PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K Avenue

September 18, 2006

ITEM NO.	EXPLANATION	ACTION TAKEN
	6:30 p.m. – Dinner – Planning Conference Room 2E	
	7:00 p.m. – Executive Session – Planning Conference Room 2E	
	In accordance with Section 551.071 of the Texas Government Code, the Planning & Zoning Commission will convene into executive session to consult with its attorney regarding litigation.	
	A. Jay Sandon Cooper v. City of Plano, City Council, Thomas H. Muehlenbeck, Planning & Zoning Comission, City of Plano Property Standards Department, Cynthia O'Banner, Roxanne Luna and Macklin Wright.	
	B. Saadi Darvish and Minou Darvish v. City of Plano, Planning & Zoning Commission, Board of Adjustment and Phyllis Jarrell in her official capacity.	
	Immediately thereafter, the Commission will convene into:	
	Regular Session - City Council Chambers	
1	Call to Order/Pledge of Allegiance	
2	Approval of Agenda as Presented	
3	Approval of Minutes – September 5, 2006, Meeting	
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.	

	CONSENT AGENDA	
5a CDD	**Preliminary Site Plan:** The Canal on Preston Addition, Block A, Lot 2 - A hotel on one lot on 3.5± acres located on the west side of Angels Drive, 500± feet south of McDermott Road. Zoned Planned Development-20-Mixed Use. Neighborhood #1. **Applicant: Midway Hotels, LLC**	
5b CDD	**Preliminary Plat:** Legacy Town Center (North), Block A, Lot 1 - 370 multifamily units on one lot on 6.3± acres located at the northwest corner of Parkwood Boulevard and Robbie Road. Zoned Planned Development-65-Central Business-1. Neighborhood #8. **Applicant: Columbus Realty Partners, Ltd.**	
5c CDD	**Revised Conveyance Plat:** Legacy Town Center (North), Block A, Lots 1 & 2 - Two conveyance lots on 28.2± acres located at the northwest corner of Parkwood Boulevard and Robbie Road. Zoned Planned Development-65-Central Business-1. Neighborhood #8. **Applicant: Columbus Realty Partners, Ltd.**	
5d CDD	**Final Plat:** Pasquinelli's Willow Crest, Phase 1 - 52 residential lots and four open space lots developed at Planned Development-178-Single-Family Residence-6 standards on 15.3± acres on the northwest corner of McDermott Road and Rasor Boulevard. Zoned Planned Development-178-Single-Family Residence-6. Neighborhood #1. **Applicant: Pasquinelli Portrait Homes, L.P.**	
5e CDD	**Preliminary Plat:** The Villas of Stoney Hollow - 47 Single-Family Residence-7 lots and three open space lots with Storm Water Management Option 2 on 15.8± acres located on the east side of Los Rios Boulevard, 120± feet south of Trail Walker Drive. Zoned Single-Family Residence-7. Neighborhood #50. **Applicant: Tuscany Engineers, LP**	
5f BT	**Conveyance Plat:** Epic 121 Addition, Block A, Lots 1 & 2 - Two conveyance lots on 2.1± acres located on the south side of State Highway 121, 1,950± feet west of Legacy Drive. Zoned Commercial Employment. Neighborhood #14. **Applicant: Epic 121 Commercial, Ltd**	
5g BT	**Revised Preliminary Site Plan:** Prestonwood Addition, Block 1, Lot 1R - A church campus on one lot on 135.6± acres located at the southwest corner of Plano Parkway and Midway Road. Zoned Planned Development-85-Retail/General Office. Neighborhood #40. **Applicant: Prestonwood Baptist**	

5h BT	**Preliminary Plat:** Greenway 190 Addition, Block A, Lots 1 & 2 - Two retail buildings on two lots on 3.4± acres located at the southwest corner of Plano Parkway and Dallas North Tollway. Zoned Light Industrial-1. Neighborhood #52. **Applicant: Greenway 190 Parkway, L.P.**	
5i BT	**Final Plat:** Legacy Ohio-Montessori Addition, Block 1, Lot 1 - A day care center on one lot on 7.5± acres located at the southeast corner of Legacy Drive and Ohio Drive. Zoned Single-Family Residence-7 with Specific Use Permit #550 for daycare. Neighborhood #17. **Applicant: Montessori New Beginnings Academy, Inc.**	
5j EH	**Final Plat:** Rosebriar Spring Creek, L.P., Plaza Addition, Block A, Lots 1 - 4 - A shopping center on four lots on 13.2± acres located at the northeast corner of U.S. Highway 75 and Spring Creek Parkway. Zoned Corridor Commercial. Neighborhood #22. **Applicant: Rosebriar Corp.**	
	END OF CONSENT AGENDA	
	PUBLIC HEARINGS	
6 BT	**Public Hearing - Replat & Revised Site Plan:** The Lakes on Tennyson, Block A, Lot 1R - A general and medical office development on one lot on 18.1± acres located at the southwest corner of Tennyson Parkway and Whitestone Lane. Zoned Commercial Employment. Neighborhood #16. **Applicant: Golden Goose Properties, Ltd.**	
7 EH	**Public Hearing - Replat:** Parker Plaza East, Sections Two and Three, Block A, Lot 3R - A superstore on one lot on 10.6± acres located on the north side of Parker Road, 155± feet east of Custer Road. Zoned Planned Development-175-Retail. Neighborhood #3. **Applicant: Home Depot, USA**	
8 EH	**Public Hearing - Replat:** Willow Bend Place - West, Block B, Lot 3R-B - One Single-Family Residence-20 residential lot on 1.1± acres located on the east side of Willow Bend Drive at the west side of St. Andrews Court. Zoned Single-Family Residence-20 and Single-Family Residence-9 with Specific Use Permit #60. Neighborhood #41. **Applicant: J. Ken & Jan Wes**	
	END OF PUBLIC HEARINGS	
9 TE	**Items for Future Discussion**	

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 that 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 on 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;

   - 30 minutes for all other speakers, to be divided as follows:

     - 15 minutes for a representative of a homeowners association or other group with:

     - 3 minutes each for additional speakers; and

   - 5 minutes for applicant rebuttal.

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

September 18, 2006

Agenda Item No. 5a
Preliminary Site Plan: The Canal on Preston Addition, Block A, Lot 2
Applicant: Midway Hotels, LLC

A hotel on one lot on 3.5± acres located on the west side of Angels Drive, 500± feet south of McDermott Road. Zoned Planned Development-20-Mixed Use. Neighborhood #1.

Recommended for approval as submitted.

Agenda Item No. 5b
Preliminary Plat: Legacy Town Center (North), Block A, Lot 1
Applicant: Columbus Realty Partners, Ltd.

370 multifamily units on one lot on 6.3± acres located at the northwest corner of Parkwood Boulevard and Robbie Road. Zoned Planned Development-65-Central Business-1. Neighborhood #8.

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

Agenda Item No. 5c
Revised Conveyance Plat: Legacy Town Center (North), Block A, Lots 1 & 2
Applicant: Columbus Realty Partners, Ltd.

Two conveyance lots on 28.2± acres located at the northwest corner of Parkwood Boulevard and Robbie Road. Zoned Planned Development-65-Central Business-1. Neighborhood #8.

Recommended for approval as submitted.

Agenda Item No. 5d
Final Plat: Pasquinelli's Willow Crest, Phase 1
Applicant: Pasquinelli Portrait Homes, L.P.

52 residential lots and four open space lots developed at Planned Development-178-Single-Family Residence-6 standards on 15.3± acres on the northwest corner of McDermott Road and Rasor Boulevard. Zoned Planned Development-178-Single-Family Residence-6. Neighborhood #1.

Recommended for approval as submitted.

Agenda Item No. 5e
Preliminary Plat: The Villas of Stoney Hollow
Applicant: Tuscany Engineers, LP

47 Single-Family Residence-7 lots and three open space lots with Storm Water Management Option 2 on 15.8± acres located on the east side of Los Rios Boulevard, 120± feet south of Trail Walker Drive. Zoned Single-Family Residence-7. Neighborhood #50.

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

Agenda Item No. 5f
Conveyance Plat: Epic 121 Addition, Block A, Lots 1 & 2
Applicant: Epic 121 Commercial, Ltd.

Two conveyance lots on 2.1± acres located on the south side of State Highway 121, 1,950± feet west of Legacy Drive. Zoned Commercial Employment. Neighborhood #14.

Recommended for approval as submitted.

Agenda Item No. 5g
Revised Preliminary Site Plan: Prestonwood Addition, Block 1, Lot 1R
Applicant: Prestonwood Baptist

A church campus on one lot on 135.6± acres located at the southwest corner of Plano Parkway and Midway Road. Zoned Planned Development-85-Retail/General Office. Neighborhood #40.

Recommended for approval as submitted.

Agenda Item No. 5h
Preliminary Plat: Greenway 190 Addition, Block A, Lots 1 & 2
Applicant: Greenway 190 Parkway, L.P.

Two retail buildings on two lots on 3.4± acres located at the southwest corner of Plano Parkway and Dallas North Tollway. Zoned Light Industrial-1. Neighborhood #52.

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

Agenda Item No. 5i
Final Plat: Legacy Ohio-Montessori Addition, Block 1, Lot 1
Applicant: Montessori New Beginnings Academy, Inc.

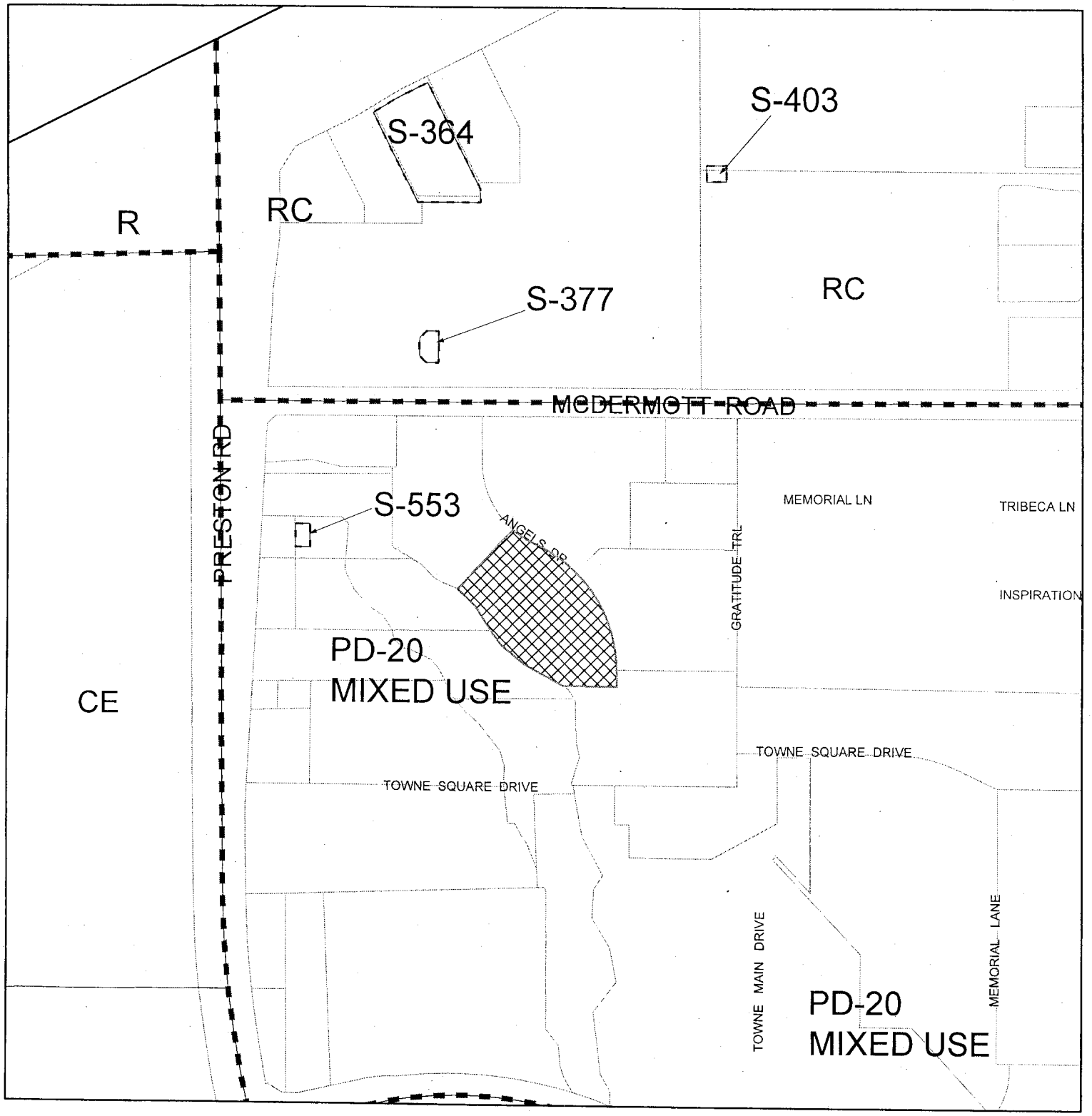
A day care center on one lot on 7.5± acres located at the southeast corner of Legacy Drive and Ohio Drive. Zoned Single-Family Residence-7 with Specific Use Permit #550 for daycare. Neighborhood #17.

Recommended for approval as submitted.

Agenda Item No. 5j
Final Plat: Rosebriar Spring Creek, L.P., Plaza Addition, Block A, Lots 1 - 4
Applicant: Rosebriar Corp.

A shopping center on four lots on 13.2± acres located at the northeast corner of U.S. Highway 75 and Spring Creek Parkway. Zoned Corridor Commercial. Neighborhood #22.

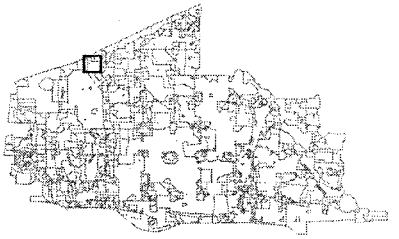
Recommended for approval as submitted.



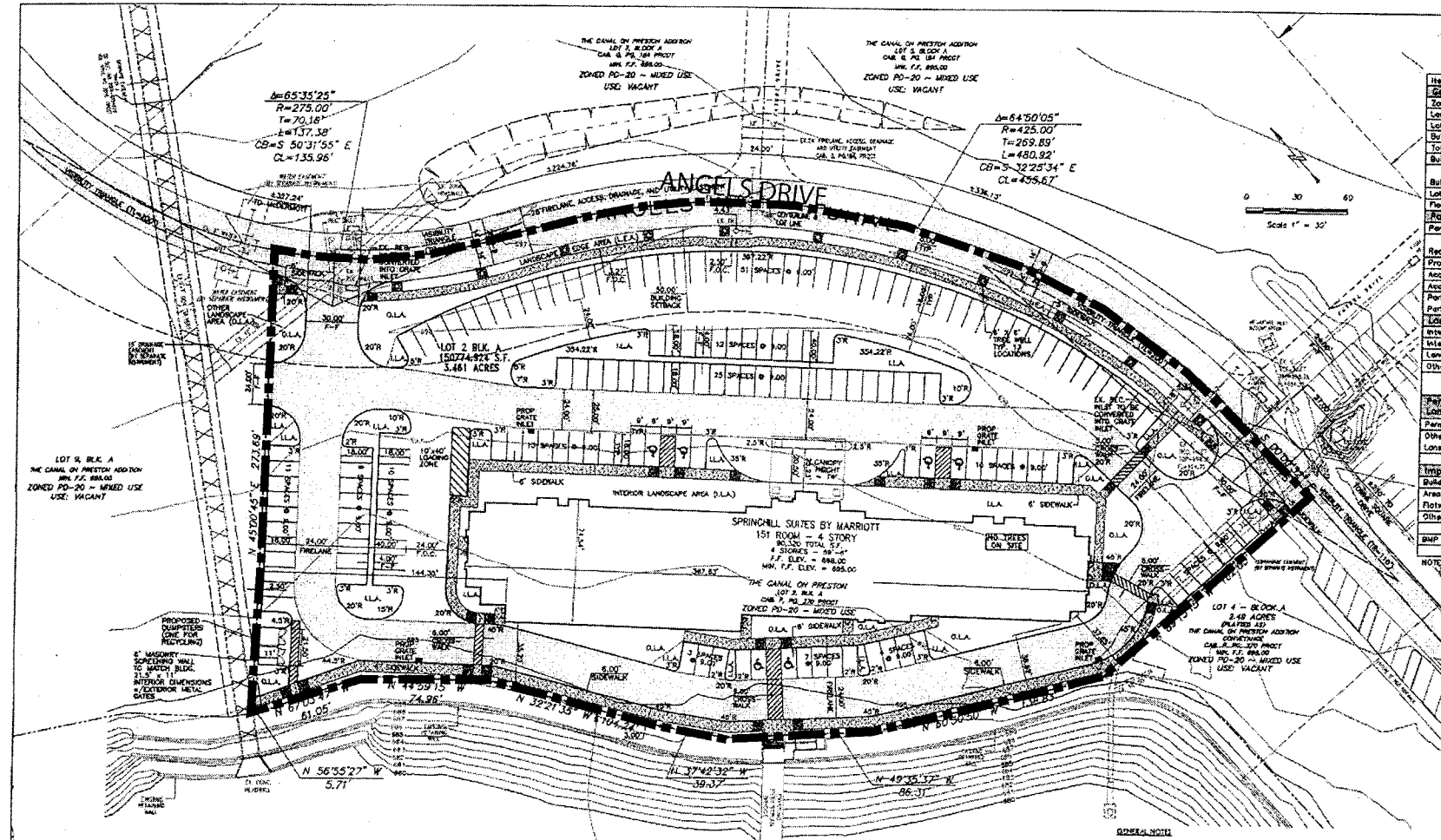
Item Submitted: PRELIMINARY SITE PLAN

Title: THE CANAL ON PRESTON ADDITION
BLOCK A, LOT 2

Zoning: PLANNED DEVELOPMENT-20-MIXED USE



200' Notification Buffer

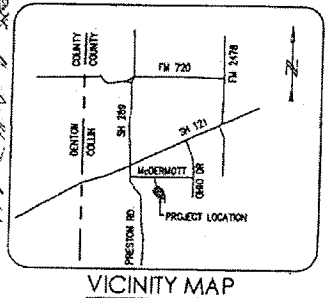


No.	REVISIONS/ SUBMISSIONS	Date

SITE DATA SUMMARY TABLE

Item	Unit	Value
General Site Data		
Zoning		PD-20-MU
Land Use		Hotel
Lot Area	square feet	3.481± Ac/150,775 s.f.
Building Footprint Area	square feet	23,594
Total Building Area	square feet	80,320
Building Height	# stories	4
Building Height	feet	53' -6"
Lot Coverage	percent (x.xx%)	16.8%
Floor Area Ratio	ratio (x.xx:1)	0.6:1
Parking		
Parking Ratio		1.0 Per Room = 151
Required Parking	# spaces	151
Provided Parking	# spaces	156+6 = 162
Accessible Parking Required	# spaces	6
Accessible Parking Provided	# spaces	8
Parking in Excess of 110% of Required Parking	# spaces	0
Landscaping		
Interior Landscape Area Required	square feet	8 x 162 = 1296
Interior Landscape Area Provided	square feet	12,448
Landscape Edge Area	square feet	3382
Other Landscape Area (within the lot)	square feet	11,478
Total Landscape Area	square feet	27,288
Permeable Area (not including Landscaping)		
Permeable Pavement	square feet	0
Other Permeable Area (not including Lanscaping	square feet	0
Total Permeable Area	square feet	0
Impervious Area		
Building Footprint Area	square feet	23,594
Area of Sidewalk, Pavement & other flatwork	square feet	99,895
Other Impervious Area	square feet	0
Actual Total Impervious Area	square feet	123,489
BMP Impervious Credit	square feet	0
Billable Impervious Area	square feet	123,489

NOTE: CLEAR HEIGHT OF CANOPY EQUALS 14 FEET.



VICINITY MAP

N.T.S.

LEGEND

I.L.A.	INTERIOR LANDSCAPE AREA
L.E.A.	LANDSCAPE EDGE AREA
O.L.A.	OTHER LANDSCAPE AREA
	FIRELANE PAVEMENT
	5' x 5' TREE WELL

BENCHMARK #1:
SQUARE CUT ON TOP OF CURB OF 10' RECESSED INLET ON NORTH SIDE OF McDERMOTT ROAD 100± WEST OF THE CENTERLINE OF OHIO DRIVE

BENCHMARK #2:
SQUARE CUT ON TOP OF CURB OF 10' RECESSED INLET ON NORTH SIDE OF McDERMOTT ROAD 360± EAST OF THE CENTERLINE OF PRESTON ROAD.

GENERAL NOTES

1. BUILDINGS 6,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
2. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
3. HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
4. 5FT-FOOT WIDE SIDEWALKS SHALL BE PROVIDED 5.5 FEET OFF OF THE PROPERTY LINE WITHIN THE RIGHTS-OF-WAY, UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR A MEANDERING SIDEWALK OR AN ALTERNATIVE DESIGN IS APPROVED BY THE CITY. JARRED-FREE RAMPS, PER CITY STANDARDS, SHALL BE PROVIDED ON SIDEWALKS 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. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
9. BUILDING FACADES WITHIN THE DEVELOPMENT SHALL BE COMPATIBLE AS PROVIDED IN THE ESTAT CORRIDOR DESIGN GUIDELINES.
10. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 6-466 OF THE CODE OF ORDINANCES.
11. PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
12. ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES MUST BE UNDERGROUND WHERE REQUIRED.
13. USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 6-1300 OF THE ZONING CODE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION AND/OR OTHER PERFORMANCE STANDARDS.

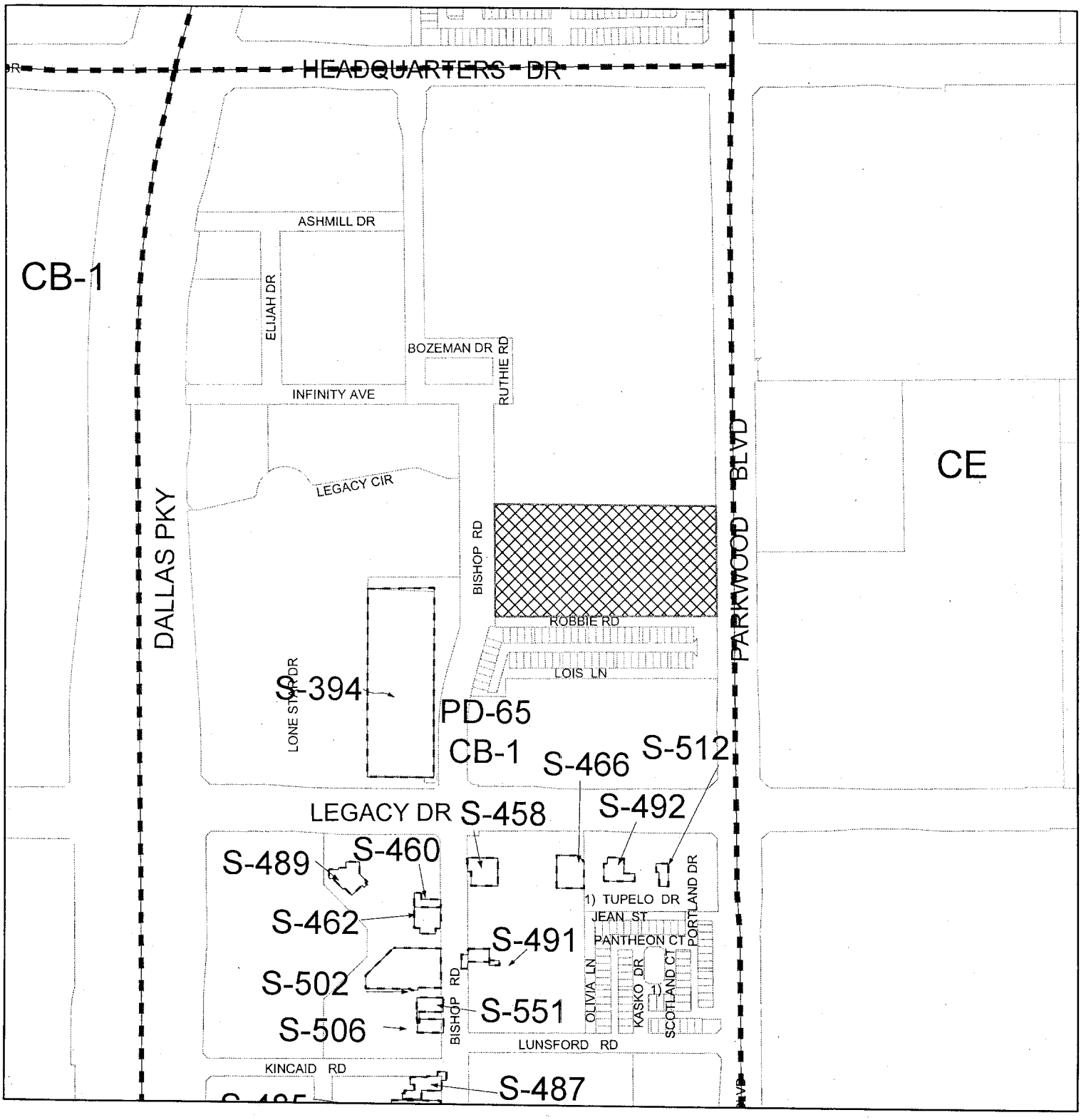
MIDWAY HOTELS, LLC
815 ENTERPRISE DRIVE
JONESBORO, ARKANSAS 72401
(214) 902-1386 PH. (214) 902-1388 FAX

THOMAS HOOVER ENGINEERING, LLC
1361 W. EULESS BLVD, SUITE 99
EULESS, TEXAS 76040
(817) 571-7574 PH. (817) 571-7564 FAX

PRELIMINARY SITE PLAN
(SPRINGHILL SUITES BY MARRIOTT)
THE CANAL ON PRESTON ADDITION

LOT 2, BLOCK A, CAB. P, PG 370 PRCCT
ZONED PD-020 (MIXED USE)
CITY OF PLANO, COLLIN CO., TX

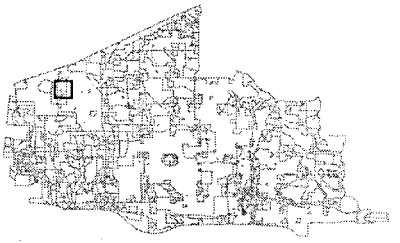
DESIGNED TLH	SCALE 1"=30'	PROJECT NO.	SHEET SP-1
DRAWN SDS	DATE 9-13-08		
CHECKED TLH			



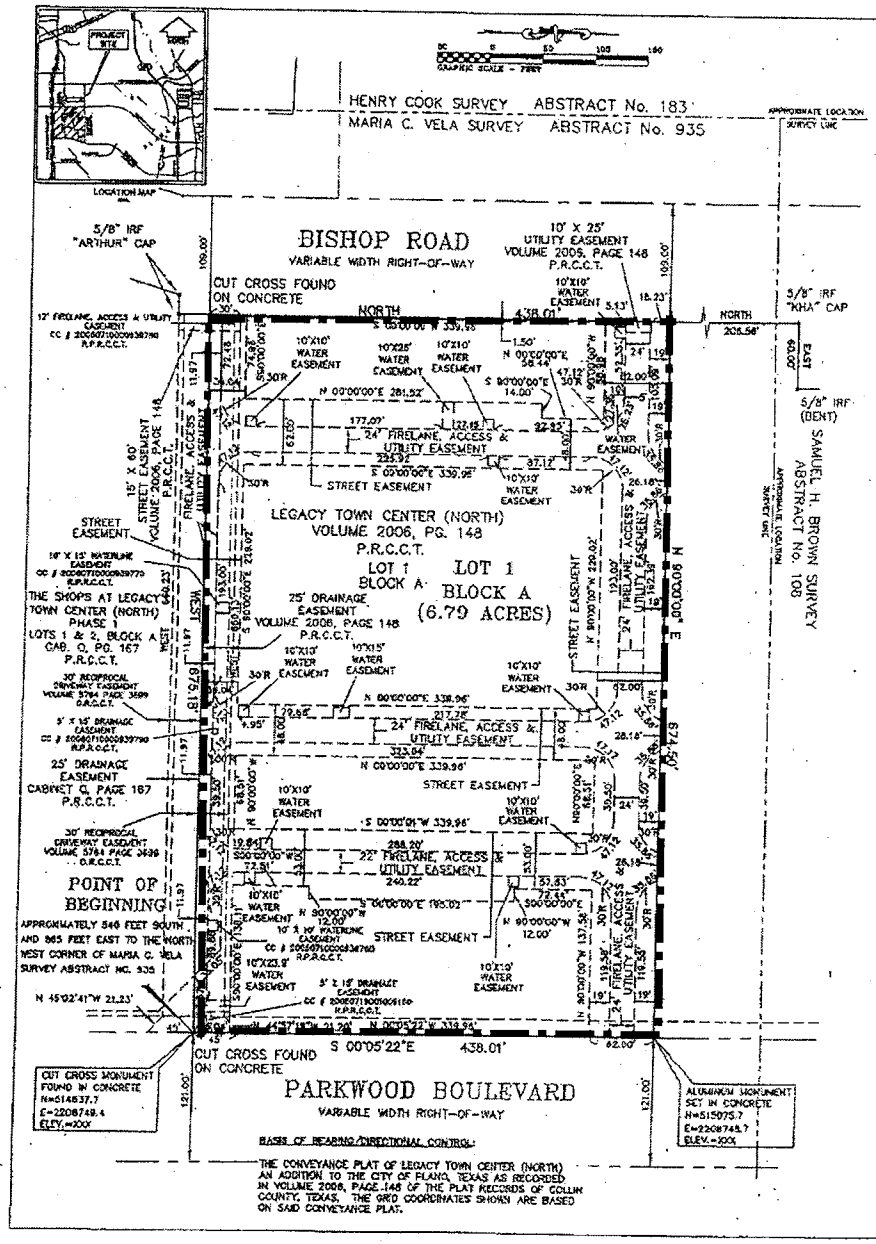
Item Submitted: PRELIMINARY PLAT

Title: LEGACY TOWN CENTER (NORTH)
BLOCK A, LOT 1

Zoning: PLANNED DEVELOPMENT-65-
CENTRAL BUSINESS-1



200' Notification Buffer



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, LEGACY FT MULTI-FAMILY ASSOCIATES LIMITED PARTNERSHIP, a Delaware limited partnership, is the sole owner of a tract of land situated in the Maria C. Vela Survey, Abstract No. 935, City of Plano, Collin County, Texas, and being all of Lot 1, Block A of Conveyance Plat Lot 1 and 2, Block A, Legacy Town Center (North) an addition to the City of Plano and recorded in Volume ____, Page ____ of the Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a cut cross found in concrete at the southeast corner of said Lot 1 and being on the west right-of-way line of Parkwood Boulevard, a variable width right-of-way;

THENCE, WEST along the south line of said Lot 1 a distance of 671.11 feet to a cut cross found in concrete at the southwest corner of said Lot 1 and being on the east right-of-way of Bishop Road, a 120 foot wide right-of-way, as established by Plat of Legacy Town Center (North) as recorded in Volume 2006, Page 148, Plat Records of Collin County Texas;

THENCE, NORTH along the east right-of-way line of Bishop Road a distance of 438.01 feet to a 5/8 inch iron rod set with cap marked "Halff-Zollars";

THENCE, EAST departing the east right-of-way line of Bishop Road a distance of 674.30 feet to a 5/8 inch iron rod set with cap stamped "Halff-Zollars" on the west right-of-way of said Parkwood Boulevard;

THENCE South 00 degrees 05 minutes 22 seconds East, along the west right-of-way of said Parkwood Boulevard, a distance of 438.01 feet to the POINT OF BEGINNING and CONTAINING 290,287 square feet or 6.79 acres of land, more or less.

STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Legacy FT Multi-Family Associates Limited Partnership, a Delaware limited partnership, do hereby adopt this plat designating the hereinabove described property as LEGACY TOWN CENTER (NORTH), LOT 1, BLOCK A, an addition to the City of Plano, Texas and does hereby dedicate in fee simple, to the public use forever, the streets and alleys, shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Plano. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems in said Easements. The City of Plano and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface road that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the entry of fire apparatus. The maintenance of parking on the fire lane easements is the responsibility of the owner, and the owner shall post and at locations appropriate signs in conspicuous places along each fire lane, stating "Fire Lane, No Parking." The Police or Fire duly authorized representatives is hereby authorized to cause such fire lanes and safety easements to be maintained free and clear for use of fire department and emergency use.

This plat approved subject to all planning ordinances, rules, regulations, and resolutions of the City of Plano, Texas.

WITNESS MY HAND at Fairfield County, Connecticut, this _____ day of _____, 2006.

LEGACY FT MULTI-FAMILY ASSOCIATES LIMITED PARTNERSHIP
a Delaware limited partnership,
General Partner

By: Legacy FT Multi-Family Associates, LLC,
a Delaware limited liability company,
General Partner

By: _____
Pamela C. Braun, Vice President

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD)

BEFORE the undersigned authority, a Notary Public in and for said county and state on this day personally appeared, Pamela C. Braun, Vice President of Legacy FT Multi-Family Associates, LLC, a Delaware limited liability company, General Partner of Legacy FT Multi-Family Associates Limited Partnership, a Delaware limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ of _____, 2006.

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

CERTIFICATE OF APPROVAL:

Approved this _____ day of _____, 2006, by the Planning and Zoning Commission of the City of Plano, Texas.

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

STATE OF TEXAS)
COUNTY OF COLLIN)

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ of _____, 2006.

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

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

STATE OF TEXAS)
COUNTY OF COLLIN)

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ of _____, 2006.

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

KNOW ALL MEN BY THESE PRESENTS:

I, Rita J. Takeuchi, a Registered Professional Land Surveyor, hereby certify that the foregoing survey was compiled from an actual survey made on the ground, under my personal supervision.

For Halff-Zollars, Inc.

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

_____
Registered Professional Land Surveyor
Texas Registered No. 4662

Date: September 14, 2006

STATE OF TEXAS)
COUNTY OF DALLAS)

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ of _____, 2006.

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

NOTES:

1.) NO LOT TO LOT DRAINAGE WILL BE PERMITTED.

2.) ALL CORNER MONUMENTS LABELED AS "FOUND" ARE CONTROLLING MONUMENTS.

3.) A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE CITY FOR THE PURPOSE OF SALE OR CONVEYANCE IN THE ENTIRETY OR DIVISIBLE INTEREST. NO BUILDING PERMIT SHALL BE ISSUED NOR PERMANENT PUBLIC UTILITY SERVICE PROVIDED UNTIL A FINAL PLAT IS APPROVED, FILED OF RECORD, AND PUBLIC IMPROVEMENTS ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE CITY OF PLANO. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON A APPROVED, FILED, AND ACCEPTED CONVEYANCE PLAT, FINAL PLAT, OR REPLAT IS A VIOLATION OF THE CITY ORDINANCE AND STATE LAW.

4.) ALL EASEMENTS SHOWN ARE BY PLAT, UNLESS SHOWN OTHERWISE.

5.) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

PRELIMINARY PLAT
OF
LOT 1, BLOCK A
LEGACY TOWN CENTER
(NORTH)
6.79 ACRES
AND BEING ALL
LOT 1, BLOCK A
CONVEYANCE PLAT OF
LOT 1 AND 2, BLOCK A
LEGACY TOWN CENTER
(NORTH)
OUT OF THE
MARIA C. VELA SURVEY, ABST. NO. 935,
CITY OF PLANO, COLLIN COUNTY, TEXAS

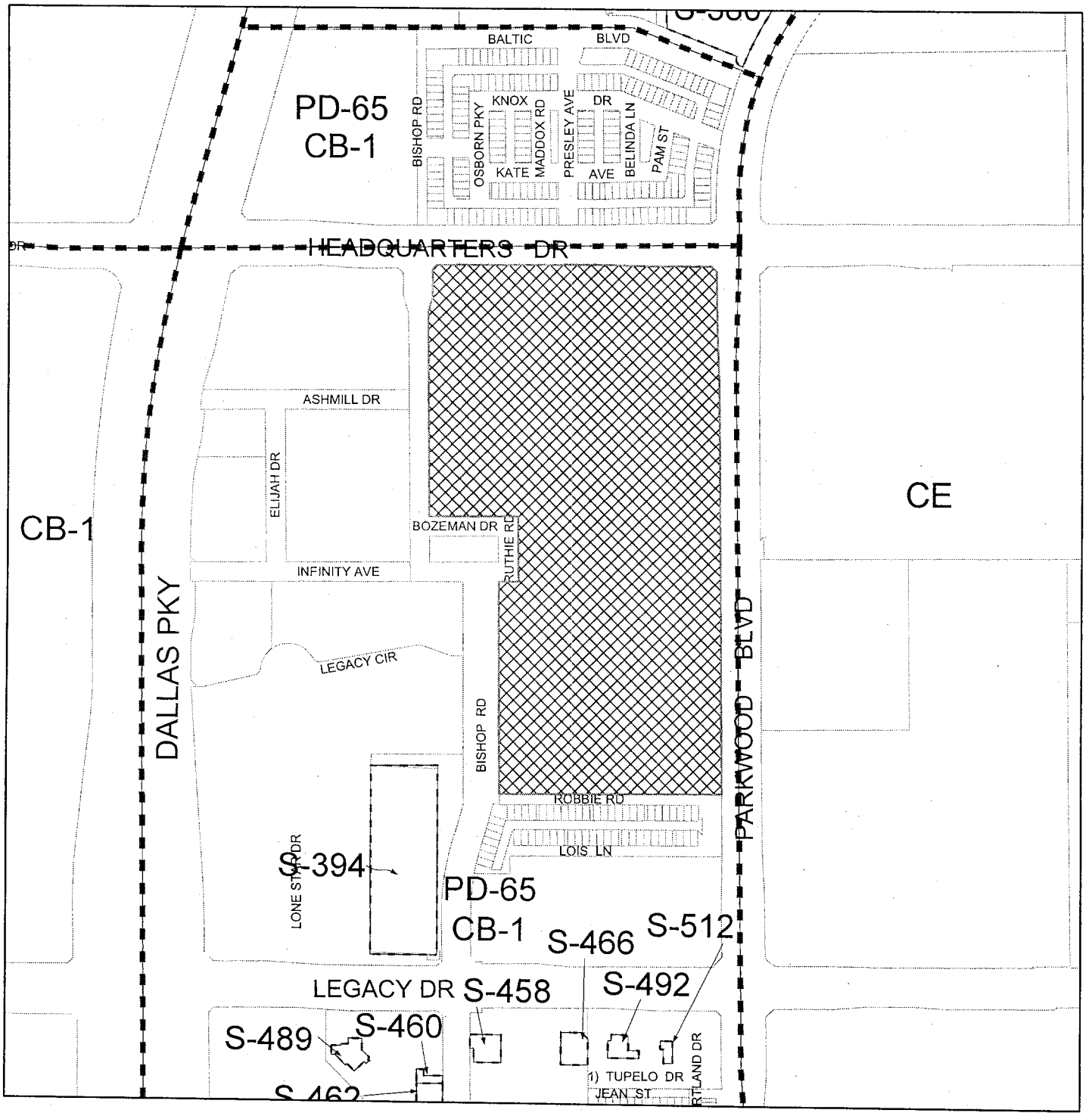
PREPARED FOR:
COMMERCE REALTY PARTNERS, LTD.
12801 DALLAS PARKWAY
SUITE 630
ADDISON, TEXAS 75001

PREPARED BY:
HALFF-ZOLLARS
Plano Dallas
701 Northway Avenue, Suite 200
Dallas, Texas 75225-5436
Phone (214) 373-0200 Fax (214) 373-0202

SEPTEMBER 14, 2006

SHEET 1 OF 1

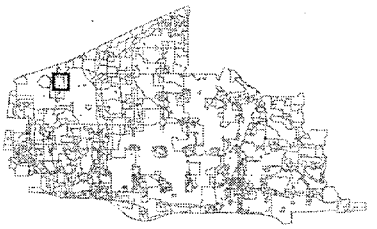
Project #: 04-3735-06



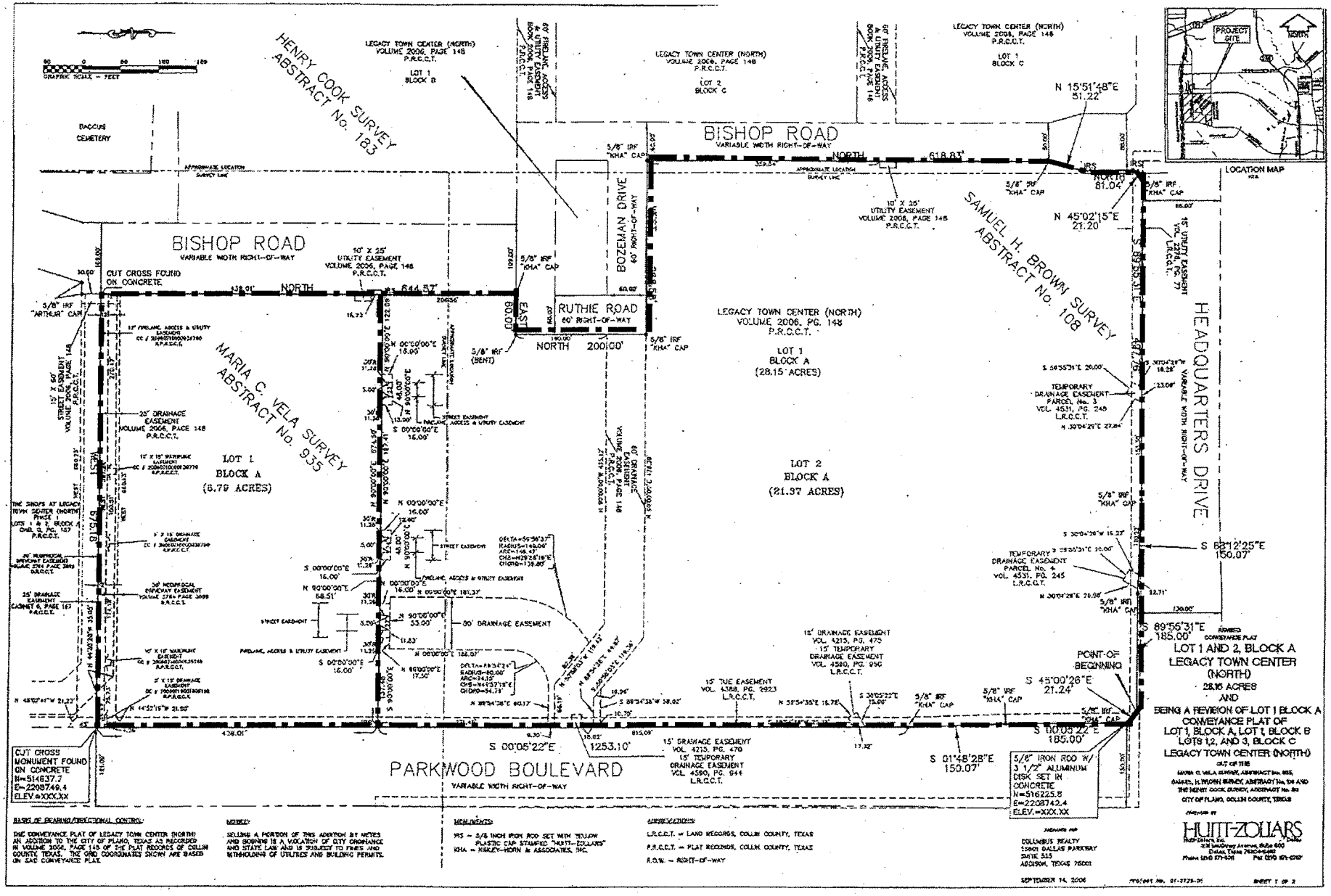
Item Submitted: CONVEYANCE PLAT

Title: LEGACY TOWN CENTER (NORTH)
BLOCK A, LOTS 1 & 2

Zoning: PLANNED DEVELOPMENT-65-
CENTRAL BUSINESS-1



200' Notification Buffer



BASIS OF BEARING/DIRECTIONAL CONTROL:

THE CONVEYANCE PLAT OF LEGACY TOWN CENTER (NORTH) AN ADDITION TO THE CITY OF PLANO, TEXAS AS RECORDED IN VOLUME 2006, PAGE 148 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS. THE GRID COORDINATES SHOWN ARE BASED ON SAID CONVEYANCE PLAT.

NOTICE:

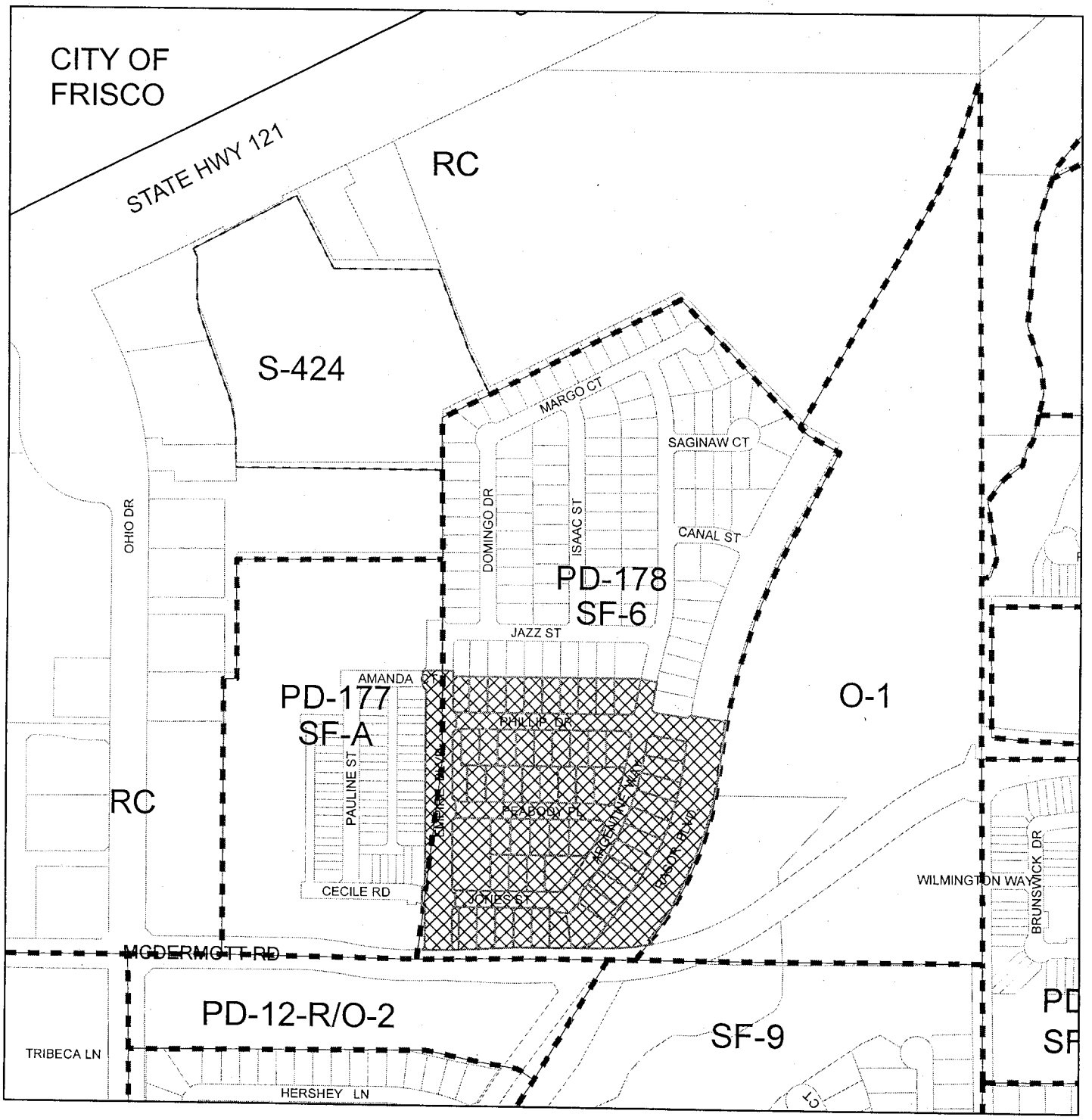
SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

MONUMENTS:

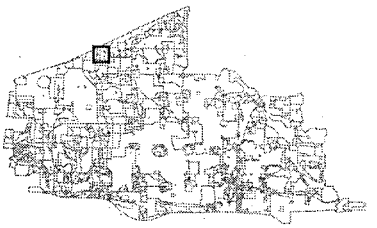
IRS - 5/8 INCH IRON ROD SET WITH "YELLOW PLASTIC CAP STAMPED "HUITT-ZOLLARS"
IRFA - HINKLEY-HORN & ASSOCIATES, INC.

ABBREVIATIONS:

L.R.C.C.T. - LAND RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T. - PLAT RECORDS, COLLIN COUNTY, TEXAS
R.O.W. - RIGHT-OF-WAY



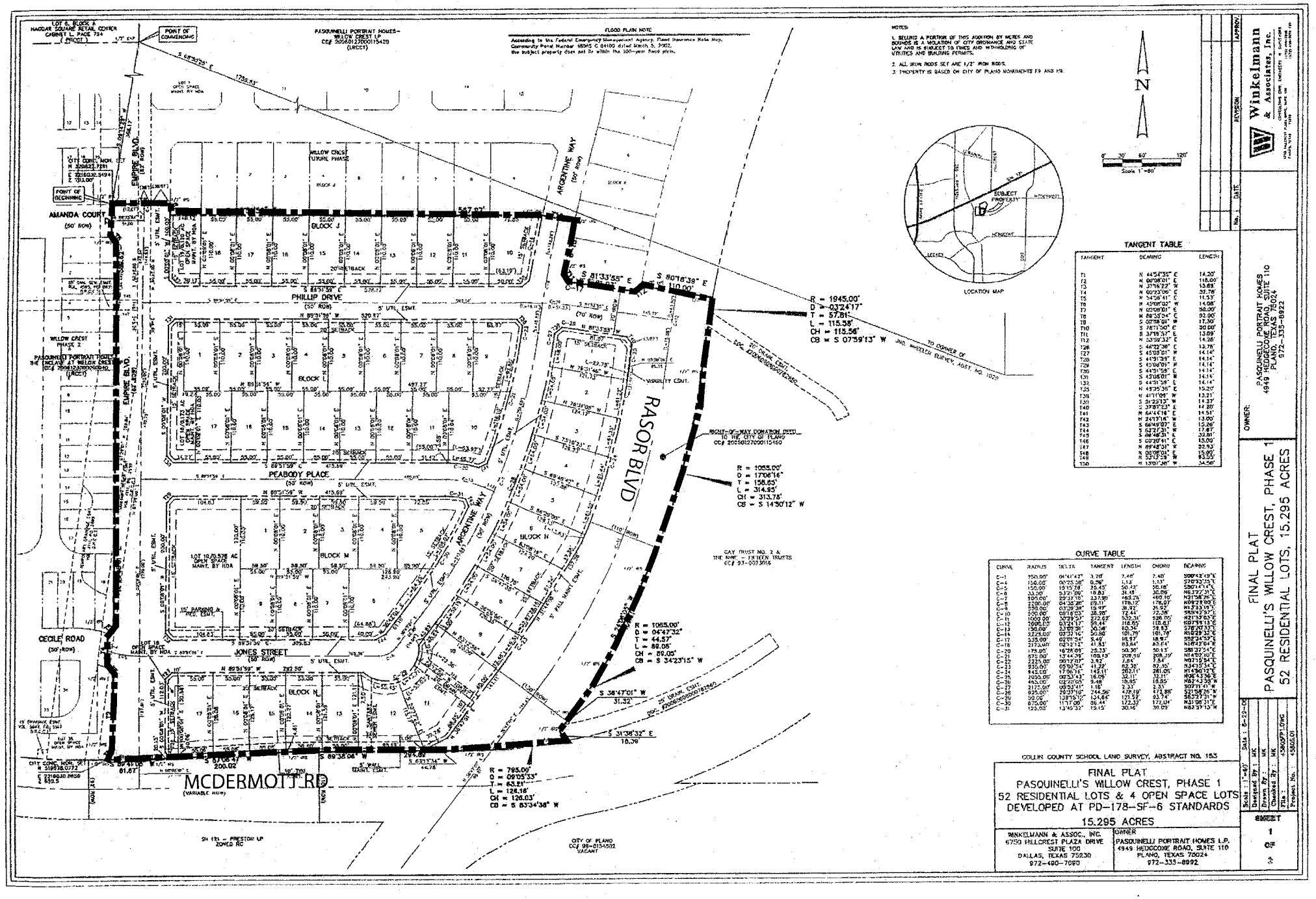
Item Submitted: FINAL PLAT



Title: PASQUINELLI'S WILLOW CREST, PHASE 1

Zoning: PLANNED DEVELOPMENT-178-SINGLE-FAMILY RESIDENCE-6

200' Notification Buffer


LOT 6, BLOCK A
HAGGAR SQUARE RETAIL CENTER
CABINET L, PAGE 724
(PRCDT)
POINT OF COMMENCING
PASQUINELLI PORTRAIT HOMES-
WILLOW CREST LP
CC# 20060123000115420
(URCCT)
FLOOD PLAIN NOTE
According to the Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel Number 48085 C 0400 dated March 5, 2002, the subject property does not lie within the 100-year flood plain.
NOTES:
1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. ALL IRON RODS SET ARE 1/2" IRON RODS.
3. PROPERTY IS BASED ON CITY OF PLANO MONUMENTS F9 AND H9.
N
Scale 1"=80'
LOCATION MAP
SUBJECT PROPERTY
POINT OF BEGINNING
AMANDA COURT
(50' ROW)
EMPIRE BLVD.
WILLOW CREST FUTURE PHASE
BLOCK J
BLOCK E
ARGENTINE WAY
PHILLIP DRIVE
(50' ROW)
WILLOW CREST PHASE 2
BLOCK
BLOCK M
BLOCK N
BLOCK H
PEABODY PLACE
(50' ROW)
RASOR BLVD
CECILE ROAD
(50' ROW)
JONES STREET
(50' ROW)
MCDERMOTT RD
(VARIABLE WIDTH)
R = 1945.00'
D = 03°24'17"
T = 57.81'
L = 115.58'
CH = 115.56'
CB = S 07°59'13" W
R = 1055.00'
D = 17°06'16"
T = 156.65'
L = 314.95'
CH = 313.78'
CB = S 14°50'12" W
R = 1065.00'
D = 04°47'32"
T = 44.57'
L = 89.05'
CH = 89.05'
CB = S 34°23'15" W
R = 795.00'
D = 09°05'33"
T = 63.21'
L = 126.16'
CH = 126.03'
CB = S 83°34'38" W
S 38°47'01" W
31.32'
S 31°36'32" E
18.08'
S 80°16'39" E
110.00'
S 81°33'55" E
S 89°59'59" E
1755.93'
S 89°38'06" W
S 89°59'59" W
S 89°51'59" E
S 89°51'59" W
S 89°31'59" W
S 89°31'59" E
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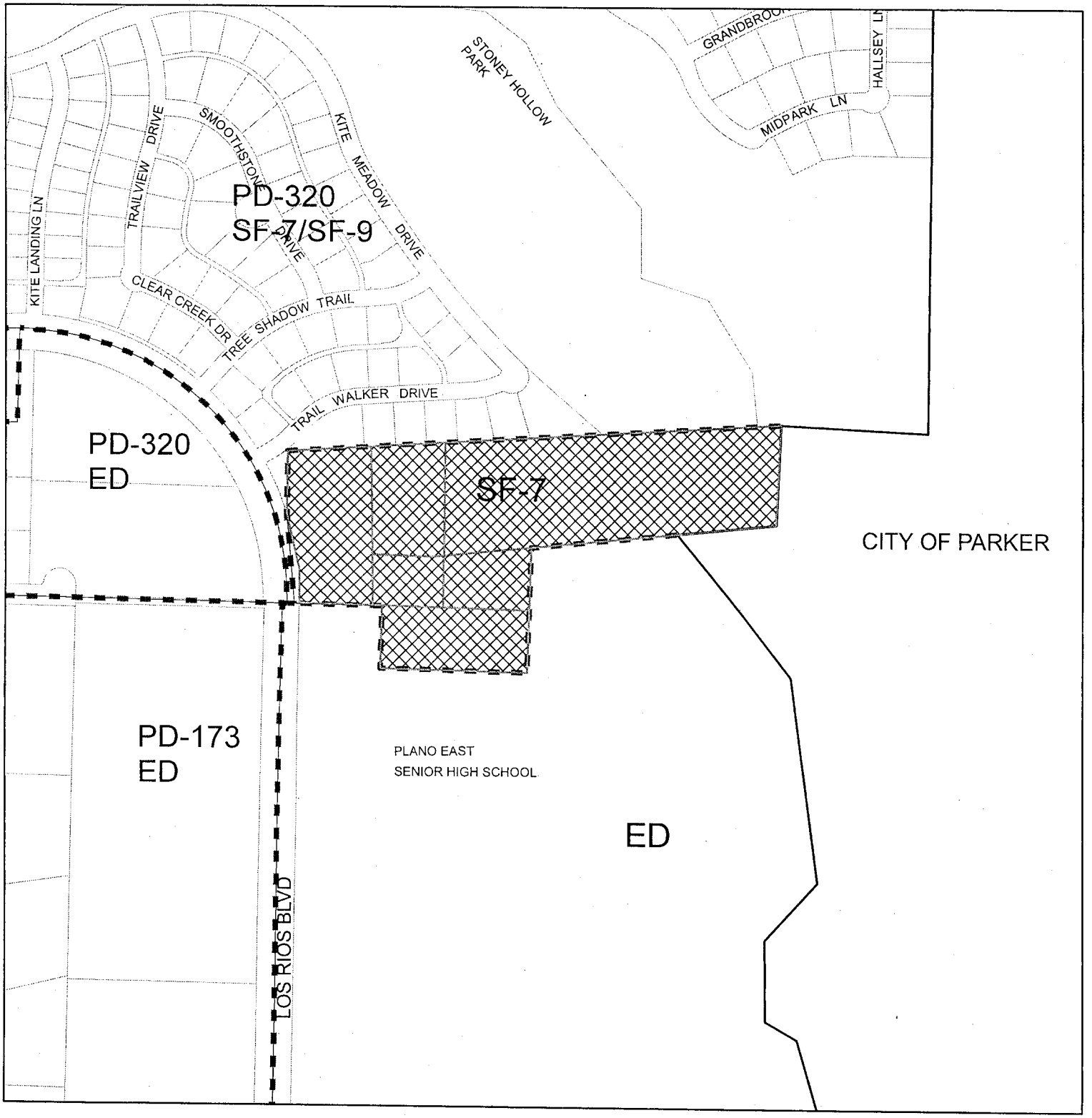
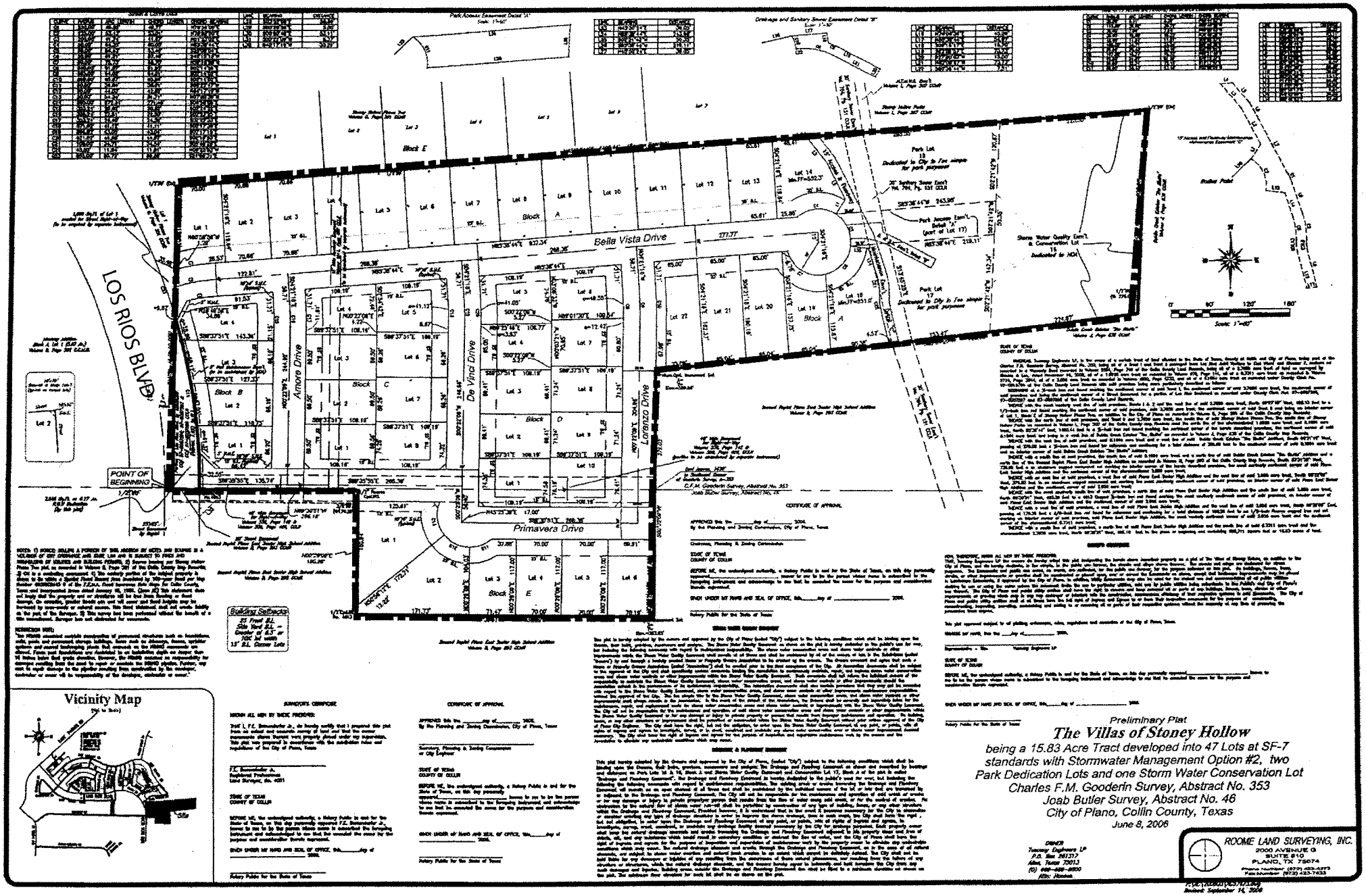


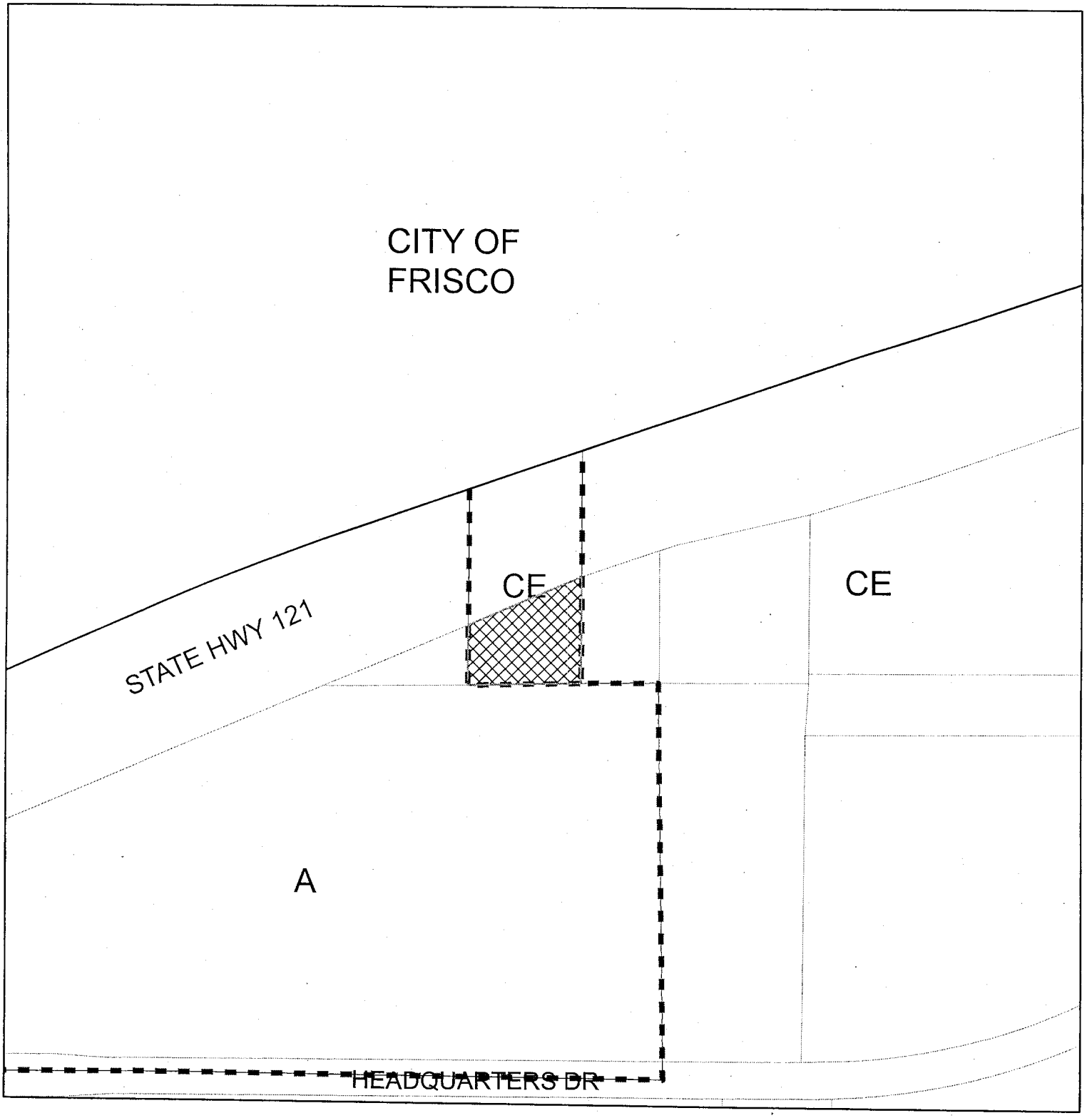
Item Submitted: PRELIMINARY PLAT

Title: THE VILLAS OF STONEY HOLLOW

Zoning: SINGLE-FAMILY RESIDENCE-7

200' Notification Buffer

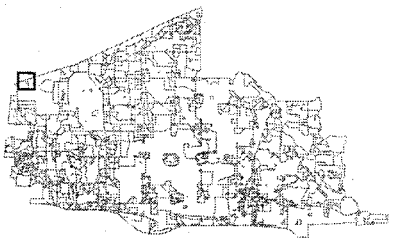

Preliminary Plat
The Villas of Stoney Hollow
being a 15.83 Acre Tract developed into 47 Lots at SF-7 standards with Stormwater Management Option #2, two Park Dedication Lots and one Storm Water Conservation Lot
Charles F.M. Gooderin Survey, Abstract No. 353
Joab Butler Survey, Abstract No. 46
City of Plano, Collin County, Texas
June 8, 2006
ROOME LAND SURVEYING, INC.
2000 AVENUE G
SUITE 810
PLANO, TX 75074
Vicinity Map
LOS RIOS BLVD
Bella Vista Drive
Primavera Drive
De Vina Drive
Amore Drive
Lorenzo Drive
POINT OF BEGINNING
Block A
Block B
Block C
Block D
Block E
Park Lot 13
Park Lot 17
Storm Water Quality Eem't & Conservation Lot
Building Setbacks
25' Front B.L.
Side Yard B.L. - Greater of 8.5' or 10% lot width
15' B.L. Corner Lots
OWNER
Tuscany Engineers LP
P.O. Box 561377
Allen, Texas 75013
(0) 469-499-8900
Attn: Hassan
SURVEYOR'S CERTIFICATE
CERTIFICATE OF APPROVAL
STATE OF TEXAS
COUNTY OF COLLIN
Revised September 14, 2006



Item Submitted: CONVEYANCE PLAT

Title: EPIC 121 ADDITION
BLOCK A, LOTS 1 & 2

Zoning: COMMERCIAL EMPLOYMENT



200' Notification Buffer

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, Epic 121 Commercial, Ltd.; is the sole owners of a 2.116 acre tract being part of that certain tract of land conveyed to Kenneth L. Chitwood by Special Warranty Deed recorded in Volume 3050, Page 0522, Deed Records, Denton County, Texas and being all of that tract remaining after Document No. 2004-27481 granting a Right of Way section to the State of Texas, said tract being in the W. G. Garvin Survey, Abstract No. 453, Denton County, Texas and being more particularly described as follows:

LEGAL DESCRIPTION

BEGINNING at a 3 inch aluminum disk of the Southeast corner of said ROW section, said aluminum disk disc being in the New South ROW line of State Highway 121 (a variable width ROW), said aluminum disk also being at the Northwest corner of the tract being described;

THENCE S 00 degrees 03 minutes 39 seconds W, 332.14 feet along the common boundary line of said Chitwood tract and the remainder of J. C. Penny Company, Inc., tract to a 1/2 inch iron rod found at the Southwest corner of said Chitwood tract, said 1/2 inch iron rod also being in the North boundary line of a tract of land conveyed by Deed to Thompson/McSpadden Family Partners, Ltd., recorded in Document No. 97-0090584, Deed Records Denton County, Texas;

THENCE N 89 degrees 59 minutes 12 seconds W, 334.73 feet along the common boundary line of said Chitwood tract and the Thompson/McSpadden tract to a 1/2 inch iron rod found at the Southwest corner of said Chitwood tract;

THENCE N 00 degrees 21 minutes 55 seconds E, 219.75 feet along the common boundary line of said Chitwood tract and the Thompson/McSpadden tract to a 1/2 inch iron rod found at the Northwest corner of said Chitwood tract, said iron rod being in the New South ROW line of State Highway 121;

THENCE N 71 degrees 23 minutes 53 seconds E, 352.11 feet along the New South ROW line of State Highway 121 to the Place of Beginning and containing 2.116 acres (92,178 S.F.) of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Epic 121 Commercial, Ltd., acting herein by through it's duly authorized officers, do hereby except this plat designating the hereinabove described property as Lots 1 & 2, Block A, Epic 121 Addition, in addition to the City of Plano, Texas, for public use forever, the streets, the alleys, public use areas, and easements shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated to the City of Plano, Texas, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Plano, in addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or, along the same unless the easements limit the use to particular utilities, said use by public utilities being subordinate to the public's and the City of Plano's use thereof. The City of Plano and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems in said easements. The City of Plano and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

That the undersigned does hereby covenant and agree that he shall construct upon the fire lane easements as described and shown hereon, a hard surface and that he shall maintain the same in a state of good repair at all times and keep the same free and clear of any structure, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. For maintenance of paving on the fire lane easements in the responsibility of the owner thereof only and not municipal appropriate signs in conspicuous places along each fire lanes, stating "Fire Lane, No Parking", the police or fire duly authorized representative is hereby delegated to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

The undersigned does covenant and agree that the Access Easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Plano, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

Witness our hands at Plano, Texas, this 11th day of September 2006

Epic 121 Commercial, Ltd

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Lee Blackmon known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

GIVEN under my hand and seal of office this 11th day of September, 2006.

Notary Public in and for the State of Texas

BARBARA CONCHER
Notary Public
State of Texas
My Commission Expires 11-16-09

SURVEYOR'S STATEMENT

THAT I, J. L. LANE, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Plano, Texas.

J. L. LANE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2508

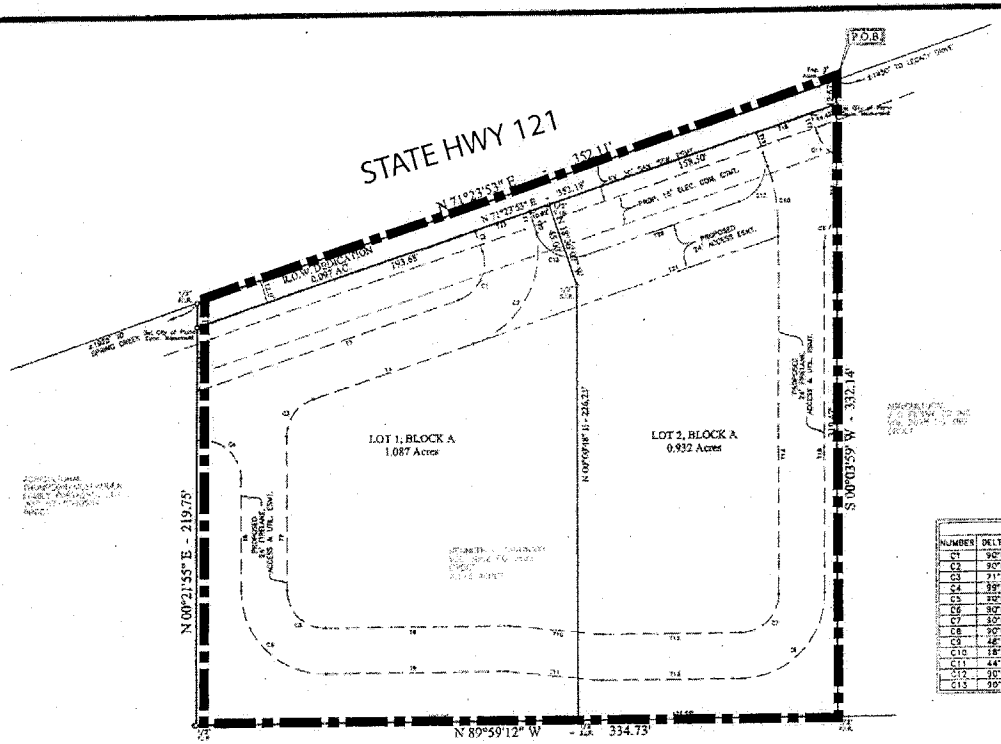
9-29-2006
Date

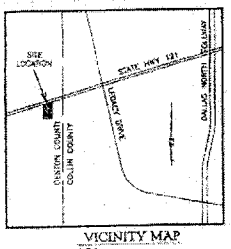
STATE OF TEXAS |
COUNTY OF DALLAS |

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day personally appeared J. L. LANE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN under my hand and seal of office this 29 day of August, 2006.

Heather L Evans
NOTARY PUBLIC in and for the State of Texas





VICINITY MAP
N.T.S.

NORTH

GRAPHIC SCALE
30' 15' 0 30'
(IN FEET)
1 inch = 30 ft.

EASEMENT CURVE DATA TABLE						
NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD BRNG.	CHORD
C1	90°00'00"	20.00'	20.00'	31.42'	S 26°23'53" W	28.28'
C2	90°00'00"	50.00'	50.00'	78.54'	S 26°23'53" W	70.71'
C3	71°23'05"	20.00'	14.37'	24.92'	S 35°42'21" W	14.37'
C4	89°25'218"	20.00'	23.59'	31.20'	S 44°41'51" E	23.00'
C5	90°00'00"	20.00'	20.00'	31.42'	S 44°59'12" E	28.28'
C6	90°00'00"	44.00'	44.00'	69.12'	S 44°59'12" E	62.23'
C7	90°00'00"	20.00'	20.00'	31.42'	N 45°00'48" E	28.28'
C8	90°00'00"	44.00'	44.00'	69.12'	N 45°00'48" E	62.23'
C9	46°19'35"	20.00'	9.04'	16.17'	N 24°20'56" E	15.48'
C10	18°36'53"	100.00'	16.59'	32.48'	N 09°17'39" W	32.35'
C11	44°41'35"	20.00'	8.22'	15.60'	N 40°55'53" W	15.21'
C12	90°00'00"	20.00'	20.00'	31.42'	S 26°23'53" W	28.28'
C13	90°00'00"	20.00'	20.00'	31.42'	N 63°36'07" W	28.28'

EASEMENT TANGENT TABLE		
NUMBER	BEARING	DISTANCE
T1	S 18°36'07" E	5.30'
T2	S 18°36'07" E	11.60'
T3	S 71°23'53" W	143.98'
T4	S 71°23'53" W	97.89'
T5	S 00°03'39" W	25.00'
T6	S 00°00'48" W	58.37'
T7	S 00°00'48" W	73.92'
T8	S 89°59'12" E	55.52'
T9	S 89°59'12" E	98.17'
T10	N 89°59'12" W	49.21'
T11	N 89°59'12" W	49.21'
T12	S 89°59'12" E	71.48'
T13	S 89°59'12" E	75.50'
T14	S 00°00'48" W	190.71'
T15	S 00°00'48" W	178.44'
T16	N 00°03'39" E	33.24'
T17	S 18°36'07" E	11.00'
T18	S 71°23'53" W	20.00'
T19	S 18°36'07" E	15.86'
T20	N 71°23'53" E	85.00'
T21	N 71°23'53" E	168.18'
T22	S 18°36'07" E	20.00'
T23	S 71°23'53" W	30.00'

CERTIFICATE OF APPROVAL

APPROVED on this the ____ day of ____, 2006, by the Planning & Zoning Commission, City of Plano, Texas.

Chairman, Planning & Zoning Commission

STATE OF TEXAS |
COUNTY OF COLLIN |

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN under my hand and seal of office this ____ day of _____, 2006.

NOTARY PUBLIC in and for the State of Texas

Secretary, Planning & Zoning Commission or City Engineer

STATE OF TEXAS |
COUNTY OF COLLIN |

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN under my hand and seal of office this ____ day of _____, 2006.

NOTARY PUBLIC in and for the State of Texas

"A conveyance plat is a record of property approved by the city for the purpose of sale or conveyance in its entirety or interests therein defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Plano, selling a portion of this property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, final plat or replat is a violation of the City Ordinance and State Law.

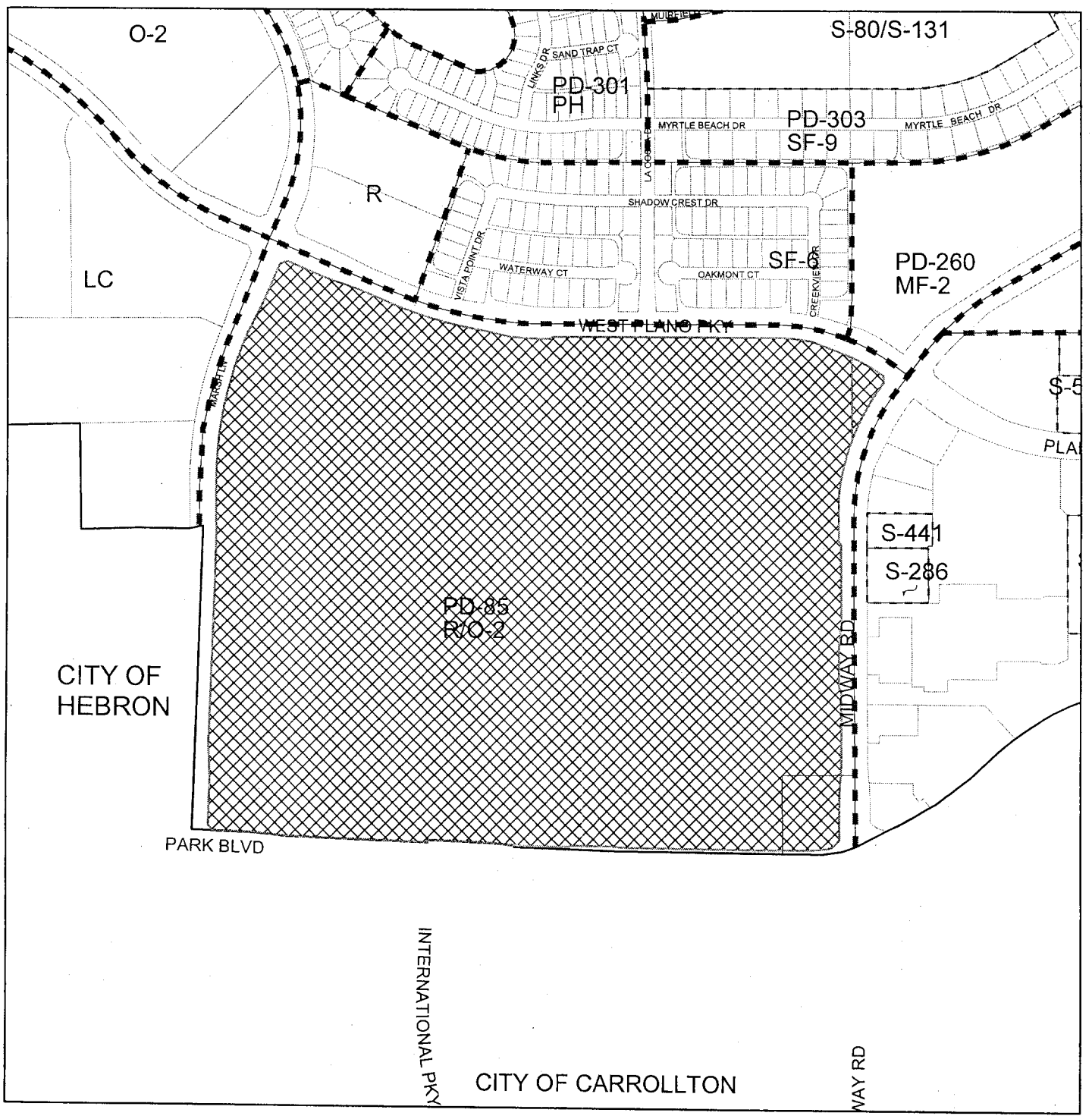
Selling a portion of this edition by metes and bounds is a violation of the city ordinance and State law and is subject to fines and withholdings of utility and building permits.

BASIS OF BEARING:
The Southerly Right-Of-Way Line Of State Highway 121 Per Instrument Number 2004-27481, Filed March 4, 2004.

OWNER LOT 1 & LOT 2
EPIC 121 COMMERCIAL LTD.
[illegible]

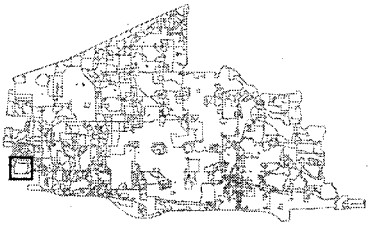
LANE'S SOUTHWEST SURVEYING INC.
[illegible]

CONVEYANCE PLAT
OF
LOTS 1 & 2, BLOCK A
EPIC 121 ADDITION
2.116 ACRES
SITUATED IN THE
W.G GARVIN SURVEY
ABSTRACT NO. 453
CITY OF PLANO, DENTON COUNTY, TEXAS
JULY 26, 2006



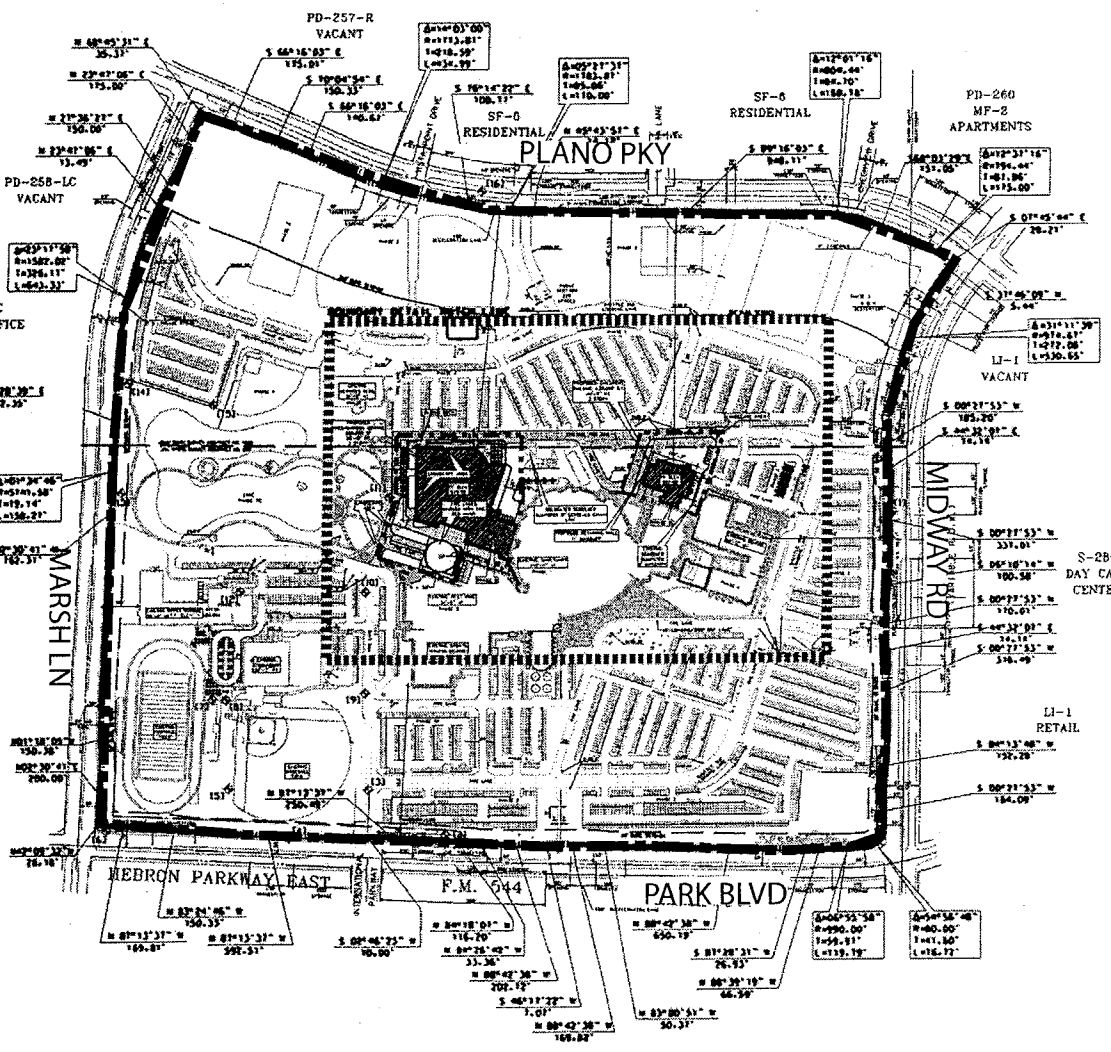
Item Submitted: REVISED PRELIMINARY SITE PLAN

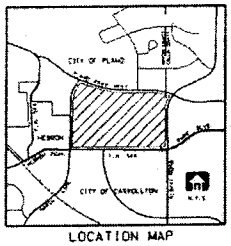
Title: PRESTONWOOD ADDITION
BLOCK 1, LOT 1R



Zoning: PLANNED DEVELOPMENT-85-RETAIL/GENERAL OFFICE

200' Notification Buffer





LOCATION MAP

PURPOSE:
THE PURPOSE FOR THIS PLAN IS TO SHOW TWO BUILDING ADDITIONS, PRESTONWOOD CENTRE AND THE CHILDRENS BUILDING.

PROJECT SUMMARY

PHASE 8 PROPOSED CHILDRENS BUILDING

PHASE 9 PROPOSED PRESTONWOOD CENTER

SITE DATA – SUMMARY TABLE

ITEM	PHASE 8	PHASE 9	TOTAL FOR ALL PHASES
GENERAL SITE DATA			
ZONING (FROM ZONING MAP)			
LAND USE (FROM ZONING ORDINANCE)	CHURCH	ASSEMBLY	
LOT AREA (SQUARE FEET)	---	---	5,905,623 SF/ 135.5 AC
BUILDING FOOTPRINT AREA (SQUARE FEET)	17,496 SF	79,799 SF	551,013 SF
TOTAL BUILDING AREA (SQUARE FEET)	32,625 SF	95,438 SF	921,204 SF
BUILDING HEIGHT (# STORIES)	3 STORIES	2 STORIES	3 STORIES
BUILDING HEIGHT (FEET - DISTANCE TO TALLEST BUILDING ELEMENT)	44 FEET	50 FEET	50 FEET
LOT COVERAGE (PERCENT - X.XXX)	0.0296	1.4%	15.6%
FLOOR AREA RATIO (RATIO - X.XX:1)	0.01:1	0.01:1	0.15:1
PARKING			
PARKING RATIO (FROM ZONING ORDINANCE)			1:4
REQUIRED PARKING (# SPACES)	N/A	N/A	1,625
PROVIDED PARKING (# SPACES)	N/A	N/A	4,047
ACCESSIBLE PARKING REQUIRED (# SPACES)	N/A	N/A	55
ACCESSIBLE PARKING PROVIDED (# SPACES)	N/A	N/A	70
PARKING IN EXCESS OF 110% OF REQUIRED PARKING (# SPACES)	N/A	N/A	-
LANDSCAPING			
INTERIOR LANDSCAPE AREA REQUIRED (SQ FT)			
INTERIOR LANDSCAPE AREA PROVIDED (SQ FT)			2,883,454.80
LANDSCAPE EDGE AREA (SQUARE FEET)			
OTHER LANDSCAPE AREA W/IN THE LOT INCLUD'G STORM WATER CONSERVATION AREAS (SQ FT)---- LAKE			166,531.89
TOTAL LANDSCAPE AREA (SQ FT)			3,049,986.69
PERMEABLE AREA (NOT INCLUDING AREA)			
PERMEABLE PAVEMENT (SQUARE FEET)			
OTHER PERMEABLE AREA WITHIN THE LOT NOT INCLUDING LANDSCAPE AREA (SQUARE FEET)			
TOTAL PERMEABLE AREA (SQ FT)			714,930
IMPERVIOUS AREA			
BUILDING FOOTPRINT AREA (SQUARE FEET)	17,496	79,799	581,333.35
AREA OF SIDEWALKS, PAVEMENT AND OTHER IMPERVIOUS FLATWORK (SQUARE FEET)			33,215.77
OTHER IMPERVIOUS AREA			1,524,177.40
ACTUAL TOTAL IMPERVIOUS AREA			2,140,726.4
BMP IMPERVIOUS AREA CREDIT			
BILLABLE IMPERVIOUS AREA			

GENERAL NOTES

1. BUILDINGS 6,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
2. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
3. HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
4. FOUR-FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OFF OF THE PROPERTY LINE WITHIN THE RIGHTS-OF-WAY, UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR A MEANDERING SIDEWALK OR AN ALTERNATIVE DESIGN IS APPROVED BY THE CITY. BARRIER-FREE RAMPS, PER CITY STANDARDS, SHALL BE PROVIDED ON SIDEWALKS 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. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
9. BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE, AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES.
10. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 6-468 OF THE CODE OF ORDINANCES.
11. PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
12. ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES MUST BE UNDERGROUND WHERE REQUIRED.

BUILDING SETBACK REQUIREMENTS

SANCTUARY (HEIGHT 110')	SETBACK: NORTH SIDE = 225' SOUTH SIDE = 125' E & W SIDE = 200'
SPORTS FITNESS CENTER (HEIGHT = 44')	SETBACK: NORTH SIDE = 93' SOUTH SIDE = 50' E & W SIDE = 86'
SCHOOL (HEIGHT = 56')	SETBACK: NORTH SIDE = 121' SOUTH SIDE = 73' E & W SIDE = 86'
WEST WING (HEIGHT = 81')	SETBACK: NORTH SIDE = 127' SOUTH SIDE = 76' E & W SIDE = 102'
STEEPLE (HEIGHT =146')	SETBACK: NORTH SIDE = 301' SOUTH SIDE = 163' E & W SIDE = 276'
EXTERIOR SERVICES (HEIGHT = 34')	SETBACK: NORTH SIDE = 73' SOUTH SIDE = 48' E & W SIDE = 68'
UPPER SCHOOL(HEIGHT = 38')	SETBACK: NORTH SIDE = 81' SOUTH SIDE = 63' E & W SIDE = 56'
GYMNASIUM (HEIGHT = 38')	SETBACK: NORTH SIDE = 81' SOUTH SIDE = 63' E & W SIDE = 56'

HORIZONTAL & VERTICAL CONTROL

(1) BM S X-CUT ON HOLE N=[illegible] E=[illegible] ELEV=[illegible]	(2) SPUR 8050 1/2IN CMF N=[illegible] E=[illegible] ELEV=[illegible]	(3) SPUR 8090 - 1CM1 SET N=[illegible] E=[illegible] ELEV=[illegible]	(4) SPUR 8080 - 6CM SET N=[illegible] E=[illegible] ELEV=[illegible]
(5) TNAV 4128 SET 1/2CMS N=[illegible] E=[illegible] ELEV=[illegible]	(6) TNAV 4080 1CM1 FOUND N=[illegible] E=[illegible] ELEV=[illegible]	(7) SPUR 9000C - 1CM1 SET N=[illegible] E=[illegible] ELEV=[illegible]	(8) TNAV 4128 SET 1/2CMS N=[illegible] E=[illegible] ELEV=[illegible]
(9) SPUR 9000C - 1/2IN CMS N=[illegible] E=[illegible] ELEV=[illegible]	(10) TNAV 4080 SET 1/2CMS N=[illegible] E=[illegible] ELEV=[illegible]	(11) TNAV 4128 1/2CMS N=[illegible] E=[illegible] ELEV=[illegible]	(12) TNAV 4128 1/2CMS N=[illegible] E=[illegible] ELEV=[illegible]
(13) TNAV 4080 FOUND N=[illegible] E=[illegible] ELEV=[illegible]	(14) SPUR 8080C - 1/2IN CMS N=[illegible] E=[illegible] ELEV=[illegible]	(15) SPUR 8020C - 1/2IN CMS N=[illegible] E=[illegible] ELEV=[illegible]	(16) BMS BRASS CAP #1 N=[illegible] E=[illegible] ELEV=[illegible]

LEGEND

- PROPOSED BUILDINGS
- PROPOSED FIRE LANES
- EXISTING FIRE LANES

0 100 200 400
SCALE 1" = 200'

David B. McEwen
9/13/06

NO.	DATE	REVISION

PHASE 8 & 9

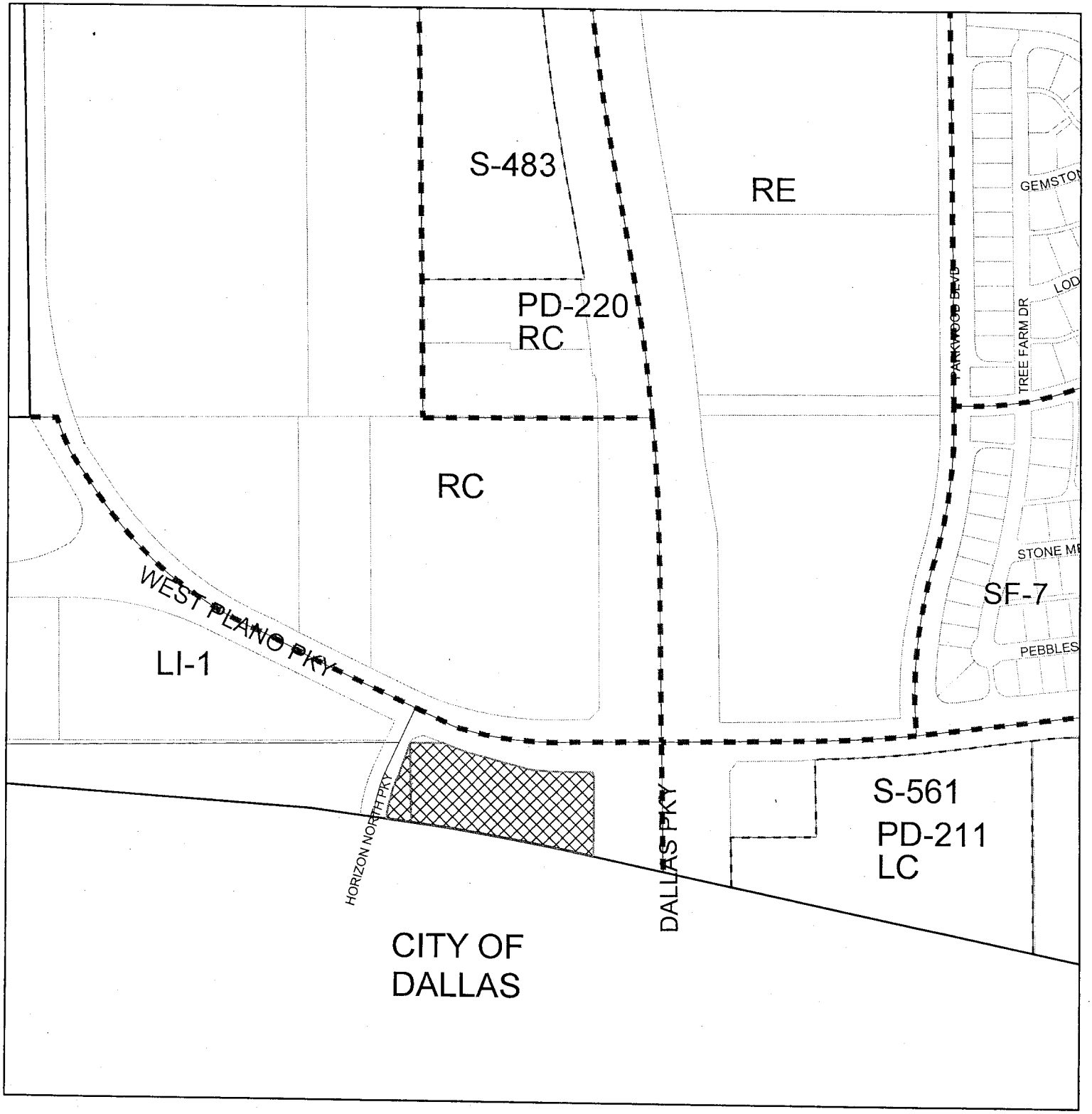
Prestonwood Baptist Church

REVISED PRELIMINARY SITE PLAN

CONFERENCE CTR. & CHILDREN'S BLDG.
LOT 1R, BLOCK 1, PRESTONWOOD ADDITION
CITY OF PLANO, TEXAS

Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SW PLACE DRIVE, SUITE 300
ARLINGTON, TEXAS 76011 (817) 640-8500

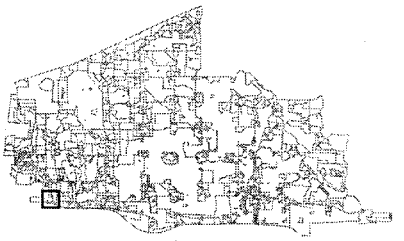
DRAWN BY: A.GARCIA SI	PROJECT NO: 0609-1003 0609-1002	SHEET 1 of 2
DATE: AUGUST, 2006	DWG FILE NO: 0604	



Item Submitted: PRELIMINARY PLAT

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

Zoning: LIGHT INDUSTRIAL-1



200' Notification Buffer

SCALE: 1" = 40'

LOCATION MAP
MAPSCO PAGE 655-Y

SURVEYOR'S CERTIFICATE

This is to certify that I, Austin J. Bedford, a Registered Professional Land Surveyor for the State of Texas, have platted the above subdivision from an actual survey on the ground, and that the plat accurately represents that the survey made by me or under my direction and supervision.

Austin J. Bedford
Registered Professional Land Surveyor No. 4132

STATE OF TEXAS X
COUNTY OF COLLIN X

BEFORE ME, the undersigned authority, on this day personally appeared Austin J. Bedford known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated, as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2006

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

Approved this the ____ day of _____, 2006, by the Planning and Zoning Commission.

Chairman, Planning and Zoning Commission

STATE OF TEXAS X
COUNTY OF COLLIN X

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2006.

Notary Public in and for the State of Texas

City Engineer or Secretary, Planning and Zoning Commission

STATE OF TEXAS X
COUNTY OF COLLIN X

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated, as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2006.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS X
COUNTY OF COLLIN X

WHEREAS, GREENWAY 190 PARKWAY, L.P. are the owners of a 3.373 acre tract of land situated in the Moses A. Jackson Survey, Abstract Number 486, in the City of Plano, Collin County, Texas and being part of a 3.787 acre tract of land according to the deed recorded in Collin County Clerk's File No. 95-0043125 of the Deed Records of Collin County, Texas (DRCCT) and being all of a 0.3205 acre tract of land according to the deed recorded in Collin County Clerk's File No. 95-0043129 (DRCCT) and being all of a right-of-way abandonment described as Parcel No. 2 according to the deed recorded in Volume 3394, Page 01114 (DRCCT) and being more particularly described as follows:

BEGINNING at an aluminum disk set for the southeast corner of said 0.3207 acre tract of land and being located at the point of intersection of the westerly right-of-way line of Horizon North Parkway (a 80 foot wide right-of-way) with the northerly right-of-way line of the Gulf, Colorado and Santa Fe Railroad (a 100 foot wide right-of-way);

THENCE along the westerly right-of-way line of said Horizon North Parkway as follows:

NORTH 01°17'52" EAST a distance of 0.53 feet to a 5/8 inch iron rod found for the beginning of a curve to the right having a radius of 460.00 feet, a chord bearing of North 17°30'20" East and a chord length of 147.43 feet;

Along said curve to the right through a central angle of 18°26'44" for an arc length of 148.09 feet to a 5/8 inch iron rod found for the point of tangency;

NORTH 26°43'43" EAST a distance of 109.13 feet to a 5/8 inch iron rod set for the most westerly northwest corner of said Parcel No. 2;

THENCE NORTH 62°43'19" EAST a distance of 31.87 feet to a 5/8 inch iron rod set for the most westerly corner of said Parcel No. 2 and being located in the southerly right-of-way line of Plano Parkway (a variable width right-of-way);

THENCE along the southerly right-of-way line of said Plano Parkway SOUTH 88°58'18" EAST a distance of 67.11 feet to a 5/8 inch iron rod set for the southeast corner of said Parcel No. 2;

THENCE departing the southerly right-of-way line of said Plano Parkway and following the southerly line of said Parcel No. 2 NORTH 89°26'24" WEST a distance of 4.33 feet to a 5/8 inch iron rod set for corner located in the the southerly right-of-way line of said Plano Parkway and being directional distance of 4.33 feet to a 5/8 inch iron rod set for corner located in the the southerly right-of-way line of said Plano Parkway and being directional as Parcel No. 3 according to the deed recorded in Volume 3394, Page 01114 (DRCCT) and being the beginning of a non-tangent curve to the left having a radius of 1,008.50 feet, a chord bearing of South 71°13'17" East and a chord length of 104.40 feet;

THENCE along the new southerly right-of-way line of said Plano Parkway as follows:

Along said non-tangent curve to the left through a central angle of 05°56'01" for an arc length of 104.44 feet to a 5/8 inch iron rod set for the point of tangency;

SOUTH 73°59'06" EAST a distance of 109.93 feet to a 5/8 inch iron rod set for the beginning of a non-tangent curve to the left having a radius of 1,018.50 feet, a chord bearing of South 84°43'55" East and a chord length of 111.56 feet;

Along said non-tangent curve to the left through a central angle of 06°16'23" for an arc length of 111.62 feet to a 5/8 inch iron rod set for the point of tangency;

SOUTH 89°52'06" EAST a distance of 76.87 feet to a 5/8 inch iron rod set for corner located in the westerly line of said 3.787 acre tract of land and being located in the westerly line of a 0.6242 acre tract of land according to the deed recorded in Volume 3393, Page 487 (DRCCT) and being located in the westerly right-of-way line of Dallas North Tollway (a variable width right-of-way);

THENCE along the westerly line of said 3.787 acre tract of land and the westerly line of said 0.6242 acre tract of land and the westerly right-of-way line of said Dallas North Tollway as follows:

SOUTH 33°06'46" EAST a distance of 76.70 feet to an aluminum disk set for corner;

SOUTH 01°45'46" WEST a distance of 245.46 feet to a 5/8 inch iron rod set for the southeast corner of said 3.787 acre tract of land and being located in the westerly right-of-way line of said Gulf, Colorado and Santa Fe Railroad;

THENCE along the westerly right-of-way line of said Gulf, Colorado and Santa Fe Railroad as follows:

NORTH 76°14'00" WEST a distance of 65.71 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 5,950.55 feet, a chord bearing of North 75°41'01" West and a chord length of 578.08 feet;

Along said curve to the left through a central angle of 04°46'00" for an arc length of 578.25 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 3.373 acres or 146,938 square feet of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, Greenway 190 Parkway, L.P., do hereby adopt this plat designating the herein above described property as Greenway 190 addition, an addition to the City of Plano, Texas, and do hereby dedicate, in fee simple, to the public's use forever the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public's use forever for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growth shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in Drainage Easements, if approved by the City of Plano, in addition, utility functions may also be used for the mutual use and accommodation of all utilities desiring to use or safeguard the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems in said easements. The City of Plano and public utility entities shall at all times have the right of ingress and egress to and from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of and obstructions, including but not limited to the parking of motor vehicles, trailers, boats, or other personal property, and other improvements or obstructions, including but not limited to the erection of fire hydrants, the maintenance of which will be the sole responsibility of the owner and the owner representative of the owner of fire easement. The maintenance of paving in fire lane easements is the responsibility of the owner and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane - No Parking". The public or fire lane representative or a family authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

The undersigned does covenant and agree that the Access Easement may be utilized by any person or the general public for ingress and egress to and from adjoining and for fire protection or General Public emergency and ambulance use on streets, and for fire department and Emergency use on, along, upon and across said premises with the right and privilege at all times of the City of Plano, its agents, employees, workmen and representatives having ingress, egress and regress in along upon and across said premises.

This plat is subject to all ordinances, rules, regulations and resolutions of the City of Plano, Texas.

WITNESS my hand, this _____ day of _____, 2006.

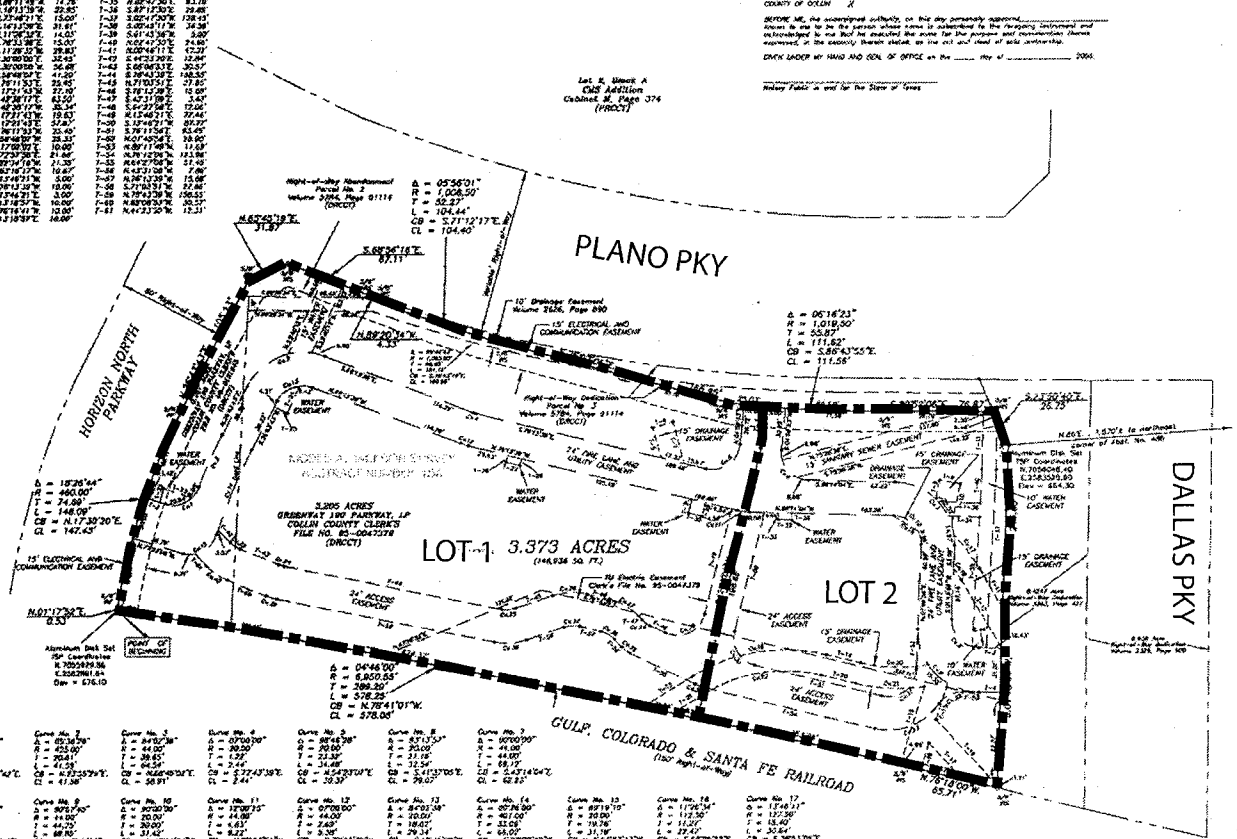
Mark Hartmann
Greenway 190 Parkway, LP

STATE OF TEXAS X
COUNTY OF _____ X

BEFORE ME, the undersigned authority, on this day personally appeared Mark Hartmann of Greenway 190 Parkway, L.P., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity of the entity stated, as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2006.

Notary Public in and for the State of Texas



Curve No. 1	Curve No. 2	Curve No. 3	Curve No. 4	Curve No. 5	Curve No. 6	Curve No. 7
Δ = 89°34'51"	Δ = 05°36'29"	Δ = 84°07'38"	Δ = 07°00'00"	Δ = 86°46'08"	Δ = 83°13'53"	Δ = 90°00'00"
R = 20.00'	R = 425.00'	R = 44.00'	R = 20.00'	R = 20.00'	R = 20.00'	R = 44.00'
T = 18.62'	T = 20.61'	T = 39.65'	T = 1.32'	T = 22.32'	T = 17.19'	T = 44.00'
L = 29.89'	L = 41.59'	L = 64.54'	L = 2.44'	L = 34.48'	L = 32.59'	L = 69.12'
CB = N.64°04'42"E.	CB = N.23°53'29"E.	CB = N.66°05'01"E.	CB = S.77°43'39"E.	CB = S.43°33'05"E.	CB = S.41°33'05"E.	CB = S.43°14'04"E.
CL = 27.86'	CL = 41.56'	CL = 58.91'	CL = 2.44'	CL = 30.37'	CL = 29.07'	CL = 62.22'

Curve No. 8	Curve No. 9	Curve No. 10	Curve No. 11	Curve No. 12	Curve No. 13	Curve No. 14	Curve No. 15	Curve No. 16	Curve No. 17
Δ = 89°57'31"	Δ = 90°57'30"	Δ = 90°00'00"	Δ = 13°08'35"	Δ = 07°00'00"	Δ = 84°01'34"	Δ = 90°36'00"	Δ = 89°19'19"	Δ = 173°56'34"	Δ = 13°46'31"
R = 20.00'	R = 20.00'	R = 20.00'	R = 44.00'	R = 44.00'	R = 20.00'	R = 40.00'	R = 20.00'	R = 112.50'	R = 127.38'
T = 19.97'	T = 20.40'	T = 20.00'	T = 5.83'	T = 2.68'	T = 18.67'	T = 33.00'	T = 19.76'	T = 11.20'	T = 15.40'
L = 31.40'	L = 32.40'	L = 31.42'	L = 9.22'	L = 5.36'	L = 29.33'	L = 63.07'	L = 31.16'	L = 77.47'	L = 30.64'
CB = S.43°45'16"E.	CB = S.43°49'37"W.	CB = N.43°14'04"W.	CB = N.80°13'51"E.	CB = N.73°43'39"W.	CB = S.49°45'02"W.	CB = S.47°00'42"W.	CB = S.73°37'17"W.	CB = S.87°28'23"E.	CB = S.39°03'19"E.
CL = 28.28'	CL = 32.75'	CL = 28.28'	CL = 9.20'	CL = 5.37'	CL = 26.79'	CL = 56.82'	CL = 28.12'	CL = 77.43'	CL = 30.53'

Curve No. 18	Curve No. 19	Curve No. 20	Curve No. 21	Curve No. 22	Curve No. 23	Curve No. 24	Curve No. 25	Curve No. 26	Curve No. 27	Curve No. 28
Δ = 08°08'50"	Δ = 43°00'00"	Δ = 24°39'39"	Δ = 30°06'37"	Δ = 43°00'00"	Δ = 23°45'33"	Δ = 10°34'46"	Δ = 38°12'35"	Δ = 32°42'30"	Δ = 12°43'00"	Δ = 90°00'00"
R = 112.50'	R = 127.38'	R = 14.50'	R = 127.50'	R = 44.00'	R = 20.00'	R = 20.00'	R = 20.00'	R = 44.00'	R = 44.00'	R = 20.00'
T = 8.65'	T = 50.61'	T = 24.43'	T = 34.83'	T = 46.08'	T = 4.21'	T = 1.83'	T = 5.46'	T = 13.91'	T = 4.97'	T = 20.00'
L = 16.14'	L = 106.74'	L = 62.43'	L = 66.93'	L = 66.00'	L = 8.29'	L = 3.69'	L = 13.34'	L = 25.13'	L = 9.77'	L = 31.42'
CB = N.37°34'26"W.	CB = N.81°18'07"E.	CB = S.88°58'50"E.	CB = N.87°13'11"W.	CB = S.81°18'07"W.	CB = S.56°16'06"E.	CB = S.37°26'16"E.	CB = N.86°10'06"E.	CB = N.67°25'06"E.	CB = S.08°54'24"E.	CB = S.33°58'09"E.
CL = 16.08'	CL = 97.58'	CL = 47.74'	CL = 46.25'	CL = 86.15'	CL = 8.24'	CL = 3.68'	CL = 10.43'	CL = 24.79'	CL = 24.39'	CL = 28.28'

Curve No. 29	Curve No. 30	Curve No. 31	Curve No. 32	Curve No. 33	Curve No. 34	Curve No. 35	Curve No. 36	Curve No. 37	Curve No. 38	Curve No. 39	Curve No. 40
Δ = 90°46'31"	Δ = 90°58'17"	Δ = 107°09'56"	Δ = 55°34'27"	Δ = 87°25'36"	Δ = 11°14'30"	Δ = 28°58'59"	Δ = 27°42'30"	Δ = 22°42'30"	Δ = 30°12'30"	Δ = 10°34'46"	Δ = 23°42'30"
R = 20.00'	R = 20.00'	R = 20.00'	R = 20.00'	R = 44.00'	R = 44.00'	R = 20.00'	R = 20.00'	R = 20.00'	R = 44.00'	R = 44.00'	R = 20.00'
T = 24.65'	T = 19.99'	T = 24.71'	T = 12.04'	T = 38.47'	L = 8.60'	L = 5.21'	L = 9.67'	T = 3.97'	T = 11.88'	T = 4.07'	T = 9.26'
L = 35.53'	L = 31.41'	L = 37.43'	L = 19.42'	L = 67.97'	CB = N.70°19'37"W.	CB = N.55°59'09"W.	L = 19.42'	L = 7.91'	L = 23.20'	L = 8.15'	L = 16.20'
CB = N.64°19'06"E.	CB = S.31°12'47"E.	CB = S.53°47'06"E.	CB = S.82°00'53"W.	CB = S.69°01'33"W.	CL = 8.59'	CL = 7.77'	CB = N.57°25'24"W.	CB = S.87°28'16"W.	CB = S.30°18'06"W.	CB = N.37°28'16"W.	CB = N.54°16'06"W.
CL = 31.84'	CL = 28.28'	CL = 31.08'	CL = 16.65'	CL = 49.95'			CL = 11.26'	CL = 3.96'	CL = 22.55'	CL = 8.13'	CL = 16.13'

T-1	S.00°00'33"W.	30.00'
T-2	S.22°53'53"E.	15.08'
T-3	S.87°16'19"E.	19.87'
T-4	N.88°11'48"E.	14.26'
T-5	N.16°11'39"E.	23.85'
T-6	N.73°49'11"E.	15.00'
T-7	S.16°11'09"W.	31.61'
T-8	N.13°00'00"E.	14.00'
T-9	S.74°33'38"E.	15.00'
T-10	S.11°26'22"W.	29.83'
T-11	S.30°00'00"E.	35.45'
T-12	N.30°00'00"W.	36.49'
T-13	S.30°00'00"E.	41.20'
T-14	S.78°11'53"E.	25.45'
T-15	S.17°11'53"E.	27.10'
T-16	S.42°08'17"E.	63.00'
T-17	N.42°39'17"W.	35.34'
T-18	S.77°21'43"W.	19.63'
T-19	N.12°21'43"E.	57.87'
T-20	N.26°11'53"E.	20.40'
T-21	S.26°08'07"W.	28.33'
T-22	N.17°00'00"E.	10.00'
T-23	S.73°37'26"E.	21.64'
T-24	S.89°04'16"W.	21.35'
T-25	N.82°16'17"W.	10.67'
T-26	S.12°43'51"W.	5.00'
T-27	N.26°13'39"W.	10.00'
T-28	N.13°46'21"E.	3.00'
T-29	S.12°43'51"W.	10.00'
T-30	N.76°14'39"W.	150.55'
T-31	S.13°18'57"W.	10.00'
T-32	N.76°14'39"W.	10.00'
T-33	N.13°18'57"E.	10.00'
T-34	N.87°12'30"E.	22.13'
T-35	N.88°42'30"E.	83.16'
T-36	S.87°12'30"E.	29.48'
T-37	S.02°47'30"W.	128.43'
T-38	S.00°45'11"W.	34.38'
T-39	S.01°43'30"W.	3.00'
T-40	N.02°43'30"E.	24.48'
T-41	N.00°46'11"E.	47.23'
T-42	N.44°33'30"E.	13.26'
T-43	S.66°06'53"E.	30.57'
T-44	N.39°43'30"E.	148.50'
T-45	N.71°03'53"E.	27.81'
T-46	S.78°12'30"E.	15.00'
T-47	S.12°11'38"E.	3.40'
T-48	S.44°39'06"E.	12.06'
T-49	N.13°46'21"E.	30.44'
T-50	S.12°43'51"W.	69.72'
T-51	S.76°11'39"E.	63.45'
T-52	N.07°40'04"E.	19.00'
T-53	N.89°11'48"E.	11.63'
T-54	N.76°14'39"W.	183.98'
T-55	N.44°27'06"E.	51.40'
T-56	N.44°31'28"E.	7.00'
T-57	N.76°11'39"W.	15.00'
T-58	S.71°03'53"E.	27.46'
T-59	N.76°14'39"W.	150.55'
T-60	N.80°09'53"W.	30.31'
T-61	N.44°31'28"W.	12.31'

NOTES

FLOOD STATEMENT: According to Community Panel No. 48085C0176 G, zone Shaded (X), dated Flood Insurance Rate Map, Collin County, Texas, Unincorporated Areas, Effective Date December 2, 1997, this property is within the 500 year flood plain.

Bearing basis is based on the bearing of the line between the two found monuments on the south line of Horizon North Parkway, as shown on the plat.

Site subject to restrictive covenants recorded in Volume 1781, Page 841.

Site subject to easement granted to Texas Utilities Electric Company recorded in Volume 3656, Page 690.

Zoning is certified by the authority, by means and bounds or by abstract of city ordinance and plan are and is subject to local and phasing of utilities and building permits.

LEGEND

SIR	Iron Rod Found
IRS	Iron Rod Set
DRCCT	Deed Records of Collin County, Texas

PRELIMINARY PLAT
GREENWAY 190 ADDITION
BLOCK A, LOTS 1 & 2

MOSES A. JACKSON SURVEY ABST. NO. 486
CITY OF PLANO
COLLIN COUNTY, TEXAS

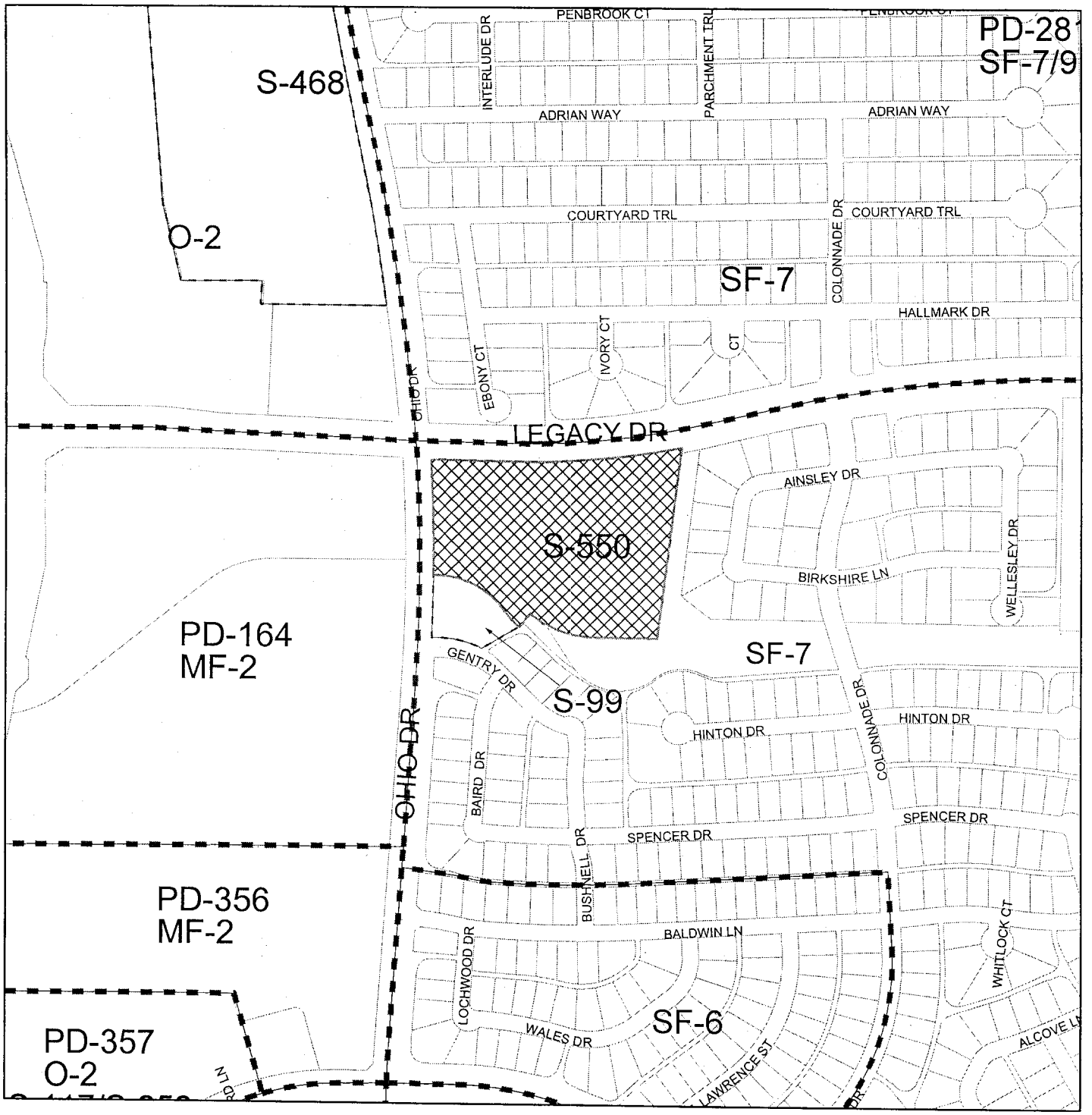
Owner: GREENWAY 190 PARKWAY, L.P.
2808 FAIRMOUNT, SUITE 100
DALLAS, TEXAS 75201 (214) 880-9009

Scale: 1" = 40'	Checked By: A.J. Bedford
Date: August 08, 2006	P.O.: L. Spradling
Technician: T. Widner	File: (R)(W)(N)-PLANO-PLAT
Drawn By: T. Widner	Job. No. 457-063-06

4222 Randall Road, Suite 3 * Garland, Texas 75043
(972) 240-3899 , Fax (972) 240-1466

Sheet: 1 of: 1

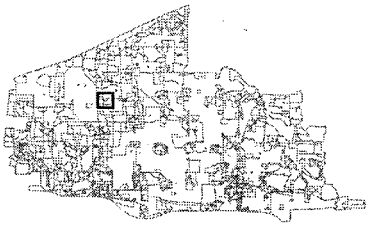
AJ Bedford Group,
Registered Professional Land Surveyors



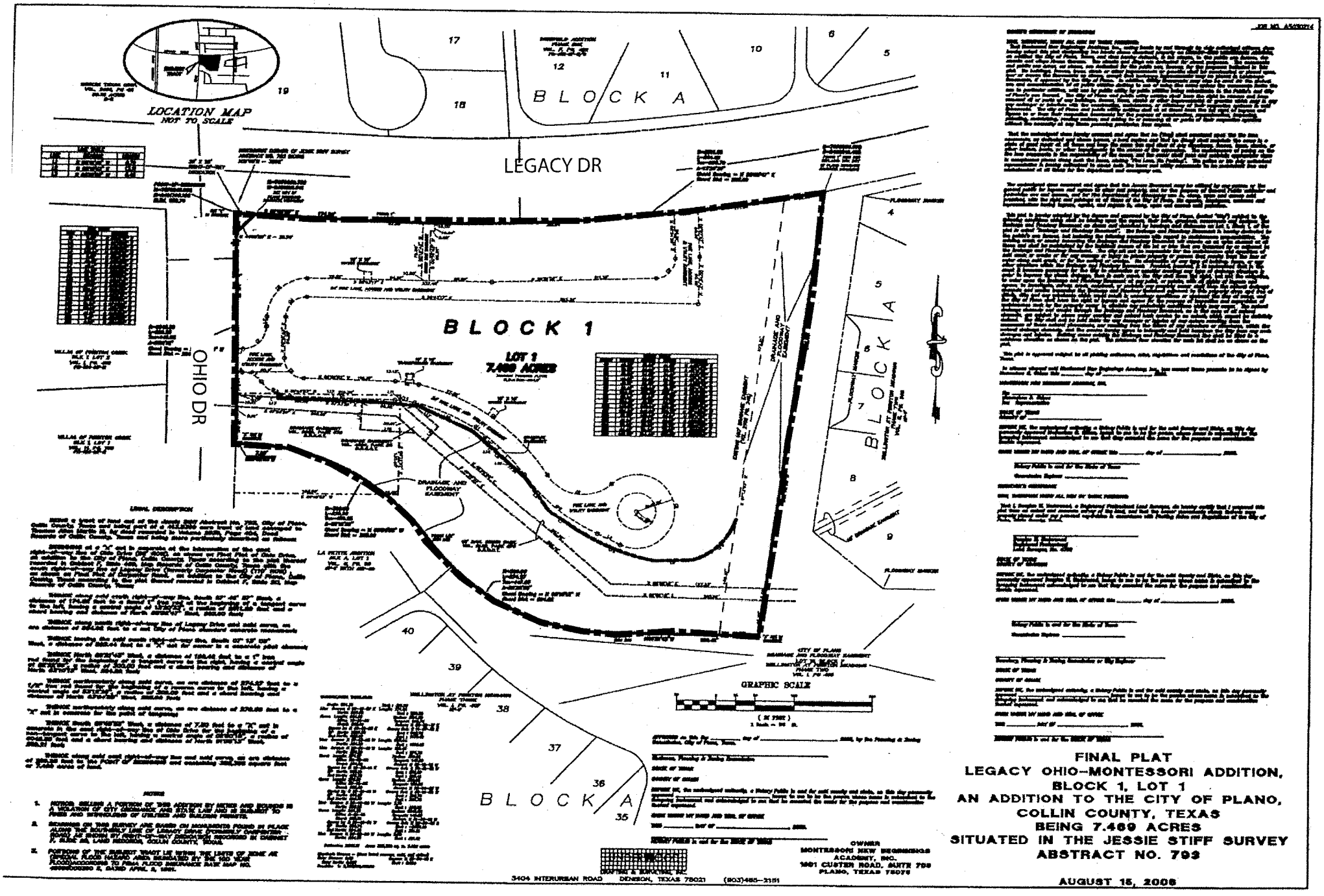
Item Submitted: FINAL PLAT

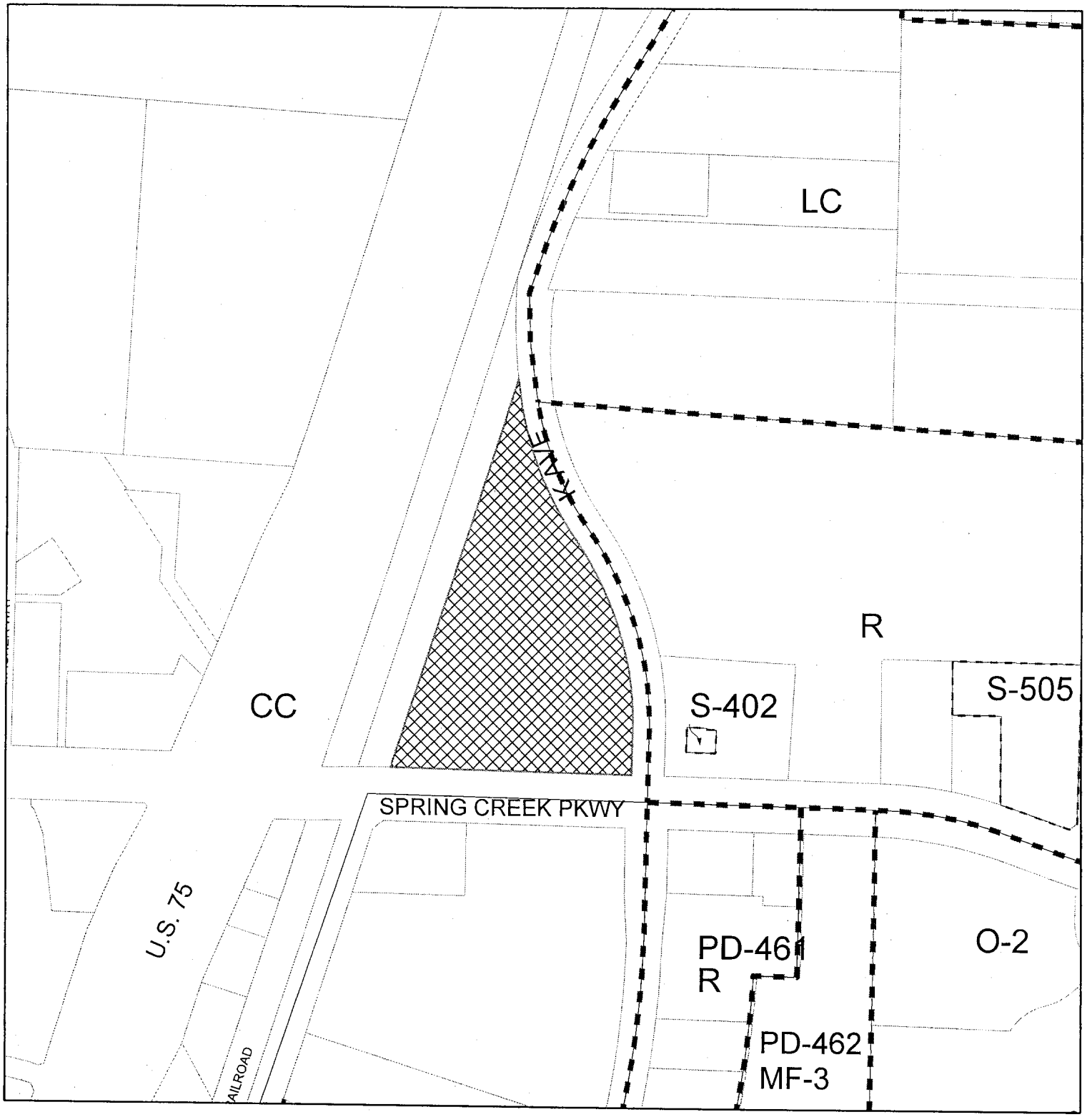
Title: LEGACY OHIO-MONTESSORI ADDITION
BLOCK 1, LOT 1

Zoning: SINGLE-FAMILY RESIDENCE-7
w/SPECIFIC USE PERMIT #550



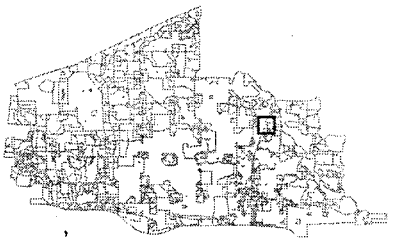
200' Notification Buffer


LOCATION MAP
NOT TO SCALE
LEGACY DR
OHIO DR
BLOCK A
BLOCK 1
LOT 1
7.469 ACRES
DRAINAGE AND FLOODWAY EASEMENT
GRAPHIC SCALE
OWNER
MONTESSORI NEW BEGINNINGS ACADEMY, INC.
1601 CUSTER ROAD, SUITE 700
PLANO, TEXAS 75075
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-3151
FINAL PLAT
LEGACY OHIO-MONTESSORI ADDITION,
BLOCK 1, LOT 1
AN ADDITION TO THE CITY OF PLANO,
COLLIN COUNTY, TEXAS
BEING 7.469 ACRES
SITUATED IN THE JESSIE STIFF SURVEY
ABSTRACT NO. 793
AUGUST 15, 2008



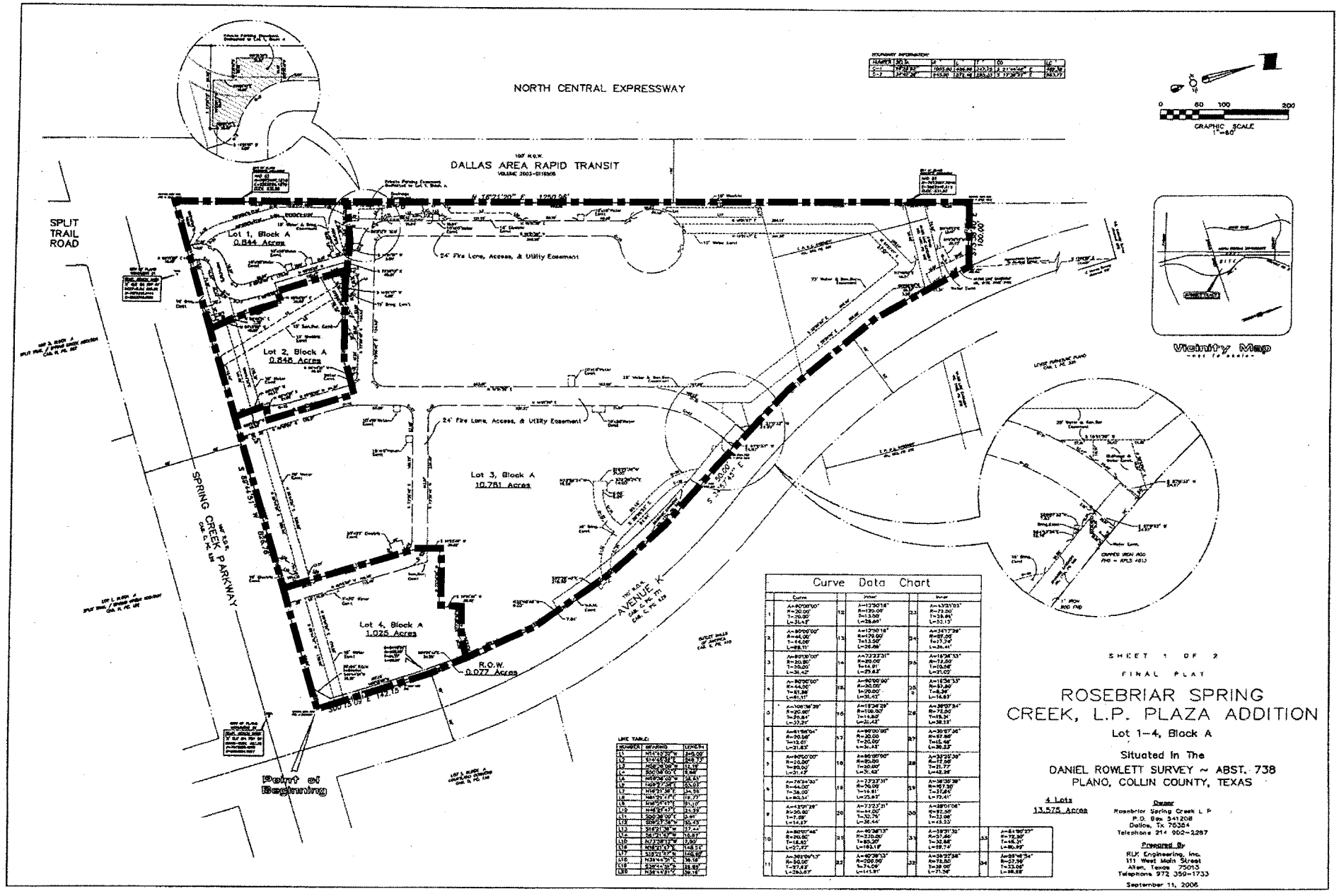
Item Submitted: FINAL PLAT

Title: ROSEBRIAR SPRING CREEK, L.P.
PLAZA ADDITION
BLOCK A, LOTS 1-4



Zoning: CORRIDOR COMMERCIAL

200' Notification Buffer



Curve Data Chart							
Curve		Inner		Inner			
1	Δ=90°00'00" R=20.00' T=20.00' L=31.42'	12	Δ=13°30'18" R=132.00' T=15.50' L=28.89'	23	Δ=43°21'03" R=73.00' T=28.84' L=55.19'		
2	Δ=90°00'00" R=44.00' T=44.00' L=69.11'	13	Δ=13°30'18" R=132.00' T=15.50' L=28.89'	24	Δ=34°17'39" R=97.00' T=17.39' L=34.41'		
3	Δ=90°00'00" R=20.00' T=20.00' L=31.42'	14	Δ=73°23'31" R=20.00' T=14.91' L=25.63'	25	Δ=16°36'33" R=73.00' T=10.06' L=21.02'		
4	Δ=90°00'00" R=44.00' T=44.00' L=69.11'	15	Δ=90°00'00" R=20.00' T=20.00' L=31.42'	26	Δ=16°36'33" R=83.00' T=8.36' L=16.83'		
5	Δ=106°38'39" R=20.00' T=26.61' L=37.21'	16	Δ=153°43'39" R=106.00' T=14.80' L=31.42'	27	Δ=39°07'34" R=73.00' T=18.34' L=38.13'		
6	Δ=41°56'04" R=20.00' T=12.01' L=21.83'	17	Δ=90°00'00" R=20.00' T=20.00' L=31.42'	28	Δ=30°07'34" R=97.00' T=16.66' L=30.23'		
7	Δ=90°00'00" R=20.00' T=20.00' L=31.42'	18	Δ=90°00'00" R=20.00' T=20.00' L=31.42'	29	Δ=30°23'39" R=77.00' T=21.77' L=42.38'		
8	Δ=74°34'30" R=44.00' T=36.00' L=60.31'	19	Δ=73°23'31" R=20.00' T=14.91' L=25.63'	30	Δ=38°35'38" R=97.00' T=37.64' L=72.41'		
9	Δ=139°39' R=20.00' T=7.69' L=14.87'	20	Δ=73°23'31" R=20.00' T=14.91' L=25.63'	31	Δ=39°01'06" R=97.00' T=37.80' L=73.33'		
10	Δ=80°00'46" R=20.00' T=16.00' L=27.92'	21	Δ=40°36'13" R=220.00' T=80.00' L=153.11'	32	Δ=39°31'30" R=77.00' T=30.88' L=59.24'	33	Δ=41°50'27" R=72.00' T=46.31' L=86.92'
11	Δ=90°00'13" R=20.00' T=20.00' L=31.42'	22	Δ=40°36'13" R=200.00' T=74.09' L=141.81'	33	Δ=39°27'58" R=73.00' T=28.00' L=51.06'	34	Δ=59°46'54" R=37.00' T=23.00' L=38.58'

LINE TABLE		
LINE NUMBER	BEARING	LENGTH
L1	N14°43'30"W	24.00'
L2	S14°43'30"E	24.00'
L3	N50°16'00"E	31.08'
L4	S00°00'00"E	8.00'
L5	N89°58'00"W	58.51'
L6	N00°21'38"E	33.03'
L7	N14°21'38"E	24.35'
L8	N00°21'38"E	11.73'
L9	S89°58'00"E	10.17'
L10	N44°21'47"E	24.29'
L11	S00°38'00"E	9.41'
L12	S89°58'00"E	50.49'
L13	S14°21'38"W	27.44'
L14	S4°21'47"W	15.87'
L15	N73°38'13"W	3.90'
L16	N89°21'47"E	148.23'
L17	S18°21'47"E	108.87'
L18	N39°44'21"E	36.18'
L19	S39°44'21"W	36.18'
L20	N39°44'21"E	36.18'

SHEET 1 OF 2

FINAL PLAT

ROSEBRIAR SPRING CREEK, L.P. PLAZA ADDITION

Lot 1-4, Block A

Situated In The

DANIEL ROWLETT SURVEY ~ ABST. 738

PLANO, COLLIN COUNTY, TEXAS

4 Lots

13.575 Acres

Owner

Rosebriar Spring Creek L.P.
P.O. Box 141208
Dallas, Tx 75364
Telephone 214 902-2287

Prepared By

RLK Engineering, Inc.
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

September 11, 2006

CITY OF PLANO

PLANNING & ZONING COMMISSION

September 18, 2006

Agenda Item No. 6

Public Hearing - Replat & Revised Site Plan:
The Lakes on Tennyson, Block A, Lot 1R

Applicant: Golden Goose Properties, Ltd.

DESCRIPTION:

A general and medical office development on one lot on 18.1± acres located at the southwest corner of Tennyson Parkway and Whitestone Lane. Zoned Commercial Employment. Neighborhood #16.

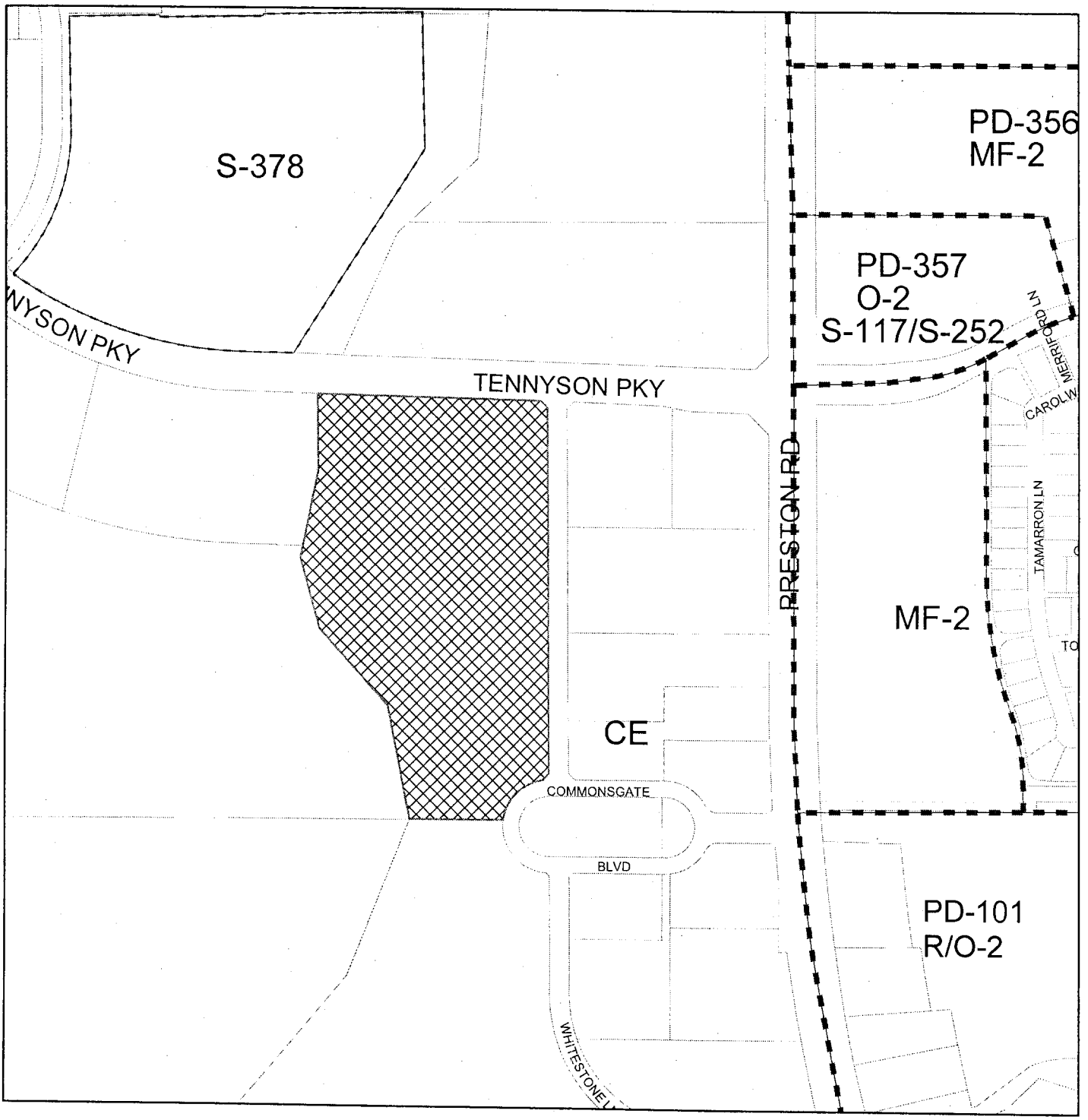
REMARKS:

The purpose of this replat is to abandon and dedicate easements.

The purpose of the revised site plan is to change building layout.

RECOMMENDATION:

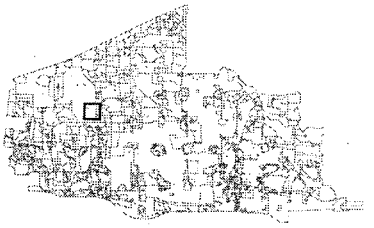
Recommended for approval as submitted.



Item Submitted: REPLAT & REVISED SITE PLAN

Title: THE LAKES ON TENNYSON
BLOCK A, LOT 1R

Zoning: COMMERCIAL EMPLOYMENT

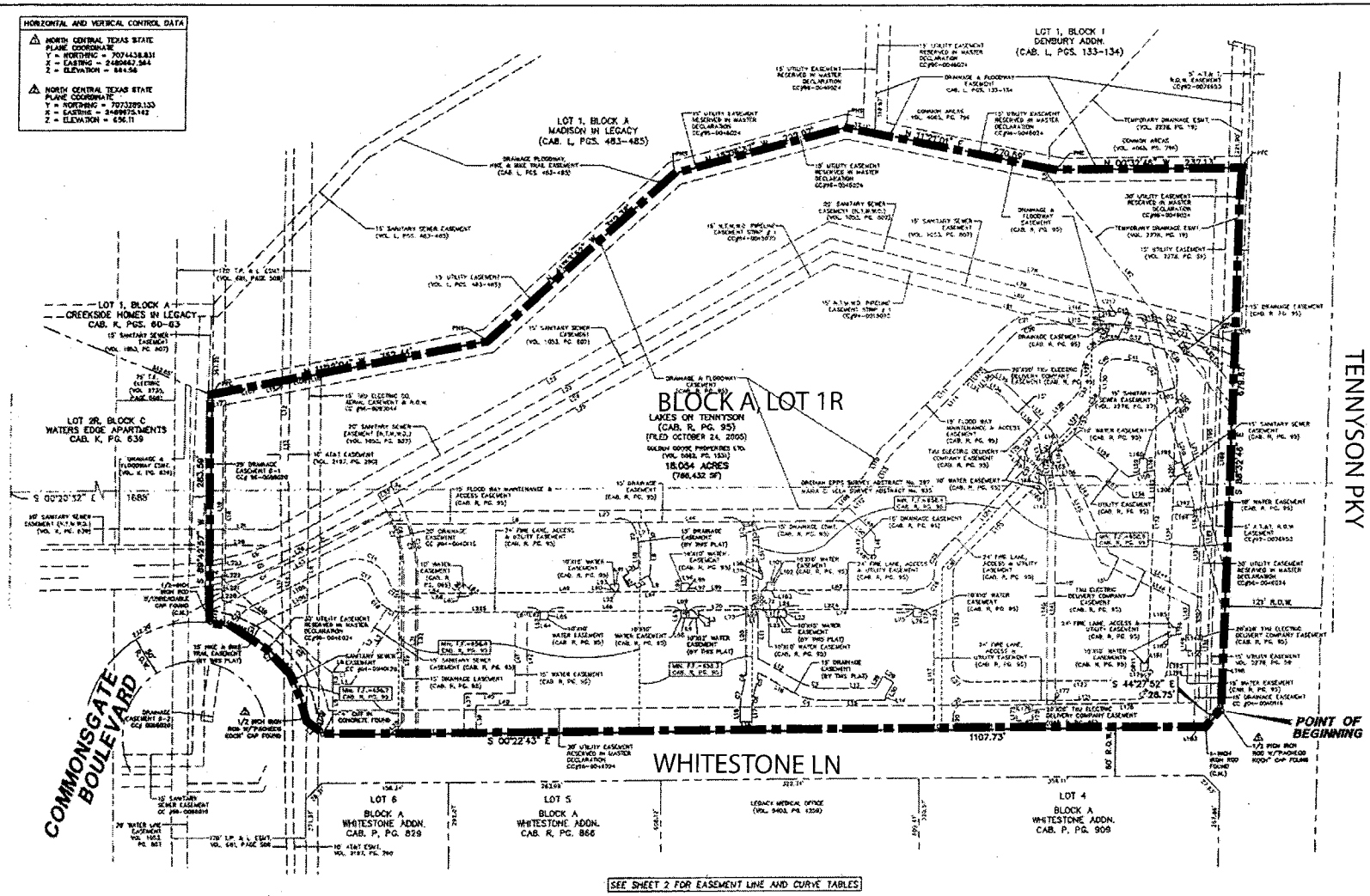


200' Notification Buffer

HORIZONTAL AND VERTICAL CONTROL DATA

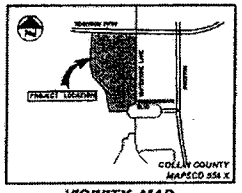
NORTH CENTRAL TEXAS STATE PLANE COORDINATE
Y = NORTHING = 7074438.831
X = EASTING = 2480662.564
Z = ELEVATION = 644.56

NORTH CENTRAL TEXAS STATE PLANE COORDINATE
Y = NORTHING = 7073289.133
X = EASTING = 2480975.142
Z = ELEVATION = 636.11



SEE SHEET 2 FOR EASEMENT LINE AND CURVE TABLES

GRAPHIC SCALE IN FEET
1"=60'



VICINITY MAP
(NOT TO SCALE)

SHEET 1 OF 2

PRELIMINARY REPLAT

LOT 1R, BLOCK A, LAKES ON TENNYSON

BEING A REPLAT OF
LOT 1, BLOCK A,
LAKES ON TENNYSON,
AN ADDITION TO THE CITY OF PLANO
COLLIN COUNTY, TEXAS
AND BEING OUT OF THE
OBEDIAH EPPS SURVEY, ABSTRACT NO. 297,
AND THE
MARIA C. VELA SURVEY, ABSTRACT NO. 935,
COLLIN COUNTY, TEXAS

PROPERTY LINE TABLE		
LINE	BEARING	LENGTH
L1	S 42°30'37" W	28.30

PROPERTY CURVE TABLE						
LINE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	73°58'33"	141.75	183.08	106.95	S 46°36'56" W	170.80

LEGEND

PFC	POINT FOR CORNER (METHODIC SET)
PNS	POINT NOT SET
(C.M.)	CONTROLLING MONUMENT
	PROPERTY LINE
	EASEMENT LINE

NOTES

1. Bearing system for this survey is based on a bearing of South 00 degrees, 22 minutes, 43 seconds East for the west right-of-way line of Whitestone Lane (a 60-foot wide right-of-way) according to the plat of Lakes On Tennyson, an addition to the City of Plano, Texas recorded in Cabinet R, Page 95, of the Plat Records of Collin County, Texas.
2. "Notice: Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines and withholding of utilities and building permits."
3. The purpose of this plat is to abandon unused easements and to establish new easements.

OWNER:
GOLDEN GOOSE PROPERTIES, LTD.
2805 DALLAS PARKWAY, SUITE 140
PLANO, TEXAS 75093
972-312-8589

Pacheco Koch Consulting Engineers
2340 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75204 972.293.3921

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
RGM	MCC	1"=50'	AUGUST 2006	2711-05.406

PK FILE: 2711-05.406

DWG FILE: 2711-05-406R2.DWG

LOT 1, BLOCK A, LAKES ON TENNYSON (REPLAT)

GENERAL NOTES

1. BUILDINGS 4,000 S.F. OR GREATER SHALL BE 100% FIRE SPRINKLED.
2. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
3. HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
4. FOUR FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OFF THE PROPERTY LINE WITHIN THE RIGHTS-OF-WAY, UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR A MEANDERING SIDEWALK OR AN ALTERNATIVE DESIGN IS APPROVED BY THE CITY. BARRIER-FREE RAMPS, PER CITY STANDARDS, SHALL BE PROVIDED ON SIDEWALKS AT ALL CURB CROSSINGS.
5. MECHANICAL UNITS, DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
6. ALL SIGNAGE CONFORMS UPON APPROVAL BY BUILDING INSPECTION DEPARTMENT.
7. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
8. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
9. BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE, AS PROVIDED IN THE RETAIL CORRIDOR DESIGN GUIDELINES.
10. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 6-100 OF THE CODE OF ORDINANCES.
11. PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
12. ALL ELECTRICAL TRANSMISSION, DISTRIBUTION AND SERVICE LINES SHALL BE UNDERGROUND.
13. USES SHALL CONFORM IN OPERATION, LOCATION AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 3-1200 OF THE ZONING CODE: NOISE, SMOKE AND PARTICULATE MATTER, COUNTOUS MATTER, FIRE OR EXPLOSIVE HAZARD MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION AND/OR OTHER PERFORMANCE STANDARDS.

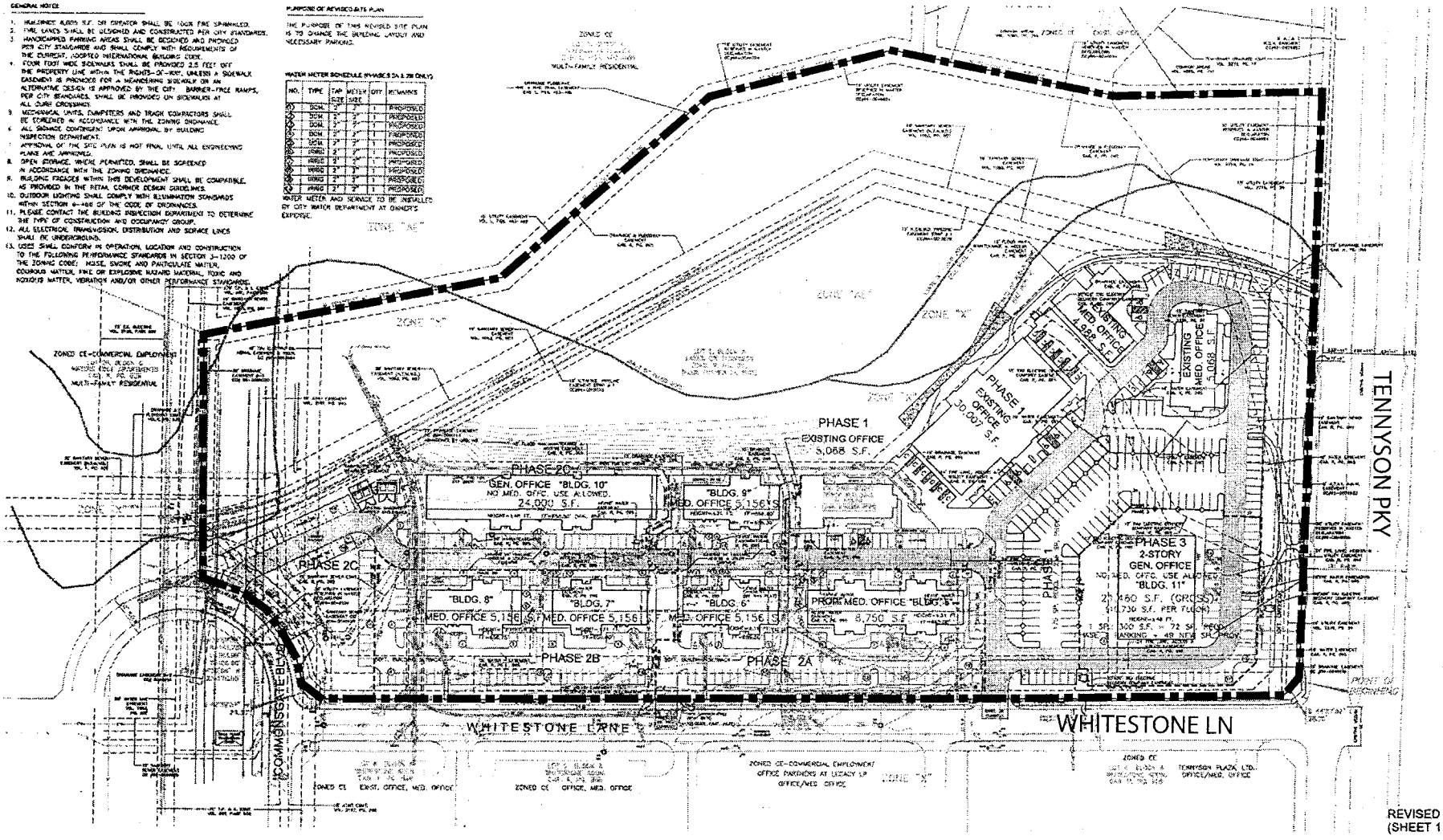
PURPOSE OF REVISED SITE PLAN

THE PURPOSE OF THIS REVISED SITE PLAN IS TO CHANGE THE BUILDING LAYOUT AND NECESSARY PARKING.

WATER METER SCHEDULE (FYMBS 5A & 2B ONLY)

NO.	TYPE	TAP SIZE	METER SIZE	QTY	REMARKS
1	DOM.	2"	2"	1	PROPOSED
2	DOM.	2"	2"	1	PROPOSED
3	DOM.	2"	2"	1	PROPOSED
4	DOM.	2"	2"	1	PROPOSED
5	DOM.	2"	2"	1	PROPOSED
6	IRRIG.	2"	2"	1	PROPOSED
7	IRRIG.	2"	2"	1	PROPOSED
8	IRRIG.	2"	2"	1	PROPOSED
9	IRRIG.	2"	2"	1	PROPOSED
10	IRRIG.	2"	2"	1	PROPOSED

WATER METER AND SERVICE TO BE INSTALLED BY CITY WATER DEPARTMENT AT OWNER'S EXPENSE.



1 OVERALL SITE PLAN

SCALE: 1" = 50'-0"

0 25 50 100

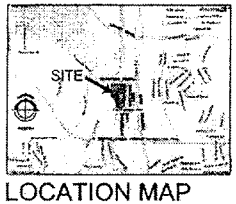
PLAN NORTH

FIRELANE

BM#1 "CP" CUT ON SOUTHWEST CORNER OF CURB INLET ON WEST BACK OF CURB OF WHITESTONE LANE ±150 FEET NORTH OF COMMONSGATE BLVD. ELEV.=687.23'

BM#2 CDS MONUMENT NO. 1-0, BRASS DISK SET IN CONC. ±800 FEET SOUTH OF THE CENTERLINE OF TENNYSON PKWY. AND ±250 FEET WEST OF THE CENTERLINE OF PRESTON ROAD. ELEV.=668.77' N=7387[illegible] E=[illegible]

(SEE 2nd SHEET FOR SITE TABULATIONS)



LOCATION MAP

NOT TO SCALE

REVISED SITE PLAN
(SHEET 1 OF 2)

LOT 1R BLK. A of the
LAKES ON TENNYSON

Owner:
GOLDEN GOOSE
PROPERTIES, L.P.
5048 Tennyson Pkwy.
Suite 200
Plano, Tx 75024

Applicant/Representative:
CARROLL ARCHITECTS
17770 Preston Road
Dallas, Tx 75252
Kristine Sotelo
972-732-6085 ext. 23

CITY OF PLANO

PLANNING & ZONING COMMISSION

September 18, 2006

Agenda Item No. 7

Public Hearing - Replat: Parker Plaza East, Sections Two and Three, Block A, Lot 3R

Applicant: Home Depot, USA

DESCRIPTION:

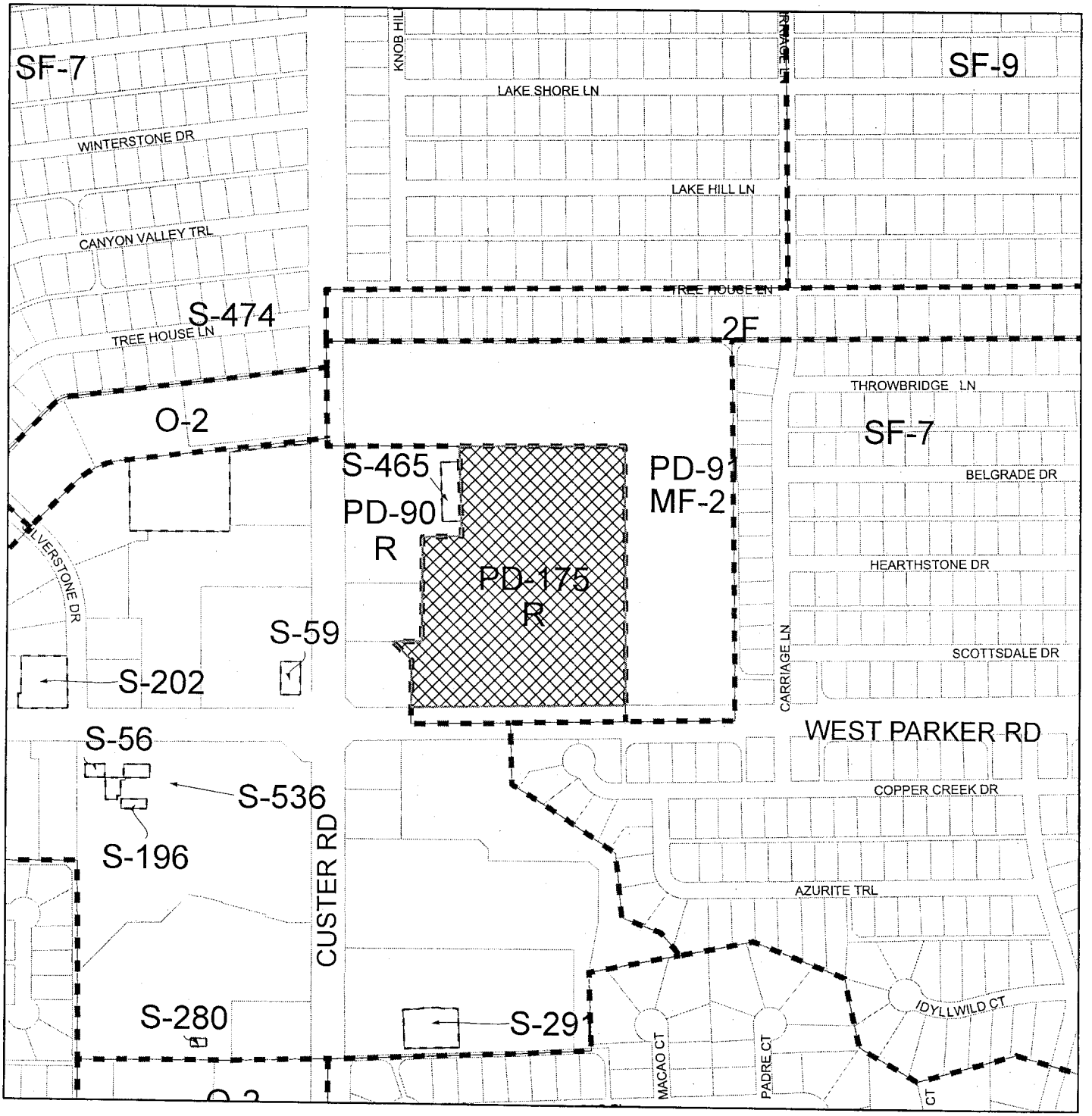
A superstore on one lot on 10.6± acres located on the north side of Parker Road, 155± feet east of Custer Road. Zoned Planned Development-175-Retail. Neighborhood #35.

REMARKS:

The purpose of the replat is to abandon existing easements and dedicate new easements to accommodate redevelopment of the property.

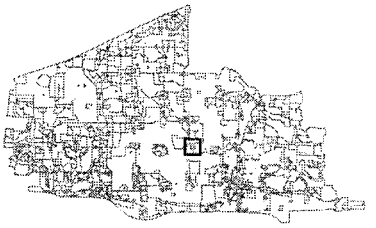
RECOMMENDATIONS:

Recommended for approval as submitted.



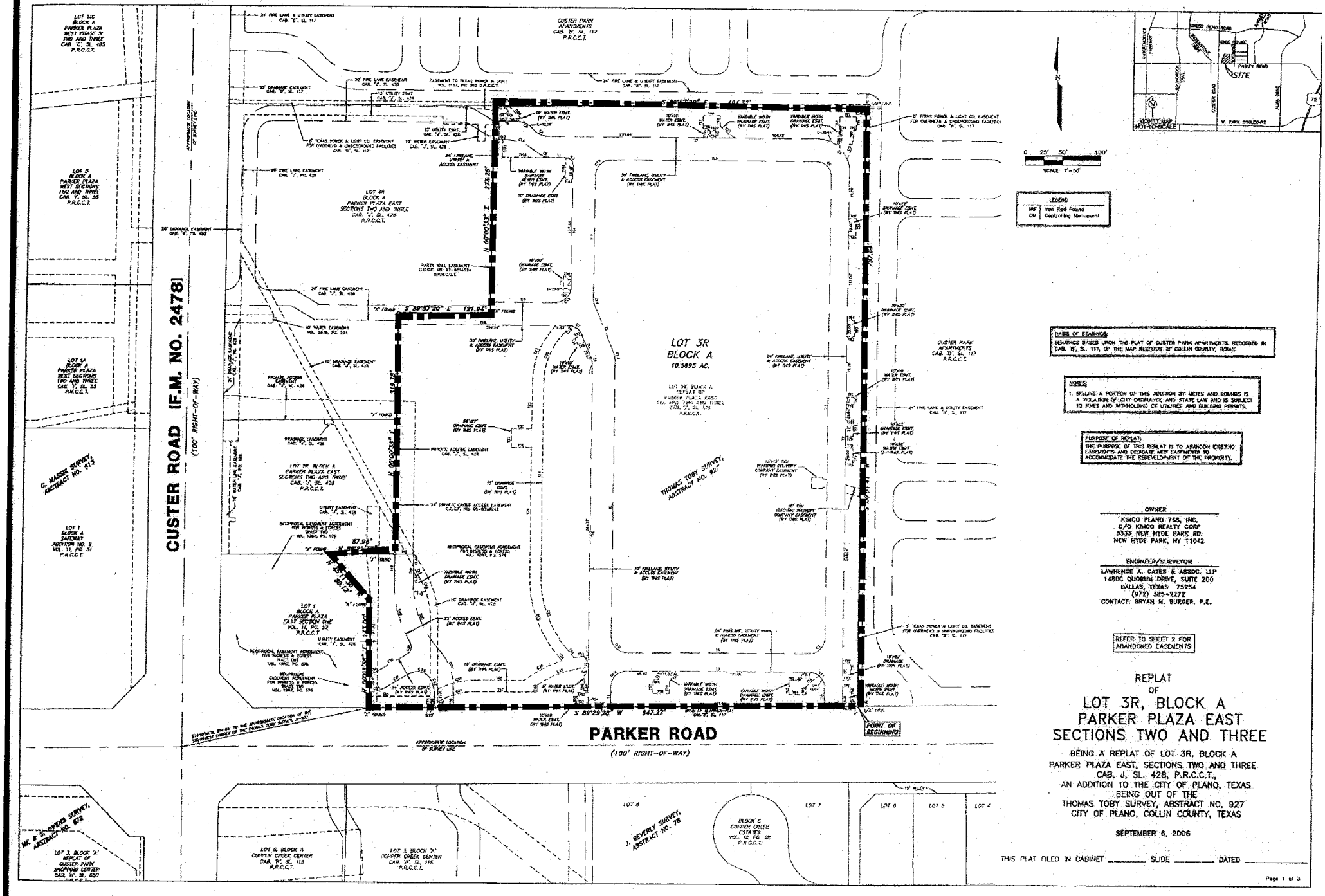
Item Submitted: REPLAT

Title: PARKER PLAZA EAST
SECTIONS TWO AND THREE
BLOCK A, LOT 3R



Zoning: PLANNED DEVELOPMENT-175-RETAIL

200' Notification Buffer



LEGEND

IRF	Iron Rod Found
CM	Controlling Monument

BASIS OF BEARINGS:

BEARINGS BASED UPON THE PLAT OF CUSTER PARK APARTMENTS, RECORDED IN CAB. 'B', SL. 117, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS.

NOTES:

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

PURPOSE OF REPLAT:

THE PURPOSE OF THIS REPLAT IS TO ABANDON EXISTING EASEMENTS AND DEDICATE NEW EASEMENTS TO ACCOMMODATE THE REDEVELOPMENT OF THE PROPERTY.

OWNER

KIMCO PLANO 755, INC.
C/O KIMCO REALTY CORP
3333 NEW HYDE PARK RD.
NEW HYDE PARK, NY 11042

ENGINEER/SURVEYOR

LAWRENCE A. CATES & ASSOC. LLP
14800 QUORUM DRIVE, SUITE 200
DALLAS, TEXAS 75254
(972) 385-2272
CONTACT: BRYAN W. BURGER, P.E.

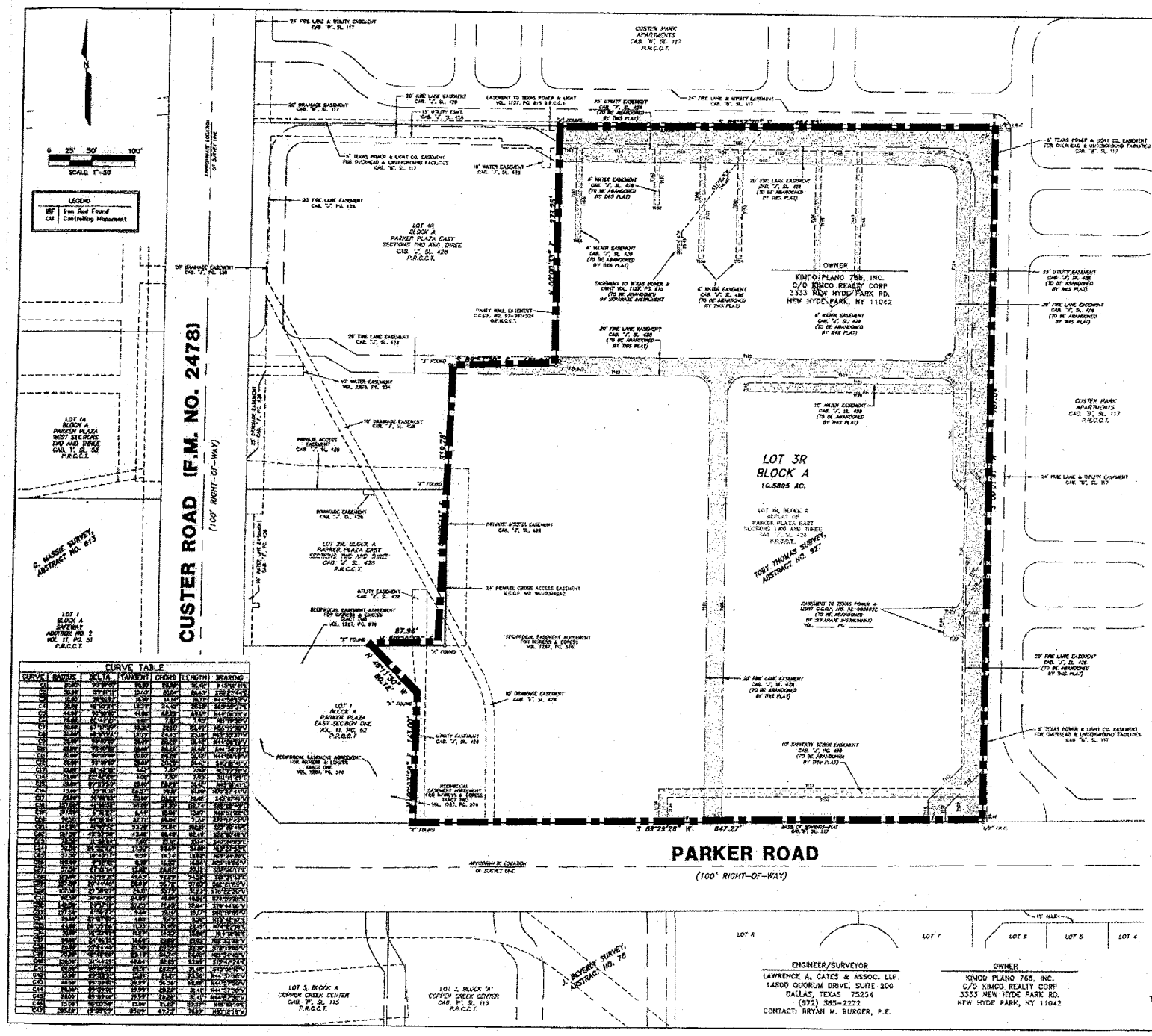
REFER TO SHEET 2 FOR ABANDONED EASEMENTS

REPLAT OF LOT 3R, BLOCK A PARKER PLAZA EAST SECTIONS TWO AND THREE

BEING A REPLAT OF LOT 3R, BLOCK A
PARKER PLAZA EAST, SECTIONS TWO AND THREE
CAB. J, SL. 428, P.R.C.C.T.,
AN ADDITION TO THE CITY OF PLANO, TEXAS
BEING OUT OF THE
THOMAS TOBY SURVEY, ABSTRACT NO. 927
CITY OF PLANO, COLLIN COUNTY, TEXAS

SEPTEMBER 6, 2006

THIS PLAT FILED IN CABINET _____ SLIDE _____ DATED _____


CUSTER ROAD (F.M. NO. 2478)
(100' RIGHT-OF-WAY)
PARKER ROAD
(100' RIGHT-OF-WAY)
LOT 3R
BLOCK A
(10.5895 AC.)
OWNER
KINCO PLANO 768, INC.
C/O KINCO REALTY CORP
3333 NEW HYDE PARK RD.
NEW HYDE PARK, NY 11042
LOT 4R
BLOCK A
PARKER PLAZA EAST
SECTIONS TWO AND THREE
CAB. 'J', SL. 428
P.R.C.C.T.
CUSTER PARK
APARTMENTS
CAB. 'U', SL. 117
P.R.C.C.T.
TOBY THOMAS SURVEY,
ABSTRACT NO. 927
G. MASSIE SURVEY,
ABSTRACT NO. 613
J. BEVERLY SURVEY,
ABSTRACT NO. 76
S 89°23'28" W 847.27'
N 45°11'30" W 86.12'
N 00°00'00" E 119.00'
N 00°00'00" E 119.00'
N 00°00'00" E 119.00

CITY OF PLANO

PLANNING & ZONING COMMISSION

September 18, 2006

Agenda Item No. 8

Public Hearing - Replat: Willow Bend Place - West, Block B, Lot 3R-B

Applicant: J. Ken & Jan West

DESCRIPTION:

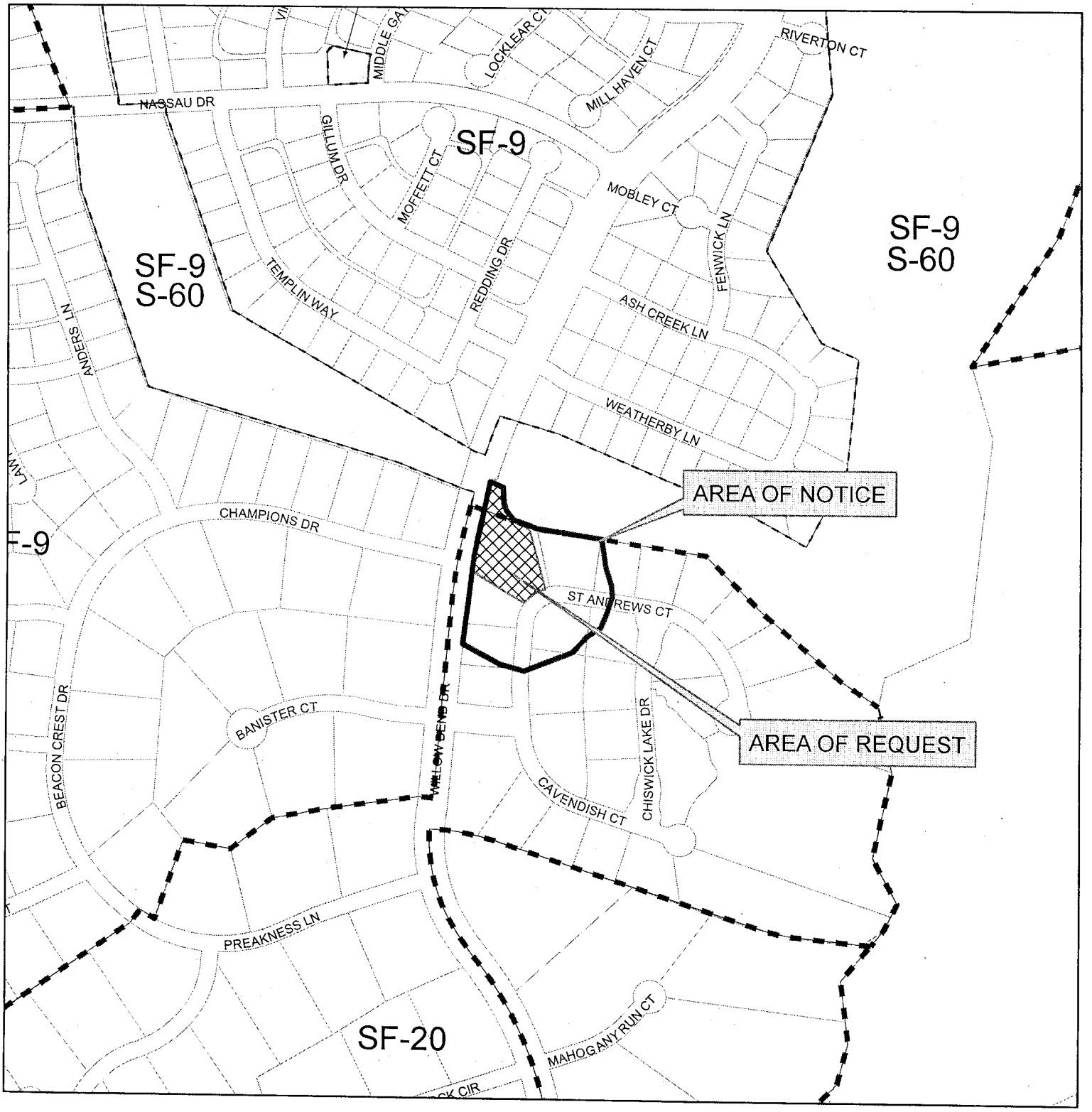
One Single-Family Residence-20 residential lot on 1.1± acres located on the east side of Willow Bend Drive at the west side of St. Andrews Court. Zoned Single-Family Residence-20 and Single-Family Residence-9 with Specific Use Permit #60. Neighborhood #41.

REMARKS:

The applicant needs additional time to complete the requirements for replat and is, therefore, asking to withdraw the plat at this time.

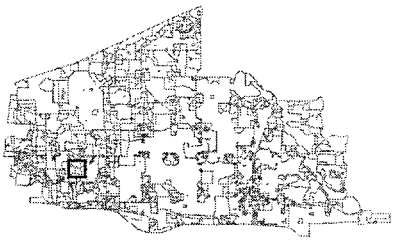
RECOMMENDATIONS:

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



Item Submitted: REPLAT

Title: WILLOW BEND PLACE
BLOCK B, LOT 3R-B



Zoning: SINGLE-FAMILY RESIDENCE-20
& SINGLE-FAMILY RESIDENCE-9 w/SPECIFIC USE PERMIT #60

200' Notification Buffer

Eric Hill

From: Lennie Lueker [llueker@winkelmann.com]
Sent: Friday, September 15, 2006 9:59 AM
To: Eric Hill
Cc: BJ Elam
Subject: willowbend

Eric
Please pull the willow bend plat from your agend,
Thanks
Lennie

CITY OF PLANO

PLANNING AND ZONING COMMISSION

September 18, 2006

Agenda Item No. 10

Discussion and Direction: Zoning at SW Corner – Plano Pkwy./14thSt.

Applicant: City of Plano

DESCRIPTION:

Discussion and direction regarding the appropriateness of the current zoning for approximately 49 acres of land bounded on the north by 14th Street, on the east by Plano Parkway, on the south by the Cottonbelt Railroad (DART) right-of-way, and on west by the eastern property line of Allied Waste's recycling center.

BACKGROUND:

At a recent meeting, the Planning and Zoning Commission agreed to discuss the zoning of this area to determine if other zoning options would be more appropriate. Three weeks ago, staff held a meeting for the property owners. Although only three owners attended (representing two properties), they were very concerned about the feasibility of developing their small tracts of land in accordance with RT regulations.

The study area was zoned Light Industrial – 1 (LI-1) for nearly twenty years and then rezoned to Research/Technology in 1998 as part of a larger City initiated zoning case that involved approximately 1100 acres. The intent of that zoning case was to create a campus office and light manufacturing area focused on research and technology based businesses. LI-1 zoning allows a variety of uses with a wide range of intensity such as office, retail, wholesale warehouse, distribution center, manufacturing, and truck repair. RT is intended to create a much more cohesive and internally compatible development form. It also excludes outside storage; limits the number of allowed loading docks; and requires landscaping for 20% of the lot area. Retail uses are allowed in RT zoning but they are limited to 10% of the total floor area of a development and must be built at the same time as rest of the project.

STUDY AREA INFORMATION:

Current Land Uses:

Extending east to west along 14th Street, the current land uses of the study area are:

- Tri-City Police Academy
- City of Plano Facility Services Office
- Undeveloped land over to Bradshaw Drive (old North Star Road) including several small lots on Star Court, a short cul-de-sac street.
- Undeveloped tract at the southwest corner of 14th Street and Bradshaw Drive.
- Mobile Home Park (nonconforming use)
- Older house used for contract construction business

Surrounding Land Use and Zoning:

- North (across 14th Street) - Zoning includes PD-LI-1, PD-82-Office-1, PD-30-Multi-Family-2, and Agriculture. Land uses include a church, private soccer complex, apartment complex, and golf course and club house.
- East (across Plano Parkway) – Zoning is RT. The Tri-City Police Academy's outdoor firing range is located at the southeast corner of Plano Parkway and 14th Street. Farther to east are three single family residences and a vacant tract. The commission evaluated the zoning of these properties two years ago and decided to leave them as RT.
- South (across the railroad right-of-way) – Zoning is RT. The property is currently undeveloped.
- West – Zoning is LI-1 and LI-2 and is occupied by a solid waste recycling operation.

REMARKS:

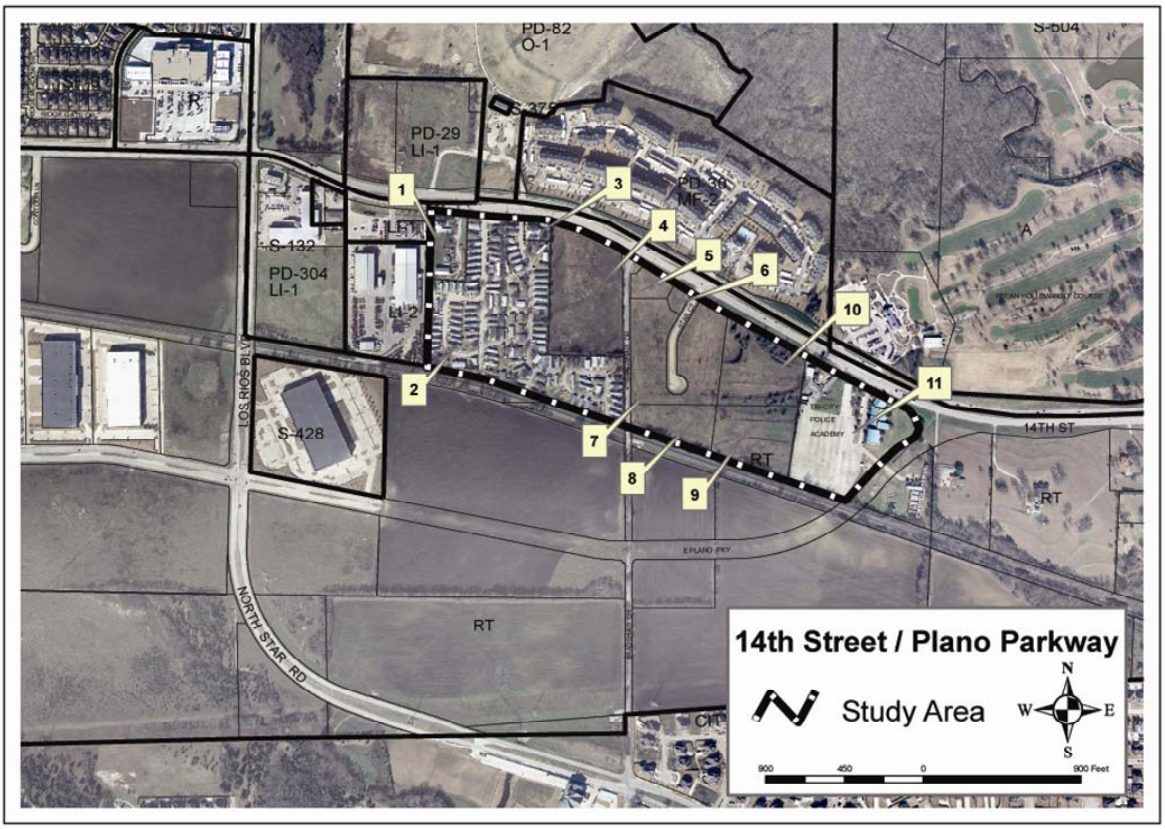
In making a determination on whether or not to advance other zoning options for the study area, the commission should address the following questions:

- **Have there been significant changes in conditions since the property was rezoned to RT?** – Plano Parkway has been extended east of Los Rios Drive and curves to the north crossing 14th Street. Although the Thoroughfare Plan has always provided for the extension Plano Parkway, the exact configuration of the intersection was uncertain until recently. 14th Street is no longer a continuous roadway; it turns to the south and connects to Plano Parkway in a "T" intersection. It is now necessary to make a left turn onto Plano Parkway to continue heading east. Traffic heading west can now continue on Plano Parkway through the intersection to U.S. 75. Although the exact volume has yet to be determined, there will be a significant decrease in traffic on this portion of 14th Street. This will reduce the visibility of the study area and increase the visibility of other properties within the RT district.
- **Is there a definable separation between the study area and the remainder of the RT district?** – The study area is separated from the RT property to east by Plano Parkway and on the south by the railroad right-of-way. The land between its western boundary and Los Rios Boulevard includes the recycling facility, a

mini warehouse, day care center, a gas station, and a car repair operation. It is all zoned LI providing separation from the remainder of the RT district to west.

- **Are there other factors that might affect the development of the study area in accordance with RT regulations? –** Office and manufacturing uses typically require sizeable tracts of land and the RT district has a larger than normal landscape provision. The property configuration in this area may make RT development more difficult. Some of the smaller tracts have been decreased in size over the years to accommodate right-of-way requirements.
- **What other zoning categories might be appropriate for the study area?** – Staff discussed the following possibilities with the property owners:
    - Light Industrial-1 – Owners of at least two of the properties have indicated a preference for LI-1. It would provide the broadest range of uses and would be consistent with zoning to the west. It would allow major warehousing and contract construction by right. The nature of these uses has presented a concern in the past.
    - Light Commercial (LC) – LC zoning would not include as broad a range of uses a LI-1, but would permit office, retail, mini-warehouses and auto repair operations.
    - Retail (R) – R zoning would essentially remove light manufacturing from the current range of uses allowed in RT and add retail stores and restaurants. The apparent reduction in traffic on 14th Street, since the extension of Plano Parkway, may negatively impact the viability of retail uses.
    - Residential (various categories) – Adding more multi-family zoning to the area would violate the Comprehensive Plan's housing density policy. The policy limits high density housing to 500 units unless separated by a distance of 1500 feet. The existing apartment complex on the north side of 14th Street already contains 500 units. The current configuration of properties within the study area and surrounding uses are likely to make single-family residential development inappropriate.

RECOMMENDATION:

Staff seeks direction from the commission as whether or not another zoning category should be considered for the study area. If the commission desires, it could call for a future public hearing on this matter.

STUDY AREA MAP