

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

June 16, 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 June 2, 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 Revised Site Plan: Preston Park South Addition, Phase 2, Block A, Lot 2 - Retail building on one lot on 1.9± acres located at the northeast corner of Preston Road and Old Shepard Place. Zoned Planned Development-186-Retail/General Office with Specific Use Permits #268 & #269 for Private Club and Restaurant. Neighborhood #55. EH Applicant: Old Shepard Place II, Ltd.</p>	

<p>5b EH</p>	<p>Concept Plan: Cigna Point Addition, Block A, Lot 2 - Office, hotel, and retail buildings on one lot on 28.6± acres located at the northeast corner of Dallas North Tollway and West Plano Parkway. Zoned Planned Development-200-Regional Employment. Neighborhood #53. Applicant: Scarborough Parkway II, L.P.</p>
<p>5c BT</p>	<p>Revised Site Plan: Prestonwood Park Addition, Block A, Lot 6 - Bank on one lot on 0.9± acre located at the northeast corner of Midway Road and Park Boulevard. Zoned Planned Development-112-Retail. Neighborhood #40. Applicant: Uptown Midway, LLC</p>
<p>5d TF</p>	<p>Conveyance Plat: Fairview Premier Phase II Addition, Block 1, Lot 1 - Conveyance lot on 2.5± acres located on the west side of Premier Drive, 550± feet north of Renaissance Drive. Zoned Corridor Commercial. Neighborhood #36. Applicant: Fairview Farm Land Co., Ltd.</p>
<p>5e TF</p>	<p>Revised Preliminary Site Plan: Percy/Christon Addition, Block 1, Lots 1R & 5R - Bank and retail on two lots on 11.3± acres located at the northeast corner of Wagner Way and Spring Creek Parkway. Zoned Corridor Commercial. Neighborhood #21. Applicant: Spring Creek Plano Retail, L.P.</p>
<p><u>END OF CONSENT AGENDA</u></p>	
<p><u>PUBLIC HEARINGS</u></p>	
<p>6 TF</p>	<p>Public Hearing: Zoning Case 2008-58 - Request for Specific Use Permit for Used Car Dealer on 0.2± acre located on the east side of J Avenue, 360± feet north of 12th Street. Zoned Light Commercial. Applicant: Clyde Hanniwalt</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 2008-53 - Request to rescind Specific Use Permit #68 for Private Club on 0.1± acre located 40± feet south of Park Boulevard, 215± feet east of Chisholm Place. Zoned Corridor Commercial. Applicant: City of Plano</p>

<p>7B EH</p>	<p>Zoning Case 2008-59 - Request to rescind Specific Use Permit #391 for Private Club on 0.1± acre located 169± feet west of Preston Road, 1,050± feet south of Spring Creek Parkway. Zoned Planned Development-447-Retail/Multifamily Residence-2. Applicant: City of Plano</p>	
<p>7C BT</p>	<p>Zoning Case 2008-60 - Request to rescind Specific Use Permit #451 for Private Club on 2.3± acres located 488± feet west of Dallas North Tollway, 785± feet north of Park Boulevard. Zoned Regional Commercial. Applicant: City of Plano</p>	
<p>7D TF</p>	<p>Zoning Case 2008-61 - Request to rescind Specific Use Permit #79 for Private Club on 0.1± acre located 945± feet west of U.S. Highway 75, 1,135± feet north of Plano Parkway. Zoned Corridor Commercial. Applicant: City of Plano</p>	
<p>8 BT</p>	<p>Public Hearing - Replat: Harrington Homeplace, Block C, Lots 25R & 32R - One Single-Family Residence-7 lot and one open space lot on 4.1± acres located at the northeast corner of Ohio Drive and Southwick Drive. Zoned Planned Development-183-Single-Family Residence-6/Single-Family Residence-7. Neighborhood #32. Applicant: Harrington Homeplace HOA</p>	
<p>9 BT</p>	<p>Public Hearing - Preliminary Replat & Revised Site Plan: Beaty Early Childhood School, Block A, Lot 1R - Public school on one lot on 8.0± acres located at the southeast corner of Eldorado Drive and Nevada Drive. Zoned Single-Family Residence-7. Neighborhood #50. Applicant: Plano Independent School District</p>	
<p>10 BT</p>	<p>Public Hearing - Preliminary Replat & Revised Site Plan: Performance Addition, Block 1, Lot 1R - Existing new car dealer on one lot on 5.8± acres located on the west side of Preston Road, 500± feet south of Plano Parkway. Zoned Planned Development-201-Light Commercial. Neighborhood #54. Applicant: Ironwood Partners, Ltd.</p>	
<p>11 TF</p>	<p>Public Hearing - Replat & Revised Site Plan: Cadbury/Schweppes Addition, Block A, Lot 1 - General office with parking garage on one lot on 19.7± acres located at the southeast corner of Legacy Drive and Hedgcoxe Road. Zoned Commercial Employment. Neighborhood #8. Applicant: Dr. Pepper/Seven Up, Inc.</p>	
<p>12 EH</p>	<p>Public Hearing - Preliminary Replat & Revised Site Plan: Pearson Early Childhood School, Block A, Lot 1 - Public school on one lot on 6.7± acres located at the southeast corner of Lookout Trail and Eagle Pass. Zoned Single-Family Residence-7. Neighborhood #36. Applicant: Plano Independent School District</p>	
	<p><u>END OF PUBLIC HEARINGS</u></p>	

- 13**
TF **Preliminary Site Plan:** Fairview Premier Phase II Addition, Block 1, Lot 1 - Kennel (indoor pens)/commercial pet sitting and medical office buildings on one lot on 2.5± acres located on the west side of Premier Drive, 550± feet north of Renaissance Drive. Zoned Corridor Commercial. Neighborhood #36. **Applicant: Fairview Farm Land Co., Ltd.**
- 14**
TF **Request to Call a Public Hearing** - A request to call a public hearing to amend the Zoning Ordinance to formulate regulations to prohibit electronic billboard signage. **Applicant: City of Plano**
- 15**
KP **Discussion and Direction:** Mixed-Use Policy Statement - Discussion and direction on a mixed-use policy statement to amend the City of Plano Comprehensive Plan. **Applicant: City of Plano**
- 16** **Items for Future Discussion** - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.

ACCESSIBILITY STATEMENT

Plano Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning Department at (972) 941-7151.

**CITY OF PLANO
PLANNING & ZONING COMMISSION
PUBLIC HEARING PROCEDURES**

The Planning & Zoning Commission welcomes your thoughts and comments on these agenda items. The commission does ask, however, that if you wish to speak on an item you:

1. **Fill out a speaker card.** This helps the commission know how many people wish to speak for or against an item, and helps in recording the minutes of the meeting. **However, even if you do not fill out a card, you may still speak.** Please give the card to the secretary at the right-hand side of the podium before the meeting begins.
2. **Limit your comments to new issues dealing directly with the case or item.** Please try not to repeat the comments of other speakers.
3. **Limit your speaking time so that others may also have a turn.** If you are part of a group or homeowners association, it is best to choose one representative to present the views of your group. The commission's adopted rules on speaker times are as follows:
 - 15 minutes for the applicant - After the public hearing is opened, the Chair of the Planning & Zoning Commission will ask the applicant to speak first.
 - 3 minutes each for all other speakers, up to a maximum of 45 minutes. Individual speakers may yield their time to a homeowner association or other group representative, up to a maximum of 15 minutes of speaking time.

If you are a group representative and other speakers have yielded their 3 minutes to you, please present their speaker cards along with yours to the secretary.
 - 5 minutes for applicant rebuttal.
 - Other time limits may be set by the Chairman.

The commission values your testimony and appreciates your compliance with these guidelines.

For more information on the items on this agenda, or any other planning, zoning, or transportation issue, please contact the Planning Department at (972) 941-7151.

CITY OF PLANO
PLANNING & ZONING COMMISSION
CONSENT AGENDA ITEMS

June 16, 2008

Agenda Item No. 5a

Revised Site Plan: Preston Park South Addition, Phase 2, Block A, Lot 2

Applicant: Old Shepard Place II, Ltd.

Retail building on one lot on 1.9± acres located at the northeast corner of Preston Road and Old Shepard Place. Zoned Planned Development-186-Retail/General Office with Specific Use Permits #268 & #269 for Private Club and Restaurant. Neighborhood #55.

The purpose for this revised site plan is to demolish the existing restaurant building and construct a new retail building.

Recommended for approval as submitted.

Agenda Item No. 5b

Concept Plan: Cigna Point Addition, Block A, Lot 2

Applicant: Scarborough Parkway II, L.P.

Office, hotel, and retail buildings on one lot on 28.6± acres located at the northeast corner of Dallas North Tollway and West Plano Parkway. Zoned Planned Development-200-Regional Employment. Neighborhood #53.

Recommended for approval as submitted.

Agenda Item No. 5c

Revised Site Plan: Prestonwood Park Addition, Block A, Lot 6

Applicant: Uptown Midway, LLC

Bank on one lot on 0.9± acre located at the northeast corner of Midway Road and Park Boulevard. Zoned Planned Development-112-Retail. Neighborhood #40.

The purpose of this revised site plan is to construct a new building and provide the necessary parking.

Recommended for approval as submitted.

Agenda Item No. 5d

Conveyance Plat: Fairview Premier Phase II Addition, Block 1, Lot 1

Applicant: Fairview Farm Land Co., Ltd.

Conveyance lot on 2.5± acres located on the west side of Premier Drive, 550± feet north of Renaissance Drive. Zoned Corridor Commercial. Neighborhood #36.

Recommended for approval as submitted.

Agenda Item No. 5e

Revised Preliminary Site Plan: Percy/Christon Addition, Block 1,
Lots 1R & 5R

Applicant: Spring Creek Plano Retail, L.P.

Bank and retail on two lots on 11.3± acres located at the northeast corner of Wagner Way and Spring Creek Parkway. Zoned Corridor Commercial. Neighborhood #21.

The purpose of this revised preliminary site plan is to allow for the redevelopment of the southern portion of Lot 5 as a bank.

Recommended for approval as submitted.

LS-41

S-229

S-150

R

PRESTON RD

PD-189
R/O-2

PRESTON PARK BLVD

PD-186

S-313/S-314/S-339

R/O-2

S-268/S-269

PRESTON PARK CT

PD-458
MF-2

MF-2

SF-6

OLD SHEPARD PL

PARLIAMENT LN

BAYBERRY CT

COURT MEADOW DR

BROOK MEA

YORKSHIRE

F-7

PD-193
MF-3

HUDSON DR

ALBANY DR

S-282

S-023/355

PD-194 S-152

O-2

SAVANNAH DR

PD-457
R/O-2

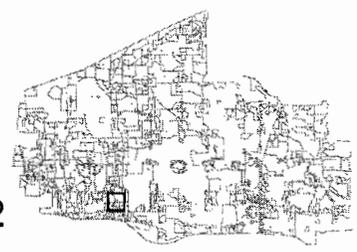
DEXTER DR

EXETER

EXETER DR



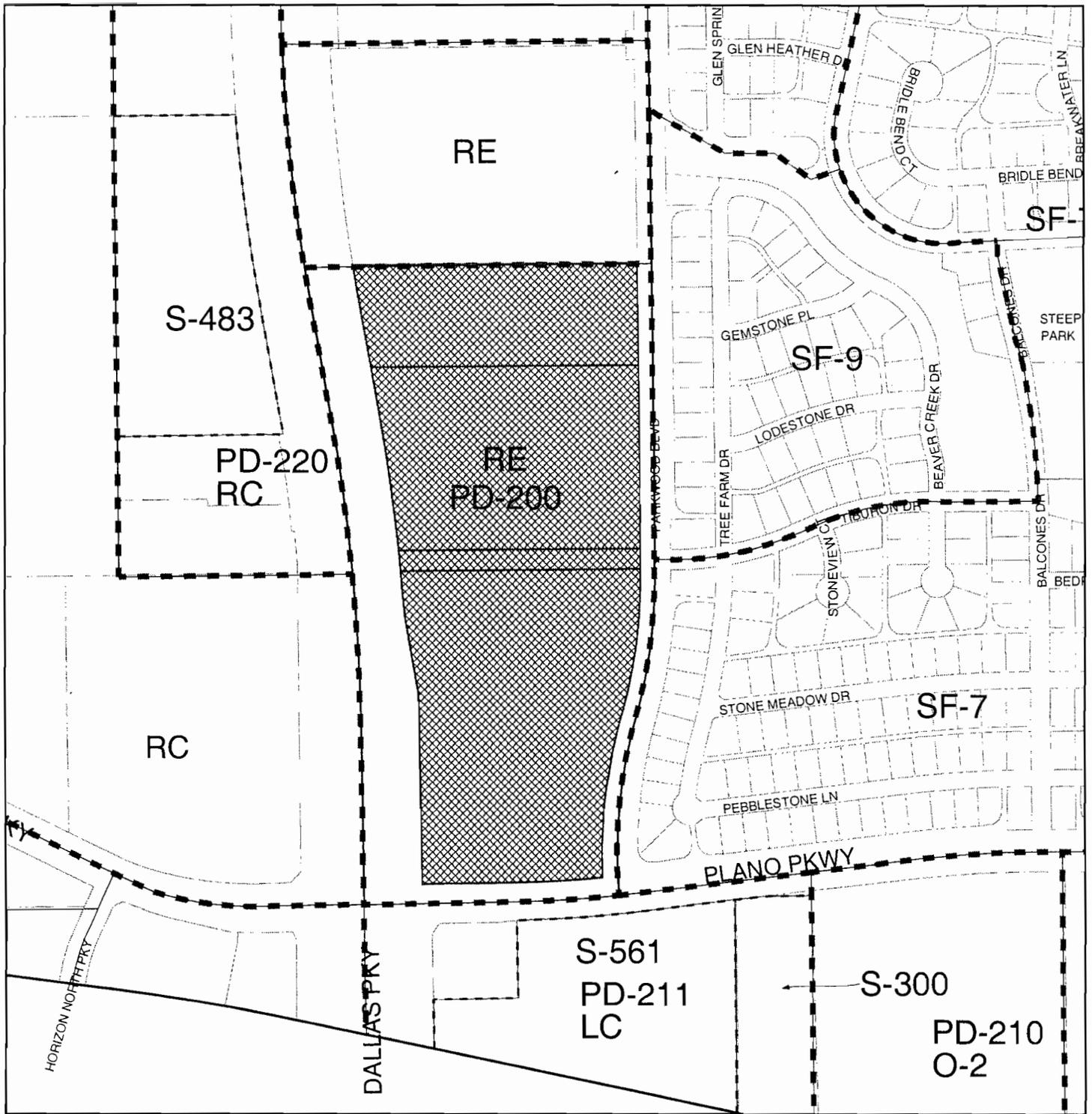
Item Submitted: REVISED SITE PLAN



Title: PRESTON PARK SOUTH ADDITION, PHASE 2
BLOCK A, LOT 2

Zoning: PLANNED DEVELOPMENT-186-RETAIL/GENERAL OFFICE
w/SPECIFIC USE PERMIT #268 & #269/ ○ 200' Notification Buffer
PRESTON ROAD OVERLAY DISTRICT

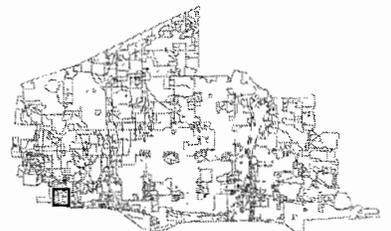




Item Submitted: CONCEPT PLAN

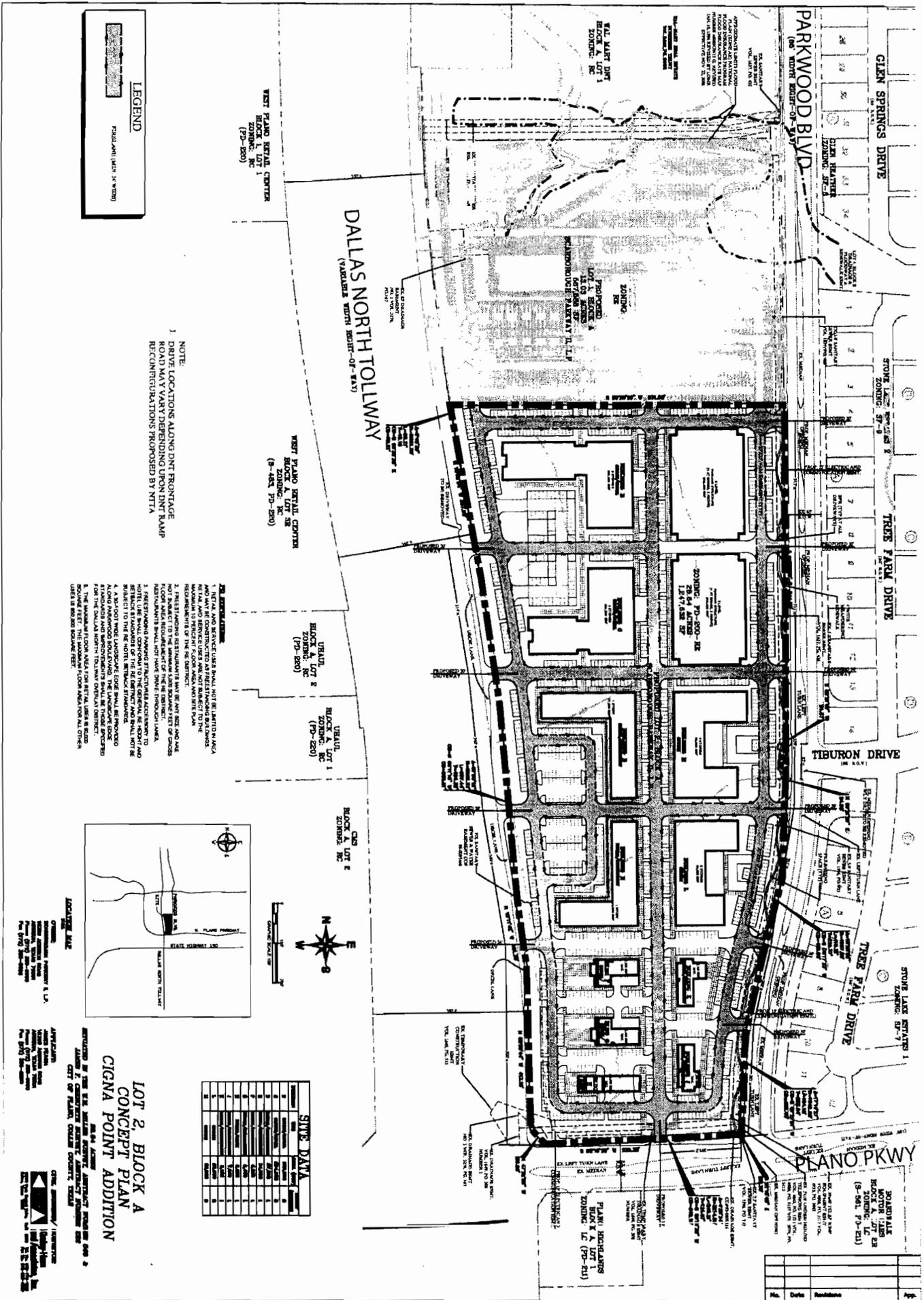
Title: CIGNA POINT ADDITION
BLOCK A, LOT 2

Zoning: PLANNED DEVELOPMENT-200-REGIONAL EMPLOYMENT/
DALLAS NORTH TOLLWAY OVERLAY DISTRICT



○ 200' Notification Buffer



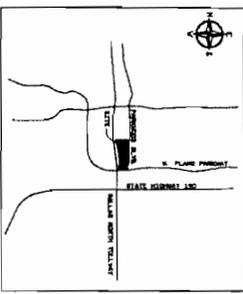
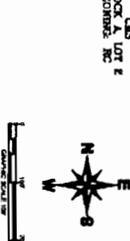


LEGEND



NOTE:
 1. DRIVE LOCATIONS ALONG DNT FRONTAGE ROAD MAY VARY DEPENDING UPON DNT RAMP RECONFIGURATIONS PROPOSED BY NTTA

- GENERAL NOTES:**
1. INITIAL AND SERVICE UTILS SHALL NOT BE LINED IN AREA AND MAY BE CONSTRUCTED AS THE EXISTING BUILDINGS. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLAN RECOMMENDATIONS OF THE DISTRICT.
 2. THE DISTRICT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SERVICE UTILS AND THE DISTRICT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SERVICE UTILS AND THE DISTRICT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SERVICE UTILS.
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 4. A 30-FOOT WIDE LANDSCAPE EDGE SHALL BE PROVIDED ALONG PARKWOOD BOULEVARD. THE LANDSCAPE EDGE SHALL BE PROVIDED ALONG PARKWOOD BOULEVARD. THE LANDSCAPE EDGE SHALL BE PROVIDED ALONG PARKWOOD BOULEVARD.
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SITE DATA

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT
1	PLANNED	1,234,567	100%
2	EXISTING	1,234,567	100%
3	PLANNED	1,234,567	100%
4	EXISTING	1,234,567	100%
5	PLANNED	1,234,567	100%
6	EXISTING	1,234,567	100%
7	PLANNED	1,234,567	100%
8	EXISTING	1,234,567	100%
9	PLANNED	1,234,567	100%
10	EXISTING	1,234,567	100%

**LOT 2, BLOCK A
 CONCEPT PLAN
 CIGNA POINT ADDITION**

DESIGNED BY THE U.S. BUREAU OF ARCHITECTURE
 ARCHITECT: [Firm Name]
 DATE: JUNE 2008
 PROJECT NO. 084404001

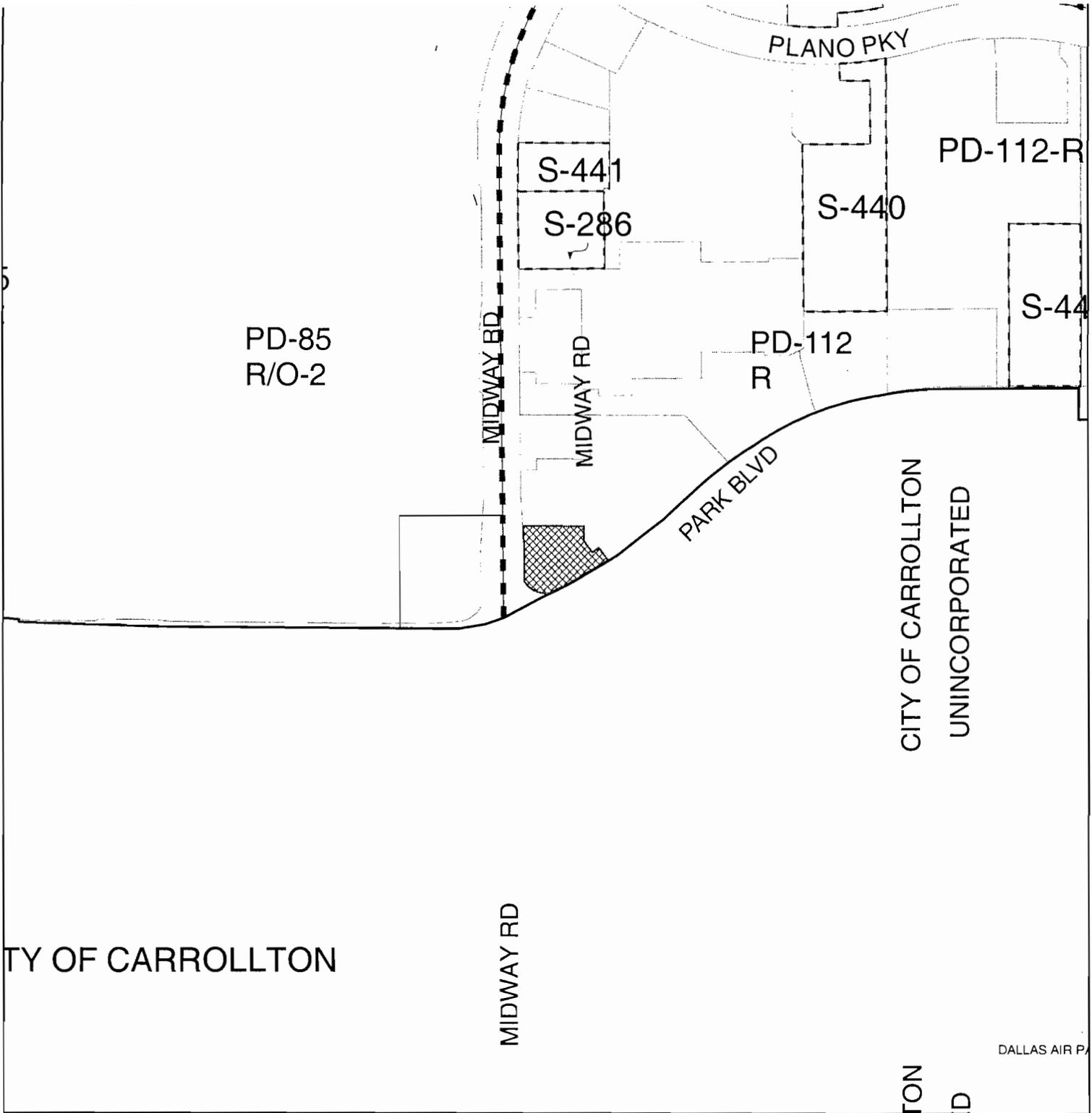
No.	Date	Revisions

CONCEPT PLAN

**CIGNA POINT DEVELOPMENT
 PLANO, TEXAS**



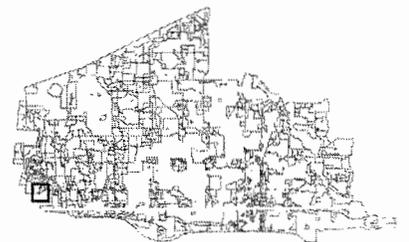
Kimley-Horn
 and Associates, Inc.
 1200 Park District Blvd., Suite 1000
 Plano, TX 75075
 (972) 423-4444



Item Submitted: REVISED SITE PLAN

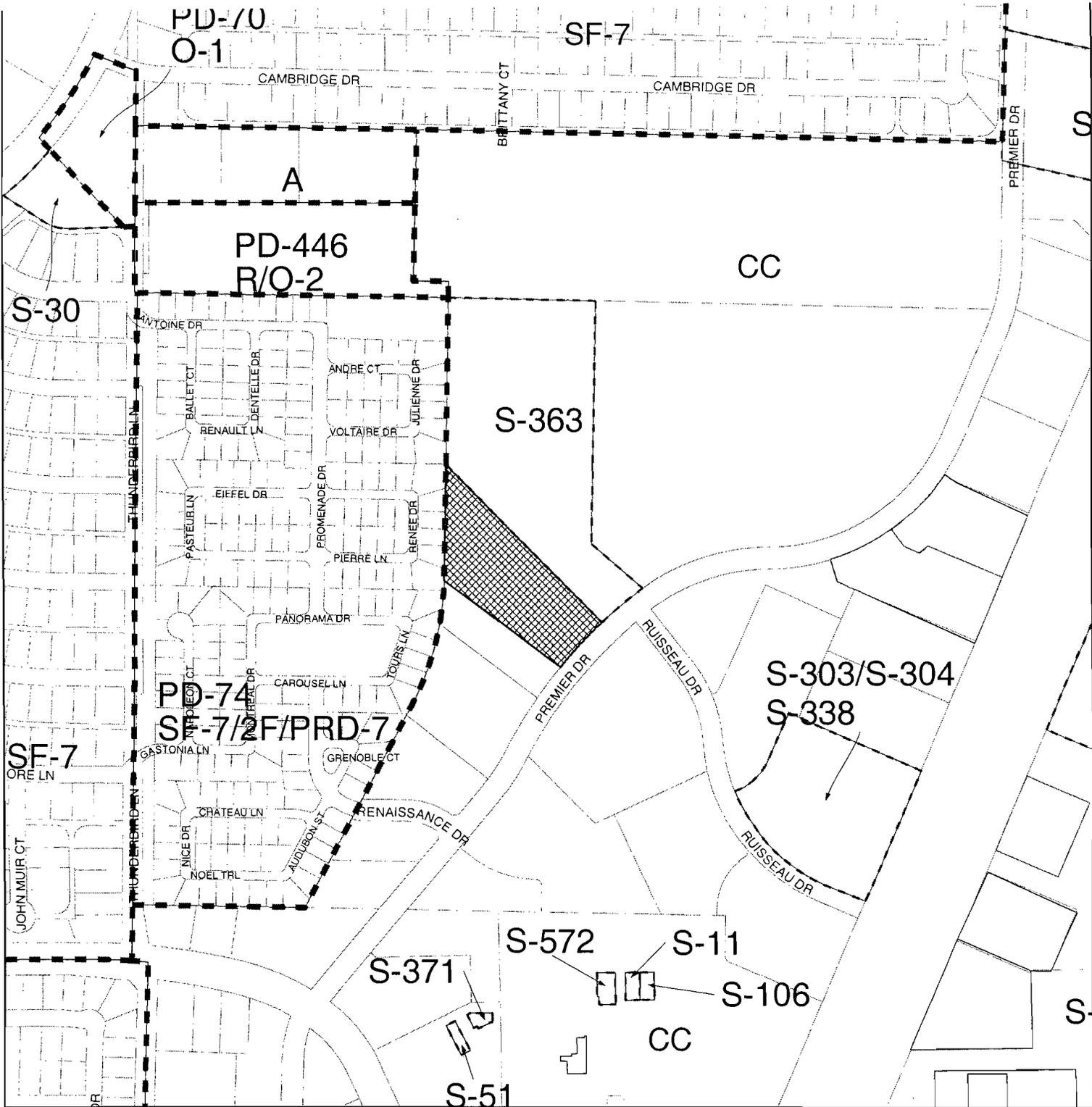
Title: PRESTONWOOD PARK ADDITION
BLOCK A, LOT 6

Zoning: PLANNED DEVELOPMENT-112-RETAIL



○ 200' Notification Buffer

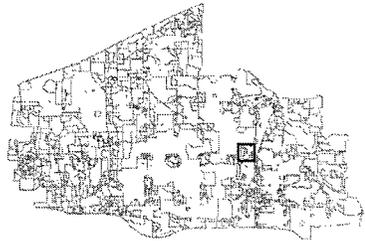




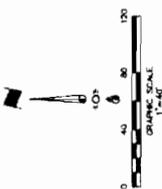
Item Submitted: CONVEYANCE PLAT

Title: FAIRVIEW PREMIER PHASE II ADDITION
BLOCK 1, LOT 1

Zoning: CORRIDOR COMMERCIAL

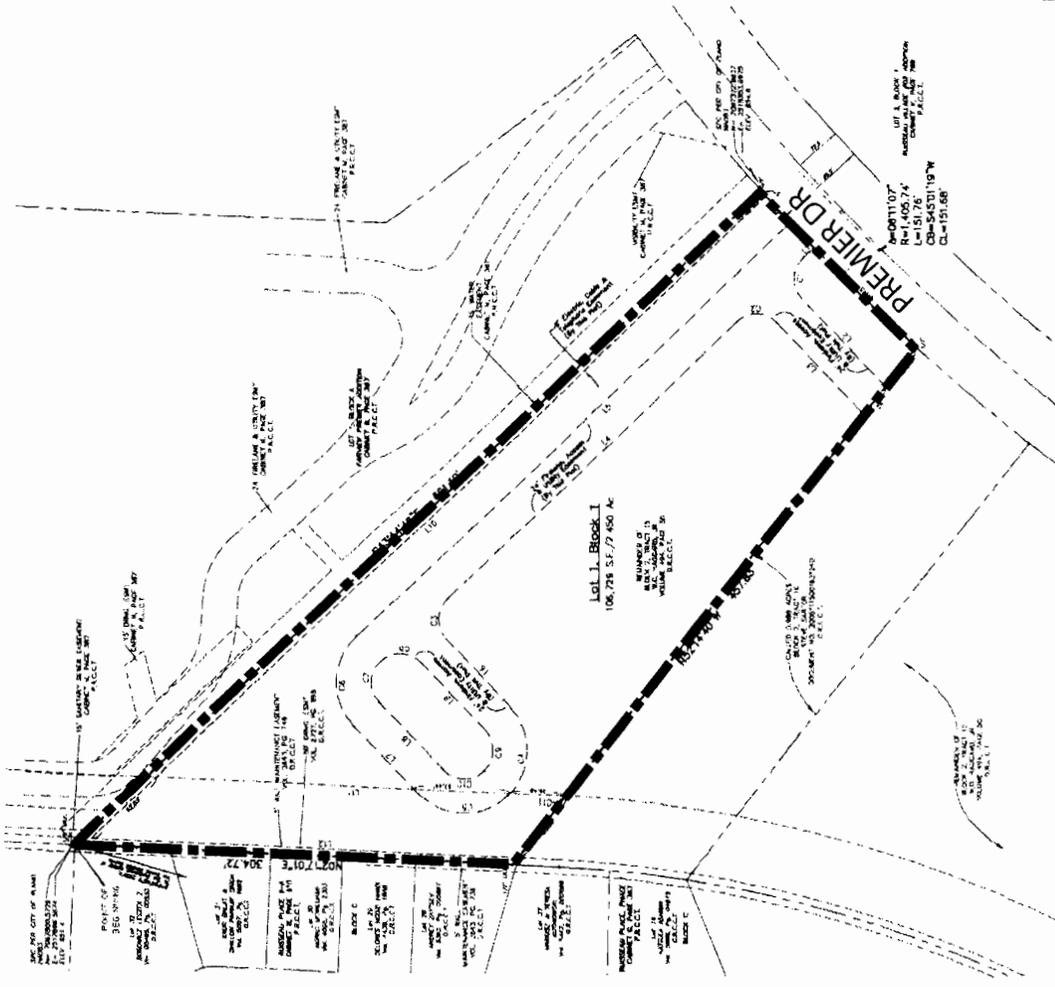


○ 200' Notification Buffer

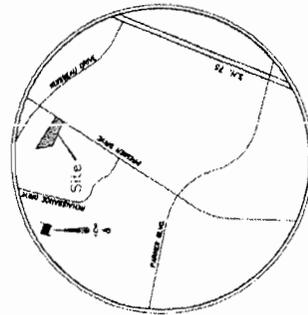


LINE	BEARING	DISTANCE
1	S 89° 52' 30" W	72.17
2	S 89° 52' 30" W	72.17
3	S 89° 52' 30" W	72.17
4	S 89° 52' 30" W	72.17
5	S 89° 52' 30" W	72.17
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18	S 89° 52' 30" W	72.17
19	S 89° 52' 30" W	72.17
20	S 89° 52' 30" W	72.17

LINE	BEARING	DISTANCE	AREA
1	S 89° 52' 30" W	72.17	5200.00
2	S 89° 52' 30" W	72.17	5200.00
3	S 89° 52' 30" W	72.17	5200.00
4	S 89° 52' 30" W	72.17	5200.00
5	S 89° 52' 30" W	72.17	5200.00
6	S 89° 52' 30" W	72.17	5200.00
7	S 89° 52' 30" W	72.17	5200.00
8	S 89° 52' 30" W	72.17	5200.00
9	S 89° 52' 30" W	72.17	5200.00
10	S 89° 52' 30" W	72.17	5200.00
11	S 89° 52' 30" W	72.17	5200.00
12	S 89° 52' 30" W	72.17	5200.00
13	S 89° 52' 30" W	72.17	5200.00
14	S 89° 52' 30" W	72.17	5200.00
15	S 89° 52' 30" W	72.17	5200.00
16	S 89° 52' 30" W	72.17	5200.00
17	S 89° 52' 30" W	72.17	5200.00
18	S 89° 52' 30" W	72.17	5200.00
19	S 89° 52' 30" W	72.17	5200.00
20	S 89° 52' 30" W	72.17	5200.00



A Certificate of Title is a report of property approved by a title insurance company. It is a statement of the title to the property and is not a guarantee of title. The title insurance company is not responsible for the accuracy of the information provided in this report. The title insurance company is not responsible for the accuracy of the information provided in this report. The title insurance company is not responsible for the accuracy of the information provided in this report.



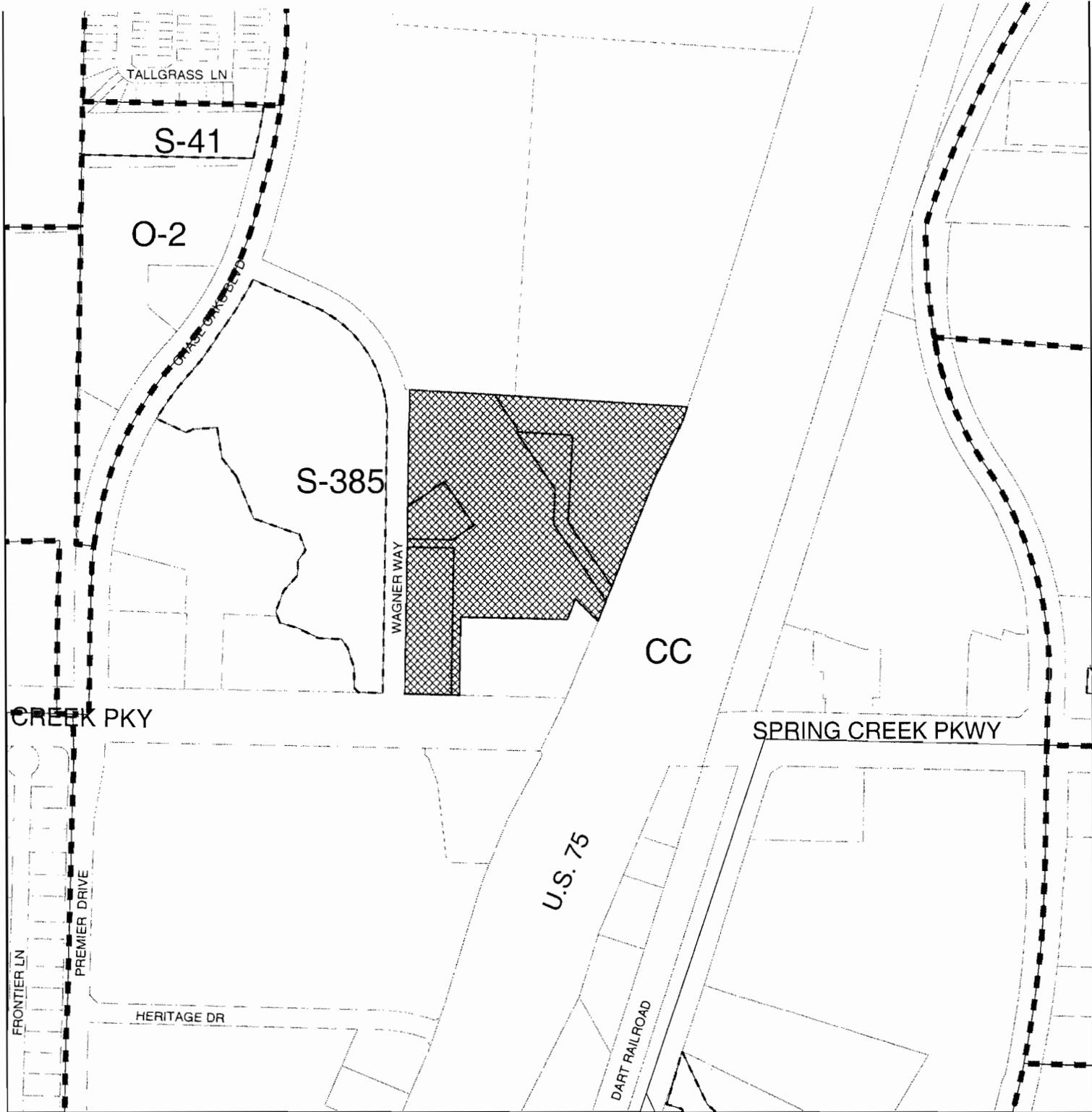
LEGEND

- CONCRETE
- ASPH
- IRON ROD TYPING
- IRON ROD SET
- OPEN RECORDS DEPT. COUNTY TRIMS
- OPEN RECORDS COLLIN COUNTY TRIMS
- LOGUMENT

SHEET 1 OF 2
 CONVEYANCE PLAT
FAIRVIEW PREMIER PHASE II ADDITION
 LOT 1, BLOCK 1
 Being 0 2.450 Acre Tract of Land
 situated in the
DANIEL ROWLETT SURVEY ~ ABSTRACT NO. 738
 PLANO, COLLIN COUNTY, TEXAS

Engineer/Author:
 Square Engineering, Inc.
 738 North Loop West, Suite 210
 Dallas, Texas 75202
 Telephone (972) 432-0077
 Contact: John Spore

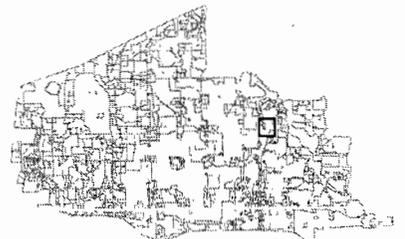
June 9, 2008



Item Submitted: REVISED PRELIMINARY SITE PLAN

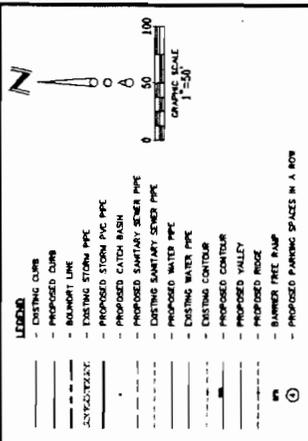
Title: PEARCY/CHRISTON ADDITION
BLOCK 1, LOTS 1R & 5R

Zoning: CORRIDOR COMMERCIAL



○ 200' Notification Buffer





- LEGEND**
- EXISTING CURB
 - PROPOSED CURB
 - EXISTING SIDEWALK
 - PROPOSED SIDEWALK
 - EXISTING STORM PIPE
 - PROPOSED STORM PVC PIPE
 - EXISTING CATCH BASIN
 - PROPOSED SANITARY SEWER PIPE
 - EXISTING WATER PIPE
 - PROPOSED WATER PIPE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING VALLEY
 - PROPOSED VALLEY
 - EXISTING ROOZE
 - PROPOSED ROOZE
 - EXISTING TREE PLANT
 - PROPOSED TREE PLANT
 - EXISTING TRAILWAY & ACCESS EASEMENT
 - PROPOSED CONCRETE SIDEWALK



GENERAL NOTES:

1. BUILDINGS EXCEEDING 100 SQUARE FEET OR GREATER SHALL BE LODGE FIRE SPRINKLED.
2. FIRE LAKES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
3. ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES SHALL BE UNDERGROUND WHERE REQUIRED.
4. FOUR-FEET WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OUT OF THE BUILDING FACE WITH A MINIMUM 18" CLEARANCE FROM THE CURB OR SIDEWALK. AN ALTERNATE DESIGN IS APPROVED BY THE CITY, BARRIERS/FREEZE AT ALL CURB CROSSINGS.
5. MECHANICAL UNITS, DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
6. ALL SIGNAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTION DEPARTMENT.
7. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
8. ALL SIGNAGE SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
9. BUILDING FACIADAS WHICH HAS DECORATIVE SHALL BE COMPATIBLE AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES.
10. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN 10 FEET OF THE CURB OF THE PROPERTY TO BE DEVELOPED.
11. DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
12. ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES SHALL BE UNDERGROUND WHERE REQUIRED.
13. USES SHALL CONFORM TO OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 11-100 OF THE ZONING ORDINANCE: RESISTANCE TO FIRE, TOXICITY, CORROSIVE MATERIAL, FIRE OR EXPLOSIVE MATERIAL, TOXIC AND CORROSIVE MATERIAL, VIBRATION AND/OR OTHER PERFORMANCE STANDARDS.
14. ALL IMPROVEMENTS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
15. SIX-FOOT WOODEN SIGNING WALL TO MATCH BUILDING WITH SIX-FOOT WOODEN RETAIL WALLS.

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	11/15/17	JK	ISSUED FOR PERMITS
2	11/15/17	JK	ISSUED FOR PERMITS
3	11/15/17	JK	ISSUED FOR PERMITS
4	11/15/17	JK	ISSUED FOR PERMITS
5	11/15/17	JK	ISSUED FOR PERMITS
6	11/15/17	JK	ISSUED FOR PERMITS
7	11/15/17	JK	ISSUED FOR PERMITS
8	11/15/17	JK	ISSUED FOR PERMITS
9	11/15/17	JK	ISSUED FOR PERMITS
10	11/15/17	JK	ISSUED FOR PERMITS
11	11/15/17	JK	ISSUED FOR PERMITS
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18	11/15/17	JK	ISSUED FOR PERMITS
19	11/15/17	JK	ISSUED FOR PERMITS
20	11/15/17	JK	ISSUED FOR PERMITS
21	11/15/17	JK	ISSUED FOR PERMITS
22	11/15/17	JK	ISSUED FOR PERMITS
23	11/15/17	JK	ISSUED FOR PERMITS
24	11/15/17	JK	ISSUED FOR PERMITS
25	11/15/17	JK	ISSUED FOR PERMITS
26	11/15/17	JK	ISSUED FOR PERMITS
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REVISIONS

DATE: 11/15/17
SCALE: 1"=50'
SHEET NO.: 0001
SHEET TOTAL: 0002

REVISED PRELIMINARY SITE PLAN
PEARCY/CHRISTON ADDITION
LOTS 1R & 5R, BLOCK 1-11.33 ACRES
CITY OF PLANO
DANIEL ROWLETT SURVEY, ABSTRACT NO. 738
COLLIN COUNTY, TEXAS

O'DONALD ENGINEERING LLC
1601 E. Lamar Blvd, Suite 210
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Phone: 817.794.0202
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- LEGEND**
- EXISTING CURB
 - PROPOSED CURB
 - EXISTING SIDEWALK
 - PROPOSED SIDEWALK
 - EXISTING STORM PIPE
 - PROPOSED STORM PVC PIPE
 - EXISTING CATCH BASIN
 - PROPOSED SANITARY SEWER PIPE
 - EXISTING WATER PIPE
 - PROPOSED WATER PIPE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING VALLEY
 - PROPOSED VALLEY
 - EXISTING ROOZE
 - PROPOSED ROOZE
 - EXISTING TREE PLANT
 - PROPOSED TREE PLANT
 - EXISTING TRAILWAY & ACCESS EASEMENT
 - PROPOSED CONCRETE SIDEWALK

GENERAL NOTES:

1. BUILDINGS EXCEEDING 100 SQUARE FEET OR GREATER SHALL BE LODGE FIRE SPRINKLED.
2. FIRE LAKES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
3. ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES SHALL BE UNDERGROUND WHERE REQUIRED.
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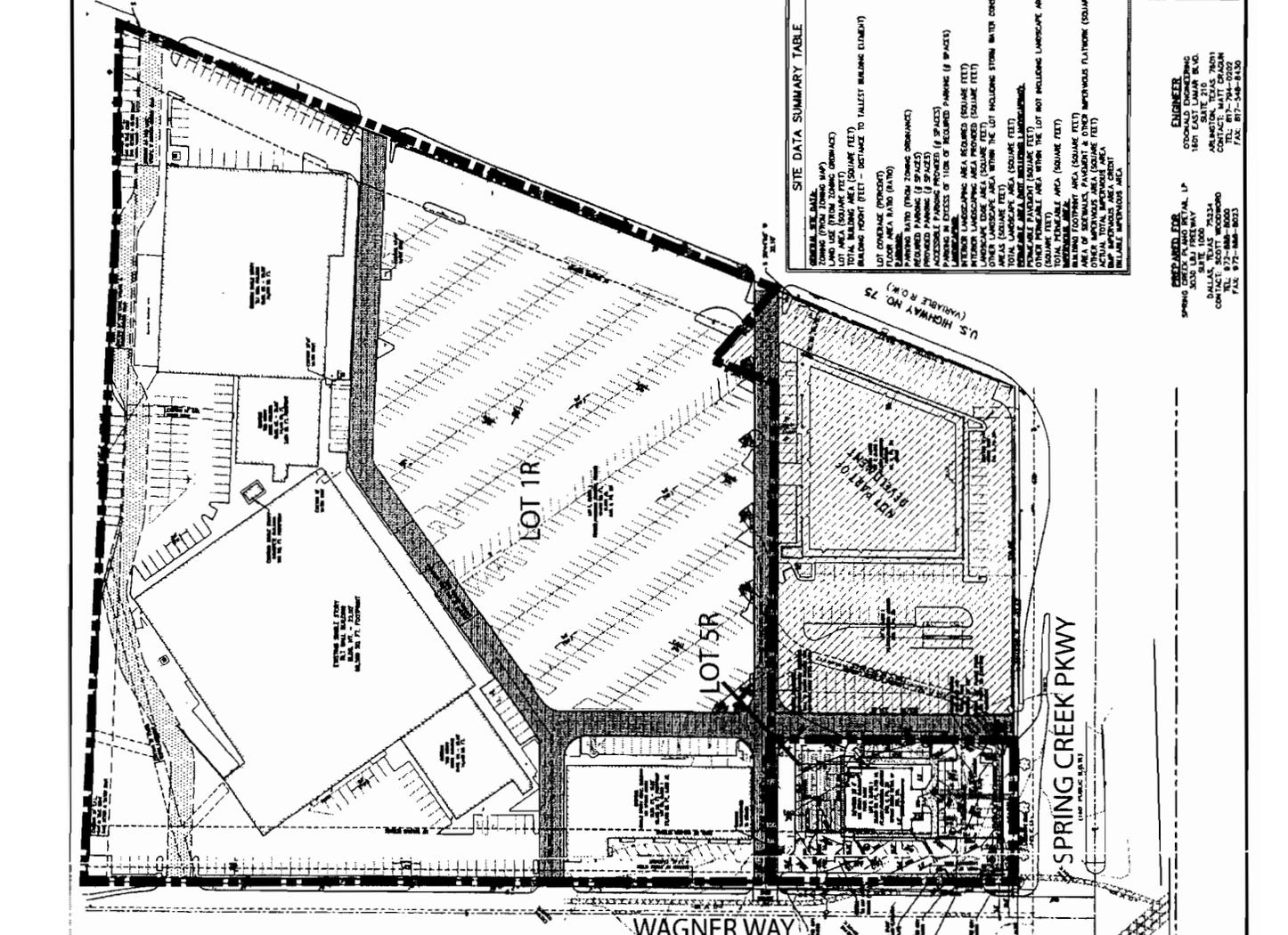
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CITY OF PLANO
DANIEL ROWLETT SURVEY, ABSTRACT NO. 738
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Phone: 817.794.0202
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REVISIONS

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PEARCY/CHRISTON ADDITION
LOTS 1R & 5R, BLOCK 1-11.33 ACRES
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DANIEL ROWLETT SURVEY, ABSTRACT NO. 738
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SHEET NO.: 0001
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SITE DATA SUMMARY TABLE

	LOT 5R	LOT 1R	TOTAL
GENERAL DATA:			
Zoning (from Zoning Map)	R-1	R-1	R-1
Zone Area (SQ. FEET)	113,176	113,176	226,352
Total Building Area (SQ. FEET)	4,183	4,183	8,366
Building Height (FEET - DISTANCE TO TALLEST BUILDING ELEMENT)	28'-0" - 1-STORY	28'-0" - 1-STORY	28'-0" - 1-STORY
Lot Coverage (PERCENT)	12.18	12.18	12.18
Floor Area Ratio (FAR)	0.371	0.371	0.371
Parking Ratio (from Zoning Ordinance)	1/200	1/200	1/200
Required Parking (SPACES)	31	31	62
Available Parking (SPACES)	2	17	19
Excess of 110% of Required Parking (SPACES)	16	35	51
Intervene Landscaping Area Required (SQ. FEET)	248	4,808	5,056
Intervene Landscaping Area Provided (SQ. FEET)	3,300	3,300	6,600
Other Landscaping Area (SQ. FEET)	3,300	3,300	6,600
Total Landscaping Area (SQ. FEET)	7,048	11,408	18,456
Other Intervene Area (SQ. FEET)	0	0	0

CITY OF PLANO
PLANNING & ZONING COMMISSION

June 16, 2008

Agenda Item No. 6

Public Hearing: Zoning Case 2008-58

Applicant: Clyde Hanniwalt

DESCRIPTION:

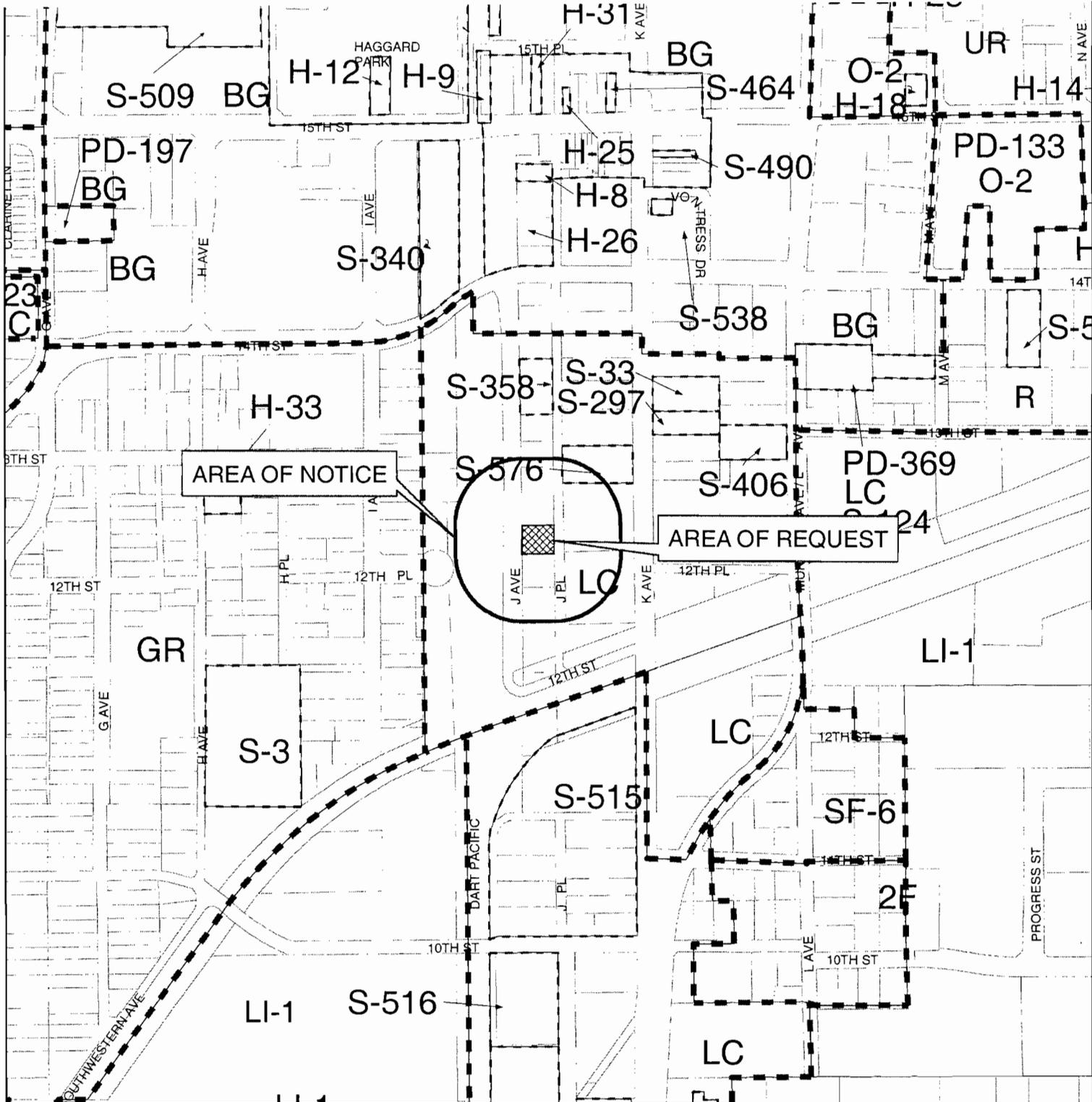
Request for Specific Use Permit for Used Car Dealer on 0.2± acre located on the east side of J Avenue, 360± feet north of 12th Street. Zoned Light Commercial.

REMARKS:

The applicant has requested that this zoning petition be withdrawn.

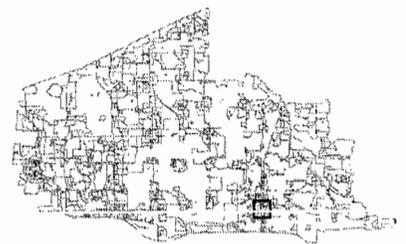
RECOMMENDATION:

Recommended that the Planning & Zoning Commission accept the applicant's request to withdraw.



Zoning Case #: 2008-58

Existing Zoning: LIGHT COMMERCIAL



○ 200' Notification Buffer

City of Plano
Engineering Department
1520 Avc. K
Plano, TX 75074
Attention Tina Firgens.

I want to cancel the rezoning process for a property located at 1218 Avc J,
Plano, Texas.

Sincerely,

A handwritten signature in black ink, appearing to read "Alex Rivkin". The signature is fluid and cursive, with a long horizontal stroke at the end.

Alexander Rivkin
(Representative)

June 4, 2008

CITY OF PLANO
PLANNING & ZONING COMMISSION

June 16, 2008

Agenda Item No. 7A

Public Hearing: Zoning Case 2008-53

Applicant: City of Plano

DESCRIPTION:

Request to rescind Specific Use Permit #68 for Private Club on 0.1± acre located 40± feet south of Park Boulevard, 215± feet east of Chisholm Place. Zoned Corridor Commercial.

REMARKS:

This is a city initiated zoning request to rescind Specific Use Permit (SUP) #68 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.

The SUP that was initially granted for this site was specifically granted to the restaurant establishment under its operating name at that time. Since that business is no longer in operation at this site, staff recommends that the SUP be rescinded. Should a future restaurant occupy this site and want to sell alcoholic beverages, they can either (1) obtain approval of an SUP for a Private Club from the City of Plano and obtain a Private Club Permit from TABC; or (2) obtain a Mixed Beverage Permit (with a Food and Beverage Certificate) from TABC. The property owner concurs with the removal of the SUP.

RECOMMENDATION:

Recommended for approval as submitted.

REPLY FORM

RECEIVED

JUN 03 2008

PLANNING DEPT

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



Dear Commissioners:

This letter is regarding Zoning Case 2008-53. This is a request to rescind Specific Use Permit #68 for Private Club on 0.1± acre located 40± feet south of Park Boulevard, 215± feet east of Chisholm Place. The requested zoning is to rescind SUP #68 for Private Club and retain the underlying CC zoning district. The CC 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 2008-53.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2008-53.

This item will be heard on June 16, 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.

Genecov Investments, Ltd.
Name (Please Print)

David S. Wilson, VP
Signature DAVID S. WILSON

P.O. Box 132450
Address TYLER, TX 75713

MAY 29, 2008
Date

TMF

CITY OF PLANO

PLANNING & ZONING COMMISSION

June 16, 2008

Agenda Item No. 7B

Public Hearing: Zoning Case 2008-59

Applicant: City of Plano

DESCRIPTION:

Request to rescind Specific Use Permit #391 for Private Club on 0.1± acre located 169± feet west of Preston Road, 1,050± feet south of Spring Creek Parkway. Zoned Planned Development-447-Retail/Multifamily Residence-2.

REMARKS:

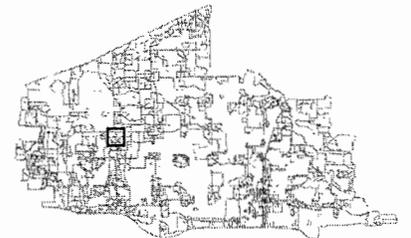
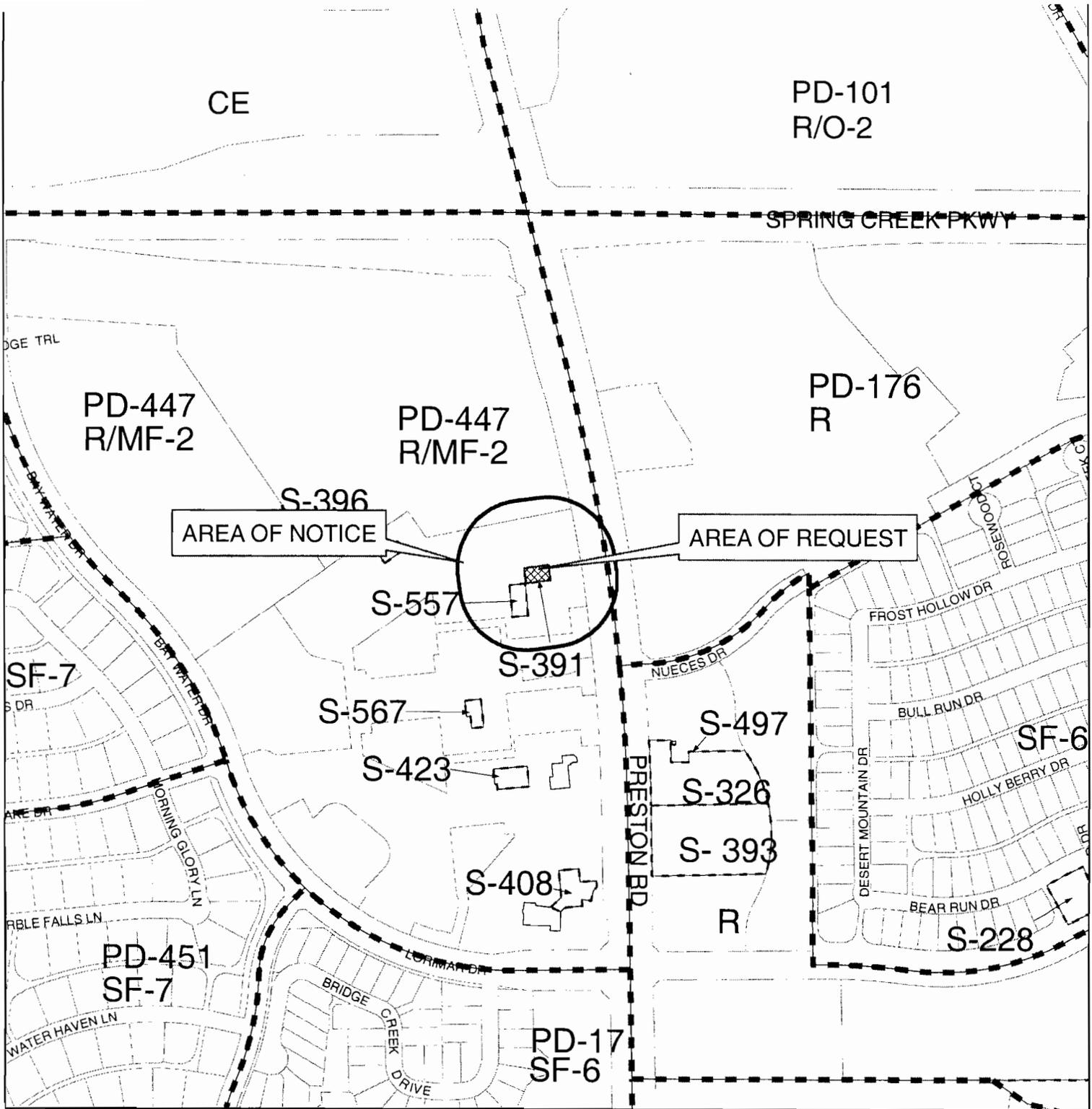
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #391 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development 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.

The Purple Cow restaurant 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 #: 2008-59

○ 200' Notification Buffer

Existing Zoning: PLANNED DEVELOPMENT-447-RETAIL/MULTIFAMILY RESIDENCE-2/
w/SPECIFIC USE PERMIT #391/PRESTON ROAD OVERLAY DISTRICT



CITY OF PLANO
PLANNING & ZONING COMMISSION

June 2, 2008

Agenda Item No. 7C

Public Hearing: Zoning Case 2008-60

Applicant: City of Plano

DESCRIPTION:

Request to rescind Specific Use Permit #451 for Private Club on 2.3± acres located 488± feet west of Dallas North Tollway, 785± feet north of Park Boulevard. Zoned Regional Commercial.

REMARKS:

This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #451 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.

Nema Beverage Corporation 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

June 16, 2008

Agenda Item No. 7D

Public Hearing: Zoning Case 2008-61

Applicant: City of Plano

DESCRIPTION:

Request to rescind Specific Use Permit #79 for Private Club on 0.1± acre located 945± feet west of U.S. Highway 75, 1,135± feet north of Plano Parkway. Zoned Corridor Commercial.

REMARKS:

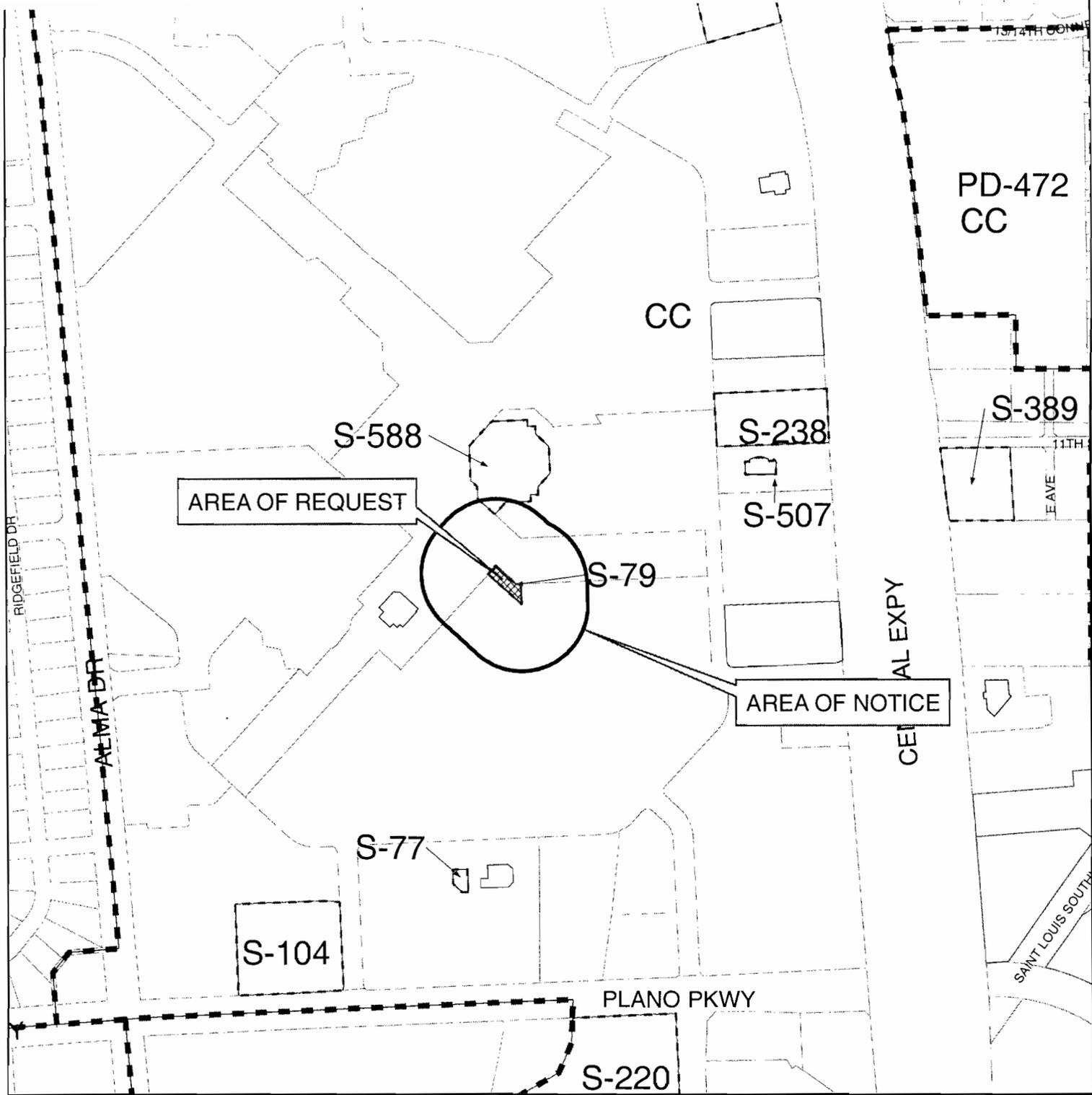
This is a city initiated zoning request to rescind Specific Use Permit (SUP) #79 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development 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.

The SUP that was initially granted for this site was specifically granted for a restaurant establishment at that time. Since a restaurant is no longer in operation at this site, staff recommends that the SUP be rescinded. Should a future restaurant occupy this site and want to sell alcoholic beverages, they can either (1) obtain approval of an SUP for a Private Club from the City of Plano and obtain a Private Club Permit from TABC; or (2) obtain a Mixed Beverage Permit (with a Food and Beverage Certificate) from TABC.

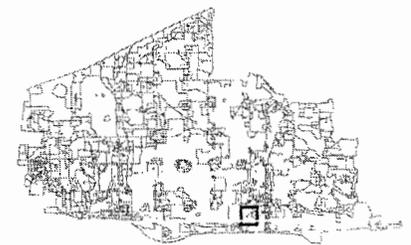
RECOMMENDATION:

Recommended for approval as submitted.



Zoning Case #: 2008-61

Existing Zoning: CORRIDOR COMMERCIAL
w/SPECIFIC USE PERMIT #79



○ 200' Notification Buffer



CITY OF PLANO

PLANNING & ZONING COMMISSION

June 16, 2008

Agenda Item No. 8

Public Hearing - Replat: Harrington Homeplace, Block C, Lots 25R & 32R

Applicant: Harrington Homeplace HOA

DESCRIPTION:

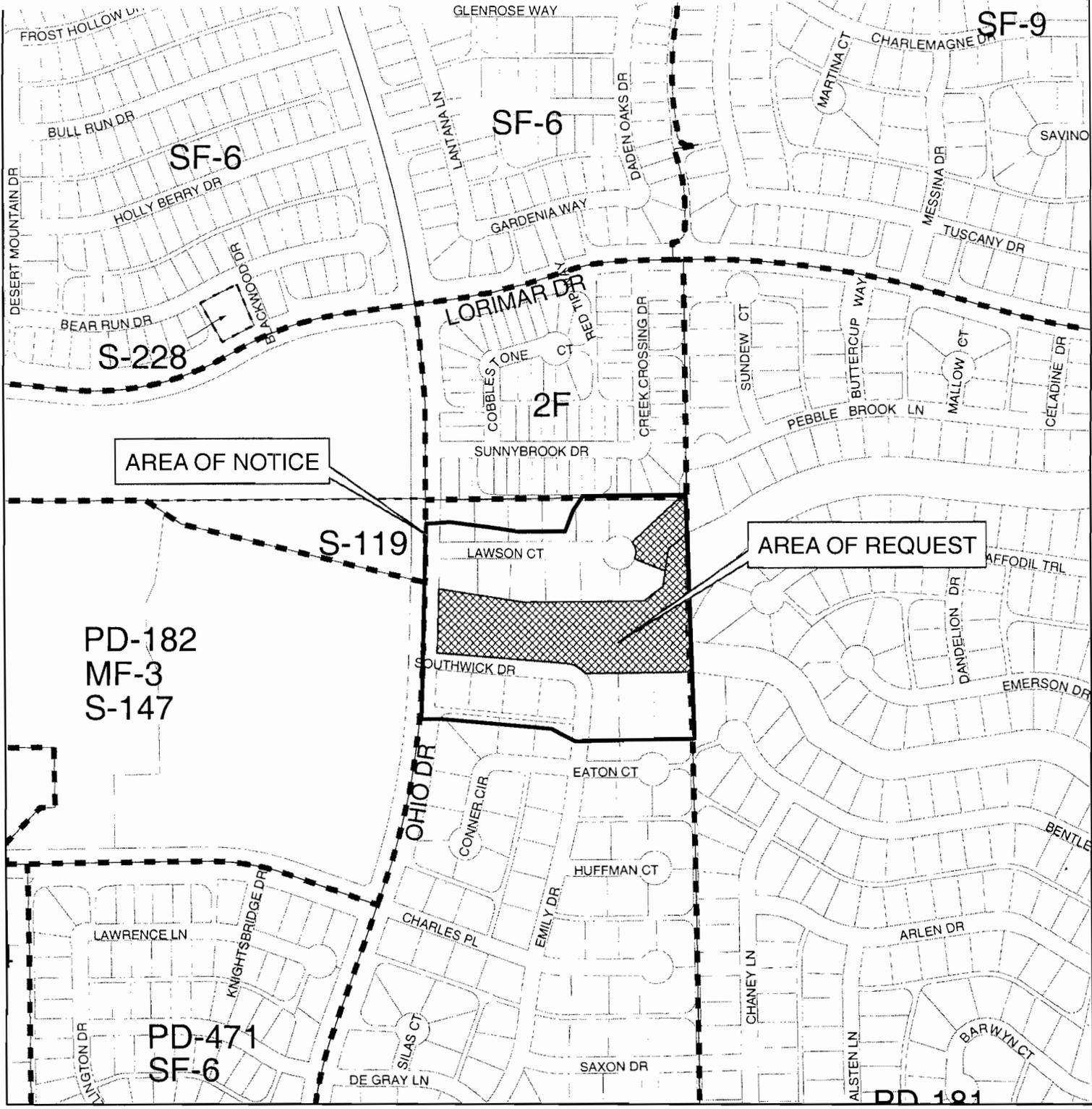
One Single-Family Residence-7 lot and one open space lot on 4.1± acres located at the northeast corner of Ohio Drive and Southwick Drive. Zoned Planned Development-183-Single-Family Residence-6/Single-Family Residence-7. Neighborhood #32.

REMARKS:

This item had an error with its initial public notification that has since been corrected. Due to the notification error, no action can be taken on this item at this time. This replat will be on the July 7, 2008, Planning & Zoning Commission meeting agenda.

RECOMMENDATIONS:

No action can be taken.



AREA OF NOTICE

AREA OF REQUEST

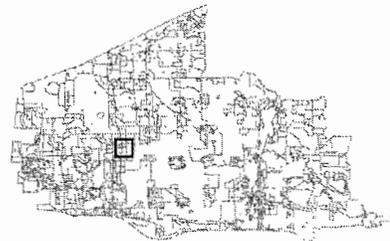


Item Submitted: REPLAT

Title: HARRINGTON HOMEPLACE
BLOCK C, LOTS 25R & 32R

Zoning: PLANNED DEVELOPMENT-183-SINGLE-FAMILY RESIDENCE-6
& SINGLE-FAMILY RESIDENCE-7

○ 200' Notification Buffer



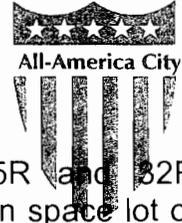
RECEIVED

JUN 9 9 2008

PLANNING DEPT.

REPLY FORM

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



Dear Commissioners:

This letter is regarding Harrington Homeplace, Block C, Lots 25R and 32R, Neighborhood #32. This is one single-family residential lot and one open space lot on 4.1± acres located at the northeast corner of Ohio Drive and Southwick Drive. The purpose of the replat is to relocate a portion of the common lot line between Lots 25 and 32, Block C.

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

I am **FOR** the replat as explained above for Harrington Homeplace, Block C, Lots 25R and 32R.

I am **AGAINST** the replat as explained above for Harrington Homeplace, Block C, Lots 25R and 32R.

This item will be heard on **June 16, 2008, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed replat. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

We are against the replat. This will cause higher traffic and decreased property value.

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

Steve & Cindy Favre
Name (Please Print)

Steve & Cindy Favre
Signature

4605 Lawson Ct.
Address

6/4/08
Date

BT

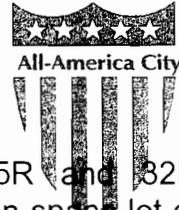
RECEIVED

JUN 05 2008

PLANNING DEPT.

REPLY FORM

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



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I am **FOR** the replat as explained above for Harrington Homeplace, Block C, Lots 25R and 32R.

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This item will be heard on **June 16, 2008, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed replat. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

We strongly protest the proposal for the Beatty Early Childhood School. We already have to deal with the noise and traffic from the Plano Day School across the street from Lawson Dr. Those of us who back up to the Creek area, bought our properties because of the peace and serenity that the green belt

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

PAMELA HOEFER
Name (Please Print)

Pamela Hoefer
Signature

4608 LAWSON CT. PLANO
Address

06/03/08
Date

BT

has to offer. Also backing up to a school area will definitely bring down our home values which is already an issue due to the economy.

If the city has to use this land, what better place to create a park atmosphere, preserving the huge old trees already present, and adding benches and pathways. We could use more calming and peaceful atmospheres in this fast paced world.

So, in closing we are adamantly against this proposal.

Sincerely,

Barbara Hooper

RECEIVED

JUN 18 2008

PLANNING DEPT.

REPLY FORM

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



Dear Commissioners:

This letter is regarding Harrington Homeplace, Block C, Lots 25R and 32R. Neighborhood #32. This is one single-family residential lot and one open space lot on 4.1± acres located at the northeast corner of Ohio Drive and Southwick Drive. The purpose of the replat is to relocate a portion of the common lot line between Lots 25 and 32, Block C.

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I am **FOR** the replat as explained above for Harrington Homeplace, Block C, Lots 25R and 32R.

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

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

Donna S Gelfand
Name (Please Print)

Signature

4600 LAWSON CT, PLANO
Address

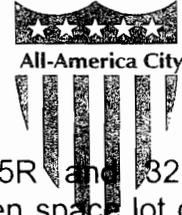
6-9-08
Date

BT

REPLY FORM

RECEIVED
JUN 10 2008
PLANNING DEPT

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



Dear Commissioners:

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

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

Paul J. Gephart
Name (Please Print)

[Signature]
Signature

4009 Eaton Court
Address

6-6-08
Date

BT

CITY OF PLANO

PLANNING & ZONING COMMISSION

June 16, 2008

Agenda Item No. 9

Public Hearing - Preliminary Replat & Revised Site Plan: Beaty Early Childhood School, Block A, Lot 1R

Applicant: Plano Independent School District

DESCRIPTION:

Public school on one lot on 8.0± acres located at the southeast corner of Eldorado Drive and Nevada Drive. Zoned Single-Family Residence-7. Neighborhood #50.

REMARKS:

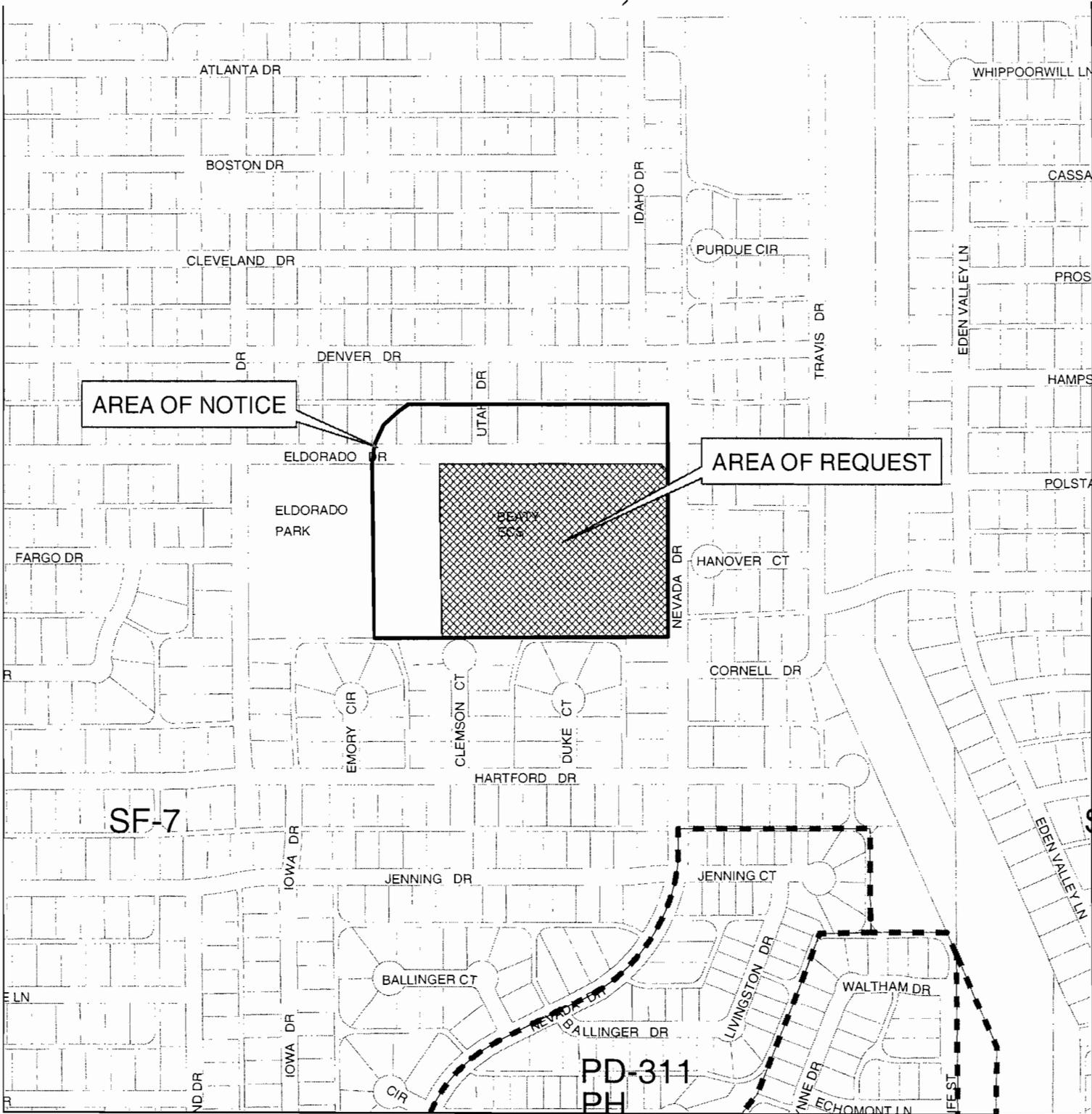
The purpose of the preliminary replat is to abandon and dedicate new water line and fire lane access and utility easements.

The purpose of the revised site plan is to add a new wing for class rooms and to add parking spaces.

RECOMMENDATIONS:

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

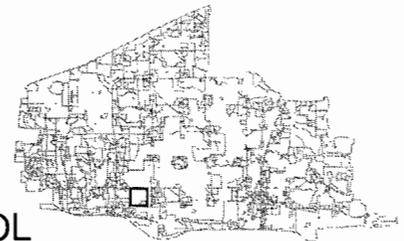
Revised Site Plan: Recommended for approval as submitted.



Item Submitted: PRELIMINARY REPLAT &
REVISED SITE PLAN

Title: BEATY EARLY CHILDHOOD SCHOOL
BLOCK A, LOT 1R

Zoning: SINGLE-FAMILY RESIDENCE-7 ○ 200' Notification Buffer





Curve No.	Station	Angle	Radius	Center	Color
1	4+25.00	90°00'00"	100.00	4+25.00	Red
2	4+25.00	90°00'00"	100.00	4+25.00	Red
3	4+25.00	90°00'00"	100.00	4+25.00	Red
4	4+25.00	90°00'00"	100.00	4+25.00	Red
5	4+25.00	90°00'00"	100.00	4+25.00	Red
6	4+25.00	90°00'00"	100.00	4+25.00	Red
7	4+25.00	90°00'00"	100.00	4+25.00	Red
8	4+25.00	90°00'00"	100.00	4+25.00	Red
9	4+25.00	90°00'00"	100.00	4+25.00	Red
10	4+25.00	90°00'00"	100.00	4+25.00	Red
11	4+25.00	90°00'00"	100.00	4+25.00	Red
12	4+25.00	90°00'00"	100.00	4+25.00	Red
13	4+25.00	90°00'00"	100.00	4+25.00	Red
14	4+25.00	90°00'00"	100.00	4+25.00	Red
15	4+25.00	90°00'00"	100.00	4+25.00	Red
16	4+25.00	90°00'00"	100.00	4+25.00	Red
17	4+25.00	90°00'00"	100.00	4+25.00	Red
18	4+25.00	90°00'00"	100.00	4+25.00	Red
19	4+25.00	90°00'00"	100.00	4+25.00	Red
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21	4+25.00	90°00'00"	100.00	4+25.00	Red
22	4+25.00	90°00'00"	100.00	4+25.00	Red
23	4+25.00	90°00'00"	100.00	4+25.00	Red
24	4+25.00	90°00'00"	100.00	4+25.00	Red
25	4+25.00	90°00'00"	100.00	4+25.00	Red
26	4+25.00	90°00'00"	100.00	4+25.00	Red
27	4+25.00	90°00'00"	100.00	4+25.00	Red
28	4+25.00	90°00'00"	100.00	4+25.00	Red
29	4+25.00	90°00'00"	100.00	4+25.00	Red
30	4+25.00	90°00'00"	100.00	4+25.00	Red
31	4+25.00	90°00'00"	100.00	4+25.00	Red
32	4+25.00	90°00'00"	100.00	4+25.00	Red
33	4+25.00	90°00'00"	100.00	4+25.00	Red
34	4+25.00	90°00'00"	100.00	4+25.00	Red
35	4+25.00	90°00'00"	100.00	4+25.00	Red
36	4+25.00	90°00'00"	100.00	4+25.00	Red
37	4+25.00	90°00'00"	100.00	4+25.00	Red
38	4+25.00	90°00'00"	100.00	4+25.00	Red
39	4+25.00	90°00'00"	100.00	4+25.00	Red
40	4+25.00	90°00'00"	100.00	4+25.00	Red
41	4+25.00	90°00'00"	100.00	4+25.00	Red
42	4+25.00	90°00'00"	100.00	4+25.00	Red
43	4+25.00	90°00'00"	100.00	4+25.00	Red
44	4+25.00	90°00'00"	100.00	4+25.00	Red
45	4+25.00	90°00'00"	100.00	4+25.00	Red
46	4+25.00	90°00'00"	100.00	4+25.00	Red
47	4+25.00	90°00'00"	100.00	4+25.00	Red
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53	4+25.00	90°00'00"	100.00	4+25.00	Red
54	4+25.00	90°00'00"	100.00	4+25.00	Red
55	4+25.00	90°00'00"	100.00	4+25.00	Red
56	4+25.00	90°00'00"	100.00	4+25.00	Red
57	4+25.00	90°00'00"	100.00	4+25.00	Red
58	4+25.00	90°00'00"	100.00	4+25.00	Red
59	4+25.00	90°00'00"	100.00	4+25.00	Red
60	4+25.00	90°00'00"	100.00	4+25.00	Red
61	4+25.00	90°00'00"	100.00	4+25.00	Red
62	4+25.00	90°00'00"	100.00	4+25.00	Red
63	4+25.00	90°00'00"	100.00	4+25.00	Red
64	4+25.00	90°00'00"	100.00	4+25.00	Red
65	4+25.00	90°00'00"	100.00	4+25.00	Red
66	4+25.00	90°00'00"	100.00	4+25.00	Red
67	4+25.00	90°00'00"	100.00	4+25.00	Red
68	4+25.00	90°00'00"	100.00	4+25.00	Red
69	4+25.00	90°00'00"	100.00	4+25.00	Red
70	4+25.00	90°00'00"	100.00	4+25.00	Red
71	4+25.00	90°00'00"	100.00	4+25.00	Red
72	4+25.00	90°00'00"	100.00	4+25.00	Red
73	4+25.00	90°00'00"	100.00	4+25.00	Red
74	4+25.00	90°00'00"	100.00	4+25.00	Red
75	4+25.00	90°00'00"	100.00	4+25.00	Red
76	4+25.00	90°00'00"	100.00	4+25.00	Red
77	4+25.00	90°00'00"	100.00	4+25.00	Red
78	4+25.00	90°00'00"	100.00	4+25.00	Red
79	4+25.00	90°00'00"	100.00	4+25.00	Red
80	4+25.00	90°00'00"	100.00	4+25.00	Red
81	4+25.00	90°00'00"	100.00	4+25.00	Red
82	4+25.00	90°00'00"	100.00	4+25.00	Red
83	4+25.00	90°00'00"	100.00	4+25.00	Red
84	4+25.00	90°00'00"	100.00	4+25.00	Red
85	4+25.00	90°00'00"	100.00	4+25.00	Red
86	4+25.00	90°00'00"	100.00	4+25.00	Red
87	4+25.00	90°00'00"	100.00	4+25.00	Red
88	4+25.00	90°00'00"	100.00	4+25.00	Red
89	4+25.00	90°00'00"	100.00	4+25.00	Red
90	4+25.00	90°00'00"	100.00	4+25.00	Red
91	4+25.00	90°00'00"	100.00	4+25.00	Red
92	4+25.00	90°00'00"	100.00	4+25.00	Red
93	4+25.00	90°00'00"	100.00	4+25.00	Red
94	4+25.00	90°00'00"	100.00	4+25.00	Red
95	4+25.00	90°00'00"	100.00	4+25.00	Red
96	4+25.00	90°00'00"	100.00	4+25.00	Red
97	4+25.00	90°00'00"	100.00	4+25.00	Red
98	4+25.00	90°00'00"	100.00	4+25.00	Red
99	4+25.00	90°00'00"	100.00	4+25.00	Red
100	4+25.00	90°00'00"	100.00	4+25.00	Red

SHEET 1 OF 2

PRELIMINARY REPLAY
**BEATY EARLY
 CHILDHOOD SCHOOL**
 LOT 1R, BLOCK A
 Being A Replat of
 Lot 2, Block 11
 544 Place, Section Two
 Situated in The
 MARTHA MCBRIDE SURVEY ~ ABST. 553
 PLANO, COLLIN COUNTY, TEXAS

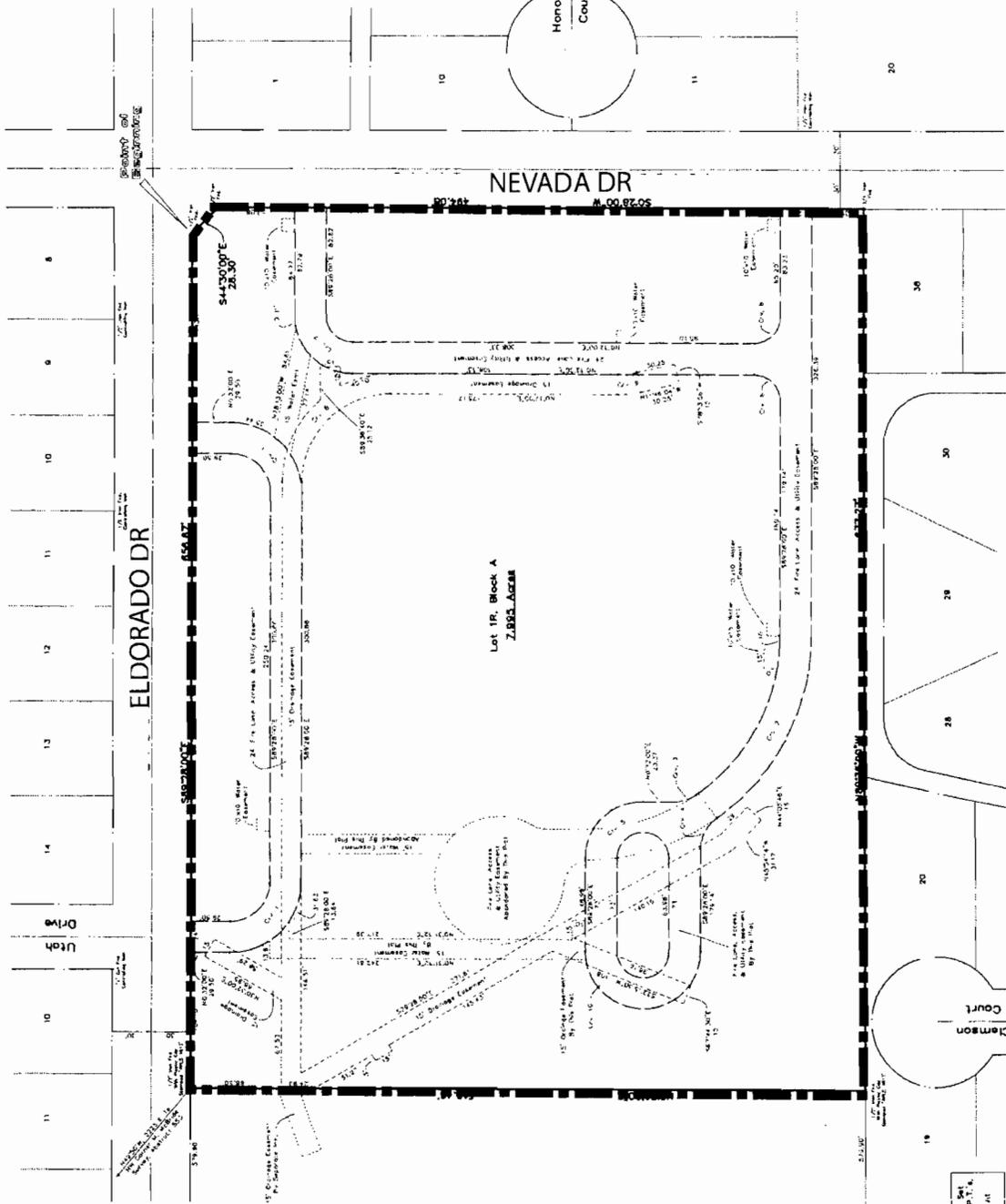
Plano Independent School District
 8800 Armo Drive
 Plano, Texas 75023
 Telephone 469 751-4622

Engineer:
 R.L. Smith, Inc.
 111 West Loop Street
 Allen, Texas 75013
 Telephone 972 358-1733

Surveyor:
 R.L. Smith, Inc.
 9883 West University Drive, Suite 102
 McKinney, Texas 75071
 Telephone 972 542-1416
 June 4, 2008

544 Place - Section Two
 Cont. B, Pg. 116
 Block 10

544 Place - Section Two
 Cont. B, Pg. 116
 Block 9



544 Place - Section Two
 Cont. B, Pg. 118
 Block 11

Highlines North - Phase Y
 Cont. B, Pg. 172
 Block 3

NOTICE: 1" New Plat, Shall Be Set At All Block Corners, P.C.N. P.T.'s, And Angle Points. The Plat Shall Be Set At All Other Lot Corners.

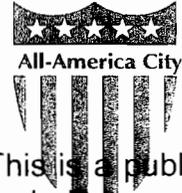
NOTICE: Selling any portion of this section, by any person, in violation of City Ordinance and State Law, and is subject to the provisions of the Ordinance and Statute relating to the same, and to obtain existing easements.

John G. Meazell
The Law Office of John Meazell, P.C.
5068 W. Plano Parkway
Suite 300
Plano, TX 75093

REPLY FORM

RECEIVED
JUN 17 2008
PLANNING DEPT

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



Dear Commissioners:

This letter is regarding Beaty Early Childhood School, Block A, Lot 1. This is a public school on one lot on 8.0± acres located at the southeast corner of Eldorado Drive and Nevada Drive. Zoned Planned Development-320-Estate Development. Neighborhood #50. The purpose of this replat is to abandon and dedicate ne existing fire lane, access and utility easements and a water line.

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

I am **FOR** the replat as explained above for Beaty Early Childhood School, Block A, Lot 1.

I am **AGAINST** the replat as explained above for Beaty Early Childhood School, Block A, Lot 1.

This item will be heard on **June 16, 2008, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed replat. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

Name (Please Print)

Signature

Address

Date

BT

RECEIVED

JUN 09 2008

PLANNING DEPT

REPLY FORM

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



Dear Commissioners:

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I am **FOR** the replat as explained above for Beaty Early Childhood School, Block A, Lot 1.

I am **AGAINST** the replat as explained above for Beaty Early Childhood School, Block A, Lot 1.

This item will be heard on **June 16, 2008, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed replat. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

Abraham Dang

Name (Please Print)

4413 Eldorado, Plano, Tx

Address

Abraham Dang

Signature

6-4-08

Date

BT

RECEIVED

JUN 05 2008

PLANNING DEPT.

REPLY FORM

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



Dear Commissioners:

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I am **FOR** the replat as explained above for Beaty Early Childhood School, Block A, Lot 1.

I am **AGAINST** the replat as explained above for Beaty Early Childhood School, Block A, Lot 1.

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

JOHN C. INKSTER

Name (Please Print)


Signature

4433 ELDORADO DRIVE
Address

PLANO, TX 75093
Date

BT

REPLY FORM

RECEIVED

JUN 15 2008

PLANNING DEPT.

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



Dear Commissioners:

This letter is regarding Beaty Early Childhood School, Block A, Lot 1. This is a public school on one lot on 8.0± acres located at the southeast corner of Eldorado Drive and Nevada Drive. Zoned Planned Development-320-Estate Development. Neighborhood #50. The purpose of this replat is to abandon and dedicate ne existing fire lane, access and utility easements and a water line.

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

I am **FOR** the replat as explained above for Beaty Early Childhood School, Block A, Lot 1.

I am **AGAINST** the replat as explained above for Beaty Early Childhood School, Block A, Lot 1.

This item will be heard on **June 16, 2008, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed replat. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

GAIL CRAIG
Name (Please Print)

Gail Craig
Signature

4425 ELDORADO
Address

6/4/08
Date

BT

RECEIVED

JUN 11 2008

PLANNING DEPT

REPLY FORM

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



Dear Commissioners:

This letter is regarding Beaty Early Childhood School, Block A, Lot 1. This is a public school on one lot on 8.0± acres located at the southeast corner of Eldorado Drive and Nevada Drive. Zoned Planned Development-320-Estate Development. Neighborhood #50. The purpose of this replat is to abandon and dedicate ne existing fire lane, access and utility easements and a water line.

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See Attached

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

Rodney + Linda Scott
Name (Please Print)

[Handwritten Signature]
Signature

4441 Eldorado Drive
Address

6-9-08
Date

BT

1. The current drain opening is totally unsafe; some child and even an adult could fall and get seriously hurt as there are no bars around it. A child could walk into that drain - given the size of the opening. Have you asked what they plan to do to correct the problem.
2. Has P&Z or PISD addressed and evaluated the amount of water that will be added to the creek during heavy rains and what are they going to do to prevent flooding.
3. If P&Z approves the proposed "replat", more heating/air conditioning units will be added and, if I'm not mistaken, an additional unit will put them over the allowed decibels for noise. Has the EPA given their approval? Has EPA been contacted to conduct a noise level test?
3. Finally, P&Z did not notify all property owners within the 200 foot notice area and according to the notice received by those owners it states that the replat shall not be approved except by the favorable vote of $\frac{3}{4}$ of the P&Z. This is not a valid notification and P&Z cannot rule in favor until all property owners are notified.



CITY OF PLANO
PLANNING & ZONING COMMISSION

June 16, 2008

Agenda Item No. 10

Public Hearing - Preliminary Replat & Revised Site Plan: Performance Addition,
Block 1, Lot 1R

Applicant: Ironwood Partners, Ltd.

DESCRIPTION:

Existing new car dealer on one lot on 5.8± acres located on the west side of Preston Road, 500± feet south of Plano Parkway. Zoned Planned Development-201-Light Commercial. Neighborhood #54.

REMARKS:

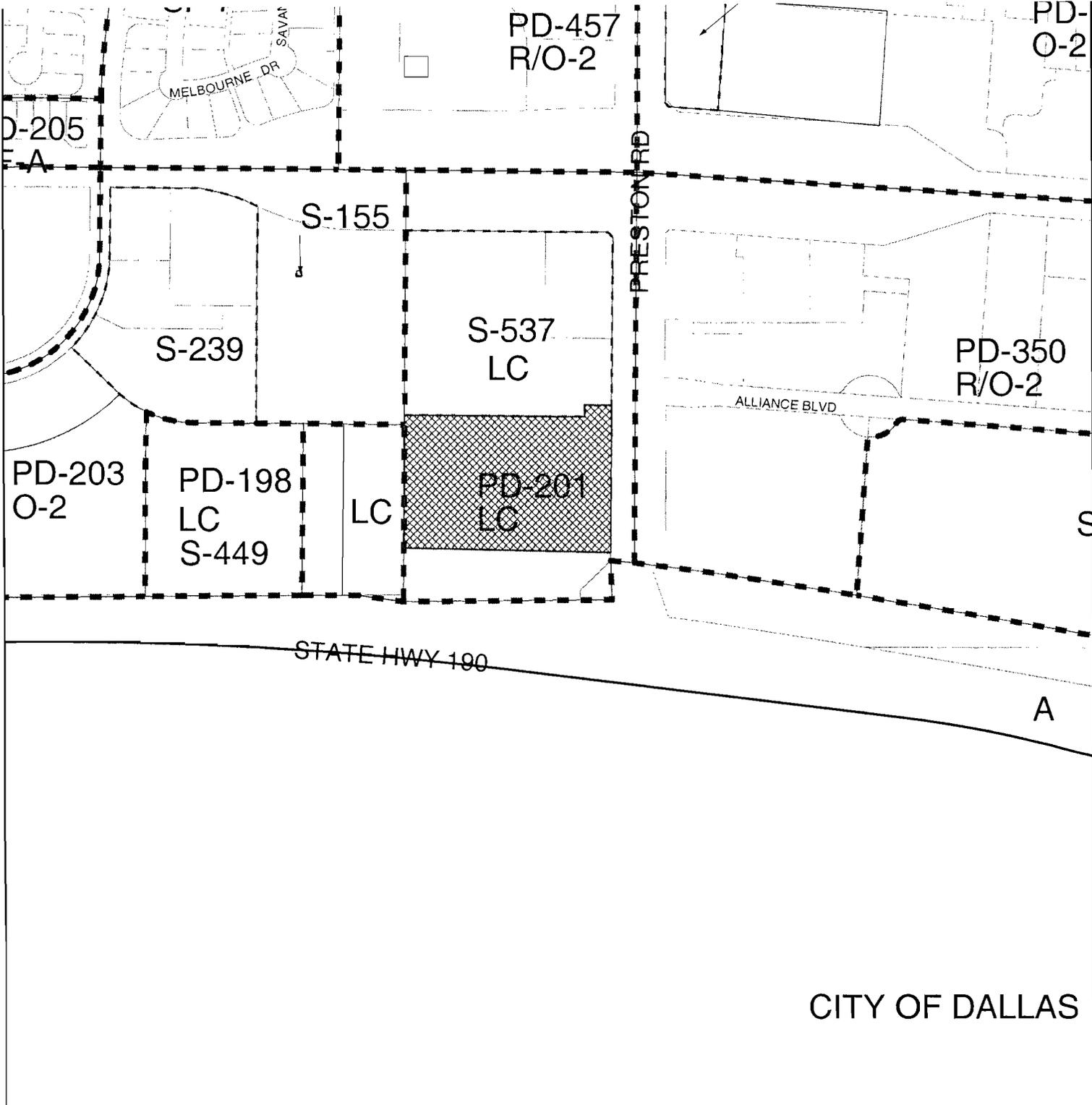
The purpose of the preliminary replat is to abandon portions of the existing water line and dedicate new water easements.

The purpose of the revised site plan is to expand the existing building foot print.

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.



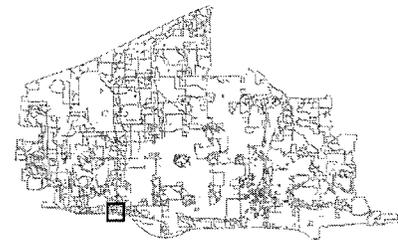
CITY OF DALLAS



Item Submitted: PRELIMINARY REPLAT &
REVISED SITE PLAN

Title: PERFORMANCE ADDITION
BLOCK 1, LOT 1R

Zoning: PLANNED DEVELOPMENT-201-LIGHT COMMERCIAL/
PRESTON ROAD OVERLAY DISTRICT



○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

June 16, 2008

Agenda Item No. 11

Public Hearing - Replat & Revised Site Plan: Cadbury/Schweppes Addition,
Block A, Lot 1

Applicant: Dr. Pepper/Seven Up, Inc.

DESCRIPTION:

General office with parking garage on one lot on 19.7± acres located at the southeast corner of Legacy Drive and Hedgcoxe Road. Zoned Commercial Employment. Neighborhood #8.

REMARKS:

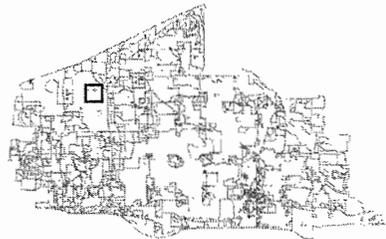
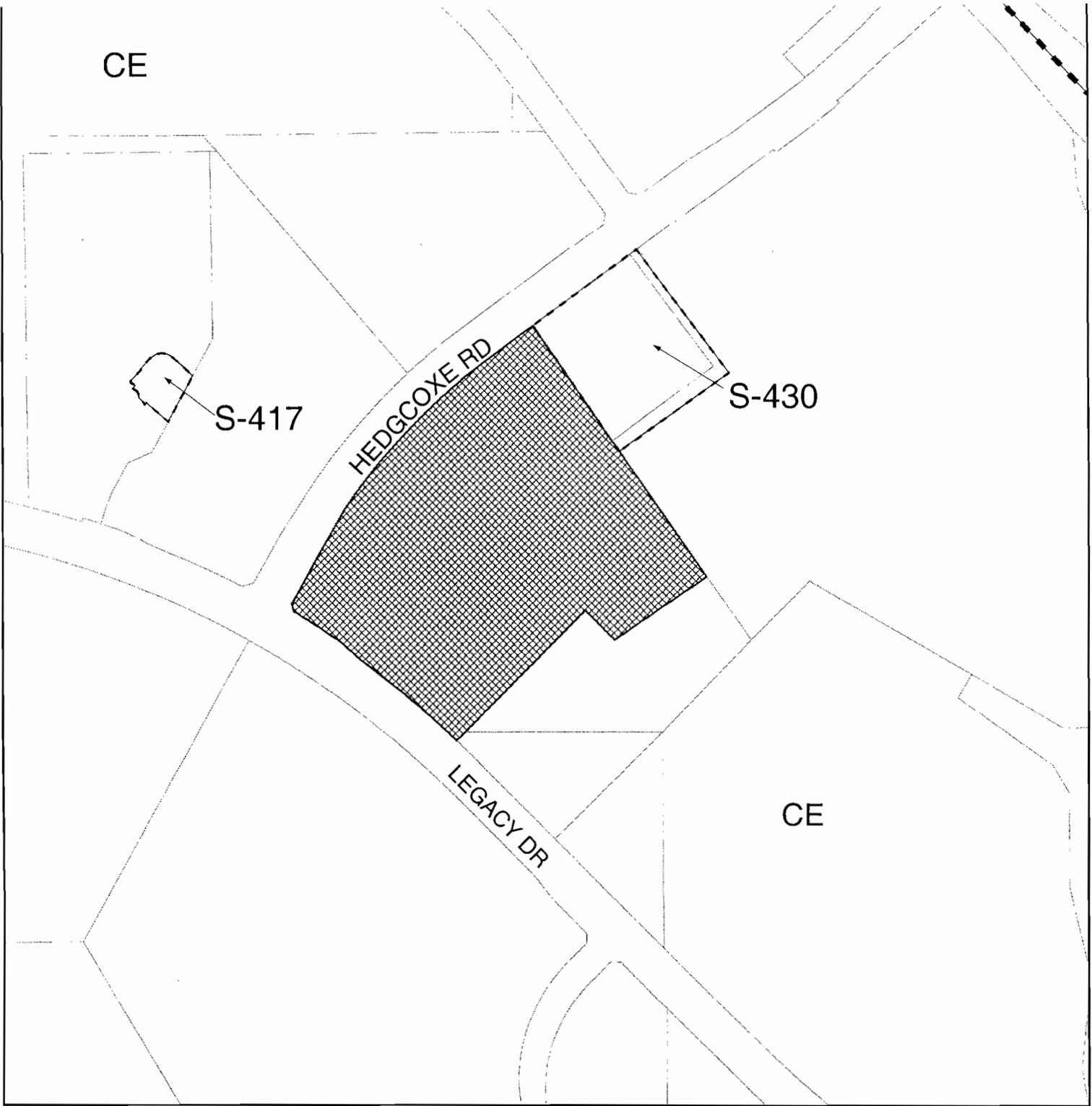
The purpose of the replat is to increase the lot size and change the addition name.

The purpose of the revised site plan is to increase the lot size and allow for the expansion of the eastern surface parking lot.

RECOMMENDATION:

Replat: Recommended for approval as submitted.

Revised Site Plan: Recommended for approval as submitted.



Item Submitted: REPLAT & REVISED SITE PLAN

Title: CADBURY/SCHWEPPE'S ADDITION
BLOCK A, LOT 1

Zoning: COMMERCIAL EMPLOYMENT

○ 200' Notification Buffer



ROAD HEDGCOXE

LEGACY DRIVE

LOT 1, BLOCK A
856,560 SQ. FT.
79,664 ACRES

REPEAT
LOT 1, BLOCK A
CADBURY/SCHWEPPE'S ADDITION
19,664 ACRES
BEING A REPEAT OF
LOT 1R, BLOCK A of the
DR PEPPER/SEVEN UP
CORPORATE HEADQUARTERS
ADDITION NO. 2
AS RECORDED IN CABINET Q, SLIDE 220
and being a portion of a tract
AS RECORDED IN VOLUME 4357, PAGE 1400
situated in the
MARIA CATALINA VELA SURVEY ~ ABST. 935 and
the JACOB COOK SURVEY ~ ABST. 189
CITY OF PLANO, COLLIN COUNTY, TEXAS

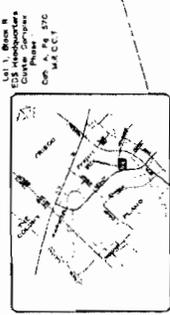
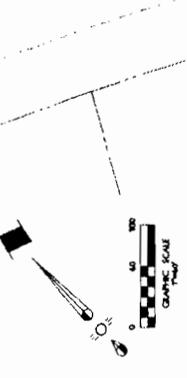
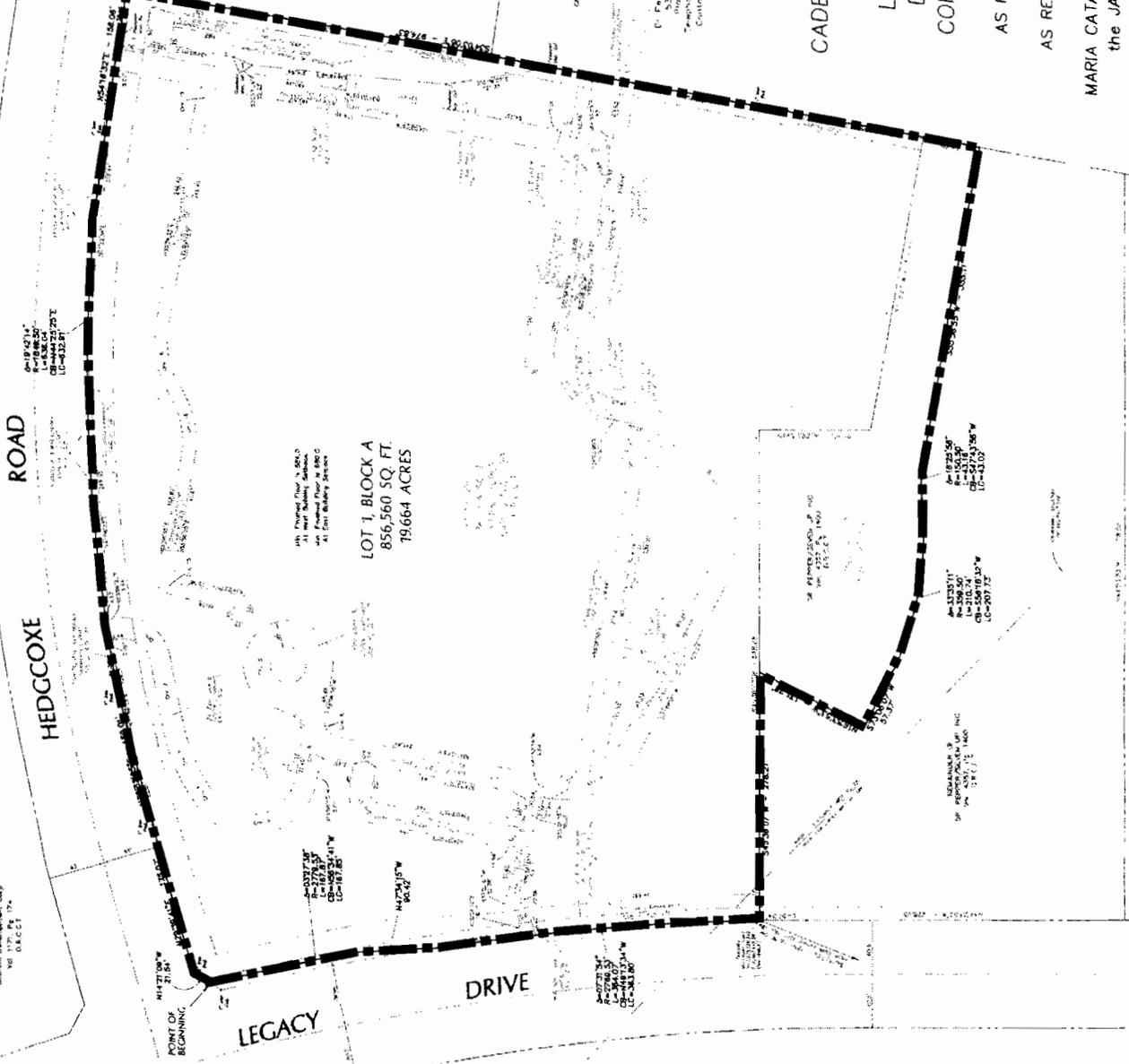
Erasmus, R.K.
Brookette/Laura/Louise, Inc.
1144 N. Central Expressway, Suite 1100
Dallas, Texas 75201
Telephone: (214) 836-3647
Contact: Greg Murray

Quartz
Dr. Pepper/Seven Up, Inc.
1144 N. Central Expressway, Suite 1100
Dallas, Texas 75201
Telephone: (214) 836-3647
Contact: Greg Murray

JACOB
COOK SURVEY
BEING REPEAT OF
JACOB COOK SURVEY

LOT 1, BLOCK A
E.D. DAVIS ADDITION
CABINET Q, SLIDE 220

Owner's Record of Deeds
Vol. 4357, Page 1400



Plano, Texas
NTS

Notice: Being only a portion of the addition to this tract shown on the plat, this plat is not a complete plat and does not show all the lines and bearings of the tract and building permits.

Survey: Surveyed by R.K. Erasmus, R.K. Brookette/Laura/Louise, Inc. on 08/11/08.

Planned: D. J. Adams & Associates, Inc. on 08/11/08.

Easement Curve Data Chart

Station	Curve	Delta	Chord	Area	Volume	Page
1+00.00	100.00'	180.00°	100.00'	15,708.00	100.00	100.00
1+100.00	100.00'	180.00°	100.00'	15,708.00	100.00	100.00
1+200.00	100.00'	180.00°	100.00'	15,708.00	100.00	100.00
1+300.00	100.00'	180.00°	100.00'	15,708.00	100.00	100.00
1+400.00	100.00'	180.00°	100.00'	15,708.00	100.00	100.00
1+500.00	100.00'	180.00°	100.00'	15,708.00	100.00	100.00
1+600.00	100.00'	180.00°	100.00'	15,708.00	100.00	100.00
1+700.00	100.00'	180.00°	100.00'	15,708.00	100.00	100.00
1+800.00	100.00'	180.00°	100.00'	15,708.00	100.00	100.00
1+900.00	100.00'	180.00°	100.00'	15,708.00	100.00	100.00
2+000.00	100.00'	180.00°	100.00'	15,708.00	100.00	100.00
2+100.00	100.00'	180.00°	100.00'	15,708.00	100.00	100.00
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12+300.00	100.00'	180.00°	100.00'	15,708.00	100.00	100.00

CITY OF PLANO
PLANNING & ZONING COMMISSION

June 16, 2008

Agenda Item No. 12

Public Hearing - Preliminary Replat & Revised Site Plan: Pearson Early Childhood School, Block A, Lot 1

Applicant: Plano Independent School District

DESCRIPTION:

Public school on one lot on 6.7± acres located at the southeast corner of Lookout Trail and Eagle Pass. Zoned Single-Family Residence-7. Neighborhood #36.

REMARKS:

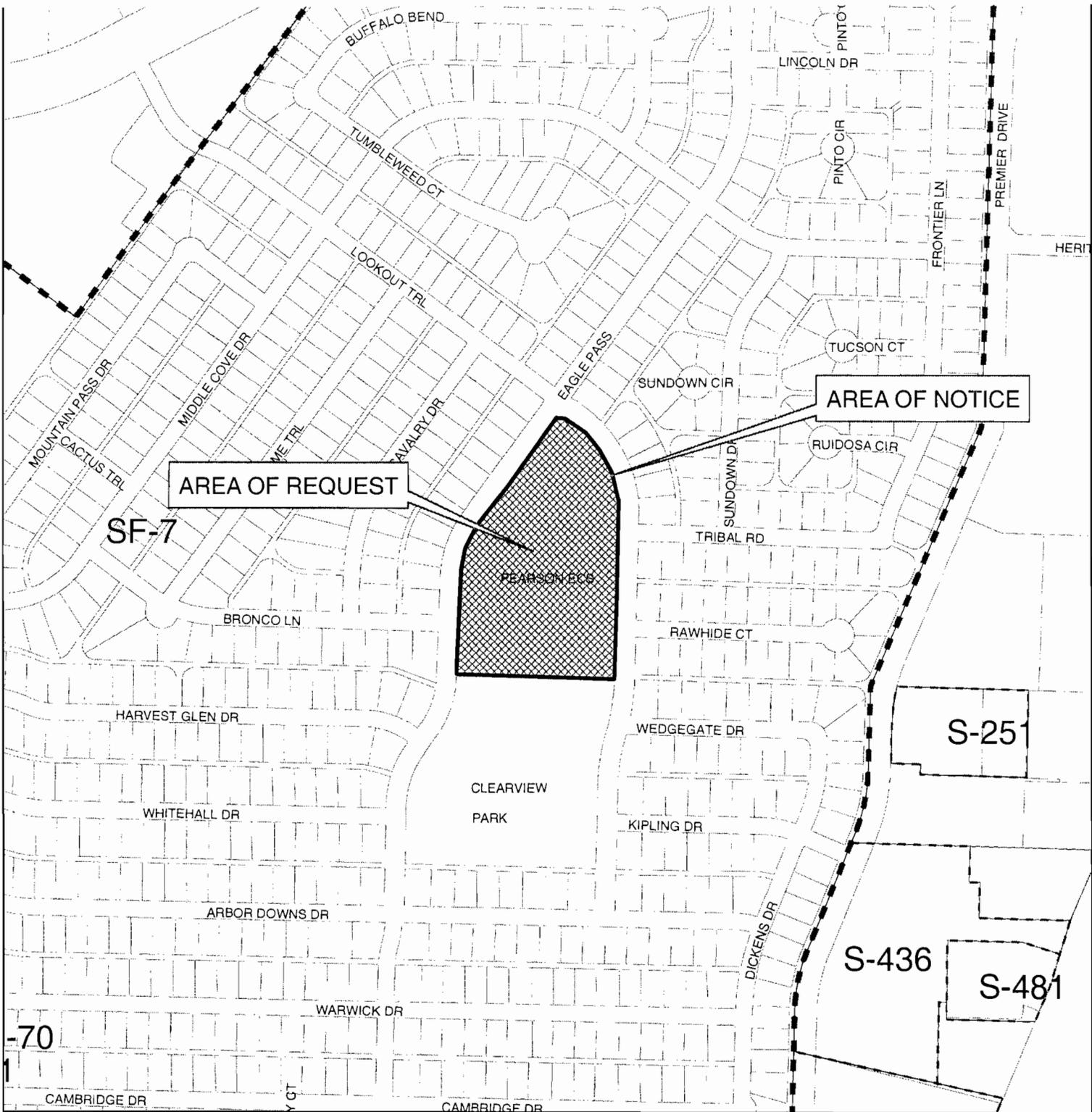
The purpose of the preliminary replat is to dedicate easements necessary for the expansion.

The purpose of the revised site plan is to expand the existing public school building.

RECOMMENDATION:

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

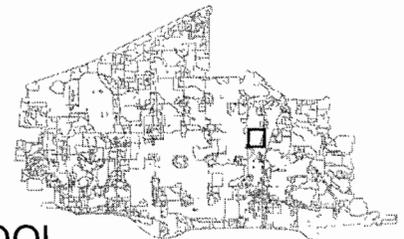
Revised Site Plan: Recommended for approval as submitted.



Item Submitted: PRELIMINARY REPLAT & REVISED SITE PLAN

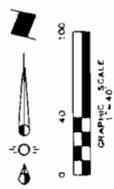
Title: PEARSON EARLY CHILDHOOD SCHOOL BLOCK A, LOT 1

Zoning: SINGLE-FAMILY RESIDENCE-7



○ 200' Notification Buffer

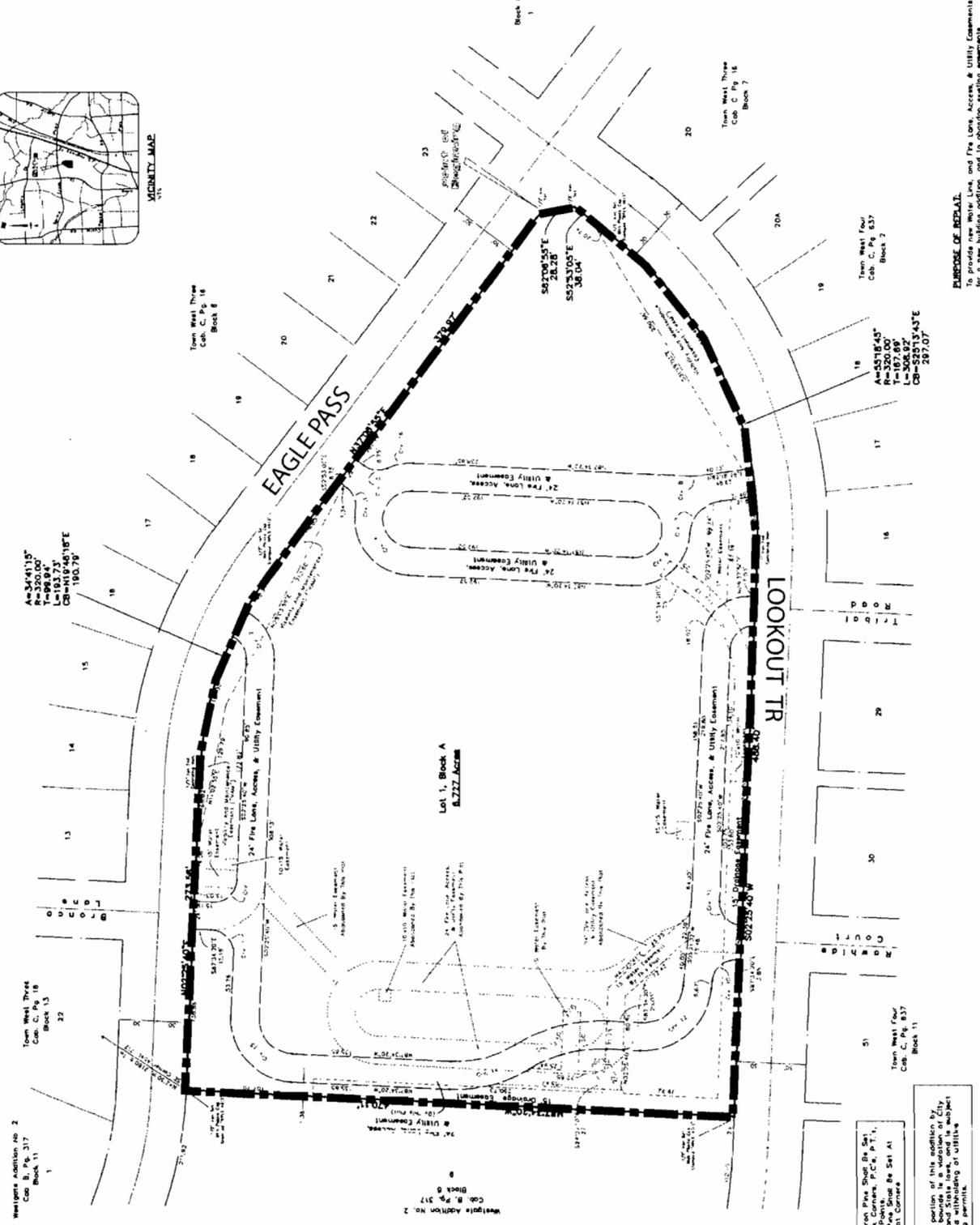




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SHEET 1 OF 2
PRELIMINARY REPEAT
**PEARSON EARLY
CHILDHOOD SCHOOL**
LOT 1, BLOCK A
Being a Replot of
Lot 1, Block A
Town West School Addition
6.727 Acres Situated in The
DANIEL ROWLETT SURVEY ~ ABST. 738
PLANO, COLLIN COUNTY, TEXAS

Daniel Rowlett Survey
 8000 Santa Drive
 Plano, Texas 75023
 Telephone 469-737-1687
 Engineer
 111 McPherson Street
 Allen, Texas 75013
 Telephone 479-308-1133
 Surveyor
 9803 University Boulevard, Suite 102
 McKinney, Texas 75071
 Telephone 972-340-1416
 June 4, 2008



Walters Addition No. 2
Cob. B, Pg. 317
Block 11

Town West Three
Cob. C, Pg. 16
Block 15

Town West Three
Cob. C, Pg. 16
Block 15

Town West Three
Cob. C, Pg. 16
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Town West Three
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Town West Three
Cob. C, Pg. 16
Block 15

Town West Three
Cob. C, Pg. 16
Block 15

NOTICE:
Selling any portion of this addition by
deed, lease, mortgage, or otherwise, and is subject
to Plans and withholding of utilities
and building permits.

PURPOSE OF REPEAT:
To provide new Water, Sewer, & Utility Easements
for a new building addition, and to abandon existing easements

CITY OF PLANO
PLANNING & ZONING COMMISSION

June 16, 2008

Agenda Item No. 13

Preliminary Site Plan: Fairview Premier Phase II Addition, Block 1, Lot 1

Applicant: Fairview Farm Land Co., Ltd.

DESCRIPTION:

Kennel (indoor pens)/commercial pet sitting and medical office buildings on one lot on 2.5± acres located on the west side of Premier Drive, 550± feet north of Renaissance Drive. Zoned Corridor Commercial. Neighborhood #36.

REMARKS:

The subject property is a 2.5± acre tract of land located on the west side of Premier Drive, 550± feet north of Renaissance Drive. The preliminary site plan proposes two single-story structures for kennel (indoor pens)/commercial pet sitting and medical office uses. The adjacent properties are presently developed as an assisted living facility to the north and single-family residences to the west. To the south and east, across Premier Drive, the properties are undeveloped.

ISSUES:

Two Points of Access:

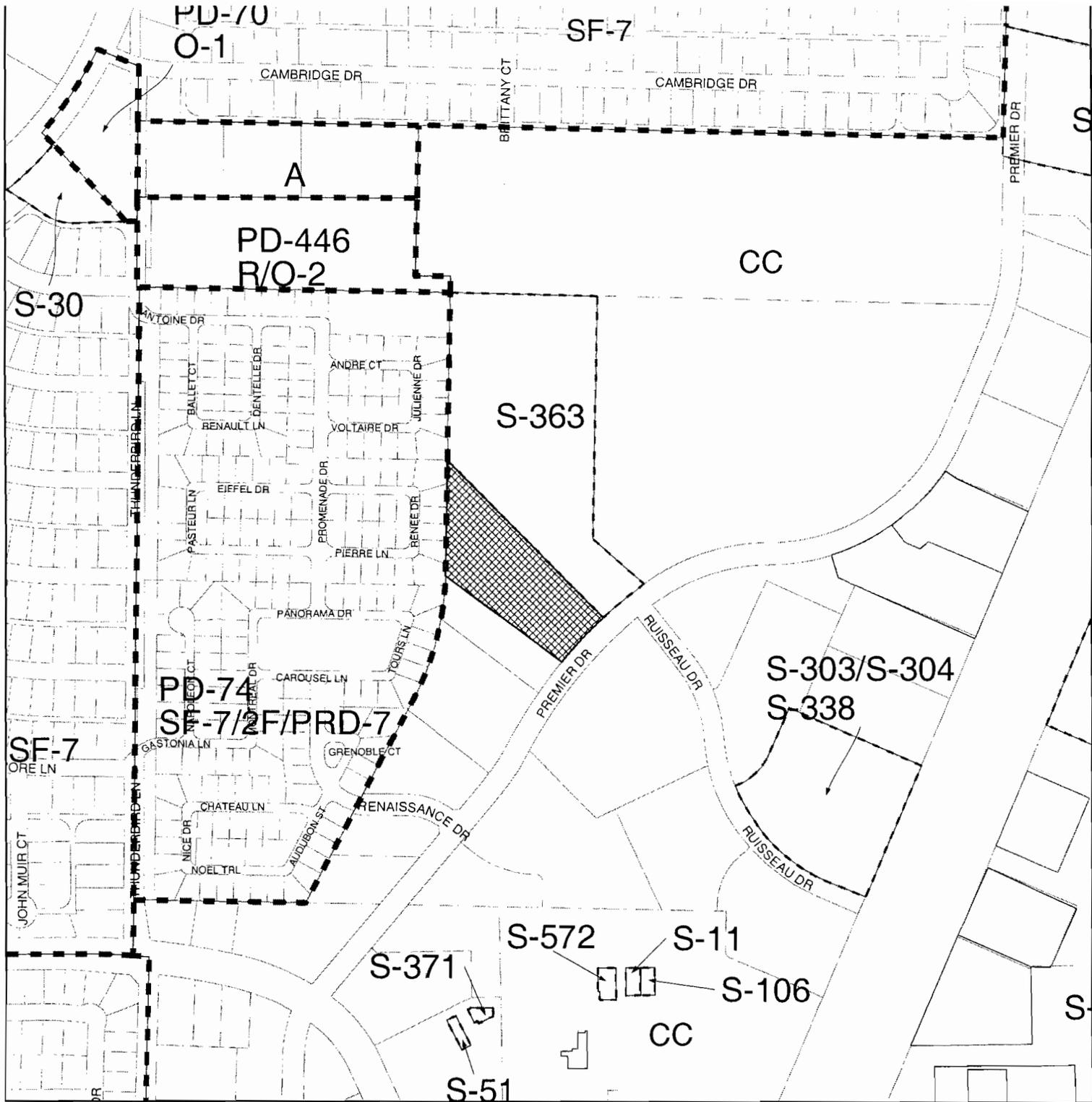
The preliminary site plan proposes an access drive approach from Premier Drive and to extend a fire lane, access, and utility easement to the adjacent undeveloped tract to the south. The Subdivision Ordinance stipulates that nonresidential developments shall have two points of access. One point of access must be directly from the adjacent street; the second point of access may be secured through the use of easements. The applicant is requesting a temporary waiver from the Planning & Zoning Commission from the second point of access requirement. The Commission may approve a lot having only one point of access if it determines that a second point of access cannot be obtained and traffic safety and fire protection are sufficient.

The applicant intends to extend a fire lane, access, and utility easement to the adjacent undeveloped tract to the south. At such time when that adjacent property develops, the developer/property owner of that property will be required to connect to the fire lane,

access, and utility easement on the subject property. This connection between the two properties will complete the second point of access needed for the subject property, as well as the second point of access that will be needed for the undeveloped property to the south at such time when it develops. Fire Department has reviewed this request for a temporary waiver and is supportive of the request.

RECOMMENDATION:

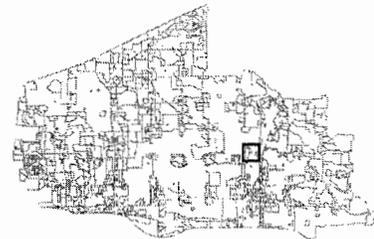
Recommended for approval subject to the Planning & Zoning Commission granting a temporary waiver to the Subdivision Ordinance requirement for two points of access.



Item Submitted: PRELIMINARY SITE PLAN

Title: FAIRVIEW PREMIER PHASE II ADDITION
BLOCK 1, LOT 1

Zoning: CORRIDOR COMMERCIAL



○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

June 16, 2008

Agenda Item No. 14

Request to Call a Public Hearing

Applicant: City of Plano

DESCRIPTION:

A request to call a public hearing to amend the Zoning Ordinance to formulate regulations to prohibit electronic billboard signage.

REMARKS:

Earlier this year, the Texas Transportation Commission adopted regulations that allow for electronic billboards along state highways located within the city's limits, subject to the city's written approval. Under these regulations, existing billboard signs may be converted to electronic billboard signs with city approval. These newly adopted regulations became effective June 1, 2008.

While the Zoning Ordinance specifically prohibits new billboard signage being constructed, it does not address the conversion of existing nonconforming billboard signs to electronic billboard signs. Staff feels it is appropriate to consider amendments to the Zoning Ordinance pertaining to electronic billboards given the potential for distracting motorists on nearby roadways. Therefore, staff requests that the Commission call a public hearing to consider amendments to the Zoning Ordinance pertaining to electronic billboard signage.

RECOMMENDATIONS:

Recommended that a public hearing be called for this purpose.

CITY OF PLANO
PLANNING & ZONING COMMISSION

June 16, 2008

Agenda Item No. 15

Discussion and Direction: Mixed-Use Policy Statement

Applicant: City of Plano

DESCRIPTION:

Discussion and direction on a mixed-use policy statement to amend the City of Plano Comprehensive Plan.

REMARKS:

On May 13, 2008, the Planning & Zoning Commission participated in a field trip to various mixed-use sites in the area, and then held some preliminary discussion on the topic of mixed-use development. In this work session, staff will present additional information about mixed-use development and the topics to be covered in the policy statement. Then, on July 8, the Planning & Zoning Commission will have an opportunity to meet with several mixed-use developers to get additional input on the policy statement.

There are a number of other policy documents that already contain some information about and related to mixed-use development in Plano. Please find a copy of the following attached with sections specifically dealing with mixed-use highlighted.

- Infill Housing Policy Statement - In addition to the fact that this addresses issues relevant to mixed-use, this is a good example to illustrate typical layout, structure, and level of specificity for existing policy statements.
- Rezoning Property to Meet Demand Policy Statement
- Economic Development Element
- Land Use Element
- Urban Centers Study

There are certain key areas the mixed-use policy statement needs to cover. These include:

1. Where are mixed-use projects appropriate?
2. How will these projects relate to surrounding development?
3. Is additional density appropriate? Under what conditions?
4. What types of uses may be included?
5. How is mixed-use delineated from urban center development?
6. What criteria will be utilized for evaluating mixed-use projects? For example:
 - The impact of the proposal on adjacent land uses, particularly residential. Site layout, building orientation, building massing, and allocation of uses must all be taken into consideration.
 - Adequate municipal services including utilities as well as schools, parks, public safety, etc. are available.
 - Sufficient onsite parking is provided.
 - For redevelopment of existing retail corners, when complete redevelopment is not possible, how are existing uses/structures handled?
 - Availability of bus transit - Is the site located along existing routes?

RECOMMENDATIONS:

This policy statement will synthesize and supplement information contained in several other policy documents. Staff respectfully requests direction from the Commission in development of this statement, especially with regard to the key areas and criteria listed above.



Village at Legacy - Example of Infill Housing Development

Infill Housing Policy Statement 4.0

The Housing Element of the Comprehensive plan states that infill housing will be the primary source for residential development in Plano in future years. This policy statement provides guidance for decision makers, developers, the public and staff.

The Infill Housing Policy Statement is divided into two sections. Part A includes a set of general guidelines that will apply to all infill housing projects under consideration in any area of the city. Part B includes additional considerations for residential development that falls outside of Plano's typical residential neighborhood format.

Part A – General Guidelines for Infill Housing

Description:

Part A of the policy statement establishes policies to guide decision makers determining when zoning

or rezoning of land for infill sites in general is appropriate. This section of the policy statement addresses the following objective and strategy statements found in the Housing Element of the Comprehensive Plan:

- ▶ **Objective A.1** Provide a variety of housing options for prospective Plano residents.
- ▶ **Objective C.1** Continue to expand Plano's housing stock even as the availability of land decreases.
- ▶ **Objective C.2** Create new housing opportunities that complement and support existing residential development.
- ▶ **Strategy C.2** Evaluate policies and ordinances to ensure that they do not discourage appropriate opportunities for infill housing and redevelopment.

Background:***Definition of Infill Housing***

Infill is defined as development that occurs on a vacant tract or redevelopment of an existing site surrounded by other improved properties. The development can be for non-residential or residential land uses. Infill housing is an example of a residential use that could be developed on an infill tract of land and the subject of this policy statement.

Historical Perspective

There are a variety of housing options available in Plano, ranging from traditional single-family detached homes to townhouses to garden apartments to denser townhouses and apartments found in the city's two urban centers: Eastside Village in downtown Plano and the Legacy Town Center. Despite the choices available to residents of the city, single-family detached units and garden apartments far outnumber other options. They have been the primary components of residential development and residential neighborhoods in Plano over the years.

Changing Demographics

Plano's population is changing. The median age of Plano residents increased from 31 to over 34 years between the 1990 and 2000 Censuses. The percentage of people age 45 years and over increased from 20 percent to 28 percent during that same time period. It is expected that some long time residents of Plano are or will be seeking smaller homes that require less maintenance. Yet, they do not want to leave their social network and places of familiarity.

Plano's population is also becoming more diverse. The percentage of people who identified themselves as a minority race or ethnicity increased from almost 15 percent to over 27 percent between 1990 and 2000. The minority population itself is much more diverse with strong representation of people who are African American or Black, Asian and Hispanic.

The Dallas Fort Worth Metroplex region is expected to add another 4.1 million people in the next 25 years. Plano's proximity to the new growth areas along with educational and employment opportunities and cultural amenities make the city an attractive place to live in the Metroplex.

More varieties of housing options in Plano's typical residential neighborhoods are needed to meet the housing demands of an aging and more diverse population along with the region's increased growth. Infill housing could help meet these housing needs.

Analysis:***Lack of Guidance for Infill Housing***

Some zoning requests for infill housing projects have met with success while others have failed. The city does not have any guidelines or policies to assist with the review of infill housing zoning requests. This policy statement attempts to address that.

Land Available for Residential Development

The amount of land available in Plano for new residential development is decreasing. The Land Use Absorption Table on page 2-7 in the Land Use Element of the Comprehensive Plan notes that less than five percent of vacant land zoned for residential development remains. Most of the vacant tracts of land that remain tend to be small (under 20 acres) and that for one reason or another have not been developed. Some tracts are zoned for non-residential uses while others have zoning that allows for residential development. This is the reason that infill housing is the primary component of future residential development in Plano.

Tri-City Retail Study Recommendations and Infill Housing

The Tri-City Retail Study completed by the cities of Carrollton, Plano and Richardson in 2002 noted that excessive retail zoning was a contributing factor to vacant and underproductive retail centers and the lack of development of many retail zoned properties. Some tracts zoned for non-residential

uses have remained undeveloped for many years. Plano has three times the retail per capita for the nation and it is unlikely that many of these tracts will be developed for commercial purposes. As part of its implementation of the recommendations of the study, the City of Plano amended the Zoning Ordinance to allow residential development within Retail zoning districts by Specific Use Permits (SUPs). This amendment has met with some success and has allowed for residential development to take place on vacant infill tracts.

Benefits of Infill Housing

Infill Housing could provide several benefits for people who live and work in Plano. The city is an employment center in the North Dallas region and a net importer of workers. Infill housing could provide residential opportunities for workers with jobs in the city, thus reducing commuting distances and time.

Infill housing could serve the new residents to the region who want to live close to employment and cultural opportunities. Additional housing will lead to more potential customers for the existing retail and office space, thus increasing sales tax revenues.

There are many Plano residents who desire a smaller home with less maintenance, yet want to remain in proximity to family, friends and familiar places. Independent living facilities for adults age 55 years and older are in great demand in Plano along with long term care housing. Infill housing could be used to meet these market demands for additional housing options in the city.

Policy Statements

The guidelines offered below are intended to assist with the consideration of rezoning proposals for residential infill projects. These guidelines cannot address all of the issues relating to a particular site and should not be considered the sole determinants of zoning decisions. However, they do provide a framework for evaluating infill proposals.

1. Adjacent or in close proximity to existing residential development.

The best tracts of land for infill housing are located next to existing residential developments. The residents of the new development would be able to take advantage of the amenities found in many of the neighborhoods in the city. They would be close to parks and schools on the interior areas of the neighborhood and to the service businesses located at the intersections of the major thoroughfares. Infill housing projects should add to the variety of housing options found in the existing residential neighborhoods throughout the city.

2. Site and configuration to support housing.

Infill housing areas need to be large enough to make a project viable. A site should have a minimum of 3.0 acres and generally be free of factors that could make development difficult such as steep grades and location within a floodplain.

3. Access to existing utilities.

One of the benefits of infill development is the use of existing infrastructure surrounding the property rather than the extension of expensive new lines into undeveloped areas. Some sites may have public utilities in place sized to serve only non-residential uses and may require some upgrades to accommodate residential development. The most common deficiency is sanitary sewer capacity.

4. Positive impact on future economic development.

The reduction of non-residential uses could have a positive impact on a larger scale. There will be one less shopping center or office complex that could be left vacant due to lack of market demand for such uses. Owner occupied housing units will contribute to the city's tax base and provide potential customers for existing retail centers.

Land located along Plano's major transportation corridors such as U.S. 75, the President George Bush Turnpike, the Dallas North Tollway and State

Highway 121 are the city's last prime locations for economic development and should be reserved for non-residential uses. Major employment centers such as Legacy in northwest Plano and the Research/Technology Crossroads in southeast Plano are also considered to be prime components of the city's economic development program.

5. Proximity to Parks.

Additional preference should be given to those locations that have a neighborhood park within a half mile of the proposed development.

Part B – Guidelines for Reviewing Alternative Neighborhood Proposals

Description:

Part B of the policy statement provides additional considerations for requests for rezoning or specific use permits (SUP's) for infill housing in locations that would not be part of Plano's typical neighborhood format. It addresses the following objective and strategy statements:

- ▶ **Objective B.2** Ensure that alternative neighborhood formats provide functional and appropriate environments for residential uses and activities.
- ▶ **Strategy B.2** Establish criteria for housing developed in alternative neighborhood formats. Use these criteria when evaluating rezoning requests.

Background:

Typical Neighborhood Format

The Housing Element of the Comprehensive Plan addresses the fact that not all of Plano's residential development can occur in a typical neighborhood setting. This neighborhood setting is characterized by a land area of approximately one square mile bounded by six-lane divided thoroughfares with school and parks site near the center, low-density housing on the interior, medium- and high-density

housing along the edges, and office and retail operations at the intersections of the major thoroughfares where they serve other neighborhoods, as well. (Table 1 of the Housing Element details the typical neighborhood concept.) So far, most of Plano's infill housing has occurred within its existing neighborhoods. For example, a 15 acre retail tract at the northeast corner of Custer Road and Legacy Drive was recently rezoned for patio homes. Since this development is occurring within a defined neighborhood bounded by four major thoroughfares, it will become part of a typical neighborhood environment.

Alternative Neighborhood Format

When residential development occurs in a location outside of a typical Plano neighborhood, the Housing Element indicates that it becomes part of an "alternative neighborhood format." As noted on Page 5-5 of the Housing Element of the Comprehensive Plan, much of the land needed for future residential development is unlikely to be found within Plano's typical neighborhoods. Sites outside of these settings should not be automatically accepted or excluded. An analysis follows which reviews issues and concerns relating to the creation of alternative neighborhoods, along with a set of guidelines to employ when evaluating requests for residential uses in locations outside of typical neighborhood settings. The guidelines are intended to ensure that residential developments occurring outside of the typical neighborhood format can still provide high quality living environments.

Analysis:

The following factors were used to develop guidelines evaluating rezoning or specific use permit requests for residential uses in alternative neighborhood formats:

Unit Count

Alternative neighborhood projects should have enough units to create a viable living environment. A small isolated group of homes or apartment units does not create a sense of belonging for its

residents nor does it facilitate the efficient provision of city services. An example would be varying a typical residential solid waste route to pick up trash at two residences within a commercial corridor. A small unit count is also unlikely to generate enough return on investment to make the project economically viable. Infill projects will typically need to be medium-(5-12 units per acre) or higher-(12+ units per acre) density housing to create enough units on these smaller leftover sites. Typical low-density housing developments (1-5 units per acre), built on small infill tracts, will not be economically viable. Any single-family developments, attached or detached, with common areas, recreational facilities, and special landscaping will require homeowners associations to maintain these amenities. These associations must have enough members for financial support over time. It is important that zoning changes for infill development result in successful projects.

Relationship to Surrounding Land Uses

An alternative neighborhood should be considered as an option for some but not all properties that have been previously planned or zoned for non-residential uses. Such developments should not be construed as mere afterthoughts. For example, it would be inappropriate to use a left-over tract of land in the middle of an industrial park for a housing project; however, housing incorporated into a well-planned mixed use development could be viewed differently. Pedestrian friendly environments which combine opportunities to live, work, and play in the same location are more appropriate than other types of residential development when located outside of the typical neighborhood environment.

Accessibility/Visibility

Alternative neighborhoods should have access to a major or secondary thoroughfare as do typical Plano neighborhoods. Residential neighborhoods may not require the same level of exposure that some commercial uses do, but they should not be isolated from a city's major travel routes.

Potential for Development of a Property as Currently Zoned

A property should not be rezoned to provide for residential development simply because a developer may be interested in it for that purpose. There should be strong evidence that non-residential development is unlikely to occur or would be unsuccessful due to market saturation and related conditions. An examination of recent development activity such as requests for building permits and occupancy in the area and the relative success of other developments should provide insight into the potential success of utilizing a property as it is currently zoned.

Major concerns should be raised when considering requests to convert properties in major economic development corridors to residential use. These corridors include U.S. 75, the Dallas North Tollway, the President George Bush Turnpike and State Highway 121, three of which currently operate as regional expressways while the fourth is planned to become an expressway. Perhaps State Highway 121 should be considered less of a near term candidate for residential use than the other corridors as it has not had the opportunity to function as an operational expressway. The traffic noise generated by these expressways may also make properties along them bad candidates for residential development.

Mixed use developments that include residential and non-residential uses in a pedestrian oriented environment may be appropriate for these major corridors. Also, undeveloped properties within these corridors lacking access to frontage roads may be candidates for residential development as well.

Special Needs Housing

Alternative neighborhoods may be appropriate for providing housing for those with special needs such as the elderly and persons with disabilities. The elderly component of Plano's population continues to increase and opportunities for providing housing in typical neighborhoods that meets its

needs are becoming more limited. A well designed retirement housing complex with special facilities and services can create a very suitable environment for its residents. The Housing Element of the Comprehensive Plan highlights the importance of continuing to find ways to increase the supply of housing for those with special needs and the use of alternative neighborhood formats is consistent with that intent. It also notes that special needs housing can benefit from having medical offices, pharmacies, shopping centers, and other service providers within walking distance. Therefore, certain non-residential districts may be well suited for special needs housing.

Policy Statements

The guidelines offered below should not be used as exact determinants of the appropriateness for creating alternative neighborhood settings in specific locations. Instead, they should be used as a starting point for considering individual requests.

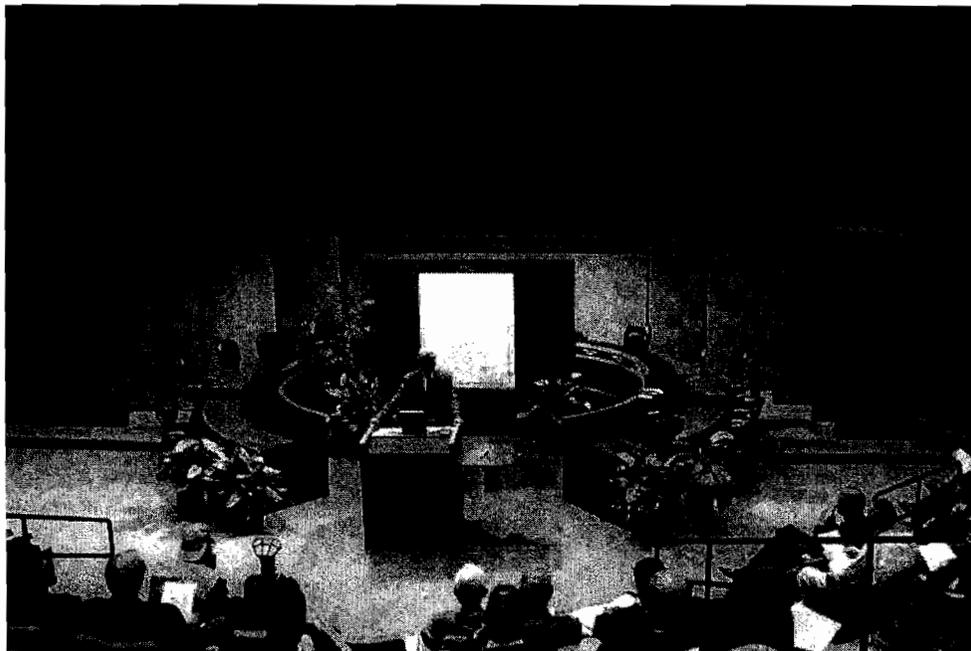
Specific locations may sometimes present a unique set of issues and opportunities for residential development that cannot be fully addressed by these guidelines. In such cases, those special conditions should be clearly identified and evaluated.

The individual guidelines are as follows:

1. Townhouse (SF-A) and Patio Home (PH) projects or combination of projects should be able to provide a minimum of 25 units to create a substantial development as opposed to an isolated project with a few homes surrounded by non-residential uses. Housing for retirees or other persons with special needs should include a minimum of 50 units which could be built in phases to provide necessary services to accommodate the need of elderly tenants.
2. Alternative neighborhood development should not be within or immediately adjacent to a Light Industrial district (LI-1 or LI-2) unless separated by a Type “E” or larger thoroughfare (as defined in the Transportation Element of the Comprehensive Plan).
3. Alternative neighborhood development should be adjacent to a Type “E” or larger thoroughfare (as defined in the Transportation Element of the Comprehensive Plan.)
4. There should be evidence of market saturation in the area that a non-residential property is located. This does not necessarily require an actual market analysis. Instead, evidence can include review of recent permit and occupancy data along with existing vacant or under utilized commercial buildings and/or an ample supply of undeveloped properties with similar zoning in the area. The area of consideration may vary depending on whether the property is part of a neighborhood-, community-, or region-serving development.
5. Alternative neighborhood development is generally inappropriate along expressways and in the major development corridors (U.S. 75, the Dallas North Tollway, the President George Bush Turnpike, and State Highway 121). Consideration may be given to mixed use proposals that will integrate residential and non-residential uses into a pedestrian oriented environment. Additional consideration may be given to sites that cannot be accessed from frontage roads. Residential development within 500 feet of the main lanes of an expressway should be arranged as carefully as possible to reduce the effects of traffic noise. Until State Highway 121 has been constructed as an expressway and there has been an opportunity to observe its potential to develop as currently zoned, zoning changes for residential development should be avoided.

Preference should be given to residential development that can be integrated into existing pedestrian oriented urban centers such as Downtown Plano or Legacy Town Center or other appropriate locations. Urban centers are more than just mixed use developments. They are typically 50 acres or more and provide opportunities for residence, work, shopping, and entertainment in a pedestrian setting. Urban centers are probably not going to develop within a typical neighborhood setting. They are more appropriate for alternative neighborhood formats.

6. Additional preference may be given to residential developments for persons with special needs as highlighted in the Housing Element of the Comprehensive Plan. Even greater preference should be given when such developments are within walking distance of medical offices, pharmacies, and/or grocery stores.



Rezoning Property to Meet Demand

Policy Statement 2.0

Description

This policy paper provides guidance when considering requests to rezone properties. It addresses the following objectives as stated in the Land Use Element of the Comprehensive Plan:

- ▶ **Objective A.4** Provide for an economic base that generates jobs for current and future residents and revenue sources for public facilities, infrastructure, and services.
- ▶ **Objective B.3** Provide for a balanced and efficient arrangement of Plano's land resources that accommodates residency, employment, shopping, entertainment, and recreation.
- ▶ **Objective B.4** Ensure land use compatibility by grouping complimentary land use activities and creating transitions between conflicting activities.

This topic is particularly significant because of the ongoing imbalance between residential- and non-residential-zoned land in Plano. More land is zoned for retail, office, and industrial uses than is likely to develop. When zoned land exceeds demand, zoning imbalances occur and some owners of non-residential property may seek rezoning for residential uses. As Plano matures and property owners recognize this imbalance, the likelihood of rezoning requests increases. "Down-zoning" property from non-residential categories to residential categories is not always appropriate and criteria are needed to guide this process.

Background

Major factors leading to this zoning imbalance include:

Major Corridors

Major expressways and other heavily traveled regional thoroughfares often present opportunities for a variety of non-residential uses due to their regional accessibility and prominence. Plano currently has four such corridors—Central Expressway (U.S. 75), Preston Road (S.H. 289), the Dallas North Tollway, and President George Bush Turnpike (S.H. 190). S.H. 121 is also planned to become a regional expressway and its zoning reflects that condition. These major corridors are typically zoned for retail, restaurant, entertainment, and office uses. Office developments can often achieve major heights depending on height/setback ratios as measured from nearby residential districts. These major corridors contribute significantly to Plano's economy. They also buffer residential areas from noisy traffic. On the other hand, the existence of these corridors can saturate the market with non-residential properties. This reduces the likelihood of development for many of the non-residential properties away from major corridors.

Major Intersections

Plano's grid system of major thoroughfares provides for effective and efficient traffic circulation. It creates more than 50 major intersections at approximately one-mile intervals. Up until the mid-1980's, it was common to zone as many as four corners at each intersection for future shopping centers. Although these intersections seem to provide "perfect" locations for retail uses, market saturation has led to undeveloped sites, partially developed sites, and vacant or underused retail buildings. It is often difficult to develop traditional single-family subdivisions on these sites because of their size and shape limitations and the inability to incorporate these developments into established residential neighborhoods.

Disjointed Development Patterns

Disjointed development patterns often result when retail or office tracts are partially developed and the market will not support completion of original plans. This process often leaves pockets of land that are inappropriate for typical residential development.

Analysis

The above noted issues must be given serious consideration, but they should not preclude efforts to place residential development in areas previously reserved for non-residential uses. Plano's reputation as an economic center and its accessibility will continue to make the city a desirable place to live. As a result, there may be a greater demand for residential development, while the supply of residentially-zoned property decreases. It is also likely that greater densities will need to be achieved to make the conversion of properties from residential to non-residential zoning categories economically feasible. Otherwise, property owners will continue to hold these properties until a non-residential opportunity occurs. Often, this will mean the newer development will attract tenants away from an existing development and threaten its viability. This process, known as "cannibalization," simply moves businesses around without improving the local economy.

As land supply diminishes, properties once considered undesirable will be given greater consideration for new development. These properties may require rezoning or amendments to existing zoning categories to accommodate changing market conditions. The City of Plano will need to make difficult decisions regarding the long term use of these "left-over" tracts. Without careful consideration many of these properties may remain undeveloped and will be a constant source of apprehension for nearby homeowners, developers, and the city.

Policy Statements

Below is a policy statement with a series of criteria to guide consideration of requests to rezone properties or amend the use charts of the Zoning Ordinance in regard to underperforming retail properties.

Evaluate requests for text amendments or for rezoning non-residential properties for residential uses based on the following:

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



Rezoning Property to Meet Demand

Policy Statement 2.0

Description

This policy paper provides guidance when considering requests to rezone properties. It addresses the following objectives as stated in the Land Use Element of the Comprehensive Plan:

- ▶ **Objective A.4** Provide for an economic base that generates jobs for current and future residents and revenue sources for public facilities, infrastructure, and services.
- ▶ **Objective B.3** Provide for a balanced and efficient arrangement of Plano's land resources that accommodates residency, employment, shopping, entertainment, and recreation.
- ▶ **Objective B.4** Ensure land use compatibility by grouping complimentary land use activities and creating transitions between conflicting activities.

This topic is particularly significant because of the ongoing imbalance between residential- and non-residential-zoned land in Plano. More land is zoned for retail, office, and industrial uses than is likely to develop. When zoned land exceeds demand, zoning imbalances occur and some owners of non-residential property may seek rezoning for residential uses. As Plano matures and property owners recognize this imbalance, the likelihood of rezoning requests increases. "Down-zoning" property from non-residential categories to residential categories is not always appropriate and criteria are needed to guide this process.

Background

Major factors leading to this zoning imbalance include:

Major Corridors

Major expressways and other heavily traveled regional thoroughfares often present opportunities for a variety of non-residential uses due to their regional accessibility and prominence. Plano currently has four such corridors: Central Expressway (U.S. 75), Preston Road (S.H. 289), the Dallas North Tollway, and President George Bush Turnpike (S.H. 190). S.H. 121 is also planned to become a regional expressway and its zoning reflects that condition. These major corridors are typically zoned for retail, restaurant, entertainment, and office uses. Office developments can often achieve major heights depending on height/setback ratios as measured from nearby residential districts. These major corridors contribute significantly to Plano's economy. They also buffer residential areas from noisy traffic. On the other hand, the existence of these corridors can saturate the market with non-residential properties. This reduces the likelihood of development for many of the non-residential properties away from major corridors.

Major Intersections

Plano's grid system of major thoroughfares provides for effective and efficient traffic circulation. It creates more than 50 major intersections at approximately one-mile intervals. Up until the mid-1980's, it was common to zone as many as four corners at each intersection for future shopping centers. Although these intersections seem to provide "perfect" locations for retail uses, market saturation has led to undeveloped sites, partially developed sites, and vacant or underused retail buildings. It is often difficult to develop traditional single-family subdivisions on these sites because of their size and shape limitations and the inability to incorporate these developments into established residential neighborhoods.

Disjointed Development Patterns

Disjointed development patterns often result when retail or office tracts are partially developed and the market will not support completion of original plans. This process often leaves pockets of land that are inappropriate for typical residential development.

Analysis

The above noted issues must be given serious consideration, but they should not preclude efforts to place residential development in areas previously reserved for non-residential uses. Plano's reputation as an economic center and its accessibility will continue to make the city a desirable place to live. As a result, there may be a greater demand for residential development, while the supply of residentially-zoned property decreases. It is also likely that greater densities will need to be achieved to make the conversion of properties from residential to non-residential zoning categories economically feasible. Otherwise, property owners will continue to hold these properties until a non-residential opportunity occurs. Often, this will mean the newer development will attract tenants away from an existing development and threaten its viability. This process, known as "cannibalization," simply moves businesses around without improving the local economy.

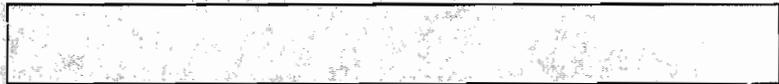
As land supply diminishes, properties once considered undesirable will be given greater consideration for new development. These properties may require rezoning or amendments to existing zoning categories to accommodate changing market conditions. The City of Plano will need to make difficult decisions regarding the long term use of these "left-over" tracts. Without careful consideration many of these properties may remain undeveloped and will be a constant source of apprehension for nearby homeowners, developers, and the city.

Policy Statements

Below is a policy statement with a series of criteria to guide consideration of requests to rezone properties or amend the use charts of the Zoning Ordinance in regard to underperforming retail properties.

Evaluate requests for text amendments or for rezoning non-residential properties for residential uses based on the following:

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



City of Plano COMPREHENSIVE PLAN

ECONOMIC DEVELOPMENT ELEMENT

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Figure 1 - Legacy Town Center

INTRODUCTION

Purpose

The Economic Development Element of the Comprehensive Plan provides a general guide for decision makers regarding Plano's future economic growth. It is intended to define the role of economic development in the comprehensive planning process and its relationship to other elements of the Plan.

Critical Issues

Three critical issues currently impact economic development in Plano:

Maintaining a diverse and expanding economy;

- Linking critical resources to business needs; and
- Preservation of land for future economic development opportunities.

Economic diversity is important for the financial strength and security of a city, county or region. There are many different types of businesses found in Plano. However, the City's economy should have enough diversity to withstand a downturn in one of the business sectors.

Another leading factor for economic success is to ensure that major businesses in Plano have the critical resources they need to operate successfully. These resources include a capable workforce, education and training providers specializing in skills desired by the

company, affordable housing nearby for employees, along with supportive services and suppliers.

Plano still has vacant land for future development. Most of this land is zoned for non-residential uses. The demand for housing in Plano remains strong and there is pressure to rezone nonresidential land to allow for more residential development. However, rezoning land to meet the immediate demand for housing may not be appropriate for long-term economic viability.

MAJOR THEMES

The Economic Development Element describes the City of Plano in terms of three major themes: Livable City, City of Organized Development, and City in Transition. This element includes a description of factors relating to each of the themes, objectives and strategies defining the City's overall approach to economic development.

Theme I – Livable City

One of the factors that contribute to Plano's excellent quality of life is the wide range of economic opportunities. The City of Plano is a major employment center in the North Dallas area of the Metroplex region. The North Central Texas Council of Governments estimates almost 130,000 people are employed within the City. The Livable City section will explore the various employment sectors found within Plano along with attributes that contribute to the City as a place good for business.

Theme II – City of Organized Development

This section examines the relationship between Plano's land use pattern and the local economy. The current and future business composition of Plano's major economic development areas is examined. This section also reviews public efforts to address the needs of the local businesses and expand the local economy.

Theme III – City in Transition

Plano has changed tremendously during the last 50 years, increasing in population from just over 2,100 people in 1950 to over 260,000 in 2008. Though population growth is slowing, Plano continues to evolve as a community. The City's population is becoming older and more diverse. As Plano approaches full residential development, there is considerable land available for commercial development. However, continuing regional population growth is creating pressure to rezone nonresidential land for housing. Balancing the immediate demand for developable land with the need to accommodate long-term economic growth will be vital to Plano's future.

5.2 Theme I – Livable City

THEME I – LIVABLE CITY

Economic Opportunities

Plano is a part of the Dallas-Fort Worth Metroplex, a region known for its strong economy. The numerous employment opportunities found in the Metroplex attract people to the region from all over the world. The overall Dallas-Fort Worth economy is diverse; however, some sectors of the region's economy are concentrated in specific areas of the Metroplex. Plano is

located in the North Dallas part of the region where the primary economic sectors include information technology, telecommunications, software development, financial services, professional services, medical services, and retail.

Plano has a wide variety of businesses ranging from small companies to headquarters of major Fortune 500 corporations. Plano's economy is currently experiencing its most significant growth in the medical and financial fields. The "spin-off" potential from the development and expansion of large medical and financial facilities represents a major opportunity for strengthening the local economy.

There are numerous retail centers in Plano, ranging from regional malls to neighborhood retail centers at the intersections of major thoroughfares in the residential areas of the City. Government and education are very important sectors of Plano's economy as well.

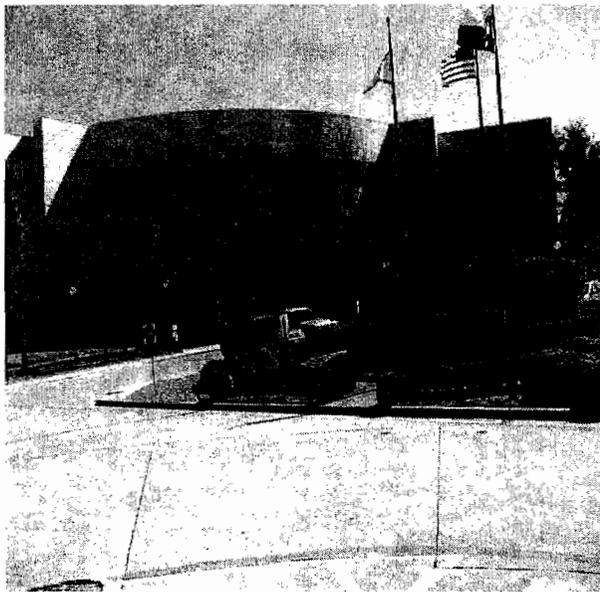


Figure 2 - PISD Administration Building

The two largest government and education employers are the City of Plano and the Plano Independent School District (PISD). The City of Plano has more than 2,600 employees and provides numerous municipal services. PISD educates over 54,000 students and employs almost 7,000 people.

The business sector contributes to a strong tax base for the City including millions of dollars annually in sales tax revenues. The tax base makes it possible for municipal government to provide a wide variety of services at low cost to Plano residents and businesses.

Location of Plano

Plano's location within the strong business climate of the Dallas-Fort Worth Metroplex contributes to the economic vitality of the City. The City is close to employment and cultural opportunities in Dallas and the high growth communities of Collin County to the north. Plano is connected to the Metroplex region and nation by a variety of transportation options. U.S. Highway 75 travels from the heart of downtown Dallas northward into Oklahoma. The President George Bush Turnpike and State Highway 121 provide access for Plano residents to the Dallas-Fort Worth (DFW) International Airport. The Dallas North Tollway is another link for Plano connecting the City with Frisco and Prosper to the north and the Galleria, Love Field, and downtown Dallas to the south.

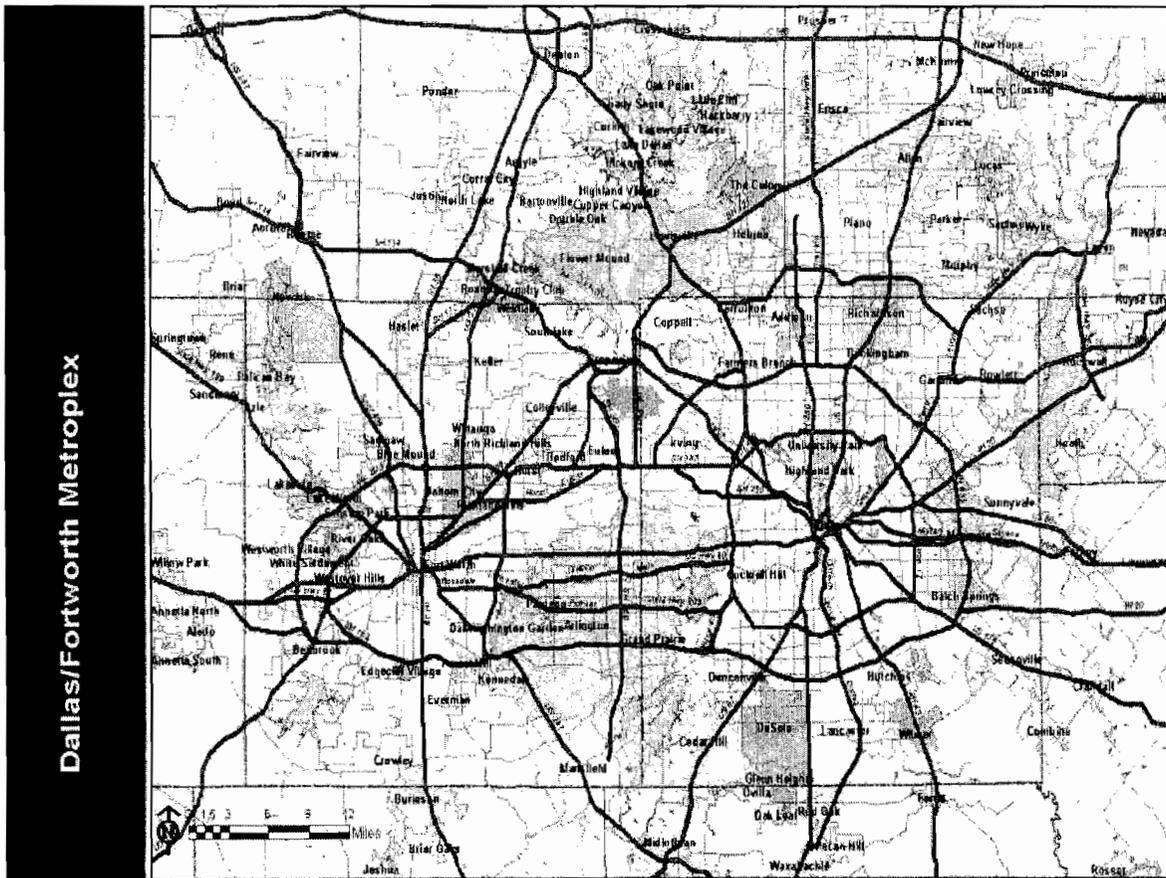


Figure 3 - Map of Dallas-Fort Worth Metroplex

In addition to the commercial airline operations at DFW and Love Field, the Addison Airport and the Collin County Regional Airport are located less than 30 minutes from Plano and accommodate corporate jet service. The City has mass transit links to local and regional destinations and employment centers through bus and light rail services operated by Dallas Area Rapid Transit (DART).

Educational Opportunities

Quality educational opportunities available to Plano residents are another important attribute for economic strength in the City. Access to high quality educational

opportunities is a major factor in attracting businesses composed of technical and professional workers. Plano is served by three public school districts. Most students attend PISD. Over 2,500 Plano school age children that live along the State Highway 121 corridor attend the Frisco ISD and a small number are within the Lewisville ISD service area in the western section of the City in Denton County.

There are several higher education opportunities in and near Plano. They include the University of Texas at Dallas (UTD), Southern Methodist University (SMU) and Collin College. UTD is a public

institution offering under graduate and graduate degree programs and is located across the President George Bush Turnpike in Richardson. UTD has 14,000 students and is a recognized research university through its long association with Texas Instruments. SMU has a campus in the Legacy area. It offers working professionals degree programs in business and a Masters degree in digital media and video game design. Collin College, with almost 45,000 students, offers continuing education, vocational training, and the first two years of university courses at two campuses in Plano. Collin College also provides cost-effective continuing education for adults already in the work force. This is particularly important due to a fast changing global economy and its impact on the skill requirements of employees.

Objectives for Theme I – Livable City

Objective A.1 Provide a diverse economy able to withstand periodic downturns in various sectors.

Objective A.2 Ensure a variety of transportation options for Plano residents with access to employment opportunities within the region.

Objective A.3 Maintain quality education opportunities for Plano residents.

Strategies for Theme I – Livable City

Strategy A.1 Identify and monitor employment opportunities within Plano.

Strategy A.2 Identify growing and emerging industries and compare their needs to Plano's attributes and focus recruitment efforts accordingly.

Strategy A.3 Continue to work with transportation providers such as DART, Texas Department of Transportation, and North Texas Tollway Authority to provide transportation options and access to Plano.

Strategy A.4 Meet regularly with colleges, universities, and the public school districts to discuss employment trends and the development of programs to improve and enhance job skills of local residents.

6.3 Theme II – City of Organized Development

THEME II – CITY OF ORGANIZED DEVELOPMENT

Land Use Considerations

Transportation Corridors

Most of Plano's economic activities take place along the major transportation corridors and within the two employment centers. Research/Technology Center is the Land Use Plan designation for southeast Plano where President George Bush Turnpike enters the City. Freeway Commercial is the land use recommendation along the U.S. Highway 75 corridor. The Major Corridor Commercial designation is found along the President George Bush Turnpike once it travels west of U.S. Highway 75 and along State Highway 121. The intent of the Research Technology Center recommendation is to promote office, research development, back office and light manufacturing facilities in southeast Plano. The Major Corridor and Freeway Commercial designations call for

office, supporting retail uses, and major regional retail centers such as shopping malls.

Existing Commercial Areas

Legacy

Legacy is a corporate business park located in northwest Plano near the intersection of the Dallas North Tollway and Legacy Drive. It is primarily comprised of large campus headquarters for several major corporations. Legacy Town Center is a successful mixed use development located in the heart of Legacy. Retail, restaurants, offices, entertainment uses, a hotel, and over 1,400 multifamily units and 120 for-sale townhouse units can be found in Legacy Town Center. Legacy Town Center is expanding northward from Legacy Drive towards Headquarters Drive and the State Highway 121 corridor. Granite Park, is a major office/retail development located immediately north of Legacy on State Highway 121 and the Dallas North Tollway that includes both single and multi-tenant facilities. The North Central Texas Council of Governments estimates that nearly 40,000 people worked in the Legacy/Granite Park area in 2005 (latest year estimates were available).

Research/Technology Crossroads District

The Research/Technology Center District (RT) is located in southeast Plano. The area is bound by 14th Street (F.M. 544) on the north, Rowlett Creek to the east, Renner Road and President George Bush Turnpike on the south and extends westward past Jupiter Road. Businesses in the RT district employ almost 14,000 people (NCTCOG – 2005 estimate).

The RT district was established in 1998 to create a unified development approach for 1,100 acres of land in southeastern Plano. The land originally was primarily zoned Light Industrial (LI). LI not only permits manufacturing and industrial uses, but it includes a broad range of activities such as warehousing, automotive, heavy commercial, and retail uses. The RT district was intended to create a cohesive employment center of primarily manufacturing and office uses in proximity to the Bush Turnpike corridor. Boundary adjustments and modifications to the allowed uses within the district are presently under consideration to ensure that the Crossroads maintains consistency with market and development conditions.

Dallas North Tollway Corridor

The Tollway corridor passes through a variety of land uses. Superstores, a regional mall, offices, entertainment establishments, and retail stores and shops are located along the expressway. An estimated 12,500 people are employed in businesses within the corridor south of Windhaven Parkway (NCTCOG – 2005 estimate). The Tollway passes through the heart of the Legacy area. Some of Plano's prime undeveloped land is found along the Tollway as well. The long range land use recommendations and zoning map propose nonresidential uses, and the corridor should be preserved for future economic development opportunities.

President George Bush Turnpike/Plano Parkway Corridor

This corridor follows along Plano's southern boundary. Office/warehouses, technology research, and development companies and manufacturing uses with railroad siding access to the Cottonbelt Railroad are found

at the eastern end of the corridor. Collin Creek Mall and a variety of restaurants and retail uses are located in the northwest quadrant of the interchange with U.S. Highway 75. As the Turnpike travels west towards Preston Road, the land uses transition to lower-density corporate campuses, manufacturing operations, and retail uses. The NCTCOG estimated 15,000 employees worked in businesses in this section of the Turnpike in 2005.

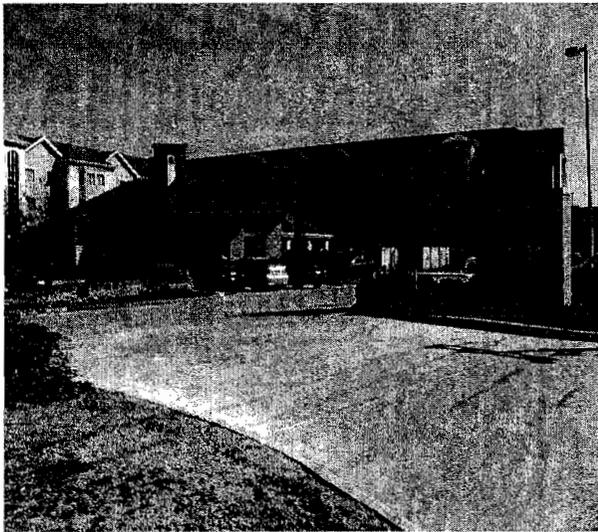


Figure 4 - Hotel along George Bush Turnpike

The largest amount of undeveloped land is located between the Turnpike and Plano Parkway, where the zoning allows office, limited retail, and industrial uses. The intent for this section of the corridor between Alma Drive and Coit Road was the development of high-intensity office buildings. To date, market demand has not supported the planned uses for this location along the corridor. From Ohio Drive westward towards the Dallas North Tollway, the Turnpike borders the Kansas City Southern Railroad, leaving no room for development adjacent to the expressway. In addition, there are no frontage roads west of Coit Road. Baylor Medical Center, restaurants, offices, automobile dealerships, and multifamily

residential are found along the Plano Parkway corridor from Coit Road to the Tollway.

U.S. Highway 75 Corridor

U.S. Highway 75 is an expressway that connects Plano to downtown Dallas. Unlike the Tollway and Turnpike which are regional expressways, U.S. Highway 75 is a national highway. The highway travels north beyond the Dallas area towards Tulsa and Kansas City and intersects Interstates 40 and 44 providing access to the northern and eastern regions of the United States.

The Land Use Plan recommendations and the zoning allow for a variety of retail and office uses along U. S. Highway 75. Collin Creek Mall and Downtown Plano are located near the southern entry into the City. Entertainment uses, retail big box developments, offices, restaurants, and hotels also combine to form a high-activity area corridor that employs over 17,000 people (NCTCOG – 2005 estimate). The retail competition for prime locations along U.S. Highway 75 is very strong. Several restaurants have recently relocated from older facilities near the 15th Street/Park Boulevard section of the corridor to larger, more modern facilities along the expressway between Parker Road and Spring Creek Parkway.

State Highway 121 Corridor

State Highway 121 is the northern boundary of the City of Plano from Spring Creek Parkway to Custer Road. The highway provides access from Plano to Fort Worth and the DFW International Airport to the west along with McKinney and U.S. Highway 75 to the east. The corridor is in transition from a two lane highway to a six

lane tollway with three lane service roads in each direction. At this time, the service roads are in place with interchanges at the Dallas North Tollway, Preston Road, and Custer Road.

Most of the land in Plano along State Highway 121 is undeveloped with a few exceptions. There are retail centers at intersections with Preston Road and Coit Road. The rest of the Plano side of the roadway remains unimproved as land owners await the construction of the main lanes. As a result, only 2,300 people had jobs along the corridor as of 2005. Most of the land is zoned to allow for retail and office development with a 1,200 foot setback guideline recommended for residential development in the Housing Element. Despite the recommended setback, there has been considerable interest in residential development within the corridor. Sometimes natural and manmade barriers like creeks and roadways make it necessary to deviate from the 1,200 foot guidelines to avoid creating odd-shaped tracts of land that are difficult to develop. Otherwise, residential intrusions into the corridor should be avoided to accommodate future economic development opportunities.

Economic Development Activities

Expanding and enhancing the local economy is primarily the responsibility of the Plano Economic Development Board (PEDB). Its mission is to:

Identify and recruit businesses that will broaden and diversify the tax base;

Create quality employment opportunities;

Provide for a vibrant economy; and

Promote a pro-business environment.

The PEDB staff, under direction from the Board of Trustees, implements a plan of work to accomplish its mission. The plan of work has three main programs: Outreach and Recruitment, Retention and Expansion; and Marketing and Redevelopment.

PEDB's staff conducts outreach and recruitment efforts both domestically and globally to company executives, site selectors, and the real estate community. To update its marketing efforts, PEDB is refining its "brand" and revising other marketing materials. PEDB reaches the real estate community with participation in events such as CoreNet for corporate facilities managers and North Texas Commercial Association of Realtors for commercial real estate brokers. PEDB is also active in regional marketing initiatives with participation in the four-city coalition of Collin County (Allen, Frisco, McKinney, and Plano) and the DFW Marketing team.

Incentives play an important role in attracting and retaining companies. Many of Plano's neighboring cities participate in the 4 A/B program, a state economic development sales tax that provides funding for large economic incentives. Although the State of Texas allows cities to increase local sales taxes to fund economic development activities, it also "caps" the total percentage of the sales tax rate. Plano is not able to participate in the 4 A/B program because it has reached the cap due to membership in DART. This is a common situation for cities across Texas that participate in regional transit authorities and creates a

disadvantage when competing with cities that are not members of transit organizations.

However, another Texas local government statute, Chapter 380 from the Texas Local Government Code, allows for cities to use money for economic development from other funding sources. The City passed a small property tax increase in 2006 that provides an incentive fund for economic development. The fund has greatly increased the PEDB's competitiveness for recruitment and retention projects.

Although Chapter 380 provides cities an alternative incentive option, sales taxes would be a more effective funding source as property taxes are an additional business cost. So far, efforts to amend state law to give member cities of regional transit authorities the opportunity to apply sales taxes to economic development activities have been unsuccessful. Plano and other cities belonging to transit authorities should continue pursuing legislative changes in this regard.

As Plano matures, Business Retention and Expansion (BRE) will become increasingly important. Building relationships with executives and brokers helps PEDB identify companies that are expanding in Plano or are likely to relocate. PEDB also operates programs that facilitate interaction between business leaders and public officials.

PEDB devotes considerable attention to recruiting businesses to Plano's Research/Technology Center district (RT) and surrounding industrial areas, stimulating redevelopment of aging retail centers and marketing to technology companies. PEDB networks with the broker community to communicate the assets of the area and to

recruit prospective companies. It is also active in trade shows targeting existing technologies such as electronics and semiconductor as well as emerging technologies such as nanotechnology. The PEDB also works closely with SMU's Guildhall to build a digital media industry cluster in Plano.

As neighboring cities grow and develop new shopping centers, retail has become a focus. The PEDB is active in the International Council of Shopping Centers (ICSC), attends retail trade shows and works with property owners to protect Plano's retail base. The PEDB continues to support retailers and local businesses to help find suitable redevelopment opportunities for under performing and vacant retail centers. Plano also has a retail incentive program which uses Tax Increment Financing (TIF) zones for downtown and the Shops at Willow Bend. City Council also can approve the use of Chapter 380 funds to provide infrastructure for major projects.

Land Use and Economic Issues

Preservation of Land for Future Economic Development

Over 20% (9,500 acres) of land in Plano is undeveloped. Almost 70% of this land is zoned for commercial uses such as office and retail, and most of the land is located along the major expressway corridors and within the City's employment centers. As mentioned under the Critical Issues subchapter, the demand for housing is still quite strong in Plano, and there is pressure from the development community to rezone land to allow for additional residential development. Some areas zoned for

nonresidential uses may be appropriate for housing and should be considered for residential development.



Figure 5 - Vacant land along George Bush Turnpike corridor

However, rezoning requests must be carefully examined to ensure that proposed locations are suitable for residential development and that Plano's economic viability is not being jeopardized in order to accommodate short-term demand. The availability of undeveloped "greenfield" sites is vital to encourage expansion and relocation of businesses. Therefore, the City should preserve land along the expressway corridors and in the employment centers for future economic development opportunities.

Mixed Use Development

Development projects that include both residential and commercial uses are generally inappropriate for the four major expressway corridors and the two major employment centers in Plano. Exceptions may be appropriate for urban center

projects such as Legacy Town Center that fully integrate a variety of uses into a pedestrian-oriented environment. The Urban Centers Study defines urban centers as "a form of development that integrates the components of modern life – housing, workplace, shopping, and recreation – into compact pedestrian oriented neighborhoods." Structures within urban centers should be flexible to adapt to changing uses over time. The study was adopted by the City Council in 2006 and provides specific recommendations for design and development of major mixed use projects. It recommends a minimum of 50 acres to adequately incorporate residential, employment, retail, and entertainment uses into a functional neighborhood environment.

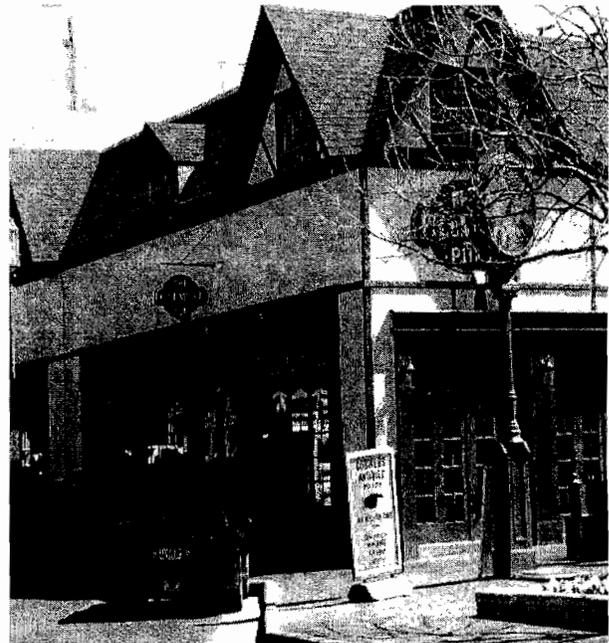


Figure 6 - Fillmore Pub in Downtown Plano

It is generally recommended that mixed use projects proposed for these areas conform to the minimum development size. Smaller projects do not typically include enough households to provide viable support to the other uses in the development. In some

cases, proposed projects may actually be “multi-use” instead of “mixed use.” They do not integrate residential uses within the same buildings or blocks. In these cases residential and commercial uses may be part of the same site or project area, but they are physically and functionally separated from each other. Cross access may link the two uses, but the individual parts of the development are largely self-reliant entities.

Residential development in major expressway corridors or employment centers would be classified as “Alternative Neighborhood Settings” because they are different from the typical Plano neighborhood. These typical neighborhoods include approximately one square mile bounded by major, local thoroughfares with schools and park sites in the center and consist primarily of low-density residential subdivisions. Part B of the Infill Housing Policy Statement 4.0 provides guidance regarding residential development in alternative neighborhood formats. The policy statement and the Urban Centers Study should be referenced when evaluating requests for residential development within locations that are generally reserved for economic development.

Overabundance of Retail Zoning

Most intersections of major thoroughfares have retail zoning and development on all four corners. Developments at these intersections comprise the majority of Plano’s 19 million square feet of retail space (2007 Costar) and amounts to over 76.3 square feet per person, almost three times the regional figure.

The overabundance of retail development and changing market trends are creating difficulties. Some retail centers have empty storefronts and anchors. Some big box users have moved their stores to locations along regional expressways leaving large empty buildings behind. The Weitzman Group estimates that approximately 10% of the City’s retail space is vacant.

The overabundance of Retail zoning and development led to Plano forming a partnership with the cities of Carrollton and Richardson to study under performing retail sites and develop near- and long-term recommendations. The study was completed in 2003 and named “Tri-City Retail Study.” In response to the study, Plano has broadened the uses allowed in Retail zoning and has been cautious in approving additional retail zoning requests.

Objectives for Theme II – City of Organized Development

- **Objective B.1** Ensure remaining undeveloped land is used to support the long-term economic viability of the community, including the preservation of major corridors and business parks for economic development.
- **Objective B.2** Retain and support Plano’s businesses.
- **Objective B.3** Attract new businesses that promote job growth and contribute to the city’s tax base.

Strategies for Theme II – City of Organized Development

Strategy B.1 Identify and market undeveloped land along major transportation corridors and within major business parks for nonresidential development.

Strategy B.2 When proposed, residential and a combination of mixed uses should be organized and designed in a mixed use format as recommended in the Urban Centers Study. The proposal should also comply with the guidelines set forth in Part B of the Infill Housing Policy Statement 4.0.

Strategy B.3 Residential components should be clearly integrated with uses within a mixed use development proposal. The proposal should comply with the guidelines set forth in the Infill Housing Policy Statement 4.0, Part B.

Strategy B.4 Stay informed on the latest business practices and development trends, compare them to current conditions in Plano, and adjust marketing approaches and applicable ordinances as needed.

Strategy B.5 Maintain a close relationship with Plano's businesses. Identify challenges and opportunities that they are facing and explore options that will accommodate expansion and retention.

Strategies B.6 Actively recruit new businesses to Plano that could provide services to existing companies and utilize talents of present workforce.

Strategy B.7 Continue to explore additional funding sources for economic development including changes to state laws related to sales taxes.

THEME III – CITY IN TRANSITION

Changing Demographics

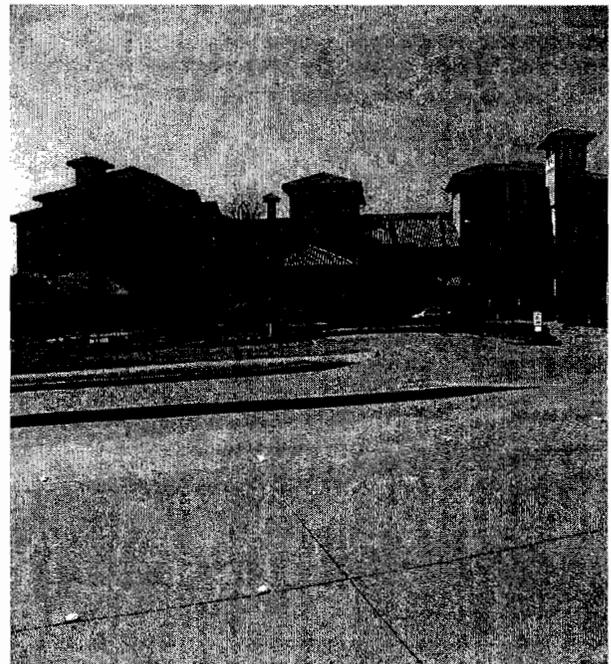


Figure 7 - Marvin Myers Conservancy - Senior Living facility

Plano's population is aging and becoming more diverse. The 2005 American Community Survey results from the U.S. Census Bureau stated that Plano's over-65 population has grown to include over 16,000 people, a 50% increase since the 2000 Census. The City's Asian and Hispanic populations have increased by 80% and 33% respectively since the 2000 Census. The Asian community now

comprises over 40,500 people, 16% of Plano's population as compared with 29,800 Hispanics at 12%.

Retirement for many older Plano residents may actually mark the beginning of a new career. Some may even start new businesses using pensions and Social Security as financial "safety nets" until the business is successful. Technology will allow many of these people to operate their business from home. This activity may cause a shift of the perception of residential areas as a place for business as single-family properties may serve two purposes. The diversification of Plano's population is beginning to create opportunities for ethnic-oriented retail operations. Some under performing shopping centers have already taken advantage of this market opportunity. It will be necessary for Plano's business community to continue to explore opportunities resulting from changing demographics and adapt accordingly.

Workforce Composition

The numbers of people in Plano employed in management, professional, and technical occupations has grown tremendously over the last 20 years. Workers in these occupations have increased by 132 % from 1990 to 2006. They comprise almost half of all employed people in Plano. Much of this has to do with the strong corporate presence in the City and the growing health care sector. The high percentage of professionals in Plano has contributed to 53% of adults having a college degree, more than double the percentage for the United States.

Growth in sales and office occupations has been strong at 49% since 1990. However, the share of jobs in this sector has been decreasing. In 2006, sales and office occupations comprised 29.2% of all jobs. Manufacturing and transportation occupations saw a decrease in percentage and numbers from the 1990 Census. The number of people employed in these occupations had declined further by 8.7% in 2006.

The greatest job growth in Plano was among those service occupations such as retail, hospitality, and restaurants. Many of these jobs within service occupations require semi skilled labor or people with few skills and pay lower wages with few if any benefits. The number of employees within service occupations increased by 180% from 1990 to 2006. This is probably due to the tremendous population growth of Plano and nearby cities during the past 16 years and the increased demand for retail services and goods.

Economic Diversity

A diverse economy is vital to the economic health of a city, region, state, or nation. A diverse economy enables a region to overcome downturns in an economic sector. Creating economic diversity is challenging. Similar businesses and related support services tend to cluster in the same general areas to create economies of scale and a common resource base. This is often a necessary business practice and should not be discouraged; however, recruitment efforts must be continually reviewed and evaluated to ensure that they remain broadly focused.

Though Plano seems to have a higher concentration of professional jobs than the nation and region, it is important to remember that the City's economy is not isolated; it is a smaller part of the Dallas-Fort Worth Metroplex. The distribution of jobs by occupation in the Metroplex mirrors that of the nation, meaning that the region's economy is diverse. However, it might be beneficial for Plano to consider seeking the guidance of a professional economist to help study economic diversity within the City. The last downturn between 2001 and 2004 was difficult for Plano as property values decreased, many residents were out of work, and revenues fell for municipalities.

An aging population in Plano and the North Texas region should stimulate growth in health care services within the City for many years. There has been an increase in the construction of long term care and independent living facilities during the last four years. However, opportunities for more construction are limited due to land availability. Even with over 1,500 new senior housing units permitted that could accommodate up to 3,000 people, there still appears to be a major gap between the demand for senior housing in Plano and available facilities as the City's over-65 population is estimated to reach 40,000 people by 2020. The real opportunity exists for businesses with services geared towards helping seniors age in place. Services such as transportation, nutrition, nursing care, and home maintenance will be needed. There are some private and public organizations that provide these services today, but keeping pace with demand will be a challenge.

Business Needs

Plano's workforce is diverse; however, PEDB has identified the need for electrical and mechanical engineers and technical support staff for financial service industries. Other occupations may face similar shortages due to retirement as well. The City should work with businesses through PEDB to develop innovative ideas to match employees with employers who need their skills.

Businesses coming to Plano seek affordable housing for their employees and good transportation access to and from their facilities. Affordable housing in Plano is in short supply. Many homes that are affordable are older and require maintenance and updating to meet current standards desired by prospective home buyers. New home buyers may have to choose between an older home in need of updating in Plano and an affordable new home with desired amenities 20 or 30 miles away. Such commutes cut down on productivity as people spend a couple of hours traveling from home to work. Commuting costs also affect employee salaries. Rising fuel costs for long distance commuting will become a major challenge for commuters in the near future.

Economic Future

Plano's economic future is bright due to its location in the Dallas-Fort Worth Metroplex and its transportation options, along with a well educated and highly trained workforce. One of the biggest economic engines for the future will be innovative businesses that spur entrepreneurship. Businesses that meet a specific service niche or "untapped" demand will have greater success. Plano's highly educated population represents great

potential for new business creation. There have been many spin-offs of businesses started by people who used to be employed with major technology companies in the area. Home-based businesses are likely to increase as well. The number of people working at home in Plano has tripled since the 1990 Census.

Innovative businesses may need assistance to grow and thrive. It will be important for support structures to be in place – ranging from business advice and financial resources to access to technological innovations required to share information, promote products, and conduct financial transactions. Fiber optic connections are available for most homes and businesses in Plano, but it will be essential to continue to provide the latest in communications connections to help the local economy keep pace with cities and regions.

Objectives for Theme III – City in Transition

Objective C.1 Adapt economic development efforts to changing regional and local demographics.

Objective C.2 Provide for a balance between employment opportunities and the skill sets and capabilities of the local workforce.

Objective C.3 Provide for a diversified local economy that can withstand downturns in individual market sectors.

Objective C.4 Develop knowledge and understanding of the resources required by local businesses.

Objective C.5 Attract new businesses that encourage job growth and will make significant contributions to Plano's tax base.

Objective C.6 Promote the formation and long-term success of new business opportunities.

Strategies for Theme III – City in Transition

Strategy C.1 Study Plano's resident population and monitor changing demographic trends and their potential impacts on market opportunities and workforce requirements.

Strategy C.2 Work with local businesses to determine their employment needs and when appropriate develop initiatives to address shortages.

Strategy C.3 Regularly compare the capabilities of the local workforce with the changing requirements of local business; identify gaps; and work with local education agencies to provide training as needed.

Strategy C.4 Conduct a study of the local economy to measure its diversity, identify its strengths and weaknesses, and develop approaches to enhance Plano's business composition.

Strategy C.5 Explore the possibility of creating employer-assisted housing program partnerships with local businesses to expand housing opportunities for employees within Plano.

Strategy C.6 Develop a clearinghouse for information on local organizations that provide support of small businesses in Plano.

Strategy C.7 Identify and evaluate local approaches to support the formation and development of new businesses that could become major contributors to the local economy. Determine what gaps exist in the current system of resources designed to help small businesses capitalize on innovation and market potential and consider ways to address those gaps at the local level.

City of Plano
COMPREHENSIVE PLAN

INFILL HOUSING
POLICY STATEMENT 4.0

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Comprehensive Plan
2 Land Use



City of Plano COMPREHENSIVE PLAN

LAND USE ELEMENT

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PLATES

Plate 1: Land Use Plan

2 Land Use

2.1 Introduction



Figure 1 - Legacy Town Center

Purpose

This Land Use Element analyzes land use and development patterns occurring in the City today, provides a general guide for the development and use of all land within the City of Plano, and establishes a vision for the City's future land use patterns. This text is supported by the Land Use Plan, which provides a graphical representation of the City's objectives regarding land use.

Major Issues

As Plano continues its transition from a developing to a developed city and from an outer tier to a first tier suburb, policies and land uses must be adapted to address these changing conditions. Despite the fact that much of Plano's residential land has been developed, there are a number of

issues related to land use that warrants policy discussion. The Dallas-Forth Worth Metroplex is projected to continue to grow quite rapidly - adding three million people by 2030. Much of this growth will likely take place in cities on the urban fringe. However, Plano should play a leadership role in assuming some of this growth and searching for strategies that can help mitigate impacts, such as road congestion and air and water pollution, as well as to improve the quality of life for Plano's citizens. This will require housing outside of traditional neighborhood areas, redevelopment, urban centers and new and likely denser housing types. It is essential to accommodate this growth while retaining Plano's basic development pattern and character.

Preserving suitable, well located land for economic development is important to Plano's long term viability. Although it may seem expedient to convert land currently undeveloped and zoned for nonresidential use for residential development, properties in major corridors and employment centers should generally be reserved for employment generating uses. The limited availability of undeveloped land will require that its future development is carefully aligned with the City's economic development objectives.

This document addresses ways that Plano can maintain and enhance its position in the region as well as adapt to changing conditions. Striking a balance between competing demands and accommodating some of the population growth projected for the region will be a challenge for the City. This document addresses ways that Plano can maintain and enhance its position in the region as well as adapt to changing conditions. Plano's ability to effectively address infill development and redevelopment will also become increasingly important.

MAJOR THEMES

Three major themes are used throughout the Comprehensive Plan: Livable City, City of Organized Development, and City in Transition. These themes are used here to organize land use strategies according to various goals. The first theme, "LivableCity", addresses issues that impact the sustainability of the city as it relates to Plano remaining an attractive place to live and work. "City of Organized Development" considers existing and future land use patterns. "City in Transition" focuses on the changing regional context, technology and similar influences on Plano's future. These

themes are used to analyze current and future land use needs for the city based on current conditions and trends.

Theme I - Livable City

Quality of life is one of the top priorities of the City of Plano's planning efforts. A careful balance of land use activities helps create a sustainable physical environment which, in turn, enhances the daily lives of those who live and work in Plano. This theme establishes ways in which the city will maintain its livability by effectively integrating daily activities - residence, work, education, culture and leisure - into a diverse environment.

Theme II - City of Organized Development

Plano has experienced significant growth over the past three decades but today that growth is leveling off. The City has relied on a comprehensive planning strategy, supported by the future land use plan, to guide this growth and its physical arrangement. This ongoing process of assessing needs, setting objectives, implementing programs and monitoring progress has resulted in an organized land use pattern. This section examines how existing and future development patterns can be used to further enhance the community.

Theme III – City in Transition

For many years Plano has been a “developing” community and its planning efforts have been primarily focused on addressing issues related to this new growth. Now that the majority of the City’s development and infrastructure is in place, infill development, redevelopment and revitalization are becoming the City’s primary opportunities for new development. In its new role as an inner tier suburb, the City is also seeing new types of development, including mixed use and higher density projects such as LegacyTownCenter. This theme examines factors contributing to and resulting from the transition to a maturing city.

Key Factors

Key factors have been identified for each of the major themes. The discussion of these factors in each section will further explain the major themes as well as provide a basis for the objectives and strategies outlined for each theme.

2.2 Theme I - Livable City

Regional and Local Changes

As noted earlier, Plano is located in one of the fastest growing regions and counties in the country. The population of the DFW area is projected to grow by three million by 2030. Collin County, with Plano and rapidly developing cities such as Allen, Frisco, and McKinney, is going to be home to a major portion of this growth. Between 1990 and 2000, Collin County increased in population by over eight percent annually, reaching a total of 491,675 persons.

Forecasts for Collin County project more than 1.1 million residents by 2030.

Despite the limited availability of raw land, Plano’s location and multitude of assets - including the availability of mass transit, proximity to post-secondary educational institutions and abundant employment opportunities - will continue to make it a very desirable place to live and work. As regional growth and development proceeds Plano must continue to work with neighboring cities to address land use, transportation, environmental issues and other matters of mutual concern.

Mobility

Quality of life is heavily influenced by the level of local and regional mobility. For many years Plano has benefited from a very efficient roadway system that has made it easy to travel within the City and to make connections to other cities in the region. Projected local and regional growth, coupled with limited opportunities to expand the roadway system, will place increase interdependence between land use and transportation.

Expanded employment opportunities through economic development can actually have a positive impact on mobility. More Plano residents can travel shorter distances to and from work and wide array of shopping, dining, and entertainment establishments. Persons living in other cities and working in Plano can also travel in the opposite direction of the primary traffic flow during peak hours.

Environmental Impacts

The City of Plano values the environment and actively seeks ways to enhance the quality of life by improving air quality as well as protecting and conserving water resources. Air pollution comes from many sources including factories, power plants, dry cleaners, cars, buses, trucks and even windblown dust and wildfires. Because it is diffused, air quality is a concern that impacts all residents in the DFW region. This pollution can threaten the health of human beings, trees, lakes, crops, and animals, as well as damage the ozone layer and buildings. Under the Clean Air Act, the Environmental Protection Agency (EPA) regulates air pollution for the region as a whole.

Water pollution impacts the use of water for drinking, household needs, recreation, fishing, transportation and commerce. Because of this, water quality is a concern shared by many cities in the Metroplex. Water quality is affected by the design and layout of development. Plano's Zoning and Subdivision Ordinances have recently been updated to include storm water management practices and additional updates may be necessary in the future.

Water is supplied to Plano and many other cities in the region by the North Texas Municipal Water District (NTMWD). However, each city is responsible for implementing its own policies governing local water consumption. Contracts with the water district are often structured so that cities must commit to purchasing a set amount of water, which provides little financial incentive for water conservation. At the same time, NTMWD must have a dependable return on investment in order to meet the current and future needs of the

cities it serves. The district must cover the costs of its fixed assets and develop new water resources for its growing customer base. This would not be possible with fluctuating revenues. Therefore, NTMWD and its member cities will need to continue exploring alternatives that encourage water conservation without inhibiting system maintenance, upgrades, and capacity increases.

The availability of natural resources will have an increased impact on the ability of the region and individual cities to support livability. It will become increasingly incumbent upon the City of Plano to facilitate the efficient use of water, energy, and other critical resources. The availability of natural resources also impacts building design and construction materials. Properly formulated codes and ordinances can support the use of energy efficient and sustainable development and construction practices while promoting quality and cost effectiveness.

Objectives for Theme I – Livable City

- **Objective A.1** Provide for local land use strategies that reflect changing regional and local trends and conditions.
- **Objective A.2** Continue to implement development policies that ensure the protection of the environment and the supply of essential resources.

Strategies for Theme I – Livable City

- **Strategy A.1** Regularly monitor, review, and update the Comprehensive Plan, Zoning Ordinance, and related documents to ensure their effectiveness in meeting

the needs of the community. Update the Land Use and Transportation Elements every three years.

- **Strategy A.2** Where possible, zone property and configure development to provide complementary uses and to foster good connections between them using a combination of streets, trails, and sidewalks for vehicular, pedestrian, and bicycle circulation.
- **Strategy A.3** Regularly monitor development and building regulations to ensure that they provide for the efficient use of natural resources and promote environmental quality. When possible, incorporate sustainable building and design practices into development regulations.
- **Strategy A.4** Continue to work with adjacent cities and regional agencies to develop land use patterns that promote enhanced regional mobility.

2.3 Theme II - City of Organized Development

Local Context

Today, much of the residentially zoned land in Plano is developed and there are few large undeveloped properties of any type remaining in the City. As Plano matures, the focus of development is shifting towards infill tracts that have been passed over for development for various reasons, as well as the redevelopment of under-performing and obsolete properties.

Careful consideration should be given to compatibility when new uses are being introduced into developed areas. This is

especially true when nonresidential uses are developed in close proximity to residential uses. The City currently has zoning standards for certain types of activities when placed in proximity to residential districts (residential adjacency standards). These standards should be monitored regularly to ensure that they provide the desired guidance for infill development.

Land Use Absorption

Plano experienced development at an extremely rapid pace during the 1970s, 1980s and 1990s. Today, over 95 percent of the land zoned for residential use in the City has been developed. Further residential development is expected over the next few years, albeit at a slower rate. Retail and office development typically trail residential because these uses are generally dependent on the number of households within a certain distance. Plano still has a significant amount of nonresidential land available for development. In fact, only about 60 percent of "Commercial" land has been developed to date. As this land is absorbed, it will be important to monitor any shifts in the land use mix as this information will be a key indicator of the need for City services including the provision of parks and open space. (The Land Use Absorption Table can be found in the appendix).

Variety of Land Uses Opportunities

A community's land use system should accommodate a wide range of opportunities for its existing and future residents. Sometimes, efforts to create more pleasant and appealing surroundings can result in a narrow range of land uses that actually detract from the "Livable City" concept. For

example, opportunities for persons of various ages and life styles to live in a community can be hampered by limited the range of housing types permitted in a city. In addition, residents require the availability of a broad range of services. Some of these services, such as automobile repair, are less than attractive and appealing than others and there is a tendency to reduce or isolate their locations.

Plano's Zoning Ordinance and Atlas generally provides for a broad range of residential and nonresidential uses. The ordinance also includes development standards that reduce the impacts of certain uses on their surroundings. The Residential Adjacency Standards are a good example of this approach. As Plano reaches full development, there will be more situations in which uses that traditional considered to be less desirable, are more desirable uses. It will be important for the City to find ways to enhance the transitions between uses as opposed to reducing the opportunities for uses that are necessary to serve the needs of Plano residents.

Balanced, Consistent Zoning*

Plano's land use pattern is generally organized around a system of major, east-west and north-south thoroughfares spaced at one mile intervals. Each one square mile of land area has developed as a neighborhood with low density single-family housing surrounding an elementary school and city park. The outer edges of the neighborhoods often include higher density housing with direct access to the major thoroughfares. Most of the corners of the intersections of the thoroughfares are zoned for retail uses.

(This typical neighborhood format is described in more detail in the Housing Element.)

Although this arrangement is very efficient and easy to navigate, it has contributed to a zoning imbalance. The City currently has more land zoned for retail and office uses than is likely to be supported by the market over time. Much of this land is located at major intersections. In the past, all four corners at many of these intersections were zoned for some form of retail or commercial use. This resulted in the development of almost 60 square feet of retail per capita (approximately three times the national average). As new retail centers are developed in surrounding cities, this amount of retail can no longer be fully supported and some retail facilities have become vacant or underused. It is unlikely that the City will need to rezone additional property for retail use unless a certain market area is clearly lacking locations for shopping and service facilities.

Economic conditions and the development market trends sometimes change quickly, resulting in an imbalance in the amount of land for a given use. Periodic monitoring of development activity and the zoning classifications of remaining undeveloped properties assists the City in projecting and preparing for future land use needs. It will be necessary to convert some of the undeveloped or under-producing retail properties to other uses. While residential development may be difficult to accommodate because of the limited size of these parcels (as defined in the Housing Element), it may be possible to create mixed-use environments including mutually supportive uses such as residential and neighborhood retail or office.

As Plano matures, some zoning imbalances are becoming more apparent. As the supply of undeveloped land diminishes, properties that were previously overlooked are being considered for development. Many of these properties will require rezoning to accommodate development supported by the market. Some of these sites, because of their size, shape, location, and/or access will not be well suited for their proposed uses. The City will have to make difficult decisions regarding the long-term use of these “leftover” tracts.

**Please refer to Policy Statement No. 2.0 for detailed strategies on addressing this issue.*

Coordination with Public Infrastructure, Facilities and Services

Plano’s development pattern is carefully intertwined with its system of public infrastructure, facilities and services. As noted previously, most neighborhoods are organized around an elementary school and neighborhood park.

The City has also made a concerted effort to acquire flood plains and adjacent properties to create an elaborate system of greenbelts, hike and bike trails, and parks of various sizes and types. Other facilities such as libraries, recreation centers, fire stations, and police stations are carefully located to serve efficient, effective service to Plano residents and businesses. (For more information, see the Parks and Recreation and Public Services and Facilities Elements.)



Figure 2 - Clearview Park -
Example of neighborhood park

Changes to the City’s development pattern can impact to the public sector’s ability to provide the level of services that its citizens have come to expect. They can even affect health safety, and welfare. For instance, adding residential units to an area may impact the ability of the Police and Fire Departments to provide adequate and timely emergency services. Similar issues arise in regard to roadways, utilities, and related public infrastructure. High intensity nonresidential uses typically generate more traffic trips than low intensity residential areas. On the other hand residential uses sometimes have a greater impact on utility requirements like sanitary sewer. (See Utilities Element.) Therefore, land use and development decisions must be carefully coordinated with the public sector’s ability to provide public infrastructure, facilities and services in an orderly and timely fashion.

Continuous Planning Process

The City's planning program is necessarily an ongoing and cyclical process of assessing needs, setting goals, implementing programs, and monitoring progress. The Land Use and Transportation Elements are regularly updated. An extensive effort to identify and prioritize key issues is an integral part of the plan revision process, as is community participation and regional coordination. This effort includes public meetings to solicit concerns and ideas from the citizens. Modifications to the Land Use Element often lead to changes in development review procedures, zoning, and other City policies. The Zoning Ordinance, Subdivision Ordinance, Master Facilities Plan, and the Community Investment Program (CIP) are examples of "next step" documents and are critical to the success of the City's planning and development process. The Comprehensive Plan should continue to be utilized for general guidance for policy formulation in these areas.

Objectives for Theme II – City of Organized Development

- **Objective B.1** Ensure that the provision of City infrastructure, facilities and services is coordinated with development and maintained or modified as needed to meet required service levels and the needs of a changing population.

- **Objective B.2** Provide for a balanced and efficient arrangement of Plano's land resources to accommodate housing, employment, shopping, entertainment, and recreation.
- **Objective B.3** Ensure land use compatibility by grouping complementary land use activities, especially those that are mutually supportive, and continuing to implement policies that minimize the impact of potentially incompatible activities.

Strategies for Theme II – City of Organized Development

- **Strategy B.1** Maintain the Master Facilities Plan as the interdepartmental guide to coordinate the planning, development and redevelopment of City of Plano facilities in concert with changing community needs and expectations. Coordinate the Community Investment Program (CIP) process with the objectives in the Master Facilities Plan.
- **Strategy B.2** Annually formulate and update a five-year CIP based on the Comprehensive Plan. Review annual updates to the CIP with the Planning & Zoning Commission.
- **Strategy B.3** Consider requests for rezoning areas planned or zoned for nonresidential use to residential districts based on the guidelines included in Policy Statement 2.0.
- **Strategy B.4** Use Plano's Comprehensive Plan, particularly the Land Use Plan, and related policies,

to guide the zoning of properties in a manner that minimizes incompatibilities between uses.

- **Strategy B.5** Regularly meet with City departments and other local government entities to ensure development and redevelopment within the City can be supported with the necessary facilities and services
- **Strategy B.6** Make amendments to the Zoning Ordinance (text and atlas) based on the strategies of the Comprehensive Plan. This consideration should include evaluation of the following:
 - Intent of the plan in its entirety;
 - Physical character of the property affected;
 - Adequacy of public facilities (existing and proposed); and
 - Relationship to adjacent land uses (existing and proposed).

For detailed description of land use categories and distribution of land by zoning designation, please refer to the 8 'Appendix'.

2.4 Theme III - City in Transition

Cities evolve over time and as they do new challenges and opportunities emerge. Plano developed very rapidly during the 1970s, 1980s and 1990s. Today that growth is slowing and the City is challenged with some aging and dated development.

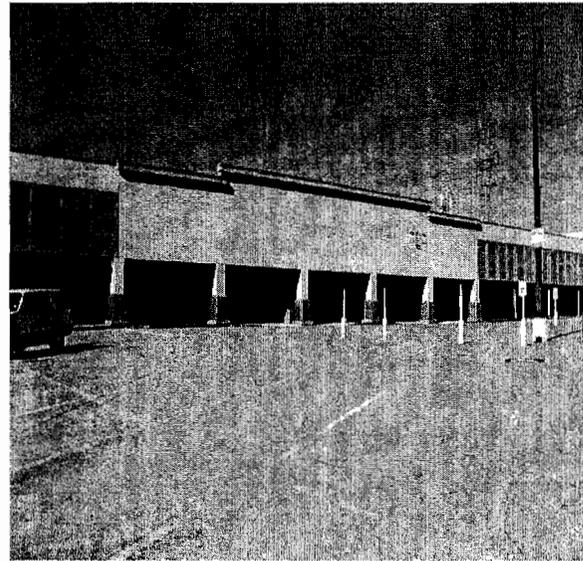


Figure 3 - Abandoned anchor within retail center

The City also has an overabundance of retail development that, in some cases, is struggling. The long-term vitality of the City will depend on its ability to address issues such as these in a timely and appropriate manner.

In 1998, the City initiated a Neighborhood Planning Program focused on older, at-risk neighborhoods. This program creates partnerships with residents to develop strategies for improving and sustaining their neighborhoods. Another project that is helping the City gracefully evolve is the enhancement of downtown Plano and the older neighborhoods surrounding it. This example is illustrative of both historic preservation and redevelopment. The original business core and the Haggard Park neighborhood have been designated as Heritage Resource Districts. Compatible mixed-use projects, Eastside Village I and II, have been developed alongside older downtown structures. New single-family homes have also been constructed in Haggard Park and in the Douglass Community. These neighborhood planning and revitalization efforts have contributed

to extensive improvements to the downtown and surrounding neighborhoods. These range from investment in infrastructure to loans and grants for the rehabilitation of private homes. Funds for the latter often originate from federal programs. While these exact strategies are not appropriate for all areas of Plano, the City should continue to ensure that policies and regulations support redevelopment efforts.

The City's workforce housing initiative focuses additional attention on the need to preserve and enhance Plano's older housing stock and neighborhoods, in addition to creating viable housing options within a reasonable driving distance of Plano's employment centers. The relationship between land uses should be balanced and mutually supportive. Plano's housing stock must be varied enough to support a broad range of income levels and household preferences. This will help to ensure that the supply of housing continues to accommodate the needs of those employed by local businesses. Most of Plano's more affordable housing stock is comprised of older homes (25 years or older); these are not always compatible with the expectations of modern buyers. Further, these homes are typically less energy efficient than newer homes and more costly to maintain. It is important that Plano continue with proactive strategies to ensure the health of neighborhoods while providing for a wide range of housing options within the City.

Changing Demographics

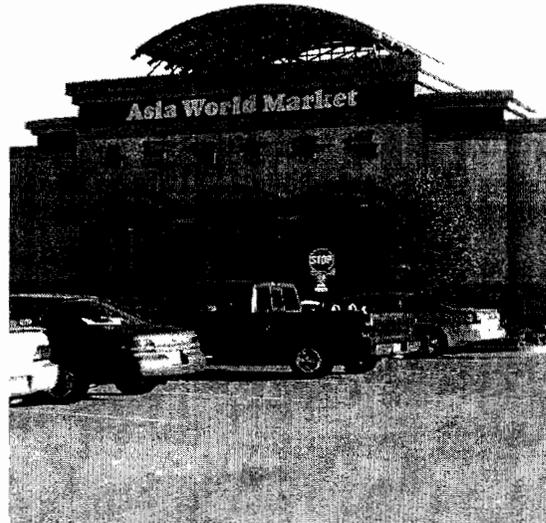


Figure 4 - Plano businesses serve diverse populations

As the City matures, its population and employment characteristics are changing. Plano's population and employment are not only growing in number but also in diversity. Factors such as age, ethnicity, culture, and income directly impact the types of public and private services and facilities which a community must provide to its residents and workforce. The 2005 ACS data suggests continued significant growth among minority populations in Plano. Hispanic and Asian sectors have grown significantly in recent years.

The white population now represents approximately 65% of Plano's population compared to almost 85% in 1990. As Plano becomes a more diverse community of different backgrounds and cultures, it will need to offer a wider range of public and private services and programs. Joint efforts with the school districts and other entities will be necessary to celebrate and take advantage of Plano's diversity.

Plano's population is also aging; the population over age 65 was approximately 16,000 at the time of the 2005 American Community Survey (ACS) census and is expected to more than double by 2020 (to a projected 40,000 residents). This will have a impact on Plano's housing requirements and land use demands. Currently Plano's Zoning Ordinance provides for a range of senior housing options in several district categories. It also includes reduced requirements for parking, dwelling size, and similar accommodations based on the actual needs of senior residents. The City should also encourage the development of senior housing in urban centers which can provide a variety of services within walking distance.

Economic Development

In the 1980s Plano began to attract a number of corporate citizens and emerge as an employment center. Today, Plano has a significant amount of office development in the Legacy area, along U.S. Highway 75 and within the Plano Parkway/President George Bush Turnpike (S.H. 190) corridor (including the Research/Technology Crossroads area). There are about 125,000 jobs in Plano and recent employment data indicates that number is expected to grow to approximately 167,000 by 2025.

Plano's economy also has a significant retail and service sector component. New competition from retail development is emerging in outer tier suburbs and Plano is challenged with maintaining its retail market share. The Tri-City Retail study, completed in 2003, explored this issue in-depth and identified challenges such as municipal planning practices which led to retail over-zoning; rapidly changing retail

formats (nationally and regionally); and dramatic shifts in demographic characteristics, particularly age and ethnicity. Continued success of the City's retail sector will depend on its ability to address these issues appropriately.

Plano has four regional development corridors running through it or along its boundaries (S.H. 121, U.S. 75, the Bush Turnpike, and the Dallas North Tollway). These are generally comprised of the expressways themselves, two parallel arterial streets, and the land in between. Properties in these corridors tend to be highly visible, readily accessible, and suitable for many types of commercial uses. The resulting land areas are typically adequate to provide flexibility in the design and orientation of development and therefore a variety of uses are appropriate. However, the noise and traffic generated by major expressways are often not conducive to residential uses.

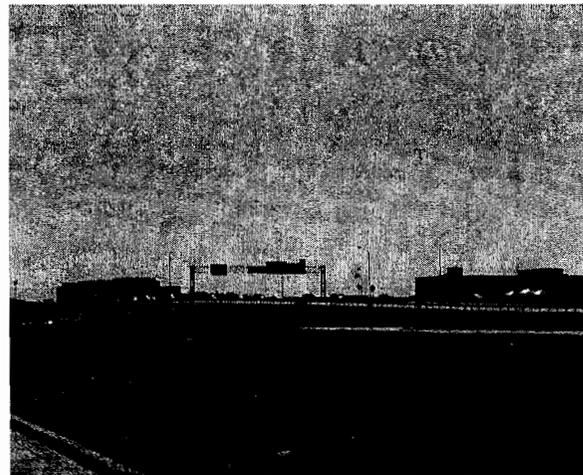


Figure 5 - Undeveloped land along Dallas North Tollway

Two other major areas (Legacy and Research/Technology Crossroads) in northwest in southeast Plano combine with the four regional development corridors to

comprise Plano's primary bases for economic development. A significant portion of Plano's undeveloped land also lies within these six areas. Because of this and the current demand for residential development, the City has fielded a number of requests to convert properties in these locations to residential use. It is important for the City to retain an adequate supply of undeveloped nonresidential land for future economic development opportunities. Therefore residential rezoning in these prime economic development bases is generally not recommended. Accommodating immediate development opportunities is not an adequate reason alone for rezoning nonresidential properties for residential purposes.

Development Trends

Changes in business operations and marketing approaches often affect development and land use patterns. This is particularly evident in the retail industry where major grocery, appliance, computer, discount department, and home improvement chains are building stores in locations where they can attract business from regional or community-wide service areas. In the past, this type of store typically anchored a small- to medium-sized neighborhood shopping center. Smaller retail stores and shops in these same centers often depend on anchor stores to attract customers. As these stores move to more regionally accessible locations, the resulting vacant spaces can be hard to fill. Creative strategies for filling these vacant "big-box" stores will be important to continued success of smaller retail centers. In some cases, the lack of demand and market saturation may make it necessary to redevelop these properties for different uses that cannot be accommodated by the current building configuration.

Another development trend that warrants discussion is the concept of "new urbanism." Proponents of new urbanism suggest that



Figure 6 - Legacy Town Center North

a return to more traditional forms of urban development could provide better living environments. Plano, like most suburbs, predominantly consists of a low-density, automobile-oriented development pattern. However, the success of urban centers in Downtown Plano and the Legacy Town Center has demonstrated that new urbanist concepts can be successfully incorporated into the City.

The Urban Centers Study states that development of additional urban centers may be appropriate in a few additional locations in Plano. These compact, mixed use environments can not only increase the variety of land uses within the City, but can support additional mass transit service and reduce automobile traffic. However, this style of development should not be used merely as a means of gaining additional density and zoning flexibility. This Study defines the key characteristics and design elements of urban centers and the site attributes that should be used in finding

suitable locations for this form of development. True urban centers should provide opportunities for residence, employment, shopping, and entertainment in a pedestrian oriented neighborhood environment. Such centers will typically require fifty acres or more to create a successful, balanced development.

The development community is increasingly interested in mixed-use developments. Plano currently has more retail uses that can be supported in the long-term and some existing retail centers are experiencing difficulties. In recent years, the City has received inquiries and some rezoning applications for mixed-use projects on properties that are currently zoned for nonresidential use. The inclusion of residential and nonresidential uses on the same site does not constitute mixed-use development. A typical in-line shopping center or big box store with parking in front and apartments in the rear connected by a street or driveway is more representative of two separate projects sharing a common property line. The proposed apartments or other forms of residence should be more than just "filler" for the portion of the property that cannot be marketed for retail use. Instead, the vehicular and pedestrian circulation systems, parking configuration, building layout, and architectural design should all be integrated in a manner that creates a single development project.

In some cases, the subject sites may be appropriate for urban center development in accordance with the criteria established in the Urban Centers Study. In other cases, the size, location, and other factors may make such sites appropriate for a condensed mixed-use development that does not result in a fully functional neighborhood like an urban center.

Mixed-use development outside the context of an urban center should occur only when there is reasonable evidence to indicate that development of the site for nonresidential uses would not add to current market saturation and the proposed uses are integrated into a cohesive development plan.

Plano is also becoming a major medical center within the Dallas/Fort Worth region. With three major hospitals and another under



Figure 7 - Presbyterian Hospital of Plano

construction, medical services are becoming a major component of the City's economy. This emerging trend will ensure that Plano's residents have access to excellent health care and expand the City's employment base.

Changing Technology

Technological advances have greatly impacted the design and development of cities over the decades. The most obvious example is the automobile, which has affected both the overall development of cities and the design of individual site plans and subdivision plats. Other technological advances have been more subtle.

Today, advances in telecommunications and information technology are reinventing the way we live, work, and play, making it possible for more Americans to work, shop, and even socialize at home. This in turn impacts the form of our cities and service needs. For example, the ability to telecommute allows residents to reduce trips to and from work and in turn, helps reduce traffic congestion and air pollution. These technological advances have facilitated an increased number of home-based businesses.

Home-based businesses could greatly benefit the viability of Plano's neighborhoods by increasing the "daytime population" and, in effect, helping deter crime. Plano should work to ensure that its codes and ordinances accommodate home-based businesses, without compromising the character and integrity of its neighborhoods. (The Technology Element of the Comprehensive Plan contains a more detailed description of this issue).

Objectives for Theme III – City in Transition

- **Objective C.1** Ensure continued vitality of existing residential neighborhoods throughout the City.

- **Objective C.2** Ensure that zoning and development regulations are consistent with changing land use needs
- **Objective C.3** Ensure development standards and zoning are consistent with city-wide goals established in other policy documents, such as sustainability, workforce housing, economic development and urban centers.
- **Objective C.4** Encourage continued growth of Plano's economy by supporting appropriate infill and redevelopment initiatives.

Strategies for Theme III – City in Transition

- **Strategy C.1** Utilize the Neighborhood Planning Program and other initiatives to facilitate the stabilization of existing neighborhoods. Continue to evaluate and update the program as needed to ensure its success as a planning tool.
- **Strategy C.2** Consider the use of creative and alternative suburban land use concepts, including mixed-use development in appropriate infill and redevelopment areas of the City. Review requests to rezone properties for mixed-use development in accordance with the following:
 - o. Finding that the conversion of nonresidential property for residential or another nonresidential use would not

adversely impact the planned land use pattern for the surrounding area.

- p. A plan that provides for the integration of vehicular and pedestrian circulation systems, parking, building location, and architectural design into a cohesive development.

- **Strategy C.3** Regularly monitor and report on changing population and employment characteristics to determine if public and private services and facilities are consistent with needs and expectations of the community. Make adjustments to applicable ordinances, policies, and programs as needed to address these changes.
- **Strategy C.4** Where appropriate, support opportunities and efforts to develop and redevelop properties in ways that are consistent with established policy goals, such as enhancing the local economy, providing jobs to Plano residents, and improving the City's tax base.
- **Strategy C.5** Work with developers to ensure that infill and redevelopment occur in appropriate locations. In particular, the location and design of urban centers should be consistent with the guidelines established by the Urban Centers Study.
- **Strategy C.6** Regularly monitor zoning, development and building regulations to ensure that they do not inadvertently deter redevelopment or prevent business relocation or expansion.

- **Strategy C.7** Preserve land for future employment generating opportunities, particularly within major development corridors and business parks..
- **Strategy C.8** Continue to identify and consider initiatives for Plano's existing urban centers in terms of their impact on the viability of these locations for residential, employment, entertainment and cultural activities.
- **Strategy C.9** Develop and implement specific initiatives to encourage infill and redevelopment. These initiatives should seek to promote land use compatibility and connectivity especially between residential and nonresidential uses.
- **Strategy C.10** Conduct periodic evaluations of the changing demographics, market trends, and regional influences and determine their potential impacts on infrastructure and facilities.
- **Strategy C.11** Monitor and evaluate growth in Plano's population and employment and changes in population characteristics to determine their impact on service and facility requirements.

APPENDIX

Land Use Categories

The Land Use Element and Plan establish categories of land use for the city as well as the general pattern in which these will occur. Unlike the zoning map, it is not parcel specific. The map, together with the policies of the plan, is used to determine the appropriate zoning classifications for individual tracts of land.

Residential

Neighborhoods

The City seeks attractive, inclusive and cohesive residential neighborhoods with a mix of housing opportunities. Low, medium and high-density residential uses are not individually designated. Specific proposals regarding housing are included in the Housing Element of the Comprehensive Plan.

Non-Neighborhood

With few large tracts left for residential development, many infill and redevelopment opportunities may not fit the traditional neighborhood context. Because of this, some residential development may occur in non-neighborhood settings such as in mixed-use developments and specialized housing complexes.

Service and Production

Downtown Business Government Center

Downtown Plano is becoming a 24-hour mixed-use community. Housing, shops, restaurants, cultural facilities and government offices comprise the major uses. Infill and redevelopment projects should be compatible with the historic character of the area. Urban density and transit-oriented design is encouraged.

General Commercial

General Commercial areas are intended to provide a wide range of retail, service, office, light production and research and development uses. Residential adjacency standards must be considered when general commercial areas are near residential areas.

Major Corridor Development

This designation applies to three areas that are served by major expressway facilities: the Dallas North Tollway Corridor, President George Bush Turnpike, and the S.H. 121, Corridor. Development in these corridors is expected to include a mix of commercial, office, and technical production uses. Floor area ratios (FAR) should range from 0.4:1

to 1:1, and heights should be limited by proximity to residential areas. Residential development is generally not appropriate within these corridors, although residential development may be considered along the southern edge of the S.H. 121 corridor. This corridor is wider than the others, but residential uses should not be closer than 1200 feet south of the future center line of S.H. 121.

Freeway Commercial

The Freeway Commercial category is intended to define the unique character of the U.S. 75 corridor. This corridor includes major retail development including Collin Creek Mall, along with general commercial, entertainment, lodging and office uses. Basic components of the category include 1:1 floor area ratios and a 20 story maximum height limit. Lower FAR's and maximum heights are recommended for areas located within 500 feet of residential areas.

Major Commercial

Major commercial centers may include malls and large shopping centers anchored by department stores, along with specialty shops, restaurants, theaters, offices and other uses. These centers serve both a local and regional population, and are located along regional thoroughfares. Major commercial centers usually contain 500,000 square feet plus of floor area on sites of 50 acres or more. Multi-story buildings with an overall FAR of up to 1:1 may be appropriate in conjunction with retail development.

Community Commercial

Community commercial centers generally serve a neighborhood area of three to five miles, and include department or discount stores, grocery stores, specialty shops and restaurants along with office uses. These centers are located on sites 15 to 35 acres in size along regional expressways or at intersections of major arterial streets. Typical FAR's are less than 0.4:1. Two or three corners may be developed at intersections designated as community commercial centers on the land use plan.

Neighborhood Commercial

Neighborhood commercial centers are intended to serve adjacent residential neighborhoods, and include grocery stores, drugstores and small retail and service uses. These centers serve a one to one and one-half mile radius and contain 100,000 to 150,000 square feet of floor area (at a rate of 30 square feet per resident of the service area). They require a site of 10 to 15 acres, and development intensity less than 0.3:1 FAR.

Neighborhood commercial centers are located at the intersections of major arterial streets. One or two corners may develop with commercial uses at intersections designated as a neighborhood commercial center on the Land Use Plan, based on the size and population of the service area.

The population of some areas of Plano will not support a typical neighborhood commercial center, and smaller neighborhood convenience centers may be appropriate for such areas. Neighborhood convenience centers contain a convenience store with gas pumps and small shops, with total retail space less than 25,000 square feet. Sites are less than five acres, yet they are larger than a single corner convenience store. Neighborhood commercial centers provide an option for partially developed retail corners where there is little chance of additional retail development, and the remainder property is being converted to another use.

Office

The office categories include a variety of employment uses, including office towers, medical centers, corporate campuses and small neighborhood offices. There are three categories of office development designated on the Land Use Plan – High Intensity Office, Medium Intensity Office and Low Intensity Office. High Intensity Office should include offices with FAR's up to 1:1 and building heights up to 12 stories. Medium Intensity Office areas should include development up to 0.75:1 FAR and eight story building heights. Low Intensity Office development serves local needs and heights are typically less than four stories with FAR's less than 0.4:1.

Light Industrial

The light industrial category includes a variety of industries such as research facilities, assembly or production operations, warehousing and associated administrative offices. Industrial development is limited to a 0.5:1 FAR and a maximum building height of four stories. Light industrial and associated development is appropriate in areas with access to the arterial street system and, where possible, access to the railroad system. Light industrial development is most appropriate in industrial parks or other suitable planned settings.

Research/Technology Center (RT)

The Research/Technology Center area provides for low-density office, research and development facilities, and limited assembly operations. It is intended to attract high technology businesses similar to those currently in operation south of the President George Bush Turnpike. This area is intended to accommodate multiple users in a campus environment. Warehousing is planned to serve a supporting role in the RT area. Warehousing should generally be an accessory use to limited assembly operation and office/showroom facilities.

Public and Semi Public (PSP)

The public and semi-public category includes a wide range of public and private uses such as colleges and universities, public and private schools, golf courses, country clubs and large private open spaces. Locations should be provided for institutional and public uses that are appropriate for the intensity and character of each.

Parks and Recreation (P)

The parks and recreation category includes major public open spaces as well as parks and recreation facilities serving the community. Included are floodplain areas to be preserved such as major parks, linear parks, athletic complexes and City-owned golf courses.

Special Areas

There are several major transportation and land use corridors throughout the City. The four primary corridors are: U.S. 75, Plano Parkway/President George Bush Turnpike, Dallas North Tollway and S.H. 121. Spring Creek Parkway and Preston Road serve as secondary corridors. Legacy and Spring Creekwalk are two other unique land use areas in Plano. Highly visible, these corridors serve as activity centers within the City.

Land Use Absorption Table

Zoning	Total Acres in Plano		Platted Acres		Improved Acres	
	Acres	Percent	Acres	Percent	Acres	Percent
Retail	1,592.4	3.4%	1,524.6	95.7%	1,296.1	81.4%
Retail/Office	1,256.2	2.7%	894.0	71.2%	653.2	52.0%
Office	1,251.9	2.7%	1,106.6	88.4%	757.8	60.5%
Light Commercial	347.5	0.8%	284.3	81.8%	260.7	75.0%
Commercial Employment	2,911.8	6.3%	1,909.6	65.6%	1,479.1	50.8%
Business Government	110.7	0.2%	108.2	97.7%	73.1	66.0%
Light Industrial	1,696.9	3.7%	1,364.5	80.4%	1,168.1	68.8%
Regional Employment	761.4	1.6%	376.4	49.4%	300.9	39.5%
Regional Commercial	1,022.3	2.2%	786.9	77.0%	673.6	65.9%
Central Business District	437.8	0.9%	400.4	91.5%	231.9	53.0%
Corridor Commercial	2,125.4	4.6%	1,821.8	85.7%	1,498.8	70.5%
Research/Technology	1,101.1	2.4%	651.3	59.1%	495.8	45.0%
	14,615.4	31.6%	11,228.4	76.8%	8,889.0	60.8%
Mixed-Use	141.6	0.3%	104.3	73.7%	49.4	34.9%
Single Family	25,709.0	55.6%	25,032.7	97.4%	23,039.9	89.6%
Multi-Family	2,461.7	5.3%	2,369.8	96.3%	2,221.8	90.3%
	28,170.7	60.9%	27,402.5	97.3%	25,261.7	89.7%
Agricultural	2,756.3	6.0%	1,887.9	68.5%	2,110.5	76.6%
City/Public Facilities	546.5	1.2%	546.4	100.0%	388.4	71.1%
TOTAL	46,230.4	100%	41,169.5	89.1%	36,699.0	79.4%

NOTES: Land Use Absorption Table as of April 2007

1. Right-of-way (ROW) is included in all zoning categories and counted as platted and improved land.
2. The Land Use Plan reflects the desired development pattern for the City. The Zoning Ordinance regulates what can be built on a particular parcel of land today.
3. The information in this table is based on zoning not use. Please note that because of allowed uses in zoning districts, the use of a property is not always indicative of the zoning. More information on the uses allowed in each zoning classification is contained in the Zoning Ordinance.
4. Platted - refers to the official recording of a subdivision or addition, a prerequisite to obtaining a building permit.