

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**June 18, 2007**

<b>ITEM NO.</b>	<b>EXPLANATION</b>	<b>ACTION TAKEN</b>
	<p>6:30 p.m. - Dinner - Planning Conference Room 2E</p> <p>7:00 p.m. - Regular Meeting - Council Chambers</p> <p>The Planning &amp; Zoning Commission may convene into Executive Session pursuant to Section 55.071 of the Texas Government Code to consult with its attorney regarding posted items in the regular meeting.</p> <p>1 Call to Order/Pledge of Allegiance</p> <p>2 Approval of Agenda as Presented</p> <p>3 Approval of Minutes - June 4, 2007, Planning &amp; Zoning Commission Meeting.</p> <p>4 <b>General Discussion:</b> The Planning &amp; Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning &amp; Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning &amp; Zoning Commission authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.</p> <p><b><u>CONSENT AGENDA</u></b></p> <p>5a <b>Final Plat:</b> Arbors at Prestonwood, Block A, Lot 1 - Retail on one lot on BT 4.8± acres located on the east side of Marsh Lane, 300± feet north of Plano Parkway. Zoned Retail. Neighborhood #39. <b>Applicant: Plano Properties, Inc.</b></p> <p>5b <b>Preliminary Site Plan:</b> Central Legacy Plaza Addition, Block 1, Lot 2R BT - Retail and bank building on one lot on 2.8± acres located at the southeast corner of Legacy Drive and Chase Oaks Boulevard. Zoned Corridor Commerical. Neighborhood #21. <b>Applicant: 75 Legacy, L.P.</b></p>	

<p>5c TE</p>	<p><b>Preliminary Plat:</b> Headquarters Village, Block A, Lot 3 - Hotel on one lot on 3.0± acres located on the south side of Town Square Drive, 455± feet east of Preston Road. Zoned Planned Development-20-Mixed Use. Neighborhood #1. <b>Applicant: Headquarters, L.P.</b></p>
<p>5d TE</p>	<p><b>Revised Site Plan:</b> Lynch Park Addition, Block A, Lot 4 - Restaurant and existing retail building on one lot on 6.6± acres located generally at the southwest corner of Legacy Drive and Coit Road. Zoned Retail. Neighborhood #17. <b>Applicant: Coit/Legacy Limited Partnership</b></p>
<p>5e TF</p>	<p><b>Revised Preliminary Site Plan:</b> Legacy Central Theater Addition, Block A, Lot 6R - Retail building on one lot on 1.3± acres located on the west side of U.S. Highway 75, 370± feet south of Chase Oaks Boulevard. Zoned Corridor Commercial. Neighborhood #13. <b>Applicant: Fairview Farm Land Co. Ltd.</b></p>
<p>5f TF</p>	<p><b>Revised Conveyance Plat:</b> Legacy Central Theater Addition, Block A, Lots 5R &amp; 6R - Two conveyance lots on 3.1± acres located on the west side of U.S. Highway 75, 220± feet south of Chase Oaks Boulevard. Zoned Corridor Commercial. Neighborhood #13. <b>Applicant: Fairview Farm Land Co. Ltd.</b></p>
<p>5g TF</p>	<p><b>Revised Conveyance Plat:</b> Legacy Town Center (North), Block A, Lots 2R, 3, 4 &amp; 5 - Four conveyance lots on 21.2± acres located at the southwest corner of Headquarters Drive and Parkwood Drive. Zoned Planned Development-65-Central Business-1. Neighborhood #8. <b>Applicant: Columbus Realty Partners, Ltd.</b></p>
<p><b><u>END OF CONSENT AGENDA</u></b></p>	
<p><b><u>PUBLIC HEARINGS</u></b></p>	
<p>6A TF</p>	<p><b>Public Hearing:</b> Zoning Case 2007-14 - Request to rezone 6.6± acres <b>from</b> Commercial Employment <b>to</b> Neighborhood Office and a Specific Use Permit for Veterinary Clinic and Kennel (Indoor Pens) located on the east side of Spring Creek Parkway, 3,100± feet west of Tennyson Parkway. <b>Applicant: HW Spring Creek Partners, L.P.</b></p>
<p>6B TF</p>	<p><b>Concept Plan:</b> Arbor Hills Addition, Block A, Lot 1 - Veterinary clinic and kennel (indoor pens) on one lot on 6.6± acres located on the east side of Spring Creek Parkway, 3,100± feet west of Tennyson Parkway. Neighborhood #14. <b>Applicant: HW Spring Creek Partners, L.P.</b></p>
<p>7 TE</p>	<p><b>Public Hearing - Preliminary Replat:</b> Carrington Park Addition, Block B, Lot 1R - Medical and general offices on one lot on 3.4± acres located at the northeast corner of Communications Parkway and Wedgewood Drive. Zoned Regional Employment. Neighborhood # 40. <b>Applicant: Bidka Plaza, L.P.</b></p>

<p><b>8 BT</b></p>	<p><b>Public Hearing - Replat:</b> Avignon Windhaven Phase I, Block H, Lot 10R - One open space lot on 1.5± acres located at the northeast corner of Jacqueline Drive and Cadence Lane. Zoned Planned Development-154-Single-Family Residence-6. Neighborhood #27. <b>Applicant: Windhaven Partners, L.P.</b></p>	
<p><b><u>END OF PUBLIC HEARINGS</u></b></p>		
<p><b>9 TF</b></p>	<p><b>Preliminary Site Plan/Revised Concept Plan &amp; Conveyance Plat:</b> The Village at Stonebriar, Block A, Lots 1 &amp; 2 - Bank, restaurant, and retail on one lot on 6.6± acres and future retail on one lot on 10.8± acres located at the southeast corner of Parkwood Boulevard and State Highway 121. Zoned Commercial Employment. Neighborhood #8. <b>Applicant: Preston Crossroads L.P.</b></p>	
<p><b>10 PJ</b></p>	<p><b>Request to Call a Public Hearing</b> - A request to call a public hearing to amend the Zoning Ordinance to add a definition for golf netting and to formulate regulations to allow golf netting to be erected by golf courses and driving ranges. <b>Applicant: City of Plano</b></p>	
<p><b>11 SS</b></p>	<p><b>Discussion and Direction:</b> Comprehensive Plan Update - Discussion and direction on the preliminary list of key factors and issues of the update of the Economic Development Element of the Comprehensive Plan. <b>Applicant: City of Plano</b></p>	
<p><b>12</b></p>	<p><b>Items for Future Discussion</b> - The Planning &amp; Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p>	
<p style="text-align: center;"><b>ACCESSIBILITY STATEMENT</b></p>		
<p>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.</p>		

**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 18, 2007

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**Agenda Item No. 5a**

**Final Plat:** Arbors at Prestonwood, Block A, Lot 1

**Applicant:** Plano Properties, Inc.

Retail on one lot on 4.8± acres located on the east side of Marsh Lane, 300± feet north of Plano Parkway. Zoned Retail. Neighborhood #39.

Recommended for approval as submitted.

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**Agenda Item No. 5b**

**Preliminary Site Plan:** Central Legacy Plaza Addition, Block 1, Lot 2R

**Applicant:** 75 Legacy, L.P.

Retail and bank building on one lot on 2.8± acres located at the southeast corner of Legacy Drive and Chase Oaks Boulevard. Zoned Corridor Commerical. Neighborhood #21.

Recommended for approval as submitted.

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**Agenda Item No. 5c**

**Preliminary Plat:** Headquarters Village, Block A, Lot 3

**Applicant:** Headquarters, L.P.

Hotel on one lot on 3.0± acres located on the south side of Town Square Drive, 455± feet east of Preston Road. Zoned Planned Development-20-Mixed Use. Neighborhood #1.

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

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**Agenda Item No. 5d**  
**Revised Site Plan:** Lynch Park Addition, Block A, Lot 4  
**Applicant:** Coit/Legacy Limited Partnership

Restaurant and existing retail building on one lot on 6.6± acres located generally at the southwest corner of Legacy Drive and Coit Road. Zoned Retail. Neighborhood #17

The purpose of this revised site plan is to propose a new restaurant pad site.

Recommended for approval as submitted.

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**Agenda Item No. 5e**  
**Revised Preliminary Site Plan:** Legacy Central Theater Addition, Block A, Lot 6R  
**Applicant:** Fairview Farm Land Co. Ltd.

Retail building on one lot on 1.3± acres located on the west side of U.S. Highway 75, 370± feet south of Chase Oaks Boulevard. Zoned Corridor Commercial. Neighborhood #13.

Recommended for approval as submitted.

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**Agenda Item No. 5f**  
**Revised Conveyance Plat:** Legacy Central Theater Addition, Block A, Lots 5R & 6R  
**Applicant:** Fairview Farm Land Co. Ltd.

Two conveyance lots on 3.1± acres located on the west side of U.S. Highway 75, 220± feet south of Chase Oaks Boulevard. Zoned Corridor Commercial. Neighborhood #13.

Recommended for approval as submitted.

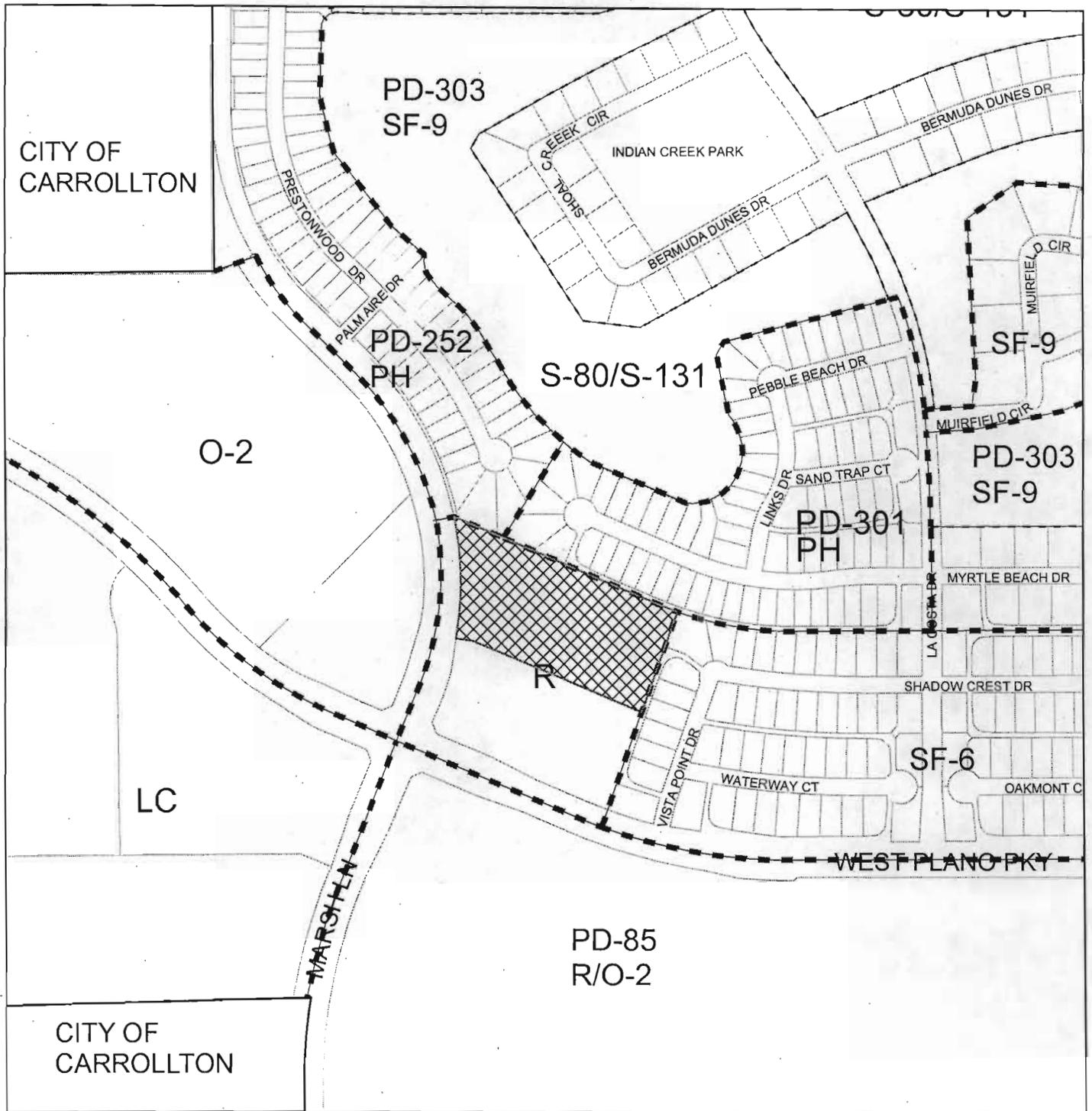
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**Agenda Item No. 5g**  
**Revised Conveyance Plat:** Legacy Town Center (North), Block A, Lots 2R, 3, 4 & 5  
**Applicant:** Columbus Realty Partners, Ltd.

Four conveyance lots on 21.2± acres located at the southwest corner of Headquarters Drive and Parkwood Drive. Zoned Planned Development-65-Central Business-1. Neighborhood #8.

Recommended for approval as submitted.

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Item Submitted: FINAL PLAT

Title: ARBORS AT PRESTONWOOD  
BLOCK A, LOT 1

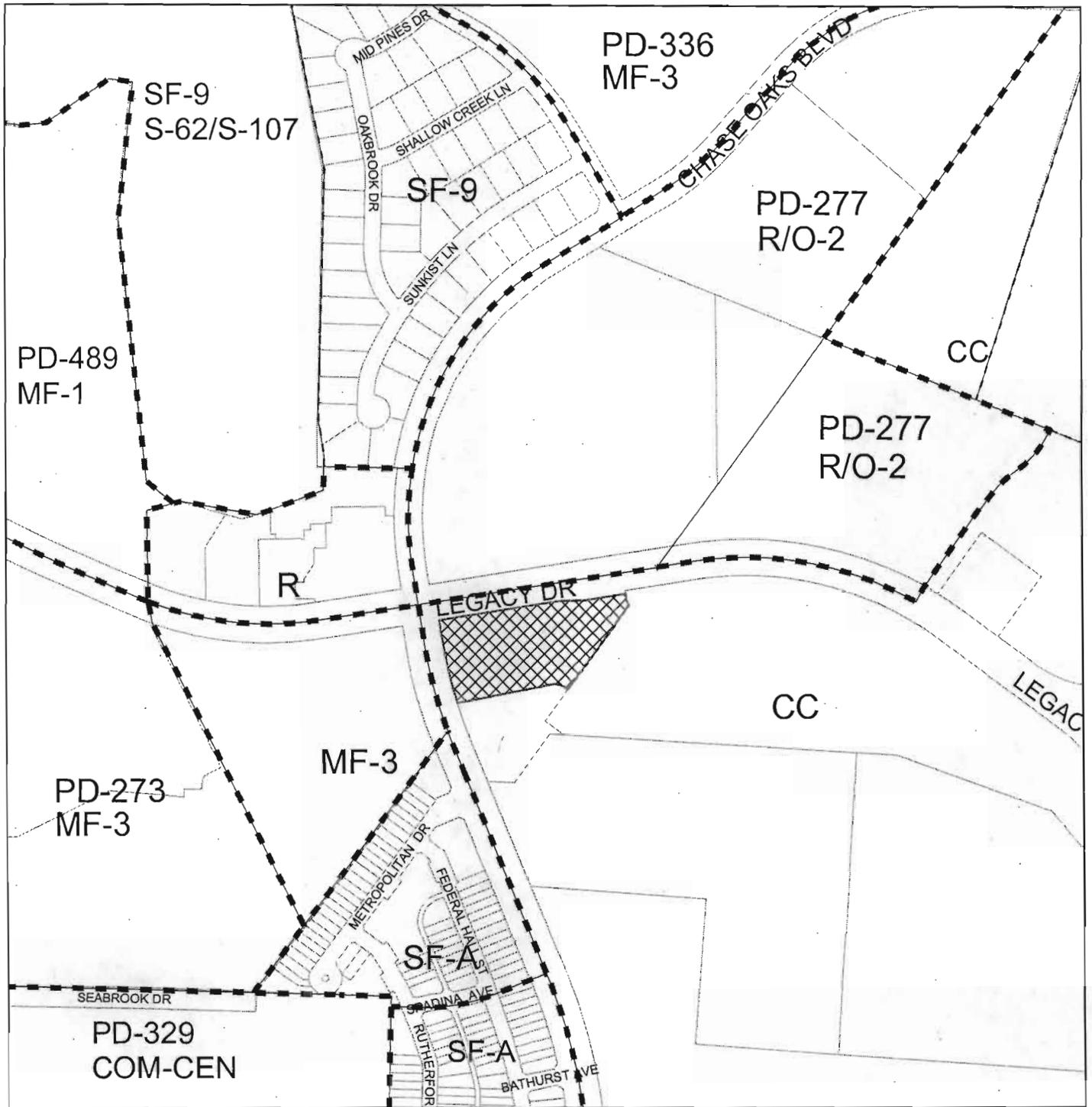
Zoning: RETAIL



○ 200' Notification Buffer







Item Submitted: PRELIMINARY SITE PLAN

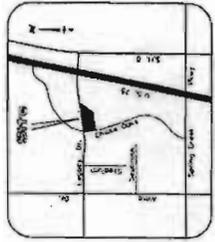
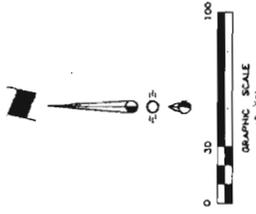
Title: CENTRAL LEGACY PLAZA ADDITION  
BLOCK 1, LOT 2R

Zoning: CORRIDOR COMMERCIAL



○ 200' Notification Buffer

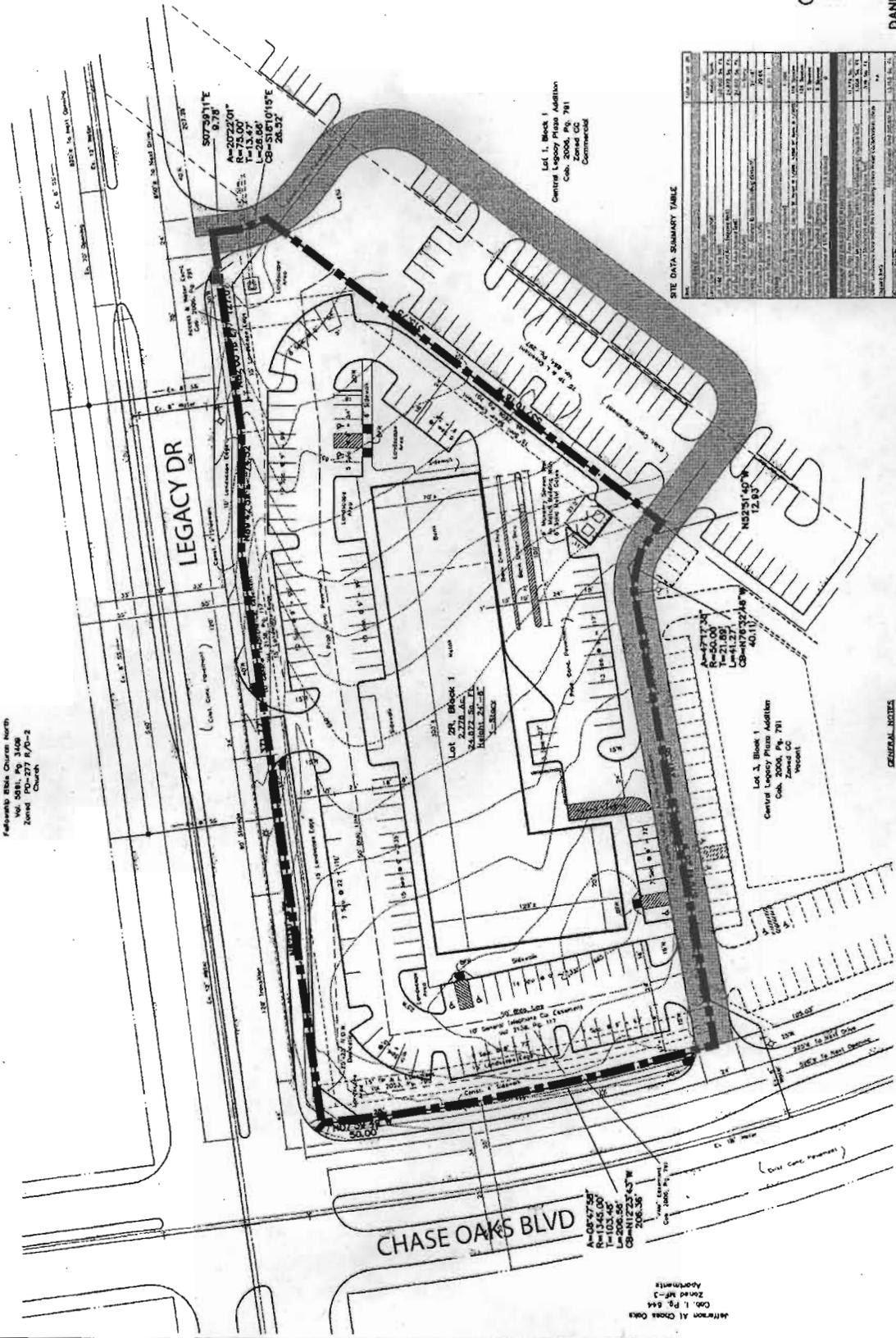
Federal Reserve Bank, Dallas  
 No. 5081, Pg. 3108  
 Zoned PD-277 R/D-2  
 Church



**PRELIMINARY SITE PLAN**  
**CENTRAL LEGACY**  
**PLAZA ADDITION**  
 LOT 28, BLOCK 1  
 2.776 Acres Situated In The  
 DANIEL ROWLETT SURVEY ~ ABST. 738  
 PLANO, COLLIN COUNTY, TEXAS

**Owner:**  
 75 Legacy LP,  
 100 N. Central Exp., Suite #13  
 Dallas, Texas 75208  
 Telephone 214 823-0088

**Engineer:**  
 RLK Engineering, Inc.  
 111 West Main Street  
 Dallas, Texas 75202  
 Telephone 817 238-1733  
 June 12, 2007



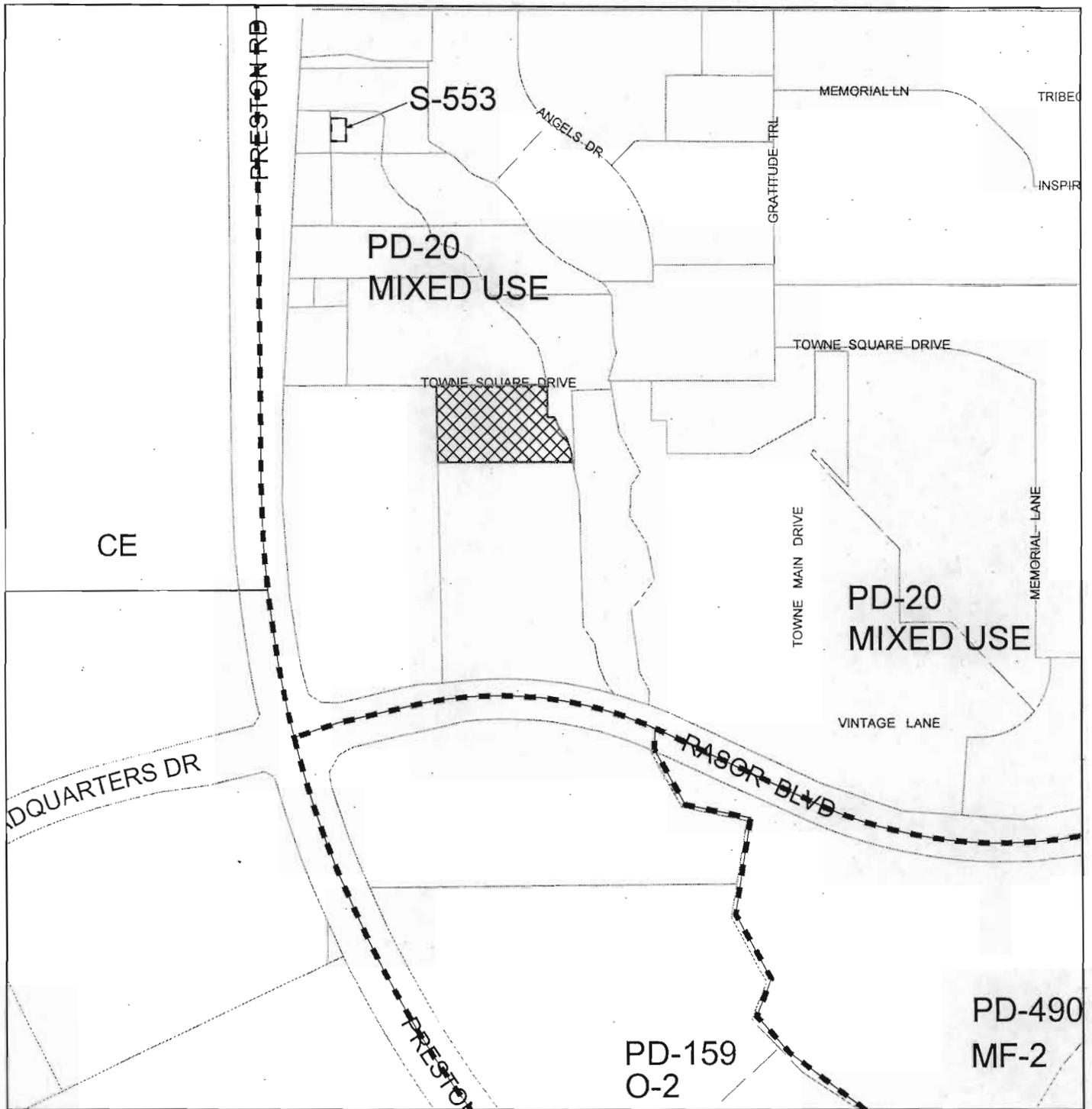
Lot 1, Block 1  
 Central Legacy Plaza Addition  
 Cdb. 2006, Cc. 791  
 Zoned CC  
 Commercial

Lot 3, Block 1  
 Central Legacy Plaza Addition  
 Cdb. 2006, Cc. 791  
 Zoned CC  
 Commercial

SITE DATA SUMMARY TABLE

Item	Quantity	Unit	Notes
1. Total Area	2.776	Acres	
2. Total Building Area	100,000	Sq. Ft.	
3. Total Parking Area	1,000	Spaces	
4. Total Landscaping Area	10,000	Sq. Ft.	
5. Total Drive Aisle Area	5,000	Sq. Ft.	
6. Total Site Area	120,000	Sq. Ft.	
7. Total Site Area	120,000	Sq. Ft.	
8. Total Site Area	120,000	Sq. Ft.	
9. Total Site Area	120,000	Sq. Ft.	
10. Total Site Area	120,000	Sq. Ft.	
11. Total Site Area	120,000	Sq. Ft.	
12. Total Site Area	120,000	Sq. Ft.	
13. Total Site Area	120,000	Sq. Ft.	
14. Total Site Area	120,000	Sq. Ft.	
15. Total Site Area	120,000	Sq. Ft.	
16. Total Site Area	120,000	Sq. Ft.	
17. Total Site Area	120,000	Sq. Ft.	
18. Total Site Area	120,000	Sq. Ft.	
19. Total Site Area	120,000	Sq. Ft.	
20. Total Site Area	120,000	Sq. Ft.	
21. Total Site Area	120,000	Sq. Ft.	
22. Total Site Area	120,000	Sq. Ft.	
23. Total Site Area	120,000	Sq. Ft.	
24. Total Site Area	120,000	Sq. Ft.	
25. Total Site Area	120,000	Sq. Ft.	
26. Total Site Area	120,000	Sq. Ft.	
27. Total Site Area	120,000	Sq. Ft.	
28. Total Site Area	120,000	Sq. Ft.	
29. Total Site Area	120,000	Sq. Ft.	
30. Total Site Area	120,000	Sq. Ft.	

- GENERAL NOTES**
1. Survey 6,000 or greater area lot, and in 1928, was attached to the City of Dallas.
  2. The site was surveyed and subdivided by the City of Dallas, Texas, and is shown on the plat of the City of Dallas, Texas, as recorded in the Public Survey, County of Dallas, Texas, Book 10, Page 10.
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Item Submitted: PRELIMINARY PLAT

Title: HEADQUARTERS VILLAGE  
BLOCK A, LOT 3

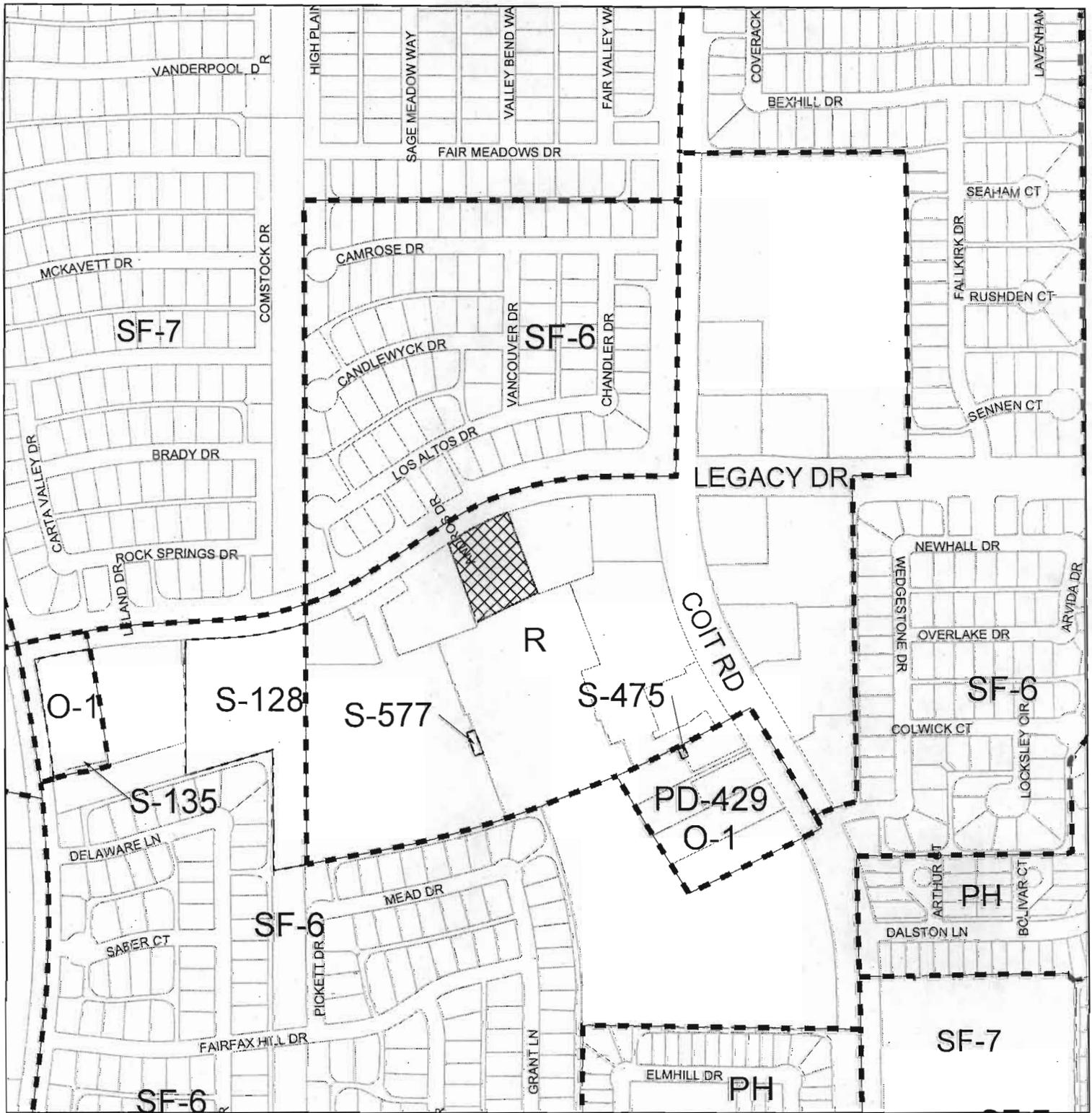
Zoning: PLANNED DEVELOPMENT-20-MIXED USE



○ 200' Notification Buffer







Item Submitted: REVISED SITE PLAN

Title: LYNCH PARK ADDITION  
BLOCK A, LOT 4

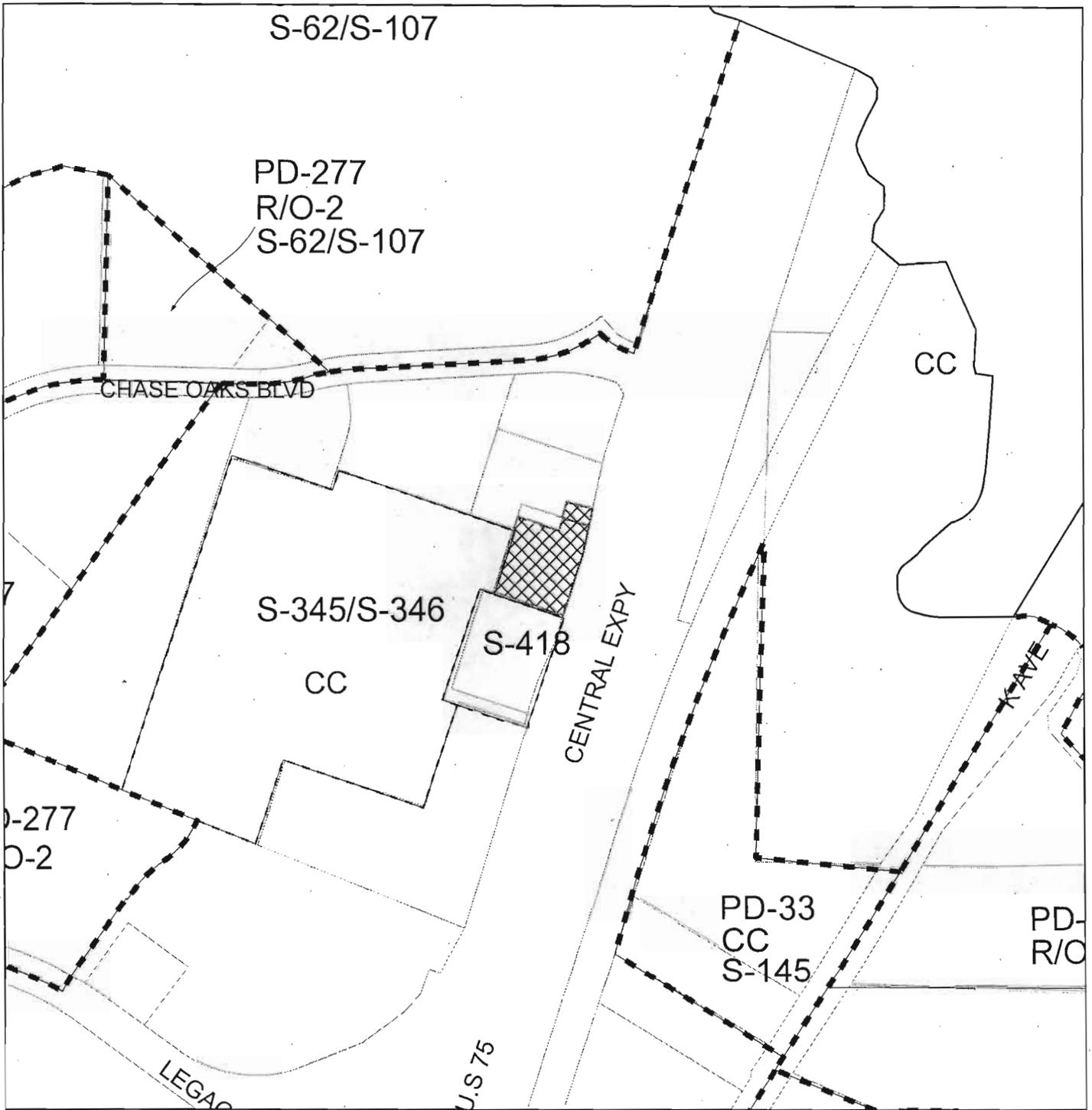
Zoning: RETAIL



○ 200' Notification Buffer







Item Submitted: REVISED PRELIMINARY SITE PLAN

Title: LEGACY CENTRAL THEATER ADDITION  
BLOCK A, LOT 6R

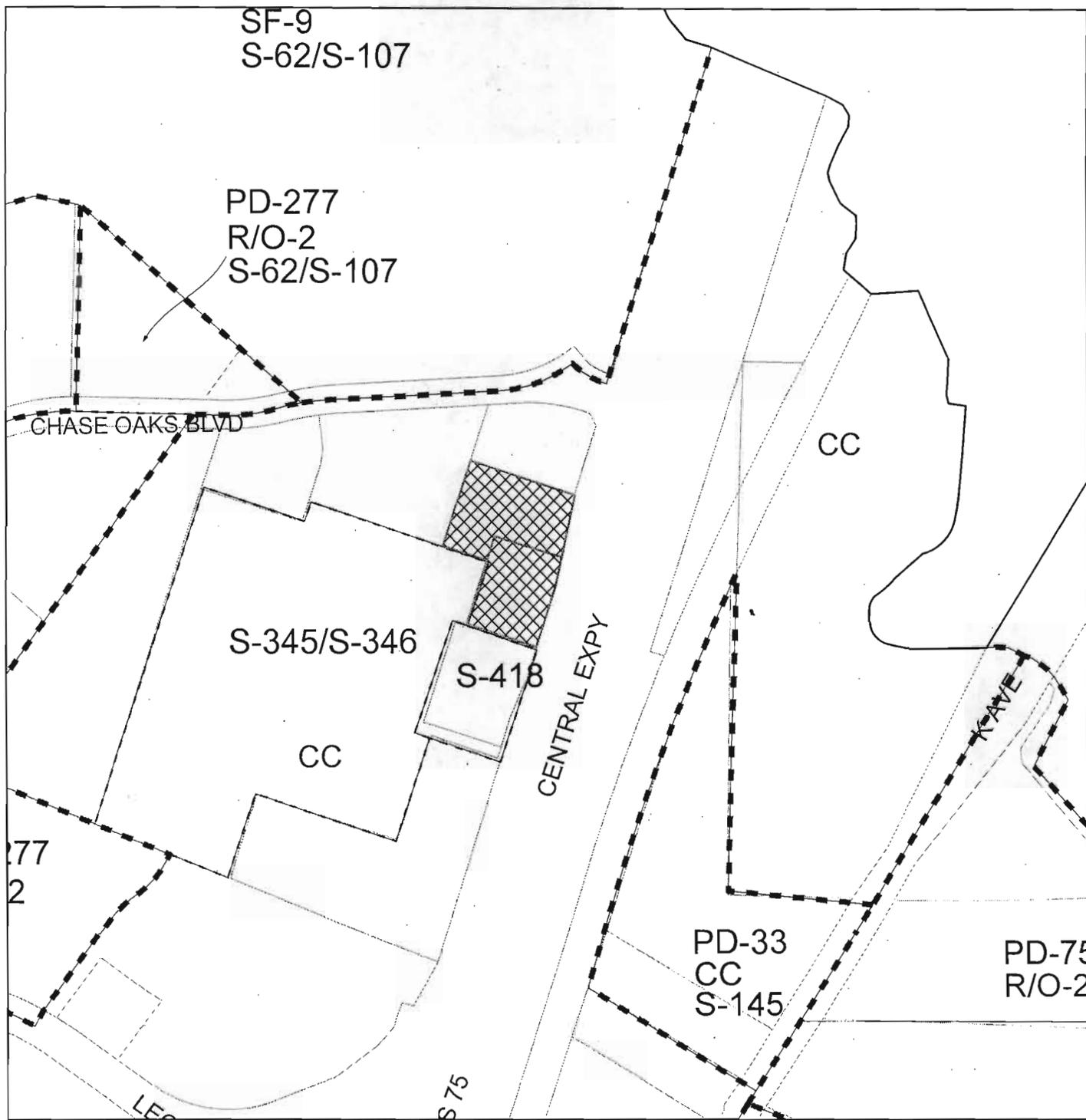
Zoning: CORRIDOR COMMERCIAL



○ 200' Notification Buffer







Item Submitted: REVISED CONVEYANCE PLAT

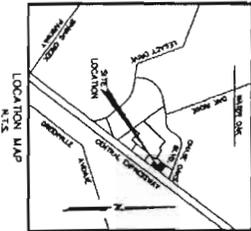
Title: LEGACY CENTRAL THEATER ADDITION  
BLOCK A, LOTS 5R & 6R

Zoning: CORRIDOR COMMERCIAL



○ 200' Notification Buffer

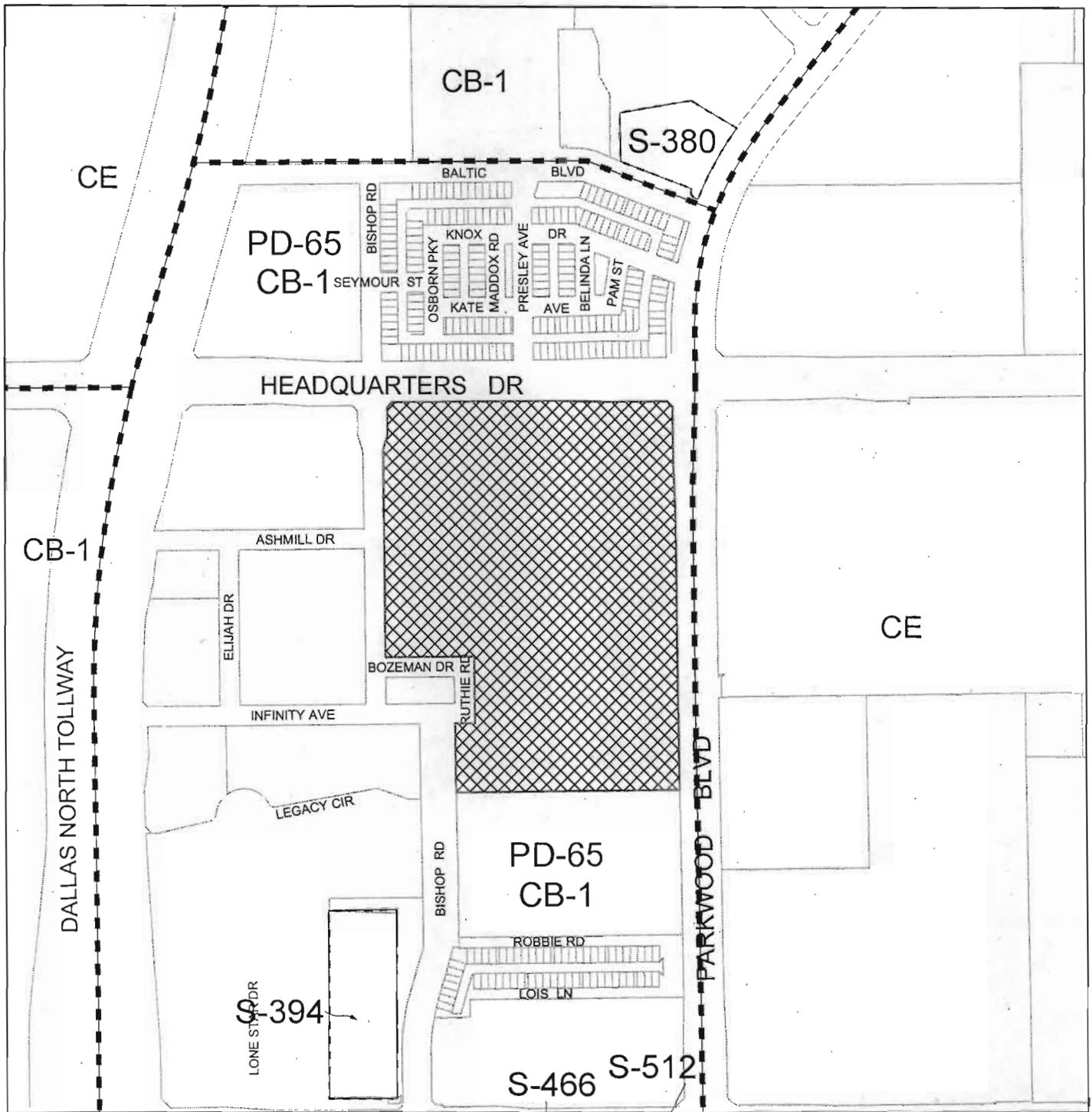




**LEGEND**

3/8" L.S. ROW NOT SET WITH "CONC" CAP  
 1/2" L.S. ROW NOT SET WITH "CONC" CAP  
 1/4" L.S. ROW NOT SET WITH "CONC" CAP  
 1/8" L.S. ROW NOT SET WITH "CONC" CAP  
 1/16" L.S. ROW NOT SET WITH "CONC" CAP  
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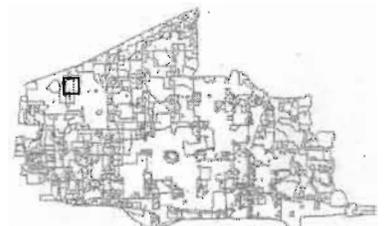


Item Submitted: REVISED CONVEYANCE PLAT

Title: LEGACY TOWN CENTER (NORTH)  
BLOCK A, LOTS 2R, 3, 4, & 5

Zoning: PLANNED DEVELOPMENT-65-CENTRAL BUSINESS-1

○ 200' Notification Buffer







CITY OF PLANO  
PLANNING & ZONING COMMISSION

June 18, 2007

**Agenda Item No. 6A**

**Public Hearing:** Zoning Case 2007-14

**Applicant:** HW Spring Creek Partners, L.P.

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**DESCRIPTION:**

Request to rezone 6.6± acres **from** Commercial Employment **to** Neighborhood Office and a Specific Use Permit for Veterinary Clinic and Kennel (Indoor Pens) located on the east side of Spring Creek Parkway, 3,100± feet west of Tennyson Parkway.

**REMARKS:**

The applicant is requesting to rezone 6.6± acres of property located on the east side of Spring Creek Parkway, approximately 3,100± feet west of Tennyson Parkway, from Commercial Employment (CE) to Neighborhood Office (O-1). A companion concept plan accompanies this rezoning and specific use permit request (Agenda Item 6B).

The subject property is currently undeveloped and is being used for agricultural purposes. The existing CE zoning district is intended to provide the flexibility for an integrated development that may include retail, office, commercial, light manufacturing, and multifamily residences.

The requested O-1 zoning district is intended to provide for low-rise, garden-type office development providing professional, medical, and other office services to residents in adjacent neighborhoods.

Additionally, the applicant is requesting approval of a specific use permit to allow a veterinary clinic and kennel with indoor pens only. A veterinary clinic is defined as an establishment, not including outside pens, where animals and pets are admitted for examination and medical treatment. A kennel (indoor pens) is defined as an establishment with indoor pens in which more than six dogs or domesticated animals are housed during the day or overnight, groomed, bred, boarded, exercised, trained, or sold for commercial purposes; animal transportation service may be provided.

Veterinary clinics and kennels with indoor pens only are allowed within the O-1 zoning district subject to approval of a specific use permit.

The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application.

The Zoning Ordinance stipulates that clinics may only be allowed in freestanding, single-occupancy buildings or the ground floor of a single- or multi-story, multi-occupant building. The Zoning Ordinance also requires that separate customer and service entrances must be provided from exterior building doorways. Additionally, disposal of all waste materials shall be in accordance with the Texas Department of Health regulations. A site plan will be required at a later date demonstrating compliance with technical zoning requirements subject to review and approval by the City, should the requested rezoning and SUP be granted.

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

To the north, is the Frito Lay corporate offices on property zoned CE. To the west and southwest, across Spring Creek Parkway (type B+ thoroughfare) are single-family residences on property zoned Patio Home (PH). East and southeast of the subject property, the property is undeveloped and is zoned Single-Family Residence Attached (SF-A).

### **Conformance to the Comprehensive Plan**

**Future Land Use Plan** - The Future Land Use Plan designates this property as Low Intensity Office (LIO). Both the current CE zoning and the requested zoning are in conformance with the Future Land Use Plan.

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

**Traffic Impact Analysis (TIA)** - A Traffic Impact Analysis is not required since the amount/intensity of neighborhood office development on the property would not warrant a traffic impact analysis. Additionally, the trip generation potential by the zoning and specific use permit request is less than trip generation potential of the existing zoning.

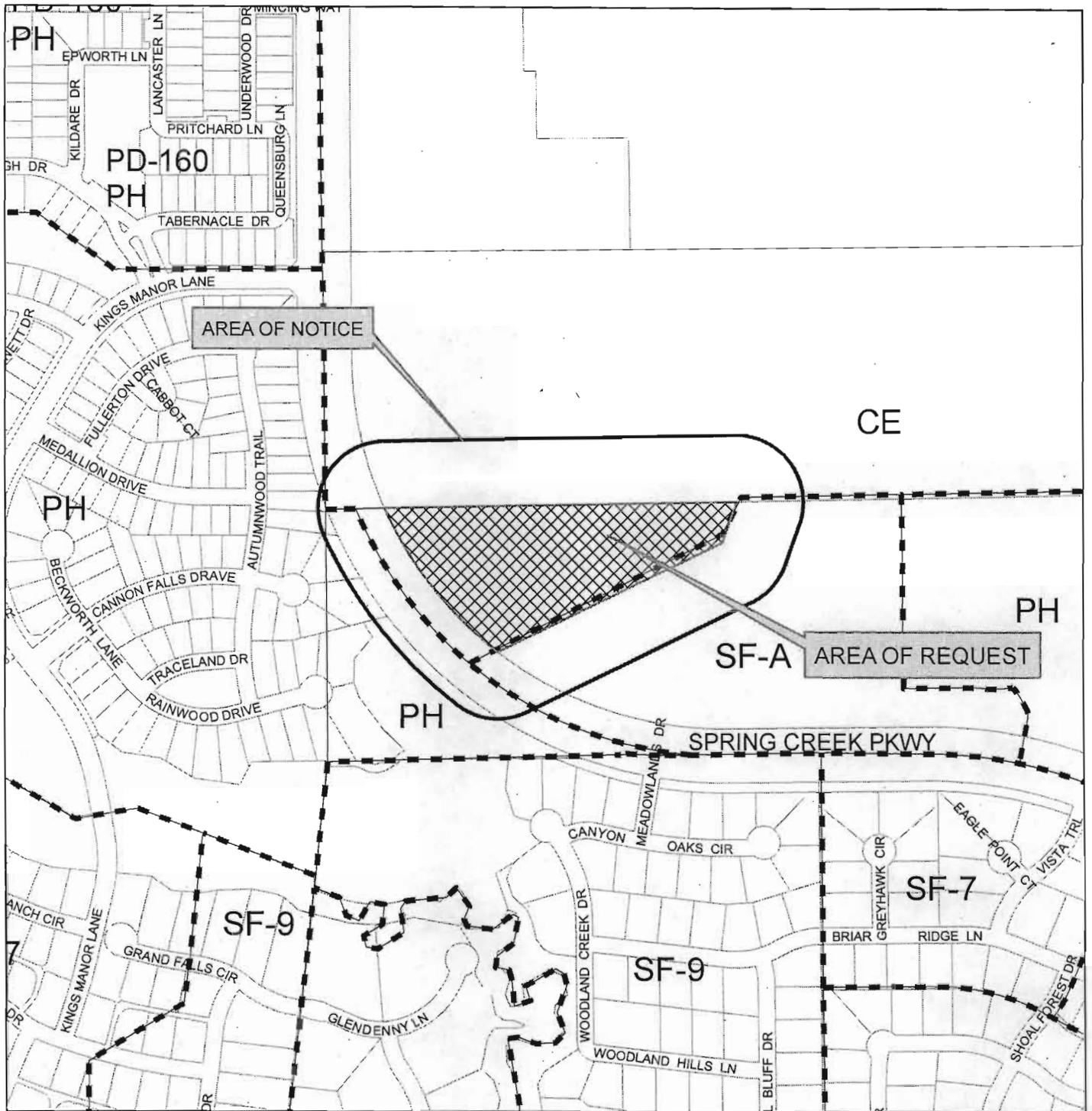
### **SUMMARY:**

The applicant is requesting to rezone the subject property **from CE to O-1** to allow for low-rise, garden-type office development providing professional, medical, and other office services, as well as a Specific Use Permit for Veterinary Clinic and Kennel (Indoor Pens) only. The request is in conformance with the Comprehensive Plan. The requested zoning, Neighborhood Office, serves as a transition district between low intensity and higher intensity zoning districts.

Additionally, the companion concept plan demonstrates that the Specific Use Permit request for Veterinary Clinic and Kennel (Indoor Pens) can be accommodated on the subject property.

### **RECOMMENDATION:**

Recommended for approval as submitted.



Zoning Case #: 2007-14

Existing Zoning: COMMERCIAL EMPLOYMENT



○ 200' Notification Buffer



RECEIVED

JUN 05 2007

PLANNING DEPT

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-14. **LOCATION OF PROPOSED ZONING CHANGE:** The property is on 6.6± acres located on the east side of Spring Creek Parkway, 3,100± feet west of Tennyson Parkway. **REQUESTED ZONING:** The requested zoning is Neighborhood Office (O-1) and a Specific Use Permit (SUP) for a Veterinary Clinic/Kennel (indoor pens).

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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.

Yvette Franco  
Name (Please Print)

Yvette Franco  
Signature

7008 Autumnwood Trail  
Address 75024

5/31/07  
Date

TMF

RECEIVED

JUN 01 2007

PLANNING DEPT.

REPLY FORM

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



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*We object to the proposed zoning change unless the proposed buildings are limited to one story in height; set back from Spring Creek Pkwy 90ft. beyond code; and that no trees be removed along the spring creek pkwy frontage. And, no windows facing our property!*

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

Michael Seinerer  
Name (Please Print)

  
Signature

6801 Cannon Falls Pr.  
Address Plano, TX 75024

5/30/07  
Date

TMF

RECEIVED

JUN 01 2007

PLANNING DEPT.

REPLY FORM

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



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*I am the General Partner Manager for the 6.6± acres to the east of this property of my partnership is the seller of the subject property*

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

Curt Welwood  
Name (Please Print)

Curt Welwood  
Signature

\_\_\_\_\_  
Address

5-30-07  
Date

TMF

RECEIVED  
MAY 31 2007  
PLANNING DEPT

REPLY FORM

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



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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Shane Jordan  
Name (Please Print)  
5712 Fredrick CT Plano 75093  
Address

Shane Jordan  
Signature  
5/29/07  
Date

TMF

REPLY FORM

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



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YVETTE MARINOWSKI  
Name (Please Print)

[Handwritten Signature]  
Signature

5800 Kingsbrook Dr.  
Address

06/11/07  
Date

TMF

REPLY FORM

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



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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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SCOTT B. MURPHY, DVM  
Name (Please Print)

[Signature]  
Signature

7105 CRYSTAL FIELDS DR.  
Address PLANO, TX 75024

5/30/07  
Date

TMF

REPLY FORM

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



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TRAVIS R. BOHANNON  
Name (Please Print)

Travis Bohannon  
Signature

4025 Bandera Drive  
Address Plano, TX 75074

May 30, 2007  
Date

TMF

REPLY FORM

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



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Michelle Ganzell  
Name (Please Print)

Michelle Ganzell  
Signature

6101 Aberdeen Dr. Plano, Tx  
Address  
75093

5-30-07  
Date

TMF

REPLY FORM

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



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Renee Brzycki  
Name (Please Print)

Renee Brzycki  
Signature

6300 Thorn Branch  
Address Plano, TX 75093

5/30/07  
Date

TMF

REPLY FORM

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



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Jeanne Ambuster  
Name (Please Print)

Jeanne M Ambuster  
Signature

6025 Mendota Dr  
Address  
Plano TX 75024

5/31/07  
Date

TMF

REPLY FORM

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



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Susan Bulger  
Name (Please Print)

Susan Bulger  
Signature

3100 Harvard Ct  
Address plano 75093

5/30/07  
Date

TMF

REPLY FORM

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



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Thomas L CAUGHRAN  
Name (Please Print)

Thomas L Coughran  
Signature

2005 Winding Hollow Lane  
Address

05/31/2007  
Date

TMF

REPLY FORM

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



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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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T.J. List  
Name (Please Print)

T.J. List  
Signature

3408 ESTACADO DR.  
Address  
PLANO 75025

5-31-07  
Date

TMF

REPLY FORM

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



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SHARON GORMAN  
Name (Please Print)

Sharon Gorman  
Signature

4008 Wood Lake Plano, TX  
Address 75093

5-31-07  
Date

TMF

REPLY FORM

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



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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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Arthur W. Wheaton  
Name (Please Print)

[Signature]  
Signature

3009 Harkness Dr Plano 75093  
Address

5-31-07  
Date

TMF

REPLY FORM

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



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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Julie Anderson  
Name (Please Print)

Julie Anderson  
Signature

5713 Yeary Rd. Plano  
Address

May 31, 2007  
Date

TMF

REPLY FORM

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



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NICKE HETZEL  
Name (Please Print)

Nicke Hetzel  
Signature

6517 CYPRESS POINT DR  
Address  
75093

6/31/07  
Date

TMF

REPLY FORM

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



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Bev Freeman  
Name (Please Print)

Bev Freeman  
Signature

1324 Shetland Rd  
Address Plano, TX 75093

6/1/07  
Date

TMF

REPLY FORM

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



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Julie Shaddock  
Name (Please Print)

Julie Shaddock  
Signature

6909 Whisperfield Dr.  
Address Plano TX 75024

6/1/07  
Date

TMF

REPLY FORM

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



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GARY M. Williams  
Name (Please Print)

Gary M. Williams  
Signature

6332 BRIMWOOD  
Address

5/31/07  
Date

TMF

REPLY FORM

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



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THOMAS BAKER  
Name (Please Print)

Thomas Baker  
Signature

6432 BLAKE TRAIL DR  
Address PLANO, TX 75093

6/1/07  
Date

TMF

REPLY FORM

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



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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.

Christine Mason  
Name (Please Print)

Christine Mason  
Signature

5725 Mistled Breeze  
Address Plano, TX 75093

5/31/07  
Date

TMF

REPLY FORM

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



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\_\_\_\_\_

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CECELIA L. FLORA  
Name (Please Print)

Cecelia L. Flora  
Signature

5916 LENNOX HILL DR  
Address  
PLANO, TX 75093

5/31/07  
Date

TMF

REPLY FORM

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MINA SARVER  
Name (Please Print)

M. Sarver  
Signature

5613 Gleneagles Dr  
Address  
Plano TX 75093

6-4-07  
Date

TMF

REPLY FORM

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Plano, TX 75086-0358



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M. Christine Thiel  
Name (Please Print)

M. Christine Thiel  
Signature

3704 Crownhill Dr. Plano 75093  
Address

June 5, 2007  
Date

TMF

REPLY FORM

Planning & Zoning Commission  
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Plano, TX 75086-0358



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KATHLEEN BOYKIN  
Name (Please Print)

Kathleen Boykin  
Signature

6416 BRANDON CT  
Address 75093

6/7/07  
Date

TMF

REPLY FORM

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P.O. Box 860358  
Plano, TX 75086-0358



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Jim Telihio  
Name (Please Print)

[Signature]  
Signature

3220 Red Deer Court, Plano, Tx  
Address 75093

6-8-07  
Date

TMF

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DOLORES GEROW

Name (Please Print)

6633 SHADY POINT Rd.  
PLANO, TX 75024

Address

Dolores Gerow

Signature

6-11-07

Date

TMF

REPLY FORM

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Plano, TX 75086-0358



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Patricia Mutek  
Name (Please Print)

Patricia Mutek  
Signature

6645 Green Ridge LN  
Address Plano 75024

6/11/07  
Date

TMF

REPLY FORM

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Plano, TX 75086-0358



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John J. Fleet II  
Name (Please Print)

*John J. Fleet II*  
Signature

2300 Winding Hollow Ln  
Address 75093

6-11-07  
Date

TMF

REPLY FORM

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Charles Chilcoat  
Name (Please Print)

Charles C Chilcoat  
Signature

7005 Whisperfield Dr.  
Address  
Plano, TX 75024

6-11-07  
Date

TMF

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Stacie Tuttle  
Name (Please Print)

Stacie Tuttle  
Signature

3221 Silver Creek Dr.  
Address Plano, TX

5/30/07  
Date

TMF

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Plano, TX 75086-0358



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DIANE CLANCY  
Name (Please Print) 75093

Diane Clancy  
Signature

2805 PRESTONWOOD DR.  
Address

06/07/07  
Date

TMF

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Plano, TX 75086-0358



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Cindy Johns  
Name (Please Print)

Cindy Johns  
Signature

3900 Oakmeadow Dr.  
Address

6-11-07  
Date

TMF

REPLY FORM

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Plano, TX 75086-0358



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CAYLE LAWLEY  
Name (Please Print)

Cayle Lawley  
Signature

2301 Colonial Dr.  
Address

06-07-2007  
Date

TMF

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CARL BROWN  
Name (Please Print)

[Signature]  
Signature

5231 W. Plano Pkwy  
Address

6-7-2007  
Date

TMF

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\_\_\_\_\_

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Sheila Avidon  
Name (Please Print)

Sheila M. Avidon  
Signature

3004 Green Hill Dr.  
Address

06-07-07  
Date

TMF

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\_\_\_\_\_

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BLAINE SCHLAUDT  
Name (Please Print)

[Signature]  
Signature

6425 LOCHRIDGE  
Address

4/7/07  
Date

TMF

REPLY FORM

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Masha Prince  
Name (Please Print)

Masha Prince  
Signature

6401 Harrods Ct.  
Address

6/4/07  
Date

TMF

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KAREN BROWN  
Name (Please Print)

[Handwritten Signature]  
Signature

6800 Wild Ridge Ct.  
Address

6-7-2007  
Date

TMF

REPLY FORM

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Patricia Harvey  
Name (Please Print)

[Signature]  
Signature

6904 Grand Falls Cir  
Address

6/4/07  
Date

TMF

REPLY FORM

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GEORGEY THOMSON  
Name (Please Print)

*Georgey Thomson*  
Signature

6609 CASTLEMERE  
Address

6/4/2007  
Date

TMF

REPLY FORM

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Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2007-14. **LOCATION OF PROPOSED ZONING CHANGE:** The property is on 6.6± acres located on the east side of Spring Creek Parkway, 3,100± feet west of Tennyson Parkway. **REQUESTED ZONING:** The requested zoning is Neighborhood Office (O-1) and a Specific Use Permit (SUP) for a Veterinary Clinic/Kennel (indoor pens).

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-14.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-14.

This item will be heard on **JUNE 18, 2007, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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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.

MARIE HENORIX  
Name (Please Print)

Marie Hendrix  
Signature

5836 Broadwell  
Address

5-31-07  
Date

TMF

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-14. **LOCATION OF PROPOSED ZONING CHANGE:** The property is on 6.6± acres located on the east side of Spring Creek Parkway, 3,100± feet west of Tennyson Parkway. **REQUESTED ZONING:** The requested zoning is Neighborhood Office (O-1) and a Specific Use Permit (SUP) for a Veterinary Clinic/Kennel (indoor pens).

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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.

Barbara W. Griffiths  
Name (Please Print)

Barbara W. Griffiths  
Signature

6712 Columbine Way  
Address

5/31/07  
Date

TMF

REPLY FORM

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



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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.

Lisa Kerr  
Name (Please Print)

*Lisa Kerr*  
Signature

6501 Crawley Dr  
Address

6-1-07  
Date

TMF

REPLY FORM

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



Dear Commissioners:

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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.

Julie Fuller  
Name (Please Print)

Julie Fuller  
Signature

3009 Crooked Stick Dr  
Address

6/1/07  
Date

TMF

REPLY FORM

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



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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.

Barbara Rosio  
Name (Please Print)

Barbara Rosio  
Signature

5201 Terrace View Ln  
Address

6/1/07  
Date

TMF

REPLY FORM

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



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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.

Janice Liddell  
Name (Please Print)

3901 Branchwood  
Address

Janice Liddell  
Signature

5-31-2007  
Date

TMF

REPLY FORM

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



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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.

Carolanne Roberto

Name (Please Print)

[Signature]

Signature

5744 Cedar Grove

Address

5-31-07

Date

TMF

REPLY FORM

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



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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.

Dr. David Weisly  
Name (Please Print)

[Signature]  
Signature

6612 Crown Forest, Dr.  
Address

5/30/07  
Date

TMF

REPLY FORM

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



Dear Commissioners:

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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.

Cindy Stallings  
Name (Please Print)

Cindy Stallings  
Signature

17671 Addison Rd #2901  
Address

June 1, 07  
Date

TMF

CITY OF PLANO  
PLANNING & ZONING COMMISSION

June 18, 2007

**Agenda Item No. 6B**

**Concept Plan:** Arbor Hills Addition, Block A, Lot 1

**Applicant:** HW Spring Creek Partners, L.P.

---

**DESCRIPTION:**

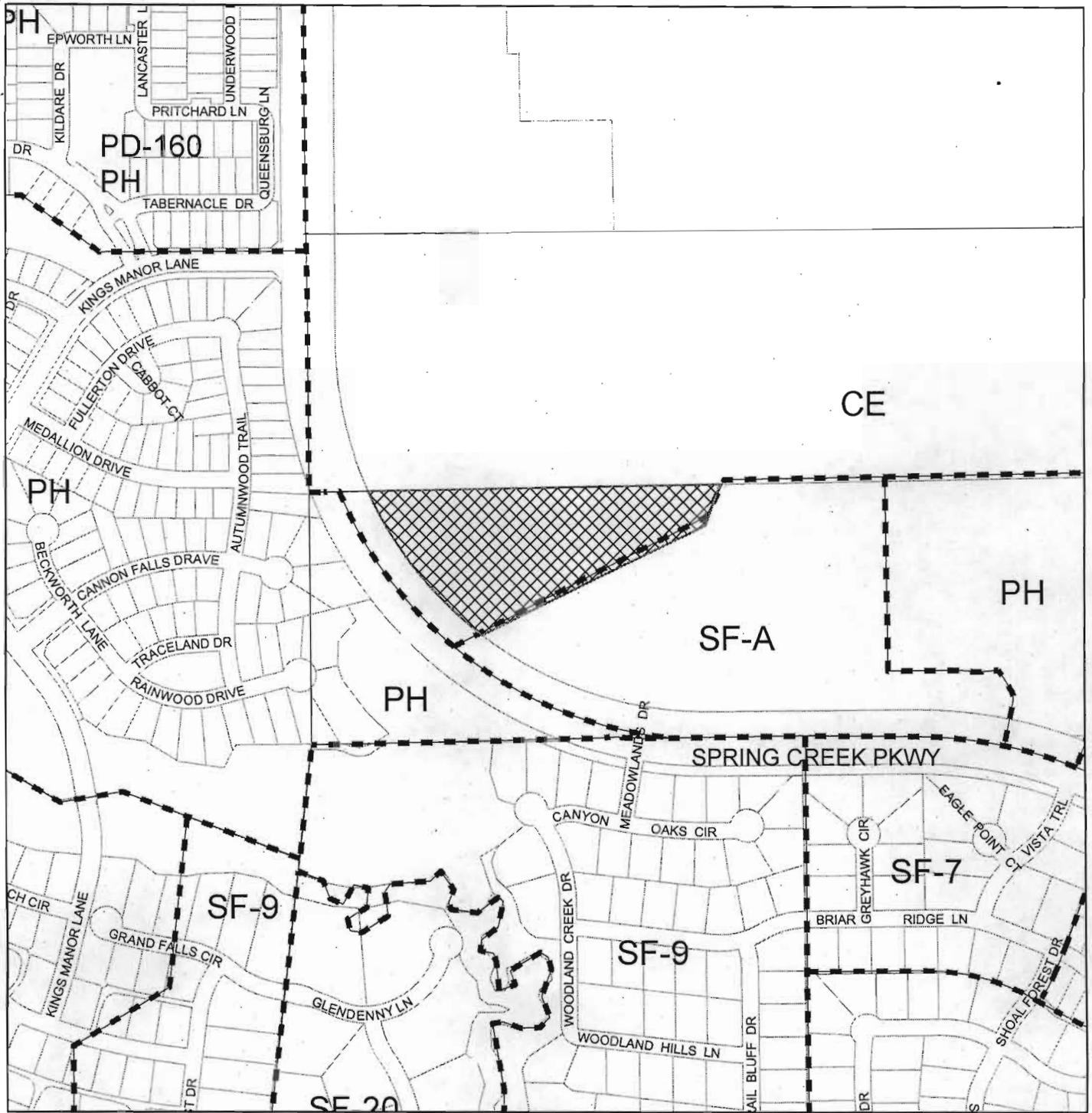
Veterinary clinic and kennel (indoor pens) on one lot on 6.6± acres located on the east side of Spring Creek Parkway, 3,100± feet west of Tennyson Parkway. Neighborhood #14.

**REMARKS:**

This concept plan is associated with Zoning Case 2007-14 (Agenda Item 6A). The plan shows a veterinary clinic and kennel (indoor pens) development. The concept plan is in compliance with the requested zoning, Neighborhood Office (O-1), in Zoning Case 2007-14 and the city's regulations for the proposed veterinary clinic and kennel (indoor pens). The concept plan provides for adequate access and circulation.

**RECOMMENDATION:**

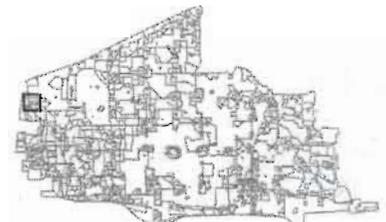
Recommended for approval subject to City Council approval of Zoning Case 2007-14.



Item Submitted: CONCEPT PLAN

Title: ARBOR HILLS ADDITION  
BLOCK A, LOT 1

Zoning: COMMERCIAL EMPLOYMENT



○ 200' Notification Buffer

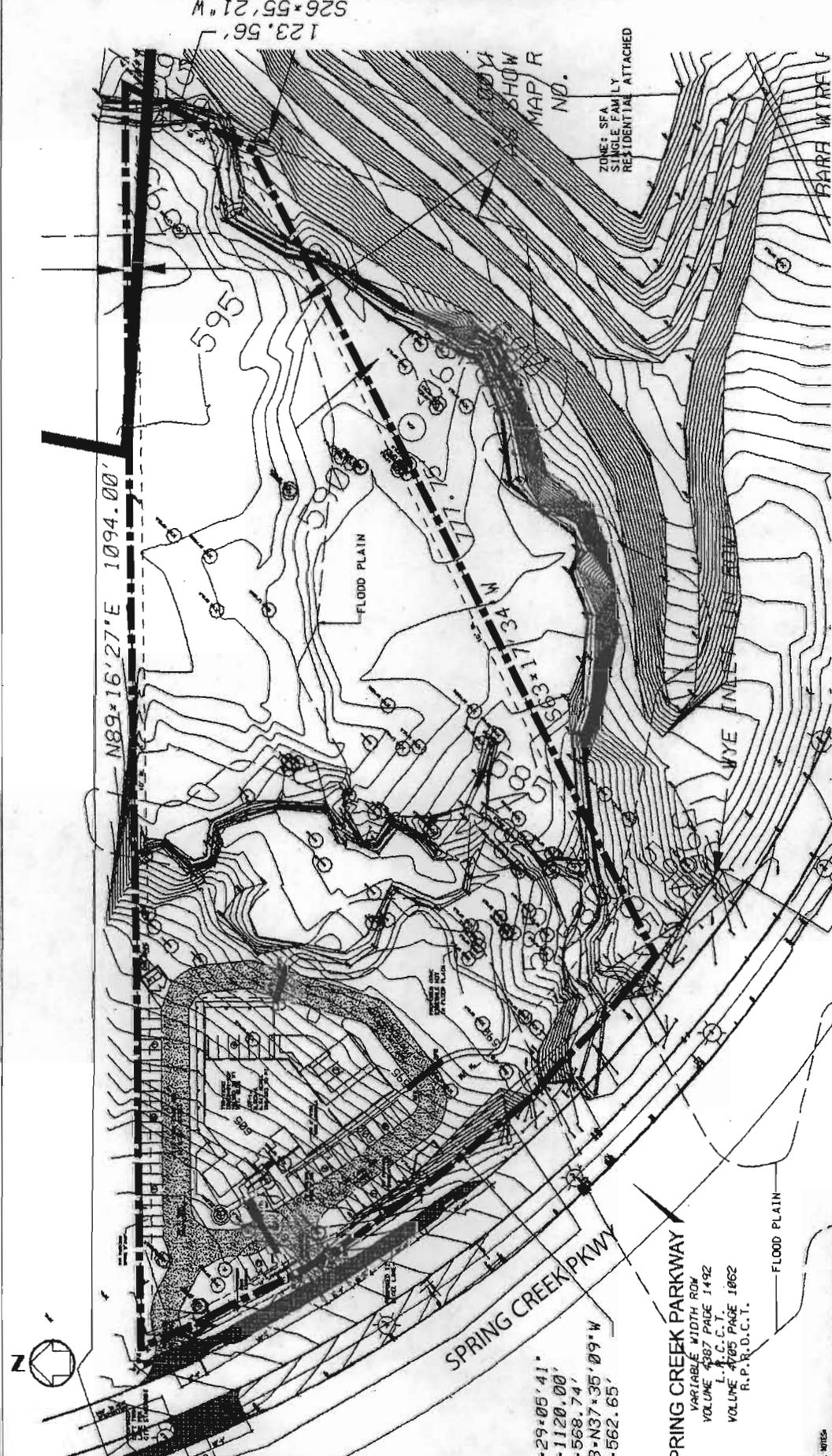


NO. REVISION  
 CITY COMMENTS GMM 5/29/07  
 RYSD BY ISSUED DATE PROJECT# 0621

ARBOR HILLS PET CARE CENTER  
 CHECKED BY: GMM  
 DATE: 04/30/07

GARY MORGAN WILLIAMS / ARCHITECT

SHEET:  
**CSP**

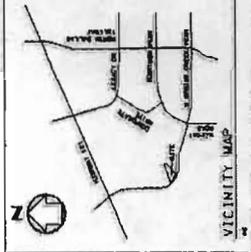


CONCEPT PLAN  
 ARBOR HILLS BLOCK-A, LOT 1  
 6.617 ACRES  
 289,223 SQUARE FEET  
 HENRY COOK SURVEY, ABSTRACT NO. 235  
 CITY OF PLANO, DENTON COUNTY TEXAS  
 MAY 5, 2007

PREPARED BY:  
 GUY / ARCHITECT  
 CONTACT: GUY M. WILLIAMS  
 5332 BRIARWOOD DRIVE  
 PLANO, TEXAS 75093  
 214-336-6468

OWNER:  
 S. CURTIS WELWOOD JR.  
 58 SPRING CREEK PARTNERS LP.  
 11400 DALLAS PARKWAY #217  
 DALLAS, TEXAS 75287  
 214-636-9533

CONCEPT PLAN  
 1" = 40'



- GENERAL NOTES
1. ALL UTILITIES SHOWN ARE BASED ON RECORDS AND FIELD SURVEY. THE USER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
  2. UNDEVELOPED AREAS SHALL BE RESTORED TO ORIGINAL GRADE AND CONDITION FOR CITY STANDARDS.
  3. ALL EXISTING UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE PROJECT. ANY UTILITIES THAT ARE DAMAGED OR DISRUPTED SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER.
  4. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PLANO AND DENTON COUNTY.
  5. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PLANO AND DENTON COUNTY.
  6. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PLANO AND DENTON COUNTY.
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  11. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PLANO AND DENTON COUNTY.
  12. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PLANO AND DENTON COUNTY.
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CITY OF PLANO  
PLANNING & ZONING COMMISSION

June 18, 2007

**Agenda Item No. 7**

**Public Hearing - Preliminary Replat:** Carrington Park Addition, Block B, Lot 1R

**Applicant:** Bidka Plaza, L.P.

---

**DESCRIPTION:**

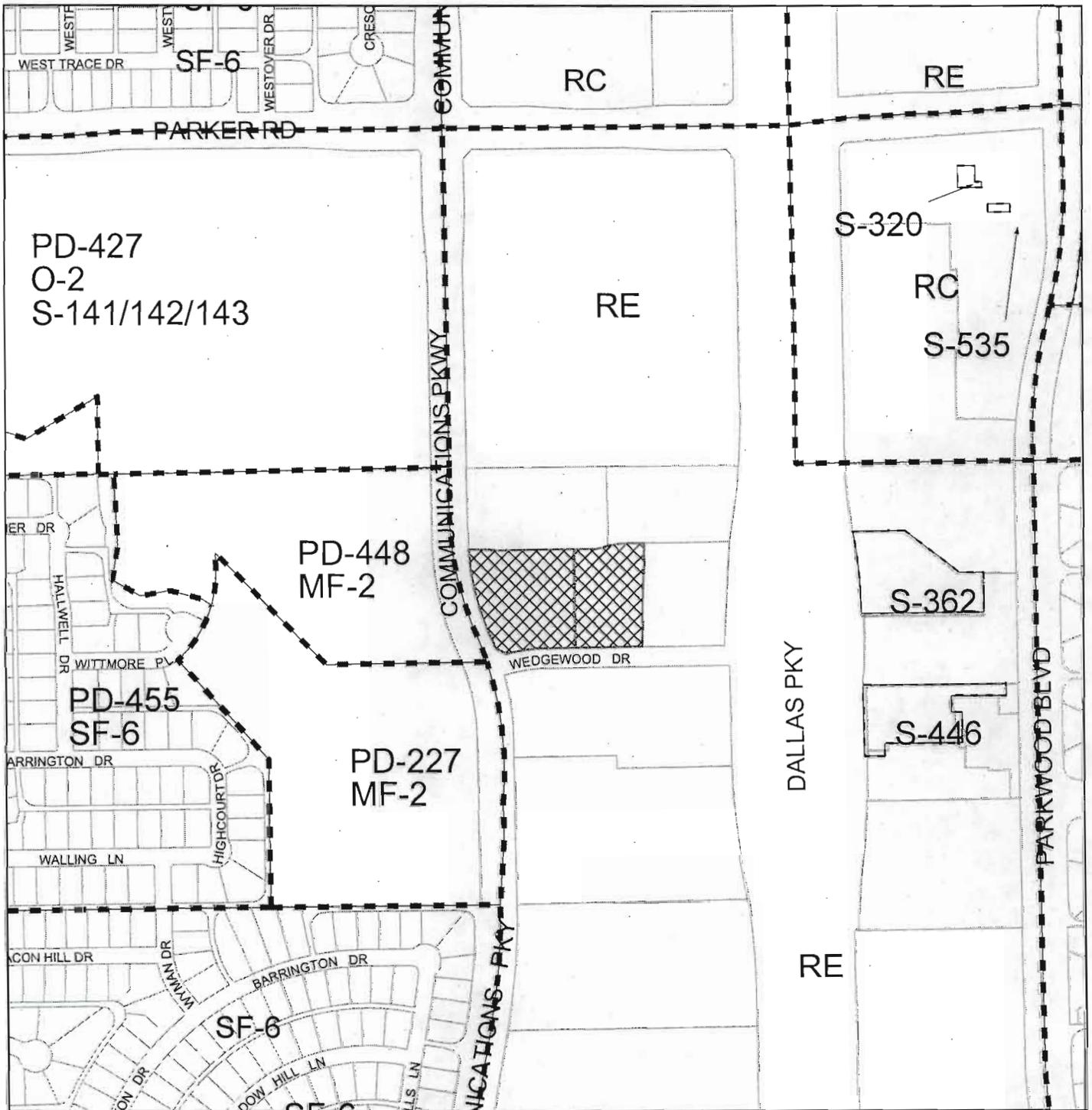
Medical and general offices on one lot on 3.4± acres located at the northeast corner of Communications Parkway and Wedgewood Drive. Zoned Regional Employment. Neighborhood # 40.

**REMARKS:**

The purpose of the preliminary replat is to combine two lots into one and to dedicate new easements for development.

**RECOMMENDATIONS:**

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



Item Submitted: PRELIMINARY REPLAT

Title: CARRINGTON PARK ADDITION  
BLOCK B, LOT 1R

Zoning: REGIONAL EMPLOYMENT



○ 200' Notification Buffer





CITY OF PLANO  
PLANNING & ZONING COMMISSION

June 18, 2007

**Agenda Item No. 8**

**Public Hearing - Replat:** Avignon Windhaven Phase I, Block H, Lot 10R

**Applicant:** Windhaven Partners, L.P.

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**DESCRIPTION:**

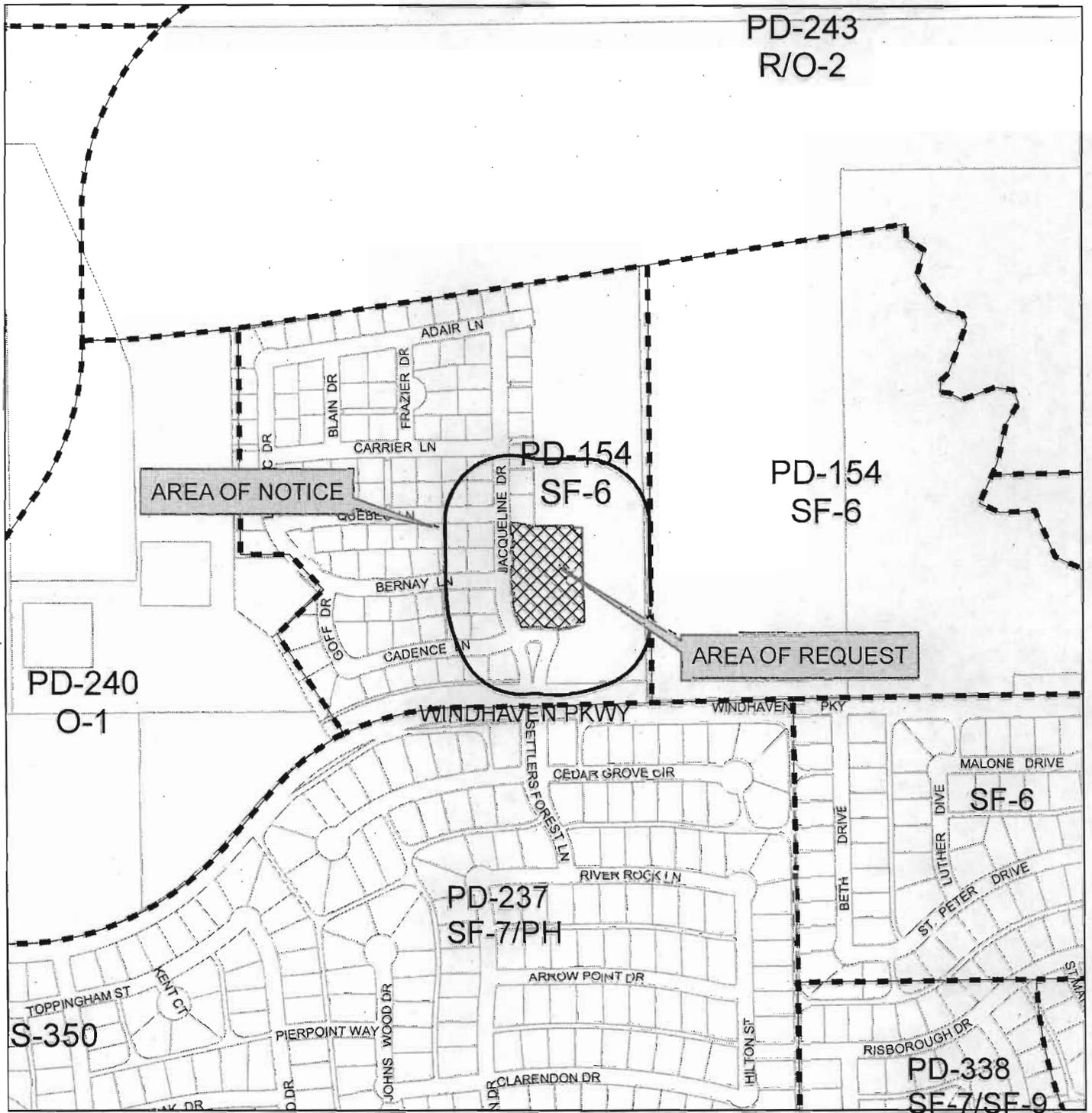
One open space lot on 1.5± acres located at the northeast corner of Jacqueline Drive and Cadence Lane. Zoned Planned Development-154-Single-Family Residence-6. Neighborhood #27.

**REMARKS:**

The applicant needs more time to work on this project and is requesting to withdraw this case from tonight's agenda to a future Planning and Zoning meeting date.

**RECOMMENDATIONS:**

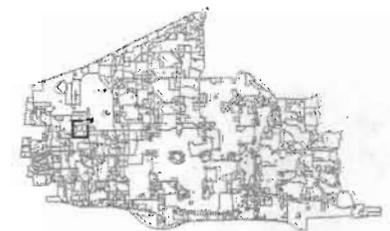
Recommended that the Planning and Zoning Commission accept the applicant's request to withdraw this case for a future Planning and Zoning Commission meeting date.



Item Submitted: REPLAT

Title: AVIGNON WINDHAVEN, PHASE 1  
BLOCK H, LOT 10R

Zoning: PLANNED DEVELOPMENT-154-SINGLE-FAMILY RESIDENCE-6



○ 200' Notification Buffer



CITY OF PLANO  
PLANNING & ZONING COMMISSION

June 18, 2007

**Agenda Item No. 9**

**Preliminary Site Plan/Revised Concept Plan & Conveyance Plat:**  
The Village at Stonebriar, Block A, Lots 1 & 2

**Applicant:** Preston Crossroads L.P.

---

**DESCRIPTION:**

Bank, restaurant, and retail on one lot on 6.6± acres and future retail on one lot on 10.8± acres located at the southeast corner of Parkwood Boulevard and State Highway 121. Zoned Commercial Employment. Neighborhood #8.

**REMARKS:**

The overall subject property is 17.4± acres total. The applicant is proposing a preliminary site plan for the northern portion of the property, 6.6± acres, for a bank, restaurant, and retail development. A revised concept plan is proposed for the southern portion of the property, 10.8± acres, for a future retail development. The purpose of the revised concept plan is to allow revised building configurations, access and circulation. The preliminary site plan and revised concept plan both provide for adequate access and circulation, including cross access easements to neighboring properties.

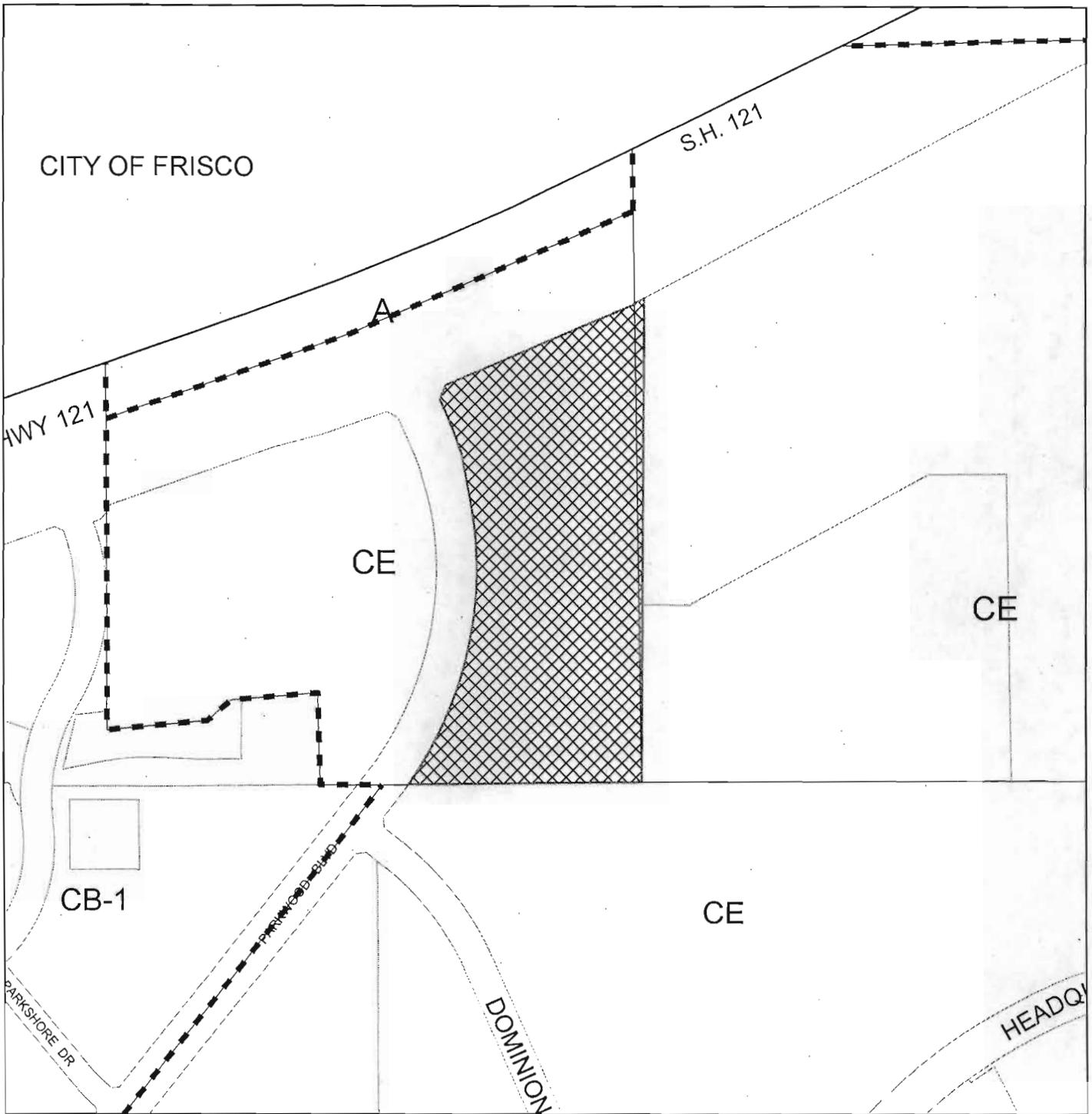
A conveyance plat is proposed for the overall subject property. The purpose of the conveyance plat is to subdivide the subject property into two lots.

A Traffic Impact Analysis (TIA) was submitted by the applicant. The TIA states that the proposed development will not cause any unacceptable impacts to the area roadway system. Refer to the attached memo from Jeff Green, P.E., Senior Traffic Engineer. The TIA is attached under separate cover.

**RECOMMENDATION:**

**Preliminary Site Plan & Revised Concept Plan:** Recommended for approval subject to the Planning & Zoning Commission finding, based upon the TIA, that the thoroughfares can accommodate anticipated traffic volumes at an acceptable level of service.

**Conveyance Plat:** Recommended for approval as submitted.



Item Submitted: PRELIMINARY SITE PLAN/REVISED CONCEPT PLAN  
& CONVEYANCE PLAT

Title: THE VILLAGE AT STONEBRIAR  
BLOCK A, LOTS 1 & 2

Zoning: COMMERCIAL EMPLOYMENT



○ 200' Notification Buffer



DATE: 06/13/2007  
 TIME: 10:00 AM  
 PROJECT: THE VILLAGE AT STONEBRIAR  
 SHEET: 1 OF 1

**GENERAL TREE DATA**

LOT	LOT 1	LOT 2	TOTAL LOT 1 & LOT 2
PLANTING	10	10	20
REMOVAL	0	0	0
TOTAL	10	10	20

**LANDSCAPING (INCLUDING TREE REMOVAL)**

LOT	LOT 1	LOT 2	TOTAL LOT 1 & LOT 2
PLANTING	10	10	20
REMOVAL	0	0	0
TOTAL	10	10	20

**GENERAL TREE SURVEY**

LOT	LOT 1	LOT 2	TOTAL LOT 1 & LOT 2
PLANTING	10	10	20
REMOVAL	0	0	0
TOTAL	10	10	20

**PRELIMINARY SITE PLAN, REVISED CONCEPT PLAN, & GENERAL TREE SURVEY**

**THE VILLAGE AT STONEBRIAR**

**PLANO, TEXAS**

**June 13, 2007**

**Project No. 064314000**

**NOTES:**

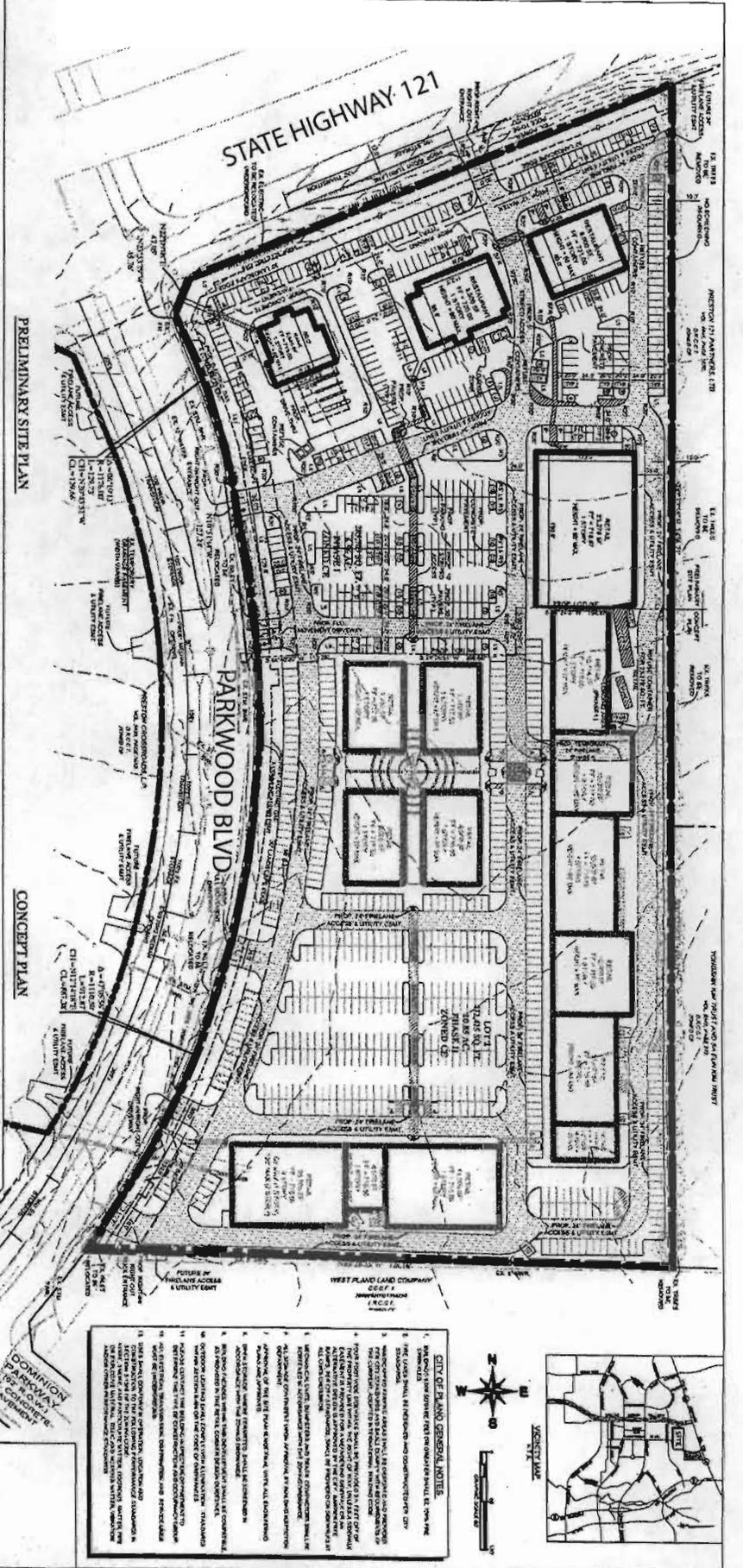
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

**NOTES:**

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**NOTES:**

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**CITY OF PLANO GENERAL NOTE:**

1. THE CITY OF PLANO HAS REVIEWED THIS PLAN AND HAS APPROVED IT FOR THE CITY OF PLANO. THE CITY OF PLANO IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN.

2. THE CITY OF PLANO HAS REVIEWED THIS PLAN AND HAS APPROVED IT FOR THE CITY OF PLANO. THE CITY OF PLANO IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN.

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June 11, 2007

MEMO

TO: Tom Elgin, Development Review Manager

FROM: Jeff Green, P.E., Senior Traffic Engineer *JG*

SUBJECT: 8/TIA for Village at Stonebriar (SEC of Parkwood Boulevard/State Highway 121)

The subject tract is located east of Parkwood Boulevard along the south side of State Highway 121. The proposed use is shopping center with several restaurant pads. The site as proposed would generate approximately 11,066 daily trip ends, including 1,166 trip ends during the P.M. peak hour. The traffic impact of the proposed site was evaluated in terms of its impact on level of service at several surrounding intersections, including Headquarters Drive at Parkwood, and Parkwood at State Highway 121.

The Headquarters/Parkwood intersection is expected to operate at Level of Service "E" both with and without the proposed development. The two intersections of Parkwood with the S.H. 121 service roads are expected to operate at Level of Service "C".

Staff agrees with the conclusions and findings of this study, which state that the traffic generated by this development will have a minimal impact on delays or Levels of Service at nearby intersections.

xc: Lloyd E. Neal, P.E., Transportation Division Manager  
Tina M. Firgens, Sr. Planner

JG/dc

CITY OF PLANO  
PLANNING & ZONING COMMISSION

June 18, 2007

**Agenda No. 10**

**Request to Call a Public Hearing**

**Applicant:** City of Plano

---

**DESCRIPTION:**

A request to call a public hearing to amend the Zoning Ordinance to add a definition for golf netting and to formulate regulations to allow golf netting to be erected by golf courses and driving ranges.

**REMARKS:**

Over the years, certain design features at the five golf courses located in the city have prompted individual homeowners or the courses themselves to erect golf netting to deflect errant golf balls. Golf netting has never been specifically addressed in the Zoning Ordinance, however. Recently, staff has been approached by golf course managers interested in erecting netting to address specific instances of golf balls being hit onto adjacent properties. Also, City Council recently settled a lawsuit over the installation of a golf net on a residential property. Staff believes that it is appropriate to consider amending the Zoning Ordinance to establish regulations that would allow golf courses and driving ranges to install protective netting where needed.

**RECOMMENDATIONS:**

Staff recommends that the Commission call a public hearing for this purpose.

CITY OF PLANO  
PLANNING & ZONING COMMISSION

June 18, 2007

**Agenda Item No. 11**

**Discussion and Direction:** Comprehensive Plan Update

**Applicant:** City of Plano

---

**DESCRIPTION:**

Discussion and direction on the preliminary list of key factors and issues of the update of the Economic Development Element of the Comprehensive Plan.

**REMARKS:**

**Key Factors and Issues**

The Economic Development Element of the Comprehensive Plan was last updated in April of 2001. The intent of this update is to change the focus of the document to issues impacting economic development in Plano. The element will serve more as a general visionary guide for decision makers. Also, the format of the Economic Development Element will be changed to match that of recently adopted chapters of the Comprehensive Plan. The preliminary list of key factors and issues along with a few questions that will be considered with this update are attached for your review.

The list of issues and key factors reflects input from staff members of the Plano Economic Development Board (PEDB). PEDB is an organization comprised of members from the four taxing entities and is responsible for developing and implementing a broad range of programs aimed at recruiting and retaining Plano businesses.

The primary focal points of the attached list are:

- Promoting economic diversity
- Changing composition of the regional and local economy
- Changing demographics and the local economy
- Competing with outer ring suburbs for businesses and jobs

- Accessibility to places of business and employment
- Balancing short-term and long-term land use requirements
- Workforce compatibility with business demand
- Future role of small businesses in Plano's economy

**RECOMMENDATION:**

Staff is seeking the commission's direction regarding the key factors and issues of the Economic Development element of the Comprehensive Plan. Please be prepared to answer the following questions at the discussion:

- Are the issues relevant for Plano at this time?
- Are there additional issues that need to be addressed with this update?
- Staff has identified eight primary focal points for this element. Do they represent a good starting point for updating this chapter?

If the commission is ready, staff will organize the issues around the three themes of the Comprehensive Plan and will develop objectives and strategies for further discussion.

## Economic Development Key Factors and Issues

- Economic diversity
  - Current components of local economy
    - Technology
      - Electronic Assembly
      - Defense - Homeland Security
      - Telecommunications
      - Light Manufacturing
      - Digital Media -Video Games - Nano Technology
    - Financial services
    - Retail services
    - Medical Services
  - How is diversity measured? Do the above business areas represent a level of diversity that will reduce the impact of periodic economic downturns? How should Plano prioritize the types of businesses it wants to attract?
  - How will the current expansion of major medical facilities affect the local economy over time?
  - What support or ancillary businesses will benefit our primary businesses?
  - Other than long term care facilities and retirement housing, is there a growing market for a service industry for seniors? How is this demand being met?
- Educational opportunities
  - Higher education
    - UTD
    - SMU
    - UNT
  - Retraining opportunities for career shifts - CCCC
  - Public school districts - The availability of high quality educational opportunities are a major factor in attracting businesses composed of technical and professional workers.
- Location of Plano
  - Located between Dallas and growing cities to the north
  - Close proximity to employment and cultural opportunities
  - Competing with outer ring suburbs for businesses and jobs
- Access to transportation opportunities - Primary issue is commuting time. Within five years fuel costs may change the current perspective on the relative importance of transit, bus transit and car pooling.
  - Air Travel - What are the future plans for the Collin County Regional Airport and how might they impact Plano?
  - Expressway access
  - Mass transit
  - Hike/Bike trails

- Travel Demand Management (TDM)
- Existing commercial areas
  - Legacy
  - Research/Technology - Range of allowed uses, applicability to district's original geographic boundaries
  - Dallas North Tollway corridor
  - President George Bush Turnpike/Plano Parkway corridor
  - U.S. 75 corridor - too much retail
  - S. H. 121 corridor
  - Preston and Park intersection
  - Collin Creek Mall
  - Shops at Willow Bend
  - Retail and office employment centers present different problems requiring different strategies.
- Land use recommendations for major transportation corridors
  - Current land use designations
  - Over abundance of retail
  - Demand for more housing developments
  - Mixed use
  - Northwest Plano Transit Center
- Changing demographics
  - Aging population
  - Population diversity
  - Will there be an increase in home based/part time businesses in the future for those over 65 years?
  - How will our changing demographics affect service demand?
- City in Transition
  - Transition from suburban to urban development.
  - Aging retail centers
  - Aging housing
  - Aging workforce
  - Increase in number of low-paying service jobs
  - Desirability of continuation of Impact Fee Program
  - Redevelopment of existing commercial and industrial centers
  - Infill housing
  - How does Plano turn these transitional factors into positive economic opportunities?
- Business needs
  - Work force
    - Managerial
    - Professional
    - Technical - need for more people with engineering skills
    - Semi-skilled
    - Unskilled
  - Affordable housing - jobs/housing balance
  - Transportation opportunities

- Nurturing, support and assistance for small businesses - Employment/Business "Clearinghouse" - How are start up businesses supported?
- How does the supply of current workers compare with business demand for employees? Is there anything the City can do to bridge the gap? (i.e. - The demand for employees for financial service businesses is outpacing supply and employees must be recruited from outside of region ) Do salaries support commuting from other cities to jobs in Plano?
- Economic Development activities
  - Competition with neighboring cities
  - Sales tax limitations for funding of economic development activities
  - Attraction of new businesses
  - Retention and expansion of existing businesses
  - Property tax increase
  - Retail incentive program
- Economic Future
  - Small businesses
  - Flexible work/home space
  - Access to latest technology innovations
  - Link between area universities and medical service industry
  - Maintaining a full life-cycle community