

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

March 19, 2007

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>6:30 p.m. - Dinner - Planning Conference Room 2E</p> <p>7:00 p.m. - Regular Meeting - Council Chambers</p> <p>The Planning & Zoning Commission may convene into Executive Session pursuant to Section 55.071 of the Texas Government Code to consult with its attorney regarding posted items in the regular meeting.</p> <p>1 Call to Order/Pledge of Allegiance</p> <p>2 Approval of Agenda as Presented</p> <p>3 Approval of Minutes - March 5, 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: Tennyson Parkway Office Center, Block A, Lot 3 - EH Hotel on one lot on 2.7± acres located on the west side of the Dallas North Tollway, 400± feet south of Tennyson Parkway. Zoned Commercial Employment. Neighborhood #15. Applicant: HAC Partners L.P.</p> <p>5b Preliminary Plat: Northpointe Assembly of God, Block A, Lot 1 - EH Religious facility on one lot on 3.0± acres located on the south side of McDermott Road, 860± feet east of Independence Parkway. Zoned Single-Family Residence-7. Neighborhood #6. Applicant: Northpointe Assembly of God Church</p>	

<p>5c BT</p>	<p>Preliminary Site Plan: Assured Addition, Block A, Lot 1 - Mini-warehouse development on one lot on 5.4± acres located on the east side of K Avenue, 2,267± feet south of Spring Creek Parkway. Zoned Light Industrial-1. Neighborhood #37. Applicant: The Assured Group</p>
<p>5d BT</p>	<p>Revised Site Plan: Franklin Park at Canyon Creek Addition, Block 1, Lot 1 - Independent living facility on one lot on 14.5± acres located on the east side of Independence Parkway, 632± feet north of State Highway 190. Zoned Planned Development-382-Retail/General Office & Light Industrial-1. Neighborhood #65. Applicant: Franklin Park Canyon Creek, Ltd.</p>
<p>5e BT</p>	<p>Revised Preliminary Plat: Franklin Park at Canyon Creek Addition, Block 1, Lot 1 - Independent living facility on one lot on 14.5± acres located on the east side of Independence Parkway, 632± feet north of State Highway 190. Zoned Planned Development-382-Retail/General Office & Light Industrial-1. Neighborhood #65. Applicant: Franklin Park Canyon Creek, Ltd.</p>
<p><u>END OF CONSENT AGENDA</u></p>	
<p><u>PUBLIC HEARINGS</u></p>	
<p>6 AU</p>	<p>Water and Wastewater Impact Fee Report - In its capacity as the Impact Fee Advisory Committee, the Planning & Zoning Commission will hear a report from the City Engineer on the city's collections and expenditures from the Water and Wastewater Impact Fee Program. Applicant: City of Plano</p>
<p>7A 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. Tabled 12/18/06, 01/02/07, 01/16/07, 02/19/07, & 03/05/07. Applicant: Joe and Susana Hernandez</p>
<p>7B EH</p>	<p>Public Hearing - 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</p>

<p>8 EH</p>	<p>Public Hearing: 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. Tabled 02/19/07. Applicant: City of Plano.</p>
<p>9A BT</p>	<p>Public Hearing: Zoning Case 2007-02 - Request for Specific Use Permit for Day Care Center on 0.1± acre located at the northwest corner of Silverglen Drive and Mapleshade Lane. Zoned Light Industrial-1. Applicant: J. H. A. Mapleshade, L.P.</p>
<p>9B BT</p>	<p>Revised Site Plan: Coit Center Addition, Block A, Lot 5 - General offices and a day care center on one lot on 2.0± acres located at the northwest corner of Silverglen Drive and Mapleshade Lane. Zoned Corridor Commercial & Light Industrial-1. Neighborhood #72. Applicant: J. H. A. Mapleshade, L.P.</p>
<p>10 EH</p>	<p>Public Hearing: Zoning Case 2007-03 - Request for a Specific Use Permit for Day Care Center on one lot on 1.1± acres located at the northeast corner of Coit Road and Wyeth Drive. Zoned Single-Family Residence-9. Applicant: Shiny Wu</p>
<p><u>END OF PUBLIC HEARINGS</u></p>	
<p>11 EH</p>	<p>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. Tabled 03/05/07. Applicant: Ivy Crossing, L.P.</p>
<p>12 SS</p>	<p>Discussion & Direction: Comprehensive Plan Revision - Discussion and direction on the revision of the Land Use and Transportation Elements of the Comprehensive Plan. Applicant: City of Plano</p>
<p>13</p>	<p>Items for Future Discussion - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p>

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

March 19, 2007

Agenda Item No. 5a

Preliminary Plat: Tennyson Parkway Office Center, Block A, Lot 3

Applicant: HAC Partners L.P.

Hotel on one lot on 2.7± acres located on the west side of the Dallas North Tollway, 400± feet south of Tennyson Parkway. Zoned Commercial Employment. Neighborhood #15.

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

Agenda Item No. 5b

Preliminary Plat: Northpointe Assembly of God, Block A, Lot 1

Applicant: Northpointe Assembly of God Church

Religious facility on one lot on 3.0± acres located on the south side of McDermott Road, 860± feet east of Independence Parkway. Zoned Single-Family Residence-7. Neighborhood #6.

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

Agenda Item No. 5c

Preliminary Site Plan: Assured Addition, Block A, Lot 1

Applicant: The Assured Group

Mini-warehouse development on one lot on 5.4± acres located on the east side of K Avenue, 2,267± feet south of Spring Creek Parkway. Zoned Light Industrial-1. Neighborhood #37.

Recommended for approval as submitted.

Agenda Item No. 5d

Revised Site Plan: Franklin Park at Canyon Creek Addition, Block 1, Lot 1

Applicant: Franklin Park Canyon Creek, Ltd.

Independent living facility on one lot on 14.5± acres located on the east side of Independence Parkway, 632± feet north of State Highway 190. Zoned Planned Development-382-Retail/General Office & Light Industrial-1. Neighborhood #65.

The purpose for the revised site plan is to delete one residential building and add covered parking.

Recommended for approval as submitted.

Agenda Item No. 5e

Revised Preliminary Plat: Franklin Park at Canyon Creek Addition, Block 1, Lot 1

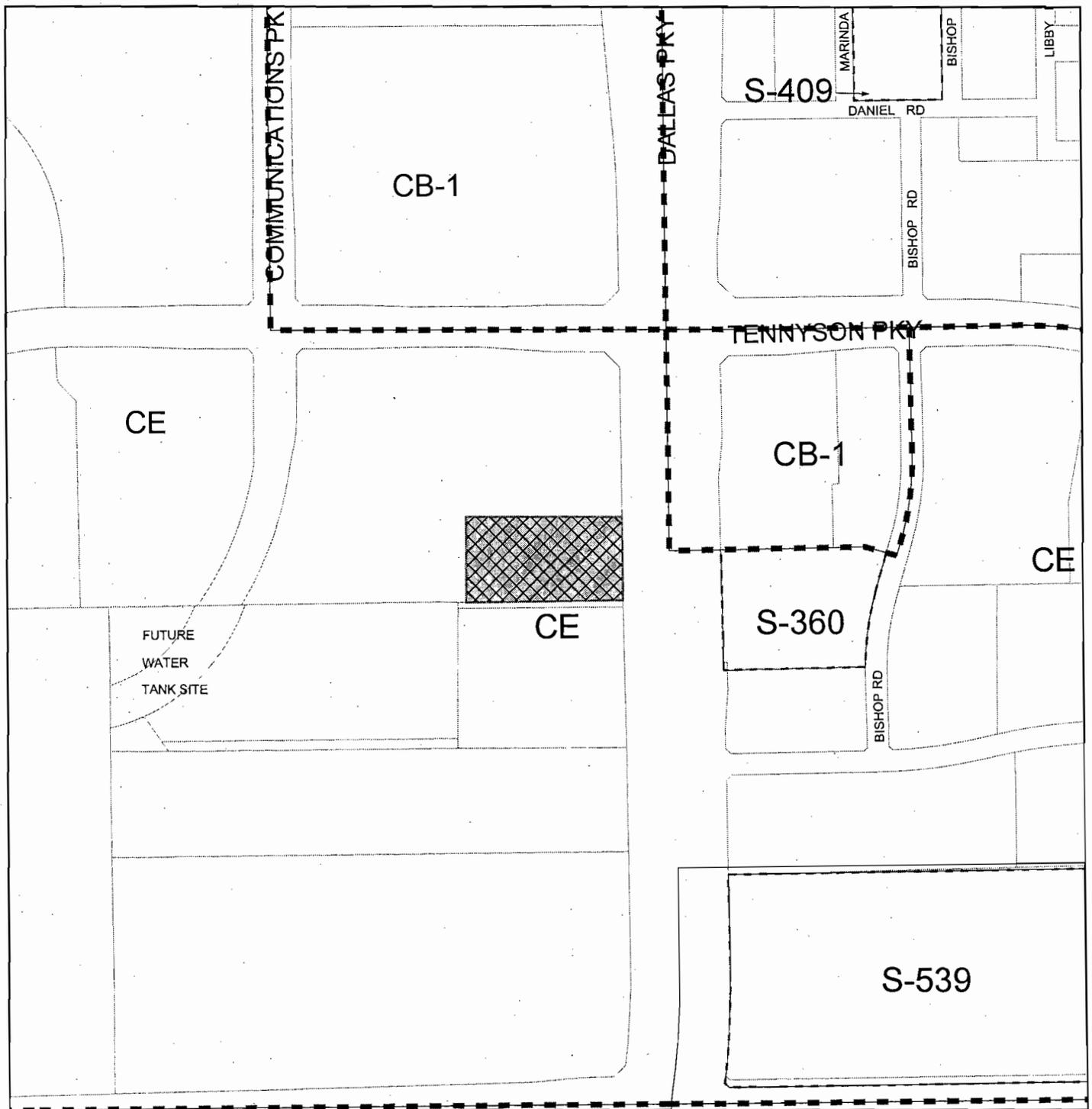
Applicant: Franklin Park Canyon Creek, Ltd.

Independent living facility on one lot on 14.5± acres located on the east side of Independence Parkway, 632± feet north of State Highway 190. Zoned Planned Development-382-Retail/General Office & Light Industrial-1. Neighborhood #65.

The purpose for the revised preliminary plat is to modify and add easements necessary for the development.

Recommended for approval subject to:

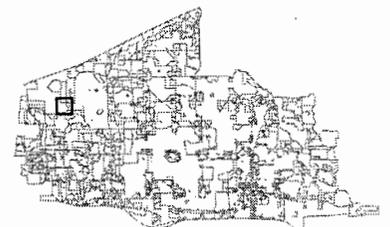
1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
 2. Fire Department approval of covered walkway.
 3. Recordation of the Conveyance Plat for Franklin Park at Canyon Creek, Block 1, Lots 1 & 2.
-



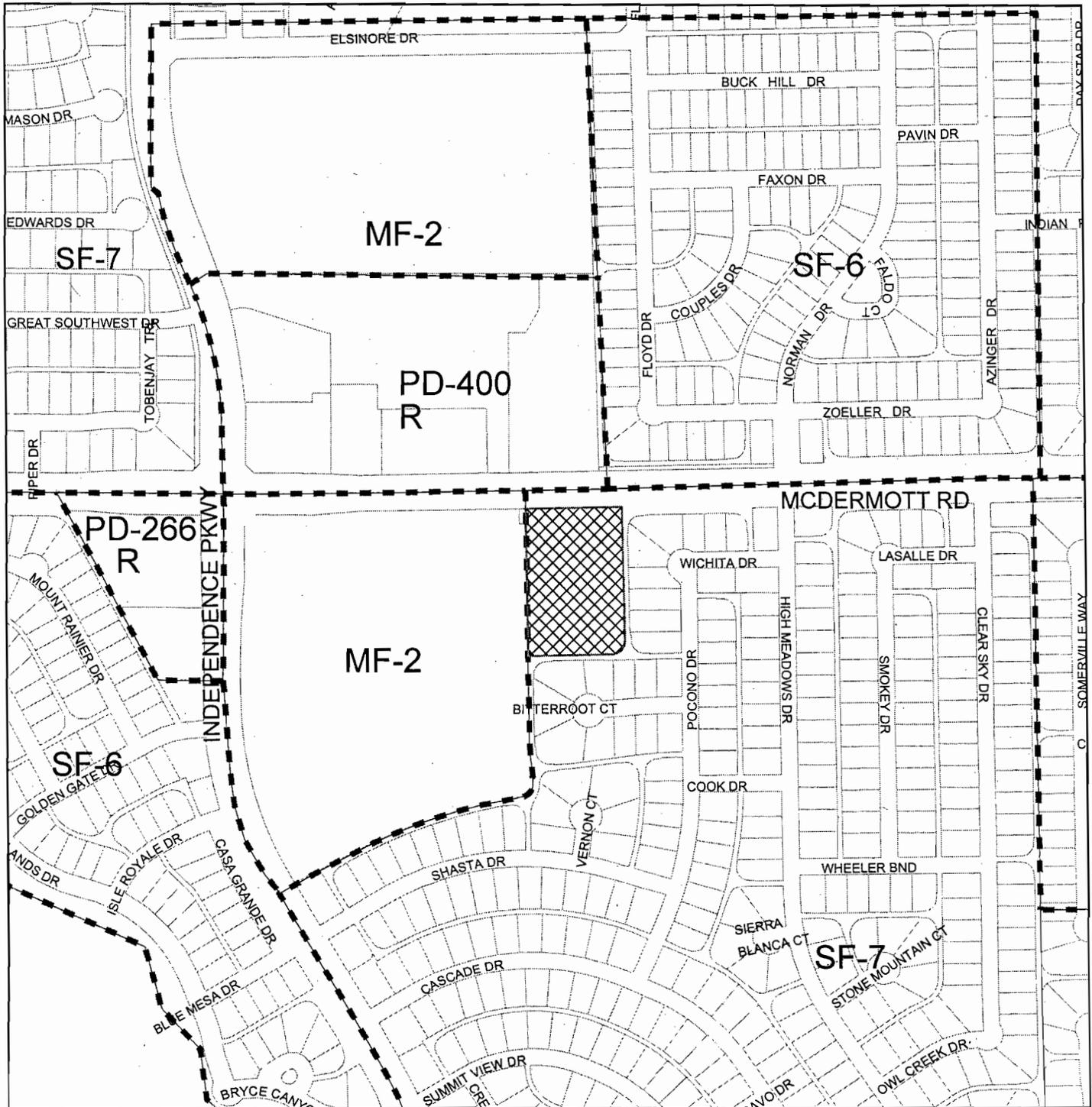
Item Submitted: PRELIMINARY PLAT

Title: TENNYSON PARKWAY OFFICE CENTER
BLOCK A, LOT 3

Zoning: COMMERCIAL EMPLOYMENT



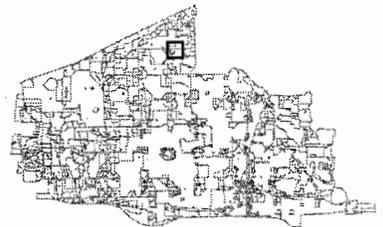
○ 200' Notification Buffer



Item Submitted: PRELIMINARY PLAT

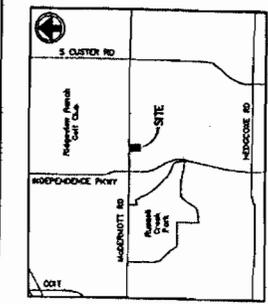
Title: NORTHPOINTE ASSEMBLY OF GOD
BLOCK A, LOT 1

Zoning: SINGLE-FAMILY RESIDENCE-7



○ 200' Notification Buffer





STATE OF TEXAS §
 COUNTY OF COLLIN §
 I, THOMAS C. NEMROW, President of the Northpointe Assembly of God Church, do hereby certify that the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2007.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved on this the _____ day of _____, 2007, by the Planning & Zoning Commission, City of Plano, Texas

Chairman, Planning & Zoning Commission _____

STATE OF TEXAS §
 COUNTY OF COLLIN §
 I, _____, Notary Public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2007.

Notary Public, State of Texas

Secretary, Planning & Zoning Commission or City Engineer

STATE OF TEXAS §
 COUNTY OF COLLIN §
 I, _____, Notary Public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the same for the purposes and consideration therein expressed.

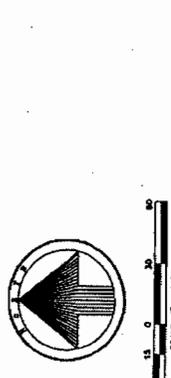
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2007.

Notary Public, State of Texas

PRELIMINARY PLAT
 LOT 1, BLOCK A
 Northpointe Assembly of God
 2.89 ACRES OUT OF GRIZZELL KENNEDY SURVEY
 KENNEDY SURVEY, ABSTRACT NO. 499
 CITY OF PLANO, COLLIN COUNTY, TEXAS

Owner/Developer: _____
 Engineer/Surveyor: CAP Engineering, LTD.
 1801 Quorum Blvd, Suite 101
 Richardson, Texas 75080
 P.O. Box 14484
 Plano, Texas 75086
 (972) 644-2380

Job No. 07008
 Run March 13, 2007
 February 12, 2007



OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF COLLIN §
 I, _____, Notary Public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2007.

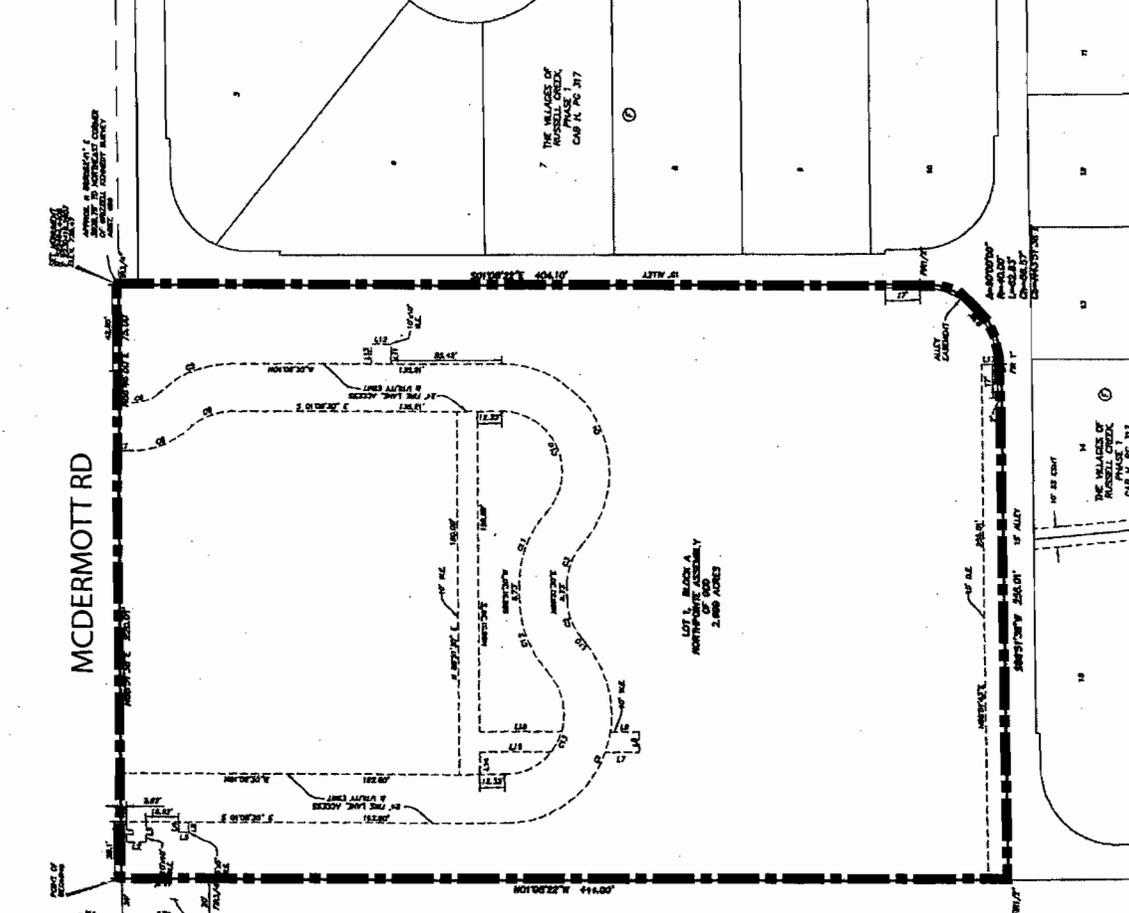
Notary Public, State of Texas

NOTICE: Being a portion of the address by notice and bonds is a violation of city building permits.

PRELIMINARY PLAT
 LOT 1, BLOCK A
 Northpointe Assembly of God
 2.89 ACRES OUT OF GRIZZELL KENNEDY SURVEY
 KENNEDY SURVEY, ABSTRACT NO. 499
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 P.O. Box 14484
 Plano, Texas 75086
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Job No. 07008
 Run March 13, 2007
 February 12, 2007



CURVE	BEARINGS	DATA	LENGTH	CURVE	BEARINGS
1	S 89° 00' 00" W	100.00	100.00	1	N 01° 00' 00" E
2	S 89° 00' 00" W	100.00	100.00	2	N 01° 00' 00" E
3	S 89° 00' 00" W	100.00	100.00	3	N 01° 00' 00" E
4	S 89° 00' 00" W	100.00	100.00	4	N 01° 00' 00" E
5	S 89° 00' 00" W	100.00	100.00	5	N 01° 00' 00" E
6	S 89° 00' 00" W	100.00	100.00	6	N 01° 00' 00" E
7	S 89° 00' 00" W	100.00	100.00	7	N 01° 00' 00" E
8	S 89° 00' 00" W	100.00	100.00	8	N 01° 00' 00" E
9	S 89° 00' 00" W	100.00	100.00	9	N 01° 00' 00" E
10	S 89° 00' 00" W	100.00	100.00	10	N 01° 00' 00" E
11	S 89° 00' 00" W	100.00	100.00	11	N 01° 00' 00" E
12	S 89° 00' 00" W	100.00	100.00	12	N 01° 00' 00" E
13	S 89° 00' 00" W	100.00	100.00	13	N 01° 00' 00" E
14	S 89° 00' 00" W	100.00	100.00	14	N 01° 00' 00" E
15	S 89° 00' 00" W	100.00	100.00	15	N 01° 00' 00" E
16	S 89° 00' 00" W	100.00	100.00	16	N 01° 00' 00" E
17	S 89° 00' 00" W	100.00	100.00	17	N 01° 00' 00" E
18	S 89° 00' 00" W	100.00	100.00	18	N 01° 00' 00" E
19	S 89° 00' 00" W	100.00	100.00	19	N 01° 00' 00" E
20	S 89° 00' 00" W	100.00	100.00	20	N 01° 00' 00" E

LINE	LENGTH	BEARING
1	100.00	S 89° 00' 00" W
2	100.00	S 89° 00' 00" W
3	100.00	S 89° 00' 00" W
4	100.00	S 89° 00' 00" W
5	100.00	S 89° 00' 00" W
6	100.00	S 89° 00' 00" W
7	100.00	S 89° 00' 00" W
8	100.00	S 89° 00' 00" W
9	100.00	S 89° 00' 00" W
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18	100.00	S 89° 00' 00" W
19	100.00	S 89° 00' 00" W
20	100.00	S 89° 00' 00" W

STATE OF TEXAS §
 COUNTY OF COLLIN §
 I, _____, Notary Public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the same for the purposes and consideration therein expressed.

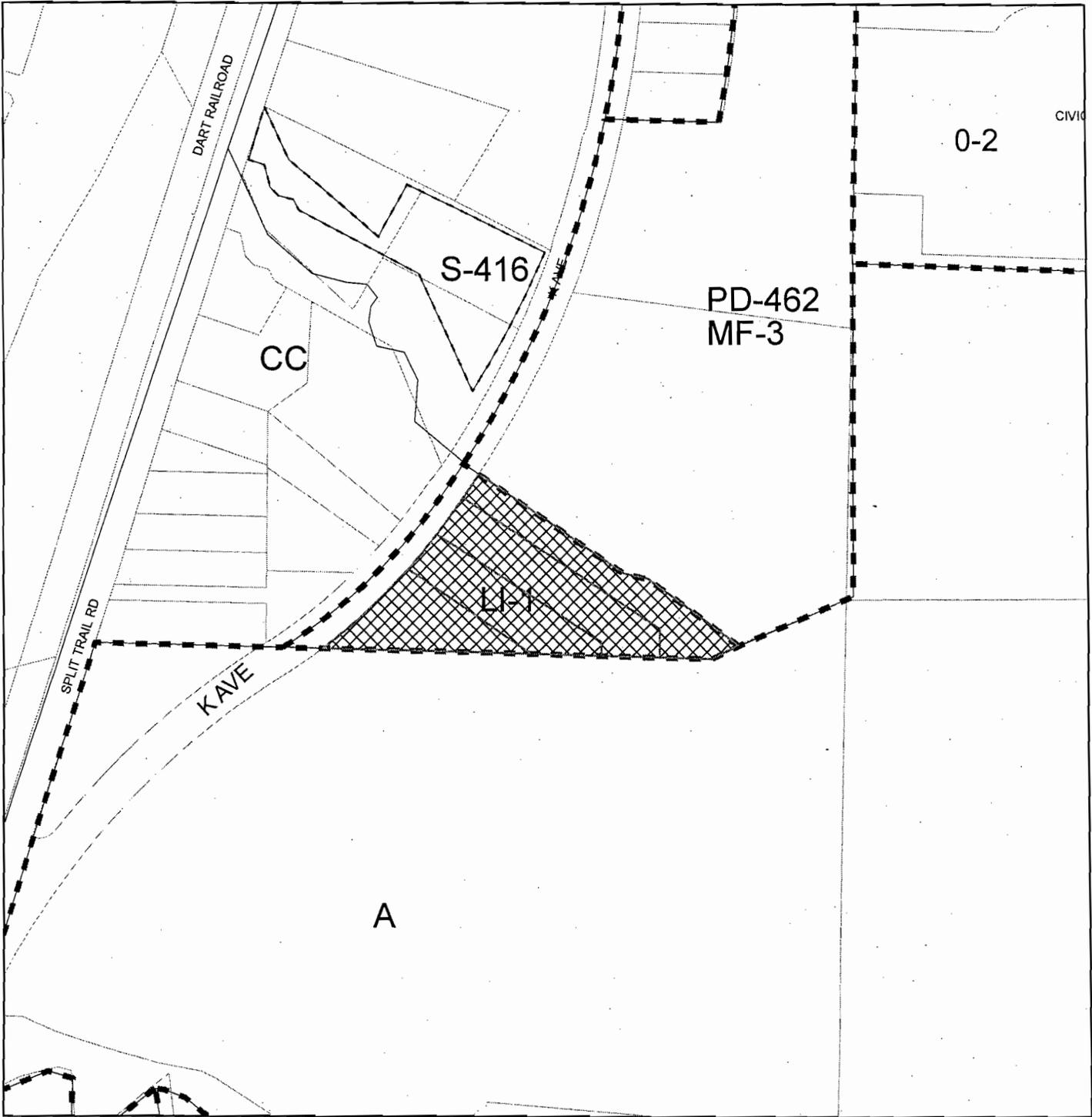
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2007.

Notary Public, State of Texas

STATE OF TEXAS §
 COUNTY OF COLLIN §
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GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2007.

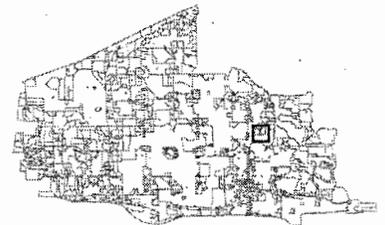
Notary Public, State of Texas



Item Submitted: PRELIMINARY SITE PLAN

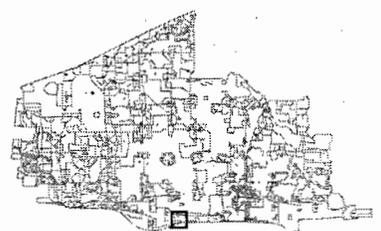
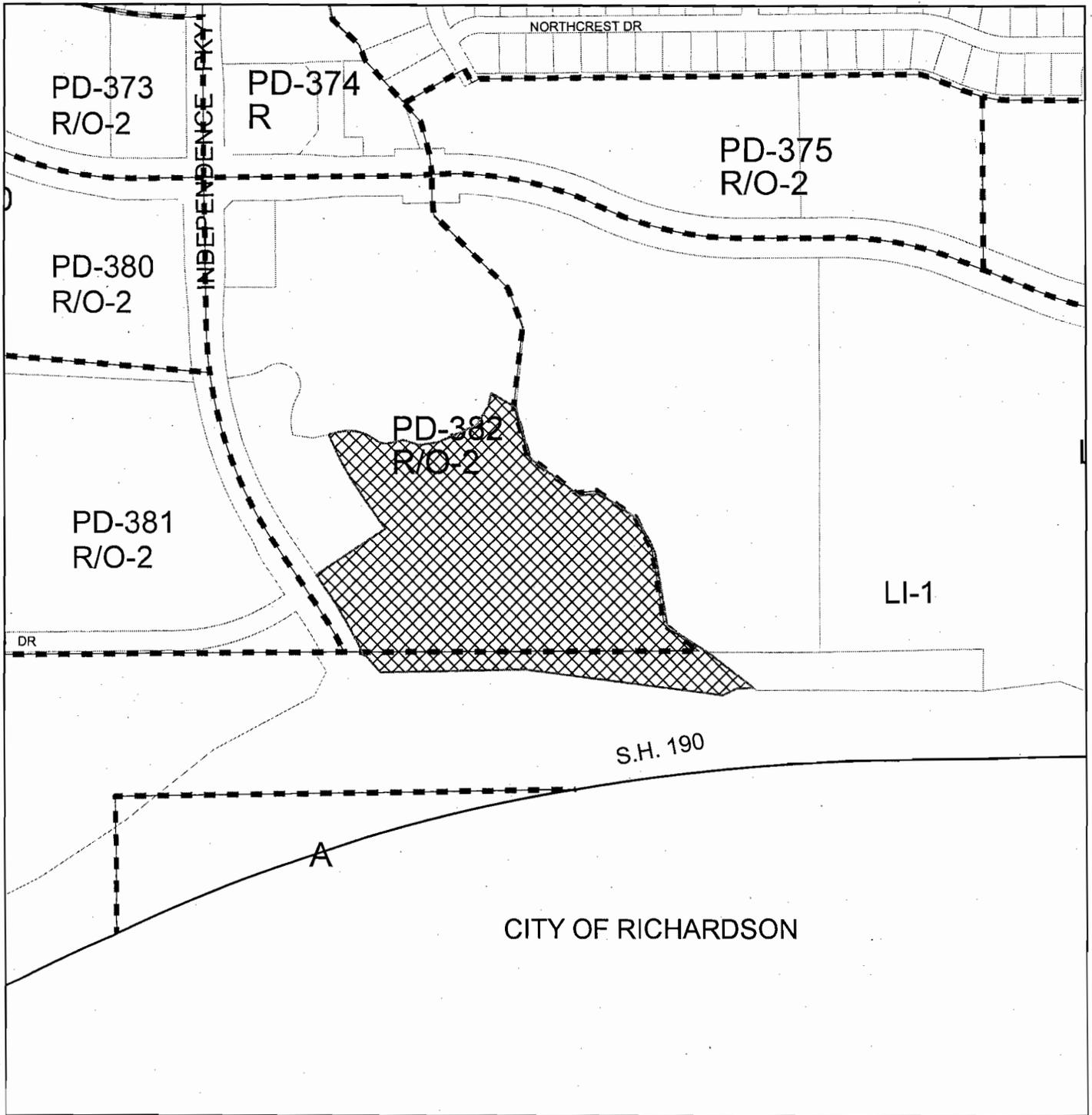
Title: ASSURED ADDITION
BLOCK A, LOT 1

Zoning: LIGHT INDUSTRIAL-1



○ 200' Notification Buffer



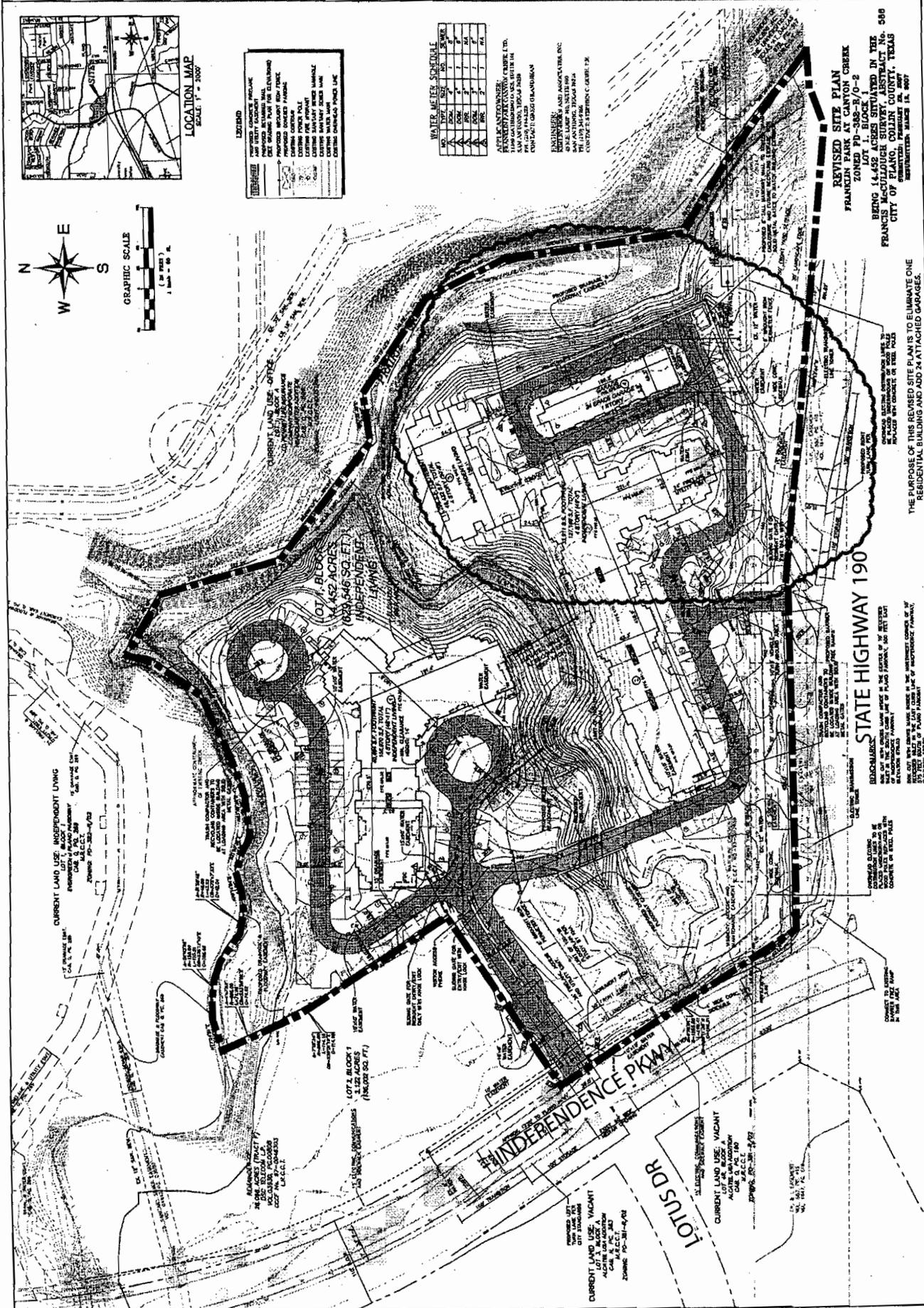


Item Submitted: REVISED SITE PLAN

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

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





WATER METERS SCHEDULE

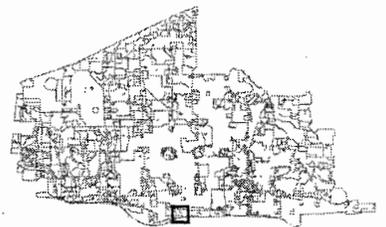
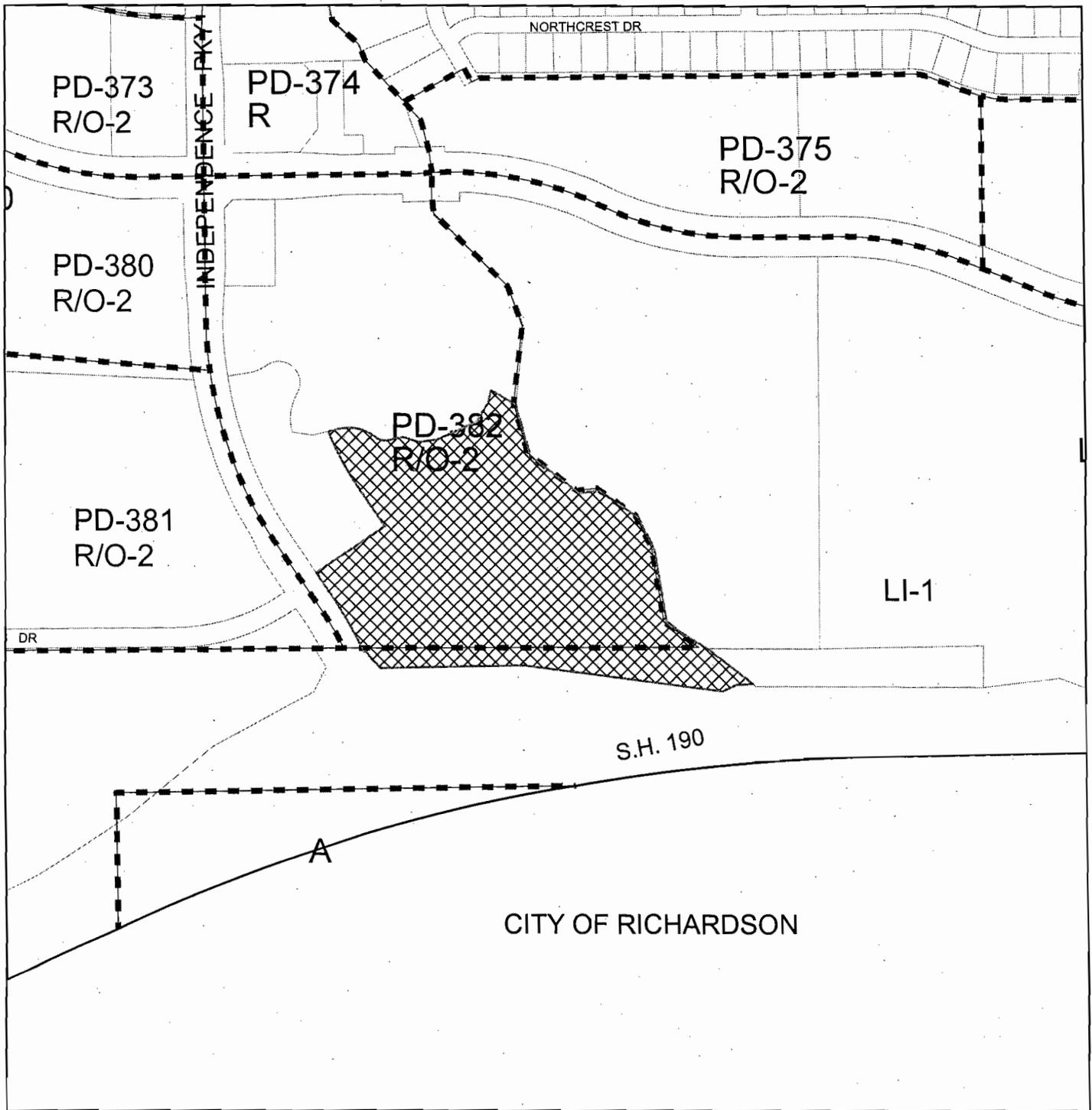
NO.	TYPE	SIZE	W/S	SEWER
1	TYPE 1	1/2"	1"	1"
2	TYPE 2	1/2"	1"	1"
3	TYPE 3	1/2"	1"	1"
4	TYPE 4	1/2"	1"	1"
5	TYPE 5	1/2"	1"	1"

ENGINEER
 KIMLEY-HORN AND ASSOCIATES, INC.
 1800 CENTRE EXCHANGE DRIVE, SUITE 100
 PLANO, TEXAS 75075
 TEL: 972-341-2322
 FAX: 972-341-2323
 WWW.KHAI.COM

PLANS APPROVED FOR:
 FRANKLIN PARK AT CANYON CREEK, LTD.
 1100 W. HENDERENCE AVENUE, SUITE 100
 PLANO, TEXAS 75075
 TEL: 972-341-2322
 FAX: 972-341-2323
 WWW.KHAI.COM

LEGEND
 DASHED LINE WITH ARROW HEADS: WATER MAIN
 DASHED LINE WITH 'S': SEWER MAIN
 DASHED LINE WITH 'W': STORM WATER MAIN
 SOLID LINE WITH DOTTED ARROW HEADS: FIRE MAIN
 SOLID LINE WITH 'E': ELECTRICAL
 SOLID LINE WITH 'G': GAS
 SOLID LINE WITH 'M': MISC. MAINS
 SOLID LINE WITH 'F': FIRE PROTECTION
 SOLID LINE WITH 'T': TRAFFIC SIGNAL
 SOLID LINE WITH 'L': LIGHTING
 SOLID LINE WITH 'C': CABLE TELEVISION
 SOLID LINE WITH 'D': DATA COMMUNICATIONS
 SOLID LINE WITH 'P': PUBLIC UTILITY
 SOLID LINE WITH 'O': OTHER
 SOLID LINE WITH 'X': UNKNOWN
 SOLID LINE WITH 'I': IMPROVEMENTS
 SOLID LINE WITH 'R': REMOVALS

LOCATION MAP
 SCALE: 1" = 200'



Item Submitted: REVISED PRELIMINARY PLAT

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

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



CITY OF PLANO
PLANNING & ZONING COMMISSION

March 19, 2007

Agenda Item No. 6

Water and Wastewater Impact Fee Report

Applicant: City of Plano

DESCRIPTION:

In its capacity as the Impact Fee Advisory Committee, the Planning & Zoning Commission will hear a report from the City Engineer on the city's collections and expenditures from the Water and Wastewater Impact Fee Program.

REMARKS:

Chapter 395 of the Local Government Code governs the adoption and administration of impact fees in the state. The statute requires that a city designate a separate capital improvements advisory committee for the impact fee program. The Planning & Zoning Commission serves in this capacity for Plano. The committee must review and make written comments on the capital improvements plan, monitor and evaluate implementation of the plan, and advise the Council on the progress and implementation of the impact fee program. Alan Upchurch, City Engineer, will make a brief report on the collections and expenditures from the impact fees collected for water and wastewater services.

Since the last update presented to the Commission in August 2006, the city has collected the following fees:

Water Impact Fees - 08/01/06 to 02/01/07 - \$822,214
Sewer Impact Fees - 08/01/06 to 02/01/07 - \$226,973

During the last six months construction has been completed on the Southeast Industrial Parallel Line at a cost of \$522,000. There are no current impact fee eligible projects under construction. Impact fees may only be used to pay for projects attributable to new growth and development.

During the 2007-08 fiscal year the city will perform the required five year update of the impact fee program. The continuation of the impact fee program will be the focus of that study.

RECOMMENDATIONS:

It is recommended that the Commission report to the City Council that there are no perceived inequities in the implementation of the capital improvements plan or in the imposition of the fees.

CITY OF PLANO

PLANNING & ZONING COMMISSION

March 19, 2007

Agenda Item No. 7A

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. Tabled 12/18/06, 01/02/07, 01/16/07, 02/19/07, & 03/05/07.

REMARKS:

This item was tabled at the March 5, 2007, Planning & Zoning Commission meeting. It must be removed from the table.

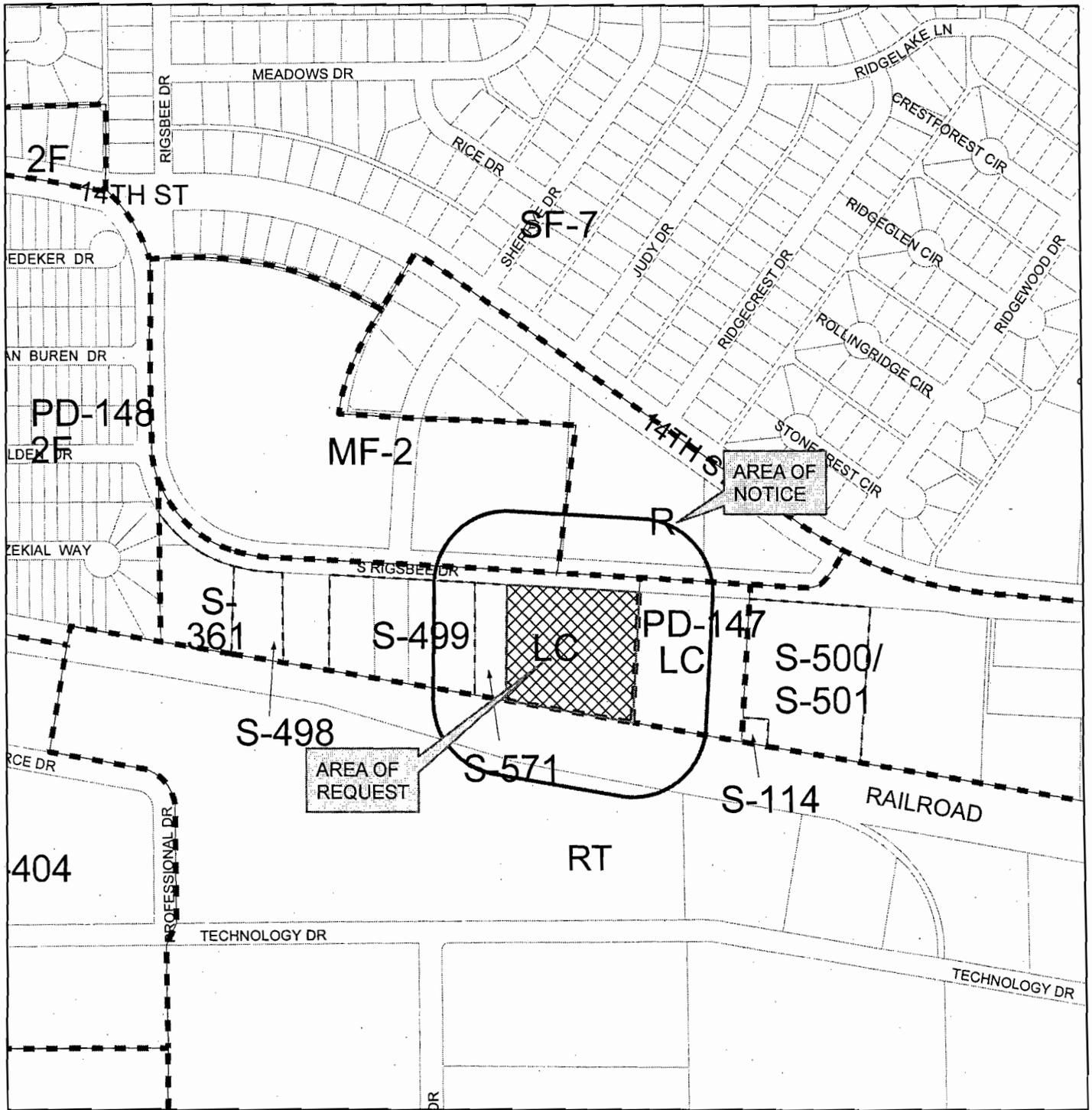
In December 2005, City Council granted the applicant Specific Use Permit (SUP) #571 for Service Contractor with Storage Yard. This request proposes to expand the area of SUP #571 to include the adjacent 2.7± acres undeveloped tract to the east of their existing business. A preliminary site plan application 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).

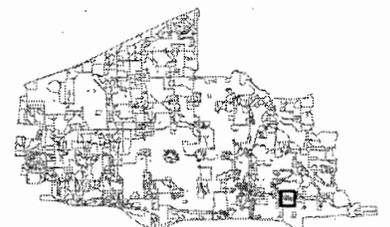
RECOMMENDATION:

Recommended for approval as submitted.



Zoning Case #: 2006-31

Existing Zoning: LIGHT COMMERCIAL



○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

March 19, 2007

Agenda Item No. 7B

Public Hearing - 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.

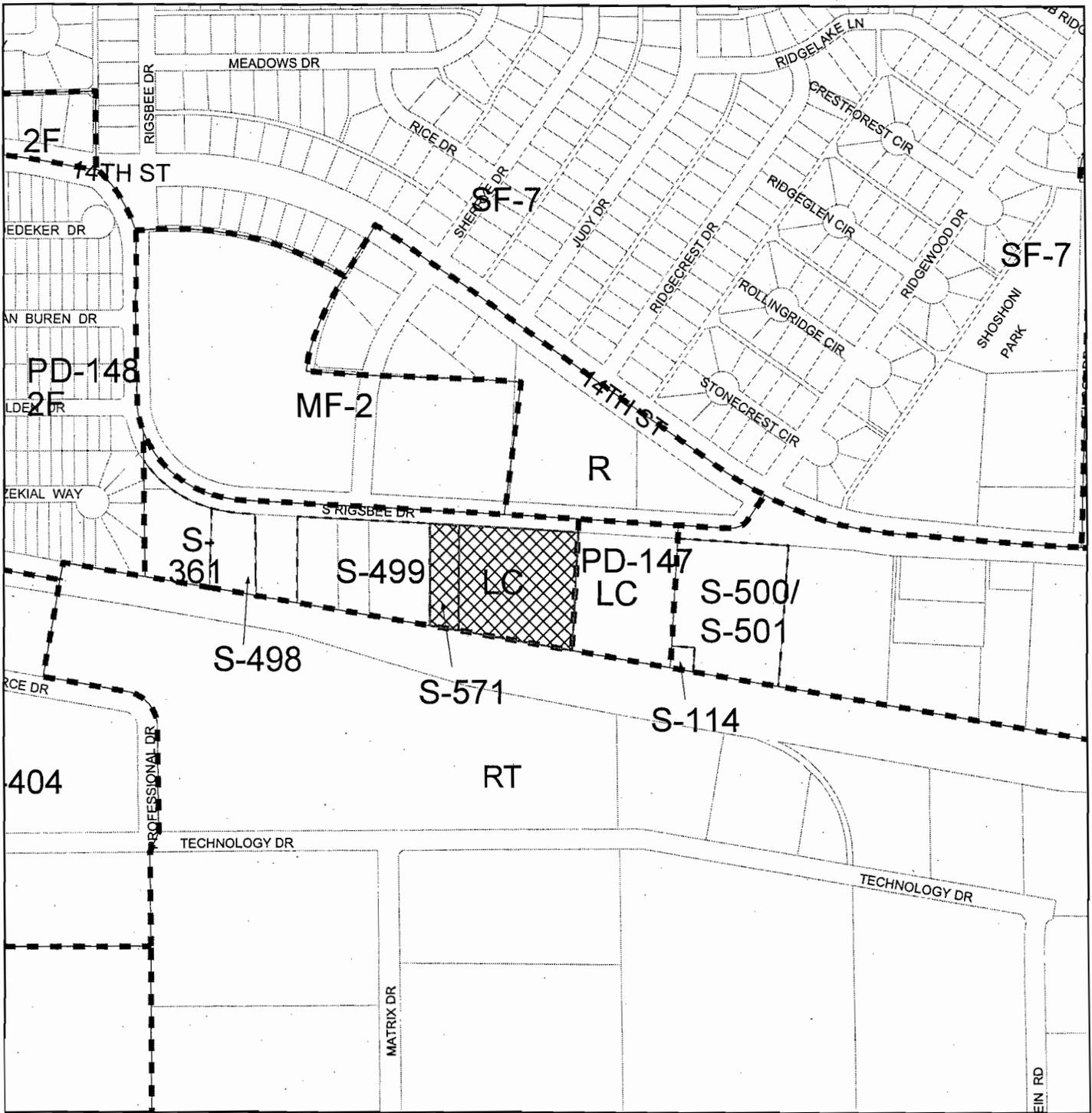
REMARKS:

This revised site plan is associated with Zoning Case 2006-31.

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:

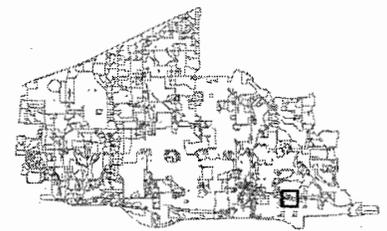
Recommended for approval subject to City Council approval of Zoning Case 2006-31.



Item Submitted: REVISED SITE PLAN

Title: ENID BRASWELL
BLOCKA, LOT 1R

Zoning: LIGHT COMMERCIAL
w/SPECIFIC USE PERMIT #571



○ 200' Notification Buffer



Site Data Summary

Item	Quantity	Unit	Notes
Concrete	1500	cu yd	
Rebar	1500	lb	
Formwork	1500	sq ft	
Excavation	1500	cu yd	
Grading	1500	sq ft	
Asphalt	1500	sq ft	
Water	1500	gal	
Electric	1500	ft	
Plumbing	1500	ft	
Mechanical	1500	ft	
Paint	1500	gal	
Other	1500	ft	

THE CITY ENGINEER

1. The plans for this project shall be prepared in accordance with the applicable building codes and regulations of the City of Plano, Texas.

2. The plans shall be prepared in accordance with the applicable building codes and regulations of the City of Plano, Texas.

3. The plans shall be prepared in accordance with the applicable building codes and regulations of the City of Plano, Texas.

4. The plans shall be prepared in accordance with the applicable building codes and regulations of the City of Plano, Texas.

5. The plans shall be prepared in accordance with the applicable building codes and regulations of the City of Plano, Texas.

6. The plans shall be prepared in accordance with the applicable building codes and regulations of the City of Plano, Texas.

7. The plans shall be prepared in accordance with the applicable building codes and regulations of the City of Plano, Texas.

8. The plans shall be prepared in accordance with the applicable building codes and regulations of the City of Plano, Texas.

9. The plans shall be prepared in accordance with the applicable building codes and regulations of the City of Plano, Texas.

10. The plans shall be prepared in accordance with the applicable building codes and regulations of the City of Plano, Texas.

Revised Site Plan Lot 1, Block A

Enid Braswell Addition
 recorded in Volume D, Page 119 C.C.M.R.
 an Addition to the City of Plano
 and a 2.7433 Acre Tract recorded under
 County Clerk No. 2006-000999840 of the C.C.L.R.
 Eil Murphy Survey, Abstract No. 597
 Collin County, Texas
 November, 2006

Owner
 Jose & Susana Hernandez
 2000 Ave G, Suite 510
 Plano, Texas 75074
 Ph: (972) 423-4372
 Fax: (972) 423-7523
 Alt: Fred Benavente

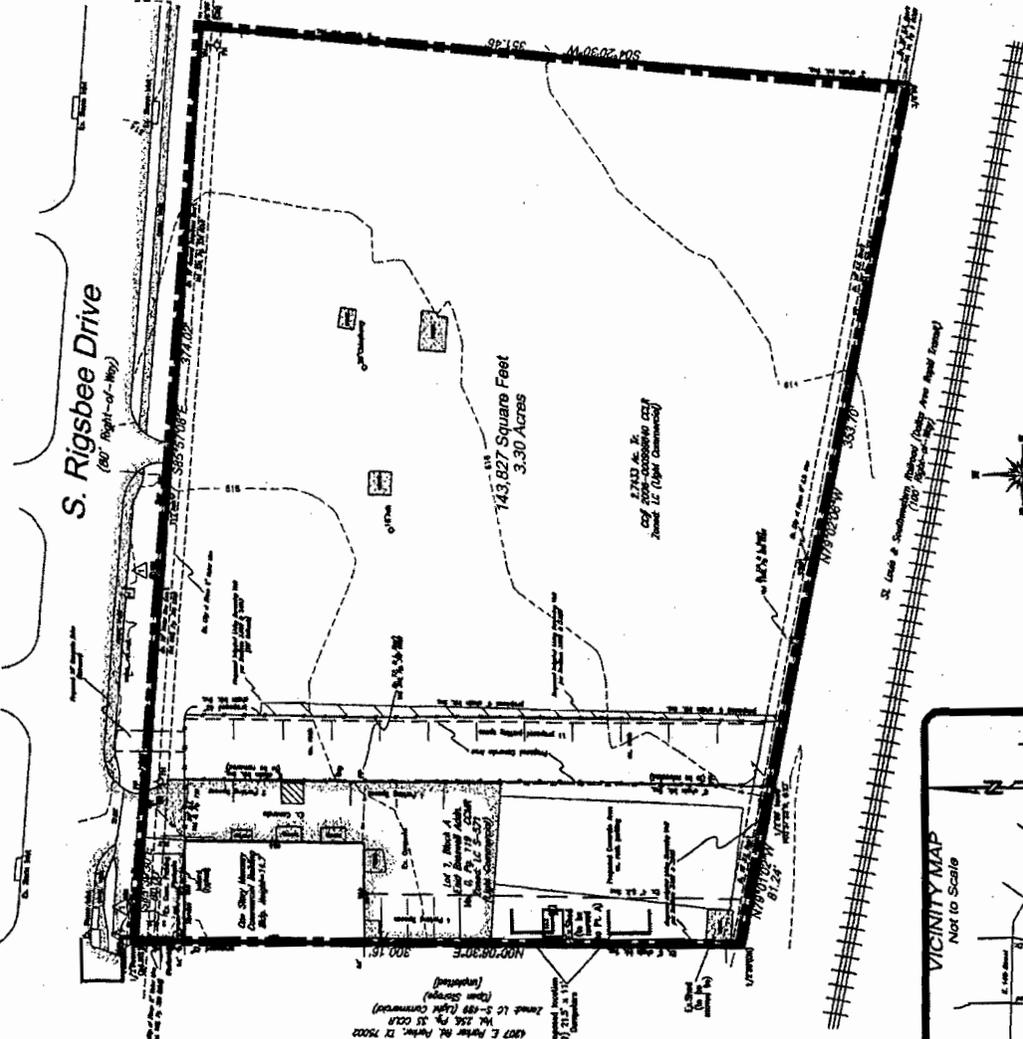
Surveyor
 Rooms Land Surveying
 2000 Ave G, Suite 510
 Plano, Texas 75074
 Ph: (972) 423-4372
 Fax: (972) 423-7523
 Alt: Fred Benavente

Legend

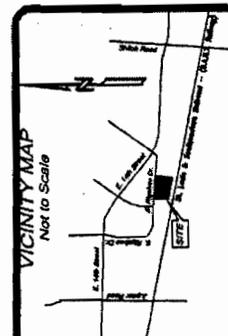
1. Proposed Building Footprint
 2. Proposed Driveway
 3. Proposed Parking Area
 4. Proposed Sidewalk
 5. Proposed Utility Lines
 6. Proposed Fencing
 7. Proposed Landscaping
 8. Proposed Stormwater Management
 9. Proposed Accessory Building
 10. Proposed Other Structures

New Capital Investments LLC
 11000 Preston Road, Suite 1000
 Dallas, Texas 75224
 Tel: 214-416-1234
 Fax: 214-416-1235

Plano City Department of Public Works
 11000 Preston Road, Suite 1000
 Dallas, Texas 75224
 Tel: 214-416-1234
 Fax: 214-416-1235



WATER METER SCHEDULE			
TYPE	SIZE	NUMBER	UNIT
▲	1/2"	1	UNIT
▲	3/4"	1	UNIT
▲	1"	1	UNIT
▲	1 1/2"	1	UNIT



CITY OF PLANO
PLANNING & ZONING COMMISSION

March 19, 2007

Agenda Item No. 8

Public Hearing: Zoning Case 2006-34

Applicant: City of Plano

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. Tabled 02/19/07.

REMARKS:

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

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. An accessory use is a "use that is clearly subordinate to and functionally related to the primary use, which contributes to the comfort, convenience, or necessity of occupants of the primary use on the same platted lot." 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.

An RV is defined as: "A portable vehicle designed for temporary or short-term occupancy primarily intended for travel, recreational, and vacation usage. Recreation vehicles include, but are not limited to, boats and other marine vehicles, travel and tent trailers, pickup campers and shells, motorized travel units (motor homes), converted buses, and similar vehicles used for temporary portable housing or recreational use." Currently, there are no regulations in place to limit the height of RVs.

The Zoning Ordinance 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 in residential areas 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." The Commission expressed concerns about the screening that would be provided for boats and RVs that might be stored at a mini-warehouse development. The mini-warehouse developments that are presently located in the R zoning district are screened by the typical six to eight foot tall masonry screening wall or by the storage buildings themselves, which may range from ten to twelve feet in height. In comparison, a boat or RV legally stored on a single-family lot may be screened by a maximum six to eight foot wooden fence at if it is in the side of rear yard; no screening is required for vehicles stored in the front yard. Open storage is not allowed in the front yard setback of mini-warehouse developments. Whether stored on a single-family lot or at a mini-warehouse, it is unlikely that an entire RV will be screened from view from adjacent properties.

Mini-warehouse/public storage 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, with more appropriate screening.

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

March 19, 2007

Agenda Item No. 9A

Public Hearing: Zoning Case 2007-02

Applicant: J. H. A. Mapleshade, L.P.

DESCRIPTION:

Request for Specific Use Permit for Day Care Center on 0.1± acre located at the northwest corner of Silverglen Drive and Mapleshade Lane. Zoned Light Industrial-1.

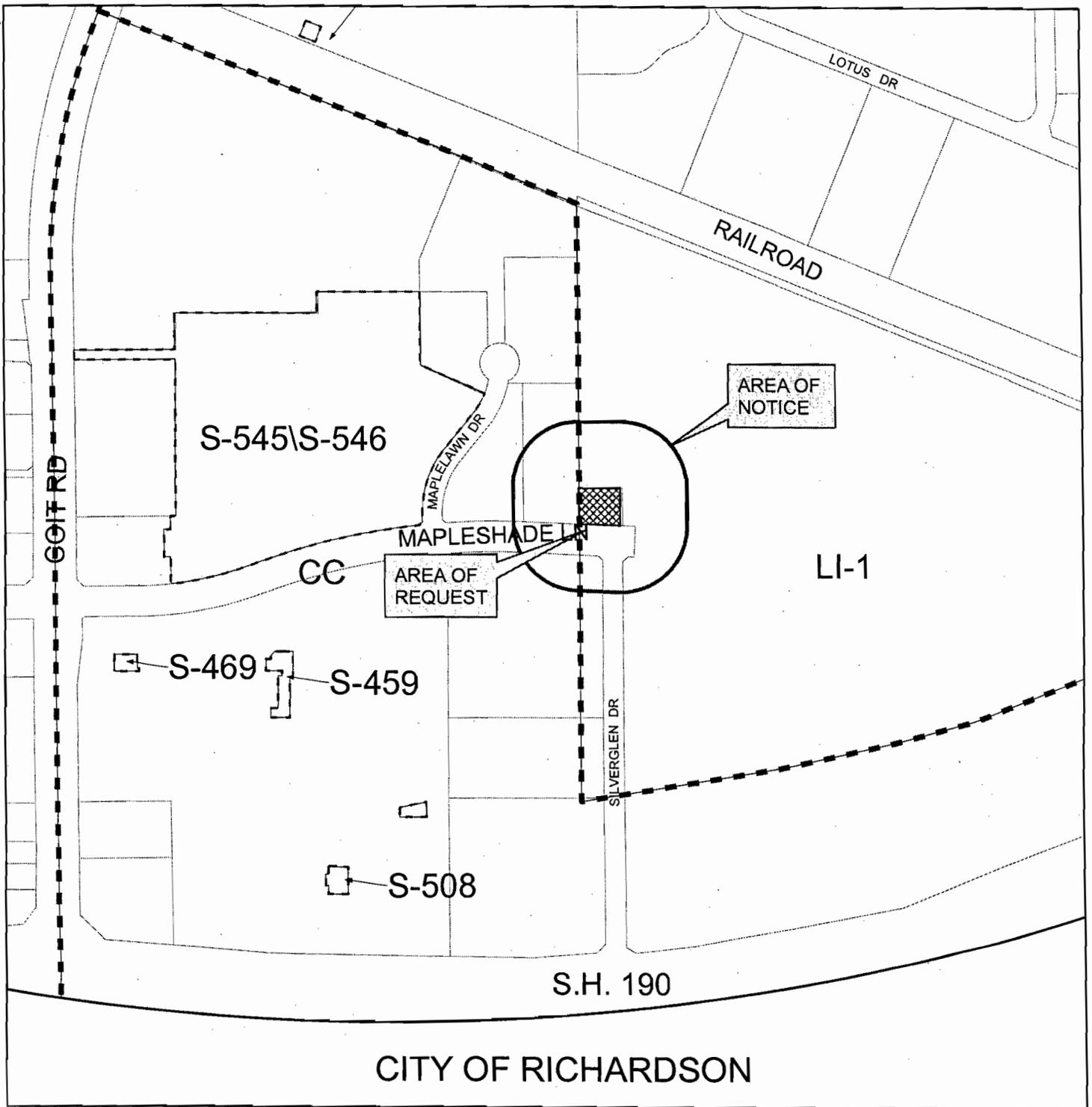
REMARKS:

The requested zoning is a Specific Use Permit (SUP) for Day Care Center. A day care center is defined as a facility providing care, training, education, custody, treatment, or supervision for 13 or more children for less than 24 hours per day. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application.

The proposed care is in a multi-occupant building with direct access to the exterior of the building. It has direct access to the outdoor play space and the outdoor play space is immediately adjacent to the day care center. The day care meets the required play space, parking, loading and unloading areas. It is also not within 300 feet of gasoline pumps or underground storage tanks.

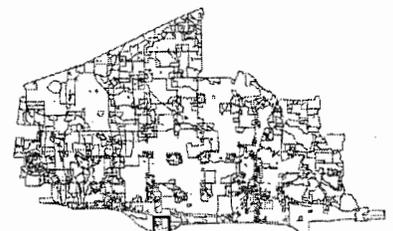
RECOMMENDATIONS:

Recommended for approval as submitted.

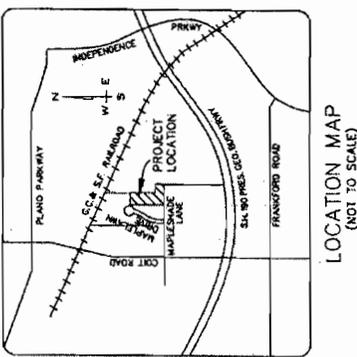


Zoning Case #: 2007-02

Existing Zoning: LIGHT INDUSTRIAL-1



○ 200' Notification Buffer



LEGAL DESCRIPTION - ENTIRE LOT

BING is a tract of land out of the Marble Multiple Survey, Abstract No. 533 recorded in the City of Plano, Collin County, Texas, being all of Lot 5, Block A, Carl Center, an addition to the City of Plano, Collin County, Texas, being more particularly described as follows:

BINDING is a tract of land out of the Marble Multiple Survey, Abstract No. 533 recorded in the City of Plano, Collin County, Texas, being all of Lot 5, Block A, Carl Center, an addition to the City of Plano, Collin County, Texas, being more particularly described as follows:

BEING a tract of land out of the Marble Multiple Survey, Abstract No. 533 recorded in the City of Plano, Collin County, Texas, being all of Lot 5, Block A, Carl Center, an addition to the City of Plano, Collin County, Texas, being more particularly described as follows:

BEING a tract of land out of the Marble Multiple Survey, Abstract No. 533 recorded in the City of Plano, Collin County, Texas, being all of Lot 5, Block A, Carl Center, an addition to the City of Plano, Collin County, Texas, being more particularly described as follows:

PORTION OF LOT 5 REQUESTING SUP

BEING a tract of land out of the Marble Multiple Survey, Abstract No. 533 recorded in the City of Plano, Collin County, Texas, being all of Lot 5, Block A, Carl Center, an addition to the City of Plano, Collin County, Texas, being more particularly described as follows:

BEING a tract of land out of the Marble Multiple Survey, Abstract No. 533 recorded in the City of Plano, Collin County, Texas, being all of Lot 5, Block A, Carl Center, an addition to the City of Plano, Collin County, Texas, being more particularly described as follows:

BEING a tract of land out of the Marble Multiple Survey, Abstract No. 533 recorded in the City of Plano, Collin County, Texas, being all of Lot 5, Block A, Carl Center, an addition to the City of Plano, Collin County, Texas, being more particularly described as follows:

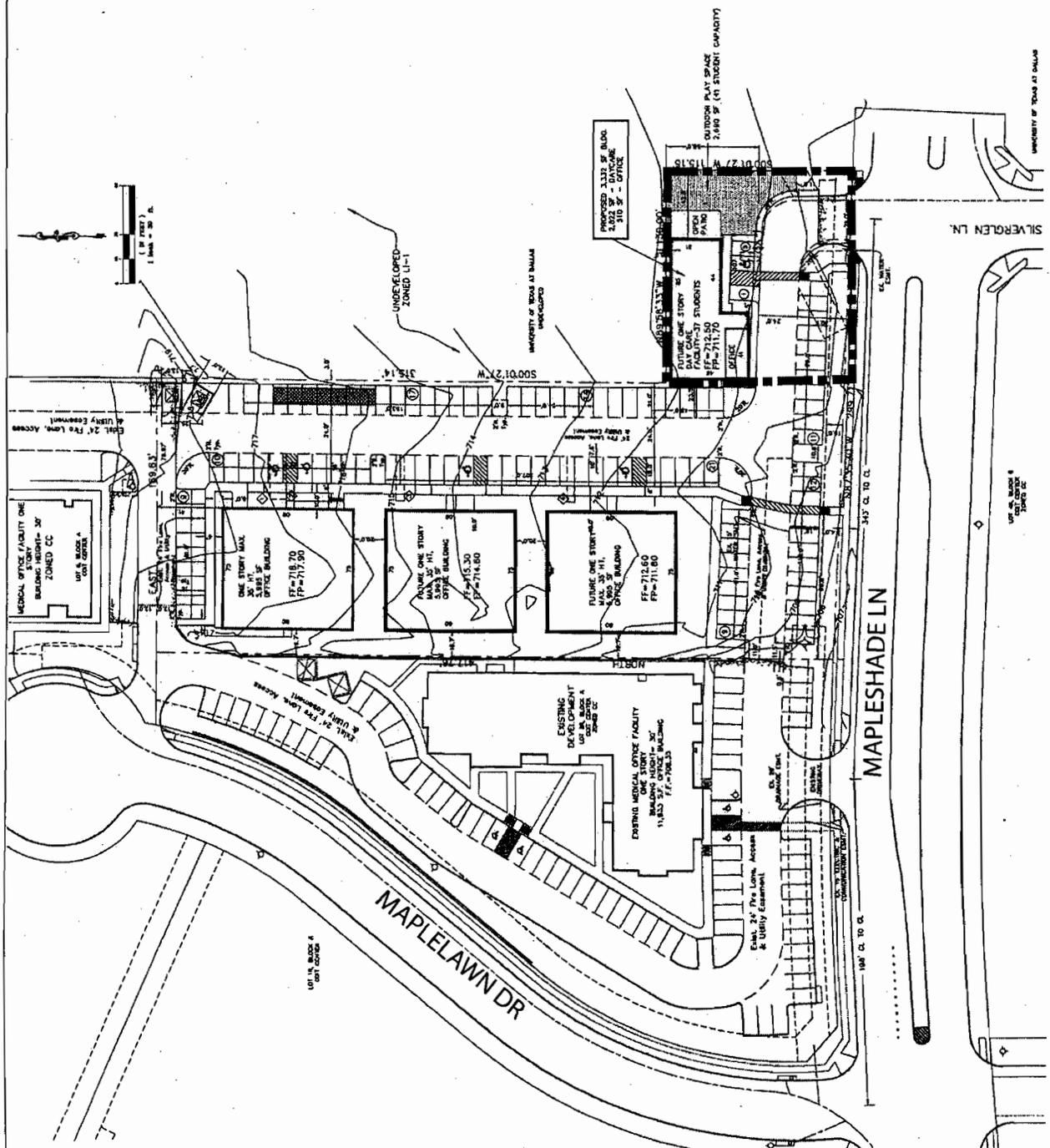
PERSONS OF THE ZONING CASE ASSOCIATED WITH THIS CASE SHALL NOT BE HELD RESPONSIBLE FOR ANY ASSOCIATED STATE, COUNTY, CITY OR LOCAL TAXES OR FEES THAT MAY BE INCURRED BY ANY PERSONS ON THE INITIATION OF THE DEVELOPMENT PROCESS. PLANNING A ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON THIS PROJECT SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

ZONING EXHIBIT/ZONING CASE # ZC-2007-02 SUP REQUEST FOR DAY CARE FACILITY

COIT CENTER ADDITION
 PORTION OF LOT 5, BLOCK A
 MARTHA MGRIDE SURVEY, ABSTRACT NO. 553
 CITY OF PLANO
 COLLIN COUNTY, TEXAS
 FEBRUARY 8, 2007

OWNER/DEVELOPER
 JMA MAPLESHADE, L.P.
 3729 MAPLESHADE LANE
 PLANO, TEXAS, 75075
 (972) 331-9000

SURVEYOR/ENGINEER
 JONES & ROYD, INC.
 17090 Oakley Parkway, Suite 100
 Dallas, Texas 75248
 (972) 248-7676
 (Fax) (972) 248-1414



March 9, 2007

CITY OF PLANO
PLANNING & ZONING COMMISSION

March 19, 2007

Agenda Item No. 9B

Revised Site Plan: Coit Center Addition, Block A, Lot 5

Applicant: J. H. A. Mapleshade, L.P.

DESCRIPTION:

General offices and a day care center on one lot on 2.0± acres located at the northwest corner of Silverglen Drive and Mapleshade Lane. Zoned Corridor Commercial & Light Industrial-1. Neighborhood #72.

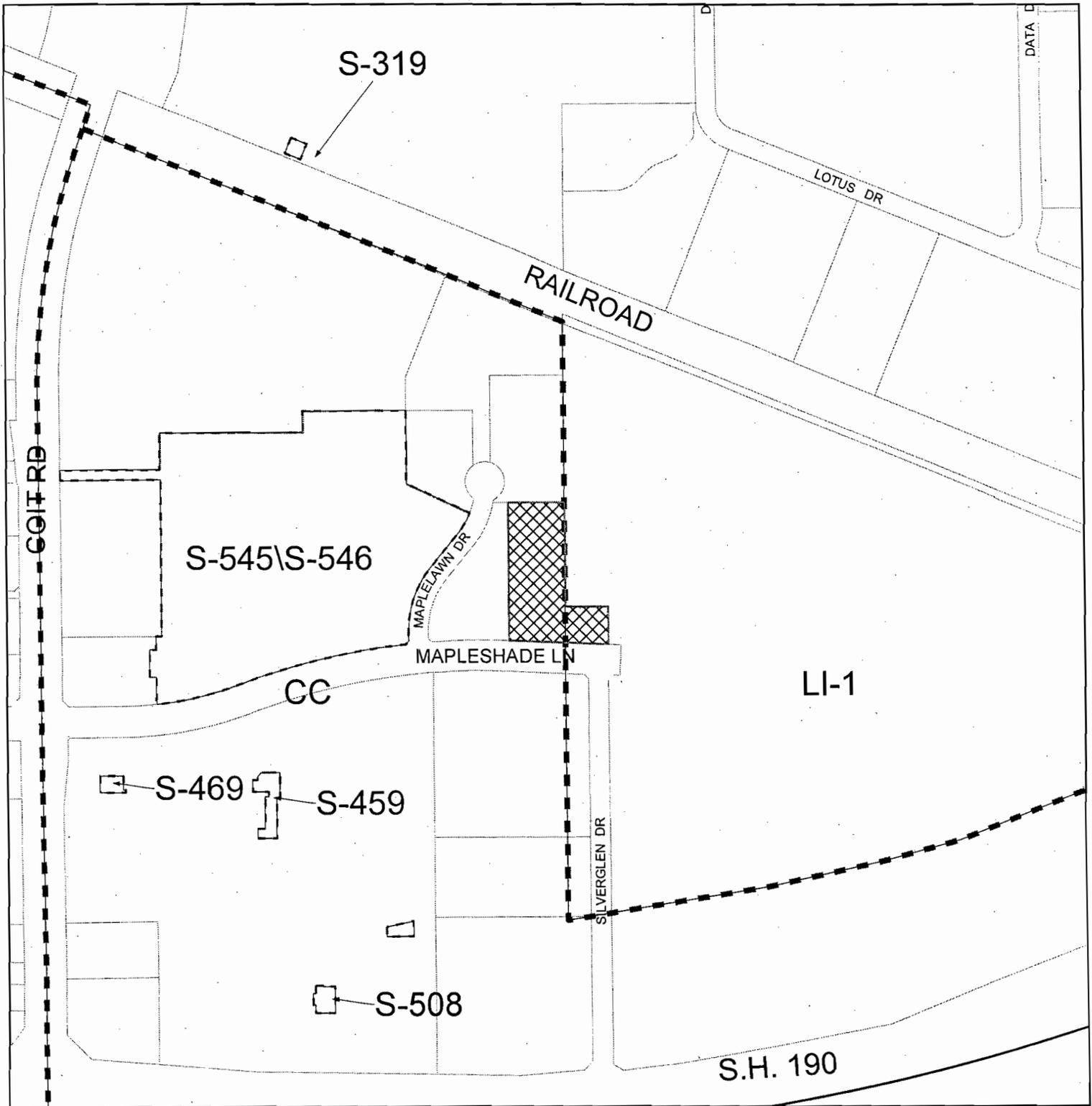
REMARKS:

This revised site plan is associated with Zoning Case 2007-02. The plan proposes a new day care building and is in compliance with the use and design standards as requested in Zoning Case 2007-02.

The revised site plan shows the day care center in a multi-occupant building that has an office component. The site plan shows the required play space, parking, loading and unloading areas for the day care center. The site is not within 300 feet of gasoline pumps or underground storage tanks.

RECOMMENDATION:

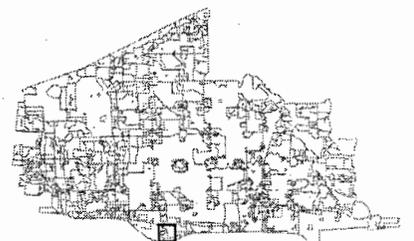
Recommended for approval subject to City Council approval of Zoning Case 2007-02.



Item Submitted: REVISED SITE PLAN

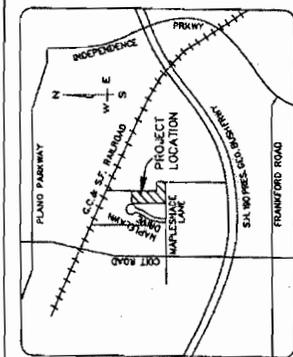
Title: COIT CENTER ADDITION
BLOCK A, LOT 5

Zoning: CORRIDOR COMMERCIAL &
LIGHT INDUSTRIAL-1



○ 200' Notification Buffer





LOCATION MAP
(NOT TO SCALE)

GENERAL NOTES:

- 1 BUILDINGS 8,000 SQUARE FEET AND OVER SHALL BE 100% FIRE SPRINKLER.
- 2 THE LINES SHALL BE OCCUPIED AND CONTRACTED PER CITY STANDARDS.
- 3 UNOCCUPIED PARKING AREAS SHALL BE OCCUPIED AND PROVIDED PER CITY STANDARDS AND APPROVED INTERNATIONAL BUILDING CODE.
- 4 FROM FOOT WALK DIMENSIONS SHALL BE PROVIDED 2.5 FEET OFF OF THE PROPERTY LINE. FROM THE PROPERTY LINE TO THE CENTERLINE OF THE DRIVEWAY APPROVED BY THE CITY. DRIVEWAY-STEEL DIMENSIONS PER CITY STD. SHALL BE PROVIDED ON DIMENSIONS AT ALL CURB DIMENSIONS.
- 5 ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH THE TOWNING ORDINANCE.
- 6 ALL DIMENSIONS CONTRACTED UPON APPROVAL BY BUILDING INSPECTION DEPARTMENT.
- 7 APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL EXISTENCE PLANS ARE APPROVED.
- 8 THE TOWNING ORDINANCE PERMITTED SHALL BE OCCUPIED IN ACCORDANCE WITH THE TOWNING ORDINANCE.
- 9 BUILDING PACKAGES WITH THIS BUILDING SHALL BE COMPATIBLE AS PROVIDED IN THE TOWNING ORDINANCE.
- 10 OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 11 OF THE TOWNING ORDINANCE.
- 11 PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
- 12 ALL ELECTRICAL TRANSMISSION, DISTRIBUTION AND SERVICE LINES MUST BE UNDERGROUND.
- 13 ALL ELECTRICAL TRANSMISSION, DISTRIBUTION AND SERVICE LINES MUST BE UNDERGROUND.
- 14 ALL ELECTRICAL TRANSMISSION, DISTRIBUTION AND SERVICE LINES MUST BE UNDERGROUND.
- 15 ALL ELECTRICAL TRANSMISSION, DISTRIBUTION AND SERVICE LINES MUST BE UNDERGROUND.
- 16 ALL ELECTRICAL TRANSMISSION, DISTRIBUTION AND SERVICE LINES MUST BE UNDERGROUND.
- 17 ALL ELECTRICAL TRANSMISSION, DISTRIBUTION AND SERVICE LINES MUST BE UNDERGROUND.
- 18 ALL ELECTRICAL TRANSMISSION, DISTRIBUTION AND SERVICE LINES MUST BE UNDERGROUND.
- 19 ALL ELECTRICAL TRANSMISSION, DISTRIBUTION AND SERVICE LINES MUST BE UNDERGROUND.
- 20 ALL ELECTRICAL TRANSMISSION, DISTRIBUTION AND SERVICE LINES MUST BE UNDERGROUND.

ADDITIONAL NOTES:

1. THERE ARE NO EXISTING TRENCHES ON SITE.

LEGEND

- EXISTING SANITARY SEWER MAINLINE
- EXISTING WATER MAIN
- EXISTING FIRE LANYARD
- EXISTING STORM WATER MAIN
- EXISTING STORM MAIN LANE & LANE
- EXISTING CONCRETE INTERVAL
- REFORCED CONCRETE PIPE
- UNIMPAVED DRIVE
- WATER VALVE
- SANITARY SEWER LANE
- GRAVE TO DRAIN OPEN
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING STORM MAIN
- EXISTING CONCRETE INTERVAL
- REFORCED CONCRETE PIPE
- UNIMPAVED DRIVE
- WATER VALVE
- SANITARY SEWER LANE
- GRAVE TO DRAIN OPEN

REVISED SITE PLAN

COIT CENTER ADDITION

LOT 5 BLOCK A
 COIT CENTER
 MARTHA HARBIDGE SURVEY, ABSTRACT NO. 543
 CITY OF PLANO
 COLLIN COUNTY, TEXAS

314 MAPLESHADE, L.P.
 3137 MAPLESHADE LANE
 PLANO, TEXAS, 75075
 OWNER/DEVELOPER
 (972) 331-0000

JONES & BOYD, INC.
 17090 Dallas Parkway, Suite 200
 Dallas, Texas 75246
 SURVEYOR/ENGINEER
 (972) 248-7676
 (Fax) (972) 248-1414

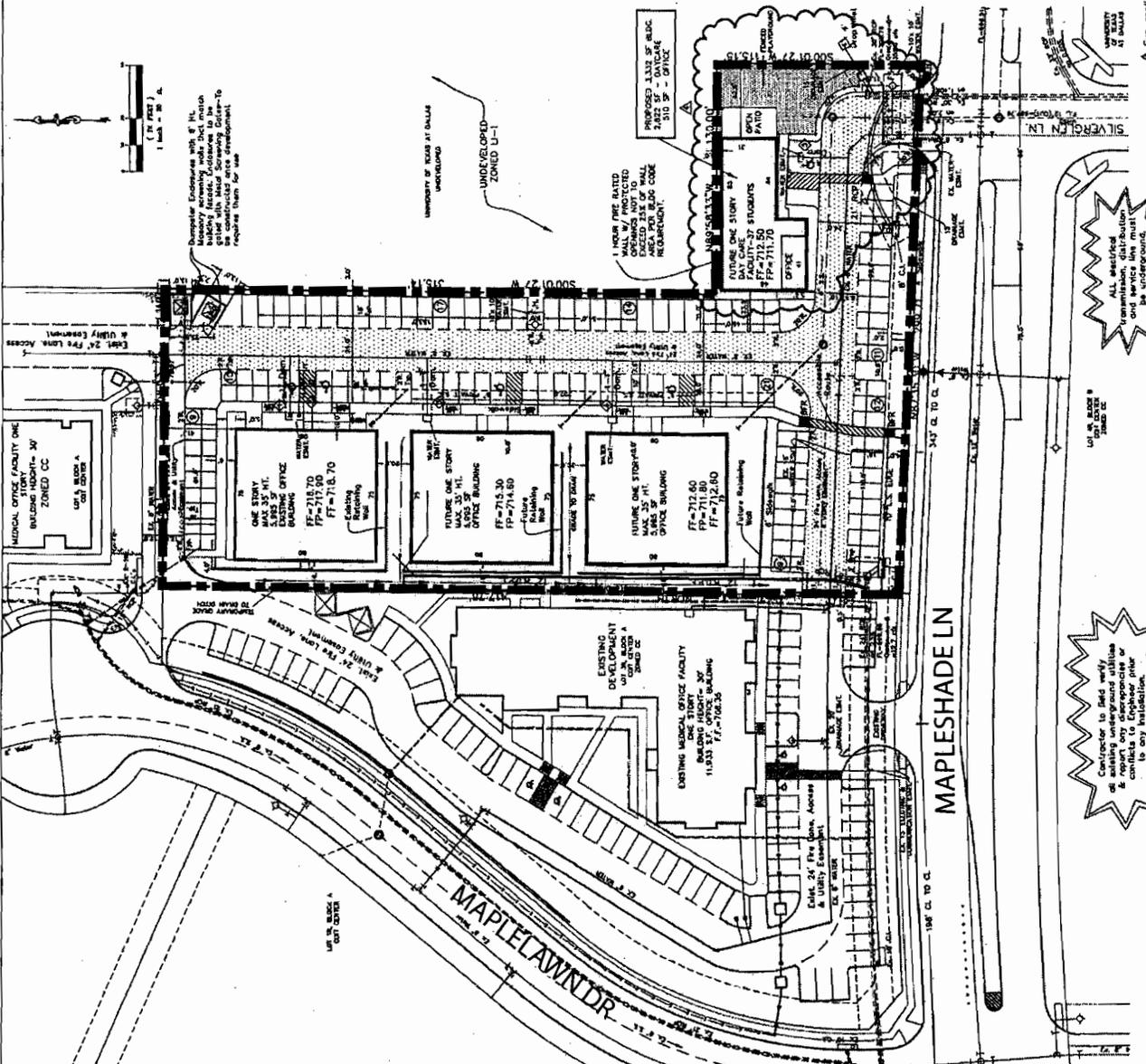
Revised Per Owner Request: January 18, 2006
 Submitted Date: May 25, 2005

NO.	DESCRIPTION	AMOUNT	UNIT	TOTAL	REMARKS
1	Site Preparation	1.00	Sq. Ft.	1.00	Grading, clearing, etc.
2	Foundation	2.50	Sq. Ft.	2.50	Concrete foundation work
3	Structural Steel	1.50	Sq. Ft.	1.50	Steel framing, beams, columns
4	Masonry	1.00	Sq. Ft.	1.00	Block walls, concrete masonry
5	Roofing	1.00	Sq. Ft.	1.00	Asphalt/Flt. Shingles
6	Interior Finishes	1.00	Sq. Ft.	1.00	Drywall, paint, etc.
7	MEP	1.00	Sq. Ft.	1.00	Mechanical, electrical, plumbing
8	Site Work	1.00	Sq. Ft.	1.00	Driveways, parking, etc.
9	Permit Fees	1.00	Permit	1.00	City, county, state permits
10	Contingency	1.00	Per Cent	1.00	10% contingency
11	Professional Fees	1.00	Per Cent	1.00	Architectural, engineering
12	Other	1.00	Per Cent	1.00	Other miscellaneous costs
TOTAL				15.50	

WATER METER SCHEDULE

METER	WATER	WATER	WATER	WATER	WATER	WATER
1"	1.5"	2"	2.5"	3"	4"	6"
0	0	0	0	0	0	0
1	1	1	1	1	1	1
2	2	2	2	2	2	2
3	3	3	3	3	3	3
4	4	4	4	4	4	4
5	5	5	5	5	5	5
6	6	6	6	6	6	6

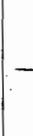
WATER METER & SERVICE TO BE INSTALLED BY CITY WATER DEPT. AT OWNER'S EXPENSE.



Contractor to field verify all existing underground utilities and services prior to any installation.

ALL existing underground utilities and services lines must be underground.

- Sup application for day care facility March 9, 2007
- Update water meter schedule per owner request October 31, 2005
- Update dumpster location per owner request January 18, 2006



Demographic Engineering with a P.E. license and 15 years of experience in site plan design and construction management. Graduate from Texas A&M University with a Bachelor's degree in Mechanical Engineering. Graduate from Texas A&M University with a Master's degree in Mechanical Engineering. Graduate from Texas A&M University with a Ph.D. degree in Mechanical Engineering.

1 HOUR FIRE RATED WALL W/ PROTECTED ROOF AREA PER IBC CODE REQUIREMENT.

PROPOSED ASSESSOR'S OFFICE 2,022 SQ. FT. OFFICE

EXISTING ONE STORY DAY CARE 4,044 SQ. FT. OFFICE

EXISTING ONE STORY OFFICE BUILDING 4,044 SQ. FT. OFFICE

EXISTING ONE STORY OFFICE BUILDING 4,044 SQ. FT. OFFICE

EXISTING ONE STORY OFFICE BUILDING 4,044 SQ. FT. OFFICE

EXISTING ONE STORY OFFICE BUILDING 4,044 SQ. FT. OFFICE

CITY OF PLANO
PLANNING & ZONING COMMISSION

March 19, 2007

Agenda Item No. 10

Public Hearing: Zoning Case 2007-03

Applicant: Shiny Wu

DESCRIPTION:

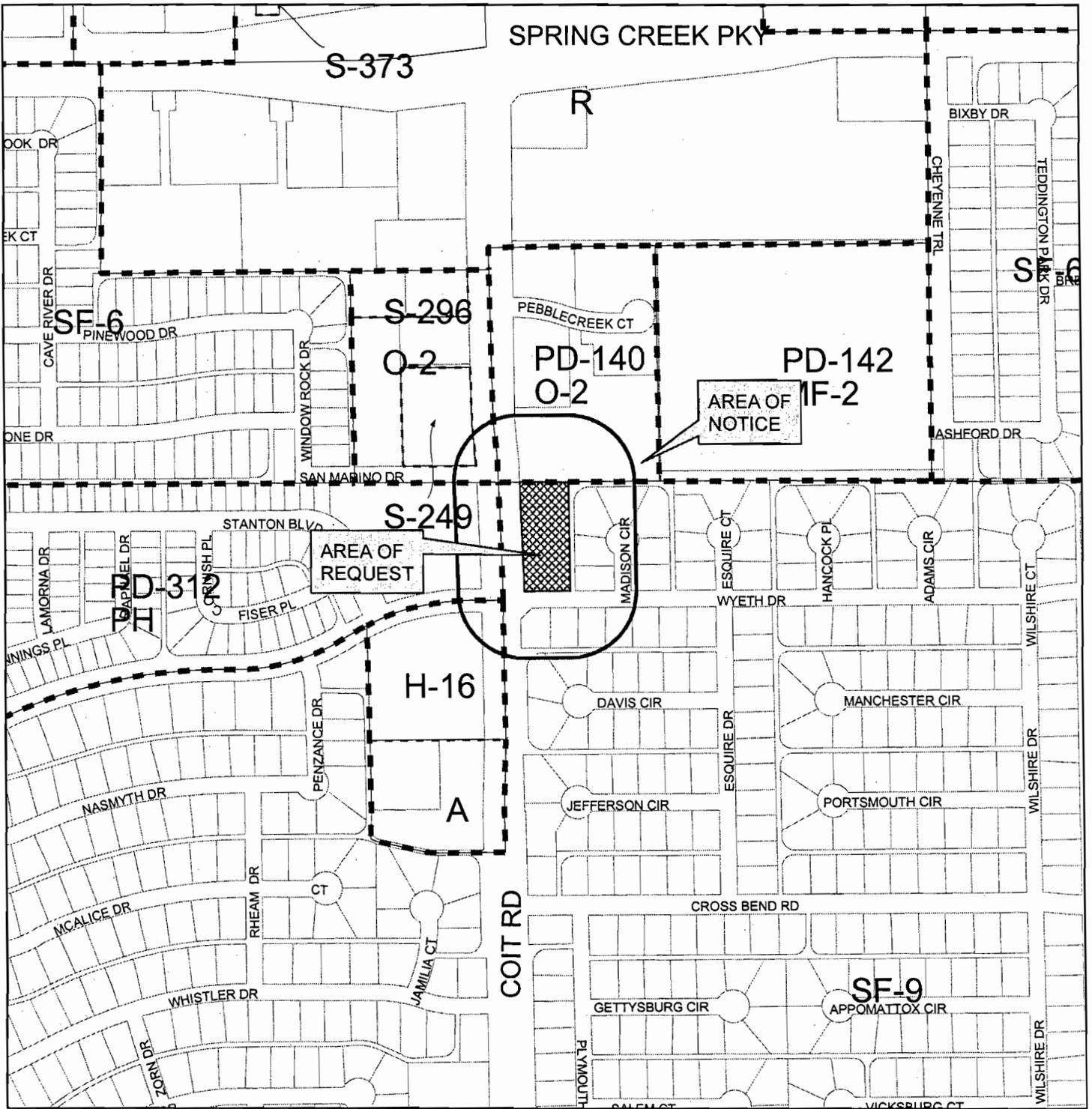
Request for a Specific Use Permit for Day Care Center on one lot on 1.1± acres located at the northeast corner of Coit Road and Wyeth Drive. Zoned Single-Family Residence-9.

REMARKS:

The applicant is requesting that this item be tabled until the Monday, April 16, 2007, Planning & Zoning Commission meeting to allow additional time to address staff comments.

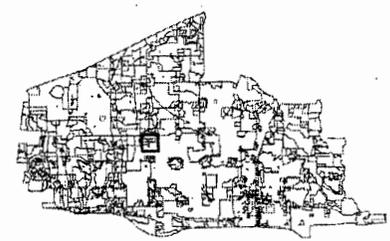
RECOMMENDATION:

Recommended the Planning & Zoning Commission accept the applicant's request to table this item until the Monday, April 16, 2007, meeting.



Zoning Case #: 2007-03

Existing Zoning: SINGLE-FAMILY RESIDENCE-9



○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

March 19, 2007

Agenda Item No. 11

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

Applicant: Ivy Crossing, L.P.

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. Tabled 03/05/07.

REMARKS:

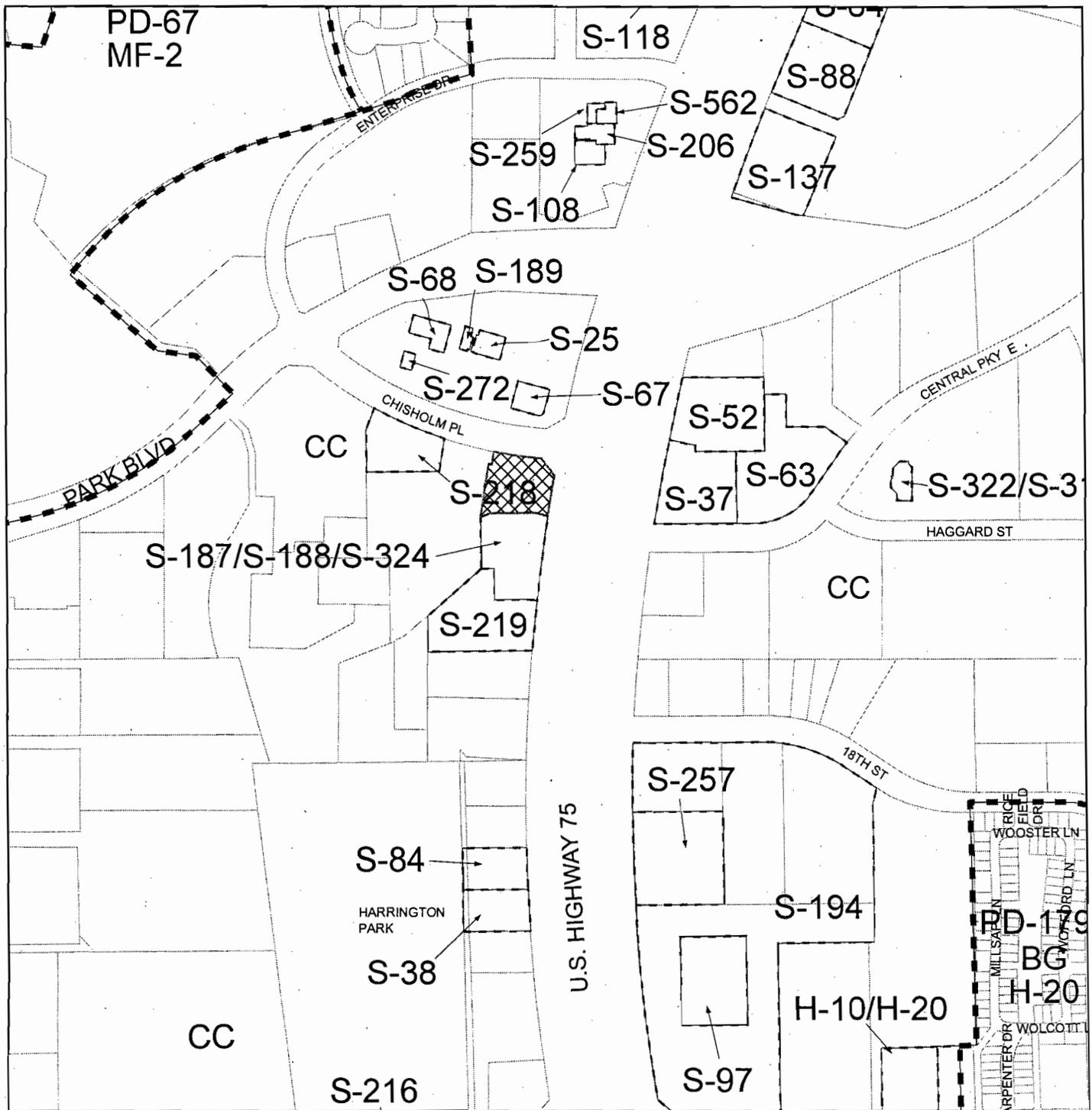
This item was tabled at the March 5, 2007, Planning & Zoning Commission meeting. It must be removed from the table.

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 previous site plan did not meet the landscape edge requirements in the Zoning Ordinance. This new plan complies with the landscape edge requirements.

RECOMMENDATION:

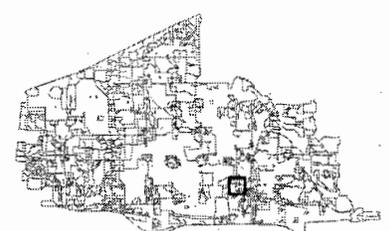
Recommended approval as submitted.



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**

Revision	Date
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Drawn By: JAC
 Checked By: JAC
 Sheet: SIP
 of: 1
 Project No.: 02-009

- GENERAL NOTES**
1. Minimum 6,000 square feet or greater must be 100% fire sprinkled.
 2. All building construction shall be in accordance with the Building Code of the City of Plano, Texas and all other applicable codes, ordinances and regulations.
 3. All building construction shall be in accordance with the Building Code of the City of Plano, Texas and all other applicable codes, ordinances and regulations.
 4. All building construction shall be in accordance with the Building Code of the City of Plano, Texas and all other applicable codes, ordinances and regulations.
 5. All building construction shall be in accordance with the Building Code of the City of Plano, Texas and all other applicable codes, ordinances and regulations.
 6. All building construction shall be in accordance with the Building Code of the City of Plano, Texas and all other applicable codes, ordinances and regulations.
 7. All building construction shall be in accordance with the Building Code of the City of Plano, Texas and all other applicable codes, ordinances and regulations.
 8. All building construction shall be in accordance with the Building Code of the City of Plano, Texas and all other applicable codes, ordinances and regulations.
 9. All building construction shall be in accordance with the Building Code of the City of Plano, Texas and all other applicable codes, ordinances and regulations.
 10. All building construction shall be in accordance with the Building Code of the City of Plano, Texas and all other applicable codes, ordinances and regulations.
 11. All building construction shall be in accordance with the Building Code of the City of Plano, Texas and all other applicable codes, ordinances and regulations.
 12. All building construction shall be in accordance with the Building Code of the City of Plano, Texas and all other applicable codes, ordinances and regulations.
 13. All building construction shall be in accordance with the Building Code of the City of Plano, Texas and all other applicable codes, ordinances and regulations.

NO.	DESCRIPTION	DATE	BY
1	Lot 1, Block A, Chisholm Place Addition No. 1	11/14/02	JAC
2	Lot 1, Block A, Chisholm Place Addition No. 1	11/14/02	JAC
3	Lot 1, Block A, Chisholm Place Addition No. 1	11/14/02	JAC
4	Lot 1, Block A, Chisholm Place Addition No. 1	11/14/02	JAC
5	Lot 1, Block A, Chisholm Place Addition No. 1	11/14/02	JAC
6	Lot 1, Block A, Chisholm Place Addition No. 1	11/14/02	JAC
7	Lot 1, Block A, Chisholm Place Addition No. 1	11/14/02	JAC
8	Lot 1, Block A, Chisholm Place Addition No. 1	11/14/02	JAC
9	Lot 1, Block A, Chisholm Place Addition No. 1	11/14/02	JAC
10	Lot 1, Block A, Chisholm Place Addition No. 1	11/14/02	JAC

NOT: ALL NOTES ON LOT 1, BLOCK A, CHISHOLM PLACE ADDITION NO. 1 SHALL BE SUBJECT TO THE CITY OF PLANO, TEXAS BUILDING CODE AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS.

LEGEND

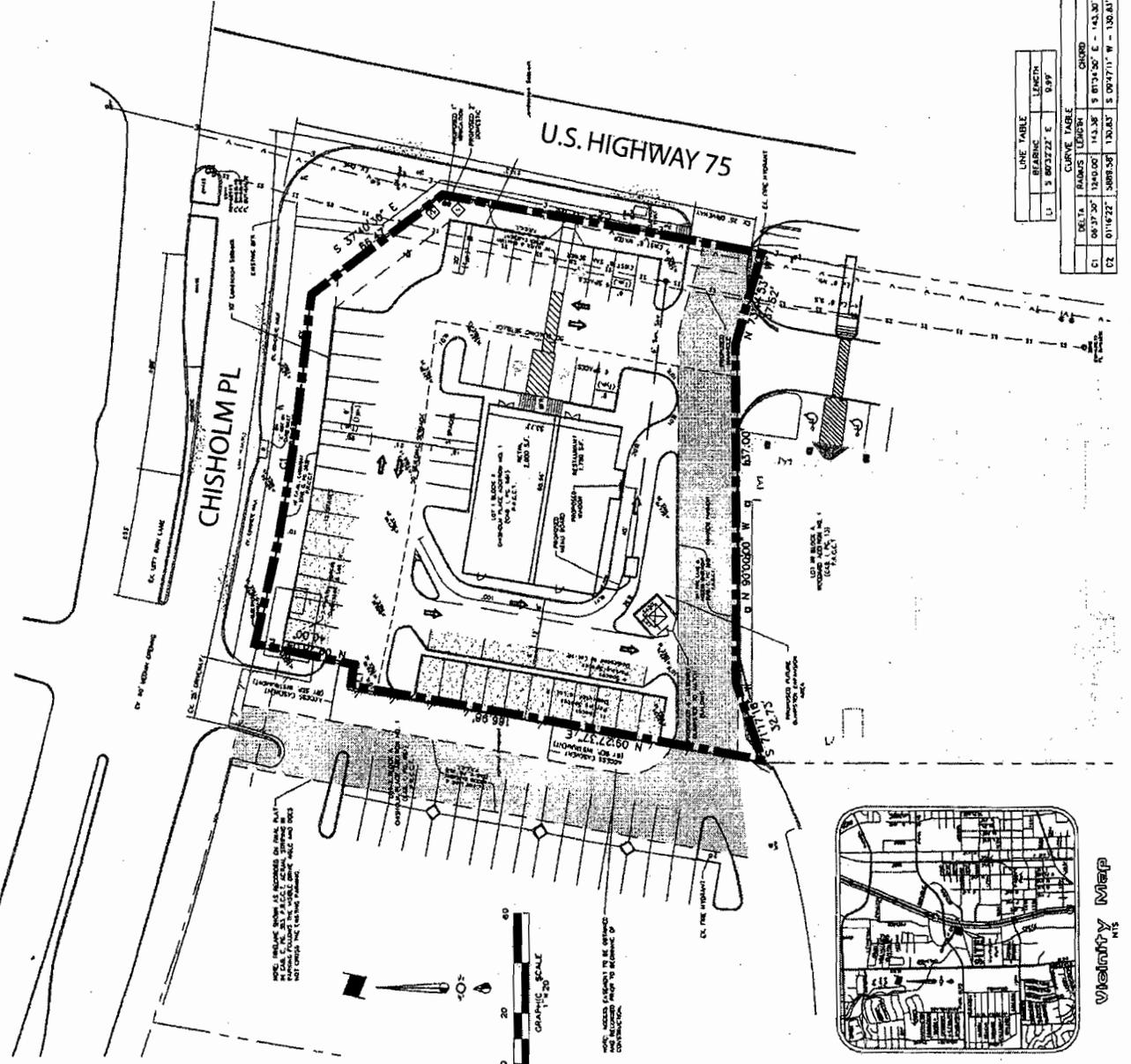
- CL FIRE HYDRANT
- CL FIRE LINE
- CONCRETE SLOPING
- SHOWER FIVE RAMP
- CL OFF-VAIR EXHAUST MOUNTS TO LOT 1, BLOCK A, CHISHOLM PLACE ADDITION NO. 1

PRELIMINARY SITE PLAN
 LOT 1, BLOCK A
 CHISHOLM PLACE ADDITION NO. 1
 CITY OF PLANO, TEXAS
 0.8070 Acres, 35,153 Sq. Ft.

OWNER/DEVELOPER:
 The Baylor Companies
 8130 Dallas Street, Suite 200
 Dallas, TX 75228
 Phone: (214) 362-7171
 Fax: (214) 362-7171
 Contact: Scott Rembrink

ARCHITECT/ENGINEER:
 Cross Engineering Consultants, Inc.
 1112 N. 7th Avenue, Suite 202
 McKinney, Texas 75069
 Phone: 972-562-4499
 Fax: 972-562-4471
 Contact: Jon David Cross, P.E.

REGISTERED LAND SURVEYING:
 Markwood Land Surveying
 1112 N. 7th Avenue, Suite 202
 McKinney, Texas 75069
 Phone: 972-562-4499
 Contact: Rick Johnson



LINE TABLE	BEARING	LENGTH
L1	S 00°37'22" E	9.89'

CURVE TABLE	DELTA	RADIUS	LENGTH	CHORD
C1	00°37'20"	1240.00'	143.36'	S 81°24'30" E - 43.30'
C2	01°14'22"	5089.35'	120.65'	S 09°47'11" W - 130.81'

CITY OF PLANO
PLANNING & ZONING COMMISSION

March 19, 2007

Agenda Item No. 12

Discussion & Direction: Comprehensive Plan Revision

Applicant: City of Plano

DESCRIPTION:

Discussion and direction on the revision of the Land Use and Transportation Elements of the Comprehensive Plan.

REMARKS:

Background

The Land Use and Transportation Elements of the Comprehensive Plan provide general guidance to decision makers regarding the development of the City of Plano. The elements are updated every two to three years to ensure that current issues impacting land use development and transportation planning are addressed in the Plan. These elements were last updated in 2004.

Objectives and Strategies

Attached is the outline of the Land Use and Transportation Elements with the key factors, issues, objectives, and strategies organized according to the three themes used throughout the Comprehensive Plan. Objectives are intended to define the city's expectations while strategies establish a process for achieving the objectives. Many of the objectives and strategies are still applicable and have not been changed, while others reflect minor revisions. Some new objectives and strategies have been added to address the new issues or an increased emphasis on those issues. Modified and new objectives and strategies are highlighted in bold text in the outline.

For reference, the themes are defined as follows:

Livable City

The objectives and strategies for Livable City focus on the land use and transportation attributes and issues that contribute and impact Plano's quality of life.

City of Organized Development

The objectives and strategies for the City of Organized Development are more specific. They concentrate on the organization of land use patterns and the existing transportation infrastructure. They are intended to guide the effectiveness of land use planning and the development of transportation infrastructure and services.

City in Transition

The objectives and strategies for the City in Transition address land use and transportation issues faced by Plano as it transitions from a growing city to full development.

Policy Statements

Policy statements include topics that require more background information and detail than is appropriate for the chapter structure of the Comprehensive Plan. They provide the analytical basis for making decisions on zoning, development, and related matters. Examples of policy statements recently included in the Comprehensive Plan are:

- Land Use Element - "Rezoning to Meet Demand"
- Transportation Element - "Bicycle Transportation"
- Housing Element - "Housing Density"
- Housing Element - "Infill Housing"

At this time, no topics have been identified as candidates for policy statements. If the Commission wishes to identify possible topics, the following questions may be useful:

- Is more background information required than is typically provided in the text of the document?
- Is a detailed statement of the criteria used to reach a decision necessary?

RECOMMENDATION:

Staff seeks the Commission's direction and thoughts regarding the organization of the key factors and issues along with the objectives and strategies identified in the preliminary outline for the Land Use and Transportation Elements of the Comprehensive Plan. Specifically, staff is seeking answers to the following questions:

- Do the proposed objectives and strategies adequately address the key factors?
- Are there key factors or issues that warrant inclusion as a policy statement?

LAND USE ELEMENT OUTLINE

Purpose

This element is intended to provide a vision for land use and development within the City of Plano. The accompanying Land Use Map is a graphical representation of the City's objectives in this regard.

Major Themes

What is the relationship between major themes of the Comprehensive Plan and the Land Use Element? How does this element relate to other chapters of the Comprehensive Plan?

Theme I - Livable City

Key Factors and Issues

Regional and local changes

- Demographics
- Economic
- Technology
- Significant regional growth
- Plano as employment center and transportation hub
- Environmental impacts
 - Air quality
 - Water quality

Objectives

- **Provide a variety of opportunities for employment, residence, recreation, and shopping throughout the city.**
- **Enhance Plano's sense of community and promote sustainability by creating additional walkable, pedestrian oriented environments.**
- Encourage land use strategies that are conducive to slowing the increase in traffic volumes throughout the city.

- **Ensure that land use strategies support goals for economic development.**
- Continue to implement development policies that ensure the protection of the environment.

Strategies

- Regularly monitor, review, and update the Comprehensive Plan, Zoning Ordinance, and related documents to ensure their effectiveness in meeting the needs of the community. Specifically, continue to update the Land Use and Transportation Elements every two years.
- Use Plano's Comprehensive Plan, particularly the Land Use Plan, and related policies, to guide the zoning of properties in a manner that minimizes incompatibilities between uses.
- **Where possible, guide the zoning of properties to encourage compatible uses and to foster good connections (vehicle, pedestrian, bike, etc.).**
- Provide ample opportunities to develop and redevelop properties in ways that **are consistent with established policy goals such as, to** enhance the local economy, provide jobs to Plano residents, and improve the city's tax base.
- **Regularly monitor zoning and building codes to ensure that they do not inadvertently prevent business relocation and/or expansion of existing businesses.**
- **Preserve land for economic development, especially unique environments such as business parks.**
- Regularly monitor and report on changing population and employment characteristics to determine if public and private services and facilities are consistent with needs and expectations of the community. Make adjustments to applicable ordinances, policies, and programs as needed to address these changes.
- Through zoning and planning studies, carefully evaluate opportunities for mixed-use developments, urban centers and Transit-Oriented Development (TOD), and other locations that bring a variety of activities into a single environment.
- **Continue to** work with adjacent cities and regional agencies to develop land use patterns that promote enhanced regional mobility.
- **When possible, incorporate sustainable building and design practices into development polices.**

Theme II - City of Organized Development

Key Factors and Issues

Plano's long term role in the region:

- Growing to maturing city
- Outer to inner ring suburb
- Over zoned for retail /office
- Southeast Plano - Research Technology District
- Northwest Plano - Legacy area
- Near east and west - areas adjacent to U.S. Highway 75

Objectives

- **Maintain a time-efficient and well coordinated planning process.**
- Ensure that **City** infrastructure and facilities are provided as development occurs **and are maintained and renovated on a regular basis to meet the needs of a changing population.**
- Provide for a balanced and efficient arrangement of Plano's land resources to accommodate housing, employment, shopping, entertainment, and recreation.
- Ensure land use compatibility by grouping complementary land use activities, **especially those that are mutually supportive**, and continuing to implement policies that minimize the impact of potentially incompatible activities.
- Maintain adequate parks and open space to complement existing development and future redevelopment. Protect and enhance the environment, while promoting appropriate development and redevelopment.

Strategies

- Involve all residents and corporate citizens, City Council, boards and commissions, departments and other public and private entities in policy development and decision-making.
- **Maintain the Master Facilities Plan as an interdepartmental program to coordinate the planning, development and redevelopment of City of Plano facilities in concert with changing community needs and expectations. Coordinate the Community Investment Program (CIP) process with the objectives in Master Facilities Plan.**

- Annually formulate and update a five-year CIP based on the Comprehensive Plan. Review annual updates to the CIP with the Planning & Zoning Commission.
- Consider requests for rezoning areas, planned or zoned for nonresidential use, to residential districts based on the guidelines included in Policy Statement 2.0.
- Make amendments to the Zoning Ordinance (text and map) based on the strategies of the Comprehensive Plan. This consideration should include evaluation of the following:
 - Intent of the plan in its entirety;
 - Physical character of the property affected;
 - Adequacy of public facilities (existing and proposed); and
 - Relationship to adjacent land uses (existing and proposed).
- Undertake "small-area" studies to keep pace with changing land use, demographic, and development trends for specific areas within the city.

Theme III - City in Transition

Key Factors and Issues

Variety of housing/changing demographics

Changing Land Use Needs

- Various land use roles and geographic components
- Housing demand versus preserving land for economic development
- Impact on transportation systems
- Demand on utilities and resources

Aging and dated development

- Housing
- Retail
- Office

Other forms of development

- Mixed use
- Midrise housing
- Urban centers
- New urbanism
- Infill housing
- Intensity/density

Workforce housing

Senior housing

- New development
- Aging in place

Location efficient housing

Creative reuse of big boxes

Storm water management

Objectives

- **Recognizing that neighborhoods are the building blocks of the community, ensure the ongoing vitality of existing residential neighborhoods throughout the city.**
- **Monitor changing land use needs and make changes to zoning and development regulations as appropriate.**
- **Ensure development standards and zoning are consistent with City-wide goals established in other policy documents, such as sustainability, workforce housing, economic development, and urban centers.**
- Encourage continued growth of Plano's economy by supporting appropriate infill and redevelopment initiatives.
- Monitor national, regional, and local trends in population and land use.
- Consider recommendations from other existing studies that impact the implementation of the city's land use policies.

- Continue to identify and protect heritage resources throughout the city.

Strategies

- **Encourage applicants for infill and redevelopment projects to meet with neighborhood organizations and residents prior to the review process to identify issues that can be addressed through design and layout considerations.**
- **Expand and/or develop programs that encourage maintenance and reinvestment in existing neighborhoods.**
- **Consider the use of creative and nontraditional suburban land use concepts, including mixed-use development and traditional neighborhood design, in appropriate infill and redevelopment areas of the City.**
- **Work with developers to ensure that as infill and redevelopment occurs, urban centers and other projects are implemented in appropriate locations. In particular, the location and design of urban centers should be consistent with the guidelines established by the Urban Centers Study.**
- **Develop and implement specific initiatives to encourage infill and redevelopment. These initiatives should seek to promote land use compatibility and connectivity especially between residential and nonresidential uses.**
- **Continue to support neighborhood planning and other initiatives that help to stabilize existing neighborhoods.**
- **Monitor and evaluate growth in Plano's population and employment and changes in population characteristics to determine their impact on service and facility requirements.**
- **Continue to support initiatives in the downtown area to sustain it as a viable place for residential, employment, and recreational activities.**
- **Maintain and enhance the current heritage preservation process to ensure that existing and potential heritage resources are identified and protected.**

TRANSPORTATION ELEMENT OUTLINE

Purpose

The Transportation Element of the Comprehensive Plan guides the development of an integrated transportation system over time. It defines the existing and proposed transportation system and addresses long range local and regional expectations. The transportation network in Plano is a critical component of the city's development pattern. It influences the placement of land use activities such as housing, employment, commercial, industrial, and educational facilities. Plano's transportation system impacts quality of life issues such as air quality, accessibility, and choice of transportation modes.

Major Themes

What is the relationship between major themes of the Comprehensive Plan and the Transportation Element? How does this element relate to other chapters of the Comprehensive Plan?

Theme I - Livable City

Key Factors and Issues

Environmental impacts

- Air quality
- Hybrid vehicles

Transportation system

- Roadways
- Mass transit
- Bicycle/Pedestrian

Travel Demand Management

Objectives

- Continue to participate in regional efforts to improve air quality and transportation issues in the Metroplex.
- Enhance the ease of access that Plano now enjoys in the region.
- **Provide Plano residents with a variety of transportation options.**

- **Establish a cooperative relationship with major employers in Plano to develop programs to reduce traffic congestion and improve air quality.**

Strategies

- Monitor federal legislation regarding air quality, determine how proposed changes in the regulations would impact the Metroplex region and Plano, and develop alternative plans to address mandated changes.
- **Continue to provide a variety of transportation options for Plano residents through mass transit, bicycle and pedestrian trails, as well as automotive travel.**
- **Educate employers and city residents of voluntary programs that could be used to reduce dependence on automobiles.**
- Assist interested employers in the formation of employee trip reduction strategies.

Theme II - City of Organized Development

Key Factors and Issues

Corridors

- S.H. 121
- U.S. Highway 75
- Dallas North Tollway
- President George Bush Turnpike
- Plano Parkway - U.S. Highway 75 to Coit Road

Thoroughfares

Intersections

DART 2030 Plan

Light Rail

Bus

- Sustainable routes - use it or lose it
- Para-transit

- On call service

Bicycle Transportation System

- Classification of trails

Objectives

- Develop the regional and local roadway system to provide for safe and efficient cross-town and neighborhood circulation and access, in accordance with the Thoroughfare Plan.
- Maximize the efficiency of intersections to cope with increased traffic demand on the roadway system.
- Maximize Plano's thoroughfare system with completion of capacity improvements.
- Promote the provision of a fiscally responsible, diversified transit system which addresses local and regional needs and maximizes the benefits derived by Plano.
- Provide safe and accessible recreational and destination-oriented bicycle use.

Strategies

- Review and update the Transportation Element, including the Thoroughfare Plan map every two years until the system is completed.
- Allow for amendments to the Thoroughfare Plan map between biennial updates only when essential to the development of land and when supported by a study of the system and fiscal impacts of the proposed change.
- Conduct an annual review of existing transportation facilities and their performance and safety records and, where possible, consider techniques that would improve traffic capacity and safety.
- Continue to preserve and acquire expanded rights-of-way at previously proposed grade-separated intersections for at-grade improvements that would enhance traffic flow through these areas.
- Ensure that all developed property has safe, reliable street access for daily use and emergencies.
- Complete missing links of the thoroughfare system and develop roadways in accordance with design standards as indicated on the Thoroughfare Plan map.

- **Maintain a close working relationship with DART and monitor its development of plans and programs to ensure that Plano's transportation needs are properly understood and addressed.**
- Develop and maintain a system of major and secondary bicycle routes and recreational trails for destination and recreation use that lead to cultural and employment areas, mass transit facilities, and residential neighborhoods.

Theme III - City in Transition

Key Factors and Issues

Increased traffic volume on streets/expressways

High Occupancy Vehicle Lanes

Commuting patterns

Regional transit system beyond scope of DART

Light Rail and Commuter Rail

- Expansion of North Central line into Allen and McKinney
- BNSF rail line on west side of Plano
- Cottonbelt - North Crosstown Corridor

Bus

- Bus Rapid Transit
- Senior transportation
- Relationship to household connections

Bicycle/Pedestrian

- Completion of trail system
- Improve safety of major thoroughfare crossings
- East/West crossing over U.S. Highway 75
- Six City Trail Plan
- Construction of the Veloweb

- Implement on-street bicycle route system.

Complete Streets

Traffic Impact Analysis

Objectives

- Maintain communications with neighboring cities and regional transportation agencies on critical land use and transportation issues.
- Ensure that the transportation system provided in Plano is consistent with that of the Metroplex region through review of regional and local plans.
- Continue to review possible programs that could help reduce traffic congestion **on regional expressways** and the city's street system.
- **Ensure quality mass transit services and interconnectivity with both local and regional destinations.**
- **Maximize full use of Plano's roadway system for all modes of transportation.**
- **Minimize the impact of new development and redevelopment on the operation of Plano's thoroughfare system.**

Strategies

- Meet with neighboring communities during updates of the Transportation Element of the Comprehensive Plan to discuss regional transportation issues that would improve traffic flow within and between jurisdictions.
- Participate in the development and implementation of NCTCOG's Regional Transportation Plan and other regional coordination programs.
- **Explore possibility with DART utilization of other forms of mass transit in addition to light rail and traditional bus operations to address gaps in the current system.**
- Work with DART to improve east-west transit service, including a connection to DFW International Airport.
- **Work with DART and other transportation providers to develop plans and programs to meet the special needs of Plano's growing senior population.**
- Encourage potential expansion of DART services to new member cities with equitable funding policies.

- **Implement findings from bicycle study recommendation in regards to safe crossings of major thoroughfares.**
- Provide safe, east-west connections for bicycle travel over barriers such as U. S. Highway 75 and the Dallas North Tollway.
- **Look for opportunities within Plano's existing roadway system to accommodate multiple modes of transportation such as pedestrians, bicycles, mass transit, and automobiles.**
- **Require Traffic Impact Analysis studies to identify impact of changes to zoning that are a major departure from current conditions.**
- **Use results from Traffic Impact Analysis to identify ideas to improve egress, ingress, and traffic flow of nonresidential development projects exceeding 10,000 vehicle trips per day.**