

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**October 2, 2006**

<b>ITEM NO.</b>	<b>EXPLANATION</b>	<b>ACTION TAKEN</b>
	<p><b>6:30 p.m. - Dinner - Planning Conference Room 2E</b></p> <p><b>7:00 p.m. - Regular Meeting - Council Chambers</b></p> <p><b>The Planning &amp; Zoning Commission may convene into Executive Session pursuant to Section 55.071 of the Texas Government Code to consult with its attorney regarding posted items in the regular meeting.</b></p> <p><b>1</b> Call to Order/Pledge of Allegiance</p> <p><b>2</b> Approval of Agenda as Presented</p> <p><b>3</b> Approval of Minutes - September 18, 2006, Meeting</p> <p><b>4</b> <b>General Discussion:</b> The Planning &amp; Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning &amp; Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning &amp; Zoning Commission authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.</p> <p><b><u>CONSENT AGENDA</u></b></p> <p><b>5a</b> <b>EH</b> <b>Preliminary Site Plan &amp; Concept Plan:</b> Alcatel USA Addition, Block A, Lots 4R &amp; 6 - General office buildings on two lots on 20.3± acres located at the northwest corner of State Highway 190 and Independence Parkway. Zoned Light Industrial-1, Agricultural, and Planned Development-381-Retail/General Office. Neighborhood #64. <b>Applicant: Alcatel USA Sourcing, L.P.</b></p> <p><b>5b</b> <b>EH</b> <b>Preliminary Plat:</b> Mt. Olive Church Addition, Block A, Lot 1 - A church on one lot on 6.2± acres located on the south side of 14th Street, 320± feet east of Shiloh Road. Zoned Research/Technology Center. Neighborhood #69. <b>Applicant: Mt. Olive Church of Plano</b></p>	

5c EH	<p><b>Preliminary Plat:</b> Stream Data Center, Block A, Lot 1 - A storage/wholesale warehouse for a data processing center on one lot on 20.0± acres located on the west side of Pinecrest Drive, 706± feet north of Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #16. <b>Applicant: Stream Realty</b></p>
5d EH	<p><b>Revised Site Plan:</b> Custer Park Shopping Center, Block A, Lot 4 - A grocery store with a proposed fuel station on one lot on 5.9± acres located on the west side of Custer Road, 500± feet south of Parker Road. Zoned Planned Development-90-Retail with Specific Use Permit #280 for Commercial Antenna Support Structure. Neighborhood #45. <b>Applicant: The Kroger Co.</b></p>
5e EH	<p><b>Revised Site Plan:</b> Grace Community Church, Block A, Lot 1R - A church on one lot on 14.4± acres located at the northwest corner of Hedgcoxe Road and Preston Meadow Drive. Zoned Planned Development-439-Single-Family Residence-7 &amp; Single-Family Residence-6. Neighborhood #8. <b>Applicant: Jones &amp; Carter</b></p>
5f BT	<p><b>Revised Site Plan:</b> Spring Creek First United Methodist Church Addition, Block 1, Lot 1 - A church on one lot on 27.2± acres located at the northwest corner of Parker Road and Spring Creek Parkway. Zoned Single-Family Residence-9. Neighborhood #38. <b>Applicant: First United Methodist Church</b></p>
5g CDD	<p><b>Preliminary Plat:</b> Dance Studio on North Custer Addition, Block A, Lot 1 - A dance studio on one lot on 1.7± acres located on the west side of Custer Road, 475± feet north of Kathryn Lane. Zoned Regional Commercial. Neighborhood #3. <b>Applicant: Gulf Coast Package, Ltd.</b></p>
5h CDD	<p><b>Preliminary Site Plan &amp; Concept Plan:</b> Parkway Centre Addition, Phase 5, Block C, Lots 5, 6, &amp; 7 - A retail center and bank on two lots on 11.7± acres located at the northwest corner of Chapel Hill Boulevard and Dallas North Tollway. Zoned Regional Employment and Regional Commercial. Neighborhood #40. <b>Applicant: Dallas North Tollway Partnership</b></p>
<p><b><u>END OF CONSENT AGENDA</u></b></p>	
<p><b><u>PUBLIC HEARINGS</u></b></p>	
6 SS	<p><b>Public Hearing:</b> Comprehensive Plan Revision - Request to amend the Utilities Element of the Comprehensive Plan. <b>Applicant: City of Plano</b></p>
7A CDD	<p><b>Public Hearing:</b> Zoning Case 2006-22 - Request for a Specific Use Permit for Day Care Center on one lot on 0.1± acre located 110± north of Chapel Hill Boulevard and 1,418± feet east of Midway Road. Zoned Regional Commercial. <b>Applicant: Kiddin' Around Property Management Corporation</b></p>

<p><b>7B CDD</b></p>	<p><b>Revised Site Plan:</b> The Shops at Willow Bend, Block 2, Lot 3 - A day care center and medical offices on one lot on 3.7± acres located on the north side of Chapel Hill Boulevard, 1,418± feet east of Midway Road. Zoned Regional Commercial. Neighborhood #40. <b>Applicant: Kiddin' Around Property Management Corporation</b></p>
<p><b>8 BT</b></p>	<p><b>Public Hearing:</b> Zoning Case 2006-23 - Request to rezone 17.6± acres located on the west side of Des Moines Drive, 1,590± feet north of Spring Creek Parkway <b>from</b> Light Commercial <b>to</b> Patio Home. Zoned Light Commercial. <b>Applicant: FTL Associates, Ltd.</b></p>
<p><b>9 CDD</b></p>	<p><b>Public Hearing:</b> Zoning Case 2006-25 - Request to rezone 8.0± acres located at the southeast corner of Los Rios Boulevard and El Santo Road <b>from</b> General Office <b>to</b> Single-Family Residence Attached. Zoned General Office with Specific Use Permit #13 for Private Club and Country Club. <b>Applicant: Los Rios Country Club, LP</b></p>
<p><b>10 BT</b></p>	<p><b>Public Hearing - Replat &amp; Revised Site Plan:</b> Carlisle Elementary School, Block A, Lot 1R - A public primary school on one lot on 16.6± acres located at the southwest corner of Maumelle Drive and Old Orchard Drive. Zoned Single-Family Residence-9. Neighborhood #19. <b>Applicant: Plano I.S.D.</b></p>
<p><b>11 BT</b></p>	<p><b>Public Hearing - Replat &amp; Revised Site Plan:</b> Cavender's Boot City Addition, Block 1, Lot 1R - Retail development on one lot on 2.5± acres located at the southwest corner of Ruisseau Drive and U.S. Highway 75. Zoned Corridor Commercial. Neighborhood #36. <b>Applicant: Fairview Farm Land Co., LTD.</b></p>
<p><b><u>END OF PUBLIC HEARINGS</u></b></p>	
<p><b>12 JZ</b></p>	<p><b>Request to Call a Public Hearing:</b> Haggard Addition - Request to call a public hearing to consider designating the Haggard Addition as a Heritage Resource District. The property is zoned Single-Family Residence-7 (SF-7) and is bounded on the north by 22nd Street, the east by I Avenue, the south by the southern lot lines of lots facing 19th Street, and on the west by G Avenue and Alpine Street. <b>Applicant: City of Plano</b></p>
<p><b>13</b></p>	<p><b>Items for Future Discussion -</b> The Planning &amp; Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p>

**ACCESSIBILITY STATEMENT**

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

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

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

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

- 15 minutes for the applicant - After the public hearing is opened, the Chair of the Planning & Zoning Commission will ask the applicant to speak first.
- 3 minutes each for all other speakers, up to a maximum of 45 minutes. Individual speakers may yield their time to a homeowner association or other group representative, up to a maximum of 15 minutes of speaking time.

If you are a group representative and other speakers have yielded their 3 minutes to you, please present their speaker cards along with yours to the secretary.

- 5 minutes for applicant rebuttal.
- Other time limits may be set by the Chairman.

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

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

CITY OF PLANO  
PLANNING & ZONING COMMISSION  
CONSENT AGENDA ITEMS

October 2, 2006

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**Agenda Item No. 5a**

**Preliminary Site Plan & Concept Plan:** Alcatel USA Addition, Block A, Lots 4R & 6  
**Applicant:** Alcatel USA Sourcing, L.P.

General office buildings on two lots on 20.3± acres located at the northwest corner of State Highway 190 and Independence Parkway. Zoned Light Industrial-1, Agricultural, and Planned Development-381-Retail/General Office. Neighborhood #64.

Recommended for approval subject to:

1. TXU granting permanent rights for parking, drive aisles, utilities, and other improvements within the existing electrical easement.
  2. TxDOT approval of driveway location on State Highway 190 frontage road.
  3. Provision of sanitary sewer to the site.
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**Agenda Item No. 5b**

**Preliminary Plat:** Mt. Olive Church Addition, Block A, Lot 1  
**Applicant:** Mt. Olive Church of Plano

A church on one lot on 6.2± acres located on the south side of 14th Street, 320± feet east of Shiloh Road. Zoned Research/Technology Center. Neighborhood #69.

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

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**Agenda Item No. 5c**  
**Preliminary Plat:** Stream Data Center, Block A, Lot 1  
**Applicant:** Stream Realty

A storage/wholesale warehouse for a data processing center on one lot on 20.0± acres located on the west side of Pinecrest Drive, 706± feet north of Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #16.

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

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**Agenda Item No. 5d**  
**Revised Site Plan:** Custer Park Shopping Center, Block A, Lot 4  
**Applicant:** The Kroger Co.

A grocery store with a proposed fuel station on one lot on 5.9± acres located on the west side of Custer Road, 500± feet south of Parker Road. Zoned Planned Development-90-Retail with Specific Use Permit #280 for Commercial Antenna Support Structure. Neighborhood #45.

The purpose of the revised site plan is to add a fuel station.

Recommended for approval as submitted.

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**Agenda Item No. 5e**  
**Revised Site Plan:** Grace Community Church, Block A, Lot 1R  
**Applicant:** Jones & Carter

A church on one lot on 14.4± acres located at the northwest corner of Hedgcoxe Road and Preston Meadow Drive. Zoned Planned Development-439-Single-Family Residence-7 & Single-Family Residence-6. Neighborhood #8.

The purpose of the revised sited plan is to add parking.

Recommended for approval as submitted.

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**Agenda Item No. 5f**

**Revised Site Plan:** Spring Creek First United Methodist Church Addition, Block 1,  
Lot 1

**Applicant:** First United Methodist Church

A church on one lot on 27.2± acres located at the northwest corner of Parker Road and Spring Creek Parkway. Zoned Single-Family Residence-9. Neighborhood #38.

The purpose of the revised site plan is to make classroom and gymnasium additions.

Recommended for approval as submitted.

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**Agenda Item No. 5g**

**Preliminary Plat:** Dance Studio on North Custer Addition, Block A, Lot 1

**Applicant:** Gulf Coast Package, Ltd.

A dance studio on one lot on 1.7± acres located on the west side of Custer Road, 475± feet north of Kathryn Lane. Zoned Regional Commercial. Neighborhood #3.

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

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**Agenda Item No. 5h**

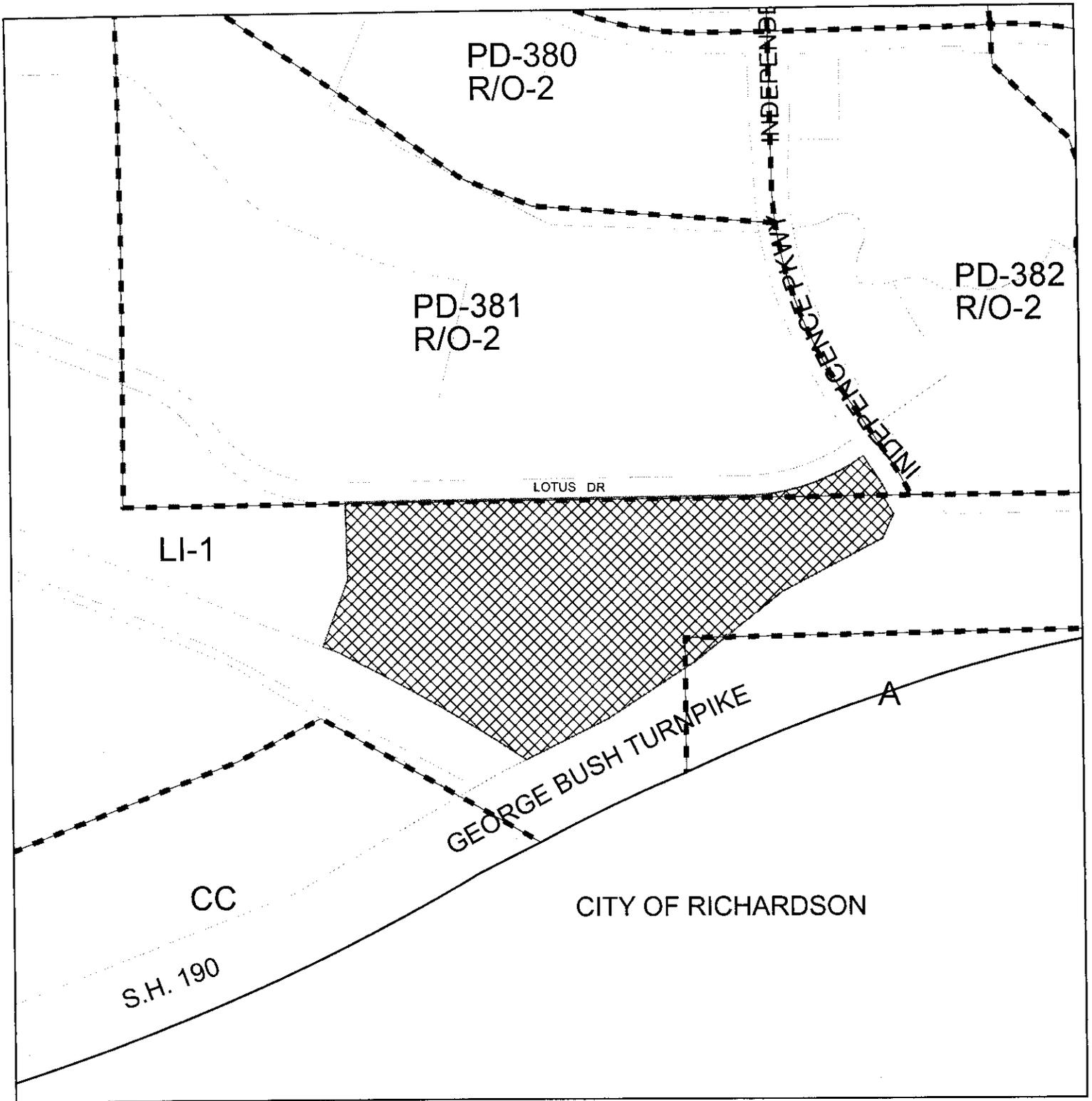
**Preliminary Site Plan & Concept Plan:** Parkway Centre Addition, Phase 5, Block C,  
Lots 5, 6, & 7

**Applicant:** Dallas North Tollway Partnership

A retail center and bank on two lots on 11.7± acres located at the northwest corner of Chapel Hill Boulevard and Dallas North Tollway. Zoned Regional Employment and Regional Commercial. Neighborhood #40.

Recommended for approval as submitted.

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Item Submitted: PRELIMINARY SITE PLAN & CONCEPT PLAN

Title: ALCATEL USA ADDITION  
BLOCK A, LOTS 4R & 6

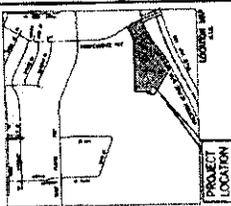
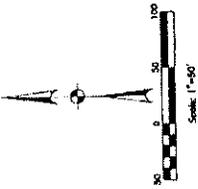
Zoning: LIGHT INDUSTRIAL-1, AGRICULTURAL,  
& PLANNED DEVELOPMENT-381-  
RETAIL/GENERAL OFFICE



○ 200' Notification Buffer





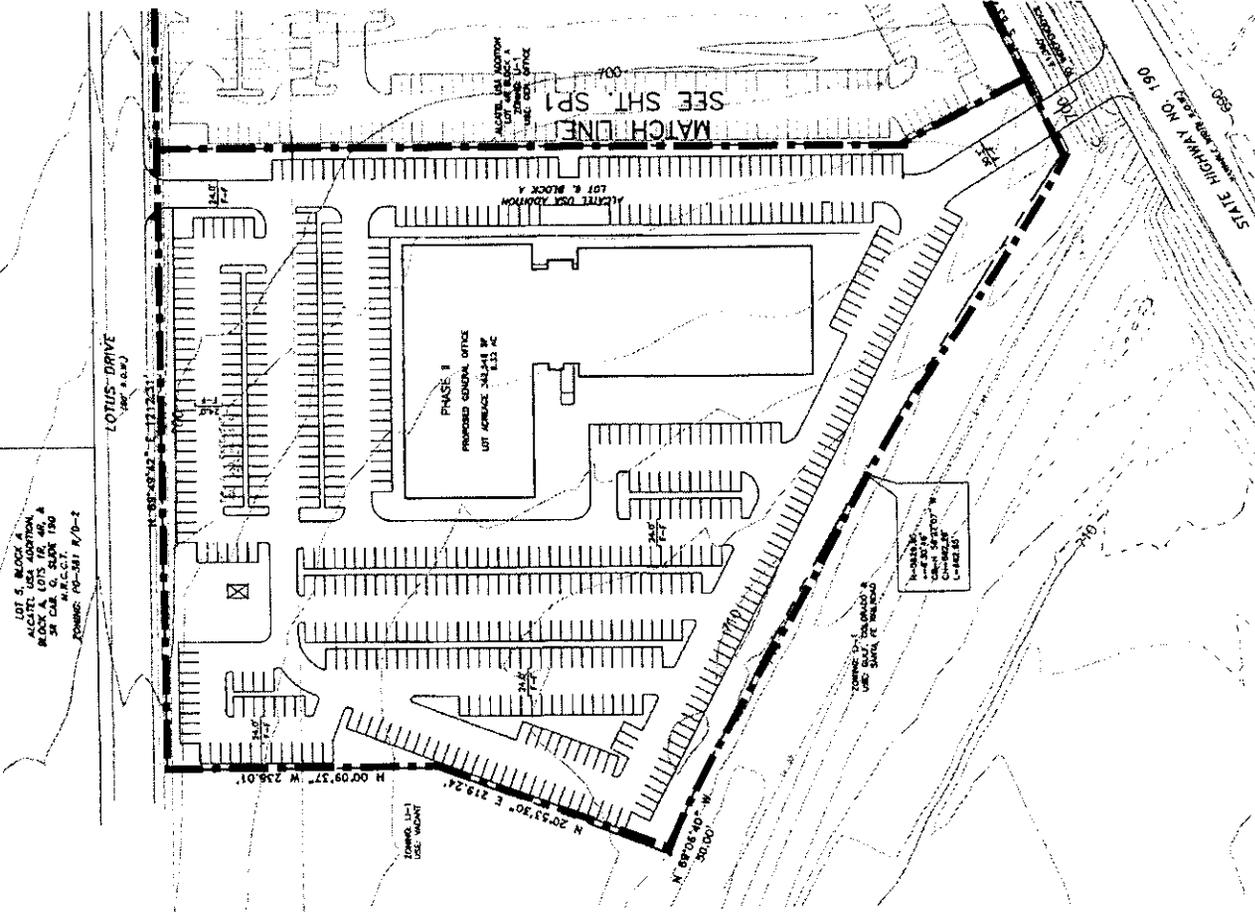


ALCATEL USA  
WALTER P. MOORE  
PREPARED FOR ALCATEL USA

CITY OF PLANO, TEXAS		DATE	FILE	NO.
ALCATEL USA ADDITION LOT 4R & LOT 6, BLOCK A		DATE	FILE	NO.
PRELIMINARY SITE PLAN - LOT 4R GENERAL TREE SURVEY - LOT 4R CONCEPT PLAN - LOT 6		DATE	FILE	NO.
WALTER P. MOORE		DATE	FILE	NO.
OWNER	ALCATEL USA ADDITION	DATE	FILE	NO.
DESIGNER	WALTER P. MOORE	DATE	FILE	NO.
CHECKED	WALTER P. MOORE	DATE	FILE	NO.
DATE	11-20-87	FILE		CPT

OWNER: ALCATEL USA SOURCING LP  
3400 PLANO PARKWAY W  
PLANO, TX 75075

INTERIM REVIEW ONLY  
THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION  
UNLESS APPROVED BY THE CITY ENGINEER  
DATE: 11/20/87



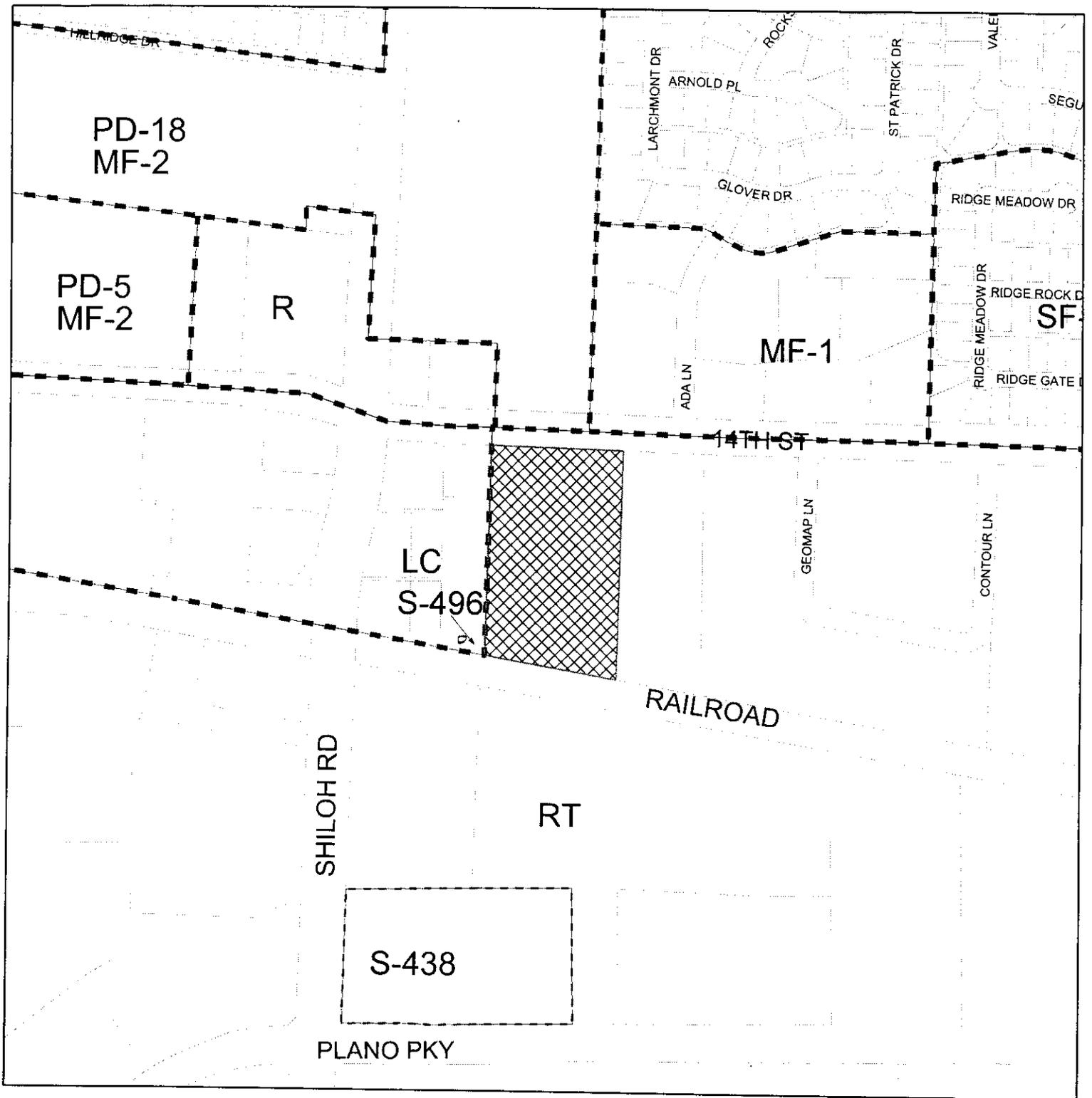
LOT 5, BLOCK A  
ALCATEL USA ADDITION  
BLOCK A, LOT 5, SURF 150  
M.P.C.C.T.  
FORMER: 70-381 A/D-2

LOTUS DRIVE  
150' (150')

MATCH LINE  
SEE SHT. SP1

REMARKS:  
1. SEE SHT. SP1 FOR  
CONCEPT PLAN FOR  
LOT 6.

STATE HIGHWAY NO. 150  
150'



Item Submitted: PRELIMINARY PLAT

Title: MT. OLIVE CHURCH ADDITION  
BLOCK A, LOT 1

Zoning: RESEARCH/TECHNOLOGY CENTER

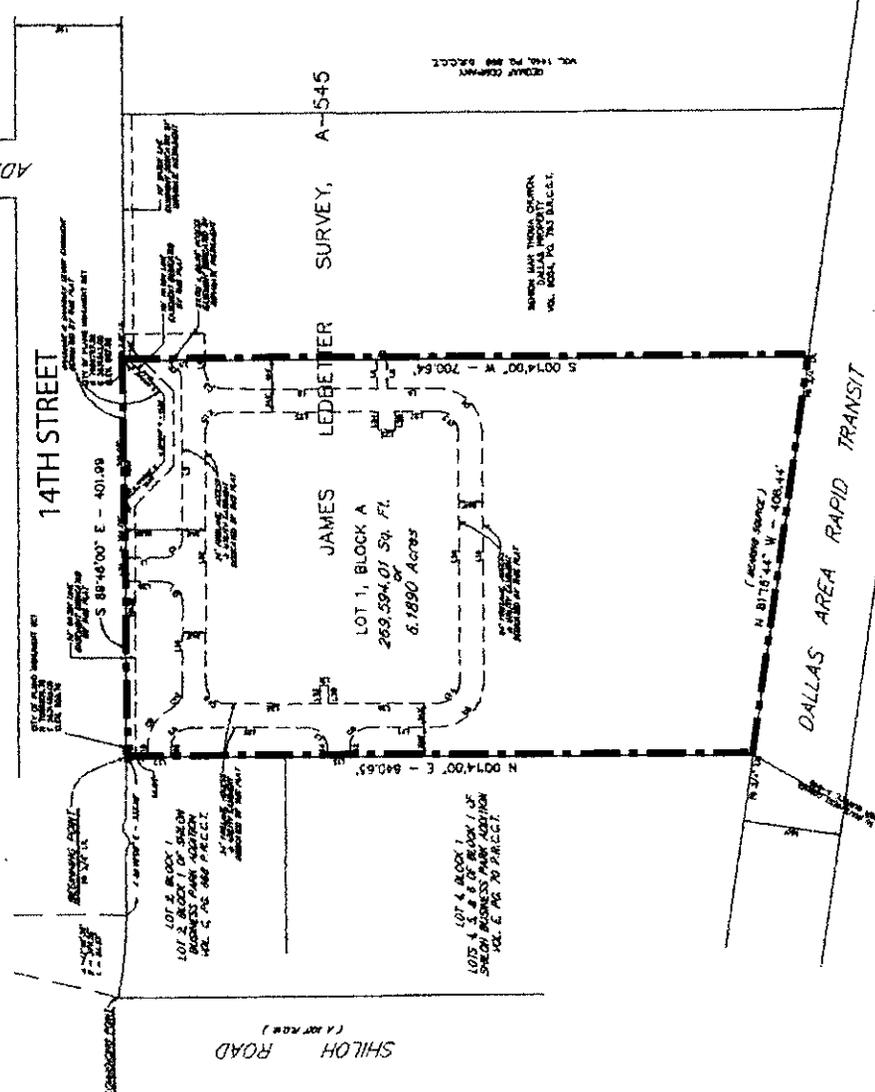
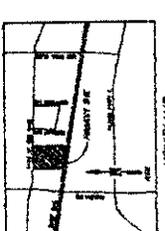


○ 200' Notification Buffer



ANY PERMITS, ACCESS & UTILITY ENCUMBRANCE CURBS AND LINE TABLES

LINE NO.	BEARING	DISTANCE	MARKING	COMMENTS
1	S 89°45'00" E	401.89	1/4" IRON PIN	1/4" IRON PIN
2	N 81°26'44" W	408.44	1/4" IRON PIN	1/4" IRON PIN
3	S 00°14'00" W	200.64	1/4" IRON PIN	1/4" IRON PIN
4	N 00°14'00" E	840.65	1/4" IRON PIN	1/4" IRON PIN
5	S 89°45'00" E	401.89	1/4" IRON PIN	1/4" IRON PIN
6	N 81°26'44" W	408.44	1/4" IRON PIN	1/4" IRON PIN
7	S 00°14'00" W	200.64	1/4" IRON PIN	1/4" IRON PIN
8	N 00°14'00" E	840.65	1/4" IRON PIN	1/4" IRON PIN
9	S 89°45'00" E	401.89	1/4" IRON PIN	1/4" IRON PIN
10	N 81°26'44" W	408.44	1/4" IRON PIN	1/4" IRON PIN
11	S 00°14'00" W	200.64	1/4" IRON PIN	1/4" IRON PIN
12	N 00°14'00" E	840.65	1/4" IRON PIN	1/4" IRON PIN
13	S 89°45'00" E	401.89	1/4" IRON PIN	1/4" IRON PIN
14	N 81°26'44" W	408.44	1/4" IRON PIN	1/4" IRON PIN
15	S 00°14'00" W	200.64	1/4" IRON PIN	1/4" IRON PIN
16	N 00°14'00" E	840.65	1/4" IRON PIN	1/4" IRON PIN
17	S 89°45'00" E	401.89	1/4" IRON PIN	1/4" IRON PIN
18	N 81°26'44" W	408.44	1/4" IRON PIN	1/4" IRON PIN
19	S 00°14'00" W	200.64	1/4" IRON PIN	1/4" IRON PIN
20	N 00°14'00" E	840.65	1/4" IRON PIN	1/4" IRON PIN



NOTE: 1. FOR AN EXACT COPY OF THIS PLAT, REFER TO THE ORIGINAL RECORDS OF THE CITY OF DALLAS, TEXAS, IN THE OFFICE OF THE CITY CLERK, 215 NORTH TEXAS STREET, DALLAS, TEXAS 75201.

**STATE OF TEXAS**  
**COUNTY OF DALLAS**  
 JOHN W. BRYANT, COUNTY CLERK, BEING THE CLERK OF THE COUNTY OF DALLAS, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORDS OF THE CITY OF DALLAS, TEXAS, IN THE OFFICE OF THE CITY CLERK, 215 NORTH TEXAS STREET, DALLAS, TEXAS 75201.

**OTHERS CERTIFICATE**  
 WE, THE UNDERSIGNED, HAVE BEEN FULLY ADVISED BY THE DEVELOPER OF THE MATTER HEREIN SET FORTH, AND WE HEREBY CERTIFY THAT THE MATTER HEREIN SET FORTH IS TRUE AND CORRECT.

**STATE OF TEXAS**  
**COUNTY OF DALLAS**  
 I, \_\_\_\_\_, COUNTY CLERK, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORDS OF THE CITY OF DALLAS, TEXAS, IN THE OFFICE OF THE CITY CLERK, 215 NORTH TEXAS STREET, DALLAS, TEXAS 75201.

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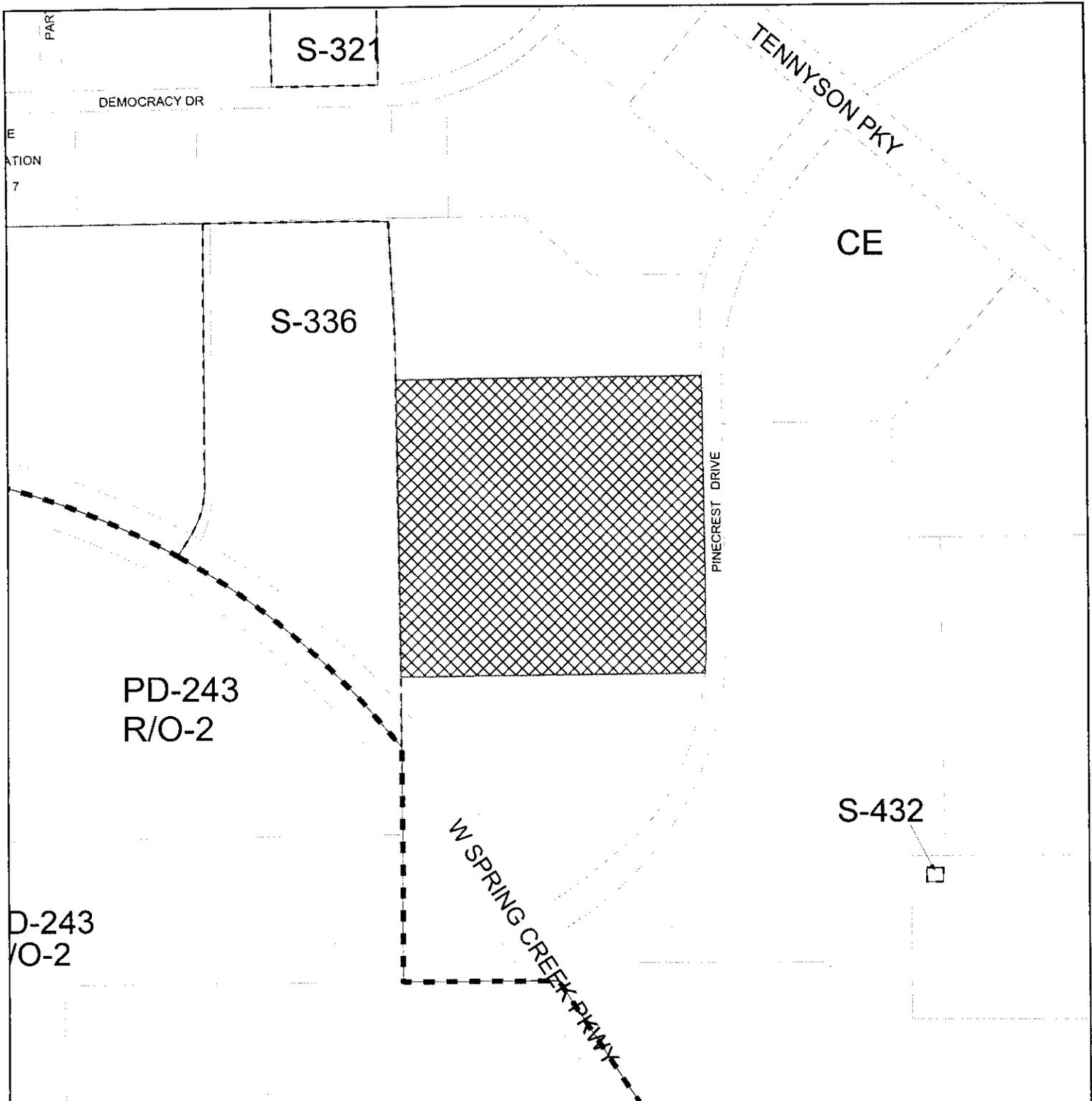
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**MT. OLIVE CHURCH ADDITION**  
 LOT 1, BLOCK A

**OWNER/DEVELOPER**  
 MT. OLIVE BAPTIST CHURCH OF PLANO, INC.  
 PLANO, TEXAS 75074  
 PH: 214-238-1028

**GRAPHIC SCALE**  
 SCALE: 1" = 60'

**DALLAS LAND SURVEYING CO., INC.**  
 215 NORTH TEXAS STREET, SUITE 200  
 DALLAS, TEXAS 75201  
 TEL: 214-761-8888  
 FAX: 214-761-8889



Item Submitted: PRELIMINARY PLAT

Title: STREAM DATA CENTER  
BLOCK A, LOT 1

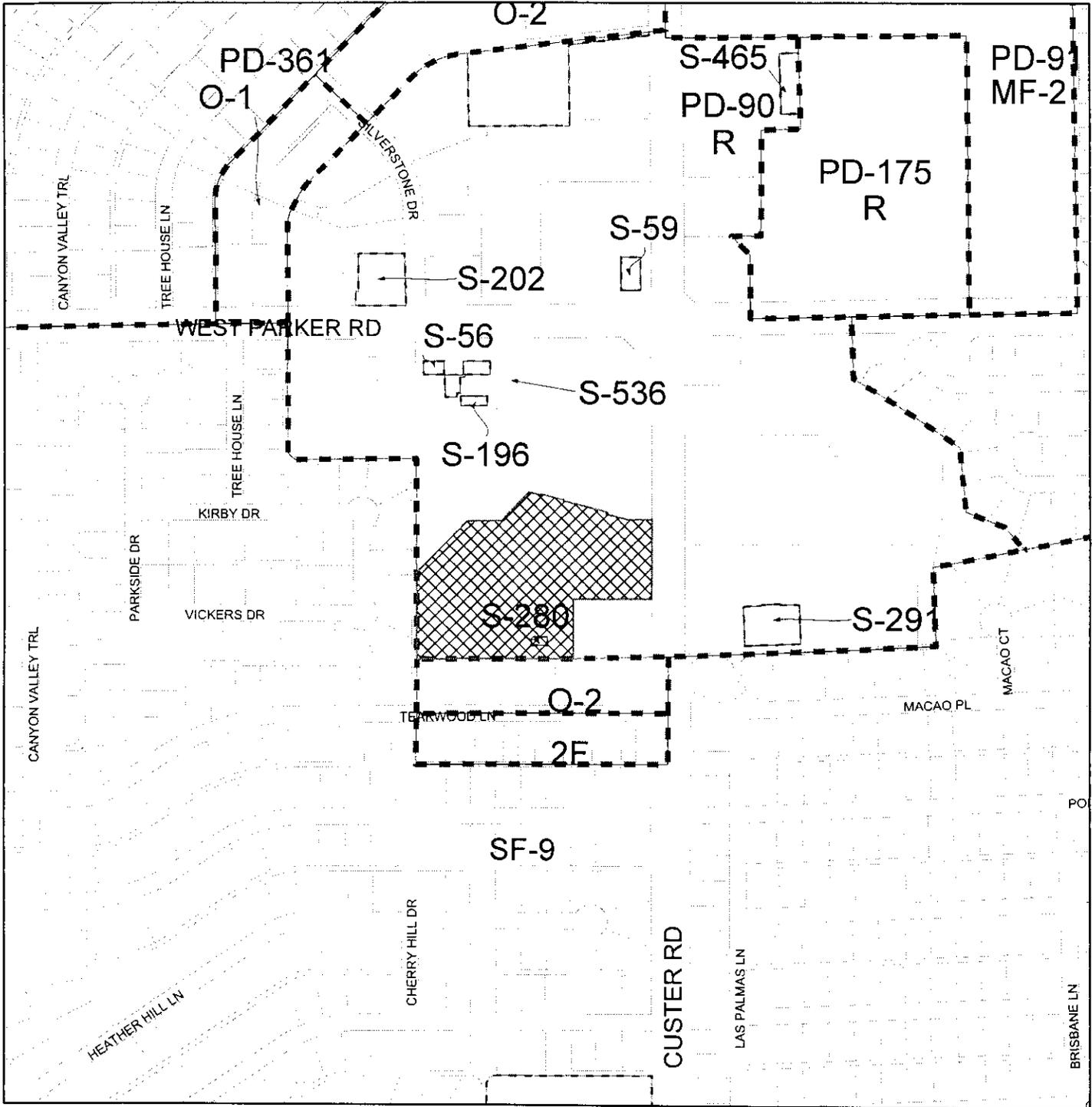
Zoning: COMMERCIAL EMPLOYMENT



○ 200' Notification Buffer







Item Submitted: REVISED SITE PLAN

Title: CUSTER PARK SHOPPING CENTER  
BLOCK A, LOT 4

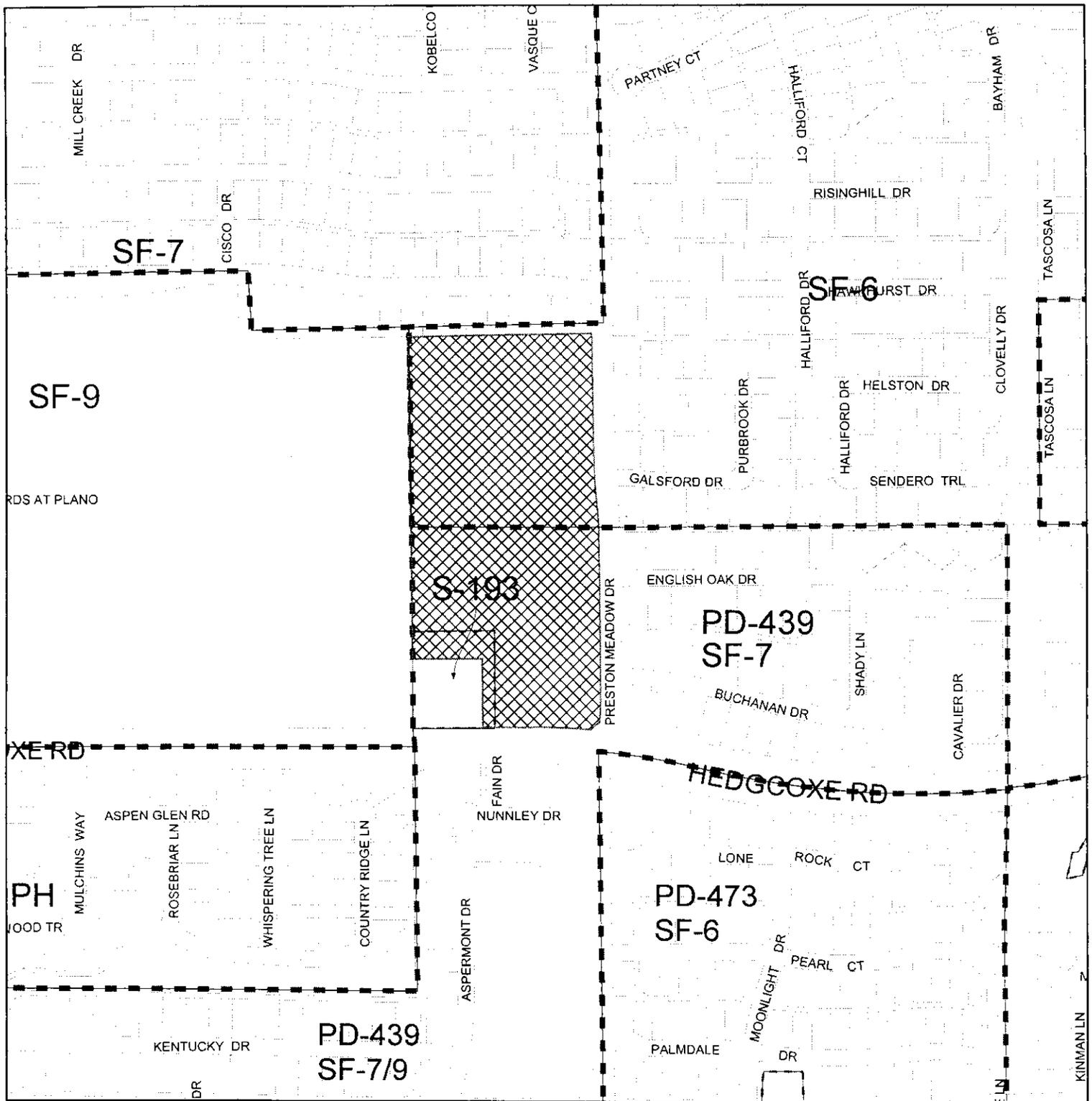
Zoning: PLANNED DEVELOPMENT-90-RETAIL  
w/SPECIFIC USE PERMIT #280



○ 200' Notification Buffer







Item Submitted: REVISED SITE PLAN

Title: GRACE COMMUNITY CHURCH  
BLOCK A, LOT 1R

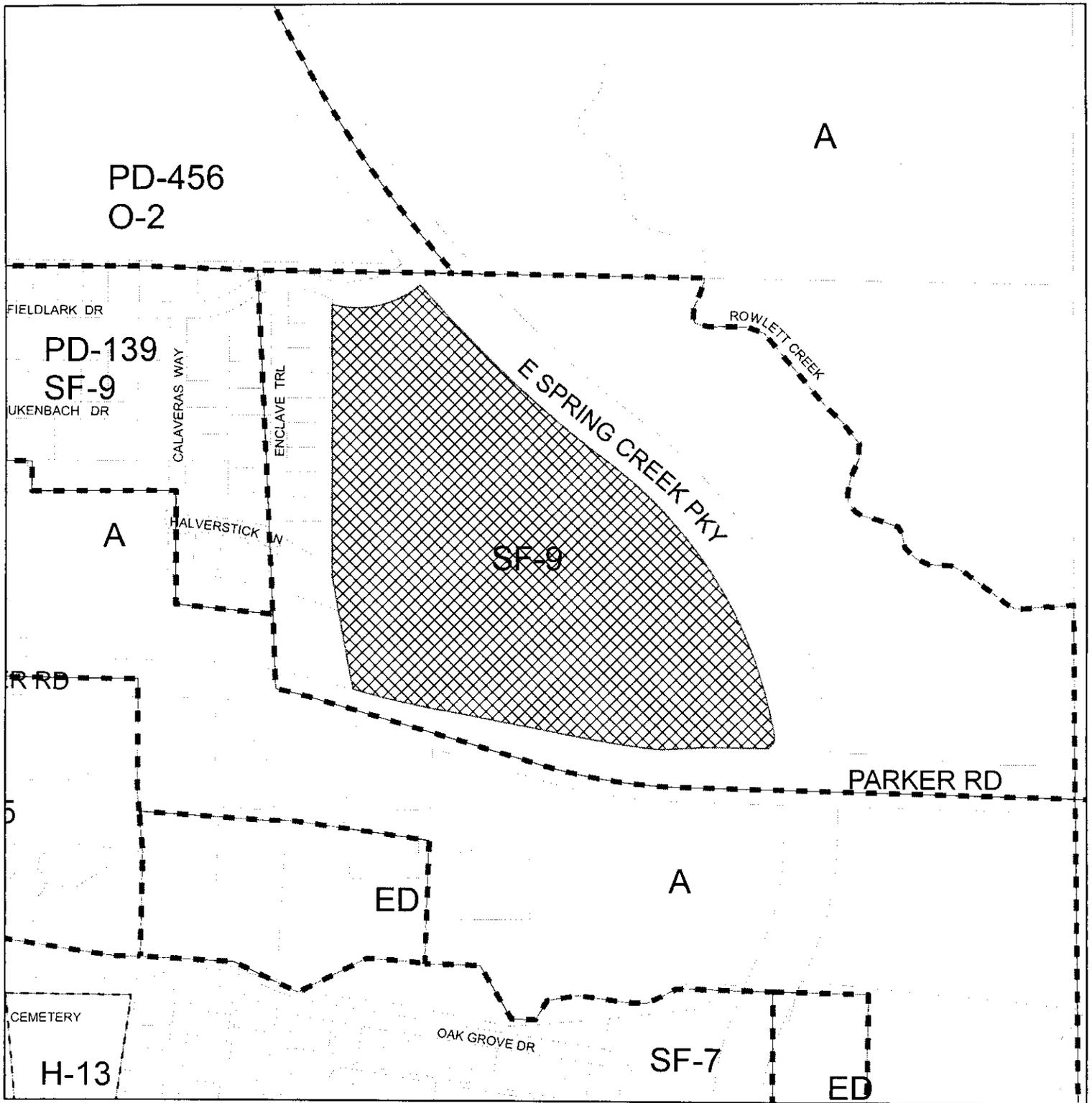
Zoning: PLANNED DEVELOPMENT-439-  
SINGLE-FAMILY RESIDENCE-7  
& SINGLE-FAMILY RESIDENCE-6



○ 200' Notification Buffer







Item Submitted: REVISED SITE PLAN

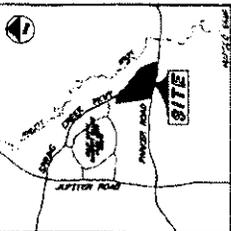
Title: SPRING CREEK FIRST UNITED METHODIST CHURCH ADDITION BLOCK 1, LOT 1



Zoning: SINGLE-FAMILY RESIDENCE-9

○ 200' Notification Buffer





SCALE: 1" = 100'

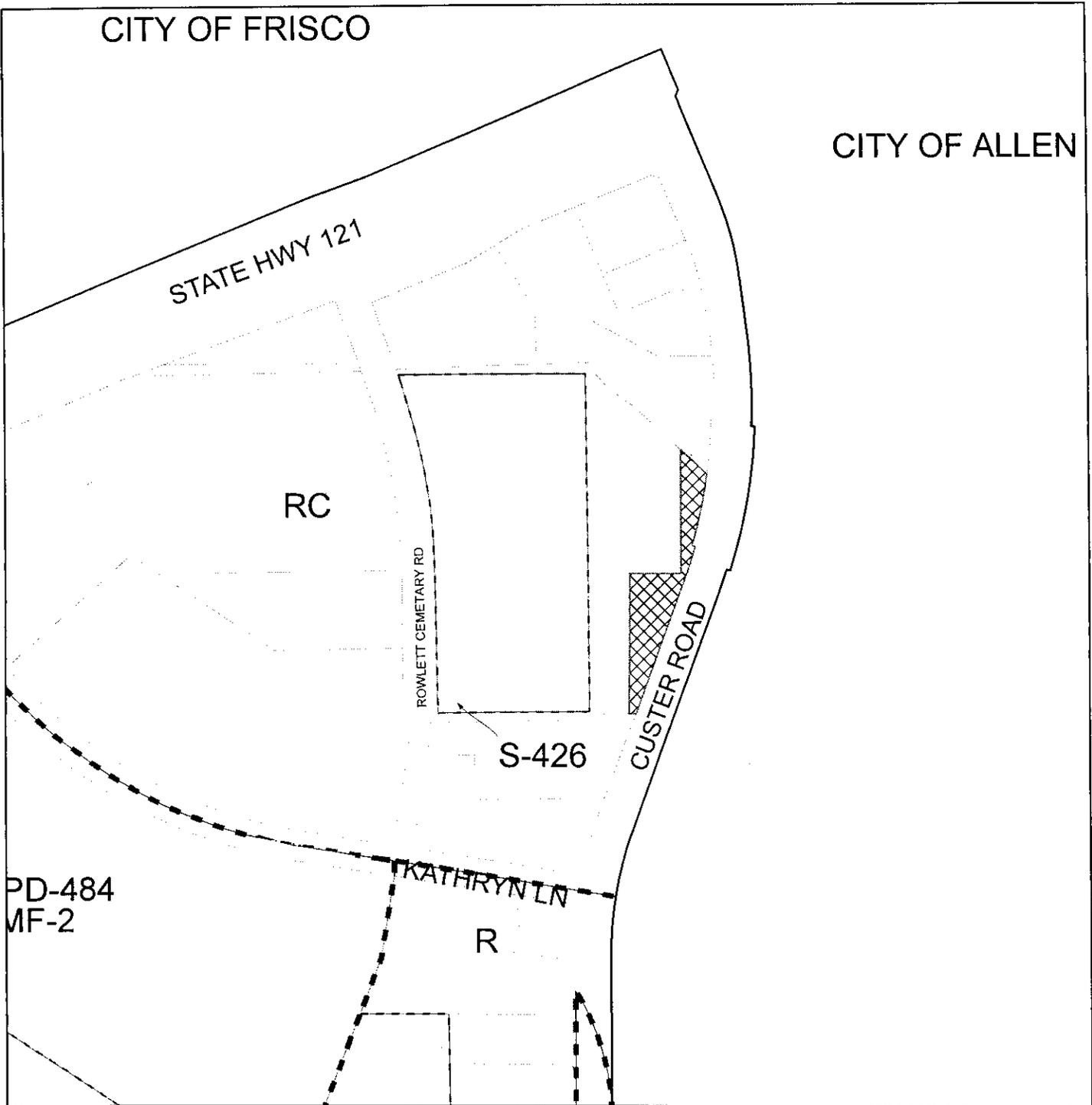
**GENERAL NOTES**

1. All utility lines shown on this plan are as shown on the latest available maps and records. The location and depth of all utility lines shall be determined and marked prior to construction.
2. All utility lines shall be protected and maintained in accordance with the applicable codes and regulations.
3. All utility lines shall be marked with reflective paint in accordance with the applicable codes and regulations.
4. All utility lines shall be marked with reflective paint in accordance with the applicable codes and regulations.
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11. All utility lines shall be marked with reflective paint in accordance with the applicable codes and regulations.
12. All utility lines shall be marked with reflective paint in accordance with the applicable codes and regulations.
13. All utility lines shall be marked with reflective paint in accordance with the applicable codes and regulations.

ITEM	DESCRIPTION	QUANTITY	UNIT
1	GRAVEL	1000	CU YD
2	CONCRETE	100	CU YD
3	STEEL	100	TON
4	PIPE	100	FT
5	BRICK	1000	1000
6	CEMENT	100	TON
7	SAND	1000	CU YD
8	AGGREGATE	1000	CU YD
9	PAINT	100	GAL
10	ROOFING	100	SQ YD
11	INSULATION	100	SQ YD
12	GLASS	100	SQ FT
13	DOORS	100	EA
14	WINDOWS	100	EA
15	FLOORING	100	SQ YD
16	CEILING	100	SQ YD
17	MECHANICAL	100	EA
18	ELECTRICAL	100	EA
19	PLUMBING	100	EA
20	PAINTING	100	SQ YD
21	LANDSCAPING	100	SQ YD
22	CONCRETE	100	CU YD
23	STEEL	100	TON
24	PIPE	100	FT
25	BRICK	1000	1000
26	CEMENT	100	TON
27	SAND	1000	CU YD
28	AGGREGATE	1000	CU YD
29	PAINT	100	GAL
30	ROOFING	100	SQ YD
31	INSULATION	100	SQ YD
32	GLASS	100	SQ FT
33	DOORS	100	EA
34	WINDOWS	100	EA
35	FLOORING	100	SQ YD
36	CEILING	100	SQ YD
37	MECHANICAL	100	EA
38	ELECTRICAL	100	EA
39	PLUMBING	100	EA
40	PAINTING	100	SQ YD
41	LANDSCAPING	100	SQ YD
42	CONCRETE	100	CU YD
43	STEEL	100	TON
44	PIPE	100	FT
45	BRICK	1000	1000
46	CEMENT	100	TON
47	SAND	1000	CU YD
48	AGGREGATE	1000	CU YD
49	PAINT	100	GAL
50	ROOFING	100	SQ YD
51	INSULATION	100	SQ YD
52	GLASS	100	SQ FT
53	DOORS	100	EA
54	WINDOWS	100	EA
55	FLOORING	100	SQ YD
56	CEILING	100	SQ YD
57	MECHANICAL	100	EA
58	ELECTRICAL	100	EA
59	PLUMBING	100	EA
60	PAINTING	100	SQ YD
61	LANDSCAPING	100	SQ YD
62	CONCRETE	100	CU YD
63	STEEL	100	TON
64	PIPE	100	FT
65	BRICK	1000	1000
66	CEMENT	100	TON
67	SAND	1000	CU YD
68	AGGREGATE	1000	CU YD
69	PAINT	100	GAL
70	ROOFING	100	SQ YD
71	INSULATION	100	SQ YD
72	GLASS	100	SQ FT
73	DOORS	100	EA
74	WINDOWS	100	EA
75	FLOORING	100	SQ YD
76	CEILING	100	SQ YD
77	MECHANICAL	100	EA
78	ELECTRICAL	100	EA
79	PLUMBING	100	EA
80	PAINTING	100	SQ YD
81	LANDSCAPING	100	SQ YD
82	CONCRETE	100	CU YD
83	STEEL	100	TON
84	PIPE	100	FT
85	BRICK	1000	1000
86	CEMENT	100	TON
87	SAND	1000	CU YD
88	AGGREGATE	1000	CU YD
89	PAINT	100	GAL
90	ROOFING	100	SQ YD
91	INSULATION	100	SQ YD
92	GLASS	100	SQ FT
93	DOORS	100	EA
94	WINDOWS	100	EA
95	FLOORING	100	SQ YD
96	CEILING	100	SQ YD
97	MECHANICAL	100	EA
98	ELECTRICAL	100	EA
99	PLUMBING	100	EA
100	PAINTING	100	SQ YD
101	LANDSCAPING	100	SQ YD
102	CONCRETE	100	CU YD
103	STEEL	100	TON
104	PIPE	100	FT
105	BRICK	1000	1000
106	CEMENT	100	TON
107	SAND	1000	CU YD
108	AGGREGATE	1000	CU YD
109	PAINT	100	GAL
110	ROOFING	100	SQ YD
111	INSULATION	100	SQ YD
112	GLASS	100	SQ FT
113	DOORS	100	EA
114	WINDOWS	100	EA
115	FLOORING	100	SQ YD
116	CEILING	100	SQ YD
117	MECHANICAL	100	EA
118	ELECTRICAL	100	EA
119	PLUMBING	100	EA
120	PAINTING	100	SQ YD
121	LANDSCAPING	100	SQ YD
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123	STEEL	100	TON
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125	BRICK	1000	1000
126	CEMENT	100	TON
127	SAND	1000	CU YD
128	AGGREGATE	1000	CU YD
129	PAINT	100	GAL
130	ROOFING	100	SQ YD
131	INSULATION	100	SQ YD
132	GLASS	100	SQ FT
133	DOORS	100	EA
134	WINDOWS	100	EA
135	FLOORING	100	SQ YD
136	CEILING	100	SQ YD
137	MECHANICAL	100	EA
138	ELECTRICAL	100	EA
139	PLUMBING	100	EA
140	PAINTING	100	SQ YD
141	LANDSCAPING	100	SQ YD
142	CONCRETE	100	CU YD
143	STEEL	100	TON
144	PIPE	100	FT
145	BRICK	1000	1000
146	CEMENT	100	TON
147	SAND	1000	CU YD
148	AGGREGATE	1000	CU YD
149	PAINT	100	GAL
150	ROOFING	100	SQ YD
151	INSULATION	100	SQ YD
152	GLASS	100	SQ FT
153	DOORS	100	EA
154	WINDOWS	100	EA
155	FLOORING	100	SQ YD
156	CEILING	100	SQ YD
157	MECHANICAL	100	EA
158	ELECTRICAL	100	EA
159	PLUMBING	100	EA
160	PAINTING	100	SQ YD
161	LANDSCAPING	100	SQ YD
162	CONCRETE	100	CU YD
163	STEEL	100	TON
164	PIPE	100	FT
165	BRICK	1000	1000
166	CEMENT	100	TON
167	SAND	1000	CU YD
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170	ROOFING	100	SQ YD
171	INSULATION	100	SQ YD
172	GLASS	100	SQ FT
173	DOORS	100	EA
174	WINDOWS	100	EA
175	FLOORING	100	SQ YD
176	CEILING	100	SQ YD
177	MECHANICAL	100	EA
178	ELECTRICAL	100	EA
179	PLUMBING	100	EA
180	PAINTING	100	SQ YD
181	LANDSCAPING	100	SQ YD
182	CONCRETE	100	CU YD
183	STEEL	100	TON
184	PIPE	100	FT
185	BRICK	1000	1000
186	CEMENT	100	TON
187	SAND	1000	CU YD
188	AGGREGATE	1000	CU YD
189	PAINT	100	GAL
190	ROOFING	100	SQ YD
191	INSULATION	100	SQ YD
192	GLASS	100	SQ FT
193	DOORS	100	EA
194	WINDOWS	100	EA
195	FLOORING	100	SQ YD
196	CEILING	100	SQ YD
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199	PLUMBING	100	EA
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201	LANDSCAPING	100	SQ YD
202	CONCRETE	100	CU YD
203	STEEL	100	TON
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205	BRICK	1000	1000
206	CEMENT	100	TON
207	SAND	1000	CU YD
208	AGGREGATE	1000	CU YD
209	PAINT	100	GAL
210	ROOFING	100	SQ YD
211	INSULATION	100	SQ YD
212	GLASS	100	SQ FT
213	DOORS	100	EA
214	WINDOWS	100	EA
215	FLOORING	100	SQ YD
216	CEILING	100	SQ YD
217	MECHANICAL	100	EA
218	ELECTRICAL	100	EA
219	PLUMBING	100	EA
220	PAINTING	100	SQ YD
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222	CONCRETE	100	CU YD
223	STEEL	100	TON
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225	BRICK	1000	1000
226	CEMENT	100	TON
227	SAND	1000	CU YD
228	AGGREGATE	1000	CU YD
229	PAINT	100	GAL
230	ROOFING	100	SQ YD
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233	DOORS	100	EA
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235	FLOORING	100	SQ YD
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237	MECHANICAL	100	EA
238	ELECTRICAL	100	EA
239	PLUMBING	100	EA
240	PAINTING	100	SQ YD
241	LANDSCAPING	100	SQ YD
242	CONCRETE	100	CU YD
243	STEEL	100	TON
244	PIPE	100	FT
245	BRICK	1000	1000
246	CEMENT	100	TON
247	SAND	1000	CU YD
248	AGGREGATE	1000	CU YD
249	PAINT	100	GAL
250	ROOFING	100	SQ YD
251	INSULATION	100	SQ YD
252	GLASS	100	SQ FT
253	DOORS	100	EA
254	WINDOWS	100	EA
255	FLOORING	100	SQ YD
256	CEILING	100	SQ YD
257	MECHANICAL	100	EA
258	ELECTRICAL	100	EA
259	PLUMBING	100	EA
260	PAINTING	100	SQ YD
261	LANDSCAPING	100	SQ YD
262	CONCRETE	100	CU YD
263	STEEL	100	TON
264	PIPE	100	FT
265	BRICK	1000	1000
266	CEMENT	100	TON
267	SAND	1000	CU YD
268	AGGREGATE	1000	CU YD
269	PAINT	100	GAL
270	ROOFING	100	SQ YD
271	INSULATION	100	SQ YD
272	GLASS	100	SQ FT
273	DOORS	100	EA
274	WINDOWS	100	EA
275	FLOORING	100	SQ YD
276	CEILING	100	SQ YD
277	MECHANICAL	100	EA
278	ELECTRICAL	100	EA
279	PLUMBING	100	EA
280	PAINTING	100	SQ YD
281	LANDSCAPING	100	SQ YD
282	CONCRETE	100	CU YD
283	STEEL	100	TON
284	PIPE	100	FT
285			

CITY OF FRISCO

CITY OF ALLEN



Item Submitted: PRELIMINARY PLAT

Title: DANCE STUDIO ON NORTH CUSTER ADDITION  
BLOCK A, LOT 1

Zoning: REGIONAL COMMERCIAL



○ 200' Notification Buffer



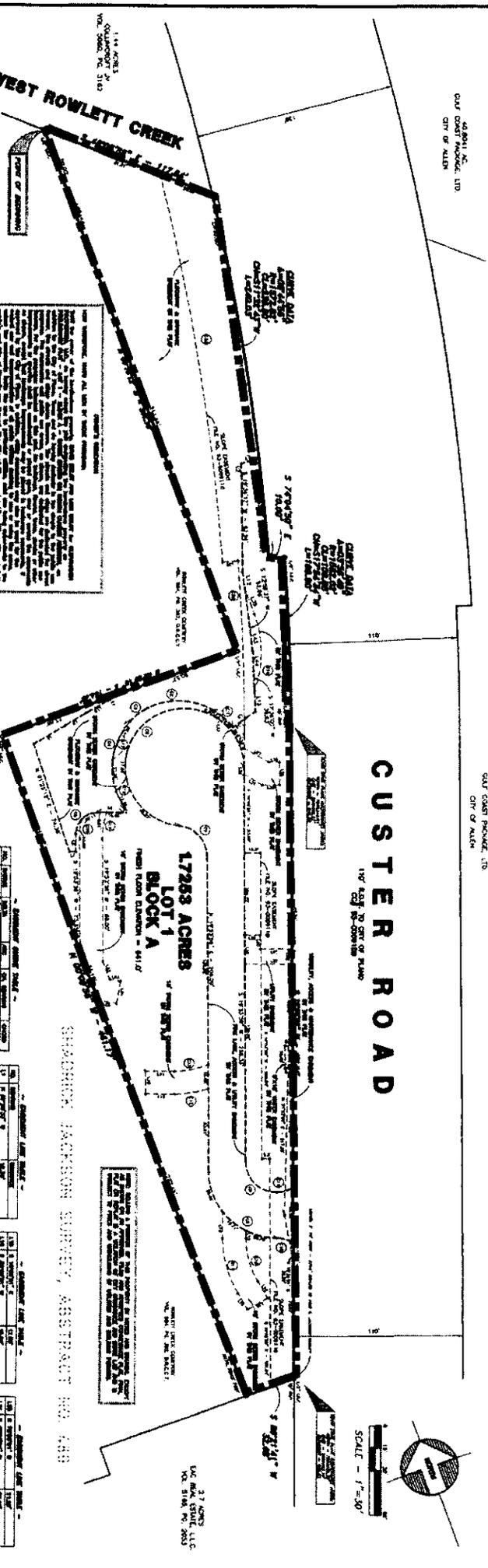
4.8941 AC  
CITY OF ALLEN

0.8741 AC  
CITY OF ALLEN

# CUSTER ROAD

11/7 ACRES TO CITY OF PLANO  
0.02 AC TO CITY OF ALLEN

## WEST ROWLETT CREEK



**GENERAL NOTES:**  
1. THE CITY OF ALLEN HAS REVIEWED THIS PLAN AND APPROVES THE SAME FOR THE CITY'S INTERESTS.  
2. THE CITY OF ALLEN DOES NOT WARRANT THE ACCURACY OF THE SURVEY OR THE INFORMATION CONTAINED HEREON.  
3. THE CITY OF ALLEN DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREON.  
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**OWNER'S CERTIFICATE**

NO.	NAME	ADDRESS	CITY	STATE
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
7	...	...	...	...
8	...	...	...	...
9	...	...	...	...
10	...	...	...	...

**OWNER'S CERTIFICATE**

NO.	NAME	ADDRESS	CITY	STATE
11	...	...	...	...
12	...	...	...	...
13	...	...	...	...
14	...	...	...	...
15	...	...	...	...
16	...	...	...	...
17	...	...	...	...
18	...	...	...	...
19	...	...	...	...
20	...	...	...	...

**OWNER'S CERTIFICATE**

NO.	NAME	ADDRESS	CITY	STATE
21	...	...	...	...
22	...	...	...	...
23	...	...	...	...
24	...	...	...	...
25	...	...	...	...
26	...	...	...	...
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28	...	...	...	...
29	...	...	...	...
30	...	...	...	...

**OWNER'S CERTIFICATE**

NO.	NAME	ADDRESS	CITY	STATE
31	...	...	...	...
32	...	...	...	...
33	...	...	...	...
34	...	...	...	...
35	...	...	...	...
36	...	...	...	...
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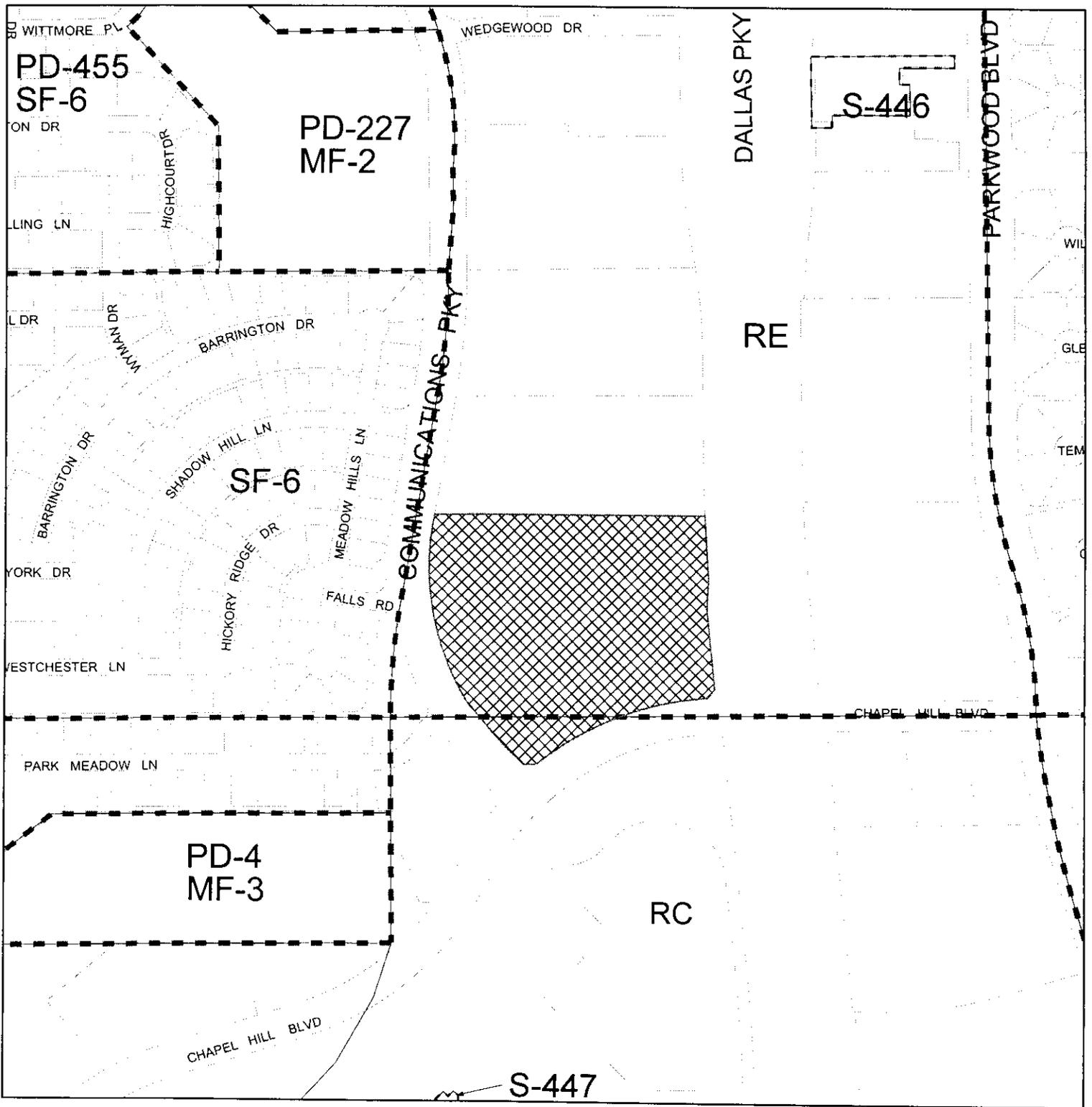
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THE CITY OF ALLEN DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREON.

SEPTEMBER 25, 2006\*

**PRELIMINARY PLAT**  
1.7263 ACRES OF LAND  
LOT 1 IN BLOCK A  
DANCE STUDIO ON NORTH CUSTER ADDITION  
SHADRICK JACKSON SURVEY ABSTRACT NO. 489  
CITY OF PLANO, COLLIN COUNTY, TEXAS

3.7 ACRES  
DANCE STUDIO, LLC  
PO BOX 2053  
ALLEN, TEXAS 75009



Item Submitted: PRELIMINARY SITE PLAN & CONCEPT PLAN

Title: PARKWAY CENTRE ADDITION, PHASE 5  
BLOCK C, LOTS 5, 6 & 7

Zoning: REGIONAL EMPLOYMENT &  
REGIONAL COMMERCIAL



○ 200' Notification Buffer





CITY OF PLANO  
PLANNING & ZONING COMMISSION

October 2, 2006

**Agenda Item No. 6**

**Public Hearing:** Comprehensive Plan Revision

**Applicant:** City of Plano

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**DESCRIPTION:**

Request to amend the Utilities Element of the Comprehensive Plan.

**REMARKS:**

This update of the Utilities Element continues with the more visionary, less detailed format established in 2004. It is the seventh element to be updated since the new format was instituted.

The updated Utilities Element is organized around three "Major Themes": (1) Livable City, (2) City of Organized Development, and (3) City in Transition. A section of this document is devoted to each of the major themes. Each section includes key factors relating to the theme with objectives and strategies to address them.

This element has changed from the last update completed in November 1999. There is increased focus on system maintenance instead of system expansion. More emphasis is placed on water conservation, storm water management, and erosion control. Additional information has been provided regarding private utilities and energy resources.

Some of the key components of this update are:

- Utility Services - The variety of utility services and providers are described and defined in context with each of the three themes.
- Utility Rates - Plano's rates are comparable with other cities in the Metroplex. The city's sewer rates tend to run higher due to the increased costs in removing waste byproducts from wastewater and returning it to sources cleaner than it was removed. The role of the Public Utility Commission of Texas is also presented.

- Water Conservation - With continued growth of the Metroplex and adverse experiences with weather extremes, water conservation for the North Texas region will be of the utmost importance. Though the current “take or pay” system in place with the North Texas Municipal Water District does not encourage water conservation, it is intended to ensure that cities will have an adequate supply of water to meet resident’s needs.
- Infrastructure Maintenance and Replacement - Most of Plano’s water and sewer system was constructed over the last 25 years. As the system ages, it will be important for the city to continue to identify segments that require upgrading and to develop a maintenance plan to continue the delivery of quality services.
- Private Utilities - Private utilities provide services to Plano residents that enhance the quality of life of city residents. These businesses have a franchise agreement to operate within the city. Plano has a Comprehensive Right-of-Way Management Ordinance that regulates private utilities with service delivery equipment within the public rights-of-way.
- Changing Development Trends - Most of the land remaining for development in Plano is for nonresidential uses. There is an overabundance of land zoned for office and retail uses. The demand for residential development is quite high. It is not unreasonable to assume that some of this land will be rezoned to allow for residential uses. This may require upgrading of the existing sewer system in the area to accommodate more people.
- Impact Fees - All money generated from impact fees must be used to provide services to new development. With 95% of the city’s water and sewer system in place, the desirability of continuing the Impact Fee Program must be considered. The elimination of the program could make Plano more competitive with surrounding cities in attracting future development.
- Long Range Water Supply Plans - The North Texas Municipal Water District has plans to acquire more water to meet the needs of the growing North Dallas region.
- Storm Water Management - Storm water in urban areas entering into the local drainage system is becoming a major issue. Local governments must follow federal mandates on storm water flowing into streams, rivers, and lakes to prevent erosion of stream banks and flooding.
- Erosion Control - Plano has an Erosion Control Ordinance. The ordinance provides guidelines to contractors to ensure that soil and pollutants from construction sites do not leave the area. It will be important to continue to enforce and monitor the effectiveness of this program in conjunction with storm water management efforts.
- Private Utility Trends - The city must continue to evaluate the effectiveness of its Comprehensive Right-of-Way Management Ordinance in accordance with technological advances in the delivery of utility services.

- Energy Resources - Fossil fuel resources are limited. It is important that Plano work with other cities in the Metroplex to encourage the use of alternative energy resources and means of transportation.

### **Utility Maps**

A total of 95% of the utility system is in place. Due to this fact, maps of the water and sewer system along with drainage basins will not be included with this update.

### **RECOMMENDATION:**

Recommended for approval as submitted.

# COMPREHENSIVE PLAN UTILITIES ELEMENT

## PURPOSE

The Utilities Element guides decision making regarding issues related to utility services and infrastructure. The element identifies the key factors, trends and issues affecting utilities and establishes objectives and strategies to address them.

## MAJOR THEMES

### **Theme I – Livable City**

“Livable City” focuses on the importance of access and safety of utilities such as water, sewer, communications and electricity that enhance the quality of life of the Plano residents. These services may sometimes be taken for granted and noticed only when they are lacking, but they are a necessary part of our daily lives.

### **Theme II – City of Organized Development**

The City of Organized Development section identifies the utility services found in Plano, the type of services they provide and how the services are delivered. Current issues facing the provision of utility services are addressed as well.

### **Theme III – City in Transition**

Plano is undergoing a change in development trends. The city is transitioning from a time of growth to full development. With 95% of water and sewer infrastructure in place, there will be less reliance on impact fees to fund new facilities. The city’s focus will shift from the provision of new facilities to the maintenance and replacement of the existing infrastructure. Changes in the energy utilities industry and Plano’s approach in addressing federal storm water mandates will also be presented in this section.

## THEME I – LIVABLE CITY

### **Key Factors**

#### **Utility Services**

Utility services are a key factor in the quality of life of a city. The provision of potable water, the proper treatment of wastewater and an adequate storm water system contribute to the health, safety and welfare of the residents. Communications, electric and natural gas are essential necessities for homes and businesses. The City of Plano provides water, sewer and storm water services while private utilities offer communications and energy services.

Where possible, the City of Plano should encourage private utilities to provide residents and businesses the latest products and service options available. Innovation in technology could mean physical changes in how service is delivered to customers. This may require coordination efforts between the city and the private utility service providers when new service delivery technology replaces the current system within city rights-of-way.

### Utility Rates

The City of Plano charges a fee for providing potable water, sewer (wastewater) and storm water services to residents and businesses. The revenues generated from the fees are used to cover the costs of providing utility services. It is important that the rates are competitive with other cities and yet cover the cost of service delivery. Table 1 contains an example of utility rates for water and sewer services for 10,000 gallons. The cities selected for the survey were either similar in size to Plano and or in close proximity to the city.

**Table 1**  
**Water and Sewer Rates for Selected Metroplex Cities**  
**2005-2006 Fiscal Year (based on ¾ inch meter)**

City	Water	Sewer	Total
Allen	\$28.53	\$25.22	\$53.75
Arlington	\$34.25	\$28.75	\$63.00
Dallas	\$22.17	\$34.56	\$56.73
Frisco	\$28.01	\$22.26	\$50.27
Garland	\$29.02	\$27.54	\$56.56
McKinney	\$32.00	\$34.16	\$66.16
Mesquite	\$29.40	\$28.40	\$57.80
<b>Plano</b>	<b>\$20.29</b>	<b>\$36.39</b>	<b>\$56.68</b>
Richardson	\$28.95	\$20.89	\$49.84

Sources: Water and Sewer Rates from websites of all cities listed in Table 1

The findings from the survey indicated that Plano had the lowest rate for water and the highest rate for sewer services in the above example. When water and sewer services are added together for a billing statement, the city's rates are in the middle of group. This indicates that Plano's utility rates are comparable with other cities in the Metroplex.

The objective of wastewater treatment is to produce a clean effluent suitable for discharge back into the environment. Wastewater treatment incorporates physical, chemical and biological processes to treat and remove chemical and organic contaminants from sewage. One of the most costly processes is the removal of solid wastes from the water in the form of trash or sludge.

The Texas Public Utilities Commission (PUC) regulates the rates charged by private sector communication and electric utility service providers in the state. In Texas, electric generation, with the exception of electric cooperatives, is deregulated and operates as a free market while the wire infrastructure component remains regulated. The goal of the agency is to protect customers, foster competition and promote high quality infrastructure for utility service delivery. Quality infrastructure and utility services at affordable rates make Texas an attractive state for businesses. A private utility company must receive approval from the PUC before changing rates for service provision.

### **Objectives for Theme I – Livable City**

- Provide for adequate public and private utility services to meet the need of city residents and businesses.

- Offer utility rates that are competitive with those in other cities throughout the region while covering the cost of service provision.

### **Strategies for Theme I – Livable City**

- Complete the water and sewer system so that there are no gaps in service delivery.
- Work with private utility providers to ensure that ordinances and polices can accommodate innovative service technologies.
- Monitor Plano’s water and sewer service rates to ensure competitiveness with other cities in the area.

## **THEME II – CITY OF ORGANIZED DEVELOPMENT**

### **Key Factors**

#### **Utility Service Providers**

There are a variety of utility services within Plano. The city provides water and wastewater (sewer) services and storm water drainage through a system of underground pipes, above ground water towers, pumps and lift stations (used to transport water/sewer uphill), along with inlets and drains to collect and transport storm water runoff. Plano purchases water and wastewater treatment services from the North Texas Municipal Water District (NTMWD).

Since the deregulation of electric services, residents and businesses in areas of the city not served by CoServ (an electric cooperative) can choose from a variety of providers such as Green Mountain, Oncor and Reliant Energy for electricity. However, TXU Electric Delivery along with CoServ still provide the infrastructure (wires, poles, towers and under ground conduit) to deliver electricity to customers. Atmos Energy and CoServ provide natural gas services to Plano residents and businesses. Service delivery is similar to that of water by use of underground transmission and distribution pipes.

AT&T, Time-Warner, Grande Communications and Verizon are the most common among the numerous communication services providers. Telephone service is delivered in several formats; cellular service, voice over internet protocol (VOIP) and traditional service. Cellular service uses communication towers, electrical transmission towers and water towers to place antennas for service delivery. These facilities are located throughout the city. Land lines are serviced through fiber optic and copper wire cables along with cable television and internet services. Most of the services are delivered through subsurface cables. Aerial cables are co-located on utility poles.

#### **Water Conservation**

NTMWD provides water and wastewater treatment along with solid waste disposal services for 1.5 million people in over 60 cities and utility districts. Plano is one of thirteen member cities of NTMWD. Member cities have a “take or pay” system for acquiring water. The maximum amount of water that has been delivered to the city in any one year becomes the minimum amount the city must “take or pay” for the next year. Sometimes, cities do not use all of the water assigned within the contract. If this is the case the city can receive a partial rebate on the unused water; however, the contractual minimum does not change. Though this system can make it difficult for cities to encourage residents to conserve water, it is kept in place to ensure that cities have

adequate supply to meet consumer demand. Given recent concerns about water availability, especially during drought periods, and the importance of local and regional water resources, member cities should continue to evaluate the practicality of continuing the “take or pay” system.

Resources to supply the water needs of the Metroplex are an ongoing concern due to continued population growth of the region and weather extremes. Residents and businesses should be encouraged to conserve water where possible. About half of all water consumed is used for landscaping irrigation. Where possible, the use of native plants and those adapted to the North Texas region should be encouraged. Also, education and awareness programs are necessary to inform businesses and residents about the amount of water and practices necessary to sustain landscaping. Excessive watering can have a major impact on the supply.

#### Infrastructure Maintenance and Replacement

Most of Plano’s water, sewer and storm water infrastructure were constructed in the 1980s and 1990s. It is important to determine the useful lifespan of the utility infrastructure. A maintenance and replacement plan is necessary to repair existing facilities on a regular basis. The plan would help to reduce the cost of maintenance and replacement of utility infrastructure in three ways. First, the repairs would occur before the useful lifespan of the system expires. Service delivery could continue without major interruptions. Second, upgrading a smaller portion of the system on a regular basis is much less expensive than trying to replace the entire system at once. Finally, older portions of the storm water infrastructure were installed using lesser criteria than those currently applied. New sections of the system with increased capacity could move storm water more efficiently and increase public safety by reducing overflow at inlets and flooding.

#### Private Utilities

The City of Plano allows private utility companies to locate service delivery facilities within the public rights-of-way. Some utilities are required to have a franchise agreement in order to provide services within the city for a fee. Plano has a Comprehensive Right-of-Way Management ordinance that regulates all construction within the city’s rights-of-way. The ordinance provides for consistency, ensures public safety and mitigates inconvenience in the use of alleyways, sidewalks and streets due to construction work within the city’s rights-of way.

Plano will need to stay abreast of service delivery innovations and impact on the Comprehensive Right-of-Way Management Ordinance. This will require continuous coordination efforts with private utility companies.

Plano has also established development standards that are used to regulate the location of telecommunication towers. The purpose of the regulations is to enhance the ability of telecommunications companies to provide services safely and efficiently. The regulations also help to mitigate the aesthetic impact of the towers on the community.

#### **Objectives for Theme II – City of Organized Development**

- Provide and maintain safe, effective water, sewer and storm water systems with adequate capacities to serve the city’s current and future needs.
- Systematically improve and replace the water, sewer and storm water infrastructure to ensure ongoing service.

- Encourage city residents and businesses to conserve water.
- Maintain a fair and equitable system of regulatory control over private utilities placed within the city's rights-of-way.

### **Strategies for Theme II – City of Organized Development**

- Develop and implement a planned maintenance schedule with a one to two year horizon for upgrading and maintaining the water, sewer and storm water system.
- Educate property owners on how to conserve water and sustain landscaping by providing educational materials within utility bills and on the city's website. Also, provide seminars on sustainability practices.
- Update the Right-of-Way Management Ordinance as needed to address service delivery innovations.

## **THEME III – CITY IN TRANSITION**

### **Key Factors**

#### **Changing Development Trends**

Less than 20% of all land in Plano is undeveloped. The percentage of undeveloped land zoned for residential uses is less than 5%. The Dallas-Fort Worth Metroplex is expected to grow by over 4 million people by 2030. There is an excess amount of land zoned for nonresidential uses and it is reasonable to rezone some of it for residential development. Residential development on properties originally zoned for commercial uses will have the greatest impact on sanitary sewer (wastewater) capacity. Upgrades in certain locations may be necessary.

Water infrastructure is not affected in the same way. The water system has been designed to accommodate fire emergencies. As a result, the capacity of water systems exceeds use resulting from both residential and nonresidential development.

#### **Impact Fees**

Providing city services to new development can be expensive. The State of Texas allows cities to charge impact fees to developers to help offset some of the cost of constructing infrastructure to serve new developments. The City of Plano charges impact fees for water and sewer infrastructure. Texas state statutes require that revenue generated from the fees must be used towards the cost of building new infrastructure. It cannot be used to upgrade or replace an existing facility to serve new development. Plano's Impact Fee program was last updated in 2003 and the fees charged remained unchanged from the previous update completed in 1999. State statutes require that the program be updated again in 2008.

The statute requires that each city estimate future land use and intensity and then calculate the costs of new infrastructure needed to accommodate development. Cities cannot charge developers more than the maximum amount calculated to provide the necessary infrastructure. Plano does not charge the maximum fee since new development is expected to help pay for the improvements over time.

With the next update, the city should consider the relevancy of continuing the impact fee program beyond 2008. The reasoning behind the consideration is two-fold. First, nearly the entire water and sewer system is in place, with only 5% still left to construct.

Second, the elimination of the impact fees program could be an economic development incentive for Plano. This could make the city more attractive for future development as Plano competes with growing cities that have impact fee programs in place.

#### Long Range Water Supply Plans

Future supply of water will become an increasingly important issue due to continued population growth and weather extremes. Member cities of the North Texas Municipal Water District (NTMWD) will need to work with the organization to ensure there is enough water to meet the region's needs.

The NTMWD has four projects underway to meet future water needs. The first two projects address short term demand. The first project was obtained in 2006 through the purchase of 18,000 acre-feet/year of water from the Greater Texoma Utility Authority from Lake Texoma. The facilities and pipelines are in place for immediate use of the water. The second supply of water was obtained in October 2005. This plan involves 50,000 to 80,000 acre-feet/year of water from the Sabine River Authority. The water is from the upper Sabine River Basin that includes Lake Tawakoni and Lake Fork. Facilities and pipelines are under design and construction could begin in late 2006. This water supply should be available by 2008.

The second set of projects involves the submittal of applications for additional water resources in the near future. The first application is a water rights permit from the Texas Commission on Environmental Quality (TCEQ) and the United States Corps of Engineers. Approval of the permit is expected within the next 12 months. This would include an additional 113,000 acre-feet/year of water from Lake Texoma. The second application is for a water rights permit from TCEQ for the East Fork Reuse Project that will initially produce 80,000 acre-feet/year of water for NTMWD. This project involves the construction of a 1,800 acre wetland along the East Fork of the Trinity River in Kaufman County. Land has been acquired for the project while the permit process, design and construction are moving forward. Ultimately, the amount of water resulting from the East Fork Reuse project would be equal to that of Lake Lavon and should be available in 2008 if the permit is approved.

Another issue impacting adequate water supply are delivery points. Plano has currently five delivery points for water entering the city's system. Additional delivery points should be considered, particularly in the western part of the city to address temporary system problems that may occur during an emergency. The city may need to consider an arrangement with another water source in an emergency situation where NTMWD is unable to provide water. If an emergency would occur, the city has 84 million gallons of water in storage tanks. Residents would be asked to stop all landscaping irrigation and conserve water until service is restored.

#### Storm Water Management

In 1990, the federal government mandated local communities to manage storm water runoff and improve the quality of discharged water entering the natural drainage system. Increased amounts of water are flowing into natural drainage areas due to more land covered by impervious surfaces. This includes roofs of structures and parking lot and roadway pavement that do not allow the ground to absorb water generated from a storm. The excess water collected from urban areas flows into inlets and storm drains that eventually empty into rivers and streams. The increased amount of water can cause flooding of low lying areas and erosion of stream banks.

Another issue of storm water runoff is pollution. The water collects oil, chemicals, fertilizer and pesticides from agricultural areas, landscaping, roof tops and pavement. All of these pollutants enter into the natural drainage system and negatively impact the quality of water in the streams. That same water eventually flows into area reservoirs and is used for drinking, bathing and preparing food.

The City of Plano has adopted a storm water management plan and has a permit with the Environmental Protection Agency (EPA). Each year, the city provides a report to the Texas Commission on Environmental Quality (TCEQ) on its activities to manage storm water and improve water quality in creeks and lakes. This report is a requirement of the permit with EPA.

Plano is also working with the North Central Texas Council of Governments (NCTCOG) on a regional management plan for storm water. The city, in conjunction with other local jurisdictions, participated in the development of NCTCOG's development of the Integrated Storm Water Management Manual (ISWM). The manual addresses water quantity, water quality and stream bank erosion issues.

#### Erosion Control

Plano has an Erosion Control Ordinance. This regulation has been in existence since the early 1990s with the last update approved by City Council on June 1, 1998. The focus of the ordinance is to reduce and limit the amount of erosion and sedimentation resulting from construction activities. An erosion control plan is required for any land disturbing activity 5,000 square feet or greater in area within Plano. The plan shows the contractor how to control erosion /runoff from the construction site and is prepared in coordination with state permit requirements.

The Texas Pollutant Discharge Elimination System (TPDES) permit program is administered by the TCEQ through an agreement with EPA. The EPA still exercises oversight authority over the state and local jurisdictions on storm water issues. Larger construction sites also require state permit coverage and preparation of a Storm Water Pollution Prevention Plan (SW3P). This is for all construction sites greater than one acre in size. Sites over five acres must also submit a \$100 application fee to the TCEQ. The TPDES permit program is in place to ensure that sediment and chemicals used at construction sites such as concrete, paint, solvents and hydrated lime do not leave the area and get into the natural drainage system.

#### Private Utility Trends

More utility services are becoming deregulated due to the increased number of businesses providing similar services. The deregulation of utilities can lead to further research and development regarding type of services provided and innovations on service delivery.

An example of deregulation is telecommunications. The communications industry has been deregulated for some time. This has led to service delivery innovations such as wireless telephone services and the bundling of traditional land line telephone services with cable television and internet. The results are mixed. Plano has had to develop regulations involving the placement and height of cell towers to balance the need of such facilities with community design and aesthetics. On the positive side, the innovation of

three communication services bundled into one conduit means fewer cables in the public rights-of-way along Plano's streets.

### Energy Resources

As more nations industrialize and rely primarily on fossil fuels for energy resources, supplies are becoming scarcer. The result has been less fuel available for consumption at higher prices. This situation could impact future urban development growth patterns in the Metroplex. Outward expansion may be severely impacted by rising transportation fuel costs.

Another issue regarding fossil fuels is the generation of electricity. The Metroplex already consumes more electricity than it can generate. There is a need for additional electric generating facilities. Most electricity is made through use of coal. This is a finite resource that when consumed, can cause air quality problems. The region is already considered a non attainment area for ozone pollution by the EPA.

It will be important for Plano to work with other cities in the Metroplex to develop solutions that would encourage residents to use alternative means of transportation that would reduce fuel costs, consumption of energy resources dependent on fossil fuels and improve air quality. Examples include the use of bicycle, walking, mass transit and hybrid vehicles for transportation and solar power, wind generation and geothermal energy for energy needs. Future studies are needed to determine potential innovative technologies that can harness these energy sources more efficiently. Though these alternative energy resources may never fully replace fossil fuels, they could help to slow down the use of these resources and improve air quality by decreasing reliance on them.

### Objectives for Theme III – City in Transition

- Determine the desirability of continuing the Impact Fee program.
- Ensure that Plano has the supply of water needed to meet long term needs.
- Balance sanitary sewer capacity with long term land use requirements.
- Protect creeks, public and private property from the consequences of excess storm water runoff.
- Ensure that the city has temporary water connections to address emergencies.
- Meet the goals and objectives of Plano's storm water management plan.
- Continue participation in regional efforts to establish storm water best management practices.
- Promote multi-jurisdictional efforts aimed at providing for adequate long term energy supplies to serve the region and protect its natural environment.
- Promote multi-jurisdictional efforts to meet EPA standards for air and water quality.

### Strategies for Theme III – City in Transition

- Use the study of the water and wastewater system conducted at time of the impact fee update to determine desirability of continuation of the program.
- Assess the ability of the sewer system to handle residential uses at locations rezoned for housing. Identify changes required to the existing system to accommodate residential uses.
- Work with other water supply systems to ensure alternative sources of water in emergency situations.

- Implement the city's storm water management plan, monitor its effectiveness and refine as needed.
- Continue enforcement of Plano's Erosion Control Ordinance.
- Provide annual reports of Plano's storm water management to the regulating authorities.
- Continue participation in the development and implementation of NCTCOG's Integrated Storm Water Manual.
- Work with other jurisdictions to study the impact of future growth on long term energy needs.
- Evaluate alternative transportation options for the Metroplex along with other cities and counties in the region to improve air quality.

CITY OF PLANO  
PLANNING & ZONING COMMISSION

October 2, 2006

**Agenda Item No. 7A**

**Public Hearing:** Zoning Case 2006-22

**Applicant:** Kiddin' Around Property Management Corporation

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**DESCRIPTION:**

Request for a Specific Use Permit for Day Care Center on one lot on 0.1± acre located 110± north of Chapel Hill Boulevard and 1,418± feet east of Midway Road. Zoned Regional Commercial.

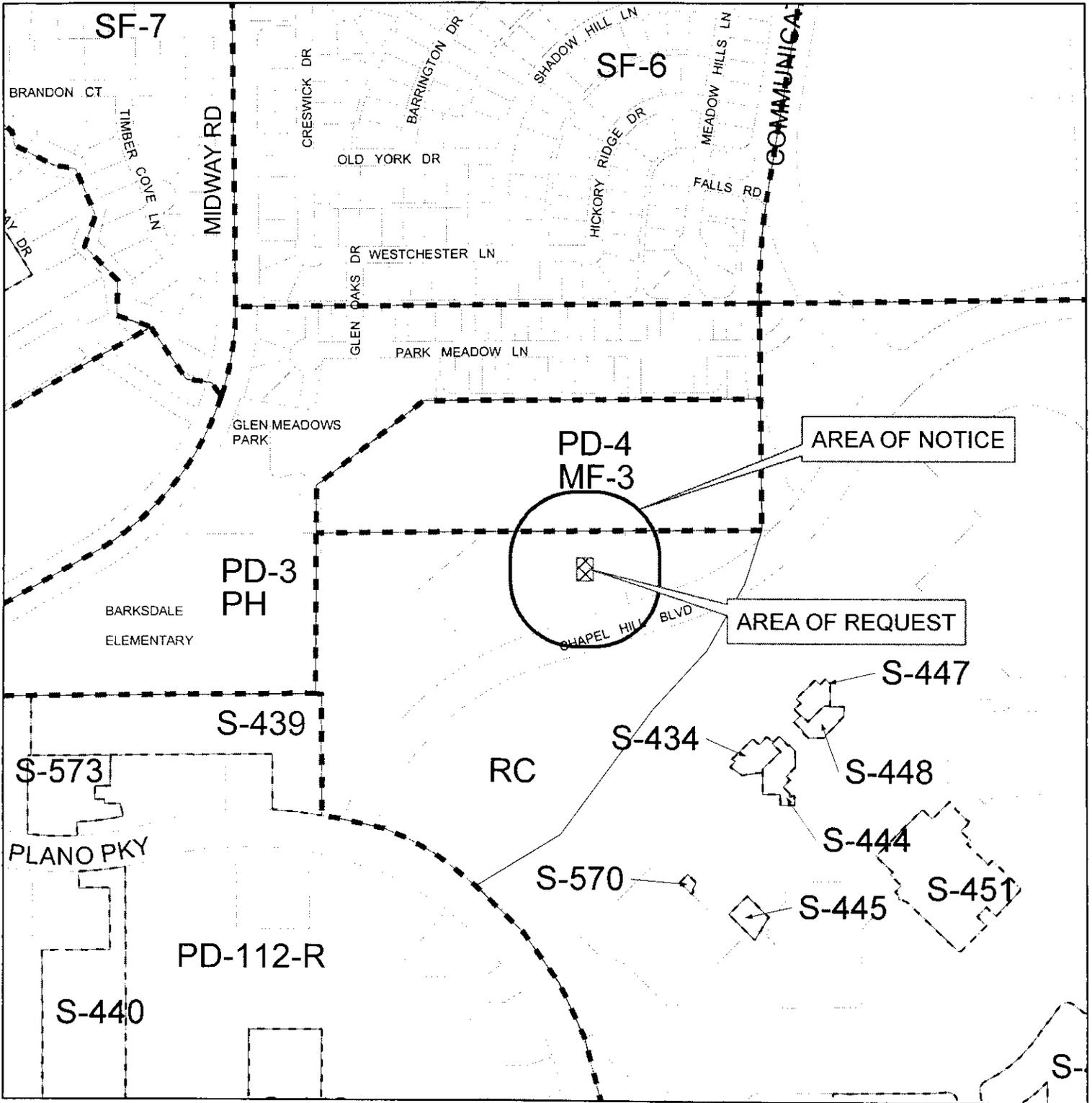
**REMARKS:**

The request is for a Specific Use Permit (SUP) for Day Care Center within a lease space in a medical office building. Because the medical office development does not have any open space, the applicant has asked for a waiver of the outdoor play space requirement. The Zoning Ordinance requires that a day care center provide outdoor play space; however, the Planning & Zoning Commission may waive the requirement for outdoor play space if day care is provided for less than four hours per day for an individual person. The applicant plans to operate a "drop-in" day care and will not offer care for more than four hours. The applicant has provided data to the Commission stating that they intend to provide approximately 40% of the lease space as active play area so the children will be able to get plenty of exercise within the building. Additional information about the site is provided in Agenda Item No. 7B: Revised Site Plan for The Shops at Willow Bend, Block 2, Lot 3.

**RECOMMENDATION:**

Recommended for approval subject to:

1. The Planning & Zoning Commission waiving the requirement for outdoor play space.
2. Day care shall be provided for less than four hours per day for an individual person. However, the day care facility may operate multiple sessions of four hours or less in length.



Zoning Case #: 2006-22

Existing Zoning: REGIONAL COMMERCIAL



○ 200' Notification Buffer



September 26, 2006

MEMO TO: Christina Day

FROM: Jeff Jones

RE: Kiddin' Around Playcare Space Percentages

Dear Christina,

Per our conversation, I have taken a look at our existing facilities floor plans and the following should give a fairly accurate display of our layout:

Single Use Area (i.e. kitchen, bathrooms, office) = 25%

Movie Room, Video Game Area & Infant Room = 35%

Active Play Area = 40%

I hope this helps to put it into perspective. Please call me if you have any additional questions.

Best,

Jeff Jones, President  
Kiddin' Around Property Management Corp.

REPLY FORM

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

RECEIVED  
SEP 15 2006  
PLANNING DEPT.



Dear Commissioners:

This letter is regarding Zoning Case 2006-22. The property is on one lot on 0.1± acre located north of Chapel Hill Boulevard, 1,418± feet east of Midway Road. The requested zoning is Specific Use Permit for a Day Care Center. A Day Care Center is a facility that provides care, training, education, custody, treatment, or supervision for 13 or more children for less than 24 hours per day. The purpose and intent of a Specific Use Permit is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-22.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-22.

This item will be heard on **October 2, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

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

JOHN B. JONES  
Name (Please Print)

John B. Jones  
Signature

6205 CHAPEL Hill Blvd  
Address  
Suite 500

9/12/06  
Date

CDD  
Plano, TX 75093  
(972) 378-7366

REPLY FORM

RECEIVED

SEP 18 2006

PLANNING DEPT

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



Dear Commissioners:

This letter is regarding Zoning Case 2006-22. The property is on one lot on 0.1± acre located north of Chapel Hill Boulevard, 1,418± feet east of Midway Road. The requested zoning is Specific Use Permit for a Day Care Center. A Day Care Center is a facility that provides care, training, education, custody, treatment, or supervision for 13 or more children for less than 24 hours per day. The purpose and intent of a Specific Use Permit is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established.

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

  J   I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-22.

       I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-22.

This item will be heard on **October 2, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

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

Albert Pang  
Name (Please Print)

[Signature]  
Signature

6209 Chapel Hill Blvd #100  
Address Plano 75093

9-13-06  
Date

CDD

CITY OF PLANO  
PLANNING & ZONING COMMISSION

October 2, 2006

**Agenda Item No. 7B**

**Revised Site Plan:** The Shops at Willow Bend, Block 2, Lot 3

**Applicant:** Kiddin' Around Property Management Corporation

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**DESCRIPTION:**

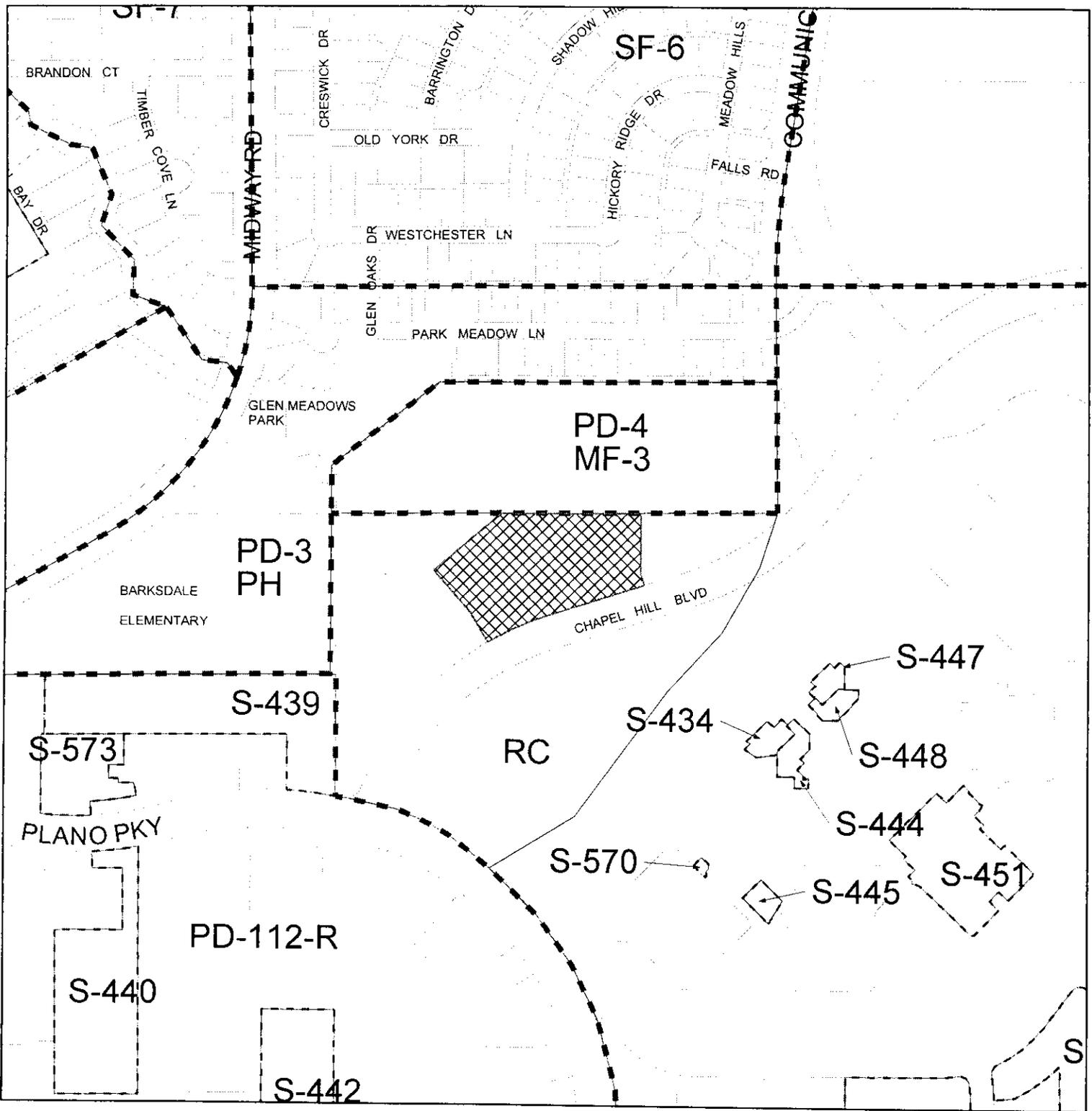
A day care center and medical offices on one lot on 3.7± acres located on the north side of Chapel Hill Boulevard, 1,418± feet east of Midway Road. Zoned Regional Commercial. Neighborhood #40.

**REMARKS:**

The purpose of the revised site plan is to show the additional use of a day care center on site. The proposed day care center is not within 300 feet of gasoline pumps or underground storage tanks. Passenger loading and unloading areas are adequate for a day care center with a four-hour time limitation, since drop-off times should be more evenly distributed than a traditional day care center. The medical office complex provides parking beyond what is required for a day care center.

**RECOMMENDATION:**

Recommended for approval subject to City Council approval of Zoning Case 2006-22.



Item Submitted: REVISED SITE PLAN

Title: THE SHOPS AT WILLOW BEND  
BLOCK 2, LOT 3

Zoning: REGIONAL COMMERCIAL



○ 200' Notification Buffer





CITY OF PLANO  
PLANNING & ZONING COMMISSION

October 2, 2006

**Agenda Item No. 8**

**Public Hearing:** Zoning Case 2006-23

**Applicant:** FTL Associates, Ltd.

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**DESCRIPTION:**

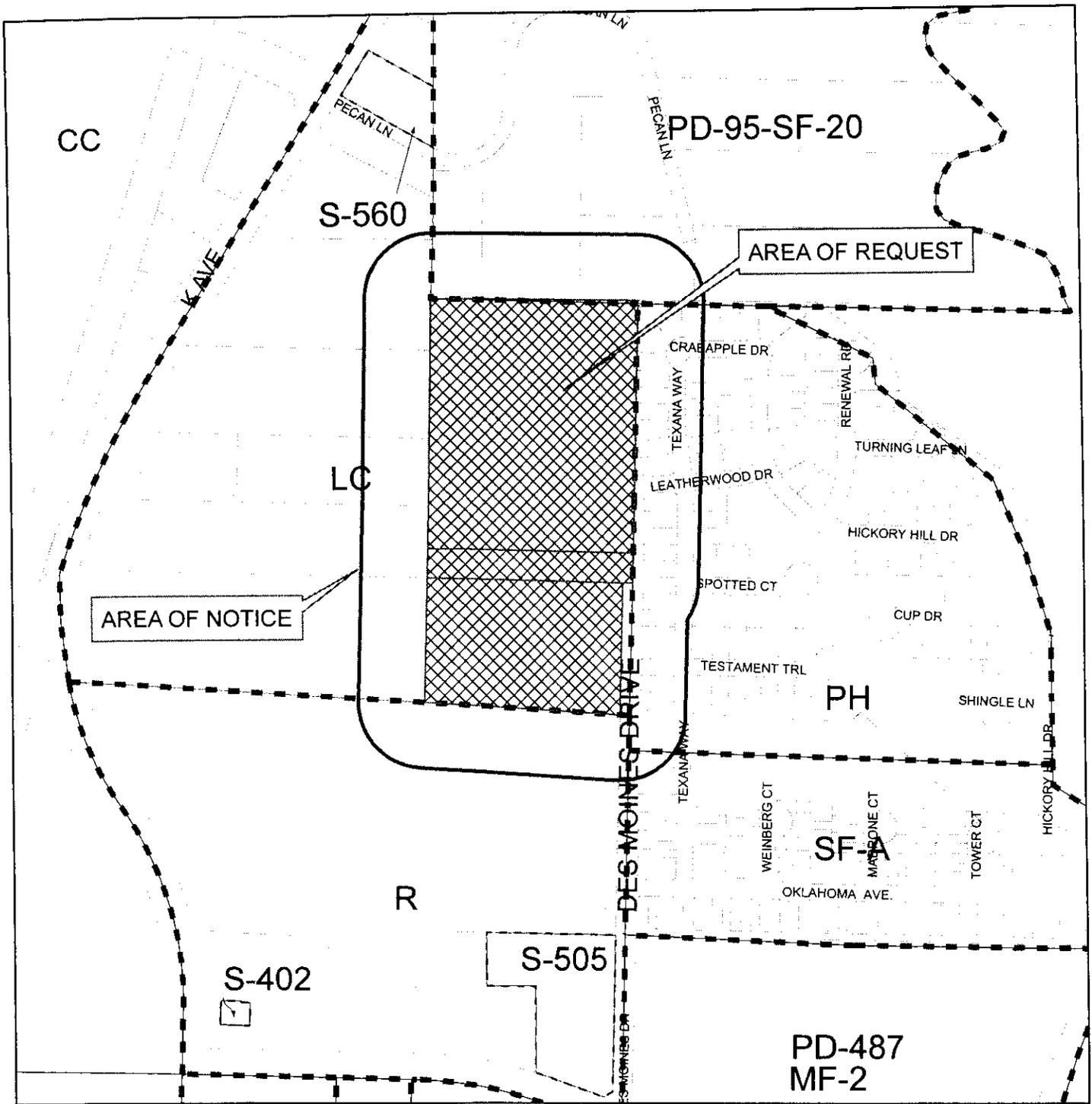
Request to rezone 17.6± acres located on the west side of Des Moines Drive, 1,590± feet north of Spring Creek Parkway **from** Light Commercial **to** Patio Home. Zoned Light Commercial.

**REMARKS:**

Per the attached letter, the applicant is requesting to table this item to the November 6, 2006, Planning & Zoning Commission meeting.

**RECOMMENDATIONS:**

Recommended that the Planning & Zoning Commission table this item per applicant's request.



Zoning Case #: 2006-23

Existing Zoning: LIGHT COMMERCIAL



○ 200' Notification Buffer





Jones & Boyd, Inc.

September 28, 2006  
Via USPS & Fax 972-941-7396

Ms. Phyllis Jarrell  
Director of Planning  
City of Plano  
P.O. Box 860358  
Plano, TX 75086-0358

**RE: Oakpoint Estates West  
Zoning Case 2005-23  
JBI Project No. KBH005**

Dear Ms. Jarrell:

On behalf of the applicant, KB Homes, Inc., I would like to request the referenced zoning case scheduled to be heard at the October 3, 2006 Planning and Zoning Commission meeting be tabled until the November 6, 2006 Planning and Zoning Commission meeting.

Please contact me should you have any questions or comments.

Sincerely,

JONES & BOYD, INC.

Charles B. McKinney, A.S.L.A.  
Principal

CBM:lgg

cc: Victor Toledo, KB Homes, Inc.

CITY OF PLANO  
PLANNING & ZONING COMMISSION

October 2, 2006

**Agenda Item No. 9**

**Public Hearing:** Zoning Case 2006-25

**Applicant:** Los Rios Country Club, LP

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**DESCRIPTION:**

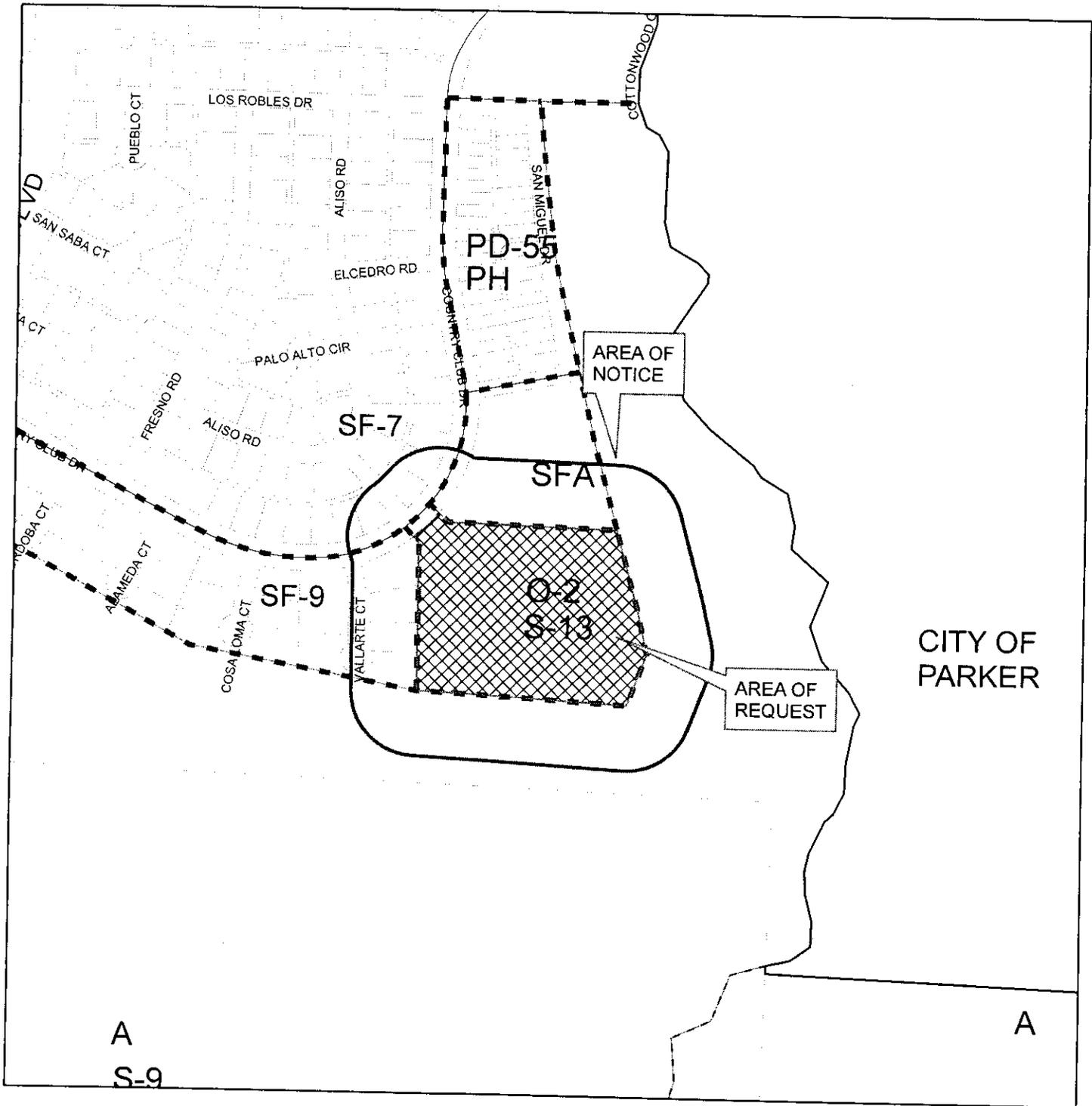
Request to rezone 8.0± acres located at the southeast corner of Los Rios Boulevard and El Santo Road **from** General Office **to** Single-Family Residence Attached. Zoned General Office with Specific Use Permit #13 for Private Club and Country Club.

**REMARKS:**

Initially, this request included only 4.0± acres of the General Office (O-2) zoned property owned by the applicant. After further review and conversations with staff, the applicant requested to expand the request to include the entire O-2 zoned property, so the case has been renotified for the October 16, 2006, Planning & Zoning Commission meeting.

**RECOMMENDATION:**

Recommended that the Planning & Zoning Commission table consideration of this item until the October 16, 2006, meeting.



Zoning Case #: 2006-25

Existing Zoning: GENERAL OFFICE  
w/SPECIFIC USE PERMIT #13



○ 200' Notification Buffer



THE I.R.I. GOLF GROUP, L.L.C.

---

Ms. Christina Day, Senior Planner  
Planning Department  
Plano City Hall  
1520 Ave. K  
Plano, TX 75074

Re: Zoning Case \_\_\_\_\_

Dear Ms. Day:

We previously filed a Zoning Petition for a portion of our property at 1700 Country Club Drive; that request would change the existing zoning on that portion of the tract from General Office (O-2) w/SUP-13 to SFA, leaving the balance of the property with the current designation.

Please accept this letter as our request to expand the rezoning to include all of the existing O-2 zoned property. We request the SUP remain on that portion of the property which will continue to be used as a golf/country club. Mr. Matthew Alexander of Dowdey-Anderson & Associates will provide documentation required for this revised request.

Please contact Ms. Debbie Pedersen at (360)826-5516 or Mr. Robert W. Pope at (214)533-6610 if you have additional questions on this matter.

Yours truly,

Jeffrey Silverstein  
Los Rios Golf Course, L.P.

Cc: Matthew Alexander, P.E., Dowdey-Anderson & Associates  
Robert W. Pope  
Bruce Prine, Ashton Dallas Residential, L.L.C.

CITY OF PLANO  
PLANNING & ZONING COMMISSION

October 2, 2006

**Agenda Item No. 10**

**Public Hearing - Replat & Revised Site Plan:** Carlisle Elementary School, Block A,  
Lot 1R

**Applicant:** Plano I.S.D.

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**DESCRIPTION:**

A public primary school on one lot on 16.6± acres located at the southwest corner of Maumelle Drive and Old Orchard Drive. Zoned Single-Family Residence-9. Neighborhood #19.

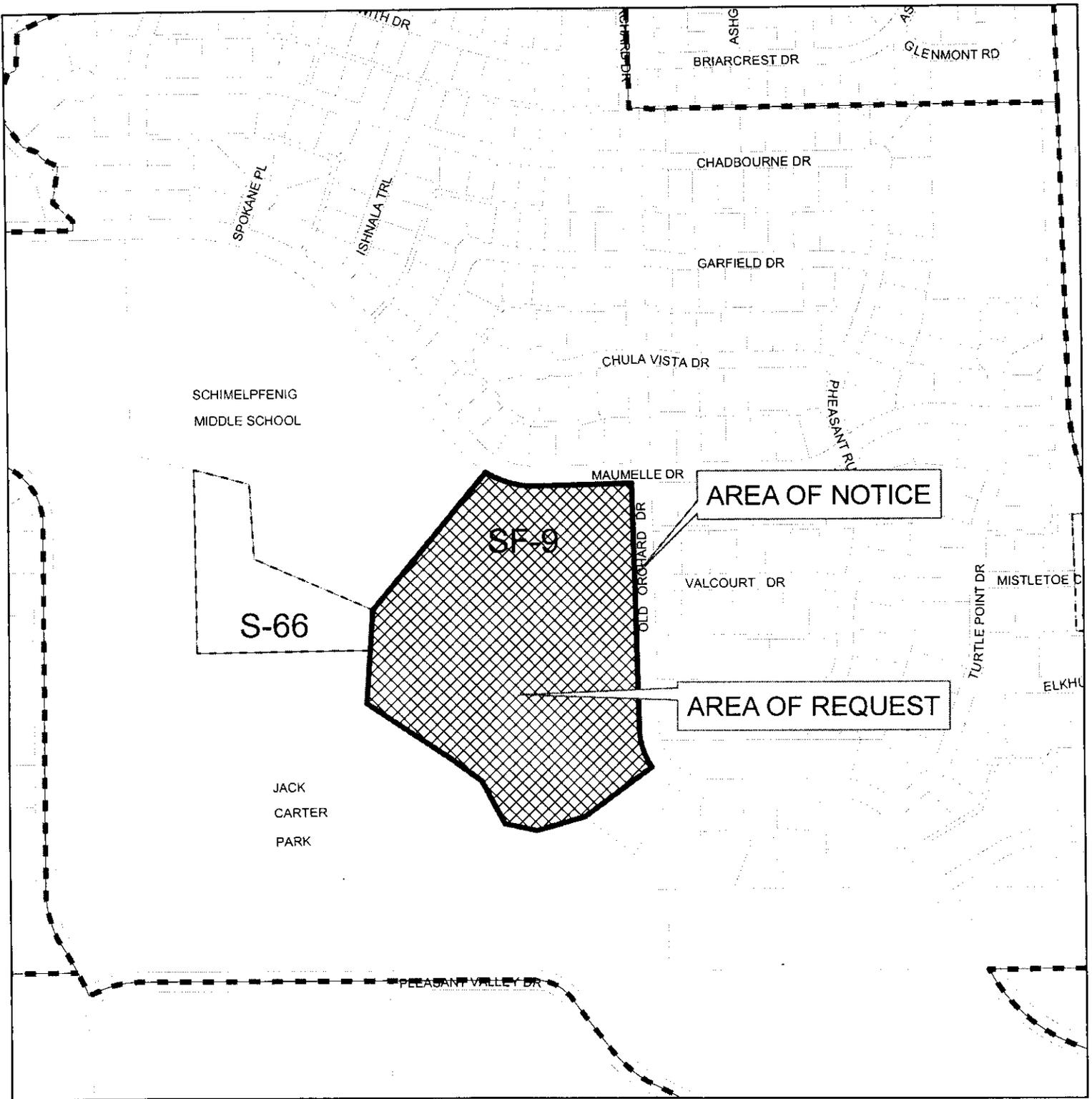
**REMARKS:**

The purpose of the replat is to abandon and dedicate fire lane, access, and utility easements.

The purpose of the revised site plan is to add a new kitchen, a classroom, and two temporary portable classrooms. Plano Independent School District is also separating bus and vehicular circulation while adding another access point from Maumelle Drive.

**RECOMMENDATION:**

Recommended for approval as submitted.



Item Submitted: REPLAT & REVISED SITE PLAN

Title: CARLISLE ELEMENTARY SCHOOL  
BLOCK A, LOT 1R

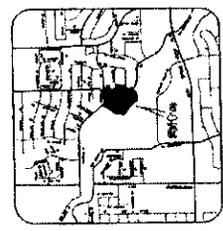
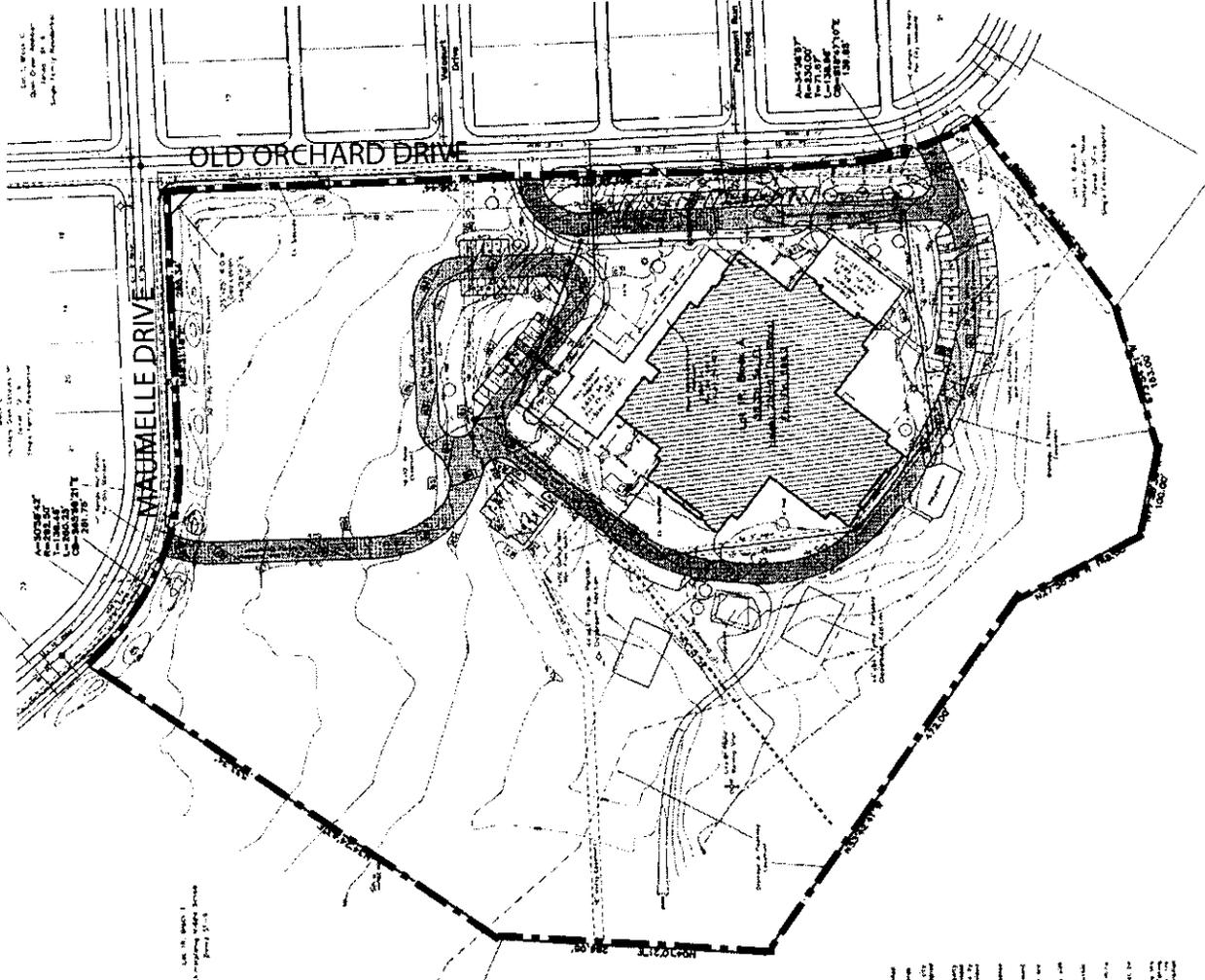
Zoning: SINGLE-FAMILY RESIDENCE-9



○ 200' Notification Buffer







VICINITY MAP

Site Plan Summary Table

Item	Quantity	Notes
Classrooms	24	
Administrative	1	
Playground	1	
Parking	100	
...	...	...

GENERAL NOTES

1. Building to be constructed in accordance with the 1985 City Ordinance...
2. The site shall be developed in accordance with the City Ordinance...
3. All construction shall be in accordance with the City Ordinance...
4. The site shall be developed in accordance with the City Ordinance...
5. The site shall be developed in accordance with the City Ordinance...
6. The site shall be developed in accordance with the City Ordinance...
7. The site shall be developed in accordance with the City Ordinance...
8. The site shall be developed in accordance with the City Ordinance...
9. The site shall be developed in accordance with the City Ordinance...
10. The site shall be developed in accordance with the City Ordinance...
11. The site shall be developed in accordance with the City Ordinance...
12. The site shall be developed in accordance with the City Ordinance...
13. The site shall be developed in accordance with the City Ordinance...
14. The site shall be developed in accordance with the City Ordinance...
15. The site shall be developed in accordance with the City Ordinance...

REVISED SITE PLAN  
**CARLISLE ELEMENTARY SCHOOL**  
 LOT 1R, BLOCK A  
 Situated in The  
 ALFRED HARRINGTON SURVEY ~ ABST. 420  
 GEORGE W. MASSIE SURVEY ~ ABST. 613  
 WILLIAM MILLER SURVEY ~ ABST. 615  
 PLANO, COLLIN COUNTY, TEXAS

Drawn by: [Name]  
 Prepared by: [Name]  
 Checked by: [Name]  
 Date: [Date]

APPROVED BY: [Signature]  
 Title: [Title]  
 Date: [Date]

RECEIVED

REPLY FORM

PLANNING DEPT.

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



Dear Commissioners:

This letter is regarding Carlisle Elementary School, Block A, Lot 1R. This is a public elementary school on one lot on 16.6± acres located at the southwest corner of Maumelle Drive and Old Orchard Drive. Zoned Single-Family Residence-9. The purpose of this replat is to abandon and dedicate fire lane, access and utility easements.

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

I am **FOR** the replat as explained above for Carlisle Elementary School, Block A, Lot 1R.

I am **AGAINST** the replat as explained above for Carlisle Elementary School, Block A, Lot 1R.

This item will be heard on **October 2, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed replat. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

*Please look at putting parking on the north west side, doesn't seem to provide traffic congestion improvement during school drop-off and pick-up.*

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

Karen Ezell  
Name (Please Print)

Karen A. Ezell  
Signature

2224 Valcourt Drive  
Address

9/25/06  
Date

BT

REPLY FORM

PLANNING DEPT.

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



Dear Commissioners:

This letter is regarding Carlisle Elementary School, Block A, Lot 1R. This is a public elementary school on one lot on 16.6± acres located at the southwest corner of Maumelle Drive and Old Orchard Drive. Zoned Single-Family Residence-9. The purpose of this replat is to abandon and dedicate fire lane, access and utility easements.

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

I am **FOR** the replat as explained above for Carlisle Elementary School, Block A, Lot 1R.

I am **AGAINST** the replat as explained above for Carlisle Elementary School, Block A, Lot 1R.

This item will be heard on October 2, 2006, 7:00 p.m. at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed replat. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

see attached.

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

WILLIAM HOLLON

Name (Please Print)

2232 Old Orchard

Address

Plano, Tx  
75023

BT

William Hollon

Signature

September 23, 2006

Date

# PLANNING & ZONING COMMISSION

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Carlisle Elementary –

Opposition to Modifications & Additions to Site As Proposed:

- ❖ Opposed to changing the existing, current south driveway and school cross walk
- ❖ Opposed to adding parking south of the school building – all parking should be on the north and west sides of the school building where there is ample flat, open land.
- ❖ Opposed to changes that do not address improving traffic congestion during school day student drop-off and pick-up times.

Bill Hollon

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Mr. William Hollon  
2232 Old Orchard Dr.  
Plano, TX 75023

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William J. Hollon  
Sept. 23, 2006



CITY OF PLANO  
PLANNING & ZONING COMMISSION

October 2, 2006

**Agenda Item No. 11**

**Public Hearing - Replat & Revised Site Plan:** Cavender's Boot City Addition, Block 1,  
Lot 1R

**Applicant:** Fairview Farm Land Co., LTD.

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**DESCRIPTION:**

Retail development on one lot on 2.5± acres located at the southwest corner of Ruisseau Drive and U.S. Highway 75. Zoned Corridor Commercial. Neighborhood #36.

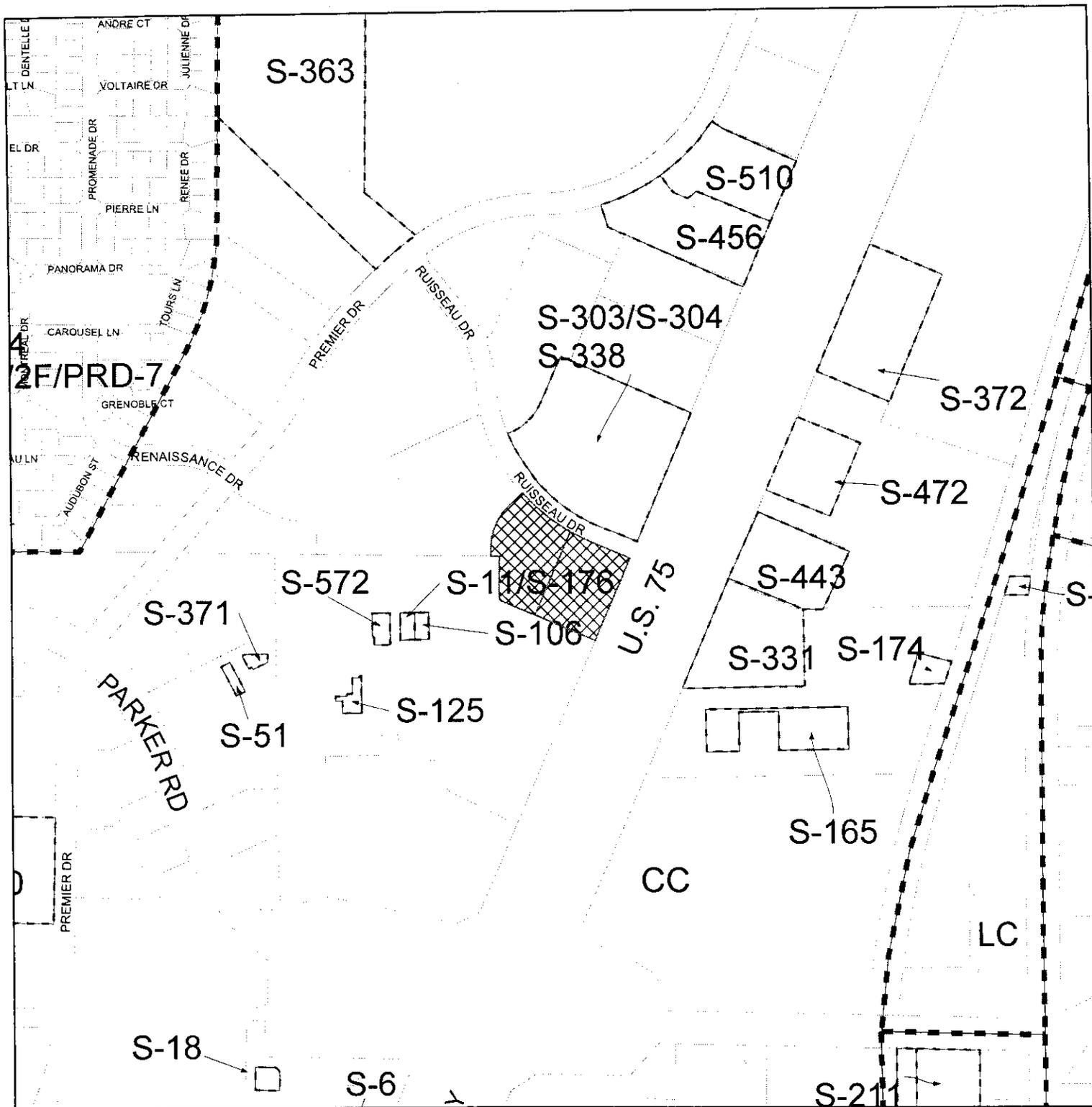
**REMARKS:**

The purpose of the replat is to combine two lots into one lot.

The purpose of the revised site plan is to expand the existing building and add parking spaces.

**RECOMMENDATION:**

Recommended for approval as submitted.



Item Submitted: REPLAT & REVISED SITE PLAN

Title: CAVENDER'S BOOT CITY ADDITION  
BLOCK 1, LOT 1R

Zoning: CORRIDOR COMMERCIAL



○ 200' Notification Buffer



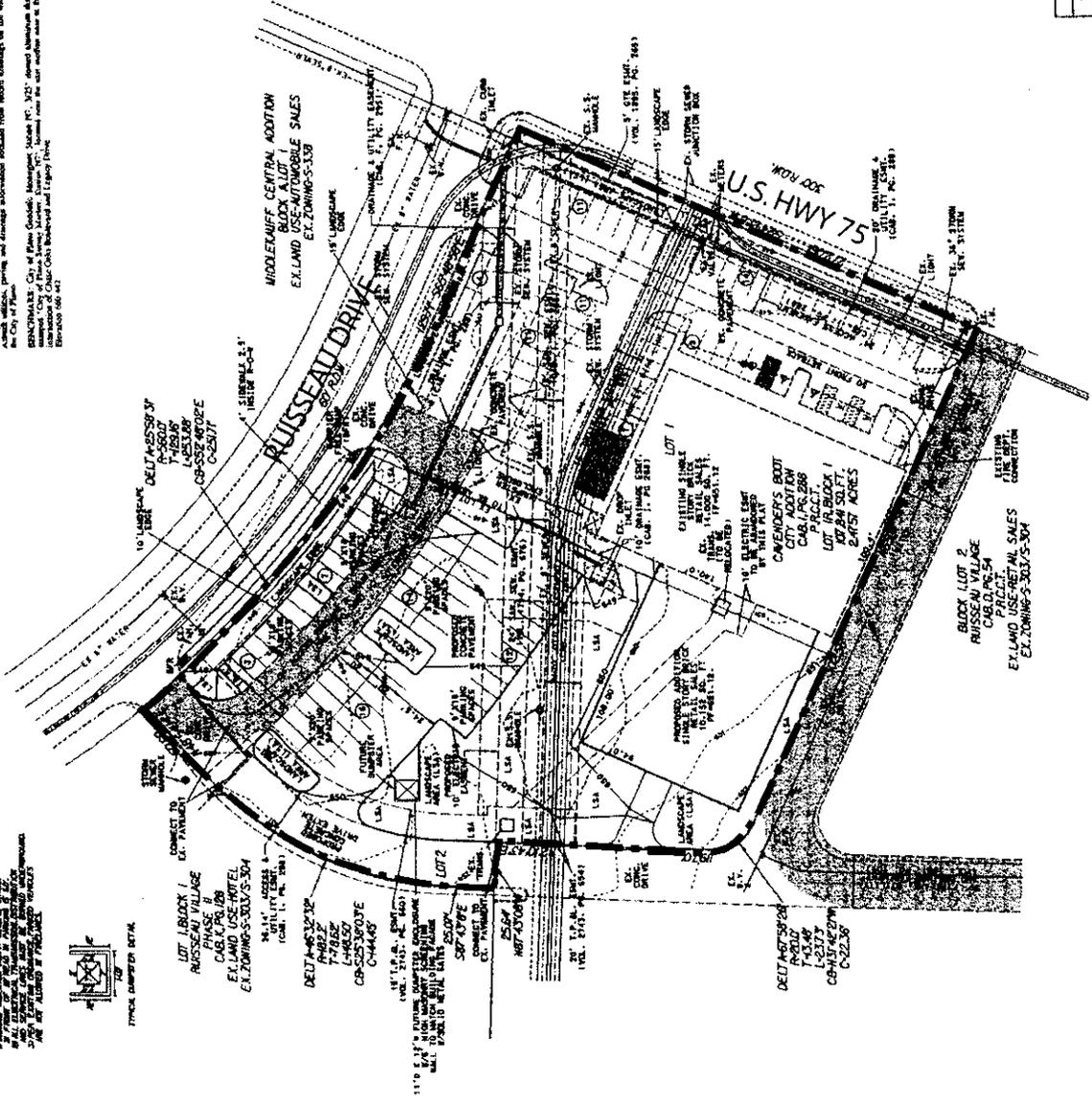


Developer's location, boundaries and other information shown on this map are based on the latest available information from the City of Plano, Texas, and other sources. The City of Plano, Texas, is not responsible for the accuracy of the information shown on this map. The City of Plano, Texas, is not responsible for the accuracy of the information shown on this map. The City of Plano, Texas, is not responsible for the accuracy of the information shown on this map.

**SEE PLANS FOR NOTES**  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



THICK DIMENSION SETA



- GENERAL NOTES**
1. Buildings shown on this plan are to be constructed in accordance with the City of Plano, Texas, Ordinance 111, as amended.
  2. The lot area shown on this plan is for the entire lot and does not include the area occupied by the building.
  3. The lot area shown on this plan is for the entire lot and does not include the area occupied by the building.
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  10. The lot area shown on this plan is for the entire lot and does not include the area occupied by the building.

NO.	DESCRIPTION	DATE
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304	REVISED PLAN	2

CITY OF PLANO  
PLANNING & ZONING COMMISSION

October 2, 2006

**Agenda Item No. 12**

**Request to Call a Public Hearing: Haggard Addition**

**Applicant: City of Plano**

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**DESCRIPTION:**

Request to call a public hearing to consider designating the Haggard Addition as a Heritage Resource District. The property is zoned Single-Family Residence-7 (SF-7) and is bounded on the north by 22nd Street, the east by I Avenue, the south by the southern lot lines of lots facing 19th Street, and on the west by G Avenue and Alpine Street.

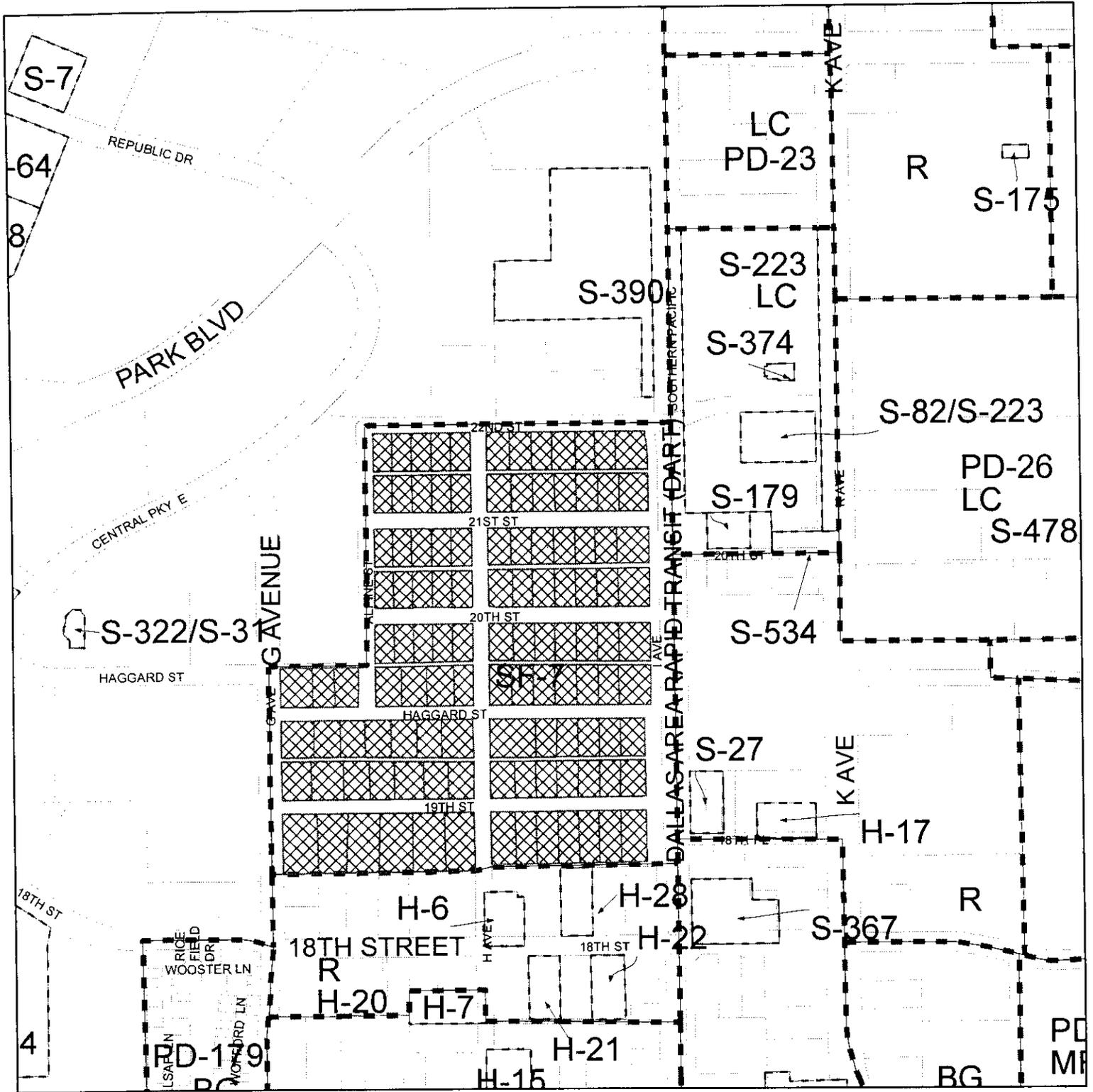
**REMARKS:**

Plano's Preservation Plan, which functions similarly to the Comprehensive Plan on matters relating to heritage preservation, recommends designation of the Haggard Addition as a Heritage Resource District. It is considered to be a fine example of an intact post World War II subdivision. This designation is an overlay, and the underlying zoning would remain in place. If the district is established, properties within it would be subject to review by the Heritage Commission when certain types of exterior improvements are proposed to ensure consistency with the character of the properties in the neighborhood. These properties would also be eligible for inclusion in the Plano's Heritage Preservation Tax Exemption Program.

The Heritage Commission reviewed this matter on September 26, 2006, and recommended designation. A petition for designation was signed by 60% of the property owners in the Haggard Addition and submitted to the Commission in advance of its meeting. Since the request for this zoning amendment does not include all of the property owners, it is necessary for the Planning & Zoning Commission to call a public hearing to initiate formal consideration of this request.

**RECOMMENDATION:**

Recommended that a public hearing be called to consider designating the Haggard Addition as a Heritage Resource District.



Item Submitted: A REQUEST TO CALL A PUBLIC HEARING

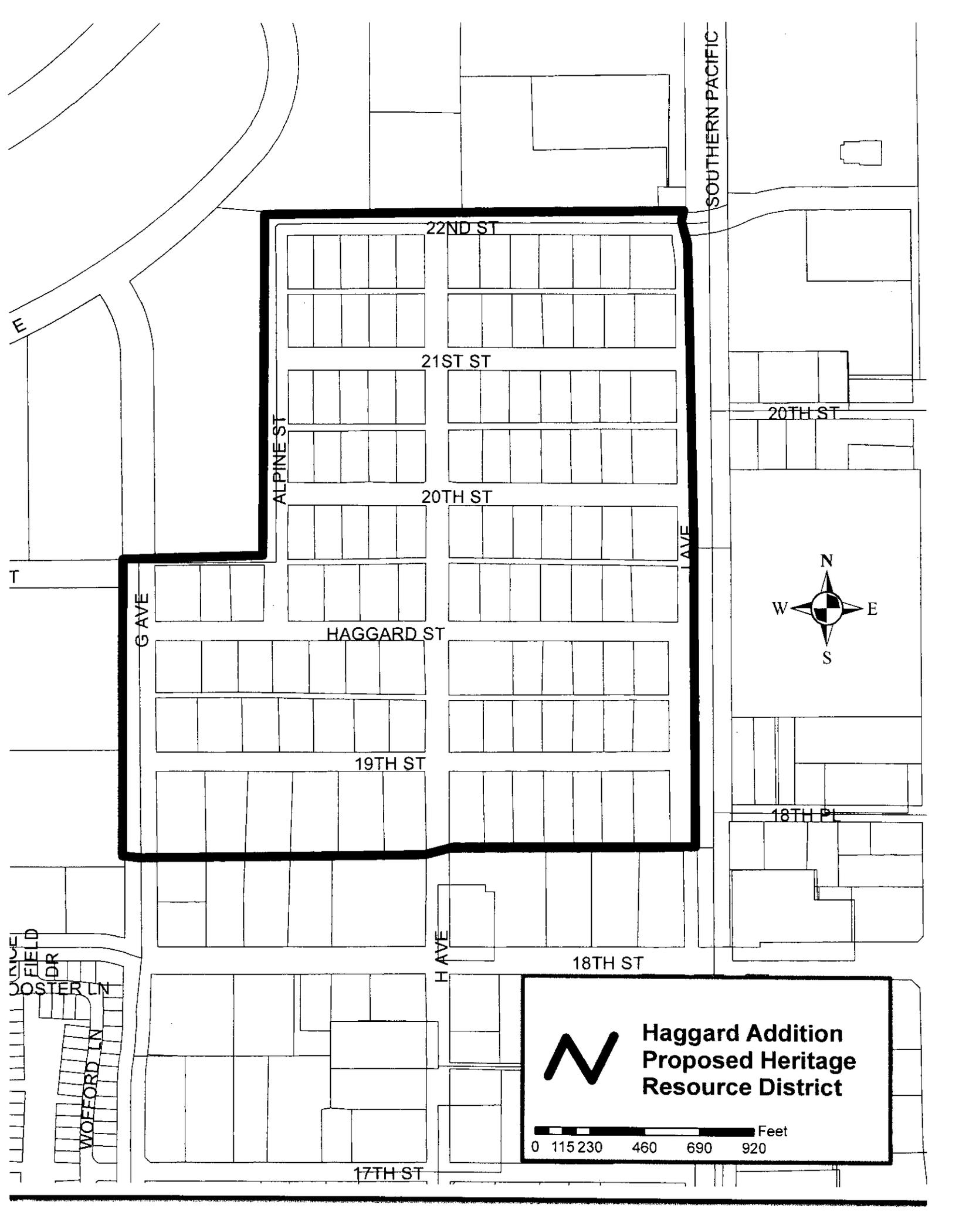
Title: HAGGARD ADDITION  
 PROPOSED HERITAGE  
 RESOURCE DISTRICT



Zoning: SINGLE-FAMILY RESIDENCE-7

○ 200' Notification Buffer





SOUTHERN PACIFIC

22ND ST

21ST ST

20TH ST

HAGGARD ST

19TH ST

18TH ST

17TH ST

20TH ST

18TH PL

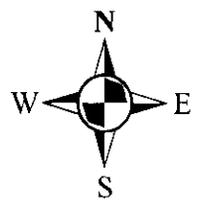
G AVE

ALPINE ST

L AVE

H AVE

WOFFORD LN  
FOSTER LN  
FIELD DR



 **Haggard Addition  
Proposed Heritage  
Resource District**

0 115 230 460 690 920 Feet