

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

December 18, 2006

ITEM NO.	EXPLANATION	ACTION TAKEN
	6:30 p.m. - Dinner - Planning Conference Room 2E	
	7:00 p.m. - Regular Meeting - Council Chambers	
	<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>	
1	Call to Order/Pledge of Allegiance	
2	Approval of Agenda as Presented	
3	Approval of Minutes - December 4, 2006, Meeting	
4	<p>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>	
5a BT	<p>Revised Site Plan: Countrywide Addition, Block 1, Lot 1R - General office building on two lots on 38.5± acres located at the southwest corner of Legacy Drive and Corporate Drive. Zoned Commercial Employment. Neighborhood #15. Applicant: Countrywide</p>	
5b BT	<p>Preliminary Site Plan: Countrywide Addition, Phase 2, Block 1, Lot 2 - Automobile parking lot on 11.8± acres located west of Communications Parkway, 1,159± feet north of Tennyson Parkway. Zoned Commercial Employment. Neighborhood #15. Applicant: Countrywide</p>	

<p>5c BT</p>	<p>Preliminary Plat: Countrywide Addition, Phase 2, Block 1, Lot 2 - Parking spaces on one lot on 11.8± acres located west of Communications Parkway, 1,159± feet north of Tennyson Parkway. Zoned Commercial Employment. Neighborhood #15. Applicant: Countrywide</p>	
<p>5d BT</p>	<p>Final Plat: Jupiter Service Center, Block B, Lot 2 - Medical Office development on one lot on 0.9± acre located at the northwest corner of 10th Street and Jupiter Road. Zoned Light Industrial-1. Neighborhood #67. Applicant: Trophy Dental P.A.</p>	
<p>5e BT</p>	<p>Final Plat: Kings Ridge Addition, Phase 3 - 115 Patio Home lots and 12 open space lots on 27.8± acres located on the west side of Spring Creek Parkway, 1,023± feet north of Kings Manor Lane. Zoned Planned Development-160-Patio Home. Neighborhood #25. Applicant: Prosper Land Company, LLC</p>	
<p>5f EH</p>	<p>Revised Conveyance Plat: Legacy Corporate Center, Block A, Lots 2R, 3, 4, 5, 6, & 7 - Six conveyance lots on 14.7± acres located at the northeast corner of Preston Road and Legacy Drive. Zoned General Office. Neighborhood #9. Applicant: Florida E. Toile, Inc.</p>	
<p>5g EH</p>	<p>Concept Plan and Preliminary Site Plan: Legacy Corporate Center, Block A, Lots 2R, 3, 4, 5, 6, & 7 - General office and bank development on six lots on 14.7± acres located at the northeast corner of Preston Road and Legacy Drive. Zoned General Office. Neighborhood #9. Applicant: Florida E. Toile, Inc.</p>	
<p>5h EH</p>	<p>Revised Conveyance Plat: Morgan Village Retail Center, Block A, Lots 1 & 2 - Two conveyance lots on 3.5± acres located at the northeast corner of Ohio Drive and McDermott Road. Zoned Regional Commercial. Neighborhood #1. Applicant: Dick Ferrell & Co.</p>	
<p>5i EH</p>	<p>Revised Concept Plan: Morgan Village Retail Center, Block A, Lots 1 - 5 - Five conceptual buildings on five lots on 3.5± acres located at the northeast corner of Ohio Drive and McDermott Road. Zoned Regional Commercial. Neighborhood #1. Applicant: Dick Ferrell & Co.</p>	
<p>5j EH</p>	<p>Preliminary Plat: Parkway Centre Addition, Phase 5, Block C, Lots 5, 6 & 7 - Retail, hotel, and bank development on three lots on 12.0± acres located at the northeast corner of Chapel Hill Boulevard and Communications Parkway. Zoned Regional Employment and Regional Commercial. Neighborhood #40. Applicant: Dallas North Tollway Partnership</p>	

<p>5k EH</p>	<p>Preliminary Plat: Preston One Addition, Block A, Lot 2R - General office building on one lot on 6.1± acres located on the east side of Preston Road, 275± feet north of Hedgcoxe Road. Zoned Planned Development-159-General Office. Neighborhood #4. Applicant: Texas GSA Holdings, L.P.</p>	
<p>5I EH</p>	<p>Final Plat: Classic BMW Addition, Block 1, Lot 1 - New car dealer on one lot on 23.8± acres located at the northeast corner of Dallas North Tollway and Spring Creek Parkway. Zoned Commercial Employment with Specific Use Permit #539 for New Car Dealer. Neighborhood #16. Applicant: Solid Classic, L.P.</p>	
<p><u>END OF CONSENT AGENDA</u></p>		
<p><u>PUBLIC HEARINGS</u></p>		
<p>6 EH</p>	<p>Public Hearing: Zoning Case 2006-31 - Request for expansion of Specific Use Permit #571 for Service Contactor with Storage Yard on 3.3± acres located on the south side of Rigsbee Drive, 565± feet west of 14th Street. Zoned Light Commercial with Specific Use Permit #571 for Service Contractor with Storage yard. Neighborhood #3. Applicant: Joe and Susana Hernandez</p>	
<p>7A EH</p>	<p>Public Hearing: Zoning Case 2006-32 - Request to rezone 14.8± acres located at the northwest corner of Parker Road and Parkwood Boulevard from Regional Employment to Planned Development-Regional Commercial. Neighborhood #30. Applicant: Cencor Realty Services</p>	
<p>7B EH</p>	<p>Preliminary Site Plan: Tinseltown Addition, Block A, Lot 1, - A retail, office, and multifamily residential mixed use development on one lot on 14.8± acres located at the northwest corner of Parker Road and Parkwood Boulevard. Zoned Regional Employment. Neighborhood #30. Applicant: Cencor Realty Services</p>	
<p>8 BT</p>	<p>Public Hearing - Preliminary Replat: Food Lion/Los Rios Addition, Block 15, Lot 1R - Civic center on one lot on 5.8± acres located at the southwest corner of Park Boulevard and Los Rios Boulevard. Zoned Retail. Neighborhood #63. Applicant: Collin County Children's Advocacy Center, Inc.</p>	
<p>9 BT</p>	<p>Public Hearing - Replat: St. Elizabeth Ann Seton Addition, Block 1, Lot 1R - Church on one lot on 6.3± acres located at the southwest corner of Spring Creek Parkway and Round Rock Trail. Zoned Single-Family Residence-9. Neighborhood #34. Applicant: St. Elizabeth Ann Seton Catholic Church</p>	
<p><u>END OF PUBLIC HEARINGS</u></p>		

<p>10 EH</p>	<p>Preliminary Site Plan: Morgan Village Retail Center, Block A, Lot 1 - Minor automotive repair building on one lot on .08± acre located on the east side of Ohio Drive, 510± feet north of McDermott Road. Zoned Regional Commercial. Neighborhood #1. Applicant: Dick Ferrell & Co.</p>	
<p>11</p>	<p>Items for Future Discussion - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p>	
<p>ACCESSIBILITY STATEMENT</p>		
<p>Plano Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning Department at (972) 941-7151.</p>		

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

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

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

If you are a group representative and other speakers have yielded their 3 minutes to you, please present their speaker cards along with yours to the secretary.
 - 5 minutes for applicant rebuttal.
 - Other time limits may be set by the Chairman.

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

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

CITY OF PLANO
PLANNING & ZONING COMMISSION
CONSENT AGENDA ITEMS

December 18, 2006

Agenda Item No. 5a
Revised Site Plan: Countrywide Addition, Block 1, Lot 1R
Applicant: Countrywide

General office building on two lots on 38.5± acres located at the southwest corner of Legacy Drive and Corporate Drive. Zoned Commercial Employment. Neighborhood #15.

The purpose for the revised site plan is to add new parking spaces.

Recommended for approval as submitted.

Agenda Item No. 5b
Preliminary Site Plan: Countrywide Addition, Phase 2, Block 1, Lot 2
Applicant: Countrywide

Automobile parking lot on 11.8± acres located west of Communications Parkway, 1,159± feet north of Tennyson Parkway. Zoned Commercial Employment. Neighborhood #15.

Recommended for approval as submitted.

Agenda Item No. 5c
Preliminary Plat: Countrywide Addition, Phase 2, Block 1, Lot 2
Applicant: Countrywide

Parking spaces on one lot on 11.8± acres located west of Communications Parkway, 1,159± feet north of Tennyson 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
Final Plat: Jupiter Service Center, Block B, Lot 2
Applicant: Trophy Dental P.A.

Medical Office development on one lot on 0.9± acre located at the northwest corner of 10th Street and Jupiter Road. Zoned Light Industrial-1. Neighborhood #67.

Recommended for approval as submitted.

Agenda Item No. 5e
Final Plat: Kings Ridge Addition, Phase 3
Applicant: Prosper Land Company, LLC

115 Patio Home lots and 12 open space lots on 27.8± acres located on the west side of Spring Creek Parkway, 1,023± feet north of Kings Manor Lane. Zoned Planned Development-160-Patio Home. Neighborhood #25.

Recommended for approval as submitted.

Agenda Item No. 5f
Revised Conveyance Plat: Legacy Corporate Center, Block A, Lots 2R, 3, 4, 5, 6, & 7
Applicant: Florida E. Toile, Inc

Six conveyance lots on 14.7± acres located at the northeast corner of Preston Road and Legacy Drive. Zoned General Office. Neighborhood #9.

Recommended for approval as submitted.

Agenda Item No. 5g
Concept Plan and Preliminary Site Plan: Legacy Corporate Center, Block A,
Lots 2R, 3, 4, 5, 6, & 7
Applicant: Florida E. Toile, Inc

General office and bank development on six lots on 14.7± acres located at the northeast corner of Preston Road and Legacy Drive. Zoned General Office. Neighborhood #9.

Recommended for approval as submitted.

Agenda Item No. 5h
Revised Conveyance Plat: Morgan Village Retail Center, Block A, Lots 1 & 2
Applicant: Dick Ferrell & Co.

Two conveyance lots on 3.5± acres located at the northeast corner of Ohio Drive and McDermott Road. Zoned Regional Commercial. Neighborhood #1.

Recommended for approval as submitted.

Agenda Item No. 5i
Revised Concept Plan: Morgan Village Retail Center, Block A, Lots 1 - 5
Applicant: Dick Ferrell & Co.

Five conceptual buildings on five lots on 3.5± acres located at the northeast corner of Ohio Drive and McDermott Road. Zoned Regional Commercial. Neighborhood #1.

Recommended for approval as submitted.

Agenda Item No. 5j
Preliminary Plat: Parkway Centre Addition, Phase 5, Block C, Lots 5, 6 & 7
Applicant: Dallas North Tollway Partnership

Retail, hotel, and bank development on three lots on 12.0± acres located at the northeast corner of Chapel Hill Boulevard and Communications Parkway. Zoned Regional Employment and Regional Commercial. Neighborhood #40.

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

Agenda Item No. 5k
Preliminary Plat: Preston One Addition, Block A, Lot 2R
Applicant: Texas GSA Holdings, L.P.

General office building on one lot on 6.1± acres located on the east side of Preston Road, 275± feet north of Hedgcoxe Road. Zoned Planned Development-159-General Office. Neighborhood #4.

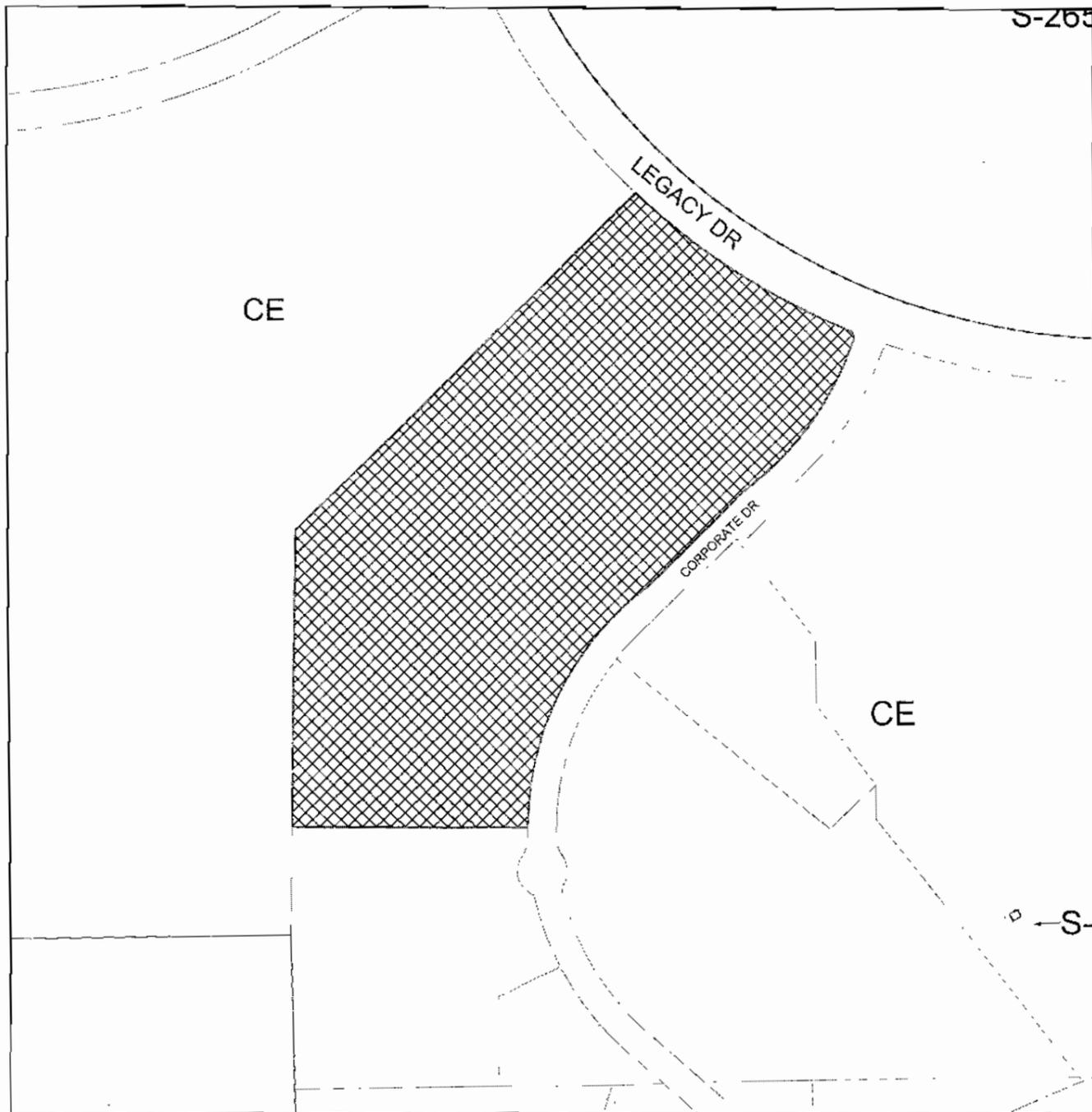
Recommended for approval subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
2. Filing and recordation of Revised Conveyance Plat for Preston One Addition, Block A, Lot 2R and Final Plat for Preston One Addition, Block A, Lot 1R.

Agenda Item No. 5l
Final Plat: Classic BMW Addition, Block 1, Lot 1
Applicant: Solid Classic, L.P.

New car dealer on one lot on 23.8± acres located at the northeast corner of Dallas North Tollway and Spring Creek Parkway. Zoned Commercial Employment with Specific Use Permit #539 for New Car Dealer. Neighborhood #16.

Recommended for approval as submitted.



Item Submitted: REVISED SITE PLAN

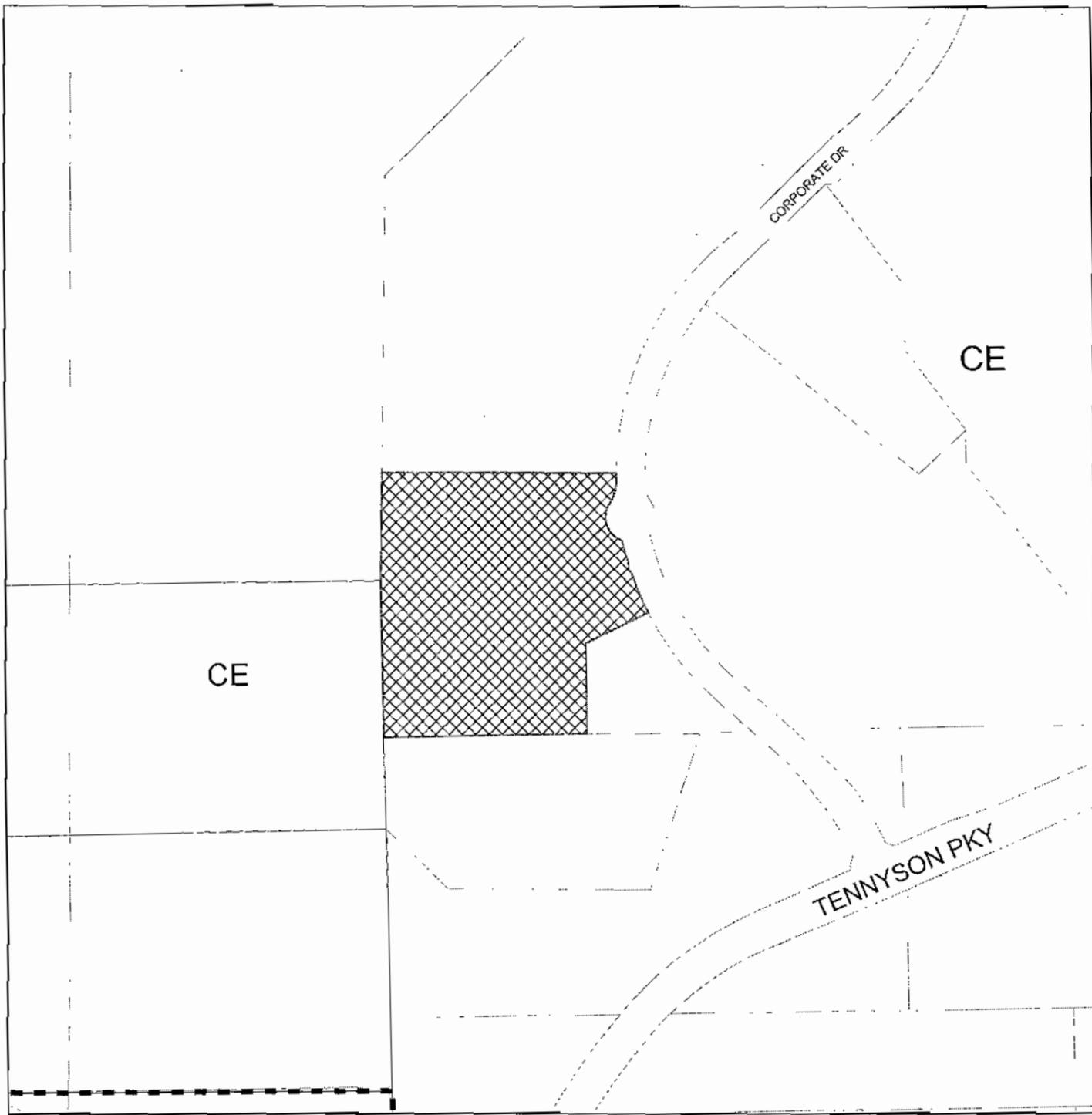
Title: COUNTRYWIDE ADDITION
BLOCK 1, LOT 1R

Zoning: COMMERCIAL EMPLOYMENT



○ 200' Notification Buffer





Item Submitted: PRELIMINARY SITE PLAN

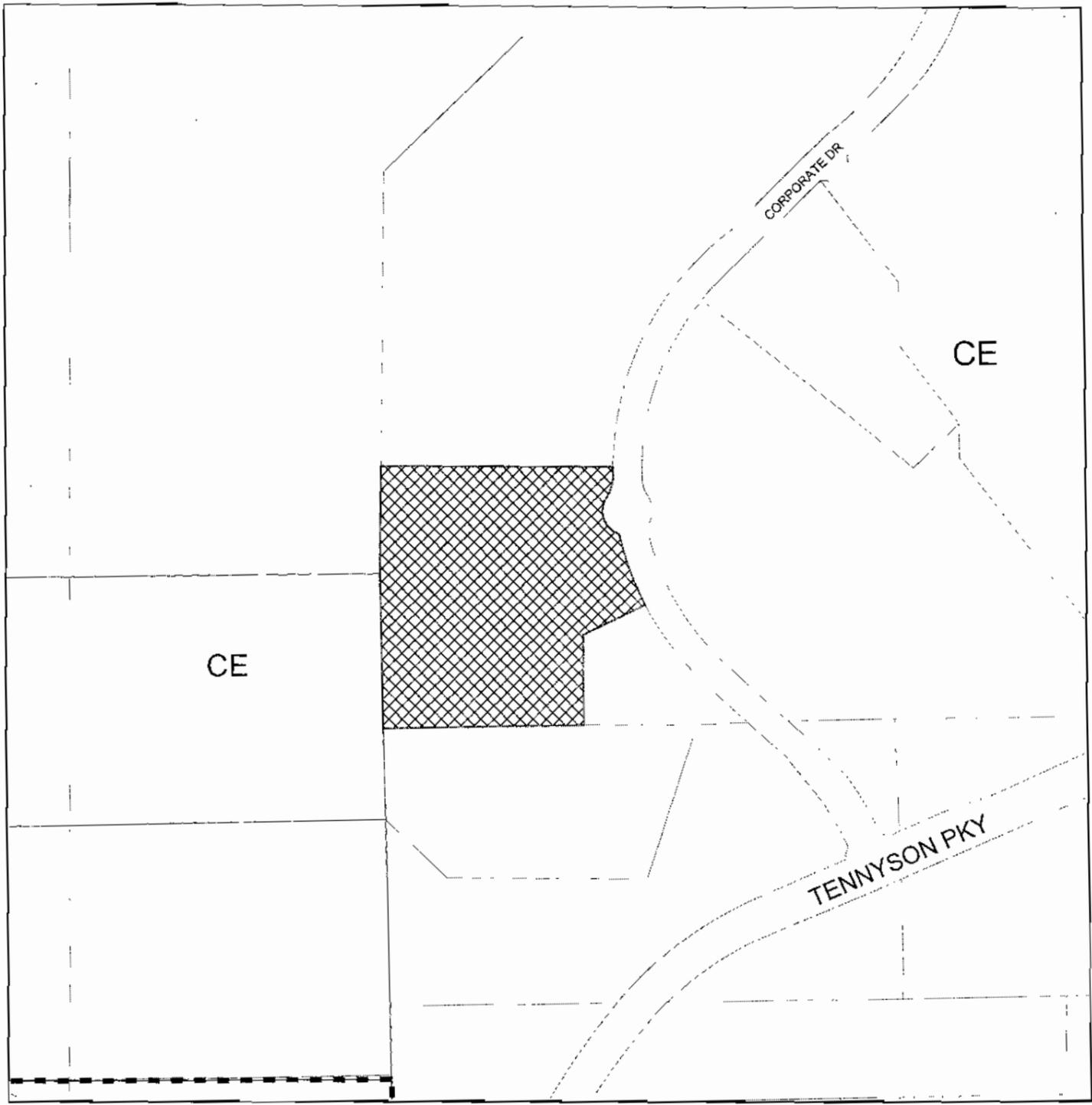
Title: COUNTRYWIDE ADDITION, PHASE 2
BLOCK 1, LOT 2

Zoning: COMMERCIAL EMPLOYMENT



○ 200' Notification Buffer

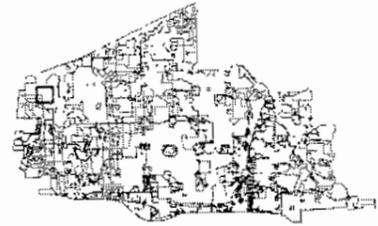




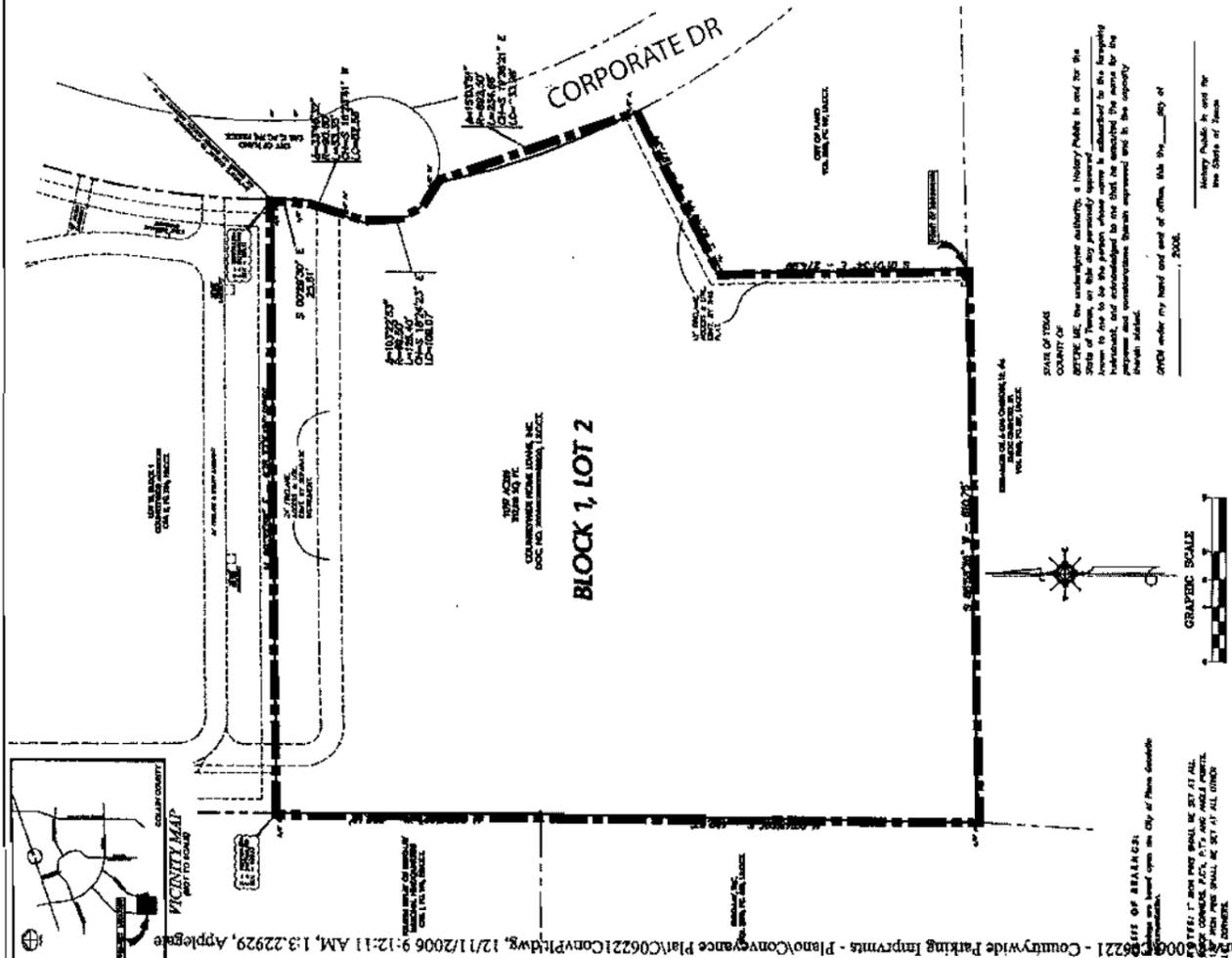
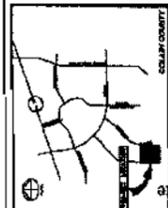
Item Submitted: PRELIMINARY PLAT

Title: COUNTRYWIDE ADDITION, PHASE 2
BLOCK 1, LOT 2

Zoning: COMMERCIAL EMPLOYMENT



○ 200' Notification Buffer



OWNERS CERTIFICATE
MENSEL COUNTRYWIDE HOME LOANS, INC. is the owner of a tract of land situate in the County of Collin, State of Texas, known as Block 1, Lot 2, in the City of Plano, Texas, as shown on the plat of subdivision of the said land...

STATE OF TEXAS
COUNTY OF COLLIN
I, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared the person whose name is subscribed to the foregoing instrument...

PRELIMINARY PLAT
COUNTRYWIDE ADDITION, PHASE 2
BLOCK 1, LOT 2

SITUATED IN THE
COLLIN COUNTY SCHOOL LAND IMPROVEMENT DISTRICT NO. 100
CITY OF PLANO, COLLIN COUNTY, TEXAS
SHEET 1 OF 1

OWNER
COUNTRYWIDE HOME LOANS, INC.
2700 Corporate Blvd.
Plano, Texas 75075
(972) 420-1000, fax (972) 420-1003

NOTARY PUBLIC
MENSEL, my name of Plano, Texas, this day of 2006
COUNTRYWIDE HOME LOANS, INC.

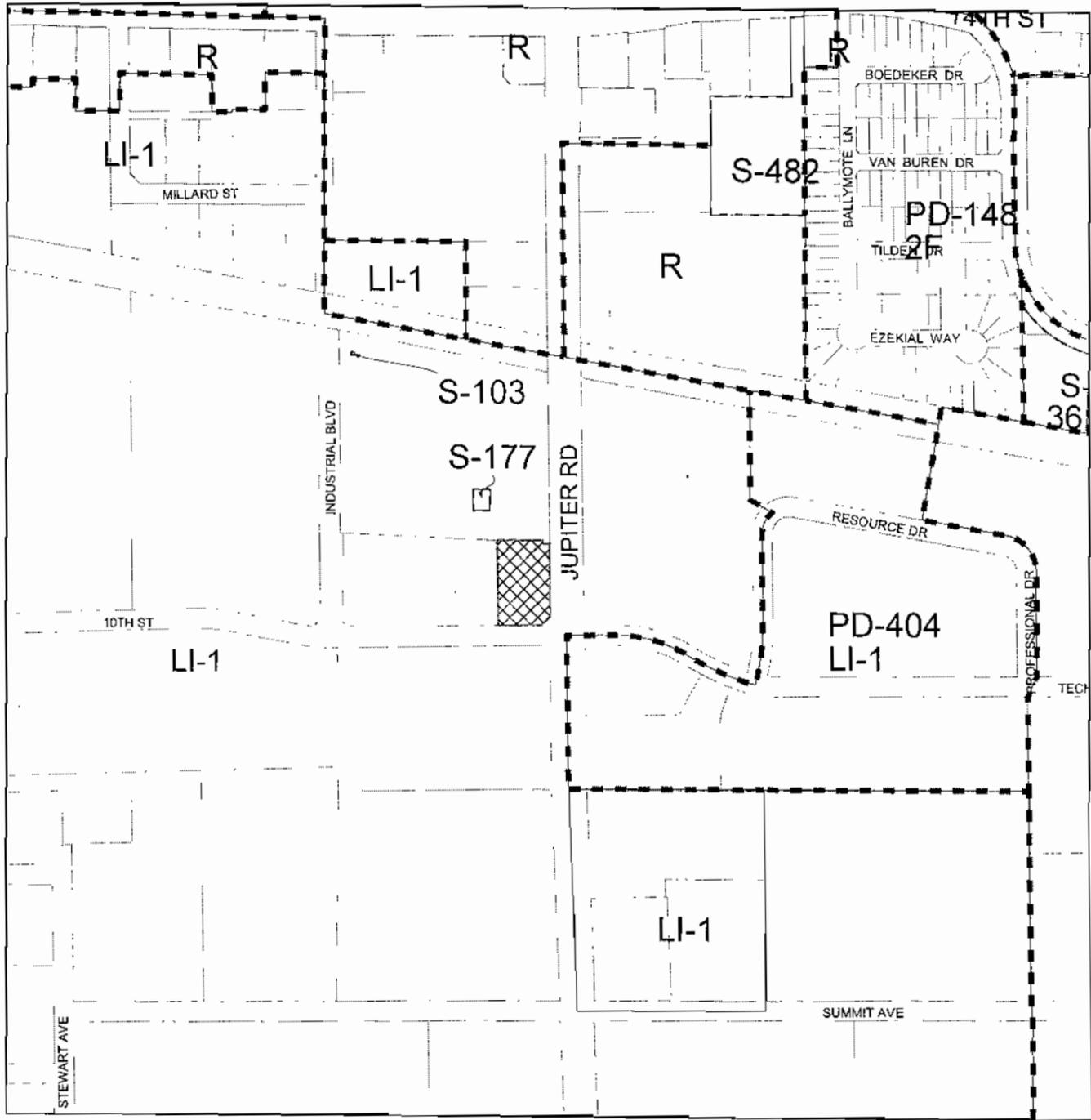
NOTARY PUBLIC
MENSEL, my name of Plano, Texas, this day of 2006
COUNTRYWIDE HOME LOANS, INC.

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COUNTRYWIDE HOME LOANS, INC.

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COUNTRYWIDE HOME LOANS, INC.

NOTARY PUBLIC
MENSEL, my name of Plano, Texas, this day of 2006
COUNTRYWIDE HOME LOANS, INC.



Item Submitted: FINAL PLAT

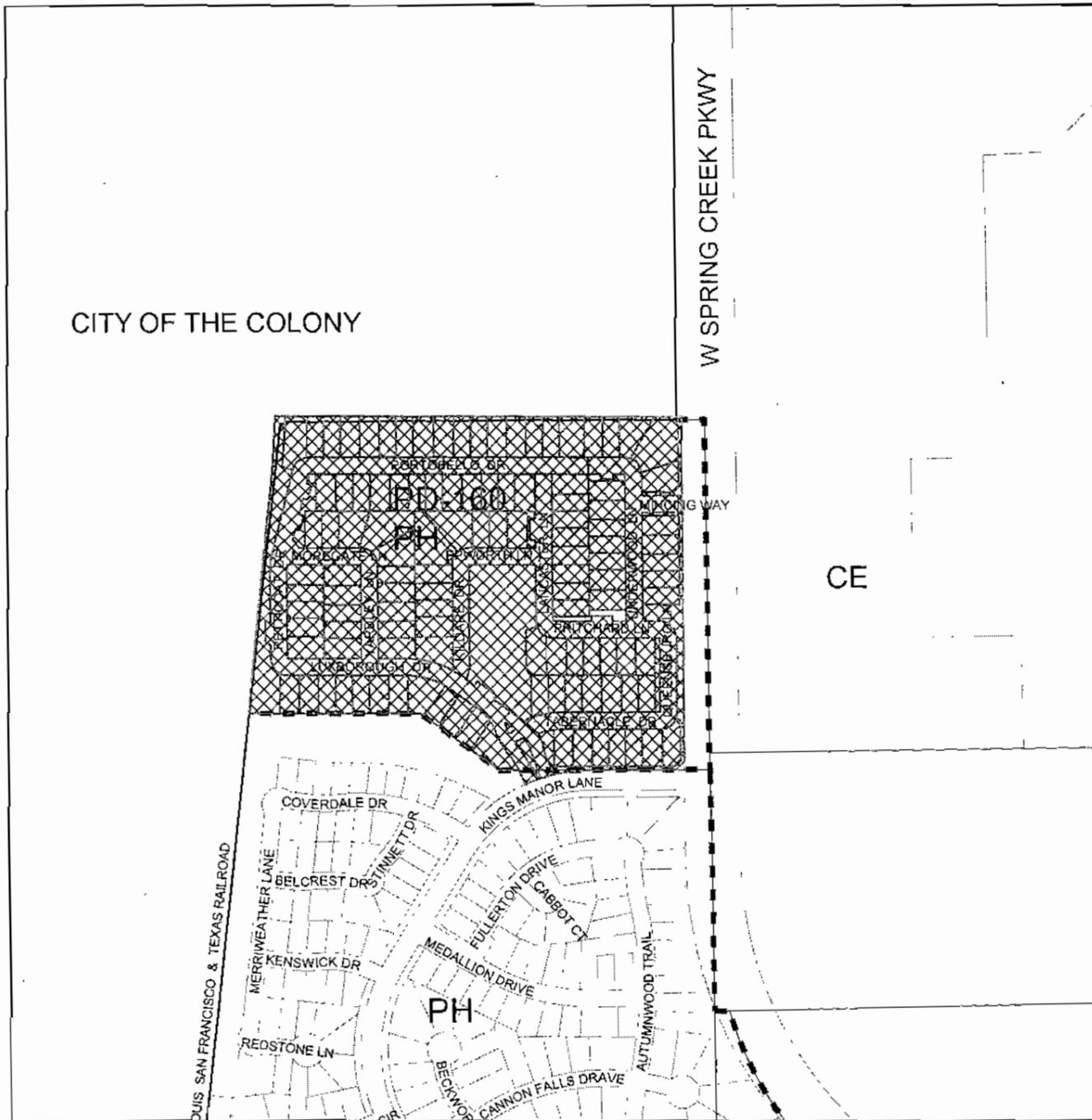
Title: JUPITER SERVICE CENTER
BLOCK B, LOT 2

Zoning: LIGHT INDUSTRIAL-1



○ 200' Notification Buffer





Item Submitted: FINAL PLAT

Title: KINGS RIDGE ADDITION, PHASE THREE

Zoning: PLANNED DEVELOPMENT-160-PATIO HOME



○ 200' Notification Buffer



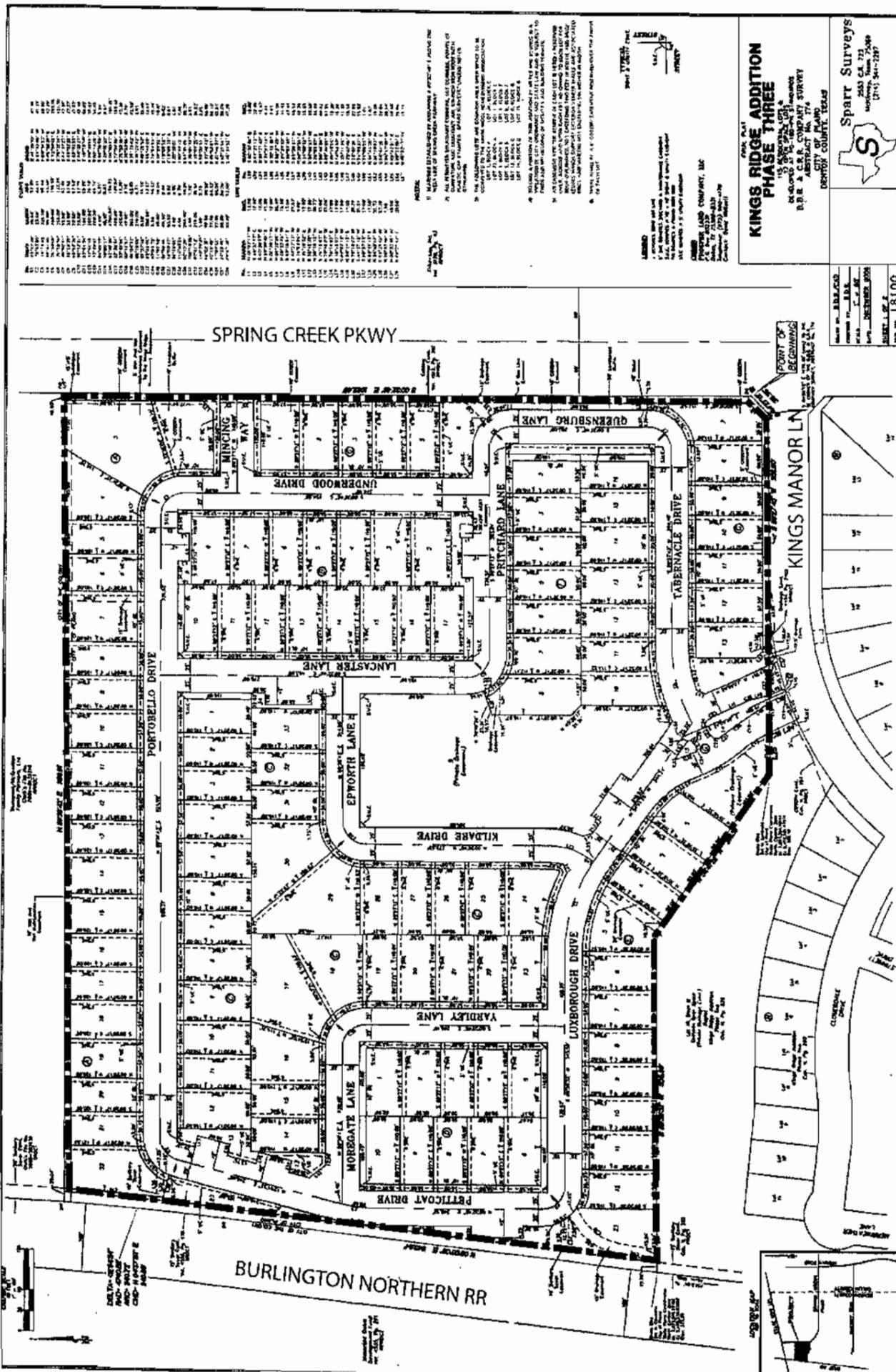


TABLE OF LOTS

LOT NO.	ACRES	BEARING	DISTANCE
1	0.12	N 89° 15' 00" E	100.00
2	0.12	N 89° 15' 00" E	100.00
3	0.12	N 89° 15' 00" E	100.00
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NOTES:

1. ALL LOTS ARE TO BE CONVEYED BY DEED TO THE BUYER.
2. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PLANO AND THE STATE OF TEXAS.
3. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITY CONNECTIONS AND SERVICE.
4. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
5. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TITLE INSURANCE.
6. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDING FEES.
7. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDING TAXES.
8. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDING COSTS.
9. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDING CHARGES.
10. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDING EXPENSES.

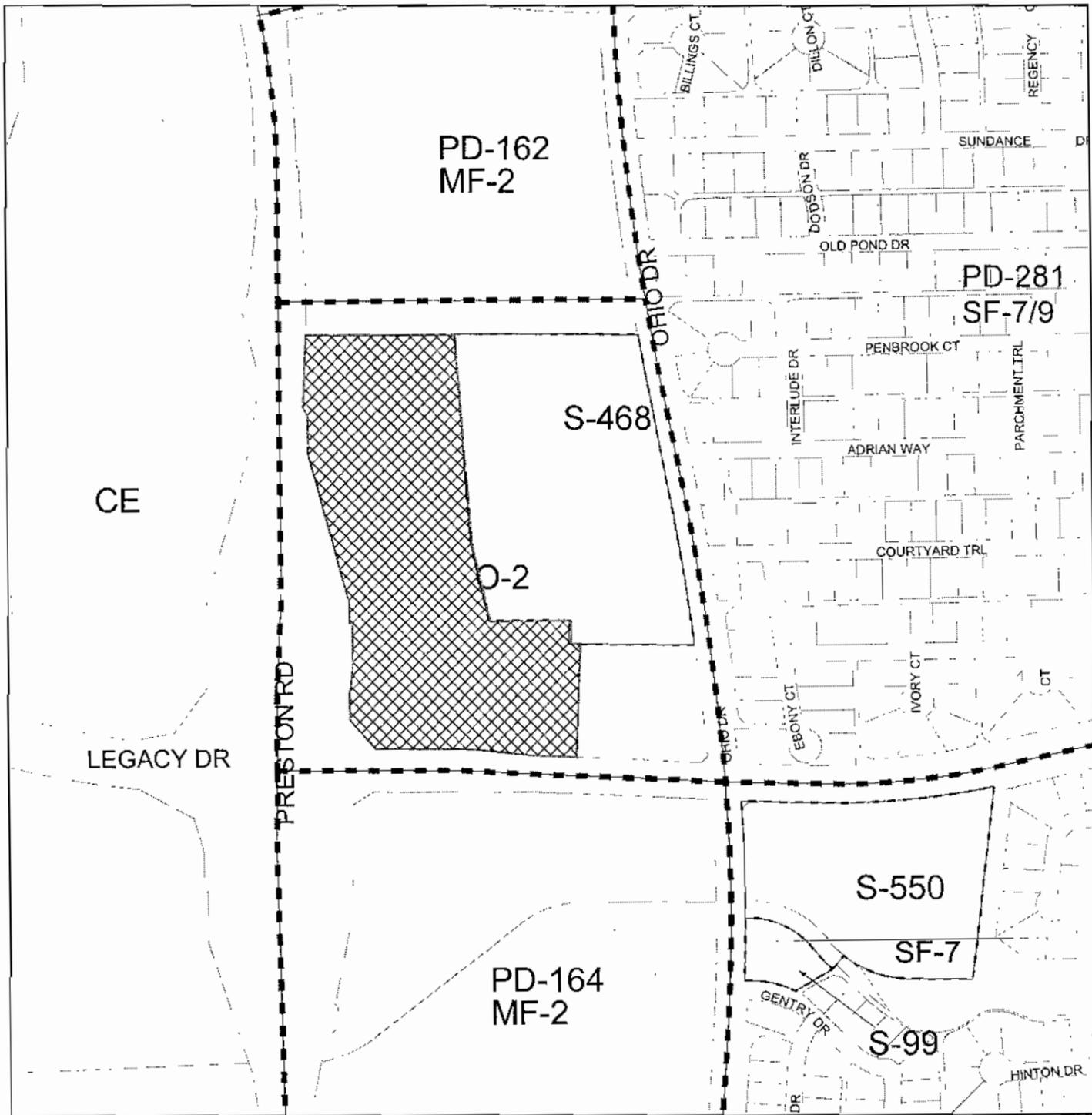
**KINGS RIDGE ADDITION
PHASE THREE**

DEVELOPED BY: [Name]
 A SURVEY FOR THE CITY OF PLANO
 COUNTY OF DALLAS, TEXAS

Sparr Surveys
 2505 E. 17th St.
 Plano, TX 75074
 (972) 344-2200

TABLE OF LOTS

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24	0.12	N 89° 15' 00" E	100.00
25	0.12	N 89° 15' 00" E	100.00
26	0.12	N 89° 15' 00" E	100.00
27	0.12	N 89° 15' 00" E	100.00
28	0.12	N 89° 15' 00" E	100.00
29	0.12	N 89° 15' 00" E	100.00
30	0.12	N 89° 15' 00" E	100.00
31	0.12	N 89° 15' 00" E	100.00
32	0.12	N 89° 15' 00" E	100.00
33	0.12	N 89° 15' 00" E	100.00
34	0.12	N 89° 15' 00" E	100.00
35	0.12	N 89° 15' 00" E	100.00
36	0.12	N 89° 15' 00" E	100.00
37	0.12	N 89° 15' 00" E	100.00
38	0.12	N 89° 15' 00" E	100.00
39	0.12	N 89° 15' 00" E	100.00
40	0.12	N 89° 15' 00" E	100.00
41	0.12	N 89° 15' 00" E	100.00
42	0.12	N 89° 15' 00" E	100.00
43	0.12	N 89° 15' 00" E	100.00
44	0.12	N 89° 15' 00" E	100.00
45	0.12	N 89° 15' 00" E	100.00
46	0.12	N 89° 15' 00" E	100.00
47	0.12	N 89° 15' 00" E	100.00
48	0.12	N 89° 15' 00" E	100.00
49	0.12	N 89° 15' 00" E	100.00
50	0.12	N 89° 15' 00" E	100.00
51	0.12	N 89° 15' 00" E	100.00
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54	0.12	N 89° 15' 00" E	100.00
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57	0.12	N 89° 15' 00" E	100.00
58	0.12	N 89° 15' 00" E	100.00
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61	0.12	N 89° 15' 00" E	100.00
62	0.12	N 89° 15' 00" E	100.00
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65	0.12	N 89° 15' 00" E	100.00
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79	0.12	N 89° 15' 00" E	100.00
80	0.12	N 89° 15' 00" E	100.00
81	0.12	N 89° 15' 00" E	100.00
82	0.12	N 89° 15' 00" E	100.00
83	0.12	N 89° 15' 00" E	100.00
84	0.12	N 89° 15' 00" E	100.00
85	0.12	N 89° 15' 00" E	100.00
86	0.12	N 89° 15' 00" E	100.00
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94	0.12	N 89° 15' 00" E	100.00
95	0.12	N 89° 15' 00" E	100.00
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97	0.12	N 89° 15' 00" E	100.00
98	0.12	N 89° 15' 00" E	100.00
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100	0.12	N 89° 15' 00" E	100.00



Item Submitted: REVISED CONVEYANCE PLAT

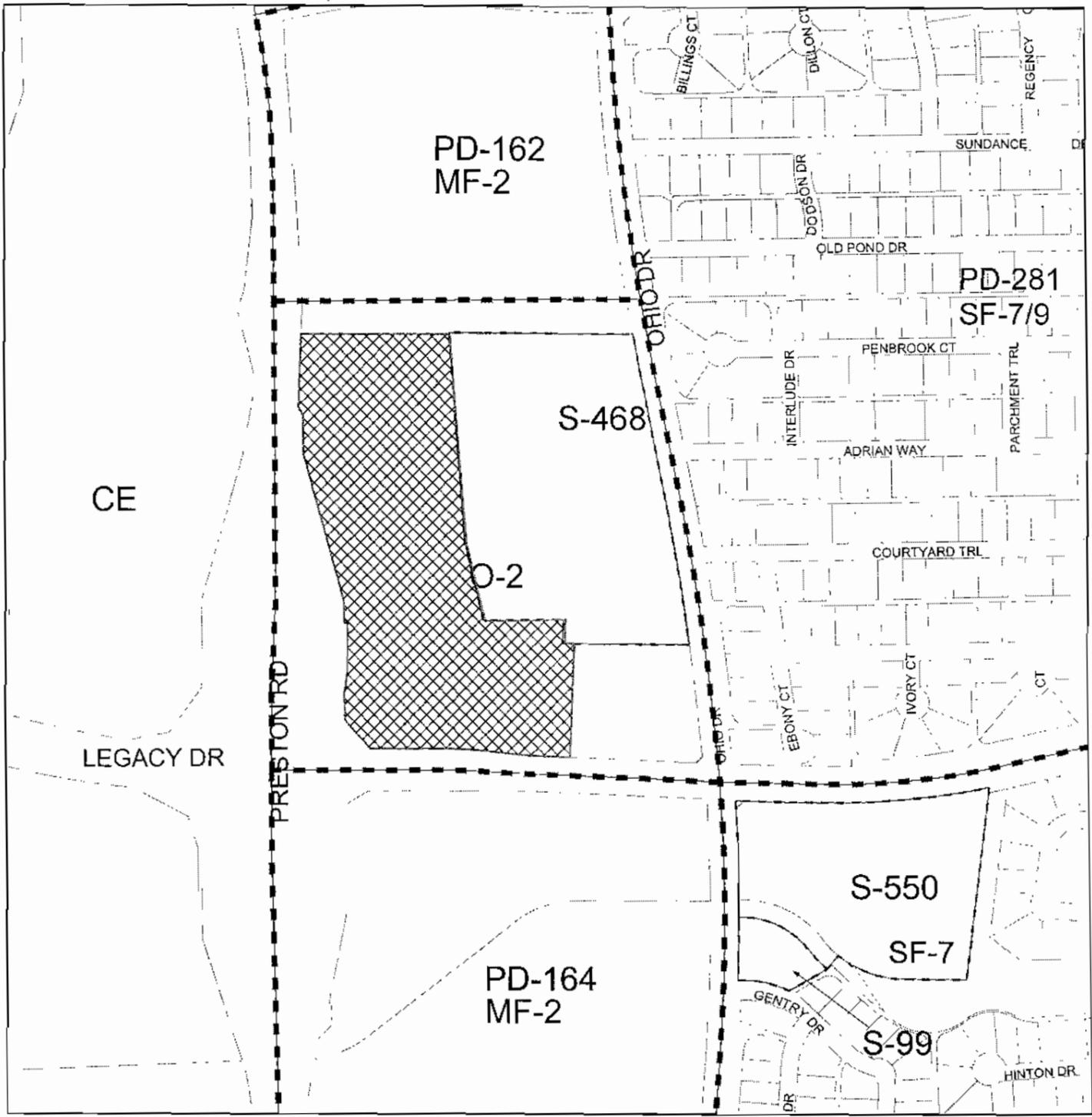
Title: LEGACY CORPORATE CENTER
BLOCK A, LOTS 2R, 3, 4, 5, 6, & 7

Zoning: GENERAL OFFICE



○ 200' Notification Buffer





Item Submitted: CONCEPT PLAN & PRELIMINARY SITE PLAN

Title: LEGACY CORPORATE CENTER
BLOCK A, LOTS 2R, 3, 4, 5, 6, & 7

Zoning: GENERAL OFFICE

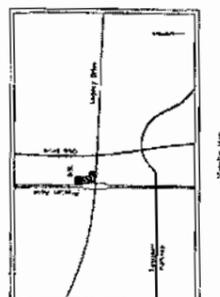


○ 200' Notification Buffer

SITE DATA SUMMARY TABLE

NO.	DESCRIPTION	DATE	BY	CHECKED
1	PRELIMINARY SITE PLAN	10/12/08	J. B. BROWN	M. J. BROWN
2	REVISED SITE PLAN	10/15/08	J. B. BROWN	M. J. BROWN
3	REVISED SITE PLAN	10/20/08	J. B. BROWN	M. J. BROWN
4	REVISED SITE PLAN	10/25/08	J. B. BROWN	M. J. BROWN
5	REVISED SITE PLAN	10/30/08	J. B. BROWN	M. J. BROWN
6	REVISED SITE PLAN	11/05/08	J. B. BROWN	M. J. BROWN
7	REVISED SITE PLAN	11/10/08	J. B. BROWN	M. J. BROWN
8	REVISED SITE PLAN	11/15/08	J. B. BROWN	M. J. BROWN
9	REVISED SITE PLAN	11/20/08	J. B. BROWN	M. J. BROWN
10	REVISED SITE PLAN	11/25/08	J. B. BROWN	M. J. BROWN
11	REVISED SITE PLAN	12/01/08	J. B. BROWN	M. J. BROWN
12	REVISED SITE PLAN	12/05/08	J. B. BROWN	M. J. BROWN
13	REVISED SITE PLAN	12/10/08	J. B. BROWN	M. J. BROWN
14	REVISED SITE PLAN	12/15/08	J. B. BROWN	M. J. BROWN
15	REVISED SITE PLAN	12/20/08	J. B. BROWN	M. J. BROWN
16	REVISED SITE PLAN	12/25/08	J. B. BROWN	M. J. BROWN
17	REVISED SITE PLAN	01/05/09	J. B. BROWN	M. J. BROWN
18	REVISED SITE PLAN	01/10/09	J. B. BROWN	M. J. BROWN
19	REVISED SITE PLAN	01/15/09	J. B. BROWN	M. J. BROWN
20	REVISED SITE PLAN	01/20/09	J. B. BROWN	M. J. BROWN
21	REVISED SITE PLAN	01/25/09	J. B. BROWN	M. J. BROWN
22	REVISED SITE PLAN	02/01/09	J. B. BROWN	M. J. BROWN
23	REVISED SITE PLAN	02/05/09	J. B. BROWN	M. J. BROWN
24	REVISED SITE PLAN	02/10/09	J. B. BROWN	M. J. BROWN
25	REVISED SITE PLAN	02/15/09	J. B. BROWN	M. J. BROWN
26	REVISED SITE PLAN	02/20/09	J. B. BROWN	M. J. BROWN
27	REVISED SITE PLAN	02/25/09	J. B. BROWN	M. J. BROWN
28	REVISED SITE PLAN	03/01/09	J. B. BROWN	M. J. BROWN
29	REVISED SITE PLAN	03/05/09	J. B. BROWN	M. J. BROWN
30	REVISED SITE PLAN	03/10/09	J. B. BROWN	M. J. BROWN
31	REVISED SITE PLAN	03/15/09	J. B. BROWN	M. J. BROWN
32	REVISED SITE PLAN	03/20/09	J. B. BROWN	M. J. BROWN
33	REVISED SITE PLAN	03/25/09	J. B. BROWN	M. J. BROWN
34	REVISED SITE PLAN	04/01/09	J. B. BROWN	M. J. BROWN
35	REVISED SITE PLAN	04/05/09	J. B. BROWN	M. J. BROWN
36	REVISED SITE PLAN	04/10/09	J. B. BROWN	M. J. BROWN
37	REVISED SITE PLAN	04/15/09	J. B. BROWN	M. J. BROWN
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47	REVISED SITE PLAN	06/05/09	J. B. BROWN	M. J. BROWN
48	REVISED SITE PLAN	06/10/09	J. B. BROWN	M. J. BROWN
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50	REVISED SITE PLAN	06/20/09	J. B. BROWN	M. J. BROWN
51	REVISED SITE PLAN	06/25/09	J. B. BROWN	M. J. BROWN
52	REVISED SITE PLAN	07/01/09	J. B. BROWN	M. J. BROWN
53	REVISED SITE PLAN	07/05/09	J. B. BROWN	M. J. BROWN
54	REVISED SITE PLAN	07/10/09	J. B. BROWN	M. J. BROWN
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56	REVISED SITE PLAN	07/20/09	J. B. BROWN	M. J. BROWN
57	REVISED SITE PLAN	07/25/09	J. B. BROWN	M. J. BROWN
58	REVISED SITE PLAN	08/01/09	J. B. BROWN	M. J. BROWN
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64	REVISED SITE PLAN	09/01/09	J. B. BROWN	M. J. BROWN
65	REVISED SITE PLAN	09/05/09	J. B. BROWN	M. J. BROWN
66	REVISED SITE PLAN	09/10/09	J. B. BROWN	M. J. BROWN
67	REVISED SITE PLAN	09/15/09	J. B. BROWN	M. J. BROWN
68	REVISED SITE PLAN	09/20/09	J. B. BROWN	M. J. BROWN
69	REVISED SITE PLAN	09/25/09	J. B. BROWN	M. J. BROWN
70	REVISED SITE PLAN	10/01/09	J. B. BROWN	M. J. BROWN
71	REVISED SITE PLAN	10/05/09	J. B. BROWN	M. J. BROWN
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73	REVISED SITE PLAN	10/15/09	J. B. BROWN	M. J. BROWN
74	REVISED SITE PLAN	10/20/09	J. B. BROWN	M. J. BROWN
75	REVISED SITE PLAN	10/25/09	J. B. BROWN	M. J. BROWN
76	REVISED SITE PLAN	11/01/09	J. B. BROWN	M. J. BROWN
77	REVISED SITE PLAN	11/05/09	J. B. BROWN	M. J. BROWN
78	REVISED SITE PLAN	11/10/09	J. B. BROWN	M. J. BROWN
79	REVISED SITE PLAN	11/15/09	J. B. BROWN	M. J. BROWN
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81	REVISED SITE PLAN	11/25/09	J. B. BROWN	M. J. BROWN
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83	REVISED SITE PLAN	12/05/09	J. B. BROWN	M. J. BROWN
84	REVISED SITE PLAN	12/10/09	J. B. BROWN	M. J. BROWN
85	REVISED SITE PLAN	12/15/09	J. B. BROWN	M. J. BROWN
86	REVISED SITE PLAN	12/20/09	J. B. BROWN	M. J. BROWN
87	REVISED SITE PLAN	12/25/09	J. B. BROWN	M. J. BROWN
88	REVISED SITE PLAN	01/01/10	J. B. BROWN	M. J. BROWN
89	REVISED SITE PLAN	01/05/10	J. B. BROWN	M. J. BROWN
90	REVISED SITE PLAN	01/10/10	J. B. BROWN	M. J. BROWN
91	REVISED SITE PLAN	01/15/10	J. B. BROWN	M. J. BROWN
92	REVISED SITE PLAN	01/20/10	J. B. BROWN	M. J. BROWN
93	REVISED SITE PLAN	01/25/10	J. B. BROWN	M. J. BROWN
94	REVISED SITE PLAN	02/01/10	J. B. BROWN	M. J. BROWN
95	REVISED SITE PLAN	02/05/10	J. B. BROWN	M. J. BROWN
96	REVISED SITE PLAN	02/10/10	J. B. BROWN	M. J. BROWN
97	REVISED SITE PLAN	02/15/10	J. B. BROWN	M. J. BROWN
98	REVISED SITE PLAN	02/20/10	J. B. BROWN	M. J. BROWN
99	REVISED SITE PLAN	02/25/10	J. B. BROWN	M. J. BROWN
100	REVISED SITE PLAN	03/01/10	J. B. BROWN	M. J. BROWN

THIS PRELIMINARY SITE PLAN IS SUBJECT TO THE APPROVAL OF THE CITY OF TAMPA, FLORIDA. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS PLAN AND HAS ISSUED A PERMIT TO CONSTRUCT. THE PERMIT IS VALID FOR 180 DAYS FROM THE DATE OF ISSUANCE. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.



PRELIMINARY SITE PLAN LOT 4

Block A
LEGACY CORPORATE CENTER
 640,867 sq. ft. / 14,708 sqm
 In the Jesse Witt Survey - Abstract No. 792
 City of Pinellas County, Florida

OWNER
 Florida Elite, Inc.
 C/O 301 Hollendale Beach Blvd
 Hollendale Beach, FL 33009
 (981) 211-5185

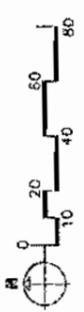
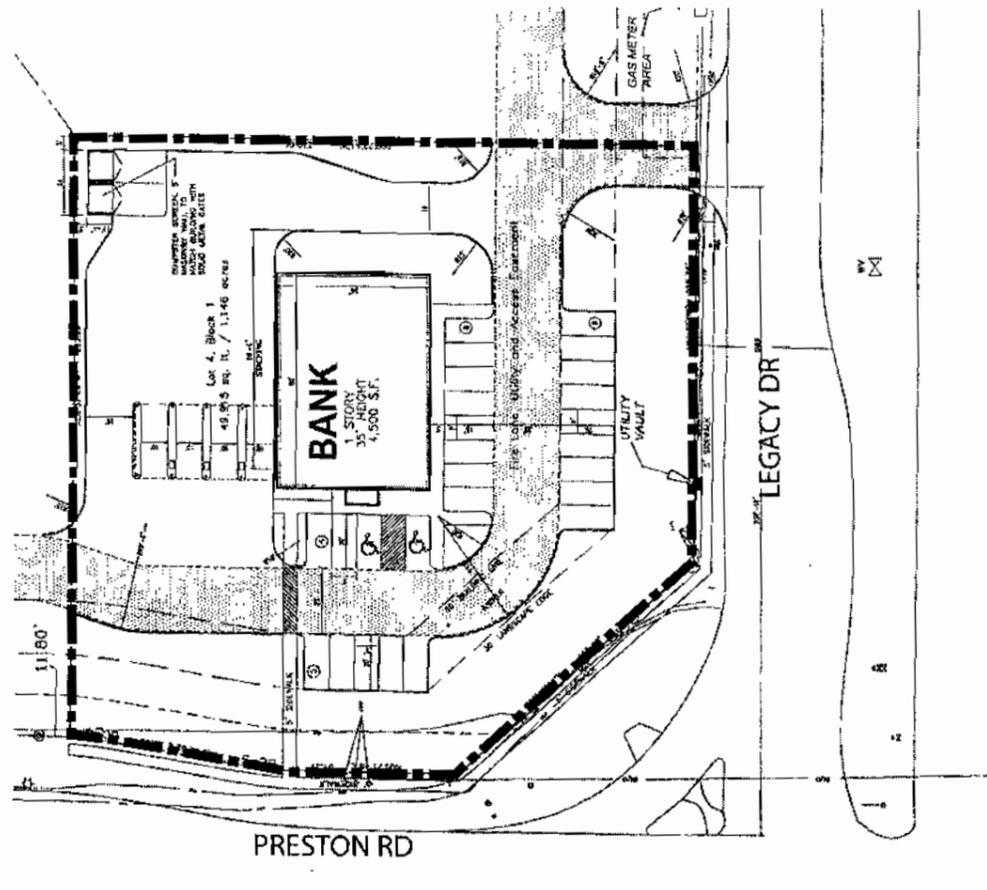
DEVELOPER
 Preston Legacy Interiors, LLC
 14375 45th Ave. N.
 Addison, Texas 75001
 (972) 814-9171
 FAX: (468) 916-0003

ARCHITECT
 Pitzer Architects International, Ltd., Inc.
 1333 Corporate Dr., #102
 Irving, Texas 75038
 (972) 314-0420
 FAX: (972) 711-0282

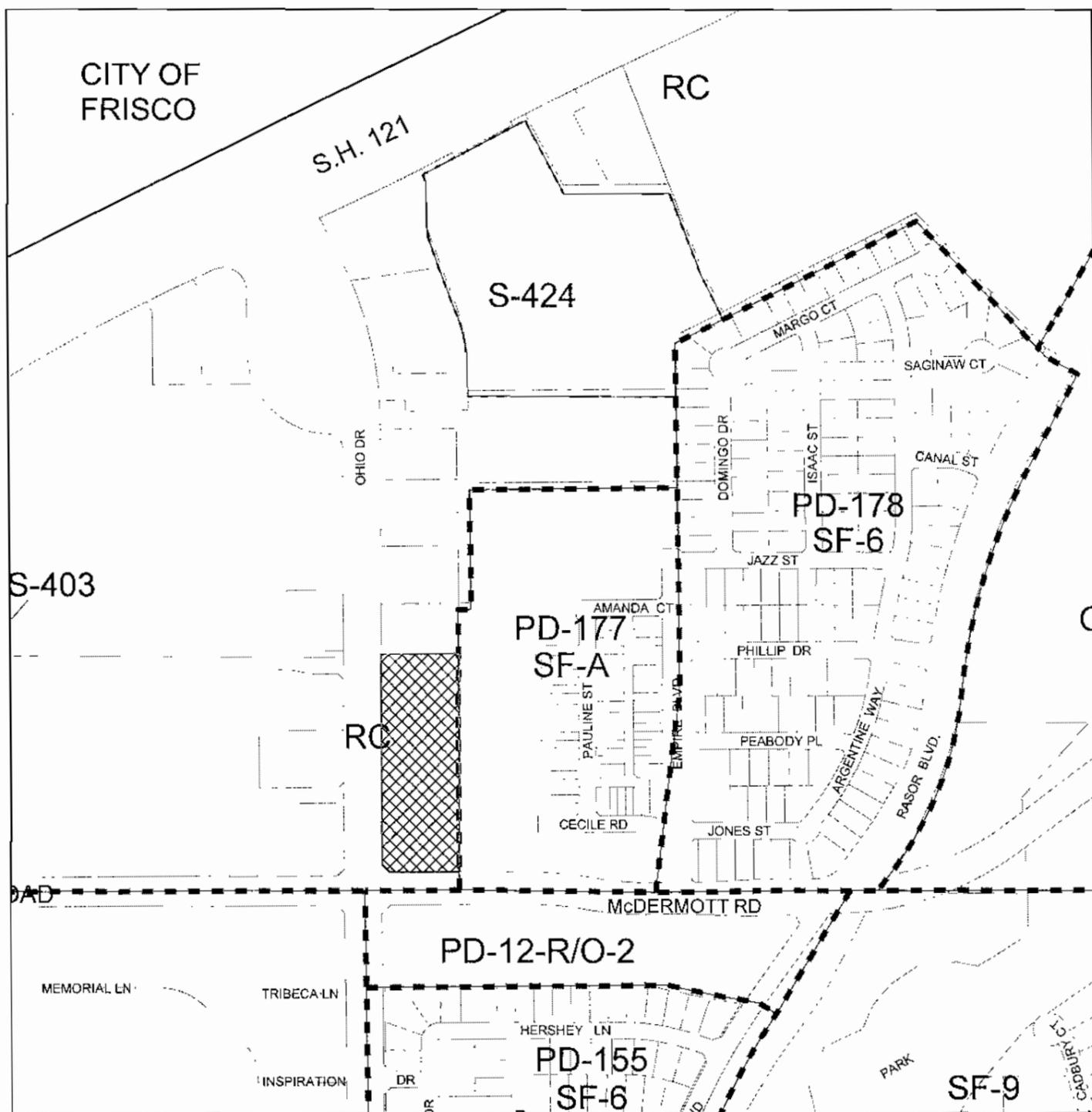
SURVEYOR
 One Lant Services
 5014 Magnolia Ridge
 Fort Worth, Texas 76116
 (817) 364-5166

Submitted: October 12, 2008
 Resubmitted: December 02, 2008

NO EXISTING TREES ON THIS SITE



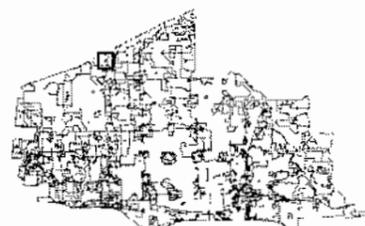
PRELIMINARY SITE PLAN, LOT 4



Item Submitted: REVISED CONVEYANCE PLAT

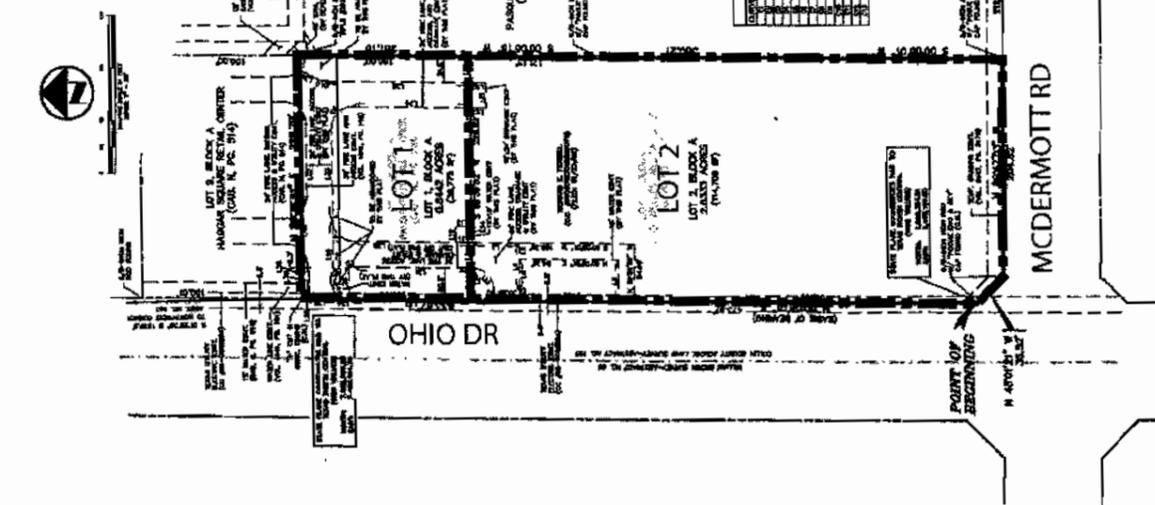
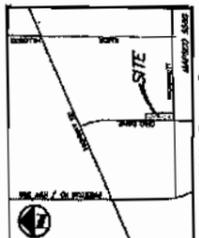
Title: MORGAN VILLAGE RETAIL CENTER
BLOCK A, LOTS 1 & 2

Zoning: REGIONAL COMMERCIAL



○ 200' Notification Buffer





USE TABLE

LOT	AREA (SQ. FT.)	AREA (ACRES)
1	1,234,567	28.2
2	1,234,567	28.2
3	2,343,000	53.7
TOTAL	4,812,134	110.1

CLASS TABLE

CLASS	AREA (SQ. FT.)	AREA (ACRES)
1	1,234,567	28.2
2	1,234,567	28.2
3	2,343,000	53.7
TOTAL	4,812,134	110.1

OBJECT'S DESCRIPTION

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF PLANO

THESE ARE THE TERMS AND CONDITIONS OF THE REVISED CONVEYANCE PLAN FOR LOTS 1, 2, AND 3, BLOCK A, MORGAN VILLAGE RETAIL CENTER, PASQUELLI'S WILLOW CREST, ASSTRAC No. 163, COLLEEN COUNTY SCHOOLS LAND SURVEY, ASSTRAC No. 163, CITY OF PLANO, COLLIN COUNTY, TEXAS.

BY: [Signature] Mayor, City of Plano

APPROVED: [Signature] City Manager, City of Plano

DATE: [Date]

OBJECT'S DESCRIPTION

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF PLANO

THESE ARE THE TERMS AND CONDITIONS OF THE REVISED CONVEYANCE PLAN FOR LOTS 1, 2, AND 3, BLOCK A, MORGAN VILLAGE RETAIL CENTER, PASQUELLI'S WILLOW CREST, ASSTRAC No. 163, COLLEEN COUNTY SCHOOLS LAND SURVEY, ASSTRAC No. 163, CITY OF PLANO, COLLIN COUNTY, TEXAS.

BY: [Signature] Mayor, City of Plano

APPROVED: [Signature] City Manager, City of Plano

DATE: [Date]

POQUE

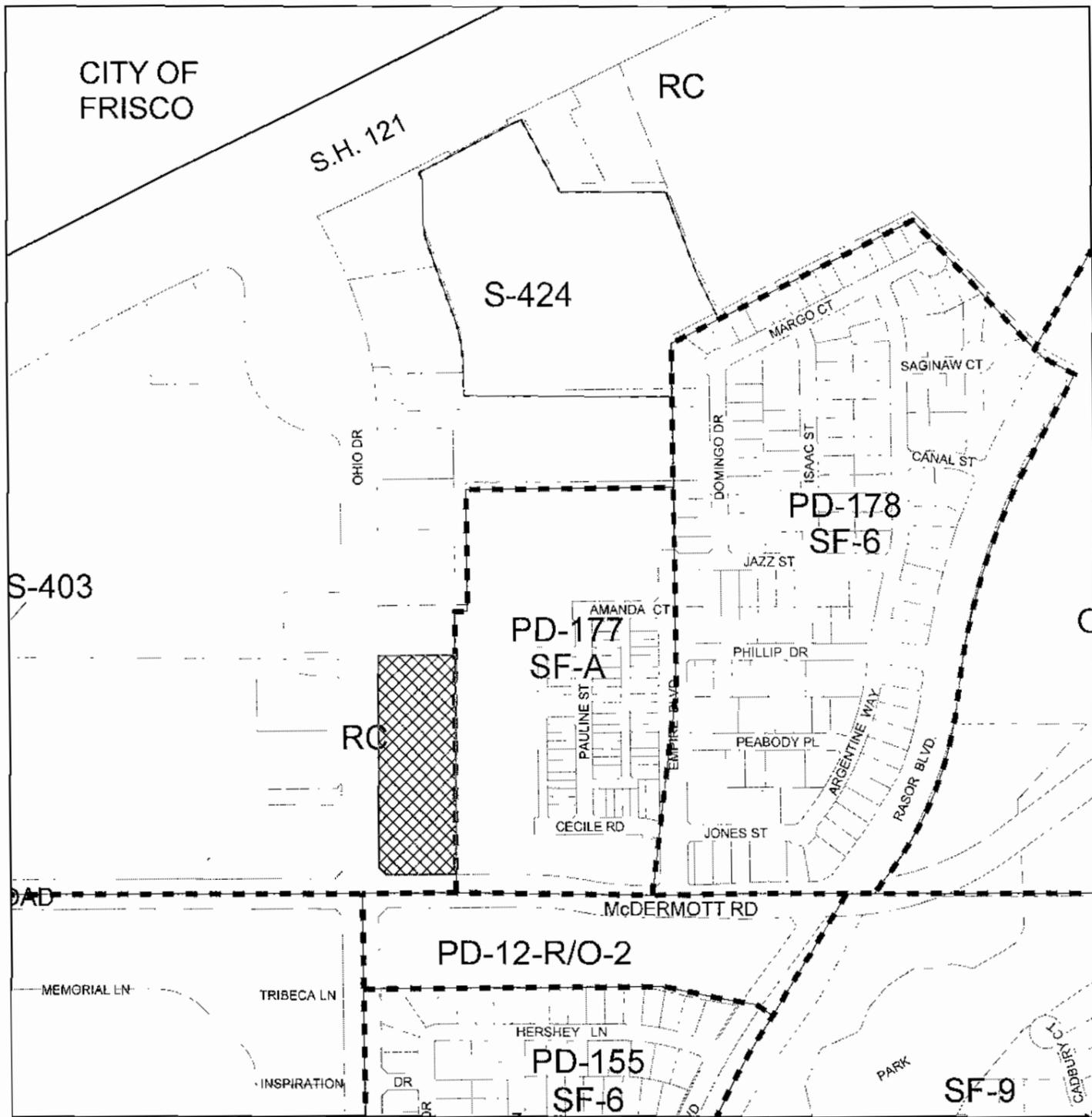
AMERICAN TITLE COMPANY
2501 W. PARKWAY
DALLAS, TEXAS 75244
(214) 343-3000

1000-00-000
11/03/2000
1 - 20
PAGE

POQUE

AMERICAN TITLE COMPANY
2501 W. PARKWAY
DALLAS, TEXAS 75244
(214) 343-3000

1000-00-000
11/03/2000
1 - 20
PAGE



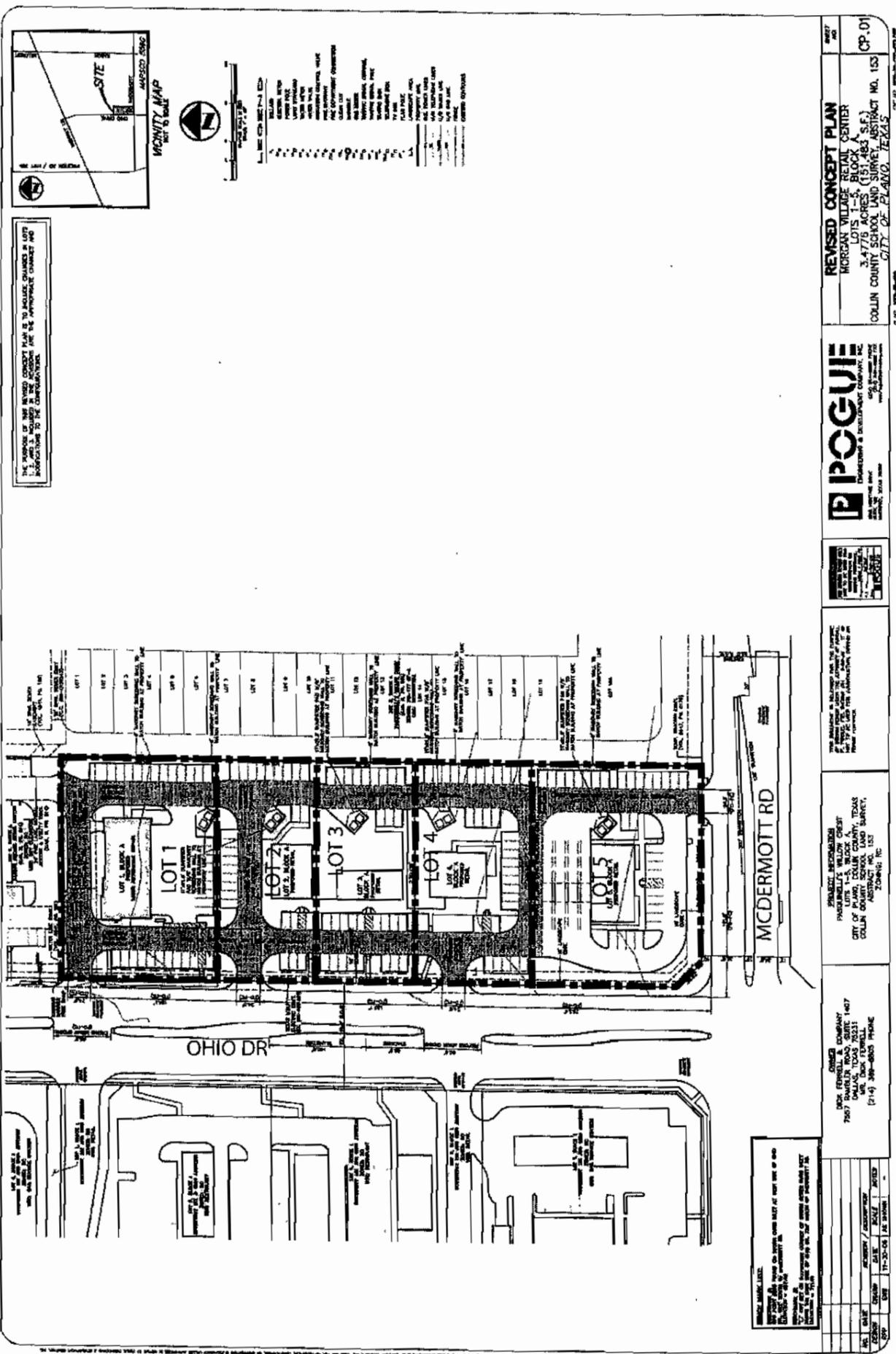
Item Submitted: REVISED CONCEPT PLAN

Title: MORGAN VILLAGE RETAIL CENTER
BLOCK A, LOTS 1 & 2

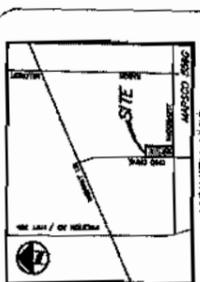
Zoning: REGIONAL COMMERCIAL



○ 200' Notification Buffer



THIS PLAN IS SUBJECT TO THE CITY OF PLANO'S ZONING ORDINANCES AND ANY AMENDMENTS THEREOF. THE CITY OF PLANO IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



REVISED CONCEPT PLAN
MORGAN VILLAGE RETAIL CENTER
LOTS 1-5, BLOCK A
3.4775 ACRES (151,483 S.F.)
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 153
CITY OF PLANO, TEXAS

POGUE
ENGINEERING & SURVEYING COMPANY, INC.
2000 WEST 15TH STREET, SUITE 100
PLANO, TEXAS 75075
PH: 972.420.1100
WWW.POGUEINC.COM

PLANNING
CITY OF PLANO
PLANNING DEPARTMENT
1000 WEST 15TH STREET, SUITE 100
PLANO, TEXAS 75075
PH: 972.420.1100
WWW.POGUEINC.COM

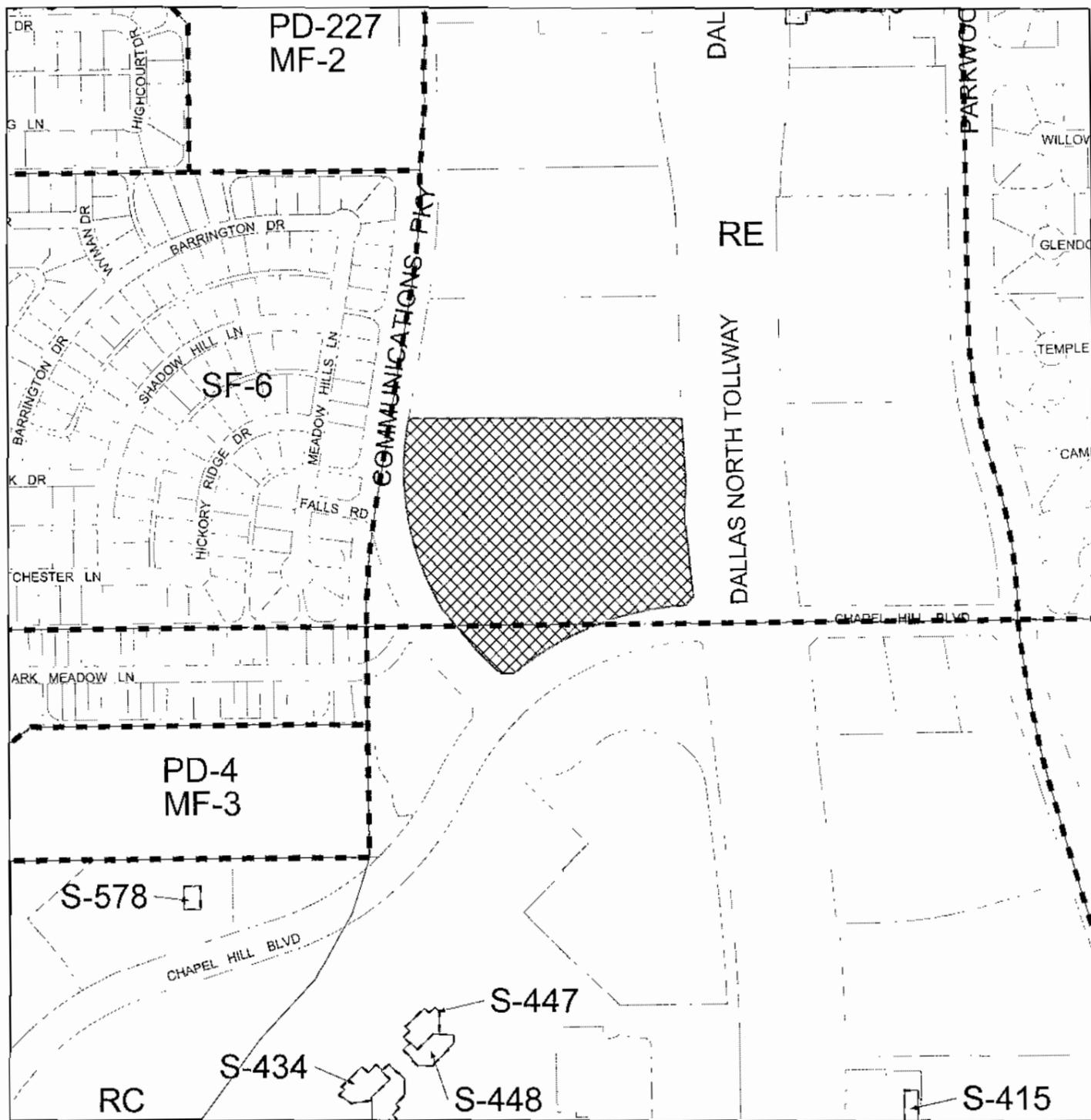
THE APPLICANT IS REQUESTING THE CITY OF PLANO TO REVIEW AND APPROVE THIS CONCEPT PLAN FOR THE PROPOSED MORGAN VILLAGE RETAIL CENTER. THE APPLICANT HAS PROVIDED ALL NECESSARY INFORMATION AND ASSURES THAT THE PROPOSED DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE CITY ORDINANCES AND REGULATIONS.

PERMITS REQUIRED
PLANNING DEPARTMENT
CITY OF PLANO, COLLIN COUNTY, TEXAS
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 153
CITY OF PLANO, TEXAS

OWNER
DICK FURWELL & COMPANY
7907 DALLAS ROAD, SUITE 1407
DALLAS, TEXAS 75231
MR. DICK FURWELL
(214) 386-8888 PHONE

ENGINEER'S SEAL
I, JAMES K. POE, LICENSED PROFESSIONAL ENGINEER, NO. 111,111, DO HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS.

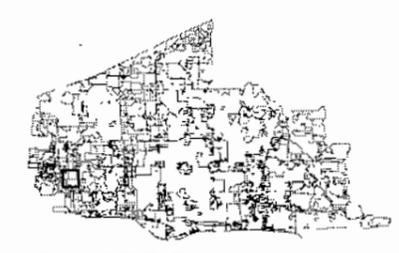
NO.	DATE	BY	DESCRIPTION
1	11-30-06	JK	ISSUED FOR PERMIT



Item Submitted: PRELIMINARY PLAT

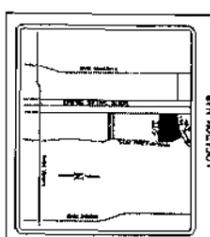
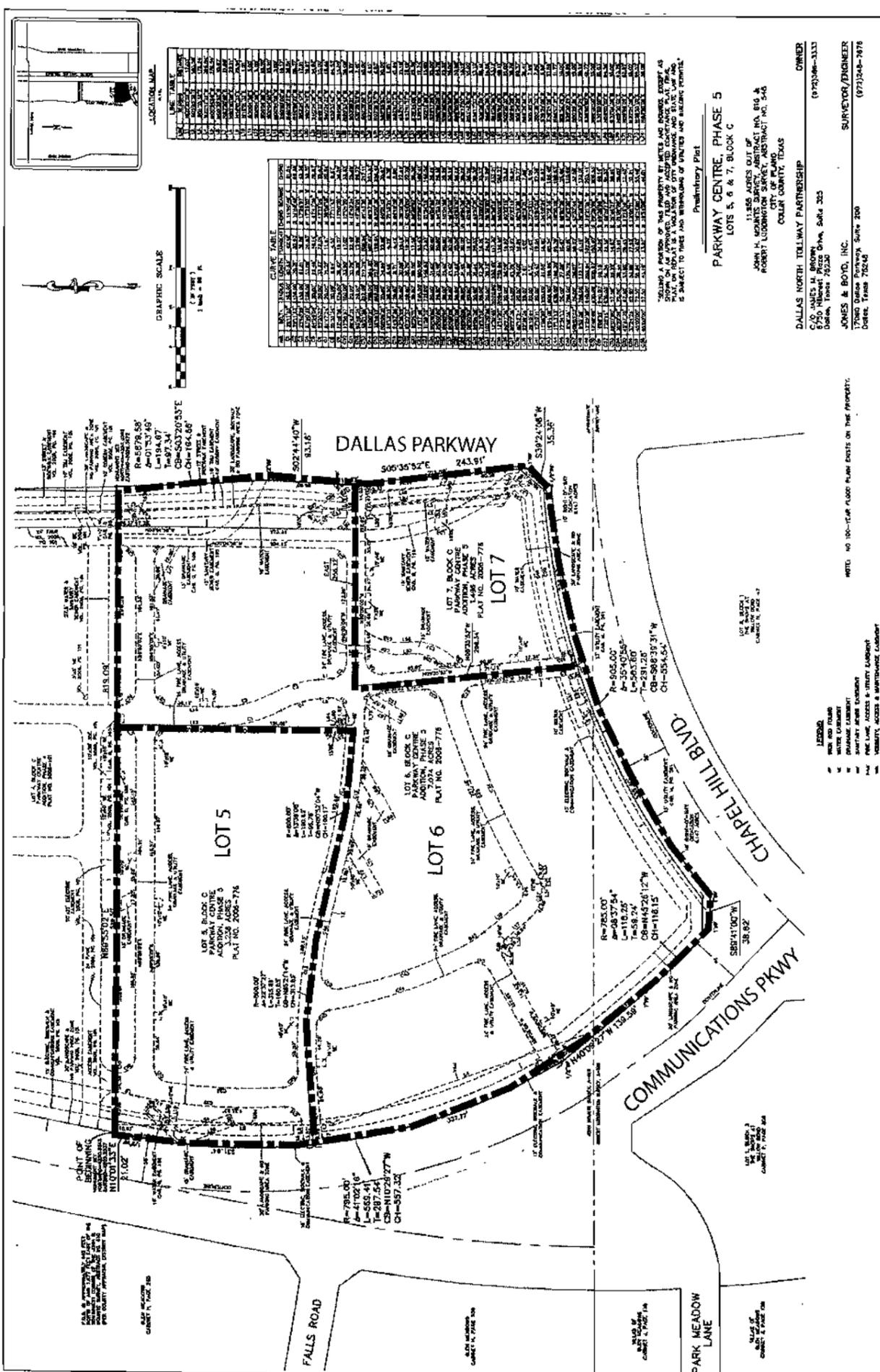
Title: PARKWAY CENTRE ADDITION, PHASE 5
BLOCK C, LOTS 5, 6, & 7

Zoning: REGIONAL EMPLOYMENT & REGIONAL COMMERCIAL



○ 200' Notification Buffer





LINE TABLE

LINE NO.	BEARING	DISTANCE	CURVE DATA
1	S 89° 57' 58" E	184.87'	R=5879.58'
2	S 89° 57' 58" E	184.87'	R=5879.58'
3	S 89° 57' 58" E	184.87'	R=5879.58'
4	S 89° 57' 58" E	184.87'	R=5879.58'
5	S 89° 57' 58" E	184.87'	R=5879.58'
6	S 89° 57' 58" E	184.87'	R=5879.58'
7	S 89° 57' 58" E	184.87'	R=5879.58'
8	S 89° 57' 58" E	184.87'	R=5879.58'
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98	S 89° 57' 58" E	184.87'	R=5879.58'
99	S 89° 57' 58" E	184.87'	R=5879.58'
100	S 89° 57' 58" E	184.87'	R=5879.58'

Preliminary Plat
PARKWAY CENTRE, PHASE 5
 LOTS 5, 6 & 7, BLOCK C

11.856 ACRES OUT OF
 JOHN H. LOHMEYER SURVEY, ADDITION, PHASE 3,
 ROBERT LOHMEYER SURVEY, ADDITION, PHASE 3,
 CITY OF PLANO,
 COLLIN COUNTY, TEXAS

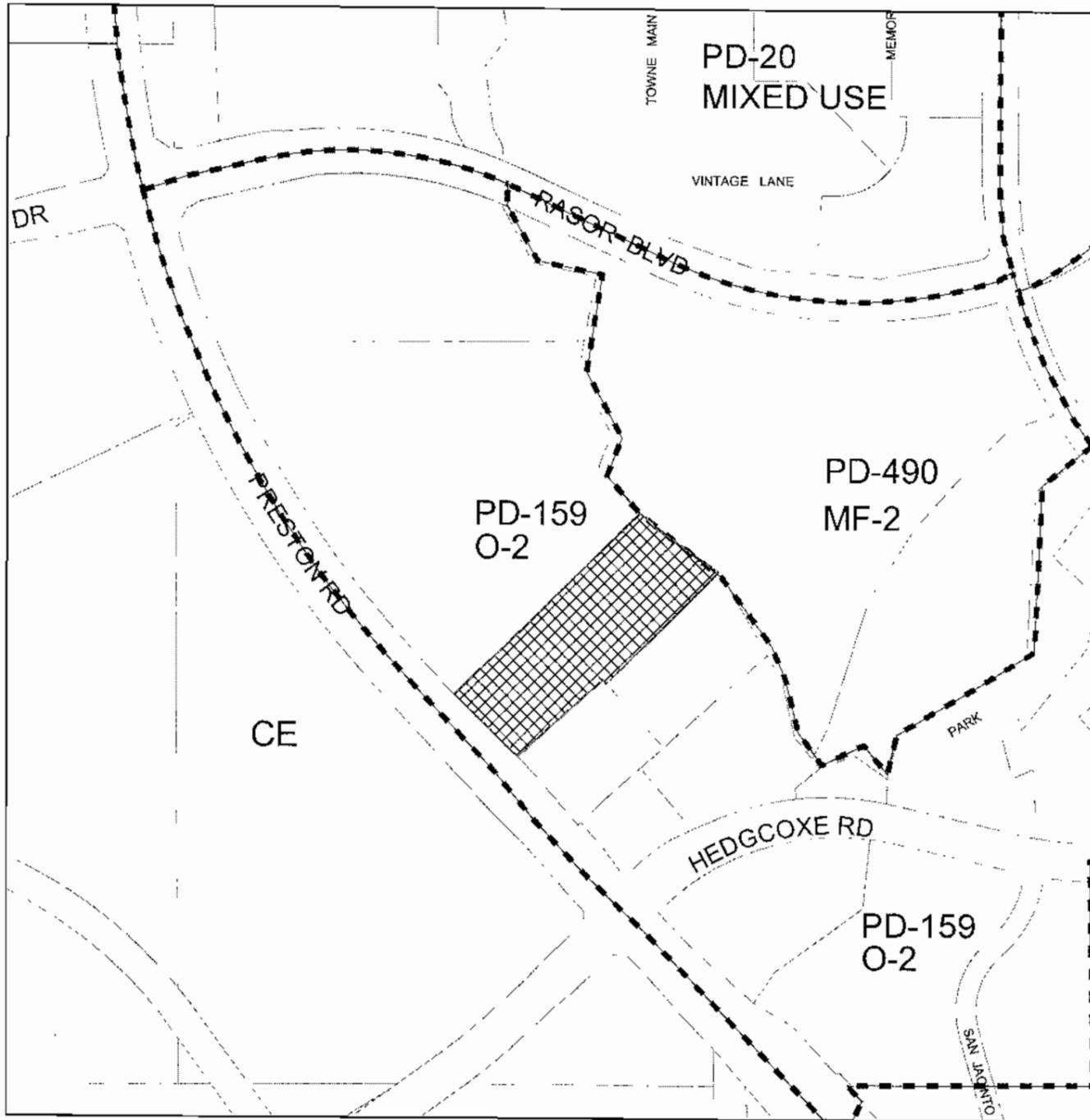
OWNER
 DALLAS NORTH TOLLWAY PARTNERSHIP
 11856 ACRES OUT OF
 JOHN H. LOHMEYER SURVEY, ADDITION, PHASE 3,
 ROBERT LOHMEYER SURVEY, ADDITION, PHASE 3,
 CITY OF PLANO,
 COLLIN COUNTY, TEXAS

SURVEYOR/ENGINEER
 JONES & BOYD, INC.
 7300 Dallas Parkway, Suite 200
 Dallas, Texas 75248
 (972) 248-7878

3 LOTS
 DECEMBER 8, 2006
 Sheet 1 of 2

NOTE: NO 100'-YEAR FLOOD PLAIN LIMITS ON THE PROPERTY.

Legend:
 - 100' FLOOD PLAIN LIMITS ON THE PROPERTY
 - 100' FLOOD PLAIN LIMITS ON THE PROPERTY



Item Submitted: PRELIMINARY PLAT

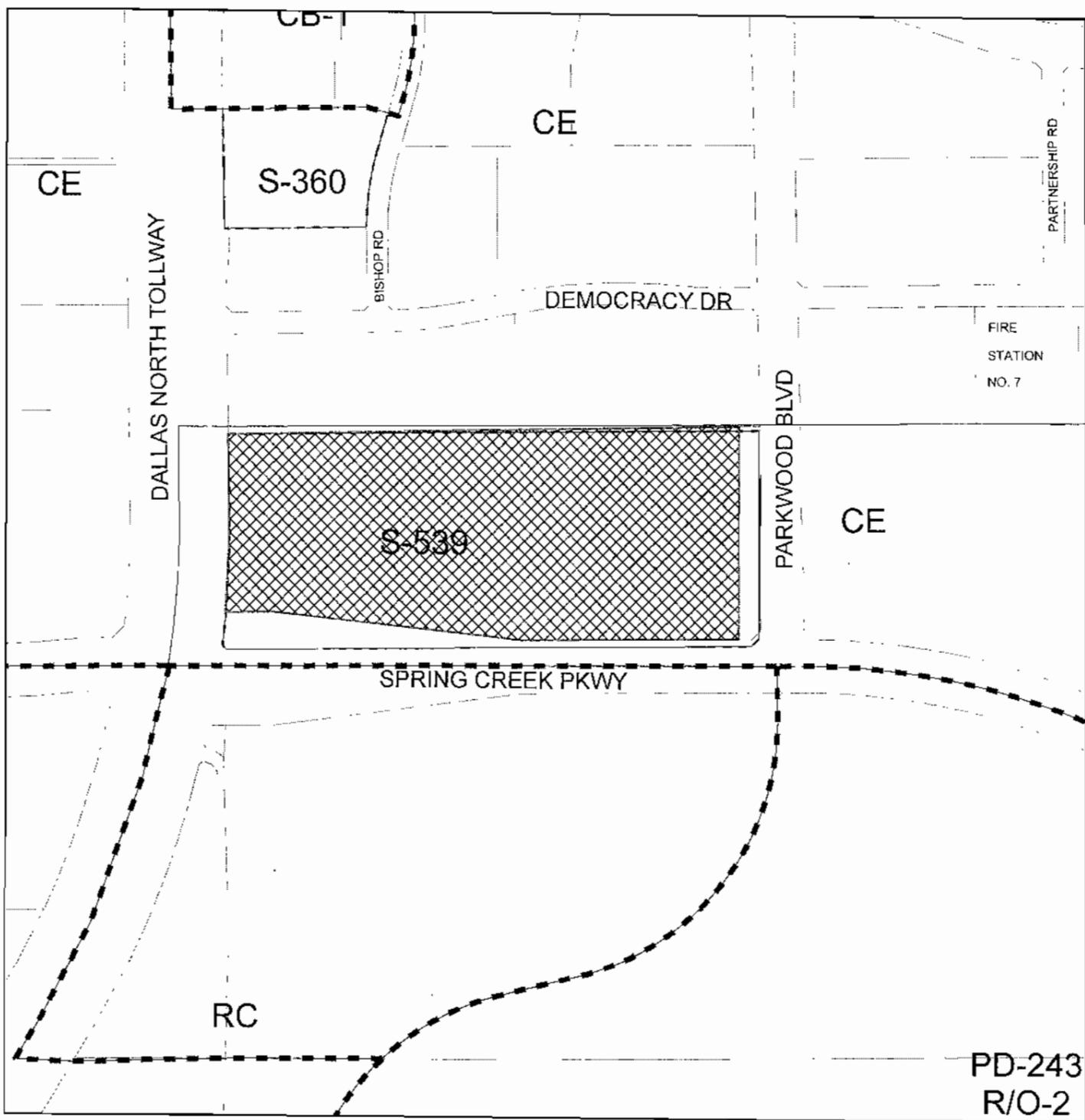
Title: PRESTON ONE ADDITION
BLOCK A, LOT 2R

Zoning: PLANNED DEVELOPMENT-159-
GENERAL OFFICE



○ 200' Notification Buffer





Item Submitted: FINAL PLAT

Title: CLASSIC BMW ADDITION
BLOCK 1, LOT 1

Zoning: COMMERCIAL EMPLOYMENT
w/SPECIFIC USE PERMIT #539



○ 200' Notification Buffer

CITY OF PLANO
PLANNING & ZONING COMMISSION

December 18, 2006

Agenda Item No. 6

Public Hearing: Zoning Case 2006-31

Applicant: Joe and Susana Hernandez

DESCRIPTION:

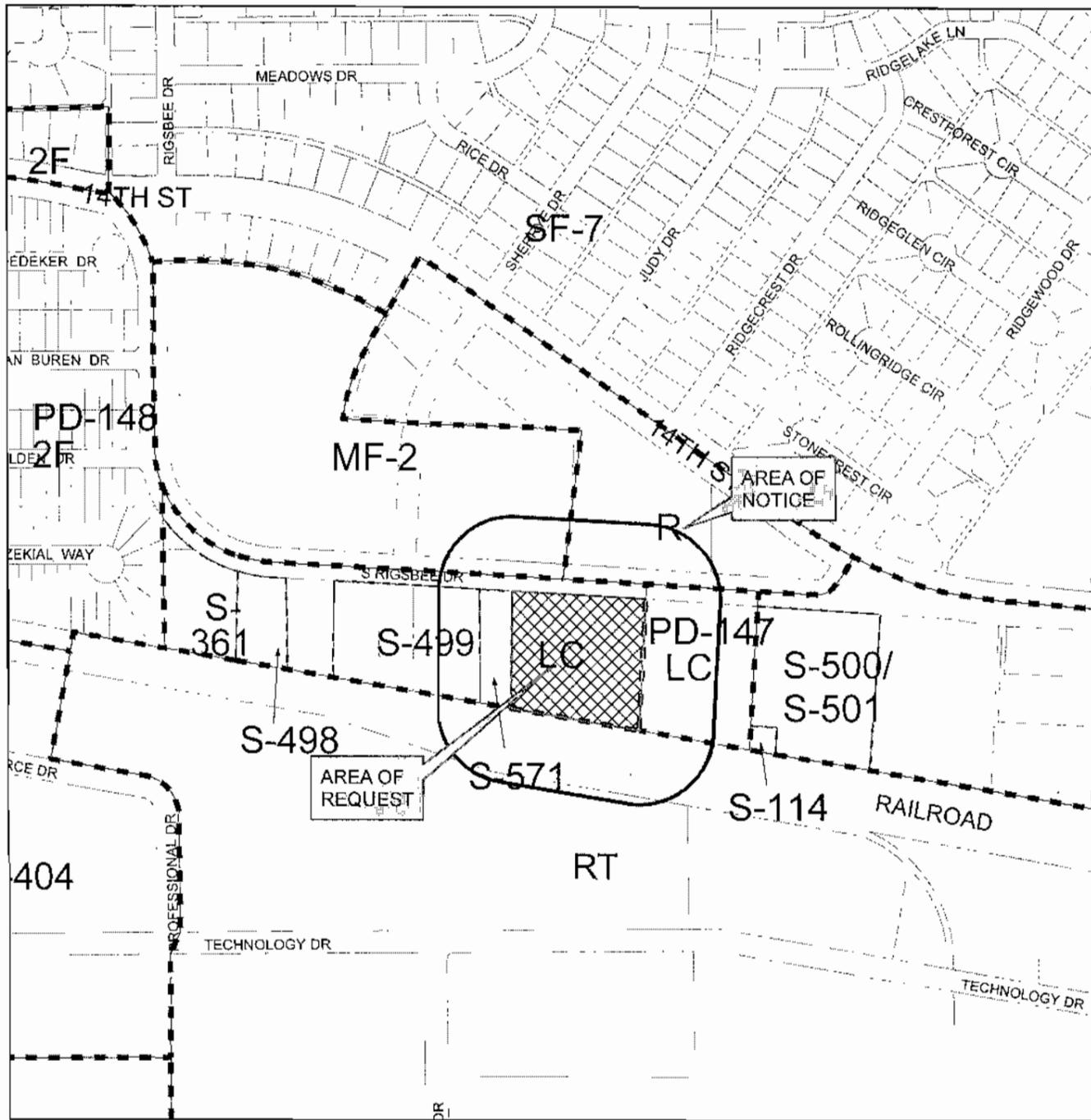
Request for expansion of Specific Use Permit #571 for Service Contactor with Storage Yard on 3.3± acres located on the south side of Rigsbee Drive, 565± feet west of 14th Street. Zoned Light Commercial with Specific Use Permit #571 for Service Contractor with Storage yard. Neighborhood #3.

REMARKS:

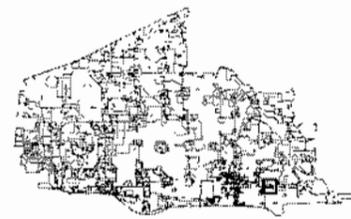
The applicant is requesting this item be tabled until the Tuesday, January 2, 2007, Planning & Zoning Commission meeting to allow for additional time to address staff comments.

RECOMMENDATIONS:

Recommended for approval subject to the Planning & Zoning Commission acceptance of the applicant's request to table this item until the Tuesday, January 2, 2007, meeting.



Zoning Case #: 2006-31
 Existing Zoning: LIGHT COMMERCIAL



○ 200' Notification Buffer

CITY OF PLANO
PLANNING & ZONING COMMISSION

December 18, 2006

Agenda Item No. 7A

Public Hearing: Zoning Case 2006-32

Applicant: Cencor Realty Services

DESCRIPTION:

Request to rezone 14.8± acres located at the northwest corner of Parker Road and Parkwood Boulevard **from** Regional Employment **to** Planned Development-Regional Commercial. Neighborhood #30.

REMARKS:

The applicant is requesting to rezone the property to create a planned development district. The requested zoning is Planned Development-Regional Commercial (PD-RC). The RC district is intended to provide for retail and service uses at appropriate nodes within the corridor of specified tollways and expressways serving Plano and surrounding communities, in addition to office and limited manufacturing uses. A PD district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions.

This request proposes a retail, office, and residential mixed-use planned development district. In addition to the proposed uses, the request includes amendments to landscaping, parking, setbacks, building materials, signage, and other standards intended to create a walkable, urban-style development. A preliminary site plan, Tinseltown Addition, Block A, Lot 1, accompanies this request.

Current Zoning

The current zoning is Regional Employment (RE). The RE district is intended to provide the flexibility for office and limited manufacturing uses that are consistent with the regional status of certain tollways and expressways serving Plano and surrounding communities.

Some retail uses are also appropriate when developed in conjunction with the primary uses. The district's standards are designed to ensure compatibility between the various uses within a corridor and surrounding residential neighborhoods.

Surrounding Land Use and Zoning

The area of the request is currently undeveloped. The property to the north is the Cinemark Tinseltown movie theater and is zoned RE. To the west, across the Dallas North Tollway, the property is zoned RC and has been developed as a shopping center. South of the property, across Parker Road, is another retail shopping center on RC-zoned property. The property to the east, across Parkwood Boulevard is zoned Multifamily Residence-3 (MF-3) and is a multifamily development.

Proposed Planned Development Zoning Stipulations

The requested zoning is Planned Development-Regional Commercial. There are two primary parts of this request: land use and design standards.

Land Use - The request proposes to change the underlying zoning **from RE to RC** to allow for retail uses on the property. The request also proposes to allow one additional use on the property multifamily residential. A maximum of 250 multifamily residential dwelling units is proposed.

Design Standards - The request proposes a dense and walkable mixed-use development oriented along a central roadway. Although smaller in scale, the intended form of development is similar to Haggard Square (Planned Development-20-Mixed Use), Legacy Town Center (Planned Development-65-Central Business-1) and the Downtown Business/Government district.

This request is for PD-RC zoning with the following stipulations:

- 1) A maximum of 250 multifamily residential dwelling units shall be allowed by right.
- 2) Site Design:
 - a. The district shall have a central north-south pedestrian-oriented private roadway that runs from Parker Road to the existing east-west fire lane of the regional theater property to the north. The private roadway shall have diagonal or 90-degree on-street parking and sidewalks on both sides of the roadway. The minimum width of the sidewalks shall be ten feet. The sidewalks may be used for outdoor eating areas, outdoor display, and other activities commonly associated with a pedestrian-oriented development, if a minimum sidewalk clearance and/or distance to curb line of a street or public way of five feet is maintained.

- b. First floor uses shall be nonresidential. Residential dwelling units shall be located on second or higher floors.
- c. Building materials - First floor exterior elevations of buildings and parking structures shall comply with the building material requirements of the RC zoning district. Second floor and higher exterior elevations, shall comply with the building materials standards except that specified materials shall only be required on 60% of the facade elevation. Interior elevations concealed by buildings/parking garages shall be exempt from material standards but shall be consistent in color and finish with the building/parking structure.

3) Area, Yard and Bulk Requirements:

- a. Minimum Building Height - For buildings that front along the north-south pedestrian-oriented private roadway and along the east-west fire lane of the regional theater property to the north, the minimum building height shall be 2 stories, 30 feet.
- b. Maximum Building Height - 6 stories, 90 feet.
- c. Maximum Building Setback - For buildings that front along the north-south pedestrian-oriented private roadway and along the east-west fire lane of the regional theater property to the north only, a minimum of 60% of the first floor facade shall be set back no more than 40 feet from the outside edge of the travel lanes.

4) Landscaping:

- a. The required 30-foot landscape edge along the Dallas North Tollway frontage road only may be reduced to 25 feet in width provided the reduction in landscape area is reallocated adjacent to buildings fronting the Dallas North Tollway.
- b. Street trees shall be provided on both sides of the north-south pedestrian oriented private roadway at minimum distance of 60 feet on center.
- c. All other landscaping shall comply with Section 3.1200 (Landscaping Requirements) and Section 4.600 (Dallas North Tollway Overlay District).

5) Parking:

- a. Minimum required parking shall be provided as follows:
 - ii. Multifamily use - One space per bedroom.
 - iii. Nonresidential uses - One space per 250 square feet of floor area.

- b. Total required parking shall be computed on a district-wide basis regardless of any phase/property lines. Parking stall and drive aisle dimensions shall comply with Section 3.1100 (Off-Street Parking and Loading).

6) Signage:

- a. For building facades and sidewalks/parkways fronting the north-south pedestrian-oriented private roadway and building facades fronting the existing east-west fire lane of the regional theater property to the north, allowable signs must comply with per Section 3.1605, Downtown Sign District.
- b. All other signage must comply with Section 3.1600 (Sign Regulations) and Section 4.600 (Dallas North Tollway Overlay District).

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as Major Corridor Development (MCD). Development in these corridors is expected to include a mix of commercial, office, and technical production uses. Residential development is generally not appropriate within these corridors.

Housing Density (Policy Statement 3.0) - The Housing Density policy statement establishes criteria for the development of high-density housing within the city. The residential development is limited to 250 units by the proposed PD which meets the maximum density policy. It does not however, meet the separation policy of 1,500 feet between multifamily residential developments.

Adequacy of Public Facilities - Adequate water and sanitary sewer services are available via extensions from existing lines along the Dallas North Tollway frontage road and Parkwood Boulevard.

Traffic Impact Analysis (TIA) - A TIA is not required since the trip generation potential of the proposed zoning is less than current zoning.

ISSUES:

Residential Use in a Major Corridor

The requested multifamily residential use would place residences within close proximity of the Dallas North Tollway. The Land Use Element of the Comprehensive Plan acknowledges that residential development may occur in non-neighborhood settings; however, the Land Use Element also states that residential development is not appropriate within the Dallas North Tollway corridor. Traffic noise and the lack of neighborhood parks and schools make the site inappropriate for residential use.

Rezoning Land for Retail Use

In 2003, City Council adopted the *Retail Study of Underperforming and Vacant Retail Areas* initiated by the cities of Carrollton, Richardson, and Plano. This study examined the retail market conditions in the three cities and offered alternatives to address underperforming and vacant retail properties. The study identified Plano as having an overabundance of retail zoning.

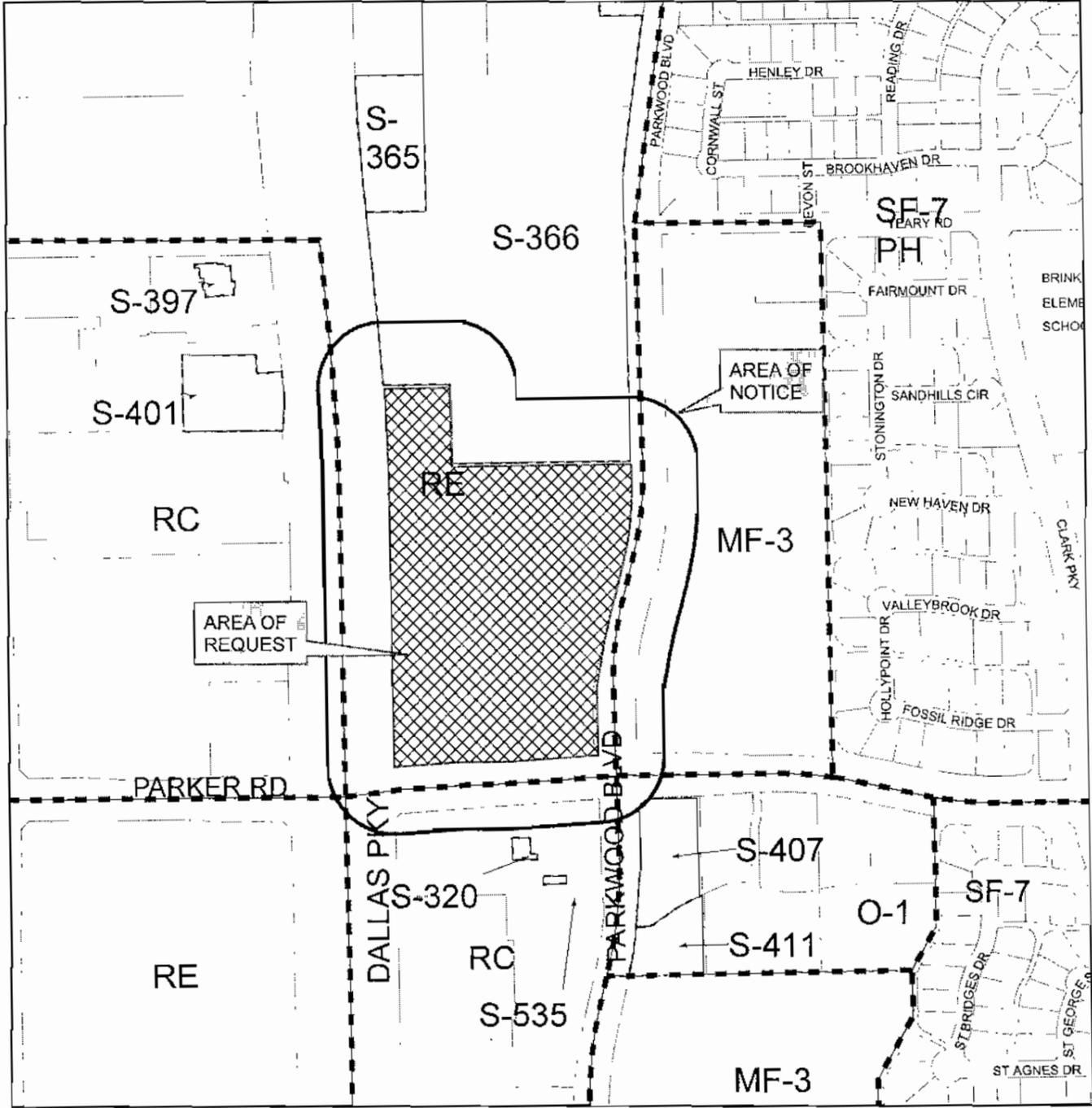
The requested change in the underlying zoning from Regional Employment to Regional Commercial would add a significant amount of retail development in the Parker Road/Dallas North Tollway area. The northwest and southeast corners are currently developed as retail shopping centers. The additional retail use proposed with this zoning request would further increase the overabundance of retail zoning in Plano.

SUMMARY:

The applicant is requesting to create a PD district changing the base zoning **from RE to RC**. The request also includes a total of 250 multifamily units. The request also includes design standards intended to create an integrated, urban center. The Retail Study advises against rezoning additional land for retail use. The Comprehensive Plan does not support this request as meeting the standards for an alternative neighborhood development. Therefore, staff recommends denial of the proposed zoning request.

RECOMMENDATIONS:

Recommended for denial.

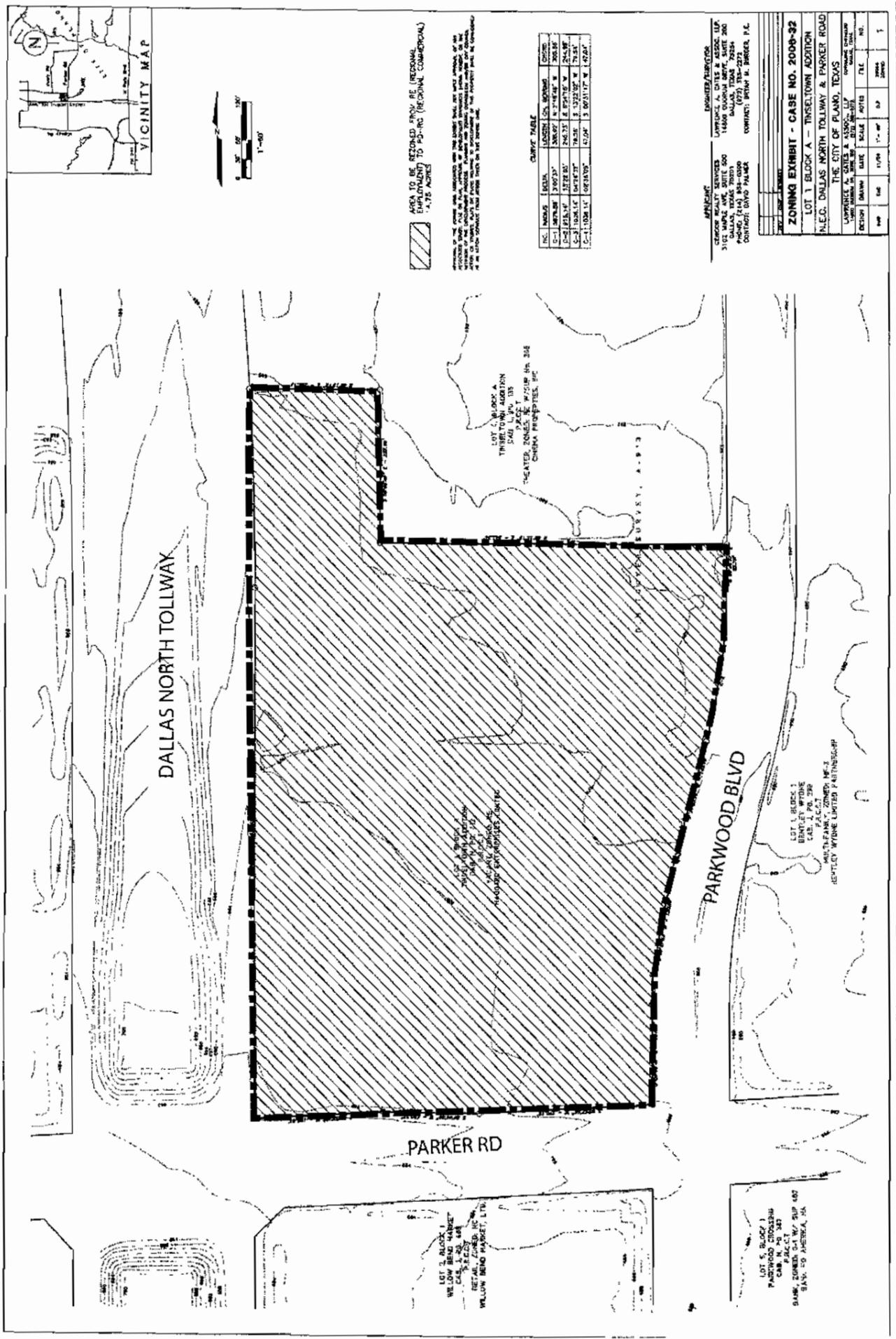


Zoning Case #: 2006-32

Existing Zoning: REGIONAL EMPLOYMENT



○ 200' Notification Buffer



DALLAS NORTH TOLLWAY

PARKER RD

PARKWOOD BLVD

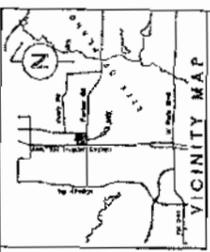
LOT 2, BLOCK 1
WILLOW BEND MARKET
RETAIL CENTER, INC.
WILLOW BEND MARKET, LTD.

LOT 3, BLOCK 1
WILLOW BEND MARKET
RETAIL CENTER, INC.
WILLOW BEND MARKET, LTD.

LOT 5, BLOCK 1
WILLOW BEND MARKET
RETAIL CENTER, INC.
WILLOW BEND MARKET, LTD.

LOT 1, BLOCK 1
BENTLEY WINE
BENTLEY WINE LIMITED PARTNERSHIP

LOT 1, BLOCK A
THINSE TOWN ADDITION
DAI, L. P. 13
SCATED, TEXAS
CHINA INVESTMENTS, INC.



AREA TO BE REZONED FROM RE (REGIONAL EMPLOYMENT) TO P-D-1C (REGIONAL COMMERCIAL) - 1.78 ACRES

CURVE TABLE

NO.	BEARING	CHORD	ARC LENGTH	ANGLE	CHORD BEARING	CHORD
1	S 71° 14' 30" W	240.75	240.75	90°	N 71° 14' 30" E	240.75
2	S 71° 14' 30" W	240.75	240.75	90°	N 71° 14' 30" E	240.75
3	S 71° 14' 30" W	240.75	240.75	90°	N 71° 14' 30" E	240.75
4	S 71° 14' 30" W	240.75	240.75	90°	N 71° 14' 30" E	240.75

APPLICANT:
THINSE TOWN ADDITION
DAI, L. P. 13
14000 GOLF LINKS W. SUITE 200
DALLAS, TEXAS 75244
PHONE: (972) 333-2254
CONTRACT: DAVID PALMER

POWER/AVAILABILITY:
LOT 1, BLOCK A - THINSE TOWN ADDITION
N.E.C. DALLAS NORTH TOLLWAY & PARKER ROAD
THE CITY OF PLANO, TEXAS
LAWRENCE A. STATES & ASSOC., LLP
14000 GOLF LINKS W. SUITE 200
DALLAS, TEXAS 75244
PHONE: (972) 333-2254

ZONING EXHIBIT - CASE NO. 2009-32
LOT 1 BLOCK A - THINSE TOWN ADDITION
N.E.C. DALLAS NORTH TOLLWAY & PARKER ROAD
THE CITY OF PLANO, TEXAS
LAWRENCE A. STATES & ASSOC., LLP
14000 GOLF LINKS W. SUITE 200
DALLAS, TEXAS 75244
PHONE: (972) 333-2254

SECTION	DRAWN	DATE	SCALE	NOTES	FILE	REV.
1	1/1/09	1" = 40'	1			1

CITY OF PLANO
PLANNING & ZONING COMMISSION

December 18, 2006

Agenda Item No. 7B

Preliminary Site Plan: Tinseltown Addition, Block A, Lot 1

Applicant: Cencor Realty Services

DESCRIPTION:

A retail, office, and multifamily residential mixed use development on one lot on 14.8± acres located at the northwest corner of Parker Road and Parkwood Boulevard. Zoned Regional Employment. Neighborhood #30.

REMARKS:

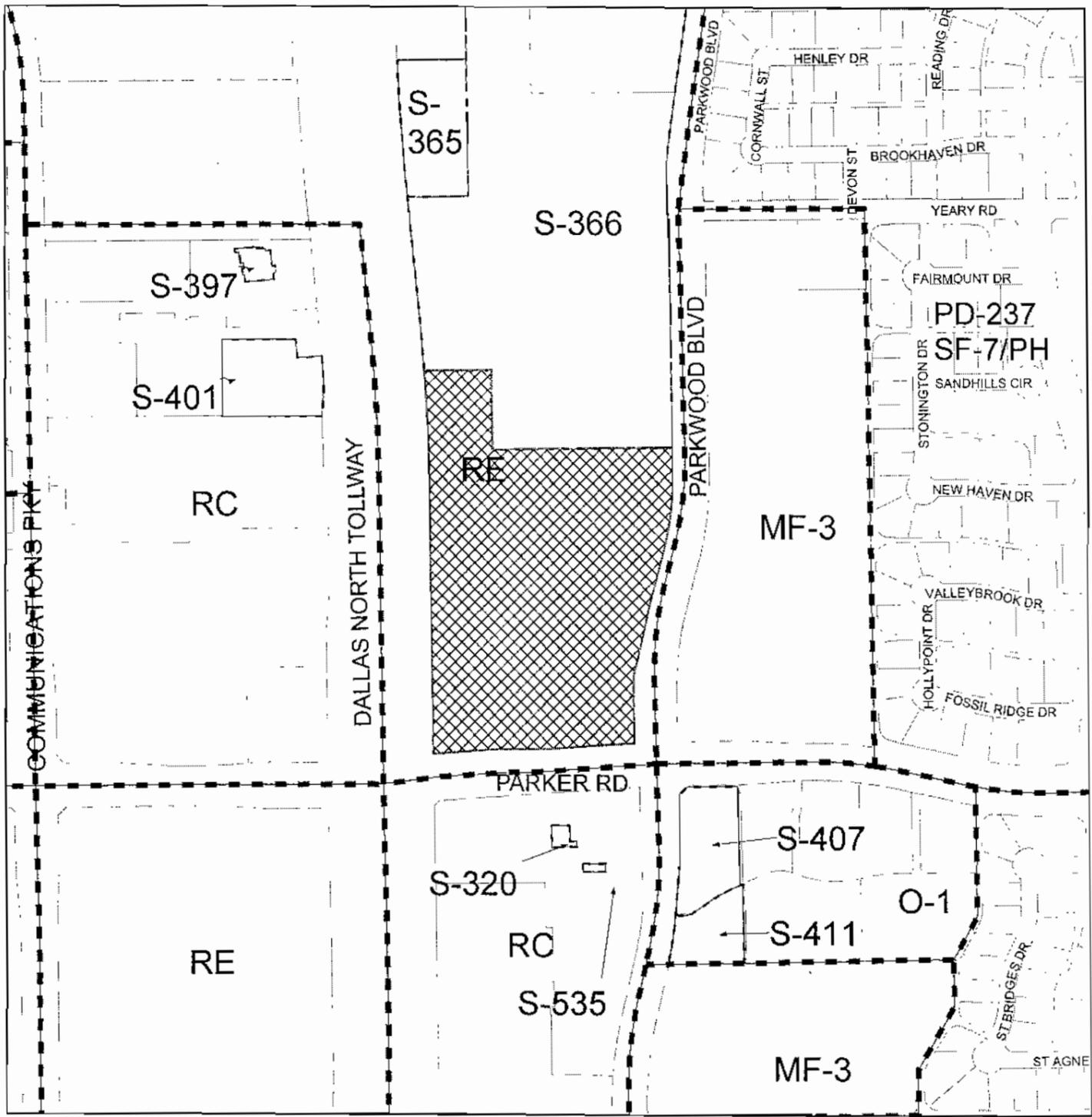
This preliminary site plan is associated with Zoning Case 2006-32. The plan proposes a retail, office, and multifamily residential mixed use development. The majority of the buildings are oriented along the central north-south private roadway with on-street parking. The wide sidewalks and buildings adjacent to the sidewalk create a walkable, pedestrian-oriented environment. Parking is a mix of surface and structured parking.

The site falls within the study area of the Dallas North Tollway Guidelines. Although the guidelines do not address mixed-use development, the preliminary site plan complies with most of the study objectives for retail development. The preliminary site plan incorporates traffic flow and access, building orientation, and building setback recommendations. The landscape edge, interior landscaping, and building and parking structure facade materials create a positive visual image from Parkwood Boulevard and the Dallas North Tollway.

This plan is in compliance with the requested zoning in Zoning Case 2006-32. For the same reasons staff is recommending against the zoning, we are also recommending against approval of this preliminary site plan.

RECOMMENDATIONS:

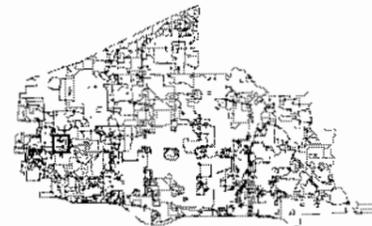
Recommended for denial.



Item Submitted: PRELIMINARY SITE PLAN

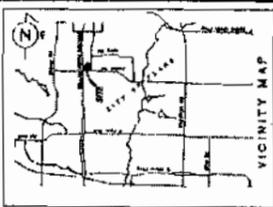
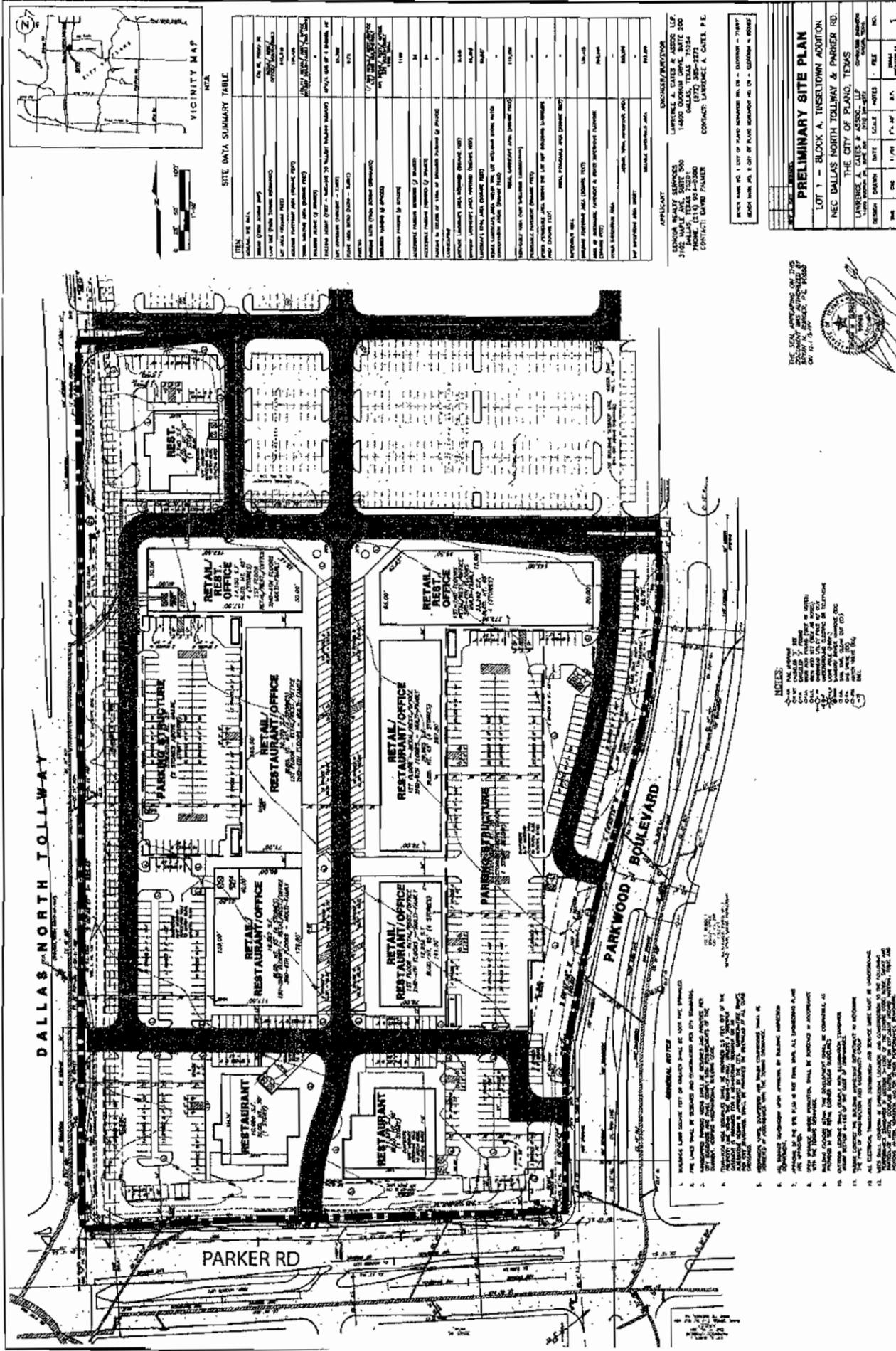
Title: TINSELTOWN ADDITION
BLOCK A, LOT 1

Zoning: REGIONAL EMPLOYMENT



○ 200' Notification Buffer





SITE DATA SUMMARY TABLE

ITEM	DESCRIPTION	QUANTITY	REMARKS
1	RESTAURANT/OFFICE	10	SEE PLAN
2	RESTAURANT	10	SEE PLAN
3	PARKING SPACES	100	SEE PLAN
4	LANDSCAPING	AS SHOWN	SEE PLAN
5	UTILITIES	AS SHOWN	SEE PLAN
6	SEWER	AS SHOWN	SEE PLAN
7	WATER	AS SHOWN	SEE PLAN
8	STORM DRAINAGE	AS SHOWN	SEE PLAN
9	CONCRETE	AS SHOWN	SEE PLAN
10	ASPHALT	AS SHOWN	SEE PLAN
11	PAVING	AS SHOWN	SEE PLAN
12	LANDSCAPING	AS SHOWN	SEE PLAN
13	UTILITIES	AS SHOWN	SEE PLAN
14	SEWER	AS SHOWN	SEE PLAN
15	WATER	AS SHOWN	SEE PLAN
16	STORM DRAINAGE	AS SHOWN	SEE PLAN
17	CONCRETE	AS SHOWN	SEE PLAN
18	ASPHALT	AS SHOWN	SEE PLAN
19	PAVING	AS SHOWN	SEE PLAN
20	LANDSCAPING	AS SHOWN	SEE PLAN

APPLICANT
ENGINEER/ARCHITECT
 LAWRENCE A. CATES & ASSOC., LLP
 1400 NORTH PARKWAY, SUITE 1000
 DALLAS, TEXAS 75244
 PHONE: (214) 343-3300
 CONTACT: LAWRENCE A. CATES, P.E.

PRELIMINARY SITE PLAN
 LOT 1 - BLOCK A, TINSLETOWN ADDITION
 NEC DALLAS NORTH TOLLWAY & PARKER RD.
 THE CITY OF PLANO, TEXAS
 LAWRENCE A. CATES & ASSOC., LLP
 1400 NORTH PARKWAY, SUITE 1000
 DALLAS, TEXAS 75244
 PHONE: (214) 343-3300
 CONTACT: LAWRENCE A. CATES, P.E.

DATE: 08/11/2011
 SCALE: 1/8" = 1'-0"



- NOTES:**
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TOLLWAY UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE BOULEVARD UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PARKWAY UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WALKWAY UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE BIKEWAY UNLESS OTHERWISE NOTED.
 11. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TRAIL UNLESS OTHERWISE NOTED.
 12. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PATH UNLESS OTHERWISE NOTED.
 13. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE COURSE UNLESS OTHERWISE NOTED.
 14. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE FIELD UNLESS OTHERWISE NOTED.
 15. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE GROUND UNLESS OTHERWISE NOTED.
 16. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SURFACE UNLESS OTHERWISE NOTED.
 17. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SUBSURFACE UNLESS OTHERWISE NOTED.
 18. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE UNDERGROUND UNLESS OTHERWISE NOTED.
 19. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE OVERGROUND UNLESS OTHERWISE NOTED.
 20. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE AIRSPACE UNLESS OTHERWISE NOTED.

- GENERAL NOTES:**
1. THE LINES SHALL BE EXACTLY AS SHOWN AND DIMENSIONS AND CITY RECORDS.
 2. THE LINES SHALL BE EXACTLY AS SHOWN AND DIMENSIONS AND CITY RECORDS.
 3. THE LINES SHALL BE EXACTLY AS SHOWN AND DIMENSIONS AND CITY RECORDS.
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 15. THE LINES SHALL BE EXACTLY AS SHOWN AND DIMENSIONS AND CITY RECORDS.
 16. THE LINES SHALL BE EXACTLY AS SHOWN AND DIMENSIONS AND CITY RECORDS.
 17. THE LINES SHALL BE EXACTLY AS SHOWN AND DIMENSIONS AND CITY RECORDS.
 18. THE LINES SHALL BE EXACTLY AS SHOWN AND DIMENSIONS AND CITY RECORDS.
 19. THE LINES SHALL BE EXACTLY AS SHOWN AND DIMENSIONS AND CITY RECORDS.
 20. THE LINES SHALL BE EXACTLY AS SHOWN AND DIMENSIONS AND CITY RECORDS.

CITY OF PLANO
PLANNING & ZONING COMMISSION

December 18, 2006

Agenda Item No. 8

Public Hearing - Preliminary Replat: Food Lion/Los Rios Addition, Block 15, Lot 1R

Applicant: Collin County Children's Advocacy Center, Inc.

DESCRIPTION:

Civic center on one lot on 5.8± acres located at the southwest corner of Park Boulevard and Los Rios Boulevard. Zoned Retail. Neighborhood #63.

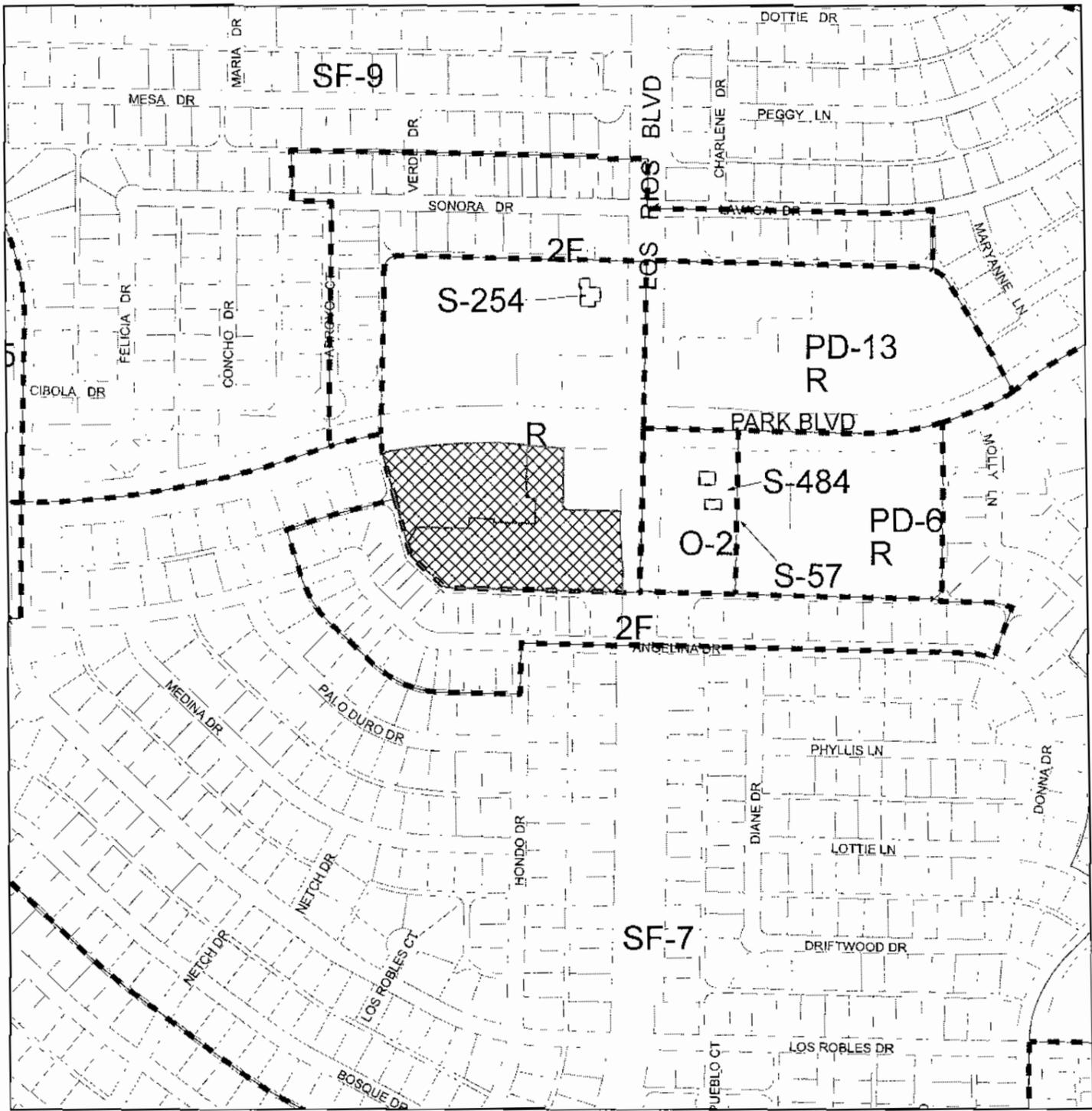
REMARKS:

The purpose of the replat is to combine two lots into one lot and abandon and add new fire lane, access, and utility easements.

The purpose of the revised site plan is to add a new building and parking spaces.

RECOMMENDATION:

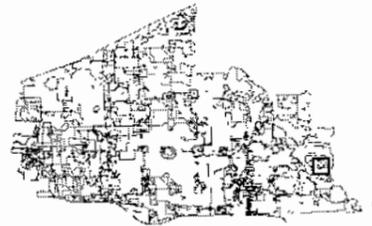
Recommended for approval as submitted.



Item Submitted: PRELIMINARY REPLAT
& REVISED SITE PLAN

Title: FOOD LION/LOS RIOS ADDITION
BLOCK 15, LOT 2R

Zoning: RETAIL



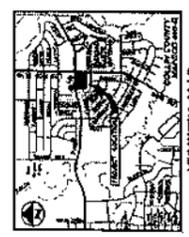
○ 200' Notification Buffer



SHEET 1 OF 2
PRELIMINARY REPEAT
FOOD LION / LOS RIOS
ADDITION
LOT 2R, BLOCK 15

BEING A REPLAT OF PART OF LOTS 1 & 2 FOOD LION / LOS RIOS ADDITION, AN ADDITION TO THE CITY OF PLANO, TEXAS AND BEING OUT OF THE ANDREW PHARO SURVEY, ABSTRACT NO. 687, COLLIN COUNTY, TEXAS

Pacheco Koeh Consulting Engineers
 1500 W. PARKWAY
 SUITE 100
 PLANO, TEXAS 75075
 PHONE: (972) 232-2800
 FAX: (972) 232-2801
 CONTRACT: MARK A. PARKER



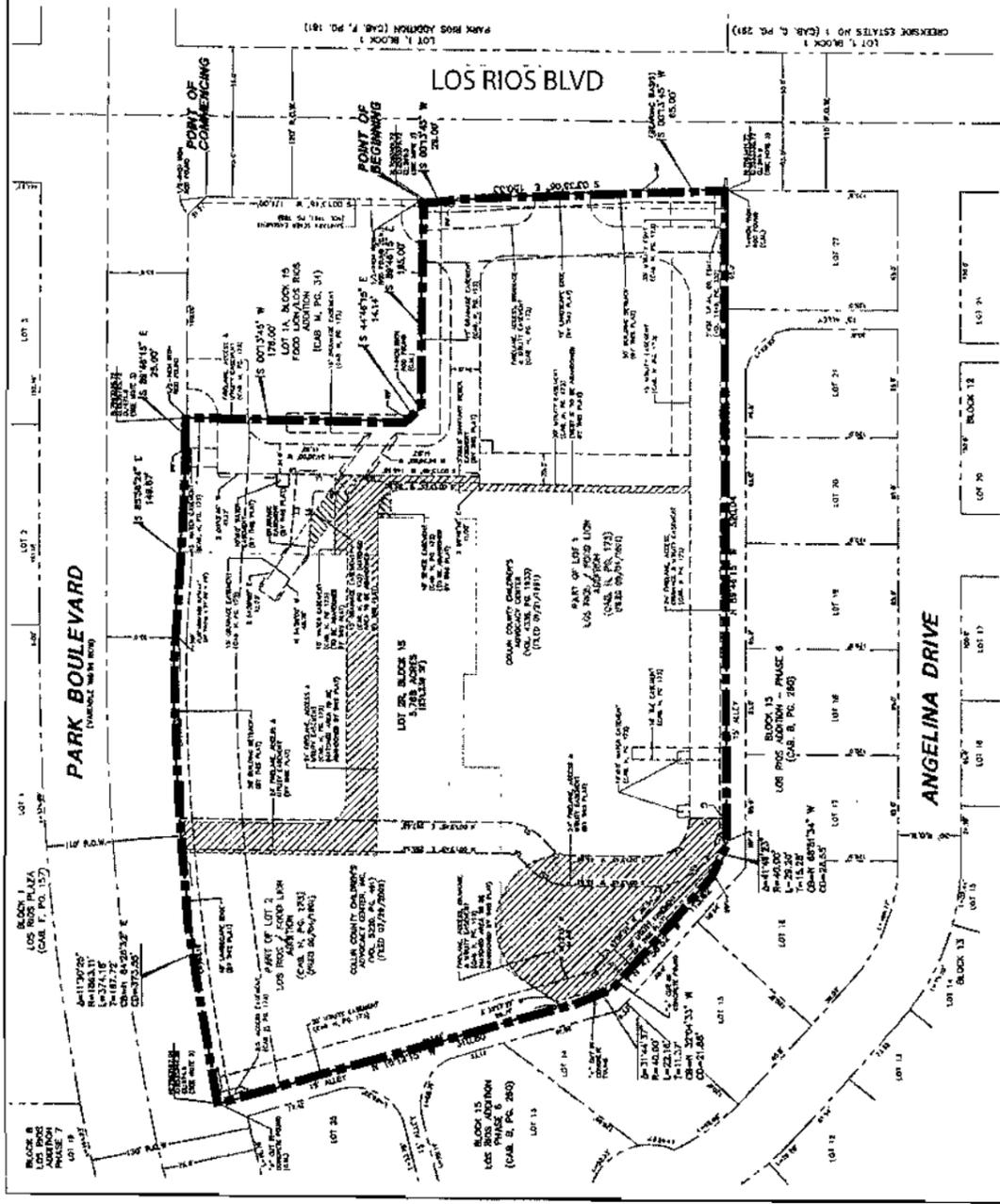
- LEGEND**
- 1" = 10' (Horizontal)
 - 1" = 20' (Vertical)
 - 1" = 10' (Diagonal)
 - 1" = 10' (Curved)
 - 1" = 10' (Circular)
 - 1" = 10' (Irregular)
 - 1" = 10' (Other)

NOTES

1. Existing utilities for this project are based on a drawing of South of Highway 13, including 40' easement, for the City of Plano, Texas, recorded in Collin County Public Records as Collin County, Texas, Abstract No. 687, Collin County, Texas.
2. No other utility lines are shown on this drawing. It is the responsibility of the owner to verify the location and depth of all utilities and to obtain all necessary permits for their relocation and installation.
3. The coordinates shown are based on Texas State Plane (NAD 83) North Central Zone (1983) based on City of Plano, Texas, North Central Zone, Texas State Plane (NAD 83) North Central Zone, Collin County, Texas, Abstract No. 687, Collin County, Texas.

PURPOSE STATEMENT

The purpose of this report is to provide Lot 2R, Block 15 and to modify/replace the easements shown herein.

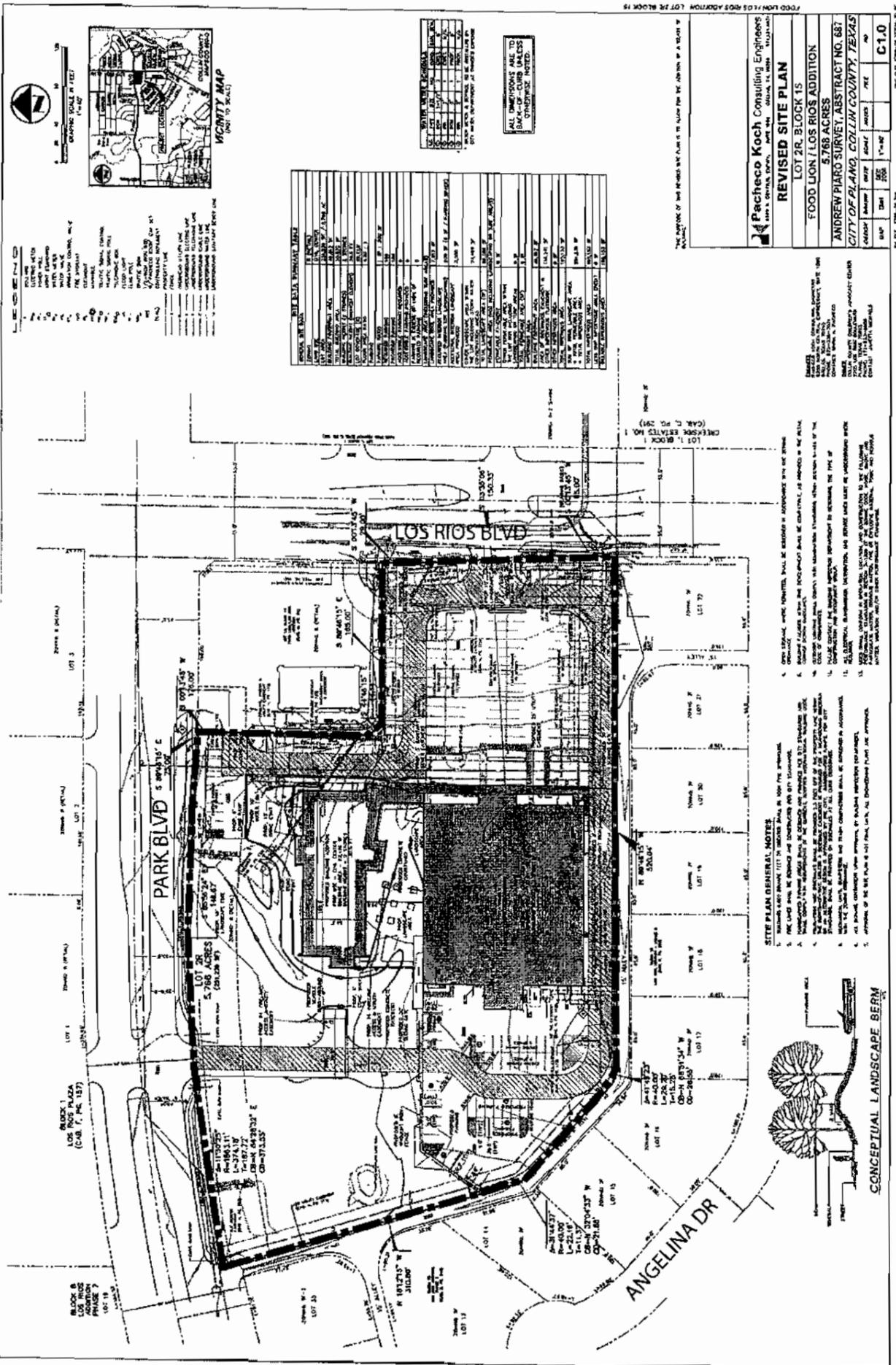


CONCRETE TABLE

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE	100	YD	100.00	10000.00
2	REINFORCING	100	YD	100.00	10000.00
3	FORMWORK	100	YD	100.00	10000.00
4	PAINT	100	YD	100.00	10000.00
5	ROOFING	100	YD	100.00	10000.00
6	MECHANICAL	100	YD	100.00	10000.00
7	ELECTRICAL	100	YD	100.00	10000.00
8	PLUMBING	100	YD	100.00	10000.00
9	LANDSCAPING	100	YD	100.00	10000.00
10	ASPHALT	100	YD	100.00	10000.00
11	CEMENT	100	YD	100.00	10000.00
12	IRON	100	YD	100.00	10000.00
13	STEEL	100	YD	100.00	10000.00
14	BRICK	100	YD	100.00	10000.00
15	GLASS	100	YD	100.00	10000.00
16	WOOD	100	YD	100.00	10000.00
17	ROOFING	100	YD	100.00	10000.00
18	MECHANICAL	100	YD	100.00	10000.00
19	ELECTRICAL	100	YD	100.00	10000.00
20	PLUMBING	100	YD	100.00	10000.00
21	LANDSCAPING	100	YD	100.00	10000.00
22	ASPHALT	100	YD	100.00	10000.00
23	CEMENT	100	YD	100.00	10000.00
24	IRON	100	YD	100.00	10000.00
25	STEEL	100	YD	100.00	10000.00
26	BRICK	100	YD	100.00	10000.00
27	GLASS	100	YD	100.00	10000.00
28	WOOD	100	YD	100.00	10000.00
29	ROOFING	100	YD	100.00	10000.00
30	MECHANICAL	100	YD	100.00	10000.00
31	ELECTRICAL	100	YD	100.00	10000.00
32	PLUMBING	100	YD	100.00	10000.00
33	LANDSCAPING	100	YD	100.00	10000.00
34	ASPHALT	100	YD	100.00	10000.00
35	CEMENT	100	YD	100.00	10000.00
36	IRON	100	YD	100.00	10000.00
37	STEEL	100	YD	100.00	10000.00
38	BRICK	100	YD	100.00	10000.00
39	GLASS	100	YD	100.00	10000.00
40	WOOD	100	YD	100.00	10000.00
41	ROOFING	100	YD	100.00	10000.00
42	MECHANICAL	100	YD	100.00	10000.00
43	ELECTRICAL	100	YD	100.00	10000.00
44	PLUMBING	100	YD	100.00	10000.00
45	LANDSCAPING	100	YD	100.00	10000.00
46	ASPHALT	100	YD	100.00	10000.00
47	CEMENT	100	YD	100.00	10000.00
48	IRON	100	YD	100.00	10000.00
49	STEEL	100	YD	100.00	10000.00
50	BRICK	100	YD	100.00	10000.00
51	GLASS	100	YD	100.00	10000.00
52	WOOD	100	YD	100.00	10000.00
53	ROOFING	100	YD	100.00	10000.00
54	MECHANICAL	100	YD	100.00	10000.00
55	ELECTRICAL	100	YD	100.00	10000.00
56	PLUMBING	100	YD	100.00	10000.00
57	LANDSCAPING	100	YD	100.00	10000.00
58	ASPHALT	100	YD	100.00	10000.00
59	CEMENT	100	YD	100.00	10000.00
60	IRON	100	YD	100.00	10000.00
61	STEEL	100	YD	100.00	10000.00
62	BRICK	100	YD	100.00	10000.00
63	GLASS	100	YD	100.00	10000.00
64	WOOD	100	YD	100.00	10000.00
65	ROOFING	100	YD	100.00	10000.00
66	MECHANICAL	100	YD	100.00	10000.00
67	ELECTRICAL	100	YD	100.00	10000.00
68	PLUMBING	100	YD	100.00	10000.00
69	LANDSCAPING	100	YD	100.00	10000.00
70	ASPHALT	100	YD	100.00	10000.00
71	CEMENT	100	YD	100.00	10000.00
72	IRON	100	YD	100.00	10000.00
73	STEEL	100	YD	100.00	10000.00
74	BRICK	100	YD	100.00	10000.00
75	GLASS	100	YD	100.00	10000.00
76	WOOD	100	YD	100.00	10000.00
77	ROOFING	100	YD	100.00	10000.00
78	MECHANICAL	100	YD	100.00	10000.00
79	ELECTRICAL	100	YD	100.00	10000.00
80	PLUMBING	100	YD	100.00	10000.00
81	LANDSCAPING	100	YD	100.00	10000.00
82	ASPHALT	100	YD	100.00	10000.00
83	CEMENT	100	YD	100.00	10000.00
84	IRON	100	YD	100.00	10000.00
85	STEEL	100	YD	100.00	10000.00
86	BRICK	100	YD	100.00	10000.00
87	GLASS	100	YD	100.00	10000.00
88	WOOD	100	YD	100.00	10000.00
89	ROOFING	100	YD	100.00	10000.00
90	MECHANICAL	100	YD	100.00	10000.00
91	ELECTRICAL	100	YD	100.00	10000.00
92	PLUMBING	100	YD	100.00	10000.00
93	LANDSCAPING	100	YD	100.00	10000.00
94	ASPHALT	100	YD	100.00	10000.00
95	CEMENT	100	YD	100.00	10000.00
96	IRON	100	YD	100.00	10000.00
97	STEEL	100	YD	100.00	10000.00
98	BRICK	100	YD	100.00	10000.00
99	GLASS	100	YD	100.00	10000.00
100	WOOD	100	YD	100.00	10000.00

LOT TABLE

LOT	AREA	PERCENTAGE
1	10000.00	100.00%
2	10000.00	100.00%
3	10000.00	100.00%
4	10000.00	100.00%
5	10000.00	100.00%
6	10000.00	100.00%
7	10000.00	100.00%
8	10000.00	100.00%
9	10000.00	100.00%
10	10000.00	100.00%
11	10000.00	100.00%
12	10000.00	100.00%
13	10000.00	100.00%
14	10000.00	100.00%
15	10000.00	100.00%
16	10000.00	100.00%
17	10000.00	100.00%
18	10000.00	100.00%
19	10000.00	100.00%
20	10000.00	100.00%
21	10000.00	100.00%
22	10000.00	100.00%
23	10000.00	100.00%
24	10000.00	100.00%
25	10000.00	100.00%
26	10000.00	100.00%
27	10000.00	100.00%
28	10000.00	100.00%
29	10000.00	100.00%
30	10000.00	100.00%
31	10000.00	100.00%
32	10000.00	100.00%
33	10000.00	100.00%
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36	10000.00	100.00%
37	10000.00	100.00%
38	10000.00	100.00%
39	10000.00	100.00%
40	10000.00	100.00%
41	10000.00	100.00%
42	10000.00	100.00%
43	10000.00	100.00%
44	10000.00	100.00%
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46	10000.00	100.00%
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81	10000.00	100.00%
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91	10000.00	100.00%
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93	10000.00	100.00%
94	10000.00	100.00%
95	10000.00	100.00%
96	10000.00	100.00%
97	10000.00	100.00%
98	10000.00	100.00%
99	10000.00	100.00%
100	10000.00	100.00%



- LEGEND**
- 1. POLYMER CONCRETE
 - 2. BRICK
 - 3. CONCRETE
 - 4. ASPHALT
 - 5. GRAVEL
 - 6. SAND
 - 7. GRADE
 - 8. EXISTING
 - 9. PROPOSED
 - 10. EROSION CONTROL
 - 11. LANDSCAPE
 - 12. FENCE
 - 13. SIGNAGE
 - 14. LIGHTING
 - 15. UTILITY
 - 16. MECHANICAL
 - 17. ELECTRICAL
 - 18. PLUMBING
 - 19. HVAC
 - 20. STRUCTURAL
 - 21. FINISH
 - 22. EXTERIOR WALL
 - 23. INTERIOR WALL
 - 24. FLOOR
 - 25. CEILING
 - 26. ROOF
 - 27. FOUNDATION
 - 28. RETAINMENT WALL
 - 29. CURB
 - 30. DRIVEWAY
 - 31. SIDEWALK
 - 32. BIKEWAY
 - 33. TRAIL
 - 34. PLAY AREA
 - 35. SPORTS COURT
 - 36. TENNIS COURT
 - 37. GOLF COURSE
 - 38. SWAMP
 - 39. WETLAND
 - 40. WOODLAND
 - 41. PRAIRIE
 - 42. RIVER
 - 43. LAKE
 - 44. STREAM
 - 45. CREEK
 - 46. CANAL
 - 47. DRAINAGE
 - 48. FLOODPLAIN
 - 49. EROSION CONTROL
 - 50. LANDSCAPE

PROPERTY DATA SUMMARY

PROPERTY	DESCRIPTION	VALUE
LOT AREA	10,000 SQ. FT.	0.23 ACRES
BLDG. AREA	15,000 SQ. FT.	0.34 ACRES
PARKING	50 SPACES	
EST. VALUE	\$1,000,000	
EST. COST	\$500,000	
EST. PROFIT	\$500,000	
EST. ROI	10%	

NOTICE

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

Pacheco Koch Consulting Engineers
 1000 N. LOS RIOS AVENUE, SUITE 200, DALLAS, TEXAS 75201
REVISED SITE PLAN
 LOT 2R, BLOCK 1S
 FOOD LION / LOS RIOS ADDITION
 5.768 ACRES
 ANDREW PIARO SURVEY, ABSTRACT NO. 687
 CITY OF PLANO, COLLIN COUNTY, TEXAS

DATE	DATE	DATE	DATE
10/15/10	08/15/10	07/15/10	06/15/10
11/15/10	09/15/10	08/15/10	07/15/10
12/15/10	10/15/10	09/15/10	08/15/10
01/15/11	11/15/10	10/15/10	09/15/10
02/15/11	12/15/10	11/15/10	10/15/10
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04/15/11	02/15/11	01/15/11	12/15/10
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06/15/11	04/15/11	03/15/11	02/15/11
07/15/11	05/15/11	04/15/11	03/15/11
08/15/11	06/15/11	05/15/11	04/15/11
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02/15/12	12/15/11	11/15/11	10/15/11
03/15/12	01/15/12	12/15/11	11/15/11
04/15/12	02/15/12	01/15/12	12/15/11
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07/15/12	05/15/12	04/15/12	03/15/12
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12/15/12	10/15/12	09/15/12	08/15/12
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02/15/13	12/15/12	11/15/12	10/15/12
03/15/13	01/15/13	12/15/12	11/15/12
04/15/13	02/15/13	01/15/13	12/15/12
05/15/13	03/15/13	02/15/13	01/15/13
06/15/13	04/15/13	03/15/13	02/15/13
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02/15/16	12/15/15	11/15/15	10/15/15
03/15/16	01/15/16	12/15/15	11/15/15
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06/15/16	04/15/16	03/15/16	02/15/16
07/15/16	05/15/16	04/15/16	03/15/16
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12/15/16	10/15/16	09/15/16	08/15/16
01/15/17	11/15/16	10/15/16	09/15/16
02/15/17	12/15/16	11/15/16	10/15/16
03/15/17	01/15/17	12/15/16	11/15/16
04/15/17	02/15/17	01/15/17	12/15/16
05/15/17	03/15/17	02/15/17	01/15/17
06/15/17	04/15/17	03/15/17	02/15/17
07/15/17	05/15/17	04/15/17	03/15/17
08/15/17	06/15/17	05/15/17	04/15/17
09/15/17	07/15/17	06/15/17	05/15/17
10/15/17	08/15/17	07/15/17	06/15/17
11/15/17	09/15/17	08/15/17	07/15/17
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01/15/18	11/15/17	10/15/17	09/15/17
02/15/18	12/15/17	11/15/17	10/15/17
03/15/18	01/15/18	12/15/17	11/15/17
04/15/18	02/15/18	01/15/18	12/15/17
05/15/18	03/15/18	02/15/18	01/15/18
06/15/18	04/15/18	03/15/18	02/15/18
07/15/18	05/15/18	04/15/18	03/15/18
08/15/18	06/15/18	05/15/18	04/15/18
09/15/18	07/15/18	06/15/18	05/15/18
10/15/18	08/15/18	07/15/18	06/15/18
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CITY OF PLANO
PLANNING & ZONING COMMISSION

December 18, 2006

Agenda Item No. 9

Public Hearing - Replat: St. Elizabeth Ann Seton Addition, Block 1, Lot 1R

Applicant: St. Elizabeth Ann Seton Catholic Church

DESCRIPTION:

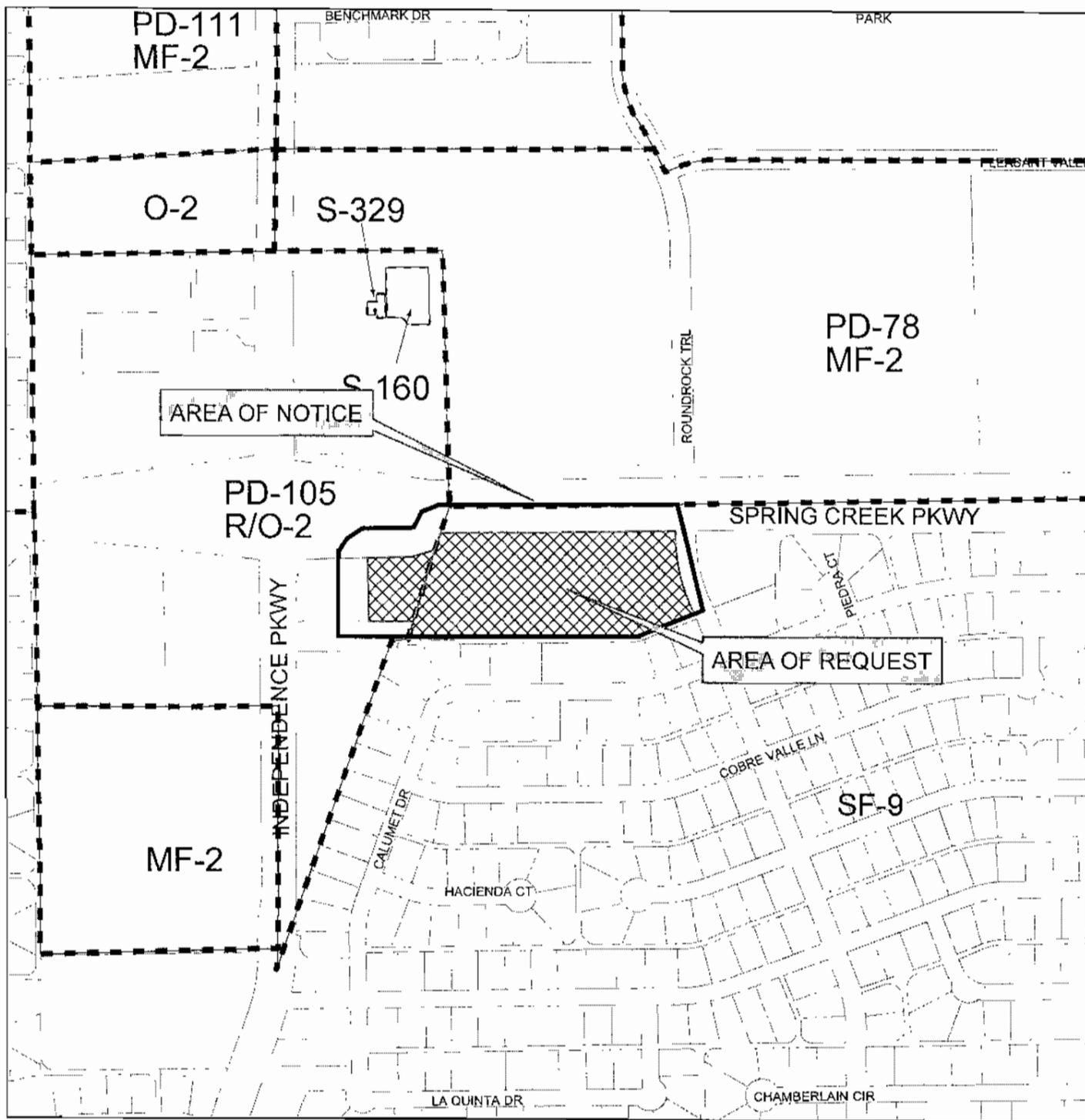
Church on one lot on 6.3± acres located at the southwest corner of Spring Creek Parkway and Round Rock Trail. Zoned Single-Family Residence-9. Neighborhood #34.

REMARKS:

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

RECOMMENDATION:

Recommended for approval as submitted.



Item Submitted: REPLAT

Title: ST. ELIZABETH ANN SETON ADDITION
BLOCK 1, LOT 1R

Zoning: SINGLE-FAMILY RESIDENCE-9



○ 200' Notification Buffer

CITY OF PLANO
PLANNING & ZONING COMMISSION

December 18, 2006

Agenda Item No. 10

Preliminary Site Plan: Morgan Village Retail Center, Block A, Lot 1

Applicant: Dick Ferrell & Co.

DESCRIPTION:

Minor automotive repair building on one lot on .08± acre located on the east side of Ohio Drive, 510± feet north of McDermott Road. Zoned Regional Commercial. Neighborhood #1.

REMARKS:

This site is within 150 feet of a residential district and is therefore subject to Residential Adjacency Standards. Section 3.1504(3)(c) of the Zoning Ordinance states that the Planning & Zoning Commission may require wing walls, landscape screens, changes in building orientation, and/or other design elements to minimize the impact of service bays within 150 feet of a residential district. To meet this requirement, staff has suggested the applicant provide six feet of landscaping with evergreen trees in addition to the required masonry screening wall. Additionally, the building's vehicle service bays face away from the adjacent residential district which will help to minimize the impact of the minor automotive use.

RECOMMENDATIONS:

Recommended for approval subject to the Planning & Zoning Commission finding that the additional landscaping requirements will provide adequate screening to meet the Residential Adjacency Standards.

