

## ITEMS SUBMITTED FOR PLANNING REVIEW

### Development Plans and Plats

**Project:** Alcatel USA Addition, Block A, Lots 6R & 7  
**Applicant:** Oncor Electric Delivery Company & Tektronix, Inc.

Electrical substation on one lot and one vacant lot on 8.3± acres located on the south side of Lotus Drive, 1,280± feet east of Independence Parkway. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Neighborhood #64. Applicant contact: Robert Davis, 214-618-4570.

Replat - Submitted 07/21/11. Future P&Z consideration. Staff contact: Bester Munyaradzi, 972-941-7151.

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**Project:** Capital One Addition, Block 1, Lot 4  
**Applicant:** Capital One National Association

General office on one on 23.5± acres located at the southeast corner of Headquarters Drive and Dominion Parkway. Zoned Commercial Employment. Neighborhood #8. Applicant contact: Josh Edge, 214-346-6323.

Site Plan - Submitted 10/27/11. Staff consideration. Staff contact: Kate Perry, 972-941-7151.

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**Project:** Central Plano Industrial Park, Phase III, Block 7, Lot 1  
**Applicant:** Argent Plano Realty, L.P.

Office-showroom/warehouse on one lot on 6.7± acres located on the north side of Plano Parkway, 419± feet east of Klein Road. Zoned Research/Technology Center/190 Tollway/Plano Parkway Overlay District. Neighborhood #68. Applicant: Rusty Glover, 214-346-6320.

Site Plan - Submitted 01/26/12. Staff consideration. Staff contact: Bester Munyaradzi, 972-941-7151.

Preliminary Plat - Submitted 01/26/12. P&Z consideration 02/20/12. Staff contact: Bester Munyaradzi, 972-941-7151.

Landscape Plan - Submitted 01/26/12. Staff consideration. Staff contact: Russell Haas, 972-941-7151.

General Tree Survey - Submitted 01/26/12. Staff consideration. Staff contact: Russell Haas, 972-941-7151.

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**Project:** Coit Center, Block A, Lots 1R, 8, & 9  
**Applicant:** Greystar

863 multifamily residential units and restaurant on three lots on 34.6± acres located at the northeast corner of Coit Road and Mapleshade Lane, and 293 multifamily residential units on one lot on 5.4± acres located at the southwest corner of Mapleshade Lane and Silverglen Drive. Zoned Planned Development-215-Commercial Corridor and Planned Development-216-Commercial Corridor/190 Tollway/Plano Parkway Overlay District with Specific Use Permit #545 for Regional Theater and Specific Use Permit #546 for Arcade. Neighborhood #72. Applicant contact: David Meyers, 972-776-1766.

Revised Concept Plan - Submitted 12/22/11. P&Z consideration 02/06/12. Staff contact: Eric Hill, 972-941-7151.

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**Project:** Coit Center, Block A, Lot 1R  
**Applicant:** Greystar

423 multifamily residential units on one lot on 14.7± acres located on the north side of Mapleshade Lane, 500± feet east of Coit Road. Zoned Planned Development-215-Commercial Corridor/190 Tollway/Plano Parkway Overlay District with Specific Use Permit #545 for Regional Theater and Specific Use Permit #546 for Arcade. Neighborhood #72. Applicant contact: David Meyers, 972-776-1766.

Preliminary Site Plan - Submitted 12/22/11. P&Z consideration 02/06/12. Staff contact: Eric Hill, 972-941-7151.

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**Project:** Coit Crossings Addition, Block 1, Lots 3R & 9-24  
**Applicants:** Billingsley 121 Coppell, Ltd., Crow Billingsley Ltd. No. 10,  
University Business Park Phase II, Ltd.  
CB Parkway Business Center VI, Ltd.

Mixed use development on 17 lots on 86.2± acres located on the west side of Coit Road, 30± feet north of Mapleshade Lane. Zoned Light Industrial-1 and Corridor Commercial/190 Tollway/Plano Parkway Overlay District. Neighborhood #71. Applicant contact: Tom Holland, 214-270-0986.

Concept Plan - Submitted 08/11/11. P&Z consideration 02/06/12. Staff contact: Eric Hill, 972-941-7151.

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**Project:** Custer/121 Addition, Block 1, Lots 4R & 7R  
**Applicant:** AMERCO Real Estate of Texas

Mini-warehouse/public storage/truck leasing and retail on two lots on 12.7± acres located at the southwest corner of State Highway 121 and Kathryn Lane. Zoned Planned Development-106-Regional Commercial/State Highway 121 Overlay District. Neighborhood #3. Applicant contact: J.C. Garcia, 817-251-8550.

Revised Site Plan/Concept Plan - Submitted 11/10/11. Future P&Z consideration. Staff contact: Kate Perry, 972-941-7151.

Revised Landscape Plan - Submitted 11/10/11. Staff consideration. Staff contact: Russell Haas, 972-941-7151.

General Tree Survey - Submitted 11/10/11. Staff consideration. Staff contact: Russell Haas, 972-941-7151.

Replat - Submitted 11/10/11. Future P&Z consideration. Staff contact: Kate Perry, 972-941-7151.

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**Project:** Custer/121 Addition, Block 1, Lots 4R & 7R  
**Applicant:** AMERCO Real Estate of Texas

Two conveyance lots on 12.7± acres located at the southwest corner of State Highway 121 and Kathryn Lane. Zoned Planned Development-106-Regional Commercial/State Highway 121 Overlay District. Applicant contact: J.C. Garcia, 817-251-8550.

Revised Conveyance Plat - Submitted 11/10/11. Future P&Z consideration. Staff contact: Kate Perry, 972-941-7151.

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**Project:** Custer/190 Addition, Block A, Lot 4  
**Applicant:** Water Tower Park, LP

Long-term care facility on one lot on 4.3± acres located on the north side of Plano Parkway, 1,200± feet east of Independence Parkway. Zoned Planned Development-376-Retail/General Office/190 Tollway/Plano Parkway Overlay District. Neighborhood #65. Applicant contact: Matt Moore, 817-339-2256.

Site Plan - Submitted 12/08/11. Staff consideration. Staff contact: Eric Hill, 972-941-7151.

Landscape Plan - Submitted 12/08/11. Staff consideration. Staff contact: Russell Haas, 972-941-7151.

Tree Preservation Plan - Submitted 12/08/11. Staff consideration. Staff contact: Russell Haas, 972-941-7151.

**Project:** Eastside 14th Street Addition, Block A, Lots 1R & 2  
**Applicant:** Eastside 14th Street

Retail, restaurant, and office on two lots on 0.5± acre located at the southeast corner of J Avenue and 14th Street. Zoned Downtown Business/Government. Neighborhood #67. Applicant contact: Michael Shea, 214-908-1811.

Replat - Submitted 09/22/11. Future P&Z consideration. Staff contact: Bester Munyaradzi, 972-941-7151.

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**Project:** Ericsson Village Addition, Block A, Lot 2  
**Applicant:** Ericsson

General office on one lot on 19.8± acres located at the northwest corner of Tennyson Parkway and Communications Parkway. Zoned Commercial Employment. Neighborhood #15. Applicant contact: Greg Nadeau, 972-235-3031.

Site Plan - Submitted 10/27/11. Staff consideration. Staff contact: Eric Hill, 972-941-7151.

Facade Plan - Submitted 10/27/11. Staff consideration. Staff contact: Dee Sarver, 972-941-7151.

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**Project:** Granite Park, Block C, Lots 1 & 2  
**Applicant:** Granite Properties representing Tollway/121 Partners, Ltd & Granite Park Association, Inc.

Two conveyance lots located at the northeast corner of Parkshore Boulevard and Parkwood Boulevard. Zoned Central Business 1 & Commercial Employment/Dallas North Tollway & State Highway 121 Overlay Districts. Neighborhood #8. Applicant contact: Ulys Lane, 214-387-8000.

Conveyance Plat - Submitted 01/12/12. P&Z consideration 02/06/12. Staff contact: Bester Munyaradzi, 972-941-7151.

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**Project:** Haggard Estates, Phase One  
**Applicant:** Fairview Farm Land Company

42 Planned Development-224-Single-Family Residence-7 lots, 75 Planned Development-224-Single-Family Residence-6 lots, and eight open space lots on 35.4± acres located at the northeast corner of Park Boulevard and Custer Road. Zoned Planned Development-224-Single-Family Residence-6/Single-Family Residence-7/Patio Home. Neighborhood #46. Applicant contact: J. Casey Ross, 972-931-0694.

## Haggard Estates, Phase One continued

Preliminary Plat - Submitted 01/12/12. P&Z consideration 02/06/12. Staff contact: Kate Perry, 972-941-7151.

Landscape Plan - Submitted 01/12/12. Staff consideration. Staff contact: Russell Haas, 972-941-7151.

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**Project:** Kathryn Park  
**Applicant:** Bloomfield Homes, Inc.

69 Single-Family Residence-6 lots and two common area lots on 13.9± acres located at the northwest corner of Kathryn Lane and Rowlett Cemetery Road. Zoned Single-Family Residence-6/State Highway 121 Overlay District. Neighborhood #3. Applicant contact: Richard Hovas, 972-226-2967.

Preliminary Plat - Submitted 10/27/11. P&Z consideration 02/06/12. Staff contact: Bester Munyaradzi, 972-941-7151.

Landscape Plan - Submitted 10/27/11. Staff consideration. Staff contact: Russell Haas, 972-941-7151.

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**Project:** Kingdom Hall, Block A, Lot 1  
**Applicant:** Chisholm Trail Congregation of Jehovah's Witnesses

Religious facility on one lot on 2.2± acres located on the south side of Hedgcoxe Road, 200± feet west of Georgetown Drive. Zoned Single-Family Residence-7/Planned Residential Development-2. Neighborhood #12. Applicant contact: Lou Sabatini, 972-658-7953.

Revised Site Plan - Submitted 10/13/11. Future P&Z consideration. Staff contact: Eric Hill, 972-941-7151.

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**Project:** Kings Gate, Block A, Lot 26R  
**Applicant:** Shadman and Christie Zafar

Vacation of plat for Kings Gate, Block A, Lot 26R, Volume U, Page 589. Zoned Single-Family Residence-20 with Specific Use Permit #281. Neighborhood #25. Applicant contact: Simmie Cooper, 972-386-8894.

Vacation of Plat - Submitted 01/26/12. P&Z consideration 03/05/12. Staff contact: Bester Munyaradzi, 972-941-7151.

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**Project:** Llama Haven, Block 1, Lot 1  
**Applicant:** You-Hong Chen & Hong Zhuang

One Single-Family Residence-9 lot on 16.1± acres located on the north side of Parker Road, 905± feet east of Jupiter Road. Zoned Single-Family Residence-9. Neighborhood #38. Applicant contact: Siang W. "Daniel" Lim, 214-698-1888.

Final Plat - Submitted 01/12/12. P&Z consideration 02/06/12. Staff contact: Eric Hill, 972-941-7151.

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**Project:** Legacy Central Theater Addition, Block A, Lot 7  
**Applicant:** One Bank and Trust, N.A.

Restaurant/Arcade and indoor commercial amusement on one lot on 2.2± acres located on the south side of Chase Oaks Boulevard, 350± feet west of U.S. Highway 75. Zoned Corridor Commercial with Specific Use Permit #616 for Arcade. Neighborhood #13. Applicant contact: Seth Kelly, 972-359-1733.

Site Plan - Submitted 12/22/11. Staff consideration. Staff contact: Eric Hill, 972-941-7151.

Facade Plan - Submitted 12/22/11. Staff consideration. Staff contact: Dee Sarver, 972-941-7151.

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**Project:** McDermott Square, Block A, Lot 4  
**Applicant:** AutoZone Texas, L.P.

Retail on one lot on 1.0± acre located on the north side of McDermott Road, 256± feet east of Independence Parkway. Zoned Planned Development-400-Retail. Neighborhood #3. Applicant contact: Jonathon Hake, 972-562-4409.

Final Plat - Submitted 01/12/12. P&Z consideration 02/06/12. Staff contact: Bester Munyaradzi, 972-941-7151.

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**Project:** Palomino Crossing Addition, Block 1, Lots 1-12  
**Applicant:** Sealy Spring Creek Partners, L.P.

Office, restaurant, and retail on 12 lots on 40.1± acres located at the southeast corner of Spring Creek Parkway and State Highway 121. Zoned Commercial Employment. Neighborhood #14. Applicant contact: Erik Hauglie, 972-235-3031.

Concept Plan - Submitted 01/26/12. P&Z consideration 02/20/12. Staff contact: Eric Hill, 972-941-7151.

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**Project:** Palomino Crossing Addition, Block 1, Lots 1, 2, 3, & 4  
**Applicant:** Sealy Spring Creek Partners, L.P.

Four conveyance lots on 40.7± acres located at the southeast corner of Spring Creek Parkway and State Highway 121. Zoned Commercial Employment. Neighborhood #14. Applicant contact: Erik Hauglie, 972-235-3031.

Revised Conveyance Plat - Submitted 01/26/12. P&Z consideration 02/20/12. Staff contact: Eric Hill, 972-941-7151.

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**Project:** Parker Triangle Addition, Block A, Lot 1  
**Applicant:** Meaders-Hale, LTD

Convenience store with gas pumps on one lot on 2.4± acres located at the northwest corner of Parker Road and Jupiter Road. Zoned Agricultural. Neighborhood #37. Applicant contact: Kevin Wier, 972-215-7127.

Concept Plan - Submitted 01/26/12. P&Z consideration 03/05/12. Staff contact: Eric Hill, 972-941-7151.

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**Project:** Parkway Centre Phase 5, Block C, Lot 7  
**Applicant:** Amegy Bank

Bank on one lot on 1.6± acres located at the northwest corner of Dallas North Tollway and Chapel Hill Boulevard. Zoned Regional Employment/Dallas North Tollway Overlay District. Neighborhood #40. Applicant contact: Jeff Linder, 817-842-2094.

Final Plat - Submitted 01/12/12. P&Z consideration 02/06/12. Staff contact: Eric Hill, 972-941-7151.

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**Project:** Parkway Heights, Phase 1  
**Applicant:** R. H. of Texas Limited Partnership

96 Single-Family Residence-6 lots and four open space lots on 25.4± acres located at the southeast corner of Plano Parkway and Bradshaw Drive. Zoned Single-Family Residence-6. Neighborhood #69.

Final Plat - Submitted 12/08/11. P&Z consideration 02/06/12. Staff contact: Eric Hill, 972-941-7151.

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**Project:** Preston Meadow Substation, Block A, Lot 1  
**Applicant:** Oncor Electric Delivery Company

Electrical substation on one lot on 3.9± cars located on the south side of Legacy Drive, 466± feet east of Preston Meadow Drive. Zoned Single-Family Residence-6 with Specific Use Permit #128. Neighborhood #17. Applicant contact: Robert Davis, 214-618-4570.

Final Plat - Submitted 07/21/11. Future P&Z consideration. Staff contact: Bester Munyaradzi, 972-941-7151.

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**Project:** Preston Parker Center No. 2, Block A, Lot 1R-E  
**Applicant:** Preston Parker Crossing, Ltd.

Restaurant on one lot on 1.0± acre located on the east side of Preston Road, 240± feet north of Parker Road. Zoned Planned Development-184-Retail/General Office/Preston Road Overlay District. Neighborhood #32. Applicant contact: Barry Bubis, 512-301-9247.

Revised Site Plan - Submitted 01/24/12. P&Z consideration 02/20/12. Staff contact: Kate Perry, 972-941-7151.

Facade Plan - Submitted 01/24/12. Staff consideration. Staff contact: Dee Sarver, 972-941-7151.

Landscape Plan - Submitted 01/24/12. Staff consideration. Staff contact: Russell Haas, 972-941-7151.

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**Project:** Preston Parker Center No. 2, Block A, Lot 1R-C  
**Applicant:** Preston Parker Crossing, Ltd.

Retail and restaurant on one lot on 3.9± acres located on the east side of Preston Road, 255± feet north of Parker Road. Zoned Planned Development-184-Retail/General Office/Preston Road Overlay District. Neighborhood #32. Applicant contact: Barry Bubis. 512-301-9247.

Replat - Submitted 01/26/12. P&Z consideration 02/20/12. Staff contact: Kate Perry, 972-941-7151.

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**Project:** Shoal Creek, Phase III, Block H, Lot 13R  
**Applicant:** Mark Jordan

One Planned Development-480-Single-Family Residence-9 lot on 1.0± acre located on the east side of Shoal Forest Court, 430± feet south of Riverhill Drive. Zoned Planned Development-480-Single-Family Residence-9. Neighborhood #25. Applicant contact: Doug Stewart, 214-340-9700.

Replat - Submitted 11/10/11. Future P&Z consideration. Staff contact: Kate Perry, 972-941-7151.

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**Project:** Villas of Pecan Creek  
**Applicant:** Meaders-Hale LTD

96 Patio Home lots and one open space lot on 26.8± acres located at the northeast corner of Parker Road and Jupiter Road. Zoned Agricultural. Neighborhood #38. Applicant contact: Jim Douglas, 972-422-1658.

Concept Plan - Submitted 11/10/11. P&Z consideration 02/06/12. Staff contact: Eric Hill, 972-941-7151.

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**Project:** White Rock Crossing, Block A, Lot 2  
**Applicant:** White Rock Crossing, LP

Medical offices on one lot on 2.2± acres located on the south side of McDermott Road, 173± feet east of Ohio Dr. Zoned Retail. Neighborhood #1. Applicant contact: Louis Frisbie, 214-341-9601.

Site Plan - Submitted 12/22/11. Staff consideration. Staff contact: Bester Munyaradzi, 972-941-7151.

Landscape Plan - Submitted 12/22/11. Staff consideration. Staff contact: Russell Haas, 972-941-7151.

Facade Plan - Submitted 12/22/11. Staff consideration. Staff contact: Dee Sarver, 972-941-7151.

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## Zoning Cases for P&Z

Zoning Case 2011-25 - Request to rezone 86.2± acres located on the west side of Coit Road, 30± feet north of Mapleshade Lane **from** Corridor Commercial and Light Industrial-1 **to** Planned Development-Corridor Commercial,. Submitted 08/11/11. P&Z consideration 02/06/12. CC consideration 02/27/12. Applicant: Tom Holland, 214-270-0986. Staff contact: Eric Hill, 972-941-7151.

Zoning Case 2012-01 - Request to amend Subsection 3.105 (Private Clubs) of Section 3.100 (Supplementary Regulations for Principal Permitted Uses and Specific Uses) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance pertaining to private club regulations. Submitted 01/12/12. P&Z consideration 02/20/12. CC consideration 03/26/12. Applicant: City of Plano. Staff contact: Eric Hill, 972-941-7151.

Zoning Case 2012-02 - Request for Specific Use Permit for Truck/Bus Leasing on 10.9± acres located at the southeast corner of U.S. Highway 75 and 13/14th Street Connector. Zoned Planned Development-472-Corridor Commercial. Submitted 01/12/12. P&Z consideration 02/20/12. CC consideration 03/26/12. Applicant: Michael Klingl. Staff contact: Eric Hill, 972-941-7151.

Zoning Case 2012-03 - Request for Specific Use Permit for Private Club on 0.1± acre located 80± feet south of Parker Road and 700± feet east of Independence Parkway. Zoned Retail. Submitted 01/12/12. P&Z consideration 02/20/12. CC consideration 03/26/12. Applicant: Lisa Hill, 214-455-2803. Staff contact: Bester Munyaradzi, 972-941-7151.

Zoning Case 2012-04 - Request for Specific Use Permit for Day Care Center (In-home) on 0.2± acre located at the northeast corner of Westridge Drive and Dartbrook Drive. Zoned Single-Family Residence-9. Submitted 01/26/12. P&Z consideration 03/05/12. CC consideration 03/26/12. Applicant: Richard Lissauer, 972-881-4767. Staff contact: Bester Munyaradzi, 972-941-7151.

Zoning Case 2012-05 - Request to rezone 2.4± acres located at the northwest corner of Parker Road and Jupiter Road from Agricultural to Retail. Submitted 01/26/12. P&Z consideration 03/05/12. CC consideration 03/26/12. Applicant: Kevin Wier, 972-215-7127. Staff contact: Eric Hill, 972-941-7151.

Zoning Case 2012-06 - Request for Specific Use Permit for Day Care Center on 0.1± acre located at the northeast corner of Alma Drive and Plano Parkway. Zoned Corridor Commercial. Submitted 01/26/12. P&Z consideration 03/05/12. CC consideration 03/26/12. Applicant: Fred Bemenderfer, 972-423-4372. Staff contact: Eric Hill, 972-941-7151.

## **Zoning Cases for P&Z continued**

Zoning Case 2012-07 - Request to amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) and Subsection 2.824 (RE-Regional Commercial) of Section 2.800 (District Charts) of Article 2 (Zoning Districts and Uses) and related sections of the Zoning Ordinance pertaining to allowing truck/bus leasing by specific use permit within the Regional Commercial zoning district. Submitted 01/26/12. P&Z consideration 03/05/12. CC consideration 03/26/12. Applicant: City of Plano. Staff contact: Eric Hill, 972-941-7151.

Zoning Case 2012-08 - Request for Specific Use Permit for Transit Center on 1.8± acres located on the southwest corner of 16th Street and J Avenue. Zoned Downtown Business/Government and Urban Residential. Submitted 01/26/12. P&Z consideration 03/05/12. CC consideration 03/26/12. Applicant: City of Plano. Staff contact: Bester Munyaradzi, 972-941-7151.

Zoning Case 2012-09 - Request for Specific Use Permit for Transit Center on 9.8± acres located generally at the southeast corner of Commerce Drive and 15th Street. Zoned Retail. Submitted 01/26/12. P&Z consideration 03/05/12. CC consideration 03/26/12. Applicant: City of Plano. Staff contact: Bester Munyaradzi, 972-941-7151.

Zoning Case 2012-10 - Request for Specific Use Permit for Transit Center on 9.5± acres on the east side of Communications Parkway, 800± feet south of Tennyson Parkway. Zoned Commercial Employment/Dallas North Tollway Overlay District. Submitted 01/26/12. P&Z consideration 03/05/12. CC consideration 03/26/12. Applicant: City of Plano. Staff contact: Bester Munyaradzi, 972-941-7151.

Zoning Case 2012-11 - Request for Specific Use Permit for transit center on 24.8± acres located at the northwest corner and southwest corner of Archerwood Street and Exchange Drive; northeast corner of Park Boulevard and Archerwood Street, and southeast corner of Parker Road and Archerwood Street. Zoned Corridor Commercial. Submitted 01/26/12. P&Z consideration 03/05/12. CC consideration 03/26/12. Applicant: City of Plano. Staff contact: Bester Munyaradzi, 972-941-7151.

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## **Zoning Cases for CC**

Zoning Case 2011-35 - Request to rezone 26.5± acres located 348± feet south of State Highway 121 and 698± feet west of Gillespie Drive **from** Regional Employment & Regional Commercial **to** Single-Family Residence-6. Zoned Regional Employment & Regional Commercial/State Highway 121 Overlay District. Submitted 10/27/11. P&Z consideration 01/17/12. CC consideration 02/13/12. Applicant contact: Thomas Juhn, 972-738-0226. Staff contact: Kate Perry, 972-941-7151.

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