

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

December 17, 2007

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>6:30 p.m. - Dinner - Planning Conference Room 2E</p> <p>7:00 p.m. - Regular Meeting - Council Chambers</p> <p>The Planning & Zoning Commission may convene into Executive Session pursuant to Section 55.071 of the Texas Government Code to consult with its attorney regarding posted items in the regular meeting.</p> <p>1 Call to Order/Pledge of Allegiance</p> <p>2 Approval of Agenda as Presented</p> <p>3 Approval of Minutes for the December 3, 2007, Planning & Zoning Commission Meeting</p> <p>4 General Discussion: The Planning & Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning & Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning & Zoning Commission authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.</p> <p><u>CONSENT AGENDA</u></p> <p>5a Preliminary Site Plan & Concept Plan: Parkwood Center One, Block A, Lots 1 & 2 - General office building on one lot and concept lot on 18.3± acres located at the southwest corner of Parkwood Boulevard and Dominion Parkway. Zoned Commercial Employment. Neighborhood #8. Applicant: West Plano Land Co.</p> <p>5b Site Plan: Ray's Office Addition, Block 1, Lot 1R - Service contractor on one lot on 0.5± acre located west of the intersection of Municipal Avenue and 13th Street. Zoned Light Commercial with Specific Use Permit #406 for Contract Construction. Neighborhood #67. Applicant: ASP Realty, LLC</p>	

5c
TF

Final Plat: White Rock Creek Multi Purpose Complex, Block A, Lot 2R - Public park on one lot on 25.1± acres located at the northeast corner of Clark Parkway and Parker Road. Zoned Planned Development-237-Single-Family Residence-7/Patio Home, Single-Family Residence-9 and Agricultural. Neighborhood #30. **Applicant: City of Plano**

END OF CONSENT AGENDA

PUBLIC HEARINGS

6
EH

Public Hearing - Replat: Archgate Park Addition, Block A, Lot 1R - Public park on one lot on 49.4± acres located on the west side of Preston Meadow Drive, 1,400± feet north of Spring Creek Parkway. Zoned Patio Home. Neighborhood #17. **Applicant: City of Plano**

7
TF

Public Hearing - Replat & Revised Site Plan: Beal Bank Addition, Block A, Lot 1R - Office on one lot on 24.9± acres located at the southwest corner of the Dallas North Tollway and Legacy Drive. Zoned Central Business-1. Neighborhood #15. **Applicant: Beal Service Corporation**

8
TF

Public Hearing - Preliminary Replat: Kings Gate Addition, Block B, Lots 10R, 11 & 12 - Two Single-Family Residence-20 lots and one open space lot for a private street on 6.5± acres located on the west side of Old Gate Road, 300± feet north of Sudbury Road. Zoned Single-Family Residence-20 with Specific Use Permit #281 for Private Street Development. Neighborhood #25. **Applicant: MFF Realty, Inc. and Robert Peterson**

END OF PUBLIC HEARINGS

9
SS

Discussion and Direction: Comprehensive Plan Update - Discussion and direction on the update of the Economic Development Element of the Comprehensive Plan. **Applicant: City of Plano**

10

Items for Future Discussion - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.

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 17, 2007

Agenda Item No. 5a

Preliminary Site Plan & Concept Plan: Parkwood Center One, Block A, Lots 1 & 2
Applicant: West Plano Land Co.

General office building on one lot and concept lot on 18.3± acres located at the southwest corner of Parkwood Boulevard and Dominion Parkway. Zoned Commercial Employment. Neighborhood #8.

Recommended for approval as submitted.

Agenda Item No. 5b

Site Plan: Ray's Office Addition, Block 1, Lot 1R
Applicant: ASP Realty, LLC

Service contractor on one lot on 0.5± acre located west of the intersection of Municipal Avenue and 13th Street. Zoned Light Commercial with Specific Use Permit #406 for Contract Construction. Neighborhood #67.

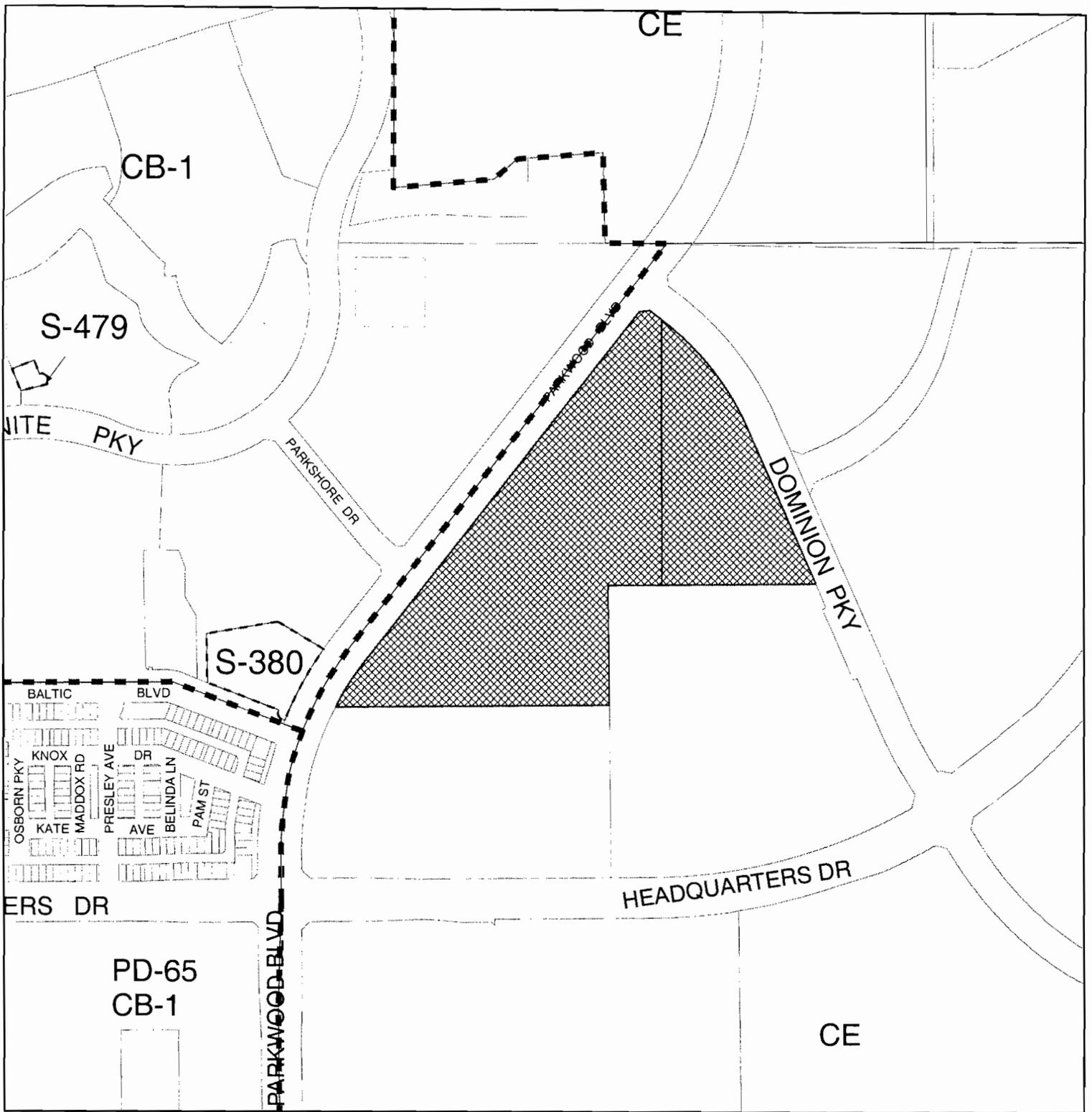
Recommended for approval subject to Fire Department approval of a variance to the 150-foot hose-lay requirement.

Agenda Item No. 5c

Final Plat: White Rock Creek Multi Purpose Complex, Block A, Lot 2R
Applicant: City of Plano

Public park on one lot on 25.1± acres located at the northeast corner of Clark Parkway and Parker Road. Zoned Planned Development-237-Single-Family Residence-7/Patio Home, Single-Family Residence-9 and Agricultural. Neighborhood #30.

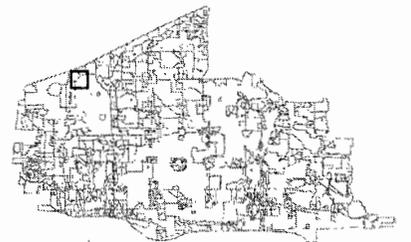
Recommended for approval as submitted.



Item Submitted: PRELIMINARY SITE PLAN & CONCEPT PLAN

Title: PARKWOOD CENTER ONE
BLOCK A, LOTS 1 & 2

Zoning: COMMERCIAL EMPLOYMENT



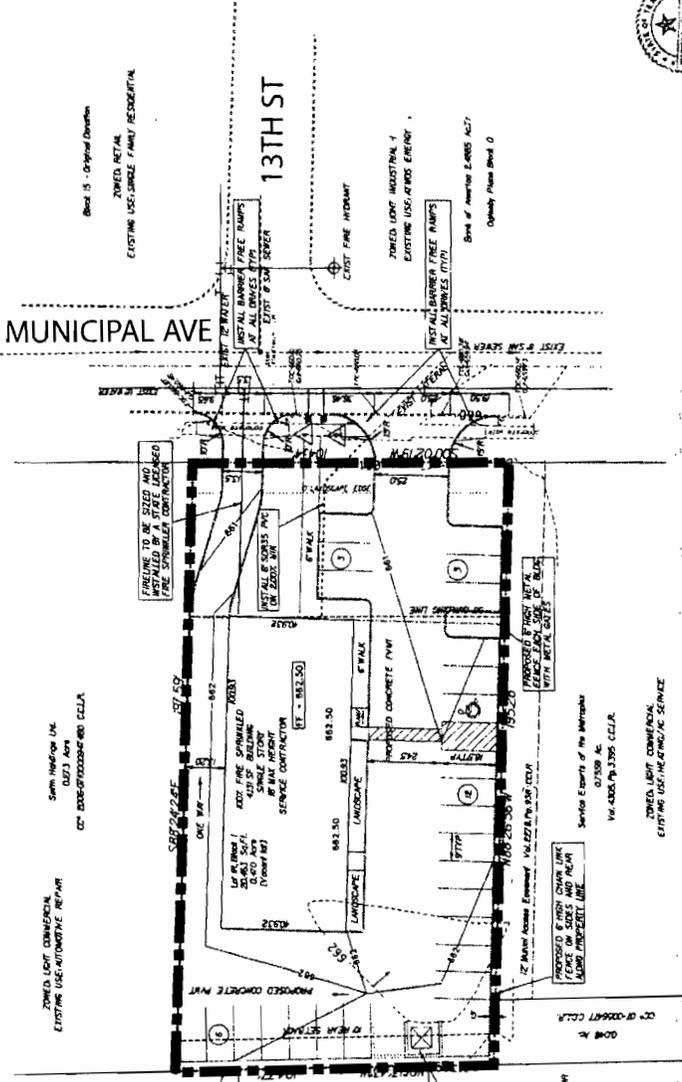
○ 200' Notification Buffer





1. All buildings over 6000 SF shall be Zoned C174.
2. The owner shall be advised and encouraged per city ordinance.
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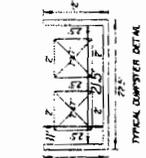
ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE	100	YD	100.00	10000.00
2	STEEL	50	TON	200.00	10000.00
3	BRICK	1000	1000	1.00	1000.00
4	CEMENT	50	TON	100.00	5000.00
5	PIPE	100	FT	10.00	1000.00
6	WALL	100	LF	10.00	1000.00
7	DOOR	10	EA	100.00	1000.00
8	WINDOW	20	EA	50.00	1000.00
9	ROOF	100	SQ	10.00	1000.00
10	PAINT	100	GA	10.00	1000.00
11	LABOR	1000	HR	10.00	10000.00
12	ELECTRICAL	100	HR	20.00	2000.00
13	MECHANICAL	100	HR	20.00	2000.00
14	PLUMBING	100	HR	20.00	2000.00
15	INSULATION	100	BTU	10.00	1000.00
16	GLASS	100	SQ	10.00	1000.00
17	CEILING	100	SQ	10.00	1000.00
18	FLOORING	100	SQ	10.00	1000.00
19	LANDSCAPE	100	SQ	10.00	1000.00
20	UTILITIES	100	HR	20.00	2000.00
21	PERMITS	1	EA	1000.00	1000.00
22	DESIGN	1	EA	1000.00	1000.00
23	CONTRACTOR	1	EA	1000.00	1000.00
24	INSURANCE	1	EA	1000.00	1000.00
25	TOTAL				100000.00



OWNER
 GSP REALTY, INC. W. J. SCHUMACHER
 12000
 12000

WATER METER SCHEDULE

TYPE	SIZE	NUMBER	REMARKS
DOMESTIC	1"	1	PROPOSED
IRRIGATION	1"	1	PROPOSED



SITE PLAN

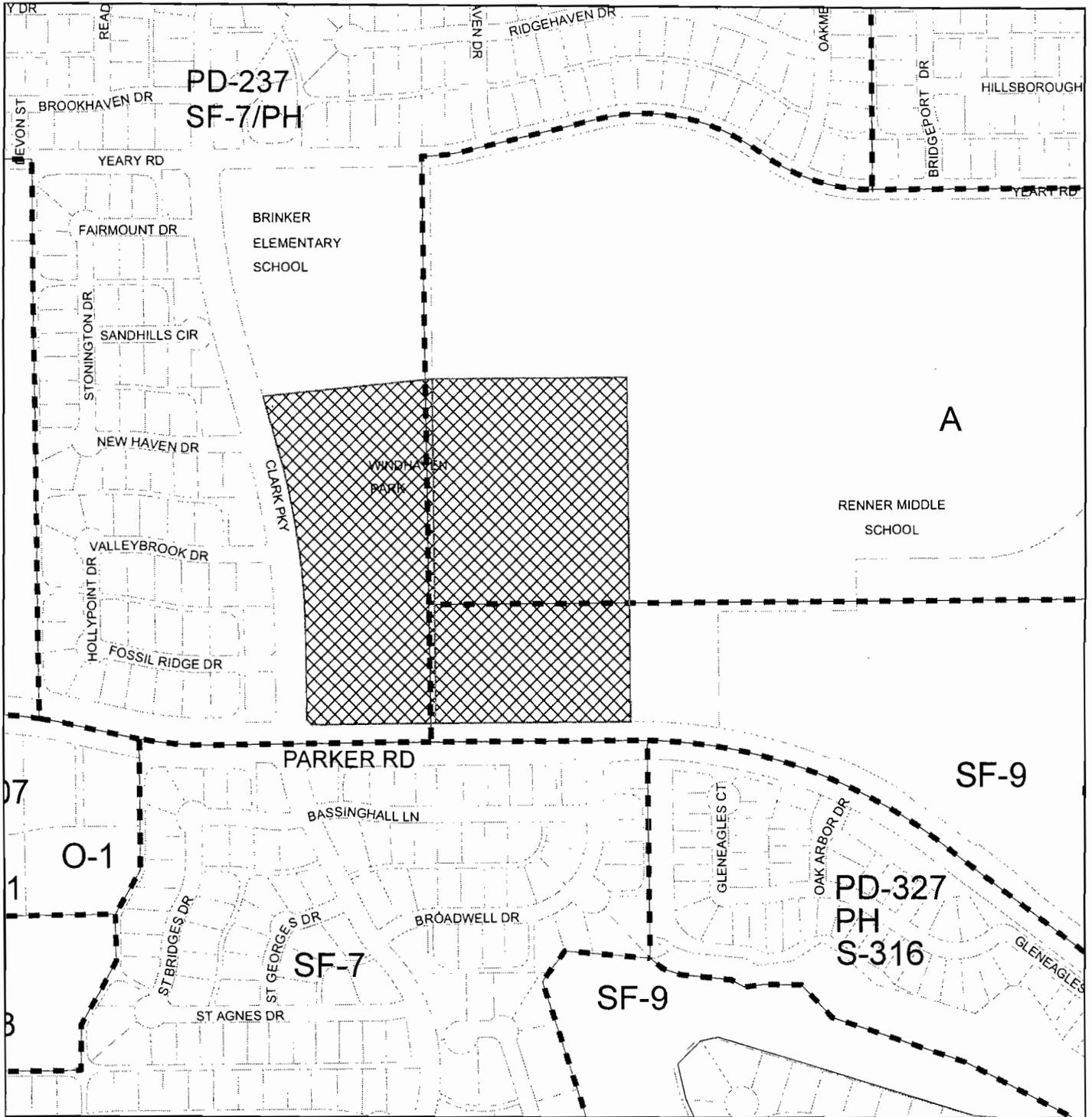
0.47 AC LOT W. - BLOCK 11 RAY'S OFFICE ADDITION

PLANO, COLLIN COUNTY, TEXAS

HBL BRUBAKER ASSOCIATES, INC.
 CIVIL AND ENVIRONMENTAL ENGINEERS

DATE	SCALE	DATE	SCALE	DATE	SCALE
12/15/11	AS SHOWN	12/15/11	AS SHOWN	12/15/11	AS SHOWN

1" = 20'
 SCALE: 1" = 20'

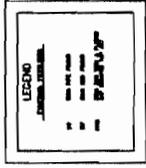
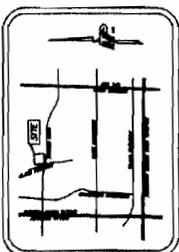


Item Submitted: FINAL PLAT

Title: WHITE ROCK CREEK MULTI PURPOSE COMPLEX
BLOCK A, LOT 2R

Zoning: PLANNED DEVELOPMENT-237-
SINGLE-FAMILY RESIDENCE-7/PATIO HOME,
SINGLE-FAMILY RESIDENCE-9, & AGRICULTURAL





SURVEYOR'S CERTIFICATE
 I, Lawrence S. Allen, a Registered Professional Land Surveyor for the State of Texas, do hereby certify that the boundaries and contents hereon shown were determined by me or under my direct supervision and in accordance with the laws of the State of Texas, and that the same are true and correct to the best of my knowledge and belief.

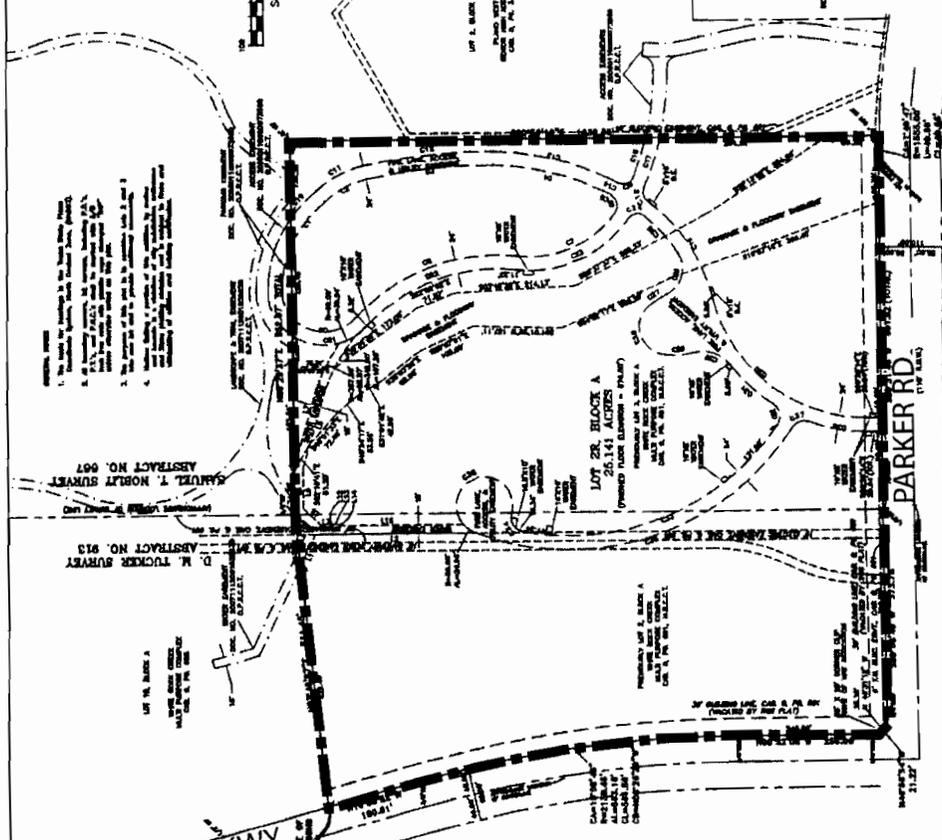
DATE: _____ DAY OF _____

LAWRENCE S. ALLEN
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 0275

**FINAL PLAT OF
 LOT 2R, BLOCK A
 WHITE ROCK CREEK
 MULTI PURPOSE COMPLEX**

BEING A REPLAT OF A
 LOT 2R, BLOCK A, MULTI PURPOSE COMPLEX
 WHITE ROCK CREEK MULTI PURPOSE COMPLEX
 RECORDED IN CARNET G, PAGE 691
 AND BEING 25.141 ACRES SITUATED IN THE
 SAMUEL T. HOBILT SURVEY, ABSTRACT NO. 857
 AND THE D.M. TUCKER SURVEY, ABSTRACT NO. 913
 CITY OF PLANO, COLLIN COUNTY, TEXAS

DECEMBER 2007



ASAMUEL T. HOBILT SURVEY
 ABSTRACT NO. 857

D. M. TUCKER SURVEY
 ABSTRACT NO. 913

ENGINEER/DEVELOPER
 LAWRENCE S. ALLEN
 1700 W. WILSON STREET
 PLANO, TEXAS 75075
 (972) 421-1700

ENGINEER/SURVEYOR
 LAWRENCE S. ALLEN
 1700 W. WILSON STREET
 PLANO, TEXAS 75075
 (972) 421-1700

LOT NO.	ACRES	BEARING	DISTANCE
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THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE BOUNDARIES AND CONTENTS OF THE LOTS SHOWN ON THIS PLAT ARE TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

DATE: _____ DAY OF _____

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CITY OF PLANO
PLANNING & ZONING COMMISSION

December 17, 2007

Agenda Item No. 6

Public Hearing - Replat: Archgate Park Addition, Block A, Lot 1R

Applicant: City of Plano

DESCRIPTION:

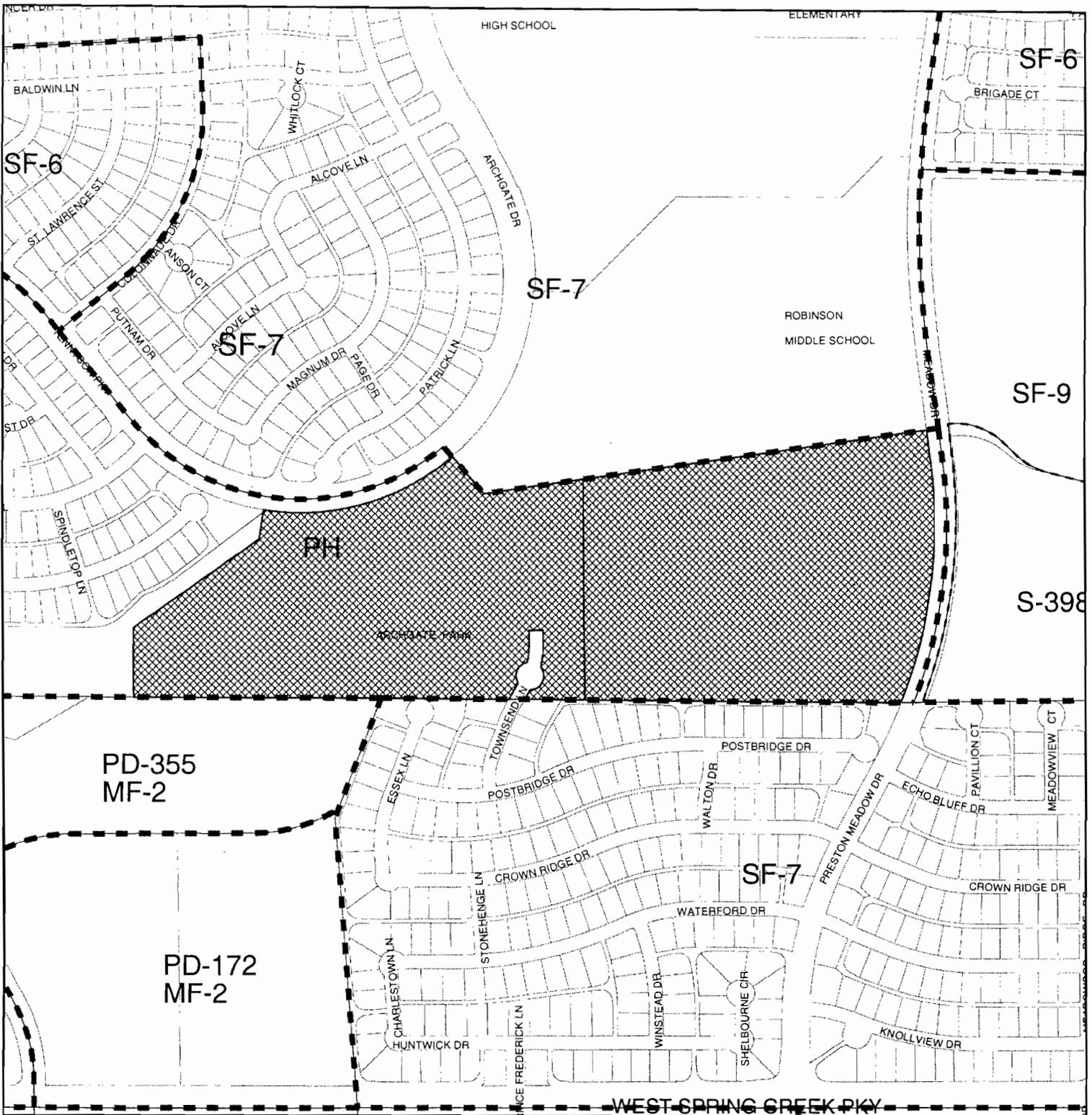
Public park on one lot on 49.4± acres located on the west side of Preston Meadow Drive, 1,400± feet north of Spring Creek Parkway. Zoned Patio Home. Neighborhood #17.

REMARKS:

The purpose of this replat is to dedicate easements.

RECOMMENDATIONS:

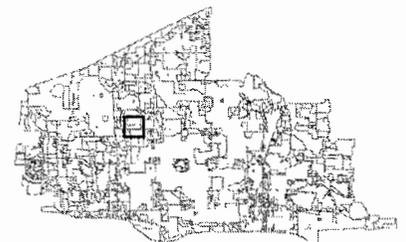
Recommended for approval as submitted.



Item Submitted: REPLAT

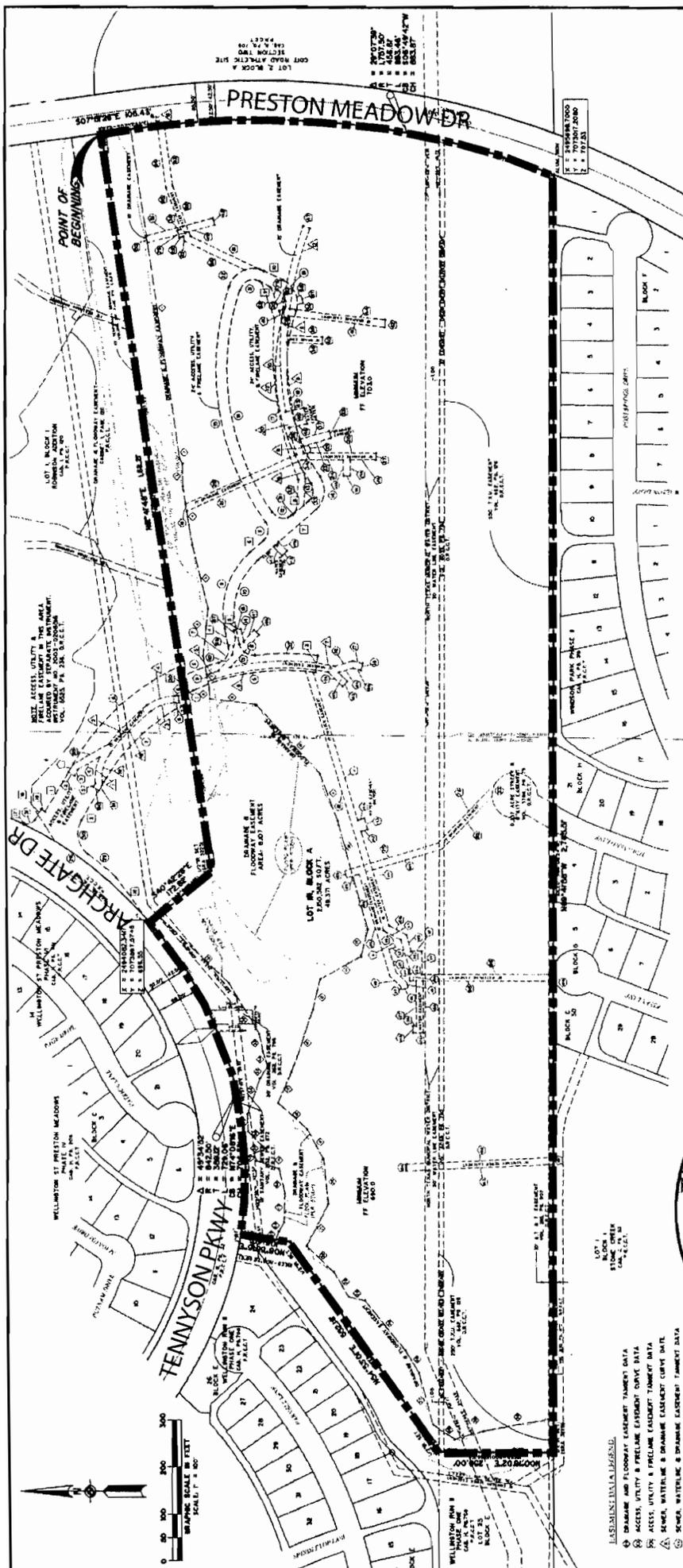
Title: ARCHGATE PARK ADDITION
BLOCK A, LOT 1R

Zoning: PATIO HOME



○ 200' Notification Buffer





GENERAL NOTES

1. THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE APPROVAL OF THE CITY OF PLANO AND THE TEXAS DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY. THE CITY OF PLANO AND THE TEXAS DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

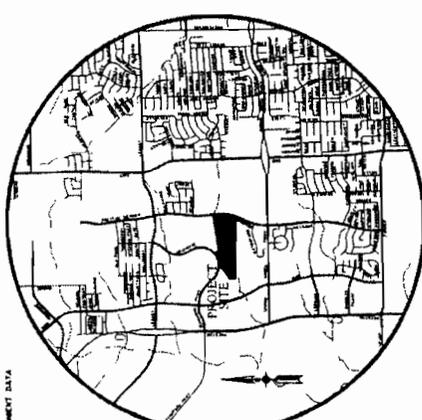
2. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT. THE ENGINEER HAS NOT CONDUCTED A GEOTECHNICAL SURVEY OR A FOUNDATION ANALYSIS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY GEOTECHNICAL DATA AND FOUNDATION DESIGN.

3. THE ENGINEER HAS CONDUCTED A SURVEY OF THE SITE AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT. THE ENGINEER HAS NOT CONDUCTED A GEOTECHNICAL SURVEY OR A FOUNDATION ANALYSIS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY GEOTECHNICAL DATA AND FOUNDATION DESIGN.

NOTE

1. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT. THE ENGINEER HAS NOT CONDUCTED A GEOTECHNICAL SURVEY OR A FOUNDATION ANALYSIS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY GEOTECHNICAL DATA AND FOUNDATION DESIGN.

2. THE ENGINEER HAS CONDUCTED A SURVEY OF THE SITE AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT. THE ENGINEER HAS NOT CONDUCTED A GEOTECHNICAL SURVEY OR A FOUNDATION ANALYSIS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY GEOTECHNICAL DATA AND FOUNDATION DESIGN.



LOCATION MAP

- LEGEND**
- ⊕ DRAINAGE AND FLOODWAY EASEMENT TANGENT DATA
 - ⊙ ACCESS, UTILITY & PRELIMINARY EASEMENT CURVE DATA
 - ⊖ ACCESS, UTILITY & PRELIMINARY EASEMENT TANGENT DATA
 - ⊕ SEWER, WATERLINE & DRAINAGE EASEMENT CURVE DATA
 - ⊖ SEWER, WATERLINE & DRAINAGE EASEMENT TANGENT DATA

REPLAT
LOT 11, BLOCK A
ARCHGATE PARK ADDITION

BEING A TRACT OF LAND SITUATED IN THE JESSE STIFF SURVEY, ABSTRACT NO. 783 AND THE MARY & CATHERINE OWENS SURVEY, ABSTRACT NO. 672, RECORDED IN COOT NO. 80-00088A, L.A.C.C.T., IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS, AND CONTAINING 49.37 ACRES.

DECEMBER 10, 2007

ENGINEER/DEVELOPER
 CITY OF PLANO PARKS AND RECREATION DEPARTMENT
 405 AVENUE 15
 PLANO, TEXAS 75074
 (972) 941-2295

ENGINEER/DEVELOPER
 SCHIRKEL, ROLLINS & ASSOCIATES, INC.
 181 CORPORATE DR. WEST, SUITE 200
 FORT WORTH, TEXAS 76104
 (817) 646-3282
 (817) 649-7645
 FAX (817) 649-7645

SHEET 1 OF 3

OWNERSHIP CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT THE CITY OF PLANO, TEXAS, in the name of a body of legal persons...

THENCE 507.52'±, being 100% of the total length of the easement, to the centerline of the easement, and being 100% of the total length of the easement...

THENCE 507.52'±, being 100% of the total length of the easement, to the centerline of the easement, and being 100% of the total length of the easement...

THENCE 507.52'±, being 100% of the total length of the easement, to the centerline of the easement, and being 100% of the total length of the easement...

THENCE 507.52'±, being 100% of the total length of the easement, to the centerline of the easement, and being 100% of the total length of the easement...

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THENCE 507.52'±, being 100% of the total length of the easement, to the centerline of the easement, and being 100% of the total length of the easement...

THENCE 507.52'±, being 100% of the total length of the easement, to the centerline of the easement, and being 100% of the total length of the easement...

The undersigned does consent and agree that the Access Easement may be utilized by any person in the general public for ingress and egress, to allow road property, and for the purpose of General Public Use and satisfaction in and around the City of Plano, Texas...

DRAINAGE AND FLOODWAY EASEMENT
The undersigned does consent and agree that the Drainage and Floodway Easement may be utilized by any person in the general public for ingress and egress, to allow road property, and for the purpose of General Public Use and satisfaction in and around the City of Plano, Texas...

The undersigned subject is of full legal age, single, sane, and of sound mind, and is the owner of the property described in the plat hereto attached...

WITNESS MY HAND AND SEAL OF OFFICE, IN THE CITY OF PLANO, TEXAS, THIS 10th DAY OF DECEMBER, 2007.

AUTHORIZED SIGNATURE:
PRINTED NAME & TITLE:
COUNTY OF COLLIN

BEFORE ME, undersigned authority, a Notary Public in and for Collin County, 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 purposes and consideration therein expressed.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS
WITNESS MY HAND AND SEAL OF OFFICE, IN THE CITY OF PLANO, TEXAS, THIS 10th DAY OF DECEMBER, 2007.

CERTIFICATE OF APPROVAL
Approved by the Planning and Zoning Commission of the City of Plano, Texas, on this day.

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

STATE OF TEXAS
COUNTY OF COLLIN
BEFORE ME, undersigned authority, a Notary Public in and for Collin County, 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 purposes and consideration therein expressed.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS
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NOTARY PUBLIC IN AND FOR STATE OF TEXAS
WITNESS MY HAND AND SEAL OF OFFICE, IN THE CITY OF PLANO, TEXAS, THIS 10th DAY OF DECEMBER, 2007.

KNOW ALL MEN BY THESE PRESENTS:
I, Don J. Ferrin, a Registered Professional Land Surveyor, hereby certify that the foregoing plat was prepared from accurate survey conducted on the ground, and that there are no personal observations, and no other information, which would affect the correctness of the same, and that the survey correctly shows the location of all boundaries and easements, and that the same are in accordance with the plat hereto attached, and that the same have been recorded in accordance with the laws of the State of Texas.

Registration No. 3328
STATE OF TEXAS
COUNTY OF COLLIN
BEFORE ME, undersigned authority, a Notary Public in and for Collin County, 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 purposes and consideration therein expressed.

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NOTARY PUBLIC IN AND FOR STATE OF TEXAS
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NOTARY PUBLIC IN AND FOR STATE OF TEXAS
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STATE OF TEXAS
COUNTY OF COLLIN
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ARCHGATE PARK ADDITION
LOT 1R, BLOCK A
REPLAT
DECEMBER 10, 2007
ENGINEER/SURVEYOR
SORKHREL ROLLINS, & ASSOCIATES, INC.
1801 CORNELIUS DR. WEST, SUITE 200
DALLAS, TEXAS 75244
(972) 649-3286 • METRO (972) 640-8822
FAX (972) 649-7645
OWNER/DEVELOPER
CITY OF PLANO PARKS AND RECREATION DEPARTMENT
1000 W. PLANO, SUITE 1000
PLANO, TEXAS 75074
(972) 941-7295
BEING A TRACT OF LAND SITUATED IN THE JESSE STIFF SURVEY, ABSTRACT NO. 793 AND THE MARY & CATHERINE OWNERS SURVEY, ABSTRACT NO. 672, RECORDED IN COCP NO. 90-000866, L.R.C.C.T., IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS, AND CONTAINING 49.371 ACRES.

CITY OF PLANO
PLANNING & ZONING COMMISSION

December 17, 2007.

Agenda Item No. 7

Public Hearing - Replat & Revised Site Plan: Beal Bank Addition, Block A, Lot 1R

Applicant: Beal Service Corporation

DESCRIPTION:

Office on one lot on 24.9± acres located at the southwest corner of the Dallas North Tollway and Legacy Drive. Zoned Central Business-1. Neighborhood #15.

REMARKS:

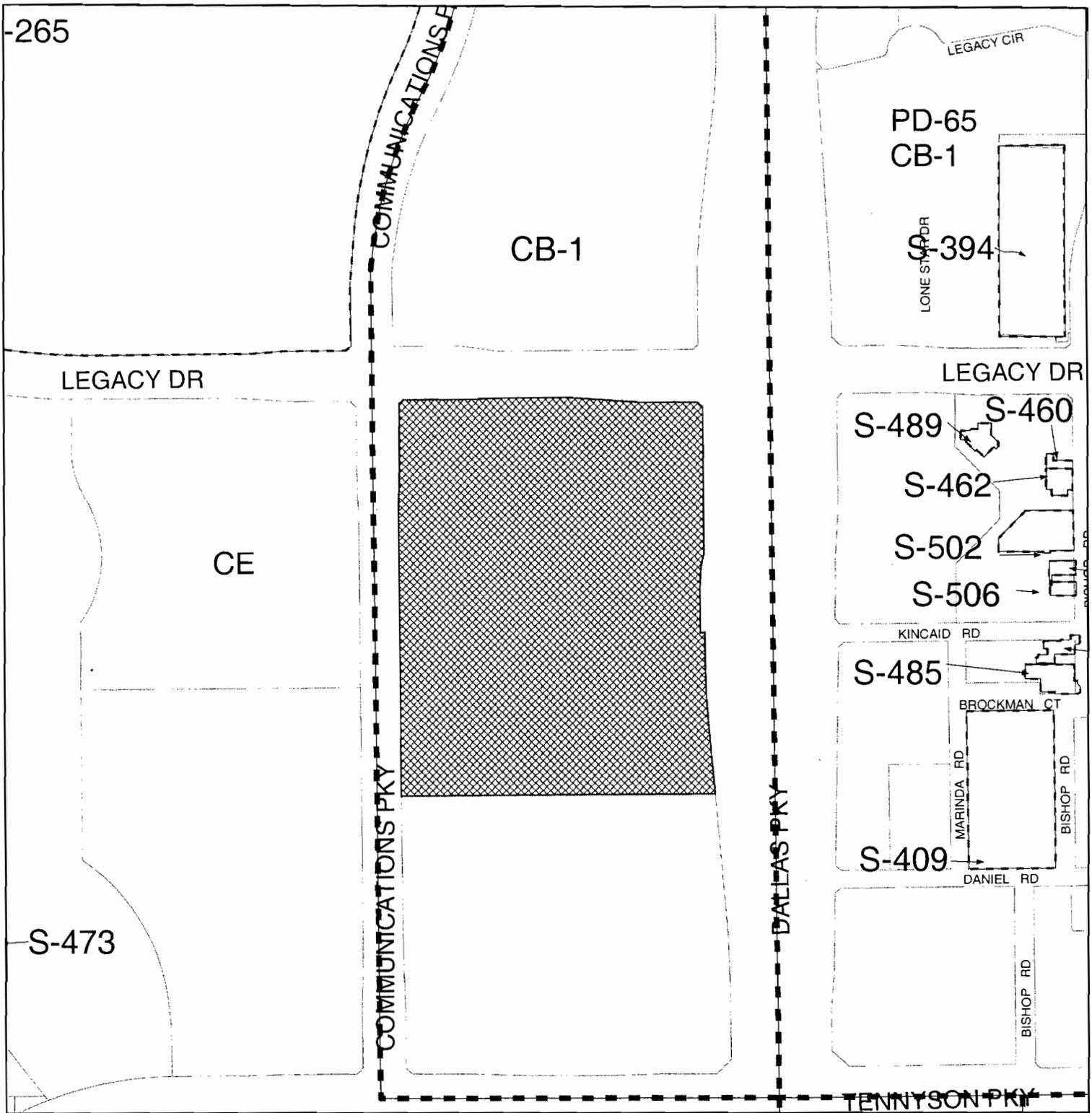
The purpose of the revised site plan is to add a parking garage to the site, as well as temporary surface parking and access from Communications Parkway.

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

RECOMMENDATION:

Replat: Recommended for approval as submitted.

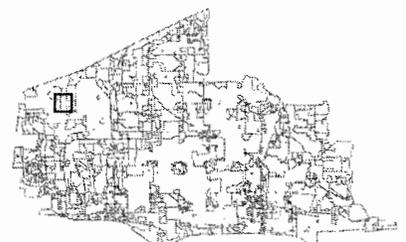
Revised Site Plan: Recommended for approval as submitted.



Item Submitted: REPLAT & REVISED SITE PLAN

Title: BEAL BANK ADDITION
BLOCK A, LOT 1R

Zoning: CENTRAL BUSINESS-1

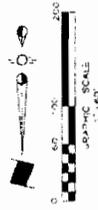


○ 200' Notification Buffer



DALLAS NORTH TOLLWAY
(A Variable Width R.O.W.)

NAD 83
SCALE FACTOR
0.999999999



Line Data Chart

LINE NO.	START STATION	END STATION	LENGTH	BEARING	AREA
1	0+00.00	0+10.00	10.00	N 89° 00' 00" W	100.00
2	0+10.00	0+20.00	10.00	N 89° 00' 00" W	100.00
3	0+20.00	0+30.00	10.00	N 89° 00' 00" W	100.00
4	0+30.00	0+40.00	10.00	N 89° 00' 00" W	100.00
5	0+40.00	0+50.00	10.00	N 89° 00' 00" W	100.00
6	0+50.00	0+60.00	10.00	N 89° 00' 00" W	100.00
7	0+60.00	0+70.00	10.00	N 89° 00' 00" W	100.00
8	0+70.00	0+80.00	10.00	N 89° 00' 00" W	100.00
9	0+80.00	0+90.00	10.00	N 89° 00' 00" W	100.00
10	0+90.00	1+00.00	10.00	N 89° 00' 00" W	100.00
11	1+00.00	1+10.00	10.00	N 89° 00' 00" W	100.00
12	1+10.00	1+20.00	10.00	N 89° 00' 00" W	100.00
13	1+20.00	1+30.00	10.00	N 89° 00' 00" W	100.00
14	1+30.00	1+40.00	10.00	N 89° 00' 00" W	100.00
15	1+40.00	1+50.00	10.00	N 89° 00' 00" W	100.00
16	1+50.00	1+60.00	10.00	N 89° 00' 00" W	100.00
17	1+60.00	1+70.00	10.00	N 89° 00' 00" W	100.00
18	1+70.00	1+80.00	10.00	N 89° 00' 00" W	100.00
19	1+80.00	1+90.00	10.00	N 89° 00' 00" W	100.00
20	1+90.00	2+00.00	10.00	N 89° 00' 00" W	100.00
21	2+00.00	2+10.00	10.00	N 89° 00' 00" W	100.00
22	2+10.00	2+20.00	10.00	N 89° 00' 00" W	100.00
23	2+20.00	2+30.00	10.00	N 89° 00' 00" W	100.00
24	2+30.00	2+40.00	10.00	N 89° 00' 00" W	100.00
25	2+40.00	2+50.00	10.00	N 89° 00' 00" W	100.00
26	2+50.00	2+60.00	10.00	N 89° 00' 00" W	100.00
27	2+60.00	2+70.00	10.00	N 89° 00' 00" W	100.00
28	2+70.00	2+80.00	10.00	N 89° 00' 00" W	100.00
29	2+80.00	2+90.00	10.00	N 89° 00' 00" W	100.00
30	2+90.00	3+00.00	10.00	N 89° 00' 00" W	100.00
31	3+00.00	3+10.00	10.00	N 89° 00' 00" W	100.00
32	3+10.00	3+20.00	10.00	N 89° 00' 00" W	100.00
33	3+20.00	3+30.00	10.00	N 89° 00' 00" W	100.00
34	3+30.00	3+40.00	10.00	N 89° 00' 00" W	100.00
35	3+40.00	3+50.00	10.00	N 89° 00' 00" W	100.00
36	3+50.00	3+60.00	10.00	N 89° 00' 00" W	100.00
37	3+60.00	3+70.00	10.00	N 89° 00' 00" W	100.00
38	3+70.00	3+80.00	10.00	N 89° 00' 00" W	100.00
39	3+80.00	3+90.00	10.00	N 89° 00' 00" W	100.00
40	3+90.00	4+00.00	10.00	N 89° 00' 00" W	100.00

Curve Data Chart

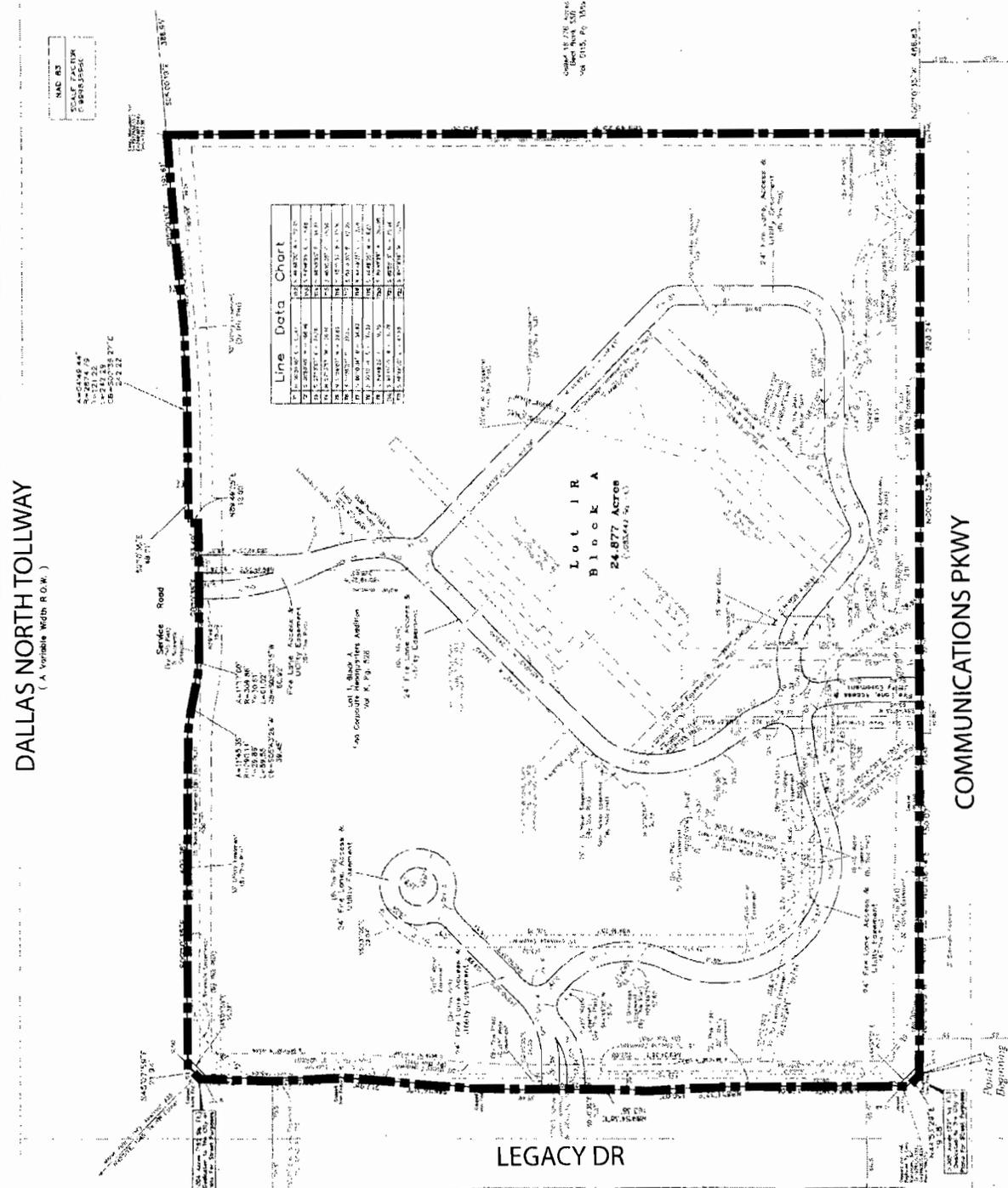
STATION	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH	PI POINT	TANGENT	CHORD	AREA
0+00.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
0+10.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
0+20.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
0+30.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
0+40.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
0+50.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
0+60.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
0+70.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
0+80.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
0+90.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
1+00.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
1+10.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
1+20.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
1+30.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
1+40.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
1+50.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
1+60.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
1+70.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
1+80.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
1+90.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
2+00.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
2+10.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
2+20.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
2+30.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
2+40.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
2+50.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
2+60.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
2+70.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
2+80.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
2+90.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
3+00.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
3+10.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
3+20.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
3+30.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
3+40.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
3+50.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
3+60.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
3+70.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
3+80.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
3+90.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00
4+00.00	N 89° 00' 00" W	10.00	89.000000	10.00	0+05.00	10.00	10.00	100.00

SHEET 1 OF 2
**REPLAT
BEAL BANK
ADDITION**
24.877 ACRES
LOT 1R, BLOCK A

BEING A REPLAT OF LOT 1, BLOCK A
FINA CORPORATE HEADQUARTERS ADDITION
SITUATED IN THE
HENRY COOK SURVEY ~ ABSTRACT 183
PLANO, COLLIN COUNTY, TEXAS

Prepared By
Surveyors
P.O. Box 1000
Ft. Worth, Texas 76101
Telephone (817) 437-5000
Computer-Aided Plotted

4144 N. Central Expressway, Suite 1100
Ft. Worth, Texas 76107
Contract: T-183, Sub A-2647
Scale: 1" = 80' Date: 7/20/99



NOTICE: This plat is in violation of the provisions of the Texas Constitution and laws of the State of Texas which prohibit the sale of land in lots of less than one acre. The sale of this land in lots of less than one acre is prohibited by law. The sale of this land in lots of less than one acre is prohibited by law.

NOTICE: This plat is in violation of the provisions of the Texas Constitution and laws of the State of Texas which prohibit the sale of land in lots of less than one acre. The sale of this land in lots of less than one acre is prohibited by law. The sale of this land in lots of less than one acre is prohibited by law.

DR Information Services, L.L.C.
10000 Preston Road, Suite 200
Dallas, Texas 75242
Tel: 972-343-8200

LEGACY DR

COMMUNICATIONS PKWY

CITY OF PLANO
PLANNING & ZONING COMMISSION

December 17, 2007

Agenda Item No. 8

Public Hearing - Preliminary Replat: Kings Gate Addition, Block B,
Lots 10R, 11 & 12

Applicant: MFF Realty, Inc. and Robert Peterson

DESCRIPTION:

Two Single-Family Residence-20 lots and one open space lot for a private street on 6.5± acres located on the west side of Old Gate Road, 300± feet north of Sudbury Road. Zoned Single-Family Residence-20 with Specific Use Permit #281 for Private Street Development. Neighborhood #25.

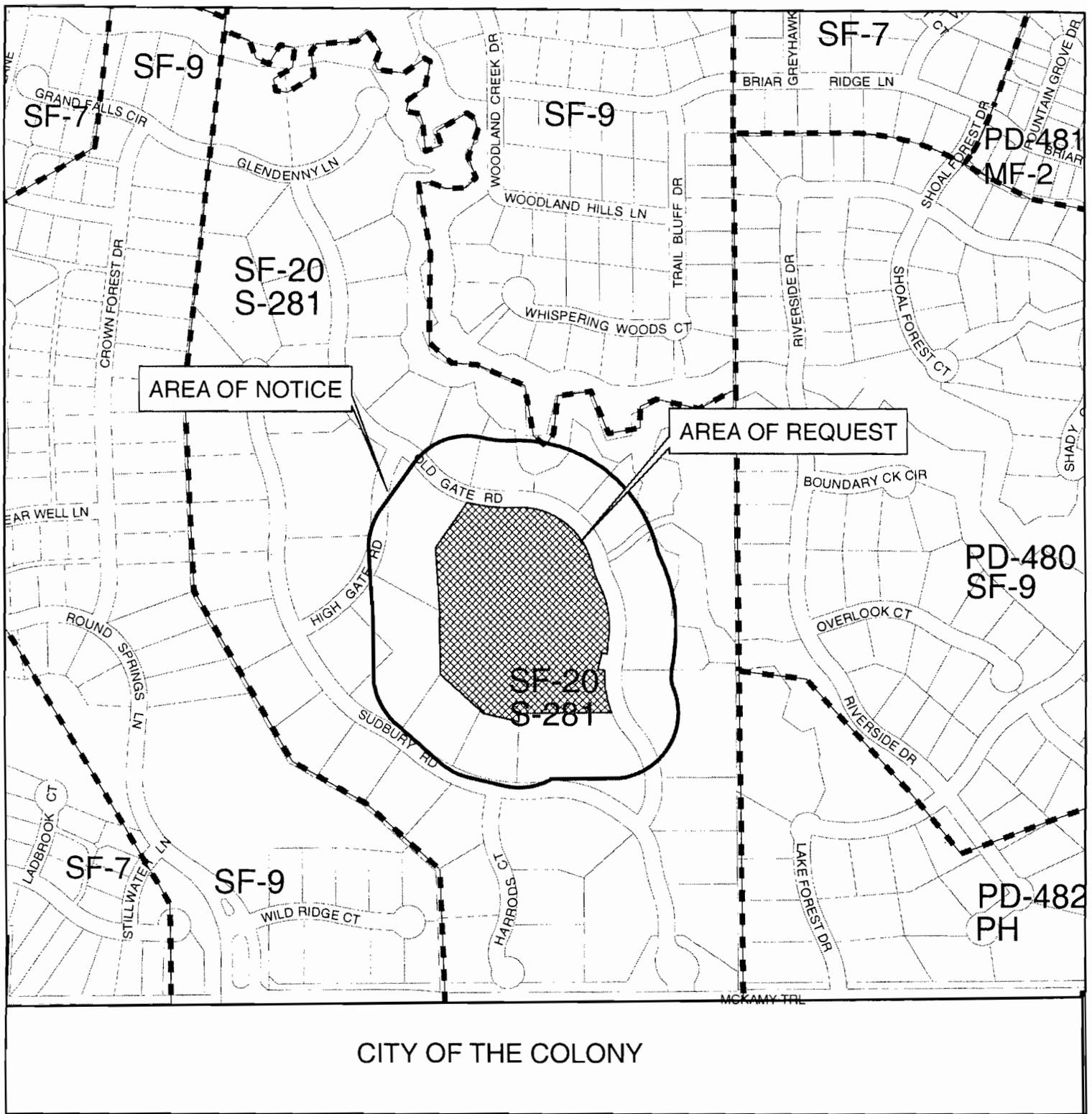
REMARKS:

The purpose of this replat is to subdivide existing Lot 10R into two lots (Lots 10R and 11) and one open space lot (Lot 12) for a private street.

RECOMMENDATION:

Recommended for approval subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department; and
2. Approval by the City Attorney and subsequent recordation at the County of documents amending the Declaration of Covenants, Conditions and Restrictions for the Kings Gate Residential Association, Inc. pertaining to the maintenance of the open space lot for a private street by the Homeowners Association.

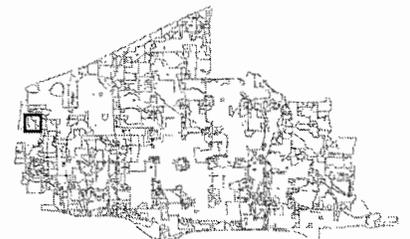


Item Submitted: PRELIMINARY REPLAT

Title: KINGS GATE
BLOCK B, LOTS 10R-12

Zoning: SINGLE-FAMILY RESIDENCE-20 w/SPECIFIC USE PERMIT #281

○ 200' Notification Buffer



COMMENTS, CONDITIONS AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON
WALTERS, LUDWELL DENNY, ROBERT PETERSON & VASILIA PETERSON are the owners of a tract of land located in the U.S. WELLER SURVEY, ABSTRACT NO. 833, City of Plano, Denton County, Texas and being all of Lot 10R, Block 8 of the North...

BEING: 1/2 inch iron rod found in the West right-of-way line of Old Oak Road, a 30 foot right-of-way, at the Southwest corner of said Lot 10R and the Northwest corner of Lot 9B of said Old Oak Road;

THESE South 89 degrees 31 minutes 38 seconds West, along the common line of said Lot 10R and said Lot 9B, a distance of 23.79 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DA" set at the most easterly corner of said Lot 10R;

North 77 degrees 01 minutes 44 seconds West, a distance of 10.12 feet to a 1/2 inch iron rod found for corner;

North 48 degrees 28 minutes 18 seconds West, a distance of 175.13 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DA" set for corner;

North 09 degrees 36 minutes 12 seconds West, a distance of 190.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DA" set for corner;

North 33 degrees 56 minutes 02 seconds West, a distance of 87.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DA" set for corner;

North 39 degrees 08 minutes 06 seconds East, a distance of 166.32 feet to a 1/2 inch iron rod found in the South right-of-way line of said Old Oak Road at the Northwest corner of said Lot 10R and at the beginning of a non-tangent bearing and distance of South 76 degrees 14 minutes 13 seconds East; 10.31 feet;

THENCE Southwesterly, along the South and West right-of-way lines of said Old Oak Road, the following ten (10) courses and distances:

East 1/4, along said curve to the left, on arc distance of 10.31 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "WELLER" found for corner at the beginning of a non-tangent curve to the left having a central angle of 15 degrees 03 minutes East; 128.64 feet;

East 1/4, along said curve to the left, on arc distance of 138.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DA" set for corner at the beginning of a non-tangent curve to the right having a central angle of 78 degrees 47 minutes 21 seconds East; 280.82 feet;

Southwesterly, along said curve to the right, on arc distance of 313.33 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DA" set for corner at the beginning of a non-tangent curve to the right having a central angle of 12 degrees 21 minutes 21 seconds East; 361.72 feet;

Southerly, along said curve to the left, on arc distance of 36.27 feet to a 1/2 inch iron rod found for corner at the beginning of a non-tangent curve to the left having a central angle of 160.30 feet; 160.30 feet;

Southerly, along said curve to the right, on arc distance of 182.87 feet to a 5/8 inch iron rod found for corner;

South 33 degrees 53 minutes 22 seconds West, a distance of 108.02 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DA" set for corner at the beginning of a non-tangent curve to the right having a central angle of 60 degrees 40 minutes 43 seconds, a radius of 148.59 feet and a chord bearing and distance of North 78 degrees 13 minutes 09 seconds East; 15.00 feet;

Westerly, along said curve to the right, on arc distance of 15.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DA" set for corner;

South 13 degrees 40 minutes 13 seconds West, a distance of 30.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DA" set for corner at the beginning of a non-tangent curve to the right having a central angle of 10 degrees 09 minutes 35 seconds, a radius of 158.79 feet and a chord bearing and distance of South 78 degrees 24 minutes 44 seconds East; 21.38 feet;

Centerly, along said curve to the left, on arc distance of 21.38 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DA" set for corner at the beginning of a non-tangent curve to the right having a central angle of 60 degrees 09 minutes 43 seconds, a radius of 175.00 feet and a chord bearing and distance of South 03 degrees 03 minutes East; 128.64 feet;

Southerly, along said curve to the left, on arc distance of 130.05 feet to the POINT OF BEGINNING and containing 6.471 acres of land, more or less.

SUBSCRIBERS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, Stan Stroup, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from the field notes from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the regulations of the City Plan Commission of the City of Plano, Texas.

Stan Stroup, Registered Professional Land Surveyor No. 6574

STATE OF TEXAS COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared Stan Stroup, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this day of 2007

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL APPROVED, this day of 2007, by the Planning & Zoning Commission, City of Plano.

CHARMAN, PLANNING & ZONING COMMISSION

STATE OF TEXAS, COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared 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 day of 2007.

NOTARY PUBLIC in and for the STATE OF TEXAS

SECRETARY, PLANNING & ZONING COMMISSION OR CITY ENGINEER

STATE OF TEXAS, COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared 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 day of 2007.

NOTARY PUBLIC in and for the STATE OF TEXAS

PRELIMINARY REPLAT LOTS 10R, 11, 12, BLOCK B KINGS GATE

BEING A REPLAT OF LOT 10R, BLOCK B KINGS GATE

TWO SF-20 LOTS AND ONE COMMON AREA LOT FOR PRIVATE STREET ON 6.471 ACRES

H.B. MILLER SURVEY, ABSTRACT NOS. 833 AN ADDITION TO THE CITY OF PLANO DENTON COUNTY, TEXAS

APRIL 2007 SCALE 1"=60'

OWNER LUDWELL DENNY 17250 DALLAS PARKWAY DALLAS, TEXAS 75248

OWNER ROBERT & VASILIA PETERSON 6413 OLD GATE ROAD PLANO, TEXAS 75024

ENGINEER/SURVEYOR DOWDY, ANDERSON & ASSOCIATES, INC. 11000 WEST 15TH STREET, SUITE 1000 DALLAS, TEXAS 75248

CONTACT: MICHAEL DOWDY 2 OF 06

RECEIVED

DEC 05 2007

REPLY FORM

PLANNING DEPT.

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



Dear Commissioners:

This letter is regarding Kings Gate, Block B, Lots 10R - 12. The property is two lots and one common area lot for private street on 6.5± acres located on the west side of Old Gate Road, 300± feet north of Sudbury Road. Neighborhood #25. The purpose for this replat is to replat one lot, Lot 10R, into two lots as Lots 10R and 11, and a common area lot for private street (Lot 12).

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

I am **FOR** the replat as explained above for Kings Gate, Block B, Lots 10R - 12.

I am **AGAINST** the replat as explained above for Kings Gate, Block B, Lots 10R - 12.

This item will be heard on **December 17, 2007, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed replat. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

Charles Richard Cook
Name (Please Print)

Charles Richard Cook
Signature

0516 Old Gate Rd
Address
Plano, TX 75024

12/3/07
Date

TMF

RECEIVED

DEC 05 2007

REPLY FORM

PLANNING DEPT.

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



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

ASILLIA PETERSON
Name (Please Print)

[Signature]
Signature

6413 OLD GATE RD
Address
PLANO TX
75024

12/3/07
Date

TMF

RECEIVED

DEC 13 2007

PLANNING DEPT

REPLY FORM

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



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

Michael Sinacola
Name (Please Print)

[Signature]
Signature

6701 Gilendenny Lane
Address PLANO TX 75024
TMF

12/11/07
Date

CITY OF PLANO
PLANNING AND ZONING COMMISSION

December 17, 2007

Agenda Item No. 9

Discussion and Direction: Comprehensive Plan Update

Applicant: City of Plano

DESCRIPTION:

Discussion and direction on the update of the Economic Development Element of the Comprehensive Plan.

REMARKS:

Attached to this staff report is the first draft of the Economic Development Element of the Comprehensive Plan. The document has been reviewed by the Plano Economic Development Board staff and includes the Board's comments and recommendations.

The Economic Development Element was last updated in 2001. The document has been reformatted to match the Comprehensive Plan. The update differs from the 2001 version of the document as follows:

- The updated text focuses on the process for addressing long-term economic development challenges. Current trends and issues that impact economic development are identified and presented in the text.
- "Critical Issues" subsection has been added to the element to introduce critical issues highlighted throughout the document.
- Increased emphasis on the relationship between economic development, land use, transportation, housing, and other planning considerations.
- Preservation of land for future economic development opportunities.
- The impact of changing demographics on economic development activities and the composition of Plano's workforce.

- Increased emphasis on the provision of a diverse local economy to withstand downturns in segments of the marketplace.

The recommendation of issues, such as preservation of land for future economic development opportunities, is consistent with text regarding this subject in the Land Use and Transportation Elements. The Planning & Zoning Commission recommended approval and forwarded the documents to City Council on December 3, 2007.

RECOMMENDATION:

Staff seeks the Planning & Zoning Commission's direction on objectives and strategies along with their relationship to the key issues. Minor editing suggestions may be forwarded to staff at the convenience of the commissioners.

COMPREHENSIVE PLAN ECONOMIC DEVELOPMENT

INTRODUCTION

Purpose

The Economic Development Element of the Comprehensive Plan provides a general guide for decision makers regarding Plano's future economic growth. It is intended to define the role of economic development in the comprehensive planning process and its relationship to other elements of the Plan.

Critical Issues

Three critical issues currently impact economic development in Plano:

- Maintaining a diverse and expanding economy;
- Linking critical resources to business needs; and
- Preservation of land for future economic development opportunities.

Economic diversity is important for the financial strength and security of a city, county, or region. There are many different types of businesses of all sizes found in Plano. However, the City's economy should have enough diversity to withstand a downturn in one of the business sectors.

Another leading factor for economic success is to ensure that major businesses in Plano have the critical resources they need to operate successfully. These resources include a capable workforce, education and training providers specializing in skills desired by the company, affordable housing nearby for employees, along with supportive services and suppliers.

Plano still has vacant land for future development. Most of this land is zoned for non-residential uses. The demand for housing in Plano remains strong and there is pressure to rezone non-residential land to allow for more residential development. However, rezoning land to meet the immediate demand for housing may not be appropriate for long-term economic viability.

MAJOR THEMES

The Economic Development Element describes the City of Plano in terms of three major themes: Livable City, City of Organized Development, and City in Transition. This element includes a description of factors relating to each of the themes, objectives, and strategies defining the City's overall approach to economic development.

Theme I - Livable City

One of the factors that contribute to Plano's excellent quality of life is the wide range of economic opportunities. The City of Plano is a major employment center in the North Dallas area of the Metroplex region. The North Central Texas Council of Governments estimates almost 130,000 people are employed within the City. The Livable City section will explore the various employment sectors found within Plano along with attributes that contribute to the City as a place good for business.

Theme II - City of Organized Development

This section examines the relationship between Plano's land use pattern and the local economy. The current and future business composition of Plano's major economic development areas is examined. This section also reviews public efforts to address the needs of the local businesses and expand the local economy.

Theme III - City in Transition

Plano has changed tremendously during the last 50 years, increasing in population from just over 2,100 people in 1950 to over 255,000 in 2007. Though population growth is slowing, Plano continues to evolve as a community. The City's population is becoming older and more diverse. As Plano approaches full residential development, there is considerable land available for commercial development. However, continuing regional population growth is creating pressure to rezone non-residential land for housing. Balancing the immediate demand for developable land with the need to accommodate long-term economic growth will be vital to Plano's future.

THEME I - LIVABLE CITY

Economic Opportunities

Plano is a part of the Dallas-Fort Worth Metroplex, a region known for its strong economy. The numerous employment opportunities found in the Metroplex attract people to the region from all over the world. The overall Dallas-Fort Worth economy is diverse; however, some sectors of the region's economy are concentrated in specific areas of the Metroplex. Plano is located in the North Dallas part of the region where the primary economic sectors include information technology, telecommunications, software development, financial services, professional services, medical services, and retail.

Plano has a wide variety of businesses ranging from small companies to headquarters of major Fortune 500 corporations. Plano's economy is currently experiencing its most significant growth in the medical and financial fields.

The “spin-off” potential from the development and expansion of large medical and financial facilities represents a major opportunity for strengthening the local economy.

There are numerous retail centers in Plano, ranging from regional malls to neighborhood retail centers at the intersections of major thoroughfares in the residential areas of the City. Government and education are very important sectors of Plano’s economy as well. The two largest government and education employers are the City of Plano and the Plano Independent School District (PISD). The City of Plano has more than 2,600 employees and provides numerous municipal services. PISD educates over 54,000 students and employs almost 7,000 people.

The business sector contributes to a strong tax base for the City including millions of dollars annually in sales tax revenues. The tax base makes it possible for municipal government to provide a wide variety of services at low cost to Plano residents and businesses.

Location of Plano

Plano’s location within the strong business climate of the Dallas-Fort Worth Metroplex contributes to the economic vitality of the City. The City is close to employment and cultural opportunities in Dallas and the high growth communities of Collin County to the north. Plano is connected to the Metroplex region and nation by a variety of transportation options. U.S. Highway 75 travels from the heart of downtown Dallas northward into Oklahoma. The President George Bush Turnpike and State Highway 121 provide access for Plano residents to the Dallas-Fort Worth (DFW) International Airport. The Dallas North Tollway is another link for Plano; connecting the City with Frisco and Prosper to the north and the Galleria, Love Field, and downtown Dallas to the south.

In addition to the commercial airline operations at DFW and Love Field, the Addison Airport and the Collin County Regional Airport are located less than 30 minutes from Plano and accommodate corporate jet service. The City has mass transit links to local and regional destinations and employment centers through bus and light rail services operated by Dallas Area Rapid Transit (DART).

Educational Opportunities

Quality educational opportunities available to Plano residents are another important attribute for economic strength in the City. Access to high quality educational opportunities is a major factor in attracting businesses composed of technical and professional workers. Plano is served by three public school districts. Most students attend PISD.

Over 2,500 Plano school age children that live along the State Highway 121 corridor attend the Frisco ISD and a small number are within the Lewisville ISD service area in the western section of the City in Denton County.

There are several higher education opportunities in and near Plano. They include the University of Texas at Dallas (UTD), Southern Methodist University (SMU) and Collin County Community College (CCCCD). UTD is a public institution offering undergraduate and graduate degree programs and is located across the President George Bush Turnpike in Richardson. UTD has 14,000 students and is a recognized research university through its long association with Texas Instruments. SMU has a campus in the Legacy area. It offers working professionals degree programs in business and a Masters degree in digital media and video game design. CCCC, with almost 45,000 students, offers continuing education, vocational training, and the first two years of university courses at two campuses in Plano. CCCC also provides cost-effective continuing education for adults already in the work force. This is particularly important due to a fast changing global economy and its impact on the skill requirements of employees.

Objectives for Theme I - Livable City

- **Objective A.1** - Provide a diverse economy able to withstand periodic downturns in various sectors.
- **Objective A.2** - Ensure a variety of transportation options for Plano residents that provide access to employment opportunities within the region.
- **Objective A.3** - Maintain quality education opportunities for Plano residents.

Strategies for Theme I – Livable City

- **Strategy A.1** - Identify and monitor employment opportunities within Plano.
- **Strategy A.2** - Identify growing and emerging industries and compare their needs to Plano's attributes and focus recruitment efforts accordingly.
- **Strategy A.3** - Continue to work with transportation providers such as DART, Texas Department of Transportation, and North Texas Tollway Authority to provide transportation options and access to Plano.
- **Strategy A.4** - Meet regularly with colleges, universities, and the public school districts to discuss employment trends and the development of programs to improve and enhance job skills of local residents.

THEME II - CITY OF ORGANIZED DEVELOPMENT

Land Use Considerations

Transportation Corridors

Most of Plano's economic activities take place along the major transportation corridors and within the two employment centers. Research/Technology Center is the Land Use Plan designation for southeast Plano where President George Bush Turnpike enters the City. Freeway Commercial is the land use recommendation along the U.S. Highway 75 corridor. The Major Corridor Commercial designation is found along the President George Bush Turnpike once it travels west of U.S. Highway 75 and along State Highway 121. The intent of the Research Technology Center recommendation is to promote office, research development, back-office and light manufacturing facilities in southeast Plano. The Major Corridor and Freeway Commercial designations call for office, supporting retail uses, and major regional retail centers such as shopping malls.

Mixed Use Development

A new type of development, "mixed use," is beginning to appear in Plano. This allows for multiple land uses such as residential, office, and retail to occur on the same property or in close proximity to each other. The intent is to reduce reliance on the automobile and encourage pedestrian access to various land uses at the location. Legacy Town Center and Downtown Plano are examples of major mixed use developments in the City. Downtown Plano is a transit-oriented development focused on a light rail station operated by DART. The Urban Centers Study, adopted by City Council in June 2006, has also identified three other sites that have potential for redeveloping into major mixed use, pedestrian neighborhoods.

Preservation of Land for Future Economic Development

Over 20% (9,500 acres) of land in Plano is undeveloped. Almost 70% of this land is zoned for commercial uses such as office and retail, and most of the land is located along the major expressway corridors and within the City's employment centers. As mentioned under the Critical Issues subchapter, the demand for housing is still quite strong in Plano, and there is pressure from the development community to rezone land to allow for additional residential development. Some areas zoned for non-residential uses may be appropriate for housing and should be considered for residential development. However, rezoning requests must be carefully examined to ensure that proposed locations are suitable for residential development and that Plano's economic viability is not being jeopardized in order to accommodate short-term demand. The availability of undeveloped "greenfield" sites is vital to encourage expansion and relocation of businesses.

Therefore, the City should preserve land along the expressway corridors and in the employment centers for future economic development opportunities.

Existing Commercial Areas

Legacy

Legacy is a corporate business park located in northwest Plano near the intersection of the Dallas North Tollway and Legacy Drive. It is primarily comprised of large campus headquarters for several major corporations. Legacy Town Center is a successful mixed use development located in the heart of Legacy. Retail, restaurants, offices, entertainment uses, a hotel, and over 1,400 multifamily units and 120 for-sale townhouse units can be found in Legacy Town Center. Legacy Town Center is expanding northward from Legacy Drive towards Headquarters Drive and the State Highway 121 corridor. Granite Park is a major office/retail development located immediately north of Legacy on State Highway 121 and the Dallas North Tollway, that includes both single and multi-tenant facilities. The North Central Texas Council of Governments (NCTCOG) estimates that nearly 40,000 people worked in the Legacy/Granite Park area in 2005 (latest year estimates were available).

Research/Technology Crossroads District

The Research/Technology Center District (RT) is located in southeast Plano. The area is bound by 14th Street (F.M. 544) on the north, Rowlett Creek to the east, Renner Road and President George Bush Turnpike on the south, and extends westward past Jupiter Road. Businesses in the RT district employ almost 14,000 people (NCTCOG - 2005 estimate).

The RT district was established in 1998 to create a unified development approach for 1,100 acres of land in southeastern Plano. The land originally was primarily zoned Light Industrial (LI). LI not only permits manufacturing and industrial uses, but it includes a broad range of activities such as warehousing, automotive, heavy commercial, and retail uses. The RT district was intended to create a cohesive employment center of primarily manufacturing and office uses in proximity to the Bush Turnpike corridor. Boundary adjustments and modifications to the allowed uses within the district are presently under consideration to ensure that the Crossroads maintains consistency with market and development conditions.

Dallas North Tollway Corridor

The Tollway corridor passes through a variety of land uses. Superstores, a regional mall, offices, entertainment establishments, and retail stores and shops are located along the expressway.

An estimated 12,500 people are employed in businesses within the corridor south of Windhaven Parkway (NCTCOG - 2005 estimate). The tollway passes through the heart of the Legacy area. Some of Plano's prime undeveloped land is found along the Tollway as well. The long range land use recommendations and zoning map propose non-residential uses, and the corridor should be preserved for future economic development opportunities.

President George Bush Turnpike/Plano Parkway Corridor

This corridor follows along Plano's southern boundary. Office/warehouses, technology research, and development companies and manufacturing uses with railroad siding access to the Cottonbelt Railroad are found at the eastern end of the corridor. Collin Creek Mall and a variety of restaurants and retail uses are located in the northwest quadrant of the interchange with U.S. Highway 75. As the Turnpike travels west towards Preston Road, the land uses transition to lower-density corporate campuses, manufacturing operations, and retail uses. The NCTCOG estimated 15,000 employees worked in businesses in this section of the Turnpike in 2005.

The largest amount of undeveloped land is located between the Turnpike and Plano Parkway, where the zoning allows office, limited retail, and industrial uses. The intent for this section of the corridor between Alma Drive and Coit Road was the development of high-intensity office buildings. To date, market demand has not supported the planned uses for this location along the corridor. From Ohio Drive westward towards the Dallas North Tollway, the Turnpike borders the Kansas City Southern Railroad, leaving no room for development adjacent to the expressway. In addition, there are no frontage roads west of Coit Road. Baylor Medical Center, restaurants, offices, automobile dealerships, and multifamily residential are found along the Plano Parkway corridor from Coit Road to the Tollway.

U.S. Highway 75 Corridor

U.S. Highway 75 is an expressway that connects Plano to downtown Dallas. Unlike the Tollway and Turnpike which are regional expressways, U.S. Highway 75 is a national highway. The highway travels north beyond the Dallas area towards Tulsa and Kansas City and intersects Interstates 40 and 44 providing access to the northern and eastern regions of the United States.

The Land Use Plan recommendations and the zoning allow for a variety of retail and office uses along U. S. Highway 75. Collin Creek Mall and Downtown Plano are located near the southern entry into the City. Entertainment uses, retail big box developments, offices, restaurants, and hotels also combine to form a high-activity area corridor that employs over 17,000 people (NCTCOG - 2005 estimate). The retail competition for prime locations along U.S. Highway 75 is very strong.

Several restaurants have recently relocated from older facilities near the 15th Street/Park Boulevard section of the corridor to larger, more modern facilities along the expressway between Parker Road and Spring Creek Parkway.

State Highway 121 Corridor

State Highway 121 is the northern boundary of the City of Plano from Spring Creek Parkway to Custer Road. The highway provides access from Plano to Fort Worth and the DFW International Airport to the west along with McKinney and U.S. Highway 75 to the east. The corridor is in transition from a two lane highway to a six lane tollway with three lane service roads in each direction. At this time, the service roads are in place with interchanges at the Dallas North Tollway, Preston Road, and Custer Road.

Most of the land in Plano along State Highway 121 is undeveloped with a few exceptions. There are retail centers at intersections with Preston Road and Coit Road. The rest of the Plano side of the roadway remains unimproved as land owners await the construction of the main lanes. As a result, only 2,300 people had jobs along the corridor as of 2005. Most of the land is zoned to allow for retail and office development with a 1,200 foot setback guideline recommended for residential development in the Housing Element. Despite the recommended setback, there has been considerable interest in residential development within the corridor. Sometimes natural and manmade barriers like creeks and roadways make it necessary to deviate from the 1,200 foot guidelines to avoid creating odd-shaped tracts of land that are difficult to develop. Otherwise, residential intrusions into the corridor should be avoided to accommodate future economic development opportunities.

Overabundance of Retail Zoning

Most intersections of major thoroughfares have retail zoning and development on all four corners. Developments at these intersections comprise the majority of Plano's 19 million square feet of retail space (2007 Costar) and amounts to over 76.3 square feet per person, almost three times the regional figure.

The over-abundance of retail development and changing market trends are creating difficulties. Some retail centers have empty storefronts and anchors. Some big box users have moved their stores to locations along regional expressways leaving large empty buildings behind. The Weitzman Group estimates that approximately 10% of the City's retail space is vacant.

The overabundance of Retail zoning and development led to Plano forming a partnership with the cities of Carrollton and Richardson to study underperforming retail sites and develop near- and long-term recommendations. The study was completed in 2003 and named "Tri-City Retail Study."

In response to the study, Plano has broadened the uses allowed in Retail zoning and has been cautious in approving additional retail zoning requests.

Economic Development Activities

Expanding and enhancing the local economy is primarily the responsibility of the Plano Economic Development Board (PEDB). Its mission is to:

- Identify and recruit businesses that will broaden and diversify the tax base;
- Create quality employment opportunities;
- Provide for a vibrant economy; and
- Promote a pro-business environment.

The PEDB staff, under direction from the Board of Trustees, implements a plan of work to accomplish its mission. The plan of work has three main programs: Outreach & Recruitment, Retention & Expansion, and Marketing & Redevelopment.

PEDB's staff conducts outreach and recruitment efforts both domestically and globally to company executives, site selectors, and the real estate community. To update its marketing efforts, PEDB is refining its "brand" and revising other marketing materials. PEDB reaches the real estate community with participation in events such as CoreNet for corporate facilities managers and North Texas Commercial Association of Realtors for commercial real estate brokers. PEDB is also active in regional marketing initiatives with participation in the four-city coalition of Collin County (Allen, Frisco, McKinney, and Plano) and the DFW Marketing team.

Incentives play an important role in attracting and retaining companies. Many of Plano's neighboring cities participate in the 4 A/B program, a state economic development sales tax that provides funding for large economic incentives. Although the State of Texas allows cities to increase local sales taxes to fund economic development activities, it also "caps" the total percentage of the sales tax rate. Plano is not able to participate in the 4 A/B program because it has reached the cap due to membership in DART. This is a common situation for cities across Texas that participates in regional transit authorities and creates a disadvantage when competing with cities that are not members of transit organizations.

However, another Texas local government statute, Chapter 380 from the Texas Local Government Code, allows for cities to use money for economic development from other funding sources. The City passed a small property tax increase in 2006 that provides an incentive fund for economic development. The fund has greatly increased the PEDB's competitiveness for recruitment and retention projects.

Although Chapter 380 provides cities an alternative incentive option, sales taxes would be a more effective funding source as property taxes are an additional business cost. So far, efforts to amend state law to give member cities of regional transit authorities the opportunity to apply sales taxes to economic development activities have been unsuccessful. Plano and other cities belonging to transit authorities should continue pursuing legislative changes in this regard.

As Plano matures, Business Retention and Expansion (BRE) will become increasingly important. Building relationships with executives and brokers helps PEDB identify companies that are expanding in Plano or are likely to relocate. PEDB also operates programs that facilitate interaction between business leaders and public officials.

PEDB devotes considerable attention to recruiting businesses to Plano's Research/Technology Center district (RT) and surrounding industrial areas, stimulating redevelopment of aging retail centers and marketing to technology companies. PEDB networks with the broker community to communicate the assets of the area and to recruit prospective companies. It is also active in trade shows targeting existing technologies such as electronics and semiconductor as well as emerging technologies such as nanotechnology. The PEDB also works closely with SMU's Guildhall to build a digital media industry cluster in Plano.

As neighboring cities grow and develop new shopping centers, retail has become a focus. The PEDB is active in the International Council of Shopping Centers (ICSC), attends retail trade shows and works with property owners to protect Plano's retail base. The PEDB continues to support retailers and local businesses to help find suitable redevelopment opportunities for underperforming and vacant retail centers. Plano also has a retail incentive program which uses Tax Increment Financing (TIF) zones for downtown and the Shops at Willow Bend. City Council also can approve the use of Chapter 380 funds to provide infrastructure for major projects.

Objectives for Theme II - City of Organized Development

- **Objective B.1** - Ensure remaining undeveloped land is used to support the long-term economic viability of the community, including the preservation of major corridors and business parks for economic development.
- **Objective B.2** - Retain and support Plano's businesses.
- **Objective B.3** - Attract new businesses that promote job growth and contribute to the city's tax base.

Strategies for Theme II – City of Organized Development

- **Strategy B.1** - Identify and market undeveloped land along major transportation corridors and within major business parks for non-residential development.
- **Strategy B.2** - Stay informed on the latest business practices and development trends, compare them to current conditions in Plano, and adjust marketing approaches and applicable ordinances as needed.
- **Strategy B.3** - Maintain a close relationship with Plano's businesses. Identify challenges and opportunities that they are facing and explore options that will accommodate expansion and retention.

- **Strategies B.4** - Actively recruit new businesses to Plano that could provide services to existing companies and utilize talents of present workforce.
- **Strategy B.5** - Continue to explore additional funding sources for economic development including changes to state laws related to sales taxes.

THEME III - CITY IN TRANSITION

Changing Demographics

Plano's population is aging and becoming more diverse. The 2005 American Community Survey results from the U.S. Census Bureau stated that Plano's over-65 population has grown to include over 16,000 people, a 50% increase since the 2000 Census. The City's Asian and Hispanic populations have increased by 80% and 33% respectively since the 2000 Census. The Asian community now comprises over 40,500 people, 16% of Plano's population as compared with 29,800 Hispanics at 12%.

Retirement for many older Plano residents may actually mark the beginning of a new career. Some may even start new businesses using pensions and Social Security as financial "safety nets" until the business is successful. Technology will allow many of these people to operate their business from home. This activity may cause a shift of the perception of residential areas as a place for business as single-family properties may serve two purposes. The diversification of Plano's population is beginning to create opportunities for ethnic-oriented retail operations. Some underperforming shopping centers have already taken advantage of this market opportunity. It will be necessary for Plano's business community to continue to explore opportunities resulting from changing demographics and adapt accordingly.

Workforce Composition

The numbers of people in Plano employed in management, professional, and technical occupations has grown tremendously over the last 20 years. Workers in these occupations have increased by 132% from 1990 to 2006. They comprise almost half of all employed people in Plano. Much of this has to do with the strong corporate presence in the City and the growing health care sector. The high percentage of professionals in Plano has contributed to 53% of adults having a college degree, more than double the percentage for the United States.

Growth in sales and office occupations has been strong at 49% since 1990. However, the share of jobs in this sector has been decreasing. In 2006, sales and office occupations comprised 29.2% of all jobs. Manufacturing and transportation occupations saw a decrease in percentage and numbers from the 1990 Census. The number of people employed in these occupations had declined further by 8.7% in 2006.

The greatest job growth in Plano was among those service occupations such as retail, hospitality, and restaurants. Many of these jobs within service occupations require semi skilled labor or people with few skills and pay lower wages with few if any benefits. The number of employees in service occupations increased by 180% from 1990 to 2006. This is probably due to the tremendous population growth of Plano and nearby cities during the past 16 years and the increased demand for retail services and goods.

Economic Diversity

A diverse economy is vital to the economic health of a city, region, state, or nation. A diverse economy enables a region to overcome downturns in an economic sector. Creating economic diversity is challenging. Similar businesses and related support services tend to cluster in the same general areas to create economies of scale and a common resource base. This is often a necessary business practice and should not be discouraged; however, recruitment efforts must be continually reviewed and evaluated to ensure that they remain broadly focused.

Though Plano seems to have a higher concentration of professional jobs than the nation and region, it is important to remember that the City's economy is not isolated; it is a smaller part of the Dallas-Fort Worth Metroplex. The distribution of jobs by occupation in the Metroplex mirrors that of the nation, meaning that the region's economy is diverse. However, it might be beneficial for Plano to consider seeking the guidance of a professional economist to help study economic diversity within the City. The last downturn between 2001 and 2004 was difficult for Plano as property values decreased, many residents were out of work, and revenues fell for municipalities.

An aging population in Plano and the North Texas region should stimulate growth in health care services within the City for many years. There has been an increase in the construction of long term care and independent living facilities during the last four years. However, opportunities for more construction are limited due to land availability. Even with over 1,500 new senior housing units permitted that could accommodate up to 3,000 people, there still appears to be a major gap between the demand for senior housing in Plano and available facilities as the City's over-65 population is estimated to reach 40,000 people by 2020. The real opportunity exists for businesses with services geared towards helping seniors age in place. Services such as transportation, nutrition, nursing care, and home maintenance will be needed. There are some private and public organizations that provide these services today, but keeping pace with demand will be a challenge.

Business Needs

Plano's workforce is diverse; however, PEDB has identified the need for electrical and mechanical engineers and technical support staff for financial service industries. Other occupations may face similar shortages due to retirement as well. The City should work with businesses through PEDB to develop innovative ideas to match employees with employers who need their skills.

Businesses coming to Plano seek affordable housing for their employees and good transportation access to and from their facilities. Affordable housing in Plano is in short supply. Many homes that are affordable are older and require maintenance and updating to meet current standards desired by prospective home buyers. New home buyers may have to choose between an older home in need of updating in Plano and an affordable new home with desired amenities 20 or 30 miles away. Such commutes cut down on productivity as people spend a couple of hours traveling from home to work. Commuting costs also affect employee salaries. Rising fuel costs for long distance commuting will become a major challenge for commuters in the near future.

Economic Future

Plano's economic future is bright due to its location in the Dallas-Fort Worth Metroplex and its transportation options, along with a well educated and highly trained workforce. One of the biggest economic engines for the future will be innovative businesses that spur entrepreneurship. Businesses that meet a specific service niche or "untapped" demand will have greater success. Plano's highly educated population represents great potential for new business creation. There have been many spin-offs of businesses started by people who used to be employed with major technology companies in the area. Home-based businesses are likely to increase as well. The number of people working at home in Plano has tripled since the 1990 Census.

Innovative businesses may need assistance to grow and thrive. It will be important for support structures to be in place; ranging from business advice and financial resources; to access to technological innovations; required to share information, promote products, and conduct financial transactions. Fiber optic connections are available for most homes and businesses in Plano, but it will be essential to continue to provide the latest in communications connections to help the local economy keep pace with cities and regions.

Objectives for Theme III – City in Transition

- **Objective C.1** - Adapt economic development efforts to changing regional and local demographics.
- **Objective C.2** - Provide for a balance between employment opportunities and the skill sets and capabilities of the local workforce.
- **Objective C.3** - Provide for a diversified local economy that can withstand downturns in individual market sectors.
- **Objective C.4** - Develop knowledge and understanding of the resources required by local businesses.
- **Objective C.5** - Attract new businesses that encourage job growth and will make significant contributions to Plano's tax base.

- **Objective C.6** - Promote the formation and long-term success of new business opportunities.

Strategies for Theme III - City in Transition

- **Strategy C.1** - Study Plano's resident population and monitor changing demographic trends and their potential impacts on market opportunities and workforce requirements.
- **Strategy C.2** - Work with local businesses to determine their employment needs and when appropriate develop initiatives to address shortages.
- **Strategy C.3** - Regularly compare the capabilities of the local workforce with the changing requirements of local business; identify gaps; and work with local education agencies to provide training as needed.
- **Strategy C.4** - Conduct a study of the local economy to measure its diversity, identify its strengths and weaknesses, and develop approaches to enhance Plano's business composition.
- **Strategy C.5** - Explore the possibility of creating employer-assisted housing program partnerships with local businesses to expand housing opportunities for employees within Plano.
- **Strategy C.6** - Develop a clearinghouse for information on local organizations that provide support of small businesses in Plano.
- **Strategy C.7** - Identify and evaluate local approaches to support the formation and development of new businesses that could become major contributors to the local economy. Determine what gaps exist in the current system of resources designed to help small businesses capitalize on innovation and market potential and consider ways to address those gaps at the local level.