

**PLANNING & ZONING COMMISSION
PLANO MUNICIPAL CENTER
1520 K AVENUE
February 7, 2011**

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 551.071 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 January 18, 2011, 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 BM Preliminary Plat: Preston Meadows Substation Addition, Block 1, Lot 1 - Electrical substation on one lot on 3.9± acres located on the south side of Legacy Drive, 650± feet east of Preston Meadow Drive. Zoned Single-Family Residence-6 with Specific Use Permit #128 for Electrical Substation. Neighborhood #12. Applicant: Oncor Electric Delivery LLC</p>	

<p>5b KP</p>	<p>Concept Plan: Tinseltown Addition, Block A, Lots 6, 7, 8, & 9, & Wattsec Addition, Block 1, Lot 2 - Restaurants and office on five lots on 15.95± acres located generally at the southeast corner of Dallas North Tollway and Windhaven Parkway. Zoned Regional Commercial & Regional Employment/Dallas North Tollway Overlay District. Neighborhood #30. Applicant: Acres of Sunshine, Ltd.</p>
<p><u>END OF CONSENT AGENDA</u></p>	
<p><u>PUBLIC HEARINGS</u></p>	
<p>6 BM</p>	<p>Public Hearing - Replat: Hunters Glen Baptist Church Addition, Block 1, Lot 1R - Religious facility on one lot on 5.9± acres located at the southwest corner of Pleasant Valley Drive and Custer Road. Zoned General Office with Specific Use Permit #15 for Day Care Center. Neighborhood #34. Applicant: Hunters Glen Baptist Church</p>
<p>7 EH</p>	<p>Public Hearing - Replat: Pioneer Place Addition, Block A, Lots 1R, 2R, & 3 - Independent living facility on three lots on 7.5± acres located on the east side of K Avenue, 390± feet north of 19th Street. Zoned Planned Development-26-Light Commercial. Neighborhood #60. Applicant: Pioneer Place Senior Housing, Inc.</p>
<p>8 EH</p>	<p>Public Hearing - Replat: Portman Addition, Block 1, Lot 2R - One Urban Residential lot on 0.7± acre located on the north side of 15th Street, 110± feet east of N Avenue. Zoned Urban Residential with Heritage Resource Designation #14. Neighborhood #60. Applicant: Michael F. Linz</p>
<p>9 EH</p>	<p>Public Hearing - Replat: The Shops at Willow Bend, Block 1, Lot 6R - Regional mall on one lot on 61.6± acres located at the northwest corner of the Dallas North Tollway and Park Boulevard. Zoned Regional Commercial/Dallas North Tollway Overlay District with Specific Use Permits #434, #444, #448, and #570 for Private Clubs and Auto Leasing and Renting. Neighborhood #40. Applicant: Willow Bend Shopping Center, L.P.</p>
<p>10 BM</p>	<p>Public Hearing - Preliminary Replat & Revised Site Plan: Republicbank Preston North Motor Bank, Block A, Lot 1R Medical office and bank on one lot on 1.0± acre located at the northwest corner of Plano Parkway and Burham Drive. Zoned Planned Development-194-General Office/190 Tollway/Plano Parkway Overlay District. Neighborhood #55. Applicant: Whisenant/Plano Parkway LP</p>
<p><u>END OF PUBLIC HEARINGS</u></p>	

<p>11A KP</p>	<p>Preliminary Site Plan: Tinseltown Addition, Block A, Lot 7 - Restaurant and parking on one lot on 2.0± acres located on the east side of Dallas North Tollway, 795± feet south of Windhaven Parkway. Zoned Regional Commercial & Regional Employment/Dallas North Tollway Overlay District. Neighborhood #30. Applicant: Acres of Sunshine, Ltd.</p>
<p>11B KP</p>	<p>Facade Plan: Tinseltown Addition, Block A, Lot 7 - Restaurant and parking on one lot on 2.0± acres located on the east side of Dallas North Tollway, 795± feet south of Windhaven Parkway. Zoned Regional Commercial & Regional Employment/Dallas North Tollway Overlay District. Neighborhood #30. Applicant: Acres of Sunshine, Ltd.</p>
<p>12 EH</p>	<p>Discussion & Direction: Metal Exterior Wall Materials - Discussion and direction regarding the use of metal as an exterior wall construction material in nonresidential zoning districts, and regarding the exterior wall construction materials as required in the Regional Commercial and Regional Employment zoning districts. Applicant: City of Plano</p>
<p>13 TF</p>	<p>Discussion & Direction: Comprehensive Plan Update - Discussion and direction regarding the results of the November 9, 2010, and November 16, 2010, Comprehensive Plan update public meeting. Applicant: City of Plano</p>
<p>14 KP</p>	<p>Discussion & Direction: Research/Technology Center District - Request for discussion and direction regarding possible amendments to the Research/Technology Center zoning district regulations and related sections of the zoning ordinance. Applicant: City of Plano</p>
<p>15 PJ</p>	<p>Discussion & Direction: Planning & Zoning Commission's Work Program - Discussion and direction on the projects and priorities for the Planning & Zoning Commission's Work Program Applicant: City of Plano</p>
<p>16</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>Council Liaisons: Council Members Harry LaRosiliere and André Davidson</p>

ACCESSIBILITY STATEMENT

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

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

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

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

- 15 minutes for the applicant - After the public hearing is opened, the Chair of the Planning & Zoning Commission will ask the applicant to speak first.
- 3 minutes each for all other speakers, up to a maximum of 30 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

February 7, 2011

Agenda Item No. 5a

Preliminary Plat: Preston Meadows Substation Addition, Block 1, Lot 1

Applicant: Oncor Electric Delivery LLC

Electrical substation on one lot on 3.9± acres located on the south side of Legacy Drive, 650± feet east of Preston Meadow Drive. Zoned Single-Family Residence-6 with Specific Use Permit #128 for Electrical Substation. Neighborhood #12.

The purpose for the preliminary plat is to propose easements necessary for the development of the lot as an electrical substation.

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

Agenda Item No. 5b

Concept Plan: Tinseltown Addition, Block A, Lots 6, 7, 8, & 9, & Wattsec Addition, Block 1, Lot 2

Applicant: Acres of Sunshine, Ltd.

Restaurants and office on five lots on 15.95± acres located generally at the southeast corner of Dallas North Tollway and Windhaven Parkway. Zoned Regional Commercial & Regional Employment/Dallas North Tollway Overlay District. Neighborhood #30.

The purpose for the concept plan is to show future office and restaurant developments and related improvements, as well as the proposed lots.

Recommended for approval as submitted.



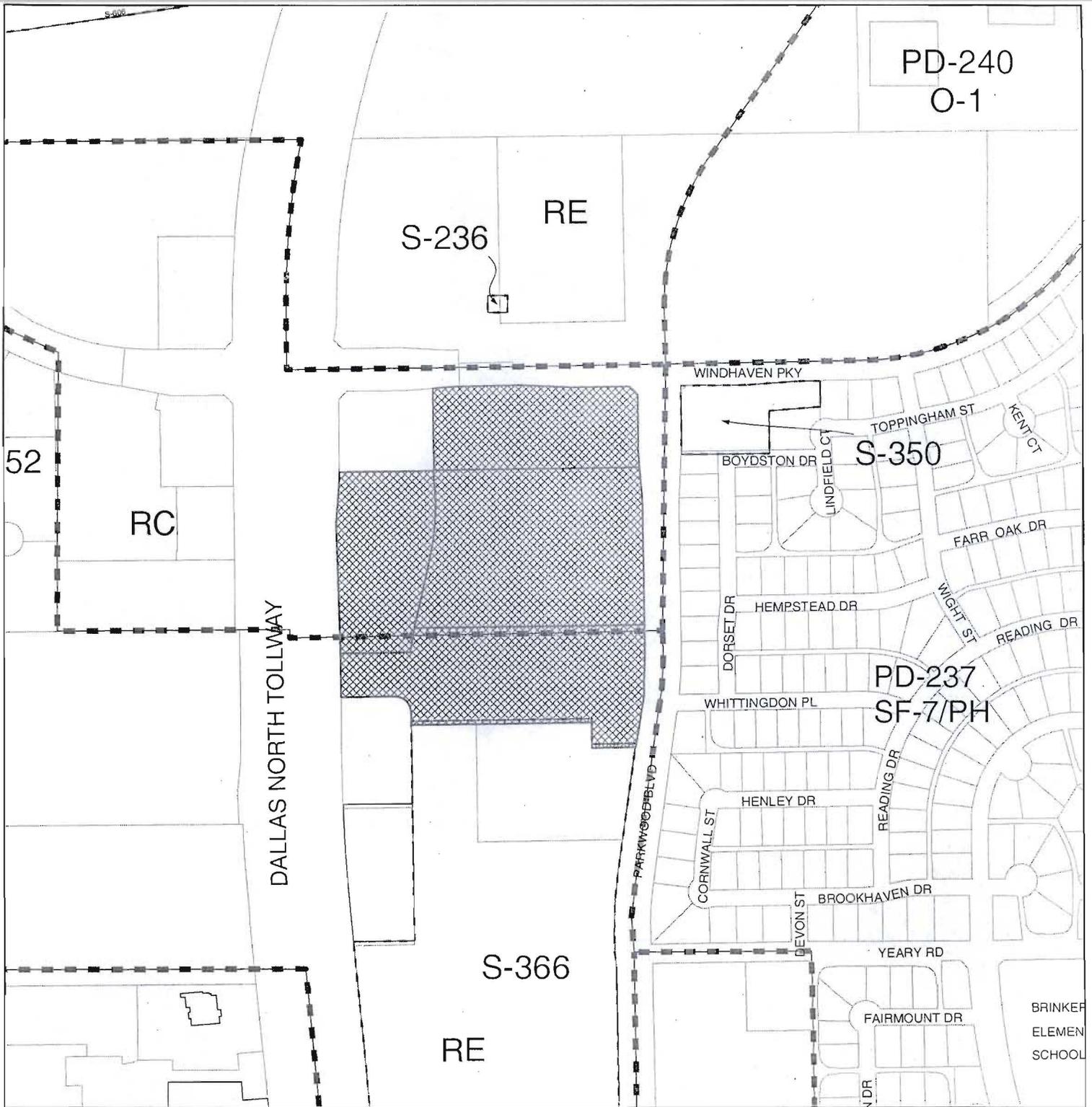
Item Submitted: PRELIMINARY PLAT

Title: PRESTON MEADOWS SUBSTATION ADDITION
BLOCK 1, LOT 1

Zoning: SINGLE-FAMILY RESIDENCE-6 w/SPECIFIC USE PERMIT #128

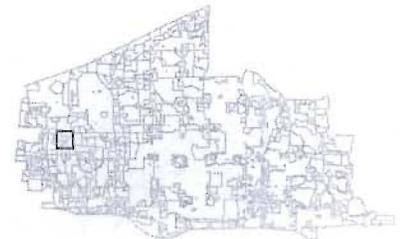
○ 200' Notification Buffer





Item Submitted: CONCEPT PLAN

Title: TINSELTOWN ADDITION
 BLOCK A, LOTS 6, 7, 8, & 9 &
 WATTSEC ADDITION
 BLOCK 1, LOT 2

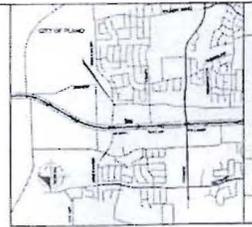
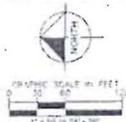


Zoning: REGIONAL COMMERCIAL & REGIONAL EMPLOYMENT/
 DALLAS NORTH TOLLWAY OVERLAY DISTRICT

PARKWOOD BLVD
(152' ROW)

WINDHAVEN PKWY
(VARIABLE WIDTH ROW)

DALLAS NORTH TOLLWAY
(VARIABLE WIDTH ROW)



VICINITY MAP
N.T.S.

LEGEND
 EXISTING FIRE LANE
 PROPOSED FIRE LANE

SITE DATA SUMMARY TABLE

ITEM DATA	LOT 2, BLOCK 1 WATTSEC ADDITION	LOT 8, BLOCK A TINSELTOWN ADDITION	LOT 7, BLOCK A TINSELTOWN ADDITION	LOT 6, BLOCK A TINSELTOWN ADDITION	LOT 9, BLOCK A TINSELTOWN ADDITION	LOT 1, BLOCK A TINSELTOWN ADDITION
TOTAL AREA (SQ. FT.)	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
TOTAL ACRES	23.0	23.0	23.0	23.0	23.0	23.0
TOTAL GARAGE SPACES	0	0	0	0	0	0
TOTAL OFFICE SF	0	0	0	0	0	0
TOTAL RESTAURANT SF	0	0	0	0	0	0
TOTAL GARAGE SF	0	0	0	0	0	0
TOTAL OFFICE ACRES	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL RESTAURANT ACRES	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL GARAGE ACRES	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL ACRES	23.00	23.00	23.00	23.00	23.00	23.00

PURPOSE
 THE PURPOSE OF THIS PLAN IS TO SHOW FUTURE OFFICE AND RESTAURANT DEVELOPMENTS AND TO SHOW HOW LOT 6, BLOCK A OF TINSELTOWN ADDITION AND LOTS 3 AND 4, BLOCK 1, OF THE WATTSEC ADDITION WILL BE COMBINED AND SUBDIVIDED INTO FIVE NEW LOTS.

CONCEPT PLAN
 TINSELTOWN ADDITION - LOTS 6 - 9, BLOCK A
 WATTSEC ADDITION - LOT 2, BLOCK 1

15.95 GROSS ACRES
 SITUATED IN THE
 C. LUTTRELL SURVEY, ABSTRACT NO. 522
 CITY OF PLANO, COLLIN COUNTY, TEXAS
 DATE: FEBRUARY 02, 2011

Client: City of Plano
 Date: 02/02/11
 Title: CONCEPT PLAN
 Scale: AS SHOWN
 Project: Tinseltown Addition

Designer: Kimley-Horn and Associates, Inc.
 10000 Preston Road, Suite 1000
 Dallas, Texas 75240
 Tel: 972-362-0000
 Fax: 972-362-0000
 Email: info@kimley-horn.com

Engineer/Applicant/Owner: Kimley-Horn and Associates, Inc.
 10000 Preston Road, Suite 1000
 Dallas, Texas 75240
 Tel: 972-362-0000
 Fax: 972-362-0000
 Email: info@kimley-horn.com

Kimley-Horn
 and Associates, Inc.
 ENGINEERS, ARCHITECTS, PLANNERS
 10000 PRESTON ROAD, SUITE 1000
 DALLAS, TEXAS 75240
 TEL: 972-362-0000
 FAX: 972-362-0000
 WWW.KIMLEY-HORN.COM

TINSELTOWN AND WATTSEC
 ADDITION TRACTS
 SEC CORNER OF DALLAS NORTH TOLLWAY
 AT WINDHAVEN PARKWAY
 CITY OF PLANO, COLLIN COUNTY, TEXAS

CONCEPT PLAN

DATE	DESCRIPTION
02/02/11	CONCEPT PLAN

SHEET

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 7, 2011

Agenda Item No. 6

Public Hearing - Replat:
Hunters Glen Baptist Church Addition, Block 1, Lot 1R

Applicant: Hunters Glen Baptist Church

DESCRIPTION:

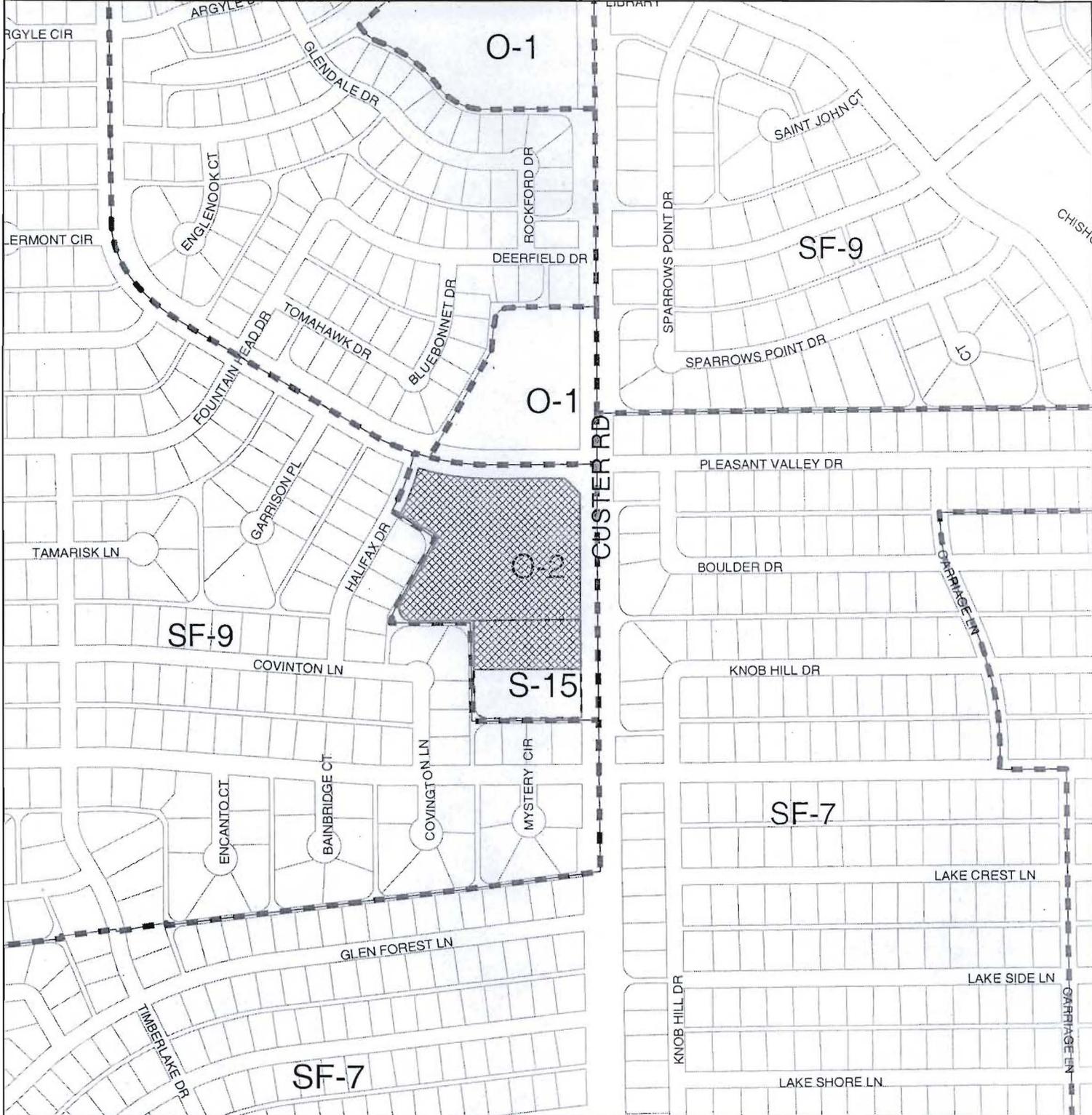
Religious facility on one lot on 5.9± acres located at the southwest corner of Pleasant Valley Drive and Custer Road. Zoned General Office with Specific Use Permit #15 for Day Care Center. Neighborhood #34.

REMARKS:

The purpose of the replat is to abandon and dedicate easements necessary for the expansion of the church building.

RECOMMENDATION:

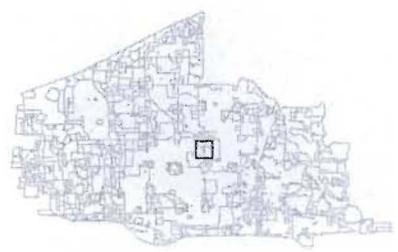
Recommended for approval as submitted.



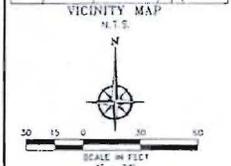
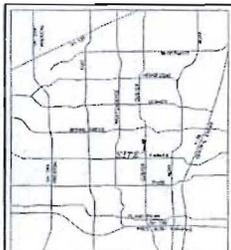
Item Submitted: REPLAT

Title: HUNTERS GLEN BAPTIST CHURCH
BLOCK 1, LOT 1R

Zoning: GENERAL OFFICE



○ 200' Notification Buffer



LINE	BEARING	LENGTH
1	N 89°39'00" E	720.00'
2	S 89°39'00" W	187.16'
3	N 00°21'00" W	144.00'
4	S 89°39'00" W	320.00'
5	N 00°21'00" W	144.00'
6	S 89°39'00" W	187.16'
7	N 89°39'00" E	720.00'

LINE	BEARING	LENGTH
1	N 89°39'00" E	720.00'
2	S 89°39'00" W	187.16'
3	N 00°21'00" W	144.00'
4	S 89°39'00" W	320.00'
5	N 00°21'00" W	144.00'
6	S 89°39'00" W	187.16'
7	N 89°39'00" E	720.00'

LINE	BEARING	LENGTH
1	N 89°39'00" E	720.00'
2	S 89°39'00" W	187.16'
3	N 00°21'00" W	144.00'
4	S 89°39'00" W	320.00'
5	N 00°21'00" W	144.00'
6	S 89°39'00" W	187.16'
7	N 89°39'00" E	720.00'

GENE'S FURTHER OF EASEMENT ABANDONED BY THIS PLAT

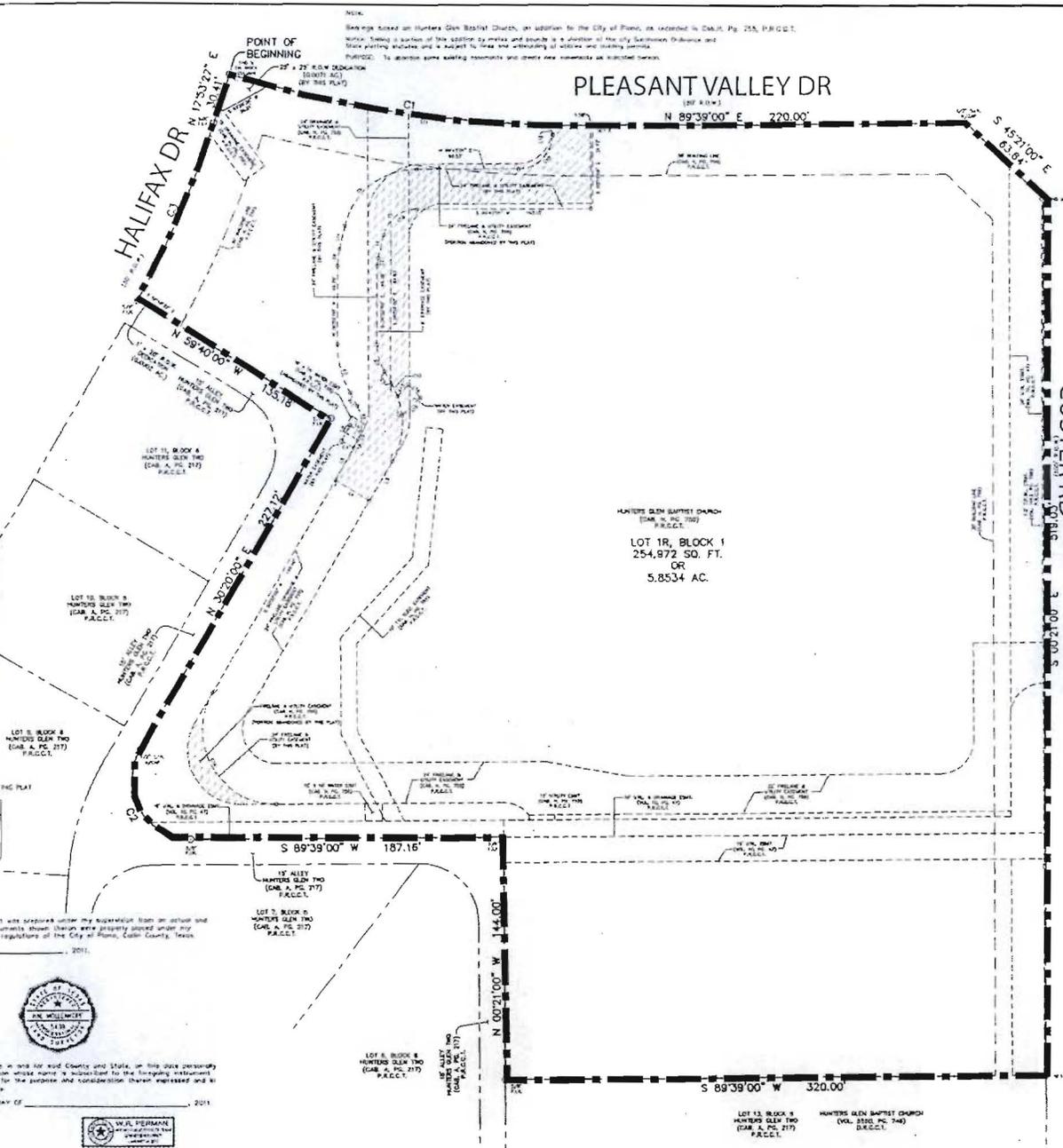
LEGEND
 1/4" = 100' SCALE
 1/8" = 200' SCALE
 1/16" = 400' SCALE
 1/32" = 800' SCALE
 1/64" = 1600' SCALE

DEPARTMENT'S CERTIFICATE
 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 the undersigned, 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 and in the capacity therein stated on behalf of said company.

GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2011.

NOTARY PUBLIC FOR THE STATE OF TEXAS



OWNER'S CERTIFICATE
 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 the undersigned, 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 and in the capacity therein stated on behalf of said company.

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NOTARY PUBLIC FOR THE STATE OF TEXAS

DEPARTMENT'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF COLLIN

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GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2011.

NOTARY PUBLIC FOR THE STATE OF TEXAS

REPLAT
 OF
 LOT 1R, BLOCK 1
 HUNTERS GLEN BAPTIST CHURCH
 BEING A REPLAT OF
 HUNTERS GLEN BAPTIST CHURCH
 CABINET H. PAGE 750
 SITUATED IN THE
 ALFRED HARRINGTON SURVEY, ACCT. NO. 420
 CITY OF PLANO
 COLLIN COUNTY, TEXAS
 JANUARY 2011

OWNER:
 HUNTERS GLEN BAPTIST CHURCH
 4100 DICK STREET
 PLANO, TX 75003
 (972) 867-1810 Office

ENGINEER:
 CROSS ENGINEERING CONSULTANTS, INC.
 106 W. LOUISIANA STREET
 WAXAHATCH, TX 75090
 (972) 562-4409 Office
 (972) 562-4410 Fax

SURVEYOR:
 MULLIKEN/PT LAND SURVEYING
 1216 W. CENTRAL EXPRESSWAY, STE. 203-B
 WAXAHATCH, TX 75090
 (214) 544-2224 Office
 (214) 544-2225 Fax



CITY OF PLANO
PLANNING & ZONING COMMISSION

February 7, 2011

Agenda Item No. 7

Public Hearing - Replat: Pioneer Place Addition, Block A, Lots 1R, 2R, & 3

Applicant: Pioneer Place Senior Housing, Inc.

DESCRIPTION:

Independent living facility on three lots on 7.5± acres located on the east side of K Avenue, 390± feet north of 19th Street. Zoned Planned Development-26-Light Commercial. Neighborhood #60.

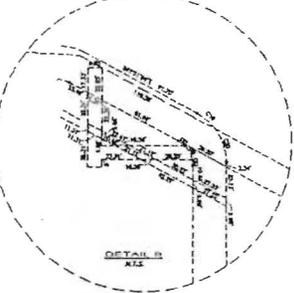
REMARKS:

The purpose for the replat is to dedicate easements necessary for completing the expansion of the existing independent living facility.

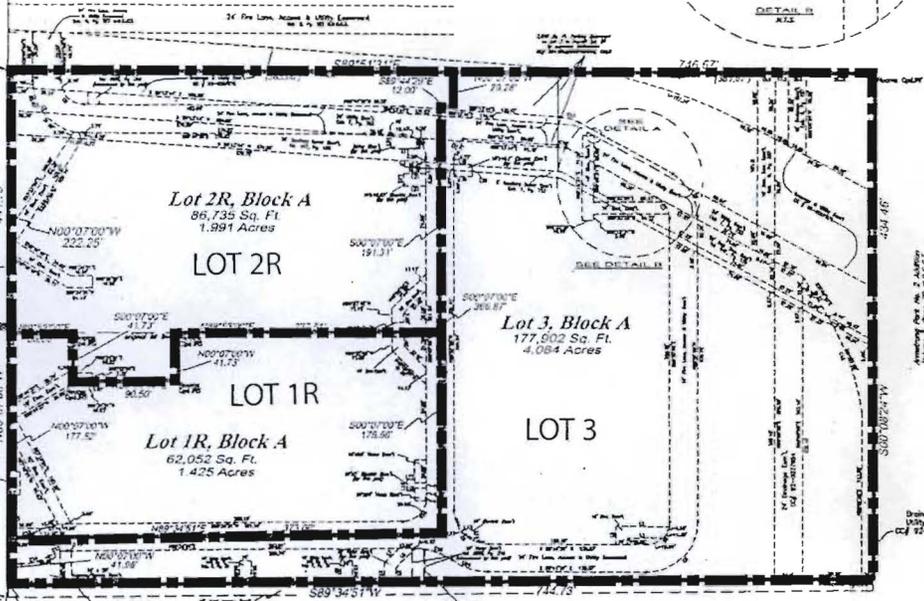
RECOMMENDATION:

Recommended for approval as submitted.

LEGEND
 RP Iron Rod Found
 AS Iron Rod Set
 CLAYED
 U.F.C.C.T. Ute Records Collin County, Texas
 C.C.L.P. Collin County Land Records

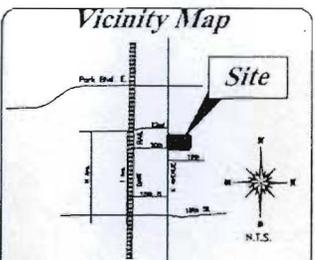


Lot 1A, Block A, PIONEER PLACE ADDITION
 Cabinet G, Page 277 U.F.C.C.T.



Replat of Executive Square Phase I
 Cabinet G, Page 748 U.F.C.C.T.

LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	S89°34'51"W	177.52	S00°00'00"W	222.25
L2	S00°00'00"W	222.25	S00°00'00"W	222.25
L3	S00°00'00"W	222.25	S00°00'00"W	222.25
L4	S00°00'00"W	222.25	S00°00'00"W	222.25
L5	S00°00'00"W	222.25	S00°00'00"W	222.25
L6	S00°00'00"W	222.25	S00°00'00"W	222.25
L7	S00°00'00"W	222.25	S00°00'00"W	222.25
L8	S00°00'00"W	222.25	S00°00'00"W	222.25
L9	S00°00'00"W	222.25	S00°00'00"W	222.25
L10	S00°00'00"W	222.25	S00°00'00"W	222.25
L11	S00°00'00"W	222.25	S00°00'00"W	222.25
L12	S00°00'00"W	222.25	S00°00'00"W	222.25
L13	S00°00'00"W	222.25	S00°00'00"W	222.25
L14	S00°00'00"W	222.25	S00°00'00"W	222.25
L15	S00°00'00"W	222.25	S00°00'00"W	222.25
L16	S00°00'00"W	222.25	S00°00'00"W	222.25
L17	S00°00'00"W	222.25	S00°00'00"W	222.25
L18	S00°00'00"W	222.25	S00°00'00"W	222.25
L19	S00°00'00"W	222.25	S00°00'00"W	222.25
L20	S00°00'00"W	222.25	S00°00'00"W	222.25
L21	S00°00'00"W	222.25	S00°00'00"W	222.25
L22	S00°00'00"W	222.25	S00°00'00"W	222.25
L23	S00°00'00"W	222.25	S00°00'00"W	222.25
L24	S00°00'00"W	222.25	S00°00'00"W	222.25



STATE OF TEXAS
 COUNTY OF COLLIN

WIDEOR, Pioneer Place Senior Housing, Inc., is the owner of a certain tract of land situated in the State of Texas, County of Collin, and City of Plano, Texas, being part of B. F. Mathews Survey, Abstract No. 612, being all of Lots 1 and 2, Block A, Pioneer Place Addition, on addition to the City of Plano as recorded in Volume 2006, Page 318 of the Map Records of Collin County, Texas, with said premises being more particularly described as follows:

BEING a Replat of a Roomer capped 1/2" iron rod found in the west right-of-way line of "K" Avenue marking the northwest corner of Lot 2 and the northwest corner of Lot 1B of Public Storage Addition, on addition to the City of Plano as recorded in Cabinet G, Page 277 of the Collin County Map Records.

THENCE with the north line of Lot 2, said premises and the south line of Lot 1R, South 89°31'1" East, 748.57 feet to a Roomer capped 1/2" iron rod found marking the northeast corner of Lot 2 and said premises;

THENCE with the west line of Lot 2 and said premises, South 00°02'21" West, 131.48 feet to a Roomer capped 1/2" iron rod found marking the northeast corner of Lot 2, said premises, and the northwest corner of the Replat of Executive Square Phase I, as recorded in Cabinet G, Page 748 of the Map Records of Collin County, Texas;

THENCE with the north line of Lot 1 and 2, said premises, and the north line of said Replat of Executive Square Phase I, South 89°21'21" West, 744.73 feet to an aluminum monument found for corner in the east right-of-way line of "K" Avenue marking the southeast corner of Lot 1 and the northeast corner of said Replat of Executive Square Phase I;

THENCE with the west right-of-way line of "K" Avenue, West 141.73 feet to the point of beginning and containing 206,668 square feet or 7.50 acres of land.

DRAWER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, Pioneer Place Senior Housing, Inc., the owner, acting herein by and through its duly authorized officers, does hereby certify that the plat designating the boundaries and property as a REPLAT of LOTS 1R, 2R & 3, BLOCK A, PIONEER PLACE ADDITION, on addition to the City of Plano, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. The buildings, fences, lines, marks, or other improvements or projects shall be constructed or placed upon, over, or across the easements as shown, except that easements may be placed in easements as shown by the City of Plano. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, well use by public utilities being subordinate to the public's and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and have removed all or parts of any buildings, fences, lines, marks, or other improvements or projects which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Plano and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, installing, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time of procuring permission from anyone.

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as indicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, lines, marks, or other improvements or obstructions, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of the apparatus. The maintenance of parking on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The public or the duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for the fire Department and emergency use.

The undersigned does covenant and agree that the access easement may be utilized by any person at the general public for ingress and egress to other real property, and for the purpose of General Public vehicle and pedestrian use and access, and for Fire Department and emergency use, in, along, across, and across said premises, with the right and privilege of access of the City of Plano to its agents, employees, workmen, and representatives having ingress, egress, and repairs in, along, across, and across said premises.

This plat approved subject to all existing ordinances, rules, regulations and resolution of the City of Plano, Texas.

WITNESS MY HAND, this _____ day of _____, 2011.

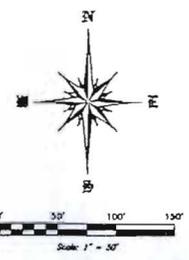
Representative for Pioneer Place Senior Housing, Inc.

STATE OF TEXAS
 COUNTY OF COLLIN

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2011.

Notary Public for the State of Texas



Purpose of this replat is to change the property line between existing Lots 1 and 2, create Lot 3, and to dedicate easements.

NOTES: (1) NOTICE: SELLING A PORTION OF THIS SECTION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHDRAWALS OF UTILITIES AND BUILDING CERTIFICATES; (2) Source: Inventory Pioneer Place Addition as recorded in Volume 2006, Page 318 of the Collin County Map Records; (3) CD is a boundary easement; (4) City of Plano is a 2 Acre Minimum 14 located at Page 8, Item 3; (5) Easements shown that are not referenced by a volume and page were created by the Replat of Lot 1 & 2, Block A of Pioneer Place Addition in Volume 2006, Page 318.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, F. E. Bendermaster Jr., do hereby certify that I prepared this plat from an actual and accurate survey of land and that the corner monuments shown thereon were properly placed under my supervision. This plat was prepared in accordance with the subdivision rules and regulations of the City of Plano, Texas.



F. E. Bendermaster Jr.
 Registered Professional Land Surveyor, No. 4001

STATE OF TEXAS
 COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this _____ day personally appeared F. E. Bendermaster Jr., 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28th day of January, 2011.



Notary Public for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED this _____ day of _____, 2011, by the Planning and Zoning Commission, City of Plano, Texas.

Chairman, Planning & Zoning Commission

STATE OF TEXAS
 COUNTY OF COLLIN

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2011.

Notary Public for the State of Texas

Secretary, Planning & Zoning Commission
 or City Engineer

STATE OF TEXAS
 COUNTY OF COLLIN

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2011.

Notary Public for the State of Texas

REPLAT of
Lots 1R, 2R & 3, Block A
Pioneer Place Addition
 AN ADDITION TO THE CITY PLANO,
 being a Replat of Lots 1 & 2, Block A
 Pioneer Place Addition
 7.50 Acre Tract
 B. F. Mathews Survey, Abstract No. 612
 City of Plano, Collin County, Texas
 January 13, 2011



DRAWN BY: Pioneer Place Senior Housing, Inc.
 1208 Avenue 43, Suite 810, Plano, TX 75074
 972-425-8318
 972-425-8323

CONTACT: Len Ann Adams, Executive Director

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 7, 2011

Agenda Item No. 8

Public Hearing - Replat: Portman Addition, Block 1, Lot 2R

Applicant: Michael F. Linz

DESCRIPTION:

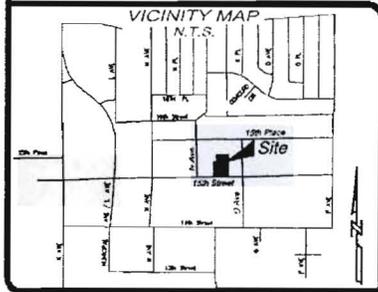
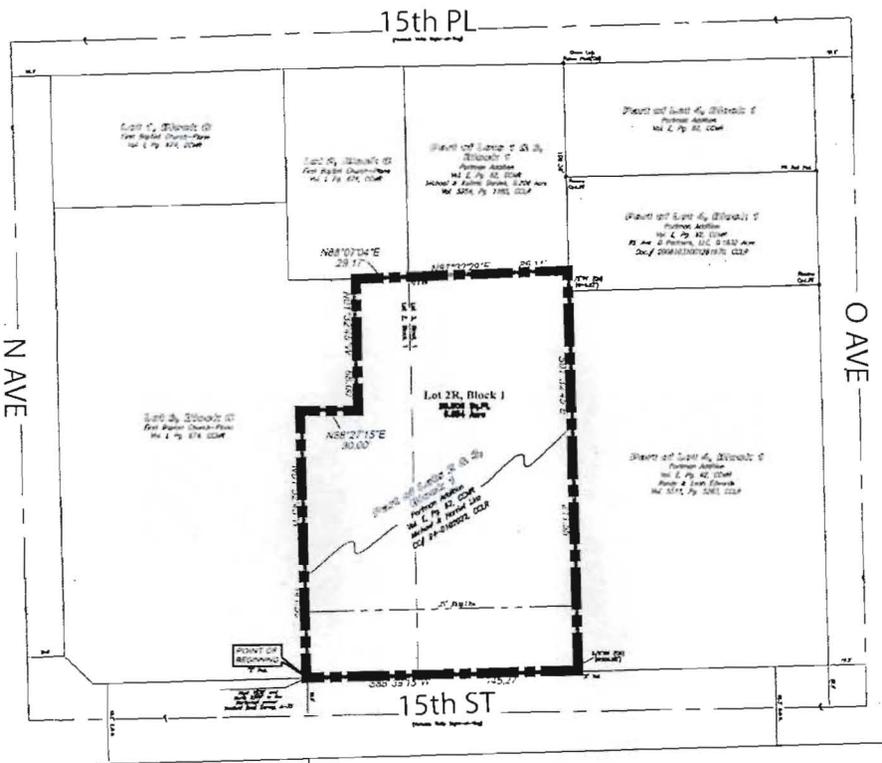
One Urban Residential lot on 0.7± acre located on the north side of 15th Street, 110± feet east of N Avenue. Zoned Urban Residential with Heritage Resource Designation #14. Neighborhood #60.

REMARKS:

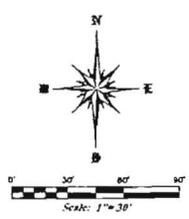
The purpose for the replat is to combine Lots 2 and 3 into one lot, Lot 2R.

RECOMMENDATION:

Recommended for approval as submitted.



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



Legend	
Portman Addition	As per Plat and Plat No.
CCMR	Collin County Land Records
CCCL	Collin County Land Records
MS	Metes and Bounds
1	Other

NOTES: 1) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHDRAWAL OF UTILITIES AND BUILDING CERTIFICATES. 2) Source bearing per First Baptist Church Addition plat as recorded in Volume 1, Page 874 of the Collin County Land Records. 3) CM is a controlling instrument. 4) The part of the subject property that is a Special Flood Hazard Area inundated by 100-year flood per Map No. HHS020300-2 of the F.L.H.A. Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas dated June 2, 2008. (Zone "X" 3) The property has been platted without the benefit of a title commitment. The conveyer has not abstracted for monuments and is subject to any or all monuments of record that affect the subject property.

STATE OF TEXAS
COUNTY OF COLLIN

WITNESSES **Michael F. & Harriet M. Lutz** are the owners of a tract of land situated in the State of Texas, County of Collin, and City of Plano, being part of the Sanford Beck Survey, Abstract No. 73, and being part of Lots 2 & 3, Block 1, Portman Addition, as addition to the City of Plano as recorded in Volume 1, Page 874 of the Collin County Land Records and being the same tract of land described in deed to Michael F. & Harriet M. Lutz as recorded under County Clerk File No. 94-0102022 of the Collin County Land Records with said premises being more particularly described as follows:

BEING and on "7" foot in the north right-of-way line of 15th Street meeting the southwest corner of said premises and the southeast corner of Lot 3, Block C of First Baptist Church - Plano, on addition to the City of Plano as recorded in Volume 1, Page 874 of the Collin County Land Records;

THENCE with the west line of said premises and the west line of said Lot 3, Block C, North 01°22'45" West, 141.20 feet to a point marking the west westerly northwest corner of said premises and an interior all-corners of said Lot 3, Block C;

THENCE with a north line of said premises and a south line of said Lot 3, Block C, North 88°27'15" East, 30.20 feet to a point marking an interior all-corners of said premises and the south line of said Lot 3, Block C;

THENCE with a west line of said premises and the east line of said Lot 3, Block C, North 01°22'45" West, 80.00 feet to a point marking a northeast corner of said premises and being in the south line of Lot 2, Block C of said First Baptist Church-Plano Addition;

THENCE with the north line of said premises and the south line of said Lot 2, Block C, North 88°27'04" East, 25.17 feet to a 3/4-inch iron rod found marking the southeast corner of said Lot 2, Block C and the southeast corner of a 0.208 acre tract as recorded in Volume 2824, Page 1182 of the Collin County Land Records, said point being in the east line of said Lot 2, Block 1 of Portman Addition and in the west line of said Lot 3, Block 1 of Portman Addition;

THENCE with the north line of said premises and the south line of said 0.208 acre tract, North 87°32'07" East, 26.11 feet to a point marking the northeast corner of said premises, the southeast corner of said 0.208 acre tract, being in the east line of Lot 3, Block 1, in the west line of Lot 4, Block 1 of said Portman Addition, and being in the west line of a 0.1823 acre tract as recorded under Document No. 200810100121876 of the Collin County Land Records;

THENCE with the west line of said Lot 2, Block 1 of Portman Addition, the east line of said premises, South 01°22'45" East, passing a 3/4-inch iron pipe found at 10.87 feet marking the southeast corner of said 0.1823 acre tract and the northeast corner of Harney & Lutz Edward's tract as recorded in Volume 3311, Page 2503 of the Collin County Land Records, continuing being the west line of said Edward's tract, passing a 3/4-inch iron rod found for reference of 208.96 feet, and continuing for a total distance of 211.55 feet to a point marking the northeast corner of said premises, the southeast corner of said Lot 3, Block 1 of Portman Addition, the southeast corner of said Edward's tract, the southeast corner of said Lot 4, Block 1 of Portman Addition, and the southeast corner of said Edward's tract;

THENCE with the north right-of-way line of 15th Street, the south line of Lots 2 & 3, and the south line of said premises, South 88°28'10" West, 143.27 feet to the point of beginning and containing 28.506 square feet or 0.654 acre of land.

STATE OF TEXAS
COUNTY OF COLLIN

WE, **Michael F. & Harriet M. Lutz**, the owners, do hereby adopt this plat describing the herein above described property as **Lot 2R, Block 1 of Portman Addition**, in addition to the City of Plano, and do hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growth shall be constructed or placed upon, over or across the easements or streets, except that landscape improvements may be placed in landscaping easements, if approved by the City of Plano. In addition, utility easements may also be used for the public use and accommodation of all public utilities desiring to use or using the same within the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growth which may in any way interfere or interfere with the construction, maintenance efficiency of these respective systems in said easements. The City of Plano and public utility entities shall at times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, installing, maintaining and adding to or removing all or parts of their respective systems without the necessity of any form of procuring the permission from anyone.

This plat approved subject to all existing ordinances, rules, regulations and resolution of the City of Plano, Texas.

WITNESS MY HAND, this 31st day of January, 2011.

Michael F. Lutz
Harriet M. Lutz

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared **Michael F. Lutz**, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31st day of January, 2011.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared **Harriet M. Lutz**, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31st day of January, 2011.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared **Michael F. Lutz**, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31st day of January, 2011.

STATE OF TEXAS
COUNTY OF COLLIN

I, **J. E. Bismarcker, Jr.**, do hereby certify that I prepared this plat from an actual and accurate survey of land and that the corner monuments shown thereon were correctly placed and are monuments. This plat was prepared in accordance with the applicable rules and regulations of the City of Plano, Texas.

J. E. Bismarcker, Jr.
R.P.L.S. No. 4021

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared **J.E. Bismarcker, Jr.**, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31st day of January, 2011.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge 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 _____, 2011.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge 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 _____, 2011.

Notary Public in and for the State of Texas

Replat of
**Lot 2R, Block 1
Portman Addition**
being part of Lots 2 & 3, Block 1, Portman Addition
as recorded in Volume E, Page 62, CCMR
and a 0.654 Acre Tract recorded under
County Clerk No. 94-0102022, CCLR
Sanford Beck Survey, Abstract No. 73
City of Plano, Collin County, Texas
January 13, 2011

Approved 1/26/2011
PLAT NO. 10100121876

Roome Land Surveying, Inc.
2000 Ave. G, Suite 100
Plano, Texas 75074
Phone: (972) 412-4372
www.roome.com

DATE: Michael F. & Harriet M. Lutz
1407 E. 12th Street
Plano, TX 75074
(972) 744-1818
Attn: Michael F. Lutz

SUCCESSOR:
Roome Land Surveying
2000 Ave. G, Suite 100
Plano, Texas 75074
Phone: (972) 412-4372
www.roome.com

Attn: Fred Bismarcker

CITY OF PLANO

PLANNING & ZONING COMMISSION

February 7, 2011

Agenda Item No. 9

Public Hearing - Replat: The Shops at Willow Bend, Block 1, Lot 6R

Applicant: Willow Bend Shopping Center, L.P.

DESCRIPTION:

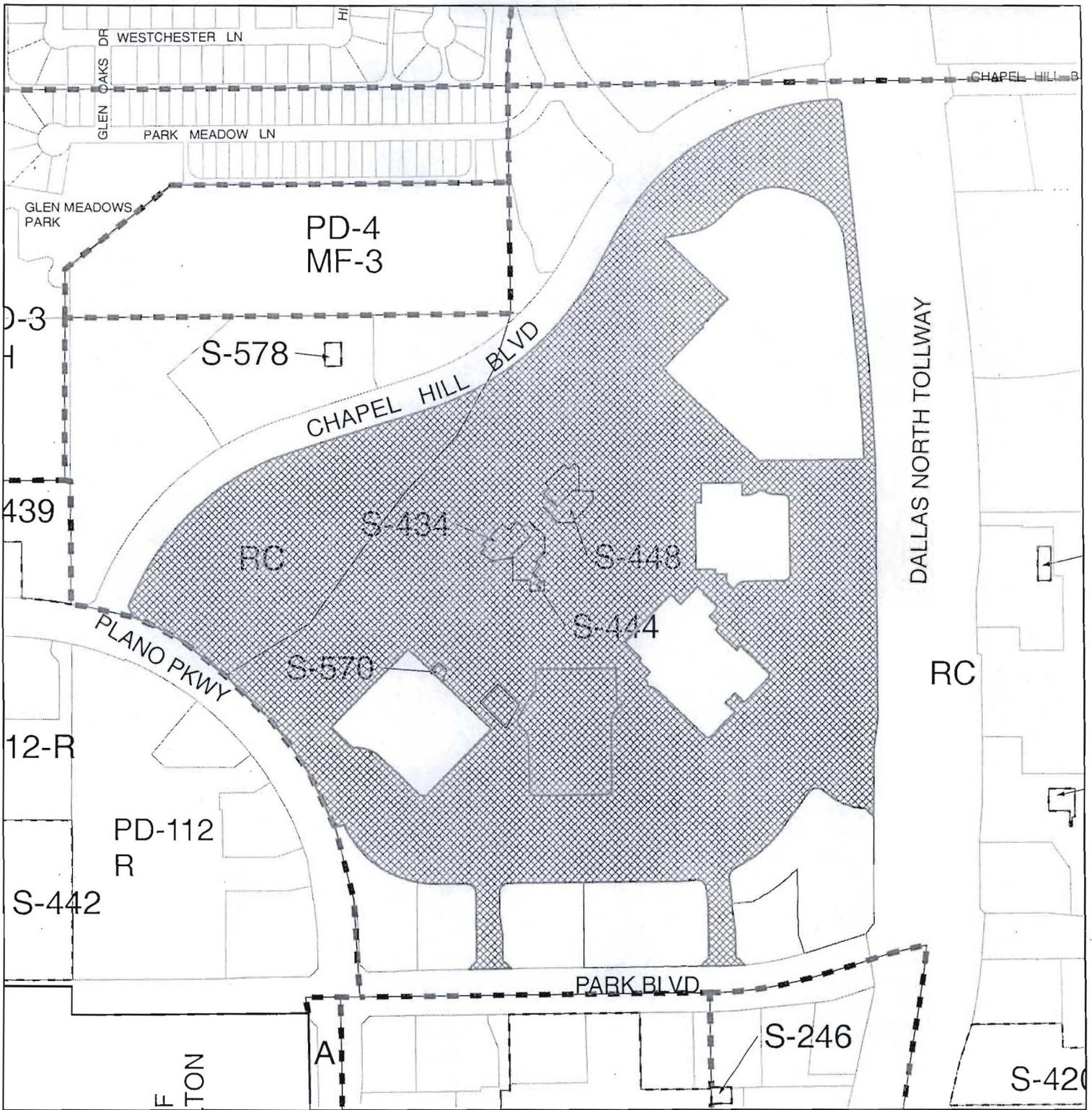
Regional mall on one lot on 61.6± acres located at the northwest corner of the Dallas North Tollway and Park Boulevard. Zoned Regional Commercial/Dallas North Tollway Overlay District with Specific Use Permits #434, #444, #448, and #570 for Private Clubs and Auto Leasing and Renting. Neighborhood #40.

REMARKS:

The purpose for the replat is to combine Lots 4 and 6 into one lot, Lot 6R, and to dedicate easements necessary for the redevelopment of Lot 4 as a retail building.

RECOMMENDATION:

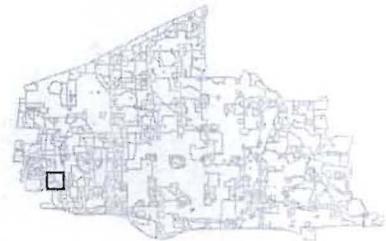
Recommended for approval as submitted.



Item Submitted: REPLAT

Title: THE SHOPS AT WILLOW BEND
BLOCK 1, LOT 6R

Zoning: REGIONAL COMMERCIAL w/
SPECIFIC USE PERMITS #434, #444, #448, & #570/
DALLAS NORTH TOLLWAY OVERLAY DISTRICT



CITY OF PLANO
PLANNING & ZONING COMMISSION

February 7, 2011

Agenda Item No. 10

Public Hearing - Preliminary Replat & Revised Site Plan:
Republicbank Preston North Motor Bank, Block A, Lot 1R

Applicant: Whisenant/Plano Parkway LP

DESCRIPTION:

Medical office and bank on one lot on 1.0± acre located at the northwest corner of Plano Parkway and Burham Drive. Zoned Planned Development-194-General Office/190 Tollway/Plano Parkway Overlay District. Neighborhood #55.

REMARKS:

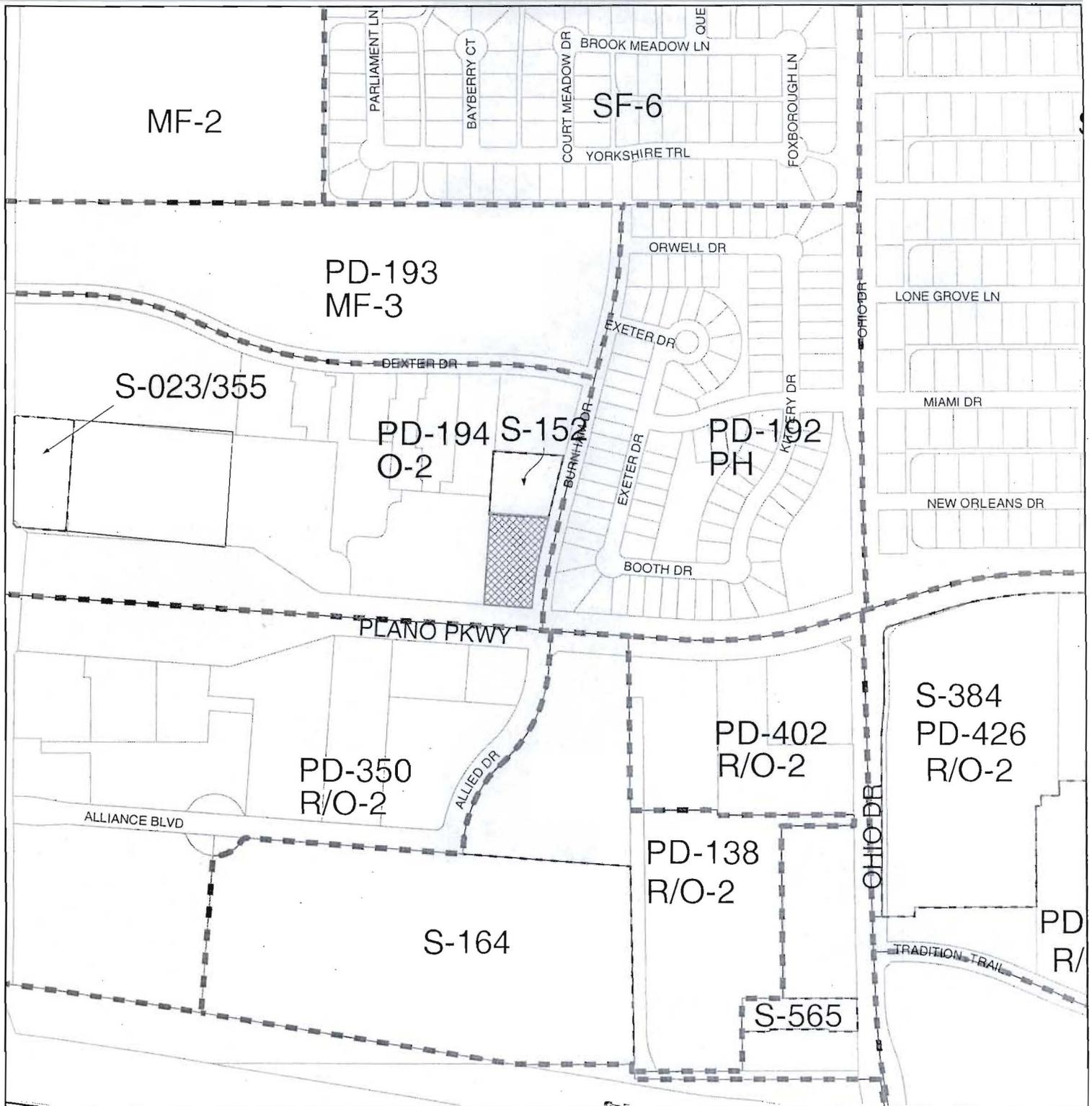
The purpose for this preliminary replat is to dedicate easements necessary to accommodate the proposed development.

The purpose of the revised site plan is to show a bank and medical office building and related site improvements.

RECOMMENDATIONS:

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

Revised Site Plan: Recommended for approval as submitted.



Item Submitted: PRELIMINARY REPLAT & REVISED SITE PLAN

Title: REPUBLICBANK PRESTON NORTH MOTOR BANK
BLOCK A, LOT 1R



Zoning: PLANNED DEVELOPMENT-194-GENERAL OFFICE/
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 7, 2011

Agenda Item No. 11A

Preliminary Site Plan: Tinseltown Addition, Block A, Lot 7

Applicant: Acres of Sunshine, Ltd.

DESCRIPTION:

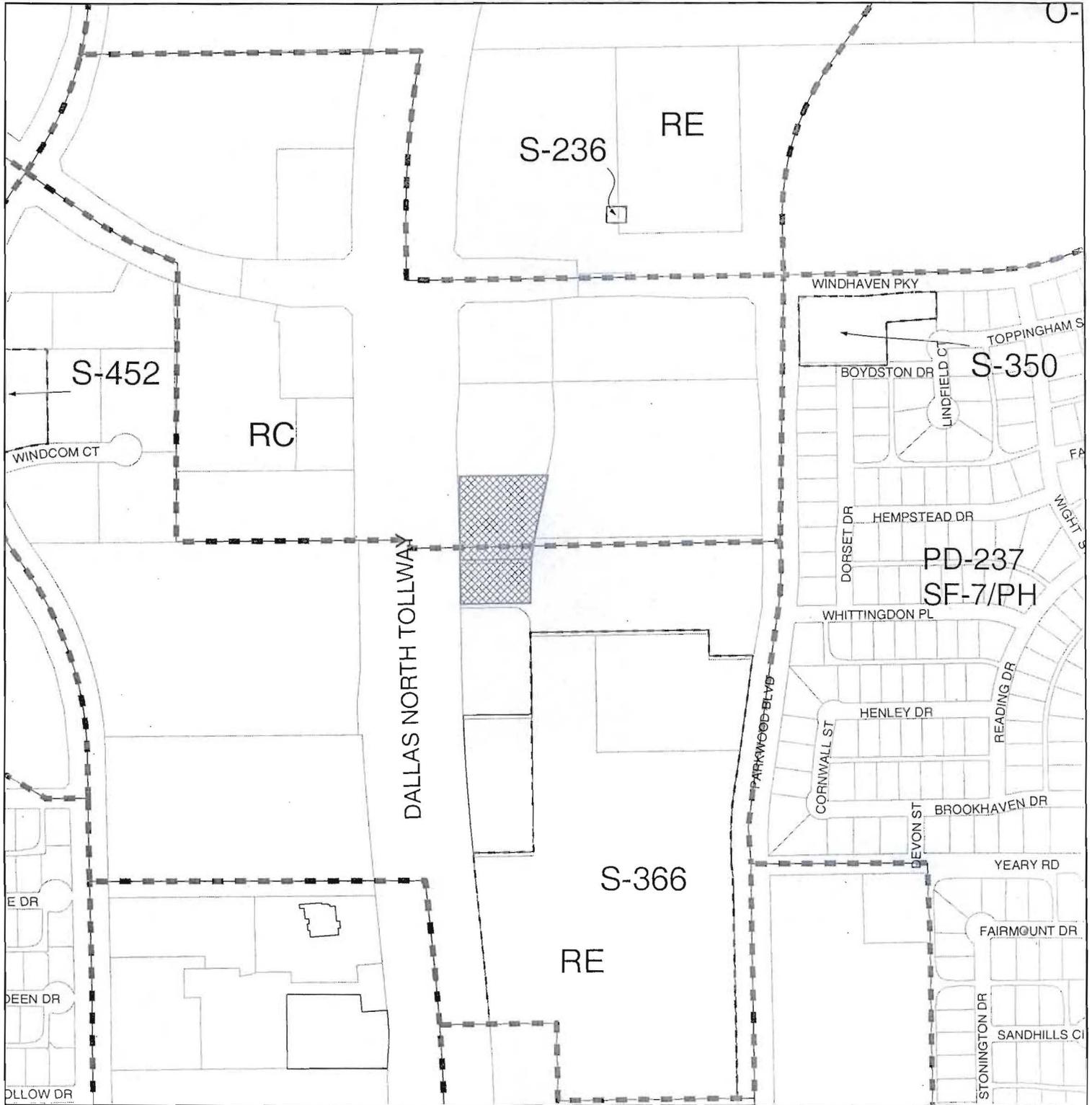
Restaurant and parking on one lot on 2.0± acres located on the east side of Dallas North Tollway, 795± feet south of Windhaven Parkway. Zoned Regional Commercial & Regional Employment/Dallas North Tollway Overlay District. Neighborhood #30.

REMARKS:

The purpose for the preliminary site plan is to show the proposed restaurant and related site improvements, and the adjacent offsite parking.

RECOMMENDATION:

Recommended for approval as submitted.



Item Submitted: PRELIMINARY SITE PLAN

Title: TINSELTOWN ADDITION
BLOCK A, LOT 7

Zoning: REGIONAL COMMERCIAL & REGIONAL EMPLOYMENT/
DALLAS NORTH TOLLWAY OVERLAY DISTRICT



○ 200' Notification Buffer

CITY OF PLANO

PLANNING & ZONING COMMISSION

February 7, 2011

Agenda Item No. 11B

Facade Plan: Tinseltown Addition, Block A, Lot 7

Applicant: Acres of Sunshine, Ltd.

DESCRIPTION:

Restaurant and parking on one lot on 2.0± acres located on the east side of Dallas North Tollway, 795± feet south of Windhaven Parkway. Zoned Regional Commercial & Regional Employment/Dallas North Tollway Overlay District. Neighborhood #30.

REMARKS:

The Regional Commercial (RC) and Regional Employment (RE) districts require that 75% of any exposed exterior wall be constructed of glass, native stone, clay-fired brick or tile, or a combination of these materials. For projects that do not meet these requirements, the district regulations give the Planning & Zoning Commission the authority to approve the use of other materials and finishes when the facade plan is adopted as part of site plan approval, and if the proposed materials are allowed by building and fire codes.

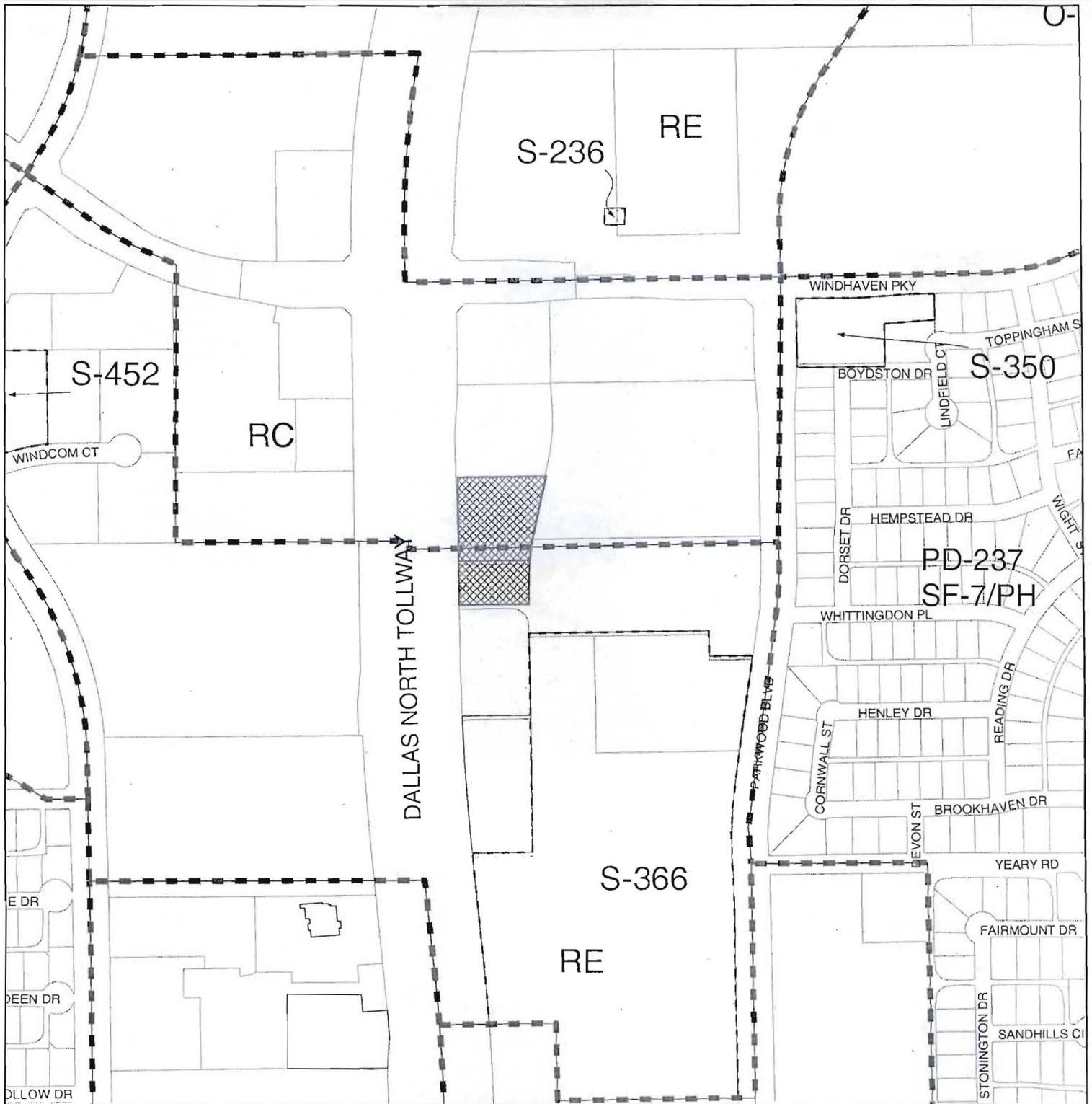
As shown on the attached elevation drawings, the restaurant building is proposed to include clay-fired brick, glass, slate, and terracotta tile with painted cedar siding along a portion of the building and metal accents. Three facades (north, east and west) satisfy the requirement that 75% of the exposed exterior wall be constructed of glass, native stone, clay-fired brick or tile. However, on the south façade elevation, the percentage of the wall proposed to be constructed of glass, native stone, clay-fired brick or tile comprises 66% of the total with the remainder (34%) proposed to be clad with a painted cedar siding. The applicant is therefore seeking Planning & Zoning Commission approval for the facade plans. They believe that the painted cedar siding adds a unique design element to the building and that it will be a durable, long lasting material.

The Tollway corridor, with its exposure to the Tollway and to the parallel major thoroughfares, does not have a "back door," and well-designed and attractive developments are especially important. The building material requirement was placed in the RC and RE districts to insure the use of high quality, durable materials. This material is similar to the painted cedar siding that has been previously approved for a

project in the Regional Commercial district along the Tollway, and it is an acceptable material in the International Building Code and the Fire Code. The proposed restaurant building, with its use of varied materials and decorative elements, appears to be attractive and complementary to the neighboring developments and to the Tollway corridor in general.

RECOMMENDATION:

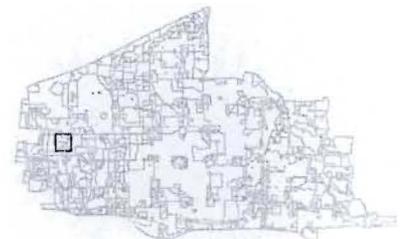
Recommended for approval as submitted.



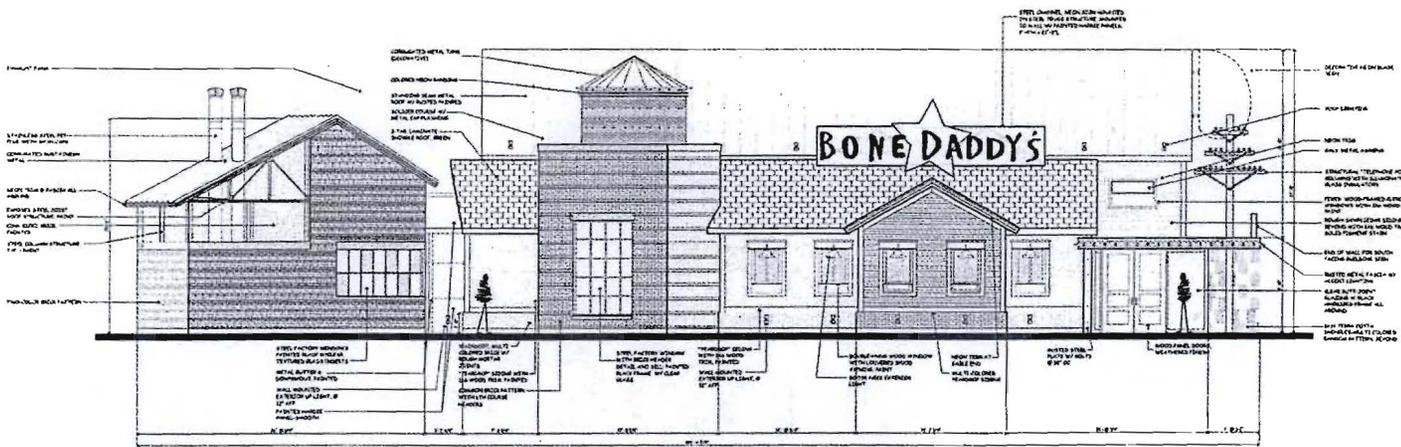
Item Submitted: FACADE PLAN

Title: TINSELTOWN ADDITION
BLOCK A, LOT 7

Zoning: REGIONAL COMMERCIAL & REGIONAL EMPLOYMENT/
DALLAS NORTH TOLLWAY OVERLAY DISTRICT

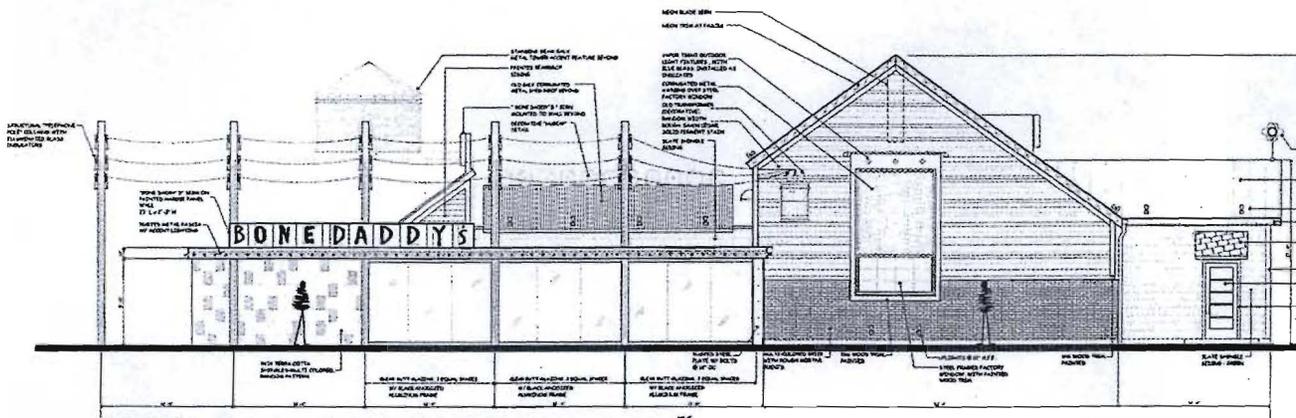


○ 200' Notification Buffer



02 WEST EXTERIOR ELEVATION

3/16" = 1'-0"



01 SOUTH EXTERIOR ELEVATION

3/16" = 1'-0"

MATERIAL % CALCULATIONS FOR EXTERIOR ELEVATIONS

SOUTH ELEVATION

25% GROUP			
MATERIAL	SQ. FT.		
METAL/STEEL	141 S.F.		
WOOD	400 S.F.		
TOTAL	541 S.F.	34 % OF TOTAL	
75% GROUP			
MATERIAL	SQ. FT.		
GLASS	408 S.F.		
BRICK	352 S.F.		
SLATE	151 S.F.		
TERRA COTTA	133 S.F.		
TOTAL	1044 S.F.	66 % OF TOTAL	
OVERALL TOTAL	1585 S.F.	100%	

NORTH ELEVATION

25% GROUP			
MATERIAL	SQ. FT.		
METAL/STEEL	155 S.F.		
WOOD	104 S.F.		
HARDIE PANEL	45 S.F.		
TOTAL	304 S.F.	22 % OF TOTAL	
75% GROUP			
MATERIAL	SQ. FT.		
GLASS	0 S.F.		
BRICK	1038 S.F.		
TOTAL	1038 S.F.	78 % OF TOTAL	
OVERALL TOTAL	1342 S.F.	100%	

WEST ELEVATION

25% GROUP			
MATERIAL	SQ. FT.		
METAL/STEEL	74 S.F.		
WOOD	313 S.F.		
HARDIE PANEL	51 S.F.		
TOTAL	438 S.F.	28 % OF TOTAL	
75% GROUP			
MATERIAL	SQ. FT.		
GLASS	248 S.F.		
BRICK	978 S.F.		
TERRE COTTA	40 S.F.		
TOTAL	1266 S.F.	75 % OF TOTAL	
OVERALL TOTAL	1696 S.F.	100%	

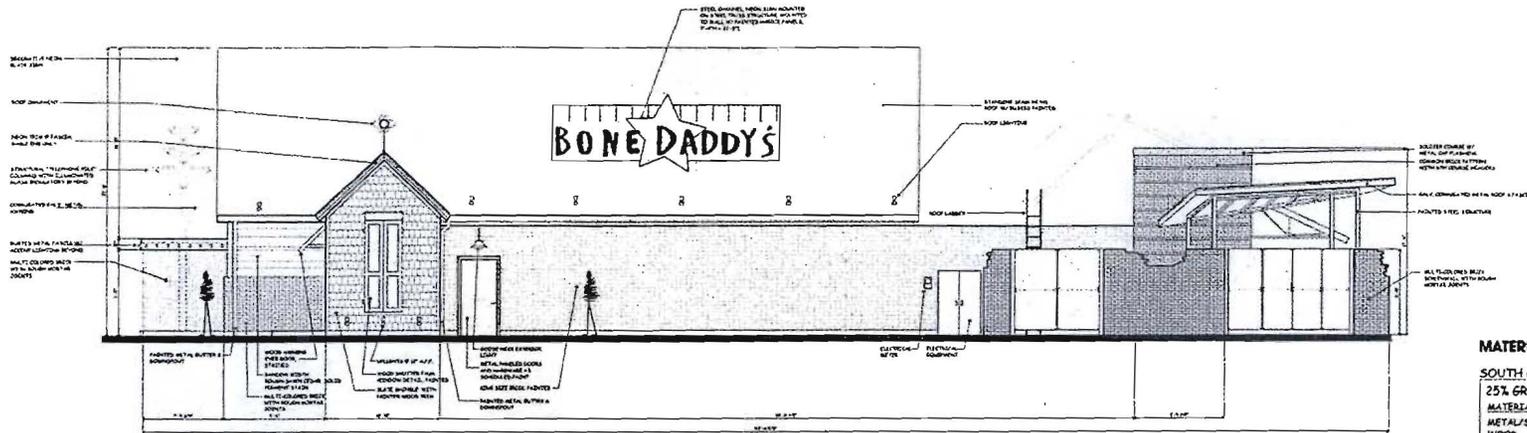
EAST ELEVATION

25% GROUP			
MATERIAL	SQ. FT.		
METAL/STEEL	96 S.F.		
WOOD	49 S.F.		
TOTAL	145 S.F.	11 % OF TOTAL	
75% GROUP			
MATERIAL	SQ. FT.		
GLASS	0 S.F.		
BRICK	1071 S.F.		
SLATE	144 S.F.		
TOTAL	1205 S.F.	89 % OF TOTAL	
OVERALL TOTAL	1350 S.F.	100%	

GENERAL NOTES:

- MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR.
- ALL EXTERIOR BUILDING MATERIALS MADE OF GLASS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTANCE OF 20%.





02 EAST EXTERIOR ELEVATION

3/16" = 1'-0"

MATERIAL % CALCULATIONS FOR EXTERIOR ELEVATIONS

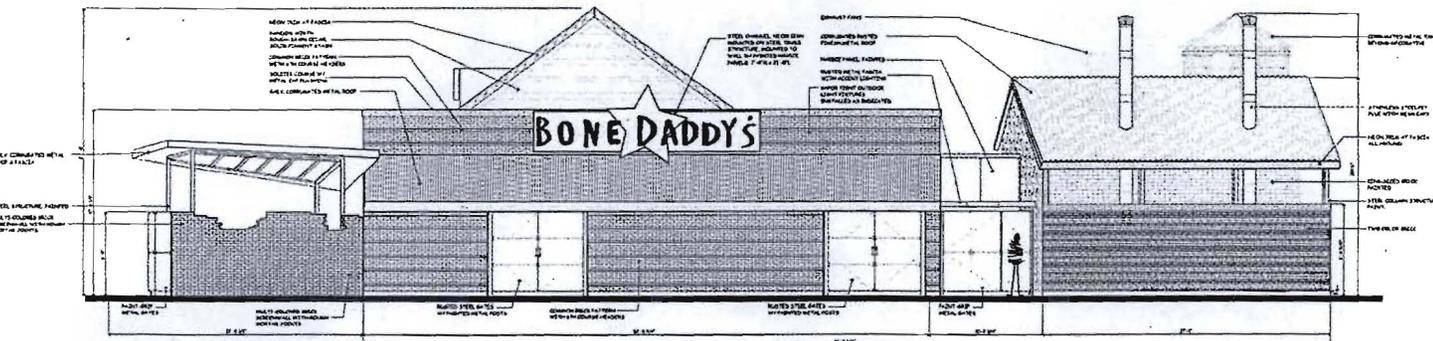
SOUTH ELEVATION			
25% GROUP			
MATERIAL	SQ. FT.		
METAL/STEEL	141 S.F.		
WOOD	400 S.F.		
TOTAL	541 S.F.	34 % OF TOTAL	
75% GROUP			
MATERIAL	SQ. FT.		
GLASS	408 S.F.		
BRICK	332 S.F.		
SLATE	151 S.F.		
TERRE COTTA	133 S.F.		
TOTAL	1044 S.F.	66 % OF TOTAL	
OVERALL TOTAL	1585 S.F.	100%	

NORTH ELEVATION			
25% GROUP			
MATERIAL	SQ. FT.		
METAL/STEEL	155 S.F.		
WOOD	104 S.F.		
HARDIE PANEL	45 S.F.		
TOTAL	304 S.F.	22 % OF TOTAL	
75% GROUP			
MATERIAL	SQ. FT.		
GLASS	0 S.F.		
BRICK	1038 S.F.		
TOTAL	1038 S.F.	78 % OF TOTAL	
OVERALL TOTAL	1342 S.F.	100%	

WEST ELEVATION			
25% GROUP			
MATERIAL	SQ. FT.		
METAL/STEEL	74 S.F.		
WOOD	313 S.F.		
HARDIE PANEL	51 S.F.		
TOTAL	438 S.F.	25 % OF TOTAL	
75% GROUP			
MATERIAL	SQ. FT.		
GLASS	248 S.F.		
BRICK	978 S.F.		
SLATE	40 S.F.		
TOTAL	1266 S.F.	75 % OF TOTAL	
OVERALL TOTAL	1696 S.F.	100%	

EAST ELEVATION			
25% GROUP			
MATERIAL	SQ. FT.		
METAL/STEEL	96 S.F.		
WOOD	49 S.F.		
TOTAL	145 S.F.	11 % OF TOTAL	
75% GROUP			
MATERIAL	SQ. FT.		
GLASS	0 S.F.		
BRICK	1071 S.F.		
SLATE	144 S.F.		
TOTAL	1205 S.F.	89 % OF TOTAL	
OVERALL TOTAL	1350 S.F.	100%	

- GENERAL NOTES:**
- MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR.
 - ALL EXTERIOR BUILDING MATERIALS MADE OF GLASS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTANCE OF 20%.



01 NORTH EXTERIOR ELEVATION

3/16" = 1'-0"



CITY OF PLANO
PLANNING & ZONING COMMISSION

February 7, 2011

Agenda Item No. 12

Discussion & Direction: Metal Exterior Wall Materials

Applicant: City of Plano

DESCRIPTION:

Discussion and direction regarding the use of metal as an exterior wall construction material in nonresidential zoning districts, and regarding the exterior wall construction materials as required in the Regional Commercial and Regional Employment zoning districts.

REMARKS:

Recently, staff has received several requests to allow the use of metal as an exterior wall construction material in nonresidential zoning districts. Currently, the Zoning Ordinance allows metal as an exterior wall material in the Light Industrial-1 (LI-1) and Light Industrial-2 (LI-2) zoning districts only with approval of a facade plan by the Planning & Zoning Commission. For the most part, the requests to use metal have not been for solid metal buildings, but instead to use metal as an accent or feature on a building which is mostly constructed of stone, brick, pre-cast concrete, or another non-metallic finish. Due to the frequency of the requests that staff has received, we believe it is appropriate to discuss the Zoning Ordinance's regulations of metal with the Commission.

Plano's current regulations were created in order to address quality and aesthetic concerns associated with metal buildings. Previous ordinances were written in order to limit the use of these buildings and similar structures within the city. In recent years, staff has received more requests to use metal as an exterior facade material. Many architects prefer to use metal as it can be a sturdy, durable, attractive, and sustainable facade material. The appearance and benefits of metal as an exterior material are something that many architects and developers are beginning to favor, and staff anticipates more requests in the future to use metal as an exterior wall material.

ISSUES:

The following are issues for the Commission to consider pertaining to the use of exterior wall construction materials:

Metal in Nonresidential Zoning Districts (Excluding Industrial Districts)

There are many different types of metal used as an exterior wall material including steel, aluminum, copper, bronze, and many composites. Metal can be shaped, molded, colored, and used to fit almost any structure and design. Some cities have made distinctions between the types of metal that are allowed and prohibited within their ordinances. However, since there are so many different types of metal products, staff recommends not creating distinctions between types of metals in the Zoning Ordinance, but instead specifying a maximum allowable percentage for each building elevation as a method for limiting the amount of metal. The reason for this is that it would allow for a limited amount of metal as an exterior wall material, yet the majority of the building would still be composed of brick, stone, glass, pre-cast concrete or other non-metallic building material.

Staff believes that 25% is an acceptable percentage of metal to be allowed on each facade of buildings in nonresidential zoning districts. This percentage would allow an architect to use metal panels or other metal features to create a unique look, while the majority of the building would retain its traditional brick, stone, glass, pre-cast concrete or other non-metallic finish similar to other buildings within the city. Currently, there are some buildings within the city that have been constructed with materials that have a metallic-like finish, but are actually constructed with composite materials made of wood or other non-metallic materials. Although they appear to be metal buildings, they are constructed with materials that meet existing Zoning Ordinance and building code requirements. The Commission needs to determine if metal should be allowed on buildings in nonresidential zoning districts, and if yes, how it should be limited or regulated.

High-rise Buildings

Metal as an exterior wall material is a preferred or common material particularly for high-rise buildings. A high-rise building is a building having any floor used for human occupancy located more than 55 feet above the lowest level of fire department vehicle access, as defined in the International Building Code. High-rise buildings have larger building facades, and could benefit from the use of metal because it is a cost effective, durable, and attractive material.

If the Commission were to allow metal as an exterior wall material in nonresidential zoning districts, consideration should be given to whether to allow a higher percentage of metal on high-rise buildings. If a higher percentage is desired, then what would be an acceptable percentage to allow? The Commission may determine that allowing a certain percentage of metal on high-rise buildings is appropriate but that metal is not appropriate on non-high-rise buildings.

Light Industrial-1 and Light Industrial-2 Districts

Currently, the use of metal is allowed in LI-1 and LI-2 with the approval of a facade plan as part of the site plan process. If the Commission were to recommend allowing metal as a facade material in other nonresidential zoning districts, staff would recommend making similar modifications to the language within the LI-1 and LI-2 zoning districts. If, for example, the Commission was comfortable with allowing 25% of facades in other nonresidential zoning districts to be metal, staff would recommend this language be added to the LI-1 and LI-2 districts. Any use of metal above and beyond the 25% would still require facade plan approval by the Commission as part of the site plan process.

Regional Employment and Regional Commercial Districts

For buildings located within the Regional Employment (RE) and Regional Commercial (RC) zoning districts, 75% of any exposed exterior wall must be constructed of glass, native stone, clay-fired brick, or tile, or a combination of these materials. The district regulations give the Planning & Zoning Commission the authority to approve the use of other materials and finishes if adopted as part of site plan approval and if the proposed materials are allowed by building and fire codes. The materials requirement was established for these two districts in order to achieve a higher quality of exterior building materials and architectural design for the Dallas North Tollway corridor. The districts also apply to other areas of the city, such as along State Highway 121.

Staff has had recent discussions with developers of properties within the RE and RC districts regarding the materials requirements, and they have expressed concern that the materials requirements prevent the use of other quality materials and inhibit creative architectural design. Also, the same issue exists within these two districts as well regarding the use of metal. The RE and RC development standards allow for higher density development thus encouraging high-rise buildings.

Many buildings have developed in accordance with the current standards; however, there have also been many applicants who have requested to use other materials, such as manufactured stone, wood, and metal. Staff seeks direction from the Commission regarding determining if the Dallas North Tollway and State Highway 121 corridors are areas that the city should continue to maintain as 75% clay-fired brick, native stone, tile, and glass buildings, or if additional materials should be allowed as prominent exterior materials. If the Commission believes that additional materials should be included in the 75% requirement, then staff requests the Commission suggest material types.

Additionally, similar issues regarding the use of metal apply within these districts. If the Commission determines that metal is an acceptable material in limited application, then it could be allowed as part of the maximum 25% alternate materials in the RE and RC districts. Also, consideration as to the use of metal for high-rise building construction needs to be evaluated as well. However the Commission determines the city should regulate the use of metal for high-rise buildings elsewhere in the city, the same or similar requirements should be considered within the RE and RC districts. Lastly, should the Commission be interested in continuing to limit certain exterior materials in the RE and RC districts, staff recommends retaining the current provisions regarding Planning & Zoning Commission approval of alternate materials, as permitted by building and fire codes, as part of the site plan approval process.

RECOMMENDATION:

Recommended that the Commission provide direction regarding potential Zoning Ordinance amendments pertaining to the use of metal as an exterior wall construction material in nonresidential zoning districts, and exterior wall construction materials in the Regional Employment and Regional Commercial zoning districts.

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 7, 2011

Agenda Item No. 13

Discussion & Direction: Comprehensive Plan Update

Applicant: City of Plano

DESCRIPTION:

Discussion and direction regarding the results of the November 9, 2010, and November 16, 2010, Comprehensive Plan update public meeting.

REMARKS:

Public Meetings

The City of Plano held two public meetings on November 9, 2010, and November 16, 2010, to gather feedback from residents, property owners, and the business community on housing, land use, and transportation issues impacting the update of the Comprehensive Plan. Paris Rutherford of Catalyst Urban Development presented the planning issues facing Plano today and in future years, and facilitated discussion and preference exercises to gather feedback from the meeting attendees. Mr. Rutherford and staff summarized and analyzed the feedback received during the meetings. The following information highlights Mr. Rutherford's findings, while his summary and details from the public meeting exercises are included as an attachment to this staff report.

Mapping Exercise Results

An aerial map of Plano with muted colors of the general zoning districts was on display at each meeting. Attendees were asked to place a pin on the map showing where they lived, owned property or operated a business, along with placing a green dot and red dot on the map. The green dot represented a location in Plano the meeting attendees liked and believed should be preserved, while the red dot identified a part of the city which they thought needed improvement and should be allowed to change.

The Shops of Legacy was a favorite location for many meeting attendees along with Downtown Plano, Oak Point Nature Preserve, and Arbor Hills Nature Preserve. Many of the attendees thought improvements were needed for the Collin Creek Mall area and the retail businesses located at the President George Bush Turnpike and Coit Road interchange. Some of the city's older residential areas also were identified as locations requiring positive change.

Community Positioning Questionnaire

Mr. Rutherford developed 14 questions ranging from what people liked about Plano, areas needing improvement, future employment opportunities, attributes which attract and retain residents, to the distances traveled for personal services and entertainment. Many of the meeting attendees believed Plano was a safe, clean, and pleasant city to live in with a good quality of life. However, they thought that the retail corners at major thoroughfare intersections along with the Collin Creek mall area needed improvement. Additionally, it was identified that Plano needs more options in terms of transportation and housing opportunities.

Technology and large corporations were identified as future employment opportunities for Plano residents, while jobs along with quality schools were listed as the top attributes which attract people to the city and retain residents. Most of the meeting attendees travel within two miles of their home for groceries and personal services, and within five miles for clothing purchases, household goods, dining, and entertainment.

Community Traits and Redevelopment Opportunities Ranking

Meeting attendees were asked to rank community traits and redevelopment opportunities in terms of priorities. The two highest priority items for community traits included attraction of more employment to Plano along with the provision of a greater variety of housing options. Meeting attendees identified corner retail and regional mall redevelopment as the top two priority items for redevelopment opportunities in the city.

Plano Realtors Questionnaire Results

In addition to the public meetings held, staff discussed housing conditions in Plano with area residential realtors. The Collin County Realtors Association provided suggestions of realtors who specialized in selling residential properties in the city. The realtors stated most Plano homes for sale are in good condition with about half the inventory rated as stellar condition. Most Plano property owners seem to take care of their homes and neighborhoods. The location of the city near Dallas, the employment opportunities, and quality schools make Plano attractive to potential home buyers of all ages. However, younger home buyers tend to prefer Frisco as there are more opportunities to purchase newer housing or build a new home in that city. Another attraction to Frisco is the perception of the city is a fun place to live with amenities and activities for younger adults and children.

RECOMMENDATION:

No action required by the Commission.

Meeting Exercise Response Summary

By Paris Rutherford of Catalyst Development

1. INTRODUCTION

Purpose

Over the next two years, the City of Plano is undertaking an update to its Comprehensive Plan. This effort will result in a General Plan that will set the context for future growth and development in Plano. Though not required by state statute, the update to Plano's comprehensive plan will provide a useful guide for determining the city's future development patterns, transportation strategies, parks and recreation needs, environmental stewardship, and is an essential tool in determining future land use patterns. Additionally, the plan will address challenges to new growth through redevelopment, future public facilities and services needs, preservation of community character and natural resources, urban design and architectural standards, the fiscal impacts and responsibilities of new development, and other important issues affecting the quality of life and character of the city.

To better guide the preparation of the General Plan, the city initiated this process through a series of public visioning workshops designed to obtain public feedback and opinion on key issues associated with the plan. The city engaged Catalyst Urban Development as its consultant to generate ideas, prepare the presentations and facilitate the public dialogue during these workshops.

Schedule

- **Develop Issues List**
Fall/Winter 2010
 - Direction from Planning & Zoning Commission
 - Public Meetings (11/09/2010 and 11/16/2010)
 - Distribute Meeting Summary
- **Develop Objectives and Strategies**
Winter/Spring 2011
- **Review Draft Plan**
Summer/Fall 2011
- **Plan Adoption**
Winter 2012

2. SUMMARY OF WORKSHOP RESULTS

A range of people attended two public workshops including residents, homeowners, commercial property owners, business owners, real estate professionals and elected officials. This group was presented a six-topic presentation outlining a host of market, planning, and development issues the City of Plano will address as it prepares planning strategies to guide the city's plan over the next generation. These workshops were interactive and received substantial input from the participants as they performed four interactive exercises. A summary of these exercise results follows by subject with detailed responses found in the appendix of this document.

State of the City

Through discussion and their cumulative responses to the interactive exercises, the participants clearly stated an understanding that the City of Plano has reached a key point in its evolution. It has achieved (nearly) full initial development and is now in the position to begin a strategic retrofit process to stay fresh, entice new investment, maintain and build a strong brand as a community of choice, and most importantly to stay relevant within the Dallas-Fort Worth marketplace. It was evident that the participants realized the key to future success was to provide amenities and offerings that would appeal to young families and job creators.

Areas of Support and Concern

The greatest areas of concern identified by the participants concentrated around the Collin Creek Mall, commercial properties along U.S. Highway 75, and certain commercial intersections within the core of the city. The greatest areas of support concentrated around The Shops at Legacy, Downtown Plano and Oak Point Park/Nature Reserve. These areas of support and concern are consistent with the participant's interest in the redevelopment of commercial areas within the city as well as their support for additional mixed-use, pedestrian-oriented places, and the strengthening of Plano's parks and recreation system over time.

Community Positioning

The participants engaged in a host of questions and topics regarding certain conditions and offerings they desire be supported in the future evolution of Plano's built environment. These included a stronger focus on the quality of Plano schools and their interaction with the community, the provision of more types of housing that is affordable to a range of resident types, the continued strengthening of Plano's park system, a focus on the safety of neighborhoods and workplaces, and the continued focus on a sound transportation system that offers more choices than today. They focused on the need to attract additional jobs and housing options with expanded transportation and open space options, and expressed an understanding that such goals could only be delivered through strategic redevelopment and change to the existing community fabric in areas of need. They clearly identified such activities as being central to maintaining a strong tax base and market interest in the City of Plano over the next generation.

Desired Community Traits

The desired community positioning outlined above was further defined through specific goals that were ranked by the participants. The top five results of these goals (in order of importance) were to attract more employment, provide more housing options, improve the “public realm” (i.e, the overall impression of the City in areas between development areas, etc.), provide more transportation options (and transit), and create more pedestrian-friendly experiences (like The Shops at Legacy).

Desired Redevelopment Efforts

To achieve the goals outlined above, the participants were asked to rank a series of redevelopment concepts that were each consistent with the themes of the larger presentation. The top five results of these rankings (in order of importance) were to redevelop certain neighborhood commercial intersection areas, redevelop the Collin Creek Mall area, redefine key workplaces and office parks (like Legacy Town Center) to have more uses, density and pedestrian-experiences, encourage targeted redevelopment/retrofits to portions of existing single-family neighborhoods to make them more marketable, and investigate new development types and connections between the corner retail areas and the neighborhoods behind.

Area Realtor Input

In addition to the public workshops, area realtors were questioned on many of the same topics included in the workshops. In summary, these conversations identified the realtor’s opinions that Plano needs to adapt and change to meet the needs of younger populations through strategic community programming and capitalizing on Plano’s existing strengths, including its open space system and proximity to jobs. They stressed the need to allow for a wider range of housing types, added areas with mixed-use interest such as The Shops of Legacy, and the preserving/strengthening of the Plano school system.

Commonalities

There were consistent themes throughout these discussions and input. Simply put, the groups identified need to forge a new and compelling civic identity through new land use patterns, transportation options, housing choice, and places for people - all in targeted areas.

3. MEETING ATTENDEES

Over 56 people attended the public meetings on November 9 and 16, 2010. The geographic distribution of meeting attendees is noted below.

75023 - North Central Plano -	4
75024 - Northwest Plano -	2
75025 - Far North Plano -	6
75074 - East Plano -	8
75075 - South Central Plano -	9
75093 - Far West Plano –	12
75094 - Southeast Plano –	1
Outside of City –	14

4. MAPPING EXERCISE

The meeting participants were asked to place several identifiers on maps located throughout the room. They were asked to place green dots on those locations or amenities they believe should be preserved and enhanced through the General Plan. They were asked to place red dots on those locations that should be allowed to change and renovate through the General Plan. The participants were also asked to identify their home or place of business on the map.

This was a useful exercise in that it identified where the participants had direct interests, and allowed them to identify places they support and areas they desire change to occur. In reviewing these, the largest groupings of areas of concern were concentrated around the Collin Creek Mall and commercial properties along U.S. Highway 75. Top areas with positive influences were The Shops at Legacy, Downtown Plano, and Oak Point Park/Nature Reserve. Top areas which needed improvement were Collin Creek Mall, the neighborhoods around the P Avenue and Park Boulevard intersection, railroad crossings, and the Coit Road and Mapleshade Lane intersection. The specific dot placements by color can be found in the appendix of this document.

APPENDIX

The Appendix contains the details from the public meeting exercises listed below:

1. Mapping Exercise Results – green and red dots
2. Community Positioning Questionnaire
3. Community Traits Ranking
4. Redevelopment Opportunities Ranking
5. Plano Realtors Questionnaire Results

1. MAPPING EXERCISE

Green Dots –Places People Like the Most (52 total)

12th Street and Cottonbelt crossing –	1 dot
Los Rios Subdivision (south of Ranch Estates) –	1 dot
Research Technology Crossroads –	1 dot
Moore family farm –	2 dots
Collin College Spring Creek Campus –	1 dot
Children's Medical Center –	2 dots
Legacy Town Center –	15 dots
Legacy Town Center North –	2 dots
Windhaven farms (Windhaven and Tollway) –	1 dot
Communications Parkway – Acres of Sunshine –	2 dots
Bluebonnet Trail at Coit Rd/Carpenter Park Rec Center –	1 dot
Downtown Plano –	7 dots
Oak Point Park and Nature Preserve –	5 dots
Haggard Park –	1 dot
NW Park Boulevard and Preston Road –	1 dot
Windhaven Park –	1 dot
Arbor Hills Park and Nature Preserve –	3 dots
Timberbrook Estates –	1 dot
Cottonbelt and DART rail line intersection –	1 dot
Haggard Farm –	1 dot
Carpenter Park Recreation Center –	1 dot
Shops at Willowbend Mall –	1 dot

Red Dots –Places People Like the Least (51 Total)

SW Kansas City Southern Railroad / Coit Road intersection –	1 dot
Plano Water Treatment Facility east of Los Rios Boulevard –	1 dot
Vendome addition –	1 dot
Cottonbelt / DART rail line intersection –	1 dot
Downtown Plano –	1 dot
Parker Road DART Station –	1 dot
Sergeant Mike McCreary Sports Field –	1 dot
Armstrong Park Neighborhood (north of P Ave and Park Blvd) –	1 dot
Plano Park Neighborhood (south of P Ave / Park Boulevard) –	1 dot
Meadows Neighborhood –	1 dot

Spring Ridge Neighborhood (south of Russell Creek Park) –	1 dot
Central Market at SE Mapleshade Lane and Coit Road –	2 dots
US 75 and 16th Street –	1 dot
NE Mapleshade Lane and Coit Road –	3 dots
Downtown Plano –	1 dot
NW Parker Road and US 75 –	1 dot
Village Creek Neighborhood –	1 dot
Parker Road at K Avenue – south side –	1 dot
Plano Centre –	2 dots
LI/RT boundary – east of Jupiter and south of Cottonbelt –	1 dot
Collin Creek Mall –	18 dots
NW Parker Road and Independence Parkway –	1 dot
SW SH 121 and Independence Parkway –	1 dot
Marsh Lane and Park Boulevard intersection –	1 dot
Spring Creek Mobile Homes –	1 dot
Split Trail Road at creek crossing –	1 dot
Apartments at 17th Street east of H Avenue –	1 dot
Parker Road and Custer Road intersection –	2 dots
Arbor Hills Park and Nature Preserve –	1 dot

2. COMMUNITY POSITIONING QUESTIONNAIRE

During the public workshops, the second interactive exercise involved the meeting participants answering a series questions regarding the future of the City. The questions and summarized answers are below.

1. What is the best amenity offered to residents of Plano? And what is the worst condition that needs positive change?

Best

Most Frequent Responses:

Quality Education
 Affordable Housing
 Quality Park/Open Space System
 Clean, Pleasant, Safe Communities
 Regional Location
 Sound Infrastructure and Transportation System

Second Most Frequent Responses:

Access to Good Jobs
 Good City Planning and Services
 Public and Community Facilities
 DART and downtown
 Convenience of shops and groceries

Other Responses:

Plano's "can-do" approach
Quality of life, nice place, attractive.
Legacy Town Center
Terrific Neighborhoods
Diverse Retail Mix
Outstanding Recycling Program
Colleges
Medical Facilities

Needs Change

Most Frequent Responses:

Greater diversity of housing needed
Commercial space in need of renovation (Collin Creek Mall area)
Substandard neighborhoods/residential space
Need more public transportation
Not enough walkable environments

Second Most Frequent Responses

Sense of "Placelessness"
Poor marketing/public relations strategy for the City
Traffic control

Other Responses:

Having to drive to everything
Need more neighborhood centers
Stronger code enforcement
Isolating arterial road system defined by walls.
The city needs to be more pedestrian/cyclist friendly
The city feels too spread out and separated
Stronger east side identity and focus
It must be more than a wealthy Dallas suburb.
Needs better connections to DART
Need future development areas
Need to rebuild streets

2. By 2030, what kind of businesses will be the largest economic engines in Plano?

Most Frequent Responses:

Knowledge, technology, IT, biotech companies
Green businesses (sustainable focus)
Quality higher education
Quality retail
Major corporations (located in Legacy and elsewhere)
Service sector

Second Most Frequent Responses:

Small companies
Financial services
Health care

Other Responses:

Restaurants and groceries
Medical services
Redevelopment

3. Today, the majority of Plano's working population works outside the city. By 2030, will this change substantially?- (ie: will there be more job opportunities within Plano?)

Summarized Response

The majority of responses stated the City will maintain its employment base and attract more jobs over the next 20 years than it currently has (particularly in green, sustainable technologies, and telecommuting).

Related Issues

- Plan for more integrated job opportunities and services close to neighborhoods
- More jobs but higher paying jobs elsewhere
- Transportation costs will drive more employment in Plano
- Plano should continue to provide incentives to businesses and families.
- Plano allows for more corporate offices and more workforce housing in close proximity to each other
- Not unless incentives are given to businesses or new transit or mixed use centers are created.
- Need to create more desirable work environments
- Will be some increase, but more people working in home offices

4. By 2030, what percentage of working Plano residents would travel to work via rail and other transit options if it were convenient to do so?

Summarized Response

The vast majority of responses identified that more residents would travel to work via transit if it was convenient to do so. The average of those that responded with percentages was 20-30% of the population would do so.

Related Issues

- Live near those or offer mass transit
- It would take a tremendous change to have any impact at all
- Over half – but rail needs to grow as well
- Not sure what it is right now, but would expect it to grow- especially if we get better going east/west.

- More- build/run Cottonbelt RR or run fast buses to DFW/ Las Colinas
- Maybe slightly more... need cars for metro travel.

5. During the 10 year period leading up to 2020, what factors would have drawn new residents to live in Plano? And the following 10 years?

2010 to 2020

Most Frequent Responses:

Good (and improved) schools
 Employment opportunities/good jobs
 Housing close to jobs
 Improved residential areas & housing options
 Reasonable home prices

Second Most Frequent Responses:

Cost of living
 Quality parks and recreation centers
 More pedestrian-oriented places like Legacy and Downtown Plano
 More transit-oriented places
 Regional location

2020 to 2030

Most Frequent Responses

Regional location
 Housing mix
 Restaurant mix
 Schools
 Safe places to live/work/shop/play
 Employment

Second Most Frequent Response

Transportation System
 Entertainment
 Social services
 More memorable places
 Safe communities
 Unique entertainment facilities
 Clean and pleasant communities

Other Responses

Strong civic reputation
 Shopping
 More special events
 Good transportation options
 Affordability

New developments (mixed use)
Lifestyle
To get out of Dallas and Richardson
Jobs created through tax abatements and incentives

6. During this same period, why would existing residents have chosen to stay in Plano?

Most Frequent Responses

Regional location
Good schools
Economic opportunity and property values
Relatively low tax rate
Safe and convenient communities
Family ties
Quality of life
Cost of living
Housing options/choices
The town changes with the times- (Downtown and Legacy type areas)
Access to diverse services
Transportation options for all ages
Good governance

Second Most Frequent Responses

Quality healthcare/facilities
Updated neighborhoods
Strong property value
Recreational opportunities
Plano is so compelling nobody wants to leave
Good services

Other Responses

Healthcare quality here
Regional location
Available incentives
Updated public lands
Good, predictable planning
Well maintained city

7. By 2020, what kind of a home and what kind of a neighborhood do you envision living in?

Most Frequent Responses:

Downsizing to more dense home with less maintenance and in a more pedestrian friendly community
Small lot home
Existing single family area, but with improvements to expand neighborhood pride
A townhome or bungalow court

Seniors/retirement community
Home in revitalized central neighborhood
Urban apartment
Safe, clean neighborhood

Second Most Frequent Responses:

Quality construction maintained
Single story with small yard
Walkable to retail, transit, etc
Home with low-maintenance lifestyle
High-rise or mid-rise with views

8. By 2030 the average resident will have lived in Plano for how many years?

The majority of answers reflected the belief that the average resident will have lived in Plano for 25-30 years.

**9. During the next 10 years what will the priority public investments?
And what do you think they should be (if different than your first answer)?**

Most Frequent Responses:

Maintain infrastructure
More mixed use places
Transportation/transit
Updated schools
Job creation

Second Most Frequent Responses:

Corporate incentives for new jobs
Investment to spur redevelopment
Public safety
Redevelop retail and shopping areas
Enhance parks and recreation
Recruitment efforts (jobs, tenants, etc)

Other Responses:

Downtown redevelopment
Expanded 15th street experience (pedestrian, entertainment)
Update parks
Redevelopment of underutilized and undervalued commercial corridors
Transit-oriented development at DART stations
Redevelopment of K Avenue (Eastside)
Public Services for health and nutrition stores
Minimize grand new schemes
Green tech/ sustainable and environmentally friendly features throughout the city.
Finish park system-Oak Point

10. During the next 10 years, do you think growth in Plano will meet, exceed, or fall short of growth during the past 10 years? And the following 10 years?

First 10 years

Most Frequent Responses:

Will fall short

Related Issues

Due to lack of vacant/undeveloped land

More compact development

Preserve some open space

Will decrease due to lack of new housing

Commercial will grow significantly whereas housing will not

Will maintain size and diversity

Second 10 years

Most Frequent Responses

Will meet or exceed

Related Issues

Should exceed if city strives to improve development

Should exceed due to expanded housing choices

Second Most Frequent Response

Less Growth

Related Issues

Reason why City must plan and be proactive

Smallest Number of Responses

Will meet or hold steady

11. In 2020, what distance from your home will you have to travel to purchase groceries, personal services and convenience items?

Most Frequent Responses:

Within 2 miles

Within ½ mile (and within very walkable area)

Second Most Frequent Responses:

2 miles

3 to 5 miles

5 miles

12. In 2020, what distance from your home will you have to travel to purchase clothing, household goods, specialty items, etc?

Most Frequent Responses:

Within 1 mile
Around 2 miles
Around 5 miles

Second Most Frequent Response:

10 to 15 miles

Other Responses:

5 to 10 miles

13. In 2020, what distance from your home will you have to travel to eat and be entertained?

Most Frequent Responses:

Within 5 miles

Second Most Frequent Response:

Within 1 mile

Other Responses:

Over 5 miles

14. In 2020, where will your (and your family's) center of activity in Plano be? And where will your (and your family's) center of community in Plano be?

Most Frequent Responses:

Legacy Town Center
Downtown
Oak Point Park
Recreation centers
Activity and community- town/mixed use centers
Individual neighborhoods

Second Most Frequent Response:

Park and Preston
Each major intersection could be its own center of activity/community
Church
Pecan Hollow golf course
Dallas North Tollway at Parker Road
Parr Library
Areas that offer entertainment, food, shopping, within a neighborhood.
Urban center and neighborhood restaurants

3. COMMUNITY TRAITS RANKING

The third interactive exercise the meeting participants undertook was the ranking of a series of successful community traits. After a description of each trait, the participants ranked each concept, from 1 to 10, with 1 being best. The summarized results follow.

Attract More Employment	1
Provide More Housing Options	2
Improve the "Public Realm"	3
More Transportation Options	4
Pedestrian Friendly Experiences	5
Modify/Evolve Shopping	6
Fine Tune Open Space System	7
Promote a Green/Sustainable City	8
Prominent Public/School Buildings	9
Create More Tailored Street Designs	10

4. REDEVELOPMENT OPPORTUNITIES RANKING

The final interactive exercise the meeting participants undertook was the ranking of redevelopment concepts that may have successful application in Plano. After a description of each concept, the participants ranked each idea, from 1 to 10, with 1 being best. The summarized results follow.

Corner Retail Redevelopment	1
Regional Mall Redevelopment	2
Office Park Reinvention	3
Targeted Subdivision Retrofit	4
Retail Transition Areas	5
Renovate Suburban Corridors	6
Continue Downtown Infill	7
Industrial Park Enhancement	8

5. PLANO REALTOR MEETING QUESTIONNAIRE

As part of the visioning associated with the update to the Comprehensive Plan, Plano's staff met with area realtors to ask questions regarding perception of Plano and the condition of residential neighborhoods in the city. Beth and John Applegate of Keller Williams, Judy Clark of Remax, and Key Cheek of Ebby Halliday Realtors provided responses to a set of questions developed by staff. A summary of their responses is outlined below.

1. General perception of Plano amongst the real estate community and how has it changed?

Plano is considered a good city to live in. During the last ten years, Plano is perceived as an aging community where older people live. The city is viewed as being well planned and clean. The recent recognition by Forbes.com as the "safest city in America" is very positive for Plano.

2. What is the main selling point for Plano – why do people want to move here?

Plano schools are a strong selling point. Close proximity to major employers, the Dallas North Tollway along with President George Bush Turnpike, park amenities, and medical facilities are also important.

3. What are some other attributes which make Plano attractive to home buyers?

The parks, recreation facilities and the hike and bike trails are positive attributes which attract people to Plano. Public facilities and amenities are attributes where Plano has an advantage as similar facilities in others cities are not fully developed yet. Price of housing and size of house one can purchase with money is a big factor as well, particularly for people coming to Plano from California and the East Coast.

4. Does public transportation (DART) influence buyer decisions?

DART presence influences the decision of people who have jobs in downtown Dallas to locate. If gas prices top \$3.50 per gallon, would attract more people to the city. Public transportation would play a larger role in attracting people to Plano if they had a better understanding of how the bus system operates and how it interacts with the light rail and if the system were more extensive.

5. How does Plano sell with those under 35, 35 to 44, 45 to 64, and 65 and older?

With exception of home price, Plano sells well with all ages. However, younger people tend to be more attracted to Frisco.

6. Is the wide variety of housing types and price ranges a benefit for Plano?

Yes, though price of townhome and resell value can be an issue compared with the sale of single-family detached homes. Also, design of smaller homes on multi levels (especially three stories) is difficult for resale as it is hard for people over 45 to constantly use stairs to navigate the home. One realtor wanted to see further development of high end single-family homes in Plano.

7. What is the overall condition of Plano homes available to be sold?

90% of all homes sold in Plano are in good shape while 50% could be classified as in "stellar condition." Plano residents seem to take care of their homes and the custom homes built in the city are of a better quality than many of the homes built in the neighboring communities.

8. What are people looking for when purchasing a home today?

People want a home which is "unique", maybe has a larger lot, exterior features which attract people and landscaping. The home has to have "hook" appeal - something which pulls buyers in. Good schools along with many municipal services provided with low taxes are also important.

9. What are some common improvements needed for Plano homes?

People are looking for homes with kitchens which have new appliances and updated amenities such as granite counter top working surfaces.

10. What are some issues which may deter people from moving to Plano?

Not many options or opportunities to build new homes in the city. Sometimes, underperforming retail centers can cause problems, however, many realtors attribute problem to national economy. Many people are looking for a large lot for a home and space to play in. Large lots now start at a third of an acre or larger in size.

11. What do other cities offer that entice Plano residents to move?

The availability of land for new home construction attracts people to other cities, namely Frisco. Another issue which makes Frisco attractive is the sporting facilities and eating establishments. It is a "fun city" in which to live in and be entertained.

12. What are the impacts of a more diverse population, especially single person households and households with no children?

There is demand to create housing product for single people, single parents, and seniors to live in such as a patio or town home. Some realtors expressed concern over the diversification of population and impact on city and schools along with the growing senior population desiring services yet not wanting to pay for the additional costs necessary to provide them.

13. Thinking long range, where do you see Plano in 10 years and 20 years?

They see Plano as a city which ages gracefully and is taken care of and makes the most of what is already in place.

14. What can we do to keep Plano an attractive community and competitive with other local markets for real estate investment in 10 years and 20 years?

Rezone land to allow for more housing opportunities. Plano needs to keep up with Frisco and create places where people can meet and interact with each other. The city needs to create more areas such as The Shops of Legacy which are vibrant and fun to spend time in. Plano needs to be open to change and embrace new housing, office, retail formats required by future generations. Another realtor stated Plano needs to limit future multifamily development, keep quality of schools strong, and maintain the city's infrastructure.

SUMMARY:

The area realtors stated that Plano should adapt and change to meet the needs of younger populations through strategic community programming and capitalizing on the city's existing strengths, including its open space system and proximity to jobs. They stressed the need to allow for a wider range of housing types, added areas with mixed-use interest such as The Shops of Legacy, and preserving/strengthening the Plano school system.

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 7, 2011

Agenda Item No. 14

Discussion & Direction: Research/Technology Center District

Applicant: City of Plano

DESCRIPTION:

Request for discussion and direction regarding possible amendments to the Research/Technology Center zoning district regulations and related sections of the zoning ordinance.

BACKGROUND:

Earlier this year, the City Council directed the Planning & Zoning Commission (P&Z) to develop a new plan for the Research/Technology Center zoning district (RT). The Commission initially examined whether the existing boundaries of the RT district are still appropriate and is now considering the RT zoning district regulations.

During the discussion of the RT district at previous meetings, several issues related to the existing RT district development regulations (attached) were identified and flagged for future discussion. The main concerns seem to be that certain regulations may unnecessarily restrict development in the area and are not essential to preserve the character and intent of the district.

REMARKS:

At the Commission's January 4, 2011, meeting, staff presented an initial assessment of the RT regulations and recommended that the Commission consider amendments to the landscaping requirements, the required percentage of office space for office-showroom warehouse, parking requirements related to future changes in use, and restrictions pertaining to restaurants. The Commission also requested that staff develop recommendations related to the prohibition on storage of fleet vehicles in the district. In response to the direction received from the Commission at that meeting, staff prepared the following information for the Commission's consideration.

Landscaping requirements – The RT district requires that “A minimum of 20% of the total lot area shall be landscaping.” *This requirement contributes positively to the overall look and feel of the RT district. However, it does require a significant amount of land be dedicated to landscaping which raises the cost of development and, in some cases, can inhibit redevelopment of a site. The standard nonresidential landscaping requirements, as defined in Section 3.1200, would be less restrictive while still requiring a significant amount of landscaping in support of the overall look and feel of the RT district.*

The main requirements found in Section 3.1200 are as follows:

- A landscape edge shall be provided adjacent to all streets. The minimum landscape edge is 10 feet, in overlay districts such as the 190 Tollway/Plano Parkway Overlay District 30 feet is required.
- For lots with more than 20 parking spaces, at least eight square feet of permeable interior landscaping must be provided per parking space.
- One shade tree or an approved ornamental tree for every 15 parking spaces.
- For corner lots at the intersection of Type D or larger thoroughfares:
- A minimum of ten percent of the site area shall be devoted to landscaping.
- A minimum 15-foot wide landscape edge shall be located along all street right-of-way lines beginning at the corner and extending 175 feet or to the closest driveway.

Proposed Amendment: Remove the unique provisions for landscaping in the RT zoning district and replace them with the standard nonresidential landscaping requirements as defined in Section 3.1200 (Landscaping Requirement) as shown below (additions are underlined, deletions are shown with strikethrough).

~~5. Landscaping (ZC 2006-02; Ordinance No. 2006-4-24)~~

~~A minimum of 20% of the total lot area shall be landscaping which may include courtyards, plazas, walkways, water features, and related treatments in addition to plant materials. (See '3.1200 Landscaping Requirements'.) Per the development standards and incentives in Section 3.1700 (Storm Water Management), up to 50% of this required landscape area may be placed outside of the parking lot and/or landscaping along street rights-of-way if designated as storm water conservation area on a site-specific storm water management plan per Section 3.1700.~~

5. Landscaping (See '3.1200 Landscaping Requirements' and 4.700 190 Tollway/Plano Parkway Overlay District)

Office - showroom/warehouse - The RT district requires that “any office - showroom/warehouse use shall not have more than 70% of its gross floor area devoted to warehousing”. *During previous discussions comments received from business*

owners and the Economic Development staff has focused on this ratio being too high which deters businesses from locating in the RT. Many businesses do not need to devote 30% of lease space to office activities. Comments at other meetings have centered on reducing the requirement for office to 15-20%.

Proposed Amendment: Increase the allowed percentage of the floor area that may be dedicated to warehousing uses as shown below (additions are underlined, deletions are shown with strikethrough).

7 (c) An office - showroom/warehouse use is permitted in an RT district only when the first floor of the building housing said use does not exceed 100,000 square feet of gross floor area. In addition, any office - showroom/warehouse use shall not have more than 85% ~~70%~~ of its gross floor area devoted to warehousing. Existing office - showroom/warehouse and/or storage or wholesale warehouse developments and properties with a valid preliminary site plan or site plan for said uses, approved prior to the initial zoning of property as RT, are exempt from the above requirements for maximum building size and percentage of space devoted to warehousing. If a valid, approved preliminary site plan expires before approval of a site plan or if a valid, approved site plan expires before issuance of a building permit, the above exemptions shall no longer apply. The above exemption does not apply to uses other than office - showroom/warehouse and/or storage or wholesale warehouse. Existing uses other than those permitted by right in an RT district or preliminary site plan or site plan proposing uses other than those permitted by right in an RT district, except storage or wholesale warehouse, are not exempted from the above requirements. Notwithstanding Subsection 2.703, if such a development is destroyed or partially destroyed, it may be reconstructed but not expanded. For a use within a development as described above in which more than 85% ~~70%~~ of its gross floor area is devoted to warehousing, the period of time that the structure is vacant between tenants shall not be deemed an intentional abandonment of the nonconforming use as described in Subsection 2.704. (ZC 2000-36; Ordinance No. 2000-6-26)

Parking - 4 (e) requires that "In order to accommodate future changes in use, approved site plans shall include adequate land area to increase parking to the minimum requirements for office development (one space per 300 square feet) for 75% of the gross floor area of any building." *This requirement is sometimes problematic, especially for sites that were initially developed under light industrial regulations that are now seeking to redevelop under RT requirements. This provision does help to keep options open for future reuse of sites for office and other uses with higher parking requirements but the net result may be that it is too prescriptive to be useful for the district.*

Proposed Amendment: Remove this requirement from the RT zoning district (additions are underlined, deletions are shown with strikethrough) as show below.

~~4 (e) In order to accommodate future changes in use, approved site plans shall include adequate land area to increase parking to the minimum requirements for office development (one space per 300 square feet) for 75% of the gross floor area of any building.~~

Restaurants in RT - A freestanding (sole use and occupant) restaurant/cafeteria is permitted in an RT district as part of the ten percent allowance for restaurants and retail if it has a minimum of 5,000 square feet of gross floor area** and no drive-in window. *It has been noted on several occasions that there are a limited number of restaurants in the immediate vicinity of the RT district to serve the employees working in the area; though, there are quite a few within a few miles, including those in downtown Plano, near Collin Creek mall and an increasing number in the 190 Tollway Corridor. The RT district does allow for restaurants as described below. It is difficult to determine if the lack of restaurants is due to the regulations or perhaps a result of lack of appropriate sites with sufficient traffic and visibility for restaurant uses.*

If the Commission feels it would be appropriate to open up more opportunities for restaurants in the RT, the Commission could consider allowing restaurants without applying the 10% restriction. This change would allow freestanding restaurant uses to occur unencumbered by the 10% restriction; this is the same change that was applied to the Regional Employment (RE) district earlier this year. This could also include inline restaurants (a small strip of restaurants or a restaurant located within a larger building).

Proposed Amendment: Amend the RT district to allow restaurant uses without the ten percent restriction. Two options are presented, one that would allow freestanding restaurants with a minimum of 5,000 square feet and another option that would allow freestanding restaurants of any size, with or without drive thru windows (additions are underlined, deletions are shown with strikethrough).

7 (b) Retail and service uses identified with an “*” in Subsection 2.502, Schedule of Permitted Uses, may not occupy more than ten percent of the gross floor area** of a building unless the building and the designated location and amount of said uses are part of an approved site plan for more than one building, and the amount of space for these uses does not exceed ten percent of the combined floor area of all constructed buildings. The space for these uses may be redistributed within and among the buildings with the approval of a revised site plan. If a site plan includes multiple lots, all property owners must authorize the application. These uses may not be distributed among noncontiguous parcels of land.

** “Gross Floor Area” means the total floor area of a building from the exterior face of a building or from the centerline of a wall separating two buildings, but shall exclude any space where the floor-to-ceiling height is less than six feet and all patios, balconies, and parking facilities.

Option A: A freestanding (sole use and occupant) restaurant/cafeteria is permitted in an RT district ~~as part of the ten percent allowance described above~~ if it has a minimum of 5,000 square feet of gross floor area** and no drive-in window. *Note: This would be the same change that was applied to the Regional Employment (RE) district earlier this year.*

Option B: A freestanding (sole use and occupant) restaurant/cafeteria is permitted in an RE district, ~~if it has a minimum of 5,000 square feet of gross floor area** and no drive-in window.~~

Vehicle Storage - Onsite storage of delivery vehicles including trailers and shipping containers is prohibited in the RT zoning district. Staff has interpreted this to include businesses that have a fleet of vehicles. *At the January 4, 2011 meeting, the Planning & Zoning Commission identified this area of the ordinance for potential amendments. Staff has provided some additional information for the Commission's consideration below but has not yet provided specific suggestions for language due to the need for additional input on this matter.*

Proposed amendment: Allow storage of delivery (fleet) vehicles when certain conditions are satisfied.

Screening

- Screening walls would help obscure the view of stored vehicles. However, the typical six to eight foot screening wall would not completely block the view of many vehicles.
- Screening, especially masonry screening, can add substantial cost, which may be prohibitive especially for uses looking to occupy an existing building. On some sites, screening by concealed placement may be adequate.
- If screening is required, materials that are consistent with the main building will significantly impact the look. Similarly, screening that is attached to the main building will provide a more integrated look for facilities that incorporate vehicle storage.

Limitations on the number of vehicles

Staff is seeking input from the Commission as to what portion of the site would be appropriate for vehicle storage? Some approaches to limiting this use include:

- Limiting the number of vehicles that may be stored on site by setting a maximum number.
- Set a maximum percentage of the site for storage of vehicles. For example, Vehicles may not be stored on more than 5% of the lot area or 20% of the main building gross floor area, whichever is more restrictive

Location

- Consider restricting the storage of vehicles to certain portions of the site. For example, vehicles may not be stored in any required front, side, or rear yard setback.
- Vehicles may not be stored within required parking spaces, fire lanes, maneuvering aisles, or customer pick-up lanes.
- Vehicles must be stored on an asphalt or concrete surface.
- Vehicle storage must be designated on an approved site plan.

Other considerations:

- Vehicle storage regulations can be difficult to enforce. Code enforcement resources are limited and may not be able to support ongoing monitoring.

- There are a tremendous variety of vehicles in use, so attempts to allow certain types and not others can contribute to an ordinance that is very difficult to administer.

PUBLIC INPUT AND RESPONSE:

Staff has mailed letters to all RT property owners prior to all of the Commission's discussions of the Research/Technology Center zoning district to provide them an opportunity to comment on the proposed changes being considered to the RT district should the Commission be interested in receiving public comment. Additionally staff is maintaining an email distribution list for the purpose of updating interested parties.

Staff and Commissioners Norton and Smith attended the Southeast Plano Business Alliance meeting on January 11, 2011, to solicit additional feedback from area businesses regarding the regulations. At the meeting, staff presented background information about the district, identified the areas being evaluated by the Commission for possible amendments and solicited feedback from the group. Comments received related to the RT discussion were:

- Be firm with the office-showroom/warehouse requirements pertaining to the minimum percentage of office area.
 - People in a tech business do not want to work in a warehouse district.
 - Like the 30%/70% requirements but recognize the need to be flexible.

- The 5,000 square foot requirement for restaurants was questioned because that is a large building footprint. Possibly decrease the minimum size but continue to prohibit drive thru windows.

RECOMMENDATION:

Recommended that the Planning & Zoning Commission provide direction regarding the proposed amendments to the Research/Technology Center Zoning District regulations and related sections of the Zoning Ordinance.

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 7, 2011

Agenda Item No. 15

Discussion & Direction: Planning & Zoning Commission's Work Program

Applicant: City of Plano

DESCRIPTION:

Discussion and direction on the projects and priorities for the Planning & Zoning Commission's Work Program

REMARKS:

The Planning & Zoning Commission's work program contains a prioritized list of the special projects that the Commission will be focused on during the year. The work program items are generated from several sources, including Comprehensive Plan recommendations, zoning amendments initiated by either the Commission or City Council, and issues that the Council refers to the Commission for study. Attached is a copy of the present work program with the status of each item noted.

Since the last review of the work program in July 2010, the following high priority items have been completed:

- Traffic Impact Analysis Ordinance Update - With the pending completion of the city's thoroughfare system, develop amendments to the traffic impact analysis regulations that recognize the lack of mitigation factors and that focus on site-specific traffic management. Approved by City Council in December 2010.
- Human Signs - Review of sign and solicitation ordinances as they apply to human signs. The Commission decided to not initiate ordinance amendments but to continue to monitor this issue.
- Religious Uses - Review regulations for religious institutions in accordance with the Religious Land Use and Institutionalized Persons Act and other applicable statutes. Ordinance amendments approved by City Council in August, 2010.

As indicated in the attached work program table, substantial progress has been made on two additional high priority items. The Commission's recommendations on the undeveloped land study will be considered by City Council at its February 14th meeting. The Commission has also made recommendations on the boundaries of the Research Technology District, and is now considering the district regulations. Amendments and updates to several parts of the Zoning Ordinance are in process as part of the priority recommendations from the 2008 assessment of the ordinance. Work is also progressing on the Comprehensive Plan update.

Potential New Work Program Items

At this time, staff does not have additional recommended work program items. Work on the Comprehensive Plan update will increase during the next few months, and staff will continue to bring forward ordinance amendments to various regulations, such as medical office parking requirements.

Other Items for Consideration

The Commission has identified a number of other issues that they would like to review or discuss, as follows. After the Commission has reviewed these and determined if any further action is necessary, they can be added to the work program and prioritized. Some of these may simply consist of briefings by staff from various departments.

- Arcade regulations
- The city's code enforcement efforts
- Training on the sign ordinance

RECOMMENDATIONS:

Staff asks that the Commission give direction on the priorities of the work program items, and determine if other issues need consideration.

**PLANNING & ZONING COMMISSION
WORK PROGRAM
FEBRUARY 2011
(Changes are in bold and italics)**

Title	Description	Current Status	Priority
Comprehensive Plan Update	Revise and reformat the city's Comprehensive Plan to improve guidance for the city's future growth and development.	<i>Two public meetings were held in November 2010 to gain input and ideas. A website devoted to the plan update has been created to also allow citizens to participate in the update process.</i>	High
Traffic Impact Analysis Update	With the pending completion of the city's thoroughfare system, develop amendments to the traffic impact analysis regulations that recognize the lack of mitigation factors and that focus on site-specific traffic management.	<i>Complete. City Council approved amendments to the TIA ordinance in December 2010.</i>	High
Regulations for Human Signs	Review of sign and solicitation ordinances governing human signs	<i>Complete. In December, the Commission heard a presentation from the Deputy City Attorney on this topic and decided to not pursue amendments to the ordinance at this time, but to continue to monitor the issue.</i>	High

Title	Description	Current Status	Priority
Zoning Ordinance Assessment Amendments	<p>As recommended in the consultant's report, amend several sections of the Zoning Ordinance to better address code enforcement, redevelopment and legal issues. Priority topics are listed below:</p> <ul style="list-style-type: none"> --Reorganize and reformat the zoning ordinance to make it easier to use and add graphics and tables to clarify information. --Reorganize the use charts and update definitions --Revise or add standards related to on-going enforcement problems --Revise supplementary regulations in Article 3 of the Zoning Ordinance --Align regulations for household care facilities and household care institutions with the Fair Housing Act and Americans with Disabilities Act 	<p>Various parts of the Zoning Ordinance are being reviewed for revisions.</p> <p>Staff continues to work with a consultant on this task.</p> <p>A consultant has been engaged for this task.</p> <p>In progress with input from Property Standards and Municipal Prosecutor's office.</p> <p>Amendments to day care center regulations were adopted by City Council at its June 8, 2009 meeting.</p> <p>Complete. Council adopted amendments at its June 8, 2009 meeting.</p>	High

Title	Description	Current Status	Priority
Zoning Ordinance Assessment Amendments (cont.)	<p>--Review regulations for religious institutions in accordance with the Religious Lane Use and Institutionalized Persons Act and other applicable statutes.</p> <p>Revise regulations for non-confirming uses and structures.</p>	<p>Complete. -City Council Adopted amendments at its August 9, 2010 meeting.</p> <p>Staff has started research on this topic.</p>	
<i>Undeveloped Land Study</i>	<i>Review remaining undeveloped land in the city and the existing policies that govern its development. Determine if policy changes are needed to best manage the ultimate development of properties.</i>	<i>The Planning & Zoning Commission has made recommendations that have been forwarded on to the City Council for review.</i>	<i>High</i>
<i>Research Technology District</i>	<i>Determine the appropriate boundaries for the RT district, including the areas that may be appropriate for residential development, and review the RT district regulations to determine if changes are needed to assist new businesses in locating in the district.</i>	<i>The Commission has determined the appropriate boundaries for the district, and is now reviewing the district regulations.</i>	<i>High</i>

Title	Description	Current Status	Priority
Revisions to Parking Regulations	Review existing parking regulations and devise new standards to address stormwater design issues and to assist in redevelopment requests.	On hold. This item is on the priority list of amendments from the zoning ordinance assessment.	Mid-Term
New Single-Family and Urban Townhouse Zoning Districts	Create a separate zoning district(s) for single-family development to address smaller lot and more flexible regulations for density, lot size, height, setbacks, and other design requirements.	On hold	Mid-Term
Rescind Unneeded Specific Use Permits for Private Clubs	As restaurants switch to TABC's mixed beverage with food-and-beverage certificates to continue selling alcohol, rescind private club specific use permits that are no longer required.	Ongoing as staff time permits. 98 permits have been repealed to date.	Mid-Term
Stormwater Management Plan	Strengthen the city's ordinances and development review procedures to protect stormwater quality and reduce stormwater quantity, in conformance with its EPA stormwater permit requirements.	<i>A consultant has been engaged to develop a plan for ordinance and procedure updates to comply with the city's stormwater permit. Amendments to various ordinances will be presented in late 2011.</i>	Longer-Term

High Priority -- *These projects should receive priority in scheduling and allocation of staff and budget resources to ensure prompt completion.*

Mid-Term Priority -- *These projects should be an active part of the Planning & Zoning Commission's work program. The projects should be delayed only if it is determined to be necessary to complete high priority projects.*

Longer-Term Priority -- *Work may proceed provided it does not compromise the timely completion of higher priority projects.*