, LTD.

Name (Please Print)

1604 PRESTON RD.

Address

  
Signature JOSEPH BRUEGGER  
PRESIDENT

2/5/07

Date

EH

CITY OF PLANO  
PLANNING & ZONING COMMISSION

February 19, 2007

**Agenda Item No. 8B**

**Concept Plan:** Preston Park South, Phase 2, Block A, Lots 1R & 2

**Applicant:** Old Shepard Place II, Ltd.

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**DESCRIPTION:**

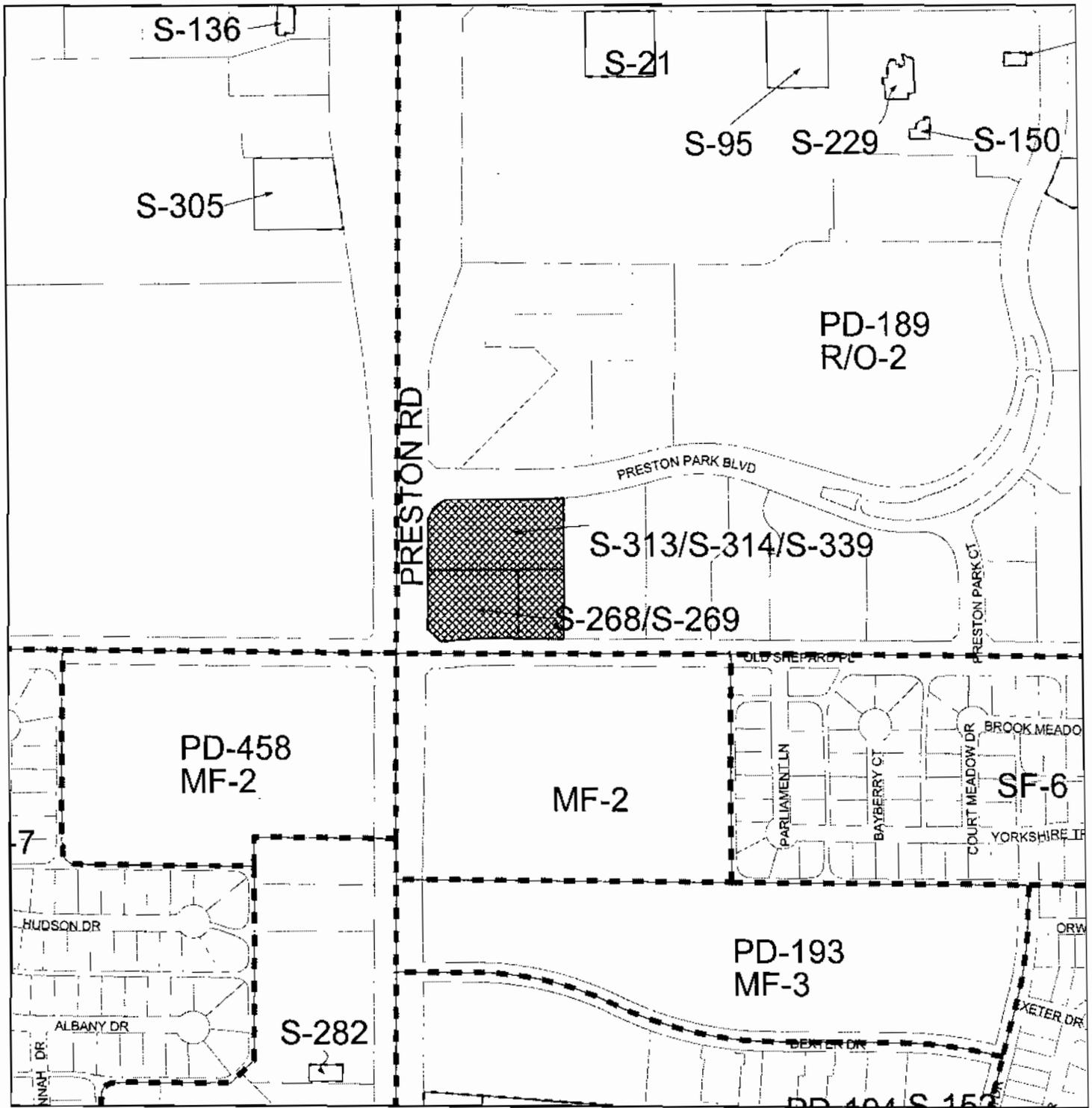
Retail and commercial amusement (indoor) development on two lots on 4.0± acres located at the northeast corner of Preston Road and Old Shepard Place. Zoned Planned Development-189-Retail/General Office with Specific Use Permits #268, 269, 313, 314 & 339 for two restaurants, two private clubs, and an arcade. Neighborhood #55.

**REMARKS:**

This concept plan is associated with Zoning Case 2007-01. The plan proposes a new retail building. This plan is in compliance with the use and design standards as requested zoning in Zoning Case 2007-01. For the same reasons staff is recommending against the zoning, we are also recommending against approval of this concept plan.

**RECOMMENDATION:**

Recommended for denial.

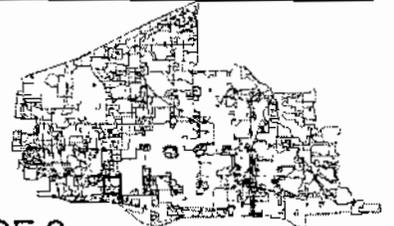


Item Submitted: CONCEPT PLAN

Title: PRESTON PARK SOUTH ADDITION, PHASE 2  
BLOCK A, LOTS 1R & 2

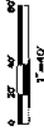
Zoning: PLANNED DEVELOPMENT-189-  
RETAIL/GENERAL OFFICE  
w/SPECIFIC USE PERMITS #268, 269, 313, 314, & 339

○ 200' Notification Buffer





VICINITY MAP  
N.T.S.



**Proposed Development Specifications**

The proposed use of Planned Development! Restrictions are as follows:

**Restrictions:**

1. Maximum Lot Coverage: 30% (exclusive of parking structures)
2. Maximum Floor Area Ratio: 0.8:1 (exclusive of parking structures, which applies to the overall site and not necessarily any one lot)
3. Maximum building height on the property shall be eight stories. Parking structures shall be not more than four levels (4) or below grade.
4. "R-Residential" uses as defined by section 2.010 of the City of Plano zoning Ordinance shall be prohibited by section 2.017 of the City of Plano zoning Ordinance.
5. The sides of all buildings, except parking garages, shall have a complete facade design and roof line configuration. Architectural requirements include:
  - a. A minimum of two windows per facade.
  - b. A minimum of two windows per facade.
  - c. A minimum of two windows per facade.
  - d. A minimum of two windows per facade.
6. A landscape plan must be submitted for approval at the time of site plan review.



The Roundnet Group, Inc.  
10111 Preston Road, Suite 100  
Dallas, Texas 75243  
Tel: 972-392-1111  
Fax: 972-392-1112

PROJECT NAME:  
PRESTON PARK  
DEVELOPER:  
THE ROUNDNET GROUP, INC.  
10111 PRESTON ROAD, SUITE 100  
DALLAS, TEXAS 75243  
TEL: 972-392-1111  
FAX: 972-392-1112

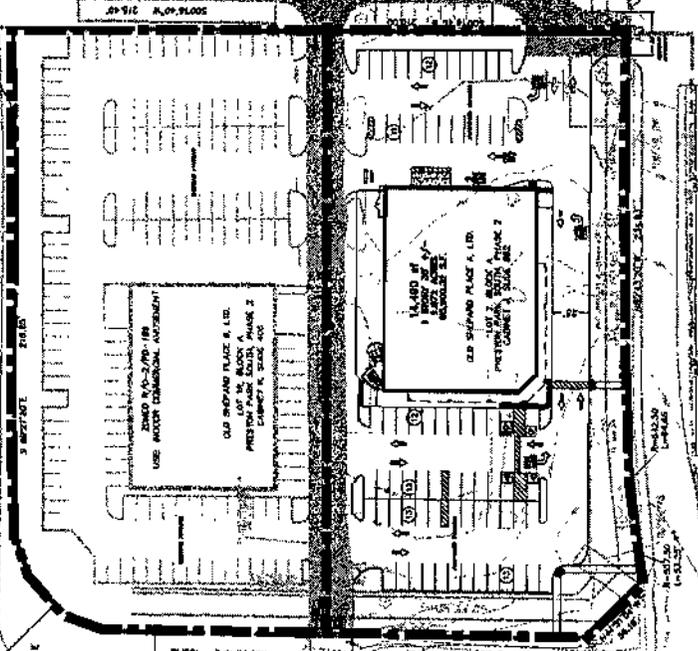
CONCEPT SITE PLAN

|              |             |
|--------------|-------------|
| DATE:        | NOV 19 1993 |
| SCALE:       | AS SHOWN    |
| PROJECT NO.: | C-1         |

OFF HOLDINGS T.P. 1  
LOT 1, BLOCK 1  
PRESTON PARK SOUTH  
CONCEPT #1, SLICE 3B1

OFF HOLDINGS T.P. 1  
LOT 1, BLOCK 1  
PRESTON PARK SOUTH  
CONCEPT #1, SLICE 3B1

PRESTON PARK BLVD



PRESTON RD

OLD SHEPARD PLACE

ZONE MF-2  
USE: MEDIUM DENSITY RESIDENTIAL

ZONE MF-2  
USE: MEDIUM DENSITY RESIDENTIAL

PROPERTY RESERVE, INC.  
LOT 1, BLOCK A  
OLD SHEPARD PLACE, ADDITION  
CONCEPT #1, SLICE 3A1

ZONE MF-2/PHASE  
USE: MEDIUM DENSITY RESIDENTIAL

PRESTON ROAD HOLDINGS, LTD. P.P. 1  
LOT 1, BLOCK A  
PRESTON PARK SOUTH  
CONCEPT #1, SLICE 3B1

PRESTON ROAD HOLDINGS COMPANY  
LOT 1, BLOCK A  
PRESTON PARK SOUTH  
CONCEPT #1, SLICE 3B1

ZONE: RETAIL

PROPERTY RESERVE, INC.  
LOT 1, BLOCK A  
OLD SHEPARD PLACE, ADDITION  
CONCEPT #1, SLICE 3A1

C-1

CITY OF PLANO  
PLANNING & ZONING COMMISSION

February 19, 2007

**Agenda Item No. 9**

**Public Hearing - Replat:** Southwest Corporate Federal Credit Union, Block A, Lot 2R

**Applicant:** Holt Lunsford Commercial

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**DESCRIPTION:**

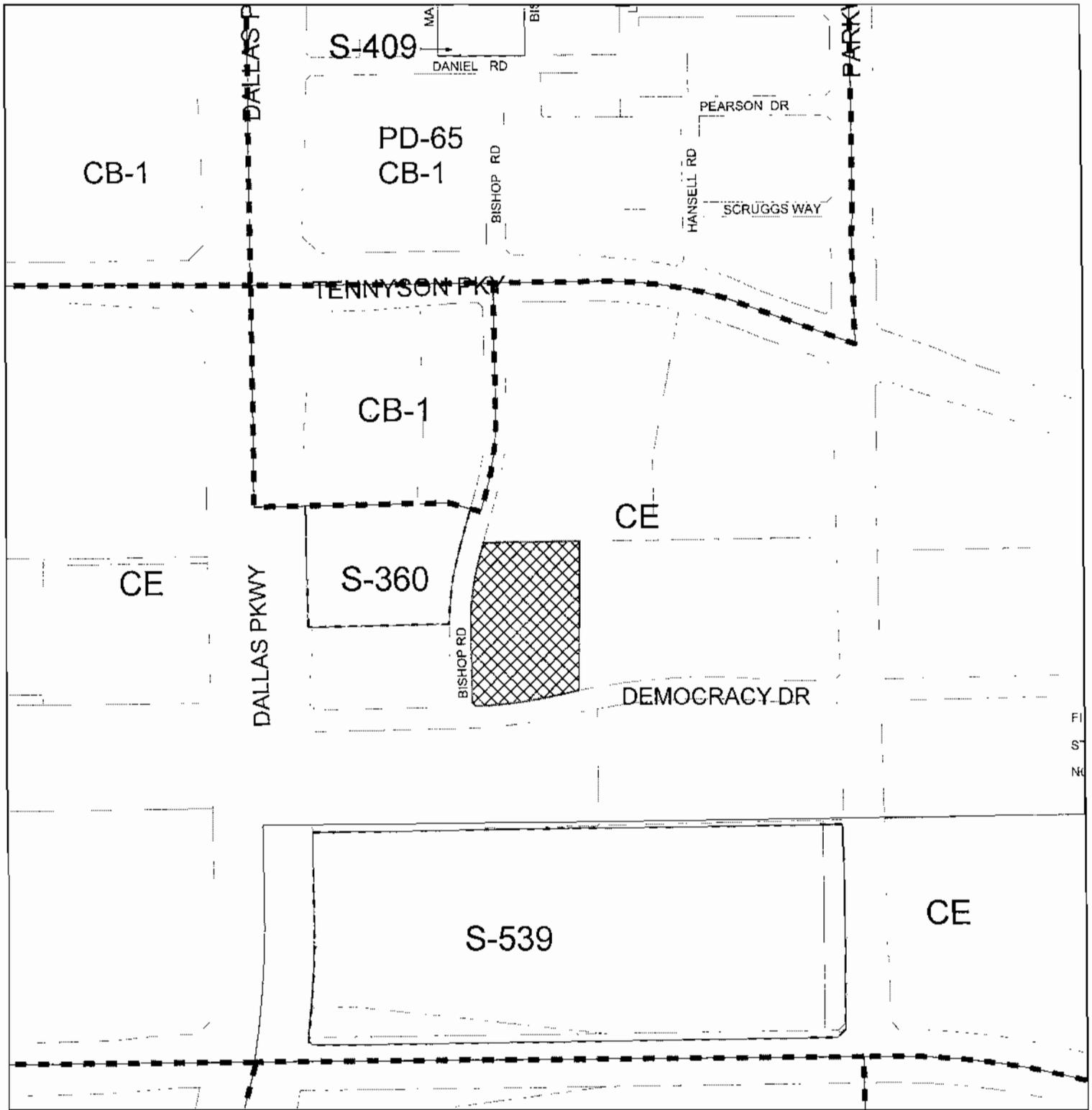
General offices on one lot on 3.5± acres located at the northeast corner of Bishop Road and Democracy Drive. Zoned Commercial Employment. Neighborhood #16.

**REMARKS:**

The purpose of this replat is to dedicate easements necessary for development.

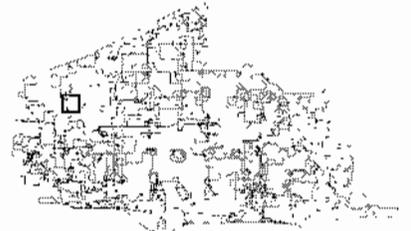
**RECOMMENDATION:**

Recommended for approval as submitted.



Item Submitted: REPLAT

Title: SOUTHWEST CORPORATE FEDERAL CREDIT UNION BLOCK A, LOT 2R



Zoning: COMMERCIAL EMPLOYMENT

○ 200' Notification Buffer





CITY OF PLANO  
PLANNING & ZONING COMMISSION

February 19, 2007

**Agenda Item No. 10**

**Public Hearing - Replat:** Lynch Park, Block A, Lot 2R

**Applicant:** Sohaam Petroleum, Inc.

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**DESCRIPTION:**

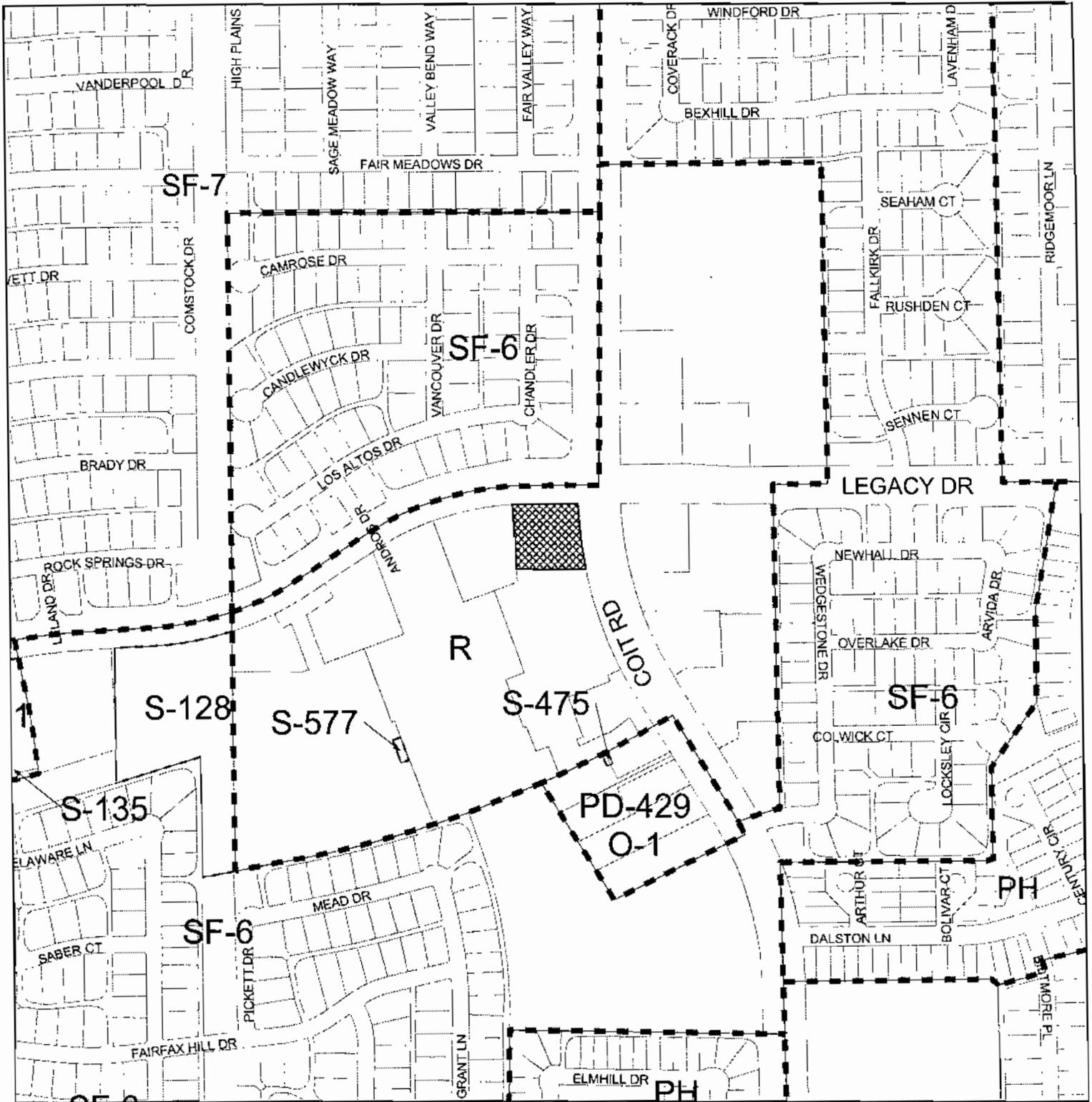
Bank on one lot on 0.9± acre located at the southwest of Coit Road and Legacy Drive. Zoned Retail. Neighborhood #17.

**REMARKS:**

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

**RECOMMENDATION:**

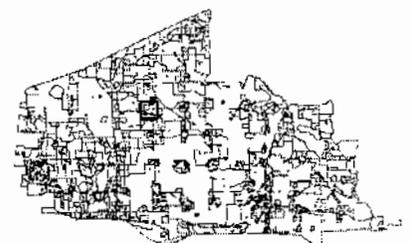
Recommended for approval as submitted.



Item Submitted: REPLAT

Title: LYNCH PARK  
BLOCK A, LOT 2R

Zoning: RETAIL



○ 200' Notification Buffer





CITY OF PLANO  
PLANNING & ZONING COMMISSION

February 19, 2007

**Agenda Item No. 11**

**Public Hearing - Replat:** Pasquinelli's Westbrook, Phase III-A, Block A, Lots 1 & 2 and Block D, Lots 1-3

**Applicant:** Pasquinelli Portrait Homes-Westbrook L.P.

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**DESCRIPTION:**

Five Single-Family Residence-6 lots on 1.1± acres located at the northwest and northeast corners of Ridgeview Drive and Paradise Valley Drive. Zoned Planned Development-479-General Office/Single-Family Residence Attached. Neighborhood #2.

**REMARKS:**

This replat is to provide a visibility easement that staff failed to secure with the original plat. This resulted in the screening wall being constructed in the wrong place. In order to rectify the situation, the applicant has agreed to dedicate additional right-of-way to allow the screening wall to be moved for better visibility. However, the additional right-of-way needed and the relocation of the screening wall substantially encroaches into the rear yards of Block D, Lots 1 & 2. The reduced setbacks will require variances from the Board of Adjustment to allow construction of homes with back yards that are consistent with those in the remainder of the subdivision, and correct the potential visibility problems at the intersection of Paradise and Ridgeview Drive.

Specifically, the setbacks for Lot 1 (Lot 1R per the proposed replat):

- a. Reduce the minimum front yard from 25 feet to 20 feet.
- b. Reduce the minimum side yard of a corner lot from 15 feet to 12 feet.
- c. Reduce the minimum rear yard from 25 feet total (10 feet for Single-Family Residence-6 (SF-6) zoning plus 15 feet for the lot backing to a thoroughfare not separated by an alley) to 13 feet total.
- d. Reduce the minimum lot depth from 110 feet (100 feet for SF-6 zoning plus 10 feet for the lot backing to a thoroughfare not separated by an alley) to 100 feet.

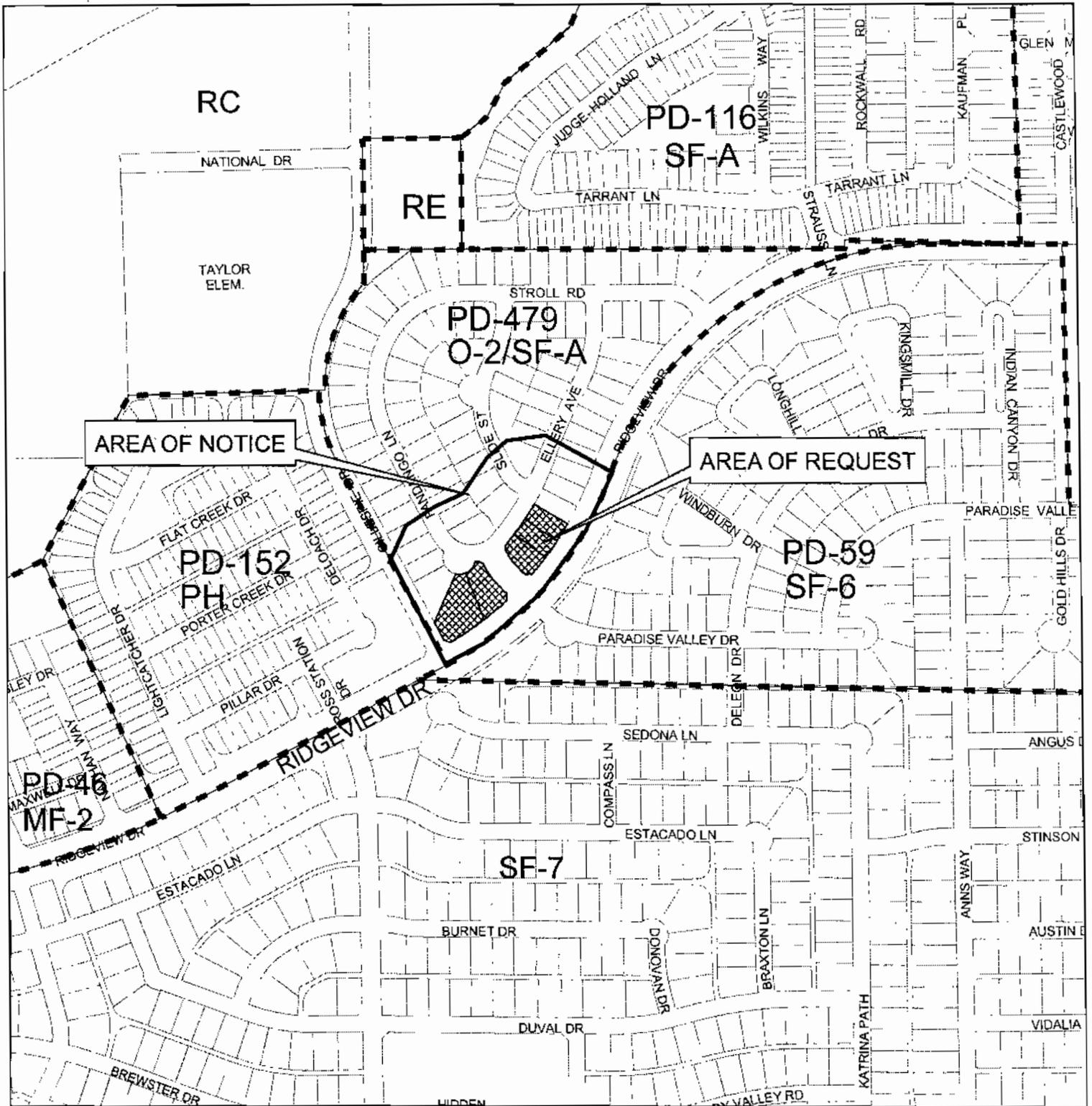
Specifically, the setbacks for Lot 2 (Lot 2R per the proposed replat):

- a. Reduce the minimum lot width from 55 feet to 54 feet.
- b. Reduce the minimum front yard from 25 feet to 20 feet.
- c. Reduce the minimum rear yard from 25 feet total (10 feet for SF-6 zoning plus 15 feet for the lot backing to a thoroughfare not separated by an alley) to 16 feet total.

Please note that although the western property line of Lot 2 is less than 110 feet, the Zoning Ordinance permits averaging the lengths of the two side property lines to satisfy the minimum lot depth requirement. The average length of the two side property lines exceeds 110 feet.

**RECOMMENDATION:**

Recommended for approval subject to the Board of Adjustment granting appropriate variances.



Item Submitted: REPLAT

Title: PASQUINELLI'S WESTBROOK, PHASE III-A  
 BLOCK A, LOTS 1R & 2R &  
 BLOCK D, LOTS 1R, 2R, & 3R



Zoning: PLANNED DEVELOPMENT-479-GENERAL OFFICE/  
 SINGLE-FAMILY RESIDENCE ATTACHED ○ 200' Notification Buffer



# PASQUINELLI'S WESTBROOK, PHASE III-A

Block A, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**PREPARED BY:**  
**CONTRACTOR:**  
**DATE:** JANUARY, 1987

**OWNER:**  
**ADDRESS:**  
**PHONE:**  
**CITY:**

**REVISIONS:**  
 1. CORRECTED...  
 2. ADDED...  
 3. CHANGED...

**SCALE:** 1" = 40'  
**PAGE:** 1 OF 2

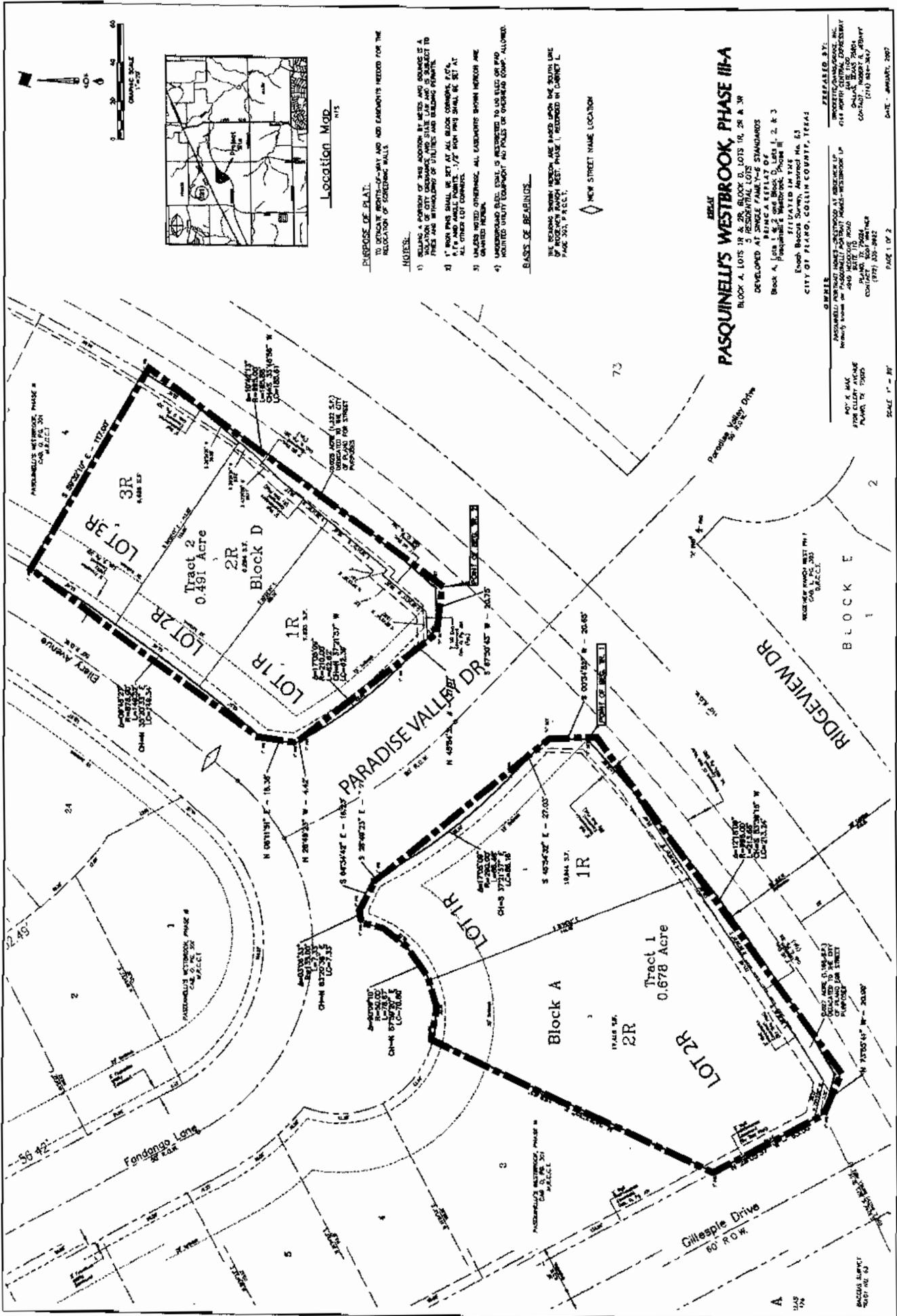
**NOTES:**  
 1. ALL DIMENSIONS SHOWN ARE BASED UPON THE SOUTH LINE OF PARADISE VALLEY DRIVE, PHASE I, RECORDED IN COUNTY L, PAGE 264, 1/14/87.

**BASES OF BEARINGS:**  
 THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF PARADISE VALLEY DRIVE, PHASE I, RECORDED IN COUNTY L, PAGE 264, 1/14/87.

**HOUSES:**  
 1) BEARING A PORTION OF THIS ADDITION BY SETS AND SQUARES IS A RELOCATION OF EXISTING WALLS.  
 2) ALL DIMENSIONS SHOWN ARE BASED UPON THE SOUTH LINE OF PARADISE VALLEY DRIVE, PHASE I, RECORDED IN COUNTY L, PAGE 264, 1/14/87.

**PURPOSE OF PLAT:**  
 TO DEFINE BOUNDARIES AND ADD EASEMENTS NEEDED FOR THE RELOCATION OF EXISTING WALLS.

**LOCATION MAP:**  
 A map showing the location of the property within the city of Plano, Texas, and its proximity to major roads and landmarks.



**GRAPHIC SCALE:** 1" = 40'

**LOCATION MAP:**

**PURPOSE OF PLAT:**

**HOUSES:**

**BASES OF BEARINGS:**

**NOTES:**

**REVISIONS:**

**OWNER:**

**PREPARED BY:**

RECEIVED

FEB 19 2007

PLANNING DEPT

REPLY FORM

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



Dear Commissioners:

This letter is regarding Pasquinelli's Westbrook, Phase III - A. Neighborhood #2. The property is five Single-Family Residence-6 lots on 1.1± acres located at the northwest and northeast corners of Ridgeview Drive and Paradise Valley Drive. The purpose of the replat is to revise lot configuration, dedicate right-of-way, and add easements so that screening walls may be relocated to provide better visibility. The revised lot configuration may require variances to the Single-Family Residence-6 zoning district standards.

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

I am **FOR** the replat as explained above for Pasquinelli's Westbrook, Phase III - A.

I am **AGAINST** the replat as explained above for Pasquinelli's Westbrook, Phase III - A.

This item will be heard on **February 19, 2007, 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.

*I'm concerned about the appearance of the wall if the brick can't be matched.*

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

DAVID GRAGA  
Name (Please Print)

*David R. Graga*  
Signature

9716 Ellery Ave.  
Address

2-7-2007  
Date

BT

CITY OF PLANO  
PLANNING & ZONING COMMISSION

February 19, 2007

**Agenda Item No. 12**

**Preliminary Site Plan:** Chisholm Place Addition No. 1, Block A, Lot 1

**Applicant:** Ivy Crossing, L.P.

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**DESCRIPTION:**

Retail and restaurant development on one lot on 0.8± acre located at the southwest corner of U.S. Highway 75 and Chisholm Place. Zoned Corridor Commercial. Neighborhood #58.

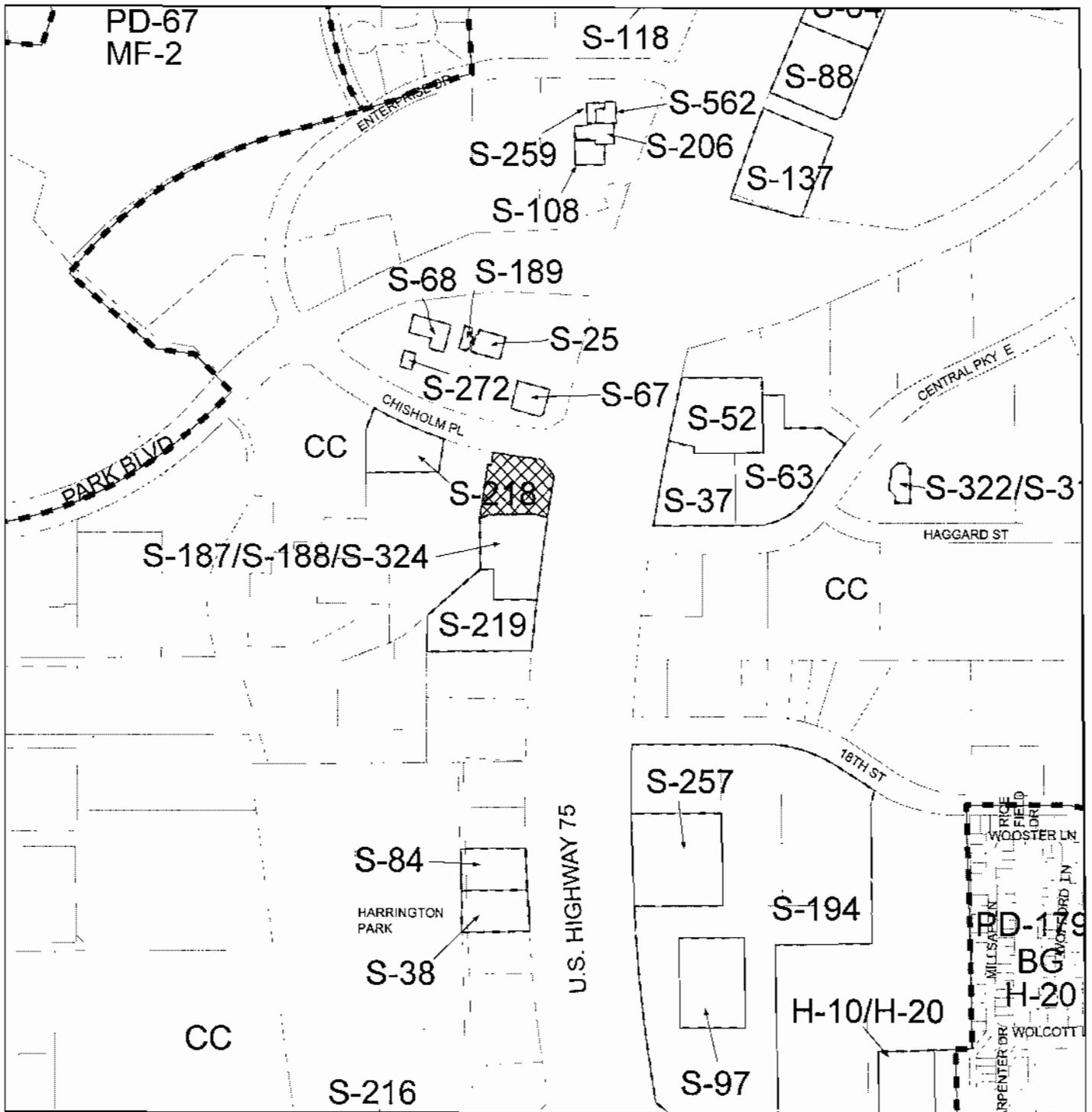
**REMARKS:**

The applicant is proposing a small retail and restaurant building with drive-through. The site is currently developed as a parking lot which is shared by the development to the south, Woodard Addition, Block A, Lot 1R. In order for both lots to meet City of Plano parking requirements, 22 parking spaces have been designated as offsite parking for the lot to the south.

The site plan does not meet the landscape edge requirements in the Zoning Ordinance. The applicant intends to request a variance from the Board of Adjustment to the 10 foot landscape edge requirements along U.S. Highway 75 Service Road and Chisholm Place. The need for a variance, however, is imposed by the design of the proposed development. The drive-through lane requires extra lane width and stacking requirements that adversely affect the site's compliance with the Zoning Ordinance. The building layout could be redesigned to provide the minimum 10 foot landscape edge along both streets. For these reasons, staff feels that the preliminary site plan should be denied.

**RECOMMENDATION:**

Recommended for denial.



Item Submitted: PRELIMINARY SITE PLAN

Title: CHISHOLM PLACE ADDITION NO. 1  
BLOCK A, LOT 1

Zoning: CORRIDOR COMMERCIAL



○ 200' Notification Buffer



**CHISHOLM PLACE ADDITION NO. 1  
 LOT 1, BLOCK A  
 CITY OF PLANO, TEXAS  
 PRELIMINARY SITE PLAN**

| Symbol | Description |
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- GENERAL NOTES**
1. All work shall be in accordance with the latest editions of the International Building Code and the City of Plano Ordinance.
  2. The owner shall be responsible for obtaining all necessary permits from the City of Plano.
  3. The owner shall be responsible for obtaining all necessary easements from the City of Plano.
  4. The owner shall be responsible for obtaining all necessary utility easements from the City of Plano.
  5. The owner shall be responsible for obtaining all necessary survey data from the City of Plano.
  6. The owner shall be responsible for obtaining all necessary engineering data from the City of Plano.
  7. The owner shall be responsible for obtaining all necessary architectural data from the City of Plano.
  8. The owner shall be responsible for obtaining all necessary landscape architectural data from the City of Plano.
  9. The owner shall be responsible for obtaining all necessary civil engineering data from the City of Plano.
  10. The owner shall be responsible for obtaining all necessary mechanical engineering data from the City of Plano.
  11. The owner shall be responsible for obtaining all necessary electrical engineering data from the City of Plano.
  12. The owner shall be responsible for obtaining all necessary plumbing engineering data from the City of Plano.
  13. The owner shall be responsible for obtaining all necessary fire engineering data from the City of Plano.
  14. The owner shall be responsible for obtaining all necessary structural engineering data from the City of Plano.
  15. The owner shall be responsible for obtaining all necessary geotechnical engineering data from the City of Plano.
  16. The owner shall be responsible for obtaining all necessary environmental engineering data from the City of Plano.
  17. The owner shall be responsible for obtaining all necessary traffic engineering data from the City of Plano.
  18. The owner shall be responsible for obtaining all necessary noise engineering data from the City of Plano.
  19. The owner shall be responsible for obtaining all necessary air quality engineering data from the City of Plano.
  20. The owner shall be responsible for obtaining all necessary water quality engineering data from the City of Plano.
  21. The owner shall be responsible for obtaining all necessary sedimentation engineering data from the City of Plano.
  22. The owner shall be responsible for obtaining all necessary erosion control engineering data from the City of Plano.
  23. The owner shall be responsible for obtaining all necessary stormwater management engineering data from the City of Plano.
  24. The owner shall be responsible for obtaining all necessary flood control engineering data from the City of Plano.
  25. The owner shall be responsible for obtaining all necessary levee engineering data from the City of Plano.
  26. The owner shall be responsible for obtaining all necessary dam engineering data from the City of Plano.
  27. The owner shall be responsible for obtaining all necessary bridge engineering data from the City of Plano.
  28. The owner shall be responsible for obtaining all necessary highway engineering data from the City of Plano.
  29. The owner shall be responsible for obtaining all necessary airport engineering data from the City of Plano.
  30. The owner shall be responsible for obtaining all necessary harbor engineering data from the City of Plano.
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  38. The owner shall be responsible for obtaining all necessary anchorage engineering data from the City of Plano.
  39. The owner shall be responsible for obtaining all necessary navigation engineering data from the City of Plano.
  40. The owner shall be responsible for obtaining all necessary maritime engineering data from the City of Plano.
  41. The owner shall be responsible for obtaining all necessary nautical engineering data from the City of Plano.
  42. The owner shall be responsible for obtaining all necessary hydrographic engineering data from the City of Plano.
  43. The owner shall be responsible for obtaining all necessary oceanographic engineering data from the City of Plano.
  44. The owner shall be responsible for obtaining all necessary atmospheric engineering data from the City of Plano.
  45. The owner shall be responsible for obtaining all necessary geophysical engineering data from the City of Plano.
  46. The owner shall be responsible for obtaining all necessary geodetic engineering data from the City of Plano.
  47. The owner shall be responsible for obtaining all necessary photogrammetric engineering data from the City of Plano.
  48. The owner shall be responsible for obtaining all necessary remote sensing engineering data from the City of Plano.
  49. The owner shall be responsible for obtaining all necessary GIS engineering data from the City of Plano.
  50. The owner shall be responsible for obtaining all necessary data management engineering data from the City of Plano.
  51. The owner shall be responsible for obtaining all necessary database engineering data from the City of Plano.
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  53. The owner shall be responsible for obtaining all necessary system engineering data from the City of Plano.
  54. The owner shall be responsible for obtaining all necessary architecture engineering data from the City of Plano.
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  56. The owner shall be responsible for obtaining all necessary landscape architecture engineering data from the City of Plano.
  57. The owner shall be responsible for obtaining all necessary urban architecture engineering data from the City of Plano.
  58. The owner shall be responsible for obtaining all necessary regional architecture engineering data from the City of Plano.
  59. The owner shall be responsible for obtaining all necessary architectural history engineering data from the City of Plano.
  60. The owner shall be responsible for obtaining all necessary architectural conservation engineering data from the City of Plano.
  61. The owner shall be responsible for obtaining all necessary architectural preservation engineering data from the City of Plano.
  62. The owner shall be responsible for obtaining all necessary architectural restoration engineering data from the City of Plano.
  63. The owner shall be responsible for obtaining all necessary architectural rehabilitation engineering data from the City of Plano.
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**LEGEND**

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**PRELIMINARY SITE PLAN**  
 LOT 1, BLOCK A  
 CHISHOLM PLACE ADDITION NO. 1  
 CITY OF PLANO, TEXAS  
 0.8070 Acres, 35,155 Sq. Ft.

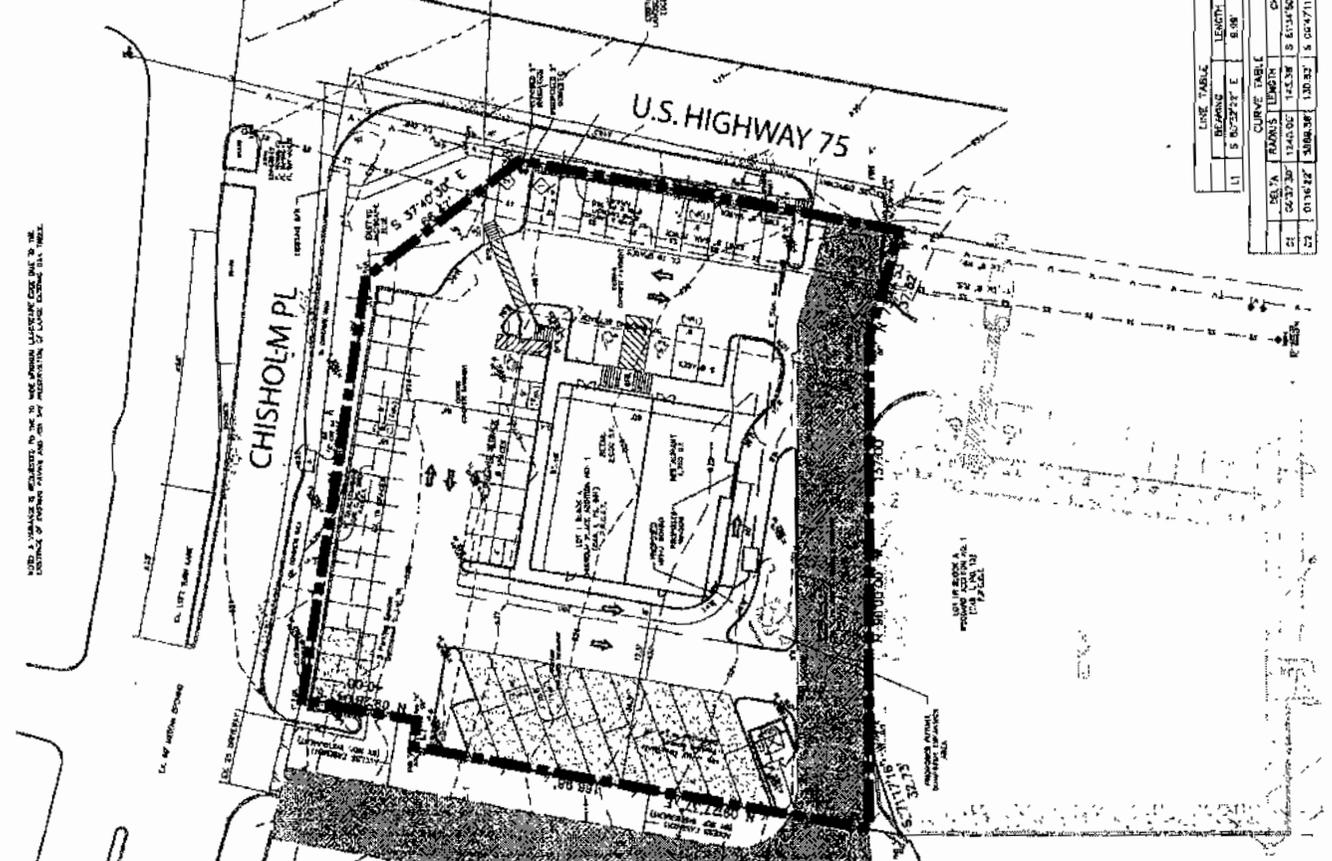
**OWNER/DEVELOPER:**  
 The Support Corporation  
 8535 Davidge Avenue, Ste. 150  
 Dallas, Texas 75247  
 Phone: (214) 340-1771  
 Fax: (214) 360-7844  
 Contact: Scott Rompage

**ARCHITECT/ENGINEER:**  
 Cross Engineering Consultants, Inc.  
 116 N. Tarrant Street, Suite 202  
 McKinney, Texas 75069  
 Phone: 972-462-4471  
 Contact: Alan Deane, P.E.

**SUBCONTRACTOR:**  
 Midway Land Surveying  
 14000 W. 15th Street  
 McKinney, TX 75069  
 Phone: 214-464-3333  
 Contact: Tim Westphalen

NOTE: A CHANGE IS REQUESTED TO THE 20' WIDE ASPHALT DRIVEWAY EDGE LINE TO THE EXISTING PROPERTY LINE AND ON THE RECONSTRUCTION OF LOCAL HIGHWAY 75. THIS

NOTE: THE PROPOSED DRIVEWAY IS PROPOSED AS A 20' WIDE ASPHALT DRIVEWAY WITH A 2' WIDE CONCRETE CURB AND A 2' WIDE GRASS STRIP. THIS DRIVEWAY IS PROPOSED TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PLANO ORDINANCE.



NOTE: THE PROPOSED DRIVEWAY IS PROPOSED AS A 20' WIDE ASPHALT DRIVEWAY WITH A 2' WIDE CONCRETE CURB AND A 2' WIDE GRASS STRIP. THIS DRIVEWAY IS PROPOSED TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PLANO ORDINANCE.

**GRAPHIC SCALE**  
 0 20 40 60

**NEARBY MAP**

| LINE TABLE | CURVE TABLE |
|------------|-------------|
| 11         | DELTA       |
| 12         | BEARING     |
| 13         | LENGTH      |
| 14         | E           |
| 15         | S           |
| 16         | W           |
| 17         | N           |
| 18         | CHORD       |
| 19         | 142.30'     |
| 20         | 174.00'     |
| 21         | 142.30'     |
| 22         | 174.00'     |
| 23         | 142.30'     |
| 24         | 174.00'     |
| 25         | 142.30'     |
| 26         | 174.00'     |
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| 98         | 174.00'     |
| 99         | 142.30'     |
| 100        | 174.00'     |