

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**November 6, 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 - October 16, 2006, Meeting and October 18, 2006, Work Session</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>5</b> <b>Nominations of 1st &amp; 2nd Vice Chairs</b></p> <p><b><u>CONSENT AGENDA</u></b></p> <p><b>6a</b> <b>Revised Site Plan:</b> Coit Crossing Addition, Block 1, Lot 7 - Bank with drive-through lanes on one lot on 1.0± acres located on the west side of Coit Road, 155± feet north of Mapleshade Lane. Zoned Corridor Commercial. Neighborhood #72. <b>Applicant: Crow Billingsley Ltd.</b></p> <p><b>BT</b> <b>No. 10</b></p>	

<p><b>6b BT</b></p>	<p><b>Final Plat:</b> Coit-Spring Creek Addition, Block 1, Lots 3R, 4, 5, 6, 7, &amp; 8 - Retail, general, and medical office development on six lots on 10.6± acres located on the south side of Spring Creek Parkway, 208± feet west of Coit Road. Zoned Retail. Neighborhood #32. <b>Applicant: Spring Creek Commons</b></p>
<p><b>6c BT</b></p>	<p><b>Site Plan:</b> Coit-Spring Creek Addition, Block 1, Lot 8 - Medical office building on one lot on 1.2± acres located on the south side of Spring Creek Parkway, 922± feet west of Coit Road. Zoned Retail. Neighborhood #32. <b>Applicant: Spring Creek Commons</b></p>
<p><b>6d BT</b></p>	<p><b>Preliminary Plat:</b> Custer-Ridgeview Addition, Block 1, Lot 5 - Retail building on one lot on 1.5± acres located at the northwest corner of Custer Road and Ridgeview Drive. Zoned Retail. Neighborhood #3. <b>Applicant: Custer Ridgeview L.P.</b></p>
<p><b>6e BT</b></p>	<p><b>Final Plat:</b> Whitestone Addition, Block A, Lot 1 - Medical office building on one lot on 1.4± acres located at the northwest corner of Preston Road and Commonsgate Boulevard. Zoned Commercial Employment. Neighborhood #16. <b>Applicant: Emergentcare</b></p>
<p><b>6f TE</b></p>	<p><b>Final Plat:</b> Lincoln R &amp; D in Legacy, Phase III, Block A, Lot 1 - General office development on one lot on 12.1± acres located at the southeast corner of Pinecrest Drive and Tennyson Parkway. Zoned Commercial Employment. Neighborhood #16. <b>Applicant: Legacy Tech III Associates, L.P.</b></p>
<p><b>6g TE</b></p>	<p><b>Preliminary Plat:</b> Windhaven Park, Block 1, Lot 1 - Bank on one lot on 1.7± acres located at the northwest corner of Windhaven Parkway and Dallas North Tollway. Zoned Regional Commercial. Neighborhood #26. <b>Applicant: Guaranty Bank</b></p>
<p><b>6h CDD</b></p>	<p><b>Preliminary Plat:</b> RCCG-HGE Addition, Block A, Lot 1 - Church on one lot on 4.5± acres located on the south side of Parker Road, 900± feet east of Los Rios Boulevard. Zoned Agricultural. Neighborhood #51. <b>Applicant: The Redeemed Christian Church of God - Heaven's Glorious Embassy</b></p>
<p><b>6i CDD</b></p>	<p><b>Revised Preliminary Plat:</b> The Shops at Legacy Town Center (North), Block C, Lot 1 - Mixed use development on one lot on 13.0± acres located at the northeast corner of Legacy Drive and Dallas North Tollway. Zoned Planned Development-65-Central Business-1. Neighborhood #8. <b>Applicant: The Shops at Legacy (North), L.P.</b></p>
<p><b>6j CDD</b></p>	<p><b>Revised Site Plan:</b> The Shops at Legacy Town Center (North), Block C, Lot 1 - Mixed use development on one lot on 13.0± acres located at the northeast corner of Legacy Drive and Dallas North Tollway. Zoned Planned Development-65-Central Business-1. Neighborhood #8. <b>Applicant: The Shops at Legacy (North), L.P.</b></p>

<p><b>6k EH</b></p>	<p><b>Preliminary Site Plan:</b> Parkway Centre Addition, Phase 5, Block C, Lots 5 &amp; 6 - Retail and hotel development on two lots on 10.4± acres located at the northeast corner of Chapel Hill Boulevard and Communication Parkway. Zoned Regional Employment and Regional Commercial. Neighborhood #40. <b>Applicant: Dallas North Tollway Partnership</b></p>
<p><b>6l EH</b></p>	<p><b>Revised Conveyance Plat:</b> Parkway Centre Addition, Phase 5, Block C, Lots 5-7 - Three conveyance lots on 12.0± acres located at the northeast corner of Chapel Hill Boulevard and Communications Parkway. 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>	
<p><b>7 CDD</b></p>	<p><b>Public Hearing:</b> Zoning Case 2006-21 - Request to amend Planned Development-65-Central Business-1 on 168.1± acres located north and south of Legacy Drive between the Dallas North Tollway and Parkwood Boulevard. <b>Applicant: City of Plano</b></p>
<p><b>8A 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. Tabled 10/03/06. <b>Applicant: FTL Associates, Ltd.</b></p>
<p><b>8B BT</b></p>	<p><b>Concept Plan:</b> Oak Point Estates West - 79 Patio Home lots on 17.6± acres located on the west side of Des Moines Drive, 1,590± feet north of Spring Creek Parkway. Zoned Light Commercial. Neighborhood #22. <b>Applicant: FTL Associates, Ltd.</b></p>
<p><b>9 BT</b></p>	<p><b>Public Hearing:</b> Transportation Element Amendment of the Comprehensive Plan - Request to amend the Transportation Element of the Comprehensive Plan regarding Des Moines Drive. This amendment proposes to remove the portion of Des Moines Drive north of Leatherwood Drive to K Avenue, and to decrease the capacity of the remaining portion of Des Moines Drive (between Spring Creek Parkway and Leatherwood Drive) from a Type E, four-lane, secondary thoroughfare street to a Type F, two-lane collector street. <b>Applicant: City of Plano</b></p>
<p><b>10 BT</b></p>	<p><b>Public Hearing:</b> Zoning Case 2006-24 - Request for a Specific Use Permit for an 80-foot Antenna Support Structure on 2.2± acres located on the east side of Jupiter Road, 245± feet south of Park Boulevard. Zoned Retail. <b>Applicant: P.I.S.D.</b></p>

<p>11 EH</p>	<p><b>Public Hearing:</b> Zoning Case 2006-26 - Request for a Specific Use Permit for Day Care Center on 0.4± acre located on the south side of 14th Street, 177± feet east of M Avenue. Zoned Retail. Tabled 10/16/06. <b>Applicant: Maria Folmar</b></p>
<p>12 MW</p>	<p><b>Public Hearing:</b> Zoning Case 2006-28 - Request for an amendment to the Heritage Resource Designation #16 on one lot on 2.8± acres located at the southwest corner of Coit Road and Lorimar Drive. Zoned Agricultural with Heritage Resource Designation #16. <b>Applicant: Richard Wells</b></p>
<p>13 EH</p>	<p><b>Public Hearing - Preliminary Replat:</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>14 EH</p>	<p><b>Public Hearing - Replat:</b> Baylor Medical Center at Plano, Block A, Lot 1R - Hospital and medical office buildings on one lot on 22.5± acres located at the southeast corner of Alliance Boulevard and Alliance Drive. Zoned Planned Development-138-Retail/General Office with Specific Use Permit #164. Neighborhood #55. <b>Applicant: Baylor Medical Center at Plano</b></p>
<p>15 EH</p>	<p><b>Public Hearing - Preliminary Replat:</b> E.I.G. II Addition, Block 1, Lot 2R - Office and warehouse building on one lot on 2.0± acres located south of 10th Street, 208± feet west of N Avenue. Zoned Light Industrial-1. Neighborhood #67. <b>Applicant: O.C.S. Family Limited Partnership</b></p>
<p>16 EH</p>	<p><b>Public Hearing - Replat:</b> Hunter's Glen Village, Block A, Lot 5R - Two Single-Family Residence-7 lots on 0.6± acre located on the west side of Englenook Court, east of Pleasant Valley Drive. Zoned Single-Family Residence-7. Neighborhood #34. <b>Applicant: Keith R. &amp; Roxanne B. Coogan</b></p>
<p>17 BT</p>	<p><b>Public Hearing - Replat &amp; Revised Concept Plan:</b> Central Legacy Plaza, Block 1, Lots 2R &amp; 3 - Retail development on two lots on 4.2± acres located at the southeast corner of Legacy Drive and Chase Oaks Boulevard. Zoned Corridor Commercial. Neighborhood #21. <b>Applicant: Central Legacy Investments, Ltd.</b></p>
<p><b><u>END OF PUBLIC HEARINGS</u></b></p>	

<p><b>18 TE</b></p>	<p><b>Discussion and Direction:</b> Selection of 2007 Work Session Meeting Dates - Discussion and direction on the selection of Planning &amp; Zoning Commission work session dates for 2007. <b>Applicant: City of Plano</b></p>	
<p><b>19</b></p>	<p><b>Items for Future Discussion</b> - The Planning &amp; Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p> <p style="text-align: center;"><b>ACCESSIBILITY STATEMENT</b></p> <p>Plano Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning Department at (972) 941-7151.</p>	

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

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

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

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

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

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

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

CITY OF PLANO  
PLANNING & ZONING COMMISSION  
CONSENT AGENDA ITEMS

November 6, 2006

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**Agenda Item No. 6a**  
**Revised Site Plan:** Coit Crossing Addition, Block 1, Lot 7  
**Applicant:** Crow Billingsley Ltd. No. 10

Bank with drive-through lanes on one lot on 1.0± acres located on the west side of Coit Road, 155± feet north of Mapleshade Lane. Zoned Corridor Commercial. Neighborhood #72.

Recommended for approval as submitted.

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**Agenda Item No. 6b**  
**Final Plat:** Coit-Spring Creek Addition, Block 1, Lots 3R, 4, 5, 6, 7, & 8  
**Applicant:** Spring Creek Commons

Retail, general, and medical office development on six lots on 10.6± acres located on the south side of Spring Creek Parkway, 208± feet west of Coit Road. Zoned Retail. Neighborhood #32.

Recommended for approval as submitted.

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**Agenda Item No. 6c**  
**Site Plan:** Coit-Spring Creek Addition, Block 1, Lot 8  
**Applicant:** Spring Creek Commons

Medical office building on one lot on 1.2± acres located on the south side of Spring Creek Parkway, 922± feet west of Coit Road. Zoned Retail. Neighborhood #32.

Recommended for approval as submitted.

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**Agenda Item No. 6d**  
**Preliminary Plat:** Custer-Ridgeview Addition, Block 1, Lot 5  
**Applicant:** Custer Ridgeview L.P.

Retail building on one lot on 1.5± acres located at the northwest corner of Custer Road and Ridgeview Drive. Zoned Retail. 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. 6e**  
**Final Plat:** Whitestone Addition, Block A, Lot 1  
**Applicant:** Emergentcare

Medical office building on one lot on 1.4± acres located at the northwest corner of Preston Road and Commonsgate Boulevard. Zoned Commercial Employment. Neighborhood #16.

Recommended for approval as submitted.

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**Agenda Item No. 6f**  
**Final Plat:** Lincoln R & D in Legacy, Phase III, Block A, Lot 1  
**Applicant:** Legacy Tech III Associates, L.P.

General office development on one lot on 12.1± acres located at the southeast corner of Pinecrest Drive and Tennyson Parkway. Zoned Commercial Employment. Neighborhood #16.

Recommended for approval as submitted.

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**Agenda Item No. 6g**  
**Preliminary Plat:** Windhaven Park, Block 1, Lot 1  
**Applicant:** Guaranty Bank

Bank on one lot on 1.7± acres located at the northwest corner of Windhaven Parkway and Dallas North Tollway. Zoned Regional Commercial. Neighborhood #26.

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. 6h**

**Preliminary Plat:** RCCG-HGE Addition, Block A, Lot 1

**Applicant:** The Redeemed Christian Church of God - Heaven's Glorious Embassy

Church on one lot on 4.5± acres located on the south side of Parker Road, 900± feet east of Los Rios Boulevard. Zoned Agricultural. Neighborhood #51.

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. 6i**

**Revised Preliminary Plat:** The Shops at Legacy Town Center (North), Block C, Lot 1

**Applicant:** The Shops at Legacy (North), L.P.

Mixed use development on one lot on 13.0± acres located at the northeast corner of Legacy Drive and Dallas North Tollway. 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.

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**Agenda Item No. 6j**

**Revised Site Plan:** The Shops at Legacy Town Center (North), Block C, Lot 1

**Applicant:** The Shops at Legacy (North), L.P.

Mixed use development on one lot on 13.0± acres located at the northeast corner of Legacy Drive and Dallas North Tollway. Zoned Planned Development-65-Central Business-1. Neighborhood #8.

Recommended for approval as submitted.

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**Agenda Item No. 6k**

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

**Applicant:** Dallas North Tollway Partnership

Retail and hotel development on two lots on 10.4± acres located at the northeast corner of Chapel Hill Boulevard and Communication Parkway. Zoned Regional Employment and Regional Commercial. Neighborhood #40.

Recommended for approval as submitted.

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**Agenda Item No. 6l**

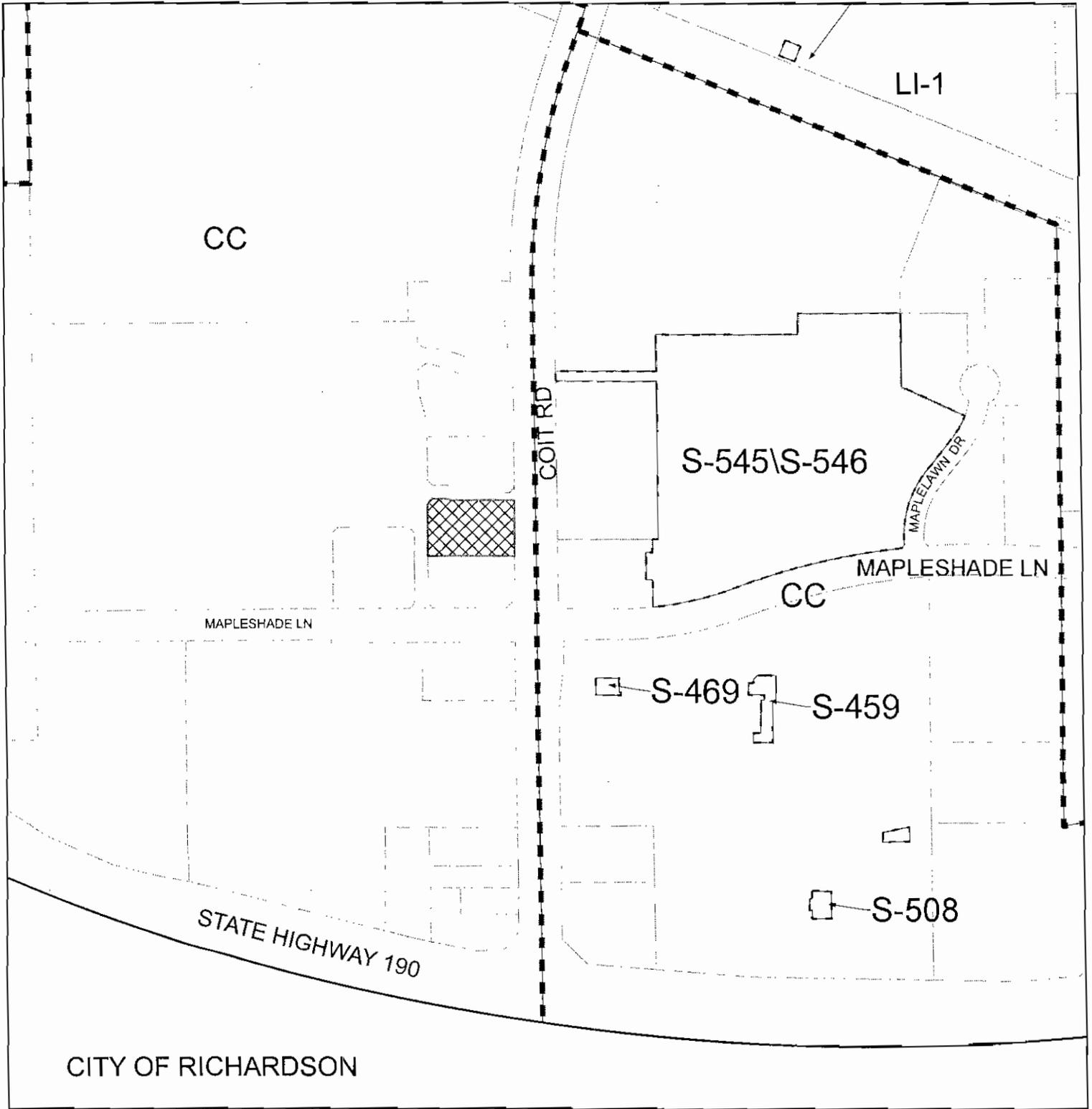
**Revised Conveyance Plat:** Parkway Centre Addition, Phase 5, Block C, Lots 5-7

**Applicant:** Dallas North Tollway Partnership

Three conveyance lots on 12.0± acres located at the northeast corner of Chapel Hill Boulevard and Communications Parkway. Zoned Regional Employment and Regional Commercial. Neighborhood #40.

Recommended for approval as submitted.

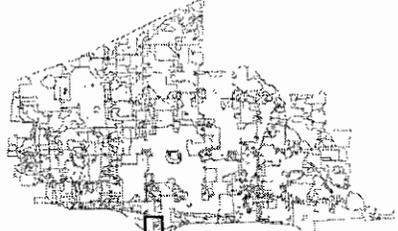
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Item Submitted: REVISED SITE PLAN

Title: COIT CROSSING ADDITION  
BLOCK 1, LOT 7

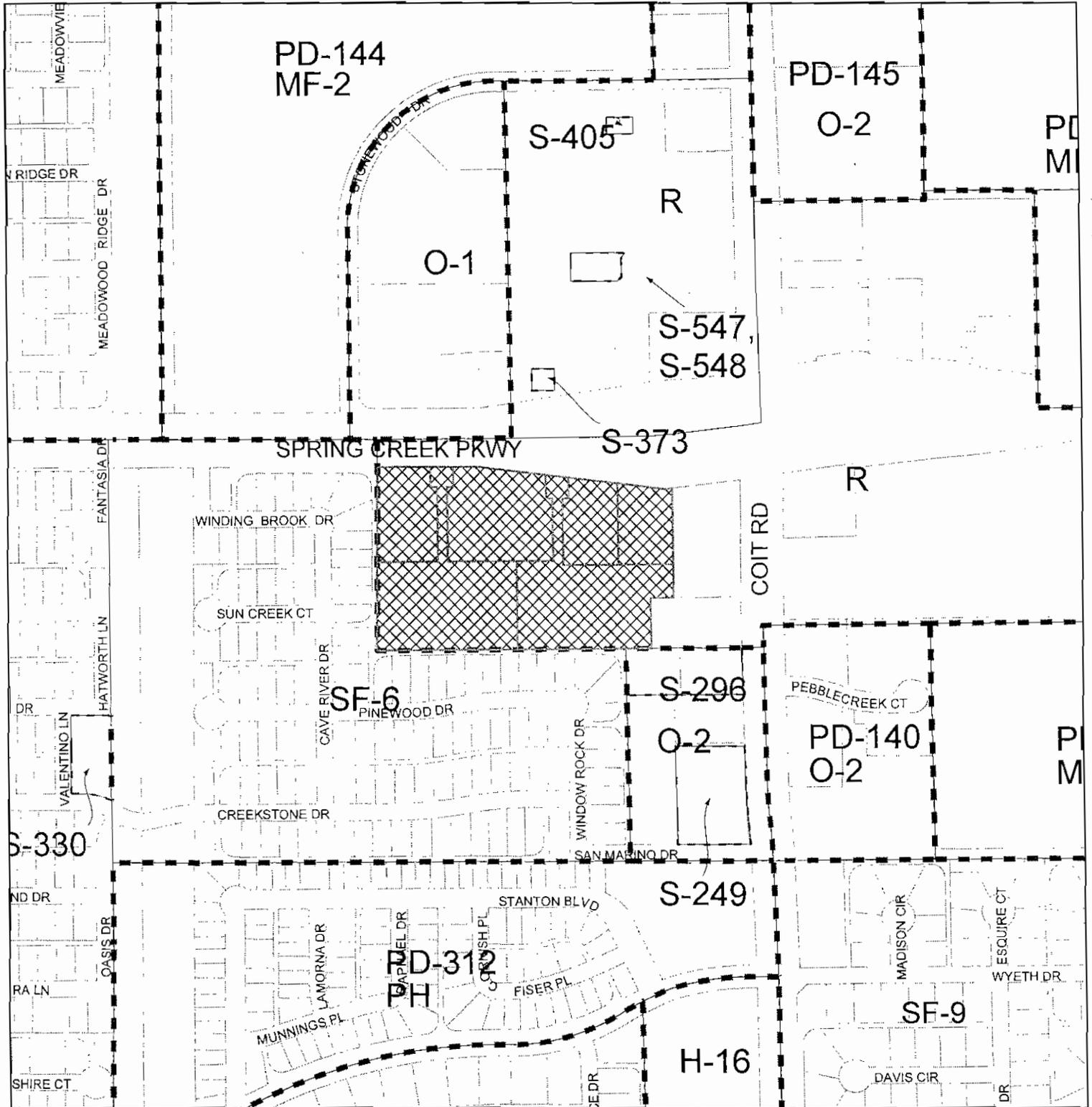
Zoning: CORRIDOR COMMERCIAL



○ 200' Notification Buffer



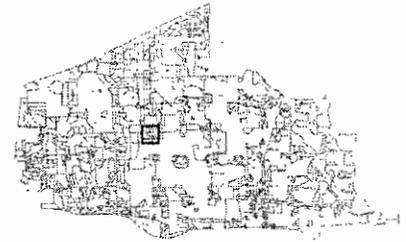




Item Submitted: FINAL PLAT

Title: COIT-SPRING CREEK ADDITION  
BLOCK 1, LOTS 3R & 4-8

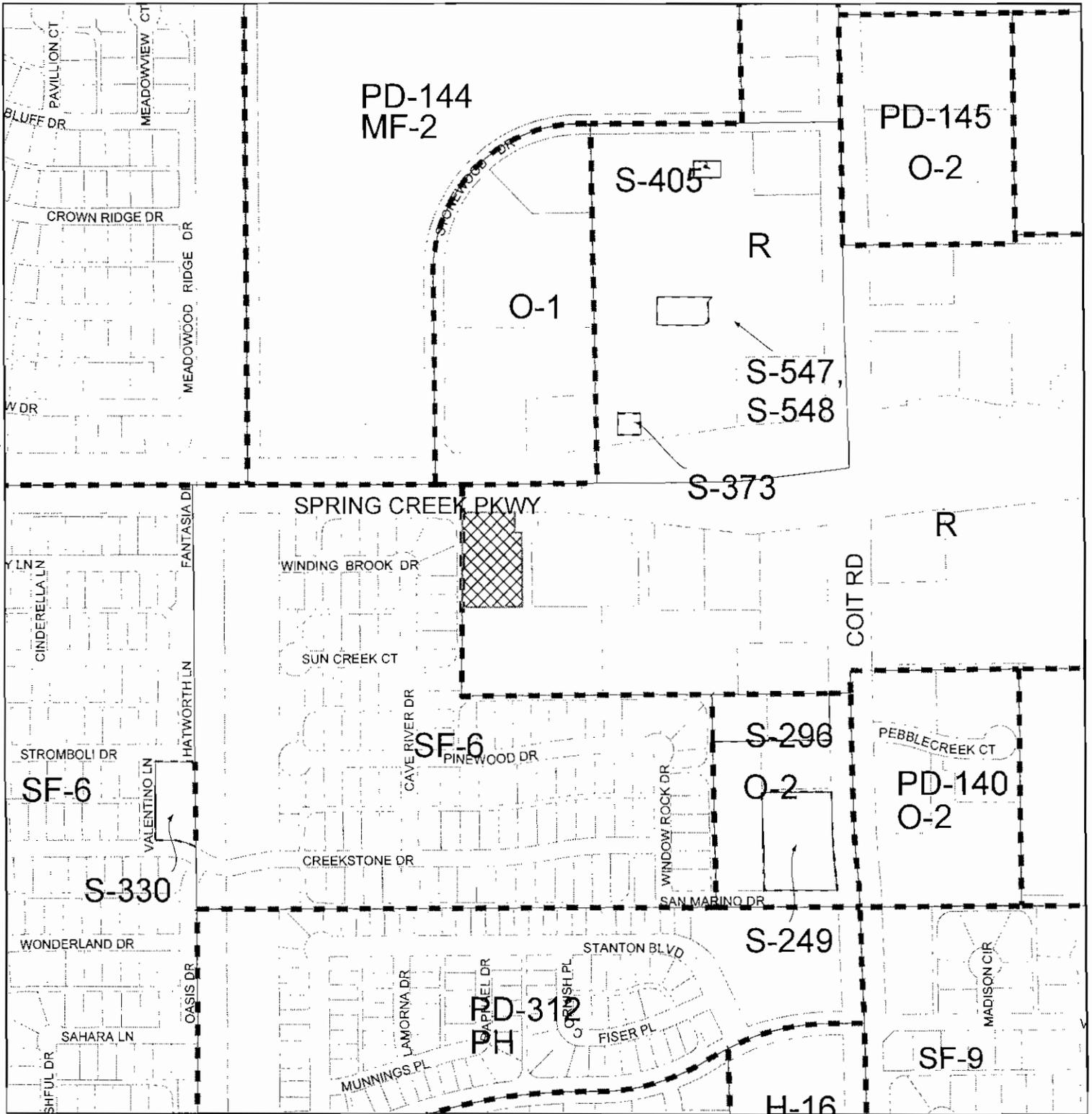
Zoning: RETAIL



○ 200' Notification Buffer



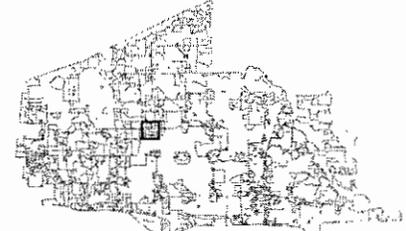




Item Submitted: SITE PLAN

Title: COIT-SPRING CREEK ADDITION  
BLOCK 1, LOT 8

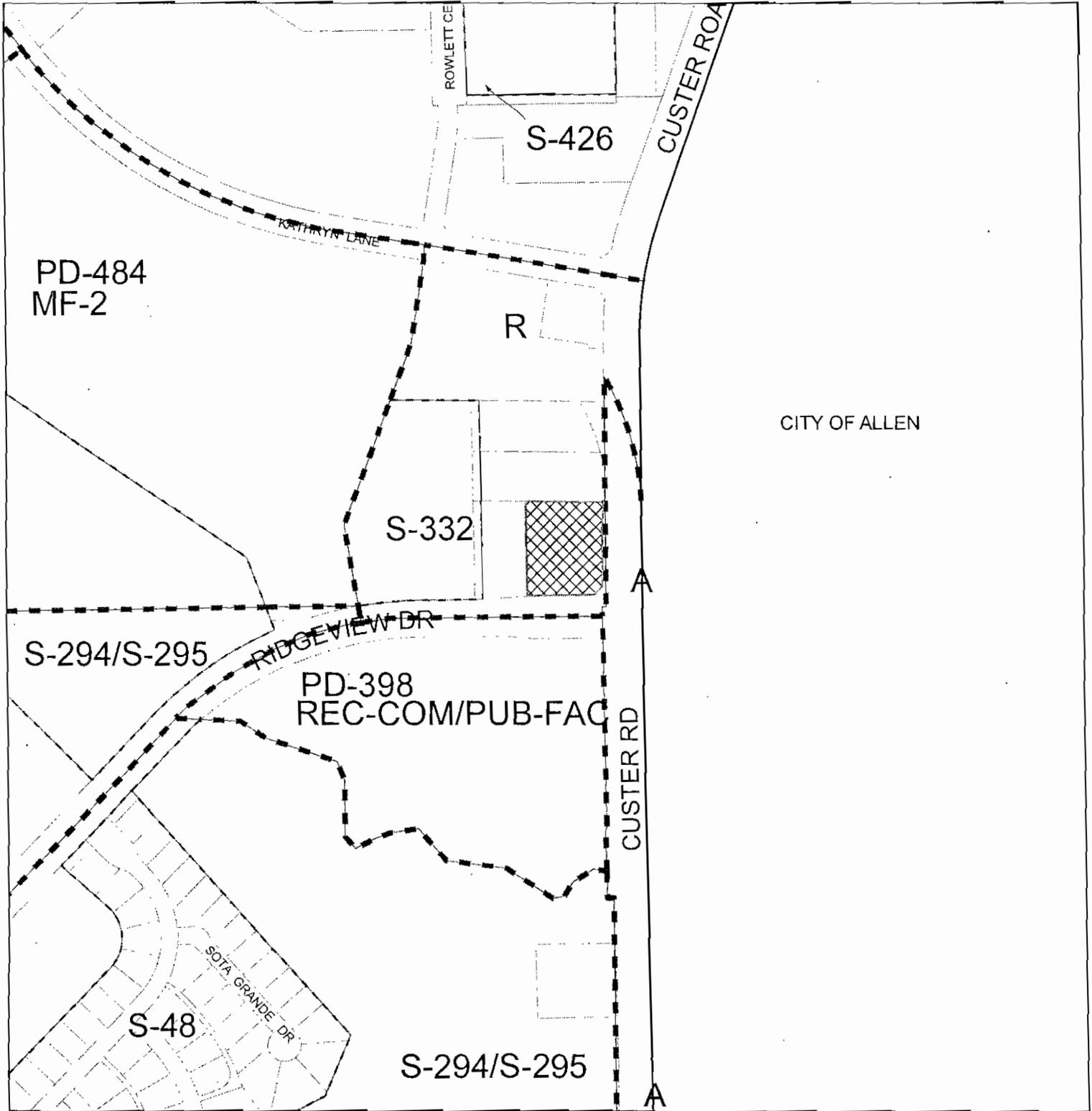
Zoning: RETAIL



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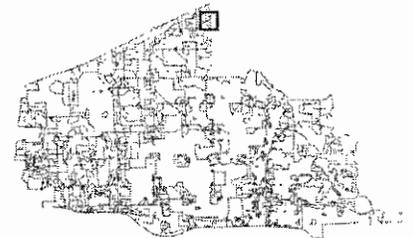




Item Submitted: PRELIMINARY PLAT

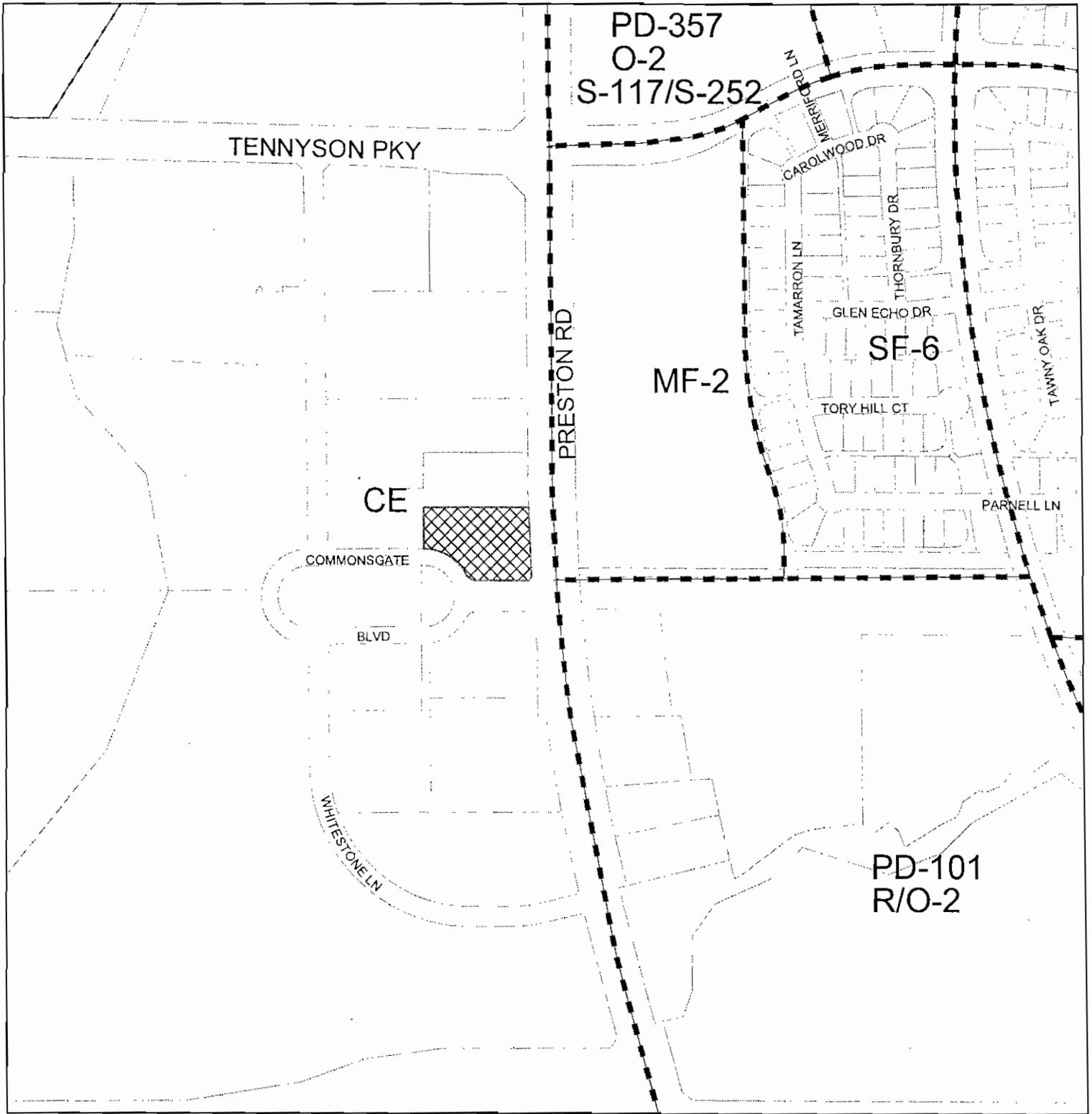
Title: CUSTER-RIDGEVIEW ADDITION  
BLOCK 1, LOT 5

Zoning: RETAIL



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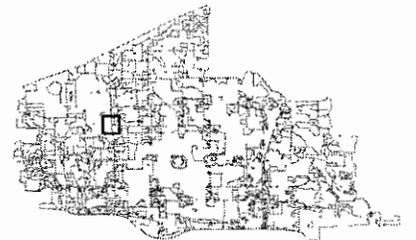




Item Submitted: FINAL PLAT

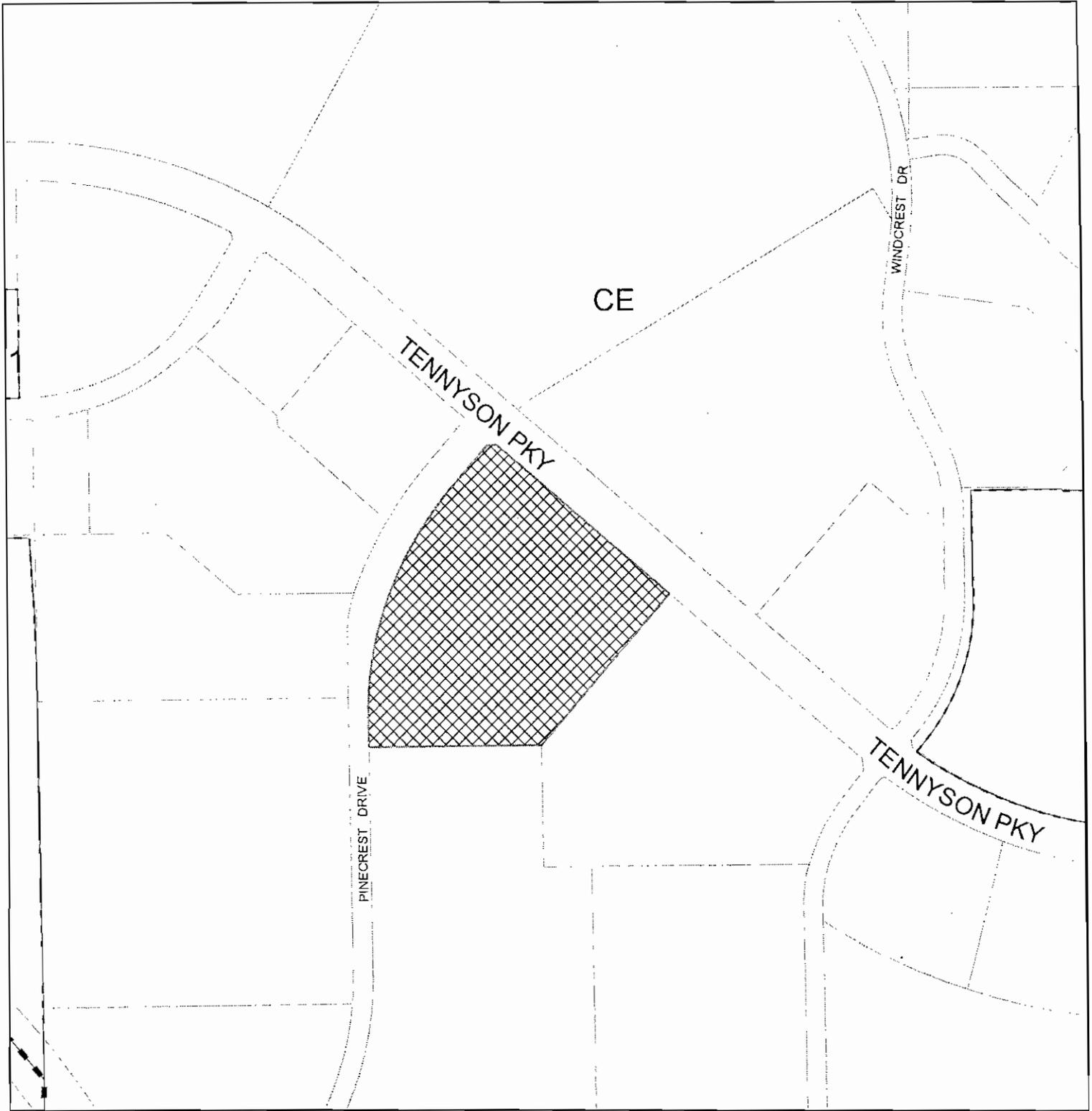
Title: WHITESTONE ADDITION  
BLOCK A, LOT 1

Zoning: COMMERCIAL EMPLOYMENT



○ 200' Notification Buffer

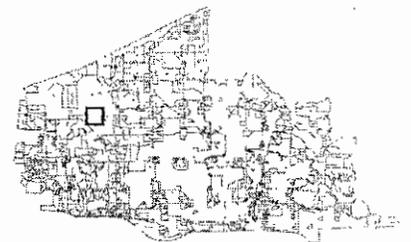




Item Submitted: FINAL PLAT

Title: LINCOLN R&D IN LEGACY, PHASE III  
BLOCK A, LOT 1

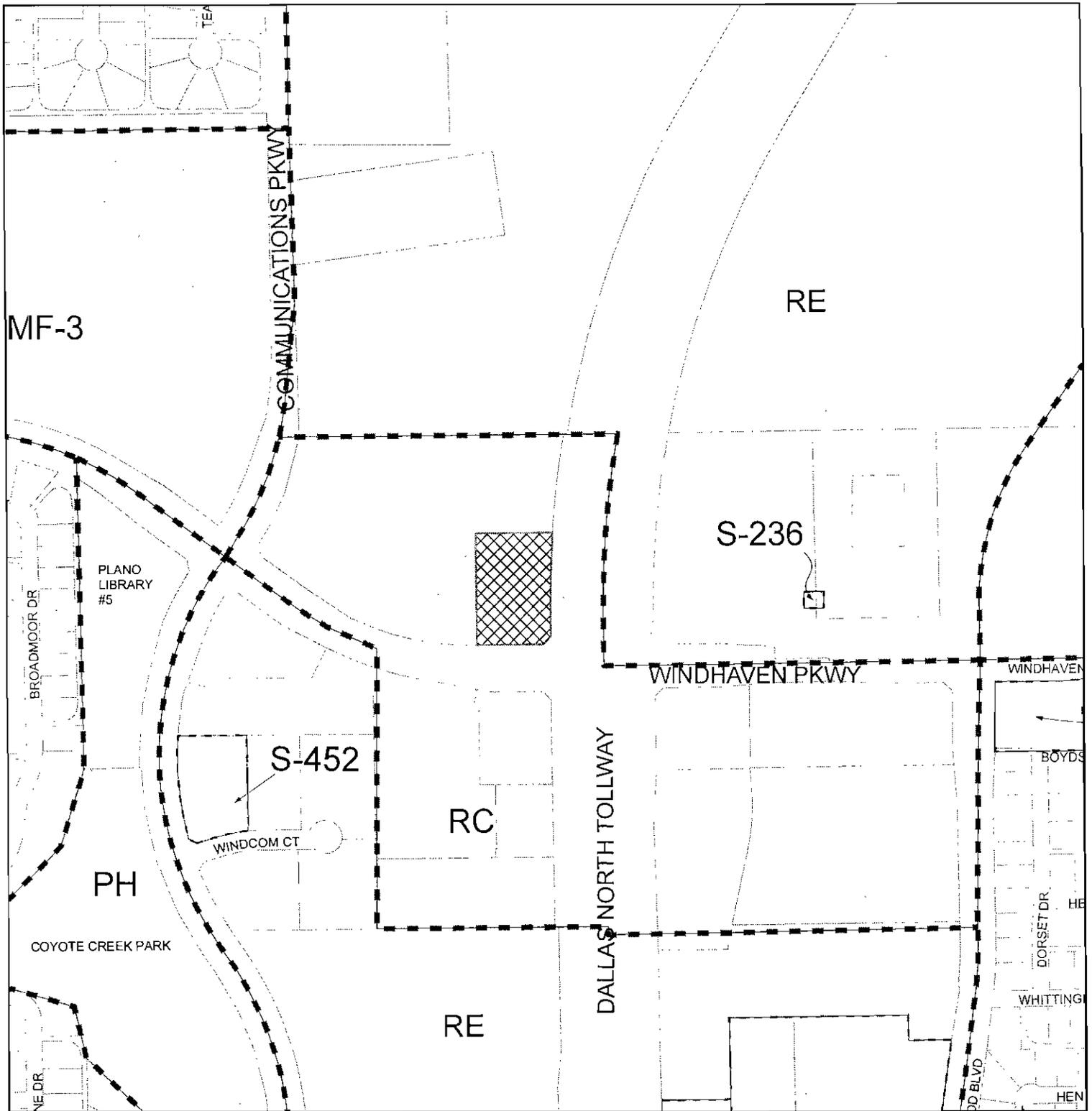
Zoning: COMMERCIAL EMPLOYMENT



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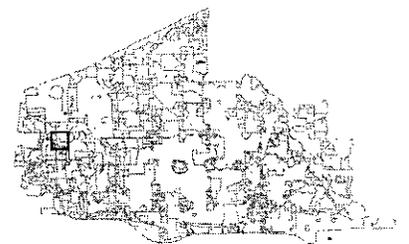




Item Submitted: PRELIMINARY PLAT

Title: WINDHAVEN PARK  
BLOCK 1, LOT 1

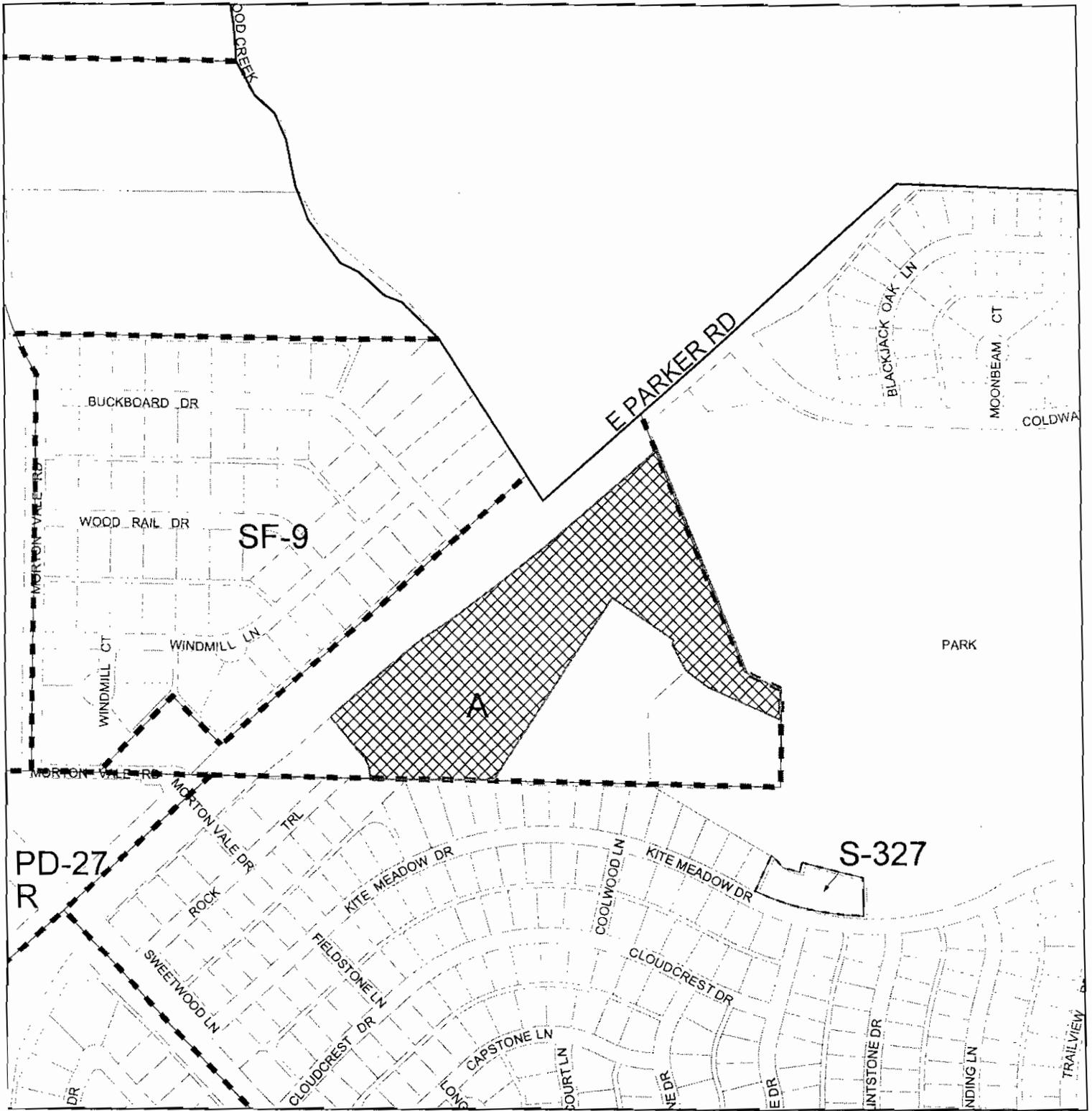
Zoning: REGIONAL COMMERCIAL



○ 200' Notification Buffer



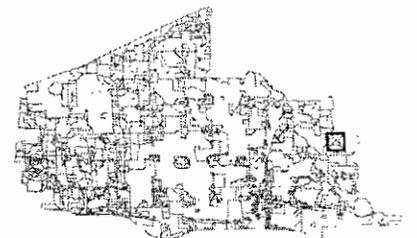




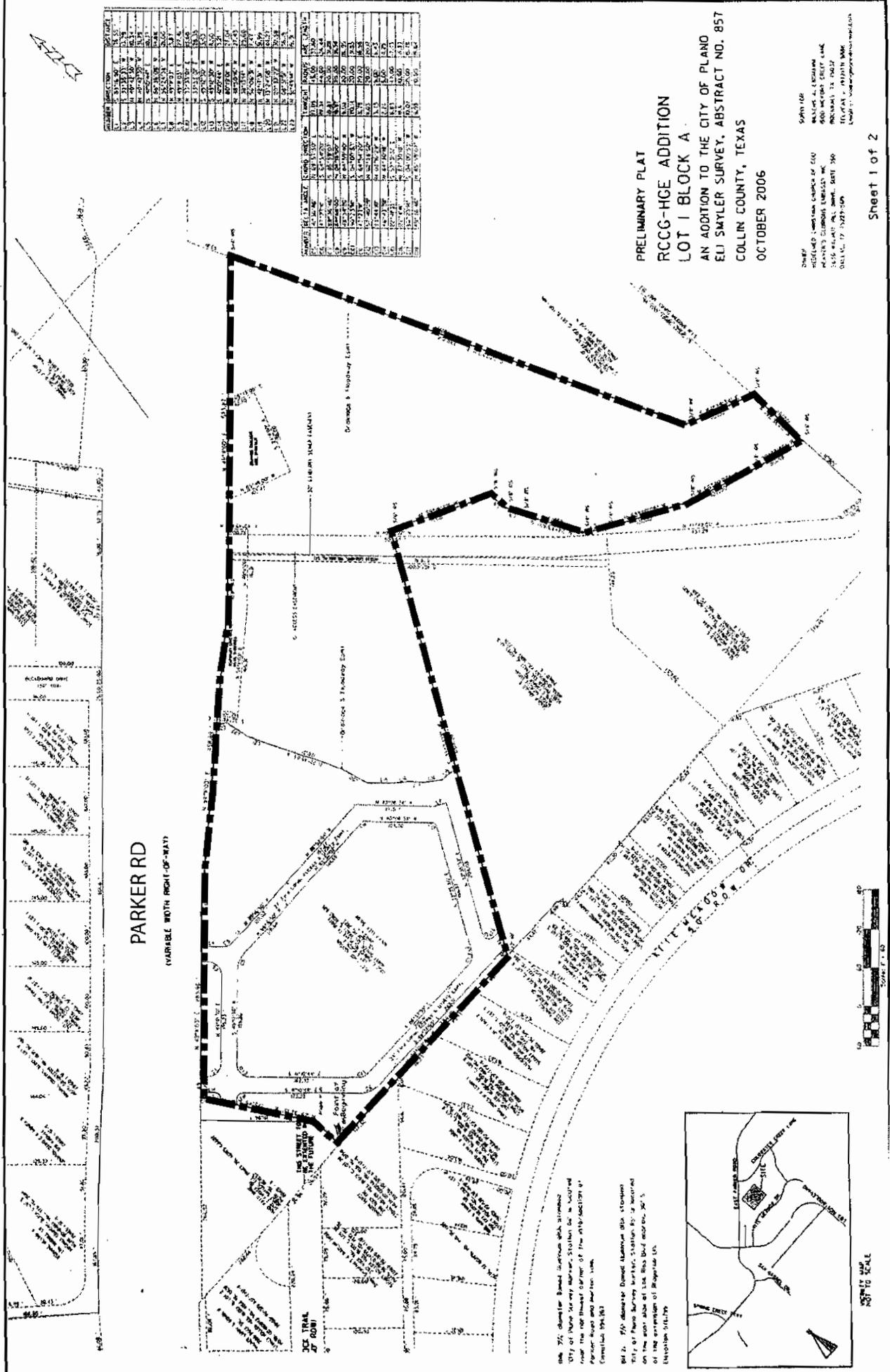
Item Submitted: PRELIMINARY PLAT

Title: RCCG-HGE ADDITION  
BLOCK A, LOT 1

Zoning: AGRICULTURAL



○ 200' Notification Buffer



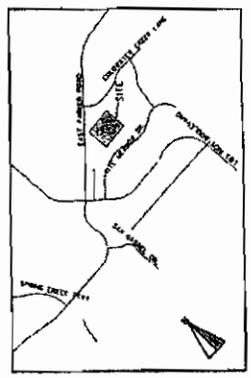
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75	75	1.0000	100.00	1.0000
76	76	1.0000	100.00	1.0000
77	77	1.0000	100.00	1.0000
78	78	1.0000	100.00	1.0000
79	79	1.0000	100.00	1.0000
80	80	1.0000	100.00	1.0000
81	81	1.0000	100.00	1.0000
82	82	1.0000	100.00	1.0000
83	83	1.0000	100.00	1.0000
84	84	1.0000	100.00	1.0000
85	85	1.0000	100.00	1.0000
86	86	1.0000	100.00	1.0000
87	87	1.0000	100.00	1.0000
88	88	1.0000	100.00	1.0000
89	89	1.0000	100.00	1.0000
90	90	1.0000	100.00	1.0000
91	91	1.0000	100.00	1.0000
92	92	1.0000	100.00	1.0000
93	93	1.0000	100.00	1.0000
94	94	1.0000	100.00	1.0000
95	95	1.0000	100.00	1.0000
96	96	1.0000	100.00	1.0000
97	97	1.0000	100.00	1.0000
98	98	1.0000	100.00	1.0000
99	99	1.0000	100.00	1.0000
100	100	1.0000	100.00	1.0000

PRELIMINARY PLAT  
 RCCG-HGE ADDITION  
 LOT 1 BLOCK A  
 AN ADDITION TO THE CITY OF PLANO  
 ELLI SMYLER SURVEY, ABSTRACT NO. 857  
 COLLIN COUNTY, TEXAS  
 OCTOBER 2006

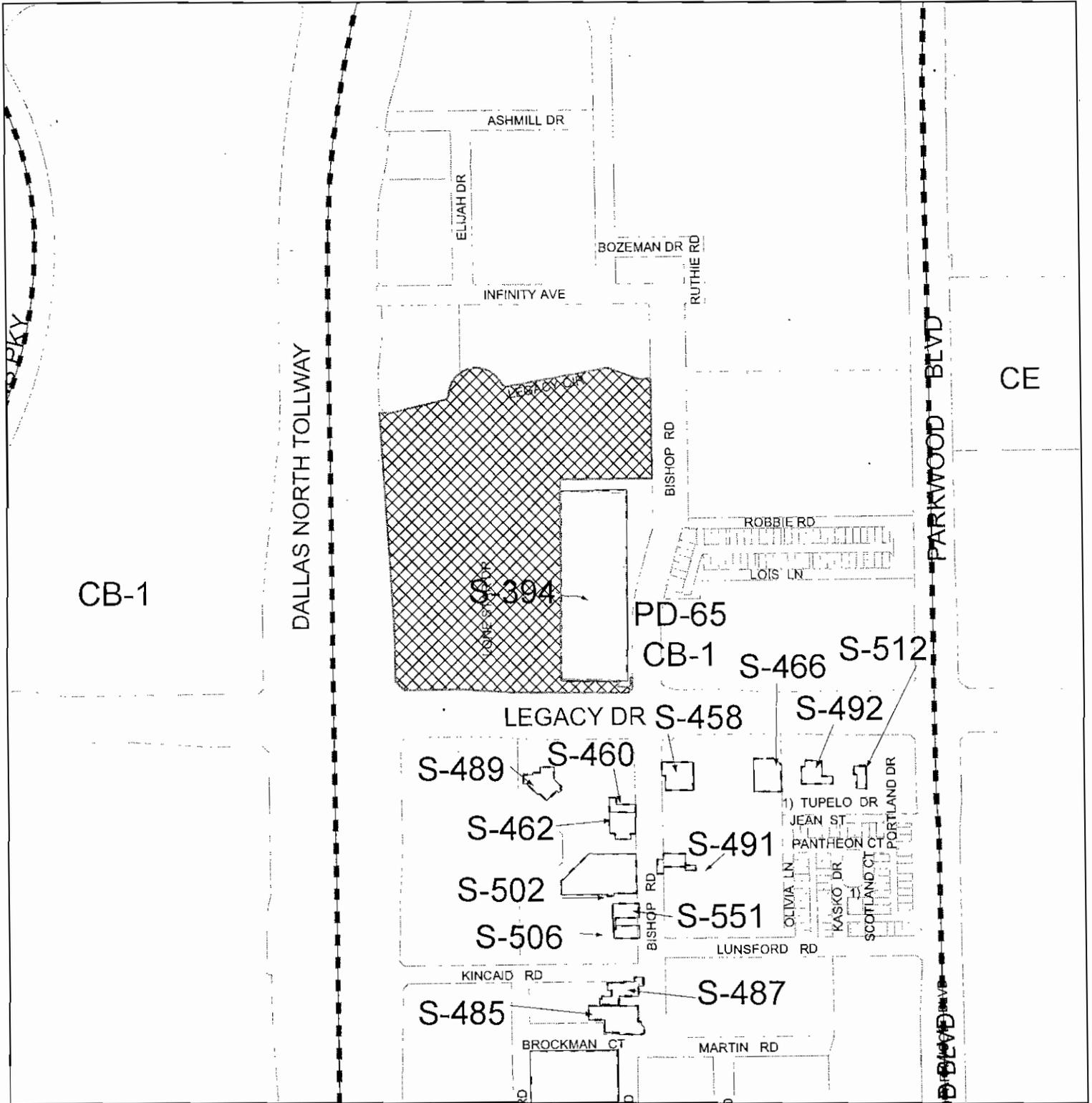
SWIFT FOR  
 RECEIVED: MISSISSIPPI COUNTY OF COO  
 PLANTER'S CLERK'S OFFICE, INC.  
 505 HILLARY AVE., SUITE 300  
 DALLAS, TX 75201  
 PHONE: 214-742-7777  
 FAX: 214-742-7778  
 E-MAIL: MISSISSIPPI@PLANTERSCLERK.COM

Sheet 1 of 2

PARKER RD  
 VARIABLE WIDTH RIGHT-OF-WAY



1/4" = 100' (Horizontal Scale)  
 1" = 100' (Vertical Scale)  
 NOT TO SCALE



Item Submitted: REVISED PRELIMINARY PLAT

Title: THE SHOPS AT LEGACY  
TOWN CENTER (NORTH)  
BLOCK C, LOT 1

Zoning: PLANNED DEVELOPMENT-65-CENTRAL BUSINESS-1

○ 200' Notification Buffer



**REVISED PRELIMINARY PLAT**  
**THE SHOPS AT**  
**LEGACY TOWN CENTER**  
**(NORTH)**  
**LOT 1, BLOCK C**  
 BEING 13.0436 ACRES OUT OF  
 MARIA C. VELA SURVEY, ABSTRACT NO. 835  
 AND THE HENRY COOK SURVEY, ABSTRACT NO. 118  
 CITY OF PLANO, COLLIN COUNTY, TEXAS

THE SHOPS AT LEGACY TOWN CENTER, L.P.  
 13000 LEGACY DRIVE  
 PLANO, TEXAS 75075  
 PREPARED BY: [Signature]  
 DATE: [Date]

10/09/2008 LEGACY TOWN CENTER NORTH REVENUE PRELIMINARY PLAT

**REVENUE PRELIMINARY PLAT**  
 THE SHOPS AT LEGACY TOWN CENTER (NORTH)  
 LOT 1, BLOCK C  
 BEING 13.0436 ACRES OUT OF MARIA C. VELA SURVEY, ABSTRACT NO. 835 AND THE HENRY COOK SURVEY, ABSTRACT NO. 118 CITY OF PLANO, COLLIN COUNTY, TEXAS

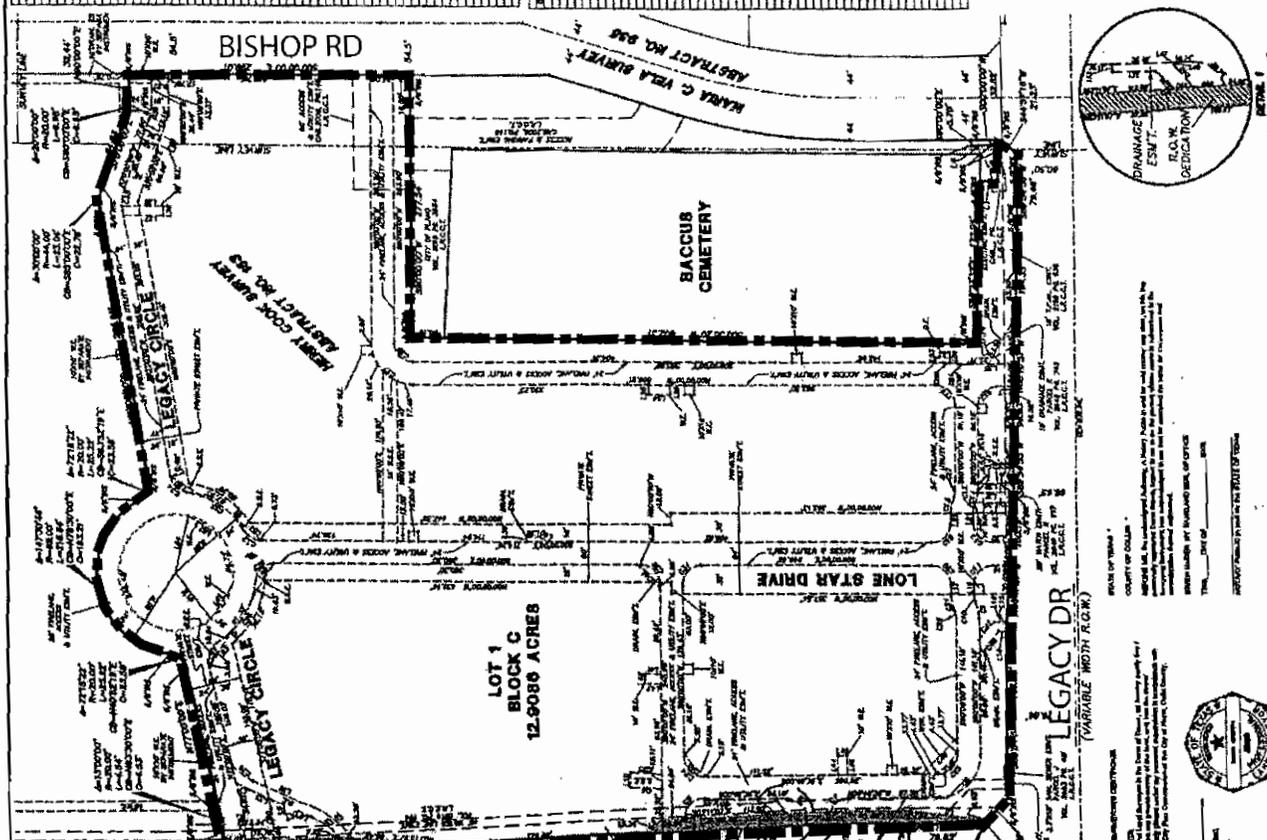
THE SHOPS AT LEGACY TOWN CENTER, L.P.  
 13000 LEGACY DRIVE  
 PLANO, TEXAS 75075  
 PREPARED BY: [Signature]  
 DATE: [Date]

10/09/2008 LEGACY TOWN CENTER NORTH REVENUE PRELIMINARY PLAT

**REVENUE PRELIMINARY PLAT**  
 THE SHOPS AT LEGACY TOWN CENTER (NORTH)  
 LOT 1, BLOCK C  
 BEING 13.0436 ACRES OUT OF MARIA C. VELA SURVEY, ABSTRACT NO. 835 AND THE HENRY COOK SURVEY, ABSTRACT NO. 118 CITY OF PLANO, COLLIN COUNTY, TEXAS

THE SHOPS AT LEGACY TOWN CENTER, L.P.  
 13000 LEGACY DRIVE  
 PLANO, TEXAS 75075  
 PREPARED BY: [Signature]  
 DATE: [Date]

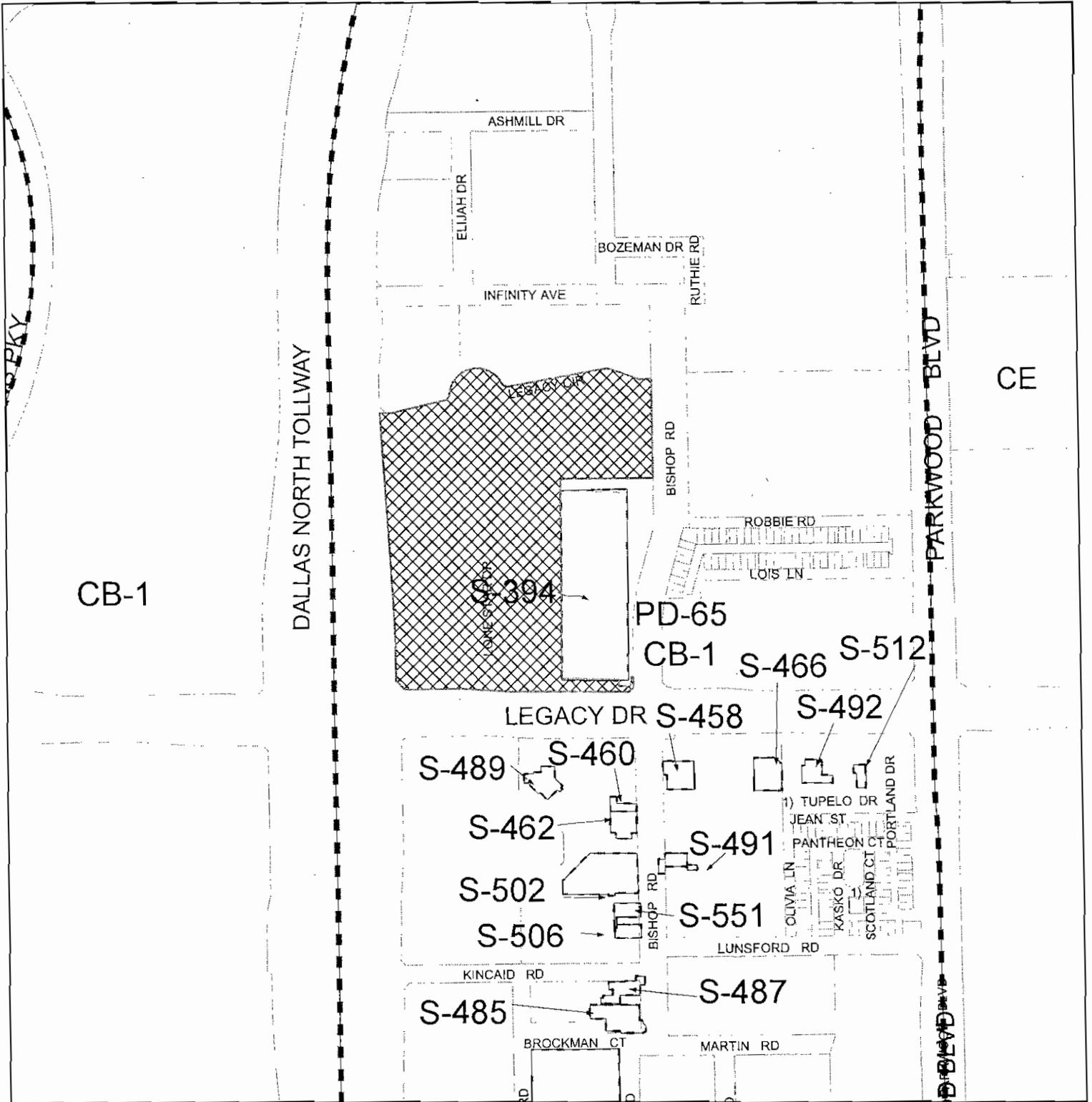
10/09/2008 LEGACY TOWN CENTER NORTH REVENUE PRELIMINARY PLAT



**REVENUE PRELIMINARY PLAT**  
 THE SHOPS AT LEGACY TOWN CENTER (NORTH)  
 LOT 1, BLOCK C  
 BEING 13.0436 ACRES OUT OF MARIA C. VELA SURVEY, ABSTRACT NO. 835 AND THE HENRY COOK SURVEY, ABSTRACT NO. 118 CITY OF PLANO, COLLIN COUNTY, TEXAS

THE SHOPS AT LEGACY TOWN CENTER, L.P.  
 13000 LEGACY DRIVE  
 PLANO, TEXAS 75075  
 PREPARED BY: [Signature]  
 DATE: [Date]

10/09/2008 LEGACY TOWN CENTER NORTH REVENUE PRELIMINARY PLAT

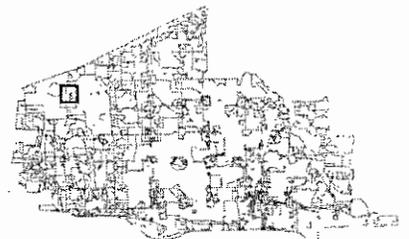


Item Submitted: REVISED SITE PLAN

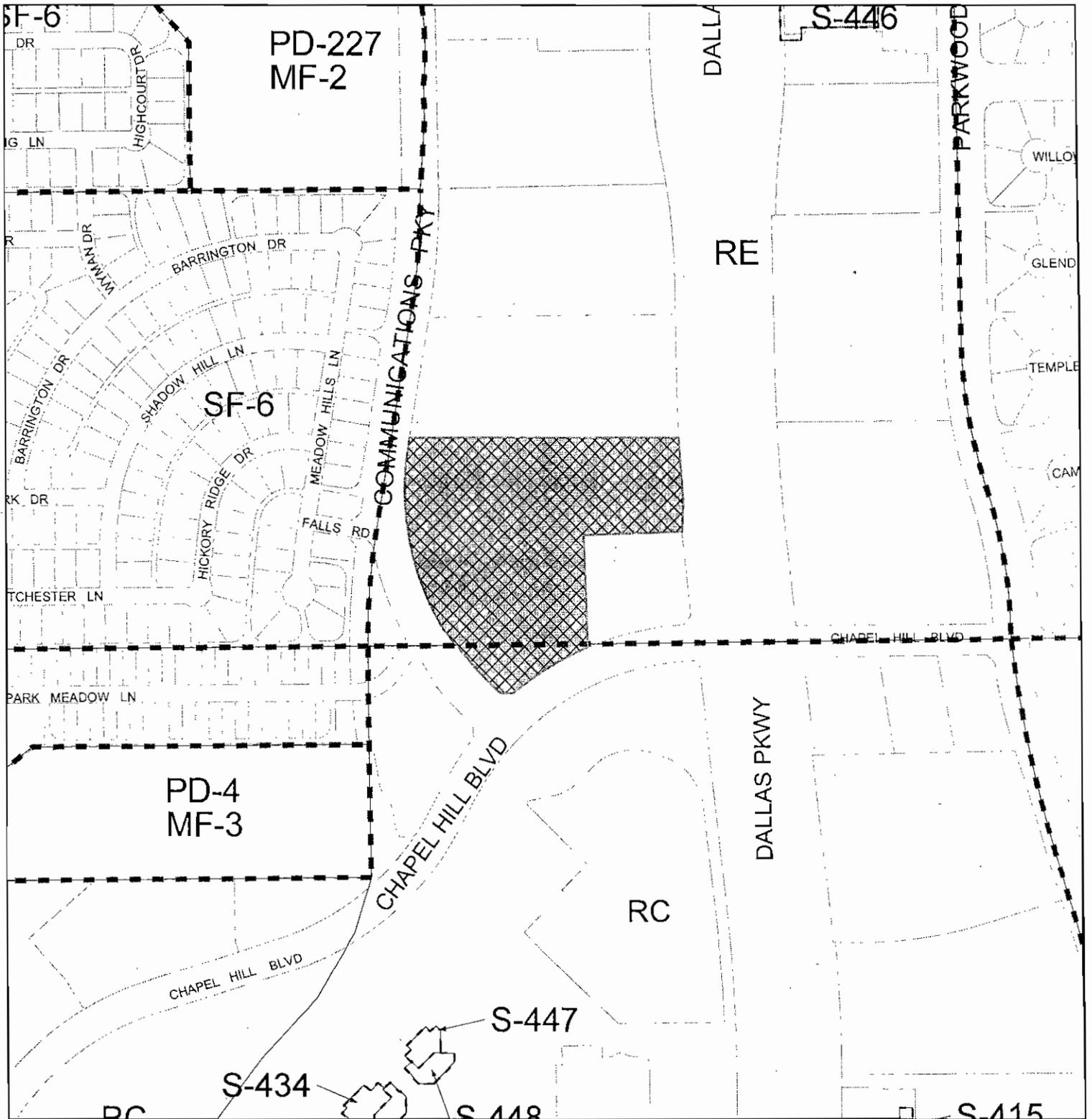
Title: THE SHOPS AT LEGACY  
TOWN CENTER (NORTH)  
BLOCK C, LOT 1

Zoning: PLANNED DEVELOPMENT-65-CENTRAL BUSINESS-1

○ 200' Notification Buffer



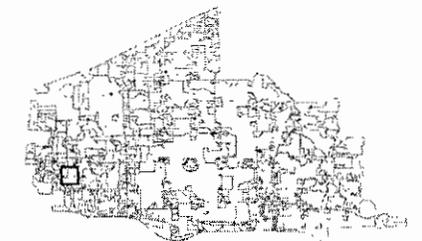




Item Submitted: PRELIMINARY SITE PLAN

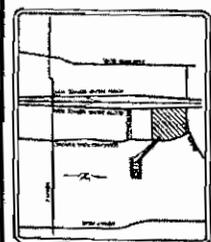
Title: PARKWAY CENTRE ADDITION, PHASE 5  
BLOCK C, LOTS 5 & 6

Zoning: REGIONAL EMPLOYMENT & REGIONAL COMMERCIAL



○ 200' Notification Buffer





LEGEND  
 1. PERMIT AND PRELIMINARY CONSTRUCTION WALLS OF LOT 2 AND/OR LOT 3  
 2. EXISTING AND PROPOSED CONSTRUCTION PHASE OF LOT 5

Size Data Summary Table

Item	Area (sq. ft.)	Volume (cu. ft.)	Notes
Lot 5	11,000	11,000	11,000 sq. ft. lot area
Lot 6	11,000	11,000	11,000 sq. ft. lot area
Lot 7	11,000	11,000	11,000 sq. ft. lot area
Lot 8	11,000	11,000	11,000 sq. ft. lot area
Lot 9	11,000	11,000	11,000 sq. ft. lot area
Lot 10	11,000	11,000	11,000 sq. ft. lot area
Lot 11	11,000	11,000	11,000 sq. ft. lot area
Lot 12	11,000	11,000	11,000 sq. ft. lot area
Lot 13	11,000	11,000	11,000 sq. ft. lot area
Lot 14	11,000	11,000	11,000 sq. ft. lot area
Lot 15	11,000	11,000	11,000 sq. ft. lot area
Lot 16	11,000	11,000	11,000 sq. ft. lot area
Lot 17	11,000	11,000	11,000 sq. ft. lot area
Lot 18	11,000	11,000	11,000 sq. ft. lot area
Lot 19	11,000	11,000	11,000 sq. ft. lot area
Lot 20	11,000	11,000	11,000 sq. ft. lot area
Lot 21	11,000	11,000	11,000 sq. ft. lot area
Lot 22	11,000	11,000	11,000 sq. ft. lot area
Lot 23	11,000	11,000	11,000 sq. ft. lot area
Lot 24	11,000	11,000	11,000 sq. ft. lot area
Lot 25	11,000	11,000	11,000 sq. ft. lot area
Lot 26	11,000	11,000	11,000 sq. ft. lot area
Lot 27	11,000	11,000	11,000 sq. ft. lot area
Lot 28	11,000	11,000	11,000 sq. ft. lot area
Lot 29	11,000	11,000	11,000 sq. ft. lot area
Lot 30	11,000	11,000	11,000 sq. ft. lot area
Lot 31	11,000	11,000	11,000 sq. ft. lot area
Lot 32	11,000	11,000	11,000 sq. ft. lot area
Lot 33	11,000	11,000	11,000 sq. ft. lot area
Lot 34	11,000	11,000	11,000 sq. ft. lot area
Lot 35	11,000	11,000	11,000 sq. ft. lot area
Lot 36	11,000	11,000	11,000 sq. ft. lot area
Lot 37	11,000	11,000	11,000 sq. ft. lot area
Lot 38	11,000	11,000	11,000 sq. ft. lot area
Lot 39	11,000	11,000	11,000 sq. ft. lot area
Lot 40	11,000	11,000	11,000 sq. ft. lot area
Lot 41	11,000	11,000	11,000 sq. ft. lot area
Lot 42	11,000	11,000	11,000 sq. ft. lot area
Lot 43	11,000	11,000	11,000 sq. ft. lot area
Lot 44	11,000	11,000	11,000 sq. ft. lot area
Lot 45	11,000	11,000	11,000 sq. ft. lot area
Lot 46	11,000	11,000	11,000 sq. ft. lot area
Lot 47	11,000	11,000	11,000 sq. ft. lot area
Lot 48	11,000	11,000	11,000 sq. ft. lot area
Lot 49	11,000	11,000	11,000 sq. ft. lot area
Lot 50	11,000	11,000	11,000 sq. ft. lot area

NOTE: GENERAL NOTES  
 1. All dimensions are in feet and inches.  
 2. All areas are in square feet.  
 3. All volumes are in cubic feet.  
 4. All heights are in feet.  
 5. All bearings are in degrees, minutes and seconds.  
 6. All distances are in feet and inches.  
 7. All bearings are in degrees, minutes and seconds.  
 8. All distances are in feet and inches.  
 9. All bearings are in degrees, minutes and seconds.  
 10. All distances are in feet and inches.

**PRELIMINARY SITE PLAN**  
**LOT 5 & 6, BLOCK C**  
**PARKWAY CENTRE ADDITION, PHASE 5**  
 11.96 ACRE TRACT OUT OF THE  
 JOHN H. MOUNTS SURVEY, ABST. NO. 610  
 ROBERT LUDINGTON SURVEY, ABST. NO. 548  
 CITY OF PLANO, COLLIN COUNTY, TEXAS

**OWNER**  
 DALLAS NORTH TOLLWAY PARTNERSHIP  
 C/O JAMES M. BROWN PARTNERS  
 6750 MILLCREEK PLAZA DRIVE, #225  
 DALLAS, TEXAS 75230 (714) 972-3333 (714) 972-3335-8180

**DEVELOPER**  
 GREENSTREET PROPERTIES, LLC  
 2320 PACED DEL PRADO BLVD.  
 LAS VEGAS, NV 89102 (702) 878-8382 (702) 878-8381

**ENGINEER/SURVEYOR**  
 JONES & BOYD, INC.  
 17585 Dallas Parkway, Suite 200  
 Dallas, Texas 75248 (972) 246-1411 (972) 246-1412

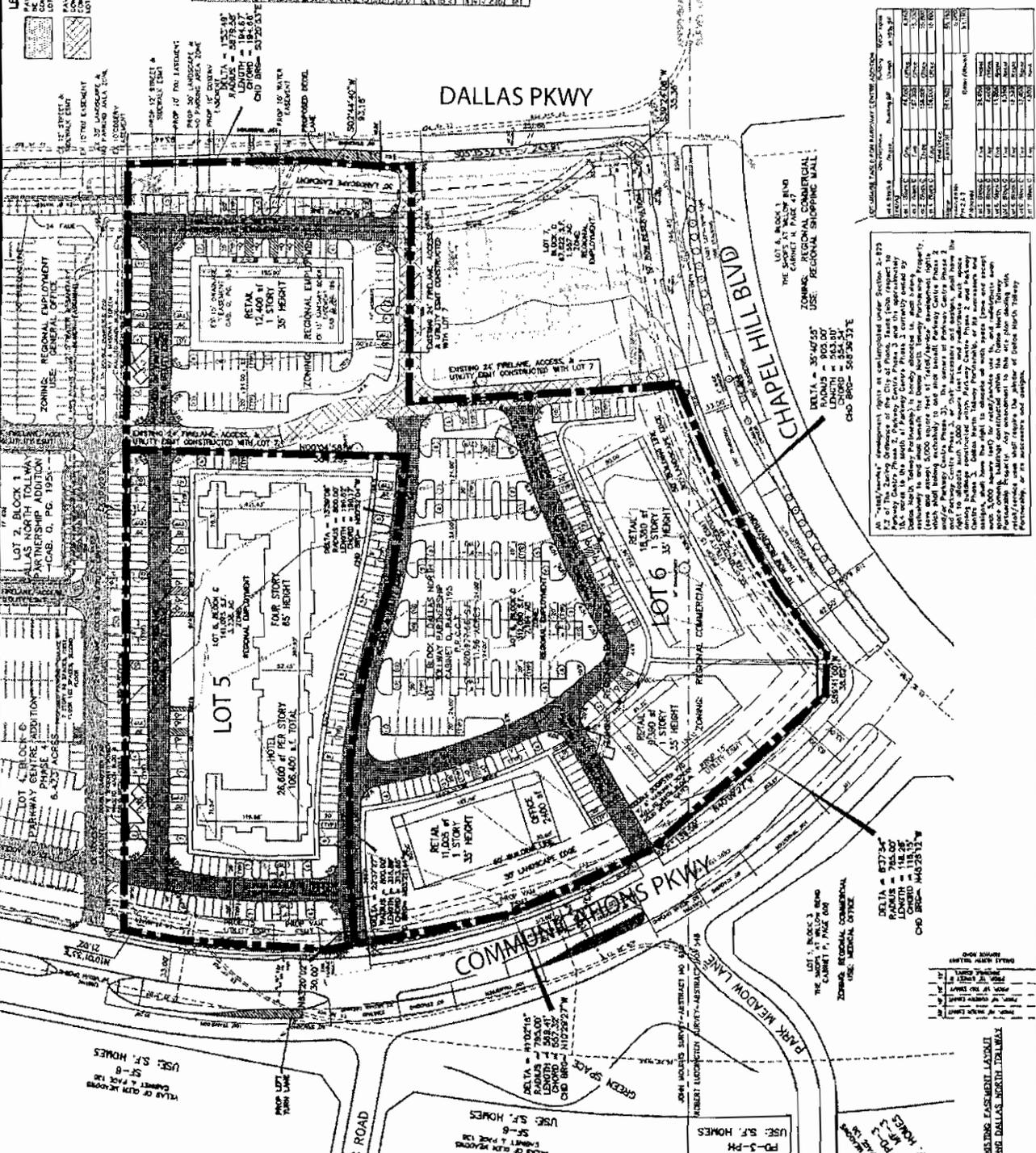
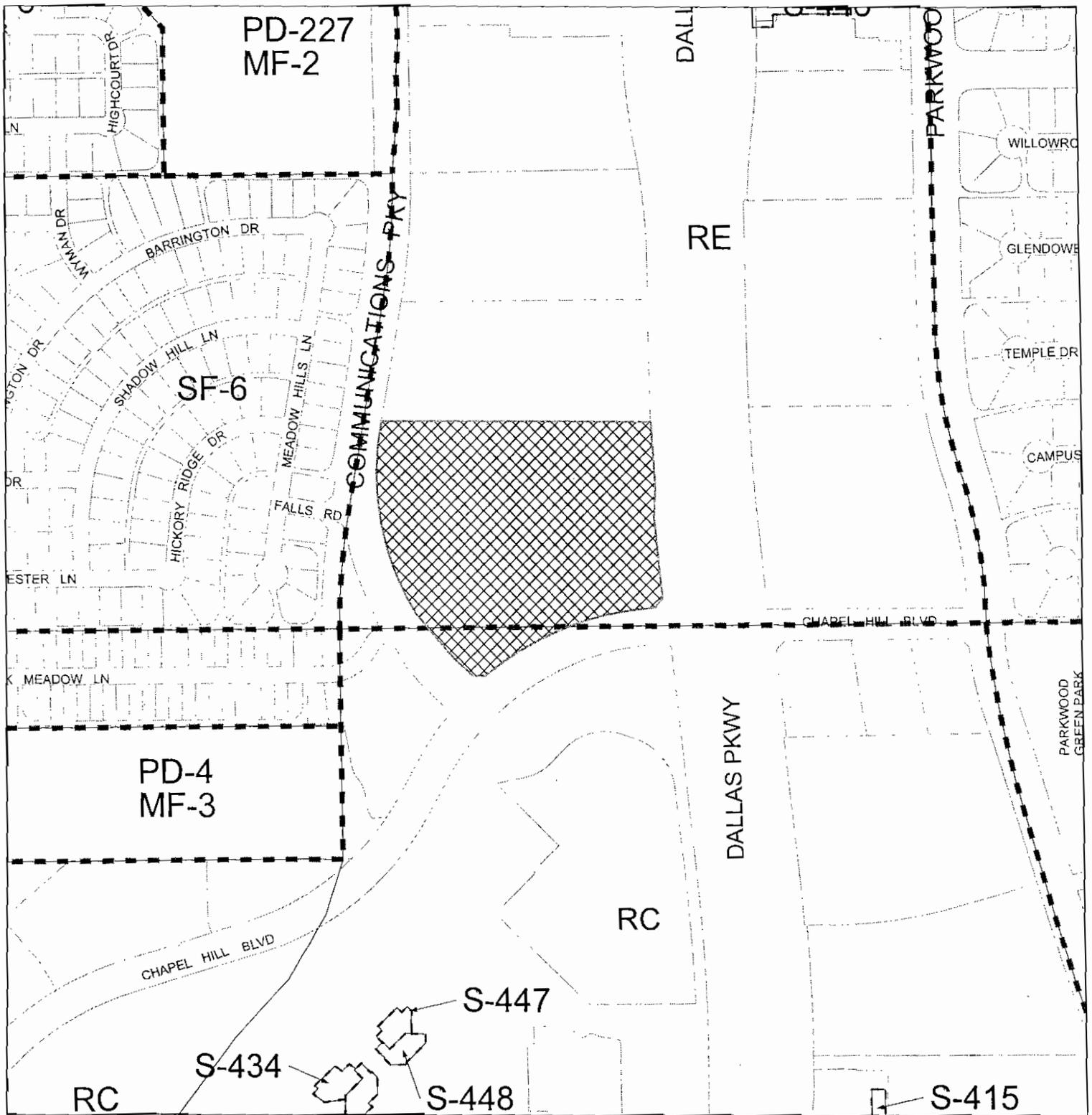


Table with 4 columns: Lot No., Area (sq. ft.), Volume (cu. ft.), and Notes.

Lot No.	Area (sq. ft.)	Volume (cu. ft.)	Notes
1	11,000	11,000	11,000 sq. ft. lot area
2	11,000	11,000	11,000 sq. ft. lot area
3	11,000	11,000	11,000 sq. ft. lot area
4	11,000	11,000	11,000 sq. ft. lot area
5	11,000	11,000	11,000 sq. ft. lot area
6	11,000	11,000	11,000 sq. ft. lot area
7	11,000	11,000	11,000 sq. ft. lot area
8	11,000	11,000	11,000 sq. ft. lot area
9	11,000	11,000	11,000 sq. ft. lot area
10	11,000	11,000	11,000 sq. ft. lot area
11	11,000	11,000	11,000 sq. ft. lot area
12	11,000	11,000	11,000 sq. ft. lot area
13	11,000	11,000	11,000 sq. ft. lot area
14	11,000	11,000	11,000 sq. ft. lot area
15	11,000	11,000	11,000 sq. ft. lot area
16	11,000	11,000	11,000 sq. ft. lot area
17	11,000	11,000	11,000 sq. ft. lot area
18	11,000	11,000	11,000 sq. ft. lot area
19	11,000	11,000	11,000 sq. ft. lot area
20	11,000	11,000	11,000 sq. ft. lot area
21	11,000	11,000	11,000 sq. ft. lot area
22	11,000	11,000	11,000 sq. ft. lot area
23	11,000	11,000	11,000 sq. ft. lot area
24	11,000	11,000	11,000 sq. ft. lot area
25	11,000	11,000	11,000 sq. ft. lot area
26	11,000	11,000	11,000 sq. ft. lot area
27	11,000	11,000	11,000 sq. ft. lot area
28	11,000	11,000	11,000 sq. ft. lot area
29	11,000	11,000	11,000 sq. ft. lot area
30	11,000	11,000	11,000 sq. ft. lot area
31	11,000	11,000	11,000 sq. ft. lot area
32	11,000	11,000	11,000 sq. ft. lot area
33	11,000	11,000	11,000 sq. ft. lot area
34	11,000	11,000	11,000 sq. ft. lot area
35	11,000	11,000	11,000 sq. ft. lot area
36	11,000	11,000	11,000 sq. ft. lot area
37	11,000	11,000	11,000 sq. ft. lot area
38	11,000	11,000	11,000 sq. ft. lot area
39	11,000	11,000	11,000 sq. ft. lot area
40	11,000	11,000	11,000 sq. ft. lot area
41	11,000	11,000	11,000 sq. ft. lot area
42	11,000	11,000	11,000 sq. ft. lot area
43	11,000	11,000	11,000 sq. ft. lot area
44	11,000	11,000	11,000 sq. ft. lot area
45	11,000	11,000	11,000 sq. ft. lot area
46	11,000	11,000	11,000 sq. ft. lot area
47	11,000	11,000	11,000 sq. ft. lot area
48	11,000	11,000	11,000 sq. ft. lot area
49	11,000	11,000	11,000 sq. ft. lot area
50	11,000	11,000	11,000 sq. ft. lot area

NOTE: GENERAL NOTES  
 1. All dimensions are in feet and inches.  
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 3. All volumes are in cubic feet.  
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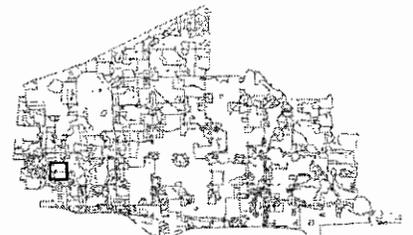
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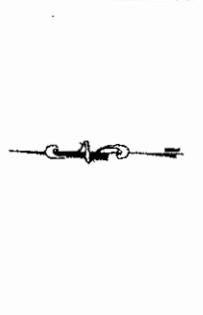
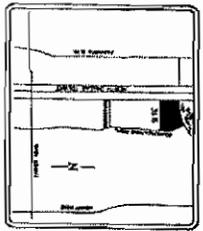


Item Submitted: REVISED CONVEYANCE PLAT

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

Zoning: REGIONAL EMPLOYMENT & REGIONAL COMMERCIAL





**LINE TABLE**

LINE NO.	START POINT	END POINT	LENGTH
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
8	...	...	...
9	...	...	...
10	...	...	...
11	...	...	...
12	...	...	...
13	...	...	...
14	...	...	...
15	...	...	...
16	...	...	...
17	...	...	...
18	...	...	...
19	...	...	...
20	...	...	...

**CURVE TABLE**

LINE NO.	START POINT	END POINT	LENGTH	CHORD BEARING	CHORD LENGTH	PERCENTAGE
1	...	...	...	...	...	...
2	...	...	...	...	...	...
3	...	...	...	...	...	...
4	...	...	...	...	...	...
5	...	...	...	...	...	...
6	...	...	...	...	...	...
7	...	...	...	...	...	...
8	...	...	...	...	...	...
9	...	...	...	...	...	...
10	...	...	...	...	...	...
11	...	...	...	...	...	...
12	...	...	...	...	...	...
13	...	...	...	...	...	...
14	...	...	...	...	...	...
15	...	...	...	...	...	...
16	...	...	...	...	...	...
17	...	...	...	...	...	...
18	...	...	...	...	...	...
19	...	...	...	...	...	...
20	...	...	...	...	...	...

A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE CITY OF DALLAS. THE CITY ENGINEER'S REVIEW AND SIGNATURE IS REQUIRED FOR THE CITY TO RECORD THE PLAT. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAT AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAT AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.

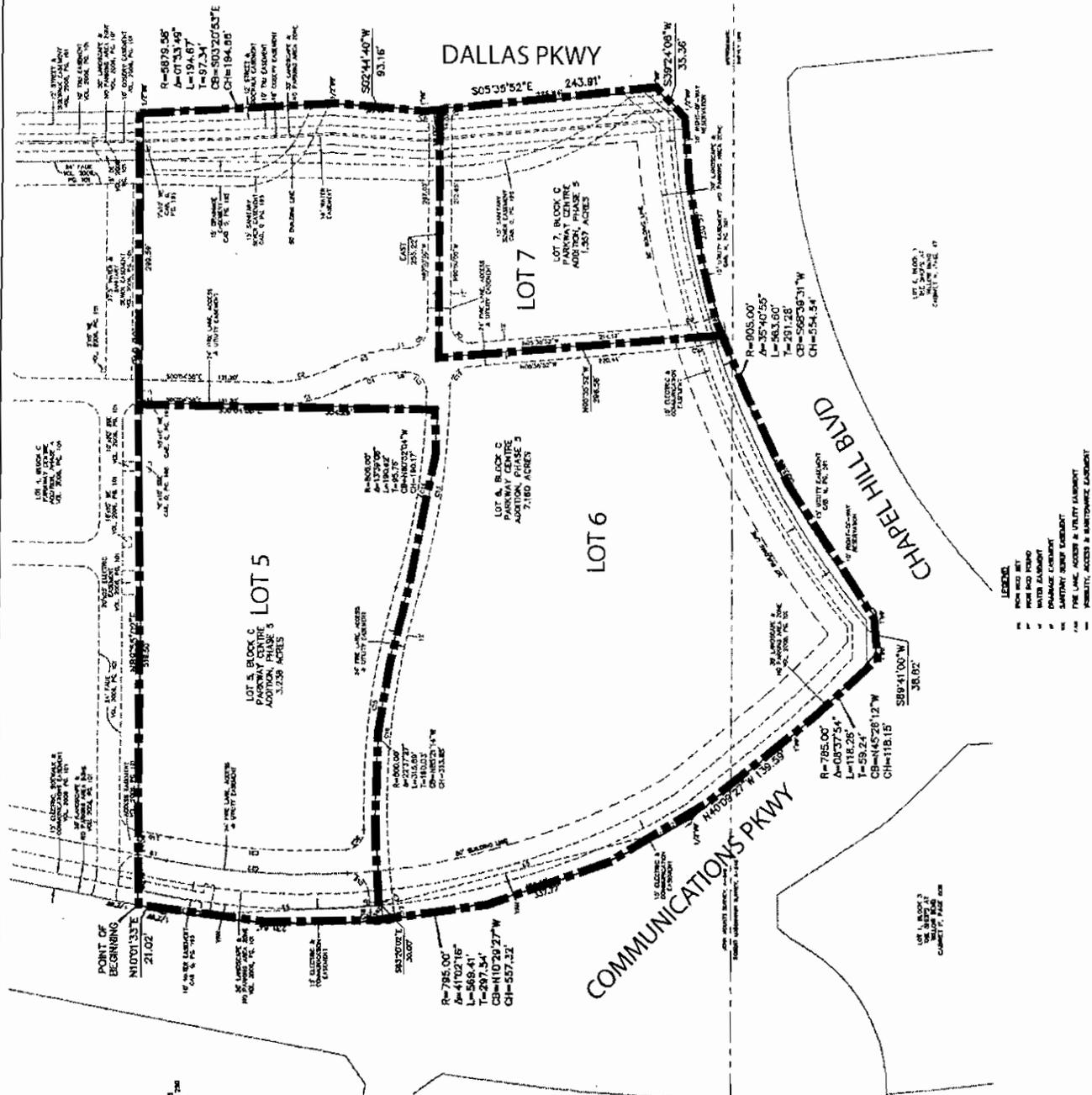
**Revised Conveyance Plat**  
**PARKWAY CENTRE, PHASE 5**  
**LOTS 5, 6 & 7, BLOCK C**

BEING A REFERENCE TO CONVEYANCE PLAT OF LOT 1, BLOCK 1, DALLAS NORTH TOLLWAY PARTNERSHIP ADDITION.  
 JOHN H. JONES & BOYD, INC. (OWNER)  
 ROBERT LUDINGTON SURVEY, ABSTRACT NO. 548  
 CITY OF PLANO  
 COLLIN COUNTY, TEXAS

**DALLAS NORTH TOLLWAY PARTNERSHIP**  
 1700 JAMES H. SMITH BLVD.  
 6700 Johnson Freeway, Suite 320  
 Dallas, Texas 75226  
 (972) 348-3333

**JONES & BOYD, INC.**  
 17080 Debra Parkway, Suite 200  
 Dallas, Texas 75240  
 SURVEYOR/ENGINEER  
 (972) 348-7676

OCTOBER 31, 2008  
 SHEET 1 OF 2



CITY OF PLANO  
PLANNING & ZONING COMMISSION

November 6, 2006

**Agenda Item No. 7**

**Public Hearing:** Zoning Case 2006-21

**Applicant:** City of Plano

---

**DESCRIPTION:**

Request to amend Planned Development-65-Central Business-1 on 168.1± acres located north and south of Legacy Drive between the Dallas North Tollway and Parkwood Boulevard.

**HISTORY:**

Planned Development-65-Central Business-1 (PD-65-CB-1) was adopted in November 1998 to allow a mixed use, urban town center to develop within the Legacy Business Park. Since that time, the district has been amended eight times to improve the regulations and adapt the standards to best practices.

**REMARKS:**

The current zoning is PD-65-CB-1. A PD district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions. The CB-1 district is intended for use in conjunction with the Commercial Employment (CE) district to permit a highly concentrated business center similar to traditional downtown areas of major cities. The requested zoning is to amend the lot frontage and related standards within PD-65-CB-1.

Subsection 5.2.e.3(a) of the Subdivision Ordinance requires all corner lots to have a minimum continuous frontage of 175 feet on all abutting streets. Other lots must have either 150 or 100 feet of frontage depending on the size of the adjacent thoroughfare. Due to the dense urban nature of the PD district, staff believes it is appropriate to reduce the lot frontage requirements within the PD. This issue came before the Planning & Zoning Commission previously on August 7, 2006, when the Commission waived the lot frontage requirements for a specific lot within Legacy Town Center.

Urban, commercial development traditionally may have narrow lot frontage, such as the existing lots along 15th Street, west of K Avenue in downtown Plano. Something similar in nature could not develop in Legacy Town Center today without a waiver of the Subdivision Ordinance requirements from the Commission. By amending PD-65-CB-1 as recommended, this waiver will no longer be necessary within Legacy Town Center.

PD-65-CB-1 does not have a minimum lot width requirement, so it is appropriate, in keeping with the compact urban design, to revise the frontage requirements to be more consistent with urban design principles. Lot frontage will still be necessary to meet the design standards of the district, such as pulling the building facade up to the street. By establishing the frontage requirement with no minimum width, there will be added flexibility in design while still requiring the creation of lots that have a street presence.

**RECOMMENDATION:**

Recommended for approval as follows:

General Conditions of the Planned Development District:

5. Lots must have frontage on a street. There is no required frontage distance for a lot although each lot must meet the design standards of the district.



RECEIVED  
OCT 16 2006  
PLANNING DEPT.

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2006-21. This is a request to amend Planned Development-65-Central Business-1 on 168.1± acres located north and south of Legacy Drive between the Dallas North Tollway and Parkwood Boulevard. The requested zoning is to amend the lot frontage and related standards within Planned Development-65-Commercial Business-1 (PD-65-CB-1).

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-21.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-21.

This item will be heard on **November 6, 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.

David G. Sisten  
Name (Please Print)

David G. Sisten  
Signature

5728 Tupelo Dr.  
Address

10/12/2006  
Date

CDD

REPLY FORM

RECEIVED

OCT 13 2006

PLANNING DEPT

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



Dear Commissioners:

This letter is regarding Zoning Case 2006-21. This is a request to amend Planned Development-65-Central Business-1 on 168.1± acres located north and south of Legacy Drive between the Dallas North Tollway and Parkwood Boulevard. The requested zoning is to amend the lot frontage and related standards within Planned Development-65-Commercial Business-1 (PD-65-CB-1).

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-21.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-21.

This item will be heard on **November 6, 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.

*The proposed zoning would give the needed flexibility in the town center for land usage and fits well with the urban planning. R.*

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

*Fehmi Karahan*  
Name (Please Print)  
*The Shops at Legacy LP.*  
Address

*[Handwritten Signature]*  
Signature

*10/10/2006*  
Date

CDD

CITY OF PLANO  
PLANNING & ZONING COMMISSION

November 6, 2006

**Agenda Item No. 8A**

**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. Tabled 10/03/06.

**REMARKS:**

This item was tabled at the October 3, 2006, Planning & Zoning Commission meeting. It must be removed from the table for consideration.

The requested zoning is Patio Home (PH). The PH district is intended to provide for areas of detached, zero-lot-line, single-family development in a clustered lot pattern with a common usable open space system that is an integral part of the development.

The current zoning is Light Commercial (LC). The LC district is intended to provide for a wide array of retail, office, and service uses to meet the needs of local residents and businesses. Some automobile related uses and limited assembly, which address local service and employment opportunities, are also included in LC districts.

A concept plan accompanies this request as Agenda Item No. 8B.

**Surrounding Land Use and Zoning**

The property to the west is zoned LC. A portion of the LC area is vacant land; the developed portion of the LC area has church, wrecking yard, and building material sales uses. The property to the east is zoned PH. The streets and infrastructure are complete and homes are currently being constructed. The property to the north is zoned Planned Development-95-Single-Family Residence-20 and has been developed as single-family residences. The property to the south is zoned Retail and has a shopping mall.

## **Conformance to the Comprehensive Plan**

**Future Land Use Plan** - The Future Land Use Plan designates this area as General Commercial. The request for PH zoning is not in conformance with the General Commercial land use designation of the Future Land Use Plan.

**Adequacy of Public Facilities** - Water and sewer are available, but may have to be extended for the development of this property. The existing capacity of water and sewer services are adequate for residential use.

**Traffic Impact Analysis (TIA)** - A TIA is not required for single-family zoning requests.

## **Request to Rezone Nonresidential Property to Residential**

Policy Statement 2.0, Rezoning Property to Meet Demand, of the Land Use Element of the Comprehensive Plan provides criteria to consider when reviewing a request to rezone nonresidential property to residential districts. The following guidelines apply:

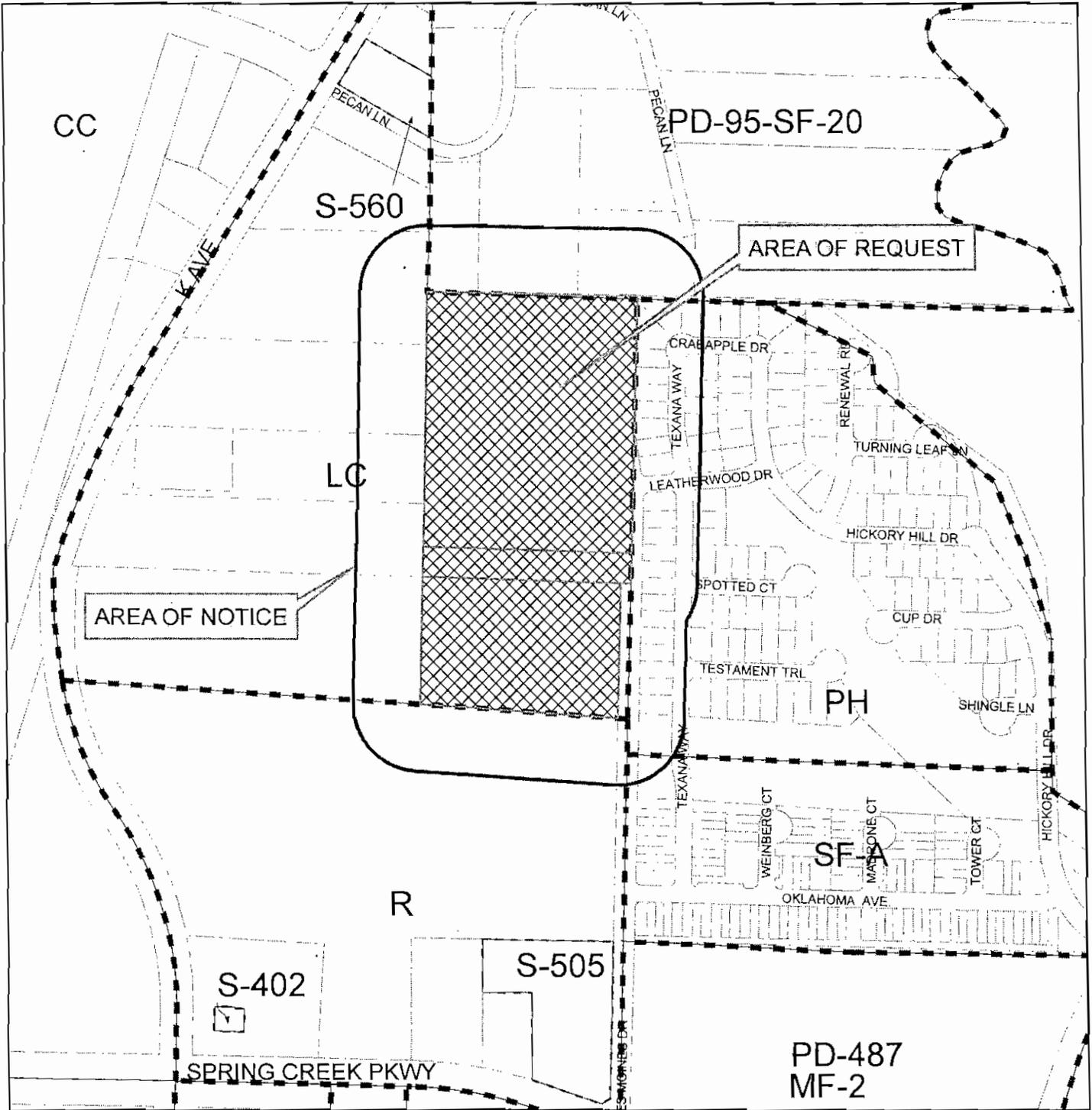
- The area is physically appropriate for residential use.
- The area to be rezoned is an extension of a residential neighborhood.
- The area is not affected by adverse environmental conditions.
- The proposed zoning conforms to the housing and land use policies of the Comprehensive Plan.
- The rezoning would not result in a shortage of land required for neighborhood retail or services uses.
- The rezoning would not diminish the land base considered for prime future economic expansion.
- The rezoning would not leave a residual tract of nonresidentially-zoned property which would not conform to the Comprehensive Plan or which would negatively affect the proposed residential use.
- The rezoning provides for an appropriate transition between residential and nonresidential use.
- The rezoning is clearly consistent with the intent of reducing the overall impact of zoning imbalance on the city's land use system.

**SUMMARY:**

The requested PH zoning is not consistent with the General Commercial land use designation of the Future Land Use Plan; however, the request is generally consistent with Policy Statement 2.0, Rezoning Property to Meet Demand. The area is physically appropriate for residential use. The request for residential zoning is compatible with the PH development to the east and the single-family residences to the north. A private divided fire lane provides adequate transition to retail uses to the south of the subject property. The limited visibility and access of the site does not promote viable commercial uses. Rezoning the property to residential use would not result in shortage of land for nonresidential use and economic development.

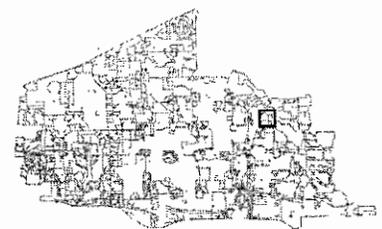
**RECOMMENDATIONS:**

Recommended for approval as submitted.



Zoning Case #: 2006-23

Existing Zoning: LIGHT COMMERCIAL



○ 200' Notification Buffer





**LOCATION MAP**  
1/4" = 100' SCALE

**SPECIAL DISTRICTS**  
 The City of Dallas is divided into various special districts, each with its own set of rules and regulations. The City of Dallas is not responsible for the accuracy of the information provided on this map. The City of Dallas is not responsible for the accuracy of the information provided on this map. The City of Dallas is not responsible for the accuracy of the information provided on this map.

**ZONING NOTE**  
 Approval of this zoning case is conditional upon the applicant's compliance with all applicable laws, rules, and regulations. The City of Dallas is not responsible for the accuracy of the information provided on this map. The City of Dallas is not responsible for the accuracy of the information provided on this map. The City of Dallas is not responsible for the accuracy of the information provided on this map.

# ZONING CASE 2006-23 ZONING EXHIBIT OAK POINT ESTATES WEST

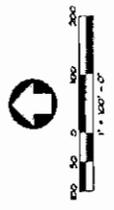
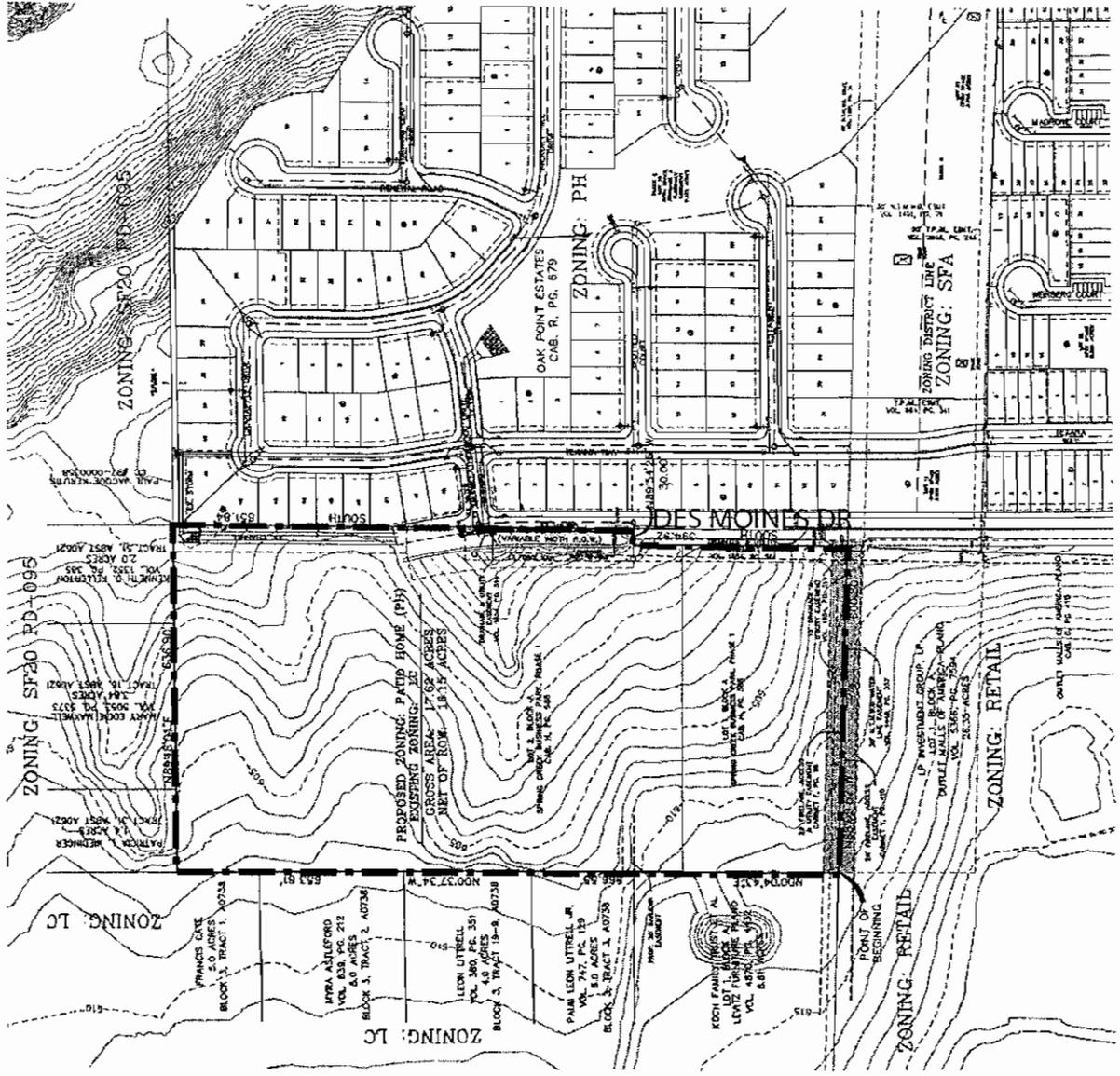
17.822 ACRES OUT OF  
 JEREMIAH MUNCEY SURVEY, ABSTRACT NO. 621  
 CITY OF PLANO  
 COLLIN COUNTY, TEXAS

**EW ASSOCIATES, LTD.**  
 4324 Leaverton Avenue  
 Dallas, Texas 75219  
 (214) 520-5818  
 (Fax) (214) 520-8015

**JONES & BOYD, INC.**  
 7680 Collins Parkway  
 Suite 200  
 Dallas, Texas 75248  
 (972) 488-7876  
 (Fax) (972) 488-7474

Planner/Engineer  
 (214) 520-5818  
 (Fax) (214) 520-8015

Reviewed and Resubmitted: October 27, 2006  
 Submitted: August 24, 2006



REPLY FORM

RECEIVED

SEP 21 2006

PLANNING DEPT

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



Dear Commissioners:

This letter is regarding Zoning Case 2006-23. The property is on 17.6± acres located on the west side of Des Moines Drive, 1,590± feet north of Spring Creek Parkway. The requested zoning is Patio Home (PH). The PH district is intended to provide for areas of detached, zero lot line, single-family development in a clustered lot pattern with a common usable open space system that is an integral part of the development.

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

\_\_\_\_\_ I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-23.

\_\_\_\_\_ I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-23.

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.

*\* There is a tree line between my property & theirs I do not want the trees removed !!!*

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

Myra Astleford  
Name (Please Print)

Myra Astleford  
Signature

6508 K AVE.  
Address

9-20-06  
Date

BT

RECEIVED

REPLY FORM

PLANNING DEPT

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



Dear Commissioners:

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

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*I'm undecided at this time. I would like a little more information before I decide for or against this zoning. I would like to know how my property would be protected for privacy, and if we could have the same ten feet as a buffer with a nice fence or whatever.*

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

Charlene Ruth Fullerton  
Name (Please Print)

Charlene Ruth Fullerton  
Signature

2208 East Pecan Lane  
Address

9-28-06  
Date

BT  
*that the addition to the east end of my property provided. Thank you.*

CITY OF PLANO  
PLANNING & ZONING COMMISSION

November 6, 2006

**Agenda Item No. 8B**

**Concept Plan:** Oak Point Estates West

**Applicant:** FTL Associates, Ltd.

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**DESCRIPTION:**

79 Patio Home lots on 17.6± acres located on the west side of Des Moines Drive, 1,590± feet north of Spring Creek Parkway. Zoned Light Commercial. Neighborhood #22.

**REMARKS:**

This concept plan corresponds to the applicant's requested zoning change in Zoning Case 2006-23. The plan shows 79 Patio Home (PH) lots and one open space lot. The PH development meets open space, circulation, street length, parking, and access requirements as shown. The lot area, width, front yard, and rear yard setbacks comply with the requested PH zoning district standards.

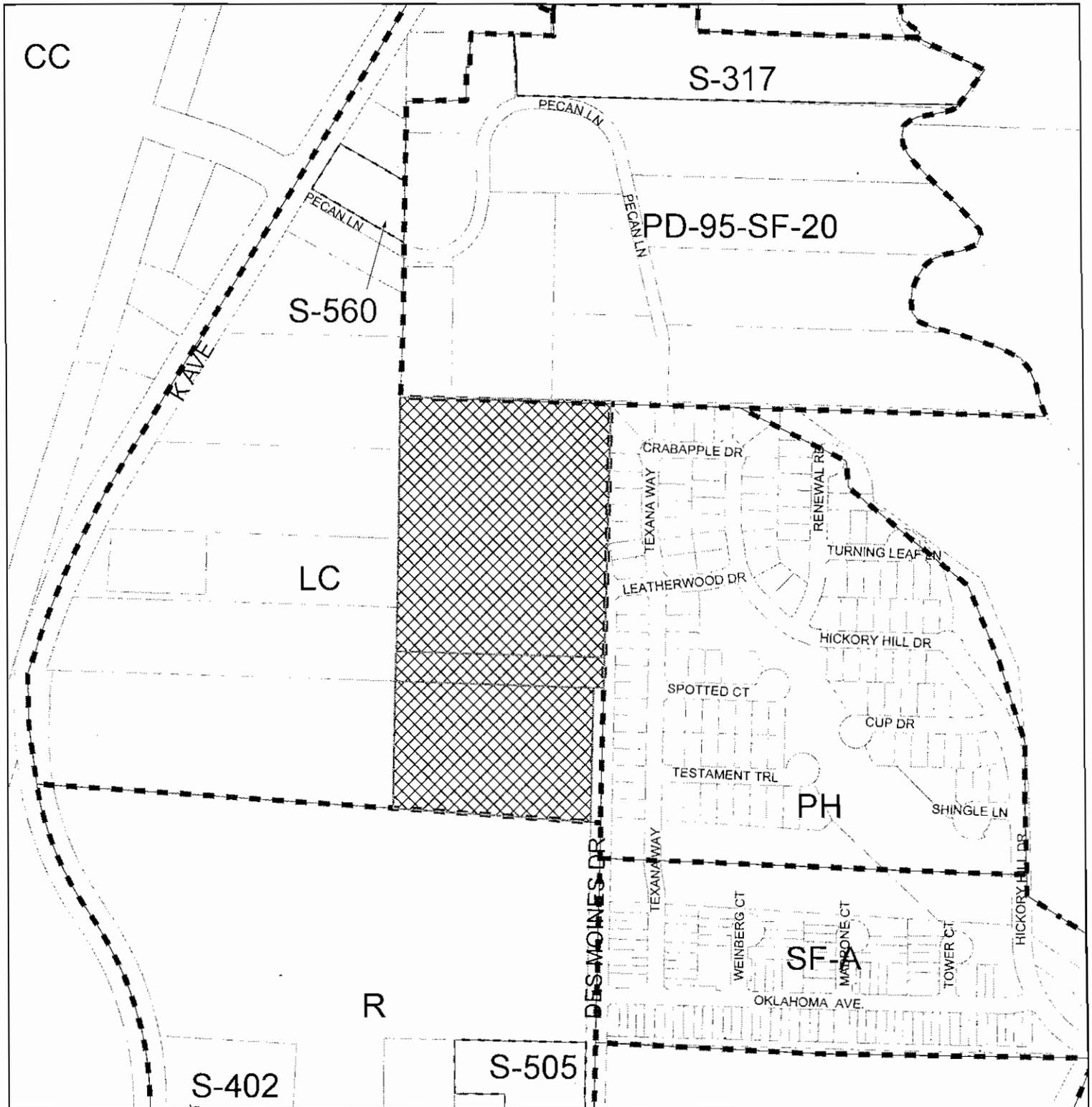
The proposed layout of the subdivision is inconsistent with the Thoroughfare Plan within the Transportation Element of the Comprehensive Plan. As discussed in more detail in the next agenda item (Agenda Item No. 9), the concept plan proposes to discontinue the further extension of Des Moines Drive to K Avenue. The plan does show a street stub into the Pecan Lane area that will allow future connectivity between this neighborhood and the Pecan Lane neighborhood. The street stub is consistent with the Comprehensive Plan's objective for cohesive residential neighborhoods within the typical neighborhood concept. The street stub also provides a second point of access for the Pecan Lane neighborhood.

Approval of this plan, as submitted, will be contingent on City Council granting the zoning change as requested by the applicant, and City Council approval of the proposed amendments to the Thoroughfare Plan.

**RECOMMENDATIONS:**

Recommended for approval subject to:

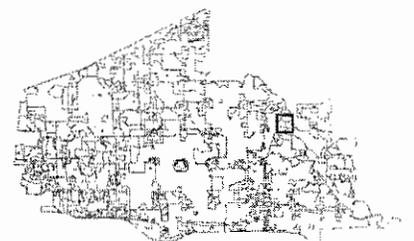
1. City Council approval of Zoning Case 2006-23.
2. City Council approval of the amendment to the Thoroughfare Plan that eliminates the future extension of Des Moines Drive to K Avenue.



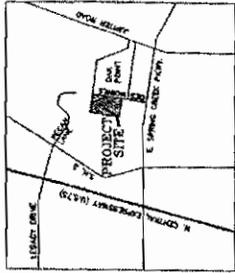
Item Submitted: CONCEPT PLAN

Title: OAK POINT ESTATES WEST

Zoning: LIGHT COMMERCIAL



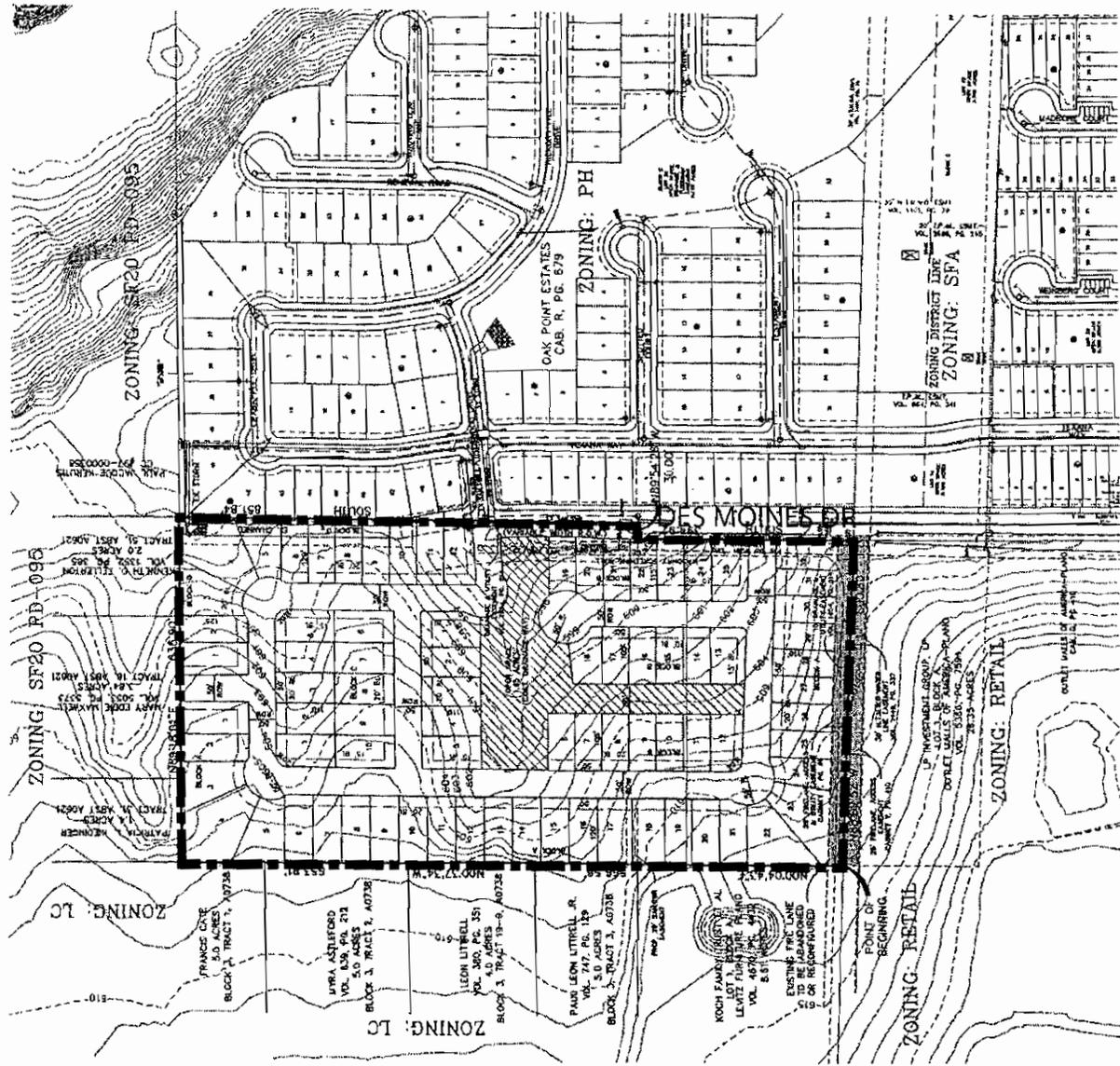
○ 200' Notification Buffer



LOCATION MAP  
NOT TO SCALE

**SITE DATA**

EXISTING ZONING: PH (SINGLE FAMILY)  
 PROPOSED ZONING: PH (SINGLE FAMILY)  
 GROSS AREA: 17.22 ACRES  
 NET AREA (ROW): 16.10 ACRES  
 TYPICAL LOT SIZE: 50' X 105'  
 TOTAL LOTS: 79  
 USEABLE OPEN SPACE: 1.85 ACRES  
 DENSITY (NET ROW): 4.9 UNITS PER ACRE  
 DENSITY (NET ROW & OPEN): 5.47 UNITS PER ACRE



# CONCEPT PLAN OAK POINT ESTATES WEST

17.222 ACRES OUT OF  
 JEREMAN ADJUST SURVEY, ABSTRACT NO. 631  
 CITY OF COLLEGE STATION  
 COLLIER COUNTY, TEXAS

**OWNER**  
 ATL ASSOCIATES, LTD.  
 4336 Lomax Avenue  
 Dallas, Texas 75219  
 (214) 320-8818  
 (Fax) (214) 320-8815

**PLANNER/ENGINEER**  
 JONES & BOYD, INC.  
 17080 Dallas Parkway  
 Suite 200  
 Dallas, Texas 75248  
 (972) 248-2578  
 (Fax) (972) 248-1414



CITY OF PLANO  
PLANNING & ZONING COMMISSION

November 6, 2006

**Agenda Item No. 9**

**Public Hearing:** Transportation Element Amendment of the Comprehensive Plan

**Applicant:** City of Plano

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**DESCRIPTION:**

Request to amend the Transportation Element of the Comprehensive Plan regarding Des Moines Drive. This amendment proposes to remove the portion of Des Moines Drive north of Leatherwood Drive to K Avenue, and to decrease the capacity of the remaining portion of Des Moines Drive (between Spring Creek Parkway and Leatherwood Drive) from a Type E, four-lane, secondary thoroughfare street to a Type F, two-lane collector street.

**REMARKS:**

Per the attached letter, the applicant for Zoning Case 2006-23 and accompanying concept plan is requesting that the Thoroughfare Plan be amended. The exhibit at the end of this report is an excerpt of the current (2004) Thoroughfare Plan. It shows the proposed configuration and classification for Des Moines Drive. The highlighted area on the exhibit is the portion of Des Moines Drive that is proposed to be deleted from the plan by this request.

The Thoroughfare Plan was last updated in August 2004. Prior versions of the Thoroughfare Plan indicated that Des Moines Drive should be a Type F, two-lane, collector street that terminated approximately 1,500 feet north of Spring Creek Parkway. The Thoroughfare Plan also indicated a future Type F, two-lane, collector street beginning at K Avenue, approximately midway between Legacy Drive and Spring Creek Parkway, and running east from K Avenue for a distance of approximately 1,000 feet. The two streets did not connect or intersect.

In the 2004 update of the Thoroughfare Plan, Des Moines Drive was changed to a Type E, four-lane, secondary thoroughfare and was extended to run continuously between Spring Creek Parkway and K Avenue. This change approximately coincided with the rezoning of property on the west of Des Moines Drive from Light Commercial (LC) to Patio Home (PH) and Single-Family Residential Attached (SF-A). The change to a continuous four-lane roadway section was generally based upon the following:

1. Des Moines Drive would provide a demarcation between residential properties to the east and commercial properties to the west.
2. The potential traffic generation from the LC properties east of K Avenue could warrant a four-lane roadway.
3. The extension of Des Moines Drive to Legacy Drive would provide relief to intersection constraints at Spring Creek Parkway and K Avenue.

#### Reason for the Request

A rezoning request and concept plan showing PH development has been submitted on the property on the west side of the future extension of Des Moines Drive. Stopping Des Moines Drive at Leatherwood Drive will allow the proposed PH development to be developed cohesively with the existing residential properties and not be divided by a four-lane thoroughfare.

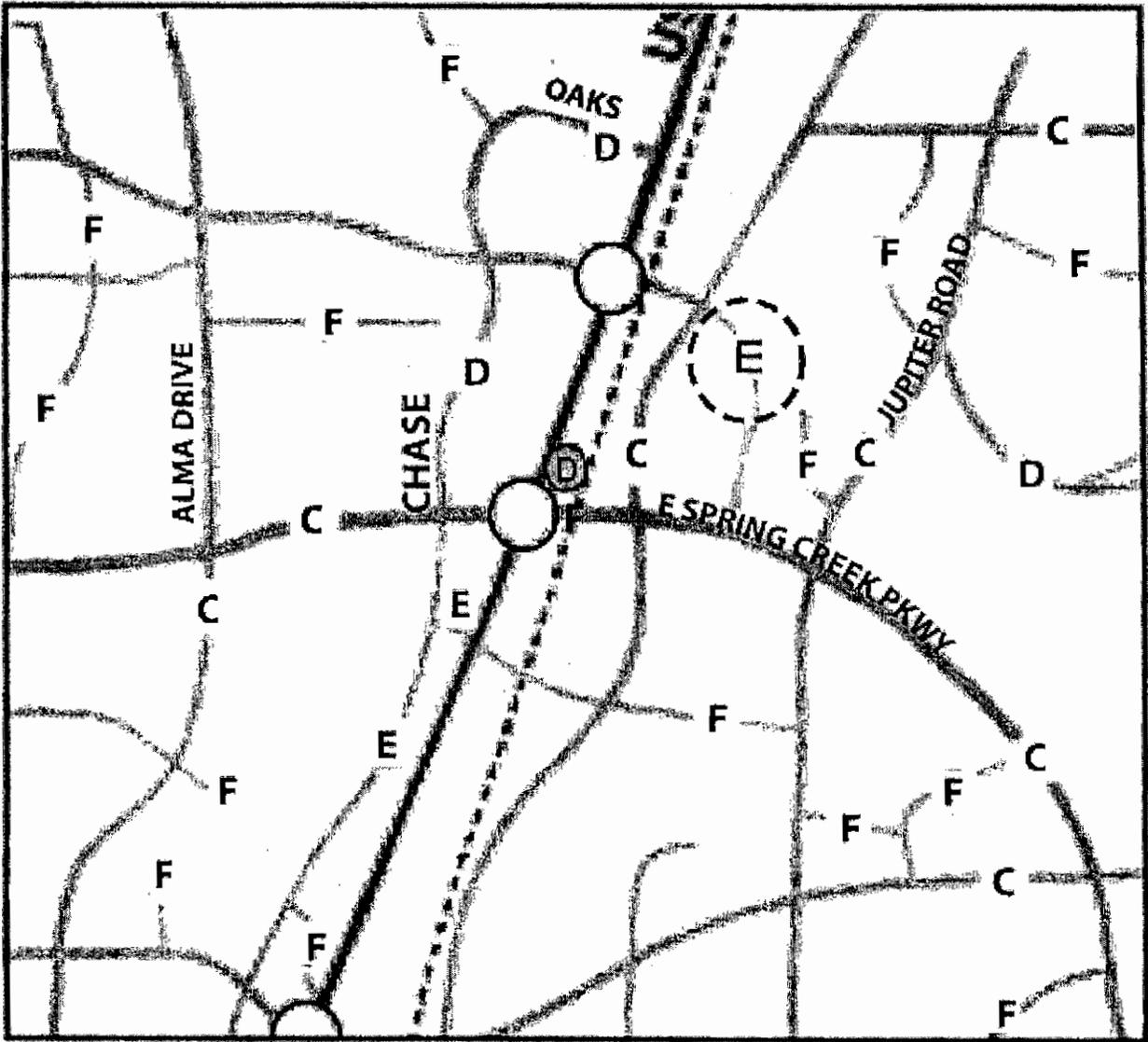
#### Staff Assessment

Staff supports the proposed amendment to the Transportation Element of the Comprehensive Plan for the following reasons:

1. The Transportation Element states that all developed property should be ensured safe, reliable street access for daily use and emergencies. Eliminating a portion of Des Moines Drive would not be detrimental to the circulation and access for other properties served by Des Moines Drive. Typically, neighborhoods in Plano are served by collector streets. Reducing the roadway section for Des Moines Drive from a Type E secondary thoroughfare to a Type F collector street is consistent with typical neighborhood format.
2. Circulation and access for the LC properties west of the zoning request can be adequately served by K Avenue. For this reason, along with the potential reduction in traffic generation from the rezoning of commercial property to residential, there is no longer the need for Des Moines Drive to have four-lane capacity.
3. Major intersection improvements will soon be under construction for the Spring Creek Parkway and K Avenue intersection. Upon completion, each approach to the intersection will have dual left-turn lanes and a free right-turn lane in addition to three through lanes. The additional turning movement capacity will significantly alleviate congestion at the intersection.

#### **RECOMMENDATION:**

Recommended that the Transportation Element of the Comprehensive Plan be amended to remove the portion of Des Moines Drive north of Leatherwood Drive to K Avenue, and to decrease the capacity of the remaining portion of Des Moines Drive between Spring Creek Parkway and Leatherwood Drive from a Type E, four-lane, secondary thoroughfare street to a Type F, two lane collector street.



Excerpt from Current Thoroughfare Plan

**SLJ**  
Company

RECEIVED  
OCT 23 2006  
PLANNING DEPT

October 23, 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: Oak Point Estates West  
Thoroughfare Plan Amendment  
Des Moines Drive  
Zoning Case 2006-23  
JBI Project No. KBH005**

Dear Ms. Jarrell:

As representative of the property owner immediately west of Oak Point Estates and adjacent to Des Moines Drive, and in accordance with the revised concept plan submitted for the referenced zoning case, we respectfully request the section of Des Moines Drive from Leatherwood Drive in Oak Point Estates to the proposed connection with Avenue K be eliminated from the thoroughfare plan. We would propose the section of Des Moines Drive south from Leatherwood Drive to Spring Creek Parkway to remain.

Please contact me should you have any questions or comments.

Sincerely,

FTL ASSOCIATES, LTD.



Property Manager

CITY OF PLANO  
PLANNING & ZONING COMMISSION

November 6, 2006

**Agenda No. 10**

**Public Hearing: Zoning Case 2006-24**

**Applicant: P.I.S.D.**

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**DESCRIPTION:**

Request for a Specific Use Permit for an 80-foot Antenna Support Structure on 2.2± acres located on the east side of Jupiter Road, 245± feet south of Park Boulevard. Zoned Retail.

**REMARKS:**

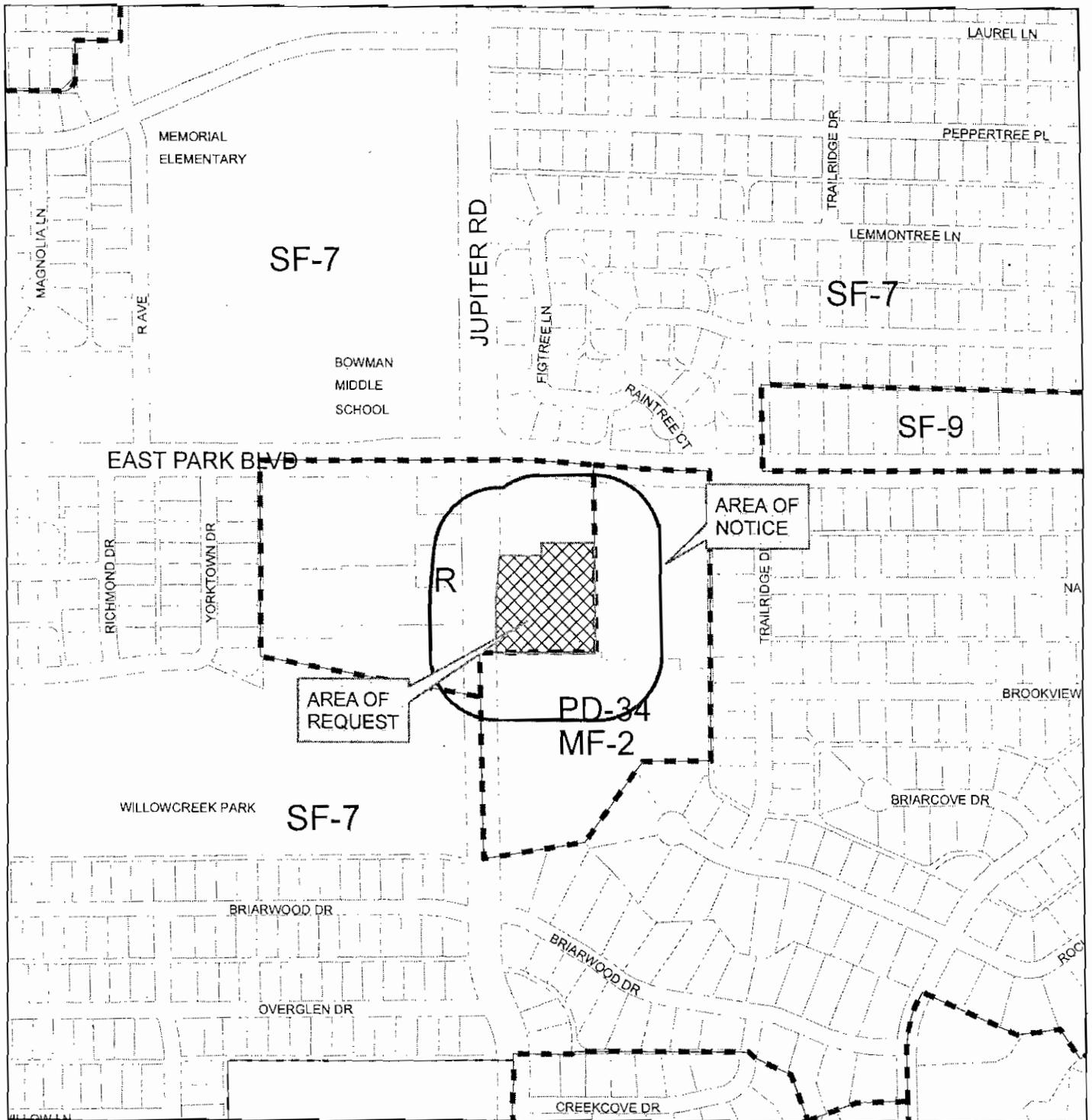
The requested zoning is for a Specific Use Permit (SUP) for an 80-foot Antenna Support Structure. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established.

The applicant is proposing a stealth antenna support structure that is similar in appearance to a standard light pole. A 65-foot antenna support structure is allowed by right. The additional 15 feet in height is requested to provide adequate coverage for mobile phone service. The additional height could allow for a future carrier to be located on the stealth support structure.

Please note that although the application for an SUP is for the entire 2.2± acre site, the property can only have one tower due to spacing requirements.

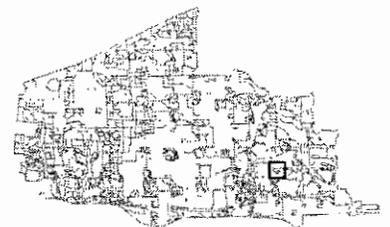
**RECOMMENDATION:**

Recommended for approval as submitted.



Zoning Case #: 2006-24

Existing Zoning: RETAIL



○ 200' Notification Buffer



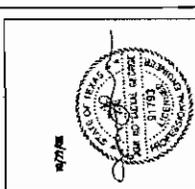
DUKE BRIDGES CAMPUS  
758 HAYDEN PARKWAY  
FISCO, TX 75044  
OFFICE: (972) 484-3510

**Mobile**

PROJECT NO.	
DRAWN BY:	SZ/J.C.C.
CHECKED BY:	J.M.C.
3. 12/17/01 FINAL REVISED	
4. 12/18/01 FINAL REVISED	
5. 3/20/02 FINAL - CITY ZONING	
7. 2/14/03 FINAL - SITEWORK	
11. 8/20/03 FINAL	
12. 12/22/03 PRELIMINARY	

**ALPRO**

CONSULTING GROUP, P.C.  
8221 Lakewood Dr., Suite 100  
Dallas, TX 75248  
PHONE: 972-251-8899  
WWW.ALPRO.COM

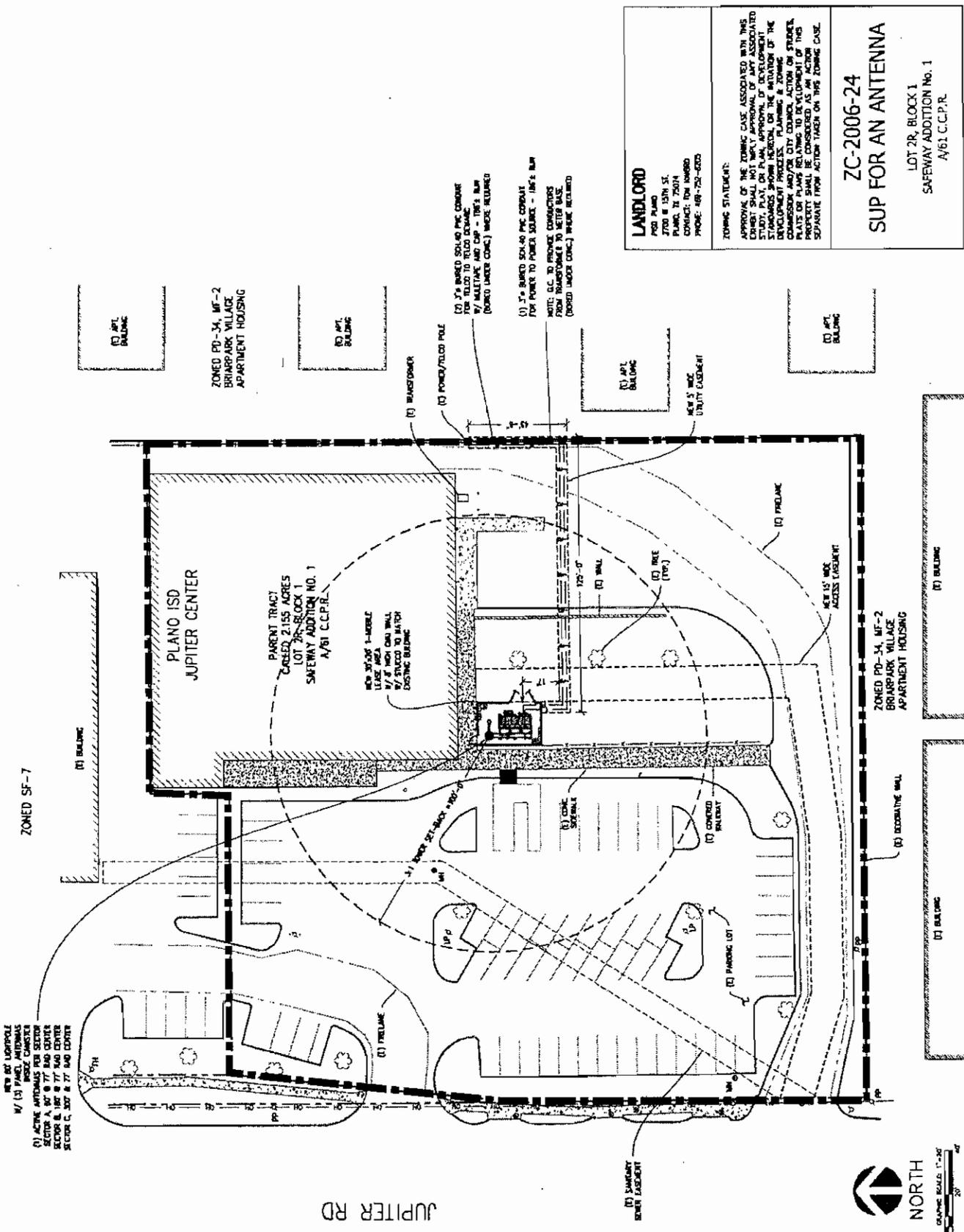


NET VALID STRUTLINE  
P.E. STAMP & STRUTLINE

PISO JUPITER RL  
DA17108  
PISO JUPITER RD  
PLANO TX 75074  
COLLIN COUNTY

SHEET TITLE  
OVERALL SITE PLAN

SHEET NUMBER  
**C-2**



**LANDLORD**  
PISO PLANO  
2700 E 15th St.  
Plano, TX 75074  
CONTACT: PISO  
PHONE: 972-752-0000

**ZONING STATEMENT:**  
APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS SHEET SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAN, OR PLAN APPROVAL OF DEVELOPMENT STANDARDS SHOWING RESULTS OF THE ACTION OF THE ZONING DEPARTMENT. THE ZONING DEPARTMENT DOES NOT GUARANTEE ANY CITY COUNCIL ACTION ON STREET PLATS OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

**ZC-2006-24**  
**SUP FOR AN ANTENNA**  
LOT 28, BLOCK 1  
SAFEWAY ADDITION NO. 1  
A/61 C.C.P.R.

NEW 60' UTILITY POLE  
W/ (3) PANEL ANTENNAS  
INDEX CENTER  
(1) ACTIVE ANTENNAS PER SECTION  
SECTOR A, B, C, D, E, F, G, H  
SECTOR C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z

JUPITER RD



REPLY FORM

RECEIVED  
OCT 10 2006  
PLANNING DEPT.

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



Dear Commissioners:

This letter is regarding Zoning Case 2006-24. The property is on 2.2± acres located on the east side of Jupiter Road, 245± feet south of Park Boulevard. The requested zoning is Specific Use Permit for an 80-foot antenna support structure. 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.

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-24.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-24.

This item will be heard on **November 6, 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.

Ted Mastenbrook  
Name (Please Print)

Ted Mastenbrook  
Signature

1120 Creekfield DR  
Address Plano 75075

7 OCT 06  
Date

BT owner of 2400 Jupiter B-7  
Plano 75074

REPLY FORM

RECEIVED  
OCT 11 2006  
PLANNING DEPT.

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



Dear Commissioners:

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

FAT CLANCE REALTY LLC  
Name (Please Print)

*W. J. [Signature]*  
Signature *MANINGON*

11225 PARK CONTRAL PL  
Address  
DALLAS, TX 75230

10-10-06  
Date

BT

REPLY FORM

RECEIVED  
OCT 10 2006  
PLANNING DEPT

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



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

CAROL MORRELLI  
Name (Please Print)

Carol Morrelli  
Signature

2200 W. Park Blvd 1504  
Address Plano, Tx 75075

10-9-06  
Date

BT

RECEIVED

REPLY FORM

OCT 10 2006

PLANNING DEPT.

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



Dear Commissioners:

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*I do NOT think an 80-foot antenna is appropriate for this area. It is unsightly & needs to be in a field somewhere or in the steeple of a church or some other building*

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

Bruce R. Grantz  
Name (Please Print)

[Signature]  
Signature

2400 Jupiter A6  
Address

10/11/06  
Date

BT

RECEIVED

OCT 17 2006

PLANNING DEPT.

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2006-24. The property is on 2.2± acres located on the east side of Jupiter Road, 245± feet south of Park Boulevard. The requested zoning is Specific Use Permit for an 80-foot antenna support structure. 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.

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-24.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-24.

This item will be heard on **November 6, 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.

Pilar E SHANKLE  
Name (Please Print)

Pilar E Shankle  
Signature

723 Tennyson Dr.  
Address Richardson TX 75080

\_\_\_\_\_  
Date

BT for property 2400 Jupiter CS  
Plano TX 75074

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OCT 11 2006

PLANNING DEPT.

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2006-24. The property is on 2.2± acres located on the east side of Jupiter Road, 245± feet south of Park Boulevard. The requested zoning is Specific Use Permit for an 80-foot antenna support structure. 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.

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-24.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-24.

This item will be heard on **November 6, 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.

*I AM AGAINST THIS ZONING CHANGE*

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

*DAVID BASSMAN*

Name (Please Print)

*[Signature]*

Signature

*2500 E. PARK # P. 2 PLANO*

Address

*75024*

*10/2/06*

Date

BT

CITY OF PLANO  
PLANNING & ZONING COMMISSION

November 6, 2006

**Agenda Item No. 11**

**Public Hearing:** Zoning Case 2006-26

**Applicant:** Maria Folmar

---

**DESCRIPTION:**

Request for a Specific Use Permit for Day Care Center on 0.4± acre located on the south side of 14th Street, 177± feet east of M Avenue. Zoned Retail. Tabled 10/16/06.

**REMARKS:**

This item was tabled at the October 16, 2006, Planning & Zoning Commission meeting. It must be removed from the table for consideration.

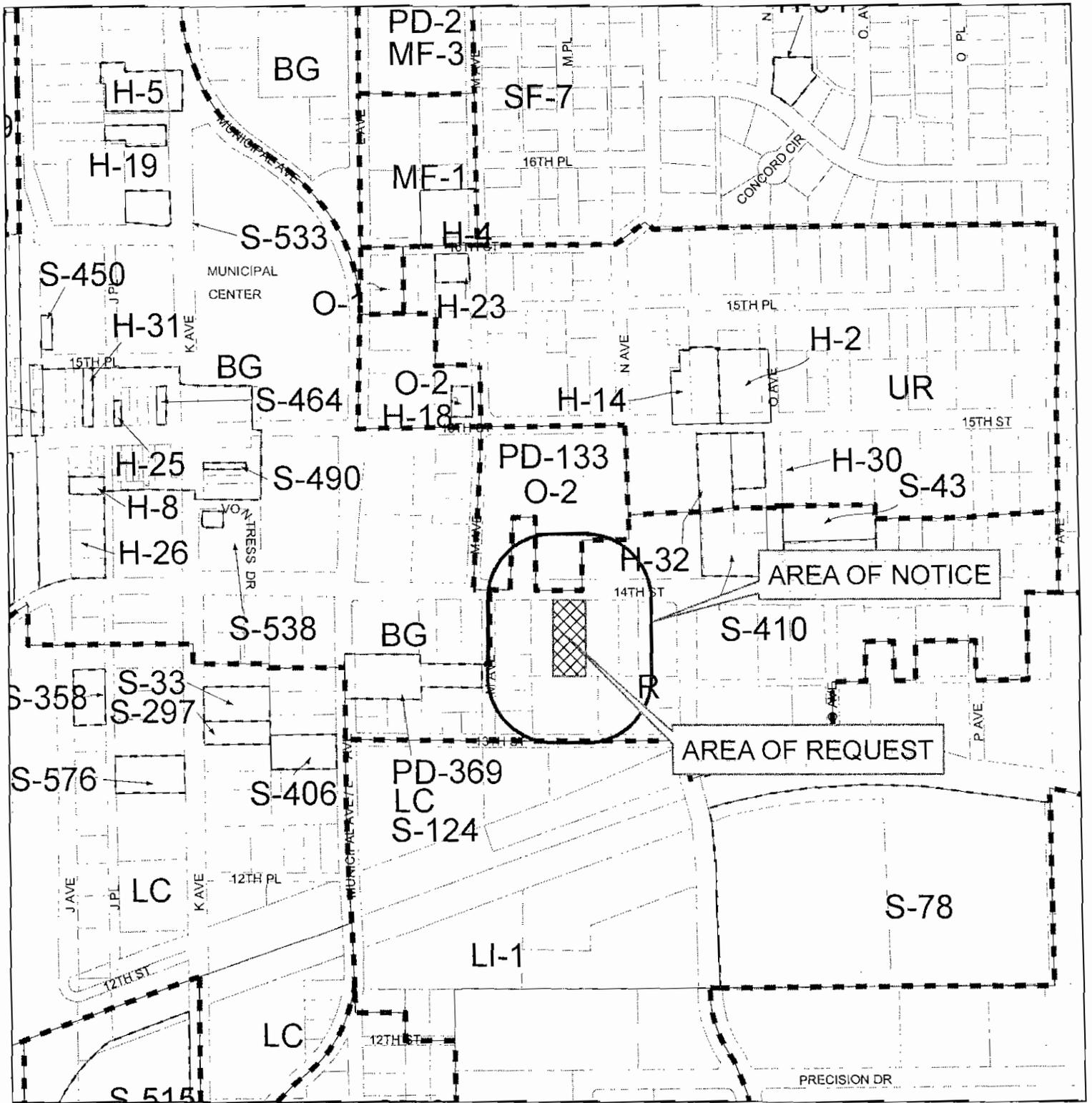
The requested zoning is for a Specific Use Permit (SUP) for Day Care Center in an existing retail building. An SUP authorizes and regulates a use not normally permitted in a district, which could benefit in a particular case the general welfare, provided that adequate development standards and safeguards are established.

The Zoning Ordinance requires that outdoor play space be provided at a rate of 65 square feet per child. The proposed day care center will provide 8,000 square feet of outdoor play space. Passenger loading and unloading areas are adequate. The proposed day care center is not within 300 feet of gasoline pumps or underground storage tanks.

Because the site has limited parking, the applicant proposes to limit the number of students to a maximum of 20 students in attendance at one time.

**RECOMMENDATION:**

Recommended for approval subject to a maximum of 20 students.

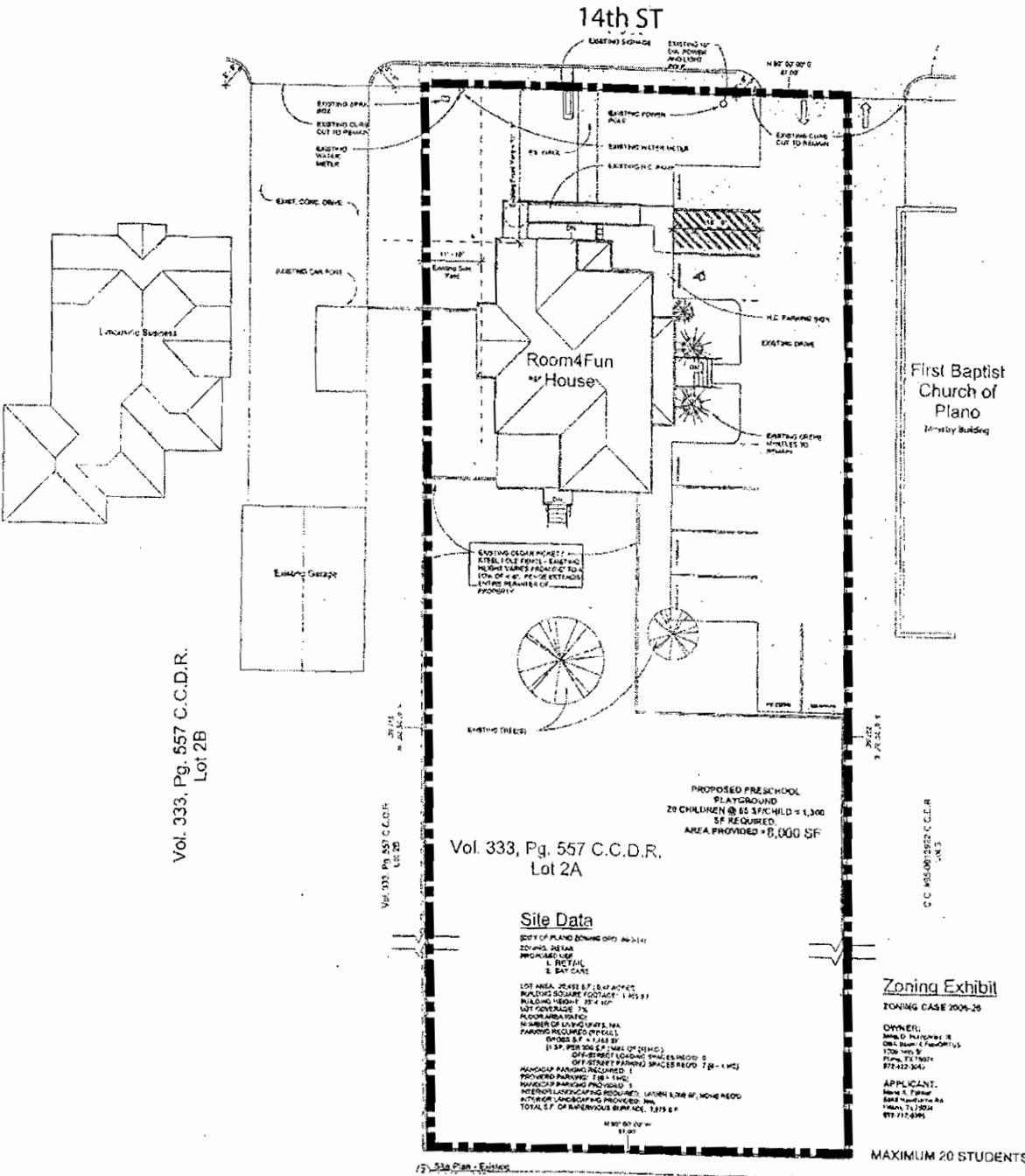


Zoning Case #: 2006-26

Existing Zoning: RETAIL



○ 200' Notification Buffer



Vol. 333, Pg. 557 C.C.D.R.  
Lot 2B

Vol. 333, Pg. 557 C.C.D.R.  
Lot 2A

**Zoning Exhibit**  
ZONING CASE 2006-26

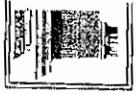
**OWNER:**  
Michele J. Harding, AIA  
ONE ROOM 4 FUN DR  
1308 14TH ST  
PLANO, TX 75074  
972-422-3042

**APPLICANT:**  
Michele J. Harding, AIA  
ONE ROOM 4 FUN DR  
1308 14TH ST  
PLANO, TX 75074  
972-422-3042



FOR REVIEW ONLY  
NOT INTENDED FOR DRIVING  
PERMIT, OR CONSTRUCTION

Michele J. Harding, AIA  
ONE ROOM 4 FUN DR  
1308 14TH ST  
PLANO, TX 75074  
972-422-3042  
michele@room4fun.com



**Room For Fun**  
1308 14th Street  
Plano, Texas 75086

09002 04-22-06

UNDER REVIEW  
Site Plan - Existing

**C1**

RECEIVED

OCT 02 2006

PLANNING DEPT

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2006-26. This is a request for a Specific Use Permit for Day Care Center on 0.4± acre located on the south side of 14th Street, 177± feet east of M Avenue. The requested zoning is for a Specific Use Permit (SUP) for Day Care Center. An SUP authorizes and regulates a use not normally permitted in a district, which could benefit in a particular case the general welfare, provided that 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 2006-26.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-26.

This item will be heard on **October 16, 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.

Miles Humphries  
Name (Please Print)

[Signature]  
Signature

617 Taylor Trail  
Address  
Murphy TX 75094

9/28/06  
Date

EH

RECEIVED  
SEP 26 2006  
PLANNING DEPT.

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2006-26. This is a request for a Specific Use Permit for Day Care Center on 0.4± acre located on the south side of 14th Street, 177± feet east of M Avenue. The requested zoning is for a Specific Use Permit (SUP) for Day Care Center. An SUP authorizes and regulates a use not normally permitted in a district, which could benefit in a particular case the general welfare, provided that 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 2006-26.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-26.

This item will be heard on **October 16, 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.

*Our business is retail & we do not want  
some later down the road trying to change our zoning.*

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

*Pat Anderson*  
Name (Please Print)

*Pat Anderson*  
Signature

*1320 E 14th Plano, 75074*  
Address

*9-27-06*  
Date

EH

REPLY FORM

RECEIVED  
SEP 26 2006  
PLANNING DEPT

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



Dear Commissioners:

This letter is regarding Zoning Case 2006-26. This is a request for a Specific Use Permit for Day Care Center on 0.4± acre located on the south side of 14th Street, 177± feet east of M Avenue. The requested zoning is for a Specific Use Permit (SUP) for Day Care Center. An SUP authorizes and regulates a use not normally permitted in a district, which could benefit in a particular case the general weifare, provided that 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 2006-26.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-26.

This item will be heard on **October 16, 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.

We are against the request to zone the south side of 14th street for a day care center. The area should remain retail. With the presence of a day care center, it will change the whole character of a retail shopping center and not in a good way. It will affect the parking at that area with congestion

in bringing the children and picking them up. There is hazard of children running  
By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Metro Plano Properties, Ltd.  
Paul S. Michaelson, Manager

*Paul S. Michaelson*

Name (Please Print)  
P.O. BOX 670694  
Dallas, TX 75367-0694

Signature  
09/25/06

Address

Date

EH

in the streets in the ongoing traffic as they get away from their parents or the day care personel. The presence of a day care center will affect the types of business that would to be located in that area and may drive a lot of them to look elsewhere for a business location. The presence of a day care center will affect the owners of commercial real estate in that area and in not a good way with certain restrictions.

CITY OF PLANO  
PLANNING & ZONING COMMISSION

November 6, 2006

**Agenda Item No. 12**

**Public Hearing:** Zoning Case 2006-28

**Applicant:** Richard Wells

---

**DESCRIPTION:**

Request for an amendment to the Heritage Resource Designation #16 on one lot on 2.8± acres located at the southwest corner of Coit Road and Lorimar Drive. Zoned Agricultural with Heritage Resource Designation #16.

**REMARKS:**

The Heritage Preservation Ordinance gives the Heritage Commission the authority to recommend additional uses and standards for a property in order to better protect the resource. The property's base zoning, Agricultural (A), allows only single-family residence and agricultural uses. The Heritage Commission has recommended the following uses and standards to protect the viability of this property: museum, periodic fund raising activities, related charitable and/or educational activities, office-professional/general administrative, bed-and-breakfast, and restaurant. The Heritage Commission also recommended that required parking and vehicular circulation may be of gravel construction.

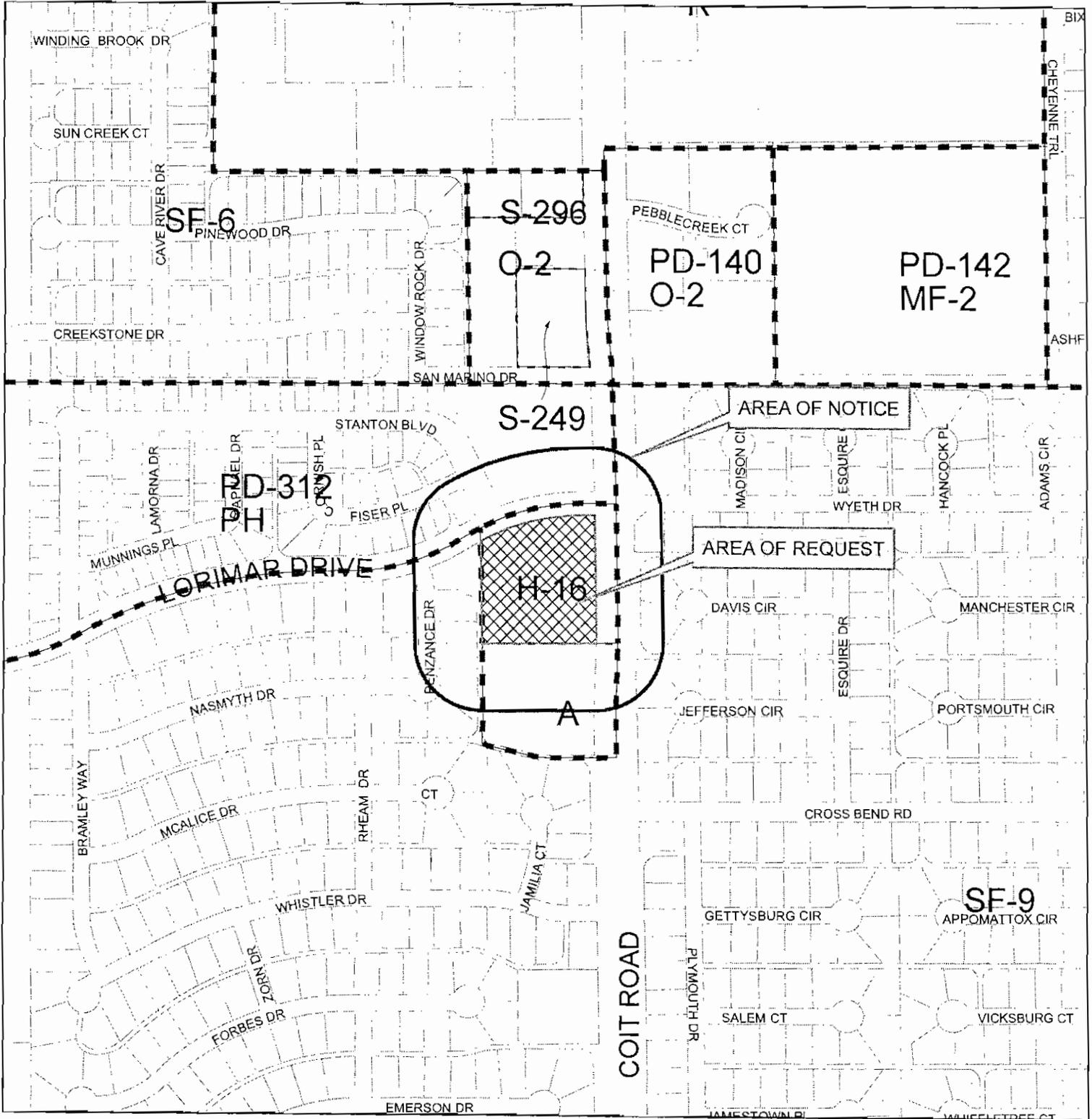
By allowing the range of requested uses, it would not be necessary to seek a rezoning each time a new tenant is considered for the property. The currently proposed use is for a small tearoom that will seat approximately 20 guests on the first floor only (about 700 square feet of dining space).

The large size of the property and location on a major road with two entrances (one off the collector street) make this property suitable for a variety of uses compatible with historic houses, including commercial uses. The residential developments to the north and across Coit Road to the east are screened from the streets and this property by masonry walls. The rear of the lot (the west side) has an eight-foot wooden stockade fence (compatible with design guidelines). It will be possible to accommodate the proposed uses without having a major impact on surrounding properties. Any improvements to the property, such as a parking lot, will require a Certificate of Appropriateness from the Heritage Commission and site plan approval from the Planning & Zoning Commission.

**RECOMMENDATION:**

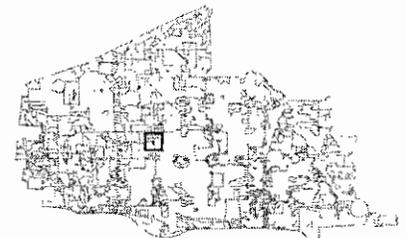
Recommended for approval subject to:

- Museum, periodic fund raising activities, related charitable and/or educational activities, office-professional/general administrative, bed-and-breakfast, and restaurant are additional allowed uses.
- Vehicle circulation and parking may be gravel construction.



Zoning Case #: 2006-28

Existing Zoning: AGRICULTURAL w/ HERITAGE RESOURCE DESIGNATION #16



○ 200' Notification Buffer

CITY OF PLANO  
PLANNING & ZONING COMMISSION

November 6, 2006

**Agenda Item No. 13**

**Public Hearing - Preliminary Replat:** Alcatel USA Addition, Block A, Lots 4R & 6

**Applicant:** Alcatel USA Sourcing, L.P.

---

**DESCRIPTION:**

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.

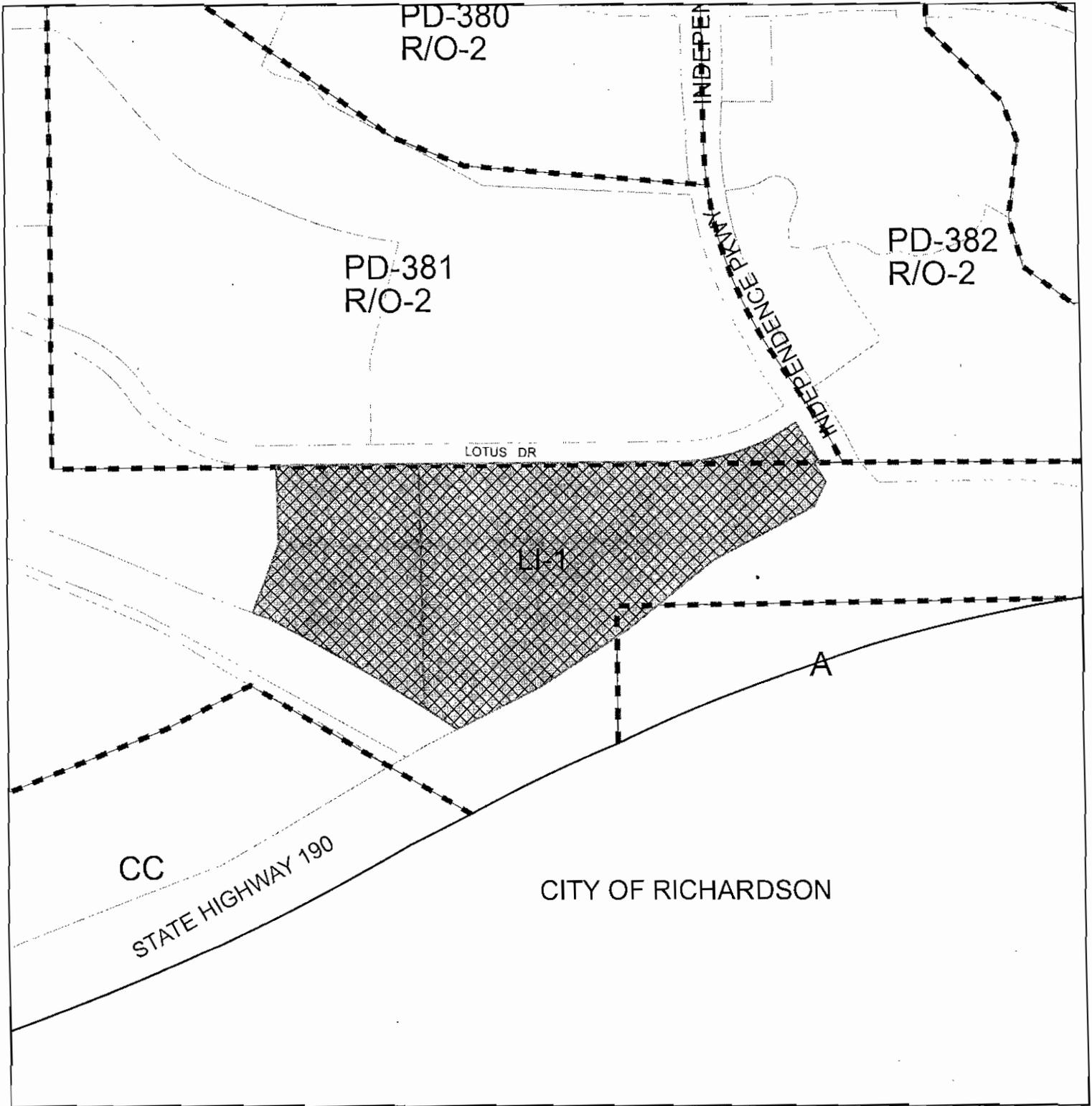
**REMARKS:**

The purpose of the preliminary replat is to subdivide Lot 4R into two lots and dedicate easements for development.

**RECOMMENDATION:**

Recommended for approval subject to:

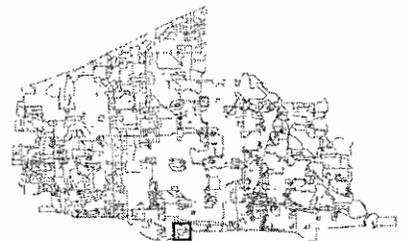
1. TXU granting permanent rights for parking, drive aisles, utilities, and other improvements within the existing electrical easement.
2. TxDOT approval of driveway location on State Highway 190 frontage road.
3. Provision of sanitary sewer to the site.

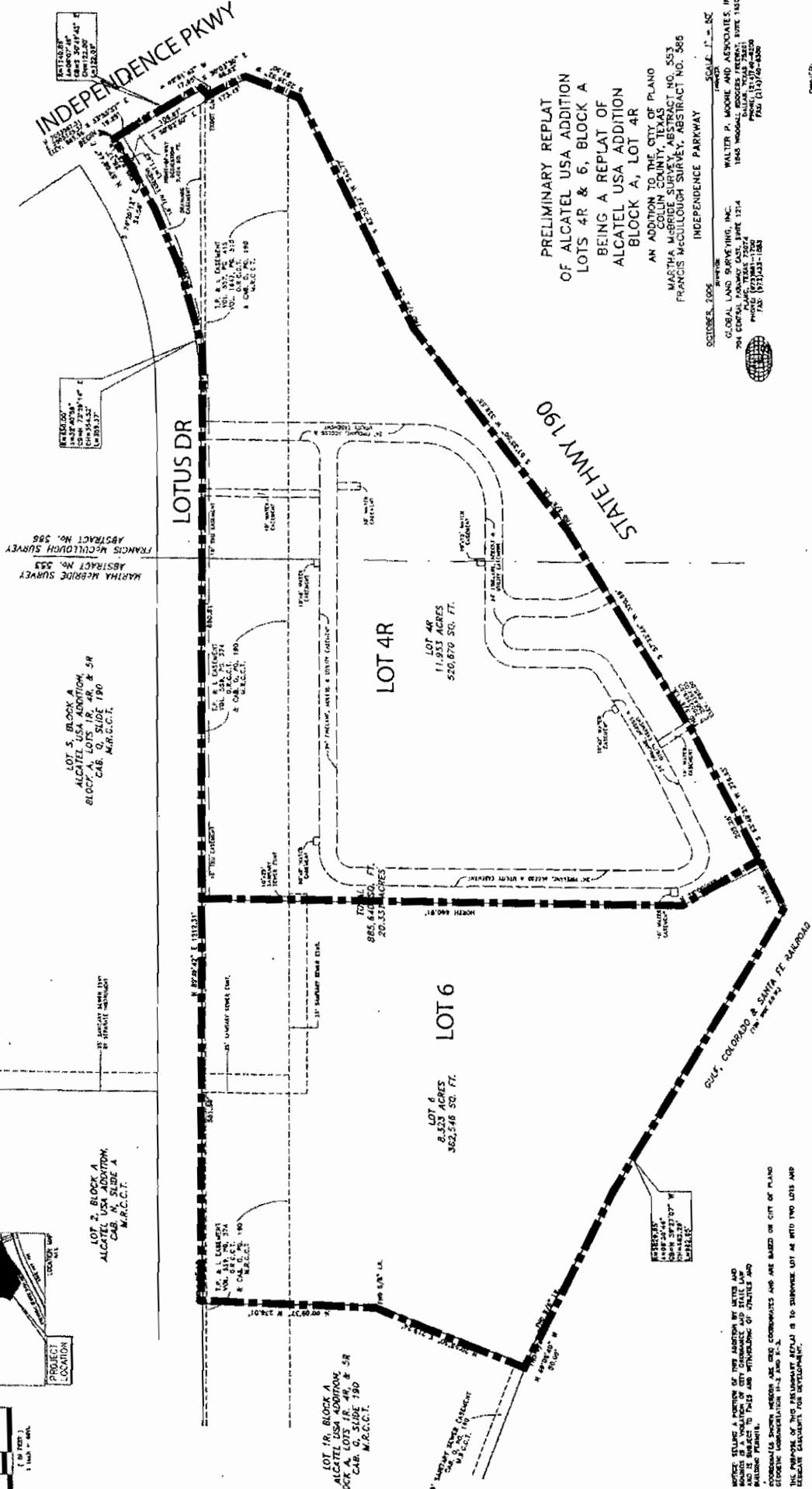
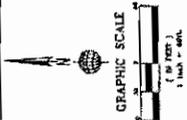
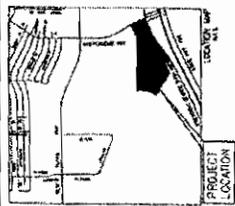


Item Submitted: PRELIMINARY REPLAT

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

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





PRELIMINARY REPLAT  
OF ALCATEL USA ADDITION  
LOTS 4R & 6, BLOCK A  
BEING A REPLAT OF  
ALCATEL USA ADDITION  
BLOCK A, LOT 4R

AN ADDITION TO THE CITY OF PLANO  
COLLIN COUNTY, TEXAS  
MASTHA MCBRIDE SURVEY, ABSTRACT NO. 553  
FRANCIS MCCULLOUGH SURVEY, ABSTRACT NO. 585

INDEPENDENCE PARKWAY

GLOBAL LAND SURVEYING, INC.  
204 CENTRAL PARKWAY EAST, SUITE 1214  
PLANO, TEXAS 75074  
PHONE: (972) 423-1883  
FAX: (972) 423-1883



OWNER:  
ALCATEL USA SOURCING, LP  
500 WEST PARKWAY  
PLANO, TEXAS 75075  
PHONE: (972) 477-2792  
SHEET 1 OF 2

DATE: 08/10/2004  
DRAWN: P. MOORE  
CHECKED: M. MOORE  
REVISION: 10/11/2004 (CITY COMMENTS)

NOTICE: THESE PLANS ARE PRELIMINARY AND ARE BASED ON CITY OF PLANO RECORDS. THE CITY OF PLANO IS TO SUBMIT THESE PLANS TO THE CITY OF PLANO FOR REVIEW AND APPROVAL. THE CITY OF PLANO IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS.

LEGEND:  
SOLID LINE: BOUNDARY OF LOT  
DASHED LINE: BOUNDARY OF BLOCK  
DOTTED LINE: BOUNDARY OF SUBDIVISION  
DASHED LINE WITH ARROWS: EASEMENT

CITY OF PLANO  
PLANNING & ZONING COMMISSION

November 6, 2006

**Agenda Item No. 14**

**Public Hearing - Replat:** Baylor Medical Center at Plano, Block A, Lot 1R

**Applicant:** Baylor Medical Center at Plano

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**DESCRIPTION:**

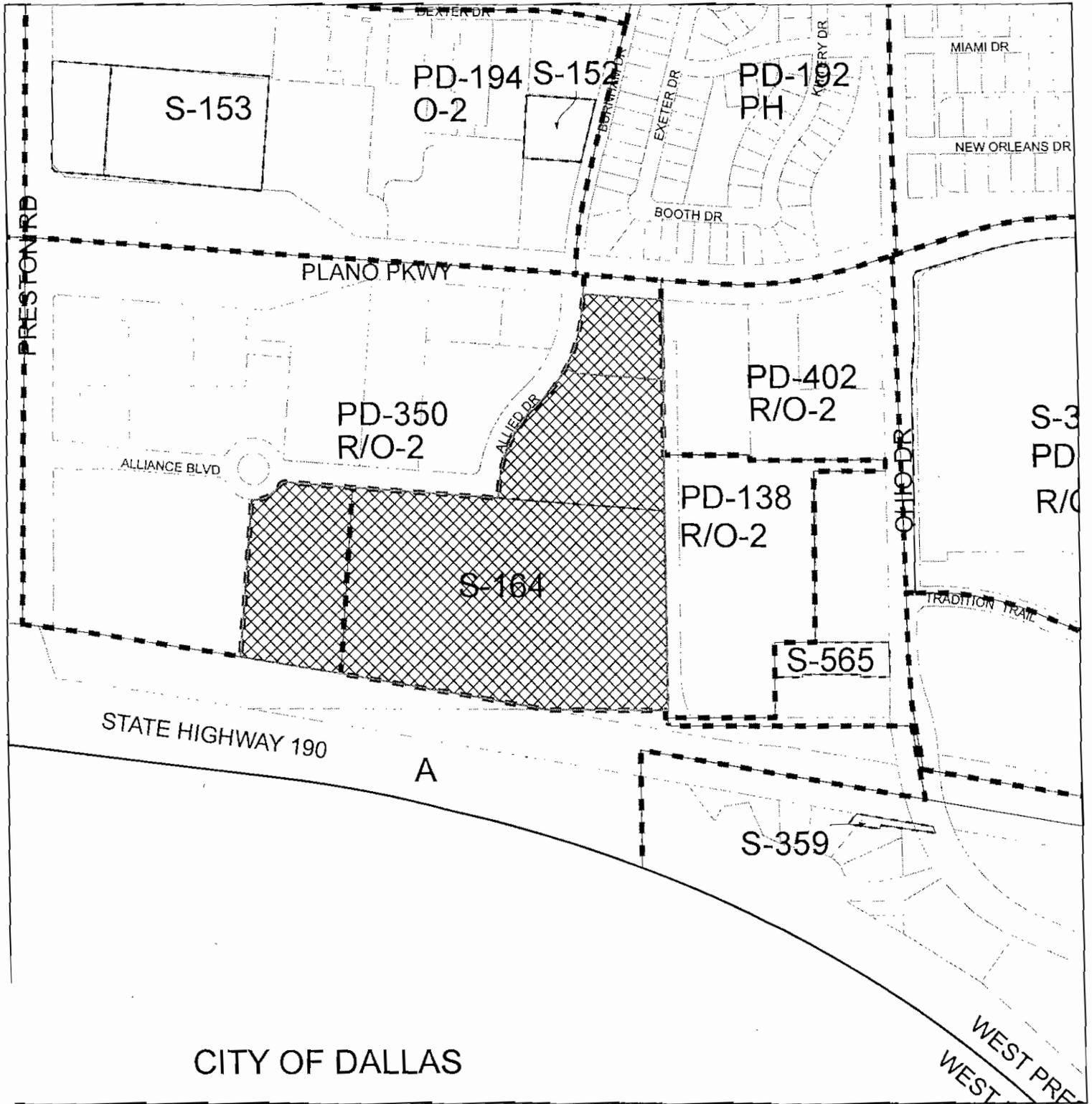
Hospital and medical office buildings on one lot on 22.5± acres located at the southeast corner of Alliance Boulevard and Alliance Drive. Zoned Planned Development-138-Retail/General Office with Specific Use Permit #164. Neighborhood #55.

**REMARKS:**

The purpose of the replat is to dedicate easements necessary for the development of the second hospital building.

**RECOMMENDATION:**

Recommended for approval as submitted.



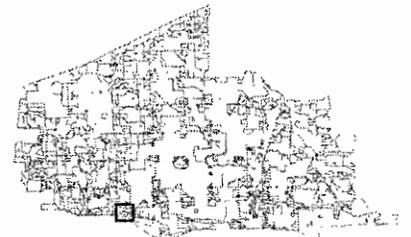
CITY OF DALLAS



Item Submitted: REPLAT

Title: BAYLOR MEDICAL CENTER AT PLANO  
BLOCK A, LOT 1R

Zoning: PLANNED DEVELOPMENT-138-RETAIL/  
GENERAL OFFICE w/SPECIFIC USE PERMIT #164





CITY OF PLANO  
PLANNING & ZONING COMMISSION

November 6, 2006

**Agenda Item No. 15**

**Public Hearing - Preliminary Replat:** E.I.G. II Addition, Block 1, Lot 2R

**Applicant:** O.C.S. Family Limited Partnership

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**DESCRIPTION:**

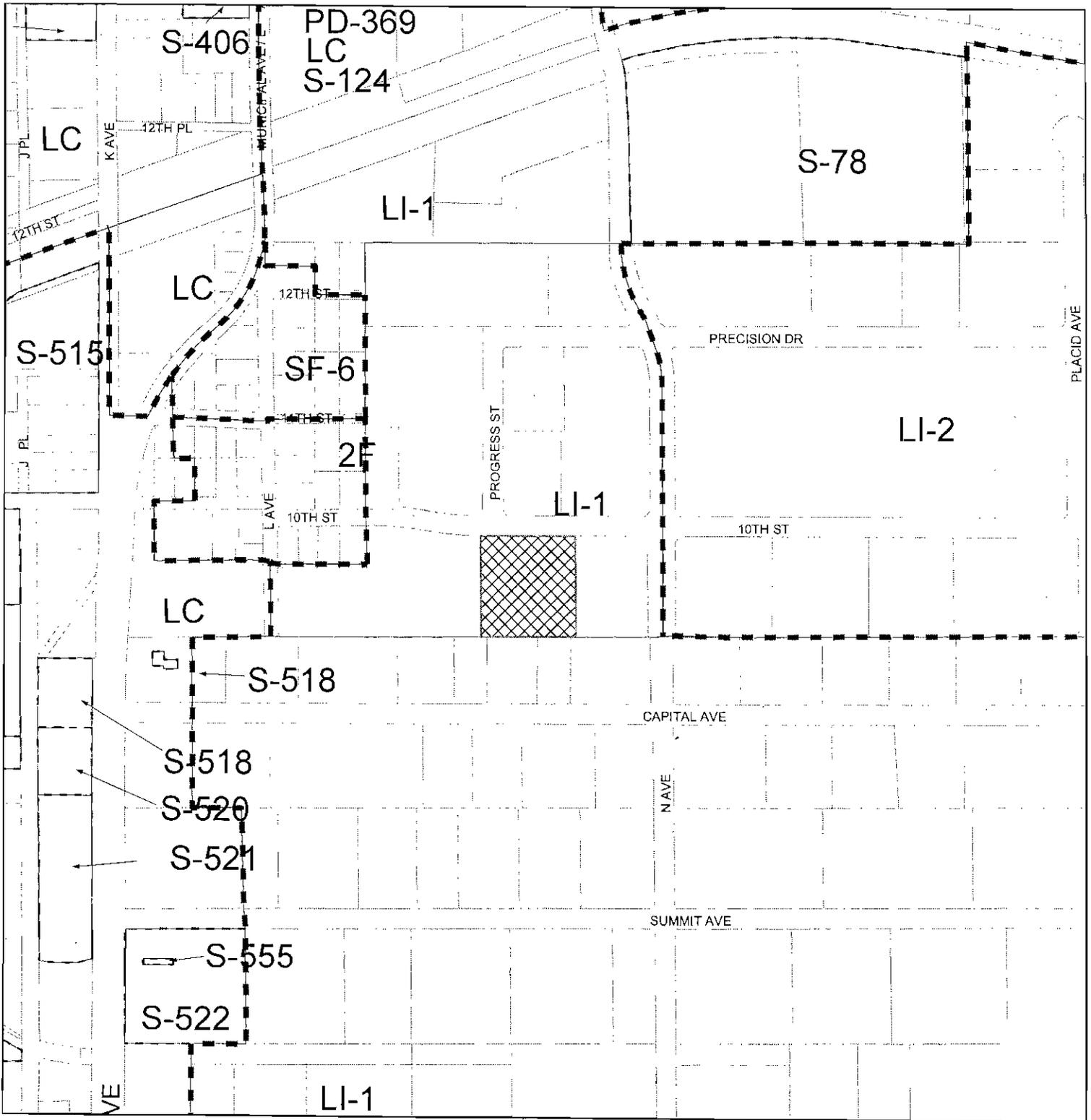
Office and warehouse building on one lot on 2.0± acres located south of 10th Street, 208± feet west of N Avenue. Zoned Light Industrial-1. Neighborhood #67.

**REMARKS:**

The purpose of the preliminary replat is to dedicate easements for the development of the property.

**RECOMMENDATION:**

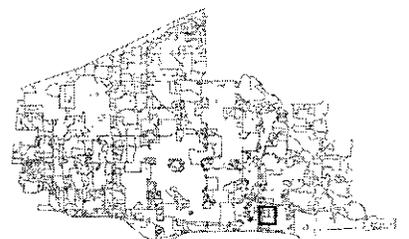
Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.



Item Submitted: PRELIMINARY REPLAT

Title: E.I.G. II ADDITION  
BLOCK 1, LOT 2R

Zoning: LIGHT INDUSTRIAL-1



○ 200' Notification Buffer





CITY OF PLANO  
PLANNING & ZONING COMMISSION

November 6, 2006

**Agenda Item No. 16**

**Public Hearing - Replat:** Hunter's Glen Village, Block A, Lot 5R

**Applicant:** Keith R. & Roxanne B. Coogan

---

**DESCRIPTION:**

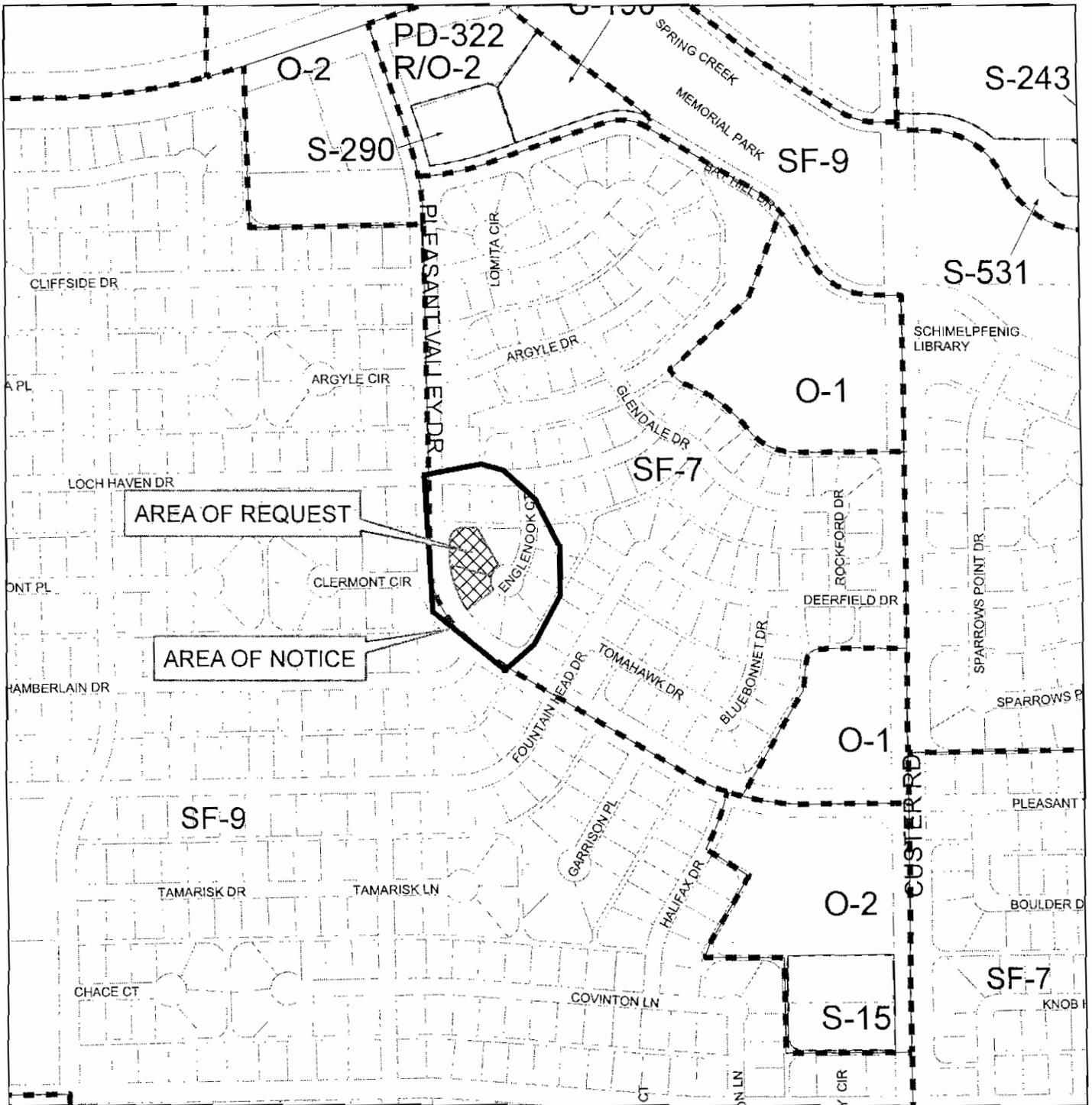
Two Single-Family Residence-7 lots on 0.6± acre located on the west side of Englenook Court, east of Pleasant Valley Drive. Zoned Single-Family Residence-7. Neighborhood #34.

**REMARKS:**

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

**RECOMMENDATION:**

Recommended for approval as submitted.



Item Submitted: REPLAT

Title: HUNTER'S GLEN VILLAGE  
BLOCK A, LOT 5R

Zoning: SINGLE-FAMILY RESIDENCE-7



○ 200' Notification Buffer





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OCT 24 2006  
PLANNING DEPT.

REPLY FORM

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



Dear Commissioners:

This letter is regarding Hunter's Glen Village, Block A, Lot 5R. The property is on two lots on 0.6± acre located on the west side of Englenook Court, east of Pleasant Valley Drive. Neighborhood #34. The purpose for this replat is to combine two lots into one.

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

I am **FOR** the replat as explained above for Hunter's Glen Village, Block A, Lot 5R.

I am **AGAINST** the replat as explained above for Hunter's Glen Village, Block A, Lot 5R.

This item will be heard on **November 6, 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.

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

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

Keith Elliott  
Name (Please Print)

[Signature]  
Signature

5200 Englenook Ct  
Address

10-12-2006  
Date

EH

RECEIVED  
OCT 25 2006  
PLANNING DEPT.

REPLY FORM

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



Dear Commissioners:

This letter is regarding Hunter's Glen Village, Block A, Lot 5R. The property is on two lots on 0.6± acre located on the west side of Englenook Court, east of Pleasant Valley Drive. Neighborhood #34. The purpose for this replat is to combine two lots into one.

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

I am **FOR** the replat as explained above for Hunter's Glen Village, Block A, Lot 5R.

I am **AGAINST** the replat as explained above for Hunter's Glen Village, Block A, Lot 5R.

This item will be heard on **November 6, 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.

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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.

ROBERT PAQUETTE  
Name (Please Print)

Robert Paquette  
Signature

5212 ENGLENDOK  
Address

10.23.06  
Date

EH

RECEIVED  
OCT 26 2006  
PLANNING DEPT.

REPLY FORM

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



Dear Commissioners:

This letter is regarding Hunter's Glen Village, Block A, Lot 5R. The property is on two lots on 0.6± acre located on the west side of Englenook Court, east of Pleasant Valley Drive. Neighborhood #34. The purpose for this replat is to combine two lots into one.

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

I am **FOR** the replat as explained above for Hunter's Glen Village, Block A, Lot 5R.

I am **AGAINST** the replat as explained above for Hunter's Glen Village, Block A, Lot 5R.

This item will be heard on **November 6, 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.

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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.

Roxanne Coogan  
Name (Please Print)

Roxanne Coogan  
Signature

5205 Englenook Ct.  
Address

10-11-06  
Date

EH

RECEIVED  
OCT 26 2006  
PLANNING DEPT.

REPLY FORM

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



Dear Commissioners:

This letter is regarding Hunter's Glen Village, Block A, Lot 5R. The property is on two lots on 0.6± acre located on the west side of Englenook Court, east of Pleasant Valley Drive. Neighborhood #34. The purpose for this replat is to combine two lots into one.

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

I am **FOR** the replat as explained above for Hunter's Glen Village, Block A, Lot 5R.

I am **AGAINST** the replat as explained above for Hunter's Glen Village, Block A, Lot 5R.

This item will be heard on **November 6, 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.

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

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

Keith Coogan  
Name (Please Print)

Keith A. Coogan  
Signature

5209 Englenook Ct.  
Address

10/21/2006  
Date

EH

RECEIVED

OCT 31 2006

PLANNING DEPT.

REPLY FORM

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



Dear Commissioners:

This letter is regarding Hunter's Glen Village, Block A, Lot 5R. The property is on two lots on 0.6± acre located on the west side of Englenook Court, east of Pleasant Valley Drive. Neighborhood #34. The purpose for this replat is to combine two lots into one.

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

X I am **FOR** the replat as explained above for Hunter's Glen Village, Block A, Lot 5R.

       I am **AGAINST** the replat as explained above for Hunter's Glen Village, Block A, Lot 5R.

This item will be heard on **November 6, 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.

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

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

ALAN FREED  
Name (Please Print)

[Signature]  
Signature

5204 ENGLENOOK  
Address

9-28-06  
Date

EH

CITY OF PLANO  
PLANNING & ZONING COMMISSION

November 6, 2006

**Agenda Item No. 17**

**Public Hearing - Replat & Revised Concept Plan:** Central Legacy Plaza, Block 1,  
Lots 2R & 3

**Applicant:** Central Legacy Investments, Ltd.

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**DESCRIPTION:**

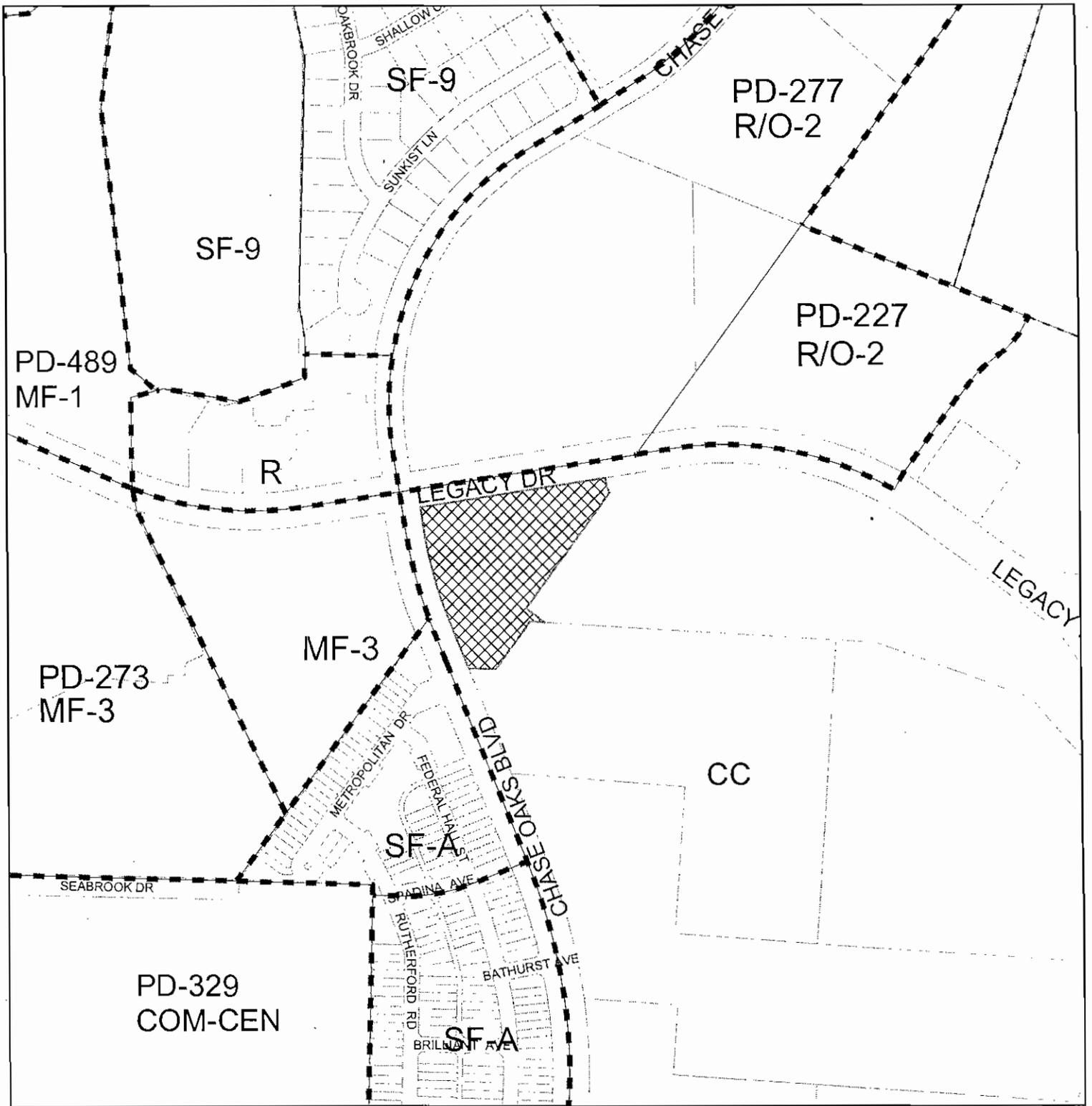
Retail development on two lots on 4.2± acres located at the southeast corner of Legacy Drive and Chase Oaks Boulevard. Zoned Corridor Commercial. Neighborhood #21.

**REMARKS:**

The purpose of the replat and the revised concept plan is to subdivide one lot into two lots.

**RECOMMENDATION:**

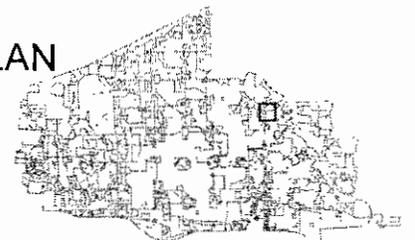
Recommended for approval as submitted.



Item Submitted: REPLAT & REVISED CONCEPT PLAN

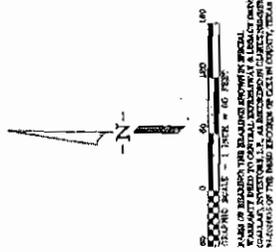
Title: CENTRAL LEGACY PLAZA  
BLOCK 1, LOTS 2R & 3

Zoning: CORRIDOR COMMERCIAL



○ 200' Notification Buffer





NAME OF SURVEYOR THE BALANCED SURVEYING PROFESSIONAL SURVEYOR LICENSE NO. 123456789  
 ADDRESS 12345 MAIN ST. DALLAS, TEXAS 75201  
 PHONE NO. 214-123-4567  
 DATE OF SURVEY 10/15/2024  
 ELEVATION 466.75

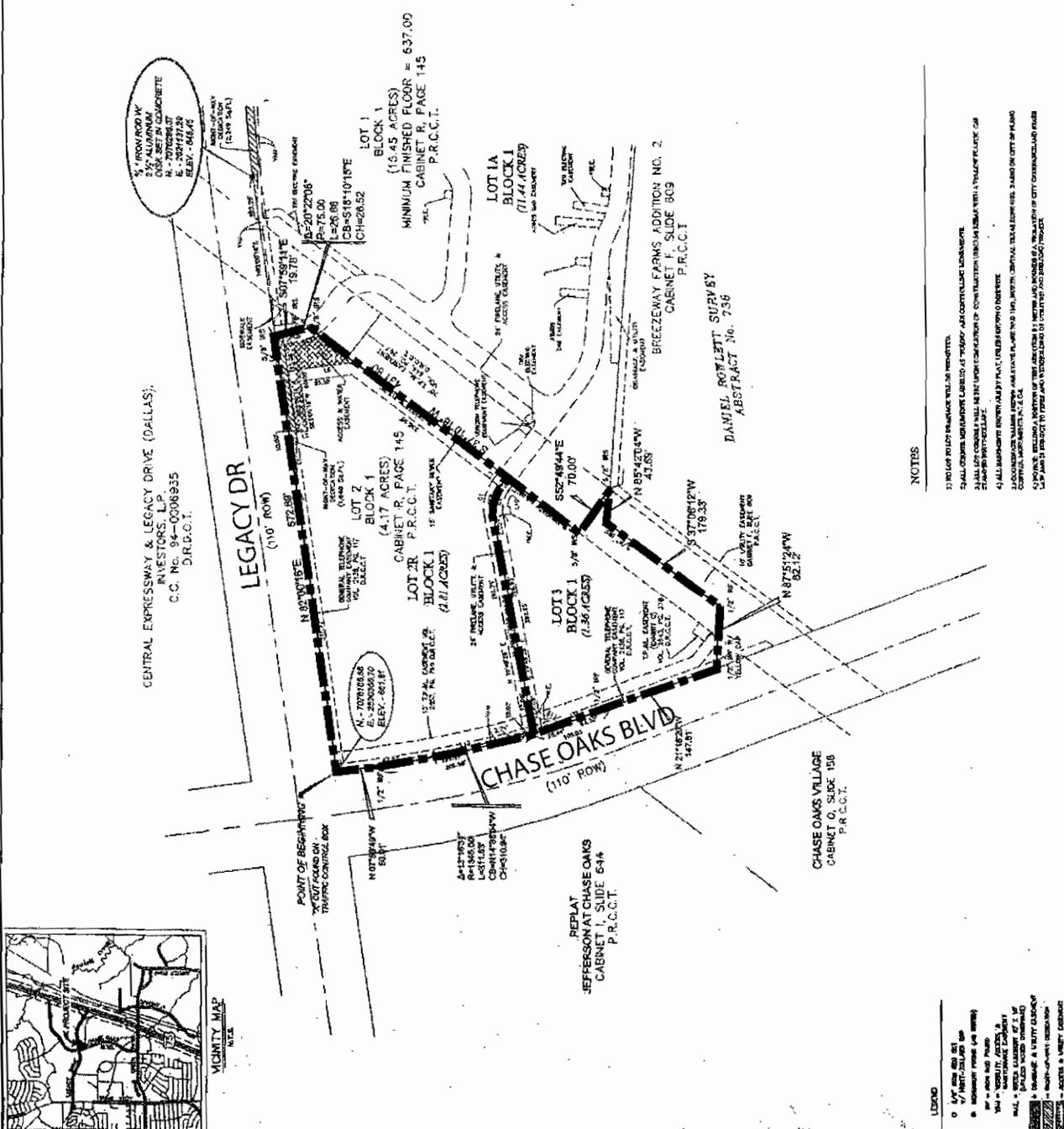
STATION	CHORD BEARING	CHORD DIST.	ARC BEARING	ARC DIST.
1	S 89° 01' 15" E	572.68	89° 01' 15"	572.68
2	S 87° 51' 15" E	572.68	87° 51' 15"	572.68
3	S 86° 41' 15" E	572.68	86° 41' 15"	572.68
4	S 85° 31' 15" E	572.68	85° 31' 15"	572.68
5	S 84° 21' 15" E	572.68	84° 21' 15"	572.68
6	S 83° 11' 15" E	572.68	83° 11' 15"	572.68
7	S 82° 01' 15" E	572.68	82° 01' 15"	572.68
8	S 80° 51' 15" E	572.68	80° 51' 15"	572.68
9	S 79° 41' 15" E	572.68	79° 41' 15"	572.68
10	S 78° 31' 15" E	572.68	78° 31' 15"	572.68
11	S 77° 21' 15" E	572.68	77° 21' 15"	572.68
12	S 76° 11' 15" E	572.68	76° 11' 15"	572.68
13	S 75° 01' 15" E	572.68	75° 01' 15"	572.68
14	S 73° 51' 15" E	572.68	73° 51' 15"	572.68
15	S 72° 41' 15" E	572.68	72° 41' 15"	572.68
16	S 71° 31' 15" E	572.68	71° 31' 15"	572.68
17	S 70° 21' 15" E	572.68	70° 21' 15"	572.68
18	S 69° 11' 15" E	572.68	69° 11' 15"	572.68
19	S 68° 01' 15" E	572.68	68° 01' 15"	572.68
20	S 66° 51' 15" E	572.68	66° 51' 15"	572.68
21	S 65° 41' 15" E	572.68	65° 41' 15"	572.68
22	S 64° 31' 15" E	572.68	64° 31' 15"	572.68
23	S 63° 21' 15" E	572.68	63° 21' 15"	572.68
24	S 62° 11' 15" E	572.68	62° 11' 15"	572.68
25	S 61° 01' 15" E	572.68	61° 01' 15"	572.68
26	S 59° 51' 15" E	572.68	59° 51' 15"	572.68
27	S 58° 41' 15" E	572.68	58° 41' 15"	572.68
28	S 57° 31' 15" E	572.68	57° 31' 15"	572.68
29	S 56° 21' 15" E	572.68	56° 21' 15"	572.68
30	S 55° 11' 15" E	572.68	55° 11' 15"	572.68
31	S 54° 01' 15" E	572.68	54° 01' 15"	572.68
32	S 52° 51' 15" E	572.68	52° 51' 15"	572.68
33	S 51° 41' 15" E	572.68	51° 41' 15"	572.68
34	S 50° 31' 15" E	572.68	50° 31' 15"	572.68
35	S 49° 21' 15" E	572.68	49° 21' 15"	572.68
36	S 48° 11' 15" E	572.68	48° 11' 15"	572.68
37	S 47° 01' 15" E	572.68	47° 01' 15"	572.68
38	S 45° 51' 15" E	572.68	45° 51' 15"	572.68
39	S 44° 41' 15" E	572.68	44° 41' 15"	572.68
40	S 43° 31' 15" E	572.68	43° 31' 15"	572.68
41	S 42° 21' 15" E	572.68	42° 21' 15"	572.68
42	S 41° 11' 15" E	572.68	41° 11' 15"	572.68
43	S 40° 01' 15" E	572.68	40° 01' 15"	572.68
44	S 38° 51' 15" E	572.68	38° 51' 15"	572.68
45	S 37° 41' 15" E	572.68	37° 41' 15"	572.68
46	S 36° 31' 15" E	572.68	36° 31' 15"	572.68
47	S 35° 21' 15" E	572.68	35° 21' 15"	572.68
48	S 34° 11' 15" E	572.68	34° 11' 15"	572.68
49	S 33° 01' 15" E	572.68	33° 01' 15"	572.68
50	S 31° 51' 15" E	572.68	31° 51' 15"	572.68
51	S 30° 41' 15" E	572.68	30° 41' 15"	572.68
52	S 29° 31' 15" E	572.68	29° 31' 15"	572.68
53	S 28° 21' 15" E	572.68	28° 21' 15"	572.68
54	S 27° 11' 15" E	572.68	27° 11' 15"	572.68
55	S 26° 01' 15" E	572.68	26° 01' 15"	572.68
56	S 24° 51' 15" E	572.68	24° 51' 15"	572.68
57	S 23° 41' 15" E	572.68	23° 41' 15"	572.68
58	S 22° 31' 15" E	572.68	22° 31' 15"	572.68
59	S 21° 21' 15" E	572.68	21° 21' 15"	572.68
60	S 20° 11' 15" E	572.68	20° 11' 15"	572.68
61	S 19° 01' 15" E	572.68	19° 01' 15"	572.68
62	S 17° 51' 15" E	572.68	17° 51' 15"	572.68
63	S 16° 41' 15" E	572.68	16° 41' 15"	572.68
64	S 15° 31' 15" E	572.68	15° 31' 15"	572.68
65	S 14° 21' 15" E	572.68	14° 21' 15"	572.68
66	S 13° 11' 15" E	572.68	13° 11' 15"	572.68
67	S 12° 01' 15" E	572.68	12° 01' 15"	572.68
68	S 10° 51' 15" E	572.68	10° 51' 15"	572.68
69	S 9° 41' 15" E	572.68	9° 41' 15"	572.68
70	S 8° 31' 15" E	572.68	8° 31' 15"	572.68
71	S 7° 21' 15" E	572.68	7° 21' 15"	572.68
72	S 6° 11' 15" E	572.68	6° 11' 15"	572.68
73	S 5° 01' 15" E	572.68	5° 01' 15"	572.68
74	S 3° 51' 15" E	572.68	3° 51' 15"	572.68
75	S 2° 41' 15" E	572.68	2° 41' 15"	572.68
76	S 1° 31' 15" E	572.68	1° 31' 15"	572.68
77	S 0° 21' 15" E	572.68	0° 21' 15"	572.68
78	S 0° 11' 15" E	572.68	0° 11' 15"	572.68
79	S 0° 01' 15" E	572.68	0° 01' 15"	572.68
80	S 0° 00' 00" E	572.68	0° 00' 00"	572.68

LINE	BEARING	DIST.
1	S 89° 01' 15" E	572.68
2	S 87° 51' 15" E	572.68
3	S 86° 41' 15" E	572.68
4	S 85° 31' 15" E	572.68
5	S 84° 21' 15" E	572.68
6	S 83° 11' 15" E	572.68
7	S 82° 01' 15" E	572.68
8	S 80° 51' 15" E	572.68
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13	S 75° 01' 15" E	572.68
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17	S 70° 21' 15" E	572.68
18	S 69° 11' 15" E	572.68
19	S 68° 01' 15" E	572.68
20	S 66° 51' 15" E	572.68
21	S 65° 41' 15" E	572.68
22	S 64° 31' 15" E	572.68
23	S 63° 21' 15" E	572.68
24	S 62° 11' 15" E	572.68
25	S 61° 01' 15" E	572.68
26	S 59° 51' 15" E	572.68
27	S 58° 41' 15" E	572.68
28	S 57° 31' 15" E	572.68
29	S 56° 21' 15" E	572.68
30	S 55° 11' 15" E	572.68
31	S 54° 01' 15" E	572.68
32	S 52° 51' 15" E	572.68
33	S 51° 41' 15" E	572.68
34	S 50° 31' 15" E	572.68
35	S 49° 21' 15" E	572.68
36	S 48° 11' 15" E	572.68
37	S 47° 01' 15" E	572.68
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43	S 40° 01' 15" E	572.68
44	S 38° 51' 15" E	572.68
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46	S 36° 31' 15" E	572.68
47	S 35° 21' 15" E	572.68
48	S 34° 11' 15" E	572.68
49	S 33° 01' 15" E	572.68
50	S 31° 51' 15" E	572.68
51	S 30° 41' 15" E	572.68
52	S 29° 31' 15" E	572.68
53	S 28° 21' 15" E	572.68
54	S 27° 11' 15" E	572.68
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61	S 19° 01' 15" E	572.68
62	S 17° 51' 15" E	572.68
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64	S 15° 31' 15" E	572.68
65	S 14° 21' 15" E	572.68
66	S 13° 11' 15" E	572.68
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71	S 7° 21' 15" E	572.68
72	S 6° 11' 15" E	572.68
73	S 5° 01' 15" E	572.68
74	S 3° 51' 15" E	572.68
75	S 2° 41' 15" E	572.68
76	S 1° 31' 15" E	572.68
77	S 0° 21' 15" E	572.68
78	S 0° 11' 15" E	572.68
79	S 0° 01' 15" E	572.68
80	S 0° 00' 00" E	572.68

REPLAT  
 OF  
 LOT 2R AND LOT 3, BLOCK 1  
 OF  
 CENTRAL LEGACY PLAZA  
 BEING A REPLAT OF  
 LOT 2, BLOCK 1  
 CENTRAL LEGACY PLAZA  
 4.17 ACRES  
 SITUATED IN THE  
 DANIEL ROWLETT SURVEY, Abstract No. 718  
 CITY OF PLANO  
 COLLIN COUNTY, TEXAS  
 OCTOBER 27, 2004

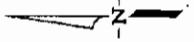
PROVIDED BY  
 HUNTZOLLARS  
 12345 MAIN ST.  
 DALLAS, TEXAS 75201  
 PHONE 214-123-4567  
 FAX 214-123-4567

SECRET 1 OF 2



LEGEND  
 0 1/2" = 1' SCALE  
 1" = 1' SCALE  
 2" = 1' SCALE  
 3" = 1' SCALE  
 4" = 1' SCALE  
 5" = 1' SCALE  
 6" = 1' SCALE  
 7" = 1' SCALE  
 8" = 1' SCALE  
 9" = 1' SCALE  
 10" = 1' SCALE  
 11" = 1' SCALE  
 12" = 1' SCALE  
 13" = 1' SCALE  
 14" = 1' SCALE  
 15" = 1' SCALE  
 16" = 1' SCALE  
 17" = 1' SCALE  
 18" = 1' SCALE  
 19" = 1' SCALE  
 20" = 1' SCALE  
 21" = 1' SCALE  
 22" = 1' SCALE  
 23" = 1' SCALE  
 24" = 1' SCALE  
 25" = 1' SCALE  
 26" = 1' SCALE  
 27" = 1' SCALE  
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 29" = 1' SCALE  
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 31" = 1' SCALE  
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 33" = 1' SCALE  
 34" = 1' SCALE  
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 39" = 1' SCALE  
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 41" = 1' SCALE  
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 43" = 1' SCALE  
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 45" = 1' SCALE  
 46" = 1' SCALE  
 47" = 1' SCALE  
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 88" = 1' SCALE  
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 91" = 1' SCALE  
 92" = 1' SCALE  
 93" = 1' SCALE  
 94" = 1' SCALE  
 95" = 1' SCALE  
 96" = 1' SCALE  
 97" = 1' SCALE  
 98" = 1' SCALE  
 99" = 1' SCALE  
 100" = 1' SCALE

NOTES  
 1) ALL LOTS ARE TO BE PLACED UNDER A COMMON DEED.  
 2) ALL LOTS ARE TO BE PLACED UNDER A COMMON DEED.  
 3) ALL LOTS ARE TO BE PLACED UNDER A COMMON DEED.  
 4) ALL LOTS ARE TO BE PLACED UNDER A COMMON DEED.  
 5) ALL LOTS ARE TO BE PLACED UNDER A COMMON DEED.



SCALE: 1" = 40' (AS SHOWN)  
 CURVE SCALE: 1" = 50' (AS SHOWN)  
 ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.  
 DIMENSIONS TO CENTRAL EXPRESSWAY & LEGACY DRIVE  
 ARE TO THE CENTERLINE OF THE ROAD.  
 DIMENSIONS TO THE ROAD FRINGE ARE TO THE OUTSIDE EDGE OF THE ROAD FRINGE.

CURVE	DATA	ANGLE	LENGTH	CHORD
1	115.00	90.00	115.00	115.00
2	115.00	90.00	115.00	115.00
3	115.00	90.00	115.00	115.00
4	115.00	90.00	115.00	115.00
5	115.00	90.00	115.00	115.00
6	115.00	90.00	115.00	115.00
7	115.00	90.00	115.00	115.00
8	115.00	90.00	115.00	115.00
9	115.00	90.00	115.00	115.00
10	115.00	90.00	115.00	115.00
11	115.00	90.00	115.00	115.00
12	115.00	90.00	115.00	115.00
13	115.00	90.00	115.00	115.00
14	115.00	90.00	115.00	115.00
15	115.00	90.00	115.00	115.00
16	115.00	90.00	115.00	115.00
17	115.00	90.00	115.00	115.00
18	115.00	90.00	115.00	115.00
19	115.00	90.00	115.00	115.00
20	115.00	90.00	115.00	115.00
21	115.00	90.00	115.00	115.00
22	115.00	90.00	115.00	115.00
23	115.00	90.00	115.00	115.00
24	115.00	90.00	115.00	115.00
25	115.00	90.00	115.00	115.00
26	115.00	90.00	115.00	115.00
27	115.00	90.00	115.00	115.00
28	115.00	90.00	115.00	115.00
29	115.00	90.00	115.00	115.00
30	115.00	90.00	115.00	115.00

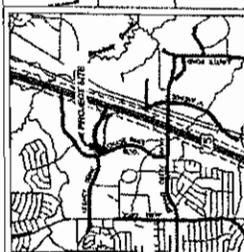
LINE	BEARING	DIST.
1	N 82°00'15"E	572.70
2	N 82°00'15"E	572.70
3	N 82°00'15"E	572.70
4	N 82°00'15"E	572.70
5	N 82°00'15"E	572.70
6	N 82°00'15"E	572.70
7	N 82°00'15"E	572.70
8	N 82°00'15"E	572.70
9	N 82°00'15"E	572.70
10	N 82°00'15"E	572.70
11	N 82°00'15"E	572.70
12	N 82°00'15"E	572.70
13	N 82°00'15"E	572.70
14	N 82°00'15"E	572.70
15	N 82°00'15"E	572.70
16	N 82°00'15"E	572.70
17	N 82°00'15"E	572.70
18	N 82°00'15"E	572.70
19	N 82°00'15"E	572.70
20	N 82°00'15"E	572.70
21	N 82°00'15"E	572.70
22	N 82°00'15"E	572.70
23	N 82°00'15"E	572.70
24	N 82°00'15"E	572.70
25	N 82°00'15"E	572.70
26	N 82°00'15"E	572.70
27	N 82°00'15"E	572.70
28	N 82°00'15"E	572.70
29	N 82°00'15"E	572.70
30	N 82°00'15"E	572.70

LOT 2R, BLOCK 1, 3.61 AC  
 DANIEL ROWLETT SURVEY  
 ABSTRACT NUMBER 738  
 COLLIN COUNTY  
 CITY OF PLANO, TEXAS

REVISED CONCEPT PLAN  
 LOT 2R AND LOT 3, BLOCK 1  
 (4.17 ACRES)  
**CENTRAL LEGACY PLAZA**

LOCATED IN THE  
 DANIEL ROWLETT SURVEY  
 ABSTRACT NUMBER 738  
 COLLIN COUNTY  
 CITY OF PLANO, TEXAS  
**CENTRAL LEGACY INVESTMENTS, LTD.**  
 771 S. CENTRAL EXPRESSWAY #40, IRVING, TEXAS 75068  
 Phone: (972) 885-0995 Fax: (972) 885-0996

CHAUCER'S DESIGN STUDIO  
 10000 W. HICKORY CREEK  
 FORT WORTH, TEXAS 76137  
 OCTOBER 11, 2006  
 SHEET 1 OF 1



VICINITY MAP  
 N.T.A.

N 07°59'49"W  
 50.00'  
 38°04'W

R=1345.00'  
 L=311.63'  
 CB=N14°28'33"W  
 CH=105.04'  
 L=105.07'

ZONED MF-3  
 RESIDENTIAL

- LEGEND
- 1" = 40' (AS SHOWN)
  - 1" = 50' (AS SHOWN)
  - 1" = 100' (AS SHOWN)
  - 1" = 200' (AS SHOWN)
  - 1" = 400' (AS SHOWN)
  - 1" = 800' (AS SHOWN)
  - 1" = 1600' (AS SHOWN)
  - 1" = 3200' (AS SHOWN)
  - 1" = 6400' (AS SHOWN)
  - 1" = 12800' (AS SHOWN)
  - 1" = 25600' (AS SHOWN)
  - 1" = 51200' (AS SHOWN)
  - 1" = 102400' (AS SHOWN)
  - 1" = 204800' (AS SHOWN)
  - 1" = 409600' (AS SHOWN)
  - 1" = 819200' (AS SHOWN)
  - 1" = 1638400' (AS SHOWN)
  - 1" = 3276800' (AS SHOWN)
  - 1" = 6553600' (AS SHOWN)
  - 1" = 13107200' (AS SHOWN)
  - 1" = 26214400' (AS SHOWN)
  - 1" = 52428800' (AS SHOWN)
  - 1" = 104857600' (AS SHOWN)
  - 1" = 209715200' (AS SHOWN)
  - 1" = 419430400' (AS SHOWN)
  - 1" = 838860800' (AS SHOWN)
  - 1" = 1677721600' (AS SHOWN)
  - 1" = 3355443200' (AS SHOWN)
  - 1" = 6710886400' (AS SHOWN)
  - 1" = 13421772800' (AS SHOWN)
  - 1" = 26843545600' (AS SHOWN)
  - 1" = 53687091200' (AS SHOWN)
  - 1" = 107374182400' (AS SHOWN)
  - 1" = 214748364800' (AS SHOWN)
  - 1" = 429496729600' (AS SHOWN)
  - 1" = 858993459200' (AS SHOWN)
  - 1" = 1717986918400' (AS SHOWN)
  - 1" = 3435973836800' (AS SHOWN)
  - 1" = 6871947673600' (AS SHOWN)
  - 1" = 13743895347200' (AS SHOWN)
  - 1" = 27487790694400' (AS SHOWN)
  - 1" = 54975581388800' (AS SHOWN)
  - 1" = 109951162777600' (AS SHOWN)
  - 1" = 219902325555200' (AS SHOWN)
  - 1" = 439804651110400' (AS SHOWN)
  - 1" = 879609302220800' (AS SHOWN)
  - 1" = 1759218604441600' (AS SHOWN)
  - 1" = 3518437208883200' (AS SHOWN)
  - 1" = 7036874417766400' (AS SHOWN)
  - 1" = 14073748835532800' (AS SHOWN)
  - 1" = 28147497671065600' (AS SHOWN)
  - 1" = 56294995342131200' (AS SHOWN)
  - 1" = 112589990684262400' (AS SHOWN)
  - 1" = 225179981368524800' (AS SHOWN)
  - 1" = 450359962737049600' (AS SHOWN)
  - 1" = 900719925474099200' (AS SHOWN)
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CITY OF PLANO  
PLANNING & ZONING COMMISSION

November 6, 2006

**Agenda Item No. 18**

**Discussion and Direction:** Selection of 2007 Work Session Meeting Dates

**Applicant:** City of Plano

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**DESCRIPTION:**

Discussion and direction on the selection of Planning & Zoning Commission work session dates for 2007.

**REMARKS:**

The purpose of this item is to select tentative work session dates for 2007. For the past couple of years, the Commission work session dates have alternated on Tuesdays and Wednesdays following the regular Planning & Zoning Commission meetings.

Attached under separate cover is a schedule that shows the regularly scheduled Planning & Zoning Commission meeting dates, City Council meeting dates, and other board and commission meeting dates that use the City Council Chambers. Generally, dates that are not highlighted on the schedule are available for work sessions.

**RECOMMENDATION:**

Recommended that the Commission select two days per month for tentative work session dates.