

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

March 5, 2007

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>6:30 p.m. - Dinner - Planning Conference Room 2E</p> <p>7:00 p.m. - Executive Session - Planning Conference Room 2E</p> <p>In accordance with Section 55.071 of the Texas Government Code, the Planning & Zoning Commission will convene into executive session to consult with its attorney regarding litigation.</p> <p>Saadi Darvish and Minou Darvish v. City of Plano and Planning & Zoning Commission.</p> <p>Immediately thereafter, the Commission will convene into:</p> <p>Regular Session - City Council Chambers</p> <p>1 Call to Order/Pledge of Allegiance</p> <p>2 Approval of Agenda as Presented</p> <p>3 Approval of Minutes - February 19, 2007, Meeting</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 Preliminary Plat: 544 and Jupiter Addition, Block 1, Lot 3 - General BT office and mini-warehouses on one lot on 1.8± acres located on the east side of Industrial Boulevard, 625± feet south of 14th Street. Zoned Light Industrial-1. Neighborhood #67. Applicant: Hickman Consulting Engineers</p>	

<p>5b BT</p>	<p>Final Plat: Parkway Corners, Block A, Lot 4 - Day care on one lot on 2.2± acres located on the north side of Plano Parkway, 637± feet east of Midway Road. Zoned Planned Development-112-Retail w/SUP #573 for day care. Neighborhood #40. Applicant: Midway Parkway Investments, Ltd.</p>
<p>5c EH</p>	<p>Preliminary Site Plan & Concept Plan: Hillary Acres Addition, Block A, Lots 1 & 2 - Medical and general offices on two lots on 8.4± acres located on the west side of Shiloh Road, 1,545± feet north of Renner Road. Zoned Research/Technology Center. Neighborhood #68. Applicant: Adams Consulting Engineers</p>
<p>5d EH</p>	<p>Revised Site Plan: Lord of Life Lutheran Church, Block 3, Lot 10R - Religious facility on one lot on 5.3± acres located at the northeast corner of Woodburn Corners and 15th Street. Zoned Single-Family Residence-7. Neighborhood #56. Applicant: Lord of Life Lutheran Church</p>
<p>5e EH</p>	<p>Site Plan: Preston Parker Southeast Addition, Block A, Lot 1 - Bank on one lot on 1.8± acres located at the southeast corner of Parker Road and Preston Road. Zoned Neighborhood Office w/SUP #566 for bank, savings and loan, or credit union. Neighborhood #43. Applicant: Joe H. & Fred C. Harrington</p>
<p>5f EH</p>	<p>Preliminary Plat: Preston Parker Southeast Addition, Block A, Lot 1 - Bank on one lot on 1.8± acres located at the southeast corner of Parker Road and Preston Road. Zoned Neighborhood Office w/SUP #566 for bank, savings and loan, or credit union. Neighborhood #43. Applicant: Joe H. & Fred C. Harrington</p>
<p>5g EH</p>	<p>Conveyance Plat: Preston Parker Southeast Addition, Block A, Lots 1-3 - Three conveyance lots on 22.4± acres located at the southeast corner of Parker Road and Preston Road. Zoned Neighborhood Office w/SUP #566 for bank, savings and loan, or credit union, Single-Family Residence Attached and Patio Home. Neighborhood #43. Applicant: Joe H. & Fred C. Harrington</p>
<p><u>END OF CONSENT AGENDA</u></p>	
<p><u>PUBLIC HEARINGS</u></p>	
<p>6A EH</p>	<p>Public Hearing: 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. Neighborhood #68. Tabled 12/18/06, 01/02/07, 01/16/07, and 02/19/07. Applicant: Joe and Susana Hernandez</p>

6B
EH

Replat & Revised Site Plan: Enid Braswell Addition, Block A, Lot 1R - Service contractor with storage yard on one lot on 3.3± 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. Neighborhood #68. **Applicant: Joe and Susana Hernandez**

END OF PUBLIC HEARINGS

7
JZ

Discussion and Direction: Conservation District Designation for Haggard Addition - Discussion and direction concerning the possibility of amending the Zoning Ordinance to allow for "Conservation Districts" and adding that designation to 24.6± acres bounded by 22nd Street on the north, I Avenue on the east, the southern boundary of lots on the south side of 19th Street on the south, and by G Avenue and Alpine Street on the west. Also for discussion is the possibility of establishing a Planned Development District (PD) with additional stipulations relating to the size, scale, and design of structures in the subdivision. Zoned Single-Family Residence-7.

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.

I certify that the above notice of meeting was posted on the bulletin board in the Municipal Building, 1520 Avenue K Plano, Texas on the 2 day of MARCH 2007, at 5:00 o'clock PM

ast / Dave Lucco
City Secretary



**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

March 5, 2007

Agenda Item No. 5a

Preliminary Plat: 544 and Jupiter Addition, Block 1, Lot 3

Applicant: Hickman Consulting Engineers

General office and mini-warehouses on one lot on 1.8± acres located on the east side of Industrial Boulevard, 625± feet south of 14th Street. Zoned Light Industrial-1. Neighborhood #67.

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

Agenda Item No. 5b

Final Plat: Parkway Corners, Block A, Lot 4

Applicant: Midway Parkway Investments, Ltd.

Day care on one lot on 2.2± acres located on the north side of Plano Parkway, 637± feet east of Midway Road. Zoned Planned Development-112-Retail w/SUP #573 for day care. Neighborhood #40.

Recommended for approval as submitted.

Agenda Item No. 5c

Preliminary Site Plan & Concept Plan: Hillary Acres Addition, Block A, Lots 1 & 2

Applicant: Adams Consulting Engineers

Medical and general offices on two lots on 8.4± acres located on the west side of Shiloh Road, 1,545± feet north of Renner Road. Zoned Research/Technology Center. Neighborhood #68.

Recommended for approval as submitted.

Agenda Item No. 5d

Revised Site Plan: Lord of Life Lutheran Church, Block 3, Lot 10R

Applicant: Lord of Life Lutheran Church

Religious facility on one lot on 5.3± acres located at the northeast corner of Woodburn Corners and 15th Street. Zoned Single-Family Residence-7. Neighborhood #56.

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

Agenda Item No. 5e

Site Plan: Preston Parker Southeast Addition, Block A, Lot 1

Applicant: Joe H. & Fred C. Harrington

Bank on one lot on 1.8± acres located at the southeast corner of Parker Road and Preston Road. Zoned Neighborhood Office w/SUP #566 for bank, savings and loan, or credit union. Neighborhood #43.

Recommended for approval as submitted.

Agenda Item No. 5f

Preliminary Plat: Preston Parker Southeast Addition, Block A, Lot 1

Applicant: Joe H. & Fred C. Harrington

Bank on one lot on 1.8± acres located at the southeast corner of Parker Road and Preston Road. Zoned Neighborhood Office w/SUP #566 for bank, savings and loan, or credit union. Neighborhood #43.

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

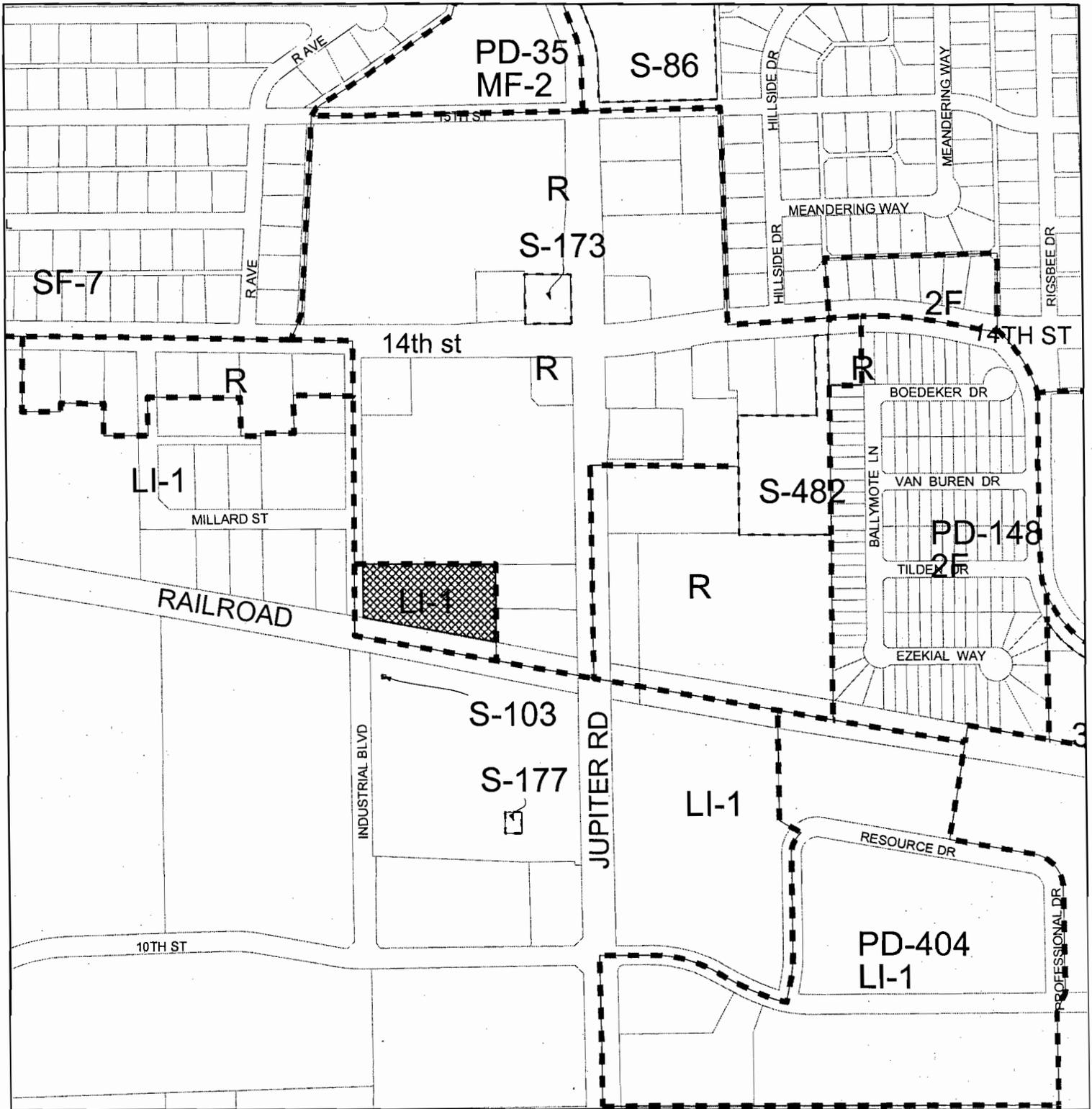
Agenda Item No. 5g

Conveyance Plat: Preston Parker Southeast Addition, Block A, Lots 1-3

Applicant: Joe H. & Fred C. Harrington

Three conveyance lots on 22.4± acres located at the southeast corner of Parker Road and Preston Road. Zoned Neighborhood Office w/SUP #566 for bank, savings and loan, or credit union. Single-Family Residence Attached and Patio Home. Neighborhood #43.

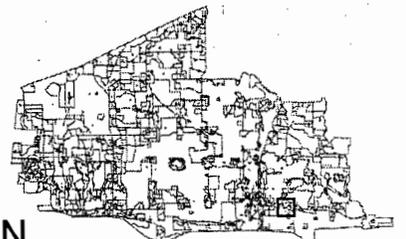
Recommended for approval as submitted.



Item Submitted: PRELIMINARY PLAT

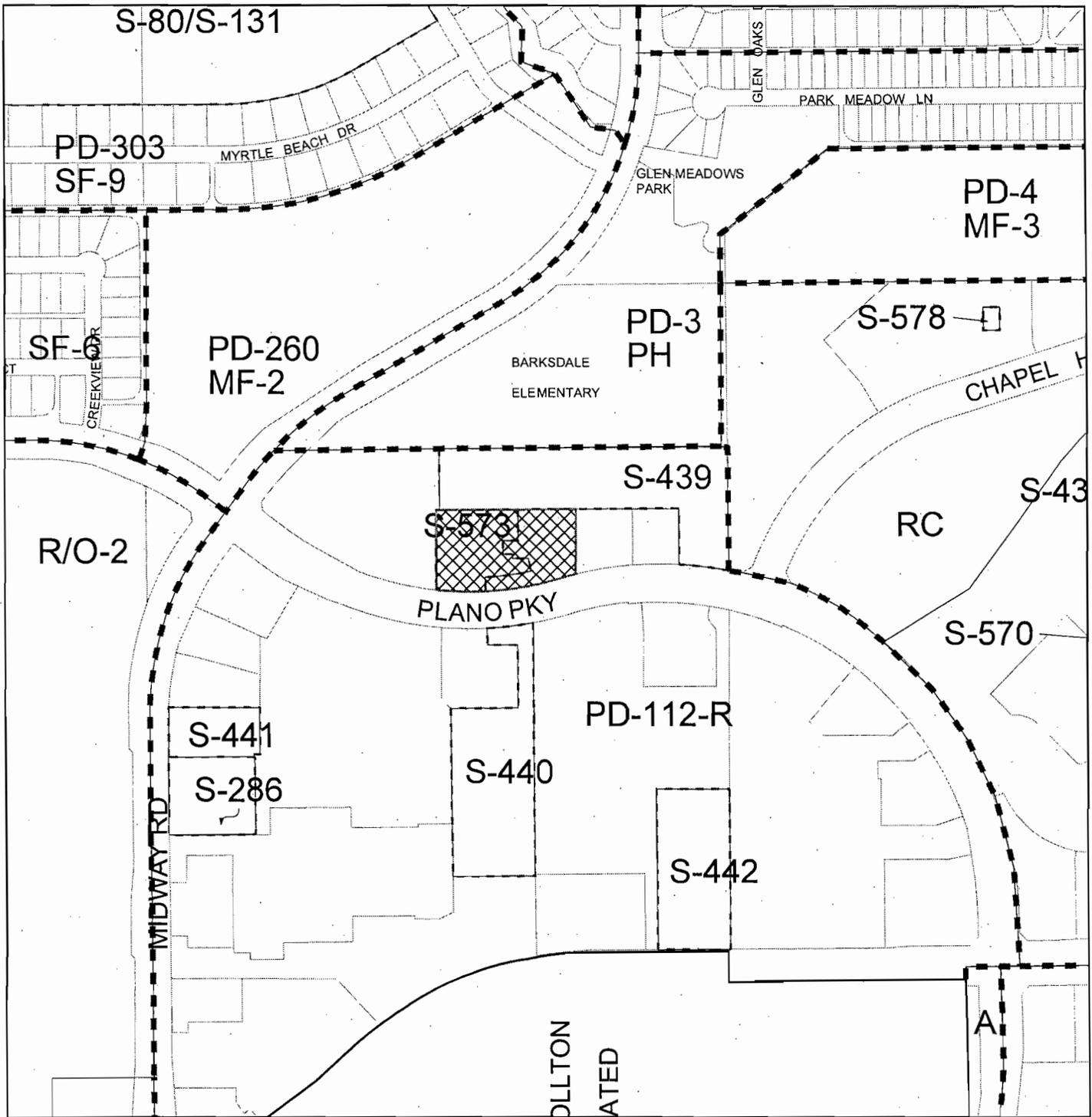
Title: FIVE FORTY FOUR & JUPITER ADDITION
BLOCK 1, LOT 3

Zoning: LIGHT INDUSTRIAL-1



○ 200' Notification Buffer

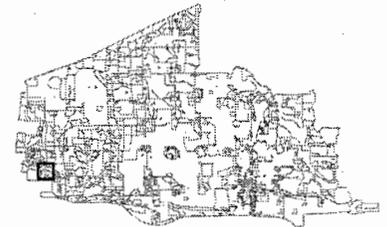




Item Submitted: FINAL PLAT

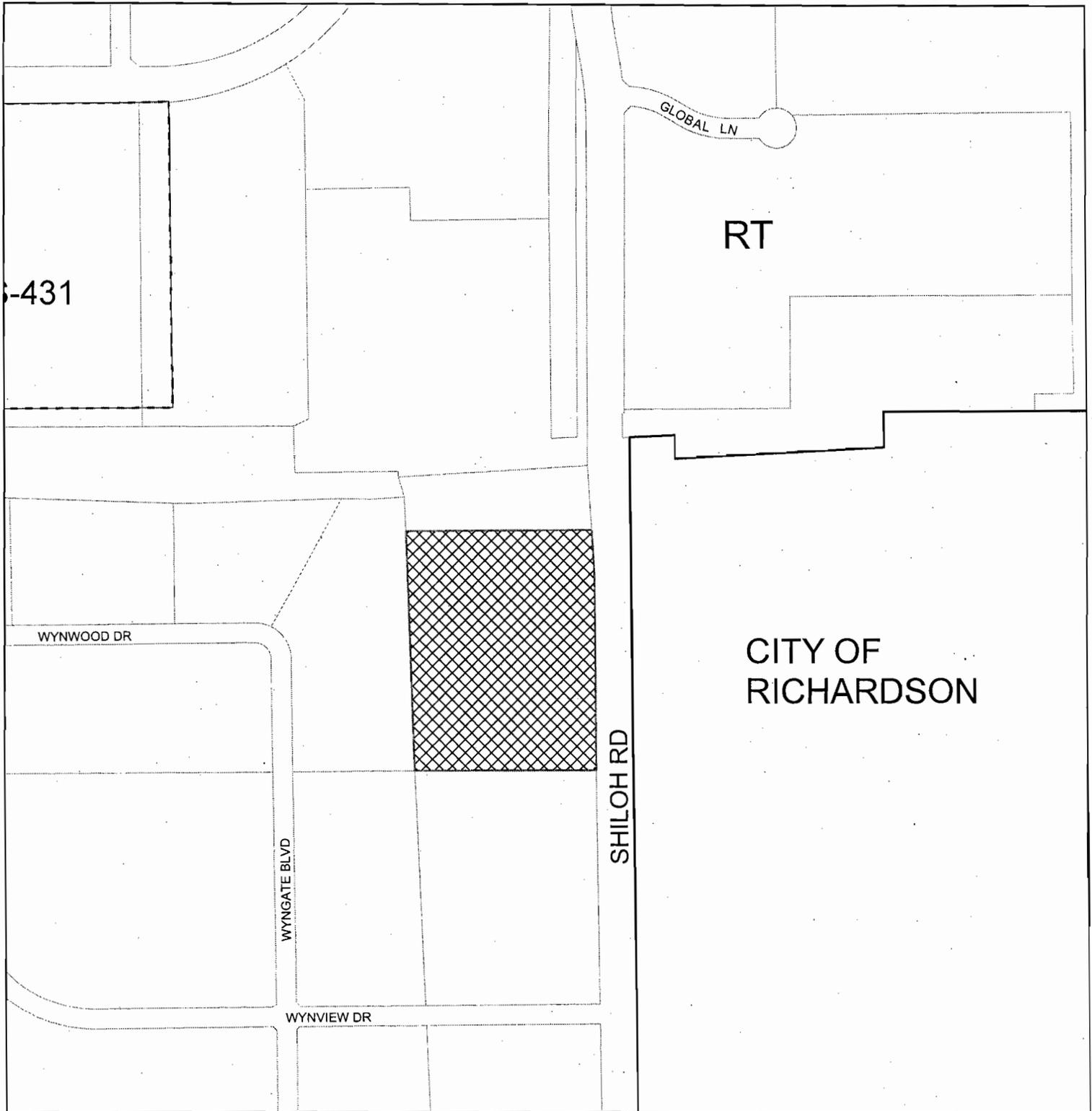
Title: PARKWAY CORNERS
BLOCK A, LOT 4

Zoning: PLANNED DEVELOPMENT-112-
RETAIL w/SPECIFIC USE PERMIT #573



○ 200' Notification Buffer

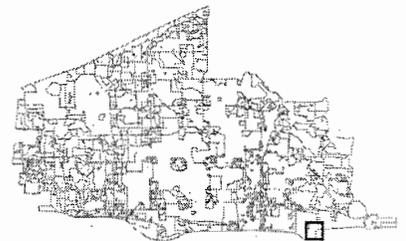




Item Submitted: CONCEPT PLAN &
PRELIMINARY SITE PLAN

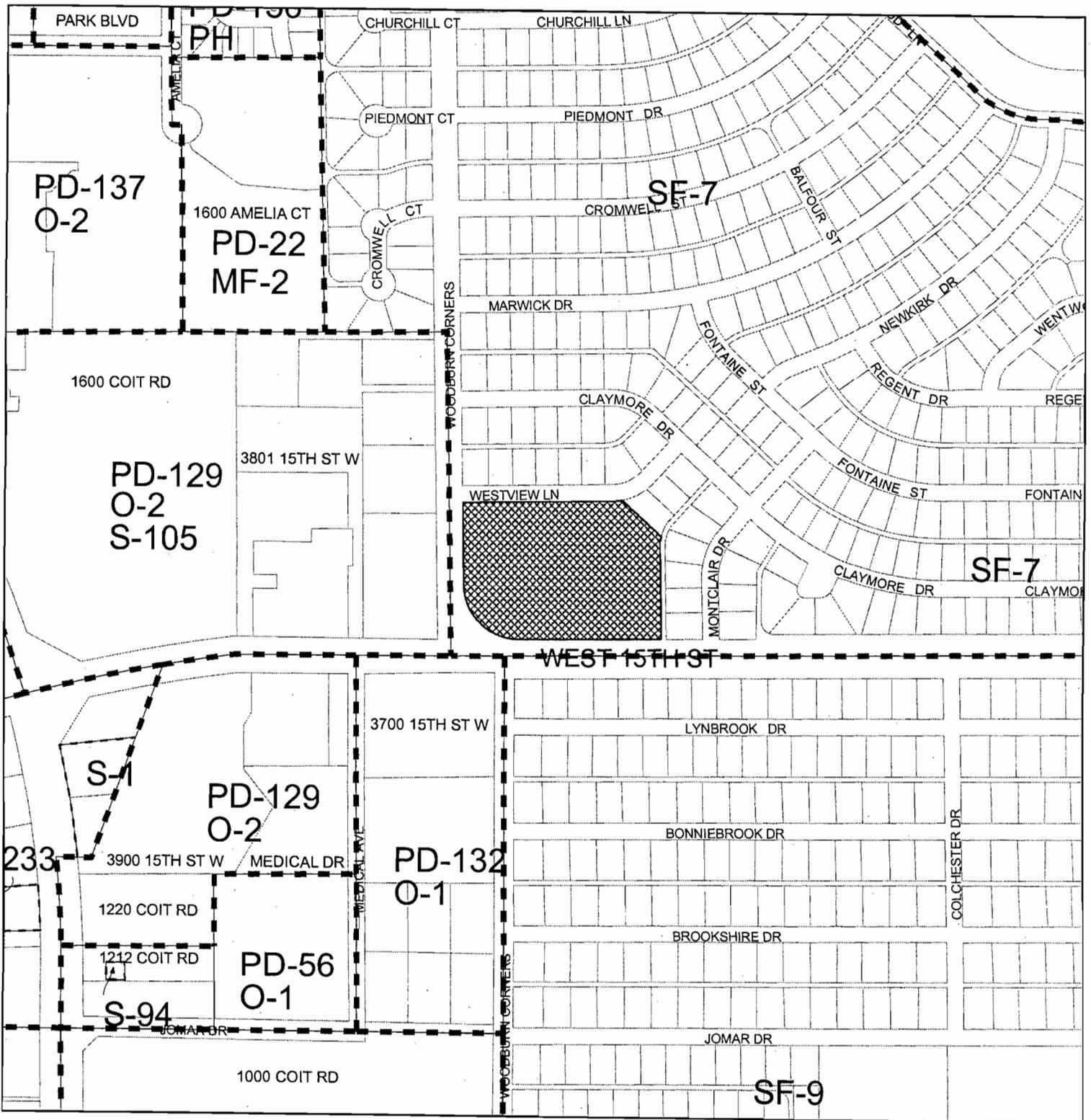
Title: HILLARY ACRES ADDITION
BLOCK A, LOTS 1 & 2

Zoning: RESEARCH/TECHNOLOGY CENTER



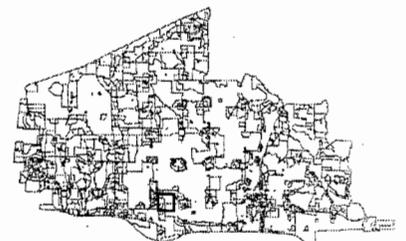
○ 200' Notification Buffer





Item Submitted: REVISED SITE PLAN

Title: LORD OF LIFE LUTHERAN
CHURCH ADDITION
BLOCK 3, LOT 10R



Zoning: SINGLE-FAMILY RESIDENCE-7

○ 200' Notification Buffer



NO.	DESCRIPTION	DATE	BY	CHKD.
1	PRELIMINARY SURVEY	10/15/03
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REVISIONS

1. THE PURPOSE OF THIS REVISION SITE PLAN IS TO SHOW THE PROPOSED BUILDING ADDITION LOCATION.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.

PROJECT NOTES

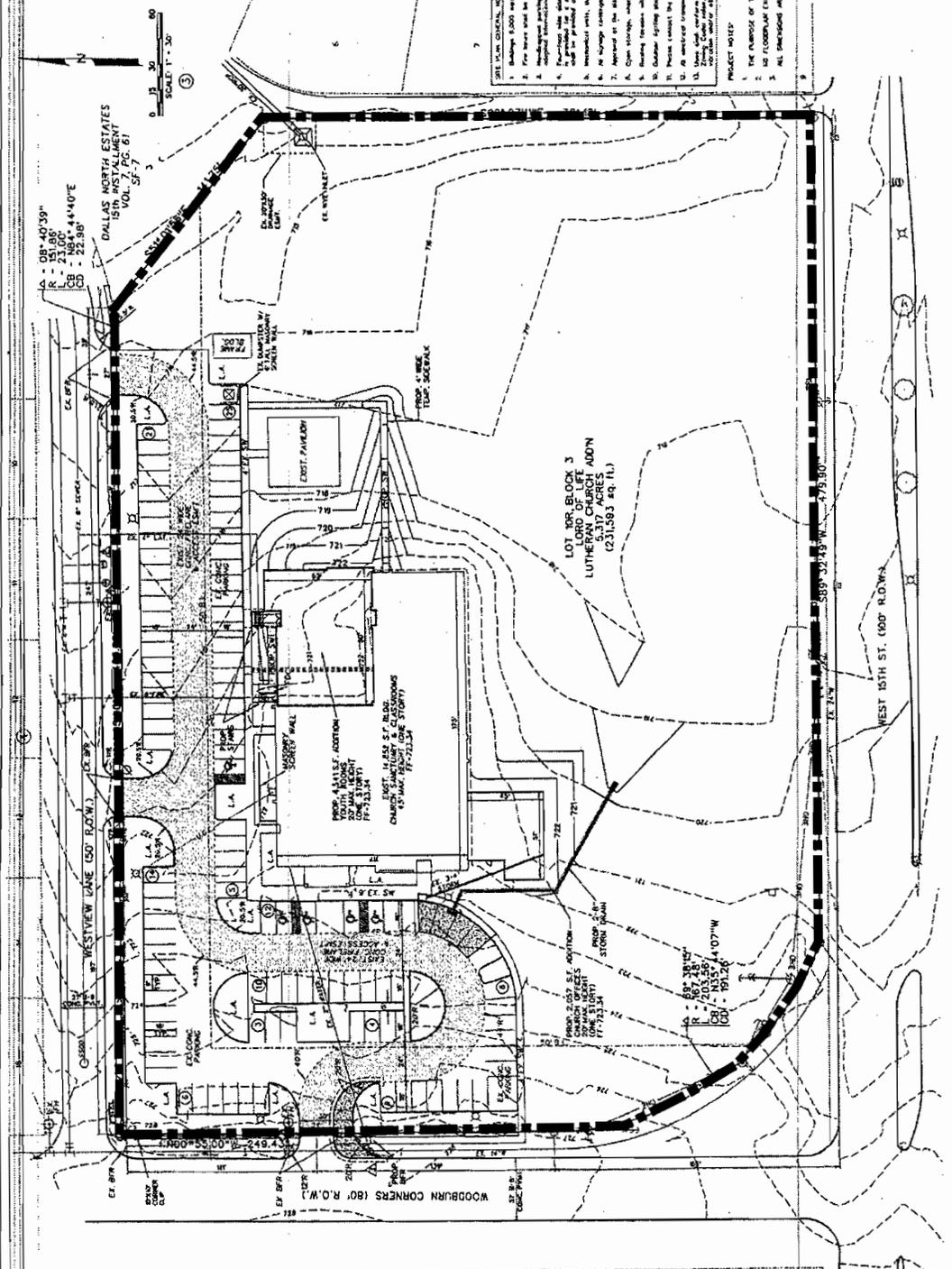
1. THE PURPOSE OF THIS REVISION SITE PLAN IS TO SHOW THE PROPOSED BUILDING ADDITION LOCATION.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.

REVISED SITE PLAN
 OF
**LORD OF LIFE
 LUTHERAN CHURCH ADDITION**
 LOT 10R, BLOCK 3
 OUT OF THE
 MARTHA MORRIS SURVEY
 ABSTRACT NO. 553
 COLLIN COUNTY, TEXAS

OWNER:
LORD OF LIFE LUTHERAN CHURCH
 301 W. VAN STREET
 COLLEGE STATION, TEXAS 77845
 972-894-3331

APPLICANT/ENGINEER:
CORWIN ENGINEERING, INC.
 2000 W. WILSON ROAD
 COLLEGE STATION, TEXAS 77845
 CONTACT: P. BRANSON, A.L.E.I., P.E.
 972-396-0509

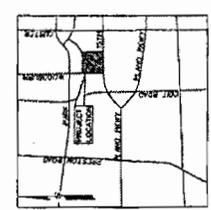
FEBRUARY 8, 2007 SCALE: 1"=30'



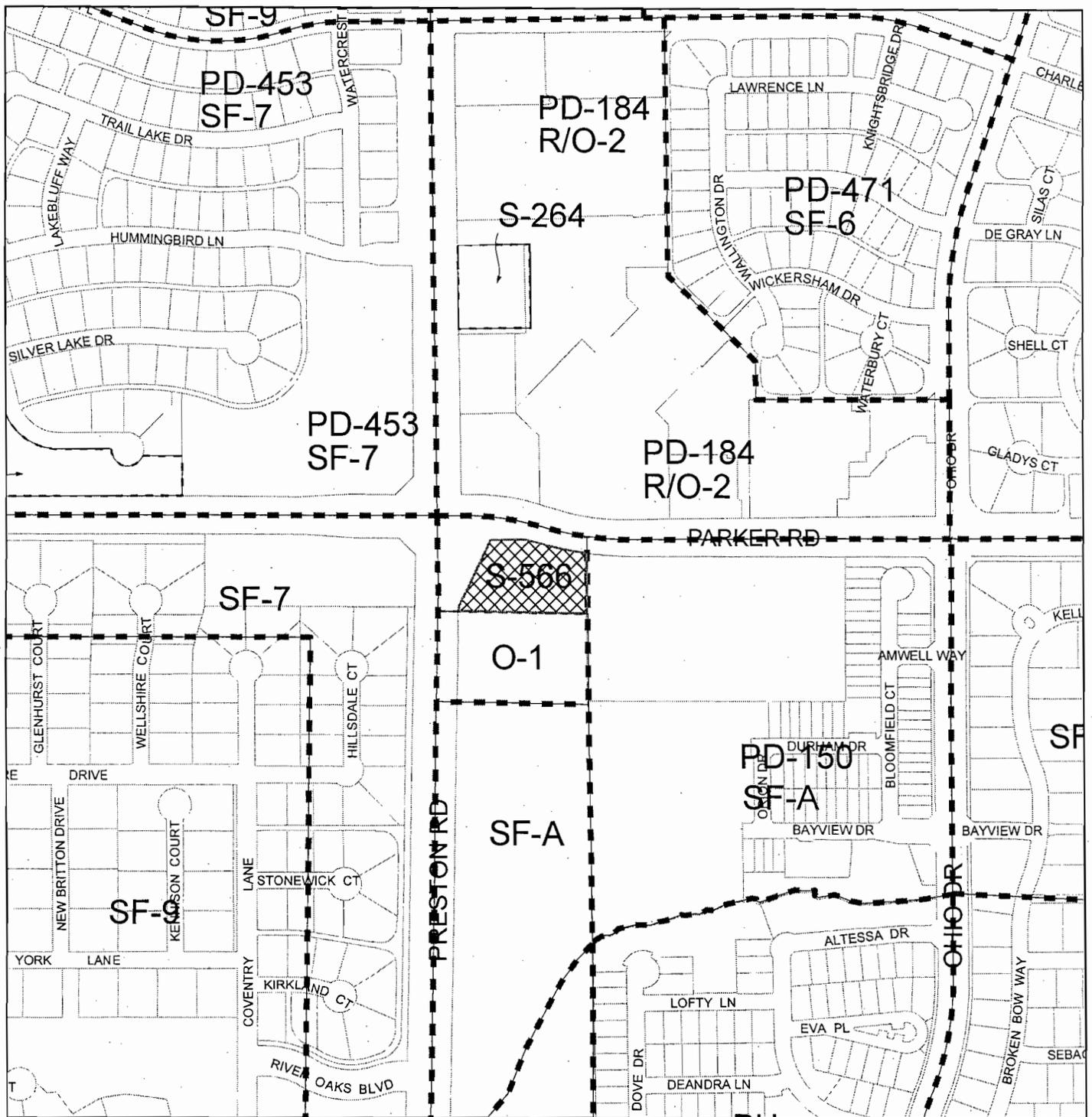
LEGEND

L.A.	LANDSCAPE AREA	EX LIGHT POLE
FC	REMOTE FIRE DEPT. CONNECTION	EX POWER POLE
SA	SIDEWALK	EX WATER METER
BP	BARBER FENCE HAMP	EX. PMS. UTICHOANT
OE	OVERHEAD ELECTRIC LINE	EX. CUV. WARE
UE	UNDERGROUND ELECTRIC LINE	EX. FIRE LINE
SS	SEWER	PROP. OVERHEAD WIRING
TD	TELEPHONE FIBERGLASS	& FASE LINE RE-STRINGING

WATER METER SCHEDULE		SANITARY SCHEDULE	
TYPE	SIZE	NUMBER	SIZE
DOMESTIC	1"	1" - CUSTING	4"
IRIGATION	1"	1" - CUSTING	MA
DOMESTIC	1"	1" - ERECTING	NA



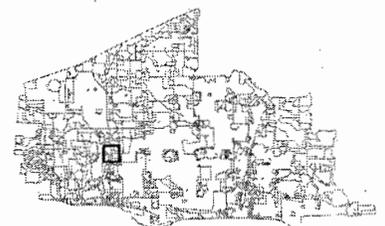
LOCATION MAP
 N.T.S.



Item Submitted: SITE PLAN

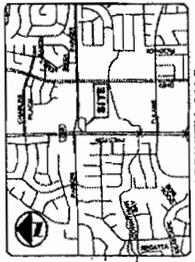
Title: PRESTON PARKER ADDITION
BLOCK A, LOT 1

Zoning: NEIGHBORHOOD OFFICE
w/SPECIFIC USE PERMIT#566



○ 200' Notification Buffer





VICINITY MAP
NOT TO SCALE



DATE OF SURVEY
EAST 1/4 SECTION 10
T. 10 N. R. 10 E. S. 10
(VOLUME 3871, PAGE 2072, 3166, 617)

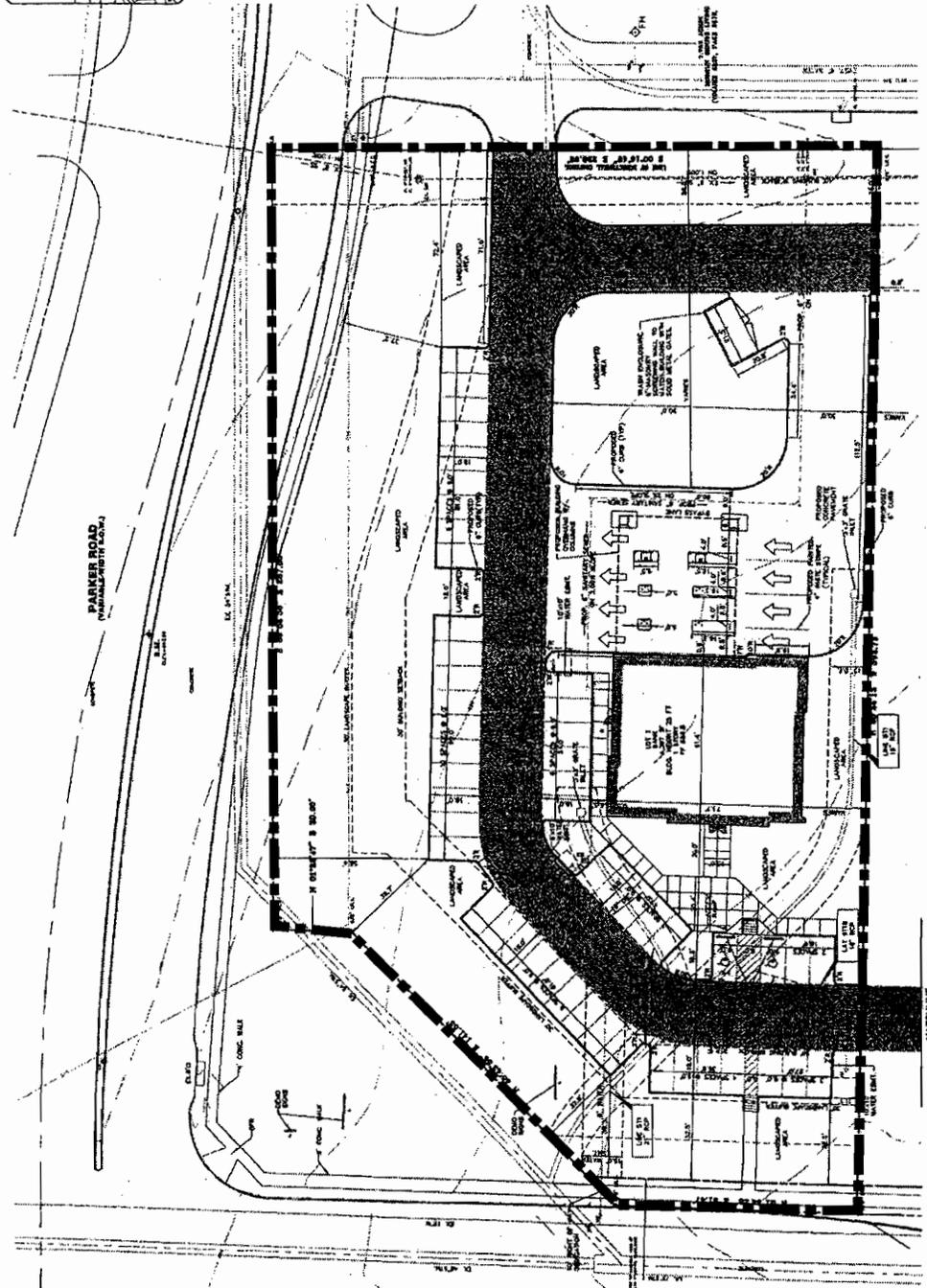
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PAVEMENT LEGEND

SYMBOL	DESCRIPTION
[Symbol]	STANDARD PAVEMENT
[Symbol]	PRE LANE PAVEMENT
[Symbol]	DUMPSTER PAD AND APRON

SITE DATA SUMMARY TABLE

NO.	DESCRIPTION	AMOUNT	UNIT
1	GRAVEL	100	YD
2	CONCRETE	100	YD
3	ASPHALT	100	YD
4	BRICK	100	YD
5	CEMENT	100	YD
6	IRON	100	YD
7	STEEL	100	YD
8	COPPER	100	YD
9	ALUMINUM	100	YD
10	ZINC	100	YD
11	NICKEL	100	YD
12	LEAD	100	YD
13	SILVER	100	YD
14	GOLD	100	YD
15	PLATINUM	100	YD
16	PALLADIUM	100	YD
17	RHODIUM	100	YD
18	PALADIUM	100	YD
19	OSMIUM	100	YD
20	IRIDIUM	100	YD
21	COBALT	100	YD
22	NICKEL	100	YD
23	COPPER	100	YD
24	ZINC	100	YD
25	IRON	100	YD
26	STEEL	100	YD
27	CONCRETE	100	YD
28	ASPHALT	100	YD
29	GRAVEL	100	YD
30	BRICK	100	YD
31	CEMENT	100	YD
32	IRON	100	YD
33	STEEL	100	YD
34	COPPER	100	YD
35	ZINC	100	YD
36	NICKEL	100	YD
37	IRON	100	YD
38	STEEL	100	YD
39	COPPER	100	YD
40	ZINC	100	YD
41	NICKEL	100	YD
42	IRON	100	YD
43	STEEL	100	YD
44	COPPER	100	YD
45	ZINC	100	YD
46	NICKEL	100	YD
47	IRON	100	YD
48	STEEL	100	YD
49	COPPER	100	YD
50	ZINC	100	YD
51	NICKEL	100	YD
52	IRON	100	YD
53	STEEL	100	YD
54	COPPER	100	YD
55	ZINC	100	YD
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57	IRON	100	YD
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74	COPPER	100	YD
75	ZINC	100	YD
76	NICKEL	100	YD
77	IRON	100	YD
78	STEEL	100	YD
79	COPPER	100	YD
80	ZINC	100	YD
81	NICKEL	100	YD
82	IRON	100	YD
83	STEEL	100	YD
84	COPPER	100	YD
85	ZINC	100	YD
86	NICKEL	100	YD
87	IRON	100	YD
88	STEEL	100	YD
89	COPPER	100	YD
90	ZINC	100	YD
91	NICKEL	100	YD
92	IRON	100	YD
93	STEEL	100	YD
94	COPPER	100	YD
95	ZINC	100	YD
96	NICKEL	100	YD
97	IRON	100	YD
98	STEEL	100	YD
99	COPPER	100	YD
100	ZINC	100	YD



WATER METER SCHEDULE

TYPE	SIZE	VALVE	PRICE
1	1/2"	1/2"	1.00
2	3/4"	3/4"	1.50
3	1"	1"	2.00
4	1 1/2"	1 1/2"	3.00
5	2"	2"	4.00
6	2 1/2"	2 1/2"	5.00
7	3"	3"	6.00
8	3 1/2"	3 1/2"	7.00
9	4"	4"	8.00
10	4 1/2"	4 1/2"	9.00
11	5"	5"	10.00
12	5 1/2"	5 1/2"	11.00
13	6"	6"	12.00
14	6 1/2"	6 1/2"	13.00
15	7"	7"	14.00
16	7 1/2"	7 1/2"	15.00
17	8"	8"	16.00
18	8 1/2"	8 1/2"	17.00
19	9"	9"	18.00
20	9 1/2"	9 1/2"	19.00
21	10"	10"	20.00
22	10 1/2"	10 1/2"	21.00
23	11"	11"	22.00
24	11 1/2"	11 1/2"	23.00
25	12"	12"	24.00
26	12 1/2"	12 1/2"	25.00
27	13"	13"	26.00
28	13 1/2"	13 1/2"	27.00
29	14"	14"	28.00
30	14 1/2"	14 1/2"	29.00
31	15"	15"	30.00
32	15 1/2"	15 1/2"	31.00
33	16"	16"	32.00
34	16 1/2"	16 1/2"	33.00
35	17"	17"	34.00
36	17 1/2"	17 1/2"	35.00
37	18"	18"	36.00
38	18 1/2"	18 1/2"	37.00
39	19"	19"	38.00
40	19 1/2"	19 1/2"	39.00
41	20"	20"	40.00
42	20 1/2"	20 1/2"	41.00
43	21"	21"	42.00
44	21 1/2"	21 1/2"	43.00
45	22"	22"	44.00
46	22 1/2"	22 1/2"	45.00
47	23"	23"	46.00
48	23 1/2"	23 1/2"	47.00
49	24"	24"	48.00
50	24 1/2"	24 1/2"	49.00
51	25"	25"	50.00
52	25 1/2"	25 1/2"	51.00
53	26"	26"	52.00
54	26 1/2"	26 1/2"	53.00
55	27"	27"	54.00
56	27 1/2"	27 1/2"	55.00
57	28"	28"	56.00
58	28 1/2"	28 1/2"	57.00
59	29"	29"	58.00
60	29 1/2"	29 1/2"	59.00
61	30"	30"	60.00
62	30 1/2"	30 1/2"	61.00
63	31"	31"	62.00
64	31 1/2"	31 1/2"	63.00
65	32"	32"	64.00
66	32 1/2"	32 1/2"	65.00
67	33"	33"	66.00
68	33 1/2"	33 1/2"	67.00
69	34"	34"	68.00
70	34 1/2"	34 1/2"	69.00
71	35"	35"	70.00
72	35 1/2"	35 1/2"	71.00
73	36"	36"	72.00
74	36 1/2"	36 1/2"	73.00
75	37"	37"	74.00
76	37 1/2"	37 1/2"	75.00
77	38"	38"	76.00
78	38 1/2"	38 1/2"	77.00
79	39"	39"	78.00
80	39 1/2"	39 1/2"	79.00
81	40"	40"	80.00
82	40 1/2"	40 1/2"	81.00
83	41"	41"	82.00
84	41 1/2"	41 1/2"	83.00
85	42"	42"	84.00
86	42 1/2"	42 1/2"	85.00
87	43"	43"	86.00
88	43 1/2"	43 1/2"	87.00
89	44"	44"	88.00
90	44 1/2"	44 1/2"	89.00
91	45"	45"	90.00
92	45 1/2"	45 1/2"	91.00
93	46"	46"	92.00
94	46 1/2"	46 1/2"	93.00
95	47"	47"	94.00
96	47 1/2"	47 1/2"	95.00
97	48"	48"	96.00
98	48 1/2"	48 1/2"	97.00
99	49"	49"	98.00
100	49 1/2"	49 1/2"	99.00

1. All work shall be done in accordance with the specifications and standards of the City of Plano.
2. The contractor shall be responsible for obtaining all necessary permits from the City of Plano.
3. The contractor shall be responsible for obtaining all necessary approvals from the City of Plano.
4. The contractor shall be responsible for obtaining all necessary approvals from the City of Plano.
5. The contractor shall be responsible for obtaining all necessary approvals from the City of Plano.
6. The contractor shall be responsible for obtaining all necessary approvals from the City of Plano.
7. The contractor shall be responsible for obtaining all necessary approvals from the City of Plano.
8. The contractor shall be responsible for obtaining all necessary approvals from the City of Plano.
9. The contractor shall be responsible for obtaining all necessary approvals from the City of Plano.
10. The contractor shall be responsible for obtaining all necessary approvals from the City of Plano.

THE ENGINEER'S OFFICE
301 CONGRESS AVENUE, SUITE 130
AUSTIN, TEXAS 78701
ARCHITECTS
(512) 482-3113 FAX
(512) 482-3113 FAX

PRESTON RD
PARKER ROAD
CITY OF PLANO
COLLIN COUNTY, TEXAS

NO.	DATE	REVISION / DESCRIPTION	SCALE	NOTES
1	10-20-08	AS SHOWN		

SITE PLAN
PRESTON / PARKER ADDITION
BLOCK A, LOT 1
CITY OF PLANO
COLLIN COUNTY, TEXAS

KRG Civil Engineers, Inc.
1000 WEST 10TH STREET, SUITE 100
AUSTIN, TEXAS 78703
TEL: (512) 482-3113
FAX: (512) 482-3113



PROJECT INFORMATION
PROJECT NO. 08000
PROJECT NAME: PRESTON / PARKER ADDITION
BLOCK A, LOT 1
CITY OF PLANO
COLLIN COUNTY, TEXAS

DATE OF SURVEY
EAST 1/4 SECTION 10
T. 10 N. R. 10 E. S. 10
(VOLUME 3871, PAGE 2072, 3166, 617)

DATE OF SURVEY
EAST 1/4 SECTION 10
T. 10 N. R. 10 E. S. 10
(VOLUME 3871, PAGE 2072, 3166, 617)

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(VOLUME 3871, PAGE 2072, 3166, 617)

PROJECT INFORMATION
PROJECT NO. 08000
PROJECT NAME: PRESTON / PARKER ADDITION
BLOCK A, LOT 1
CITY OF PLANO
COLLIN COUNTY, TEXAS

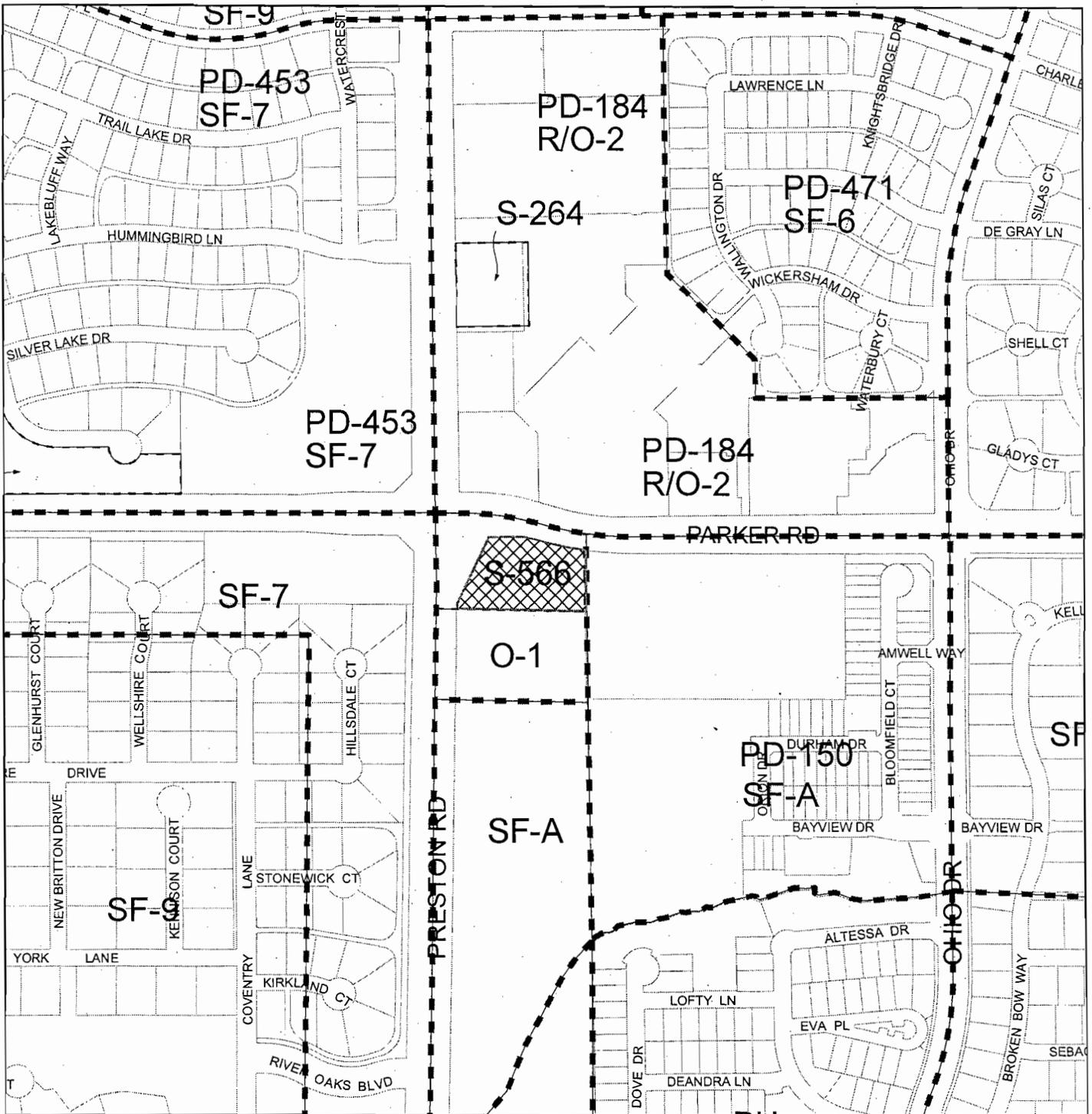
DATE OF SURVEY
EAST 1/4 SECTION 10
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(VOLUME 3871, PAGE 2072, 3166, 617)

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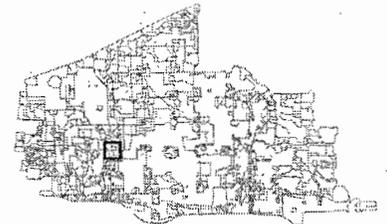
DATE OF SURVE



Item Submitted: PRELIMINARY PLAT

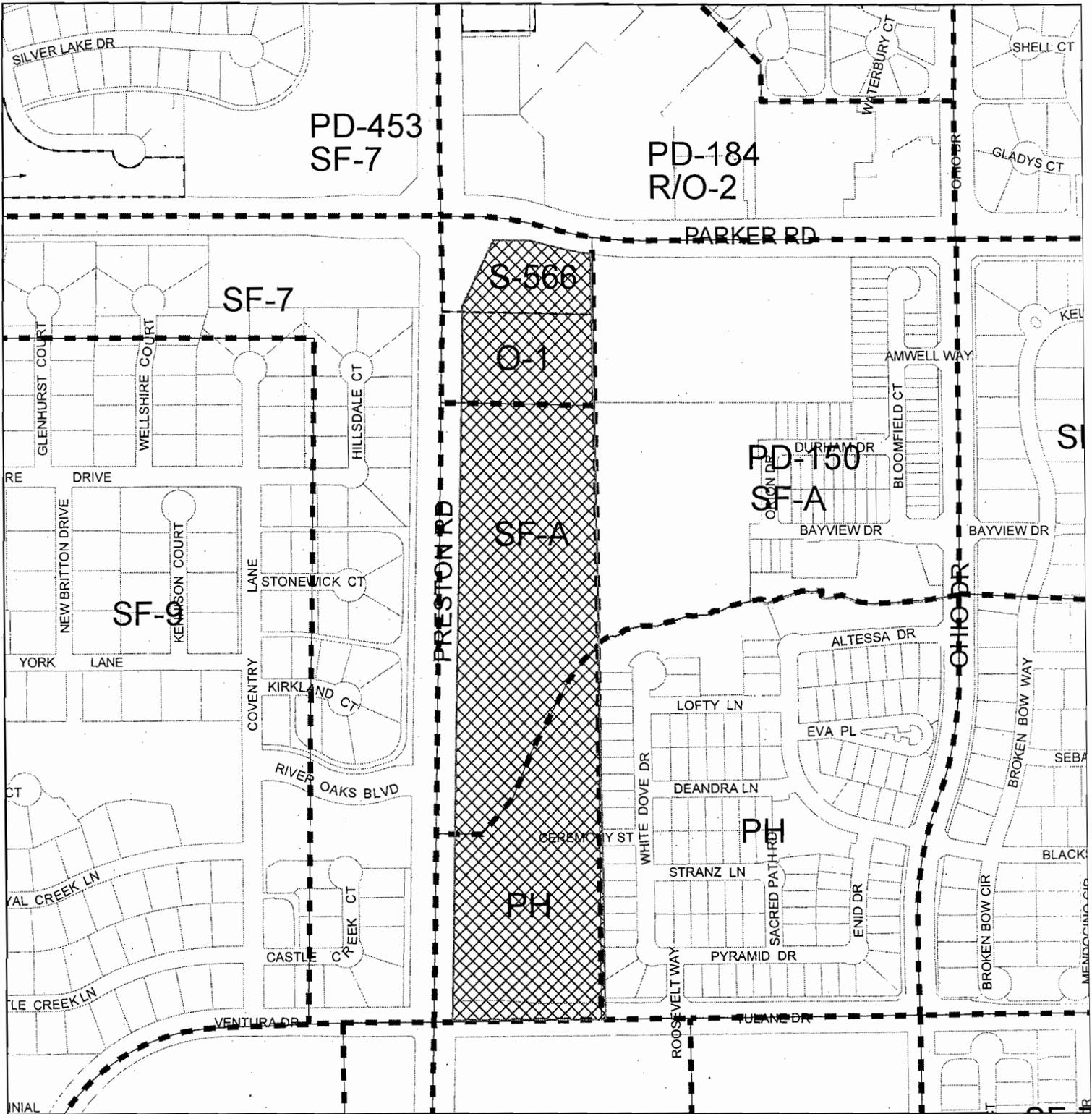
Title: PRESTON PARKER ADDITION
BLOCK A, LOT 1

Zoning: NEIGHBORHOOD OFFICE
w/SPECIFIC USE PERMIT#566



○ 200' Notification Buffer

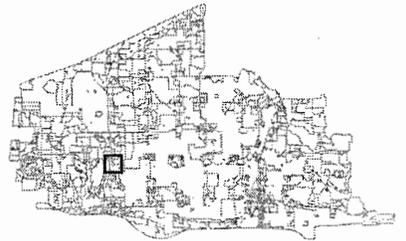




Item Submitted: CONVEYANCE PLAT

Title: PRESTON PARKER ADDITION
BLOCK A, LOTS 1-3

Zoning: NEIGHBORHOOD OFFICE, w/SPECIFIC USE PERMIT #566,
SINGLE-FAMILY RESIDENCE ATTACHED, & PATIO HOME



CITY OF PLANO
PLANNING & ZONING COMMISSION

March 5, 2007

Agenda Item No. 6A

Public Hearing: Zoning Case 2006-31

Applicant: Joe and Susana Hernandez

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. Neighborhood #68. Tabled 12/18/06, 01/02/07, 01/16/07, and 02/19/07.

REMARKS:

This item was tabled at the February 19, 2007, Planning & Zoning Commission meeting. It must be removed from the table.

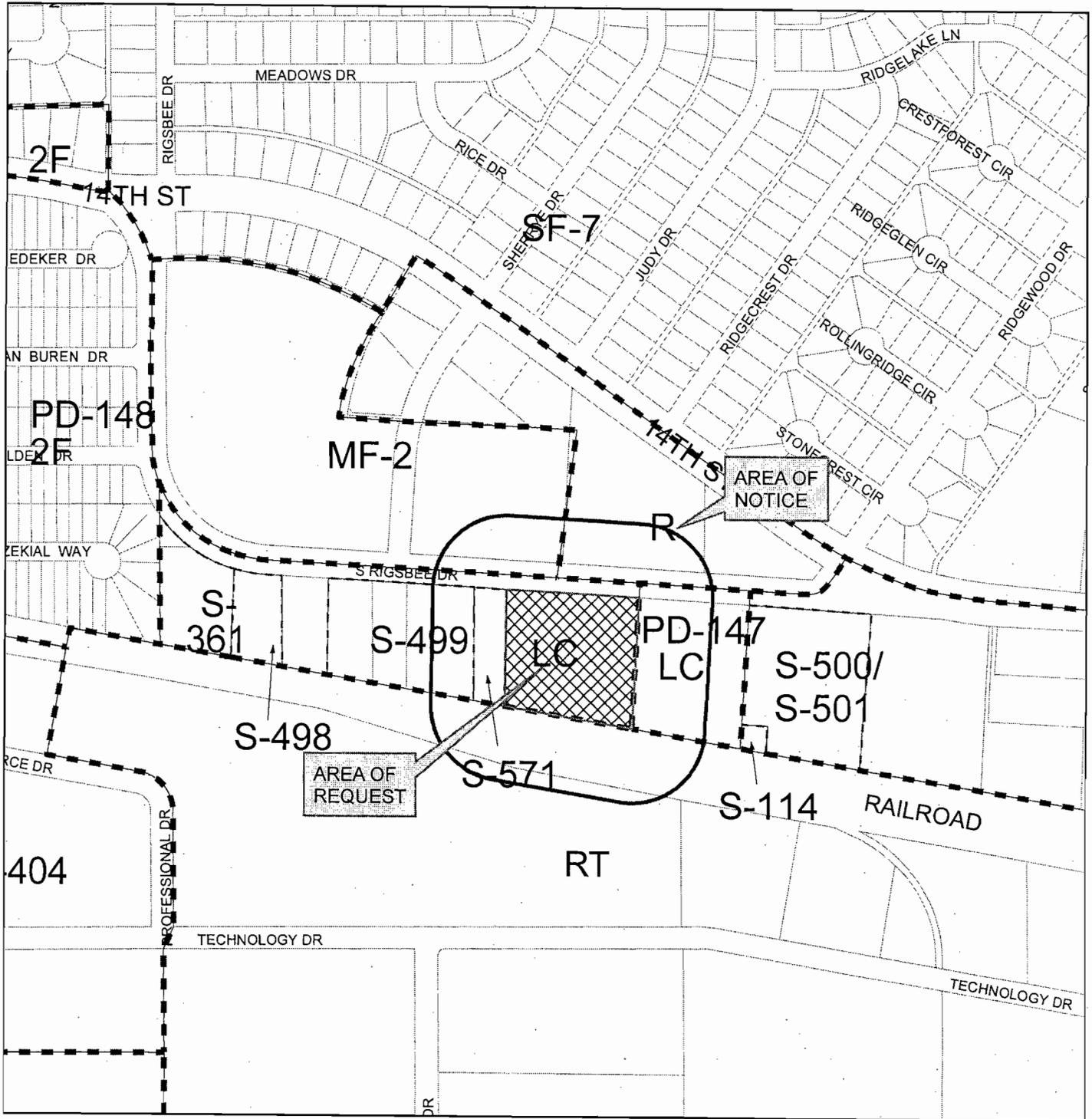
In December 2005, City Council granted the applicant Specific Use Permit #571 (SUP #571) for Service Contractor with Storage Yard. This request proposes to expand the area of SUP #571 to include the adjacent 2.7± acre undeveloped tract to the east of their existing business. A Preliminary Site Plan application accompanies this request, Enid Braswell Addition, Block A, Lot 1R.

Service contractors are defined as establishments whose primary activity is the provision of services for the construction, maintenance, cleaning, or repair of buildings, and properties on a fee or contract basis. Service contractors with storage yard may include, but are not limited to, plumbing, heating, and air conditioning, construction, and landscape maintenance services with an open storage area for goods, materials, and equipment, including trailers designed to be towed, associated with the conduct of the business. The open storage yard is subject to the screening, paving, and other standards for open storage in Section 3.900 (Open Storage) of the Zoning Ordinance. The applicant is proposing a 6-foot irrigated living screen along the western and southern property lines and along the eastern side of the open storage.

The area of the request and adjacent properties are zoned Light Commercial (LC). The LC district is intended to provide for a wide array of retail, office, and service uses to meet the needs of local residents and businesses. The property to the west of SUP #571 is zoned LC with SUP #499 for Contract Construction (now called Service Contractor with Storage Yard.) The southern boundary of the property is the St. Louis Southwestern Railroad owned by Dallas Area Rapid Transit. On the north side of Rigsbee Drive, across from the request, the property has been partially developed as single family and multifamily use. To the east of the request, the property is zoned Planned Development-147-Light Commercial that permits and has been developed as long-term care facility use (retirement housing).

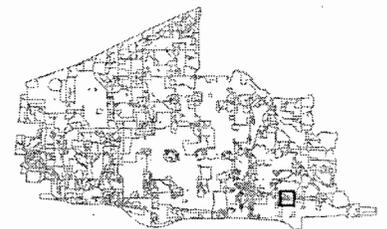
RECOMMENDATION:

Recommended for approval as submitted.



Zoning Case #: 2006-31

Existing Zoning: LIGHT COMMERCIAL



○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

March 5, 2007

Agenda Item No. 6B

Public Hearing - Replat & Revised Site Plan: Enid Braswell Addition, Block A, Lot 1R

Applicant: Joe and Susana Hernandez

DESCRIPTION:

Service contractor with storage yard on one lot on 3.3± 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. Neighborhood #68.

REMARKS:

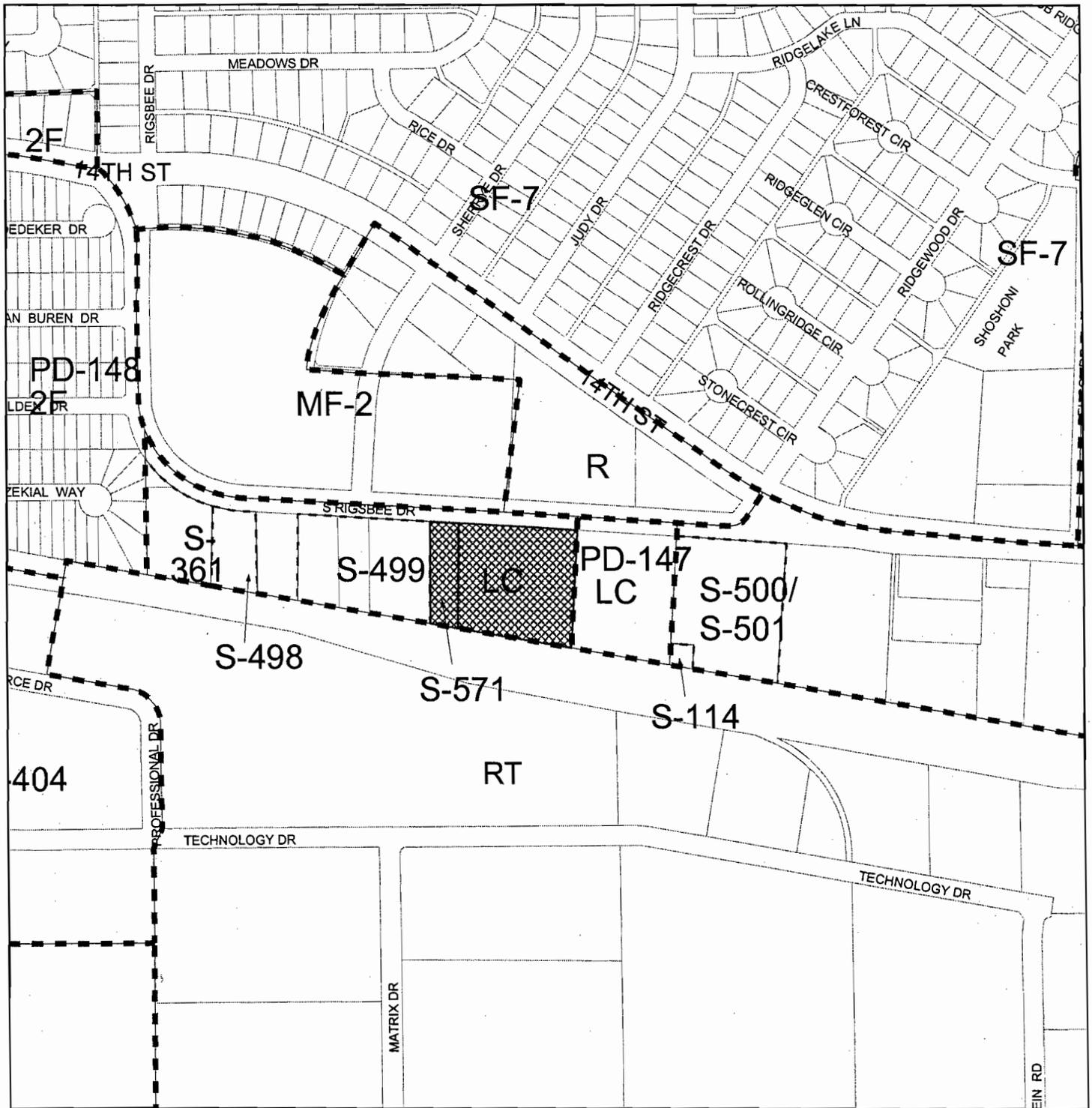
This replat and revised site plan are associated with Zoning Case 2006-31.

The purpose of the replat is to combine two properties into one.

The purpose of the site plan is to show the existing building and parking area and the proposed paved open storage area. The applicant is planning to expand the business to the east by adding approximately 7,800± square feet of storage. The ordinance requires open storage areas to be screened from the street and adjacent properties. The applicant is proposing an irrigated living screen to meet this requirement. No improvements are proposed for the majority of the property.

RECOMMENDATIONS:

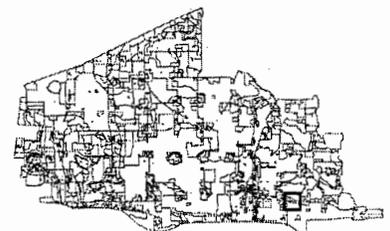
Recommended for approval subject to City Council approval of Zoning Case 2006-31.



Item Submitted: REPLAT &
REVISED SITE PLAN

Title: ENID BRASWELL
BLOCK A, LOT 1R

Zoning: LIGHT COMMERCIAL
w/SPECIFIC USE PERMIT #571



○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

March 5, 2006

Agenda Item No. 7

Discussion and Direction: Conservation District Designation for Haggard Addition

Applicant: City of Plano

DESCRIPTION:

Discussion and direction concerning the possibility of amending the Zoning Ordinance to allow for "Conservation Districts" and adding that designation to 24.6± acres bounded by 22nd Street on the north, I Avenue on the east, the southern boundary of lots on the south side of 19th Street on the south, and by G Avenue and Alpine Street on the west. Also for discussion is the possibility of establishing a Planned Development District (PD) with additional stipulations relating to the size, scale, and design of structures in the subdivision. Zoned Single-Family Residence-7.

BACKGROUND:

The Haggard Addition was recommended for designation as a Heritage Resource District in the 2002 Preservation Plan. Last fall, the Heritage Commission received a petition signed by 70% of the property owners in the Haggard Addition requesting designation as a Heritage Resource District. The Heritage Commission subsequently considered the matter and recommended designation. The Planning & Zoning Commission called a public hearing to consider the matter as a zoning case. The Planning & Zoning Commission later recommended approval of Zoning Case 2006-27, which would have amended the zoning map to add the "Heritage" overlay to the property. In January of 2007, City Council denied the zoning case. One of the key concerns cited during City Council's consideration of this matter was the possibility of setting a precedent for other older subdivisions to be designated in the future.

With its denial, the City Council referred the matter back to the Planning & Zoning Commission to discuss the possibility of designating the Haggard Addition as a "conservation district." A conservation district can help to ensure that major changes and additions to existing structures and new structures are consistent in character and form with the remainder of the neighborhood.

The City of Plano currently has two Heritage Resource districts, Downtown and Haggard Park.

The Douglass Community is not an official conservation district but its base zoning includes certain design criteria that typify those commonly applied to conservation districts. Since the General Residential (GR) zoning category only applied to the Douglass Community, it was more expedient to amend it than to amend the Zoning Ordinance to create new overlay category, "Conservation District," and then apply it to the Douglass area. Although the Douglass Community has great historical significance for Plano, most of its homes have been altered over the years in ways that would make historic renovation difficult and expensive to accomplish. Concerns were raised that Heritage Designation would result in cumbersome and costly regulatory requirements that would deter reinvestment in the neighborhood.

Below is a comparison of the current characteristics of the district with Single Family Residence-7 (SF-7) standards to show how new additions and/or the redevelopment of existing lots in the Haggard Addition could vary from current conditions.

Table 1

Description	Current Haggard Addition Development	Potential Existing Development (with SF-7 zoning)
Height	One story, typically 15-18 feet	Two stories, 35 feet
Lot Coverage	2,400 square feet or less, 35%	3,150 square feet, 45%
House size	2,000 square feet or less (excl. garage)	5,900 square feet maximum (excl. garage)
Front yard	30 feet plus (some include driveways, some lots are rear entry)	25-30 feet depending on stormwater option (up to 55% could be paved for driveway and vehicle storage and gravel or similar material could be substituted for grass on remainder)

REMARKS:

The definitions below from the website of the Cleveland Preservation Society are typical of those communities that distinguish between conservation and historic (heritage) districts:

- A local **historic district** is an area designated by a local government as historic and worthy of preservation. Typically, historic buildings and their settings are protected by a public review. Historic district ordinances are local laws that are adopted by communities using powers granted by the state. Historic districts comprise the city's significant historic and architectural resources. Inclusion in a historic district signifies that a property contributes to an ensemble that is worth protecting by virtue of its historic importance or architectural quality. Quite often, creating a historic district under local law can provide the strongest protection for historic resources. This is because most land-use decisions are made under the authority of local law. At the local level, the designation of historic districts is usually linked to a review process designed to protect the historic appearance of buildings in the district.

- A **conservation district** is a planning tool that can serve as an alternative to a traditional preservation district. Models vary across the country and can focus on design review issues, planning/zoning development issues, or both. Conservation districts based on a preservation model serve to protect the character of older neighborhoods and communities that may not meet the standards for historic designation. Conservation districts based on a planning model are typically broader in scope and address issues such as retaining architectural scale, maintaining affordable single-family housing, preventing encroachment, etc. Conservation districts are often useful for neighborhoods that have a distinctive character, but lack the requisite historical and architectural significance of a local district.

As they apply to our local ordinances and procedures, the table below provides a reasonable comparison between Heritage and Conservation Districts:

Table 2: Comparison - Heritage and Conservation District

Policy/Procedure	Heritage	Conservation
Demolition	Delay up to 240 days, structure may be demolished following delay	No restrictions
Public Review	Certificate of Appropriateness - Heritage Commission	None required; building permit approval only
Purpose	Preserve or restore properties to historic condition	Maintain development character/scale
Basis	Represent historic period of architecture, development form, or event	Consistent design context
Applicable criteria	<ul style="list-style-type: none"> ▪ Save/reuse existing materials whenever possible ▪ Reconstruct new windows, doors, and ornamentation to match original ▪ New construction follows scale and geometry, but doesn't duplicate historic designs. 	<ul style="list-style-type: none"> ▪ Range of materials - not necessary to save/reuse materials ▪ Scale and some geometry regulated including height, roof pitch, window and door format, porch placement and size
Eligible for tax Exemption?	Yes	No

Simply stated, the difference between the two forms of overlay districts are:

- A Heritage Resource District recognizes the historic value of the properties within a given area and facilitates their long term preservation.
- A Conservation District does not recognize historic value, but regulates the size, scale, and geometry of new development and major remodels or additions.

The Haggard Addition certainly has design characteristics such as single-story height and low-pitched roofs that could be affected by additions or redevelopment. Its current SF-7 zoning has a two-story, 35 foot height limit and no regulations on roof pitch. A new, two story home with a deep roof pitch would obviously contrast with the existing homes. On the other hand, a conservation district would not address the intent of preserving Plano's earliest example of the transition from individually platted and developed homes to the existing structures in multi-lot subdivisions Post World War II ranch style homes.

Before moving forward with a conservation district or a PD, the Planning & Zoning Commission may wish to consider the level of community support for doing so. The long term success of the district will depend on the property owners' willingness to accept the standards applied by the district. It would be very unusual for the city to impose new standards on a developed neighborhood without community support.

A major concern raised in previous meetings with regard to the creation of Heritage District, was that it would set an expectation that all Plano subdivisions could qualify for designation when they reach 50 years of age. The Planning & Zoning Commission may wish to recommend that the Heritage Commission consider amending the Preservation Plan to establish criteria for determining the historic value of Post World War II subdivisions.

RECOMMENDATION:

The Commission should consider one or more of the following options:

1. Call for a public hearing to amend the text of the Zoning Ordinance to include "Conservation Districts" and related regulations for their establishment.
2. Inform the City Council that it does not recommend continuing to consider designating the Haggard Addition as a Conservation District.
3. Request that the City Council consider directing the Heritage Commission to evaluate possible Preservation Plan amendments establishing criteria for determining the historic value of Post World War II subdivisions.

Haggard Addition

