

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**December 15, 2008**

<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 551.071 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 for the December 1, 2008, Planning &amp; Zoning Commission meeting.</p> <p><b>4</b> <b>General Discussion:</b> The Planning &amp; Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning &amp; Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning &amp; Zoning Commission authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.</p> <p><b><u>CONSENT AGENDA</u></b></p> <p><b>5a</b> <b>EH</b> <b>Preliminary Site Plan and Concept Plan:</b> 190 Mapleshade Addition, Block 1, Lots 1 &amp; 2 - Hotel and general office buildings on two lots on 8.0± acres located on the south side of Mapleshade Lane, 990± feet west of Coit Rd. Zoned Corridor Commercial. Neighborhood #71. <b>Applicant: Charles D. Yost</b></p> <p><b>5b</b> <b>EH</b> <b>Conveyance Plat:</b> 190 Mapleshade Addition, Block 1, Lots 1 &amp; 2 - Two conveyance lots on 8.0± acres located on the south side of Mapleshade Lane, 990± feet west of Coit Rd. Zoned Corridor Commercial. Neighborhood #71. <b>Applicant: Charles D. Yost</b></p>	

<p>5c EH</p>	<p><b>Preliminary Plat:</b> Diodes Corporate Headquarters Addition, Block A, Lot 1 - General office building on one lot on 16.0± acres located at the southwest corner of Legacy Drive and Communications Parkway. Zoned Commercial Employment. Neighborhood #15. <b>Applicant: Diodes, Inc.</b></p>	
<p>5d EH</p>	<p><b>Revised Site Plan:</b> Texas American Bank Plano, Block 1, Lot 1 - Parking on one lot on 0.7± acre located at the southwest corner of Plano Parkway and Allied Drive. Zoned Planned Development-350-Retail/General Office. Neighborhood #55. <b>Applicant: Baylor Healthcare System</b></p>	
<p>5e TF</p>	<p><b>Final Plat:</b> Billingsley Office Building Addition, Block A, Lot 6 - General office building on one lot on 12.1± acres located at the southwest corner of Plano Parkway and Horizon North Parkway. Zoned Light Industrial-1. Neighborhood #52. <b>Applicant: Billingsley Company</b></p>	
<p>5f TF</p>	<p><b>Preliminary Plat:</b> One-Ninety and Jupiter Addition, Block A, Lot 4R - Hotel on one lot on 5.0± acres located on the north side of State Highway 190, 2,150± feet east of Jupiter Road. Zoned Research/Technology Center. Neighborhood #68. <b>Applicant: Magnolia Lodging Development, LLC</b></p>	
<p>5g TF</p>	<p><b>Final Plat:</b> The Lincoln at Towne Square, Phase II, Block A, Lot 3 - 302 multifamily units on one lot on 10.7± acres located on the west side of Ohio Drive at Towne Square Drive. Zoned Planned Development-20-Mixed-Use. Neighborhood #1. <b>Applicant: Millennium Group Management LLC</b></p>	
<p>5h TF</p>	<p><b>Revised Site Plan:</b> Hinckley Addition, Block A, Lots 1R &amp; 3 - Religious facility on one lot and one Estate Development lot on 5.9± acres located on the west side of Los Rios Boulevard, 80± feet south of Trail Walker Drive and generally on the north side of Ridgetop Lane. Zoned Planned Development-320-Estate Development. Neighborhood #50. <b>Applicant: The Church of Jesus Christ of Latter-Day Saints</b></p>	
<p><b><u>END OF CONSENT AGENDA</u></b></p>		
<p>6 JZ</p>	<p><b>Discussion and Direction:</b> 2009 Bond Projects - Discussion and Direction regarding the Preliminary 2009 Bond Referendum Project List <b>Applicant: City of Plano</b></p>	
<p><b><u>PUBLIC HEARINGS</u></b></p>		
<p>7 EH</p>	<p><b>Public Hearing:</b> Zoning Case 2008-73 - Request to amend Subsection 3.1108 (Special Off-Street Parking Regulations) of Section 3.1100 (Off-Street Parking and Loading) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance regarding definitions and standards for special vehicle storage. <b>Applicant: City of Plano</b></p>	

<p><b>8</b> <b>PJ</b></p>	<p><b>Public Hearing:</b> Zoning Case 2008-82 - Request to amend Section 1.600 (Definitions) of Article 1 (General Regulations), Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses), Subsection 3.105 (Private Clubs) of Section 3.100 (Supplementary Regulations for Principal Permitted Uses and Specific Uses) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance regarding private club use. <b>Applicant: City of Plano</b></p>	
<p><b>9</b> <b>EH</b></p>	<p><b>Public Hearing - Replat &amp; Revised Site Plan:</b> Preston Creek Shopping Center Addition No. 3, Block A, Lot 1R - Retail and restaurant on one lot on 9.5± acres located at the northeast corner of Preston Road and Towne Square Drive. Zoned Planned Development-20-Mixed-Use with Specific Use Permit #553 for Private Club. Neighborhood #1. <b>Applicant: ASG Preston Creek Retail Center, Ltd.</b></p>	
<p><b>10</b> <b>TF</b></p>	<p><b>Public Hearing - Replat &amp; Revised Site Plan:</b> R.C. Clark Addition, Block A, Lot 1 - Public secondary school on one lot on 25.5± acres located on the north side of Spring Creek Parkway, 620± feet west of Chase Oak Boulevard. Zoned Planned Development-329-Community Center. Neighborhood #21. <b>Applicant: Plano Independent School District</b></p>	
<p><b>11</b> <b>EH</b></p>	<p><b>Public Hearing - Replat:</b> Walton Park Square Addition, Block 1, Lot 1R - Retail development on one lot on 17.7± acres located on the west side of Preston Road, 315± feet south of Park Boulevard. Zoned Retail. Neighborhood #54. <b>Applicant: Woodmont Plano, L.P.</b></p>	
<p><b>12</b> <b>TF</b></p>	<p><b>Public Hearing - Replat:</b> Percy/Christon Addition, Block 1, Lots 1R &amp; 5R - Bank and retail on two lots on 11.4± acres located at the northeast corner of Spring Creek Parkway and Wagner Way. Zoned Corridor Commercial. Neighborhood #21. <b>Applicant: Spring Creek Plano Retail LP</b></p>	
<p><b><u>END OF PUBLIC HEARINGS</u></b></p>		
<p><b>13</b> <b>KP</b></p>	<p><b>Discussion and Direction:</b> Mixed-Use Policy Statement - Discussion and Direction regarding the draft Mixed-Use Policy Statement proposed for inclusion in the City of Plano Comprehensive Plan. <b>Applicant: City of Plano</b></p>	
<p><b>14</b> <b>LN</b></p>	<p><b>Work Session:</b> Safe Streets Program - This item is to advise the Commission on the appeal process of the Safe Streets Program. <b>Applicant: City of Plano</b></p>	
<p><b>15</b></p>	<p><b>Items for Future Discussion -</b> The Planning &amp; Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p>	

**ACCESSIBILITY STATEMENT**

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

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

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

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

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

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

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

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

CITY OF PLANO  
PLANNING & ZONING COMMISSION  
CONSENT AGENDA ITEMS

December 15, 2008

---

**Agenda Item No. 5a**  
**Preliminary Site Plan & Concept Plan:** 190 Mapleshade Addition,  
Block 1, Lots 1 & 2  
**Applicant:** Charles D. Yost

Hotel and general office buildings on two lots on 8.0± acres located on the south side of Mapleshade Lane, 990± feet west of Coit Rd. Zoned Corridor Commercial. Neighborhood #71.

Recommended for approval as submitted.

---

**Agenda Item No. 5b**  
**Conveyance Plat:** 190 Mapleshade Addition, Block 1, Lots 1 & 2  
**Applicant:** Charles D. Yost

Two conveyance lots on 8.0± acres located on the south side of Mapleshade Lane, 990± feet west of Coit Rd. Zoned Corridor Commercial. Neighborhood #71.

Recommended for approval as submitted.

---

**Agenda Item No. 5c**  
**Preliminary Plat:** Diodes Corporate Headquarters Addition, Block A, Lot 1  
**Applicant:** Diodes, Inc.

General office building on one lot on 16.0± acres located at the southwest corner of Legacy Drive and Communications Parkway. Zoned Commercial Employment. Neighborhood #15.

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

---

**Agenda Item No. 5d**  
**Revised Site Plan:** Texas American Bank Plano, Block 1, Lot 1  
**Applicant:** Baylor Healthcare System

Parking on one lot on 0.7± acre located at the southwest corner of Plano Parkway and Allied Drive. Zoned Planned Development-350-Retail/General Office. Neighborhood #55.

The purpose of this revised site plan is to remove an existing bank building and propose a new parking lot.

Recommended for approval as submitted.

---

**Agenda Item No. 5e**  
**Final Plat:** Billingsley Office Building Addition, Block A, Lot 6  
**Applicant:** Billingsley Company

General office building on one lot on 12.1± acres located at the southwest corner of Plano Parkway and Horizon North Parkway. Zoned Light Industrial-1. Neighborhood #52.

Recommended for approval as submitted.

---

**Agenda Item No. 5f**  
**Preliminary Plat:** One-Ninety and Jupiter Addition, Block A, Lot 4R  
**Applicant:** Magnolia Lodging Development, LLC

Hotel on one lot on 5.0± acres located on the north side of State Highway 190, 2,150± feet east of Jupiter Road. Zoned Research/Technology Center. Neighborhood #68.

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

---

**Agenda Item No. 5g**  
**Final Plat:** The Lincoln at Towne Square, Phase II, Block A, Lot 3  
**Applicant:** Millennium Group Management LLC

302 multifamily units on one lot on 10.7± acres located on the west side of Ohio Drive at Towne Square Drive. Zoned Planned Development-20-Mixed Use. Neighborhood #1.

Recommended for approval as submitted.

---

**Agenda Item No. 5h**

**Revised Site Plan:** Hinckley Addition, Block A, Lots 1R & 3

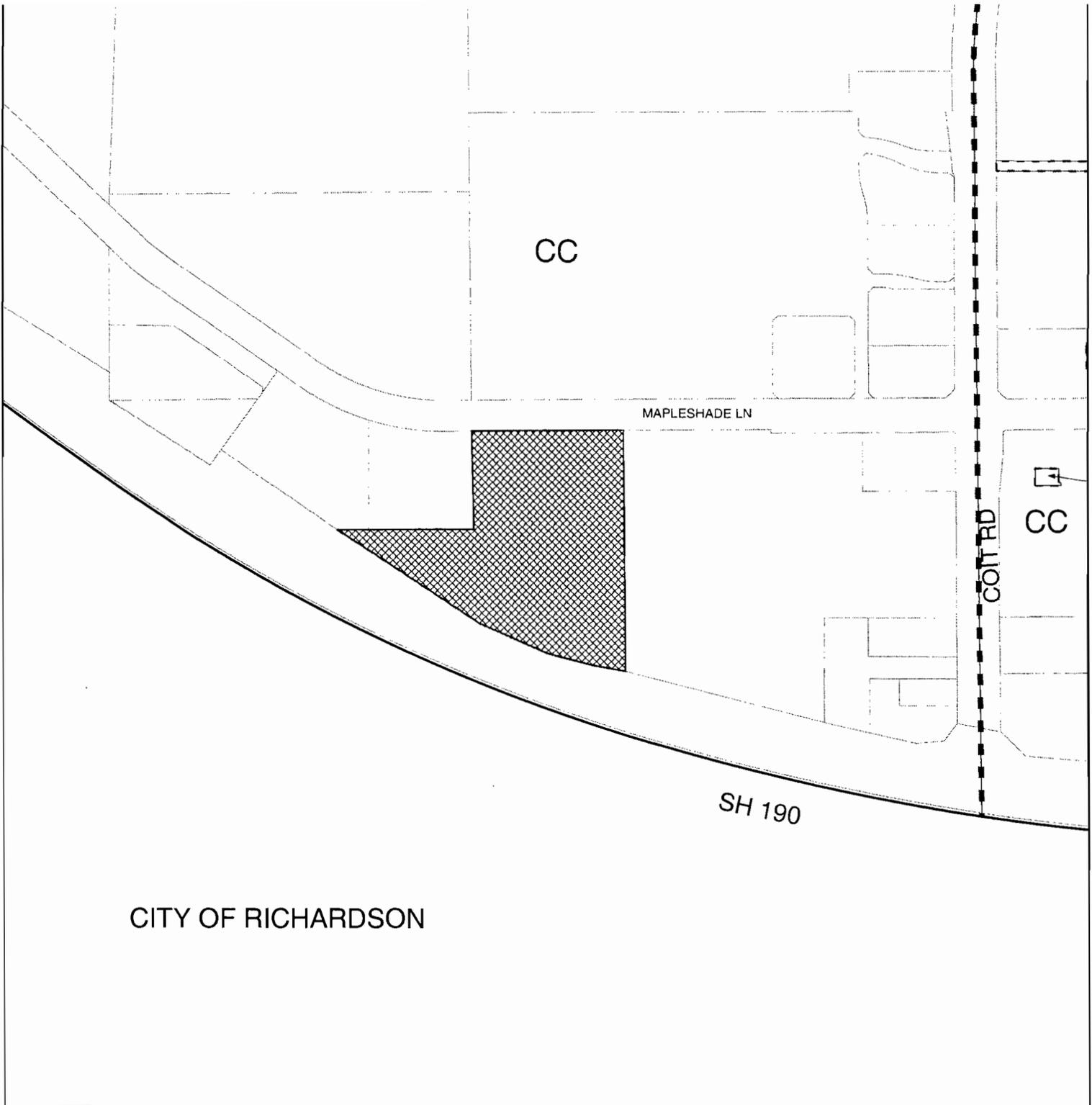
**Applicant:** The Church of Jesus Christ of Latter-Day Saints

Religious facility on one lot and one Estate Development lot on 5.9± acres located on the west side of Los Rios Boulevard, 80± feet south of Trail Walker Drive and generally on the north side of Ridgetop Lane. Zoned Planned Development-320-Estate Development. Neighborhood #50.

The purpose of the revised site plan is to create Lots 1R and 3.

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

---



Item Submitted: PRELIMINARY SITE PLAN & CONCEPT PLAN

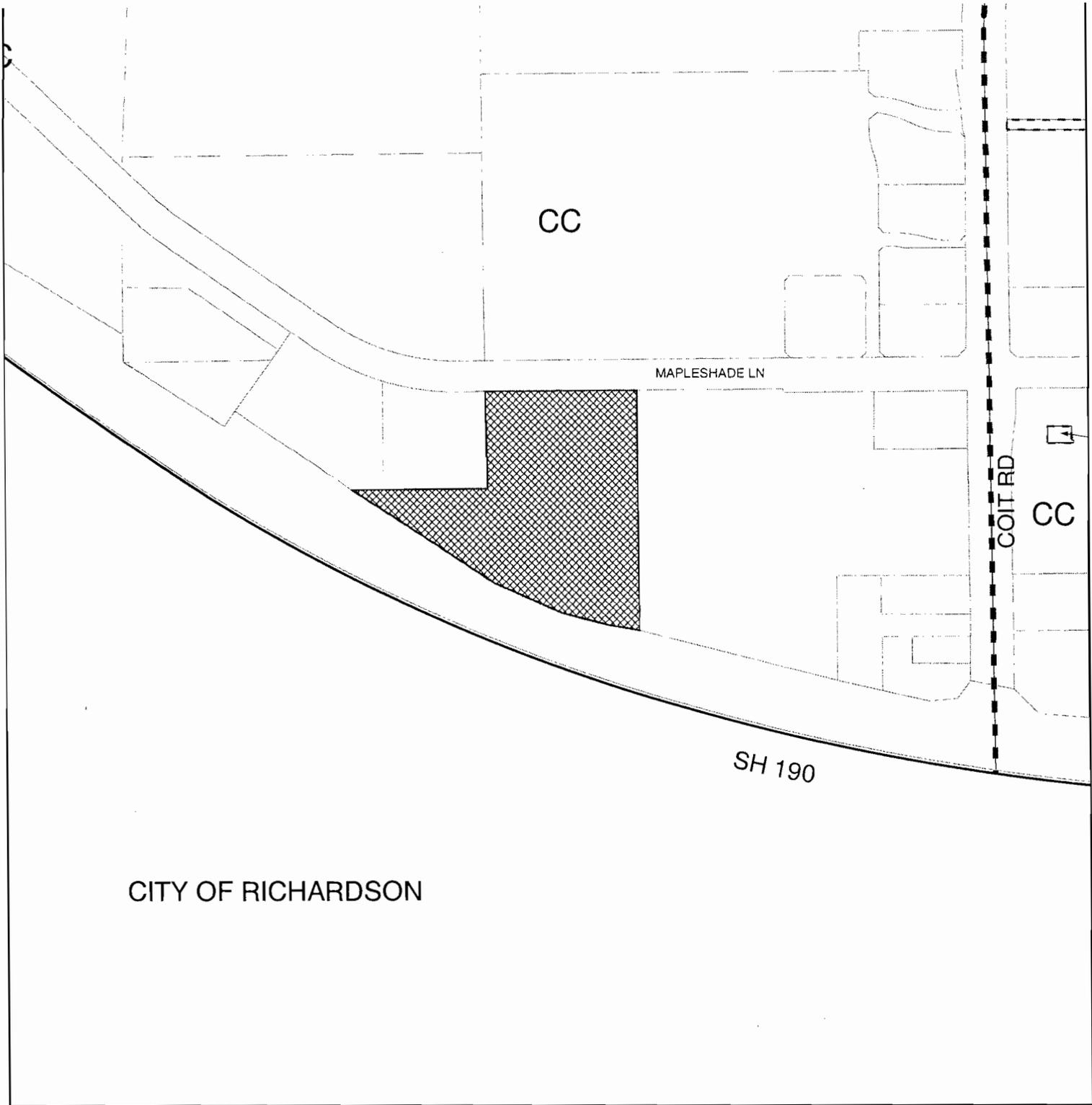
Title: 190 MAPLESHADE ADDITION  
BLOCK 1, LOTS 1 & 2

Zoning: CORRIDOR COMMERCIAL/ 190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT



○ 200' Notification Buffer

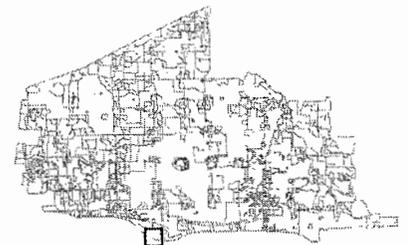




Item Submitted: CONVEYANCE PLAT

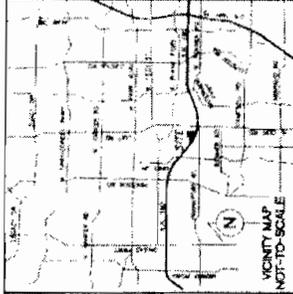
Title: 190 MAPLESHADE ADDITION  
BLOCK 1, LOTS 1 & 2

Zoning: CORRIDOR COMMERCIAL/  
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT



○ 200' Notification Buffer





VICINITY MAP  
NOT-TO-SCALE



LEGEND

1.0	100' Rod Range
2.0	100' Rod Range
3.0	100' Rod Range
4.0	100' Rod Range

NOTICE: THIS PLAT IS A PRELIMINARY INSTRUMENT. THE PLAT IS SUBJECT TO THE CITY OF FRISCO, TEXAS, LOCAL ORDINANCES AND REGULATIONS. THE CITY OF FRISCO, TEXAS, IS THE CITY ENGINEER AND REGISTERED SURVEYOR.

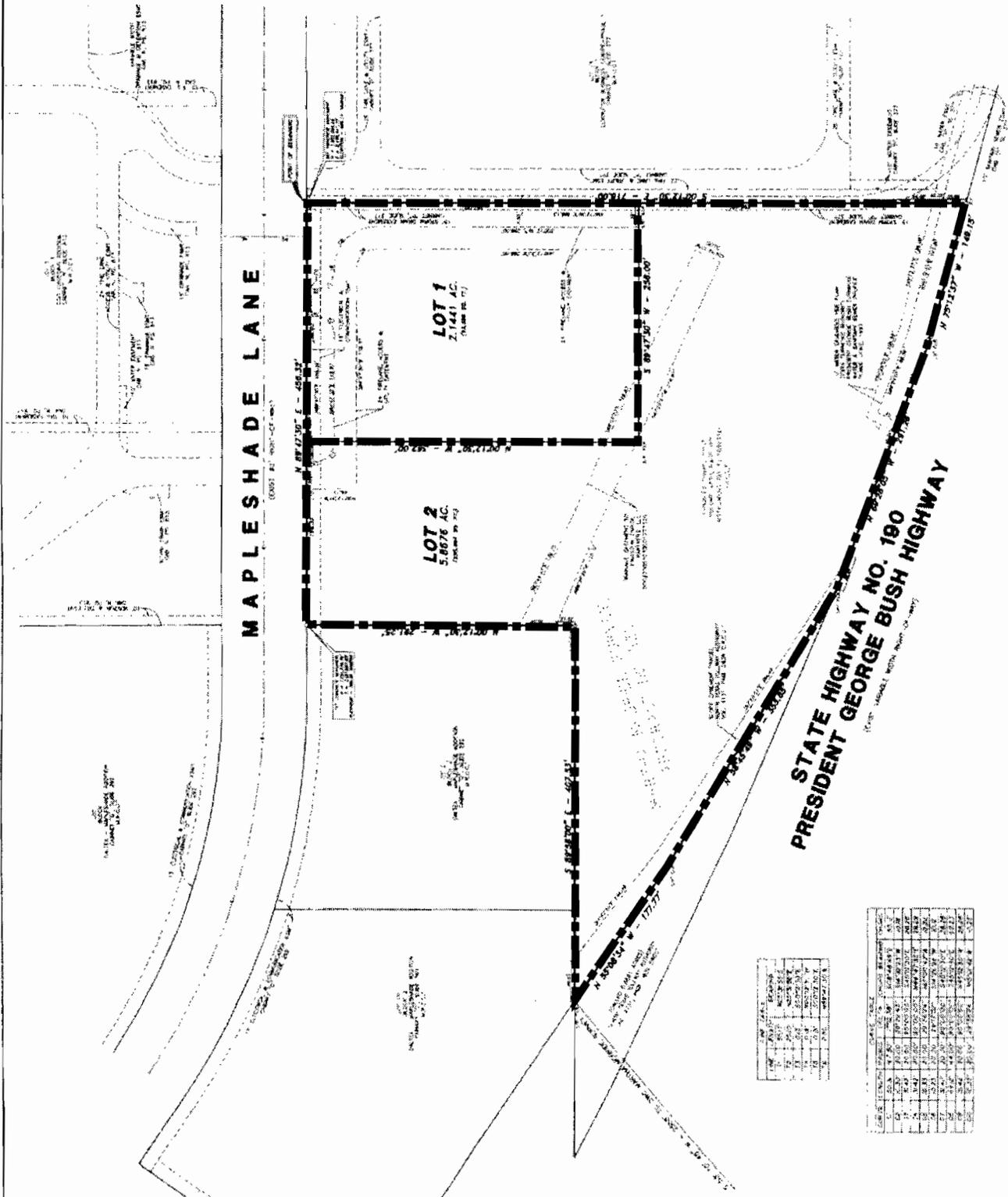
NOTICE: THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS IN ACCORDANCE WITH THE CITY OF FRISCO, TEXAS, LOCAL ORDINANCES AND REGULATIONS. THE SURVEYOR HAS FOUND THAT THE PROPERTY IS IN ACCORDANCE WITH THE CITY OF FRISCO, TEXAS, LOCAL ORDINANCES AND REGULATIONS.

OWNER:  
CHARLES D. YOST  
5 SAVANNAH RIDGE DR.  
FRISCO, TX 76034  
12141 707-8777

SURVEYOR / ENGINEER:  
LAWRENCE A. CATES & ASSOCIATES, LLP  
14800 QUORUM DRIVE, SUITE 200  
DALLAS, TEXAS 75244  
CONTACT: LARRY CATES, P.E., R.P.L.S.  
(972) 385-2372  
FAX: (972) 980-1627

CONVEYANCE PLAT  
OF  
**LOTS 1 & 2, BLOCK 1**  
**190 MAPLESHADE ADDITION**  
BEING 8.0117 ACRES OF LAND LOCATED IN THE  
MARTHA MOORE SURVEY, ABSTRACT NO. 583  
CITY OF PLANO, COLLIN COUNTY, TEXAS  
DECEMBER 3, 2008

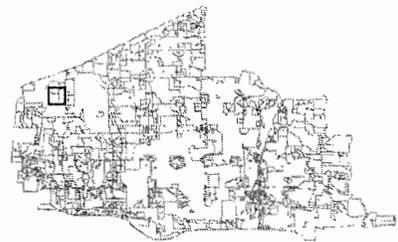
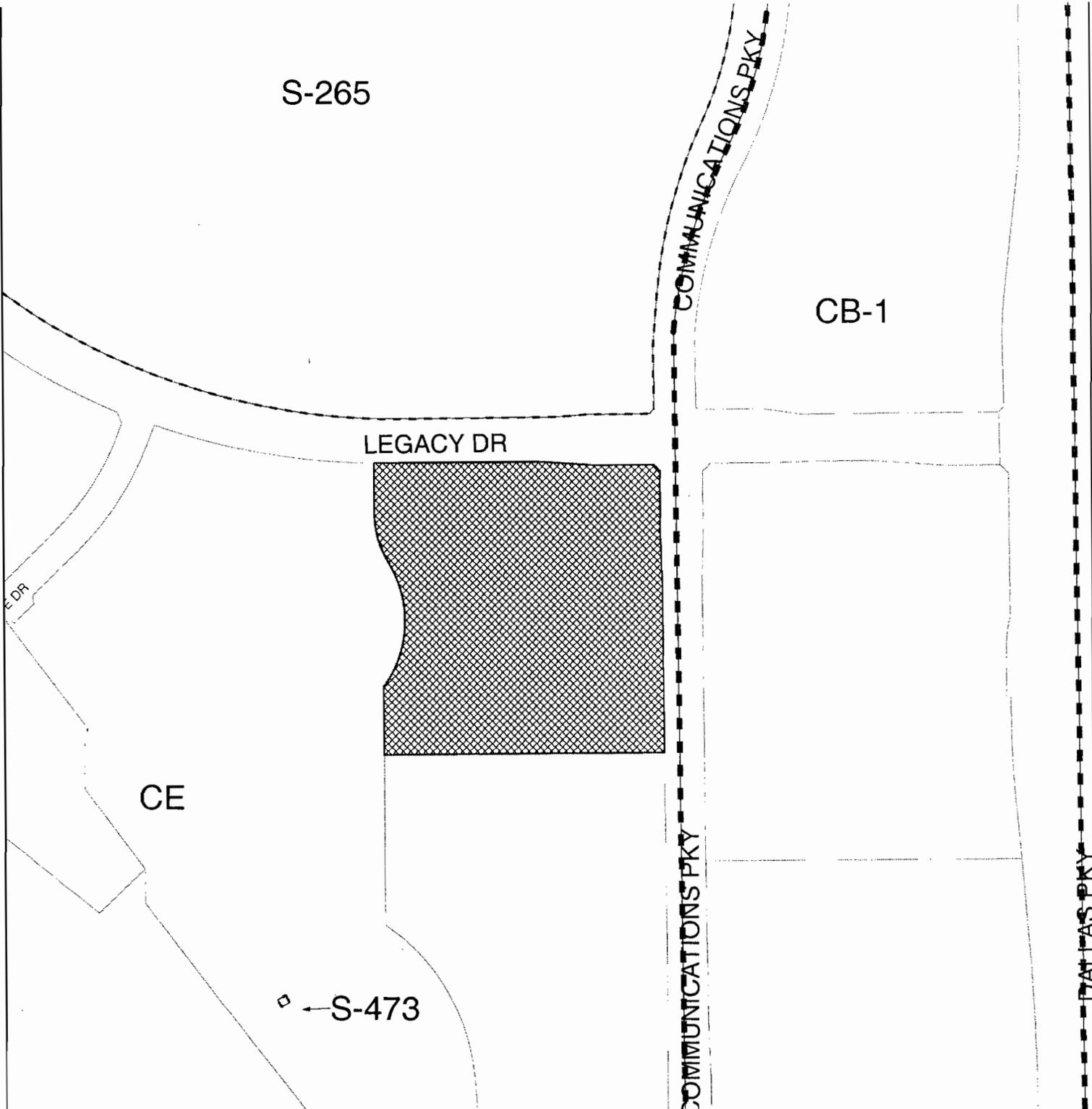
THIS PLAT FILED IN CASE NO. \_\_\_\_\_ BY \_\_\_\_\_



LINE	BEARING	DISTANCE	AREA
1	N 89° 47' 30" E	458.32'	
2	S 89° 47' 30" W	254.00'	
3	N 89° 47' 30" E	254.00'	
4	S 89° 47' 30" W	458.32'	
5	N 89° 47' 30" E	458.32'	
6	S 89° 47' 30" W	254.00'	
7	N 89° 47' 30" E	254.00'	
8	S 89° 47' 30" W	458.32'	
9	N 89° 47' 30" E	458.32'	
10	S 89° 47' 30" W	254.00'	
11	N 89° 47' 30" E	254.00'	
12	S 89° 47' 30" W	458.32'	
13	N 89° 47' 30" E	458.32'	
14	S 89° 47' 30" W	254.00'	
15	N 89° 47' 30" E	254.00'	
16	S 89° 47' 30" W	458.32'	
17	N 89° 47' 30" E	458.32'	
18	S 89° 47' 30" W	254.00'	
19	N 89° 47' 30" E	254.00'	
20	S 89° 47' 30" W	458.32'	
21	N 89° 47' 30" E	458.32'	
22	S 89° 47' 30" W	254.00'	
23	N 89° 47' 30" E	254.00'	
24	S 89° 47' 30" W	458.32'	
25	N 89° 47' 30" E	458.32'	
26	S 89° 47' 30" W	254.00'	
27	N 89° 47' 30" E	254.00'	
28	S 89° 47' 30" W	458.32'	
29	N 89° 47' 30" E	458.32'	
30	S 89° 47' 30" W	254.00'	
31	N 89° 47' 30" E	254.00'	
32	S 89° 47' 30" W	458.32'	
33	N 89° 47' 30" E	458.32'	
34	S 89° 47' 30" W	254.00'	
35	N 89° 47' 30" E	254.00'	
36	S 89° 47' 30" W	458.32'	
37	N 89° 47' 30" E	458.32'	
38	S 89° 47' 30" W	254.00'	
39	N 89° 47' 30" E	254.00'	
40	S 89° 47' 30" W	458.32'	
41	N 89° 47' 30" E	458.32'	
42	S 89° 47' 30" W	254.00'	
43	N 89° 47' 30" E	254.00'	
44	S 89° 47' 30" W	458.32'	
45	N 89° 47' 30" E	458.32'	
46	S 89° 47' 30" W	254.00'	
47	N 89° 47' 30" E	254.00'	
48	S 89° 47' 30" W	458.32'	
49	N 89° 47' 30" E	458.32'	
50	S 89° 47' 30" W	254.00'	
51	N 89° 47' 30" E	254.00'	
52	S 89° 47' 30" W	458.32'	
53	N 89° 47' 30" E	458.32'	
54	S 89° 47' 30" W	254.00'	
55	N 89° 47' 30" E	254.00'	
56	S 89° 47' 30" W	458.32'	
57	N 89° 47' 30" E	458.32'	
58	S 89° 47' 30" W	254.00'	
59	N 89° 47' 30" E	254.00'	
60	S 89° 47' 30" W	458.32'	
61	N 89° 47' 30" E	458.32'	
62	S 89° 47' 30" W	254.00'	
63	N 89° 47' 30" E	254.00'	
64	S 89° 47' 30" W	458.32'	
65	N 89° 47' 30" E	458.32'	
66	S 89° 47' 30" W	254.00'	
67	N 89° 47' 30" E	254.00'	
68	S 89° 47' 30" W	458.32'	
69	N 89° 47' 30" E	458.32'	
70	S 89° 47' 30" W	254.00'	
71	N 89° 47' 30" E	254.00'	
72	S 89° 47' 30" W	458.32'	
73	N 89° 47' 30" E	458.32'	
74	S 89° 47' 30" W	254.00'	
75	N 89° 47' 30" E	254.00'	
76	S 89° 47' 30" W	458.32'	
77	N 89° 47' 30" E	458.32'	
78	S 89° 47' 30" W	254.00'	
79	N 89° 47' 30" E	254.00'	
80	S 89° 47' 30" W	458.32'	
81	N 89° 47' 30" E	458.32'	
82	S 89° 47' 30" W	254.00'	
83	N 89° 47' 30" E	254.00'	
84	S 89° 47' 30" W	458.32'	
85	N 89° 47' 30" E	458.32'	
86	S 89° 47' 30" W	254.00'	
87	N 89° 47' 30" E	254.00'	
88	S 89° 47' 30" W	458.32'	
89	N 89° 47' 30" E	458.32'	
90	S 89° 47' 30" W	254.00'	
91	N 89° 47' 30" E	254.00'	
92	S 89° 47' 30" W	458.32'	
93	N 89° 47' 30" E	458.32'	
94	S 89° 47' 30" W	254.00'	
95	N 89° 47' 30" E	254.00'	
96	S 89° 47' 30" W	458.32'	
97	N 89° 47' 30" E	458.32'	
98	S 89° 47' 30" W	254.00'	
99	N 89° 47' 30" E	254.00'	
100	S 89° 47' 30" W	458.32'	

LINE	BEARING	DISTANCE	AREA
1	N 89° 47' 30" E	458.32'	
2	S 89° 47' 30" W	254.00'	
3	N 89° 47' 30" E	254.00'	
4	S 89° 47' 30" W	458.32'	
5	N 89° 47' 30" E	458.32'	
6	S 89° 47' 30" W	254.00'	
7	N 89° 47' 30" E	254.00'	
8	S 89° 47' 30" W	458.32'	
9	N 89° 47' 30" E	458.32'	
10	S 89° 47' 30" W	254.00'	
11	N 89° 47' 30" E	254.00'	
12	S 89° 47' 30" W	458.32'	
13	N 89° 47' 30" E	458.32'	
14	S 89° 47' 30" W	254.00'	
15	N 89° 47' 30" E	254.00'	
16	S 89° 47' 30" W	458.32'	
17	N 89° 47' 30" E	458.32'	
18	S 89° 47' 30" W	254.00'	
19	N 89° 47' 30" E	254.00'	
20	S 89° 47' 30" W	458.32'	
21	N 89° 47' 30" E	458.32'	
22	S 89° 47' 30" W	254.00'	
23	N 89° 47' 30" E	254.00'	
24	S 89° 47' 30" W	458.32'	
25	N 89° 47' 30" E	458.32'	
26	S 89° 47' 30" W	254.00'	
27	N 89° 47' 30" E	254.00'	
28	S 89° 47' 30" W	458.32'	
29	N 89° 47' 30" E	458.32'	
30	S 89° 47' 30" W	254.00'	
31	N 89° 47' 30" E	254.00'	
32	S 89° 47' 30" W	458.32'	
33	N 89° 47' 30" E	458.32'	
34	S 89° 47' 30" W	254.00'	
35	N 89° 47' 30" E	254.00'	
36	S 89° 47' 30" W	458.32'	
37	N 89° 47' 30" E	458.32'	
38	S 89° 47' 30" W	254.00'	
39	N 89° 47' 30" E	254.00'	
40	S 89° 47' 30" W	458.32'	
41	N 89° 47' 30" E	458.32'	
42	S 89° 47' 30" W	254.00'	
43	N 89° 47' 30" E	254.00'	
44	S 89° 47' 30" W	458.32'	
45	N 89° 47' 30" E	458.32'	
46	S 89° 47' 30" W	254.00'	
47	N 89° 47' 30" E	254.00'	
48	S 89° 47' 30" W	458.32'	
49	N 89° 47' 30" E	458.32'	
50	S 89° 47' 30" W	254.00'	
51	N 89° 47' 30" E	254.00'	
52	S 89° 47' 30" W	458.32'	
53	N 89° 47' 30" E	458.32'	
54	S 89° 47' 30" W	254.00'	
55	N 89° 47' 30" E	254.00'	
56	S 89° 47' 30" W	458.32'	
57	N 89° 47' 30" E	458.32'	
58	S 89° 47' 30" W	254.00'	
59	N 89° 47' 30" E	254.00'	
60	S 89° 47' 30" W	458.32'	
61	N 89° 47' 30" E	458.32'	
62	S 89° 47' 30" W	254.00'	
63	N 89° 47' 30" E	254.00'	
64	S 89° 47' 30" W	458.32'	
65	N 89° 47' 30" E	458.32'	
66	S 89° 47' 30" W	254.00'	
67	N 89° 47' 30" E	254.00'	
68	S 89° 47' 30" W	458.32'	
69	N 89° 47' 30" E	458.32'	
70	S 89° 47' 30" W	254.00'	
71	N 89° 47' 30" E	254.00'	
72	S 89° 47' 30" W	458.32'	
73	N 89° 47' 30" E	458.32'	
74	S 89° 47' 30" W	254.00'	
75	N 89° 47' 30" E	254.00'	
76	S 89° 47' 30" W	458.32'	
77	N 89° 47' 30" E	458.32'	
78	S 89° 47' 30" W	254.00'	
79	N 89° 47' 30" E	254.00'	
80	S 89° 47' 30" W	458.32'	
81	N 89° 47' 30" E	458.32'	
82	S 89° 47' 30" W	254.00'	
83	N 89° 47' 30" E	254.00'	
84	S 89° 47' 30" W	458.32'	
85	N 89° 47' 30" E	458.32'	
86	S 89° 47' 30" W	254.00'	
87	N 89° 47' 30" E	254.00'	
88	S 89° 47' 30" W	458.32'	
89	N 89° 47' 30" E	458.32'	
90	S 89° 47' 30" W	254.00'	
91	N 89° 47' 30" E	254.00'	
92	S 89° 47' 30" W	458.32'	
93	N 89° 47' 30" E	458.32'	
94	S 89° 47' 30" W	254.00'	
95	N 89° 47' 30" E	254.00'	
96	S 89° 47' 30" W	458.32'	
97	N 89° 47' 30" E	458.32'	
98	S 89° 47' 30" W	254.00'	
99	N 89° 47' 30" E	254.00'	
100	S 89° 47' 30" W	458.32'	





Item Submitted: PRELIMINARY PLAT

Title: DIODES CORPORATE HEADQUARTERS ADDITION  
BLOCK A, LOT 1

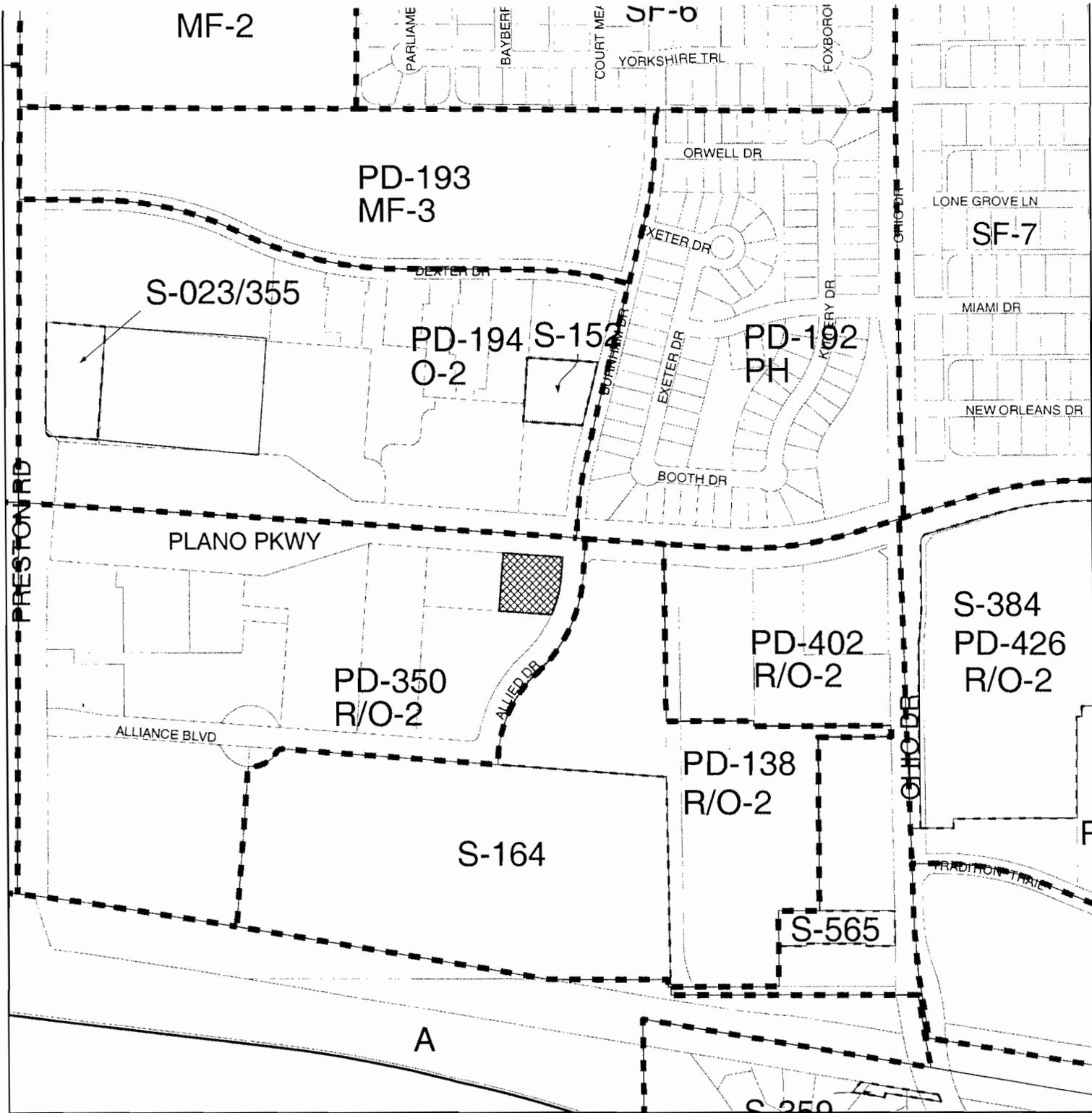
Zoning: COMMERCIAL EMPLOYMENT

○ 200' Notification Buffer





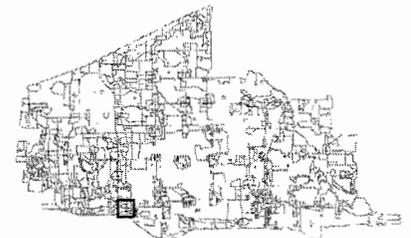




Item Submitted: REVISED SITE PLAN

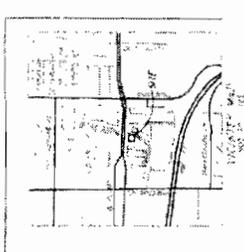
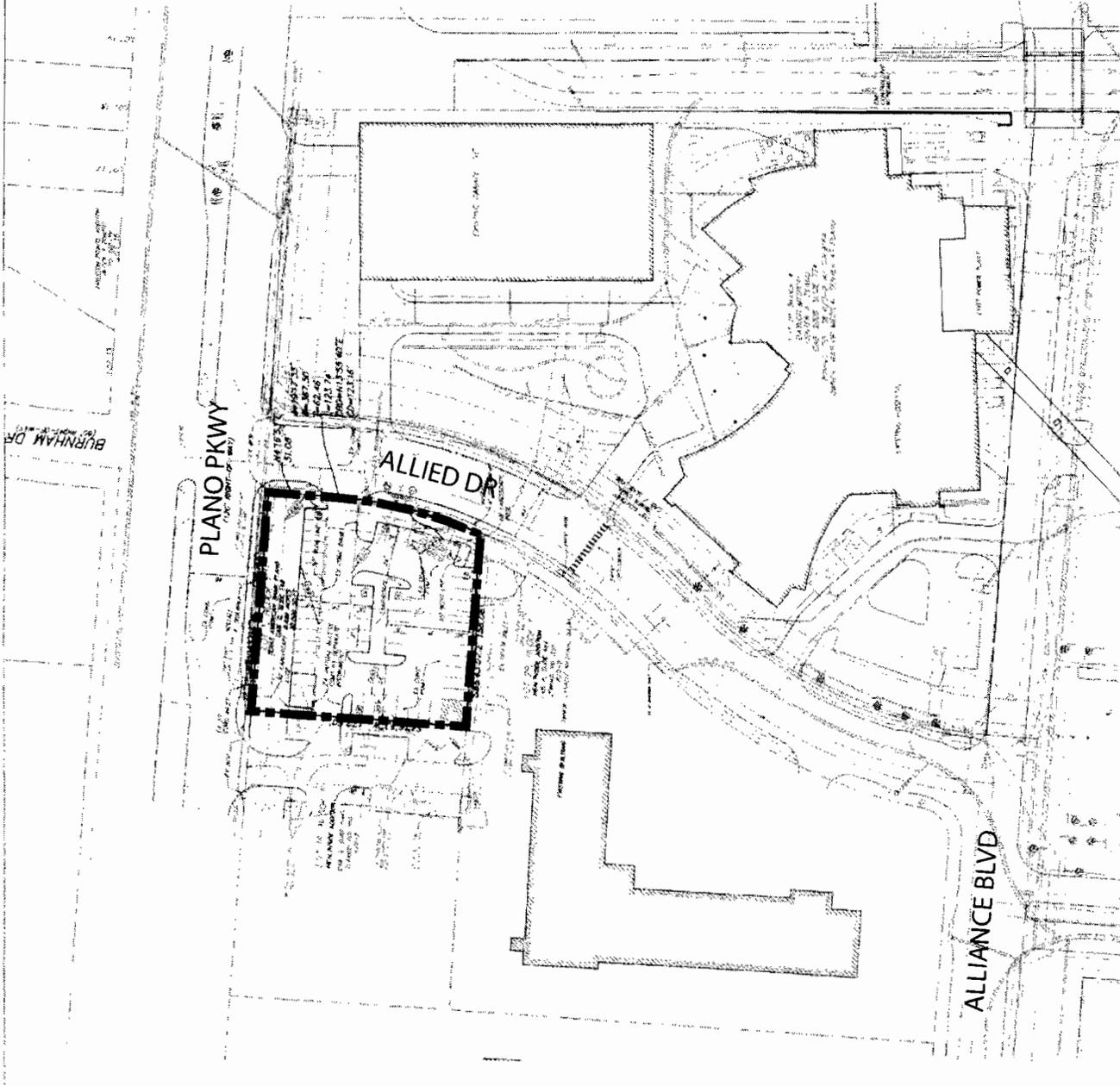
Title: TEXAS AMERICAN BANK PLANO  
BLOCK 1, LOT 1

Zoning: PLANNED DEVELOPMENT-350-RETAIL/GENERAL OFFICE/  
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT



○ 200' Notification Buffer





- GENERAL NOTES**
1. Buildings shown are to be constructed in accordance with the approved plans.
  2. The owner shall be responsible for obtaining all necessary permits from the appropriate authorities.
  3. The owner shall be responsible for obtaining all necessary easements and rights-of-way from the appropriate authorities.
  4. The owner shall be responsible for obtaining all necessary utility easements and rights-of-way from the appropriate authorities.
  5. The owner shall be responsible for obtaining all necessary zoning and land use approvals from the appropriate authorities.
  6. The owner shall be responsible for obtaining all necessary environmental approvals from the appropriate authorities.
  7. The owner shall be responsible for obtaining all necessary fire department approvals from the appropriate authorities.
  8. The owner shall be responsible for obtaining all necessary health department approvals from the appropriate authorities.
  9. The owner shall be responsible for obtaining all necessary police department approvals from the appropriate authorities.
  10. The owner shall be responsible for obtaining all necessary city approvals from the appropriate authorities.

**SITE DATA SUMMARY TABLE**

Item	Description	Value
1	Lot Area	10,000 sq. ft.
2	Building Area	5,000 sq. ft.
3	Parking Area	2,000 sq. ft.
4	Site Area	15,000 sq. ft.
5	Setback	10 ft.
6	Height	20 ft.
7	Use	Office
8	Zone	Office
9	Address	1234 Main St.
10	City	Plano, TX
11	County	Dallas
12	State	Texas

**LEGEND**

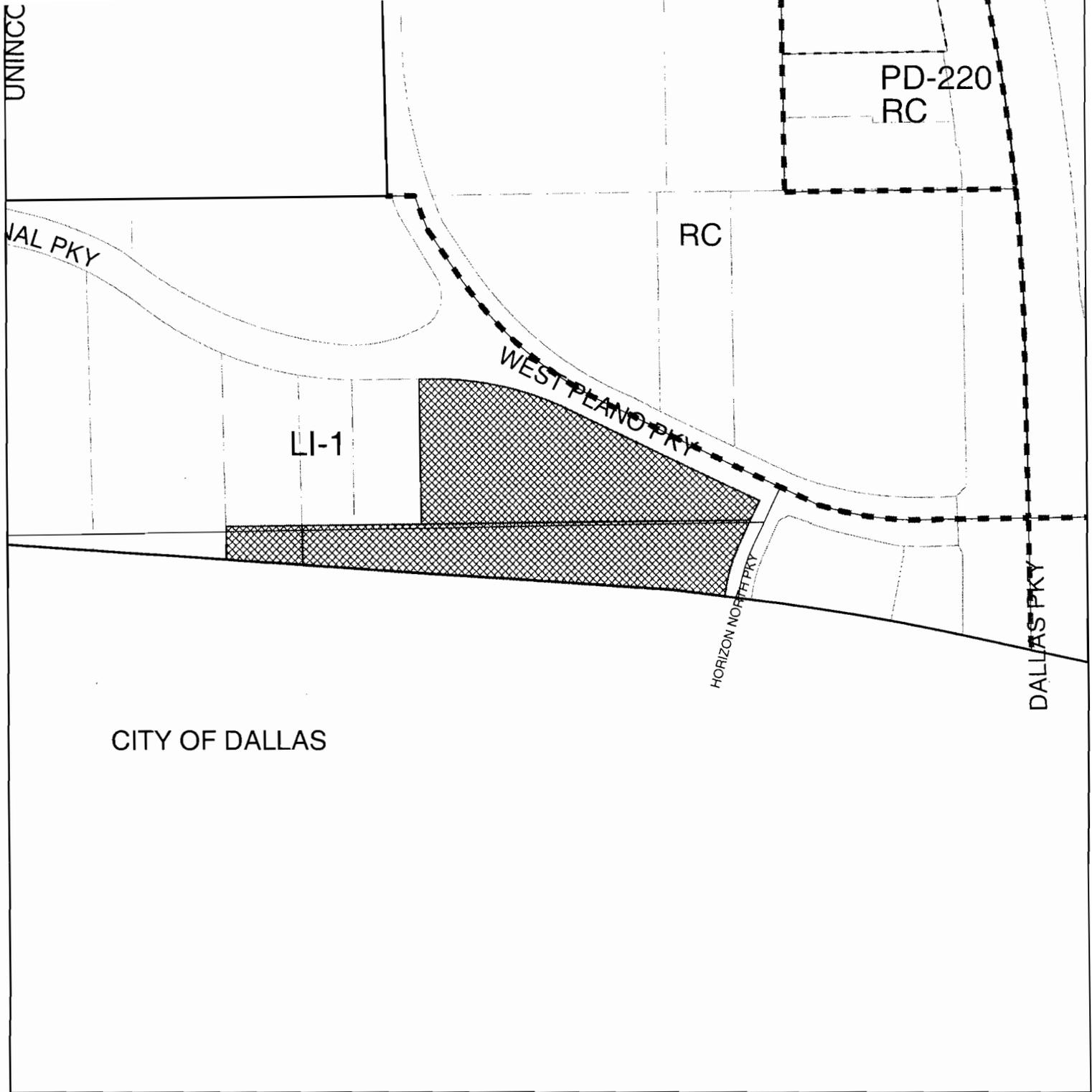
Symbol	Description
[Solid Line]	Property Boundary
[Dashed Line]	Setback Line
[Dotted Line]	Utility Easement
[Hatched Area]	Building Footprint
[Stippled Area]	Parking Area

**REVISED SITE PLAN**  
**LOT 1, BLOCK 1**  
**TEXAS AMERICAN BANK PLANO**  
 TEXAS AMERICAN BANK PLANO  
 1234 MAIN ST., PLANO, TEXAS 75074  
 CITY OF PLANO, TEXAS  
 COUNTY OF DALLAS, TEXAS

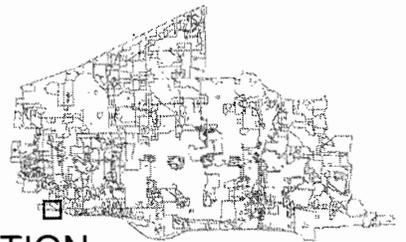
**ADDRESS SET FOR REVIEW ONLY**

1234 MAIN ST., PLANO, TEXAS 75074

THE ADDRESS SET FOR REVIEW ONLY  
 IS NOT TO BE USED FOR ANY OTHER  
 PURPOSES AND IS NOT TO BE  
 REPRODUCED OR TRANSMITTED IN ANY  
 FORM OR BY ANY MEANS, ELECTRONIC  
 OR MECHANICAL, INCLUDING PHOTOCOPYING,  
 RECORDING, OR BY ANY INFORMATION  
 STORAGE AND RETRIEVAL SYSTEM.



Item Submitted: FINAL PLAT

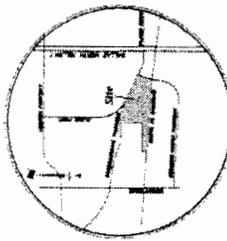


Title: BILLINGSLEY OFFICE BUILDING ADDITION  
BLOCK A, LOT 6

Zoning: LIGHT INDUSTRIAL-1/  
DALLAS NORTH TOLLWAY OVERLAY DISTRICT

○ 200' Notification Buffer





Vicinity Map  
P.L. 11

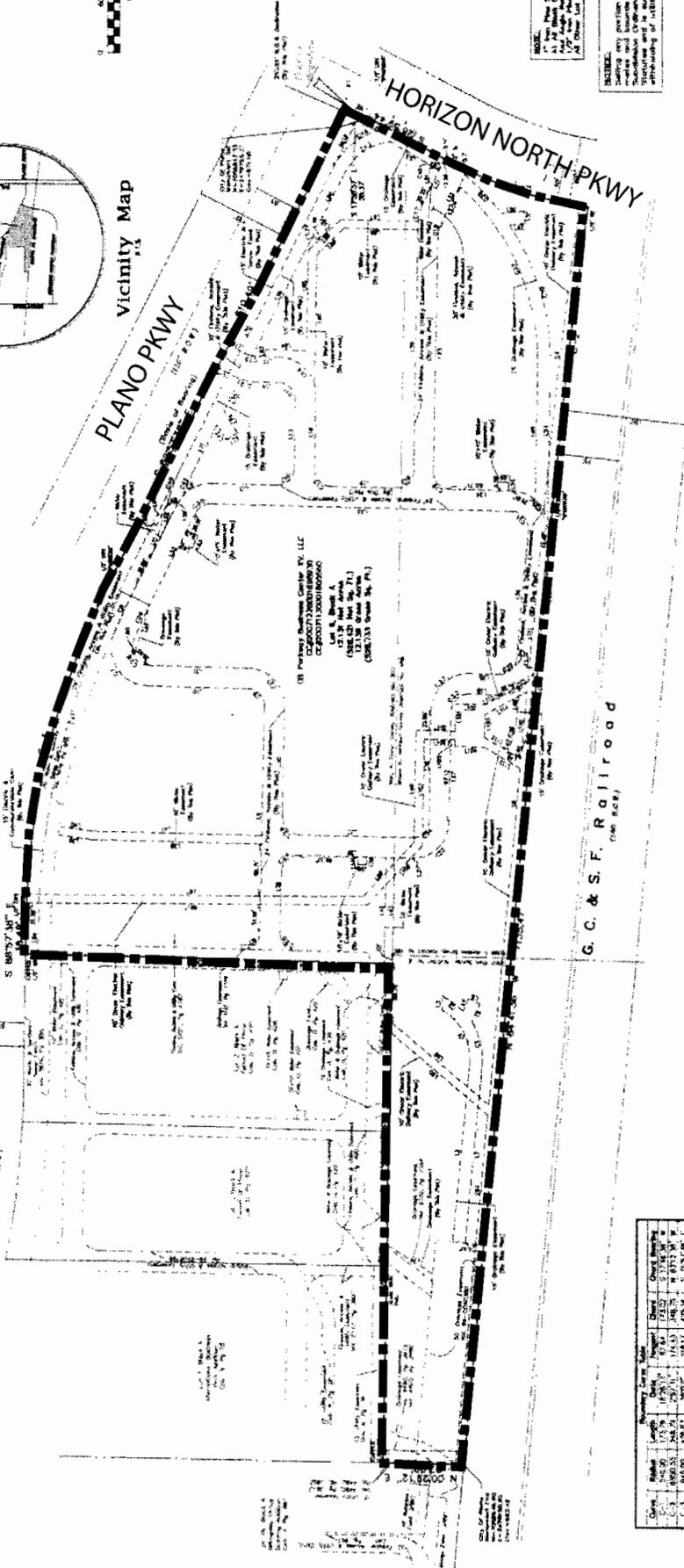


INTERNATIONAL PKWY  
(1/16 R.O.B.T.)

PLANO PKWY  
(1/16 R.O.B.T.)

HORIZON NORTH PKWY  
(1/16 R.O.B.T.)

G. C. & S. F. Railroad  
(from R.O.B.T.)



NOTE: This plan shows the location of the addition to the existing building and is not a representation of the actual building. The location of the building is shown for informational purposes only. The location of the building is shown for informational purposes only.

ENGINEER: [Name] [Address] [City, State, Zip] [Phone] [Fax] [Email]

SHEET 1 OF 2  
FINAL PLAN  
BILLINGSLEY OFFICE  
BUILDING ADDITION  
LOT 6, BLOCK A  
situated in the  
EDWIN ALLEN SURVEY -- ABSTRACT 8  
MOSES A. JACKSON SURVEY -- ABSTRACT 486  
MARY A. TAYLOR SURVEY -- ABSTRACT 807  
PLANO, COLLIN COUNTY, TEXAS

Engineer: [Name] [Address] [City, State, Zip] [Phone] [Fax] [Email]  
Surveyor: [Name] [Address] [City, State, Zip] [Phone] [Fax] [Email]  
Contract: [Name] [Address] [City, State, Zip] [Phone] [Fax] [Email]

Lot	Area (Ac.)	Area (Sq. Ft.)
1	0.11	7,524.00
2	0.11	7,524.00
3	0.11	7,524.00
4	0.11	7,524.00
5	0.11	7,524.00
6	0.11	7,524.00
7	0.11	7,524.00
8	0.11	7,524.00
9	0.11	7,524.00
10	0.11	7,524.00
11	0.11	7,524.00
12	0.11	7,524.00
13	0.11	7,524.00
14	0.11	7,524.00
15	0.11	7,524.00
16	0.11	7,524.00
17	0.11	7,524.00
18	0.11	7,524.00
19	0.11	7,524.00
20	0.11	7,524.00
21	0.11	7,524.00
22	0.11	7,524.00
23	0.11	7,524.00
24	0.11	7,524.00
25	0.11	7,524.00
26	0.11	7,524.00
27	0.11	7,524.00
28	0.11	7,524.00
29	0.11	7,524.00
30	0.11	7,524.00
31	0.11	7,524.00
32	0.11	7,524.00
33	0.11	7,524.00
34	0.11	7,524.00
35	0.11	7,524.00
36	0.11	7,524.00
37	0.11	7,524.00
38	0.11	7,524.00
39	0.11	7,524.00
40	0.11	7,524.00
41	0.11	7,524.00
42	0.11	7,524.00
43	0.11	7,524.00
44	0.11	7,524.00
45	0.11	7,524.00
46	0.11	7,524.00
47	0.11	7,524.00
48	0.11	7,524.00
49	0.11	7,524.00
50	0.11	7,524.00
51	0.11	7,524.00
52	0.11	7,524.00
53	0.11	7,524.00
54	0.11	7,524.00
55	0.11	7,524.00
56	0.11	7,524.00
57	0.11	7,524.00
58	0.11	7,524.00
59	0.11	7,524.00
60	0.11	7,524.00
61	0.11	7,524.00
62	0.11	7,524.00
63	0.11	7,524.00
64	0.11	7,524.00
65	0.11	7,524.00
66	0.11	7,524.00
67	0.11	7,524.00
68	0.11	7,524.00
69	0.11	7,524.00
70	0.11	7,524.00
71	0.11	7,524.00
72	0.11	7,524.00
73	0.11	7,524.00
74	0.11	7,524.00
75	0.11	7,524.00
76	0.11	7,524.00
77	0.11	7,524.00
78	0.11	7,524.00
79	0.11	7,524.00
80	0.11	7,524.00
81	0.11	7,524.00
82	0.11	7,524.00
83	0.11	7,524.00
84	0.11	7,524.00
85	0.11	7,524.00
86	0.11	7,524.00
87	0.11	7,524.00
88	0.11	7,524.00
89	0.11	7,524.00
90	0.11	7,524.00
91	0.11	7,524.00
92	0.11	7,524.00
93	0.11	7,524.00
94	0.11	7,524.00
95	0.11	7,524.00
96	0.11	7,524.00
97	0.11	7,524.00
98	0.11	7,524.00
99	0.11	7,524.00
100	0.11	7,524.00

Lot	Area (Ac.)	Area (Sq. Ft.)
1	0.11	7,524.00
2	0.11	7,524.00
3	0.11	7,524.00
4	0.11	7,524.00
5	0.11	7,524.00
6	0.11	7,524.00
7	0.11	7,524.00
8	0.11	7,524.00
9	0.11	7,524.00
10	0.11	7,524.00
11	0.11	7,524.00
12	0.11	7,524.00
13	0.11	7,524.00
14	0.11	7,524.00
15	0.11	7,524.00
16	0.11	7,524.00
17	0.11	7,524.00
18	0.11	7,524.00
19	0.11	7,524.00
20	0.11	7,524.00
21	0.11	7,524.00
22	0.11	7,524.00
23	0.11	7,524.00
24	0.11	7,524.00
25	0.11	7,524.00
26	0.11	7,524.00
27	0.11	7,524.00
28	0.11	7,524.00
29	0.11	7,524.00
30	0.11	7,524.00
31	0.11	7,524.00
32	0.11	7,524.00
33	0.11	7,524.00
34	0.11	7,524.00
35	0.11	7,524.00
36	0.11	7,524.00
37	0.11	7,524.00
38	0.11	7,524.00
39	0.11	7,524.00
40	0.11	7,524.00
41	0.11	7,524.00
42	0.11	7,524.00
43	0.11	7,524.00
44	0.11	7,524.00
45	0.11	7,524.00
46	0.11	7,524.00
47	0.11	7,524.00
48	0.11	7,524.00
49	0.11	7,524.00
50	0.11	7,524.00
51	0.11	7,524.00
52	0.11	7,524.00
53	0.11	7,524.00
54	0.11	7,524.00
55	0.11	7,524.00
56	0.11	7,524.00
57	0.11	7,524.00
58	0.11	7,524.00
59	0.11	7,524.00
60	0.11	7,524.00
61	0.11	7,524.00
62	0.11	7,524.00
63	0.11	7,524.00
64	0.11	7,524.00
65	0.11	7,524.00
66	0.11	7,524.00
67	0.11	7,524.00
68	0.11	7,524.00
69	0.11	7,524.00
70	0.11	7,524.00
71	0.11	7,524.00
72	0.11	7,524.00
73	0.11	7,524.00
74	0.11	7,524.00
75	0.11	7,524.00
76	0.11	7,524.00
77	0.11	7,524.00
78	0.11	7,524.00
79	0.11	7,524.00
80	0.11	7,524.00
81	0.11	7,524.00
82	0.11	7,524.00
83	0.11	7,524.00
84	0.11	7,524.00
85	0.11	7,524.00
86	0.11	7,524.00
87	0.11	7,524.00
88	0.11	7,524.00
89	0.11	7,524.00
90	0.11	7,524.00
91	0.11	7,524.00
92	0.11	7,524.00
93	0.11	7,524.00
94	0.11	7,524.00
95	0.11	7,524.00
96	0.11	7,524.00
97	0.11	7,524.00
98	0.11	7,524.00
99	0.11	7,524.00
100	0.11	7,524.00

Lot	Area (Ac.)	Area (Sq. Ft.)
1	0.11	7,524.00
2	0.11	7,524.00
3	0.11	7,524.00
4	0.11	7,524.00
5	0.11	7,524.00
6	0.11	7,524.00
7	0.11	7,524.00
8	0.11	7,524.00
9	0.11	7,524.00
10	0.11	7,524.00
11	0.11	7,524.00
12	0.11	7,524.00
13	0.11	7,524.00
14	0.11	7,524.00
15	0.11	7,524.00
16	0.11	7,524.00
17	0.11	7,524.00
18	0.11	7,524.00
19	0.11	7,524.00
20	0.11	7,524.00
21	0.11	7,524.00
22	0.11	7,524.00
23	0.11	7,524.00
24	0.11	7,524.00
25	0.11	7,524.00
26	0.11	7,524.00
27	0.11	7,524.00
28	0.11	7,524.00
29	0.11	7,524.00
30	0.11	7,524.00
31	0.11	7,524.00
32	0.11	7,524.00
33	0.11	7,524.00
34	0.11	7,524.00
35	0.11	7,524.00
36	0.11	7,524.00
37	0.11	7,524.00
38	0.11	7,524.00
39	0.11	7,524.00
40	0.11	7,524.00
41	0.11	7,524.00
42	0.11	7,524.00
43	0.11	7,524.00
44	0.11	7,524.00
45	0.11	7,524.00
46	0.11	7,524.00
47	0.11	7,524.00
48	0.11	7,524.00
49	0.11	7,524.00
50	0.11	7,524.00
51	0.11	7,524.00
52	0.11	7,524.00
53	0.11	7,524.00
54	0.11	7,524.00
55	0.11	7,524.00
56	0.11	7,524.00
57	0.11	7,524.00
58	0.11	7,524.00
59	0.11	7,524.00
60	0.11	7,524.00
61	0.11	7,524.00
62	0.11	7,524.00
63	0.11	7,524.00
64	0.11	7,524.00
65	0.11	7,524.00
66	0.11	7,524.00
67	0.11	7,524.00
68	0.11	7,524.00
69	0.11	7,524.00
70	0.11	7,524.00
71	0.11	7,524.00
72	0.11	7,524.00
73	0.11	7,524.00
74	0.11	7,524.00
75	0.11	7,524.00
76	0.11	7,524.00
77	0.11	7,524.00
78	0.11	7,524.00
79	0.11	7,524.00
80	0.11	7,524.00
81	0.11	7,524.00
82	0.11	7,524.00
83	0.11	7,524.00
84	0.11	7,524.00
85	0.11	7,524.00
86	0.11	7,524.00
87	0.11	7,524.00
88	0.11	7,524.00
89	0.11	7,524.00
90	0.11	7,524.00

OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF COLLIN

MOSES A. JACKSON SURVEY, a plat of 11.38 acres, more or less, of Public Survey 210, Township 21N, Range 10E, County of Collin, Texas, as shown on the plat of said survey, recorded in Public Survey Records of Collin County, Texas, and being more particularly described as follows:

Beginning at a "Y" cut and at the intersection of the west line of Section North North Parkway (07' E.L.N.) with the north line of Plano Parkway (10' E.L.N.);

THENCE South 29°24'44" West, along the west line of Section North Parkway a distance of 111.38 feet to a "Z" corner, said corner being the intersection of the west line of Section North Parkway with the north line of Plano Parkway (10' E.L.N.);

THENCE along said north line to the left and the west line of Section North Parkway, an arc distance of 17.75 feet to a 1/2 inch iron rod found in the north line of C.C. & S.F. Railroad (10' E.L.N.);

THENCE along a curve to the left and along the north line of said C.C. & S.F. Railroad, a distance of 87.17 feet, said curve having a radius of 346.75 feet to a 1/2 inch capped iron rod with plastic cap stamped "SPENCER" set for corner;

THENCE North 84°41'30" West, along the north line of C.C. & S.F. Railroad, a distance of 128.52 feet to a 1/2 inch capped iron rod with plastic cap stamped "SPENCER" set for corner, as contained in Exhibit I, Page 887;

THENCE South 89°59'17" East, along the east line of said Lot 18, Block A, a distance of 87.20 feet to a 1/2 inch capped iron rod found;

THENCE South 89°59'17" East, a distance of 588.37 feet to an "X" cut and set for a corner, in the north line of International Parkway (10' E.L.N.);

THENCE South 89°59'17" East, along the north line of said International Parkway, a distance of 121.38 feet to a 1/2 inch capped iron rod with plastic cap stamped "SPENCER" set for corner, said line not being the beginning of a curve to the right having a curved angle of 39°50'07", a radius of 845.00 feet and a chord bearing of South 70°17'58" East, 625.00 feet;

THENCE along said curve to the right for an arc distance of 658.13 feet to a 1/2 inch capped iron rod with plastic cap stamped "SPENCER" set for corner;

THENCE South 89°59'17" East, along the north line of said Plano Parkway, a distance of 87.20 feet to the POINT OF BEGINNING and containing 11.38 acres or 528,733 square feet of land.

OWNER'S DEDICATION  
STATE OF TEXAS  
COUNTY OF COLLIN

That, CE Parkway Business Center IV, LLC, acting through its duly authorized representatives, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared \_\_\_\_\_, a duly qualified and authorized representative of CE Parkway Business Center IV, LLC, a limited liability company organized under the laws of the State of Texas, who acknowledged to me that he executed the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Notary Public in and for the State of Texas

\_\_\_\_\_

City of \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CERTIFICATE OF APPROVAL  
APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2008,  
by the Planning and Zoning Commission, City of Plano, Texas.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CERTIFICATE OF APPROVAL  
APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2008,  
by the Planning and Zoning Commission, City of Plano, Texas.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SHEET 2 OF 2  
FINAL PLAT

BILLINGSLEY OFFICE  
BUILDING ADDITION

LOT 6, BLOCK A  
situated in the

EDWIN ALLEN SURVEY ~ ABSTRACT 8

MOSES A. JACKSON SURVEY ~ ABSTRACT 486

MARY A. TAYLOR SURVEY ~ ABSTRACT 887

PLANO, COLLIN COUNTY, TEXAS

EDWIN ALLEN SURVEY ~ ABSTRACT 8  
730 E. Park Blvd., Suite 210  
Plano, Texas 75074  
Telephone: 972-781-7777  
Contact: Jobi Sparks

MOSES A. JACKSON SURVEY ~ ABSTRACT 486  
4100 International Parkway, Suite 1100  
Corrington, Texas 75007  
Telephone: 972-781-7777  
Contact: Jobi Sparks

MARY A. TAYLOR SURVEY ~ ABSTRACT 887  
Plano, Texas 75074  
Telephone: 972-781-7777  
Contact: Jobi Sparks

PLANO, COLLIN COUNTY, TEXAS  
December 2008 519 07-040

BASES OF BEARINGS  
Based on deed recorded in Volume 98-015408 (S 87373P 1).

1 Lot  
12.138 Ac. (Gross)  
12.138 Ac. (Gross)

NOTICE:  
A true and correct copy of this plat, as shown on the attached plat, has been filed for record in the Public Records of Collin County, Texas, and is subject to the provisions of the Subdivision Ordinance and State Practising Statutes and is subject to these and other provisions of law governing the subdivision of land and building construction.

NOTICE:  
Selling any portion of this addition by means of a deed, mortgage, lease, or other instrument, the instrument must be recorded in the Public Records of Collin County, Texas, and is subject to the provisions of the Subdivision Ordinance and State Practising Statutes and is subject to these and other provisions of law governing the subdivision of land and building construction.

SURVEYOR'S CERTIFICATE

EDWIN ALLEN SURVEY, a plat of 11.38 acres, more or less, of Public Survey 210, Township 21N, Range 10E, County of Collin, Texas, as shown on the plat of said survey, recorded in Public Survey Records of Collin County, Texas, and being more particularly described as follows:

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Notary Public in and for the State of Texas

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

OWNER'S CERTIFICATE

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Notary Public in and for the State of Texas

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

OWNER'S CERTIFICATE

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Notary Public in and for the State of Texas

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

OWNER'S CERTIFICATE

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Notary Public in and for the State of Texas

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

OWNER'S CERTIFICATE

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Notary Public in and for the State of Texas

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

OWNER'S CERTIFICATE

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Notary Public in and for the State of Texas

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

OWNER'S CERTIFICATE

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Notary Public in and for the State of Texas

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

OWNER'S CERTIFICATE

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Notary Public in and for the State of Texas

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

OWNER'S CERTIFICATE

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Notary Public in and for the State of Texas

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

OWNER'S CERTIFICATE

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Notary Public in and for the State of Texas

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

OWNER'S CERTIFICATE

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Notary Public in and for the State of Texas

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

OWNER'S CERTIFICATE

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Notary Public in and for the State of Texas

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

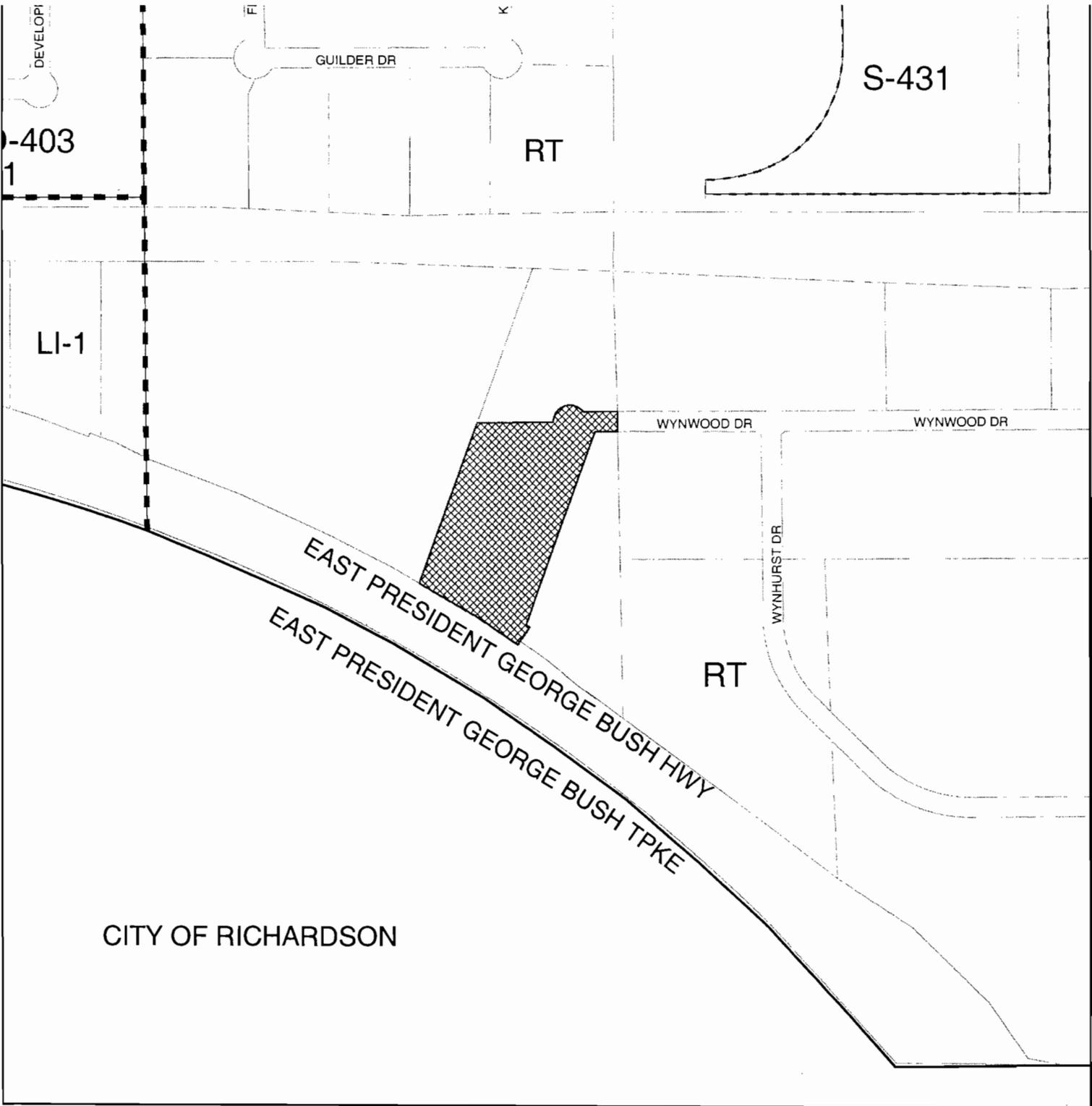
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Item Submitted: PRELIMINARY PLAT

Title: ONE-NINETY AND JUPITER ADDITION  
BLOCK A, LOT 4R

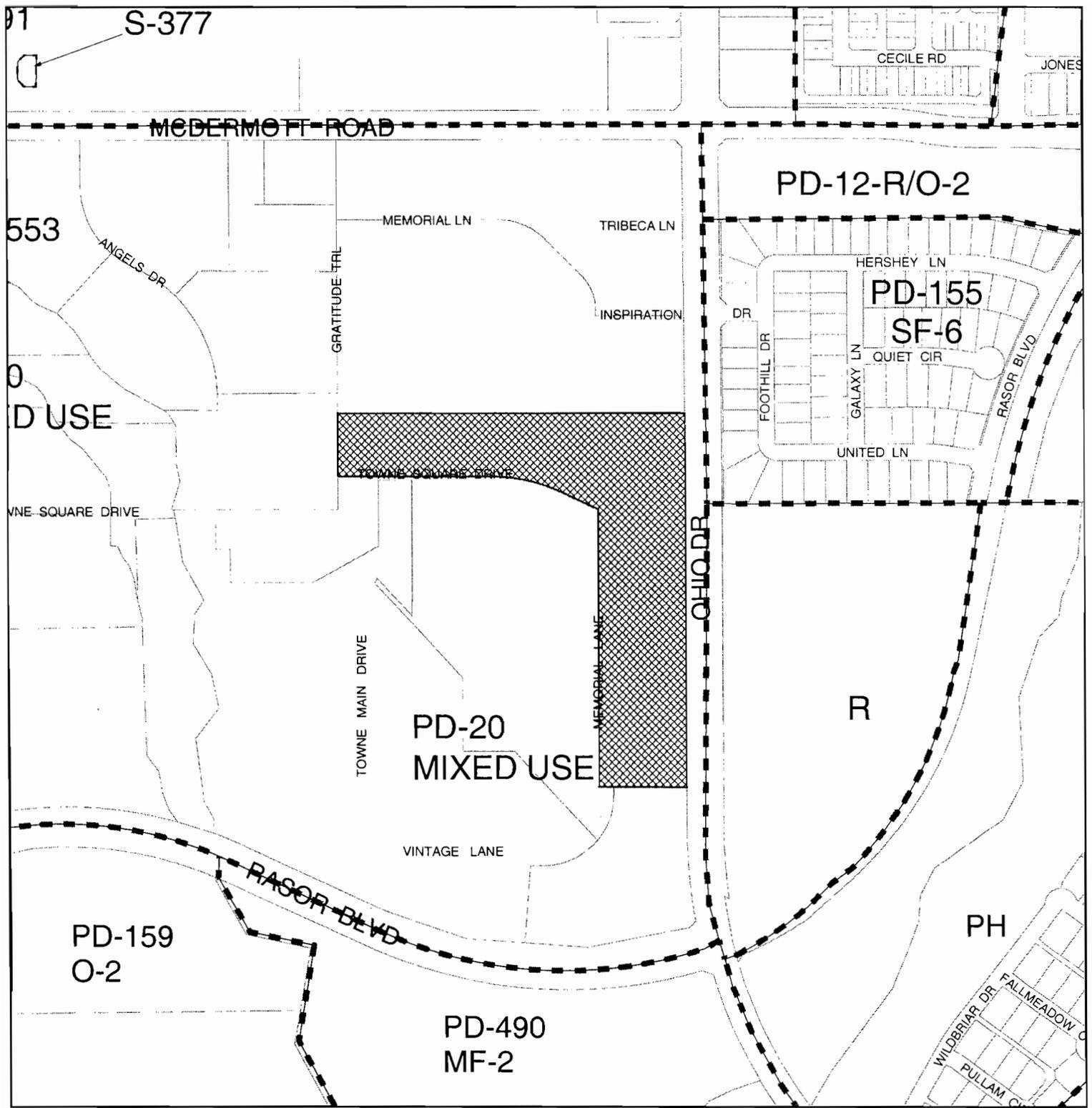
Zoning: RESEARCH/TECHNOLOGY CENTER/  
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT



○ 200' Notification Buffer



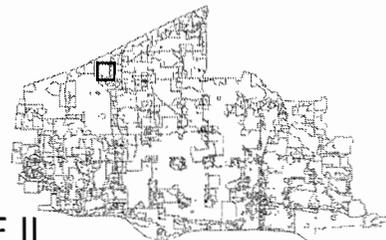




Item Submitted: FINAL PLAT

Title: THE LINCOLN AT TOWNE SQUARE, PHASE II  
BLOCK A, LOT 3

Zoning: PLANNED DEVELOPMENT-20-MIXED USE



○ 200' Notification Buffer

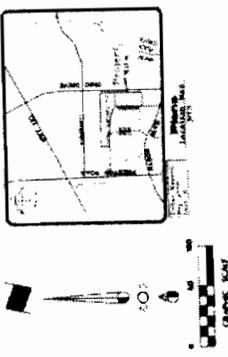
# FINAL PLAN THE LINCOLN AT TOWNE SQUARE PHASE II LOT 3, BLOCK A

SITUATED IN THE  
WING, SOUTHWEST QUARTER OF JAW  
WILLIAM BROWN SURVEY, INSTRUMENT NO. 64  
CITY OF PLANO, COLLIN COUNTY, TEXAS  
SHEET 02

**PREPARED BY:**  
MIRAGE ENGINEERING, INC.  
1400 WEST 15TH STREET, SUITE 100  
PLANO, TEXAS 75075  
PHONE: (972) 420-1000  
FAX: (972) 420-1001  
WWW.MIRAGEENGINEERING.COM

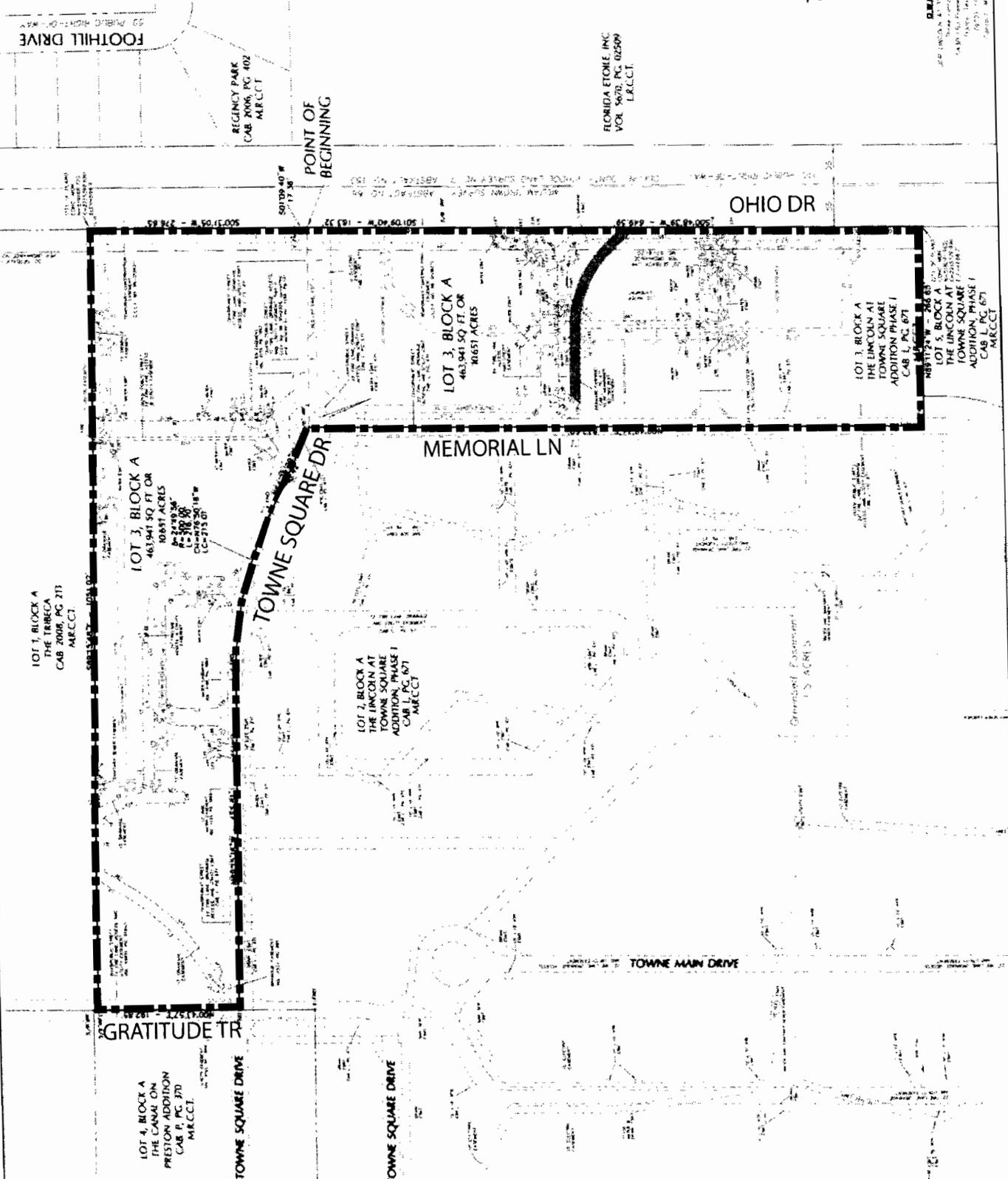
**DATE:**  
25th JANUARY 2012

**SCALE:**  
AS SHOWN



**NOTES**  
1. THIS PLAN SHALL BE SUBJECT TO ALL CITY, COUNTY AND STATE LAWS, ORDINANCES, REGULATIONS AND STATUTES, AND TO ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS OF THE CITY OF PLANO AND COLLIN COUNTY, TEXAS.  
2. THE CITY OF PLANO AND COLLIN COUNTY, TEXAS, SHALL BE RESPONSIBLE FOR THE REVIEW AND APPROVAL OF THIS PLAN.  
3. THE CITY OF PLANO AND COLLIN COUNTY, TEXAS, SHALL BE RESPONSIBLE FOR THE REVIEW AND APPROVAL OF THIS PLAN.  
4. THE CITY OF PLANO AND COLLIN COUNTY, TEXAS, SHALL BE RESPONSIBLE FOR THE REVIEW AND APPROVAL OF THIS PLAN.

**LEGEND**  
SOLID LINE: LOT BOUNDARY  
DASHED LINE: BLOCK BOUNDARY  
DOTTED LINE: PROPERTY BOUNDARY  
THICK DASHED LINE: RIGHT-OF-WAY BOUNDARY



LOT 1, BLOCK A  
THE TERRACE  
CAB 2008, PG 273  
MRECC

LOT 3, BLOCK A  
463,941 SQ. FT. OR  
10.61 ACRES  
M-24393-34  
P-300-00  
C-24393-34  
C-24393-34

LOT 2, BLOCK A  
THE LINCOLN AT  
TOWNE SQUARE  
ADDITION, PHASE I  
CAB 1, PG 67  
MRECC

LOT 3, BLOCK A  
463,941 SQ. FT. OR  
10.61 ACRES

LOT 3, BLOCK A  
THE LINCOLN AT  
TOWNE SQUARE  
ADDITION, PHASE I  
CAB 1, PG 67  
MRECC

LOT 4, BLOCK A  
THE CANAL ON  
PRESTON ADDITION  
CAB 1, PG 370  
MRECC

FLORIDA ETORE, INC  
VOL. 5670, PG. 02509  
L.R.C.C.T.

REGENCY PARK  
CAB 2008, PG 402  
MRECC

POINT OF  
BEGINNING

OHIO DR

MEMORIAL LN

TOWNE SQUARE DR

GRATITUDE TR

TOWNE MAIN DRIVE

TOWNE SQUARE DRIVE

TOWNE SQUARE DRIVE

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS, THAT I, Stanley Roy Falls, do hereby certify that I prepared the plat from an accurate and actual survey of land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Plano, Texas.

Stanley Roy Falls  
Registration No. 4625  
STATE OF TEXAS  
COUNTY OF DALLAS  
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Stanley Roy Falls, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the \_\_\_\_ day of \_\_\_\_\_, 2008.  
Notary Public in and for  
the State of Texas

**CERTIFICATE OF APPROVAL BY THE CITY OF PLANO, TEXAS**

APPROVED this the \_\_\_\_ day of \_\_\_\_\_, 2008  
by the Planning and Zoning Commission of the City of Plano, Texas  
Chairman, Planning & Zoning Commission  
STATE OF TEXAS  
COUNTY OF DALLAS  
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the \_\_\_\_ day of \_\_\_\_\_, 2008.  
Notary Public in and for  
the State of Texas

Secretary, Planning & Zoning Commission, or  
City Engineer  
STATE OF TEXAS  
COUNTY OF COLLIN  
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN under my hand and seal of office, this the \_\_\_\_ day of \_\_\_\_\_, 2008.  
Notary Public in and for  
the State of Texas

**LINEAL PLAT  
THE LINCOLN AT  
TOWNE SQUARE PHASE II  
LOT 3, BLOCK A  
SITUATED IN TRACT  
SITING, PLATTING AND RECORDING  
CITY OF PLANO, COLLIN COUNTY, TEXAS  
SHEET 2 OF 2**

WILLIAM BROWN SURVEY, ABSTRACT NO. 86  
CITY OF PLANO, COLLIN COUNTY, TEXAS  
SHEET 2 OF 2  
REPAUL JAY  
BROOKS & DUNN, INC.  
Civil & Structural Engineering Surveying  
4144 North Central Expressway  
Suite 1100 Dallas, Texas 75204  
(214) 824-3847, fax (214) 824-7064  
Contact: Robert R. Gentry, P.E.  
Date: December 2008

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS**

THAT LOR LINDSEY AT TOWNE SQUARE LLC (LAL), acting herein by and through its duly authorized officer, \_\_\_\_\_, do hereby certify that the plat from an accurate and actual survey of land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Plano, Texas.

LOR LINDSEY AT TOWNE SQUARE LLC  
By: \_\_\_\_\_  
Authorized Agent

STATE OF TEXAS  
COUNTY OF DALLAS  
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the \_\_\_\_ day of \_\_\_\_\_, 2008.  
Notary Public in and for  
the State of Texas

Secretary, Planning & Zoning Commission, or  
City Engineer  
STATE OF TEXAS  
COUNTY OF COLLIN  
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN under my hand and seal of office, this the \_\_\_\_ day of \_\_\_\_\_, 2008.  
Notary Public in and for  
the State of Texas

NOTES: 1. ROW PINS SHALL BE SET AT ALL  
BLOCK CORNERS, P.C.'S AND ANGLE POINTS  
1/2" ROW PINS SHALL BE SET AT ALL OTHER  
LOT CORNERS.  
NOTICE:  
SELLING ANY PORTION OF THIS ADDITION BY METES  
AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE  
AND STATE PLATTING STATUTES. METES AND BOUNDS  
PLATTING OF UNITIES AND BUILDING CERTIFICATES  
#3415 of the City of Plano at Town Square, Phase II, recorded  
in Colner L, Page 671, Map Records, Collin County, Texas

**OWNERS CERTIFICATE**

STATE OF TEXAS  
COUNTY OF COLLIN  
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

LOR LINDSEY AT TOWNE SQUARE LLC  
By: \_\_\_\_\_  
Authorized Agent

STATE OF TEXAS  
COUNTY OF COLLIN  
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the \_\_\_\_ day of \_\_\_\_\_, 2008.  
Notary Public in and for  
the State of Texas

Secretary, Planning & Zoning Commission, or  
City Engineer  
STATE OF TEXAS  
COUNTY OF COLLIN  
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN under my hand and seal of office, this the \_\_\_\_ day of \_\_\_\_\_, 2008.  
Notary Public in and for  
the State of Texas

NOTES: 1. ROW PINS SHALL BE SET AT ALL  
BLOCK CORNERS, P.C.'S AND ANGLE POINTS  
1/2" ROW PINS SHALL BE SET AT ALL OTHER  
LOT CORNERS.  
NOTICE:  
SELLING ANY PORTION OF THIS ADDITION BY METES  
AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE  
AND STATE PLATTING STATUTES. METES AND BOUNDS  
PLATTING OF UNITIES AND BUILDING CERTIFICATES  
#3415 of the City of Plano at Town Square, Phase II, recorded  
in Colner L, Page 671, Map Records, Collin County, Texas

**CONCRETE CURVE TABLE**

Table with columns: CHORD BEARING, DISTANCE, BEARING, DISTANCE. Rows 1-100.

**CONCRETE CURVE TABLE**

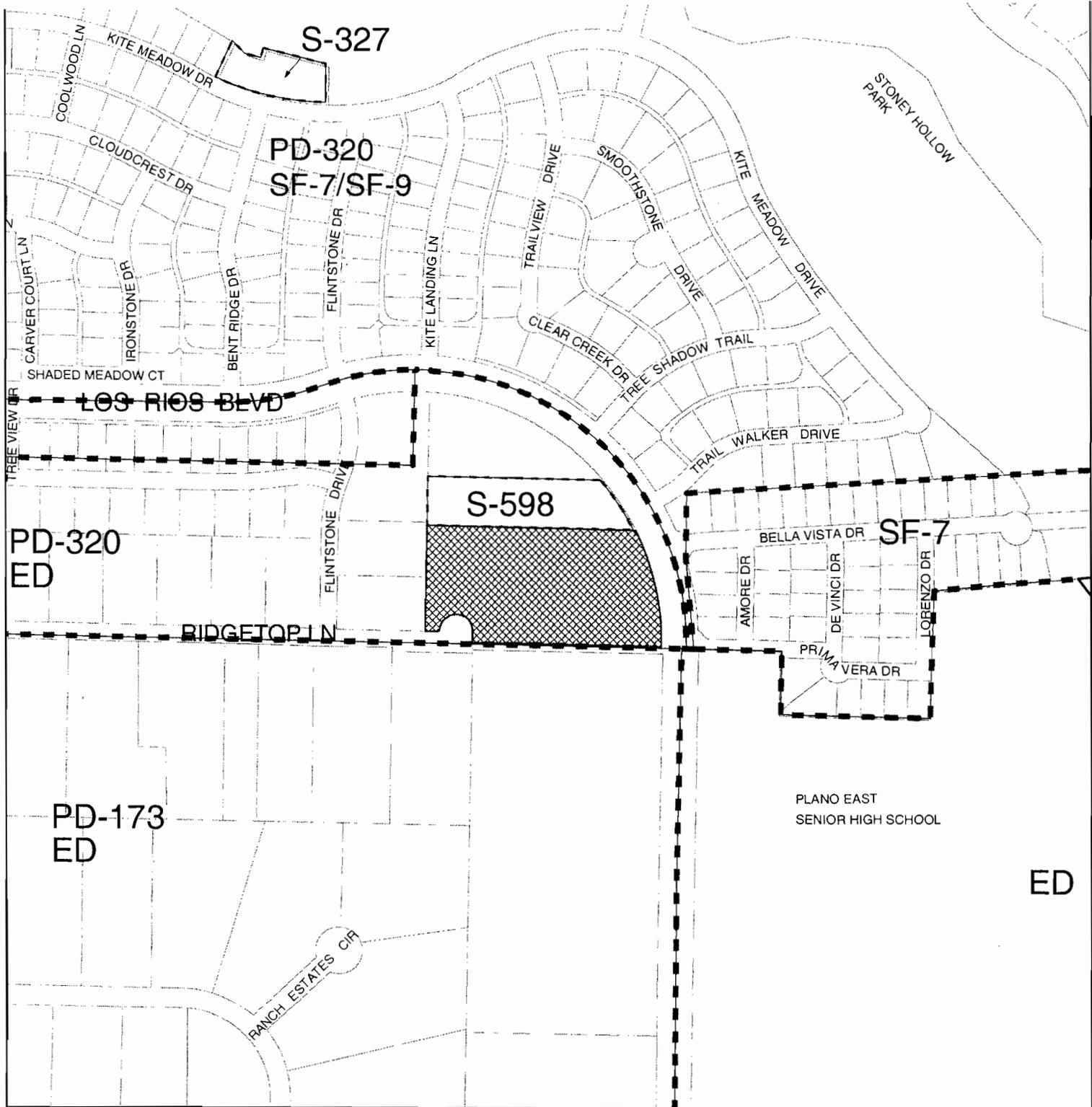
Table with columns: CHORD BEARING, DISTANCE, BEARING, DISTANCE. Rows 1-100.

**CONCRETE CURVE TABLE**

Table with columns: CHORD BEARING, DISTANCE, BEARING, DISTANCE. Rows 1-100.

**CONCRETE CURVE TABLE**

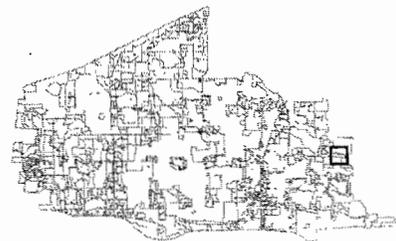
Table with columns: CHORD BEARING, DISTANCE, BEARING, DISTANCE. Rows 1-100.



Item Submitted: REVISED SITE PLAN

Title: HINCKLEY ADDITION  
BLOCK A, LOTS 1R & 3

Zoning: PLANNED DEVELOPMENT-320-ESTATE DEVELOPMENT



○ 200' Notification Buffer





CITY OF PLANO  
PLANNING & ZONING COMMISSION

December 15, 2008

**Agenda No. 6**

**Discussion and Direction:** 2009 Bond Projects

**Applicant:** City of Plano

---

**DESCRIPTION:**

Discussion and direction regarding the Preliminary 2009 Bond Referendum Project List (Tabled 12/01/08.)

**BACKGROUND:**

(See attached reports entitled *Comprehensive Plan Guidance and Preliminary 2009 Bond Referendum* which contains the project list and their descriptions.)

The Planning & Zoning Commission discussed the Preliminary Bond Project List for 2009 on December 1, 2008. Although there was agreement that the project list is generally consistent with the Comprehensive Plan, some commissioners felt that additional time to study the matter would be helpful.

On November 10, 2008, the City Manager presented a preliminary list of projects to the City Council for possible inclusion in a 2009 bond referendum. The proposed list of projects has been distributed to the affected boards and commissions for their input. The Planning & Zoning Commission has been asked to review the proposed projects for consistency with the Comprehensive Plan and submit its findings by January 5, 2009.

The Comprehensive Plan provides for annual review of the Community Investment Program (CIP) by the Planning & Zoning Commission. The annual CIP also references future unfunded projects that are not part of an approved bond program. Many of those future projects are part of the attached list.

Bond referendums are typically presented to the public in the form of "propositions." Each proposition typically includes one or more items that are defined by general project or service category. The proposed project list currently includes six categories that could possibly become individual propositions on the voting ballot. Due to their length the Park and Street Improvement projects are listed in order of the staff's recommended priority. Water, wastewater, and stormwater projects are not included in

the list because they are funded through a combination of a “pay as you go” practice and revenue generating programs.

**REMARKS:**

At the December 1, 2008, meeting, the Commission determined that the proposed projects are generally consistent with the noted strategy and policy statements in the Comprehensive Plan. No further input is necessary unless the Commission wishes to recognize individual projects for their applicability to specific strategies or recommendations of the plan.

Below are some strategies and some projects that the Commission might wish to highlight because of a well defined relationship between them and the strategies and policy statements of the Comprehensive Plan:

1. Responding to changing demographics (Land Use Strategies C.10-11, Parks Recreation Strategy A.1)
  - Senior Center/Wellness Center Expansion - Reflects needs of Plano’s growing senior population
  - Expansion of Carpenter and Oak Point Recreation Centers - Consistent with the growing demands for fitness related activities
2. Completing roadway system as defined by the Thoroughfare Plan (Transportation Strategy B.6)
  - Mapleshade Lane Construction - Bush Turnpike to Silverglen Drive
  - Communications Parkway Construction - Spring Creek Parkway to Tennyson Parkway
3. Improving operational efficiency of existing intersections (Transportation Strategies C.3-4)
  - Intersection improvements in specified corridors and at various locations
  - Computerized signal system improvements
4. Combining special landscaping and other streetscape improvements with infrastructure projects (Urban Design C.3)
  - Landscaping Street Enhancements - Various Roadways
  - Roadway Median Landscaping - Various Locations
5. Maintaining seven minute response time for emergency calls (Public Services and Facilities Strategy B.5)

- Fire Station No. 13
6. Providing park facilities that encourage informal gatherings (Parks and Recreation Strategy A.3)
    - Downtown Improvements
  7. Providing for a system of trails and open space that link with other cities and accommodate special gathering places (Parks and Recreation Strategies A.4 and B.2)
    - Trail Connections
  8. Providing for a system of conveniently located libraries with a full array of services (Public Services and Facilities Strategy B.7)
    - Upgrading of the Davis, Haggard, Harrington, Parr, and Schimelpfenig Libraries

**RECOMMENDATION:**

Recommended that the Planning & Zoning Commission inform the City Council that the *Preliminary 2009 Bond Referendum List* is generally consistent with the strategies and policy statements of the Comprehensive Plan. In addition, the Commission may wish to include the above projects and/or other projects that are most closely aligned with specific strategies and or policy statements.

## **COMPREHENSIVE PLAN GUIDANCE:**

The following strategies and policy statements from the Comprehensive Plan may help guide the commission's review of the project list:

### **Land Use**

**Strategy C.10** Conduct periodic evaluations of the changing demographics, market trends, and regional influences and determine their potential impacts on infrastructure and facilities.

**Strategy C.11** Monitor and evaluate growth in Plano's population and employment and changes in population characteristics to determine their impact on service and facility requirements.

### **Transportation**

**Strategy B.3** Conduct an annual review of existing transportation facilities, particularly major intersections, and their performance and safety records to improve traffic capacity and safety.

**Strategies B.4** Where possible, acquire rights-of-way for additional turn lanes at major intersections.

**Strategy B.6** Complete missing links of the thoroughfare system and develop roadways in accordance with design standards as indicated on the Thoroughfare Plan map and Thoroughfare Plan standards ordinance.

**Strategy B.8** Develop and maintain a system of bicycle routes and recreational trails for destination and recreational use that lead to cultural attractions and employment areas, mass transit facilities and residential neighborhoods.

### **Urban Design**

**Strategy B.2** Enhance neighborhood parks with attractive amenities that make them more appealing for passive activities.

**Strategy C.3** When upgrading existing streets or building new roadways, incorporate special signage and landscape treatments where possible. Use special materials to soften and improve the appearance of bridge abutments, retaining walls, and other components of roadway construction.

### **Public Services and Facilities**

**Strategy B.3** Use five-year service plans as a guide to the provision of municipal services specific to city departments.

**Strategy B.5** Maintain a response time of seven minutes or less to 90% of all fire and emergency calls.

**Strategy B.7** Provide a full array of quality library services ranging from audio, books and periodicals distribution to research and technology services in conveniently located facilities across the city.

**Strategy B.9** Conduct a comprehensive study of the Plano Centre. The study should compare it with similar facilities. The future role of Plano Centre as a community facility should be determined and actions identified to ensure long term success.

**Strategy C.3** Update the Master Facilities Plan on a periodic basis and use it to prioritize and schedule projects for the Community Investment Program (CIP).

**Strategy C.5** Develop a comprehensive program for updating, renovating, and if necessary, replacing municipal facilities over time. This should include a comprehensive inventory of these facilities, dates of construction and “life expectancy”.

**Strategy C.8** Consider opportunities of sharing facilities and service delivery with other entities that could improve efficiency without compromising the quality Plano residents expect.

### **Parks and Recreation**

**Strategy A.1** Develop and maintain a comprehensive system of park, recreational, fitness, athletic, and sports facilities and programs that keeps pace with the city’s changing demographics.

**Strategy A.2** Provide for indoor and outdoor facilities that support formal gatherings and organized events.

**Strategy A.3** Design and locate park facilities that encourage informal gatherings. Elements such as water features, pavilions, seating areas and courtyards can help bring people together.

**Strategy A.4** Provide open spaces, trails and other facilities that support informal activities.

**Strategy A.5** Provide park areas that create scenic vistas from major routes of travel in the city.

**Strategy B.2** Acquire remaining properties to complete the trail system within Plano and link with systems in other cities.

**Strategy C.3** Explore improvements to the efficiency and cost effectiveness of providing certain programs and facilities through privatization, public/private partnerships and joint

operations with other public entities. Opportunities to combine resources and create regional facilities should also be explored.

### **Bicycle Transportation Plan - Policy Statement 1**

In addition to strategies, some chapters of the Comprehensive Plan include with “Policy Statements” to address key topics and issues in more detail. Policy Statement 1 of the Transportation Element defines the system of on- and off-street facilities that are necessary to accommodate recreational and destination-oriented bicycle use. Policies relevant to the bond project list are:

- 2.** Develop and maintain a system of off-street major bicycle routes using the existing Bluebonnet and Preston Ridge Trails. These routes should have appropriate signs, signalization or grade-separations to ensure safe crossings at major thoroughfares.
  
- 4.** Develop and maintain a system of off-street recreational trails interconnected with the Regional Veloweb, major and secondary bicycle routes. Where possible, recreational trails should connect neighborhoods with educational, recreational, commercial and cultural facilities and interconnect with other bicycle transportation systems in surrounding cities.

PRELIMINARY  
2009 BOND  
REFERENDUM

11/10/08



## TABLE OF CONTENTS

<b>COVER MEMO</b> .....	1
<b>REFERENDUM TIMELINE</b> .....	2
<b>PRELIMINARY PROJECTS WITH PROJECTED O&amp;M IMPACT</b> .....	3
<b>PRELIMINARY PROJECT DESCRIPTIONS</b> .....	7
<b>VARIANCE TAX RATE IMPACT</b>	
\$100 Million New Authority .....	14
\$110 Million New Authority .....	15
\$120 Million New Authority .....	16
\$130 Million New Authority .....	17
\$140 Million New Authority .....	18
\$150 Million New Authority .....	19
\$160 Million New Authority .....	20
<b>CUMMULATIVE TAX RATE IMPACT</b>	
\$100 Million New Authority .....	21
\$110 Million New Authority .....	22
\$120 Million New Authority .....	23
\$130 Million New Authority .....	24
\$140 Million New Authority .....	25
\$150 Million New Authority .....	26
\$160 Million New Authority .....	27
<b>PROJECTED CAPITAL RESERVE IMPACT</b> .....	28





P.O. Box 860358  
Plano, Texas 75086-0358  
972-941-7000  
Fax. No. 972-941-0099  
<http://www.ci.plano.tx.us>

## **MEMORANDUM**

**Date:** November 3, 2008

**To:** Honorable Mayor & City Council

**From:** Karen Rhodes-Whitley, Director of Budget & Research *KRW*

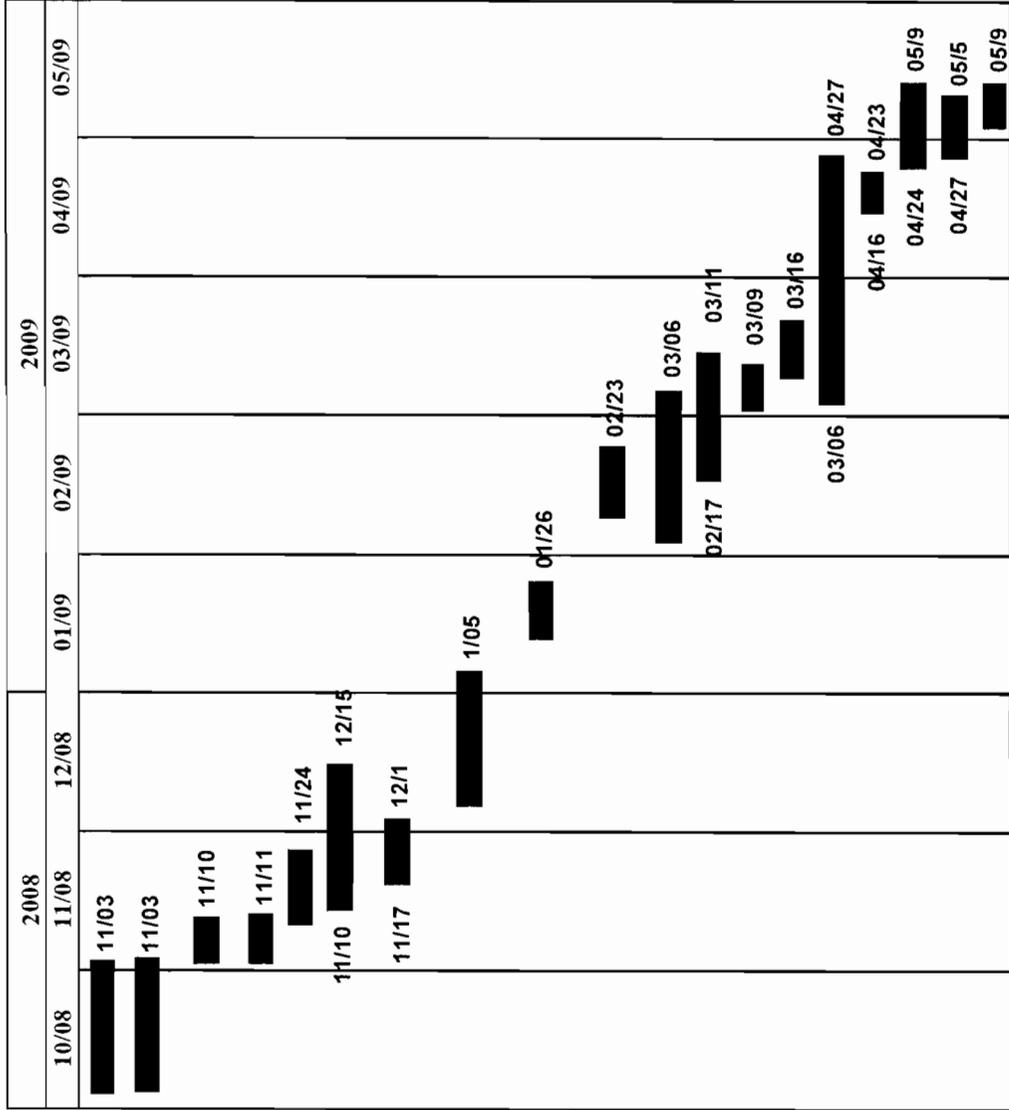
**Subject:** **PRELIMINARY DRAFT OF 2009 BOND REFERENDUM PROJECTS**

At the Monday, November 10, 2008 Council Worksession, we will begin discussing the General Obligation Bond Referendum scheduled for May 9, 2009. Staff has prepared an initial preliminary project list for your review. Also included is a brief description of each proposed project, preliminary operating cost impacts, the tax rate impact of issuing \$100 million to \$160 million of new authority and a timeline outlining key referendum dates.

The list of projects will be provided to City recognized Boards and Commissions on November 11, 2008 for review and comments. A public hearing is scheduled for November 24, 2008 to allow projects initiated by citizens to be reviewed and included in the process. Then, on January 26, 2009, the City Council is scheduled to decide which propositions will be placed before the voters.

Please let me know if you require further clarification. Staff members from each area will be available at the meeting to answer any questions you may have regarding the projects.

**PROPOSED 2009 BOND REFERENDUM  
PRELIMINARY TIMELINE**



Staff Prepares CIP Project List
Budget Prepares Financial Analysis of Funding
City Staff Presents Recommended Project Lists to Council
Recommended Projects Sent to Boards & Commissions
Public Hearing for Citizen Initiated Projects
City Council Continues Discussion of Project Lists
Planning & Zoning Committee Discussion of Projects List
Recommendations From Boards & Commission Due to Staff
Council Agrees on Propositions to be Submitted to the Voters
City Council Considers an Ordinance Calling the Bond Referendum
Pamphlet Developed
2009 Bond Video Developed
Pamphlet Distributed to Households
Speakers Bureau List of Participants and Assignments
Community & Civic Group Presentations
Publish Notices for Elections
2009 Bond Video Aired
Early Voting
Election

**PRELIMINARY 2009 BOND REFERENDUM LIST**

Project					11/3/2008
	2009-10	2010-11	2011-12	2012-13	Total
<b><u>Public Safety Facilities</u></b>					
Engine/Fire Apparatus	1,300,000	1,568,000	-	-	2,868,000
O&M	1,646,952	3,293,904	-	-	4,940,856
Fiber Infrastructure Build-Out	-	5,000,000	-	-	5,000,000
O&M	-	750,000	-	-	750,000
Fire Station 2	-	1,500,000	-	-	1,500,000
O&M	-	14,036	-	-	14,036
Fire Station 6	-	-	1,500,000	-	1,500,000
O&M	-	2,086	6,290	-	8,376
Fire Station 7	1,500,000	-	-	-	1,500,000
Fire Station 13	1,000,000	-	-	-	1,000,000
O&M	1,782,692	14,604	-	-	1,797,296
Public Safety Communications Center	1,600,000	6,000,000	-	-	7,600,000
O&M	-	169,932	-	-	169,932
Technology Services Facility	1,700,000	6,300,000	-	-	8,000,000
O&M	-	25,035	195,550	-	220,585
Video Surveillance	3,000,000	-	-	-	3,000,000
O&M	75,000	-	-	-	75,000
<b>Total Public Safety Authority Needed</b>	<b>10,100,000</b>	<b>20,368,000</b>	<b>1,500,000</b>	<b>-</b>	<b>31,968,000</b>
Total O&M	3,504,644	4,269,597	201,840	-	7,976,081
<b><u>Library Facilities</u></b>					
Davis Library	-	-	503,600	-	503,600
Haggard Library	93,400	-	-	-	93,400
Harrington Library	-	505,000	-	-	505,000
Parr Library	-	-	-	503,600	503,600
Schimelpfenig Library	-	144,400	-	-	144,400
<b>Total Library Authority Needed</b>	<b>93,400</b>	<b>649,400</b>	<b>503,600</b>	<b>503,600</b>	<b>1,750,000</b>
<b><u>Other Facilities</u></b>					
Plano Centre Expansion	-	1,000,000	10,000,000	9,000,000	20,000,000
O&M	-	75,104	782,250	782,250	1,639,604
<b>Total Other Facility Authority Needed</b>	<b>-</b>	<b>1,000,000</b>	<b>10,000,000</b>	<b>9,000,000</b>	<b>20,000,000</b>
Total O&M	-	75,104	782,250	782,250	1,639,604
<b><u>Park Improvements</u></b>					
White Rock Community Park Development	500,000	4,500,000	-	-	5,000,000
O&M	-	-	217,000	-	217,000
Oak Point Park Development	-	500,000	4,500,000	-	5,000,000
O&M	-	-	-	335,496	335,496
Trail Connections	1,250,000	1,250,000	1,250,000	1,250,000	5,000,000
O&M	11,875	11,875	11,875	11,875	47,500

**PRELIMINARY 2009 BOND REFERENDUM LIST**

11/3/2008

<b>Project</b>	<b>2009-10</b>	<b>2010-11</b>	<b>2011-12</b>	<b>2012-13</b>	<b>Total</b>
<b><u>Park Improvements (Cont.)</u></b>					
Athletic Field Renovations	2,000,000	2,000,000	2,000,000	2,000,000	8,000,000
O&M	9,375	9,375	9,375	9,375	37,500
Park Improvements	1,000,000	1,000,000	1,000,000	1,000,000	4,000,000
O&M	57,300	57,300	57,300	57,300	229,200
Land Acquisitions	500,000	3,000,000	7,000,000	4,750,000	15,250,000
O&M	-	10,000	60,000	224,490	294,490
Athletic Field Improvements	1,000,000	1,000,000	1,000,000	1,000,000	4,000,000
O&M	11,450	11,450	11,450	11,450	45,800
Arbor Hills Nature Preserve	-	50,000	350,000	-	400,000
O&M	-	-	-	7,500	7,500
Pecan Hollow Golf Course (TBD)	-	1,500,000	1,500,000	-	3,000,000
Maintenance Facility Expansion/Renov.	-	100,000	900,000	-	1,000,000
O&M	-	4,172	28,465	-	32,637
Downtown Improvements	-	-	-	900,000	900,000
O&M	-	-	-	15,000	15,000
<b>Total Park Authority Needed</b>	<b>6,250,000</b>	<b>14,900,000</b>	<b>19,500,000</b>	<b>10,900,000</b>	<b>51,550,000</b>
Total O&M	90,000	104,172	395,465	672,486	1,262,123
<b><u>Recreation Center</u></b>					
Aquatic Center Renovation	500,000	3,000,000	-	-	3,500,000
Carpenter Park Recreation Center Expansion	6,000,000	-	-	-	6,000,000
O&M	-	583,153	-	-	583,153
Senior Center/Wellness Center Expansion	-	500,000	7,000,000	-	7,500,000
O&M	-	27,121	181,793	87,344	296,258
Oak Point Rec Center Expansion	-	-	600,000	6,000,000	6,600,000
O&M	-	-	-	162,586	162,586
Douglass Community Center	-	-	50,000	450,000	500,000
<b>Total Rec Cntr Authority Needed</b>	<b>6,500,000</b>	<b>3,500,000</b>	<b>7,650,000</b>	<b>6,450,000</b>	<b>24,100,000</b>
Total O&M	-	610,274	181,793	249,930	1,041,997
<b><u>Street Improvements</u></b>					
14th Street Reconstruction- K to Ridgewood	1,000,000	0	0	0	1,000,000
15th Street Reconstruction - G Ave to US 75	2,454,000	0	0	0	2,454,000
17th Street/R Avenue Reconstruction	800,000	0	0	0	800,000
Alley Reconstruction at Various Locations	200,000	200,000	200,000	200,000	800,000
Barrier Free Ramps at Various Location	100,000	100,000	100,000	100,000	400,000
Communications Construction Sp Cr to Tennyson	2,410,000	0	0	0	2,410,000
Computerized Signal System Improvements	250,000	250,000	250,000	250,000	1,000,000
Dallas North Estates 3 Street Reconstruction	151,000	1,260,000	0	0	1,411,000
East Side Entryway Features and Landscaping	110,000	0	0	0	110,000
Independence Pkay Corridor Intersection Imp	1,472,000	0	0	0	1,472,000
Intersection Improvements at Various Locations	1,500,000	1,500,000	1,500,000	1,500,000	6,000,000

**PRELIMINARY 2009 BOND REFERENDUM LIST**

11/3/2008

<b>Project</b>	<b>2009-10</b>	<b>2010-11</b>	<b>2011-12</b>	<b>2012-13</b>	<b>Total</b>
<b>Street Improvements (Cont.)</b>					
Intersection Improvements 2008	522,000	0	0	0	522,000
Landscaping Street Enhancements at Various Roads	131,000	110,000	560,000	110,000	911,000
Legacy Corridor Intersection Improvements	200,000	1,255,000	0	0	1,455,000
McDermott Rd widening- Coit to Ohio	1,000,000	0	0	0	1,000,000
Meadows Addition Street Reconstruction	1,633,000	0	0	0	1,633,000
New Concrete Alleys at various locations	100,000	100,000	100,000	100,000	400,000
Oversize Participation	300,000	200,000	100,000	100,000	700,000
P Avenue/18th /Belle View Street Reconstruction	290,000	0	0	0	290,000
Park Blvd Corridor Intersection Improvements	400,000	1,950,000	0	0	2,350,000
Park Blvd/US 75 Pedestrian Crossing	100,000	1,222,500	0	0	1,322,500
Park Streets - Adjacent to Parks	100,000	0	100,000	0	200,000
Parker Rd Corridor Intersection Improvements	1,500,000	0	0	0	1,500,000
Permanent Traffic Calming improvements	100,000	100,000	100,000	100,000	400,000
Preston Road Corridor Intersection Improvements	200,000	2,860,000	0	0	3,060,000
Preston/Legacy Intersection Imp.	500,000	0	0	0	500,000
Preston/Plano Parkway Intersection Imp	1,890,000	0	0	0	1,890,000
Preston/SH 190 Intersection Imp.	100,000	2,700,000	0	0	2,800,000
Railroad Corridors Studies	100,000	0	0	0	100,000
Razor Road construction- Ohio to SH 121	2,000,000	0	0	0	2,000,000
Redevelopment Street Improvements	1,000,000	1,000,000	1,000,000	0	3,000,000
Roadway Median Landscaping-Variou Locations	55,000	55,000	55,000	55,000	220,000
Screening Wall Reconstruction-Variou Locations	550,000	550,000	550,000	550,000	2,200,000
Shiloh Rd widening - 14th Street to Park Blvd.	150,000	2,840,000	0	0	2,990,000
Split Trail Reconstruction- Spring Creek to K	750,000	0	0	0	750,000
Spring Creek Pkwy at Coit Intersection Imp. (TIP)	1,655,000	0	0	0	1,655,000
Spring Creek Pkwy Corridor Intersection Imp	400,000	2,625,000	0	0	3,025,000
Spring Creek Pkwy Widening - Park to Parker	200,000	2,800,000	0	0	3,000,000
Street Reconstruction at Various Locations	1,000,000	1,000,000	1,000,000	1,000,000	4,000,000
Traffic Signalization at New Locations	500,000	500,000	500,000	500,000	2,000,000
West Plano Village Street Improvements	545,000	0	0	0	545,000
Westwood Reconst - 15th Street to Janwood	1,000,000	0	0	0	1,000,000
Windhaven Widening-City Limit to Spring Creek	3,600,000	0	0	0	3,600,000
18th Street Reconst - G to West of K Avenue	0	1,250,000	0	0	1,250,000
Brand Road widening- 544 to City Limits	0	100,000	700,000	0	800,000
Dallas North Estates Street Reconstruction	0	223,000	1,854,000	0	2,077,000
F Ave. and 14th St. Reconstruction	0	25,000	150,000	0	175,000
International Widening- Plano Pkwy to Midway	0	90,000	700,000	0	790,000
Los Rios Widening - Jupiter to Parker	0	120,000	1,880,000	0	2,000,000
18th Street Reconstruction- Jupiter to Dale Drive	0	0	82,000	682,000	764,000
Chaparral Bridge at Cottonwood Creek	0	0	1,000,000	0	1,000,000
Dallas North Estates 5- Street Reconstruction	0	0	173,000	1,437,000	1,610,000
Los Rios Widening - S City Limits to 14th Street	0	0	2,000,000	0	2,000,000
Mapleshade Construction- Bush Tpk to Silverglen	0	0	830,000	0	830,000
Marsh Widening - Park to Parker	0	0	1,700,000	0	1,700,000
Park Widening- Shiloh to East City Limit	0	0	112,000	1,688,000	1,800,000
Plano Park 1 - Street Reconstruction	0	0	120,000	995,000	1,115,000

**PRELIMINARY 2009 BOND REFERENDUM LIST**

Project					11/3/2008
	2009-10	2010-11	2011-12	2012-13	Total
Dallas North Estates 2 - Street Reconstruction	0	0	0	91,000	91,000
Ridgeview Dr Construction - S.H. 121 to Coit	0	0	0	2,000,000	2,000,000
	<u>33,018,000</u>	<u>26,985,500</u>	<u>17,416,000</u>	<u>11,458,000</u>	<u>88,877,500</u>
<i>Revenue from Collin County</i>	<i>-6,963,000</i>	<i>-6,860,000</i>	<i>-4,425,000</i>	<i>-2,700,000 #</i>	<i>-20,948,000</i>
<i>Revenue from Denton County</i>	<i>0</i>	<i>0</i>	<i>-1,500,000</i>	<i>0 #</i>	<i>-1,500,000</i>
<i>Revenue from East Side TIF</i>	<i>0</i>	<i>-500,000</i>	<i>0</i>	<i>0 #</i>	<i>-500,000</i>
<i>Revenue from RTR Funds</i>	<i>-12,067,000</i>	<i>-10,830,000</i>	<i>0</i>	<i>0 #</i>	<i>-22,897,000</i>
<i>Revenue from TxDOT</i>	<i>-6,100,000</i>	<i>-2,178,000</i>	<i>0</i>	<i>0 #</i>	<i>-8,278,000</i>
	<u><i>-25,130,000</i></u>	<u><i>-20,368,000</i></u>	<u><i>-5,925,000</i></u>	<u><i>-2,700,000 0</i></u>	<u><i>-54,123,000</i></u>
<b>Total Street Improvement Authority Needed</b>	<b>7,888,000</b>	<b>6,617,500</b>	<b>11,491,000</b>	<b>8,758,000</b>	<b>34,754,500</b>
<b>TOTAL PROJECTED AUTHORITY NEEDED</b>	<u><b>30,831,400</b></u>	<u><b>47,034,900</b></u>	<u><b>50,644,600</b></u>	<u><b>35,611,600</b></u>	<u><b>164,122,500</b></u>
<b>TOTAL PROJECTED O&amp;M</b>	<u><b>3,594,644</b></u>	<u><b>5,059,147</b></u>	<u><b>1,561,348</b></u>	<u><b>1,704,666</b></u>	<u><b>11,919,805</b></u>

<p><b>PRELIMINARY PROJECT DESCRIPTIONS</b>  <b>2009 BOND REFERENDUM</b></p>
---

**MUNICIPAL FACILITIES PROJECTS**

***Engine/Fire Apparatus***

This project includes one ladder truck and two engines as well as all the loose equipment and tools required to place these apparatus in service for emergency response.

***Fiber Infrastructure Build-Out***

Provide single-mode fiber to all City facilities. It will replace current SONET service from Verizon and increase bandwidth.

***Fire Station 2***

This project covers the addition of training and physical fitness areas to the front of the building. The current day room will be reconfigured to become a station officer's area.

***Fire Station 6***

This project covers kitchen remodel and expansion of the third bay north to add a training and physical fitness area.

***Fire Station 7***

This project covers reconfiguration of the day room, dormitory room, restrooms and the training and physical fitness areas.

***Fire Station 13***

Additional \$1 million needed for fire station #13 due to increased material costs for projected cost estimates.

***Public Safety Communications Center***

Purchase of land and construction of a new Public Safety Communications call-taking and dispatching center. The location of the facility is still to be determined.

***Technology Services Facility***

Purchase of land and construction of a new Technology Services facility. The location of the facility is still to be determined.

***Video Surveillance***

Centralize storage management and access for all video throughout the City. It will have a management suite and viewing at centralized locations and at distributed points.

***Davis Library***

This project covers interior painting, minor building modifications, and replacement of carpet, furniture, and wall coverings.

***Haggard Library***

This project includes replacement of furniture and four microform machines.

***Harrington Library***

This project covers a new roof and boiler, modification of the loading dock area, replacement of a workroom countertop, and refinishing furniture.

***Parr Library***

This project includes reconfiguring the public space and replacement of carpet and furniture.

***Schimelpfenig Library***

This project covers replacement of furniture, replacement of parking lot surface, and a new elevator control.

***Plano Centre Expansion***

Plano Centre was built in 1990 when Plano's population was 120,000. Expansion is needed to meet current needs. Expansion will include additional dual-purpose exhibit space, meeting rooms, banquet rooms, conference rooms, board rooms, committee meeting rooms, dedicated formal spaces for weddings and other high-profile events and associated improvements.

**PARK IMPROVEMENT PROJECTS**

***White Rock Community Park Development***

Funding is for development of a community park located on White Rock Creek south of the intersection of Spring Creek Parkway and Windhaven Parkway. Improvements will include trails, sidewalks, pavilion, playground, parking, and other related park facilities.

***Oak Point Park Development***

Funding is for continued development of the park to include pavilion, restrooms, trails, parking, camp facilities and signage.

***Trail Connections***

Funding is for recreational trail connections throughout the city linking existing trails with newly-developed areas and adjacent cities.

***Athletic Field Improvements***

Funding will provide for continued development of shade structures, restroom additions, fencing, and additional parking at athletic sites throughout the city.

***Park Improvements***

Funding is for improvements to parks throughout the city including neighborhood parks, linear parks and community parks. Improvements could include irrigation systems, playgrounds, shade structures, lighting, benches, picnic tables, sidewalks, trees, parking, and other related park facilities.

***Land Acquisitions***

Funding is for land acquisitions including additional funding for the south central community park site, additions to Harrington Park and other acquisitions.

***Athletic Field Renovations***

Funding is for projects previously identified in the Capital Reserve Fund and is for the renovation of aging athletic sites including irrigation systems, backstops, fences, restrooms, lighting, and parking lots.

***Arbor Hills Nature Preserve***

Funding is for additional parking.

***Pecan Hollow Golf Course Renovation and Expansion***

This additional funding is for general renovation of the 35 year old course including driving range modifications, irrigation system renovation, drainage improvements, cart path improvements, and modifications to fairway alignments on selected holes. Funds would be combined with existing bond authorization identified for replacement of the golf course greens.

***Maintenance Facility Renovation/Expansion***

Funding is for renovation and expansion of aging park maintenance facilities at Jack Carter Park and Schell Park.

***Downtown Improvements***

Funding is for improvements in the downtown area to include additional lighting and renovation of McCall Plaza. Improvements would also include additional water and electrical services to support special events.

## **RECREATION CENTER PROJECTS**

### ***Aquatic Center Renovations***

Funding is for complete renovation of the existing 30 year old pool to include improved locker rooms, family changing rooms, deck improvements, and water amenities.

### ***Carpenter Expansion/ Senior Center***

Additional funding is for expansion and renovation of Carpenter Park Recreation Center. Funds would be combined with existing bond authorization to complete the planned improvements.

### ***Senior Center/ Wellness Center Expansion***

Funding is for expansion of the senior center to include a fitness room, dining room, classrooms and parking. The improvements would also include expansion of the Geriatric Wellness Center offices, exam rooms, meeting rooms, and related spaces.

### ***Oak Point Recreation Center Expansion***

Funding is for expansion of Oak Point Recreation Center to include expanded exercise facilities and additional classroom space.

### ***Douglass Community Center***

Funding is for exterior renovation and accessibility improvements.

## **STREET IMPROVEMENT PROJECTS**

### ***14<sup>th</sup> Street Reconstruction – K to Ridgewood***

Reconstruction of 14th Street from Avenue K to Ridgewood Drive.

### ***15<sup>th</sup> Street Reconstruction– G Ave to US 75***

This project consists of reconstruction of 15th Street from G Avenue to I Avenue, including brick sidewalks, landscaping and placement of underground utilities.

### ***17<sup>th</sup> Street/R Avenue Reconstruction***

Complete reconstruction of the following streets: 17th Street between P Avenue and R Avenue & R Avenue between 17th Street and 18th Street.

### ***Alley Reconstruction at Various Locations***

Reconstruction of deteriorated concrete alleys. Reconstruction of deteriorated concrete alleys.

### ***Barrier Free Ramps at Various Locations***

Construct ramps in residential neighborhoods and major thoroughfares to meet ADA standards.

### ***Communications Pkwy Construction - Spring Creek to Tennyson***

Completion of the extension of Communications Parkway from Spring Creek to Tennyson as a six-lane divided thoroughfare.

### ***Computerized Signal System Improvements***

The system controls all signalized intersections via a traffic control center. All current and future signals will be connected to the control center. This project includes the installation of video cameras at critical intersections to monitor the traffic first hand. This will be an on-going project with upgrades and improvements made when appropriate. Also includes establishing wireless communication links between the Traffic Management Center and the existing and proposed camera locations.

### ***Dallas North Estates 3 - Street Reconstruction***

Complete reconstruction of existing street pavement and sidewalks on the following streets: Edgefield - Janwood to Springbrook; Linden - Edgefield to Ridgfield; & Meadowcrest - Springbrook to Ridgfield.

***East Side Entryway Features and Landscaping***

Construction of entryway features east of U.S.75 to create more aesthetically appearing roadways. Specific projects include: RT Corner Treatments (50% City matching); Parker Road Enhancements; & Entry Features (to be decided).

***Independence Parkway Corridor Intersection Improvements***

Construction of additional left turn and right turn lanes from 15<sup>th</sup> Street to Parker Road, including realigning the north and south bound lanes at 15<sup>th</sup> Street.

***Intersection Improvements at Various Locations***

This project includes the addition of left- and/or right-turn lanes at various intersections throughout the City.

***Intersection Improvements – 2008***

Intersection improvements at five (5) locations throughout the City, specifically: Preston Road at Spring Creek Parkway; Preston Road at Hedgcoxe Road (schematic only); Spring Creek Parkway at Parker Road; Jupiter Road at Summit Drive; & Jupiter Road at Technology Drive.

***Landscaping Street Enhancements on Various Roads***

Construction of additional entryways, landscaping and other enhancements on various roadways throughout the City.

***Legacy Drive Corridor Intersection Improvements***

Construction of additional left and right turn lanes from Custer Road to K Ave.

***McDermott Road Widening- Coit to Ohio***

Widen McDermott Road to a six-lane divided thoroughfare from Coit Road to Ohio Drive.

***Meadows Addition Street Improvements***

Complete reconstruction of street, sidewalks and drive approaches in the Meadows #1 area. The project location includes: Rigsbee Drive - 14th Street to Janet Way; Meadows Drive - Ridsbee to Price; Ridgeway Drive - Rigsbee to Meadows; 15th Street - Rigsbee to Meadows; & Rice Drive - Meadows to Sherrye.

***New Concrete Alleys at Various Locations***

Construct concrete alleys to replace dirt alley locations.

***Oversize Participation***

This project maintains participation with developers for various oversize paving and drainage improvements. These are requirements per the Subdivision Ordinance.

***P Avenue/18th Street/Belle View – Street Reconstruction***

Complete reconstruction of existing concrete streets including sidewalks and residential drive approaches: 18th Street between P Avenue east to Red Bud Lane; P Avenue from 17th Street north to 18th Street; 17th Street - P Avenue to N Avenue; N Place - 18th Street to 17th Street; O Avenue - 17th Street to 18th Street; & Concord Circle - 17th Street to end.

***Park Boulevard Corridor Intersection Improvements***

Construction of additional left and right turn lanes from Coit Road to Jupiter Road.

***Park Blvd/US 75 Pedestrian Crossing***

Improve pedestrian access to the Parker Road DART station along Park Boulevard by widening the pedestrian crossing on the bridge over US 75 and widening sidewalks from Chisholm Trail to the station.

***Park Streets – Adjacent to Parks***

Construct various roadway sections adjacent to City parks, including neighborhood streets, thoroughfares and drainage facilities.

***Parker Road Corridor Intersection Improvements***

Construction of additional left and right turn lanes from Coit Road to Alma Drive.

***Permanent Traffic Calming Improvements***

This project will place permanent traffic calming devices as part of the Neighborhood Traffic Safety Program. Since these are new permanent improvements funding was proposed through bond funds rather than general operating funds.

***Preston Road Corridor Intersection Improvements***

Construction of additional left and right turn lanes from Parker Road to Headquarters Drive.

***Preston/Legacy Intersection Improvements***

Construction of at-grade median left turn intersection improvements at Preston Road and Legacy Drive.

***Preston/Plano Parkway Intersection Improvements***

This project is for construction of at-grade median left turn intersection improvements.

***Preston/S.H. 190 Intersection Improvements***

Addition of a southbound right-turn lane on Preston Road at Bush Tollroad. Evaluate widening the bridge over Bush to add left-turn lanes and an additional northbound lane on Preston, north of Bush.

***Railroad Corridor Studies***

In coordination with COG, DART and adjacent cities a corridor study of the Burlington Northern, Cotton Belt and the Red line extension will evaluate the options and details of extending passenger rail service.

***Razor Road Construction- Ohio to SH 121***

Complete six-lane divided thoroughfare from Ohio Drive to SH 121.

***Redevelopment Street Improvements***

As areas of the City begin redeveloping, it will be necessary for the City to make various street improvements to facilitate the development. These funds will be used to build new streets and reconstruct existing substandard streets. Funding in the re-estimate is associated with an agreement between the City and Lexington for redevelopment of Rice Field.

***Roadway Median Landscaping at Various Locations***

Landscaping of thoroughfare medians throughout the City.

***Screening Wall Reconstruction at Various Locations***

The complete reconstruction of concrete screening walls along major thoroughfares is this project function.

***Shiloh Road Widening - 14th Street to Park Boulevard***

Construction of the two eastern lanes to complete a four-lane divided thoroughfare.

***Split Trail Reconstruction – Spring Creek to K***

Reconstruction of existing asphalt roadway to a concrete collector roadway.

***Spring Creek Pkwy at Coit Intersection Imp. (TIP)***

Construction of at-grade median left turn intersection improvements at Spring Creek Parkway and Coit Road.

***Spring Creek Pkwy Corridor Intersection improvements***

Reconstruction of the existing improvements at Independence and Custer to a normalized intersection including double lefts and right turn lanes.

***Spring Creek Pkwy Widening - Park to Parker***

Construction of the eastern two lanes to complete a four-lane divided thoroughfare.

***Street Reconstruction at Various Locations***

Complete reconstruction of concrete streets at various locations throughout the city.

***Traffic Signalization at New Locations***

This project is responsible for the construction of new traffic signals.

***West Plano Village – Street Improvements***

Reimbursement for the public street improvements associated with the development.

***Westwood Drive Reconstruction - 15th Street to Janwood***

Complete reconstruction of street and sidewalks with storm drainage improvements.

***Windhaven Pkwy Widening- City Limit to Spring Creek***

Widen Windhaven Parkway to six lanes from the City limit to Spring Creek Parkway.

***18<sup>th</sup> Street Reconstruction– G Ave to West of K Ave***

Reconstruction of existing roadway with finished sidewalks and landscaped roadways.

***Brand Road Widening - S of 544 to City Limits***

Widen existing four lanes of Brand Road to a six-lane divided thoroughfare from south of F.M. 544 to the City limits.

***Dallas North Estates - Street Reconstruction***

Complete reconstruction of streets, sidewalks and drive approaches in the Dallas North subdivision. Specific locations include: Amherst Drive - Frenwood to Brentwood; Brentwood Drive - 15th Street to Janwood; Crestridge Drive - 15th Street to Janwood; Drexel Drive - Amherst to Janwood.

***F Ave. and 14th St. Reconstruction***

Replace asphalt pavement with reinforced concrete on F Avenue from 14th Street to the 13th/14th Street Connector and on 14th Street from E Avenue to F Avenue.

***International Pkwy Widening- Plano Pkwy to Midway***

Widen International to a six-lane divided thoroughfare from Plano Parkway to Midway.

***Los Rios Blvd. Widening - Jupiter to Parker***

Construction of the remaining half of a four-lane divided thoroughfare for Los Rios, north of Parker.

***18th Street Reconstruction- Jupiter to Dale Drive***

Complete reconstruction of the existing street, sidewalks and drive approaches in conjunction with storm drainage improvements.

***Chaparral Bridge at Cottonwood Creek***

Construction of the south two-lane bridge on Chaparral Road over Cottonwood Creek.

***Dallas North Estates 5 – Street Reconstruction***

Complete reconstruction of existing street pavement and sidewalks on the following streets: Ridgefield/Quill - Springbrook to Meadowcrest; Potomac - Springbrook to Ridgefield; Oakhill - Springbrook to Ridgefield; & Northridge - Springbrook to Ridgefield.

***Los Rios Blvd. Widening – S. City Limits to 14th Street***

Widen existing four lanes of Los Rios to a six-lane divided thoroughfare from south City limits to 14th Street.

***Mapleshade Construction - Bush Tpk. to Silverglen***

Construction of a four-lane divided thoroughfare, east of Silverglen, across UTD property to connect to the service road of the George Bush Turnpike.

***Marsh Lane Widening- Park to Parker***

Widen Marsh Lane to a six-lane divided thoroughfare between Park to Parker.

***Park Blvd. Widening - Shiloh to East City Limit***

Widen Park Boulevard from the existing four lanes to a six-lane divided thoroughfare from Shiloh to the east City limit.

***Plano Park 1 – Street Reconstruction***

Complete reconstruction of existing street pavement and sidewalks on the following: Japonica - Jasmine to P Avenue; Laurel Lane - Jasmine to P Avenue; Jasmine - Japonica to Hawthorne; & Mimosa - P Avenue to Willow Lane.

***Dallas North Estates 2 - Street Reconstruction***

Complete reconstruction of existing street pavement and sidewalks on the following streets: Fernwood - Westwood to Edgefield; Glenwick - Westwood to Edgefield; Aldridge - Westwood to Edgefield.

***Ridgeview Drive Construction - S.H. 121 to Coit***

This project is for the construction of a four-lane divided thoroughfare on Ridgeview Drive from S.H. 121 to Coit Road.

CITY OF PLANO  
PLANNING & ZONING COMMISSION

December 15, 2008

**Agenda Item No. 7**

**Public Hearing:** Zoning Case 2008-73

**Applicant:** City of Plano

---

**DESCRIPTION:**

Request to amend Subsection 3.1108 (Special Off-Street Parking Regulations) of Section 3.1100 (Off-Street Parking and Loading) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance regarding definitions and standards for special vehicle storage. Tabled 12/01/08.

**REMARKS:**

This item was tabled at the December 1, 2008, Planning & Zoning Commission meeting. It must be removed from the table.

The Zoning Ordinance contains regulations for the storage of special vehicles (boats, RVs etc.) and parking location, pavement, and other standards related to special vehicle storage. Property Standards Department has encountered issues in the enforcement of these provisions in Municipal Court. Apparently, the court has found that ordinance language for the definition of a special vehicle and some of the standards are unclear and has dismissed citations.

At their meeting on October 6, 2008, the Planning & Zoning Commission called a public hearing to consider amendments to special vehicle regulations. The proposed amendments "clean up" the special vehicle storage section of the Zoning Ordinance. No substantive changes are proposed.

**RECOMMENDATION:**

Recommended for approval as: (Additions are indicated by underlined text; deletions are indicated by strikethrough text.)

1. Subsection 3.1108 (4) (Special Vehicle Storage) of Section 3.1100 (Off-Street Parking and Loading) is amended to read as follows:

(a) A special vehicle is defined as:

(i) Any A trailer (including boats or any other item stored there on) of any length designed to be towed on public streets or

(ii) (a) (b) any self-propelled vehicle which exceeds 22 feet in length. Self-propelled Vvehicle length shall be measured to include trailer connections and any overhang of the vehicle or trailer, including the and/or any item being carried on the trailer apparatus or attachment affixed to the vehicle.

~~(c) Storage is defined as the continuous parking of the vehicle for 48 hours or longer.~~

~~(b) (d) All special vehicles must meet conform to the following requirements:~~

(i) No special vehicle may be stored on required off-street parking.

(ii) No part of a special vehicle may extend over a public easement or right-of-way.

(iii) No special vehicle stored on a residential lot may be used for housekeeping, living, or sleeping quarters.

(iv) If required, federal and state licensing and registration must be current.

(v) All special vehicles must be maintained in an operable condition.

(vi) Stored vehicles must be secured with wheel stops or maintained so as not to present a safety problem to the neighborhoods in which they are located.

(vii) All special vehicles must be stored on an improved driveway or improved parking surface such as concrete, asphalt, paving stones, or brick. Gravel or crushed rock may be used in the side and rear yards but not in the front yard. The parking surface must be continuous from a driveway contiguous with and be an extension of the driveway, and the area of the parking surface shall not be less than the full dimensions of the special vehicle.

- (viii) Special vehicles must be stored behind the front building line in the side or rear yard unless the lot is served by a driveway from a public street and which is its only point of vehicular access, or the lot does not have access to a standard alley (ten-foot wide paved alley).
- ~~(ix)~~ ~~(xii)~~ Special vehicles stored in the side yard or rear yard behind the front building line must be screened from view from ~~adjacent lots and side streets,~~ but not alleys. In addition, these special vehicles must be screened in the front if brought onto the lot from the rear. (See Section 3.1000.)
- ~~(x)~~ ~~(ix)~~ Where permissible in (viii) above, only one special vehicle may be stored in the front yard, and the a special vehicle stored ~~in the front yard~~ length must be parked oriented perpendicular to the front property line.

(c) ~~(xi)~~ Special vehicle permit requirements:

- (i) The storage in the front yard of a any special vehicle exceeding 22 feet in length, including trailers, ~~in the front yard~~ shall require a permit issued by the city, certifying that the special vehicle will be stored in compliance with this ordinance.
  - (ii) For the purpose of this section, trailer length shall be measured to include trailer connections, any overhang of the trailer or any item, apparatus, or attachment carried on or affixed to the trailer.
  - (iii) To obtain a permit, the applicant must submit a plan of the lot illustrating how the vehicle will be stored. The permit shall specify the special vehicle to be stored and the owner of the lot. The permit is only valid for the vehicle and owner specified. Permits may be revoked if the vehicle is not stored in accordance with this ordinance.
2. Subsection 3.1108 (6) of Section 3.1100 (Off-Street Parking and Loading) shall be deleted as follows and existing standards renumbered accordingly:
- ~~(6) On a residential lot all self-propelled vehicles not defined as special vehicles must be parked on an improved surface.~~

CITY OF PLANO  
PLANNING & ZONING COMMISSION

December 15, 2008

**Agenda Item No. 8**

**Public Hearing:** Zoning Case 2008-82

**Applicant:** City of Plano

---

**DESCRIPTION:**

Request to amend Section 1.600 (Definitions) of Article 1 (General Regulations), Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses), Subsection 3.105 (Private Clubs) of Section 3.100 (Supplementary Regulations for Principal Permitted Uses and Specific Uses) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance regarding private club use.

**REMARKS:**

At its October 27, 2008, meeting, City Council initiated the public hearing process to consider amendments to the regulations for private clubs in the Downtown Business/Government and Central Business-1 zoning districts. In 2005, Plano citizens voted to approve the sale of mixed beverages in restaurants by a food and beverage certificate holder. A food and beverage certificate holder is prohibited from deriving more than 50% of gross revenue from the sale of alcoholic beverages. However, some restaurants that are oriented to dinner and late evening service find it difficult to meet the revenue limitations imposed by the food and beverage certificate. Urban centers, such as Downtown Plano and Legacy Town Center, typically contain restaurants and entertainment venues that cater to nighttime customers. The city cannot alter the limitations of state law on food and beverage certificate holders; however, it may offer businesses an alternative licensing option by amending local regulation affecting private clubs.

This request proposes three changes to the city's regulations for private clubs. The first amendment proposes a minor change in the definition of private club use to better reflect the reference citation to state alcoholic beverage regulations. The second amendment would amend the use charts to allow private club use by right, rather than with approval of a specific use permit, within the Downtown Business/Government (BG) and Central Business-1 (CB-1) zoning districts only. The third amendment proposes to exempt private club use in the BG and CB-1 from the supplemental regulations in Section 3.105 of the Zoning Ordinance, including the requirement that food sales be a minimum of 65% of gross receipts. The 300-foot distance requirement from churches

and public and private schools presently required for private clubs in the BG district would remain in effect and would be applied to private club uses in the CB-1 zoning district. For other zoning districts, where private club use may be approved by specific use permit, no changes are proposed to the existing regulations.

## **RECOMMENDATION:**

Recommended for approval as: (Additions are indicated by underlined text; deletions are indicated by strikethrough text.)

1. Amend the definition for private club in Section 1.600 (Definitions) of Article 1 (General Regulations) to read as follows:

“An establishment providing social and dining facilities, as well as alcoholic beverage service, to an association of persons, and otherwise falling within the definition of, and permitted under the provisions of, the ~~of Title 3, Chapter 32, Vernon’s Texas Codes Annotated~~ Texas Alcoholic Beverage Code, as the same may be hereafter amended, and as it pertains to the operation of private clubs. (See Subsection 3.105.)

2. Amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses) to permit private club use by right in the Downtown Business/Government and Central Business-1 zoning districts.
3. Amend Subsection 3.105 (Private Clubs) of Section 3.100 (Supplementary Regulations for Principal Permitted Uses and Specific Uses) of Article 3 (Supplementary Regulations) to read as follows:

### **3.105 Private Clubs**

(1) Private clubs are allowed by right in the Downtown Business/Government and Central Business-1 zoning districts. Private club uses in these districts are prohibited within 300 feet of a church or public or private school, measured as prescribed, below, except that the prohibition will not apply to a property within 300 feet of a church if the City Council affirmatively finds that the private club would not be detrimental or injurious to the public health, safety, or general welfare, or otherwise offensive to the neighborhood.

(2) The following standards and regulations apply to any private club use except for private club uses located in the Downtown Business/Government and the Central Business-1 districts requiring a specific use permit:

(a)(1) Private clubs shall be restricted to the following use districts:

- ~~(a.)~~ The Downtown Business/Government district
  - ~~(i)~~~~b.~~ Contiguous Regional Commercial and/or Regional Employment districts collectively comprising 30 acres or more.
  - ~~(ii)~~~~c.~~ Contiguous Retail districts collectively comprising 30 acres or more.
  - ~~(iii)~~~~d.~~ Contiguous Light Commercial districts collectively comprising 30 acres or more.
  - ~~(iv)~~~~e.~~ Contiguous Office-2 districts collectively comprising 30 acres or more.
  - ~~(f.)~~ Contiguous Central Business-1 districts collectively comprising 30 acres or more.
  - ~~(v)~~~~g.~~ Contiguous Research/Technology Center districts collectively comprising 30 acres or more.
  - ~~(vi)~~~~h.~~ Contiguous Corridor Commercial districts collectively comprising 30 acres or more.
  - ~~(vii)~~~~i.~~ Contiguous Commercial Employment districts collectively comprising 100 acres or more.
  - ~~(viii)~~~~j.~~ The contiguous Light Commercial, Retail, Office-2, Light Industrial-1, Light Industrial-2, and Corridor Commercial zoning which is located adjacent to U.S. Highway 75 and is not further west than 1,500 feet from the right-of-way of U.S. Highway 75, and is not further east than 1,000 feet from the right-of-way of U.S. Highway 75.
  - ~~(ix)~~~~k.~~ Office-2, Retail, Light Commercial, Regional Employment, Regional Commercial, Corridor Commercial, Research/Technology Center, Light Industrial-1, or Light Industrial-2 districts when operated in conjunction with a hotel or motel or in conjunction with a regional shopping mall of not less than 750,000 square feet.
  - ~~(x)~~~~l.~~ Any district when in conjunction with a country club or golf course.
- (b)(2) A private club shall be prohibited within 1,000 feet of the property line of any church, public or parochial school, hospital, or publicly-owned park, except that this prohibition will not apply to property located within 1,000 feet of a hospital or publicly-owned park if the City Council affirmatively finds that issuance of the specific use permit would not be detrimental or injurious to the public health, safety, or general welfare, or otherwise offensive to the neighborhood. ~~In the BG district, the minimum separation between a private club and any church or public or private school shall be 300 feet, measured as prescribed above. All other separation provisions shall be as noted above, except that the prohibition will not apply to property located within 300 feet of a church if the City Council affirmatively finds that issuance of the specific use permit would not be detrimental or injurious to the public health, safety, or general welfare, or otherwise offensive to the neighborhood.~~

- (c)(3) A private club shall be prohibited within 300 feet of the boundary of any residentially-zoned district, except that this prohibition will not apply to property located within 300 feet of the boundary of a residentially-zoned district if the City Council affirmatively finds that issuance of the specific use permit would not be detrimental or injurious to the public health, safety, or general welfare, or otherwise offensive to the neighborhood.
- (d)(4) All distances provided for in this section shall be determined by measurement to be made in a straight line from the front door of the premises to be permitted to the nearest boundary line of the said church, public or parochial school, hospital, publicly-owned park, or residentially-zoned district.
- (e)(5) The following limitations are established for the issuance of specific use permits for private clubs:
- (i)(a) For contiguous Retail, contiguous Office-2, contiguous Light Commercial, ~~contiguous Downtown Business/Government~~, contiguous Corridor Commercial, Research/Technology Center, and combined zoning districts within the city but excluding (1) a hotel or motel and (2) a regional shopping mall of not less than 750,000 square feet, specific use permits may be issued in accordance with the following:
- 1.(i) No more than two specific use permits shall be issued for a tract of land which is greater than 30 acres but less than or equal to 44 acres.
  - 2.(ii) No more than three specific use permits shall be issued for a tract of land which is greater than 45 acres but less than or equal to 59 acres.
  - 3.(iii) No more than four specific use permits shall be issued for a tract of land which is greater than 60 acres but less than or equal to 74 acres.
  - 4.(iv) No more than five specific use permits shall be issued for a tract of land which is greater than 75 acres but less than or equal to 89 acres.
  - 5.(v) In areas which are 90 acres or larger, the number of specific use permits issued for private clubs shall not be limited based upon acreage.
- (ii)b. A hotel or motel shall be issued not more than one specific use permit, provided that the floor area of the restaurant need not be contiguous as long as all the floor area within the private club is situated within the same building.
- (iii)e. For contiguous Commercial Employment districts collectively comprising 100 acres or more, a maximum of one specific use permit may be issued for each 100 acres of land.

- ~~(d)~~ For contiguous Central Business 1 districts collectively comprising 30 acres or more, a maximum of two specific use permits may be issued for each 30 acres of land.
- ~~(iv)~~e. A country club or golf course shall not be issued more than one specific use permit.
- ~~(v)~~f. For the contiguous Light Commercial, Retail, Office-2, Light Industrial-1, Light Industrial-2, and Corridor Commercial zoning described in 2.a.viii above, there shall be no limitation on the number of private clubs which may be permitted.
- ~~(vi)~~g. In calculating the acreage in contiguous Retail, Office-2, Corridor Commercial, Light Commercial, Light Industrial-1, and Light Industrial-2 zoning districts outside of and adjacent to the areas described in 2.a.viii above, acreage in contiguous Retail, Office-2, Light Commercial, and Corridor Commercial zoning districts within the described adjacent area shall be included up to a maximum of 30 acres.
- ~~(f)~~6. All specific use permits issued for the operation of private clubs shall be conditioned that:
  - ~~(i)~~a. Sixty-five percent of gross receipts be derived from the sale of food, subject to an annual audit provided at the expense of the permitted for review by the City Council.
  - ~~(ii)~~b. The permitted premises contain a minimum of 80 dining seats allowing a minimum area of 12 square feet of dining area per dining chair.
- ~~(g)~~e. The permittee comply with the provisions of the Alcoholic Beverage Code and receive a private club permit from the State of Texas within six months from the date of issuance of the specific use permit by the City Council, each such limitation in time being subject to review and possible extension by the City Council.
- ~~(h)~~d. Such other conditions and restrictions which the City Council may determine at the time of granting the specific use permit are necessary to protect and provide for the health, safety, and general welfare of the community.
- ~~(i)~~7. City Council may revoke a specific use permit granted hereunder if it finds that any of the conditions imposed at the time of granting the permit are not met or thereafter cease to exist. City Council may deny a specific use permit for the operation of a private club if it should affirmatively determine that issuance of the same would be detrimental or offensive to the neighborhood or otherwise be contrary to the health, safety, and general welfare of the city and its inhabitants.
- ~~(j)~~8. All specific use permits issued for the operation of private clubs shall be further conditioned that the same may be canceled, suspended, or revoked in accordance with the provisions of Ordinance No. 79-6-10 which is incorporated herein by reference and made a part hereof for all purposes.

CITY OF PLANO  
PLANNING & ZONING COMMISSION

December 15, 2008

**Agenda Item No. 9**

**Public Hearing - Replat & Revised Site Plan:** Preston Creek Shopping Center  
Addition No. 3, Block A, Lot 1R

**Applicant:** ASG Preston Creek Retail Center, Ltd.

---

**DESCRIPTION:**

Retail and restaurant development on one lot on 9.5± acres located at the northeast corner of Preston Road and Towne Square Drive. Zoned Planned Development-20-Mixed-Use with Specific Use Permit #553 for Private Club. Neighborhood #1.

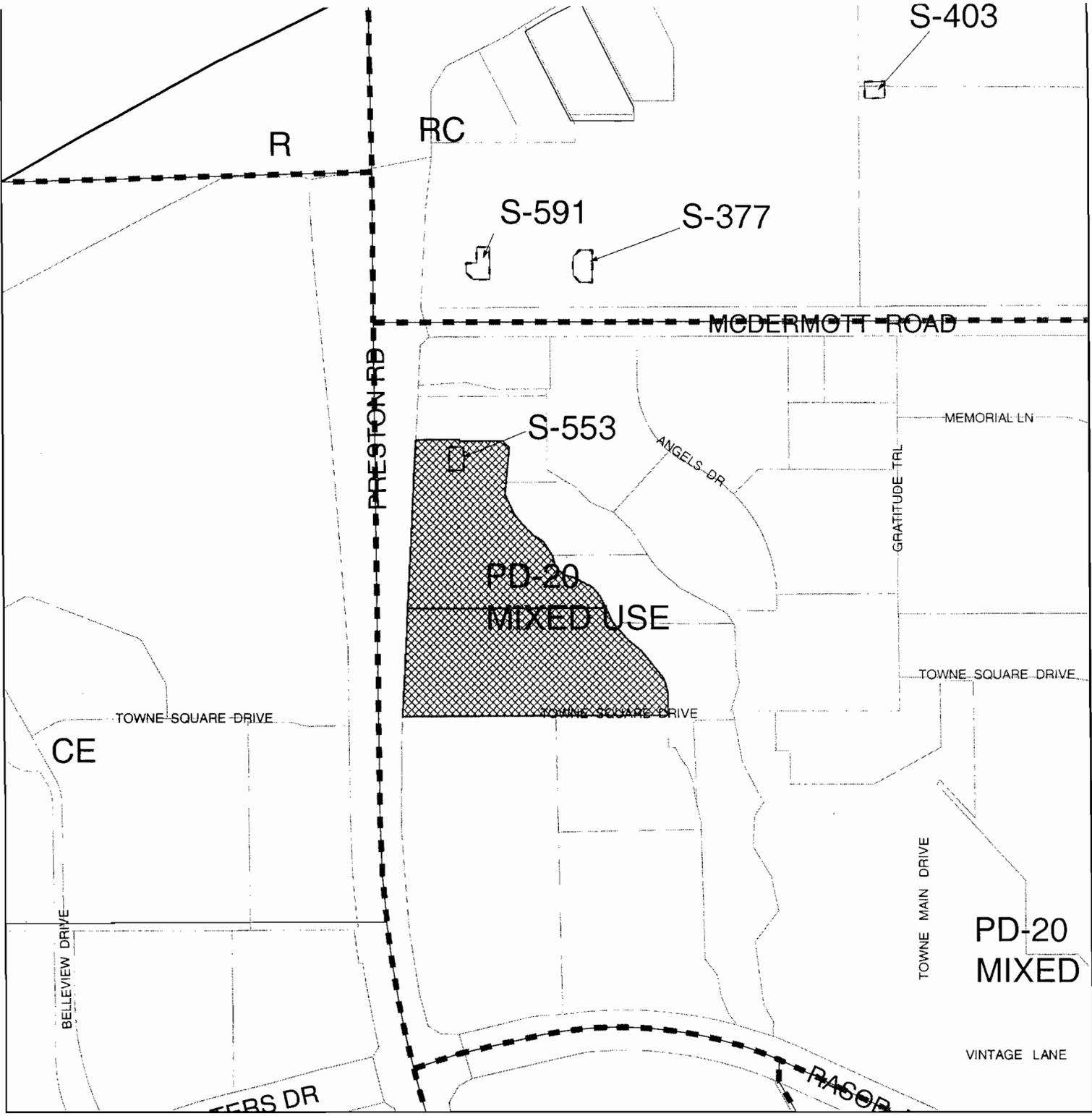
**REMARKS:**

The purpose of the replat is to combine Lots 1R and 2 into one lot.

The purpose of the revised site plan is to show the new lot configuration which allows for shared parking.

**RECOMMENDATION:**

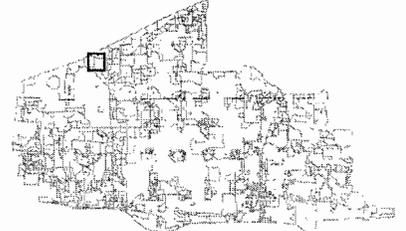
Recommended for approval as submitted.



Item Submitted: REPLAT & REVISED SITE PLAN

Title: PRESTON CREEK SHOPPING CENTER ADDITION No. 3  
BLOCK A, LOT 1R

Zoning: PLANNED DEVELOPMENT-20-MIXED USE  
w/SPECIFIC USE PERMIT #553/  
PRESTON ROAD OVERLAY DISTRICT



○ 200' Notification Buffer



**OPENER CERTIFICATE**

**STATE OF TEXAS  
COUNTY OF COLLIN**

Know all men by these presents that the undersigned, the State of Texas, County of Collin, and the City of Dallas, have caused to be prepared and recorded this Opener Certificate for the purpose of opening to public view the records of the County of Collin, Texas, relating to the land and interests therein, as shown on the plat of the same, which is a part of the public records of the County of Collin, Texas, and as the same are more fully set forth in the body of this Opener Certificate.

IN WITNESS WHEREOF, the undersigned, the State of Texas, County of Collin, and the City of Dallas, have hereunto set their hands and seals, this 1st day of January, 1968.

STATE OF TEXAS  
COUNTY OF COLLIN

**STATE OF TEXAS  
COUNTY OF COLLIN**

Know all men by these presents that the undersigned, the State of Texas, County of Collin, and the City of Dallas, have caused to be prepared and recorded this Opener Certificate for the purpose of opening to public view the records of the County of Collin, Texas, relating to the land and interests therein, as shown on the plat of the same, which is a part of the public records of the County of Collin, Texas, and as the same are more fully set forth in the body of this Opener Certificate.

IN WITNESS WHEREOF, the undersigned, the State of Texas, County of Collin, and the City of Dallas, have hereunto set their hands and seals, this 1st day of January, 1968.

STATE OF TEXAS  
COUNTY OF COLLIN

**STATE OF TEXAS  
COUNTY OF COLLIN**

Know all men by these presents that the undersigned, the State of Texas, County of Collin, and the City of Dallas, have caused to be prepared and recorded this Opener Certificate for the purpose of opening to public view the records of the County of Collin, Texas, relating to the land and interests therein, as shown on the plat of the same, which is a part of the public records of the County of Collin, Texas, and as the same are more fully set forth in the body of this Opener Certificate.

IN WITNESS WHEREOF, the undersigned, the State of Texas, County of Collin, and the City of Dallas, have hereunto set their hands and seals, this 1st day of January, 1968.

STATE OF TEXAS  
COUNTY OF COLLIN

**STATE OF TEXAS  
COUNTY OF COLLIN**

Know all men by these presents that the undersigned, the State of Texas, County of Collin, and the City of Dallas, have caused to be prepared and recorded this Opener Certificate for the purpose of opening to public view the records of the County of Collin, Texas, relating to the land and interests therein, as shown on the plat of the same, which is a part of the public records of the County of Collin, Texas, and as the same are more fully set forth in the body of this Opener Certificate.

IN WITNESS WHEREOF, the undersigned, the State of Texas, County of Collin, and the City of Dallas, have hereunto set their hands and seals, this 1st day of January, 1968.

STATE OF TEXAS  
COUNTY OF COLLIN

**STATE OF TEXAS  
COUNTY OF COLLIN**

Know all men by these presents that the undersigned, the State of Texas, County of Collin, and the City of Dallas, have caused to be prepared and recorded this Opener Certificate for the purpose of opening to public view the records of the County of Collin, Texas, relating to the land and interests therein, as shown on the plat of the same, which is a part of the public records of the County of Collin, Texas, and as the same are more fully set forth in the body of this Opener Certificate.

IN WITNESS WHEREOF, the undersigned, the State of Texas, County of Collin, and the City of Dallas, have hereunto set their hands and seals, this 1st day of January, 1968.

STATE OF TEXAS  
COUNTY OF COLLIN

**STATE OF TEXAS  
COUNTY OF COLLIN**

Know all men by these presents that the undersigned, the State of Texas, County of Collin, and the City of Dallas, have caused to be prepared and recorded this Opener Certificate for the purpose of opening to public view the records of the County of Collin, Texas, relating to the land and interests therein, as shown on the plat of the same, which is a part of the public records of the County of Collin, Texas, and as the same are more fully set forth in the body of this Opener Certificate.

IN WITNESS WHEREOF, the undersigned, the State of Texas, County of Collin, and the City of Dallas, have hereunto set their hands and seals, this 1st day of January, 1968.

STATE OF TEXAS  
COUNTY OF COLLIN

LINE	BEARING	DISTANCE	CUMULATIVE DISTANCE
1	S 89° 10' E	41.45	41.45
2	S 44° 30' 27" E	41.72	83.17
3	S 89° 10' E	41.72	124.89
4	S 89° 10' E	41.72	166.61
5	S 89° 10' E	41.72	208.33
6	S 89° 10' E	41.72	250.05
7	S 89° 10' E	41.72	291.77
8	S 89° 10' E	41.72	333.49
9	S 89° 10' E	41.72	375.21
10	S 89° 10' E	41.72	416.93
11	S 89° 10' E	41.72	458.65
12	S 89° 10' E	41.72	500.37
13	S 89° 10' E	41.72	542.09
14	S 89° 10' E	41.72	583.81
15	S 89° 10' E	41.72	625.53
16	S 89° 10' E	41.72	667.25
17	S 89° 10' E	41.72	708.97
18	S 89° 10' E	41.72	750.69
19	S 89° 10' E	41.72	792.41
20	S 89° 10' E	41.72	834.13
21	S 89° 10' E	41.72	875.85
22	S 89° 10' E	41.72	917.57
23	S 89° 10' E	41.72	959.29
24	S 89° 10' E	41.72	1001.01
25	S 89° 10' E	41.72	1042.73
26	S 89° 10' E	41.72	1084.45
27	S 89° 10' E	41.72	1126.17
28	S 89° 10' E	41.72	1167.89
29	S 89° 10' E	41.72	1209.61
30	S 89° 10' E	41.72	1251.33
31	S 89° 10' E	41.72	1293.05
32	S 89° 10' E	41.72	1334.77
33	S 89° 10' E	41.72	1376.49
34	S 89° 10' E	41.72	1418.21
35	S 89° 10' E	41.72	1459.93
36	S 89° 10' E	41.72	1501.65
37	S 89° 10' E	41.72	1543.37
38	S 89° 10' E	41.72	1585.09
39	S 89° 10' E	41.72	1626.81
40	S 89° 10' E	41.72	1668.53
41	S 89° 10' E	41.72	1710.25
42	S 89° 10' E	41.72	1751.97
43	S 89° 10' E	41.72	1793.69
44	S 89° 10' E	41.72	1835.41
45	S 89° 10' E	41.72	1877.13
46	S 89° 10' E	41.72	1918.85
47	S 89° 10' E	41.72	1960.57
48	S 89° 10' E	41.72	2002.29
49	S 89° 10' E	41.72	2044.01
50	S 89° 10' E	41.72	2085.73
51	S 89° 10' E	41.72	2127.45
52	S 89° 10' E	41.72	2169.17
53	S 89° 10' E	41.72	2210.89
54	S 89° 10' E	41.72	2252.61
55	S 89° 10' E	41.72	2294.33
56	S 89° 10' E	41.72	2336.05
57	S 89° 10' E	41.72	2377.77
58	S 89° 10' E	41.72	2419.49
59	S 89° 10' E	41.72	2461.21
60	S 89° 10' E	41.72	2502.93
61	S 89° 10' E	41.72	2544.65
62	S 89° 10' E	41.72	2586.37
63	S 89° 10' E	41.72	2628.09
64	S 89° 10' E	41.72	2669.81
65	S 89° 10' E	41.72	2711.53
66	S 89° 10' E	41.72	2753.25
67	S 89° 10' E	41.72	2794.97
68	S 89° 10' E	41.72	2836.69
69	S 89° 10' E	41.72	2878.41
70	S 89° 10' E	41.72	2920.13
71	S 89° 10' E	41.72	2961.85
72	S 89° 10' E	41.72	3003.57
73	S 89° 10' E	41.72	3045.29
74	S 89° 10' E	41.72	3087.01
75	S 89° 10' E	41.72	3128.73
76	S 89° 10' E	41.72	3170.45
77	S 89° 10' E	41.72	3212.17
78	S 89° 10' E	41.72	3253.89
79	S 89° 10' E	41.72	3295.61
80	S 89° 10' E	41.72	3337.33
81	S 89° 10' E	41.72	3379.05
82	S 89° 10' E	41.72	3420.77
83	S 89° 10' E	41.72	3462.49
84	S 89° 10' E	41.72	3504.21
85	S 89° 10' E	41.72	3545.93
86	S 89° 10' E	41.72	3587.65
87	S 89° 10' E	41.72	3629.37
88	S 89° 10' E	41.72	3671.09
89	S 89° 10' E	41.72	3712.81
90	S 89° 10' E	41.72	3754.53
91	S 89° 10' E	41.72	3796.25
92	S 89° 10' E	41.72	3837.97
93	S 89° 10' E	41.72	3879.69
94	S 89° 10' E	41.72	3921.41
95	S 89° 10' E	41.72	3963.13
96	S 89° 10' E	41.72	4004.85
97	S 89° 10' E	41.72	4046.57
98	S 89° 10' E	41.72	4088.29
99	S 89° 10' E	41.72	4129.01
100	S 89° 10' E	41.72	4170.73
101	S 89° 10' E	41.72	4212.45
102	S 89° 10' E	41.72	4254.17
103	S 89° 10' E	41.72	4295.89
104	S 89° 10' E	41.72	4337.61
105	S 89° 10' E	41.72	4379.33
106	S 89° 10' E	41.72	4421.05
107	S 89° 10' E	41.72	4462.77
108	S 89° 10' E	41.72	4504.49
109	S 89° 10' E	41.72	4546.21
110	S 89° 10' E	41.72	4587.93
111	S 89° 10' E	41.72	4629.65
112	S 89° 10' E	41.72	4671.37
113	S 89° 10' E	41.72	4713.09
114	S 89° 10' E	41.72	4754.81
115	S 89° 10' E	41.72	4796.53
116	S 89° 10' E	41.72	4838.25
117	S 89° 10' E	41.72	4879.97
118	S 89° 10' E	41.72	4921.69
119	S 89° 10' E	41.72	4963.41
120	S 89° 10' E	41.72	5005.13
121	S 89° 10' E	41.72	5046.85
122	S 89° 10' E	41.72	5088.57
123	S 89° 10' E	41.72	5130.29
124	S 89° 10' E	41.72	5172.01
125	S 89° 10' E	41.72	5213.73
126	S 89° 10' E	41.72	5255.45
127	S 89° 10' E	41.72	5297.17
128	S 89° 10' E	41.72	5338.89
129	S 89° 10' E	41.72	5380.61
130	S 89° 10' E	41.72	5422.33
131	S 89° 10' E	41.72	5464.05
132	S 89° 10' E	41.72	5505.77
133	S 89° 10' E	41.72	5547.49
134	S 89° 10' E	41.72	5589.21
135	S 89° 10' E	41.72	5630.93
136	S 89° 10' E	41.72	5672.65
137	S 89° 10' E	41.72	5714.37
138	S 89° 10' E	41.72	5756.09
139	S 89° 10' E	41.72	5797.81
140	S 89° 10' E	41.72	5839.53
141	S 89° 10' E	41.72	5881.25
142	S 89° 10' E	41.72	5922.97
143	S 89° 10' E	41.72	5964.69
144	S 89° 10' E	41.72	6006.41
145	S 89° 10' E	41.72	6048.13
146	S 89° 10' E	41.72	6089.85
147	S 89° 10' E	41.72	6131.57
148	S 89° 10' E	41.72	6173.29
149	S 89° 10' E	41.72	6215.01
150	S 89° 10' E	41.72	6256.73
151	S 89° 10' E	41.72	6298.45
152	S 89° 10' E	41.72	6340.17
153	S 89° 10' E	41.72	6381.89
154	S 89° 10' E	41.72	6423.61
155	S 89° 10' E	41.72	6465.33
156	S 89° 10' E	41.72	6507.05
157	S 89° 10' E	41.72	6548.77
158	S 89° 10' E	41.72	6590.49
159	S 89° 10' E	41.72	6632.21
160	S 89° 10' E	41.72	6673.93
161	S 89° 10' E	41.72	6715.65
162	S 89° 10' E	41.72	6757.37
163	S 89° 10' E	41.72	6799.09
164	S 89° 10' E	41.72	6840.81
165	S 89° 10' E	41.72	6882.53
166	S 89° 10' E	41.72	6924.25
167	S 89° 10' E	41.72	6965.97
168	S 89° 10' E	41.72	7007.69
169	S 89° 10' E	41.72	7049.41
170	S 89° 10' E	41.72	7091.13
171	S 89° 10' E	41.72	7132.85
172	S 89° 10' E	41.72	



CITY OF PLANO

PLANNING & ZONING COMMISSION

December 15, 2008

**Agenda Item No. 10**

**Public Hearing - Replat & Revised Site Plan:** R.C. Clark Addition, Block A, Lot 1

**Applicant:** Plano Independent School District

---

**DESCRIPTION:**

Public secondary school on one lot on 25.5± acres located on the north side of Spring Creek Parkway, 620± feet west of Chase Oak Boulevard. Zoned Planned Development-329-Community Center. Neighborhood #21.

**REMARKS:**

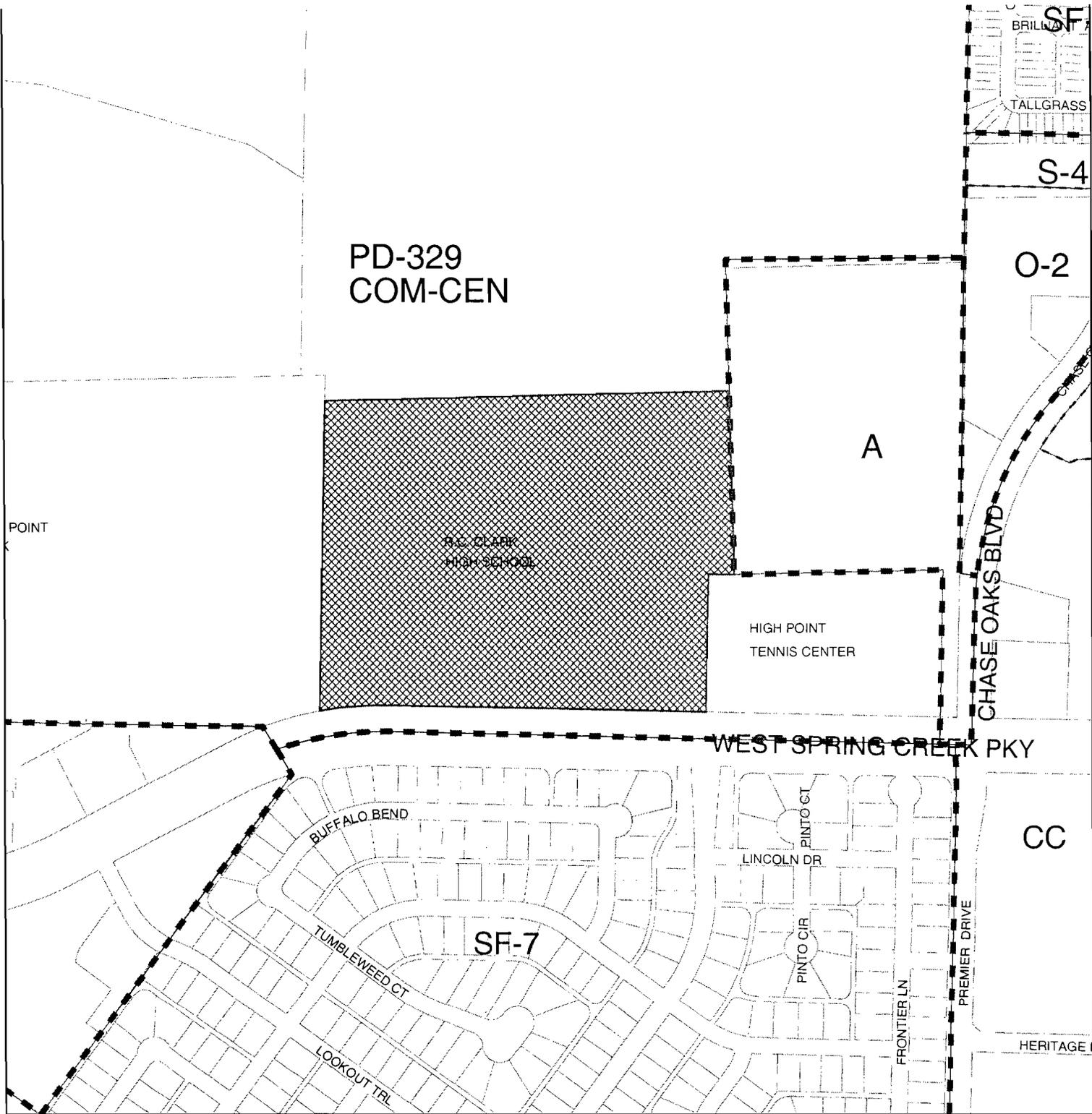
The purpose of the replat is to abandon and dedicate water easements.

The purpose of the revised site plan is to allow for two building additions on the west side of the existing building, a new bus drop off area on the north side of the building, and new canopies and sidewalks on both the north and south sides of the building.

**RECOMMENDATION:**

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

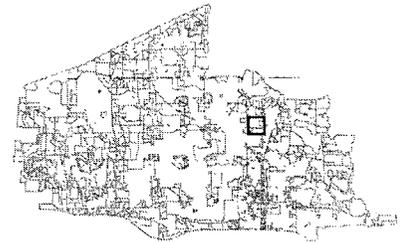
Revised Site Plan: Recommended for approval as submitted.



Item Submitted: REPLAT & REVISED SITE PLAN

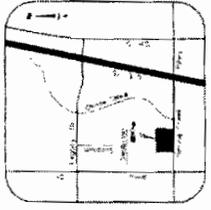
Title: R.C. CLARK ADDITION  
BLOCK A, LOT 1

Zoning: PLANNED DEVELOPMENT-329-COMMUNITY CENTER



○ 200' Notification Buffer





**Curve Data Chart**

Curve No.	Stationing	Length	Radius	Chord	Chord Bearing	Delta	Delta Bearing
1	1+00.00	100.00	1000.00	100.00	S 89° 58' 17" W	180.00	S 00° 01' 43" E
2	2+00.00	100.00	1000.00	100.00	S 89° 58' 17" W	180.00	S 00° 01' 43" E
3	3+00.00	100.00	1000.00	100.00	S 89° 58' 17" W	180.00	S 00° 01' 43" E
4	4+00.00	100.00	1000.00	100.00	S 89° 58' 17" W	180.00	S 00° 01' 43" E
5	5+00.00	100.00	1000.00	100.00	S 89° 58' 17" W	180.00	S 00° 01' 43" E
6	6+00.00	100.00	1000.00	100.00	S 89° 58' 17" W	180.00	S 00° 01' 43" E
7	7+00.00	100.00	1000.00	100.00	S 89° 58' 17" W	180.00	S 00° 01' 43" E
8	8+00.00	100.00	1000.00	100.00	S 89° 58' 17" W	180.00	S 00° 01' 43" E
9	9+00.00	100.00	1000.00	100.00	S 89° 58' 17" W	180.00	S 00° 01' 43" E
10	10+00.00	100.00	1000.00	100.00	S 89° 58' 17" W	180.00	S 00° 01' 43" E

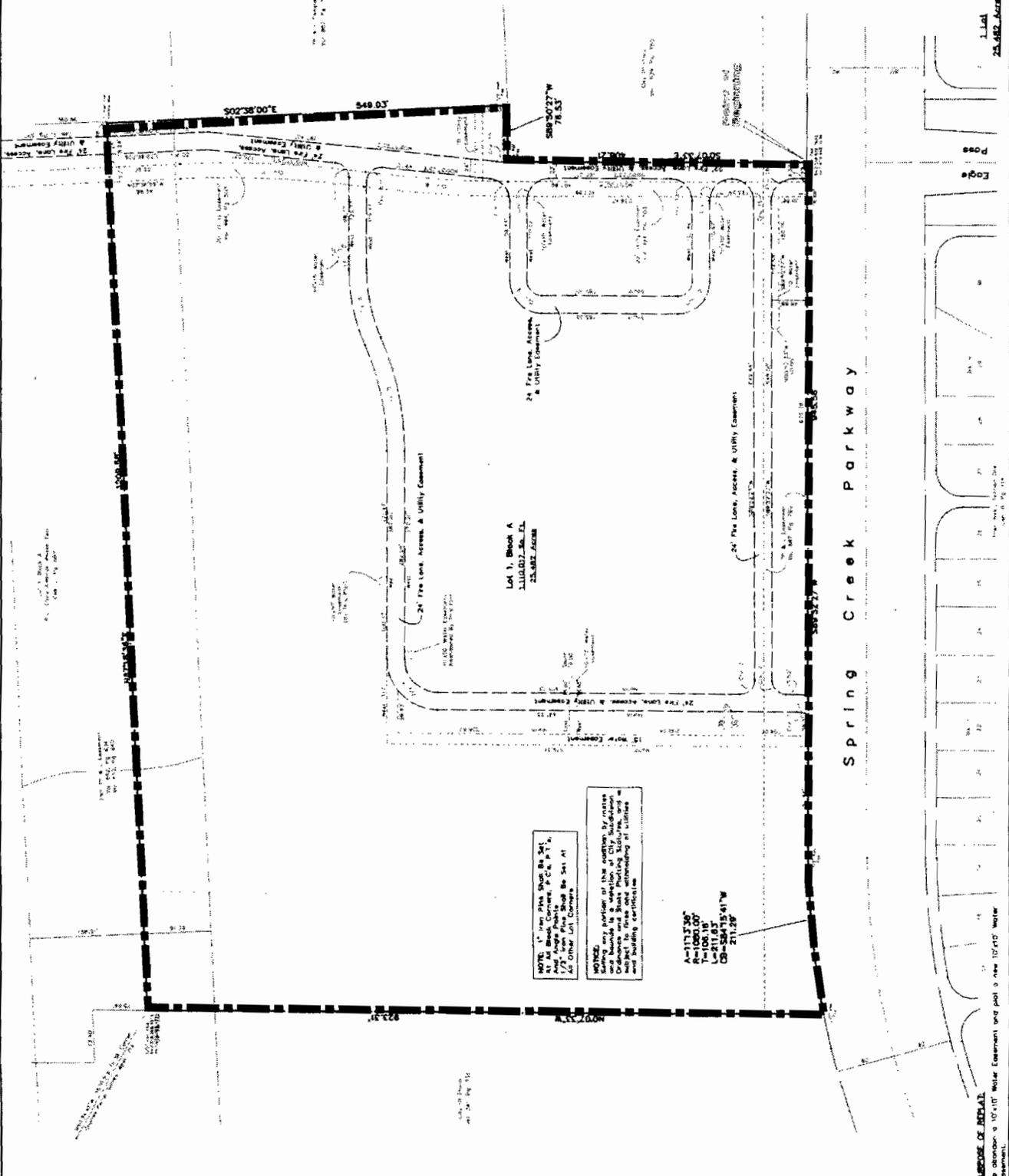
SHEET 1 OF 2  
REPLAT

**R.C. CLARK ADDITION**  
**LOT 1, BLOCK A**  
 Being All Of  
 R. C. Clark Addition, Tract A  
 As Recorded in Cdb. P. Pg. 98, P.R.C.C.T.  
 25.482 Acres Situated in The  
**DANIEL ROWLETT SURVEY ~ ABST. 738**  
 PLANO, COLLIN COUNTY, TEXAS

**Owner:**  
 Plana Independent School District  
 8800 Alamo Drive  
 Dallas, Texas 75243-1480  
 Telephone 469-322-1480

**Engineer:**  
 R.L.K. Engineers, Inc.  
 4116 North River  
 Dallas, Texas 75246  
 Telephone 972-336-1733

**Recorder:**  
 Sudduth Surveying, Inc.  
 1871 University Business Drive, Suite 102  
 Richardson, Texas 75081  
 Telephone 972-342-1446  
 December 18, 2008



**NOTE:** 10' Fire Lane, Block A, Set 1, and 10' Fire Lane, Block A, Set 2, are shown on this plat. All other lot dimensions are as shown on the plat. All other lot dimensions are as shown on the plat. All other lot dimensions are as shown on the plat.

A-111329  
 S-100107  
 L-21183  
 CB-S841541W  
 211.29'

**EXCISE DE INDIAE**  
 To obtain a 10' x 10' Water Easement and pool a new 10' x 10' Water Easement.





CITY OF PLANO  
PLANNING & ZONING COMMISSION

December 15, 2008

**Agenda Item No. 11**

**Public Hearing - Replat:** Walton Park Square Addition, Block 1, Lot 1R

**Applicant:** Woodmont Plano, L.P.

---

**DESCRIPTION:**

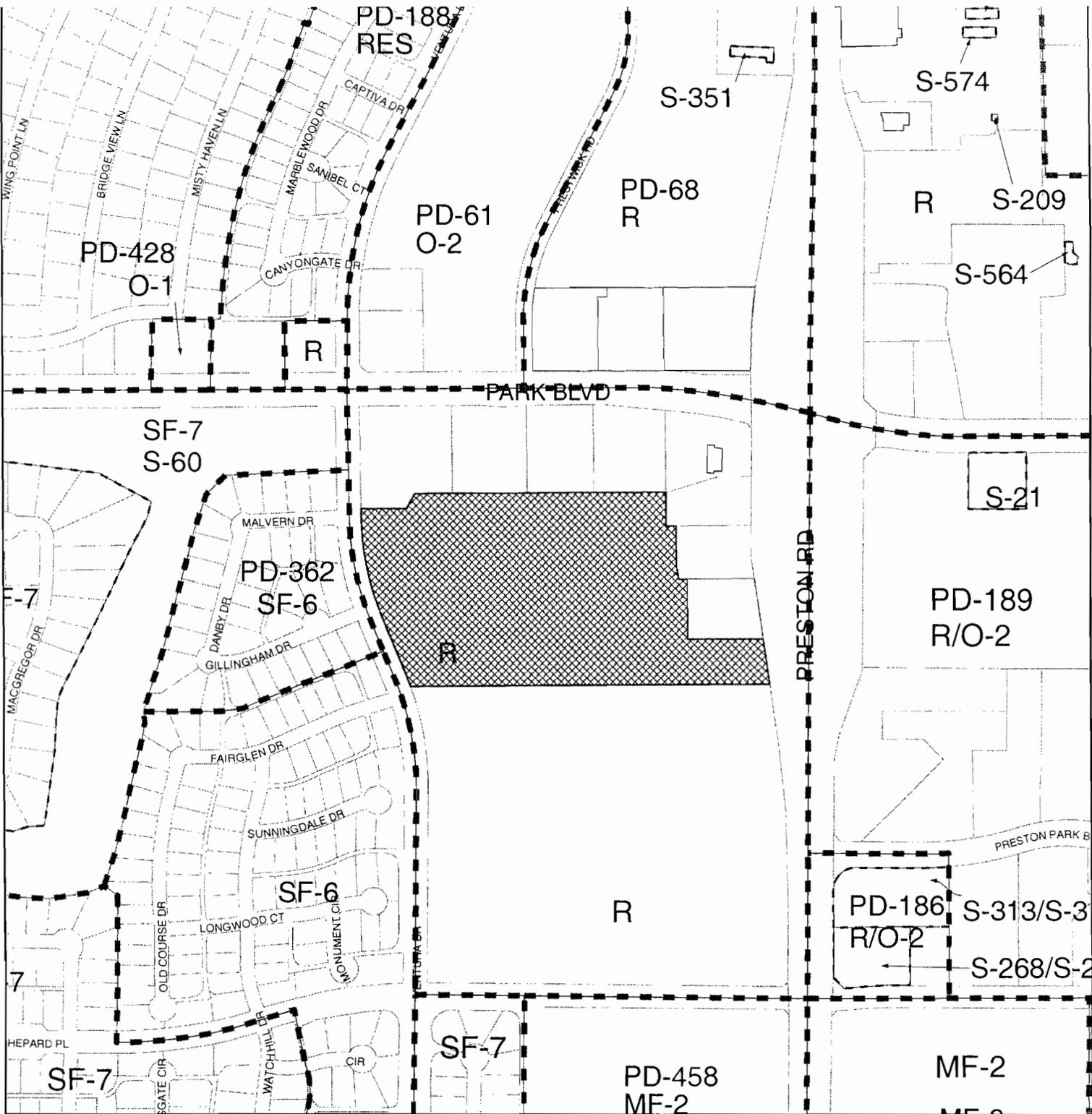
Retail development on one lot on 17.7± acres located on the west side of Preston Road, 315± feet south of Park Boulevard. Zoned Retail. Neighborhood #54.

**REMARKS:**

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

**RECOMMENDATION:**

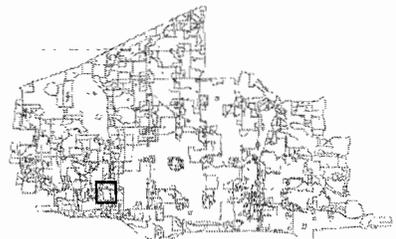
Recommended for approval as submitted.



Item Submitted: REPLAT

Title: WALTON PARK SQUARE ADDITION  
BLOCK 1, LOT 1R

Zoning: RETAIL/PRESTON ROAD OVERLAY DISTRICT



○ 200' Notification Buffer











CITY OF PLANO  
PLANNING & ZONING COMMISSION

December 15, 2008

**Agenda Item No. 12**

**Public Hearing - Replat:** Percy/Christon Addition, Block 1, Lots 1R & 5R

**Applicant:** Spring Creek Plano Retail LP

---

**DESCRIPTION:**

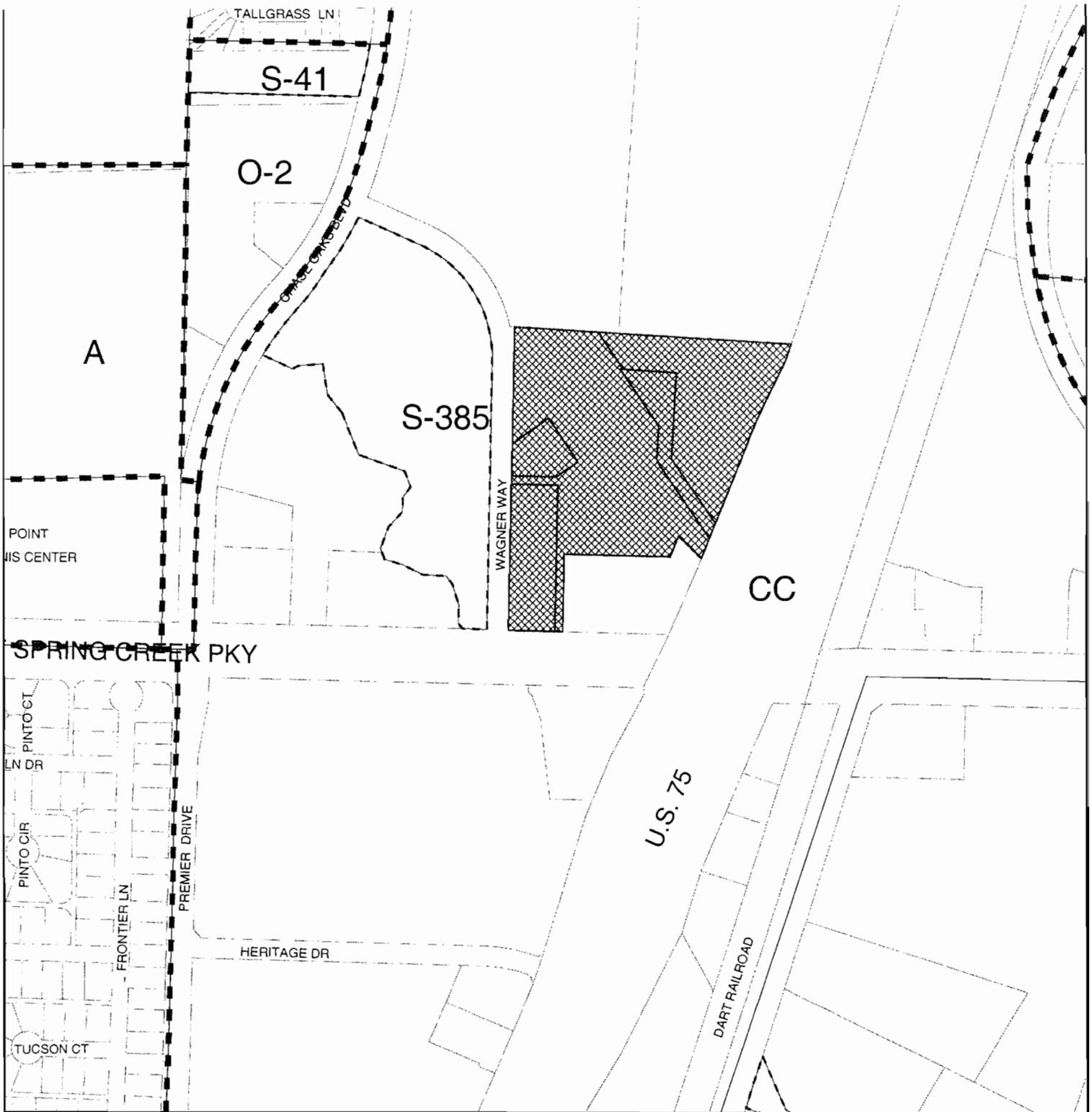
Bank and retail on two lots on 11.4± acres located at the northeast corner of Spring Creek Parkway and Wagner Way. Zoned Corridor Commercial. Neighborhood #21.

**REMARKS:**

The purpose of the replat is to create two lots out of five lots and dedicate easements necessary for the redevelopment of Lot 5R.

**RECOMMENDATION:**

Recommended for approval as submitted.



Item Submitted: REPLAT

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

Zoning: CORRIDOR COMMERCIAL



○ 200' Notification Buffer





CITY OF PLANO  
PLANNING & ZONING COMMISSION

December 15, 2008

**Agenda Item No. 13**

**Discussion and Direction:** Mixed-Use Policy Statement

**Applicant:** City of Plano

---

**Description:**

Discussion and direction regarding the draft Mixed-Use Policy Statement proposed for inclusion in the City of Plano Comprehensive Plan.

**Background:**

In recent years mixed-use projects have gained popularity and developers are interested in locating these projects in Plano. In response to this development trend, the Planning & Zoning Commission has been working to develop a mixed-use policy statement. This policy statement will be formally adopted as part of the Comprehensive Plan and will help establish (in greater detail than can be provided in the main chapters of the Comprehensive Plan) how the City of Plano defines mixed-use development as well as critical elements of a mixed-use project.

This policy statement builds from work done by the Transition and Revitalization Commission in the "Urban Centers Study" as well as existing elements of the Comprehensive Plan, including the Land Use Element, the Economic Development Element, and the "Infill Housing" and "Rezoning Property to Meet Demand" Policy Statements. The policy statement is intended to assist the Planning & Zoning Commission and City Council when considering future zoning requests for mixed-use development.

The Planning & Zoning Commission has now held several work sessions, attended a field trip to view mixed-use projects, and participated in a joint retreat with the City Council to explore mixed-use projects. Staff has used the information received during these discussions to draft the attached policy statement.

**Recommendations:**

Staff respectfully submits the attached draft of the Mixed-use Policy statement for the Commission's consideration. At the meeting, staff would be pleased to receive comments from the Commission. Following the discussion, if the Commission feels comfortable with the content of this draft, they may choose to call a public hearing to formally consider amending the Comprehensive Plan to add the policy statement.

## Mixed-Use Policy Statement

### Policy Statement 5.0

#### Description:

The intent of this policy statement is to define mixed-use development and its role in Plano. This includes both how this development form can be used to create large scale projects like urban centers and smaller scale mixed-use projects. The policy statement defines what is meant by the term “mixed-use” and describes the characteristics of appropriate locations. It also expounds upon the expected benefits of mixed-use projects and describes the key components necessary for creating those benefits. This information is intended to provide guidance to developers and decisions makers considering mixed-use projects.

This policy statement also addresses the following objectives and strategies already in the Comprehensive Plan:

**Objective B.3** - Ensure land use compatibility by grouping complementary land use activities, especially those that are mutually supportive, and continuing to implement policies that minimize the impact of potentially incompatible activities.

**Strategy C.2** - Consider the use of creative and alternative suburban land use concepts, including mixed-use development in appropriate infill and redevelopment areas of the city. Review requests to rezone properties for mixed-use development in accordance with the following:

- Finding that the conversion of nonresidential property for residential or another nonresidential use would not adversely impact the planned land use pattern for the surrounding area.
- A plan that provides for the integration of vehicular and pedestrian circulation systems, parking, building location, and architectural design into a cohesive development.

**Strategy C.5** - Work with developers to ensure that infill and redevelopment occur in appropriate locations. In particular, the location and design of urban centers should be consistent with the guidelines established by the Urban Centers Study.

**Strategy A.3** - Continue to facilitate the development of Transit Oriented Developments (TOD) such as those recommended in the Urban Centers Study.

**Objective A.3** - Provide Plano residents with a variety of transportation options.

**Housing Density Policy Statement 3.0** which provides guidance regarding the density of housing in Plano.

### **Background:**

Although not specifically called mixed-use, a mix of uses - work, home, commerce - has been commonplace in communities throughout the United States and Europe. Prior to World War II towns were, out of necessity, designed on a pedestrian scale. In many ways, the combination of uses all within walking distance of each other provided natural synergies that enhanced daily life. In fact, it wasn't until the "modern" zoning code, also referred to as Euclidian zoning, came into common use that land uses were so strictly separated. In doing so, many of the great synergies that come from mixing uses were lost. Mixed-Use development can contribute to a variety of objectives, including housing provision, revitalized town centers, and more sustainable urban environments. The benefits of mixed-use include:

- **Creating a local sense of place.** Although difficult to quantify, mixed-use areas can create a vibrant sense of place and community. This can be not just on a city-wide scale, but it can also be a tool that helps to differentiate neighborhoods. And, as mentioned above, by supporting pedestrian movement these areas provide increased opportunities for neighbors to meet and interact. They also provide a wider variety in the types of environments to be found in the city, adding interest and diversity.
- **Creating areas that are active throughout the day.** A mix of uses eliminates the problems of residential areas that are largely unpopulated during the day and commercial areas that are desolate after business hours. Mixed-use areas have populations and activities that take place throughout the day, making them more vibrant and safe.
- **Increasing housing options for diverse household types.** Mixed-use areas often have higher density housing types, such as apartments and townhouses, close to amenities and add to the variety of housing options available within the city which is especially important to meet the needs of an increasingly diverse population.
- **Reducing auto dependence.** Mixed-use areas provide a variety of services and activities within a walkable distance of housing, allowing residents to conduct more of their daily activities without depending on automobiles. Reduced auto dependence especially provides greater independence for seniors and children who can often be marginalized simply because they cannot drive.
- **Increasing travel options.** Mixed-use areas, if well designed, can comfortably support pedestrian, bicycle, transit, and automobile traffic.

## **Analysis:**

As Plano begins to incorporate mixed-use into what historically has been a suburban land use pattern, it is important to define how and where this type of development fits within the city. Successful mixed-use projects can be created on many scales and in many locations - in an individual building, a series of buildings grouped together, or as a predominant characteristic across an urban area (urban center). Whatever the scale, there must be a readily identifiable mix of functions which jointly activate the urban form. The effect must be more than just an aesthetic one.

## **Policy Statements:**

The following guidelines are intended to assist with the evaluation of proposals for mixed-use projects. These guidelines cannot address all of the issues relating to a particular site and therefore are not the sole determinants of zoning decisions. However, they do provide a framework for evaluating mixed-use proposals. Also, within the city, there are a variety of environments where mixed-use projects can be successful from a corner store serving a neighborhood to a large urban center. This checklist addresses characteristics that generally are achievable in both small- and large-scale mixed-use projects and some specific considerations based on location. It may be possible to fulfill the intent of this policy statement without meeting every guideline.

### **Mixed-use Guidelines Checklist:**

**Location and Context Sensitivity** - The project must be sensitive to surrounding developments with regard to height, density, scale, and character. Mixing land uses often means developing commercial uses next to or within residential areas. It can also mean developing housing at relatively high densities outside of a traditional neighborhood setting. This can raise concerns about traffic, parking, noise, building design, and other compatibility issues. The site layout and building design should mitigate these issues wherever possible.

Mixed-use projects can work in a variety of settings throughout the city. However, careful consideration must be given to the character of the area and surrounding land uses. The following areas of Plano (as described in the Land Use Element and corresponding Land Use Map) are the most likely locations for mixed-use development. Considerations specific to these areas are noted below, followed by more general city-wide guidelines.

### **Neighborhood Centers:**

Designated on the Land Use Map as Neighborhood Commercial, Community Commercial, General Commercial, and Major Commercial these areas are adjacent to the residential districts that they are intended to serve. They are typically located at

major intersections, contain roughly 10-15 acres on each corner and include businesses such as grocery stores, drugstores, and small retail and service uses. The center should be oriented to existing or planned pedestrian amenities, such as wide sidewalks, street tree cutouts, pedestrian-scale lighting, and street furnishings. These locations should also support transit stops, where applicable.

### **Urban Centers:**

These are large districts (50 or more acres) of mixed-use development provided at urban densities. They serve both a local and regional population and may include a wide-range of uses from office and commercial to residential. These areas generally have strong internal circulation (transportation networks) and contain a variety of mutually supportive uses (such as restaurants, residential, and office). Because these areas are large enough to form a distinct district, they can generally support higher density and higher intensity uses.

### **Major Corridors:**

Designated on the Land Use Map as Major Corridor Development and Freeway Commercial these areas are located along major highways. Uses in these areas can vary but will tend to be more auto-dependant than either neighborhood centers or urban centers. The character of these districts is focused on allowing office, commercial, and residential uses to be combined in a single development.

### **General Guidelines for Location and Context:**

- If they were to be considered alone, outside of a mixed-use setting, would each use (residential, office, retail, etc.) be appropriate in this location? (Also, see residential development guidelines below.)
- Is the development a natural fit with the larger surrounding area? Is the project designed in such a way that it is well-integrated with adjacent land uses?
- Does the project connect to surrounding developments?
- How does the project relate to/impact surrounding development?
- Is the juxtaposition of uses complementary? For example, are lower density residential areas buffered from more intensive uses?

- Are transitions in building heights (setbacks) provided, especially when adjacent to residential development?

Note: In many locations, mixed-use development will be a departure from the existing development form. It is advised that early in the project development, proposals are discussed with neighborhood groups and other stakeholders. Where appropriate, the Planning Department can facilitate these efforts.

**Multiple Uses/Integration of Uses** - Land uses are mixed onsite or are mixed in combination with adjacent uses (existing or planned). The combining of land uses promotes easy access among services, stores, and other amenities especially by pedestrians.

- Is there a variety of uses? Are the uses complementary/synergistic? For example, do the nonresidential activities in the development enhance the livability of the residential parts?
- Are the uses in a fine grain either vertically and/or horizontally so that the complement of buildings and uses is well integrated?
- Are buildings tightly connected or grouped?
- If the development is phased, is the first phase sufficient to stand on its own as a mixed-use development?
- Are residential uses integrated within the development and not isolated, so that the range of amenities such as shops, restaurants, and public spaces are available and easily accessible to residents?

**Density** - Mixed-use development generally requires increased density, which allows for more compact development. Higher densities increase land-use efficiency and housing variety while reducing energy consumption and transportation costs. The mixed use buildings that result can help strengthen or establish neighborhood character and encourage walking and bicycling.

- Is the site developed at an urban density rather than suburban?
- Are the majority of buildings two to three stories or higher?
- Do the second story and higher floors contain useable space, instead of being included just for aesthetic effect?

- Does the site layout create clusters of buildings to promote a variety of transportation options (pedestrian, bike, automobile, mass transit, etc.)?
- Is the majority of the land area within each block used for buildings and not for surface parking, open space, or landscaping?

**Pedestrian Orientation** - All portions of the development are accessible by a direct, convenient, attractive, safe, and comfortable system of pedestrian facilities, and the development provides appropriate pedestrian amenities. The design of buildings supports a safe and attractive pedestrian environment.

- Is the development sufficiently compact? Can people comfortably walk between major uses without being tempted to move their car?
- Do the physical arrangement and design of the buildings support the pedestrian environment?
- Are there pedestrian walkways through sites, connecting entrances, buildings, and the public sidewalk? Do they form a comprehensive network?
- Are the street crossings, drives, and parking areas clearly marked?
- Are the sidewalks wide enough to accommodate pedestrians as well as street life (for example a sidewalk café)?
- Is landscaping or other buffering provided between parking lots and adjacent sidewalks or streets?
- Are the buildings close to the street? Do the buildings help define the street edge?
- Do the sidewalks include street furnishings such as street trees, space for outdoor seating, bus waiting areas, trash cans, newspaper vending machines, mail boxes, sidewalk displays, etc.?

**Connectivity** - An interconnected street system provides linkages to local shopping, services, housing, and amenities, as well as linkages between adjacent developments. Streets that are disconnected isolate land uses and force all trips, whether by car, foot, or bicycle onto the arterial street system without regard for their ultimate destination.

- Is there a grid of streets with relatively short blocks and lots of intersections?

- Is the development part of a connected street system that serves not just vehicles but pedestrians and bicycles as well?
- Is the development connected to the surrounding areas?
- Is the project served by mass transit?

**Parking** - Surface parking lots often cover more ground than the buildings they are intended to serve, particularly in suburban centers and commercial corridors. This unfortunate reality is often a barrier to building compact, pedestrian friendly places.

- Is parking designed in an urban form? Is more than 50% of the parking in garages with the remaining surface parking located behind buildings and/or on land scheduled for future development as structured parking or for future buildings?
- Is on-street parking available on the majority of internal streets?
- Are the parking and vehicle drives located away from building entrances and not between a building entrance and the street?
- Is surface parking, where proposed, located behind or to the side of a building when possible? Are good pedestrian connections provided?
- Are street trees or landscaping provided between surface parking lots and the adjacent sidewalks?
- Does the project appear to take advantage of opportunities for shared parking? ("Shared parking" means that multiple uses share one or more parking facilities.)

**Public Spaces** - Public social contact shapes our personal identity, fosters learning, and influences our social behavior. Creating public spaces where people have the opportunity to formally organize, such as for a public outdoor market or festival, or informally gather, such as to pursue leisure or social activity, are both necessary and desirable. For example, social greetings, conversations, and passive contacts, where people simply see and hear other people, are those social activities that shape our personal identity? This type of activity is dependent on the presence of people in the same physical environment, whether it is a sidewalk or a public plaza. For this to be a positive experience, public spaces need to be safe, attractive, and comfortable. With growth and new development, public spaces must be protected and new spaces created to support the social and cultural fabric of our communities.

- Does the arrangement of buildings, streets, and open space create public spaces?

- Does the development contain “place making” qualities that distinguish it from traditional development?
- Does the project provide public space that will realistically be used? For example, the “function” of a public space may include transportation, in the case of the sidewalk; or recreation and socialization, in the case of a plaza or park.
- Does the site design enhance and support the public space?
- For residential uses within the development, do the public spaces provide social and leisure activities similar to those provided by parks, schools, and libraries in a traditional, suburban Plano neighborhood?

**Human Scale** - Although the world is large; we perceive it piece by piece. In urban design, details count. Things look different close up walking at 2 mph than they do from behind a windshield at 30 mph. Everything seen and experienced from the sidewalk - building fronts, signs, lighting, open space should be designed for human interaction at a pedestrian’s perspective.

Note: While much of this information is not typically required for a zoning petition to be filed, these items are especially important to the success of mixed-use projects, and additional information and details should be provided for the evaluation of mixed-use projects.

- Do the buildings contain windows and doors on all or most sides?
- Does the design of the street space include trees, light standards, benches and other amenities to give the development a human scale?
- Are the building facades designed to a human-scale, for aesthetic appeal, pedestrian comfort, and compatibility with the design character of the district or neighborhood?
- Does the design reflect the context of its surroundings or create its own distinct look and identity? This does not mean that it needs to copy or mirror the architectural style of the surrounding buildings (unless that is critical to the historic character of an area).

Elements to look at:

- Existing architectural character of the neighborhood/district,
- Continuity of the building sizes,
- How the street-level and upper-level architectural detailing is treated,

- Roof forms, and
- Rhythm of windows and doors
- General relationship of buildings to public spaces such as streets, plazas, other open space, and public parking.

CITY OF PLANO  
PLANNING AND ZONING COMMISSION

December 15, 2008

**Agenda Item No. 14**

**Work Session:** Safe Streets Program

**Applicant:** City of Plano

---

**DESCRIPTION:**

This item is to advise the Commission on the appeal process of the Safe Streets Program. During a previous work session, there were questions on the timeline and procedures.

**RECOMMENDATION:**

Staff seeks input from the Commission before finalizing with the City Council.