

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

May 5, 2008

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 551.071 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 for the April 21, 2008, Planning & Zoning Commission 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 TF Preliminary Plat: Palomino Crossing Addition, Block 1, Lot 1 - General office building on one lot on 11.6± acres on the north side of Headquarters Drive, 320± feet east of Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #14. Applicant: Sealy Spring Creek Partners, L.P.</p> <p>5b EH Preliminary Site Plan: Hope Center Addition, Block A, Lot 2 - General offices and assembly hall on one lot on 8.9± acres located at the northeast corner of Plano Parkway and Custer Road. Zoned Planned Development-377-Retail/General Office. Neighborhood #66. Applicant: The Hope Center Foundation</p>	

<p>5c BT</p>	<p>Final Plat: Greenway 190 Addition, Block A, Lots 1 & 2 - Retail building on one lot and vacant lot on 3.4± acres located at the southwest corner of Plano Parkway and the Dallas North Tollway. Zoned Light Industrial-1. Neighborhood #52. Applicant: Greenway 190 Parkway, L.P.</p>
	<p><u>END OF CONSENT AGENDA</u></p>
	<p><u>PUBLIC HEARINGS</u></p>
<p>6A BT</p>	<p>Public Hearing: Zoning Case 2008-36 - Request to rezone 5.6± acres located on the north side of State Highway 190, 620± feet west of Preston Road from Light Commercial to Planned Development-Light Commercial. Zoned Light Commercial with Specific Use Permit #449 for New Car Dealer. Applicant: Park Place Motorcars</p>
<p>6B BT</p>	<p>Concept Plan: Park Place Lexus Addition, Block A, Lot 2 - New car dealer on one lot on 5.6± acres located on the north side of State Highway 190, 620± feet west of Preston Road. Zoned Light Commercial with Specific Use Permit #449 for New Car Dealer. Neighborhood #54. Applicant: Park Place Motorcars</p>
<p>7</p>	<p>Public Hearing: Public Hearing for several zoning cases that would repeal certain specific use permits for private clubs. A combined public hearing will be held for all of these cases. If you wish to speak on a particular case, please identify which one you wish to address. After the public hearing, the Commission may take action on these zoning cases in one motion, or a commissioner may request to take action individually on one or more of the requests.</p>
<p>7A TF</p>	<p>Zoning Case 2008-45 - Request to rescind Specific Use Permit #505 for Private Club on 3.1± acres located at the northwest corner of Spring Creek Parkway and Des Moines Drive. Zoned Retail. Applicant: City of Plano</p>
<p>7B TF</p>	<p>Zoning Case 2008-46 - Request to rescind Specific Use Permit #510 for Private Club on 1.6± acres located on the west side of U.S. Highway 75, 1,050± feet north of Ruisseau Drive. Zoned Corridor Commercial. Applicant: City of Plano</p>
<p>7C EH</p>	<p>Zoning Case 2008-47 - Request to rescind Specific Use Permit #512 for Private Club on 0.1± acre located 90± feet south of Legacy Drive and 150± feet west of Parkwood Boulevard. Zoned Planned Development-65-Central Business-1. Applicant: City of Plano</p>
<p>7D EH</p>	<p>Zoning Case 2008-48 - Request to rescind Specific Use Permit #532 for Private Club on 1.6± acres located at the northeast corner of Park Boulevard and Prestwick Road. Zoned Planned Development-68-Retail. Applicant: City of Plano</p>

<p>7E BT</p>	<p>Zoning Case 2008-49 - Request to rescind Specific Use Permit #536 for Private Club on 0.1± acre located on the south side of Parker Road, 495± feet west of Custer Road. Zoned Planned Development-90-Retail. Applicant: City of Plano</p>	
<p>7F BT</p>	<p>Zoning Case 2008-50 - Request to rescind Specific Use Permit #544 for Private Club on 0.8± acre located on the west side of U.S. Highway 75, 700± feet south of 15th Street. Zoned Corridor Commercial. Applicant: City of Plano</p>	
<p>8 EH</p>	<p>Public Hearing - Replat: United City Center Addition, Block 1, Lot 3R - Retail building on one lot on 0.7± acre located at the southeast corner of 15th Street and Independence Parkway. Zoned Planned Development-125-Retail/General Office. Neighborhood #65. Applicant: Agnich Independence, L.P.</p>	
<p>9 BT</p>	<p>Public Hearing - Preliminary Replat & Revised Site Plan: Central Legacy Plaza, Block 1, Lot 3R - Retail and restaurant building on one lot on 1.4± acres located on the east side of Chase Oaks Boulevard, 300± feet south of Legacy Drive. Zoned Corridor Commercial. Neighborhood #21. Applicant: Ching Long LLC</p>	
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>10 PJ</p>	<p>Discussion and Direction: Planning & Zoning Commission's Work Program - Discussion and direction on the projects and priorities for the Planning & Zoning Commission's Work Program. Applicant: City of Plano</p>	
<p>11 JZ/KP</p>	<p>Discussion and Direction: Research/Technology Center District - Discussion and direction on proposed use categories and development standards for a Planned Development (PD) district for 189.57± acres of the Research/Technology Center (RT) district located on the west side of Rowlett Creek, on the south side of 14th Street, 990± feet east of Los Rios Boulevard, on the north side of the Cotton Belt Railroad and the east side of Bradshaw Drive, and extending 920± feet south of Plano Parkway to the Plano city limits line. Applicant: City of Plano</p>	
<p>12</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

May 5, 2008

Agenda Item No. 5a

Preliminary Plat: Palomino Crossing Addition, Block 1, Lot 1
Applicant: Sealy Spring Creek Partners, L.P.

General office building on one lot on 11.6± acres located on the north side of Headquarters Drive, 320± feet east of Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #14.

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

Agenda Item No. 5b

Preliminary Site Plan: Hope Center Addition, Block A, Lot 2
Applicant: The Hope Center Foundation

General offices and assembly hall on one lot on 8.9± acres located at the northeast corner of Plano Parkway and Custer Road. Zoned Planned Development-377-Retail/General Office. Neighborhood #66.

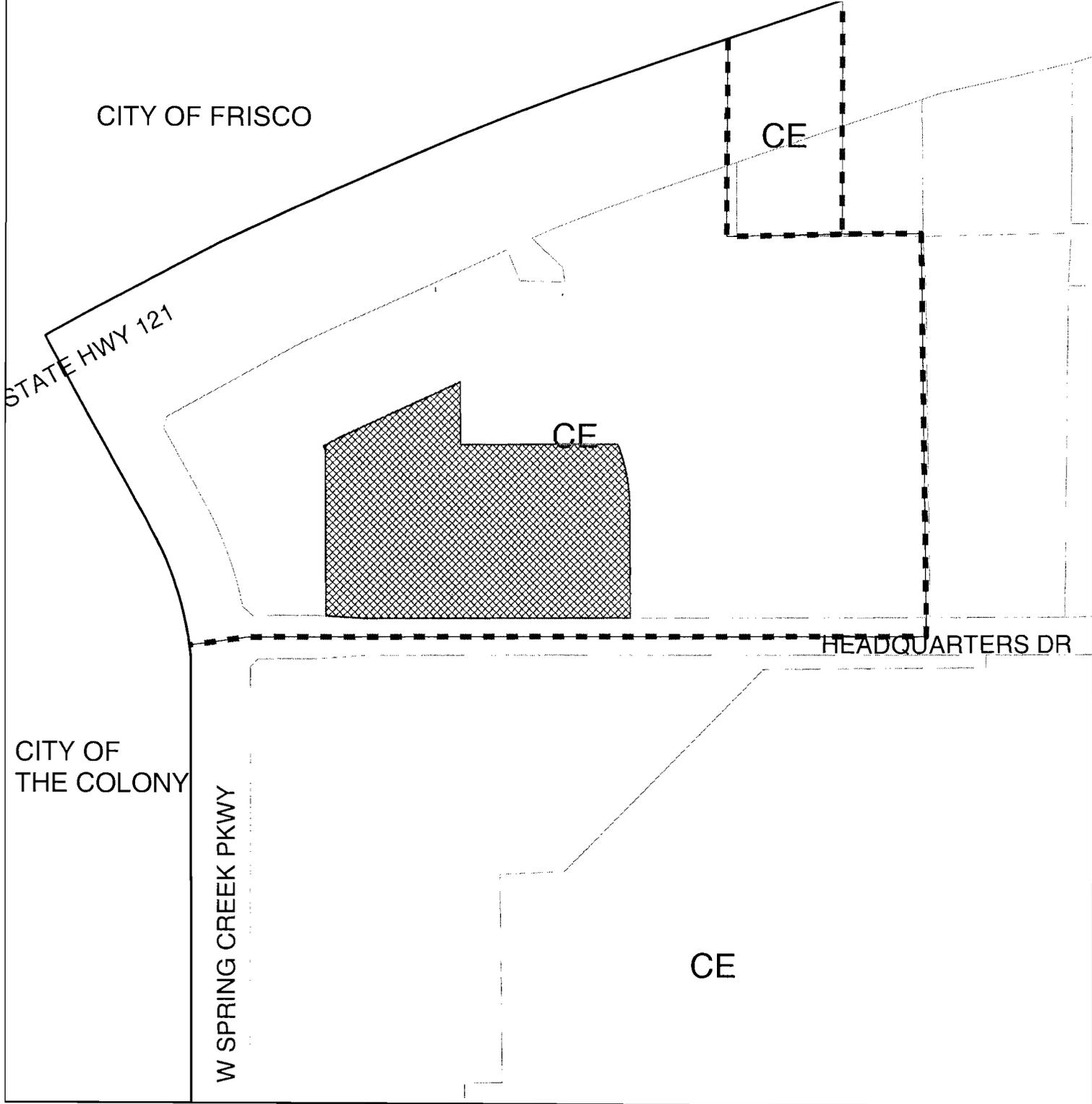
Recommended for approval as submitted.

Agenda Item No. 5c

Final Plat: Greenway 190 Addition, Block A, Lots 1 & 2
Applicant: Greenway 190 Parkway, L.P.

Retail building on one lot and vacant lot on 3.4± acres located at the southwest corner of Plano Parkway and the Dallas North Tollway. Zoned Light Industrial-1. Neighborhood #52.

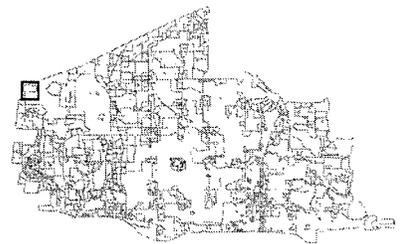
Recommended for approval as submitted.



Item Submitted: PRELIMINARY PLAT

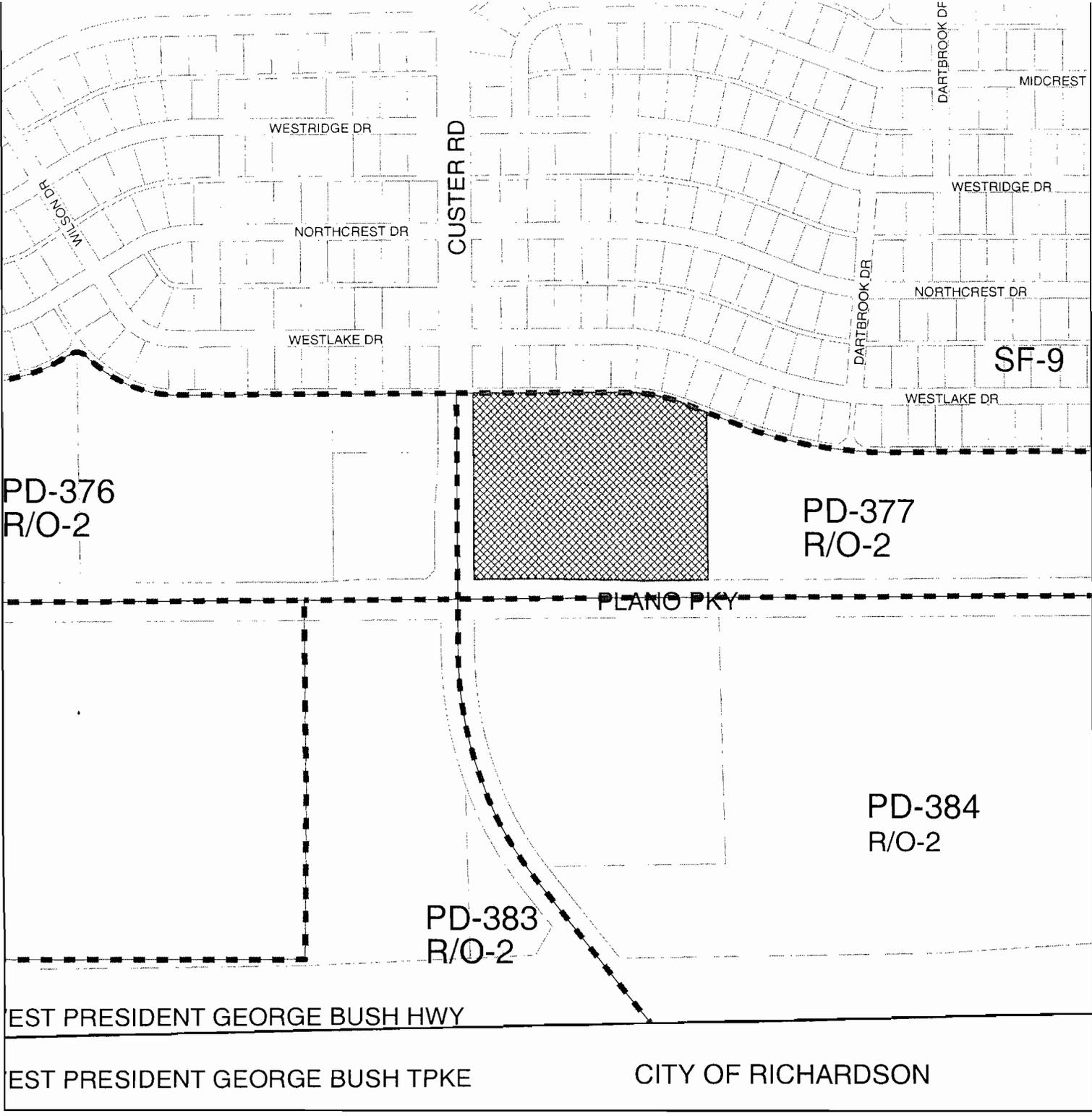
Title: PALOMINO CROSSING ADDITION
BLOCK 1, LOT 1

Zoning: COMMERCIAL EMPLOYMENT



○ 200' Notification Buffer

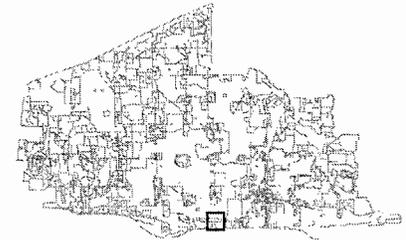


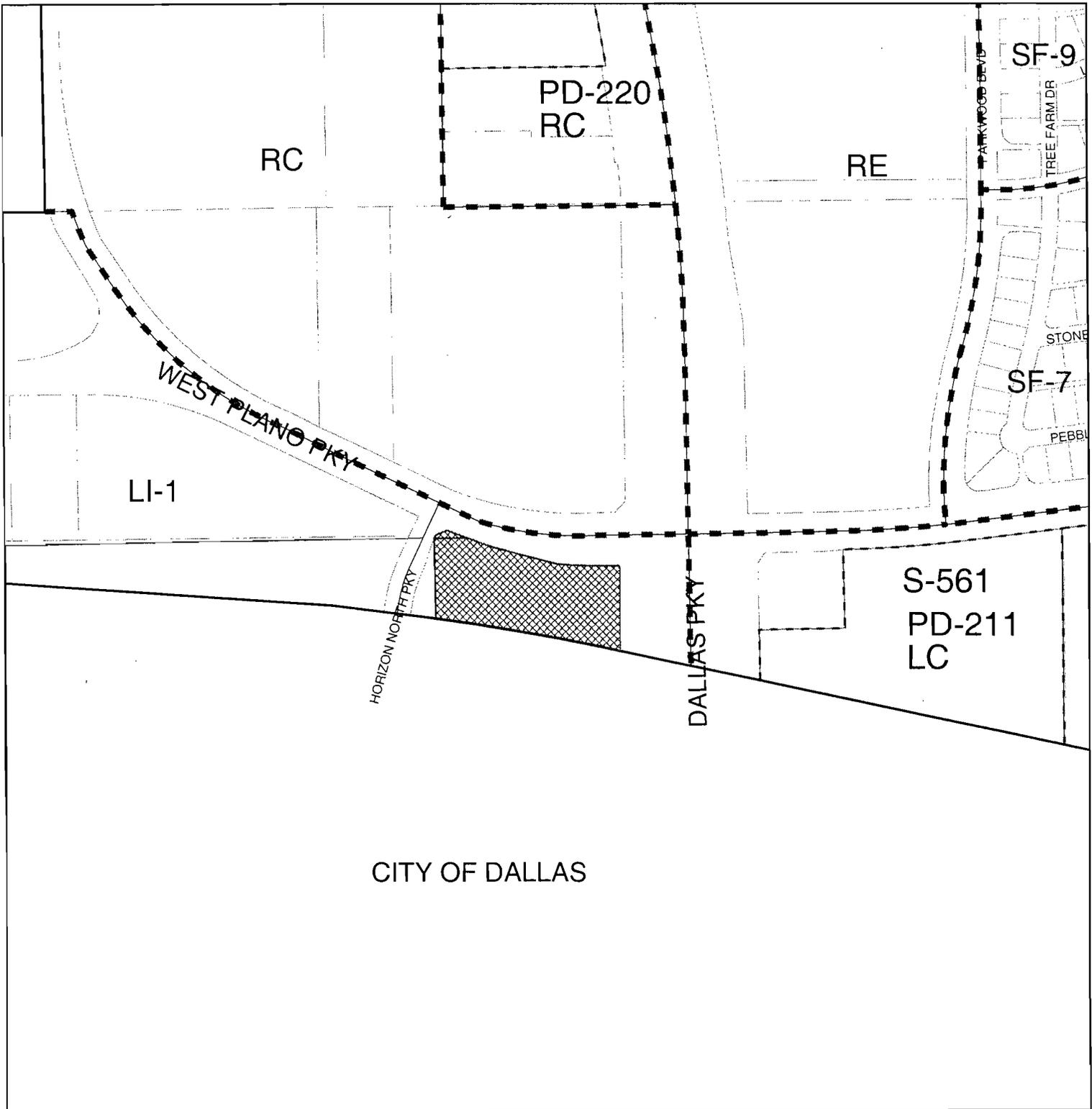


Item Submitted: PRELIMINARY SITE PLAN

Title: HOPE CENTER ADDITION
BLOCK A, LOT 2

Zoning: PLANNED DEVELOPMENT-377-RETAIL/GENERAL OFFICE/
STATE HIGHWAY 190/PLANO PARKWAY OVERLAY DISTRICT

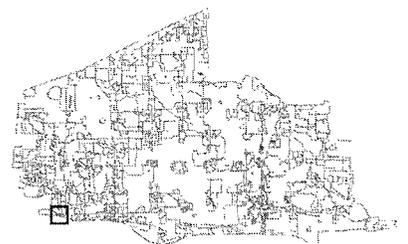




Item Submitted: FINAL PLAT

Title: GREENWAY 190 ADDITION
BLOCK A, LOTS 1 & 2

Zoning: LIGHT INDUSTRIAL-1/
DALLAS NORTH TOLLWAY OVERLAY DISTRICT



○ 200' Notification Buffer



PROPOSED LOT 1 AND 2

THIS PLAN IS A PART OF A SURVEY OF THE GREENWAY 160 ADDITION, BLOCK A, LOTS 1 & 2, AS SHOWN ON THE ATTACHED MAP.

THE TOTAL AREA OF THE GREENWAY 160 ADDITION, BLOCK A, LOTS 1 & 2, IS 3.373 ACRES.

THE TOTAL AREA OF LOT 1 IS 2.274 ACRES.

THE TOTAL AREA OF LOT 2 IS 1.099 ACRES.

THE TOTAL AREA OF THE GREENWAY 160 ADDITION, BLOCK A, LOTS 1 & 2, IS 3.373 ACRES.

THE TOTAL AREA OF LOT 1 IS 2.274 ACRES.

THE TOTAL AREA OF LOT 2 IS 1.099 ACRES.

THE TOTAL AREA OF THE GREENWAY 160 ADDITION, BLOCK A, LOTS 1 & 2, IS 3.373 ACRES.

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FINAL PLAT
GREENWAY 160 ADDITION
BLOCK A, LOTS 1 & 2

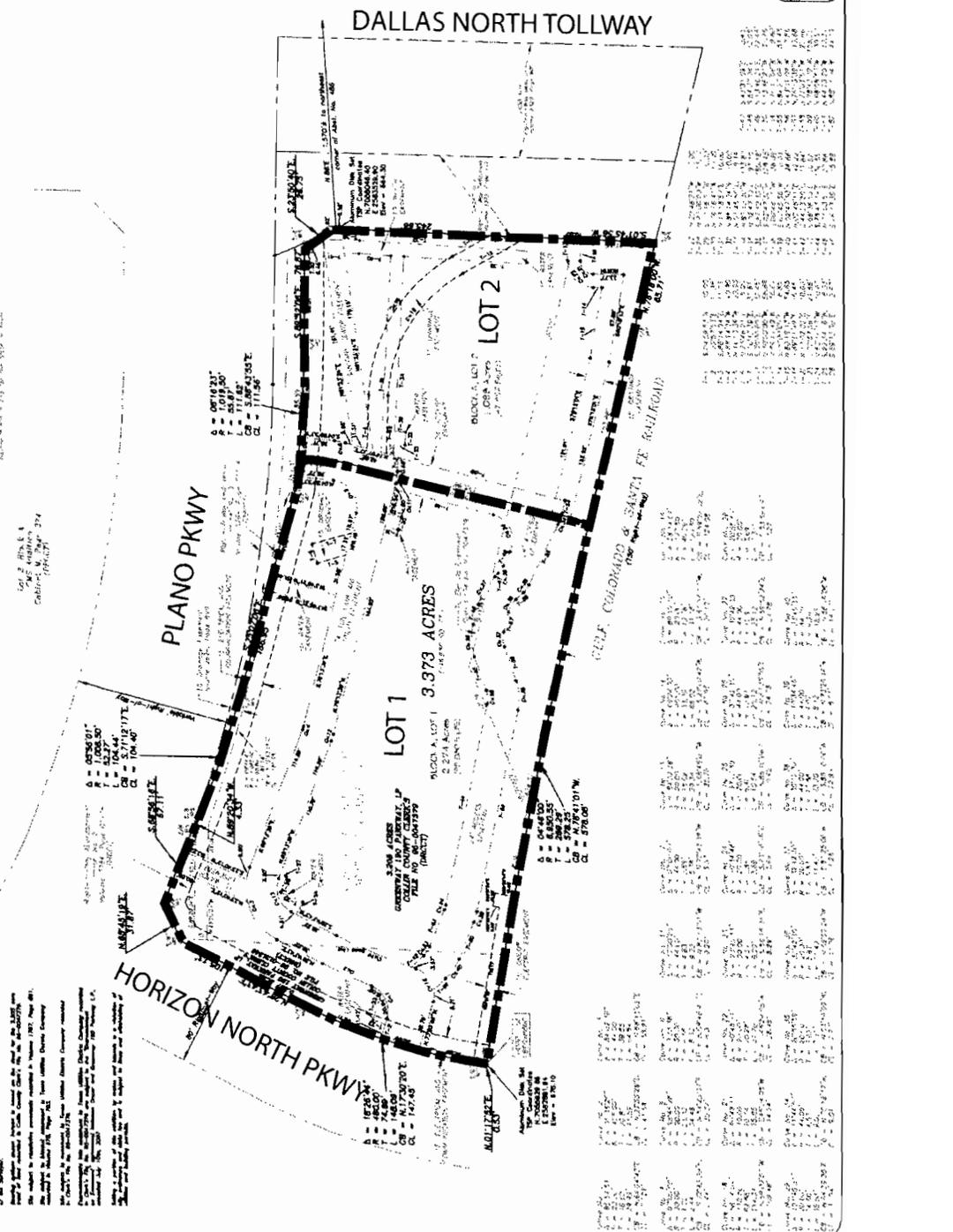
MOSES A. JACKSON SURVEY ABST NO 446
 CITY OF PLANO
 COLLIN COUNTY, TEXAS

Owner: GREENWAY 160 PARKWAY, L.P.
 2005 PARKWAY, SUITE 100
 DALLAS, TEXAS 75201 (214) 860-8009

Scale: 1" = 100'

Checked By: [Signature]
 P.C.: [Signature]
 Plat No.: [Signature]
 Book: [Signature]
 Page: [Signature]

Drawn By: [Signature]



CITY OF PLANO
PLANNING & ZONING COMMISSION

May 5, 2008

Agenda Item No. 6A

Public Hearing: Zoning Case 2008-36

Applicant: Park Place Motorcars

DESCRIPTION:

Request to rezone 5.6± acres located on the north side of State Highway 190, 620± feet west of Preston Road **from** Light Commercial **to** Planned Development-Light Commercial. Zoned Light Commercial with Specific Use Permit #449 for New Car Dealer.

HISTORY:

This property was rezoned from Planned Development-203-General Office (PD-203-O-2) to Light Commercial (LC) with Specific Use Permit #449 for New Car Dealer in July 2001.

REMARKS:

The current zoning is Light Commercial with Specific Use Permit #449 (LC w/SUP #449) for New Car Dealer. The Zoning Ordinance defines a new car dealer as the retail sales and/or leasing of new automobile or light load vehicles, including, as minor part of the business, the sales and/or leasing of used automobile or light load vehicles. 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. Some automobile related uses and limited assembly, which address local service and employment opportunities, are also included in LC districts. 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 property is currently used as automobile storage for a new car dealer. The automobile storage is on surface parking. The applicant intends to construct a six-story parking garage that will have automobile repair uses on the first floor and automobile storage on the upper levels.

Surrounding Land Use and Zoning

The properties to the west, zoned PD-203-O-2, and to the east, zoned PD-201-LC, are used as automobile storage for two new car dealers on Preston Road. The southern portion of the lot contains a 150-foot-railroad easement, a 71-foot TXU easement, and a 20-foot City of Plano utility easement. The property has frontage on the south to President George Bush Turnpike (State Highway 190) in an area where there are no service roads or direct access to any thoroughfare. Access to the area of request is gained by fire lane and access easements to Village Creek Drive and to Preston Road through the adjacent automobile storage lots and new car dealers. The properties to the north are zoned PD-203-O-2 with Specific Use Permit #239 for a Hospital and Specific Use Permit #155 for Microwave Reflectors/Antenna. These properties are developed as professional/general administrative and medical office uses. The maximum height allowed in PD-203-02 is three stories.

Proposed Planned Development Stipulations

The requested zoning is Planned Development-Light Commercial. A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions. The purpose of the request is to allow construction of a six-story parking garage that will have automobile repair uses on the first floor and automobile storage on the upper levels. The applicant proposes to:

1. Increase floor area ratio (FAR) from 0.8:1 to 2:1 for parking garages including accessory uses within the garages.
2. Increase allowable height from two stories, (35 feet) to six stories, (90 feet).
3. Establish 10-foot front setback line from the fire lane, access and utility easement.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as Low Intensity Office (LIO). Neither the current zoning nor the requested zoning is consistent with the LIO land use designation.

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

Traffic Impact Analysis (TIA) - A TIA is not required because the potential traffic generation does not exceed the 5,000 trip per day threshold.

SUMMARY:

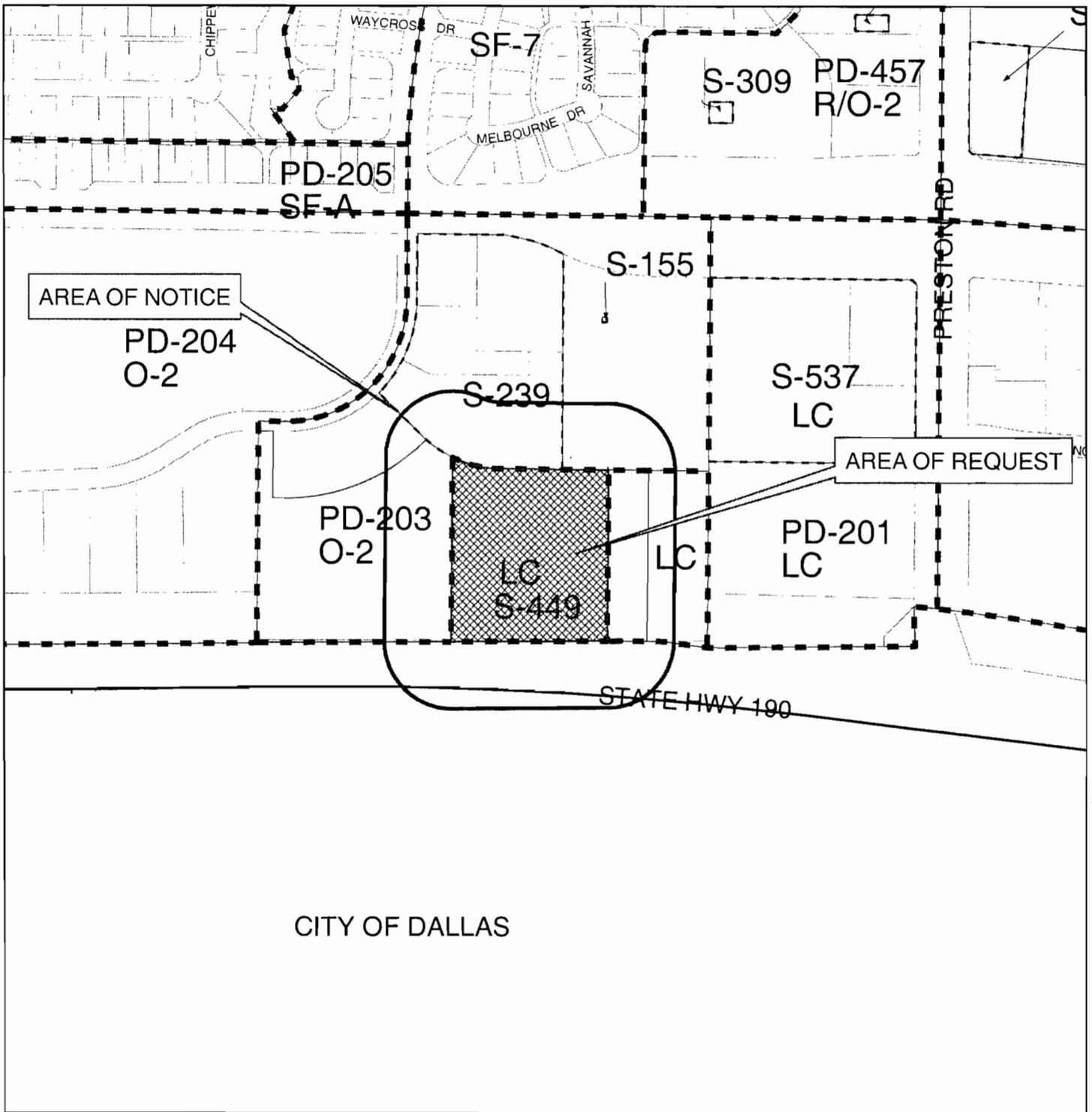
The requested zoning is Planned Development-Light Commercial. The proposed use is accessory to the new car dealer uses on Preston Road and is consistent with surrounding uses. The requested six story parking garage, though visible from State Highway 190, will be separated by a 150-foot railroad easement, a 71-foot TXU

easement with transmission towers, and a 20-foot City of Plano utility easement. As described above, the property does not front any public street; access to this property is by fire lane and access easements to Village Creek Drive and to Preston Road through the adjacent automobile storage lot to the east. The proposed parking structure will be 600+ feet from Plano Parkway and will be partially screened from view by the office buildings between it and Plano Parkway. As such the subject property is located behind other properties and would not negatively impact the surrounding uses. The applicant is requesting to increase the FAR from 0.8:1 to 2:1 to allow construction of the parking garage. The garage will be 482,300 square feet in size; the existing 0.8:1 FAR would allow construction of 194,804 square feet of building area based on the 5.6 acre property size. Typically, a parking garage would be located on the same lot as the primary use, and FAR restrictions would not apply. However, in this case the garage is the primary use on the property. Staff recommends that the increased FAR apply only to parking garages. Any other development that might be constructed on the property in the future should be limited to a FAR of 0.8:1.

RECOMMENDATIONS:

Recommended for approval subject to:

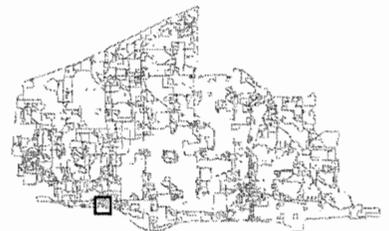
1. The maximum floor area ratio for parking garages when they are the primary use, on the property including any accessory uses shall be 2:1. The maximum floor area ratio for all other uses shall be 0.8:1.
2. The maximum allowable height for parking garages shall be six stories (90 feet).
3. Structures shall have a minimum 10-foot front-yard setback from the fire lane, access and utility easement located on the north side of the property.



CITY OF DALLAS



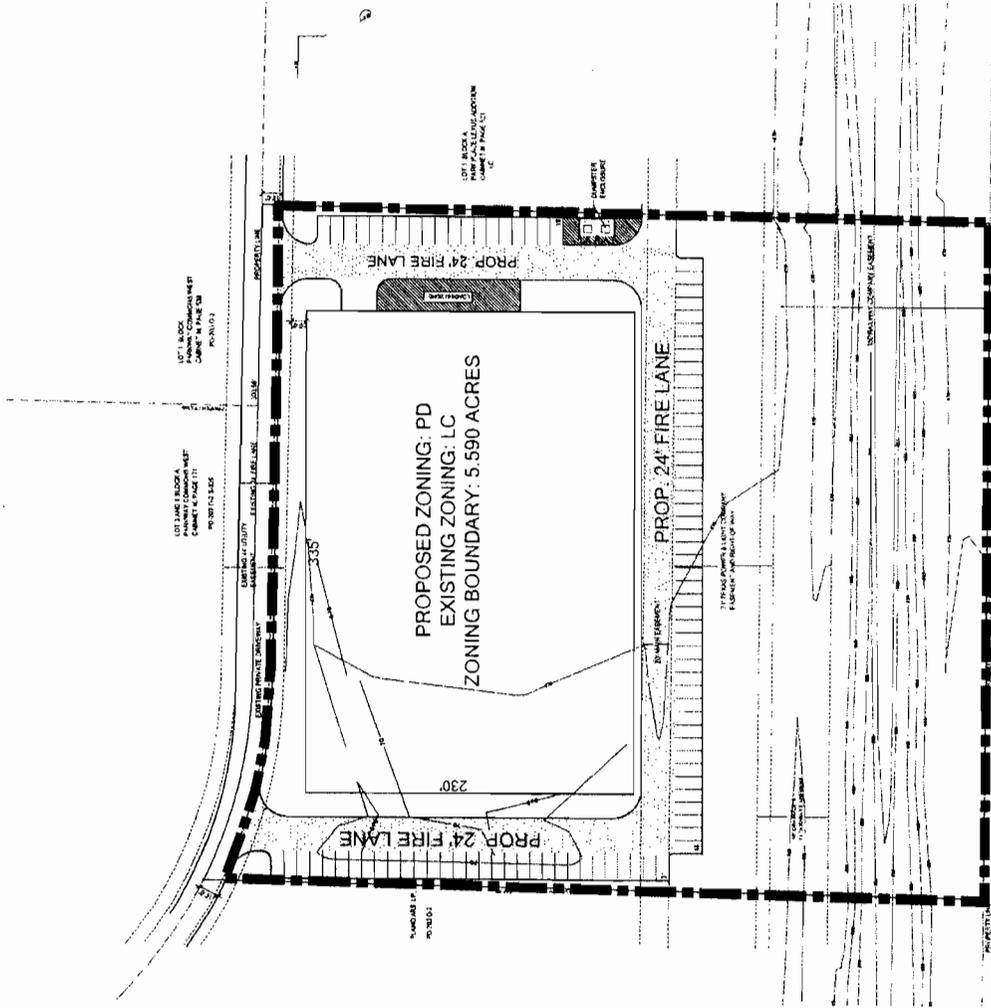
Zoning Case #: 2008-36



Existing Zoning: LIGHT COMMERCIAL w/SPECIFIC USE PERMIT #449

○ 200' Notification Buffer





S.H. 190

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF TARRANT
 CITY OF FORT WORTH

I, the undersigned, being the owner of the above described property, do hereby certify that the information herein is true and correct to the best of my knowledge and belief, and that I have not been convicted of a crime involving fraud or dishonesty within the last five (5) years.

Signature: _____
 Name: _____
 Address: _____
 Date: _____

PARK PLACE LEXUS-ZONING EXHIBIT

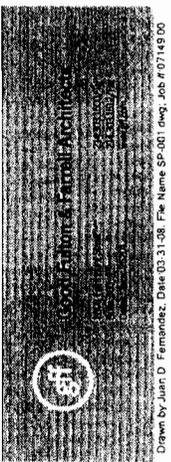
OWNER
 Car Park LP
 Park Place Motors
 1025 Preston Rd
 Dallas, Texas

SURVEYOR
 Nathan D. Mize
 Two Hartsfield Blvd
 Dallas, Texas 75231 (214) 739-4741

ACTIVITY MAP	Proposed Zoning PD
Current Zoning LC	F.A.R. 0.8 : 1 : 2.0 : 1
Site Area 243,506 sq. ft.	Coverage 40%
Total Bldg. Area 462,300 sq. ft.	Height 5 Stories / 55 feet
243,506 (62,300 = 1.9 : 1 F.A.R.)	6 Stories / 60 feet
	160 Feet



Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plan, or plan amendment or development standards shown herein, or the inclusion of the development in the City's Zoning Commission and/or City Council agenda for study, plan or plan amendment to the development of this property shall be considered as an action separate from action taken on this zoning case.



REPLY FORM

RECEIVED

APR 16 2008

PLANNING DEPT.

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



Dear Commissioners:

This letter is regarding Zoning Case 2008-36. This is a request to rezone 5.6± acres located on the north side of State Highway 190, 620± feet west of Preston Road **from** Light Commercial with Specific Use Permit #449 **to** Planned Development Light-Commercial. The requested zoning is Planned Development Light-Commercial. A Planned Development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and on-site conditions. The applicant proposes to increase the allowable height and the floor area ratio and decrease the front yard setback.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2008-36.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2008-36.

This item will be heard on **May 5, 2008, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

Kirk R. Williams
Name (Please Print)
5400 Renaissance Tower
1201 Elm St.
Address Dallas, Tx 75270

Kirk R. Williams
Signature
4/16/08
Date

BT

RECEIVED

APR 09 2008

PLANNING DEPT

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2008-36. This is a request to rezone 5.6± acres located on the north side of State Highway 190, 620± feet west of Preston Road **from** Light Commercial with Specific Use Permit #449 **to** Planned Development Light-Commercial. The requested zoning is Planned Development Light-Commercial. A Planned Development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and on-site conditions. The applicant proposes to increase the allowable height and the floor area ratio and decrease the front yard setback.

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I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2008-36.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2008-36.

This item will be heard on **April 21, 2008, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

MARK WALKER
Name (Please Print)

Mark Walker
Signature

1308 Village Creek Dr
Address

4/7/08
Date

BT

RECEIVED

REPLY FORM

APR 14 2008

PLANNING DEPT

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



Dear Commissioners:

This letter is regarding Zoning Case 2008-36. This is a request to rezone 5.6± acres located on the north side of State Highway 190, 620± feet west of Preston Road **from** Light Commercial with Specific Use Permit #449 **to** Planned Development Light-Commercial. The requested zoning is Planned Development Light-Commercial. A Planned Development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and on-site conditions. The applicant proposes to increase the allowable height and the floor area ratio and decrease the front yard setback.

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

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I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2008-36.

This item will be heard on **April 21, 2008, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

Rick Barfield AD5
Name (Please Print)

Rick Barfield AD5
Signature

1300 Village Creek Plano TX 75093
Address

4-7-08
Date

BT

CITY OF PLANO
PLANNING & ZONING COMMISSION

May 5, 2008

Agenda Item No. 6B

Concept Plan: Park Place Lexus Addition, Block A, Lot 2

Applicant: Park Place Motorcars

DESCRIPTION:

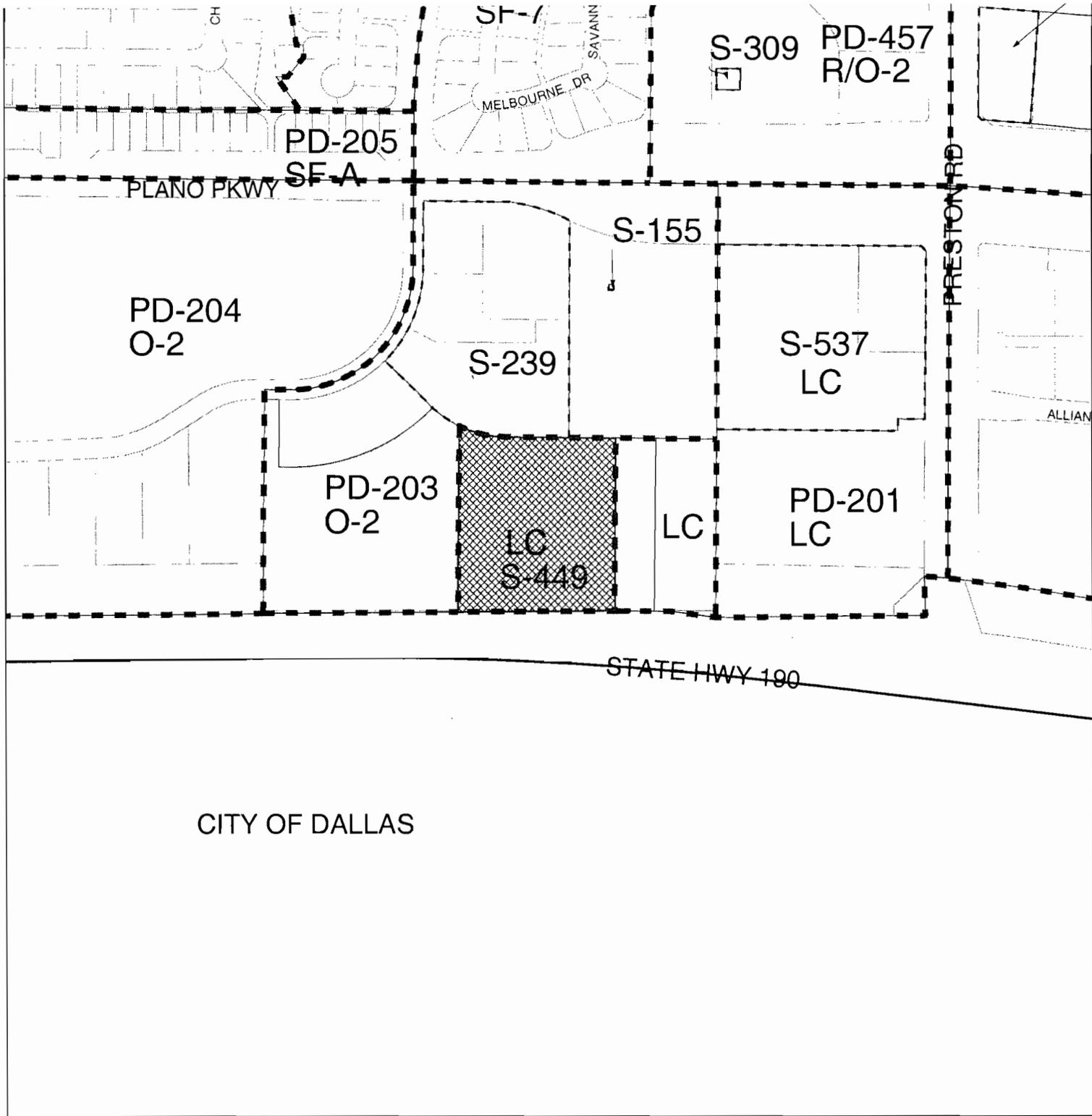
New car dealer on one lot on 5.6± acres located on the north side of State Highway 190, 620± feet west of Preston Road. Zoned Light Commercial with Specific Use Permit #449 for New Car Dealer. Neighborhood #54.

REMARKS:

The concept plan proposes a six-story parking garage for automobile storage associated with the new car dealer. The property is currently used as automobile storage on surface parking for the new car dealer. The concept plan incorporates amendments to the zoning as proposed in Zoning Case 2008-36.

RECOMMENDATION:

Recommended for approval subject to City Council approval of Zoning Case 2008-36.



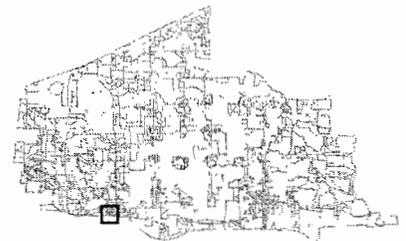
CITY OF DALLAS



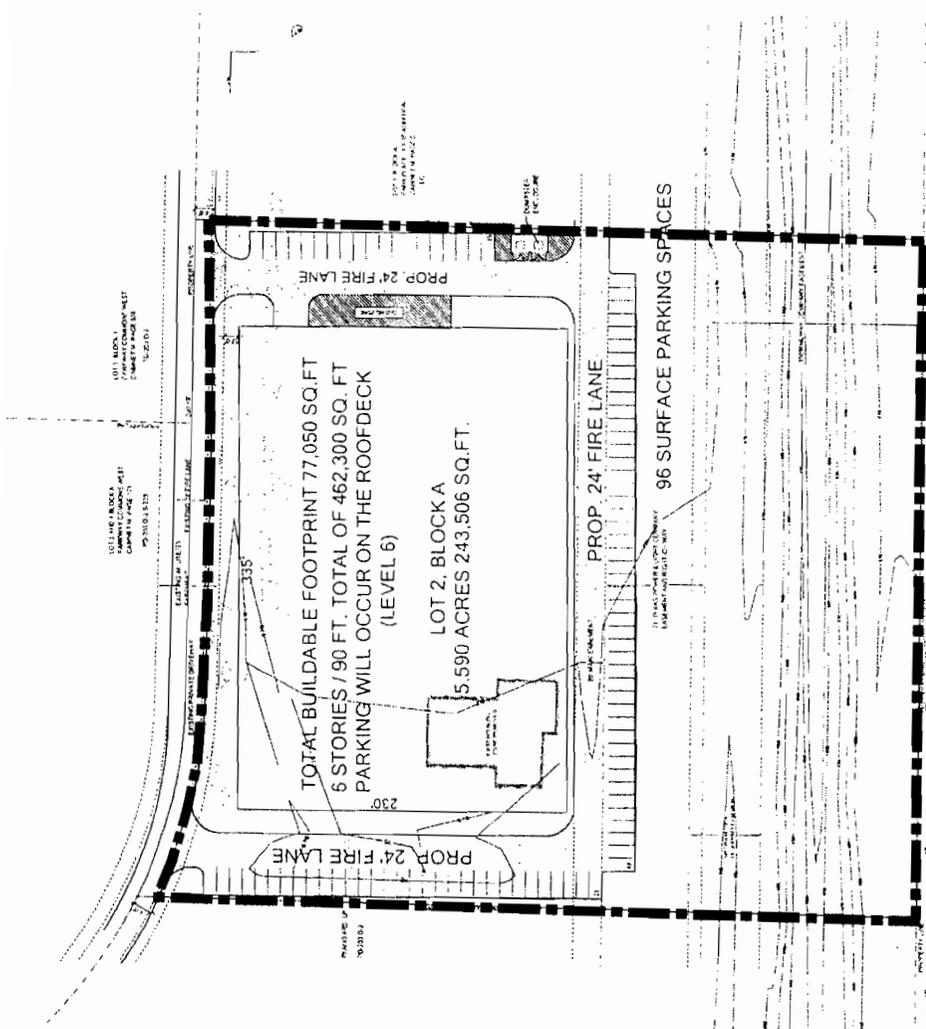
Item Submitted: CONCEPT PLAN

Title: PARK PLACE LEXUS ADDITION
BLOCK A, LOT 2

Zoning: LIGHT COMMERCIAL w/SPECIFIC USE PERMIT #449



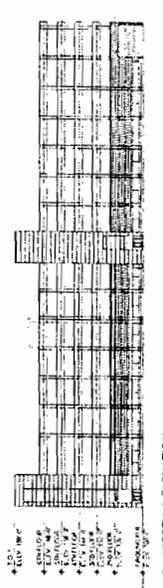
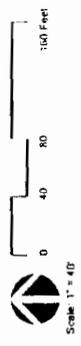
○ 200' Notification Buffer



S.H. 190

Note
 *Please see attached existing site sheet by
 previously approved plans within SD*

	Current Zoning LC	Proposed Zoning PD
FAR 0.8:1	2.0:1	2.0:1
Site Area: 243,506 sq. ft. Total Bldg. Area: 462,300 sq. ft. 43,595/462,300 = 9.4%	Coverage 40%	40%
Drawing N.T.S.	Height 2 Stories 15 feet	Height 6 Stories 90 feet



PARK PLACE LEXUS - CONCEPT PLAN

OWNER
 Lot 2 Block A
 243,506 sq. ft.
 243,506 sq. ft.
 1022 Preston St
 Dallas, Texas

DESIGNER
 Good Fulton & Farrell Architects
 2008 Paramount Street
 Suite 200
 Dallas, Texas 75201

DATE
 27.03.2009
 24.04.2009
 24.04.2009

PROJECT NO.
 243,506 sq. ft.
 243,506 sq. ft.

Good Fulton & Farrell Architects

2008 Paramount Street
 Suite 200
 Dallas, Texas 75201

CITY OF PLANO
PLANNING & ZONING COMMISSION

May 5, 2008

Agenda Item No. 7A

Public Hearing: Zoning Case 2008-45

Applicant: City of Plano

DESCRIPTION:

Request to rescind Specific Use Permit #505 for Private Club on 3.1± acres located at the northwest corner of Spring Creek Parkway and Des Moines Drive. Zoned Retail.

REMARKS:

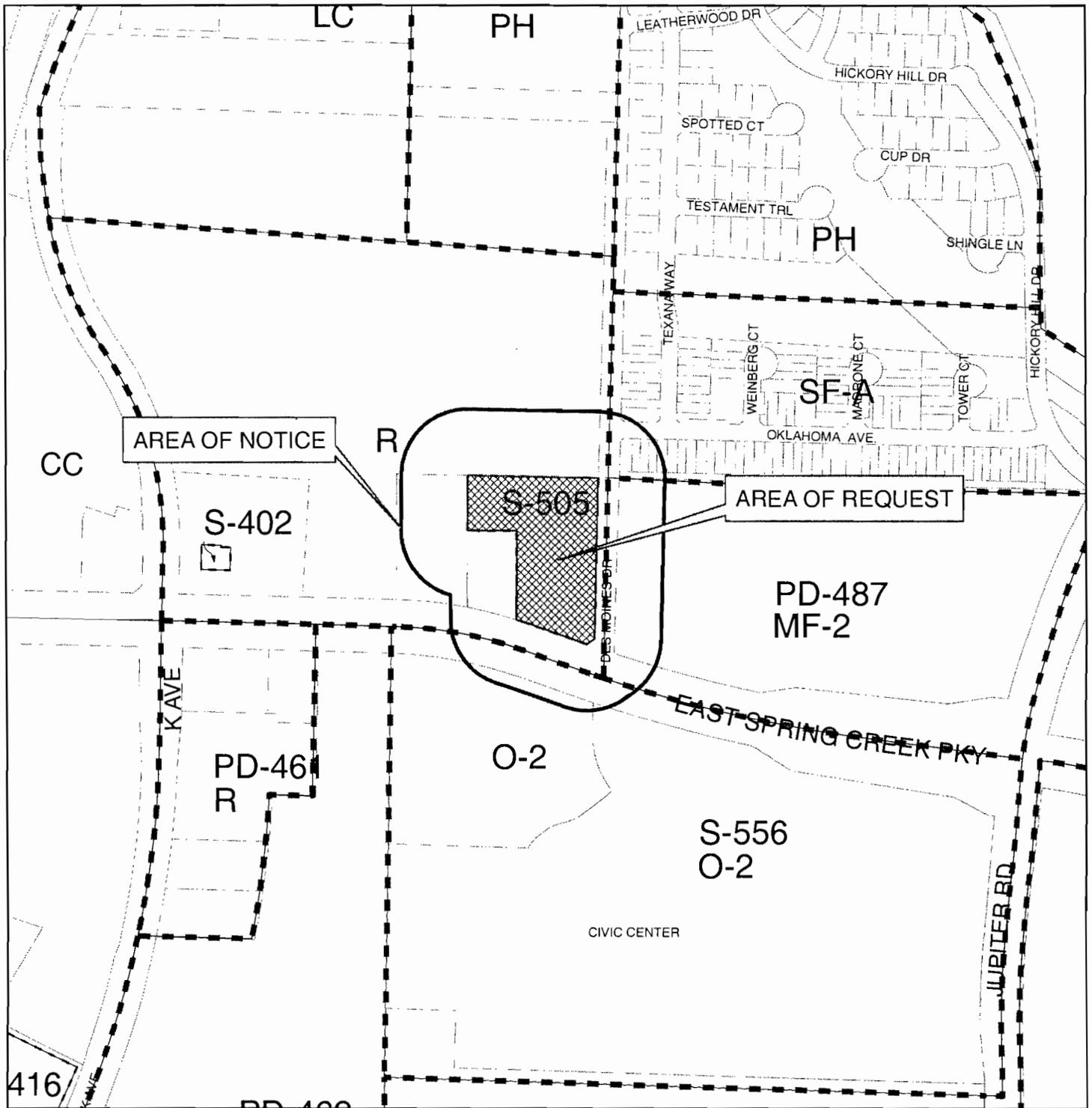
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #505 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application.

Prior to the May 2005 election, a restaurant in Plano desiring to serve alcoholic beverages had to obtain SUP approval for a Private Club from the City of Plano and had to obtain a Private Club Permit from the Texas Alcoholic Beverage Commission (TABC). The election gave restaurants another option to serve alcoholic beverages by acquiring a Mixed Beverage Permit (with a Food and Beverage Certificate) directly from TABC. With the Mixed Beverage Permit, an SUP is no longer necessary.

Reflections On Spring Creek operates with a Mixed Beverage Permit from TABC. Therefore, for "housekeeping" purposes, staff recommends that the Private Club SUP be rescinded since the SUP is not necessary for the restaurant to sell alcoholic beverages. Staff has not received a response from the property owner as to whether or not they concur with the removal of the SUP.

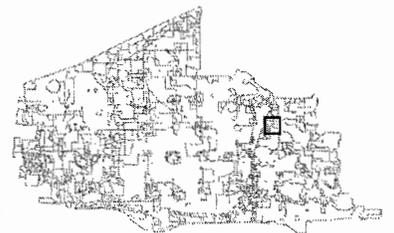
RECOMMENDATION:

Recommended for approval as submitted.



Zoning Case #: 2008-45

Existing Zoning: RETAIL w/SPECIFIC USE PERMIT #505



○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

May 5, 2008

Agenda Item No. 7B

Public Hearing: Zoning Case 2008-46

Applicant: City of Plano

DESCRIPTION:

Request to rescind Specific Use Permit #510 for Private Club on 1.6± acres located on the west side of U.S. Highway 75, 1,050± feet north of Ruisseau Drive. Zoned Corridor Commercial.

REMARKS:

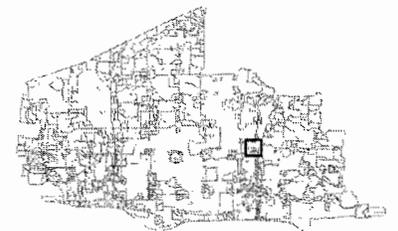
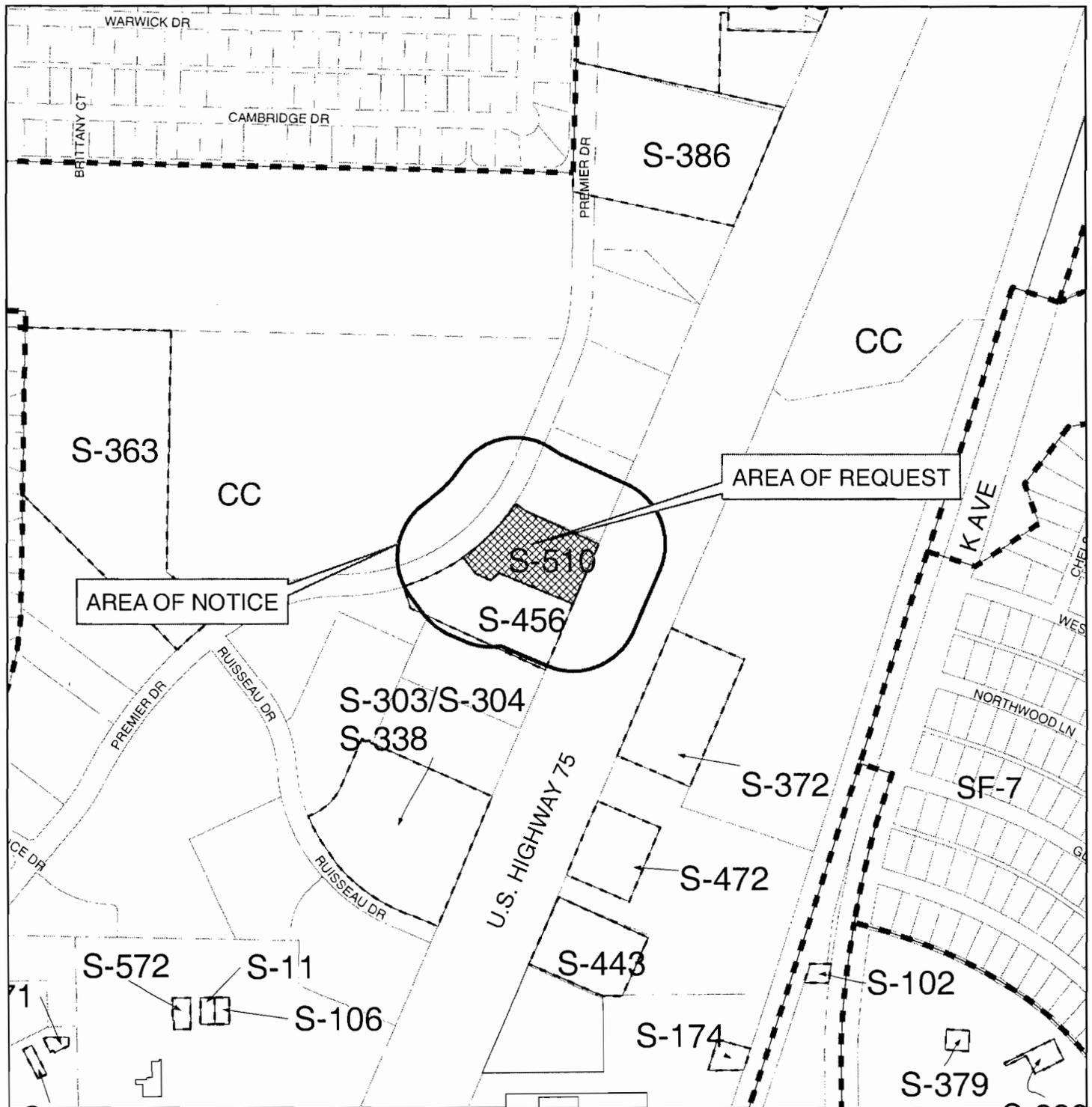
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #510 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application.

Prior to the May 2005 election, a restaurant in Plano desiring to serve alcoholic beverages had to obtain SUP approval for a Private Club from the City of Plano and had to obtain a Private Club Permit from the Texas Alcoholic Beverage Commission (TABC). The election gave restaurants another option to serve alcoholic beverages by acquiring a Mixed Beverage Permit (with a Food and Beverage Certificate) directly from TABC. With the Mixed Beverage Permit, an SUP is no longer necessary.

Red Lobster operates with a Mixed Beverage Permit from TABC. Therefore, for "housekeeping" purposes, staff recommends that the Private Club SUP be rescinded since the SUP is not necessary for the restaurant to sell alcoholic beverages. Staff has not received a response from the property owner as to whether or not they concur with the removal of the SUP.

RECOMMENDATION:

Recommended for approval as submitted.



Zoning Case #: 2008-46

Existing Zoning: CORRIDOR COMMERCIAL w/SPECIFIC USE PERMIT #510

○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

May 5, 2008

Agenda Item No. 7C

Public Hearing: Zoning Case 2008-47

Applicant: City of Plano

DESCRIPTION:

Request to rescind Specific Use Permit #512 for Private Club on 0.1± acre located 90± feet south of Legacy Drive and 150± feet west of Parkwood Boulevard. Zoned Planned Development-65-Central Business-1.

REMARKS:

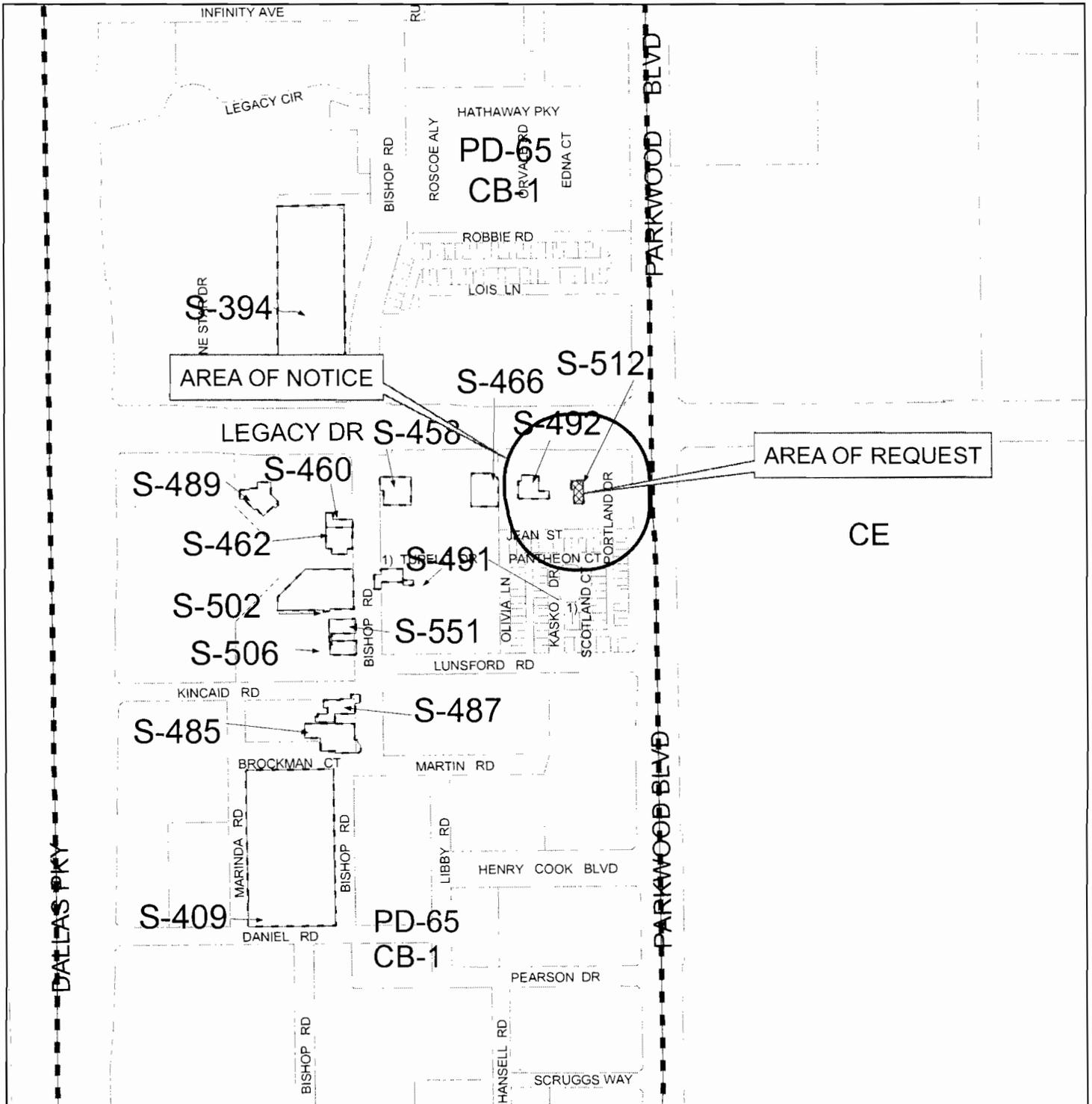
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #512 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application.

Prior to the May 2005 election, a restaurant in Plano desiring to serve alcoholic beverages had to obtain SUP approval for a Private Club from the City of Plano and had to obtain a Private Club Permit from the Texas Alcoholic Beverage Commission (TABC). The election gave restaurants another option to serve alcoholic beverages by acquiring a Mixed Beverage Permit (with a Food and Beverage Certificate) directly from TABC. With the Mixed Beverage Permit, an SUP is no longer necessary.

Sal's Pizza operates with a Mixed Beverage Permit from TABC. Therefore, for "housekeeping" purposes, staff recommends that the Private Club SUP be rescinded, since the SUP is not necessary for the restaurant to sell alcoholic beverages. Staff has not received a response from the property owner as to whether or not they concur with the removal of the SUP.

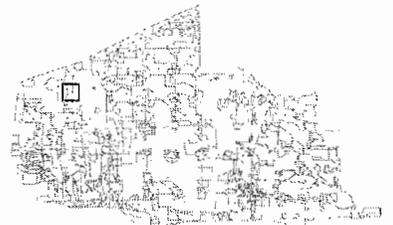
RECOMMENDATION:

Recommended for approval as submitted.



Zoning Case #: 2008-47

Existing Zoning: PLANNED DEVELOPMENT-65-CENTRAL BUSINESS-1
 w/SPECIFIC USE PERMIT #512/
 DALLAS NORTH TOLLWAY OVERLAY DISTRICT



○ 200' Notification Buffer



REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2008-47. This is a request to rescind ~~Specific Use~~ Permit #512 for Private Club on one lot on 0.1± acre located 90± feet south of Legacy Drive and 150± feet west of Parkwood Boulevard. Zoned Planned Development-65-Central Business-1. The requested zoning is to rescind SUP #512 for Private Club and retain the underlying PD-65-CB-1 zoning district. The PD-65-CB-1 zoning will remain unchanged.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2008-47.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2008-47.

This item will be heard on **May 5, 2008, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

Jose Luis Apizaco Jr
Name (Please Print)

Jose Luis Apizaco Jr
Signature

5713 Pantheon Ct Plano 75024
Address

4/26/08
Date

EH

CITY OF PLANO
PLANNING & ZONING COMMISSION

May 5, 2008

Agenda Item No. 7D

Public Hearing: Zoning Case 2008-48

Applicant: City of Plano

DESCRIPTION:

Request to rescind Specific Use Permit #532 for Private Club on 1.6± acres located at the northeast corner of Park Boulevard and Prestwick Road. Zoned Planned Development-68-Retail.

REMARKS:

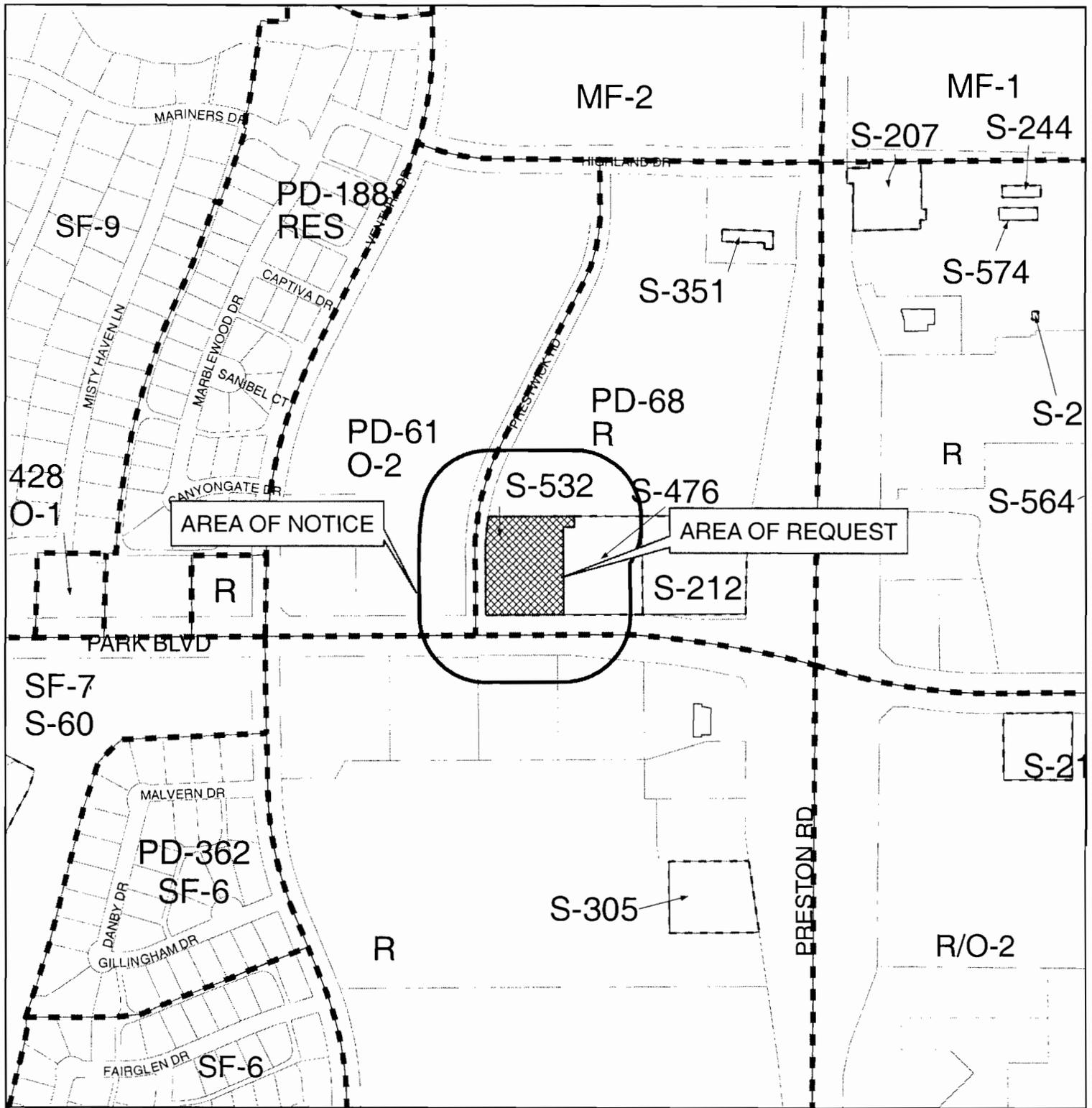
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #532 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application.

Prior to the May 2005 election, a restaurant in Plano desiring to serve alcoholic beverages had to obtain SUP approval for a Private Club from the City of Plano and had to obtain a Private Club Permit from the Texas Alcoholic Beverage Commission (TABC). The election gave restaurants another option to serve alcoholic beverages by acquiring a Mixed Beverage Permit (with a Food and Beverage Certificate) directly from TABC. With the Mixed Beverage Permit, an SUP is no longer necessary.

SUP #532 was granted to Cozymel's restaurant which is no longer in existence. Since Cozymel's is no longer in operation at this site, staff recommends that the SUP be rescinded. Staff has not received a response from the property owner as to whether or not they concur with the removal of the SUP.

RECOMMENDATION:

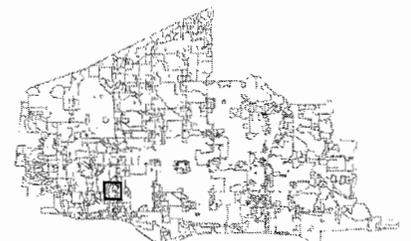
Recommended for approval as submitted.



Zoning Case #: 2008-48

Existing Zoning: PLANNED DEVELOPMENT-68-RETAIL w/SPECIFIC USE PERMIT #532/
 PRESTON ROAD OVERLAY DISTRICT

○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

May 5, 2008

Agenda Item No. 7E

Public Hearing: Zoning Case 2008-49

Applicant: City of Plano

DESCRIPTION:

Request to rescind Specific Use Permit #536 for Private Club on 0.1± acre located on the south side of Parker Road, 495± feet west of Custer Road. Zoned Planned Development-90-Retail.

REMARKS:

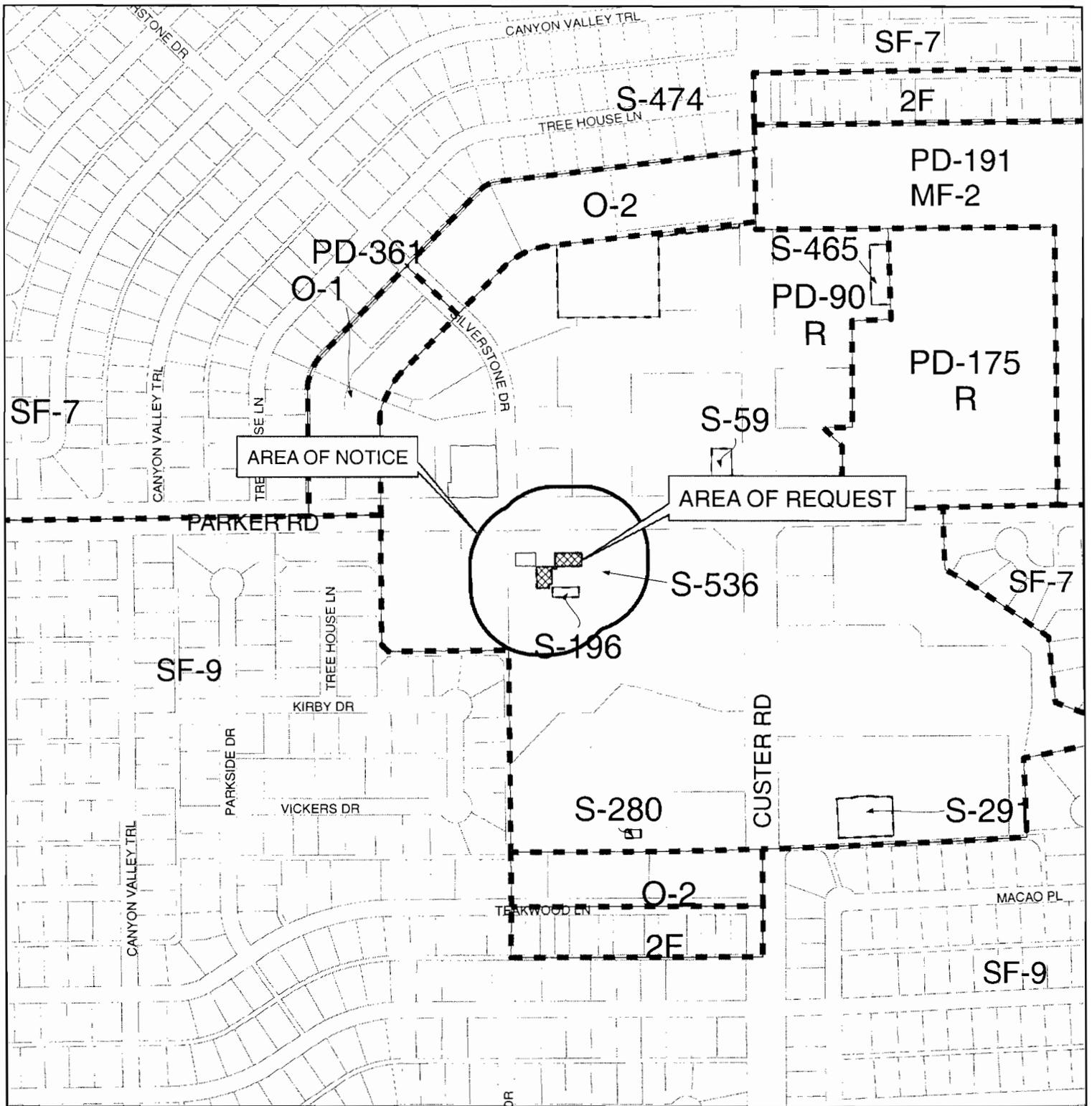
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #536 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application.

Prior to the May 2005 election, a restaurant in Plano desiring to serve alcoholic beverages had to obtain SUP approval for Private Club from the City of Plano and had to obtain a Private Club Permit from the Texas Alcoholic Beverage Commission (TABC). The election gave restaurants another option to serve alcoholic beverages by acquiring a Mixed Beverage Permit (with a Food and Beverage Certificate) directly from TABC. With the Mixed Beverage Permit, an SUP is no longer necessary.

Scotty P's Hamburgers operates with a Mixed Beverage Permit from TABC. Therefore, for "housekeeping" purposes, staff recommends that the Private Club SUP be rescinded, since the SUP is not necessary for the restaurant to sell alcoholic beverages. Staff has not received any responses from the property owner as to whether or not they concur with the removal of the SUP.

RECOMMENDATION:

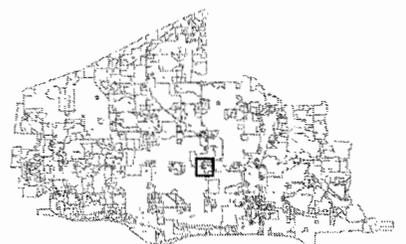
Recommended for approval as submitted.



Zoning Case #: 2008-49

Existing Zoning: PLANNED DEVELOPMENT-90-RETAIL w/SPECIFIC USE PERMIT #536

○ 200' Notification Buffer



CITY OF PLANO

PLANNING & ZONING COMMISSION

May 5, 2008

Agenda Item No. 7F

Public Hearing: Zoning Case 2008-50

Applicant: City of Plano

DESCRIPTION:

Request to rescind Specific Use Permit #544 for Private Club on 0.8± acre located on the west side of U.S. Highway 75, 700± feet south of 15th Street. Zoned Corridor Commercial.

REMARKS:

This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #544 for Private Club. 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.

Prior to the May 2005 election, a restaurant in Plano desiring to serve alcoholic beverages had to obtain SUP approval for Private Club from the City of Plano and had to obtain a Private Club Permit from the Texas Alcoholic Beverage Commission (TABC). The election gave restaurants another option to serve alcoholic beverages by acquiring a Mixed Beverage Permit (with a Food and Beverage Certificate) directly from TABC. With the Mixed Beverage Permit, an SUP is no longer necessary.

BJ's Restaurant & Brewhouse operates with a Mixed Beverage Permit from TABC. Therefore, for "housekeeping" purposes, staff recommends that the Private Club SUP be rescinded, since the SUP is not necessary for the restaurant to sell alcoholic beverages. Staff has not received any responses from the property owner as to whether or not they concur with the removal of the SUP.

RECOMMENDATION:

Recommended for approval as submitted.

CITY OF PLANO
PLANNING & ZONING COMMISSION

May 5, 2008

Agenda Item No. 8

Public Hearing - Replat: United City Center Addition, Block 1, Lot 3R

Applicant: Agnich Independence, L.P.

DESCRIPTION:

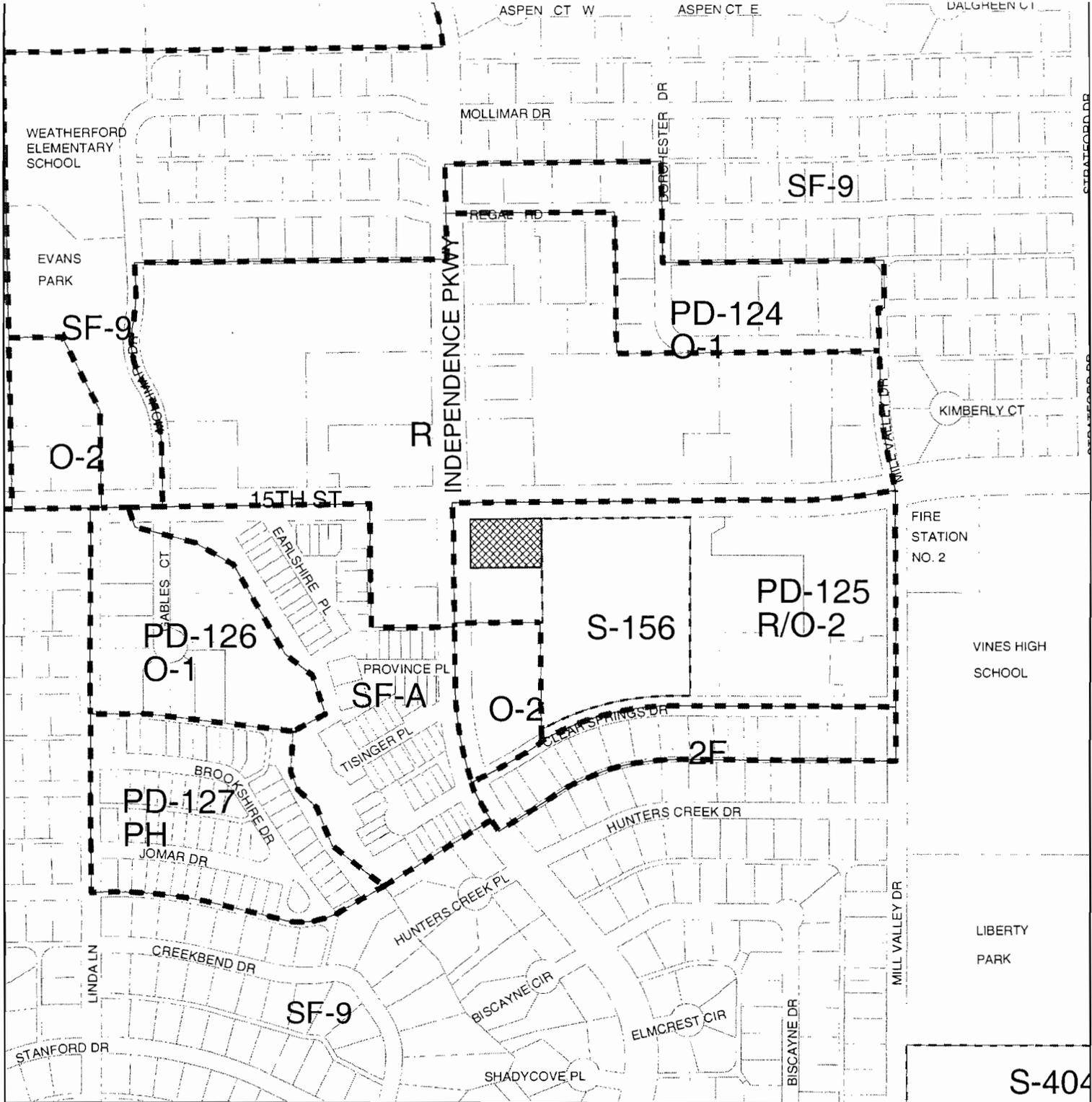
Retail building on one lot on 0.7± acre located at the southeast corner of 15th Street and Independence Parkway. Zoned Planned Development-125-Retail/General Office. Neighborhood #65.

REMARKS:

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

RECOMMENDATION:

Recommended for approval as submitted.

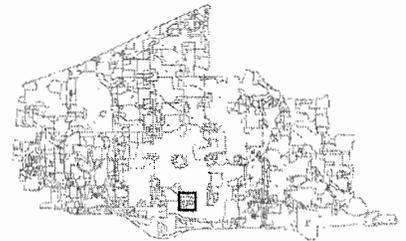


Item Submitted: REPLAT

Title: UNITED CITY CENTER ADDITION
BLOCK 1, LOT 3R

Zoning: PLANNED DEVELOPMENT-125-RETAIL/GENERAL OFFICE

○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

May 5, 2008

Agenda Item No. 9

Public Hearing - Preliminary Replat & Revised Site Plan: Central Legacy Plaza,
Block 1, Lot 3R

Applicant: Ching Long LLC

DESCRIPTION:

Retail and restaurant building on one lot on 1.4± acres located on the east side of Chase Oaks Boulevard, 300± feet south of Legacy Drive. Zoned Corridor Commercial. Neighborhood #21.

REMARKS:

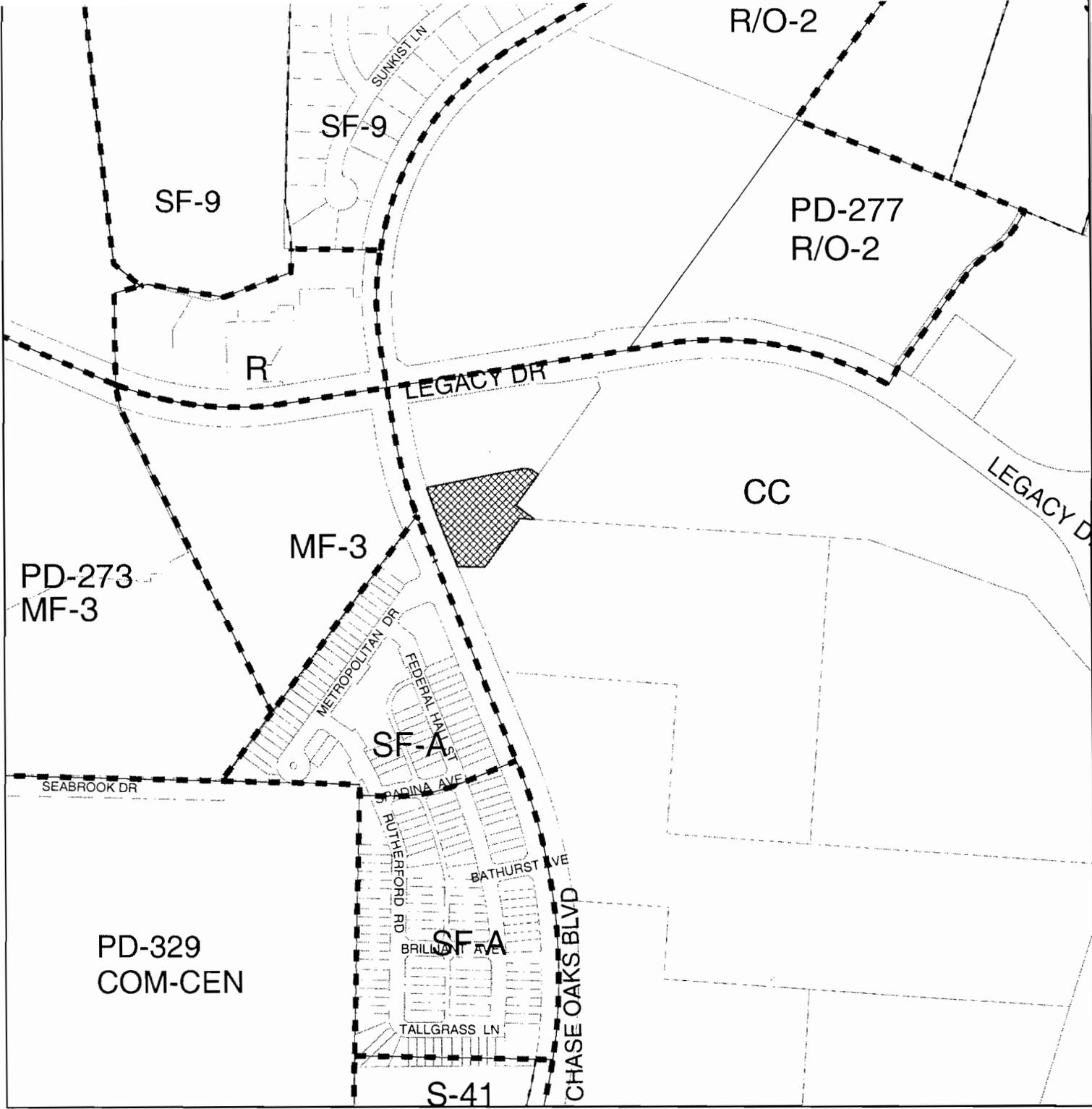
The purpose of the preliminary replat is to amend the access easement.

The purpose for the revised site plan is to to change the building from a two-story to a one-story design and remove the underground parking garage as originally proposed.

RECOMMENDATIONS:

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

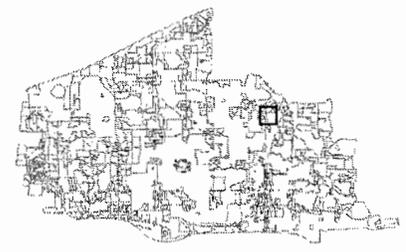
Revised Site Plan: Recommended for approval as submitted.



Item Submitted: PRELIMINARY REPLAT & REVISED SITE PLAN

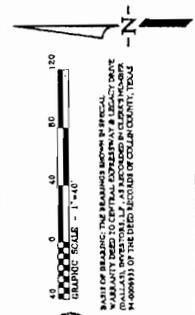
Title: CENTRAL LEGACY PLAZA BLOCK 1, LOT 3R

Zoning: CORRIDOR COMMERCIAL



○ 200' Notification Buffer





APPROXIMATE NE CORNER OF THE DANIEL ROWLETT SURVEY, ABSTRACT NO. 738

1/2" IRON ROD W/ 3/4" ALUMINUM DISK SET IN CONCRETE
 ELEV. - 644.45
 E - 292113.29
 N - 207166.59
 ELEV. - 644.45

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 ELEV. - 644.45

NOTES

1. ALL CORNER MARKERS LINED AS TOWNY ARE CONTINGENT UPON REVISIONS.

2. ALL LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION UNDER THE SURVEY WITH A YELLOW PLASTIC CAP PLACED IN THE GROUND.

3. ALL EASEMENTS SHOWN ARE BY PLAT, UNLESS SHOWN OTHERWISE.

4. THE PLAT NUMBER OF THIS PLAT IS TO BE USED IN ALL FUTURE RECORDS OF COLLIER COUNTY, TEXAS.

5. THE PLAT NUMBER OF THIS PLAT IS TO BE USED IN ALL FUTURE RECORDS OF COLLIER COUNTY, TEXAS.

6. THE PLAT NUMBER OF THIS PLAT IS TO BE USED IN ALL FUTURE RECORDS OF COLLIER COUNTY, TEXAS.

7. THE PLAT NUMBER OF THIS PLAT IS TO BE USED IN ALL FUTURE RECORDS OF COLLIER COUNTY, TEXAS.

LEGACY DRIVE (110' ROW)

CHASE OAKS BOULEVARD (110' ROW)

POINT OF BEGINNING

CHASE OAKS VILLAGE CABINET Q, SLIDE 156 P.R.C.C.T.

JEFFERSON AT CHASE OAKS CABINET I, SLIDE 644 P.R.C.C.T.

BREEZEWAY FARMS ADDITION NO. 2 CABINET F, SLIDE 609 P.R.C.C.T.

DANIEL ROWLETT SURVEY ABSTRACT No. 738

CENTRAL LEGACY PLAZA CAB. 2006, PG. 661 P.R.C.C.T.

CENTRAL LEGACY PLAZA CAB. 2006, PG. 791 P.R.C.C.T.

LOT 1R BLOCK 1

LOT 2R BLOCK 1 (2.81 ACRES)

LOT 3R BLOCK 1 (1.36 ACRES)

LOT 4R BLOCK 1

LOT 5R BLOCK 1

LOT 6R BLOCK 1

LOT 7R BLOCK 1

LOT 8R BLOCK 1

LOT 9R BLOCK 1

VERIZON TELEPHONE EQUIPMENT EASEMENT CAB. R. PG. 145 P.R.C.C.T.

24' DRELANE UTILITY & ACCESS EASEMENT CAB. R. PG. 145 P.R.C.C.T.

15' SHARED DRIVE CAB. 2006, PG. 791 P.R.C.C.T.

15' TRAIL EASEMENT CAB. 2006, PG. 791 P.R.C.C.T.

1/2" IRON ROD W/ 3/4" ALUMINUM DISK SET IN CONCRETE
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 N - 207166.59
 ELEV. - 644.45

PRELIMINARY REPLAT FOR LOT 3R, BLOCK 1 OF CENTRAL LEGACY PLAZA LOT 3, BLOCK 1 CENTRAL LEGACY PLAZA 1.36 ACRES SITUATED IN THE DANIEL ROWLETT SURVEY, Abstract No. 738 CITY OF PLANO COLLIER COUNTY, TEXAS APRIL 9, 2008

PREPARED BY HUIJIZOLARS 300 W. PLANO RICHWAY PLANO, TX 75075 PH: 972-418-8181 FAX: 972-418-8182

PREPARED FOR CHASE OAKS VILLAGE 300 W. PLANO RICHWAY PLANO, TX 75075 PH: 972-418-8181 FAX: 972-418-8182

PREPARED FOR CHASE OAKS VILLAGE 300 W. PLANO RICHWAY PLANO, TX 75075 PH: 972-418-8181 FAX: 972-418-8182

PREPARED FOR CHASE OAKS VILLAGE 300 W. PLANO RICHWAY PLANO, TX 75075 PH: 972-418-8181 FAX: 972-418-8182

PREPARED FOR CHASE OAKS VILLAGE 300 W. PLANO RICHWAY PLANO, TX 75075 PH: 972-418-8181 FAX: 972-418-8182

PREPARED FOR CHASE OAKS VILLAGE 300 W. PLANO RICHWAY PLANO, TX 75075 PH: 972-418-8181 FAX: 972-418-8182

PREPARED FOR CHASE OAKS VILLAGE 300 W. PLANO RICHWAY PLANO, TX 75075 PH: 972-418-8181 FAX: 972-418-8182

PREPARED FOR CHASE OAKS VILLAGE 300 W. PLANO RICHWAY PLANO, TX 75075 PH: 972-418-8181 FAX: 972-418-8182

CURVE	DELTA	RADIUS	LENGTH	CHORD
1	10.0000	10.0000	10.0000	10.0000
2	10.0000	10.0000	10.0000	10.0000
3	10.0000	10.0000	10.0000	10.0000
4	10.0000	10.0000	10.0000	10.0000
5	10.0000	10.0000	10.0000	10.0000
6	10.0000	10.0000	10.0000	10.0000
7	10.0000	10.0000	10.0000	10.0000
8	10.0000	10.0000	10.0000	10.0000
9	10.0000	10.0000	10.0000	10.0000
10	10.0000	10.0000	10.0000	10.0000
11	10.0000	10.0000	10.0000	10.0000
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13	10.0000	10.0000	10.0000	10.0000
14	10.0000	10.0000	10.0000	10.0000
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36	10.0000	10.0000	10.0000	10.0000
37	10.0000	10.0000	10.0000	10.0000
38	10.0000	10.0000	10.0000	10.0000
39	10.0000	10.0000	10.0000	10.0000
40	10.0000	10.0000	10.0000	10.0000
41	10.0000	10.0000	10.0000	10.0000
42	10.0000	10.0000	10.0000	10.0000
43	10.0000	10.0000	10.0000	10.0000
44	10.0000	10.0000	10.0000	10.0000
45	10.0000	10.0000	10.0000	10.0000
46	10.0000	10.0000	10.0000	10.0000
47	10.0000	10.0000	10.0000	10.0000
48	10.0000	10.0000	10.0000	10.0000
49	10.0000	10.0000	10.0000	10.0000
50	10.0000	10.0000	10.0000	10.0000
51	10.0000	10.0000	10.0000	10.0000
52	10.0000	10.0000	10.0000	10.0000
53	10.0000	10.0000	10.0000	10.0000
54	10.0000	10.0000	10.0000	10.0000
55	10.0000	10.0000	10.0000	10.0000
56	10.0000	10.0000	10.0000	10.0000
57	10.0000	10.0000	10.0000	10.0000
58	10.0000	10.0000	10.0000	10.0000
59	10.0000	10.0000	10.0000	10.0000
60	10.0000	10.0000	10.0000	10.0000
61	10.0000	10.0000	10.0000	10.0000
62	10.0000	10.0000	10.0000	10.0000
63	10.0000	10.0000	10.0000	10.0000
64	10.0000	10.0000	10.0000	10.0000
65	10.0000	10.0000	10.0000	10.0000
66	10.0000	10.0000	10.0000	10.0000
67	10.0000	10.0000	10.0000	10.0000
68	10.0000	10.0000	10.0000	10.0000
69	10.0000	10.0000	10.0000	10.0000
70	10.0000	10.0000	10.0000	10.0000
71	10.0000	10.0000	10.0000	10.0000
72	10.0000	10.0000	10.0000	10.0000
73	10.0000	10.0000	10.0000	10.0000
74	10.0000	10.0000	10.0000	10.0000
75	10.0000	10.0000	10.0000	10.0000
76	10.0000	10.0000	10.0000	10.0000
77	10.0000	10.0000	10.0000	10.0000
78	10.0000	10.0000	10.0000	10.0000
79	10.0000	10.0000	10.0000	10.0000
80	10.0000	10.0000	10.0000	10.0000
81	10.0000	10.0000	10.0000	10.0000
82	10.0000	10.0000	10.0000	10.0000
83	10.0000	10.0000	10.0000	10.0000
84	10.0000	10.0000	10.0000	10.0000
85	10.0000	10.0000	10.0000	10.0000
86	10.0000	10.0000	10.0000	10.0000
87	10.0000	10.0000	10.0000	10.0000
88	10.0000	10.0000	10.0000	10.0000
89	10.0000	10.0000	10.0000	10.0000
90	10.0000	10.0000	10.0000	10.0000
91	10.0000	10.0000	10.0000	10.0000
92	10.0000	10.0000	10.0000	10.0000
93	10.0000	10.0000	10.0000	10.0000
94	10.0000	10.0000	10.0000	10.0000
95	10.0000	10.0000	10.0000	10.0000
96	10.0000	10.0000	10.0000	10.0000
97	10.0000	10.0000	10.0000	10.0000
98	10.0000	10.0000	10.0000	10.0000
99	10.0000	10.0000	10.0000	10.0000
100	10.0000	10.0000	10.0000	10.0000

LINE	BEARING	DIST.
1	S 85° 42' 04" W	12.23
2	S 85° 42' 04" W	12.23
3	S 85° 42' 04" W	12.23
4	S 85° 42' 04" W	12.23
5	S 85° 42' 04" W	12.23
6	S 85° 42' 04" W	12.23
7	S 85° 42' 04" W	12.23
8	S 85° 42' 04" W	12.23
9	S 85° 42' 04" W	12.23
10	S 85° 42' 04" W	12.23
11	S 85° 42' 04" W	12.23
12	S 85° 42' 04	

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS Chang Long LLC, is the owner of a 1.36 acre tract of land located in the Daniel Legacy Survey, Abstract No. 731, City of Plano, Collin County, Texas, and being all of Lot 3, Block 1 of Central Legacy Plaza as recorded in Collin 2008, Page 79 of the Plat Records of Collin County, Texas and being more particularly described as follows:
BEGINNING at a 1/4 inch iron rod found with yellow cap at the southeast corner of said Lot 3, and from thence on the westerly right-of-way line of Chas Oaks Boulevard (a 110 foot right-of-way),

THENCE along the westerly right-of-way line of said Chas Oaks Boulevard the following:

North 31 degrees 16 minutes 04 seconds West a distance of 143.11 feet to a 1/4 inch iron rod found at the beginning of a curve on the right being a curve with a radius of 40.00 feet and a central angle of 134.00 degrees and being subtended by a chord which bears North 19 degrees 02 minutes 01 second West a distance of 103.07 feet;

Along said curve to the right an arc distance of 103.08 feet to an X set at the end of said curve;

THENCE departing the westerly right-of-way line of said Chas Oaks Boulevard, North 79 degrees 49 minutes 26 seconds West a distance of 103.08 feet to an X set at the end of said curve and from said X set at the end of said curve, a distance of 20.00 feet and being subtended by a curve which bears South 74 degrees 31 minutes 08 seconds East a distance of 40.13 feet;

THENCE along said curve to the right an arc distance of 41.29 feet to an X set at the end of said curve;

THENCE South 22 degrees 51 minutes 42 seconds East a distance of 17.19 feet to an X set on the westerly line of Plano 26th Street, Collin County, Texas, on thence to the City of Plano as recorded in Collin 2008, Page 461 of the Plat Records, Collin County, Texas;

THENCE along the westerly line of said Lot 1, Block 1, the following:

South 37 degrees 10 minutes 16 seconds West a distance of 116.05 feet to a 3/8 inch iron rod set with cap stamped "Holt-Zollars";

South 25 degrees 49 minutes 44 seconds East a distance of 70.00 feet to a 3/8 inch iron rod set with cap stamped "Holt-Zollars";

THENCE along the westerly line of said Legacy Survey, from Address No. 2, the following:

North 85 degrees 42 minutes 04 seconds West a distance of 43.69 feet to a 3/8 inch iron rod found;

South 37 degrees 08 minutes 12 seconds West a distance of 179.33 feet to a 1/2 inch iron rod found;

North 87 degrees 51 minutes 54 seconds West a distance of 22.12 feet to the POINT OF BEGINNING and CONTAINING 35,241 square feet or 1.36 acres of land, more or less.

STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Chang Long LLC, do hereby adopt this plat designating the improvements described property as LOT 3, Block 1, of the Central Legacy Plaza, and being all of Lot 3, Block 1 of Central Legacy Plaza as recorded in Collin 2008, Page 79 of the Plat Records of Collin County, Texas and being more particularly described as follows:
BEGINNING at a 1/4 inch iron rod found with yellow cap at the southeast corner of said Lot 3, and from thence on the westerly right-of-way line of Chas Oaks Boulevard (a 110 foot right-of-way),

THENCE along the westerly right-of-way line of said Chas Oaks Boulevard the following:
North 31 degrees 16 minutes 04 seconds West a distance of 143.11 feet to a 1/4 inch iron rod found at the beginning of a curve on the right being a curve with a radius of 40.00 feet and a central angle of 134.00 degrees and being subtended by a chord which bears North 19 degrees 02 minutes 01 second West a distance of 103.07 feet;

Along said curve to the right an arc distance of 103.08 feet to an X set at the end of said curve;

THENCE departing the westerly right-of-way line of said Chas Oaks Boulevard, North 79 degrees 49 minutes 26 seconds West a distance of 103.08 feet to an X set at the end of said curve and from said X set at the end of said curve, a distance of 20.00 feet and being subtended by a curve which bears South 74 degrees 31 minutes 08 seconds East a distance of 40.13 feet;

THENCE along said curve to the right an arc distance of 41.29 feet to an X set at the end of said curve;

THENCE South 22 degrees 51 minutes 42 seconds East a distance of 17.19 feet to an X set on the westerly line of Plano 26th Street, Collin County, Texas, on thence to the City of Plano as recorded in Collin 2008, Page 461 of the Plat Records, Collin County, Texas;

THENCE along the westerly line of said Lot 1, Block 1, the following:

South 37 degrees 10 minutes 16 seconds West a distance of 116.05 feet to a 3/8 inch iron rod set with cap stamped "Holt-Zollars";

South 25 degrees 49 minutes 44 seconds East a distance of 70.00 feet to a 3/8 inch iron rod set with cap stamped "Holt-Zollars";

THENCE along the westerly line of said Legacy Survey, from Address No. 2, the following:

North 85 degrees 42 minutes 04 seconds West a distance of 43.69 feet to a 3/8 inch iron rod found;

South 37 degrees 08 minutes 12 seconds West a distance of 179.33 feet to a 1/2 inch iron rod found;

North 87 degrees 51 minutes 54 seconds West a distance of 22.12 feet to the POINT OF BEGINNING and CONTAINING 35,241 square feet or 1.36 acres of land, more or less.

CERTIFICATE OF APPROVAL
Approved this _____ day of _____, 2008, by the Planning and Zoning Commission of the City of Plano, Texas

Chairman of Planning and Zoning Commission, City of Plano, Texas

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE 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 acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2008

Notary Public in and for the State of Texas
My commission expires _____

Secretary, Planning and Zoning Commission or City Engineer, City of Plano, Texas

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE 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 acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2008

Notary Public in and for the State of Texas
My commission expires _____

KNOW ALL MEN BY THESE PRESENTS:

I, Eric F. Yandry, a Registered Professional Land Surveyor, hereby certify that the foregoing survey was completed from an accurate survey made on the ground, under my personal supervision.

Eric F. Yandry, Inc.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

Eric F. Yandry
1317 McKinney Avenue, Suite 800
Plano, Texas 75075
Texas Registration No. 4862
Date: April 9, 2008

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE the undersigned authority, a Notary Public in and for said county and state on this day personally appeared, Eric F. Yandry, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2008

Notary Public in and for the State of Texas
My commission expires _____

PRELIMINARY REPLAT
FOR
LOT 3R, BLOCK 1
OF

CENTRAL LEGACY PLAZA
BEING A REPLAT OF
LOT 3, BLOCK 1

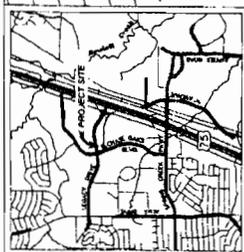
1.36 ACRES

SITUATED IN THE
DANIEL ROWLETT SURVEY, Abstract No. 738
CITY OF PLANO
COLLIN COUNTY, TEXAS

APRIL 9, 2008

PREPARED FOR
CHANG LONG LLC
ATTORNEY IN FACT
4017 LINDEN AVENUE
PLANO, TEXAS 75075
PHONE: 972.414.1111

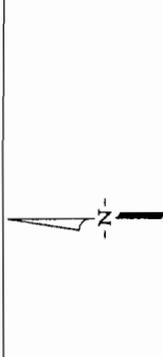
PREPARED BY
HOLT-ZOLLARS
REGISTERED PROFESSIONAL LAND SURVEYOR
1317 MCKINNEY AVENUE, SUITE 800
PLANO, TEXAS 75075
PHONE: (972) 414-1111



WATER METER SCHEDULE

ID	TYPE	SIZE	NO.	San.	Sew.	REMARK
1	DOM.	2"	1	6"		RESTAURANT
2	DOM.	2"	1	6"		RETAIL THRUWAY
3	IRR.	1"	1	N/A		SITE IRRIGATION

WATER METER & SERVICE TO BE INSTALLED BY OWNER/WATER DEPARTMENT @ OWNER EXPENSE



LINE TABLE

LINE NO.	DESCRIPTION	DATE
1	AS BUILT	11/15/06
2	AS BUILT	11/15/06
3	AS BUILT	11/15/06
4	AS BUILT	11/15/06
5	AS BUILT	11/15/06
6	AS BUILT	11/15/06
7	AS BUILT	11/15/06
8	AS BUILT	11/15/06
9	AS BUILT	11/15/06
10	AS BUILT	11/15/06
11	AS BUILT	11/15/06
12	AS BUILT	11/15/06
13	AS BUILT	11/15/06
14	AS BUILT	11/15/06
15	AS BUILT	11/15/06
16	AS BUILT	11/15/06
17	AS BUILT	11/15/06
18	AS BUILT	11/15/06
19	AS BUILT	11/15/06
20	AS BUILT	11/15/06

SITE PLAN GENERAL NOTES

- Buildings 6,000 square feet or greater shall be 100% fire sprinkled.
- Fire exits shall be designed and constructed per city standards.
- City standards and shall comply with requirements of the current, adopted International Building Code.
- Four-foot wide sidewalks shall be provided 2.5 feet off of the property line within the rights-of-way, unless a sidewalk easement is provided for a meeting sidewalk or an alternative design is approved by the city. Sidewalks shall meet city standards, shall be constructed with concrete, and shall include a curb.
- Mechanical units, dumpsters and trash compactors shall be screened in accordance with the Zoning Ordinance.
- All signage contingent upon approval by Building Inspection Department.
- Approval of the site plan is not final until all engineering plans are submitted.
- Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
- Building facilities within this development shall be compatible, as provided in the Retail Corner Design Guidelines.
- Outdoor lighting shall comply with illumination standards within the Zoning Ordinance.
- Please contact the Building Inspection Department to determine the type of construction, distribution, and service lines must be underground where required.
- Lines shall conform to engineering, location, and construction to the City of Plano standards in Section 10.01 of the Zoning Ordinance. Other standards for electrical, gas, water, and sewer shall be in accordance with other performance standards.

REVISED SITE PLAN
LOT 3R, BLOCK 1
 (1.16 ACRES)
CENTRAL LEGACY PLAZA
 LOCATED IN THE
 DANIEL ROWLETT SURVEY
 ABSTRACT NUMBER 73R
 COLLIN COUNTY
 CITY OF PLANO, TEXAS
CHINGLONG LLC
 5608 W. PLANO, SUITE 238
 PLANO, TEXAS 75093
 Phone (972) 414-8818 Fax (972) 414-8828

CHAUCER'S DESIGN STUDIO
 4415 LINDEN ROAD, SUITE 100
 PLANO, TEXAS 75093
 Phone (972) 414-8818
 APRIL 23, 2006
 SHEET 1 OF 1

SITE PLAN - LOT 3
 1" = 20'

TREE DATA
 NO TREES ON SITE

BREEZEWAY FARMS ADDITION
 ZONED: C. C. COMMERCIAL

LOT 1, BLOCK 1
CENTRAL LEGACY PLAZA
 ZONED: C. C. COMMERCIAL

LOT 2R, BLOCK 1
CENTRAL LEGACY PLAZA
 ZONED: C. C. VACANT

ZONED MF-3
RESIDENTIAL

CITY OF PLANO

PLANNING & ZONING COMMISSION

May 5, 2008

Agenda No. 10

Discussion and Direction: Planning & Zoning Commission's Work Program

Applicant: City of Plano

DESCRIPTION:

Discussion and direction on the projects and priorities for the Planning & Zoning Commission's Work Program.

REMARKS:

The Planning & Zoning Commission's work program contains a prioritized list of the special projects that the Commission will be focused on during the year. The work program items are generated from several sources, including Comprehensive Plan recommendations, zoning amendments initiated by either the Commission or City Council, and issues that the Council refers to the Commission for study. Attached is a copy of the work program, with the status of each item noted.

Several of the work program items have been "on-hold" for some time as a result of competing priorities. Other items may have become less pressing as the initial concerns have abated. For this reason, staff recommends that the Commission take a fresh approach to the work program to determine if there are items that no longer need to be addressed. There are also several new items that should be considered for addition to the work program.

Over the years, the work program gained an "Immediate" priority category in addition to "High," "Mid-Term," and "Longer-Term." The Commission may wish to consider dropping the immediate category, since few zoning changes or new policy developments can be accomplished in the time frame that the nomenclature implies.

Attached is the work program reformatted as a table, with notes on the current and proposed priority of each item. Staff has also noted several additional work program items that the Commission may wish to consider.

Following is a description of the work program items, the status of each, and staff's recommendation on whether or not the item should still be pursued. There are several additional items that the Commission may wish to consider adding to the work program.

EXISTING WORK PROGRAM ITEMS

Immediate Priority

Comprehensive Plan Updates - Ongoing review and updates to the various Comprehensive Plan elements.

Comments: Earlier this year, the City Council adopted updates to the Land Use, Transportation, and Economic Development Elements of the Comprehensive Plan. Updates to the Land Use and Transportation elements will be performed every three years; other elements are updated on a 4-6 year schedule or as needed. It is important that the city keep the various elements of the comprehensive plan updated and refreshed to address changing demands and circumstances. Staff is presently evaluating the remaining elements to determine if updates are needed, and recommends that the item be moved to "High" priority.

High Priority

Traffic Impact Analysis Ordinance Update - With the pending completion of the city's thoroughfare system, develop amendments to the traffic impact analysis regulations that recognize the lack of mitigation factors and that focus on site-specific traffic management. Status: On hold. Transportation Engineering staff will be integrally involved in this update.

Comments: The Transportation Element of the Comprehensive Plan refocused attention on the need to amend the city's traffic impact analysis ordinance. This should remain a high priority item.

Parking Garage Façade Design - Develop facade and design requirements for parking structures. Status: The Planning & Zoning Commission has discussed this issue at two work sessions and given staff direction to develop facade requirements that recognize the additional costs of parking garages over surface parking. This project has been on hold.

Comments: Staff has "re-activated" this item and plans to bring it back for discussion at a future work session. As land prices rise and more mixed use developments are planned for the city, we will continue to see an increase in the number of parking garages, a relative rarity in suburban settings until recently. The major issue with this task is the difficulty in developing facade and design requirements for parking garages when there are no corresponding requirements for the main buildings in most zoning districts. This item should be moved to a mid-term priority.

Mid-Term Priority

Planned Development Zoning Review - Identify, evaluate, and amend ten planned development districts judged to be ambiguous or otherwise inadequate to properly regulate development. Status: This is an on-going project.

Comments: Several planned development districts with these characteristics have been amended or eliminated over the years. This has been a process that has been dependent on other priorities and staffing levels. While there are remaining planned development districts with poorly written language, changes to these are complicated by other factors and should be evaluated for amendment not just on the basis of the ambiguity of the language. Staff recommends that this work program item be replaced by the present effort to repeal unneeded private club SUPs.

Revisions to Parking Regulations - Review existing parking regulations and devise new standards to address stormwater design issues and to assist in redevelopment requests. Status: The stormwater incentive program adopted two years ago placed "soft" caps on parking spaces. A developer may still provide more parking than required, but must provide additional landscaping, pervious paving, or other stormwater management techniques. Other revisions to the city's parking requirements should be considered to encourage redevelopment and to address the increasing complexity of administering the parking requirements when tenants or uses change.

Comments: The number of required parking spaces continues to be a barrier to redevelopment of properties and reoccupancy of individual lease spaces. This is an issue that needs to be addressed. Most parking requirements for suburban style development are based on arbitrary numbers and are designed to accommodate the peak expected use times. Amendments to the parking requirements may be coupled with other regulatory changes to encourage redevelopment. Staff recommends that this item continue to be a mid-term priority.

Stormwater Management Plan - Strengthen the city's ordinances and development review procedures to protect stormwater quality and reduce stormwater quantity, in conformance with its EPA stormwater permit requirements.

Comments: The first phase of this work program item is complete. The next phase of the five year permit will require that the city strengthen its ordinances and development review procedures to require more stringent regulation to protect stormwater quality and reduce stormwater quantity. These amendments have the potential to substantially affect the development practices, regulations and processes of the city. Presently, however, there is no slate of ordinance amendments to be considered. Staff recommends that this item should be moved to a low priority, but should certainly stay on the work program.

Longer-Term Priority

Downtown Architectural Design Guidelines - Create architectural design requirements for new construction and exterior renovation in the downtown area. Status: The Heritage Commission has adopted guidelines for the Downtown Heritage Resource District (H-26). Guidelines for properties outside the heritage district have been on hold.

Comments: The core downtown area along 15th Street and K Avenue is part of the Downtown Heritage Resource District (H-26), and the exterior design of new construction and renovations of existing buildings must be approved by the Heritage Commission. After the construction of the first Eastside Village project, there was

interest in developing a set of architectural guidelines for areas outside of the heritage district. These guidelines have not been pursued for a number of reasons. The developers of the 15th Street Village and Rice Field projects, and now the proposed Pinnacle development, met with area homeowners groups and property owners and allowed them to participate in the design process. While the results may not be aesthetically pleasing to all, the process has allowed meaningful input by the community without resorting to artificial design standards. There is no predominant architectural style or building material in the downtown area and there are benefits to allowing developers to have the flexibility to meet their project needs. The Downtown Business/Government district, with its requirements for buildings to be brought up to the street, restrictions on building heights, and the location of parking areas, also imposes design controls. Staff recommends that this item be removed from the work program.

New Single-Family and Urban Townhouse Zoning Districts - Create a separate zoning district(s) for single-family development to address smaller lots and more flexible regulations for density, lot size, height, setbacks, and other design requirements. Status: This item has been on hold.

Comments: One of the recommendations of the Infill Housing Study was the creation of a new residential zoning district that would provide some flexibility for smaller lots and new types and styles of housing. Open space requirements, frequently an obstacle to infill development and redevelopment, should also be considered as part of this effort. This item should remain as a longer-term priority.

PROPOSED WORK PROGRAM ITEMS

There are several items that staff recommends that the Commission consider adding to its work program, as follows:

Mixed-Use Policy Statement - Develop guidelines for determining appropriate locations, minimum size, use mix, layout, and organization of proposed "life style" projects, urban centers, and other forms of mixed-use development.

Comments: Developers increasingly are requesting to add residential components to retail centers and office developments. The policy statement will consolidate recommendations from the Land Use, Housing, and Economic Development Elements of the Comprehensive Plan to provide guidance for the Commission and City Council's consideration of these requests. Recommended priority - High.

Regulations for Golf Nets - Assess and develop regulations for golf nets, including consideration of "grandfathering" existing nets along golf courses.

Comments: The City Council has asked that the Commission take another look at this issue, specifically addressing golf nets needed for driving ranges and a method to "grandfather" existing nets at a specific height. Recommended priority - High.

Research/Technology Center Zoning Review - Re-evaluate the appropriateness of the RT regulations for the northeastern part of the district along 14th Street. Consider allowing additional retail and restaurant development within the district.

Comments: The Commission is presently engaged in this effort. Recommended priority - High.

Rescind Unneeded Specific Use Permits for Private Clubs - As restaurants switch to TABC's mixed beverage with food-and-beverage certificates to continue selling alcohol, rescind their private club specific use permits that are no longer required.

This will be an on-going effort as staff time permits. Recommended priority - Mid-term.

The city has also engaged a consultant to perform an assessment of the Zoning Ordinance and make recommendations on needed updates and amendments to the ordinance's "user friendliness," procedures, graphics and illustrations, definitions, and other aspects. The consultants are presently completing their recommendations and will present them to the Planning & Zoning Commission and City Council this summer. Several of the recommendations will be added as separate work program items for the Commission.

RECOMMENDATIONS:

Staff asks that the Commission give direction on the priorities of the work program items and determine if other issues need consideration.

**PLANNING & ZONING COMMISSION
WORK PROGRAM STATUS - APRIL 2008**

Title	Description	Current Status	Current Priority	Proposed Priority
IMMEDIATE PRIORITY				
Comprehensive Plan Updates	Ongoing review and updates to the various Comprehensive Plan elements.	Land Use, Transportation and Economic Development updates completed. Education and Technology Elements on hold.	Immediate	High
HIGH PRIORITY				
Traffic Impact Analysis Update	With the pending completion of the city's thoroughfare system, develop amendments to the traffic impact analysis regulations that recognize the lack of mitigation factors and that focus on site-specific traffic management.	On hold. The Transportation Engineering staff will be managing this update.	High	High
Parking Garage Facade Standards	Develop facade and design requirements for parking structures.	Staff will be reactivating the discussion in the summer of 2008.	High	Mid-Term
MID-TERM PRIORITY				
Planned Development Zoning Review	Identify, evaluate and amend ten planned development districts judged to be ambiguous or otherwise inadequate to properly regulate development.	Staff undertakes as time permits. Has focused on private club repeals.	Mid-Term	Delete and reformat as private club repeal program
Revisions to Parking Regulations	Review existing parking regulations and devise new standards to address stormwater design issues and to assist in redevelopment requests.	On hold	Mid-Term	Mid-Term
Stormwater Management Plan	Strengthen the city's ordinances and development review procedures to protect stormwater quality and reduce stormwater quantity, in conformance with its EPA stormwater permit requirements.	Phase I amendments completed in 2006; additional ordinance changes anticipated in 2009	Mid-Term	Longer-Term

LONGER TERM PRIORITY

<p>Downtown Architectural Guidelines</p>	<p>Create architectural design requirements for new construction and exterior renovation in the downtown area.</p>	<p>On hold</p>	<p>Longer-Term</p>	<p>Delete</p>
<p>New Single-Family and Urban Townhouse Zoning Districts</p>	<p>Create a separate zoning district(s) for single-family development to address smaller lot and more flexible regulations for density, lot size, height, setbacks, and other design requirements.</p>	<p>On hold</p>	<p>Longer-Term</p>	<p></p>
<p>SUGGESTED NEW WORK PROGRAM ITEMS</p>				
<p>RT Zoning Review</p>	<p>Re-evaluate the appropriateness of the RT regulations for the northeastern part of the district along 14th Street. Consider allowing additional retail and restaurant development within the district.</p>	<p>The Planning & Zoning Commission has held one workshop on this topic since the City Council requested that it look again at appropriate zoning.</p>	<p>New Item</p>	<p>High</p>
<p>Mixed-Use/Urban Center Policy Statement</p>	<p>Determine appropriate locations, minimum size, use mix, layout, and organization of proposed "life style" projects, urban centers, and other forms of mixed-use development.</p>	<p>P&Z Field Trip and Worksession planned for May 13th</p>	<p>New Item</p>	<p>High</p>
<p>Rescind Unneeded Specific Use Permits for Private Clubs</p>	<p>As restaurants switch to TABCO's mixed beverage with food-and-beverage certificates to continue selling alcohol, rescind their private club specific use permits that are no longer required.</p>	<p>Ongoing as staff time permits</p>	<p>New Item</p>	<p>Mid-Term</p>
<p>Regulations for Golf Nets</p>	<p>Assess and develop regulations for golf nets, including consideration of "grandfathering" existing nets along golf courses.</p>	<p>City Council has requested that P&Z consider regulations for golf nets for driving ranges and consider "grandfathering" existing nets up to a certain height.</p>	<p>New Item</p>	<p>High</p>

CITY OF PLANO
PLANNING & ZONING COMMISSION

May 5, 2008

Agenda Item No. 11

Discussion and Direction: Research/Technology Center District

Applicant: City of Plano

DESCRIPTION:

Discussion and direction on proposed use categories and development standards for a Planned Development (PD) district for 189.57± acres of the Research/Technology Center (RT) district located on the west side of Rowlett Creek, on the south side of 14th Street, 990± feet east of Los Rios Boulevard, on the north side of the Cotton Belt Railroad and the east side of Bradshaw Drive, and extending 920± feet south of Plano Parkway to the Plano city limits line.

REMARKS:

Please note that as has been the case in all previous work sessions regarding RT zoning, property owners from the RT district, their representatives, and others requesting notification have been invited to attend this work session.

At the previous work session, the Commission directed staff to prepare a preliminary planned development proposal to guide further discussion. (Please find supplemental history related to this discussion attached.) Some particular concerns were raised during the work session. Staff has attempted to address these as follows.

1. Preserving the Character of the RT District - The RT district was originally established as a low density, employment center consisting of office, research and development facilities, and limited assembly operations. The proposed PD should focus on uses that support and complement the original RT district. The proposed PD responds to this by maintaining the majority of development criteria established in the RT district including:
 - a. Prohibition of open storage
 - b. Limitation on retail and automotive uses (The PD does not include any additional retail uses)

- c. Maintaining limits on dock doors
 - d. Retaining the maximum of 100,000 square feet for office - showroom/warehouse buildings
2. Addressing the Unique Features and Limitations That Make This Area More Difficult to Develop with RT Uses
- a. The PD would allow a broader range of uses that are suited to the smaller tracts while remaining compatible with surrounding RT development.
 - b. Another concern raised during the prior work session was that the present limitation on warehouse space is too restrictive. A reduction in the minimum ratio of office to showroom/warehouse (from 30% office/70% warehouse to 10% office/90% warehouse) is suggested. The maximum allowance of 100,000 square feet of warehousing space would remain in place under this proposal, along with the maximum loading space (dock door) limitations.
3. Maintaining the Visual Identity - Concerns were raised about the RT landscape requirements constraining development, especially the smaller properties. While initial evaluation suggests that this is not the case, the existing requirement of 20% is a concern for larger properties. Staff proposes adopting the landscape requirements that are applied to most commercial projects throughout the city (as defined in Section 3.1200 of the Zoning Ordinance) rather than those in the RT district. These require a minimum ten-foot landscape edge as well as interior landscaping in the parking lots. For corner lots, at least ten percent of the lot must be landscaped.

At the last work session, the Planning and Zoning Commission asked that in the interim between meetings, that staff poll the P&Z and property owners as to what uses they deem appropriate for the area. Please find a summary of those responses attached.

Update on Other RT Considerations

In addition to the consideration of RT boundaries, the Planning & Zoning Commission has been asked to evaluate the availability of restaurants and retail in the RT district. In previous discussions the area near President George Bush Turnpike (S.H. 190) and Renner Road was identified by the Planning & Zoning Commission as an area where additional restaurants and retail to serve the district and surrounding areas may be appropriate. While the Commission was discussing possible criteria for evaluating development in this area, the property owner indicated that he would be submitting a development application for the area. The Commission then tabled the discussion for 120 days (until April 2008) to allow time for this submittal. As more than 120 days has elapsed, this item is now eligible to be removed from the table. However, the property owner has indicated that he is preparing an application for submittal in late May 2008.

Preliminary Zoning Proposal

For discussion purposes, the Commission may wish to consider establishing a Planned Development-Research/Technology Center district that follows RT regulations (copy attached) except as stated below:

1. In addition to those uses allowed by right or by specific use permit (SUP) in the RT district, the following uses are allowed:
 - Mini-warehouse/Public storage
 - Service contractor (no storage yard)
 - Gymnastic/Dance studio
 - Indoor commercial amusement
 - Outdoor commercial amusement (by SUP)
 - Kennel (indoor pens)/Commercial pet sitting
 - Veterinary clinic
2. Landscaping must be provided in accordance with Article 3, Section 3.1200 of the zoning Ordinance.
3. Office-showroom/Warehouse uses must have a minimum of ten percent of the square footage devoted to office-showroom purposes.

RECOMMENDATIONS:

Staff respectfully requests direction from the Commission regarding the proposed PD. If the Commission is ready to move forward with a formal zoning amendment, staff requests that the Commission call a public hearing to initiate a zoning case.

2.826 RT - Research/Technology Center

(ZC 98-69; Ordinance No. 98-10-10)

(1) Purpose

The RT district is intended to create a low density, employment center consisting of office, research and development facilities, and limited assembly operations. RT districts should generally accommodate several users in a campus environment.

(2) Permitted Uses

See Subsection 2.502, Schedule of Permitted Uses, for a complete listing.

(3) Area, Yard, and Bulk Requirements

Description	Requirement
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Minimum Front Yard	50 feet, except as provided in Section 3.500 and Other Setback Requirements below
Minimum Side Yard	30 feet, except as provided in Section 3.600 and Other Setback Requirements below
Minimum Rear Yard	30 feet, except as provided in Section 3.700 and Other Setback Requirements below
Maximum Height	20 story, not to exceed 325 feet in height. One story buildings shall not exceed 28 feet, inside clear height (exclusive of interior support structures), except as specified in Other Setback Requirements below.
Maximum Lot Coverage	45%, 60% with structured parking
Maximum Floor Area Ratio	1:1
Minimum District Size	25 contiguous acres
Other Setback Requirements	In addition to the above yard requirements, the following additional setbacks shall apply (as measured from nearest residential district boundary line):
	A minimum setback of three times the height up to a maximum height of eight stories or 140 feet, whichever is more restrictive, for a minimum distance of 1,000 feet.
	Beyond 1,000 feet, the setback shall be increased at one time the height above eight stories or 140 feet, whichever is more restrictive, up to 12 stories or 200 feet in height, whichever is more restrictive.

(4) Off-Street Parking and Loading Requirements (See Section 3.1100.) (ZC 2002-48; Ordinance No. 2002-10-41)

(a) Maximum Loading Facilities

Buildings in RT districts shall not exceed the following ratios for loading spaces:

Square Feet of Gross Floor Area in Structure	Maximum Loading Spaces or Berths
Zero to 20,000	Four
Over 20,000	One for each additional 10,000 square feet up to a maximum of 12

- (b)** The design and orientation of the building(s) shall minimize the exposure of loading and trash collection areas from adjacent streets and from adjacent properties unless they are part of the same approved preliminary site plan. No loading spaces shall face streets. No loading spaces or areas shall be located within 100 feet of the boundary line of a residential district. In addition, the Planning & Zoning Commission may require a combination of wing walls extended from a building, screening walls, landscape berms, and plant materials to further obscure the view of loading and trash collection areas. The above screening elements shall be designed and located in conformance with applicable yard and setback requirements. Screening must extend the entire length of the loading area.

Screening elements should be a minimum of eight feet in height at installation. Berms should not exceed a slope of three feet, horizontal to one foot, vertical. Retaining walls may be used on the interior side of the berm but should not face adjacent streets or properties. The height shall be measured from the top of the curb of adjacent streets or from the average grade of property lines with adjacent tracts of land. Depending upon the average grade of the adjacent streets and properties, the minimum height at installation may be increased to as high as 12 feet.

Plant materials used for screening shall include a combination of shade and ornamental trees (four-inch minimum caliper), conifers (eight-foot minimum height), and shrubs (five gallon minimum). The plant materials shall be arranged in a manner which significantly obscures the view from adjacent streets and properties.

Proposed screening elements shall be identified on the preliminary site plan. A detailed plan showing the angles of view and the specific placement of screening elements shall be submitted with the final site plan.

- (c)** Loading areas in RT districts are intended to provide for short-term pick-up and delivery. Onsite storage of delivery vehicles, including trailers and shipping containers, is prohibited. No delivery vehicles shall be parked outside of the designated loading areas.

Permitted Use	Use Category	L-1									
		P	P	P	P	P	P	P	P	P	P
Accessory Building or Use (8)	Accessory & Incidental	P	P	P	P	P	P	P	P	P	P
Adult Day Care Center	Service	P	P	S	S	P	S	S	P	P	S
Airport/Heliport (4)	Educ., Inst., Public, & Special	S	S	S	S	S	S	S	S	S	S
Animal Exhibition	Educ., Inst., Public, & Special	S									
Antenna	Trans., Utility, & Comm.	34	34	34						34	34
Antenna Support Structure (Commercial and Amateur)	Trans., Utility, & Comm.	34	34	34						34	34
Antique Shop	Retail	P	P							P	S
Arcade (12)	Service	S	S	S						S	S
Artisan's Workshop	Service		P							P	P
Asphalt/Concrete Batching Plant (Permanent)	Comm., Mfg., & Ind.	S								36	36
Asphalt/Concrete Batching Plant (Temporary)	Comm., Mfg., & Ind.	36	36	36							
Assembly Hall	Educ., Inst., Public, & Special	P	P							P	P
Assisted Living Facility	Educ., Inst., Public, & Special									P	P
Automobile Leasing/ Renting	Auto & Related	R	R	3						P	P
Automobile Parking Lot/ Garage	Auto & Related	P	P	31							
Automobile Parts Sales (Inside)	Auto & Related	P	P							P	3
Automobile Parts Sales (Outside)	Auto & Related									31	31
Automobile Repair - Major	Auto & Related	3	3							3	
Automobile Repair - Minor/Service Station	Auto & Related	3	3							3	P
Automobile Storage	Auto & Related	P	S							S	
Bank, Savings and Loan, or Credit Union	Service	P	P	P	P	P	P	P	P	P	P
Bed and Breakfast Inn	Service									S	P
Boarding/Rooming House	Primary Res		P								
Body Piercing	Service	37	37	37							37
Bottling Works	Wholesale	P								P	
Building Material Sales	Retail	P	P							P	P
Bus/Truck Leasing	Auto & Related	R									
Bus/Truck Repair	Auto & Related	R									S
Business Service	Service	P	P	P	P	P	P	P	P	P	P

Rick Fambro
 Katherine Brewer
 Alan Smith
 Doug Burton
 Doug Johnson

(d) In order to accommodate future changes in use, approved site plans shall include adequate land area to increase parking to the minimum requirements for office development (one space per 300 square feet) for 75% of the gross floor area of any building.

(5) Landscaping (ZC 2006-02; Ordinance No. 2006-4-24)

A minimum of 20% of the total lot area shall be landscaping which may include courtyards, plazas, walkways, water features, and related treatments in addition to plant materials. (See Section 3.1200.) Per the development standards and incentives in Section 3.1700 (Storm Water Management), up to 50% of this required landscape area may be placed outside of the parking lot and/or landscaping along street rights-of-way if designated as storm water conservation area on a site-specific storm water management plan per Section 3.1700.

(6) Signage Standards

All freestanding general business, identification, institution, and multipurpose signs, as defined in the Sign Ordinance (No. 91-4-12) and its subsequent updates and revisions, shall be monument type. The copy shall be framed on all four sides by at least six inches of masonry, rock, or other material if compatible with an associated building's fascia. An additional allowance of up to three feet in height may be permitted for earthen berms, stone mounds, or other landscape features if part of an approved landscape plan. Except for those signs located within 150 feet of a residential zoning district, the following standards shall apply:

General Business Signs	
Maximum Height	12 feet*
Maximum Size	90 square feet*
Maximum Size of Copy Area	70 square feet
* The requirement for framing of general business signs may be eliminated if the following standards are met:	
Maximum Height	Five feet
Maximum Size	50 square feet
Maximum Size of Copy Area	N/A

Identification Signs	
Maximum Height	12 feet
Maximum Size	125 square feet
Maximum Size of Copy Area	100 square feet

Institutional Signs	
Maximum Height	12 feet
Maximum Size	45 square feet
Maximum Size of Copy Area	30 square feet

Multipurpose Signs	
Maximum Height	15 feet
Maximum Size	225 square feet
Maximum Size of Copy Area	Identification - 50 square feet
	Directory* - 70 square feet
	Reader Board* - 30 square feet
* Any combination of directory and reader board is permitted if it does not exceed 100 square feet	

For freestanding signs located within 150 feet of a residential zoning district, the following standards shall apply:

General Business Signs	
Maximum Height	Six feet*
Maximum Size	50 square feet*
Maximum Size of Copy Area	35 square feet
* The requirement for framing of general business signs may be eliminated if the following standards are met:	
Maximum Height	Four feet
Maximum Size	25 square feet
Maximum Size of Copy Area	N/A

Identification Signs	
Maximum Height	Six feet
Maximum Size	70 square feet
Maximum Size of Copy Area	50 square feet

Institutional Signs	
Maximum Height	Six feet
Maximum Size	35 square feet
Maximum Size of Copy Area	20 square feet

Multipurpose Signs	
Maximum Height	Six feet
Maximum Size	125 square feet
Maximum Size of Copy Area	Identification - 25 square feet
	Directory* - 35 square feet
	Reader Board* - 20 square feet
* Any combination of directory and reader board is permitted if it does not exceed 55 square feet.	

All other provisions of Ordinance No. 91-4-12 and its subsequent updates and provisions shall apply. Where conflicts exist, the provisions of this ordinance shall apply.

(7) Special District Requirements

- (a)** In the RT district, permitted uses shall meet the following standards:
 - (i)** Operations should be fully enclosed with no outside storage of goods or materials.
 - (ii)** No noise, vibration, odor, smoke, and dust should impact adjacent properties in conformance with the performance standards in Section 3.1300.

- (b) Retail and service uses identified with an “*” in Subsection 2.502, Schedule of Permitted Uses, may not occupy more than ten percent of the gross floor area** of a building unless the building and the designated location and amount of said uses are part of an approved site plan for more than one building, and the amount of space for these uses does not exceed ten percent of the combined floor area of all constructed buildings. The space for these uses may be redistributed within and among the buildings with the approval of a revised site plan. If a site plan includes multiple lots, all property owners must authorize the application. These uses may not be distributed among noncontiguous parcels of land.

A freestanding (sole use and occupant) restaurant/cafe is permitted in an RT district as part of the ten percent allowance described above if it has a minimum of 5,000 square feet of gross floor area** and no drive-in window.

** “Gross Floor Area” means the total floor area of a building from the exterior face of a building or from the centerline of a wall separating two buildings, but shall exclude any space where the floor-to-ceiling height is less than six feet and all patios, balconies, and parking facilities.

- (c) An office - showroom/warehouse use is permitted in an RT district only when the first floor of the building housing said use does not exceed 100,000 square feet of gross floor area. In addition, any office - showroom/warehouse use shall not have more than 70% of its gross floor area devoted to warehousing. Existing office - showroom/warehouse and/or storage or wholesale warehouse developments and properties with a valid preliminary site plan or site plan for said uses, approved prior to the initial zoning of property as RT, are exempt from the above requirements for maximum building size and percentage of space devoted to warehousing. If a valid, approved preliminary site plan expires before approval of a site plan or if a valid, approved site plan expires before issuance of a building permit, the above exemptions shall no longer apply. The above exemption does not apply to uses other than office - showroom/warehouse and/or storage or wholesale warehouse. Existing uses other than those permitted by right in an RT district or preliminary site plan or site plan proposing uses other than those permitted by right in an RT district, except storage or wholesale warehouse, are not exempted from the above requirements. Notwithstanding Subsection 2.703, if such a development is destroyed or partially destroyed, it may be reconstructed but not expanded. For a use within a development as described above in which more than 70% of its gross floor area is devoted to warehousing, the period of time that the structure is vacant between tenants shall not be deemed an intentional abandonment of the nonconforming use as described in Subsection 2.704. (ZC 2000-36; Ordinance No. 2000-6-26)
- (d) Any existing development or properties with a valid preliminary site plan or site plan approved prior to the zoning of a property as RT shall be exempted from the Area, Yard, and Bulk, Off-Street Parking and Loading, and Landscaping requirements specified for RT districts, and the preceding standards shall apply except for 4.c. above regarding loading areas. Notwithstanding Subsection 2.703, if such a development is destroyed or partially destroyed, it may be reconstructed but not expanded. (ZC 2002-48; Ordinance No. 2002-10-41)
- (e) Warehousing is allowed as an accessory use to light-intensity manufacturing use and is not subject to the maximum percentage requirements in 7.c. above. (ZC 2005-20; Ordinance No. 2005-6-34)

DISCLAIMER - USES LISTED BY ZONING DISTRICT ARE PROVIDED AS A CONVENIENCE BUT SHOULD NOT BE RELIED UPON AS THE MOST CURRENT AND ACCURATE SOURCE OF INFORMATION. PLEASE CONTACT THE CITY OF PLANO PLANNING DEPARTMENT TO VERIFY A SPECIFIC USE.

RT - RESEARCH TECHNOLOGY CENTER PERMITTED USES

ACCESSORY AND INCIDENTAL USES	
ACCESSORY BUILDING OR USE (8)*	P
CONSTRUCTION YARD (TEMPORARY) (9)*	35
FIELD OFFICE (9)*	35
* = (8) - SEE SECTION 3.200 OF THE ZONING ORDINANCE; (9) - FOR CONSTRUCTION YARD, FIELD OFFICES, AND OTHER TEMPORARY BUILDINGS, SEE SUBSECTION 3.103 OF THE ZONING ORDINANCE	

AUTOMOBILE AND RELATED USES	
AUTOMOBILE LEASING/RENTING (ZC 99-46)	R, 33
AUTOMOBILE PARKING LOT/GARAGE	31

COMMERCIAL, MANUFACTURING, AND INDUSTRIAL USES	
CONCRETE/ASPHALT BATCHING PLANT (TEMPORARY)	36
MANUFACTURING - HEAVY-INTENSITY (ZC 05-20)	S
MANUFACTURING - LIGHT-INTENSITY (ZC 05-20)	P
MANUFACTURING - MODERATE-INTENSITY (ZC 05-20)	P

EDUCATIONAL, INSTITUTIONAL, PUBLIC, AND SPECIAL USES	
AIRPORT/HELIPORT (4)*	S
CEMETERY/MAUSOLEUM	S
CHURCH AND RECTORY (5)*	P
CIVIC CENTER	P
COLLEGE/UNIVERSITY (5)*	P

P = PERMITTED USE; S = SPECIFIC USE PERMIT REQUIRED; R = REFER TO RESIDENTIAL ADJACENCY STANDARDS OF THE ZONING ORDINANCE; 31 = PERMITTED AS AN ACCESSORY USE TO MOTEL/HOTEL OR RESIDENCE HOTEL; 33 = FUEL DISPENSING AND/OR CAR WASHING FACILITIES ASSOCIATED WITH THIS USE MAY BE PROHIBITED WHEN IN PROXIMITY TO RESIDENTIAL DISTRICTS. SEE RESIDENTIAL ADJACENCY STANDARDS OF THE ZONING ORDINANCE; 35 = SUBJECT TO TEMPORARY PERMIT AND REMOVAL AT COMPLETION OF PROJECT; 36 = CONCRETE PLANT: ISSUANCE OF TEMPORARY PERMIT BY CITY ENGINEER AND REMOVAL AS DIRECTED; ASPHALT PLANT: ISSUANCE OF TEMPORARY PERMIT BY RESOLUTION OF CITY COUNCIL

EDUCATIONAL, INSTITUTIONAL, PUBLIC, AND SPECIAL USES	
COMMUNITY CENTER (ZC98-101)	P
FARM, RANCH, GARDEN, OR ORCHARD	P
FIRE STATION/PUBLIC SAFETY BUILDING	P
FRATERNAL ORGANIZATION, LODGE, OR CIVIC CLUB	30
GOLF COURSE/COUNTRY CLUB (PRIVATE)	P
HELISTOP (4)*	S
HOSPITAL (5)*	P
PARK/PLAYGROUND	P
POST OFFICE	P
PRIVATE RECREATION FACILITY	P
RECREATION CENTER	P
SCHOOL - PRIMARY OR SECONDARY (PRIVATE) (5)*	P
SCHOOL - PRIMARY OR SECONDARY (PUBLIC OR PAROCHIAL) (5)*	P
TRADE/COMMERCIAL SCHOOL	P
* = (4) - SEE SUBSECTION 3.106 OF THE ZONING ORDINANCE; (5) - SEE SUBSECTION 3.401 OF THE ZONING ORDINANCE	

OFFICE AND PROFESSIONAL USES	
CLINIC	P
MEDICAL OFFICE	P
OFFICE CENTER	P
OFFICE - PROFESSIONAL/GENERAL ADMINISTRATIVE	P
RESEARCH AND DEVELOPMENT CENTER	P

RETAIL USES	
CONVENIENCE STORE (ZC 99-46, ZC 98-69)	R, *, 33
FLORIST SHOP	*
RETAIL/SERVICE (INCIDENTAL) (ZC 96-29)	P

SERVICE USES	
ADULT DAY CARE CENTER	S
BANK, SAVINGS AND LOAN, OR CREDIT UNION	P
BODY PIERCING (ZC 01-19)	37
BUSINESS SERVICE	P
CLEANING - SMALL PLANT/SHOP	*
DAY CARE CENTER (ZC 01-51, ZC 96-32, ZC 93-45) (13)*	S
HEALTH/FITNESS CENTER (ZC 96-29)	P
LICENSED MASSAGE THERAPY	P
MOTEL/HOTEL	20
PERSONAL SERVICE SHOP	*
PRINT SHOP (MAJOR) (ZC 02-48)	S
PRINT SHOP (MINOR)	*
PRIVATE CLUB (19)*	S
RESIDENCE HOTEL (ZC 95-23)	20
RESTAURANT/CAFETERIA	*
TATTOOING AND PERMANENT COSMETICS (ZC 04-54, ZC 00-98)	37
THEATER - DRIVE-IN (ZC 99-46, ZC 96-24))	R
* = (13) - SEE SECTION 1.600 AND SUBSECTIONS 3.102, 3.1107, AND 3.1109 OF THE ZONING ORDINANCE; (19) - SEE SUBSECTION 3.105 OF THE ZONING ORDINANCE	

P = PERMITTED USE; S = SPECIFIC USE PERMIT REQUIRED; R = REFER TO RESIDENTIAL ADJACENCY STANDARDS OF THE ZONING ORDINANCE; * = USES ALLOWED WHEN THEIR COMBINED AREA DOES NOT EXCEED TEN PERCENT OF THE GROSS FLOOR AREA OF A DEVELOPMENT. SEE SUBSECTION 2.825, REGIONAL EMPLOYMENT DISTRICT OR SUBSECTION 2.826, RESEARCH/TECHNOLOGY CENTER DISTRICT; 20 = PERMITTED WHEN THE BUILDING IS A MINIMUM OF 200 FEET FROM THE NEAREST RESIDENTIAL DISTRICT BOUNDARY; 33 = FUEL DISPENSING AND/OR CAR WASHING FACILITIES ASSOCIATED WITH THIS USE MAY BE PROHIBITED WHEN IN PROXIMITY TO RESIDENTIAL DISTRICTS. SEE RESIDENTIAL ADJACENCY STANDARDS OF THE ZONING ORDINANCE; 37 = PERMITTED AS AN ACCESSORY USE TO A PERSONAL SERVICE SHOP AND ALLOWED IN DISTRICTS WHERE THAT USE IS PERMITTED; ALLOWED BY SPECIFIC USE PERMIT AS A PRIMARY USE IN THE RETAIL, CORRIDOR COMMERCIAL, LIGHT COMMERCIAL, LIGHT INDUSTRIAL-1, AND LIGHT INDUSTRIAL-2 DISTRICTS. SEE SUBSECTION 3.116 AND SCHEDULE OF PERMITTED USES OF THE ZONING ORDINANCE

TRANSPORTATION, UTILITY, AND COMMUNICATIONS USES	
ANTENNA	34
ANTENNA SUPPORT STRUCTURE (COMMERCIAL AND AMATEUR) (ZC 99-43)	34
ELECTRICAL SUBSTATION	S
PRIVATE UTILITY (OTHER THAN LISTED)	S
RAILROAD SPUR TRACK (ZC 98-69)	P
SERVICE YARD OF GOVERNMENTAL AGENCY	S
SEWAGE TREATMENT PLANT	S
TRANSIT CENTER (ZC 96-29)	P
TRANSPORTATION AND UTILITY STRUCTURES/FACILITY	P
UTILITY DISTRIBUTION/TRANSMISSION LINE	P
WATER TREATMENT PLANT	S

WHOLESALE USES	
OFFICE - SHOWROOM/WAREHOUSE	32

P = PERMITTED USE; S = SPECIFIC USE PERMIT REQUIRED; 32 = MAXIMUM GROSS FLOOR AREA FOR FIRST FLOOR - 100,000 SQUARE FEET AND MAXIMUM PERCENTAGE GROSS FLOOR AREA DEVOTED TO WAREHOUSE - 70%. SEE SUBSECTION 2.826 OF THE ZONING ORDINANCE; 34 = SEE SUBSECTION 3.107 OF THE ZONING ORDINANCE

3.1200 Landscaping Requirements

(ZC 2003-49; Ordinance No. 2003-11-7)

(I) Nonresidential Landscaping Requirements

These standards shall apply to all nonresidential districts except BG and CB-1. Any area within a planned development district or overlay district containing landscaping standards shall be regulated by the standards of the planned development district or overlay district. Tree preservation requirements shall apply to all zoning districts as listed in 6.b. below.

(a) Landscaping along Street Rights-of-Way

All commercial, industrial, and other nonresidential uses shall comply with the following streetscape requirements:

- (i)** A landscape edge shall be provided adjacent to all streets. The landscape edge shall be a minimum width of ten feet, exclusive of street rights-of-way. Within the landscape edge, one shade tree (three-inch caliper minimum) or an approved ornamental tree shall be planted per 500 square feet of landscape edge. (See Appendix Illustration 14.) The number of required trees shall be calculated solely on the area of the required landscape edge.
- (ii)** Where parking lots and drives abut the landscape edge, ten shrubs (five gallon minimum) shall be planted per 500 square feet of landscape edge. (See Appendix Illustration 14.) The number of required shrubs shall be calculated solely on the area of the required landscape edge. A berm may be placed within the landscape edge in lieu of the required shrubs unless needed for a headlight screen. The berm must be 18 to 40 inches above the average grade of the street and parking lot curbs. The slope of the berm shall not exceed a three to one grade. Automobile bumpers shall not overhang into the landscape edge. If the parking stalls adjacent to the landscape edge are 18 feet deep, an additional two feet of landscape area shall be required. The additional two feet of landscape area shall not be included in calculating the required landscape edge requirements.
- (iii)** If the parking lot is located 50 feet or more from the street right-of-way line, no shrubs or berms will be required unless needed for a headlight screen.
- (iv)** The applicant is also encouraged to plant a variety of ornamental trees and flowers in addition to the required plantings. Any permeable surface not occupied by trees, shrubs, planting beds, signs, or other permitted fixtures shall be planted with turf or other living groundcover. Gravel, bark mulch, or other similar materials are not acceptable.
- (v)** The Planning & Zoning Commission may reduce the width of the required landscape edge during site plan review when the reduction is required for public improvements.
- (vi)** No site developed prior to the effective date of this section (April 27, 1992) shall be required to conform to the landscaping requirements of this section unless the site is being redeveloped. Redevelopment involving 30% or more increase in the existing square footage of building area and/or the addition of 20 or more

parking spaces to the existing parking lot shall comply with the standards of this section. The calculation of landscape requirements shall be based upon the redeveloped portion of the site; however, the location of such improvements may be distributed on the site as a whole.

(b) Interior Parking Lot Landscaping

Any nonresidential parking area which contains more than 20 parking spaces shall provide interior landscaping in addition to the required landscape edge:

- (i) Interior landscaping shall generally include all areas within the paved boundaries of the parking lot as well as planting islands, curbed areas, corner lots, parking spaces, and all interior driveways and aisles except those with no parking spaces located on either side. Per the development incentives and standards in Section 3.1700 (Storm Water Management), up to 50% of the required interior parking lot landscaping may be placed outside of the parking lot to meet the interior landscaping requirement. (See Appendix Illustration 15.) (ZC 2006-02; Ordinance No. 2006-4-24)
- (ii) There shall be eight square feet of permeable interior landscaping for each parking space or fraction thereof. This permeable space shall be grass, shrubs, groundcovers, trees, or a combination of these materials. Gravel, bark mulch, or other similar materials are not acceptable.
- (iii) There shall be one shade tree (three inch caliper minimum) or an approved ornamental tree for every 15 parking spaces or fraction thereof. Ornamental trees may be substituted for shade trees at a ratio of two to one with approval of the Planning Department's Landscape Architect. Ornamental trees shall be 8 feet - ten feet in height, if single trunked, or a total of three inch caliper and 8 feet - ten feet in height, if multi-trunked.
- (iv) Unless designated as a storm water conservation area on a site-specific storm water management plan per Section 3.1700 (Storm Water Management), landscape areas shall be protected by a raised six-inch concrete curb. Pavement shall not be placed closer than five feet from the trunk of a tree. In cases where a tree must be within five feet of a curb or pavement, an approved root barrier device shall be used. The root barrier must be a rigid material system; no chemicals or flexible mesh shall be used. (ZC 2006-02; Ordinance No. 2006-4-24)
- (v) Where an existing parking area is altered or expanded to increase the number of spaces to more than 20, interior landscaping shall be provided on the new portion of the lot in accordance with the above standards.
- (vi) The requirements listed above shall not apply to structured parking garages.
- (vii) Properties utilizing the reduced front building setback allowed in Subsection 3-514 must provide one three-inch caliper tree per 750 square feet of landscape area between the property line and the building face.
- (viii) Additional trees may be required for certain retail, shopping center, and office uses per Subsection 3.1110.2. & 3.

(c) Landscaping for Corner Lots

Corner lots at the intersection of Type D or larger thoroughfares shall comply with the following landscaping requirements in addition to the required plantings for the landscape edge and interior parking lot landscaping:

- (i) A minimum of ten percent of the site area shall be devoted to landscaping.
- (ii) A minimum 15-foot wide landscape edge shall be located along all street right-of-way lines beginning at the corner and extending 175 feet or to the closest driveway. Beyond this point, the landscape edge may be gradually reduced (over a distance of 25 feet) to ten feet in width. (See Appendix Illustration 16.)
- (iii) Where the Planning Department has determined there is no need for a right-turn lane at a location, the landscape edge may be reduced to a minimum of 7.5 feet. (See Ingress and Egress section of the Thoroughfare Standards Ordinance.)
- (iv) A minimum landscape area of 900 square feet shall be located at the intersection corner of the lot. This landscape area shall be provided within an area measured a minimum distance of 40 feet from the projected corner of the intersection on both sides of the lot. (See Appendix Illustration 16.)
- (v) No site developed prior to the effective date of this section (April 27, 1992) shall be required to conform to the landscaping requirements of this section unless the site is redeveloped or there is a 30% or more increase in the existing square footage of building area and/or reconstruction of the existing parking lot.

(d) Landscaping/Screening for Parking Lots Adjacent to Residential Areas

Where parking is within 50 feet of residentially-zoned property and is not screened from view by a wall, berm, or other screen specified in Section 3-1000, a continuous screen of evergreen shrubs (five gallon minimum) must be placed adjacent to the parking. The required shrubs shall create a minimum three-foot tall screen within two years of planting. Shrubs shall be drought and freeze tolerant.

(e) Landscaping for Below-grade Open Parking Structures in the Front Yard of Nonresidentially-Zoned Properties

Where below-grade open parking is provided in the front yard setback, the required landscaping shall comply with the following regulations:

- (i) An 18-foot wide landscape edge shall be provided between the below-grade parking structure and the street right-of-way. The landscape edge is exclusive of street rights-of-way.
- (ii) The 18-foot wide landscape edge shall include a minimum three-foot tall berm, measured from the property line after grading. The berm shall not exceed a three to one slope. One shade tree (three inch caliper minimum) or an approved ornamental tree shall be provided per 50 feet of street frontage within the landscape edge between the below-grade open parking and the street right-of-way.

(2) Residential Landscaping Requirements

These standards shall apply to all residential districts, except CB-1. Any area within a planned development district or overlay district containing landscaping standards shall be regulated by the more restrictive standards.

(a) Multifamily and Retirement Housing Landscaping Requirements:

- (i)** A landscape edge shall be provided adjacent to all streets. The landscape edge shall be a minimum width of ten feet, exclusive of street rights-of-way. Within the landscape edge, one shade tree (three inch caliper minimum) or an approved ornamental tree shall be planted per 500 square feet of landscape edge. The number of required trees shall be calculated solely on the area of the required landscape edge.
- (ii)** Where parking lots and drives abut the landscape edge, ten evergreen shrubs (five gallon minimum) shall be planted per 500 square feet of landscape edge. The number of required shrubs shall be calculated solely on the area of the required landscape edge. A berm may be placed within the landscape edge in lieu of the required shrubs unless needed for a headlight screen. The berm must be 18 to 40 inches above the average grade of the street and parking lot curbs. The slope of the berm shall not exceed a three to one grade.
- (iii)** The applicant is also encouraged to plant a variety of ornamental trees and flowers in addition to the required plantings. Any permeable surface not occupied by trees, shrubs, and plantings beds, signs or other permitted fixtures shall be planted with turf or other living groundcover. Gravel, bark mulch, or other similar materials are not acceptable.
- (iv)** If the parking lot is located 50 feet or more from the street right-of-way line, no shrubs or berms will be required unless needed for a headlight screen.
- (v)** The Planning & Zoning Commission may reduce the width of the required landscape edge during site plan review when the reduction is required for public improvements.
- (vi)** Parking areas shall be landscaped in addition to the required landscape edge. Seventeen square feet of landscaping for each parking space shall be provided within the paved boundaries, including one shade tree (three inch caliper minimum) or an approved ornamental tree per ten parking spaces. Ornamental trees may be substituted for shade trees at a ratio of two to one with approval of the Planning Department's Landscape Architect. Ornamental trees shall be 8 feet - ten feet in height, if single trunked, or a total of three inch caliper and 8 feet - ten feet in height, if multi-trunked. Per the development incentives and standards in Section 3.1700 (Storm Water Management), up to 50% of the parking lot landscaping may be placed outside of the parking lot to meet the landscaping requirement. (ZC 2006-02; Ordinance No. 2006-4-24)

(vii) Unless designated as a storm water conservation area on a site-specific storm water management plan per Section 3.1700 (Storm Water Management), landscape areas shall be protected by a raised six-inch concrete curb. Pavement shall not be placed closer than five feet from the trunk of a tree. In cases where a tree must be within five feet of a curb or pavement, an approved root barrier device shall be used. The root barrier must be a rigid material system; no chemicals or flexible mesh shall be used. (ZC 2006-02; Ordinance No. 2006-4-24)

(viii) One shade tree (three inch caliper minimum) or an approved ornamental tree per 1,000 square feet of required open space shall be provided.

(ix) No site developed prior to the effective date of this section (April 27, 1992) shall be required to conform to the landscaping requirements of this section unless the site is redeveloped or there is a 30% or more increase in the existing square footage of building area and/or reconstruction of the existing parking lot.

(b) Landscaping Requirements for Single-Family, Patio Home, Single-Family Attached, and Two-Family Developments:

(i) One shade tree (three inch caliper minimum) or an approved ornamental tree shall be provided in residential subdivisions for each lot.

(ii) All required trees must be planted prior to request for final building inspection of the dwelling unit.

(3) Landscape Maintenance Requirements

(a) All plant material shall be maintained in a healthy and growing condition and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.

(b) Landscape areas shall be kept free of trash, litter, weeds, and other such materials or plants not a part of the landscaping.

(c) An automatic irrigation system is required for all landscaping. The irrigation system shall be designed with efficient water usage as an operational goal. The design shall include appropriate shut-off devices, manual over-ride and rain sensor. The irrigation system shall be designed with zones to water plants based on similar water needs.

(d) The requirements listed in a.-c. above shall not apply to single-family, patio home, single-family-attached, and two-family platted lots.

(e) Any developer desiring to install and maintain landscaping materials and irrigation facilities within the city right-of-way must first enter into and execute a "Median Right-of-Way Landscape and Irrigation Agreement."

(f) Entryway or amenity features within city right-of-way may be developed under the responsibility of a homeowners association or commercial property owners association. Documents shall be submitted, reviewed, and approved by the city.

(4) Landscape Design Requirements

Required trees and plants shall comply with the list of trees and plants that are suitable for local soil and climate conditions as compiled by the Planning Department's Landscape Architect. Landscape design shall exhibit the application of water conservation through creative design and shall be reviewed for compliance with the following principles:

- (a) Careful landscape design that applies water conservation methods,
- (b) Soil protection and improvement,
- (c) Careful selection and design of turf areas,
- (d) Use of site appropriate plant material with water conservation in mind, and
- (e) The use of mulch around all plant material and areas that are not turf or hardscape.

(5) Alternative Landscape Design

Per the development incentives and standards in Section 3.1700 (Storm Water Management), alternative landscape design intended to improve storm water quality and/or intended to decrease storm water quantity will be considered if submitted as part of a site-specific storm water management plan. Alternative landscape design shall be subject to approval by the standards for landscape plan approval as listed in 6. below and in Section 3.1700. (ZC 2006-02; Ordinance No. 2006-4-24)

(6) Landscape Plan Approval

- (a) Landscape plans shall be submitted with all nonresidential, multifamily, and retirement housing development submissions. Landscape plans shall ensure proper location of vegetation within public rights-of-way, preserve visibility triangles, maintain the overall integrity and intent of living screens, and promote ornamental planting within the city.
- (b) Submission of landscape plans shall be made to the Planning and Engineering Departments and shall comply with all submittal requirements. The applicant shall be provided a landscape review checklist that may include additional landscape requirements. City staff shall evaluate the appropriateness of the landscape and irrigation plans and may approve them or approve them subject to stipulations.
- (c) Unless otherwise requested, a full irrigation plan is not required for approval of the Planning and Engineering Departments. The only irrigation information required on the landscape plan is the location and size of the irrigation meter, which must be located in the public right-of-way or a dedicated easement.

(7) Tree Preservation and Protection

The purpose of this section is to establish regulations for the preservation and/or replacement of existing trees within the city of Plano and to provide requirements for the protection of trees during construction, development, or redevelopment.

(a) Definitions

Term	Definition
Buildable Area	The portion of a lot exclusive of required yard areas on which a structure or building improvements may be erected.
Building Pad	The actual foundation area of a building and a ten-foot clear area around the foundation necessary for construction and grade transitions.
Clear-Cutting	The random cutting, plowing, or grubbing of trees without regard to type or size for the purpose of clearing the land.
Development	Any manmade change to improved or unimproved real estate including, but not limited to, buildings and other structures, paving, drainage, or utilities, and agricultural activities.
Drip Line	A vertical line run through the outermost portion of the crown of a tree and extending to the ground.
Tree	Any self-supporting woody perennial plant which has a trunk diameter of four and one-half inches or more when measured by caliper inch at a point of four feet above ground level and which normally attains a height of at least 15 feet at maturity.

(b) Applicability

The terms and provisions of the section apply to all property as follows:

- (i) All vacant and undeveloped property, and
- (ii) All property to be redeveloped, including additions and alterations.

(c) Exemptions

- (i) This section does not apply to individual single-family, duplex, and single-family attached lots after initial development and final inspection of the dwelling units by the Building Inspection Department or to properties for which an approved site plan, phase II land study, preliminary plat, or preliminary replat is in effect on the date of adoption of this ordinance.
- (ii) For all single-family developments, the buildable area as defined above, plus the area needed to establish proper drainage, public street rights-of-way, and public utility easements are exempt.
- (iii) For all nonresidential and multifamily developments, the building pads as defined above, plus proposed public street rights-of-way, public utility easements, off-street parking areas, driveways, fire lanes, and drive aisles are exempt. Sufficient area to allow the normal operation of construction equipment for these improvements is also exempt.

- (iv) During the period of an emergency such as a tornado, storm, flood, or other natural disaster, the requirements of this ordinance may be waived as deemed necessary by the Emergency Management Coordinator or other designee of the City Manager.
- (v) In addition to rights granted by easement, utility companies franchised by the city may remove trees during the period of an emergency that are determined by the company to be a danger to public safety and welfare by interfering with utility service.
- (vi) Any nursery, as defined by Section 1-600 of this ordinance, shall be exempt from the terms and provisions of this ordinance only in relation to those trees planted and growing on the premises for the sale or intended sale to the public.
- (vii) City rights-of-way, streets, parks, and any other public property under the jurisdiction of the City of Plano shall be governed by the requirements of this ordinance and the requirements of Ordinance No. 89-11-15.
- (viii) Hackberry (*Celtis occidentalis*), Bois d'Arc (*Malcura pomifera*), and Cottonwood (*Populus deltoides*) are exempt from tree protection and preservation requirements except when located in a floodplain or watercourse as defined by the City of Plano or other government agencies.

(d) Tree Preservation Requirements

The following requirements must be met:

- (i) No clear-cutting of land is allowed without a permit. The approved Tree Preservation Plan is the permit for the removal of trees subject to this ordinance.
- (ii) No tree eight inches in caliper or larger may be removed unless it is located in areas specifically exempted in 6.c. above or the city has approved removal. These trees must be preserved unless the health and condition of the tree warrants removal, as determined by the city.
- (iii) The caliper of a tree shall be measured at four feet above ground level for tree survey purposes.

(e) Tree Survey and Preservation Plan Required

(i) Preliminary Development Plans

A general survey of natural vegetation showing tree groupings and anticipated tree losses shall be submitted with all preliminary site plan and phase II land study applications. Required data includes approximate locations and species of individual trees eight inches or larger in caliper and a range of sizes and species for tree groupings. Photographs of the site showing tree cover are also required.

(ii) Final Development Plans

A tree survey and tree preservation plan shall be submitted with all site plan and preliminary plat applications. The Planning Department is authorized to maintain a list of required information for tree surveys and tree preservation plans. The tree survey shall include the exact location, size, condition if

damaged or diseased, and common name of each tree eight inches in caliper or larger. The survey must also show existing and proposed spot elevations near the trunk of trees to be preserved. This document must be signed by the preparer. The tree preservation plan shall indicate which trees are to be preserved, which are to be removed and the manner in which they will be protected during the construction period. A tree mitigation plan must be included as part of the tree survey and protection plan. Projects will not be released for construction until a tree preservation plan (if applicable) has been approved.

(iii) Field Inspections

Prior to the approval by the Planning Department's Landscape Architect of a tree preservation plan, the applicant shall mark all trees to be preserved in a manner to allow for quick field and plan coordination and notify the city of the marking. The city shall inspect and verify the marking within two weeks.

1. Prior to the commencement of grading, all tree markings, protective fencing such as plastic mesh and erosion control measures must be installed by the developer and must be inspected by the city.
2. The city may issue a stop-work order at any time if tree preservation requirements are not being met.
3. Within two weeks of notification by the Engineering Department that final acceptance of the subdivision is imminent, a final inspection of the tree preservation methods must be performed.

(f) Requirements for Tree Preservation

Developers shall adhere to the following tree protection measures on all construction sites.

- (i)** Prior to grading, brush removal, or construction, the developer shall clearly tag or mark all trees to be preserved.
- (ii)** The developer shall erect a plastic mesh fence, or other approved fencing material, a minimum of four feet in height around each tree or group of trees to prevent the placement of debris or fill within the drip line.
- (iii)** During the construction phase of development, the developer shall prohibit cleaning, parking, or storage of equipment or materials under the canopy of any tree or group of trees being preserved. The developer shall not allow the disposal of any waste material such as, but not limited to, paint, oil solvents, asphalt, concrete, mortar, etc. in the canopy area.
- (iv)** No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.
- (v)** No fill or excavation may occur within the drip line of a tree to be preserved unless there is a specific approved plan for use of tree wells or retaining walls. Major changes of grade (six inches or greater) will require additional measures

to maintain proper oxygen and water exchange with the roots. In addition, the developer should adhere to the following guidelines to protect the trees to be preserved:

1. With grade changes, a reinforced retaining wall or tree well of a design approved by the city should be constructed around the tree no closer than half the distance between the trunk and the drip line. The retaining wall should be constructed so as to maintain the existing grades around a tree or group of trees.
2. At no time should a wall, pavement, or porous pavement be placed closer than five feet or one foot for every two inches in caliper, whichever is greater, to the trunk of the tree.
3. Root pruning may be necessary when the critical root zone is to be disturbed.
4. If a patio, sidewalk, drive, parking lot, or other paved surface must be placed within the drip line of an existing tree, material such as a porous pavement or other approved construction method that will allow the passage of water and oxygen may be required.

(g) Tree Preservation Credits

This paragraph applies only to nonresidential and multifamily development. For every tree (eight inches in caliper or larger) preserved, the developer shall be given credit for two trees as required by this ordinance. Only trees in good condition, having been protected in accordance with the Tree Protection Requirements, shall be considered for credit. A maximum credit of one-third of the required trees shall be allowed per site. Trees designated as mitigation trees are not subject to the tree credit and must be accounted for at 100%. Determination of credits shall be made by the city upon completion of site improvements. Field conditions may warrant submittal of a revised landscape plan to determine the number of tree credits. Review may include a field inspection of the site, and the plan may be referred to other departments for review and recommendations.

(h) Replacement of Trees

Replacement of trees will be required if trees are removed when:

- (i) The trees were identified on the Tree Preservation Plan for preservation but were damaged or destroyed during construction.
- (ii) The trees were located in the 100-year floodplain, including areas approved for reclamation, unless the city requires removal of trees for drainage purposes.
- (iii) Replacement trees are to be measured at 12 inches above the soil stain.
- (iv) Trees that are eight to 30 inches in caliper shall be replaced at an inch-to-inch rate. The minimum size replacement tree shall be four inch caliper.
- (v) Trees that are larger than 30 inches in caliper shall be replaced at a rate of one and one-half inch per one inch of removed tree. The minimum size replacement tree shall be four inch caliper.

- (vi)** In order to encourage the use of larger caliper trees for required landscaping, the mitigation inches required for tree replacement may be added to the required edge, interior parking lot trees and open space trees on a one inch for one inch basis in one inch increments. These must be clearly indicated on the landscape submittal.
- (vii)** Acceptable types of replacement will be left to the designer to select but must be of high quality native or naturalized material with a proven record of suitability for local climate and conditions in accordance with 4. above.
- (viii)** If the physical limitations of the subject property are such that all of the replacement trees cannot be properly located, the developer shall locate the extra trees in public rights-of-way, medians, on private open space areas, or in public park land with the approval of the Planning Department's Landscape Architect or the Urban Forester. The developer may pay a fee to the city in lieu of tree replacement.