

**PLANNING & ZONING COMMISSION
 PLANO MUNICIPAL CENTER
 1520 K AVENUE
 January 22, 2013**

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 7, 2013, 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 EH Revised Conveyance Plat: Legacy Central Theater Addition, Block A, Lots 7 & 9 - Two conveyance lots on 3.6± 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: KMRE, LLC</p> <p>5b EH Revised Conveyance Plat: 190 Mapleshade Addition, Block 1, Lots 1 & 2 - Two conveyance lots on 8.0± acres located on the south side of Mapleshade Lane, 1,380± feet west of Coit Road. Zoned Corridor Commercial/190 Tollway/Plano Parkway Overlay District. Neighborhood #71. Applicant: ND Medreal, LLC</p>	

<p>5c EH</p>	<p>Preliminary Plat: 190 Mapleshade Addition, Block 1, Lot 2 - Hospital on one lot on 6.4± acres located on the south side of Mapleshade Lane, 1,640± feet west of Coit Road. Zoned Corridor Commercial/190 Tollway/Plano Parkway Overlay District. Neighborhood #71. Applicant: ND Medreal, LLC</p>	
<p>5d EH</p>	<p>Final Plat: White Rock Crossing, Block A, Lot 2 - Medical offices on one lot on 2.2± acres located on the south side of McDermott Road, 173± feet east of Ohio Drive. Zoned Retail. Neighborhood #1. Applicant: White Rock Crossing LP</p>	
<p>5e JH</p>	<p>Preliminary Site Plan/Concept Plan: Ohio Hedgcoxe Addition, Block A, Lots 2 & 5 - Retail and day care center on 6.2± acres located generally at the northeast corner of Hedgcoxe Road and Ohio Drive. Zoned Planned Development-141-Retail. Neighborhood #4. Applicant: Scherer I, LTD</p>	
<p>5f JH</p>	<p>Revised Conveyance Plat: Ohio Hedgcoxe Addition, Block A, Lots 2 & 5 - Two conveyance lots on 6.2± acres located generally at the northeast corner of Hedgcoxe Road and Ohio Drive. Zoned Planned Development-141-Retail. Neighborhood #4. Applicant: Scherer I, LTD</p>	
<p><u>END OF CONSENT AGENDA</u></p>		
<p><u>PUBLIC HEARINGS</u></p>		
<p>6 KR</p>	<p>Discussion & Direction: Review of Potential Bond Referendum Items for Conformance with the Comprehensive Plan - Discussion and direction on potential 2013 bond referendum items and their conformance with the recommendations of the Comprehensive Plan. Applicant: City of Plano</p>	
<p>7A EH</p>	<p>Public Hearing: Zoning Case 2012-57 - Request for a Specific Use Permit for Patio Homes on 15.4± acres located at the southeast corner of Jupiter Road and Chaparral Road. Zoned Retail. Applicant: Great North Investments, LLC</p>	
<p>7B EH</p>	<p>Concept Plan: Timber Brook North, Phase 2 - 84 Patio Home lots and two open space lots on 15.4± acres located at the southeast corner of Jupiter Road and Chaparral Road. Zoned Retail. Neighborhood #24. Applicant: Great North Investments, LLC</p>	
<p>8 JH</p>	<p>Public Hearing - Preliminary Replat & Revised Site Plan: Brinker Elementary, Block A, Lot 1R - Public primary school on one lot on 8.8± acres located at the southeast corner of Clark Parkway and Yeary Road. Zoned Agricultural and Single-Family Residence-7. Neighborhood #30. Applicant: Plano Independent School District</p>	

<p>9 JH</p>	<p>Public Hearing - Preliminary Replat & Revised Site Plan: Daffron Elementary School, Block 1, Lot 1R - Public primary school on one lot on 8.8± acres located at the southeast corner of Lorimar Drive and Preston Meadow Drive. Zoned Single-Family Residence-9. Neighborhood #32. Applicant: Plano Independent School District</p>	
<p>10 EH</p>	<p>Public Hearing - Replat: BAC Coit, Block 1, Lot 1 - Data center on 23.8± acres located at the southeast corner of Coit Road and Jomar Drive. Zoned Planned Development-128-Light Industrial-1. Neighborhood #64. Applicant: Bank of America, N.A.</p>	
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>11 EH</p>	<p>Preliminary Site Plan: East Plano Islamic Addition, Block A, Lot 1 - Religious facility on one lot on 9.9± acres located on the south side of 14th Street, east and west of Star Court. Zoned Planned Development-202-Research/Technology Center. Neighborhood #51. Applicant: East Plano Islamic Center (EPIC)</p>	
<p>12 PJ</p>	<p>Discussion & Direction: Downtown Vision Plan Strategy and Update - Discussion and direction on the Downtown Vision Plan Strategy and Update and the recommended action contained within the Plan. Applicant: City of Plano</p>	
<p>13</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 Member Lee Dunlap and Council Member Pat Miner</p>	

ACCESSIBILITY STATEMENT

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

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

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

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

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

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

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

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

PLANNING & ZONING COMMISSION
January 7, 2013

COMMISSIONERS PRESENT

Alan Smith, 1st Vice Chair
Douglas Cargo
William Hilburn
Terri Murray
M. Nathan Barbera
Olefemi Adeoye, 2nd Vice Chair

COMMISSIONERS ABSENT

Chris Caso, Chairman
Mark Pittman

STAFF PRESENT

Phyllis Jarrell, Director of Planning
Paige Mims, Deputy City Attorney
Eric Hill, Sr. Planner
Jon Hubach, Planner
Doris Carter, Sr. Administrative Assistant

First Vice Chair Smith called the meeting to order on Monday, January 7, 2013, at 7:00 p.m. in the Council Chamber of the Plano Municipal Center, 1520 K Avenue. A quorum was present.

Commissioner Cargo led the Commission in the Pledge of Allegiance.

Commissioner Murray made a motion to approve the agenda as submitted. Second Vice Chair Adeoye seconded the motion, which passed 6-0.

Commissioner Barbera made a motion to approve the December 17, 2012, Planning & Zoning Commission meeting minutes with a correction. Commissioner Cargo seconded the motion, which passed 6-0.

COMMENTS OF PUBLIC INTEREST

There were no comments of public interest.

CONSENT AGENDA

Commissioner Cargo made a motion to approve the Consent Agenda as submitted. Commissioner Barbera seconded the motion, which passed 6-0.

AGENDA ITEM NO. 5A - PRELIMINARY SITE PLAN 8/GRANITE PARK, PHASE III, BLOCK B, LOTS 1R & 4R APPLICANT: TOLLWAY-121 PARTNERS, LTD

Hotel and open space on two lots on 10.5± acres located on the north side of Granite Parkway, 600± feet east of Dallas North Tollway. Zoned Central Business-1/State Highway 121 and Dallas North Tollway Overlay Districts. Neighborhood #8.

Approved as submitted.

AGENDA ITEM NO. 5B - FINAL PLAT 3/KATHRYN PARK APPLICANT: BLOOMFIELD HOMES, L.P.

66 Single-Family Residence-6 lots and one common area lot 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.

Approved as submitted.

END OF CONSENT AGENDA

PUBLIC HEARINGS

AGENDA ITEM NO. 6 - PUBLIC HEARING 64/REPLAT & REVISED SITE PLAN: ALCATEL USA ADDITION, BLOCK A, LOT 4R APPLICANT: TEKTRONIX TEXAS, LLC

Jon Hubach, Planner, stated this is a general office on one lot on 15.9± acres located at the southwest corner of Lotus Drive and Independence Parkway. Zoned Light Industrial-1, Planned Development-381-Retail/General Office, and Agricultural/190 Tollway/Plano Parkway Overlay District. Neighborhood #64. Staff recommended approval as submitted.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

There being no discussion, Commissioner Cargo made a motion to approve the item as submitted. Commissioner Murray seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 7 - PUBLIC HEARING
36/REPLAT: RUISSEAU VILLAGE, BLOCK 1, LOT 2R
APPLICANT: WEST PLANO RETAIL, LLC**

Mr. Hubach stated this is retail and restaurant on one lot on 12.6± acres located west of U.S. Highway 75 and 277± feet south of Ruisseau Drive. Zoned Corridor Commercial with Specific Use Permits #11 and #106 for Private Clubs and Specific Use Permit #572 for Dance Hall. Neighborhood #36. Staff recommended approval as submitted.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

There being no discussion, 2nd Vice Chair Adeoye made a motion to approve the item as submitted. Commissioner Barbera seconded the motion, which passed 6-0.

END OF PUBLIC HEARINGS

**AGENDA ITEM NO. 8
REQUEST TO CALL A PUBLIC HEARING
APPLICANT: CITY OF PLANO**

Phyllis Jarrell, Director of Planning, stated this is a request to call a public hearing to amend the Zoning Ordinance concerning regulations for mid-rise residential development.

There being no discussion, Commissioner Cargo made a motion to call a public hearing. Commissioner Murray seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 9
ITEMS FOR FUTURE DISCUSSION**

First Vice Chair Smith requested that staff report to the Commission on the policies, procedures, projects, and programs currently in progress for the revitalization of the city.

There being no further discussion, 1st Vice Chair Smith adjourned the meeting at 7:09 p.m.

Alan Smith, 1st Vice Chair

CITY OF PLANO
PLANNING & ZONING COMMISSION
CONSENT AGENDA ITEM

January 22, 2013

Agenda Item No. 5a

Revised Conveyance Plat: Legacy Central Theater Addition, Block A, Lots 7 & 9
Applicant: KMRE, LLC

Two conveyance lots on 3.6± 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.

The purpose for the revised conveyance plat is to subdivide Lot 7 into two lots, and abandon and dedicate easements necessary for future development.

Recommended for approval as submitted.

Agenda Item No. 5b

Revised Conveyance Plat: 190 Mapleshade Addition, Block 1, Lots 1 & 2
Applicant: ND Medreal, LLC

Two conveyance lots on 8.0± acres located on the south side of Mapleshade Lane, 1,380± feet west of Coit Road. Zoned Corridor Commercial/190 Tollway/Plano Parkway Overlay District. Neighborhood #71.

The purpose for the revised conveyance plat is to modify the lot boundaries, and abandon and dedicate easements necessary for future development.

Recommended for approval as submitted.

Agenda Item No. 5c
Preliminary Plat: 190 Mapleshade Addition, Block 1, Lot 2
Applicant: ND Medreal, LLC

Hospital on one lot on 6.4± acres located on the south side of Mapleshade Lane, 1,640± feet west of Coit Road. Zoned Corridor Commercial/190 Tollway/Plano Parkway Overlay District. Neighborhood #71.

The purpose for the preliminary plat is to propose easements necessary for the hospital development.

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

Agenda Item No. 5d
Final Plat: 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 Drive. Zoned Retail. Neighborhood #1.

The purpose for the final plat is to abandon and dedicate easements necessary for completing the medical office development.

Recommended for approval as submitted.

Agenda Item No. 5e
Preliminary Site Plan/Concept Plan: Ohio Hedgcoxe Addition, Block A, Lots 2 & 5
Applicant: Scherer I, LTD

Retail and day care center on 6.2± acres located generally at the northeast corner of Hedgcoxe Road and Ohio Drive. Zoned Planned Development-141-Retail. Neighborhood #4.

The purpose of the preliminary site plan is to show the proposed day care center and related site improvements on Lot 2. The purpose of the concept plan is to show a future retail development on Lot 5.

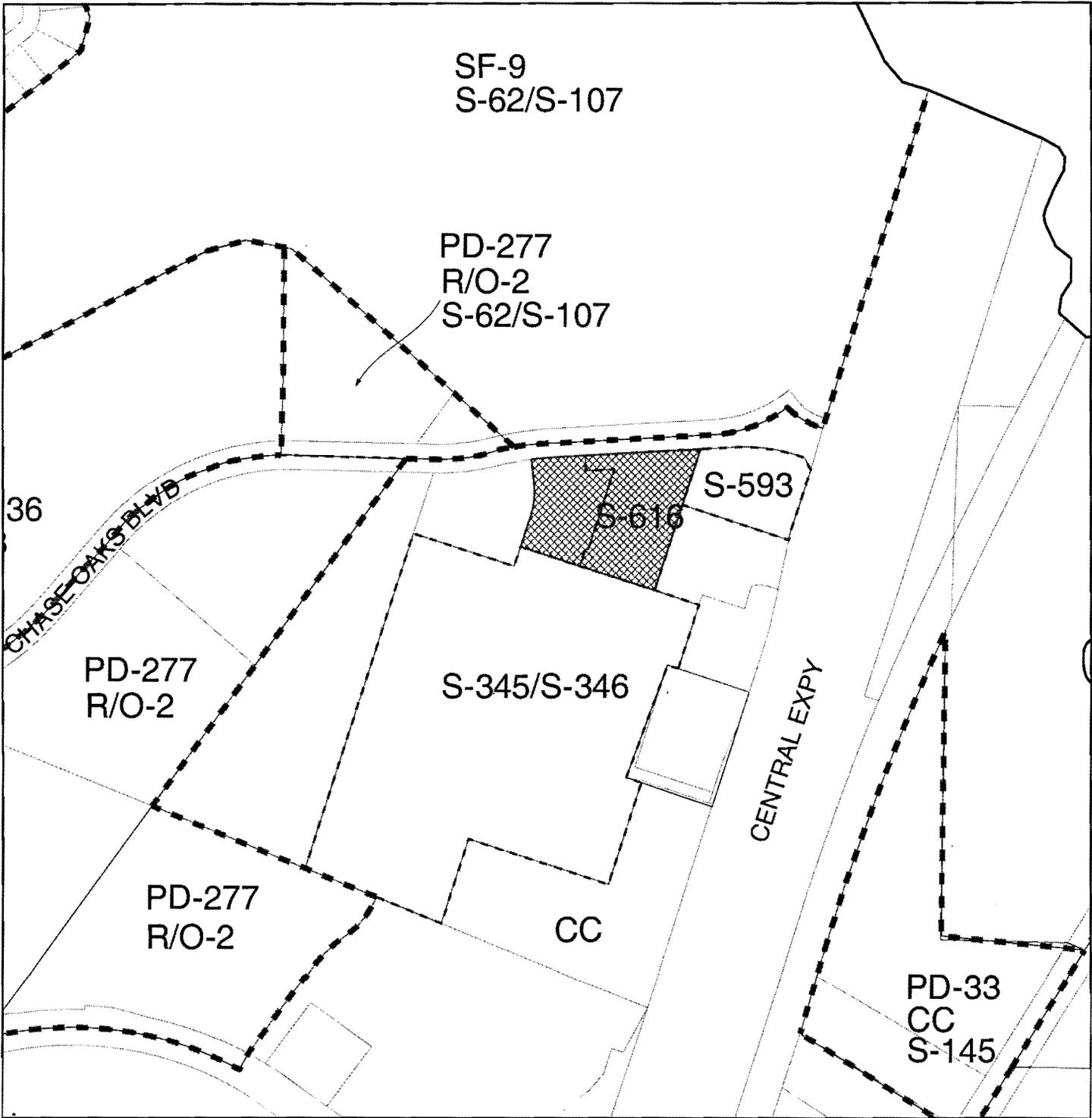
Recommended for approval as submitted.

Agenda Item No. 5f
Revised Conveyance Plat: Ohio Hedgcoxe Addition, Block A, Lots 2 & 5
Applicant: Scherer I, LTD

Two conveyance lots on 6.2± acres located generally at the northeast corner of Hedgcoxe Road and Ohio Drive. Zoned Planned Development-141-Retail. Neighborhood #4.

The purpose for the revised conveyance plat is to subdivide the existing lot into two lots and dedicate easements necessary for subdividing the land.

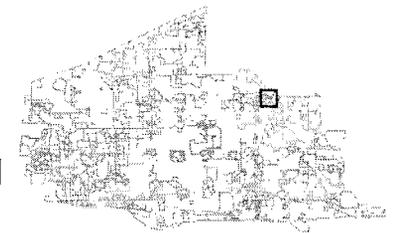
Recommended for approval as submitted.



Item Submitted: REVISED CONVEYANCE PLAT

Title: LEGACY CENTRAL THEATER ADDITION
BLOCK A, LOTS 7 & 9

Zoning: CORRIDOR COMMERCIAL w/SPECIFIC USE PERMIT #616



○ 200' Notification Buffer

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, KMRE, LLC is the owner of a tract of land situated in the Daniel Rowlett Survey, Abstract No. 738, City of Plano, Collin County, Texas, and being all of Lot 7, Block A, Legacy Central Theater Addition, an addition to the City of Plano as recorded in Cabinet 2008, Page 441, Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at an "x" cut found for corner in the south line of Chase Oaks Boulevard (an 80' R.O.W.), said point being the northeast corner of the aforementioned Lot 7, Block A;

THENCE S18°45'40"W, leaning Chase Oaks Boulevard, a distance of 440.80 feet to a capped iron found (VOTE) for corner in the north line of Lot 1R, Block A, Legacy Central Theater Addition as recorded in Cabinet M, Page 492, Plat Records of Collin County, Texas;

THENCE N71°14'11"W, with the north line of said Lot 1R, a distance of 422.87 feet to an "x" cut set for corner;

THENCE N18°45'40"E, a distance of 106.73 feet to an "x" cut found for corner and the beginning of a curve to the left having a central angle of 240°23', a radius of 190.00 feet, a tangent length of 40.57 feet, and a chord bearing N06°42'38"E, 79.35 feet;

THENCE in a northerly direction along said curve to the left, and arc distance of 79.94 feet to an "x" cut found for corner and the end of said curve;

THENCE N09°20'34"W, a distance of 79.06 feet to an "x" cut set for corner in the aforementioned south line of Chase Oaks Boulevard, said point being the beginning of a non-tangent curve to the right having a central angle of 04°19'34", a radius of 929.99 feet, a tangent length of 35.13 feet, and a chord bearing N83°34'22"E, 70.20 feet;

THENCE in an easterly direction along said curve to the right, and with the south line of Chase Oaks Boulevard, an arc distance of 70.22 feet to a capped iron found (VOTE) for corner and the end of said curve;

THENCE N87°44'03"E, with the south line of Chase Oaks Boulevard, a distance of 436.04 feet to the POINT OF BEGINNING and CONTAINING 153,210 square feet, or 3.563 acres of land.

BASE OF BEARINGS:

The bearings shown are based on Lot 7, Block A, Legacy Central Theater Addition as recorded in Cabinet 2008, Page 441.

PURPOSE OF REVISED CONVEYANCE PLAT:

To divide the existing Lot 7 into two lots.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT KMRE, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as a Revised Conveyance Plat of Legacy Central Theater Addition, Lots 7 & 9, Block A, being all of the Conveyance Plat of Lot 7, Block A, Legacy Central Theater Addition, an addition to the City of Plano, Texas, and does hereby dedicate, in fee simple, for 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 growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved 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 same unless the easement limits the use to particular utilities, said 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 keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems on 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, patrolling, 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.

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

That the undersigned does hereby covenant and agree that he shall construct upon the fire lane easements, as depicted and shown herein, a hard surface and that he shall maintain the same in a state of good repair at all times and keep the same free and clear any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving 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 Fire Marshal or his duly authorized representative or the Chief of Police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

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

Witness my hand this the _____ day of _____, 2013.

KMRE, LLC
Dan Burgess, Manager

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 _____, 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 the _____ day of _____, 2013.

Notary Public in and for
The State of Texas

CERTIFICATE OF APPROVAL

APPROVED this _____ day of _____, 2013,
by the Planning and Zoning Commission, City of Plano, Texas.

Chairman, Planning and Zoning Commission

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____, 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 the _____ day of _____, 2013.

Notary Public in and for
The State of Texas

Secretary, Planning & Zoning Commission
Or City Engineer

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____, 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 the _____ day of _____, 2013.

Notary Public in and for
The State of Texas

SURVEYOR'S CERTIFICATE

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



David J. Surdukan
Registration No. 4813

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 David J. Surdukan, 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 considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 2013.

Notary Public in and for
The State of Texas

LEGACY CENTRAL
THEATER ADDITION
LOTS 7 & 9, BLOCK A

Being All Of Conveyance Plat Lot 7, Block A
Legacy Central Theater Addition
Recorded in Cabinet 2008, Page 441

3.563 Acres Situated in The
DANIEL ROWLETT SURVEY
ABSTRACT No. 738
PLANO, COLLIN COUNTY, TEXAS

KMRE, LLC
724 Gentry Creek Drive
Coppell, Texas 75109
Telephone 972 872-0477

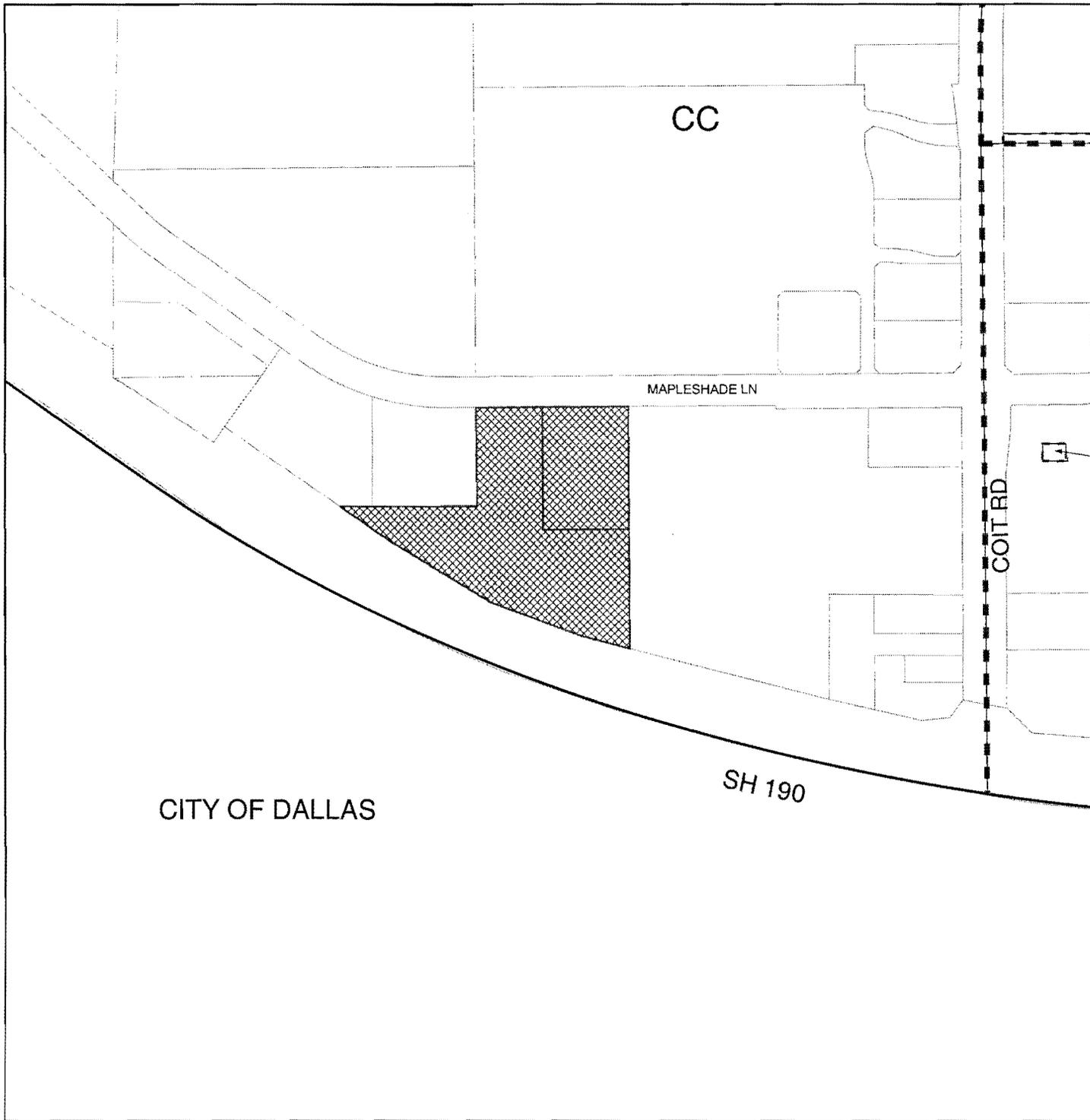
BLK Engineering, Inc.
Texas Registration No. 579
111 West Mohr Street
Allen, Texas 75013
Telephone 972 396-1733

Surdukan
Surdukan Surveying, Inc.
PO Box 128
Anna, Texas 75409
Telephone 972 924-8200
January 3, 2013

NOTE: 1" Iron Pins Shall Be Set At All Block Corners, P.C.'s, P.T.'s, And Angle Points. 1/2" Iron Pins Shall Be Set At All Other Lot Corners.

NOTICE: Selling any portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State Plotting Statutes, and is subject to fines and withholding of utilities and building certificates.

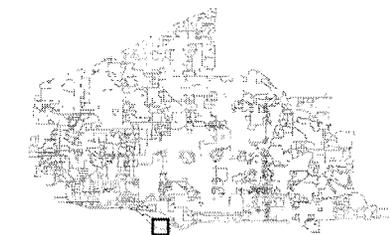
CONVEYANCE PLAT: A conveyance plat is a record of property approved by the City for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Plano. Selling a portion of this property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, final plat or report is a violation of the City Ordinance and State Law.



Item Submitted: REVISED CONVEYANCE PLAT

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

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



○ 200' Notification Buffer



Notes and Plats Description

WRENSH, HO Modified, LLC is the owner of a tract of land situated in the City of Plano, Collin County, Texas and being out of the Marlin McBride Survey, Abstract No. 563, and being all of Lots 1 and 2, Block 1 of the CONVEYANCE PLAT OF LOTS 1 & 2, BLOCK 1, 190 MAPLESHADE ADDITION as recorded in Volume 2008, Page 261-262, Map Records, Collin County, Texas (M.R.C.C.T.), said tract being more particularly described as follows:

WRENSH, HO Modified, LLC is the owner of a tract of land situated in the City of Plano, Collin County, Texas and being out of the Marlin McBride Survey, Abstract No. 563, and being all of Lots 1 and 2, Block 1 of the CONVEYANCE PLAT OF LOTS 1 & 2, BLOCK 1, 190 MAPLESHADE ADDITION as recorded in Volume 2008, Page 261-262, Map Records, Collin County, Texas (M.R.C.C.T.), said tract being more particularly described as follows:

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CERTIFICATE OF APPROVAL

APPROVED on this _____ day of _____, 2013, by the Planning & 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 said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____, 2013.

NOTARY PUBLIC in and for the STATE OF TEXAS _____

Secretary, Planning & Zoning Commission of City Engineer _____

**STATE OF TEXAS
COUNTY OF COLLIN**

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____, 2013.

NOTARY PUBLIC in and for the STATE OF TEXAS _____

SURVEYOR'S CERTIFICATION:

I hereby certify that on this date, under my direct supervision, an on-the-ground survey of the above described property was made and that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, protrusions, encroachments of improvements, easements, or rights-of-way except as shown on the Survey Mapsheet, and said property has access to and from a public roadway and that the survey is a true, correct and accurate representation of the property as described herein above.

Notary Public, State of Texas _____

**STATE OF TEXAS
COUNTY OF COLLIN**

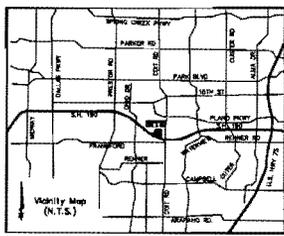
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael G. Archer, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2013.

Notary Public, State of Texas _____

Notes

- 1. See applicable rules on this site.
2. All easements shown are by this plat unless otherwise noted.
3. Setting a portion of this section by means and bounds to a location of City Subdivision Ordinance and State Planning Division and is subject to those and subsequent utility and building certificates.
4. Boundaries, Cornerstones and Shingles are based on the North Central Texas State Plane Coordinate System (Zone 142D, NAD 83), City of Plano Instrument No. 11 and the two monuments found there were set per the plat, Volume 2008, Page 261, M.R.C.C.T. were same.
5. A conveyance plat is a record of property approved by the city for the purpose of sale or encumbrance in the absence of a recorded survey plat. The following parties and, by record, our government shall verify before approval of a plat in the records: City of Plano, Collin County, Texas. Setting a portion of the property by means and bounds, means as shown on the approved plat, and accepted survey plat, first plat, or report is a violation of the city ordinance and shall be void.
6. The purpose of this Revised Conveyance Plat is to adjust the lot between Lots 1 and 2 and to add easements.

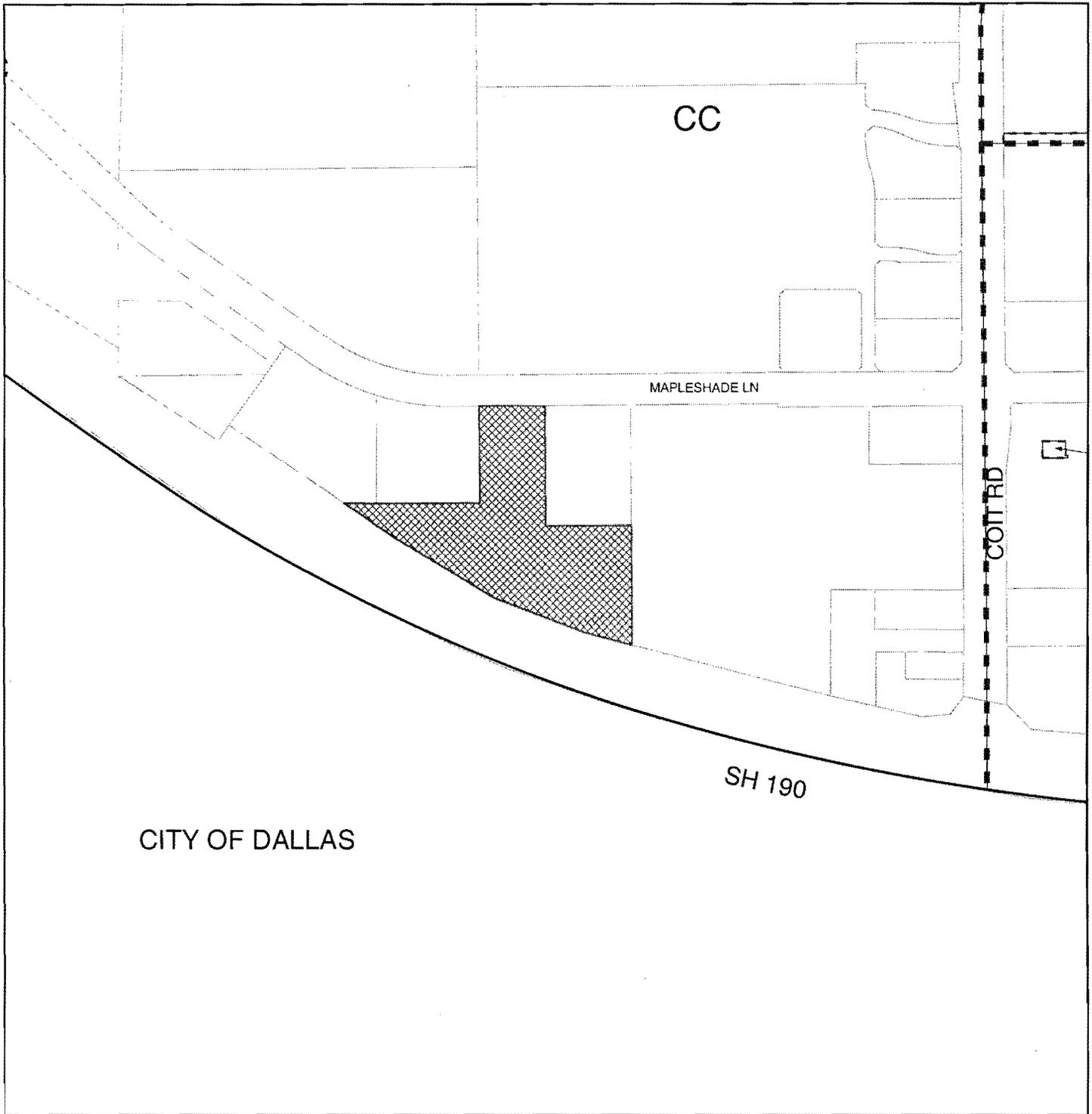


Owner:
HO Modified, LLC
10400 N. Central Expressway
Suite 100-340
Plano, Texas 75024
214-731-8823
Contact: Blake Smith

Broker:
Mark Douglas & Associates, Inc.
Phone: 972-238-8511 (2216)
Fax: 972-238-3200
Contact: John Basher

Surveyor:
North Texas Surveying, LLC
1510 Boush Boulevard SE,
Suite 110
Murfreesboro, TN 37130
Phone: (615) 424-2474
Fax: (615) 424-1897
www.northtexasurveying.com

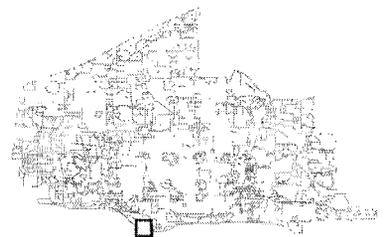
**REVISED CONVEYANCE PLAT
BLOCK 1, LOTS 1 AND 2
190 MAPLESHADE ADDITION**
Being a Revised Conveyance Plat of
the Conveyance Plat of
LOTS 1 AND 2, BLOCK 1
190 MAPLESHADE ADDITION
(Vol. 2008, Page 261, M.R.C.C.T.)
348,608 Sq. Ft. / 8,008 Acres
in the Marlin McBride Survey - Abstract No. 563
City of Plano, Collin County, Texas
PAGE 8 OF 8
Prepared December, 2013 Scale 1" = 50'
Revised January, 2013



Item Submitted: PRELIMINARY PLAT

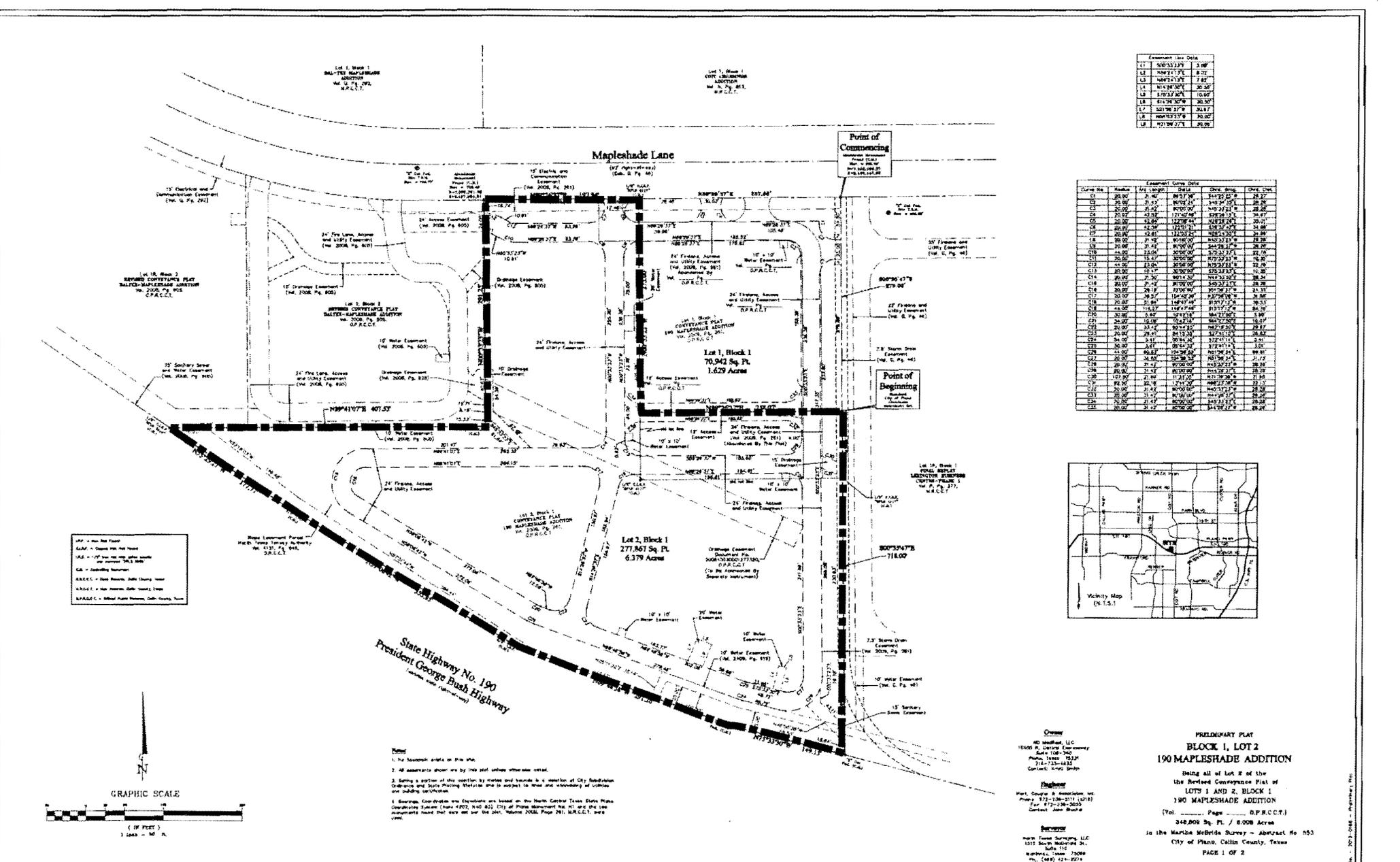
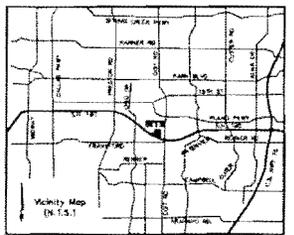
Title: 190 MAPLESHADE ADDITION
BLOCK 1, LOT 2

Zoning: CORRIDOR COMMERCIAL/190 TOLLWAY/
PLANO PARKWAY OVERLAY DISTRICT ○ 200' Notification Buffer

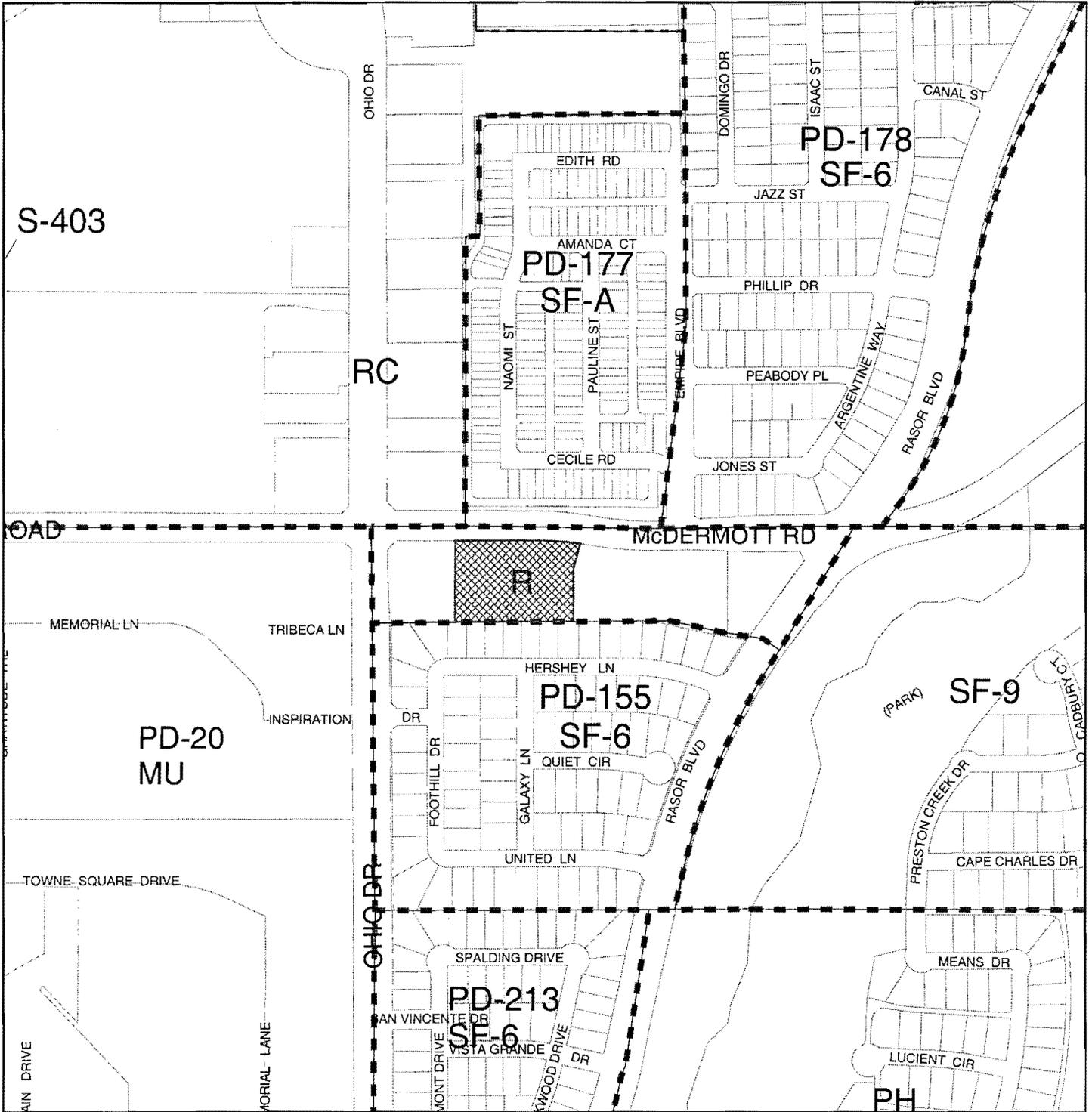


Curve No.	Radius	Chord	Chord Bearing	Curve Data
C1	1000.00	1000.00	0°00'00"	1000.00
C2	1000.00	1000.00	90°00'00"	1000.00
C3	1000.00	1000.00	180°00'00"	1000.00
C4	1000.00	1000.00	270°00'00"	1000.00
C5	1000.00	1000.00	360°00'00"	1000.00

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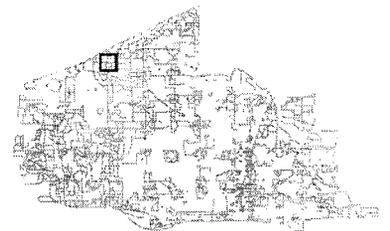
10' = 100 Feet
 1/4" = 100 Feet
 1/8" = 200 Feet
 1/16" = 400 Feet
 1/32" = 800 Feet
 1/64" = 1600 Feet
 1/128" = 3200 Feet
 1/256" = 6400 Feet
 1/512" = 12800 Feet
 1/1024" = 25600 Feet
 1/2048" = 51200 Feet
 1/4096" = 102400 Feet
 1/8192" = 204800 Feet
 1/16384" = 409600 Feet
 1/32768" = 819200 Feet
 1/65536" = 1638400 Feet
 1/131072" = 3276800 Feet
 1/262144" = 6553600 Feet
 1/524288" = 13107200 Feet
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Item Submitted: FINAL PLAT

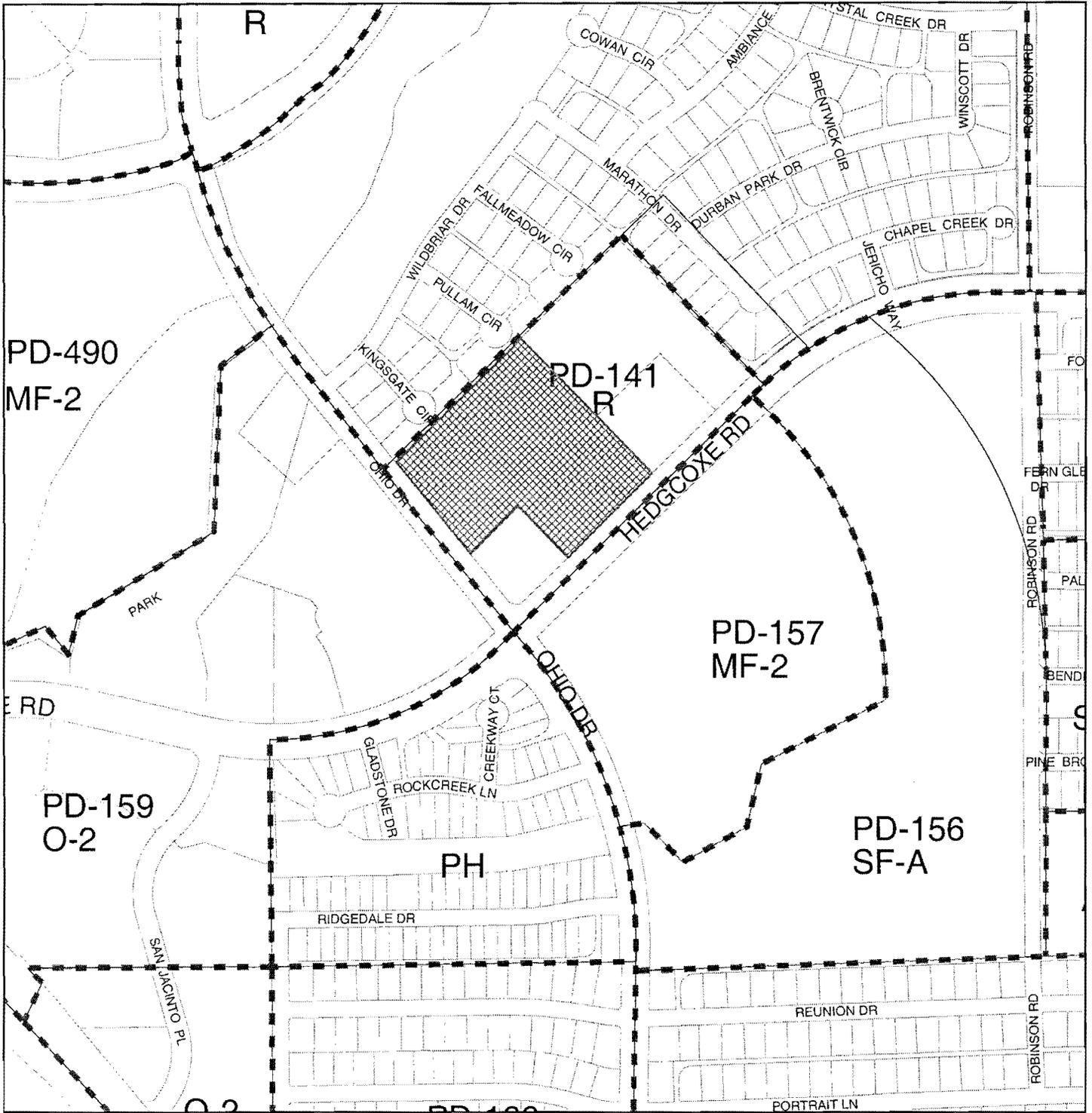
Title: WHITE ROCK CROSSING
BLOCK A, LOT 2

Zoning: RETAIL



○ 200' Notification Buffer





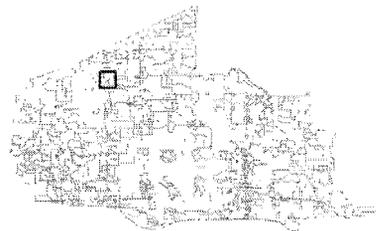
Item Submitted: PRELIMINARY SITE PLAN/CONCEPT PLAN

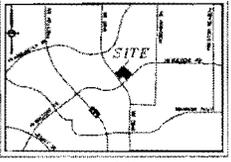
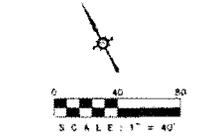
Title: OHIO HEDGCOXE ADDITION
BLOCK A, LOTS 2 & 5



Zoning: PLANNED DEVELOPMENT-141-RETAIL

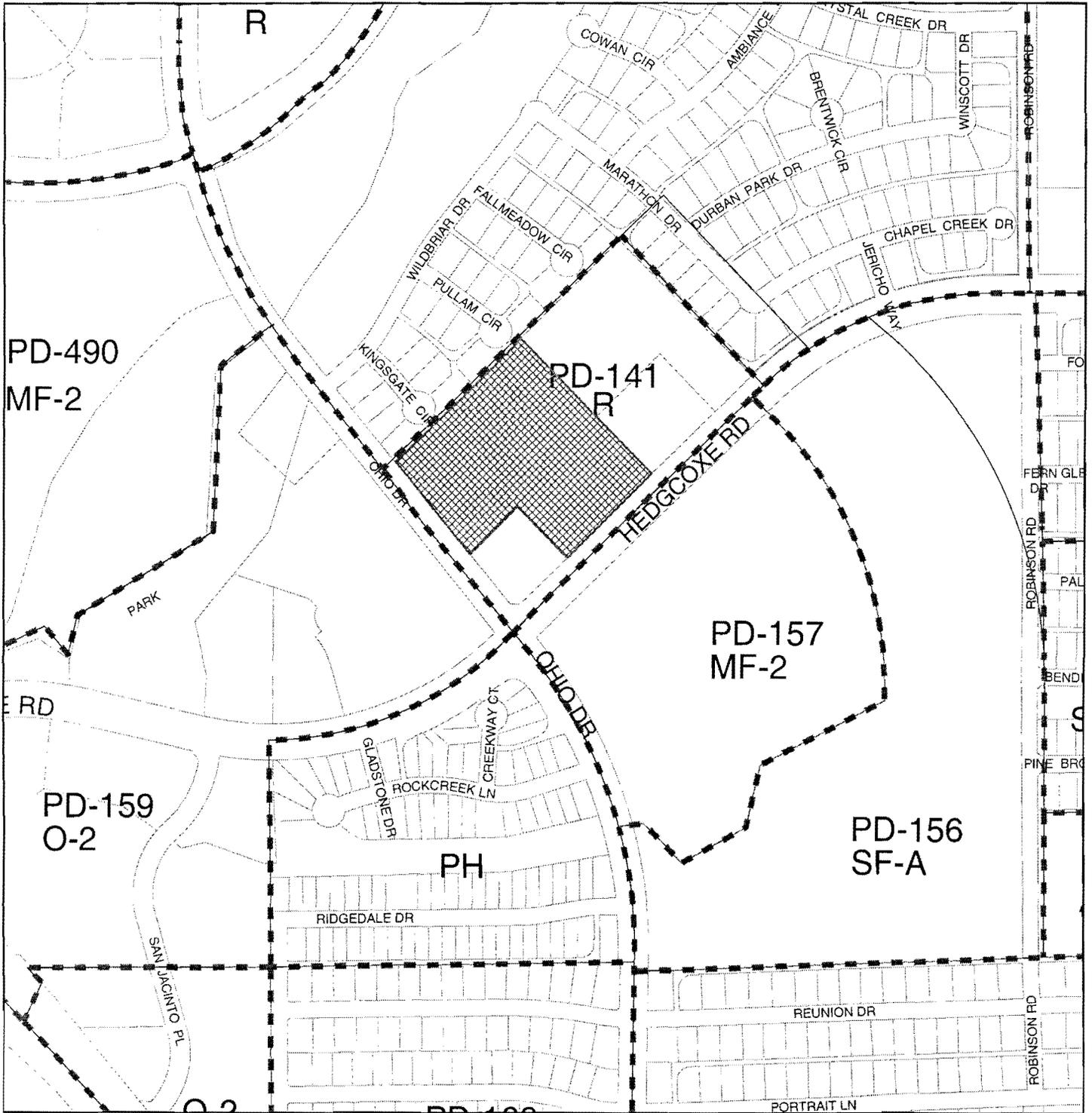
○ 200' Notification Buffer





LEGEND

PARALLEL TO CITY ALIGNMENT	1" = 1"
SECONDARY ROAD (DENSE MARK)	1/4" = 1"
PAVEMENT	1/8" = 1"
WATER PART LAYOUT	1/16" = 1"
CONCRETE	1/32" = 1"
ASPHALT	1/64" = 1"
EXISTING CONCRETE	1/128" = 1"
EXISTING ASPHALT	1/256" = 1"
EXISTING GRAVEL	1/512" = 1"
EXISTING SAND	1/1024" = 1"
EXISTING GRAVEL SAND MIXTURE	1/2048" = 1"
EXISTING SAND MIXTURE	1/4096" = 1"
EXISTING SAND	1/8192" = 1"
EXISTING SAND MIXTURE	1/16384" = 1"
EXISTING SAND	1/32768" = 1"
EXISTING SAND MIXTURE	1/65536" = 1"
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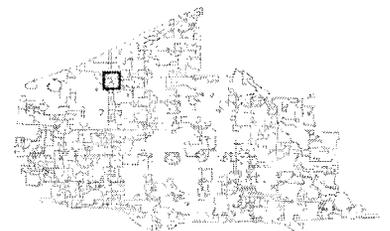


Item Submitted: REVISED CONVEYANCE PLAT

Title: OHIO HEDGCOXE ADDITION
BLOCK A, LOTS 2 & 5



Zoning: PLANNED DEVELOPMENT-141-RETAIL



○ 200' Notification Buffer

CITY OF PLANO

PLANNING & ZONING COMMISSION

January 22, 2013

Agenda Item No. 6

Discussion & Direction: Review of Potential Bond Referendum Items for Conformance with the Comprehensive Plan

Applicant: City of Plano

DESCRIPTION:

Discussion and direction on potential 2013 bond referendum items and their conformance with the recommendations of the Comprehensive Plan.

REMARKS:

In November 2012, the Planning & Zoning Commission reviewed the preliminary list of items being proposed for the May 2013 bond referendum. At that time the projects totaled \$185.3 million for the four-year program. City Council has continued to refine the list of projects, which now totals \$125.3 million for new projects. The Council has asked that the Commission review the revised list for conformance with recommendations of the Comprehensive Plan.

A list of the potential bond referendum items follows this report, along with descriptions of each proposal. As you review the list, you may wish to keep in mind some of the recommendations from the Comprehensive Plan which can be implemented through the Community Investment Program, such as:

Public Facilities

- Strategy B.1 Maintain the Master Facilities Plan as the interdepartmental guide to coordinate the planning, development, and redevelopment of City of Plano facilities in concert with changing community needs and expectations. Coordinate the CIP process with objectives in the Master Facilities Plan. (*Land Use Element*)
- Strategy C.5 Develop a comprehensive program for updating, renovating, and, if necessary, replacing municipal facilities over time. This should include a comprehensive inventory of these facilities, dates of construction, and "life expectancy." (*Public Services and Facilities Element*)

Community & Economic Redevelopment

- Objective C.4 Encourage continued growth of Plano's economy by supporting appropriate infill and redevelopment initiatives. (*Land Use Element*)
- Strategy C.9 Develop and implement specific initiatives to encourage infill and redevelopment. These initiatives should seek to promote land use compatibility and connectivity, especially between residential and nonresidential uses. (*Land Use Element*)

Park Improvement Projects and Recreation Center Projects

- Objective B.1 Provide for a wide range of passive, active, formal, and informal recreation activities in appropriate locations across the city. (*Parks and Recreation Element*)
- Objective B.3 Use linear parks to link key public and private activity center with residential areas. (*Parks and Recreation Element*)
- Objective C.2 Ensure that a balance exists between the maintenance of existing facilities and system expansion. (*Parks and Recreation Element*)
- Strategy B.2 Acquire remaining properties to complete the trail system within Plano and to link with systems in other cities. (*Parks and Recreation Element*)

Street Improvement Projects

- Objective B.1 Provide a local roadway system with safe and efficient cross-town and neighborhood circulation and access, in accordance with the Thoroughfare Plan. (*Transportation Element*)
- Objective B.2 Enhance the efficiency of intersections to cope with increased traffic demand on the roadway system. (*Transportation Element*)
- Strategy B.5 Through the development review process and the CIP, provide safe, reliable street access for daily use and for emergencies to all developed properties. (*Transportation Element*)
- Strategy B.6 Complete missing links of the thoroughfare system and develop roadways in accordance with design standards as indicated on the Thoroughfare Plan Map and Thoroughfare Standards Ordinance. (*Transportation Element*)

Karen Rhodes-Whitley, Director of Budget and Research, will be available to answer your questions at the meeting.

RECOMMENDATIONS:

Recommended that the Planning & Zoning Commission forward a finding to the City Council that the proposed bond program furthers the goals and objectives of the Comprehensive Plan.

**PRELIMINARY 2013 BOND REFERENDUM PROJECTS
AS OF JANUARY 15, 2013**

Project	2013-14	2014-15	2015-16	2016-17	Total
<u>Facilities</u>					
Space Assessment	1,000,000	-	-	-	1,000,000
O&M	-	-	-	-	-
Total Facility Authority Needed	1,000,000	-	-	-	1,000,000
Total O&M	-	-	-	-	-
<u>Community & Economic Redevelopment</u>					
Community/Economic Redevelopment	20,000,000	-	-	-	20,000,000
O&M	-	-	-	-	-
Linear Park & Open Space	20,000,000	-	-	-	20,000,000
O&M	-	-	-	-	-
Total Community & Economic Redevelopment Authority Needed	40,000,000	-	-	-	40,000,000
Total O&M	-	-	-	-	-
<u>Park Improvements</u>					
Recreational Trails	-	-	5,000,000	5,000,000	10,000,000
O&M	-	-	-	150,000	150,000
Oak Point Park and Nature Preserve	6,000,000	-	-	-	6,000,000
O&M	-	200,000	200,000	-	400,000
Park Improvements	1,000,000	2,000,000	2,000,000	2,000,000	7,000,000
O&M	-	-	250,000	250,000	500,000
Carpenter Park Renovation	600,000	5,400,000	-	-	6,000,000
O&M	-	-	-	-	-
Total Park Authority Needed	7,600,000	7,400,000	7,000,000	7,000,000	29,000,000
Total O&M	-	200,000	450,000	400,000	1,050,000
<u>Recreation Center</u>					
Jack Carter Pool Renovations	700,000	6,800,000	-	-	7,500,000
O&M	-	-	106,955	106,955	213,910
High Point Tennis Center Renovation	-	300,000	2,200,000	-	2,500,000
O&M	-	-	10,000	10,000	20,000
Liberty Recreation Center Expansion & Renovation	-	-	300,000	2,200,000	2,500,000
O&M	-	-	-	170,000	170,000
Total Recreation Center Authority Needed	700,000	7,100,000	2,500,000	2,200,000	12,500,000
Total O&M	-	-	116,955	286,955	403,910

**PRELIMINARY 2013 BOND REFERENDUM PROJECTS
AS OF JANUARY 15, 2013**

Project	2013-14	2014-15	2015-16	2016-17	Total
Street Improvements					
* 18th Street - G Ave to West of K Ave	-	200,000	1,013,000	-	1,213,000
* 18th Street - Jupiter to Dale Drive	-	120,000	1,000,000	-	1,120,000
* Alley Recon - Prairie Creek & Cloisters	241,000	-	-	-	241,000
* Alley Reconstruction	340,000	340,000	340,000	340,000	1,360,000
* Barrier Free Ramps & Sidewalks	100,000	100,000	100,000	100,000	400,000
* Brennan, Knollwood & Casa Grande	150,000	1,200,000	-	-	1,350,000
* Bridge Inspection/Repair	1,060,000	1,000,000	1,000,000	1,000,000	4,060,000
* Computerized Signal System	250,000	250,000	250,000	250,000	1,000,000
* Dallas North Estates	170,000	1,783,000	-	-	1,953,000
* Dallas North Estates 2	-	91,000	759,000	-	850,000
* Dallas North Estates 3	500,000	-	-	-	500,000
* Dallas North Estates 5	200,000	1,822,000	-	-	2,022,000
* DNT Ramp Changes	2,500,000	-	-	-	2,500,000
* East Side Entryway	240,000	-	-	-	240,000
* F Ave. and 14th St. Reconstruction	30,000	433,000	-	-	463,000
* Intersection Imp. - Jupiter @ PBGT	353,000	-	-	-	353,000
* Intersection Improvements	850,000	850,000	850,000	850,000	3,400,000
* Landscaping Street Enhancements	220,000	241,000	-	-	461,000
* Legacy Drive Corridor Improvements	1,382,000	-	-	-	1,382,000
* Los Rios - Jupiter to Parker, Phase 2	-	-	-	120,000	120,000
* Marsh - Park to Parker	96,000	872,000	-	-	968,000
* Meadows Addition, Phase II	-	120,000	2,210,000	-	2,330,000
* Miscellaneous Right of Way	10,000	10,000	10,000	10,000	40,000
* New Concrete Alleys	100,000	100,000	100,000	100,000	400,000
* Oversize Participation	100,000	100,000	100,000	100,000	400,000
* Parker Road Corridor Improvements	2,315,000	-	-	-	2,315,000
* Preston Road Corridor Improvements	993,000	-	-	-	993,000
* Preston/Plano Parkway Intersection	-	1,650,000	500,000	-	2,150,000
* Redevelopment Street Improvements	1,000,000	1,000,000	1,000,000	1,000,000	4,000,000
* Roadway Median Landscaping	55,000	55,000	55,000	55,000	220,000
* Robin Road & Royal Oaks Drive	1,302,000	-	-	-	1,302,000
* Screening Wall Reconstruction	550,000	550,000	550,000	550,000	2,200,000
* Shiloh - 14th Street to Park Boulevard	-	300,000	2,947,000	-	3,247,000
* Spring Creek at Coit Intersection Imp.	-	838,000	700,000	-	1,538,000
* Spring Creek North & South Service Roads	247,000	2,301,000	-	-	2,548,000
* Street Lighting	10,000	10,000	10,000	10,000	40,000
* Street Reconstruction	1,000,000	1,000,000	1,000,000	1,000,000	4,000,000
* Traffic Signalization	500,000	500,000	500,000	500,000	2,000,000
* Westwood - 15th Street to Janwood	1,290,000	-	-	-	1,290,000
* Windhaven - City Limit to Spring Creek	2,447,000	500,000	-	-	2,947,000
Total Street Improvements	20,601,000	18,336,000	14,994,000	5,985,000	59,916,000
<i>Revenue from Collin County</i>	<i>3,278,900</i>	<i>1,007,600</i>	<i>2,088,500</i>	<i>485,000</i>	<i>6,860,000</i>
<i>Revenue from RTR</i>	<i>3,752,000</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>3,752,000</i>
<i>Revenue from Denton County</i>	<i>96,000</i>	<i>872,000</i>	<i>-</i>	<i>-</i>	<i>968,000</i>
<i>Federal</i>	<i>1,957,600</i>	<i>2,555,400</i>	<i>1,010,000</i>	<i>-</i>	<i>5,523,000</i>
<i>Total Revenue Reimbursement</i>	<i>9,084,500</i>	<i>4,435,000</i>	<i>3,098,500</i>	<i>485,000</i>	<i>17,103,000</i>
Total Street Improvements Authority Needed	11,516,500	13,901,000	11,895,500	5,500,000	42,813,000

**PRELIMINARY 2013 BOND REFERENDUM PROJECTS
AS OF JANUARY 15, 2013**

Project	2013-14	2014-15	2015-16	2016-17	Total
TOTAL PROJECTED AUTHORITY NEEDED	60,816,500	28,401,000	21,395,500	14,700,000	125,313,000
Revocation					
<i>Creative & Performing Arts Facility</i>	<i>(14,192,000)</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>(14,192,000)</i>
NET NEW AUTHORITY NEEDED	46,624,500	28,401,000	21,395,500	14,700,000	111,121,000
TOTAL PROJECTED O&M	-	200,000	566,955	686,955	1,453,910

* Street projects with NO outside funding

☒ Street projects with outside funding

**2013 BOND REFERENDUM
PROJECT DESCRIPTIONS
As of January 15, 2013**

FACILITY PROJECTS

Space Assessment

Assessment of Citywide space needs.

COMMUNITY & ECONOMIC REDEVELOPMENT

Community & Economic Redevelopment

Community & Economic Redevelopment.

Linear Park & Open Space

Linear park of trails and open space.

PARK IMPROVEMENTS PROJECTS

Recreational Trails

Continued development of recreational trails in accordance with the Parks and Recreation Element of the Comprehensive Plan and for the development of run facilities for 5k, 10k and Half Marathon events.

Oak Point Park and Nature Preserve

Continued development to include special event facilities, music festival improvements, parking, additional concrete recreational trails, additional pavilions, shade structures and playgrounds.

Park Improvements

Continued development and renovation of parks to include sidewalks, irrigation systems, playgrounds, playground shade structures, fences, drainage improvements, restrooms, irrigation systems, picnic areas, outdoor low impact turf exercise areas, parking additions and other typical park improvements.

Carpenter Park Renovation

Complete renovation of the 28 year old athletic complex to include updating of fields to meet current allocation demands, replacement of the lighting system including light poles, new irrigation system, additional parking, new restroom concession stands, drainage improvements and playground replacement.

RECREATION CENTER PROJECTS

Jack Carter Pool Renovations

Complete renovation to include a new 50 meter pool, new pump/filter building, new locker rooms and the additional of recreational pools with recreational amenities.

High Point Tennis Center Renovation

Complete Renovation to included replacement of the pro-shop, sidewalks, fences, landscaping, irrigation and playground with additional parking improvements and the addition of shade structures.

Liberty Recreation Center Expansion & Renovation

Expansion and renovation to included expanded fitness areas with over 55 exercise amenities, classroom improvements, and outdoor pool amenities.

STREET IMPROVEMENT PROJECTS

18th Street - G Ave to West of K Ave

Reconstruction of existing roadway with finished sidewalks and landscaped roadways.

18th Street - Jupiter to Dale Drive

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

Alley Recon - Prairie Creek & Cloisters

Removal and replacement of pavement in the following alleys:

- North side of Knollwood, south of Meadowbrook;
- North of Mollimar from Independence to Dorchester;
- South side of Park Boulevard from Dorchester to Stratford;
- Between Guinevere and Noble Oaks;
- South of Clinton, serving lots fronting on Mariposa
- South of Bengal and west of Roundrock.

Alley Reconstruction

Reconstruction of deteriorated concrete alleys.

Barrier Free Ramps & Sidewalks

Construct ramps in residential neighborhoods and major thoroughfares to meet ADA standards. This project will include additional sidewalks along US 75 around Parker Rd.

Brennan, Knollwood & Casa Grande

Reconstruction of existing street, sidewalks and drive approaches at the following locations:

- Brennan Drive from Greenway west to alley - 730 LF
- Knollwood Drive from Prairie Creek west to cul de sac - 850 LF
- Knollwood Court from Dorchester east to cul de sac - 510 LF
- Casa Grande from Blue Mesa to Isle Royale - 457 LF

Bridge Inspection/Repair

Evaluation of TxDOT bridge inspection reports and field visits to determine improvements.

Computerized Signal System

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

Dallas North Estates

Complete reconstruction of streets, sidewalks and drive approaches in the Dallas North subdivision. Specific locations include:

- Amherst Drive - Fernwood to Brentwood
- Brentwood Drive - 15th Street to Janwood
- Crestridge Drive - 15th Street to Janwood
- Drexel Drive - Amherst to Janwood.

Dallas North Estates 2

Complete reconstruction of existing street pavement and sidewalks on the following streets:

- Fernwood - Westwood to Edgefield
- Glenwick - Westwood to Edgefield
- Aldridge - Westwood to Edgefield

Dallas North Estates 3

Complete reconstruction of existing street pavement and sidewalks on the following streets:

- Edgefield - Janwood to Springbrook
- Linden - Edgefield to Ridgefield
- Meadowcrest - Springbrook to Ridgefield

Dallas North Estates 5

Complete reconstruction of existing street pavement and sidewalks on the following streets:

- Ridgefield/Quill - Springbrook to Meadowcrest
- Potomac - Springbrook to Ridgefield
- Oakhill - Springbrook to Ridgefield
- Northridge - Springbrook to Ridgefield

DNT Ramp Changes

Construction of ramp changes on the Dallas North Toll road.

East Side Entryway

Construction of entryway features east of U.S.75 to create more aesthetically appearing roadways. Specific projects include:

- RT Corner Treatments (50% City matching)
- Parker Road Enhancements
- Entry Features (to be decided)

F Ave. and 14th St. Reconstruction

Replacement of paving on F Avenue from 13th/14th Connector to 14th Street and on 14th Street from E Avenue to F Avenue.

Intersection Imp. - Jupiter @ PGBT

Improvements to the Jupiter Road and President George Bush Toll way intersection to provide a double right turn lane for southbound traffic on to westbound PGBT and an acceleration lane on the PGBT westbound service road.

Intersection Improvements

Intersection improvements at five locations throughout the City, specifically:

- Legacy Drive at Hedgcoxe Road
- Spring Creek Parkway at Coit Road
- Coit Road at Plano Parkway
- Alma Drive at Plano Parkway
- Spring Creek Parkway at Alma Drive

Landscaping Street Enhancements

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

Legacy Drive Corridor Improvements

Various improvements at intersections along Legacy at US 75, Alma, Custer, K Avenue and Independence.

Los Rios - Jupiter to Parker, Phase 2

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

Marsh - Park to Parker

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

Meadows Addition, Phase II

Complete reconstruction of street, drainage, sidewalks and drive approaches in the Meadows #1 area - Rigsbee Drive - 14th Street to 150 feet north of 18th Street.

Miscellaneous Right of Way

Acquisition of miscellaneous right-of-way required prior to construction of roadways.

New Concrete Alleys

Construct concrete alleys to replace dirt alley locations.

Oversize Participation

Participation with developers for various oversize paving and drainage improvements.

Parker Road Corridor Improvements

Various intersection improvements at Coit, Independence and Alma.

Preston Road Corridor Improvements

Various intersection improvements along Preston Road at Tennyson, Headquarters, Hedgcoxe, Spring Creek and Parker.

Preston/Plano Parkway Intersection

Construction of at-grade intersection improvements.

Redevelopment Street Improvements

As areas of the City begin redeveloping, it will be necessary for the City to make various street improvements to facilitate the development. These funds will be used to build new streets and reconstruct existing substandard streets.

Roadway Median Landscaping

Landscaping of thoroughfare medians throughout the City when water restrictions permit.

Robin Road & Royal Oaks Drive

Complete reconstruction of existing street pavement and sidewalks on the following streets: Robin Road - Linda Lane to Independence Parkway; and Royal Oaks Drive - Charter Oak Drive to Peachtree Lane.

Screening Wall Reconstruction

Complete reconstruction of concrete screening walls along major thoroughfares.

Shiloh - 14th Street to Park Boulevard

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

Spring Creek at Coit Intersection Imp.

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

Spring Creek North & South Service Roads

Complete reconstruction of existing street pavement and sidewalk from Blue Ridge Trail to Alma Drive.

Street Lighting

Installation of conduit and concrete bases for street lighting along major thoroughfare.

Street Reconstruction

Complete reconstruction of concrete streets.

Traffic Signalization

Construction of new traffic signals at locations to be determined and upgrades of older traffic signal assemblies in medians with larger pole and 44-foot mast arm at various locations.

Westwood - 15th Street to Janwood

Complete reconstruction of street and sidewalks with storm drainage improvements.

Windhaven - City Limit to Spring Creek

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

CITY OF PLANO

PLANNING & ZONING COMMISSION

January 22, 2013

Agenda Item No. 7A

Public Hearing: Zoning Case 2012-57

Applicant: Great North Investments, LLC

DESCRIPTION:

Request for a Specific Use Permit for Patio Homes on 15.4± acres located at the southeast corner of Jupiter Road and Chaparral Road. Zoned Retail.

REMARKS:

The requested zoning is for a Specific Use Permit (SUP) for Patio Homes (PH). The subject property is an undeveloped tract at the southeast corner of Jupiter Road and Chaparral Road and is zoned Retail (R). The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling and warehousing. The R district allows PH development with approval of an SUP. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established. PH developments are intended to provide for areas of detached, zero lot line, single-family residences in a clustered lot pattern with a common usable open space system that is an integral part of the development.

A concept plan, Timber Brook North Phase 2, accompanies this SUP request.

Surrounding Land Use and Zoning

The property to the north of the area of request, across Chaparral Road, is undeveloped and is located within the city of Allen. To the east of the subject property is an existing residential subdivision zoned Single-Family Residence-7 (SF-7). To the south, the property is also developed as single-family residences and is zoned Planned Development-367-Single-Family Residence-7 (PD-367-SF-7). To the west, across Jupiter Road, the property is zoned Planned Development-19-Multifamily Residence-2/Patio Home (PD-19-MF-2/PH) and is developed as single-family residences.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as Residential with Neighborhood Commercial at the intersection of Jupiter Road and Chaparral Road. The request is in conformance to the Future Land Use Plan.

Adequacy of Public Facilities - Water and sanitary sewer services are available to serve the subject property via extensions from Jupiter Road and Chaparral Road. However, the applicant will need to verify that the sanitary sewer capacity is sufficient to accommodate the proposed change in use from commercial to single-family residential.

School Capacity - This location is currently served by McCall Elementary School, Bowman Middle School, Williams High School, and Plano East Senior High School. At this time and based upon current boundaries, PISD has determined that there is not additional capacity at McCall Elementary School.

Public Safety Response Time - Based upon existing personnel, equipment, and facilities, fire emergency response times would be acceptable for single-family development in this location.

Access to and Availability of Amenities and Services - The subject property is within a Park Fee service area. An existing neighborhood park, Timber Brook Park, is available to serve this proposed development. It is also served by Oak Point Park and Nature Preserve and Oak Point Recreation Center.

The subject property is located within the Harrington Library's service area, and service to the residents of this new area would be possible with the current library resources.

Interim Amendments to the Comprehensive Plan

In April 2012, the City Council adopted interim amendments to the Comprehensive Plan which included recommendations pertaining to the use of the city's undeveloped land. One of those recommendations is applicable to this SUP request as follows:

All residential rezoning requests should be evaluated to determine the impact on infrastructure, public safety response, school capacity, and access to and availability of amenities and services.

The proposed site is served by Timber Brook Park, Oak Point Park and Nature Preserve, and Oak Point Recreation Center. Additionally, PISD representatives have stated that McCall Elementary School does not have additional capacity available. The Fire Department has determined that response times are sufficient for single-family development at this location. With exception of the school capacity issue at McCall Elementary, the request is consistent with this interim amendment to the Comprehensive Plan.

Retail Zoning

In 2003, City Council adopted the *Retail Study of Underperforming and Vacant Retail Areas* initiated by the cities of Carrollton, Richardson, and Plano. This study examined the retail market conditions in the three cities and offered alternatives to address underperforming and vacant retail properties. The study identified Plano as having an overabundance of Retail (R) zoning. The proposed PH subdivision would help reduce the amount of undeveloped retail zoned property within the city.

As a result of this study, City Council amended the R zoning district to allow Single-Family Residence-Attached (SF-A), Two-Family Residence (2F) and PH development with an SUP. The Zoning Ordinance allows these types of residential development in R zoning districts as long as the following criteria are met:

1. The proposed type of residential development (i.e. SF-A, 2F, PH) complies with the respective zoning district standards for that type of residential development;
2. The use is developed on individually platted lots;
3. The use abuts residential zoned land that is not separated by a Type C or larger thoroughfare;
4. The use has a minimum land area of five acres.

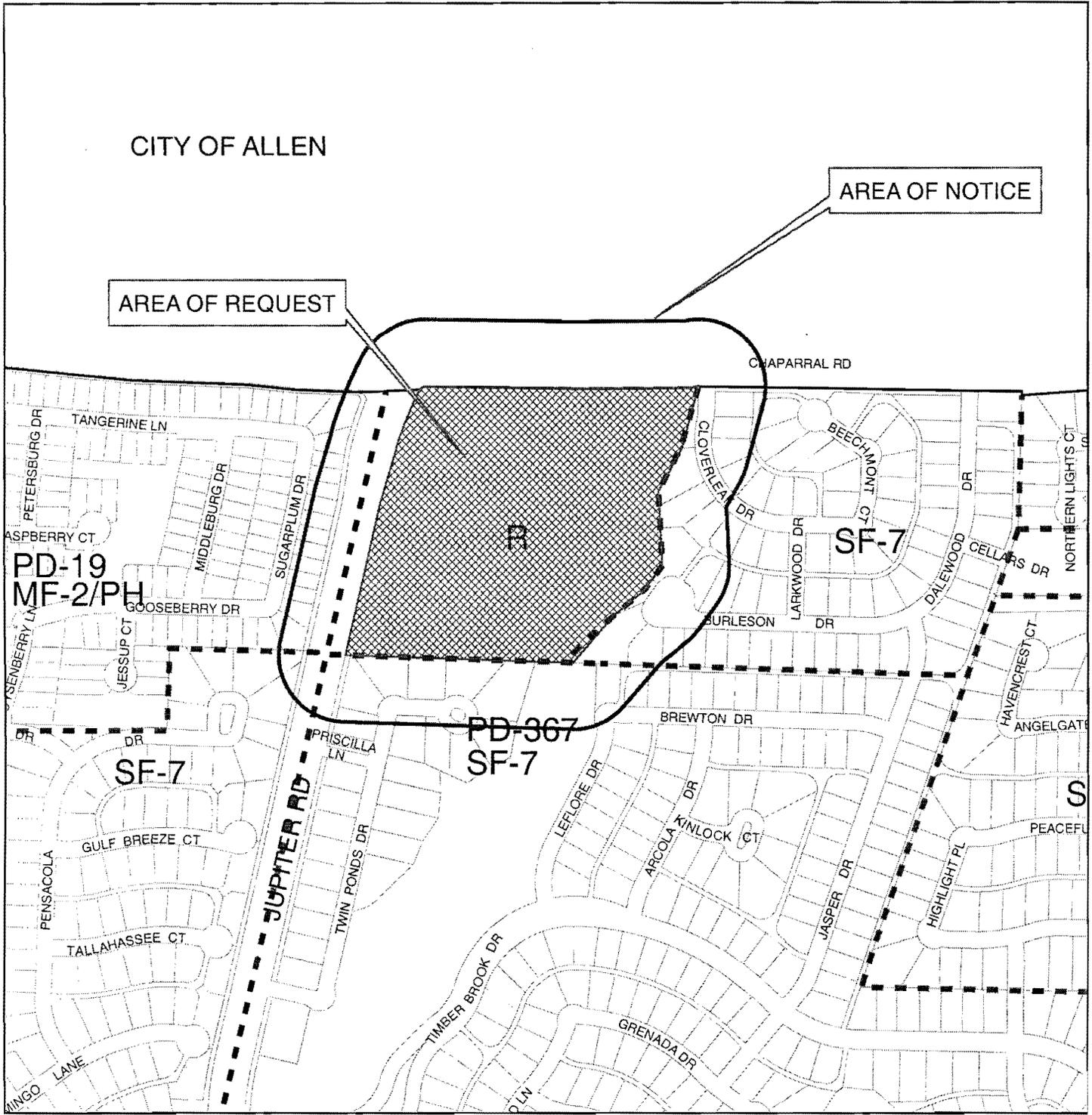
The area of request is in conformance to the criteria listed above.

Summary

The requested SUP for PH is compatible with the existing adjacent single-family residential neighborhoods and reflects the goals and recommendations of the *Retail Study of Underperforming and Vacant Retail Areas*. The request also complies with the Future Land Use Plan and recently adopted interim amendments to the Comprehensive Plan as well as the requirements of the R zoning district for residential uses. Additionally, a residential development at this location would help reduce the amount of undeveloped R zoned property within the city. For these reasons, staff believes this is an appropriate location for PH development and supports the requested SUP.

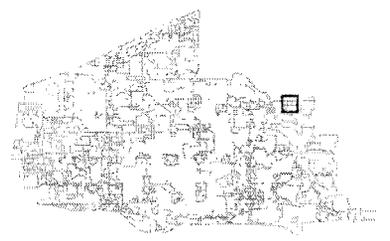
RECOMMENDATION:

Recommended for approval as submitted.



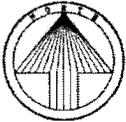
Zoning Case #: 2012-57

Existing Zoning: RETAIL



○ 200' Notification Buffer





JUPITER-CHAPARRAL
4.8 AC VENTURE
VOL. 4482, Pg. 946
Shopping Center

$\Delta = 12^{\circ}49'40''$
 $R = 935.00$
 $T = 105.12$
 $L = 209.35$
 $CL = 208.92$
 $CB = N21^{\circ}49'30''E$

ALLEN COMMUNITY BAPTIST
CHURCH ADDITION
Cab. L. Page 829
Local Retail

WILDWOOD VILLAGE ADDITION
Cab. V. Page 172
Local Retail

CHAPARRAL RD

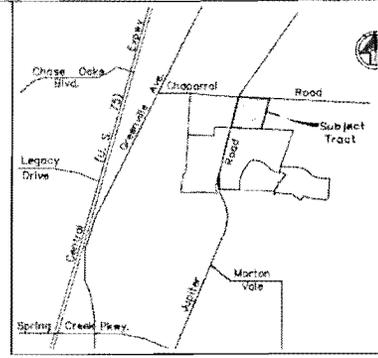


JUPITER RD

EXISTING RETAIL ZONING
PROPOSED SUP/PATIO HOME
(PH)
15.4316 ACRES

TIMBER BROOK NORTH 4
Cab. L. Page 261
PD-367 SF-7

TIMBER BROOK ESTATES
PHASE I
Cab. J. Page 626
PD-307 SF-7



LOCATION MAP N.T.S.
LEGAL DESCRIPTION

BEING all that tract of land in the City of Plano, Collin County, Texas, a part of the Jeremiah Muncy Survey, Abstract No. 621, and being a part of that 39.44-acre tract of land conveyed to Kenneth S. Bursen and wife Susan Jane Bursen on May 9, 1969 as recorded in Volume 732, Page 682, Collin County Deed Records, and being further described as follows:

BEGINNING at a City of Plano Aluminum Monument set in concrete, said point being the southwest corner of Timber Brook North, an addition to the City of Plano, as recorded in Cabinet K, Page 975, Collin County Plat Records, said point also being along the north line of Timber Brook Estates, Phase One, an addition to the City of Plano, as recorded in Cabinet J, Page 626, Collin County Plat Records;

THENCE, N 87°00'42" W, along said north line of Timber Brook Estates, Phase One a distance of 682.34 feet to the east right-of-way line of Jupiter Road (a 110' R.O.W.) a point for corner;

THENCE, N 13°32'45" E, along the said east right-of-way line of Jupiter Road, a distance 465.43 feet to a point for corner;

THENCE, N 17°49'45" E, a distance of 150.00 feet to a point for corner;

THENCE, along a non-tangent curve to the right having a central angle of 12°49'40", a radius of 935.00 feet, and an arc distance of 209.35 feet, with a chord bearing of N 21°49'30" E - 208.92 feet to the south right-of-way line of Chaparral Road (a 110' R.O.W.) to a point for corner;

THENCE, S 88°00'42" E, along said centerline of Chaparral Road a distance of 456.10 feet a point for corner;

THENCE, S 89°22'15" E, a distance of 347.05 feet to the intersection of the south right-of-way line of Chaparral Road and the west right-of-way line of Cloverleaf Drive (a 5' R.O.W.) said point also being along the west line of said Timber Brook North;

THENCE, Along the said west line of Timber Brook North the following:

- S 43°45'17" E, a distance of 20.53 feet to a point for corner;
- S 15°32'53" W, a distance of 172.49 feet to a point for corner;
- S 29°29'52" W, a distance of 146.41 feet to a point for corner;
- S 01°57'57" E, a distance of 215.00 feet to a point for corner;
- S 36°50'01" W, a distance of 90.85 feet to a point for corner;
- S 51°27'37" W, a distance of 120.40 feet to a point for corner;
- S 41°57'38" W, a distance of 187.32 feet to the Place of Beginning and centerline 672.204 square feet or 15.4316 acres of land.

ZONING CASE #2012-57
SUP EXHIBIT
TIMBER BROOK NORTH PHASE 2
BEING 15.4316 ACRES IN THE
JEREMIAH MUNCY SURVEY, ABSTRACT NO. 621
CITY OF PLANO, COLLIN COUNTY, TEXAS
NOVEMBER 19, 2012

OWNER: GREAT NORTH INVESTMENTS, L.L.C.
9901 Valley Ranch Parkway - Suite 3030 - Irving, Texas 75063
972-422-1658

DEVELOPER: DOUGLAS PROPERTIES INC
2308 Avenue K - Suite 101 - Plano, Texas 75074
972-422-1558

TIPTON ENGINEERING, INC.
SCHEDULED SURVEYING - PLANNING - E - 7028
5330 Inwood 944 - Suite C - Farmers, Texas 75046 - (972) 218-2987
tpt@tpteng.com

NOTES:
1. Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plat, or plan, approval of development standards shown hereon, or the initiation of the development process. Planning & Zoning Commission and/or City Council action on studies, plats or plans relating to development of this property shall be considered as an action separate from action taken on this zoning case.



Area of Request

CHAPARRAL ROAD
CHAPARRAL ROAD

TANGERINE LANE

SUGARPLUM DRIVE

CLOVERLEAF DRIVE

BURLESON DRIVE

JUPITER ROAD
JUPITER ROAD

TIN PONDS DRIVE

BREWTON DRIVE

LEFLORE DRIVE

ARCOLA DRIVE

TIMBER BROOK DRIVE



Source: City of Plano, Planning Dept.
Date: January, 2013

Zoning Case 2012-57

Dec Sarver 12/14/2012 X:\Dept\PAZ Locators & Graphics\2012-57A.mxd

REPLY FORM

RECEIVED

NOV 30 2012

PLANNING DEPT

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

Dear Commissioners:

This letter is regarding Zoning Case 2012-57.

This is a request for Specific Use Permit for Patio Home on 15.4± acres located at the southeast corner of Jupiter Road and Chaparral Road. The property is currently zoned Retail. The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling or warehousing. The requested zoning is for a Specific Use Permit (SUP) for Patio Home (PH). An SUP authorizes and regulates a use not normally permitted in a district, which could benefit in a particular case the general welfare, provided that adequate development standards and safeguards are established. The PH zoning district is intended to provide for areas of detached, zero lot line, single-family development in a clustered lot pattern with a common usable open space system that is an integral part of the development.

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

X I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2012-57.

 I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2012-57.

This item will be heard on **December 17, 2012, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

DEBORAH RAMSEY
Name (Please Print)

Deborah Ramsey
Signature

7216 CLOVER LEAF
Address

11-27-2012
Date

Eric Hill

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

REPLY FORM

RECEIVED
DEC
RECEIVED
DEC 4 2012
PLANNING DEPT

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

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2012-57.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2012-57.

This item will be heard on December 17, 2012, 7:00 p.m. at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

We need a retail space for the future, there is more than enough of single family housing.

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

RON CHEUNG

[Signature]

Name (Please Print) sook yee cheung signature

7224 Sugar Plum Dr.

11-30-12

Address Plano, Tx.

Date

Eric Hill

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

REPLY FORM

RECEIVED

DEC 10 2012

PLANNING DEPT.

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

Dear Commissioners:

This letter is regarding Zoning Case 2012-57.

This is a request for Specific Use Permit for Patio Home on 15.4± acres located at the southeast corner of Jupiter Road and Chaparral Road. The property is currently zoned Retail. The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling or warehousing. The requested zoning is for a Specific Use Permit (SUP) for Patio Home (PH). An SUP authorizes and regulates a use not normally permitted in a district, which could benefit in a particular case the general welfare, provided that adequate development standards and safeguards are established. The PH zoning district is intended to provide for areas of detached, zero lot line, single-family development in a clustered lot pattern with a common usable open space system that is an integral part of the development.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2012-57.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2012-57.

This item will be heard on **December 17, 2012, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

Donna Cormier
Name (Please Print)

Donna Cormier
Signature

7209 Cloverleaf Dr.
Address

12/5/12
Date

Eric Hill

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

CITY OF PLANO

PLANNING & ZONING COMMISSION

January 22, 2013

Agenda Item No. 7B

Concept Plan: Timber Brook North, Phase 2

Applicant: Great North Investments, LLC

DESCRIPTION:

84 Patio Home lots and two open space lots on 15.4± acres located at the southeast corner of Jupiter Road and Chaparral Road. Zoned Retail. Neighborhood #24.

REMARKS:

This concept plan is associated with Zoning Case 2012-57 and is contingent upon approval of the zoning case. The concept plan shows the proposed street and lot layouts for the single-family residential development. The subject property has frontage on Jupiter Road and Chaparral Road and will gain access from these streets. Patio Home (PH) developments within a Retail (R) zoning district must follow the PH zoning district requirements. The proposed concept plan complies with the area, yard, and bulk requirements of the PH district.

The PH zoning district standards require developments to provide one-half of a parking space per dwelling unit for visitor parking within 600 feet of each dwelling unit. The Zoning Ordinance allows the parking requirement to be reduced with a finding from the Planning & Zoning Commission that there is adequate on-street parking for visitors. The applicant is proposing 70 rear-entry lots and 14 front-entry lots. The applicant is proposing to provide seven visitor parking spaces for front-entry lots in order to meet the parking requirement. However, the applicant is requesting to waive the parking requirement for rear-entry lots since there is adequate street frontage to allow on-street visitor parking adjacent to each lot. Staff is in support of waiving the requirement for visitor parking for rear-entry lots.

The Zoning Ordinance requires a PH subdivision to provide usable open space which equals or exceeds ten percent of the gross platted area, excluding rights-of-way for major thoroughfares of Type E or larger. The applicant is providing 2.9± acres of open space, and is required to provide a minimum of 1.5± acres of usable open space. A usable open space plan will be required to be submitted along with the preliminary plat to prove that the development can comply with the usable open space requirements as

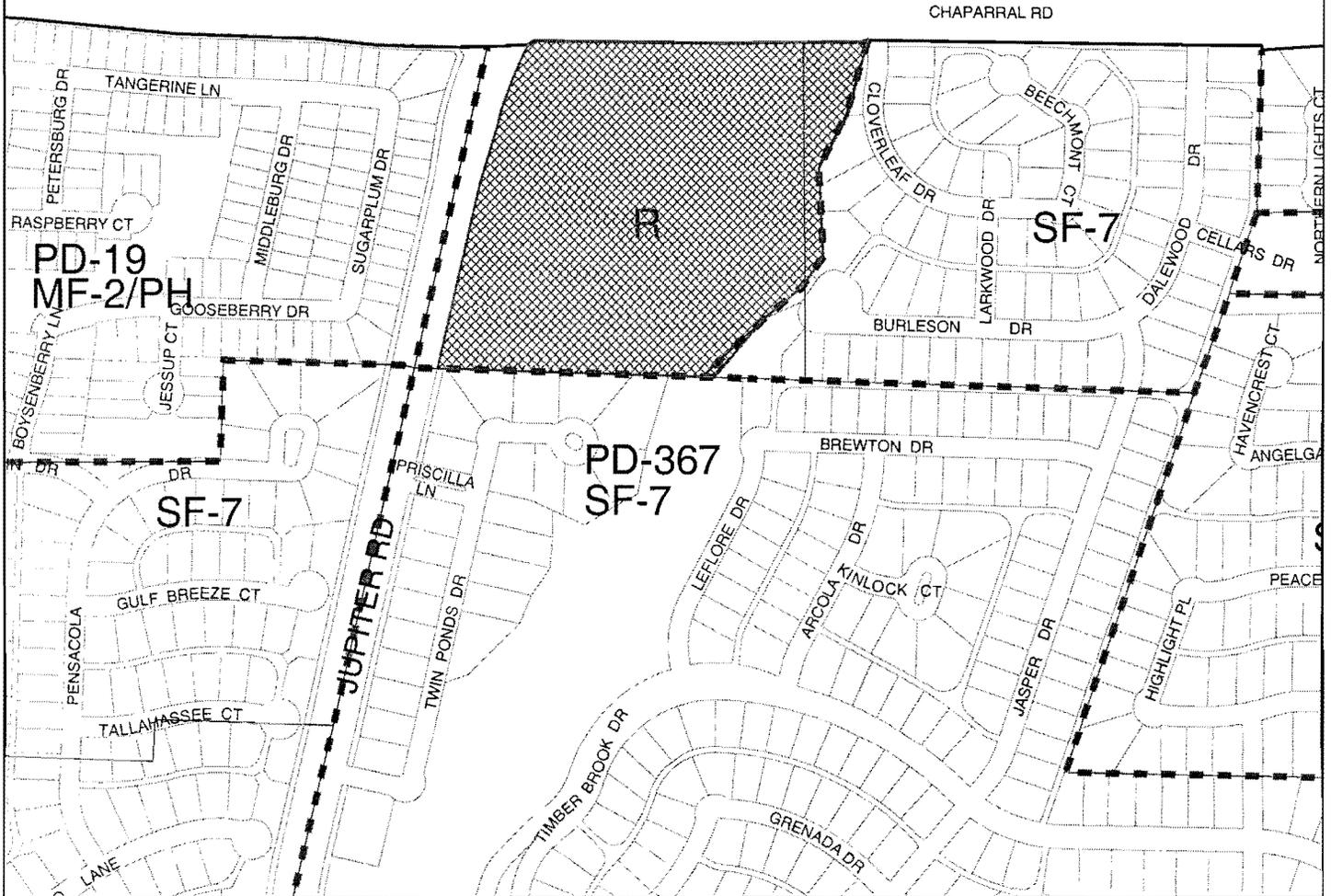
specified in Subsection 3.117 (Usable Open Space) of Section 3.100 (Supplementary Regulations for Principal Permitted Uses and Specific Uses) of Article 3 (Supplementary Regulations) of the Zoning Ordinance.

RECOMMENDATION:

Recommended for approval subject to:

1. City Council approval of Zoning Case 2012-57.
2. The Planning & Zoning Commission finding that sufficient on-street parking is available for the rear-entry lots, and granting a waiver to the on-street parking requirement.

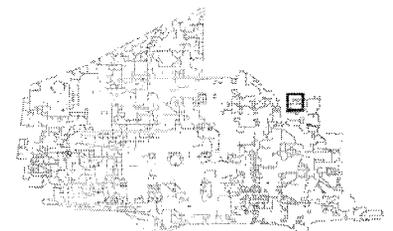
CITY OF ALLEN



Item Submitted: CONCEPT PLAN

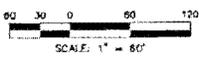
Title: TIMBER BROOK NORTH, PHASE 2

Zoning: RETAIL



○ 200' Notification Buffer





JUPITER-CHAPARRAL
4.0 AC VENTURE
Vol. 4482, Pg. 948
Shopping Center

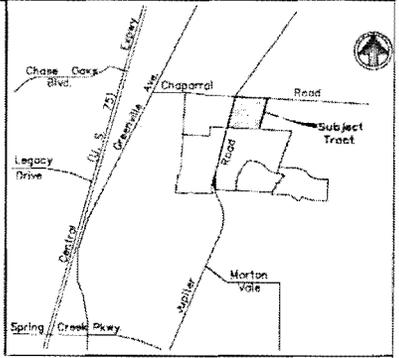
A=12°49'40"
R=935.00
L=105.17
L=209.35
CL=208.92
CB=N21°49'30"E

ALLEN COMMUNITY BAPTIST
CHURCH ADDITION
Cab. L, Page 829
Local Retail

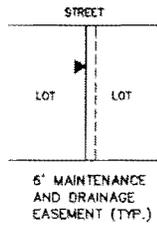
WILDWOOD VILLAGE ADDITION
Cab. P, Page 172
Local Retail

CHAPARRAL RD

JUPITER RD



LOCATION MAP N.T.S.



LOT LINE TABLE		
LINE	BEARING	DISTANCE
1.5	S 80°14'40" W	42.44'
1.6	N 58°52'45" E	35.38'
1.7	N 51°07'15" W	25.36'
1.8	N 76°12'35" W	40.00'
1.9	N 47°26'18" E	14.25'
1.10	N 33°02'51" E	13.80'
1.11	S 43°11'42" E	14.03'
1.12	S 02°33'18" W	40.72'
1.13	N 82°00'42" W	46.38'
1.14	N 58°25'18" E	14.04'
1.15	S 28°51'08" E	13.84'
1.16	S 74°02'07" E	29.91'
1.17	N 46°59'18" E	14.14'
1.18	S 43°00'42" E	14.14'
1.19	S 46°59'18" W	35.36'
1.20	S 43°00'42" E	25.36'
1.21	N 00°34'17" E	20.14'

CONCEPT PLAN
TIMBER BROOK NORTH PHASE 2
 83 PATIO HOME LOTS, 2 OPEN SPACE LOTS
 BEING 15.4316 ACRES IN THE
 JEREMIAH MUNCY SURVEY, ABSTRACT NO. 621
 CITY OF PLANO, COLLIN COUNTY, TEXAS
 JANUARY 17, 2013

~ OWNER ~ DEVELOPER ~
GREAT NORTH INVESTMENTS, LLC. DOUGLAS PROPERTIES INC.
 9901 Valley Ranch Parkway - Suite 3050 - Irving, Texas 75063 2309 Avenue K - Suite 101 - Plano, Texas 75074
 972-422-1658 972-422-1658

TIPTON ENGINEERING, INC.
 ENGINEERING - SURVEYING - PLANNING - FINANCIAL
 6300 Roovey Blvd. - Suite C - Garland, Texas 75043 (972) 296-2967
 rtipton@tiptoneng.com

LOT LINE TABLE										
LINE	BEARING	DISTANCE								
1.1	S 80°14'40" W	42.44'	N 58°52'45" E	35.38'	N 51°07'15" W	25.36'	N 76°12'35" W	40.00'	N 47°26'18" E	14.25'
1.2	N 33°02'51" E	13.80'	S 43°11'42" E	14.03'	S 02°33'18" W	40.72'	N 82°00'42" W	46.38'	N 58°25'18" E	14.04'
1.3	S 28°51'08" E	13.84'	S 74°02'07" E	29.91'	N 46°59'18" E	14.14'	S 43°00'42" E	14.14'	S 46°59'18" W	35.36'
1.4	S 43°00'42" E	25.36'	N 00°34'17" E	20.14'						

NOTE:
 1. A Masonry Well will be provided along Jupiter Road & Chaparral Road.
 2. Adequate on street vehicle parking has been provided due to the rear entry homes. Proposing 7 visitor parking spaces for the 14 lots with front entry homes.

CITY OF PLANO
PLANNING & ZONING COMMISSION

January 22, 2013

Agenda Item No. 8

Public Hearing - Preliminary Replat & Revised Site Plan:

Brinker Elementary, Block A, Lot 1R

Applicant: Plano Independent School District

DESCRIPTION:

Public primary school on one lot on 8.8± acres located at the southeast corner of Clark Parkway and Yeary Road. Zoned Agricultural and Single-Family Residence-7. Neighborhood #30.

REMARKS:

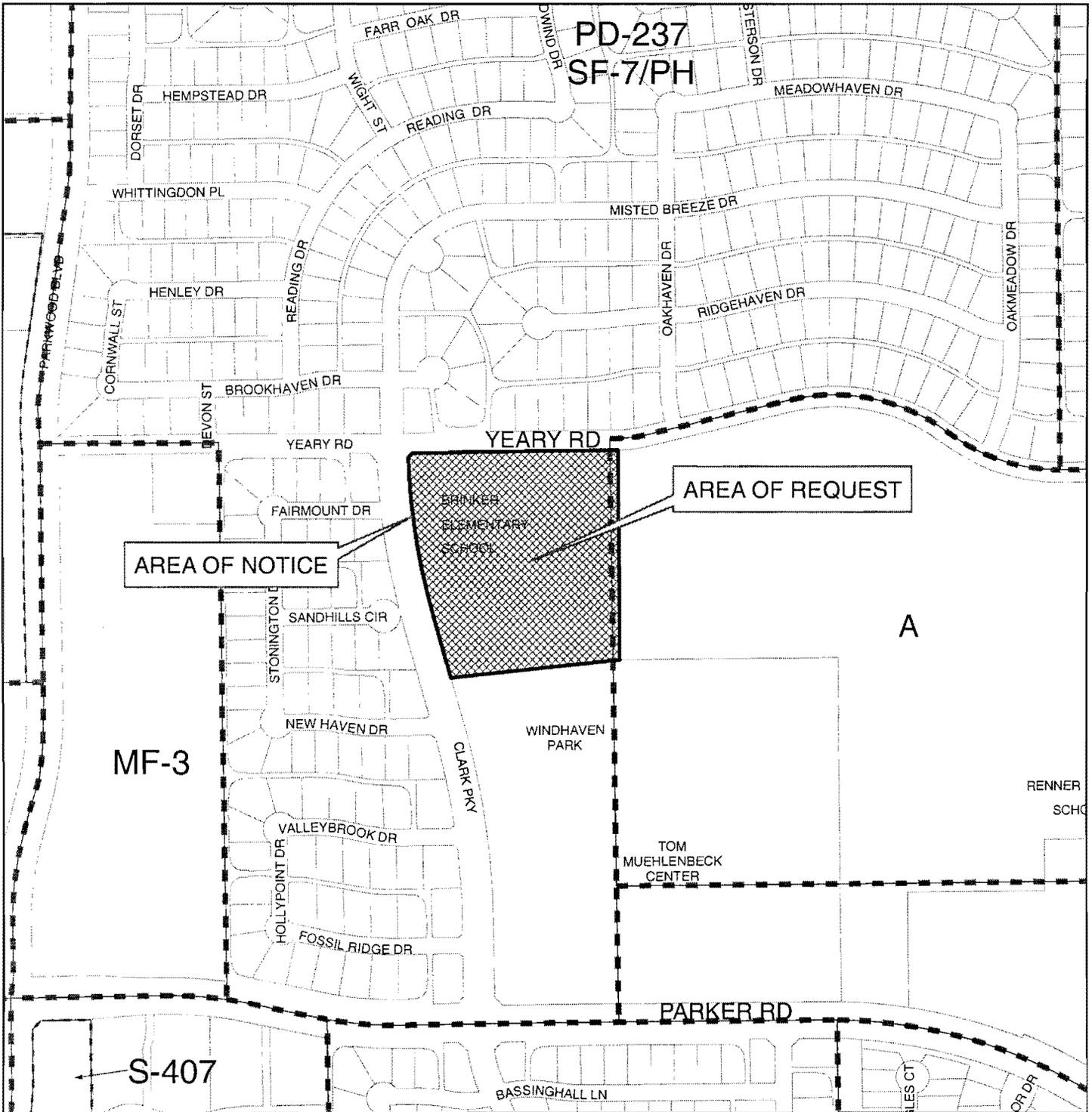
The purpose for the preliminary replat is to abandon telephone and electric easements and to modify the fire lane and access easement in order to accommodate the proposed building additions.

The purpose for the revised site plan is to show the new building additions and related site modifications.

RECOMMENDATION:

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

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

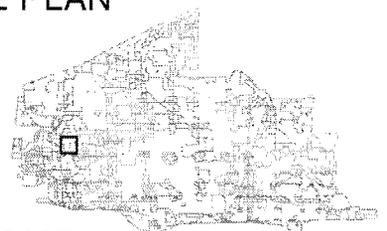


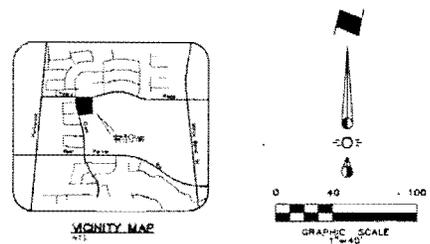
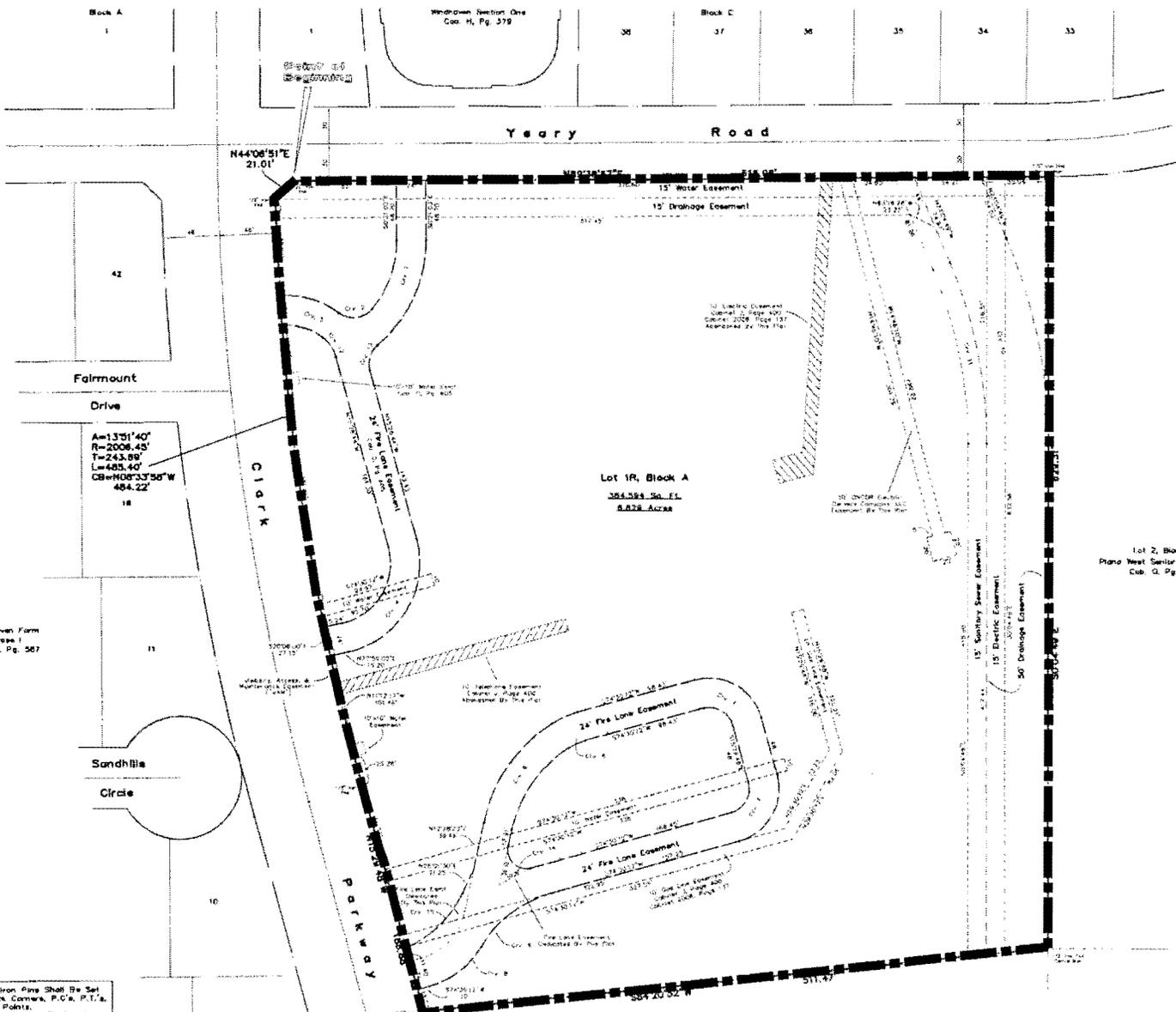
Item Submitted: PRELIMINARY REPLAT & REVISED SITE PLAN

Title: BRINKER ELEMENTARY SCHOOL
BLOCK A, LOT 1R

Zoning: PLANNED DEVELOPMENT-237-
SINGLE-FAMILY RESIDENCE-7/PATIO HOME

○ 200' Notification Buffer





Curve Data Chart			
Curve	Order	Order	Order
1	A=203.20 R=35.35 T=21.24 L=57.12	A=207.29 R=35.35 T=21.24 L=57.12	A=173.17 R=35.35 T=21.24 L=57.12
2	A=203.20 R=35.35 T=21.24 L=57.12	A=207.29 R=35.35 T=21.24 L=57.12	A=173.17 R=35.35 T=21.24 L=57.12
3	A=203.20 R=35.35 T=21.24 L=57.12	A=207.29 R=35.35 T=21.24 L=57.12	A=173.17 R=35.35 T=21.24 L=57.12
4	A=203.20 R=35.35 T=21.24 L=57.12	A=207.29 R=35.35 T=21.24 L=57.12	A=173.17 R=35.35 T=21.24 L=57.12
5	A=203.20 R=35.35 T=21.24 L=57.12	A=207.29 R=35.35 T=21.24 L=57.12	A=173.17 R=35.35 T=21.24 L=57.12
6	A=203.20 R=35.35 T=21.24 L=57.12	A=207.29 R=35.35 T=21.24 L=57.12	A=173.17 R=35.35 T=21.24 L=57.12
7	A=203.20 R=35.35 T=21.24 L=57.12	A=207.29 R=35.35 T=21.24 L=57.12	A=173.17 R=35.35 T=21.24 L=57.12
8	A=203.20 R=35.35 T=21.24 L=57.12	A=207.29 R=35.35 T=21.24 L=57.12	A=173.17 R=35.35 T=21.24 L=57.12

Lot 1R, Block A
384.584 Sq. Ft.
8.828 Acres

Lot 2, Block A
Plano West Senior High School
Cob. G. Pg. 348

Lot 2, Block A
White Rock Creek
Multi Purpose Complex
Cob. G. Pg. 991

Lot 3, Block A
White Rock Creek
Multi Purpose Complex
Cob. G. Pg. 891

PURPOSE OF REPEAT:
To abandon Telephone and Electric Easements,
and to modify the Fire Lane Easement.

NOTE:
All easements are recorded in Cabinet J, Page 400,
unless noted otherwise.

NOTE: 1" Iron Pipe Shall Be Set
At All Block Corners, P.C.'s, P.T.'s,
And Angle Points;
1/2" Iron Pipe Shall Be Set At
All Other Lot Corners.

NOTICE:
Selling any portion of this addition by meter
and bounds is a violation of City Subdivision
Ordinance and State Platting Statutes, and is
subject to fines and withholding of utilities
and building certificates.

SHEET 1 OF 2
PRELIMINARY RECORD
**BRINKER
ELEMENTARY SCHOOL**
LOT 1R, BLOCK A
Being A Replat Of Lot 1, Block A
Brinker Elementary School
Recorded in Cabinet 2006, Page 137
8.828 Acres Situated in The
D. M. TUCKER SURVEY ~ ABST. 913
PLANO, COLLIN COUNTY, TEXAS

Owner:
Plano Independent School District
8600 Alms Drive
Plano, Texas 75023
Telephone 469-752-1480

Engineer:
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972-358-1733

Surveyor:
Surdiken Surveying, Inc.
PO Box 128
Allen, Texas 75009
Telephone 972-924-8200
January 14, 2013

OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF COLLIN**

WHEREAS, the Plano Independent School District is the owner of a tract of land situated in the D. M. Tucker Survey, Abstract No. 913, City of Plano, Collin County, Texas, and being all of Lot 1, Block A, Brinker Elementary School, an addition to the City of Plano, Texas, as recorded in Cabinet 2006, Page 137, Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the south line of Yeary Road (to 60' R.O.W.), said point being the northwest end of a corner dip of the intersection of the east line of Clark Parkway;

THENCE N89°36'57"E, with the south line of Yeary Road, a distance of 616.06 feet to a 1/2" iron rod found for corner;

THENCE S00°04'48"E, leaving Yeary Road, a distance of 829.31 feet to a 1/2" iron rod found for corner;

THENCE S84°20'52"W, a distance of 511.47 feet to a 1/2" iron rod found for corner in the east line of Clark Parkway;

THENCE N15°29'48"W, with the east line of Clark Parkway, a distance of 106.88 feet to a 1/2" iron rod found for corner and the beginning of a curve to the right having a central angle of 133°14", a radius of 2008.45 feet, a tangent length of 243.89 feet, and a chord bearing N06°33'56"W, 494.22 feet;

THENCE in a northerly direction along said curve to the right, and with the west line of Clark Parkway, an arc distance of 485.40 feet to a 1/2" iron rod found for corner and the end of said curve, said point being the southwest end of the aforementioned corner dip;

THENCE N44°08'31"E, along said corner dip, a distance of 21.01 feet to the **POINT OF BEGINNING** and **CONTAINING** 364,564 square feet, or 8.829 acres of land.

BASIS OF READING:

The plat of White Rock Creek Multi Purpose Complex, as recorded in Cabinet 0, Page 605.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT the Plano Independent School District, acting herein by and through its duly authorized officers, does hereby adopt the plat designating the heretofore described property as Lot 1R, Block A, Brinker Elementary School, an addition to the City of Plano, Texas, and does hereby dedicate, in fee simple, for 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 growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in Landscape Easements. If approved 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 same unless the easement limits the use to particular utilities, said 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 keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems and 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, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

That the undersigned does hereby covenant and agree that he shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he shall maintain the same in a state of good repair at all times and keep the same free and clear any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of the apparatus. The maintenance of paving 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 Fire Marshal or his duly authorized representative or the Chief of Police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

VEHICULAR ACCESS AND MAINTENANCE EASEMENT

The area or areas shown on the plat as "VAM" (Vehicle Access and Maintenance) Easements are hereby given and granted to the City, its successors and assigns, as an easement to provide vehicle right of access, and maintenance upon and across said VAM Easement. The City shall have the right, but not the obligation, to maintain any and all landscaping within the VAM Easement. Should the City exercise this maintenance right, it shall be permitted to remove and dispose of any and all landscape improvements including, without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may without maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstructions thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

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

Witness my hand this the _____ day of _____, 2013.

Plano Independent School District
Stephen Fortenberry
Associate Superintendent

**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 Stephen Fortenberry, 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 thereof expressed.

Given under my hand and seal of office this the _____ day of _____, 2013.

Notary Public in and for
The State of Texas

CERTIFICATE OF APPROVAL

APPROVED this _____ day of _____, 2013,
by the Planning and Zoning Commission, City of Plano, Texas.

Chairman, Planning and Zoning Commission

**STATE OF TEXAS
COUNTY OF COLLIN**

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

Given under my hand and seal of office this the _____ day of _____, 2013.

Notary Public in and for
The State of Texas

Secretary, Planning & Zoning Commission
Or City Engineer

**STATE OF TEXAS
COUNTY OF COLLIN**

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

Given under my hand and seal of office this the _____ day of _____, 2013.

Notary Public in and for
The State of Texas

SURVEYOR'S CERTIFICATE

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

David J. Surdukan
Registration No. 4613

**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 David J. Surdukan, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 2013.

Notary Public in and for
The State of Texas

SHEET 2 OF 2
PRELIMINARY REPLAT

**BRINKER
ELEMENTARY SCHOOL
LOT 1R, BLOCK A**

Being A Replat Of Lot 1, Block A
Brinker Elementary School
Recorded in Cabinet 2006, Page 137
**8.829 Acres Situated In The
D. M. TUCKER SURVEY ~ ABST. 913
PLANO, COLLIN COUNTY, TEXAS**

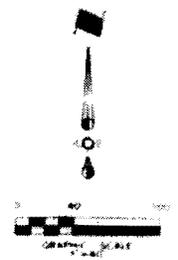
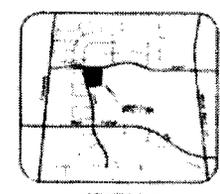
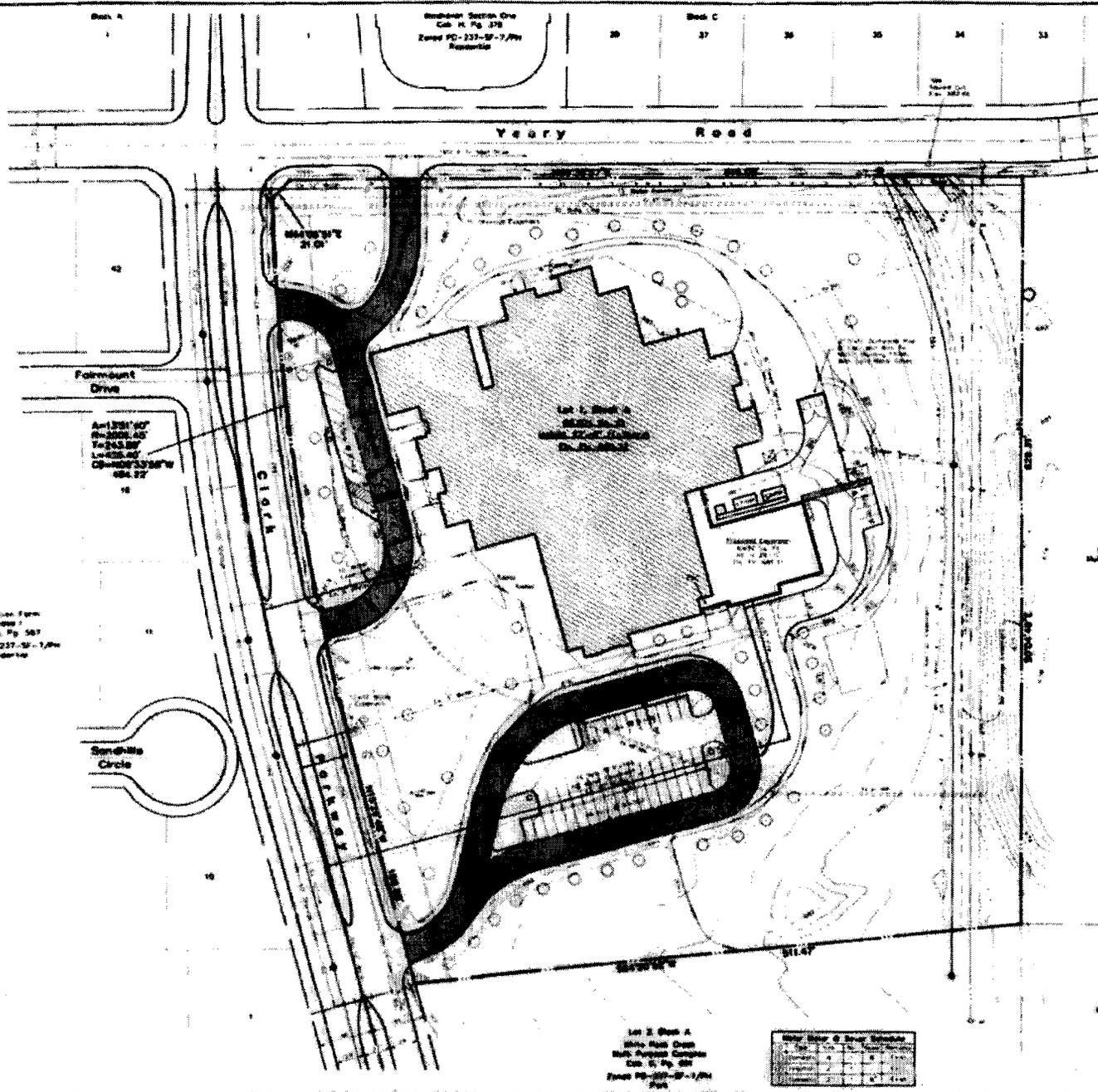
OWNER
Plano Independent School District
8800 Alma Drive
Plano, Texas 75023
Telephone 469 732-1480

ENGINEER
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 398-1733

SURVEYOR
Surdukan Surveying, Inc.
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200
January 14, 2013

NOTE: 1" Iron Pins Shall Be Set At All Block Corners, P.C.'s, P.T.'s, And Angle Points. 1/2" Iron Pins Shall Be Set At All Other Lot Corners.

NOTICE: Selling any portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State Plotting Statutes, and is subject to fines and withholding of utilities and building certificates.



GENERAL NOTES

1. All work shall be in accordance with the 2008 Texas Building Code.
2. The owner shall be responsible for obtaining all necessary permits.
3. All materials and workmanship shall conform to the requirements of the applicable building codes.
4. The contractor shall be responsible for obtaining all necessary permits.
5. The contractor shall be responsible for obtaining all necessary permits.
6. The contractor shall be responsible for obtaining all necessary permits.
7. The contractor shall be responsible for obtaining all necessary permits.
8. The contractor shall be responsible for obtaining all necessary permits.
9. The contractor shall be responsible for obtaining all necessary permits.
10. The contractor shall be responsible for obtaining all necessary permits.

SITE DATA SUMMARY TABLE

Item	Value
Lot Area	10,000 sq. ft.
Building Area	5,000 sq. ft.
Site Coverage	50%
Site Slope	0.5%
Site Elevation	100 feet
Site Orientation	North
Site Access	From M147
Site Utilities	Water, Sewer, Gas, Electric
Site Surroundings	Residential, Commercial
Site Constraints	None
Site Recommendations	See Notes

**REVISED SITE PLAN
BRINKER
ELEMENTARY SCHOOL
LOT 1, BLOCK A
situated in the
D. M. TUCKER SURVEY - ABST. 913
PLANO, COLLIN COUNTY, TEXAS**

Lot 1, Block A
Whole Road Cross
Multi-Purpose Complex
Cub. C, Pg. 99
Zone A
Middle School

Blinn
Harris Independent School District
6600 Sibley Drive
Houston, Texas 77053
Telephone 972 578-6262

Blinn
Blinn Engineering, Inc.
911 West Loop West
Houston, Texas 77030
Telephone 972 896-1133
August 8, 2008

REVISIONS TO REVISED SITE PLAN
To incorporate new location addition.

Lot 2, Block A
Whole Road Cross
Multi-Purpose Complex
Cub. C, Pg. 99
Zone A
Middle School

Revision	Description	Date
1	Initial Issue	8/8/08
2	Revised Site Plan	8/8/08

Block A
Brinker Section One
Cub. H, Pg. 378
Zone PD-237-SF-1, 2/A
Residential

Block C
30 37 38 39 34 33

Blinn Section One
Phase 1
Cub. G, Pg. 587
Zone PD-237-SF-1, 2/A
Residential

PREVIOUSLY APPROVED REVISED SITE PLAN

CITY OF PLANO
PLANNING & ZONING COMMISSION

January 22, 2013

Agenda Item No. 9

Public Hearing - Preliminary Replat & Revised Site Plan:
Daffron Elementary School, Block 1, Lot 1R

Applicant: Plano Independent School District

DESCRIPTION:

Public primary school on one lot on 8.8± acres located at the southeast corner of Lorimar Drive and Preston Meadow Drive. Zoned Single-Family Residence-9. Neighborhood #32.

REMARKS:

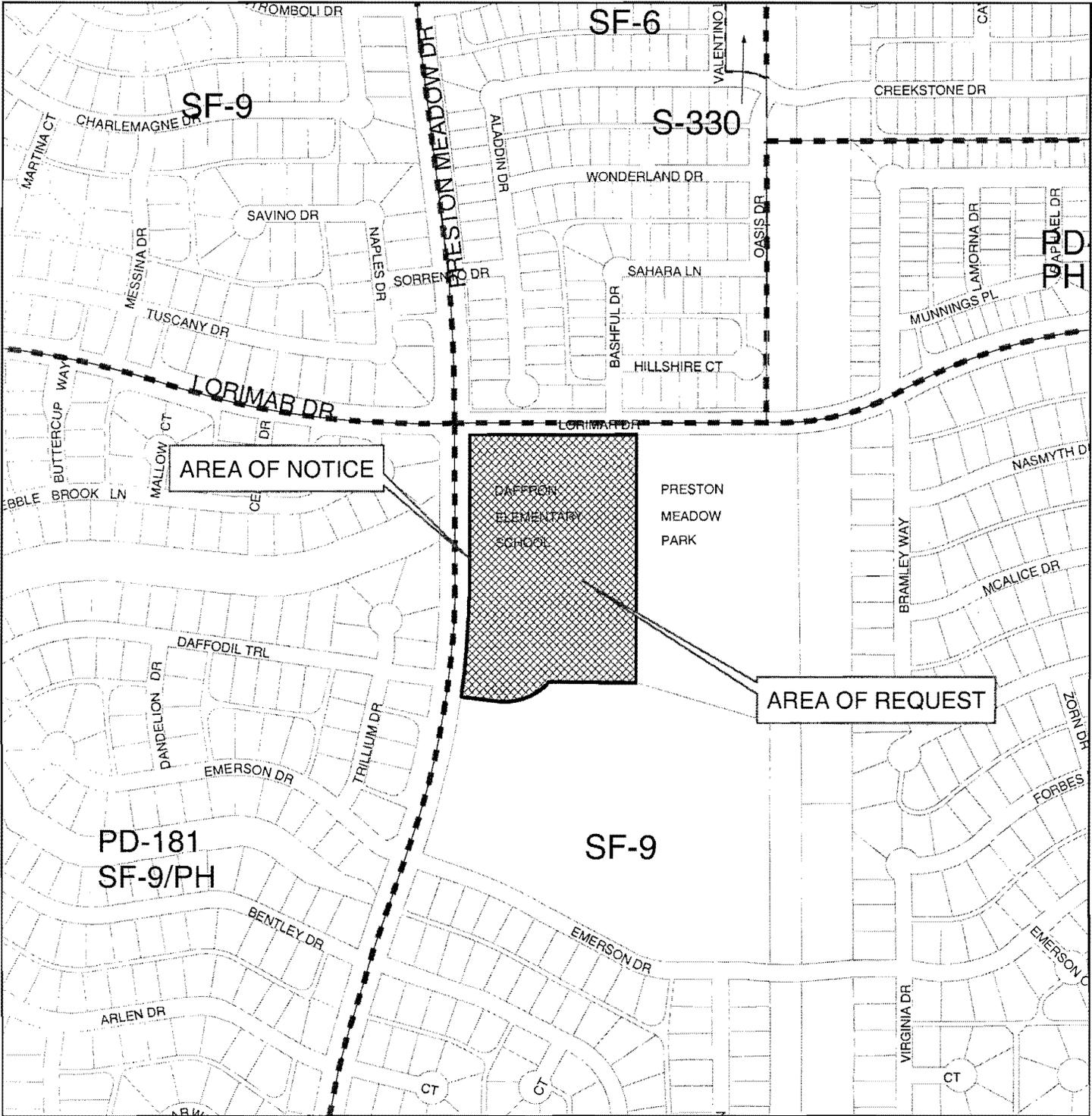
The purpose for the preliminary replat is to revise the fire lane, access, and water easements in order to accommodate the proposed building additions.

The purpose for the revised site plan is to show the new building additions and related site modifications.

RECOMMENDATION:

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

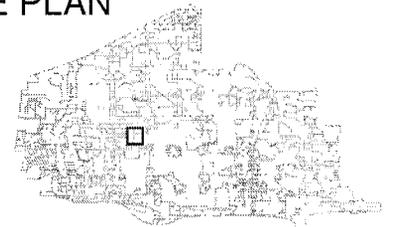
Revised Site Plan: Recommended for approval as submitted.



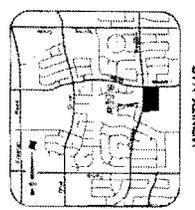
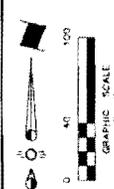
Item Submitted: PRELIMINARY REPLAT & REVISED SITE PLAN

Title: DAFFRON ELEMENTARY SCHOOL
BLOCK 1, LOT 1R

Zoning: SINGLE-FAMILY RESIDENCE-9



○ 200' Notification Buffer



Preston Meadows Phase II
 Cab. N, Pg. 18
 Case No. PG 441

The Village Of Preston Meadows
 Phase II
 Cab. N, Pg. 18
 Case C

The Village Of Preston Meadows
 Phase II
 Cab. N, Pg. 618

A=35732.18'
 R=1800.00'
 L=179.27'
 CB=571700.36"
 196.33'

Lot 1, Block 1
 Daffron Elementary School Addition
 Cab. G, Pg. 732

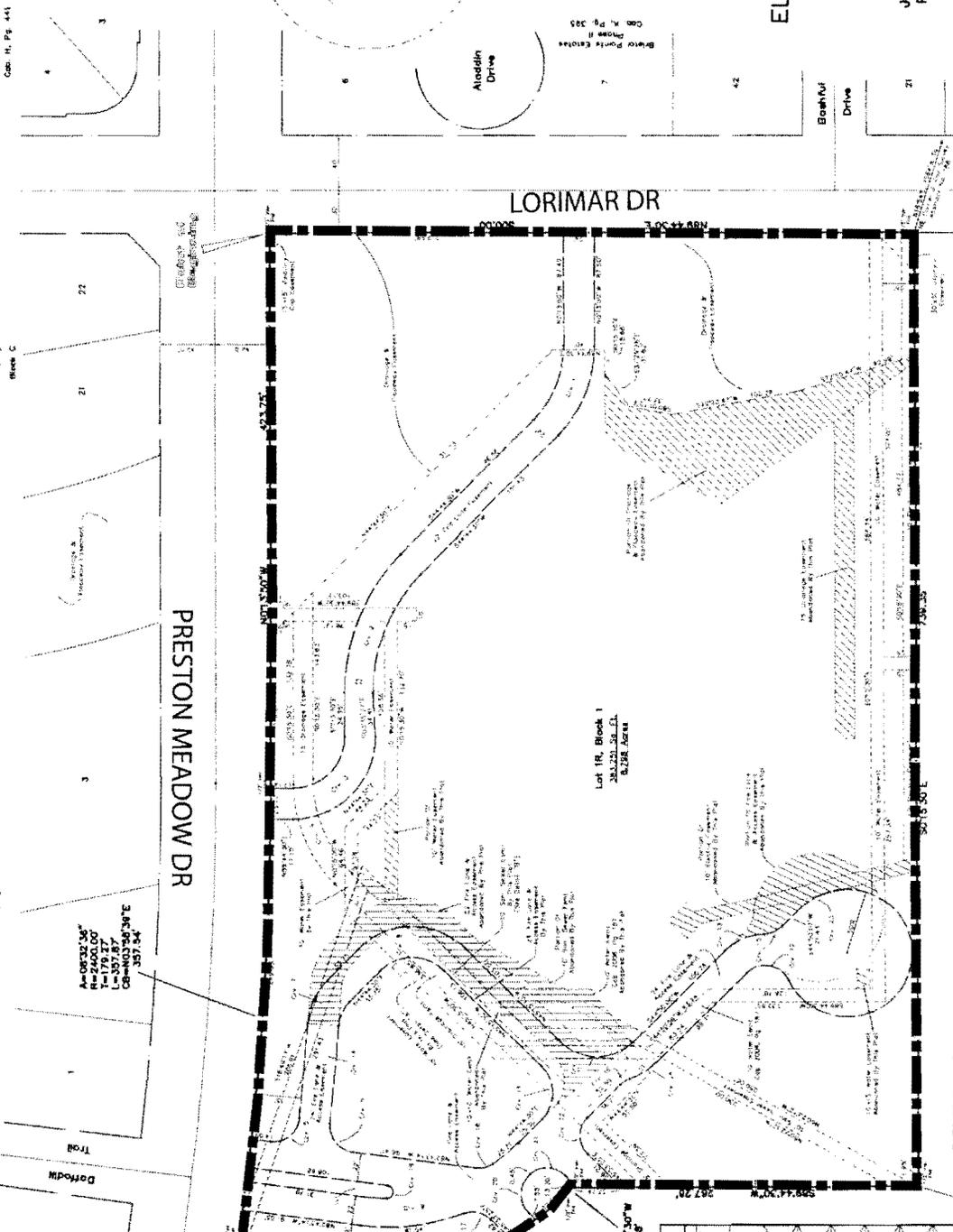
A=5732.18'
 R=1800.00'
 L=179.27'
 CB=571700.36"
 196.33'

Curve No.	Stationing	Radius (R)	Length (L)	Chord (C)	Chord Bearing (CB)
1	1+00.00	1800.00	179.27	35732.18	571700.36
2	1+179.27	1800.00	179.27	35732.18	571700.36
3	1+358.54	1800.00	179.27	35732.18	571700.36
4	1+537.81	1800.00	179.27	35732.18	571700.36
5	1+717.08	1800.00	179.27	35732.18	571700.36
6	1+896.35	1800.00	179.27	35732.18	571700.36
7	1+1075.62	1800.00	179.27	35732.18	571700.36
8	1+1254.89	1800.00	179.27	35732.18	571700.36
9	1+1434.16	1800.00	179.27	35732.18	571700.36
10	1+1613.43	1800.00	179.27	35732.18	571700.36
11	1+1792.70	1800.00	179.27	35732.18	571700.36
12	1+1971.97	1800.00	179.27	35732.18	571700.36
13	1+2151.24	1800.00	179.27	35732.18	571700.36
14	1+2330.51	1800.00	179.27	35732.18	571700.36
15	1+2509.78	1800.00	179.27	35732.18	571700.36
16	1+2689.05	1800.00	179.27	35732.18	571700.36
17	1+2868.32	1800.00	179.27	35732.18	571700.36
18	1+3047.59	1800.00	179.27	35732.18	571700.36
19	1+3226.86	1800.00	179.27	35732.18	571700.36
20	1+3406.13	1800.00	179.27	35732.18	571700.36
21	1+3585.40	1800.00	179.27	35732.18	571700.36
22	1+3764.67	1800.00	179.27	35732.18	571700.36
23	1+3943.94	1800.00	179.27	35732.18	571700.36
24	1+4123.21	1800.00	179.27	35732.18	571700.36
25	1+4302.48	1800.00	179.27	35732.18	571700.36
26	1+4481.75	1800.00	179.27	35732.18	571700.36
27	1+4661.02	1800.00	179.27	35732.18	571700.36
28	1+4840.29	1800.00	179.27	35732.18	571700.36
29	1+5019.56	1800.00	179.27	35732.18	571700.36
30	1+5198.83	1800.00	179.27	35732.18	571700.36
31	1+5378.10	1800.00	179.27	35732.18	571700.36
32	1+5557.37	1800.00	179.27	35732.18	571700.36
33	1+5736.64	1800.00	179.27	35732.18	571700.36
34	1+5915.91	1800.00	179.27	35732.18	571700.36

SHEET 1 OF 2
 PRELIMINARY REPEAT
DAFFRON
ELEMENTARY SCHOOL
 LOT 1R, BLOCK 1

Being A Repeat Of Lot 1R, Block 1
 Daffron Elementary School
 Recorded In Cabinet 2000, Page 187
 8.798 Acres Situated In The
JOHN COX SURVEY ~ ABST. 188
PLANO, COLLIN COUNTY, TEXAS

Date: 12/14/2010
 Drawn: [Name]
 Checked: [Name]
 Title: [Title]
 Scale: [Scale]
 Project: [Project Name]
 Client: [Client Name]
 Address: [Address]
 City: [City]
 State: [State]
 Zip: [Zip]
 Phone: [Phone]
 Fax: [Fax]



NOTICE: This plat shows the site of the proposed school building and parking areas. It is not intended to show the location of any existing or proposed utility lines. The location of any existing or proposed utility lines shall be shown on a separate utility map. The location of any existing or proposed utility lines shall be shown on a separate utility map.

NOTE: The site plan shows the site of the proposed school building and parking areas. It is not intended to show the location of any existing or proposed utility lines. The location of any existing or proposed utility lines shall be shown on a separate utility map. The location of any existing or proposed utility lines shall be shown on a separate utility map.

NOTE: All easements are recorded in Cabinet G, Page 732, unless noted otherwise.

OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF COLLIN**

WHEREAS, the Plano Independent School District is the owner of a tract of land situated in the John Cox Survey, Abstract No. 186, City of Plano, Collin County, Texas, and being all of Lot 1R, Block 1, Daffron Elementary School, an addition to the city of Plano, Texas, as recorded in Cabinet 2006, Page 187, Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the intersection of the west line of Preston Meadow Drive (an 85' R.G.W.) with the south line of Lorimar Drive (a 60' R.G.W.);

THENCE N89°44'30"E, with the south line of Lorimar Drive, a distance of 500.00 feet to a 1/2" iron rod found for corner;

THENCE S00°15'30"E, leaving Lorimar Drive, a distance of 739.35 feet to a 1/2" iron rod found for corner in the north line of Lot 2, Block 1, of Daffron Elementary School Addition, as recorded in Cabinet G, Page 732, Plat Records of Collin County, Texas;

THENCE S59°44'30"W, with the north line of said Lot 2, a distance of 287.28 feet to a 1/2" iron rod found for corner;

THENCE S44°44'30"W, a distance of 5.18 feet to a 1/2" iron rod found for corner and the beginning of a curve to the right having a central angle of S23°21'0", a radius of 180.00 feet, a tangent length of 68.84 feet, and a chord bearing S71°00'36"W, 156.33 feet;

THENCE in a westerly direction along said curve to the right, and with north line of said Lot 2, an arc distance of 185.05 feet to a 1/2" iron rod found for corner and the end of said curve;

THENCE N82°43'14"W, with the north line of said Lot 2, a distance of 103.71 feet to a 3/8" iron rod found for corner in the aforementioned west line of Preston Meadow Drive, said point being the beginning of a non-tangent curve to the left having a central angle of 06°32'36", a radius of 2400.00 feet, a tangent length of 179.27 feet, and a chord bearing N03°38'36"E, 357.54 feet;

THENCE in a northerly direction along said curve to the left, and with the east line of Preston Meadow Drive, an arc distance of 357.87 feet to a 1/2" iron rod found for corner and the end of said curve;

THENCE N00°15'50"W, with the east line of Preston Meadow Drive, a distance of 423.73 feet to the POINT OF BEGINNING and CONTAINING 363.231 square feet, or 8.798 acres of land.

BASIS OF BEARINGS:

The bearings are based on the plat of Daffron Elementary School Addition, as recorded in Cabinet G, Page 732, Plat Records of Collin County, Texas.

PURPOSE OF REPLAT:

To revise the Fire Lane Easement and Water Easement on the south and west side of the school.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, the Plano Independent School District, acting through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Daffron Elementary School, Lot 1R, Block 1, an addition to the City of Plano, Texas, and does hereby dedicate, in fee simple, for 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 growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved 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 same unless the easement limits the use to particular utilities, said 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 keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems on 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, pot-holing, 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 shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he shall maintain the same in a state of good repair at all times and keep the same free and clear any structures, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving 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 police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

The undersigned does covenant and agree that the Access Easement may be utilized by any person or the general public for ingress and egress to other road property, and for the purpose of General Public vehicular and pedestrian use and access, and for the Department and emergency use in, along, upon, and across said premises, with the right and privilege at all times of the City of Plano, its agents, employees, workmen and representatives having ingress, egress, and egress in, along, upon and across said premises.

DRAINAGE AND FLOODWAY EASEMENT

This plat hereby adopted by the Owners and approved by the City of Plano (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns. Portion of Block A, as shown on the plot is called "Drainage and Floodway Easement" and is the natural drainage channel crossing each lot. The existing creek or creeks traversing along the Drainage and Floodway Easement within the limits of this addition, will remain as an open channel at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage courses in the Drainage and Floodway Easement. The City will not be responsible for the maintenance and operation of said creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement or the natural drainage channels, as herein above defined. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the Drainage and Floodway Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the natural drainage channel, traversing or adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Floodway Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City will not be held liable for any damage of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the natural drainage channels. Building areas outside the Drainage and Floodway Easement line shall be filled to a minimum elevation as shown on the plot. The minimum floor elevation for each lot shall be as shown on the plot.

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

Witness my hand this the _____ day of _____, 2013.

Plano Independent School District
Stephen Fortenberry
Associate Superintendent

**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 Stephen Fortenberry, 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 thereof expressed.

Given under my hand and seal of office this the _____ day of _____, 2013.

Notary Public in and for
The State of Texas

CERTIFICATE OF APPROVAL

APPROVED this _____ day of _____, 2013,
by the Planning and Zoning Commission, City of Plano, Texas.

Chairman, Planning and Zoning Commission

**STATE OF TEXAS
COUNTY OF COLLIN**

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

Given under my hand and seal of office this the _____ day of _____, 2013.

Notary Public in and for
The State of Texas

Secretary, Planning & Zoning Commission
Or City Engineer

**STATE OF TEXAS
COUNTY OF COLLIN**

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

Given under my hand and seal of office this the _____ day of _____, 2013.

Notary Public in and for
The State of Texas

SURVEYOR'S CERTIFICATE

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

David J. Surdolan
Registration No. 4613

**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 thereof expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 2013.

Notary Public in and for
The State of Texas

SHEET 2 OF 2
PRELIMINARY REPLAT

**DAFFRON
ELEMENTARY SCHOOL
LOT 1R, BLOCK 1**

Being A Replat Of Lot 1R, Block 1
Daffron Elementary School
Recorded in Cabinet 2006, Page 187

**8.798 Acres Situated in The
JOHN COX SURVEY ~ ABST. 186
PLANO, COLLIN COUNTY, TEXAS**

OWNER:
Plano Independent School District
8600 Alma Drive
Plano, Texas 75023
Telephone 469-732-1480

ENGINEER:
RLK Engineering, Inc.
111 West Main Street
Allen, Texas 75013
Telephone 972-308-1733

SURVEYOR:
Surdolan Surveying, Inc.
PO Box 128
Allen, Texas 75009
Telephone 972-924-8200
January 14, 2013

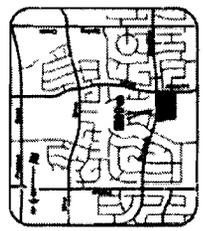
NOTE: 1" Iron Pine Shall Be Set At All Block Corners, P.C.'s, P.T.'s, And Angle Points.
1/2" Iron Pine Shall Be Set At All Other Lot Corners.

NOTICE:
Selling any portion of this addition by rules and bounds is a violation of City Ordinance and State laws, and is subject to fines and withholding of utilities and building permits.

**DAFFRON
ELEMENTARY SCHOOL
PLANO, TEXAS
SITE PLAN**

Project No.	01
Sheet No.	5
Project Name	DAFFRON ELEMENTARY SCHOOL
Client	PLANO ISD
Location	LOT 1, BLOCK 1, JOHN COX SURVEY ~ ABST. 188, PLANO, COLLIN COUNTY, TEXAS
Scale	1" = 40'
Date	11/12/13
Author	PLANNING DEPT.
Checker	PLANNING DEPT.
Reviewer	PLANNING DEPT.
Approved	PLANNING DEPT.

PRR ENGINEERING
 2000 WEST LAKE AVENUE
 PLANO, TEXAS 75075
 972-388-0200
 FAX 972-388-0200



SCHEMATIC MAP

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHS OF THE SITE AND NEIGHBORING AREAS TO DETERMINE EXISTING CONDITIONS AND TO IDENTIFY ANY OBSTACLES TO CONSTRUCTION.
3. THE DESIGNER HAS CONDUCTED A VISUAL SURVEY OF THE SITE AND NEIGHBORING AREAS TO DETERMINE EXISTING CONDITIONS AND TO IDENTIFY ANY OBSTACLES TO CONSTRUCTION.
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12. THE DESIGNER HAS CONDUCTED A VISUAL SURVEY OF THE SITE AND NEIGHBORING AREAS TO DETERMINE EXISTING CONDITIONS AND TO IDENTIFY ANY OBSTACLES TO CONSTRUCTION.

STANDARD SUMMARY TABLE

Project No.	01
Project Name	DAFFRON ELEMENTARY SCHOOL
Client	PLANO ISD
Location	LOT 1, BLOCK 1, JOHN COX SURVEY ~ ABST. 188, PLANO, COLLIN COUNTY, TEXAS
Scale	1" = 40'
Date	11/12/13
Author	PLANNING DEPT.
Checker	PLANNING DEPT.
Reviewer	PLANNING DEPT.
Approved	PLANNING DEPT.

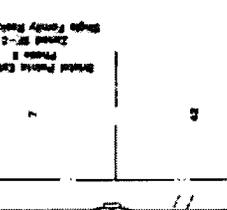
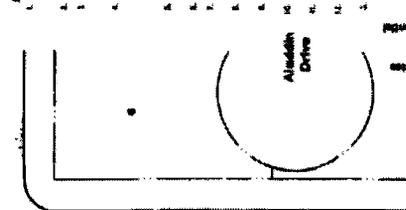
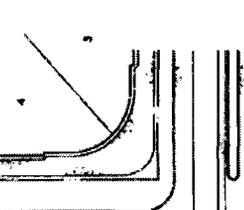
REVISED SITE PLAN

**DAFFRON
ELEMENTARY SCHOOL**

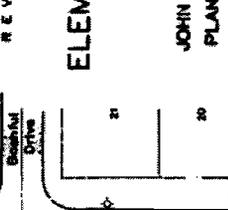
LOT 1, BLOCK 1
 situated in the
JOHN COX SURVEY ~ ABST. 188
PLANO, COLLIN COUNTY, TEXAS

Client:
 Plano Independent School District, 1465 E. 12th Street,
 Plano, Texas 75075
 Telephone: 972-871-3140
 Planning Dept.
 111 East Plano Street,
 Plano, Texas 75075
 Telephone: 972-388-1233

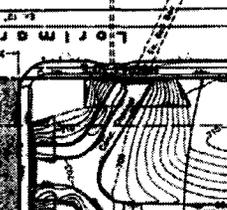
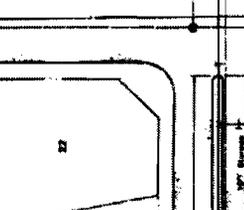
The Village Of Preston Meadows
 Phase I
 Zoned R-10-10 / SF-10/10
 Single Family Residential



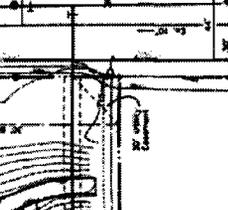
The Village Of Preston Meadows
 Phase II
 Zoned R-10-10 / SF-10/10
 Single Family Residential



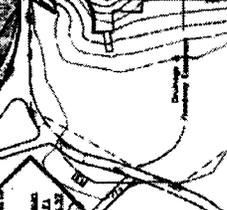
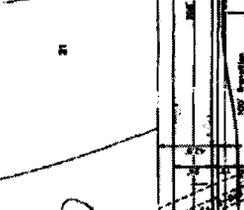
The Village Of Preston Meadows
 Phase III
 Zoned R-10-10 / SF-10/10
 Single Family Residential



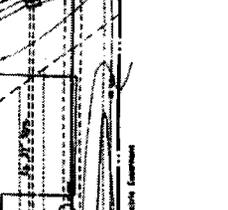
The Village Of Preston Meadows
 Phase IV
 Zoned R-10-10 / SF-10/10
 Single Family Residential



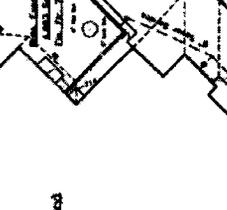
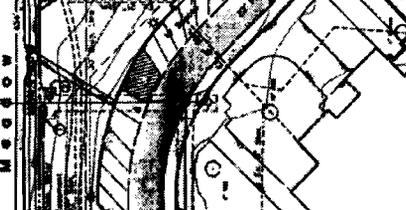
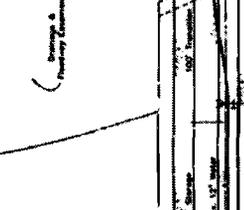
The Village Of Preston Meadows
 Phase V
 Zoned R-10-10 / SF-10/10
 Single Family Residential



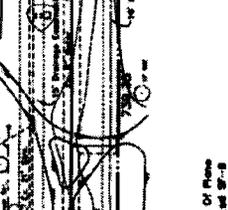
The Village Of Preston Meadows
 Phase VI
 Zoned R-10-10 / SF-10/10
 Single Family Residential



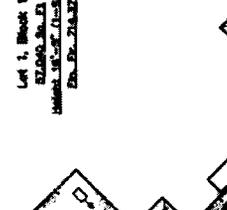
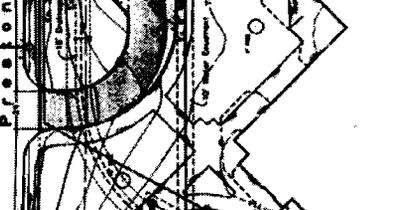
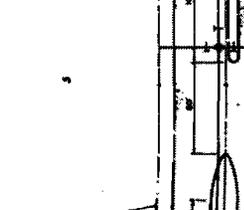
The Village Of Preston Meadows
 Phase VII
 Zoned R-10-10 / SF-10/10
 Single Family Residential



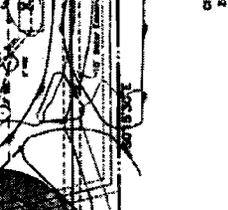
The Village Of Preston Meadows
 Phase VIII
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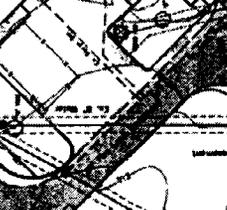
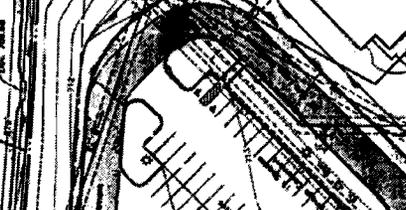
The Village Of Preston Meadows
 Phase IX
 Zoned R-10-10 / SF-10/10
 Single Family Residential



The Village Of Preston Meadows
 Phase X
 Zoned R-10-10 / SF-10/10
 Single Family Residential



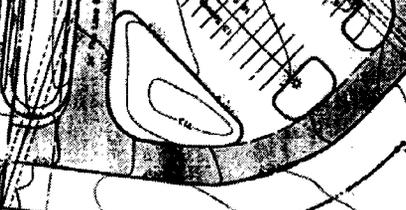
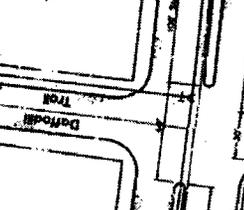
The Village Of Preston Meadows
 Phase XI
 Zoned R-10-10 / SF-10/10
 Single Family Residential



The Village Of Preston Meadows
 Phase XII
 Zoned R-10-10 / SF-10/10
 Single Family Residential



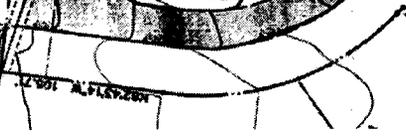
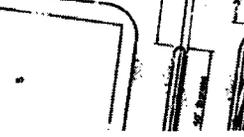
The Village Of Preston Meadows
 Phase XIII
 Zoned R-10-10 / SF-10/10
 Single Family Residential



The Village Of Preston Meadows
 Phase XIV
 Zoned R-10-10 / SF-10/10
 Single Family Residential



The Village Of Preston Meadows
 Phase XV
 Zoned R-10-10 / SF-10/10
 Single Family Residential



The Village Of Preston Meadows
 Phase XVI
 Zoned R-10-10 / SF-10/10
 Single Family Residential



BENCH MARK:
 City of Plano, G.S. Point P-4
 Elevation: 848.38

1	Sheet	1	of	1
2	Scale	1"	=	40'
3	Date	11/12/13		
4	Author	PLANNING DEPT.		
5	Checker	PLANNING DEPT.		
6	Reviewer	PLANNING DEPT.		
7	Approved	PLANNING DEPT.		

RELEASE OF REVISED SITE PLAN:
 To incorporate new information address:
 111 East Plano Street,
 Plano, Texas 75075
 Telephone: 972-388-1233

CITY OF PLANO
PLANNING & ZONING COMMISSION

January 22, 2013

Agenda Item No. 10

Public Hearing - Replat: BAC Coit, Block 1, Lot 1

Applicant: Bank of America, N.A.

DESCRIPTION:

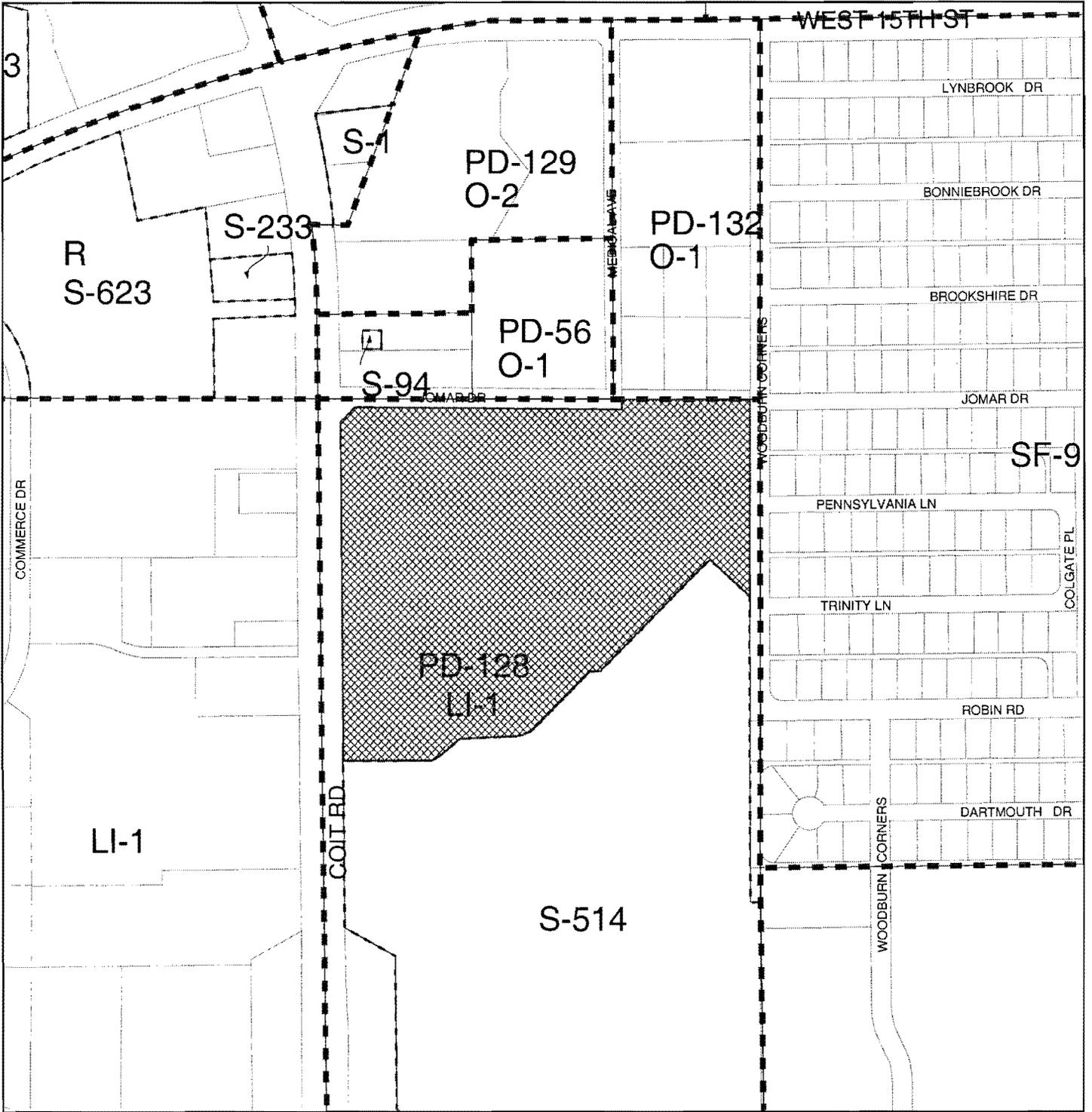
Data center on 23.8± acres located at the southeast corner of Coit Road and Jomar Drive. Zoned Planned Development-128-Light Industrial-1. Neighborhood #64.

REMARKS:

The purpose for the replat is to abandon and dedicate easements necessary for completing the modifications to the existing data center development.

RECOMMENDATION:

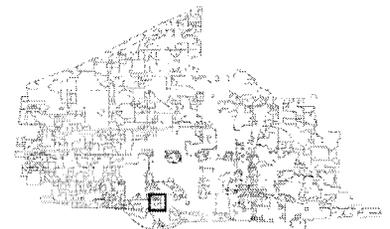
Recommended for approval as submitted.



Item Submitted: REPLAT

Title: BAC COIT
BLOCK 1, LOT 1

Zoning: PLANNED DEVELOPMENT-128-LIGHT INDUSTRIAL-1



○ 200' Notification Buffer



CITY OF PLANO

PLANNING & ZONING COMMISSION

January 22, 2013

Agenda Item No. 11

Preliminary Site Plan: East Plano Islamic Addition, Block A, Lot 1

Applicant: East Plano Islamic Center (EPIC)

DESCRIPTION:

Religious facility on one lot on 9.9± acres located on the south side of 14th Street, east and west of Star Court. Zoned Planned Development-202-Research/Technology Center. Neighborhood #51.

REMARKS:

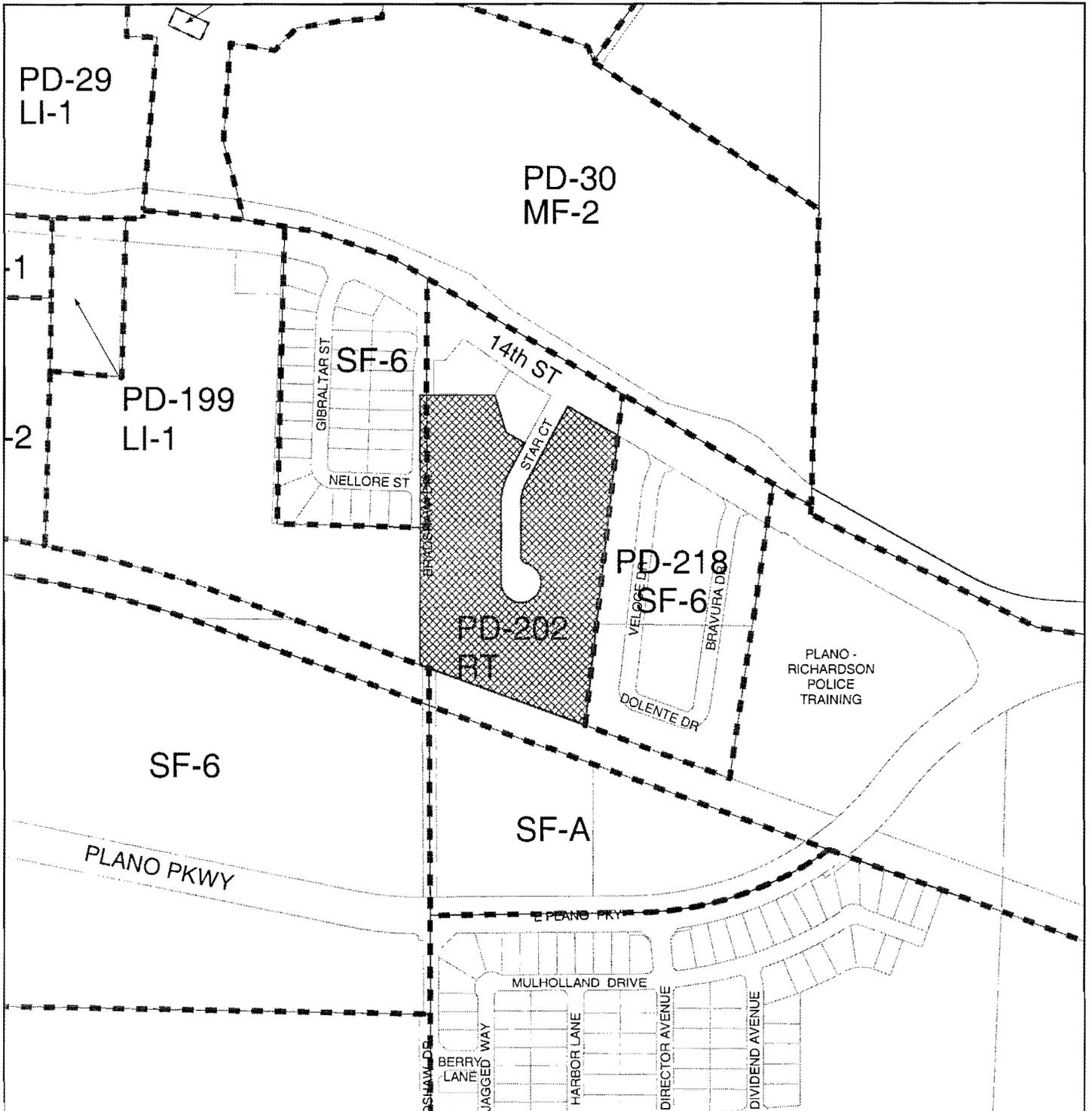
The purpose for the preliminary site plan is to add a new religious facility building and show future school and office buildings. The applicant is seeking approval to allow an irrigated living screen in lieu of the required masonry wall along the east and a portion of the west property lines of the overall development. To the east, the property is zoned Planned Development-218-Single-Family Residence-6 (PD-218-SF-6) and is currently undeveloped. To the west, across Bradshaw Drive, the properties are zoned SF-6 and Planned Development-202-Research/Technology Center (PD-202-RT) and are partially developed as single-family residences. The applicant is proposing to abandon a portion of Bradshaw Drive to the west, which would then require them to build screening for the portion of their property that would become a side property line to the adjacent property zoned SF-6. Section 3.1000 (Screening, Fence, and Wall Regulations) of Article 3 (Supplementary Regulations) of the Zoning Ordinance requires a minimum six-foot masonry screening wall to be placed between residential and commercial zoned properties. In instances where the Planning & Zoning Commission believes the screening requirement may be better met by an irrigated living screen, it may allow an irrigated living screen in lieu of a masonry wall.

There are several other properties in the city where an irrigated living screen has been used in lieu of a masonry wall to screen commercial properties from residential development. Staff believes this is an appropriate location for an irrigated living screen as it would provide a natural buffer for the residential developments while still providing the required screening.

RECOMMENDATION:

Recommended for approval subject to:

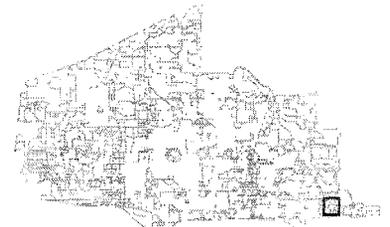
1. The Planning & Zoning Commission finding that an irrigated living screen will provide adequate screening and granting a waiver to the masonry screening wall requirement.
2. The Fire Department granting a variance to the 150-foot hose-lay requirement.



Item Submitted: PRELIMINARY SITE PLAN

Title: EAST PLANO ISLAMIC ADDITION
BLOCK A, LOT 1

Zoning: PLANNED DEVELOPMENT-202-RESEARCH/TECHNOLOGY CENTER



CITY OF PLANO
PLANNING & ZONING COMMISSION

January 22, 2013

Agenda Item No. 12

Discussion & Direction: Downtown Vision Plan Strategy and Update

Applicant: City of Plano

DESCRIPTION:

Discussion and direction on the Downtown Vision Plan Strategy and Update and the recommended action contained within the Plan

REMARKS:

Staff is completing an update to the 1999 Downtown Plano Transit Village Plan to renew the vision and develop strategies for the Downtown area's continued revitalization. The 1999 plan set the course for downtown becoming a vibrant, distinctive place in the region, with goals for additional housing, commercial space, entertainment venues and infrastructure improvements. Many of these goals have been met. However, there is ample opportunity for additional infill and redevelopment projects. The prospect of a new rail station on DART's future Cotton Belt line just south of downtown further expands downtown's potential.

The updated plan includes several goals for the next ten years, including:

- Develop 1,000 units of housing within one-half mile of the Downtown Plano Station and a total of 2,000 units within the Plano DART rail corridor.
- Diversify nonresidential use and develop or revitalize 150,000 square feet of nonresidential space within 1/2 mile of the Downtown Plano Station and a total of 500,000 square feet of nonresidential space within the DART rail corridor.
- Use redevelopment opportunities to remove blighted and underperforming commercial buildings.
- Improve streets, trails and sidewalks to create a pedestrian-friendly environment and better connections among neighborhoods, mixed-use centers, and transit stations.

- Improve the physical condition and economic vitality of neighborhoods within the DART rail corridor.
- Continue the economic and tax base growth required to provide public improvements, services, and reinvestment incentives.

To assist in accomplishing these goals, the plan recommends several projects and actions that the city can take. These are listed below, along with funding estimates and a notation as to whether or not funding is available. Funding is already programmed through various sources for most of the projects. There may be future contributions from the city through the creation of a Public Improvement District and the extension of Tax Increment Finance District #2. Adoption of the plan does not obligate the city to these expenditures.

- 15th Street Gateway - Reconstruct 15th Street from G Avenue to U.S. Highway 75, adding a bike lane, streetscaping, and relocating overhead utilities. \$4.3 million. Funded.
- Improve the U.S. Highway 75/15th Street overpass, add lighting and artwork noting Downtown Plano. Estimated Cost - \$500,000. Funded.
- 18th Street Improvements - Reconstruct portions of 18th Street east and west of G Avenue to realign lanes and remove the median strip. Estimated Cost - \$1.2 million; part of larger reconstruction project. Funded.
- 14th Street Reconstruction - Rebuild 14th Street from F Avenue to U.S. Highway 75 and add sidewalks and street lighting. Estimated Cost - \$300,000. Funded.
- McCall Plaza - Modify and repair the McCall Plaza to improve the DART pedestrian crossing, remove the water wall, re-landscape, replace cap stones, and create a stage for entertainment events. Estimated Cost - \$1.5 million. Funded.
- 12th Street Station - Secure designation of the proposed 12th Street Cotton Belt/Red Line Station. Purchase and develop three acres of land for parking for use by commuters and area businesses. Estimated purchase price - \$1 million to \$1.5 million. Funded.
- Transit Village Veloweb - Construct the planned hike and bike trail connecting the four DART stations. Add bike racks and lockers at rail stations and other activity nodes. Includes sidewalk, street trees, and ornamental street lights along J Avenue from 12th Street to 18th Street. Estimated Cost - \$4.0 million. Partially funded.

- Municipal Center South Redevelopment - Relocate the Parks and Recreation Department and redevelop the site, including other non-historical properties within the block as a mixed-use project. A large public parking garage would be a part of the project. Estimated cost - \$2 million for parking improvements. Does not include relocation of staff. Funded.
- 18th and K Redevelopment - Assemble and redevelop the block located at the southeast corner of 18th Street and K Avenue as a master planned mixed-use development. This project would include a large parking garage devoted to public parking and municipal use. Estimated Cost - \$1.5 million, primarily for land acquisition. Funded.
- Parker Road Station - Continue to pursue urban mixed-use development at the Parker Road Station. Efforts should focus on city and county-owned property along Park Boulevard. Estimated Cost - \$2.6 million, including land acquisition and perimeter improvements. Funded.
- Downtown Business Government Zoning District - Modify and expand the Downtown Business Government district to include the 12th Street Station and south couplet corridor. Estimated Cost - staff time.
- Public Improvement District - Establish a public improvement district for the management, maintenance, and promotion of downtown. Estimated Cost - staff time to establish district.
- Neighborhood Empowerment Zone - Expand Neighborhood Empowerment Zone #1 to apply to the 12th Street Station area and the Vendome and Haggard Additions. Add incentives to attract uses including offices, primary medical services, lodging, and artist studios and galleries. Estimated Cost - \$100,000 in waived fees over a 10 year period.
- TIF District - Expand the duration of TIF District 2 beyond 2014, but eliminating the participation of the Plano Independent School District, as required by law. Estimated Cost - \$500,000 annual property tax contribution by the City.

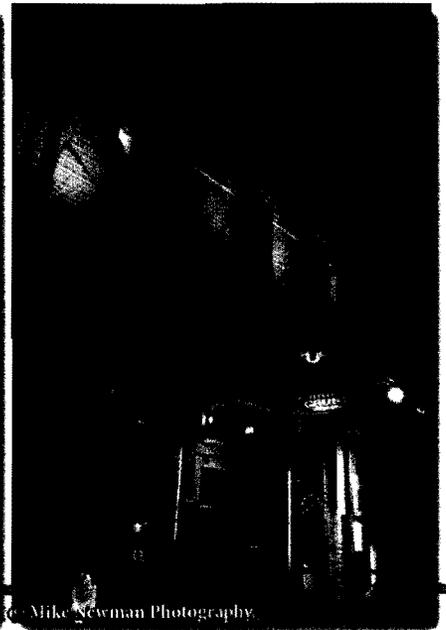
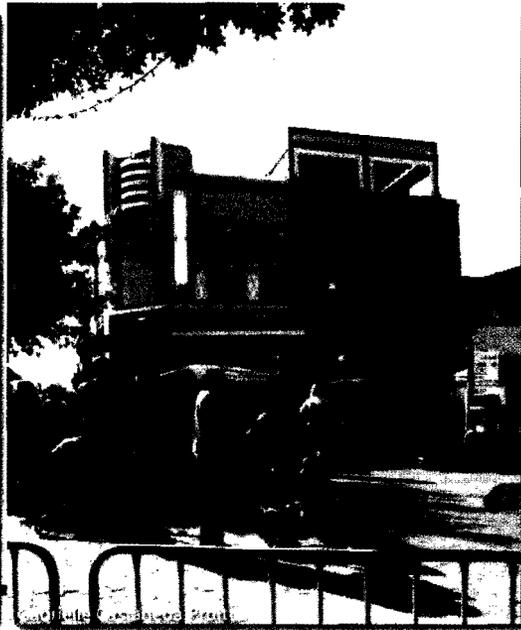
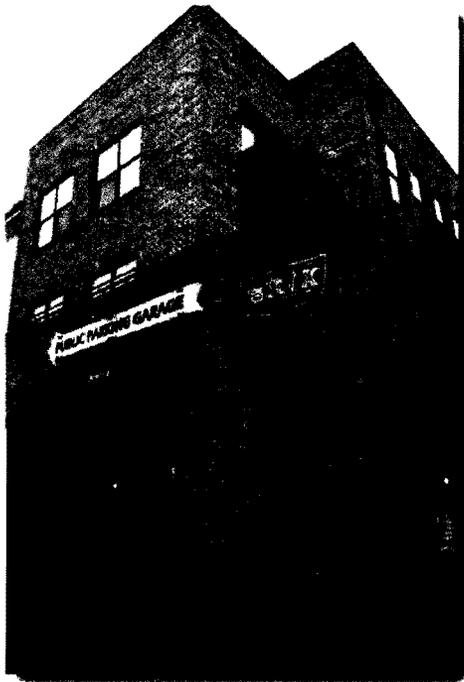
The City Council reviewed the draft plan and recommended actions at its January 14, 2013 meeting. This is an opportunity for the Planning & Zoning Commission to review and comment on the plan. Before City Council takes action to formally adopt the plan, staff will also be reviewing the document with the Historic Downtown Plano Association.

RECOMMENDATIONS:

Staff seeks the Planning & Zoning Commission's comments on the draft plan document.

DOWNTOWN PLANO

Vision & Strategy Update
January 2013



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Historic Downtown Plano and Great Places

Across America, people are searching for places with the warmth and feel towns had a hundred years ago – Places which are vibrant, diverse and personally important - Places where they can live and walk to the park, shops and restaurants - Places to be with family, visit friends and meet new people – Places offering excitement, celebration and spontaneity – Places for quiet conversation or simply to read a book. Fortunately, we have such a special place – Historic Downtown Plano.

Once sleepy and nearly forgotten, Downtown Plano has reawakened and transformed into an exciting urban center with shopping, restaurants, entertainment and nightlife. In 2002, the Dallas Area Rapid Transit light rail station opened in downtown and provided the spark for renewed interest and reinvestment. Following the vision and strategies outlined in the 1999 Downtown Plano Transit Village Plan, developers and small business owners and the City of Plano have revived the heart of the city and created a vibrant, distinctive and authentic place of regional importance. Downtown Plano is ready for continued growth, with ample opportunities for redevelopment and infill projects to add new housing, businesses, shopping and entertainment. The prospect of a new rail station on DART's future Cotton Belt line just south of Downtown Plano even further expands downtown's potential.

A Decade of Change:

- Light rail and bus service
- Nearly 1,000 dwelling units built or under construction
- Over 70,000 square feet of new commercial space, new shops, restaurants and offices
- New elementary school
- An exciting arts scene, including galleries, studios and two theaters
- An expanded downtown park and improved streetscape
- New and restored homes in surrounding historic neighborhoods



RECENT, ON-GOING, AND PLANNED IMPROVEMENTS

PROJECT KEY

- A - Eastside Village I & II
- B - 15th Street Village
- C - Lexington Park at Rice Field
- D - Courtyard Theater & Cox Building
- E - Haggard Park Expansion
- F - SoCo 15 Mixed Use
- G - Icehouse Mixed Use
- H - Mendenhall Elementary
- I - Holt Lunsford Industrial Renovation
- J - 15th Street Reconstruction
- K - Various Downtown Renovations

**See Appendix for individual project information sheets





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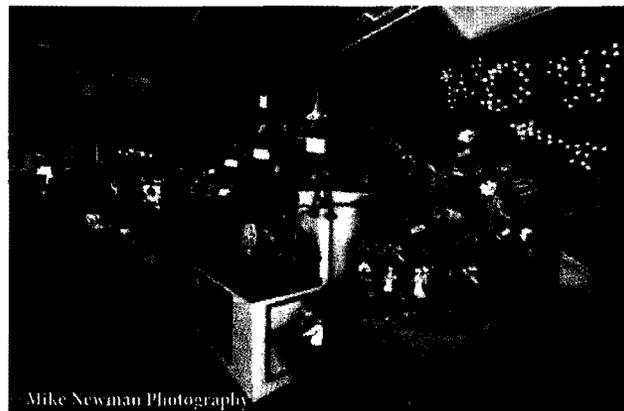
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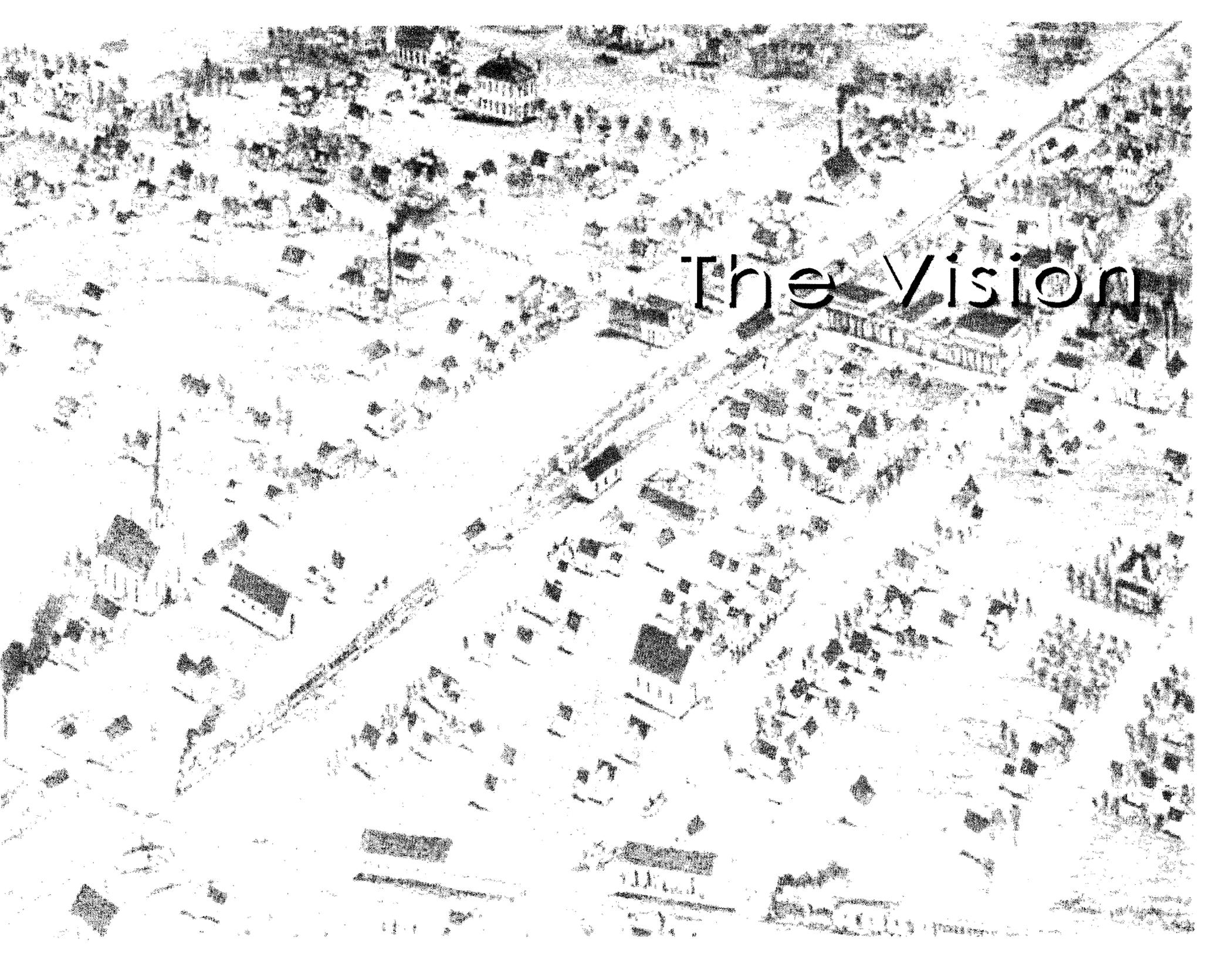
 Demographics..... 35



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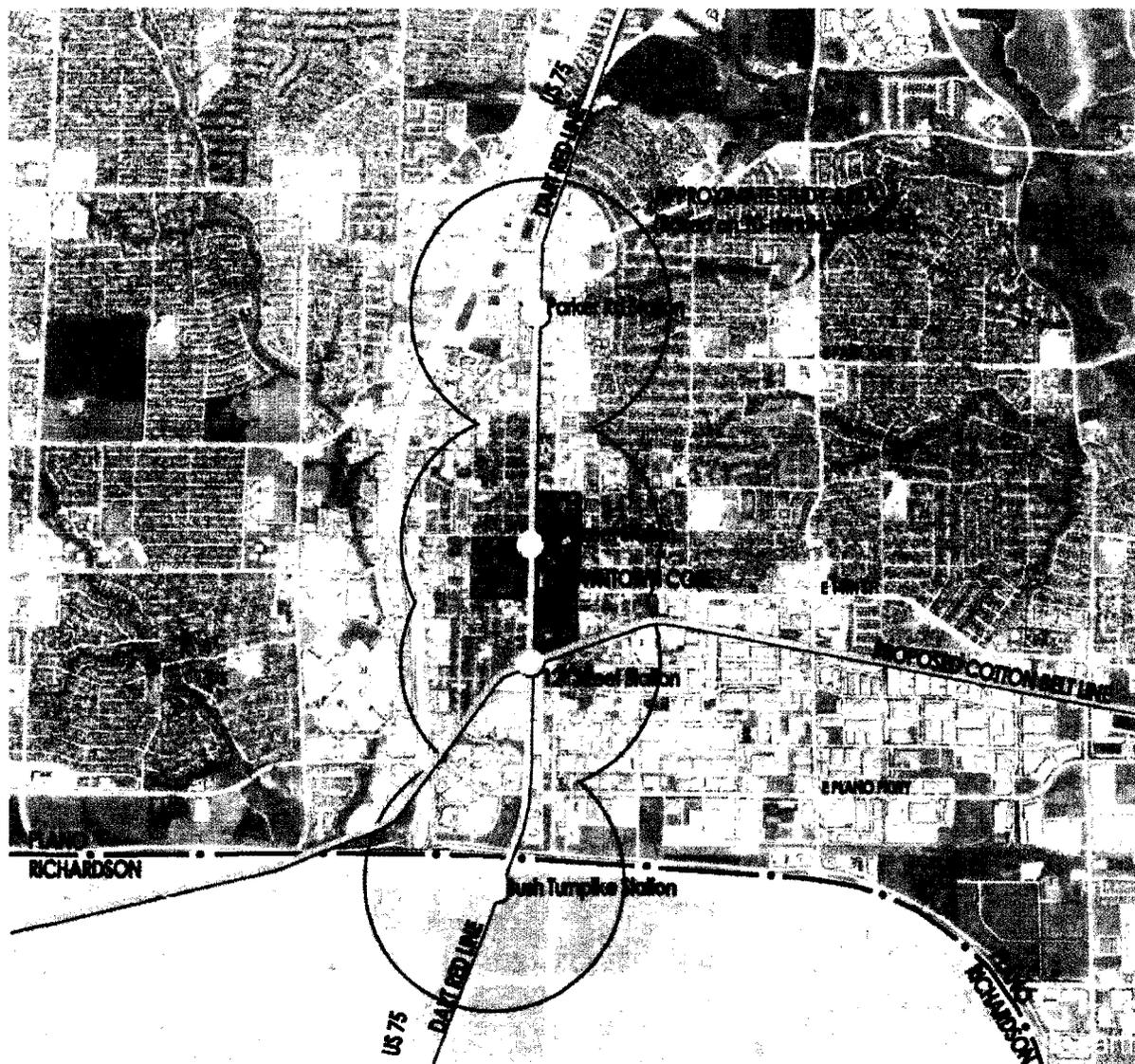


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The Vision

STUDY AREA



With the coming of Dallas Area Rapid Transit's Red Light Rail line, planning and reinvestment for Downtown Plano focused on the area within one-half mile (walking distance) of the station. This area contains downtown's historic commercial core and the sites with greatest potential for redevelopment. But opportunity for growth extends the entire two and a half mile DART corridor from the Bush Turnpike to Parker Road Stations. With the addition of the proposed 12th Street Station, the entire corridor is within walking distance of one of four DART stations. No place outside of Downtown Dallas is better served by transit.

This report expands the study area to the full corridor, while still concentrating on downtown and the proposed 12th Street Station. Tremendous urban infill and redevelopment opportunities exist at all four stations. Great neighborhoods, including Douglass, Vendome, Haggard Park, Old Town and the Haggard Addition, add diversity and character to the area. Street, bike trail and sidewalk improvements can make the corridor more accessible, walkable and unified.



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INVESTING DOWNTOWN IS SMART

Investing in Downtown Plano is smart business. Developers and small businesses have infused more than \$72 million in new construction and renovation in the area since 1999. Property values in Tax Increment Finance District #2, which includes downtown as well as a larger area, have increased \$144 million in the same timeframe. Downtown offers many advantages that have contributed to its success and which continue to attract investors.

Inclusive

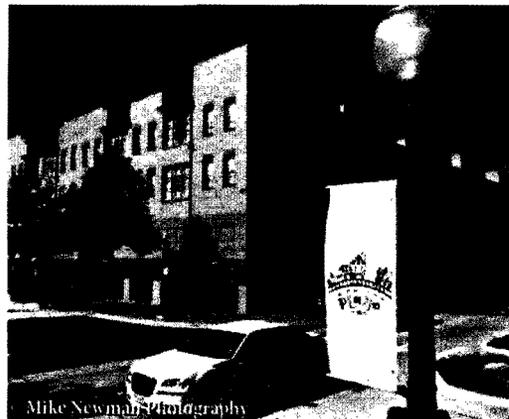
Downtown offers a broad range of goods and services needed for daily living. In or within walking distance of Downtown Plano there are restaurants, personal and business services, a grocery, vegetable and meat markets, theaters and art galleries, a park, post office, library and new elementary school. No other urban center in the region can match the diversity and completeness of Downtown Plano.

Connected

Downtown Plano's location near U.S. 75 and the President George Bush Turnpike provides excellent access to the metropolitan area. DART's Red Line and the future Cotton Belt Line provide rail service to other urban and employment centers, and soon to Dallas-Fort Worth International Airport.

Employment

The core of Downtown Plano contains several thousand jobs related to municipal administration, public safety, education, telecommunications and general business and services. Tens of thousands of jobs are located within three miles of downtown in the Research Technology District and Telecom Corridor. Plano alone has more than 140,000 locally-based jobs tied to international corporate, headquarters, hospitals and medical technology and a wide variety of business enterprises. All of this makes Downtown Plano a strong urban market for housing, restaurants and services, and small to mid-size businesses.



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Favorable Demographic and Economic Trends

The Dallas-Fort Worth metropolitan area's population is projected to grow to 9.8 million by 2035, with jobs increasing to 6.1 million. Collin County, which encompasses most of the city of Plano, is one of the fastest growing counties in the country with a population expected to increase from 783,000 in 2010 to 1.4 million by 2035. Plano is a major employment center with a diverse, well-educated population of 261,000 and 140,000 jobs. These favorable trends ensure that Plano will continue to attract new residents, many of whom will be looking for the more urban lifestyle that Downtown Plano can offer.

Choice

The initial Downtown Plano Transit Village Plan recommended adding 1,000 housing units within one-quarter mile of the rail station. To date, 463 apartments, 27 for-sale townhouses and 33 condominium units have been constructed, along with numerous single-family homes on infill lots in surrounding neighborhoods. More than 300 additional apartments and townhouses will begin construction this year. Looking to the next 10 years, an additional 1,000 housing units should be built downtown, with potentially 1,000 more units within the Plano DART corridor. New housing should offer a wide range of options and prices.

Incentives

The City of Plano continues to provide a wide range of economic incentives and a favorable regulatory environment to stimulate redevelopment, infill, restoration and adaptive-reuse projects. All major projects are conducted through public-private partnership agreements.



Variety of housing types is essential component of choice...



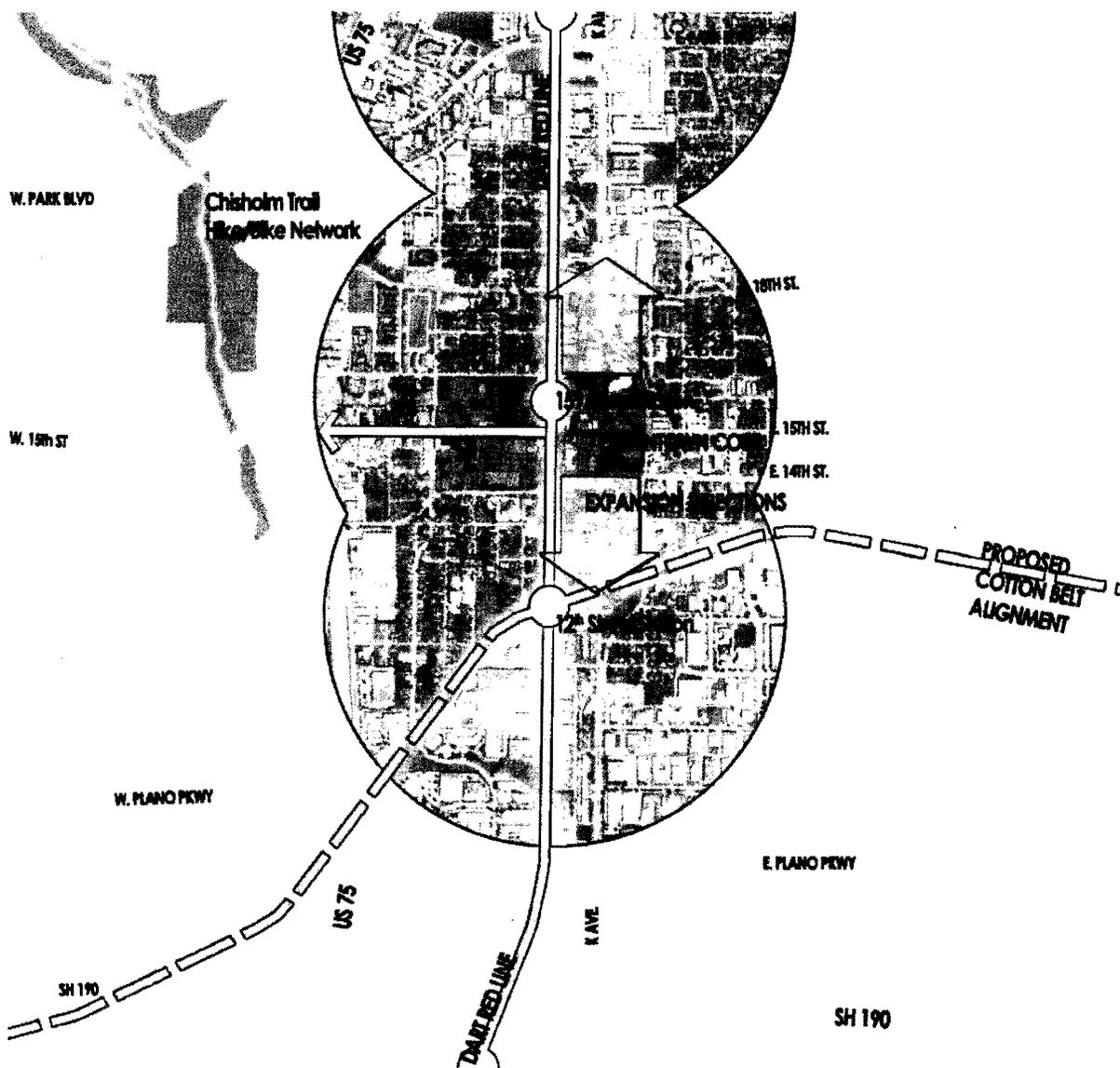
...as is choice in transportation mode and route.



Plano's incentive program are designed to give new life to old buildings.



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EXPANDING THE VISION

Strong developer interest in downtown and planned public improvements offer the opportunity for continuing downtown's success and expanding the vision for transit oriented development within the entire corridor. A summary of some of the major opportunities and needed initiatives follows.

15th Street Gateway

Downtown Plano is only one-half mile from U.S. 75, yet it remains physically and economically disconnected from the city's most heavily travelled commercial corridor.

Beginning in 2013, 15th Street west of G Avenue will be reconstructed to improve traffic operations, add a bike lane, relocate overhead utilities and greatly improve the streetscape. The plan is to also improve the underpass below U.S. 75 with a wider pedestrian walkway, better lighting and downtown-themed artwork.

The new 15th Street Gateway will connect downtown to the U.S. 75 corridor and attract new business to downtown. The improvements will also greatly enhance the sense of entry to existing and planned residential development located only blocks away.



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Downtown Couplet

K Avenue is the major arterial street running north-south through Downtown Plano. This heavily travelled route extends from McKinney to Dallas and is vital to downtown's commercial success. Through downtown, K Avenue splits into a one-way couplet to reduce the impact on downtown properties and provide a more pedestrian-friendly environment. Initial downtown reinvestment focused on the historical core along 15th Street. Now interest is shifting to sites along the couplet. These sites are generally larger and have much greater exposure to regional traffic.

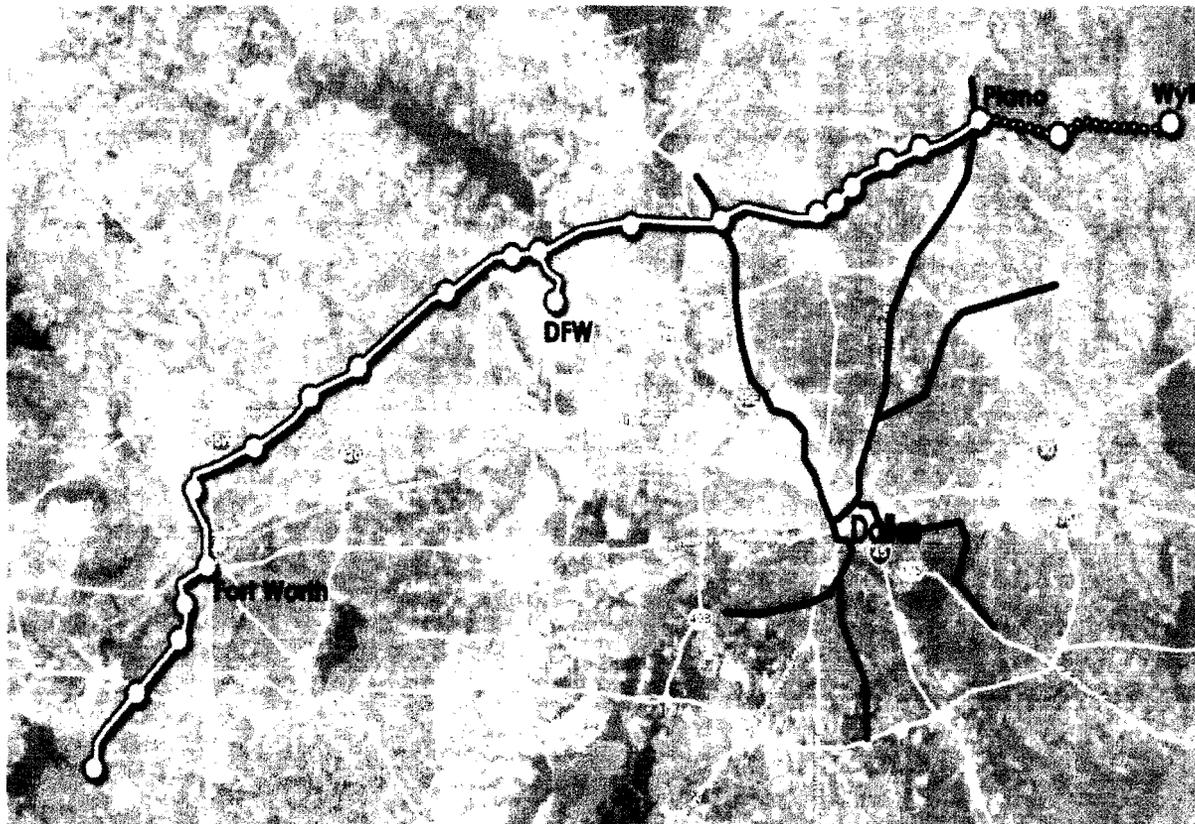
North Couplet - A major opportunity for northern expansion of downtown is the block north of the Municipal Center, which is mostly used for surface parking. The city hopes to partner with one or more developers to assemble, master plan and redevelop the property. This six acre site is ideal for urban mixed-use development, with a significant non-residential component. Successful development of the site would likely lead to redevelopment of the shopping center at the northeast corner of 18th and K Avenue.

South Couplet - Couplet sites south of 14th Street also have great potential. The area is currently occupied with commercial and auto related uses. Land is subdivided into small lots and ownership is fragmented. This area has not caught the attention of developers. However, the recent completion of the Ice House (a four-story mixed use building) on 14th Street marks the start of the southern expansion of downtown to the planned 12th Street DART station. This area is well suited for small infill projects. The addition of public parking and assistance with street and utility improvements may well be the needed catalyst. Bold, more edgy architecture should be encouraged to give the area a distinctive character.

J Avenue - J Avenue parallels the couplet between K Avenue and the DART Red Line. Between 12th Street and 18th Street, J Avenue presents a special opportunity to create a pedestrian-oriented environment well suited for small scale mixed-use. Public parking and streetscape improvements are essential in this area as well. The grid street pattern could be improved by adding new mews streets between J and K Avenues, including 12th Place, 13th Street and 17th Street.



Planned Cotton Belt Line



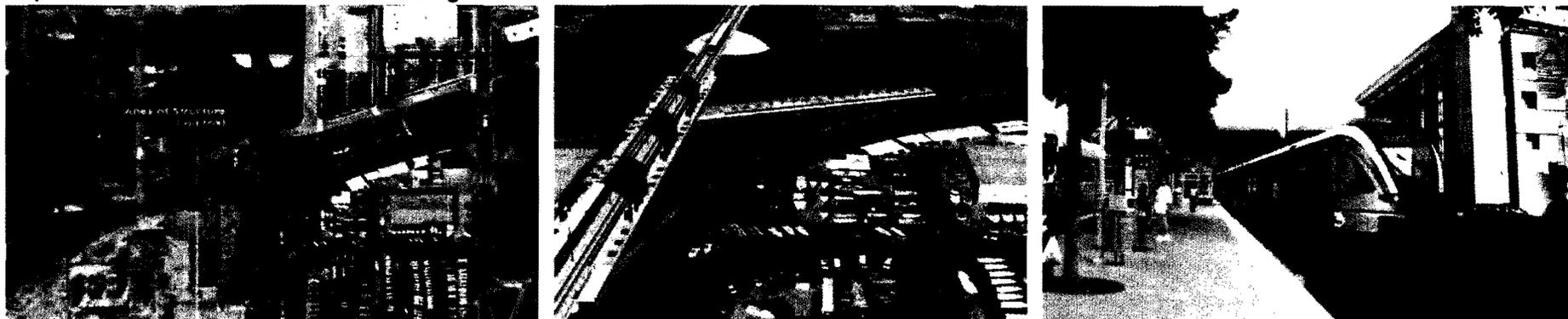
Cotton Belt Line

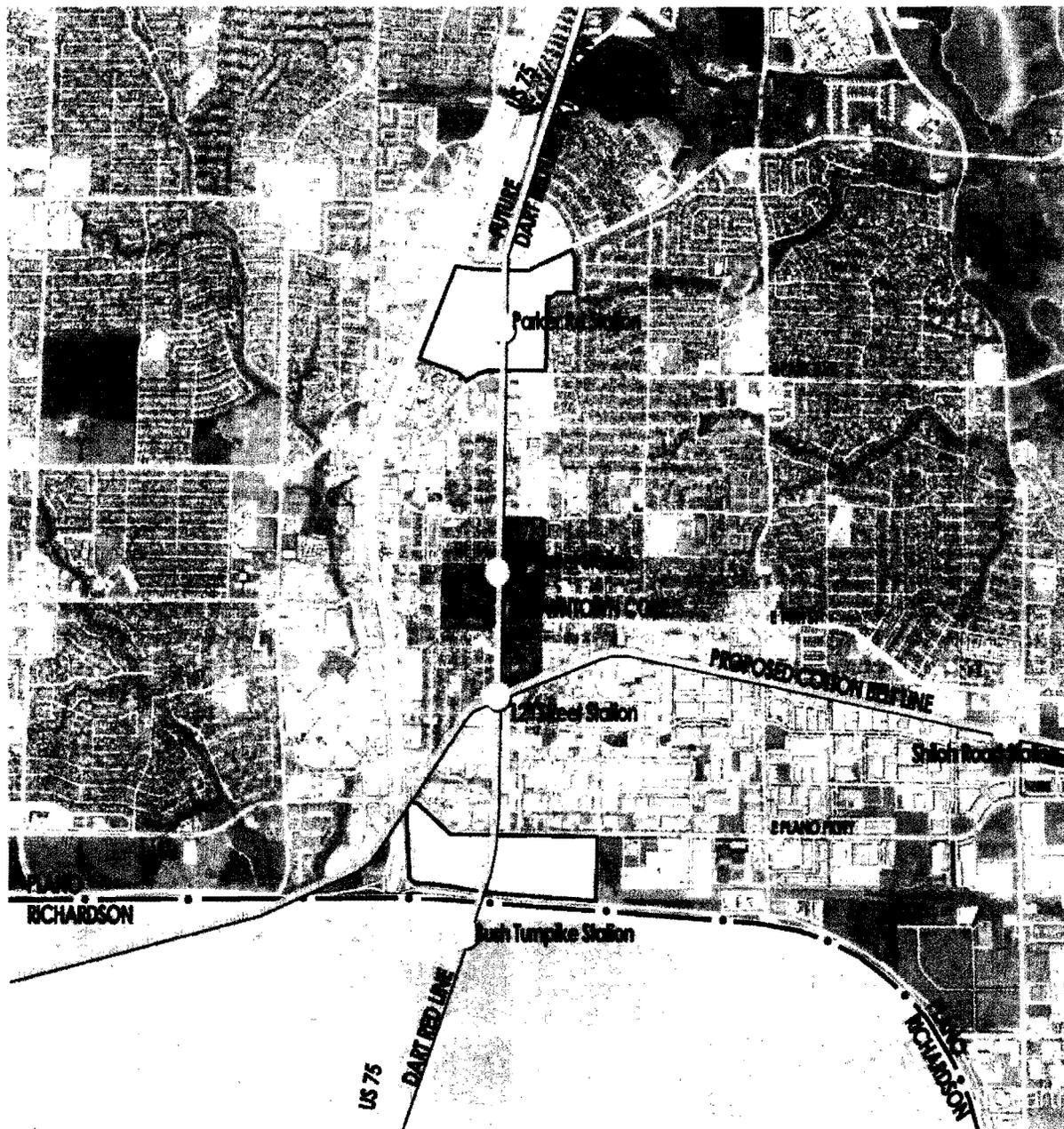
DART's planned Cotton Belt Line will extend passenger rail from Fort Worth through Addison and North Dallas to Plano and provide an important link to Dallas-Fort Worth International Airport. The proposed station at 12th Street and K Avenue, where the Cotton Belt Line crosses the Red Line, is approximately 0.4 miles south of the core of Downtown Plano.

The new rail station will anchor the south side of downtown and act as a magnet for new development. This area offers many development opportunities and is well suited for infill projects, including townhomes, live/work space and small offices and studios.

There is sufficient land for the station platform. Approximately three acres are needed for parking. The city should immediately purchase and develop land for station parking. Even if the Cotton Belt rail line is not developed for many years, the added parking will help stimulate private development at the southern end of the couplet.

Proposed 12th Street Station Plan and Renderings





Underdeveloped areas near DART stations

Parker Road Station

The DART Red Line ends at the Parker Road Station, approximately 1 mile north of downtown. The station has strong ridership with heavy parking demand. The best opportunity for transit-oriented development is at the southern end of the station along Park Boulevard. This area is well suited to a variety of uses including multi-family, office, medical, entertainment and retail. During the next 10 years, 8 to 15 acres in this area could redevelop. Streetscape improvements along K Avenue and development of a hike and bike trail to downtown would strengthen the northern K Avenue corridor.

Bush Turnpike Station

The Bush Turnpike Station serves both Richardson and Plano. While the platform is located in Richardson on the south side of the Bush Turnpike, it is within walking distance of vacant and underdeveloped property in Plano south of Plano Parkway. This area may be suitable to mixed-use development. Commercial uses may find market support from heavy commuter traffic. Successful residential use in this area will require imaginative design and amenities.



Opportunity exists around stations for development similar to the Eastside Village in Downtown Plano

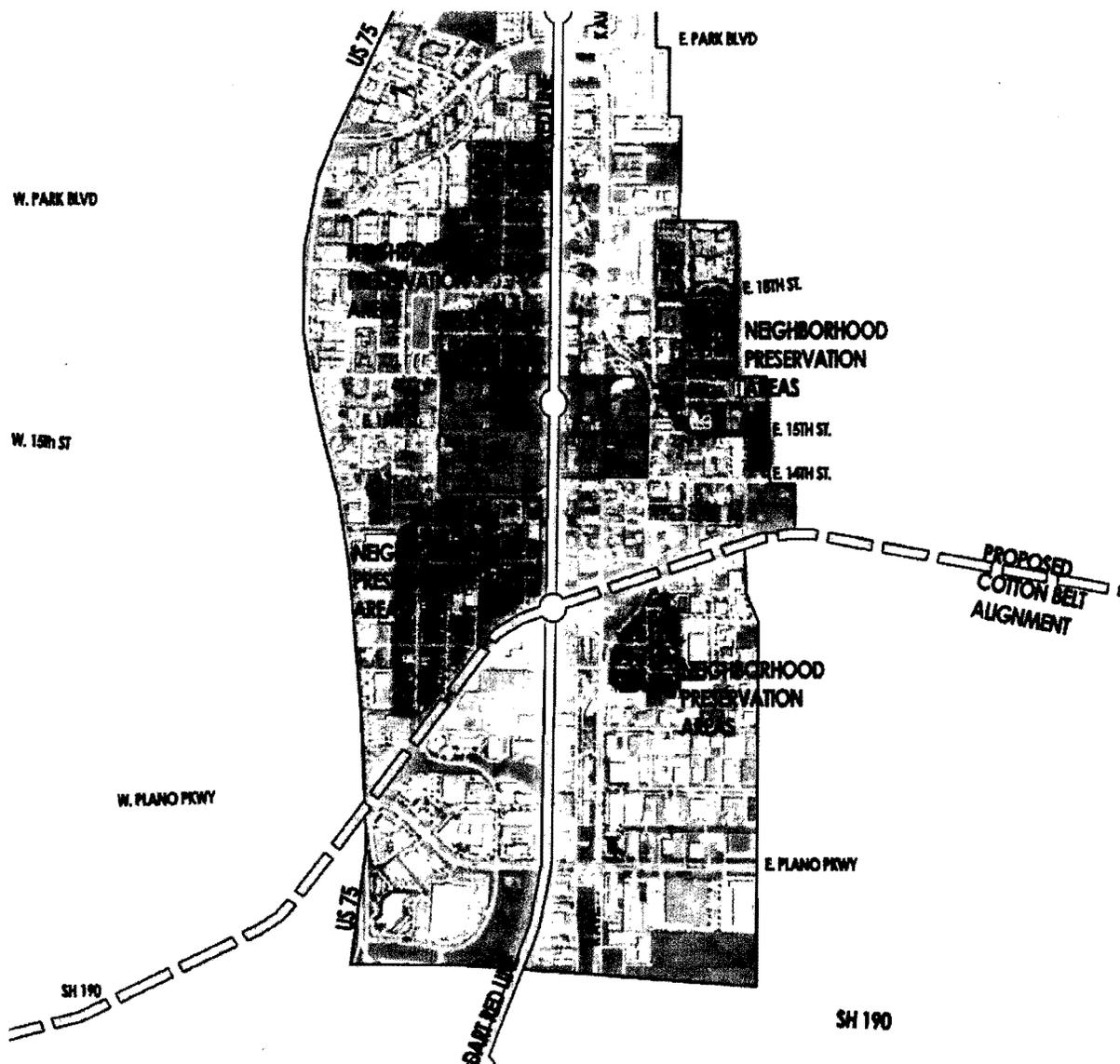
GENERAL RECOMMENDATIONS

Neighborhood Preservation

Several single-family neighborhoods are located in downtown and the larger DART corridor, including Douglass, Haggard Park, the Haggard Addition and Vendome. These neighborhoods contain a wide variety of architectural styles, house sizes and price points.

During the last 20 years, many homes have been restored and new housing constructed in this area. Nevertheless, the neighborhoods are fragile and continuing effort is needed to preserve, protect, and enhance them.

There are several older apartment complexes in the area. Some are well maintained, but others require major rehabilitation or demolition. More is needed than financial and technical assistance. Strengthening the neighborhoods also requires greater social interaction and organization of neighborhood residents to promote their common interests.



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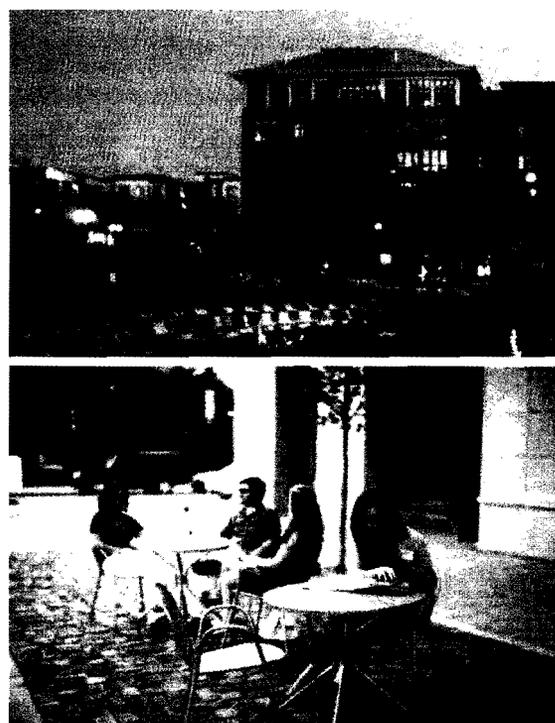
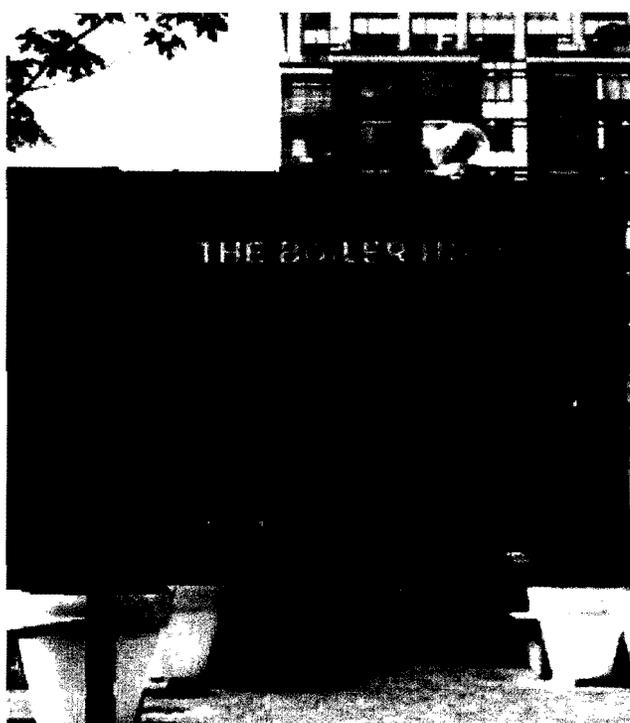


Pedestrian-Friendly Streets

A combination of public infrastructure projects and private development has reshaped the streetscape of Downtown Plano. The signature brick sidewalks and street trees provide not only an improved pedestrian experience but serve to connect the area visually.

On-street parking calms traffic and provides a safe buffer for pedestrian comfort. Opportunities exist to extend this theme as the downtown area expands westward to U.S. 75 and along J and K Avenues.

The planned north-south hike and bike trail linking the four DART stations needs to be constructed. Pedestrian routes within neighborhoods need to be evaluated. Many areas lack sidewalks; however, constructing new walks may destroy landscaping and the character of the street.



More Variety of Uses

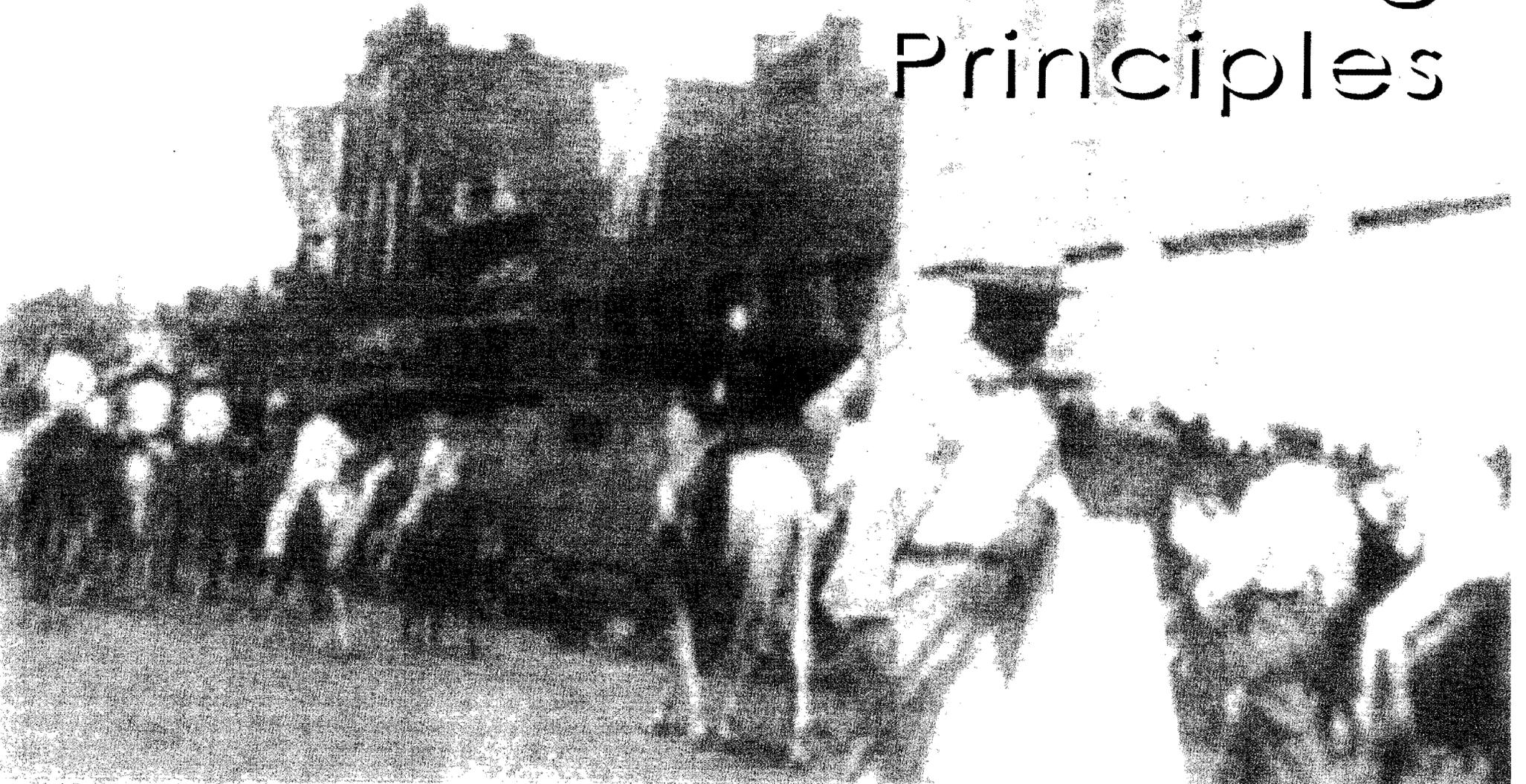
A complete neighborhood includes a broad mix of uses to meet the daily needs of its residents. This includes a variety of housing options, restaurants, retail, personal services and public services and facilities.

Downtown and the DART corridor are very diverse, but further improvement can be made. Downtown and the surrounding area could benefit from a primary care medical clinic and a pharmacy. General apparel and household goods stores are needed downtown.

Additional office space near all the DART stations is encouraged. Downtown continues to be a magnet for artists and is home to the Courtyard Theater, Art Centre of Plano, and several art galleries and design studios.

Having a variety of building types, scales, and open spaces allows for a variety of uses as a locally derived response to opportunity

Guiding Principles



DESIGN ELEMENTS

Building on the momentum of the last decade requires adherence to design principles that make sustainable, walkable, active urban centers and traditional livable neighborhoods. The following principles have been used in Plano and other successful communities.

Urban Center

An urban center is the area of greatest density, social interaction and commerce. It is where people meet, conduct business, entertain and celebrate. The center is a place frequented by nearly all residents. It is a regional destination attracting visitors beyond the community without detracting from its local character.

Mix of Uses

Mixing land uses results in a symbiotic relationship where the whole is greater than the sum of parts. Land use can be mixed horizontally or vertically. It is natural and desirable for sub-areas within the urban center to be either predominantly but not exclusively residential or non-residential. Urban mixed-use centers always have a commercial core, typically consisting of restaurants, entertainment uses and shops. Residential uses may be vertically integrated. The size of the commercial core should be a function of the market and not forced solely as a design consideration.

Inclusive Housing

A strong urban center is for everyone. It can be a great place to visit, but not a great place to live unless it has many housing choices. Density and compact design are important, yet a variety of housing types and cost is essential to respond to a broad demographic profile. Universal design of ground floor units is strongly encouraged.

Entry Corridors

The urban center must be accessible to a large market area. Entry corridors and major through streets must balance the need for accommodating traffic volume with the need to maintain a pedestrian-oriented environment. Public parking should be convenient, but never allowed to dominate the urban environment.

Street Grid

A tight grid street pattern provides good vehicular and pedestrian movement in an urban center. Frequent intersections discourage high-speed vehicular traffic and improve pedestrian safety. Small blocks make walking easier and provide visual interest. The street grid pattern should be regular, but with occasional off-sets and irregularities to create visual interest and unique development sites. Streets should vary in width appropriate to their context. Large thoroughfares should be avoided as they detract from the pedestrian environment. The street grid must physically connect to adjacent neighborhoods to create a larger market and psychological shared bond.



Pedestrian cut-throughs can ensure a flexible block structure and variety of experiences.



An example of parking converted into temporary public space

Development Grain

The urban center should principally consist of a fine grain of narrow lots and multiple buildings, both attached and detached. A few larger anchor uses are desirable to generate activity, establish identity and appeal to a larger market area. However, large buildings are best located on the perimeter and lined with smaller users.

Streets as Places

A street is more than a means of travel. It is also an outdoor room, a place for sharing time and spending time. A street is a common shared environment. It is the primary place where social and economic interaction occurs. The appearance of the street (including pavement, curbs, walks, and fixtures) sets the quality of the place. Streets should be designed to discourage high-speed traffic, thereby increasing safety for bicyclists, pedestrians and vehicle occupants alike.

Streetscape

The design of streets, sidewalks, and associated fixtures, furniture and plantings create the pedestrian environment and provide the most unifying elements of an urban center. Development of a common vocabulary of materials and design is important, but each building should have opportunity to develop an individualized response to the street. Pedestrian comfort and safety is a priority, yet the streetscape must also create visual interest that makes an urban center walkable.

Public/Private Realm

Buildings are designed to create a comfortable transition between the public and private realms. Windows, doors, porches, stoops and overhangs are ways to connect a building to the street and encourage social interaction and a sense of community. Buildings should interface directly with the street (generally a maximum setback of 15-20 feet behind the curb) to frame the street and connect public and private environments.

Common Open Space

Urban centers should be relatively dense and compact. Common open space is preferred over private yards. A central open space is needed for community activities, leisure and celebrations. It should not be too large or it will separate the urban fabric. A few smaller open spaces should be located for relief and visual interest.

Flexible Outdoor Space

Outdoor event space is important to activate urban development. Small plazas should be designed where they can be restful retreats or easily converted for events and entertainment. Even surface parking lots should be designed to support festivals, art shows, concerts and food truck courts. Streets, walks, plazas and parking lots are a part of the public realm as much as open space.



Regardless of size or use, good urban buildings interface directly with a safe, walkable public realm.



Park(ing) Day provides an example of flexible space in public realm

Transportation Choice

Walking is the lifeblood of the urban experience, but a variety of transportation options is essential to a successful urban center. Rail, bus, bike, foot and car should all be options available to meet specific needs. Cars must be accommodated, but never allowed to dominate the urban environment.

Shared Parking

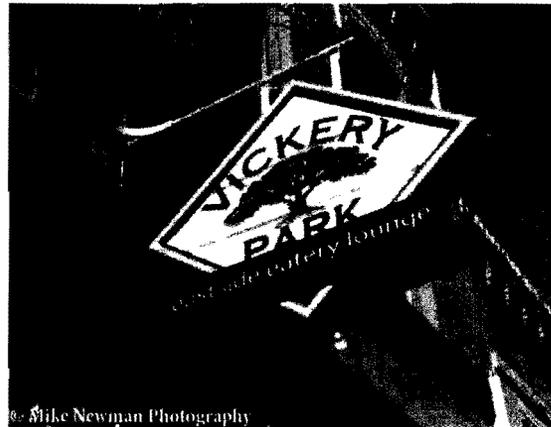
Like open space, parking must be managed to maintain a compact development form conducive to pedestrian travel. The maximum amount of allowed parking should be controlled. Large buildings should be garage parked. Surface parking lots should be publicly owned and shared as open public parking. Surface parking lots should be considered as reserved future development sites. On-street parking is encouraged to reduce the need for parking lots and reduce the speed of vehicular traffic.

Character & Authenticity

Authentic places take on the personality of those within them. Urban centers that grow organically through multiple independent local business decisions and personal investments are more likely to develop a unique character and authenticity. Organic development faces greater coordination and financial challenges, but typically results in a more spontaneous and dynamic character. Sculpture, wall graphics and murals by local artists can add visual interest and personality to urban centers.



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Seek opportunities for the unexpected, such as human-scaled, niche public spaces within developments.

CONTINUING THE MOMENTUM

Only a decade after Downtown Plano's resurgence began, there are many success stories to tell. Residents of downtown and its surrounding neighborhoods populate the streets, visiting downtown shops and restaurants, taking children to the park and walking their dogs. A vibrant restaurant and nightlife scene attracts people from throughout the region. New investors and businesses have diversified the retail, service and office sectors. With economic recovery, new residential development is under way, adding to the street life and energy of the area. Downtown Plano has the critical mass necessary to sustain existing businesses and attract new ones.

Goals for the Next 10 Years:

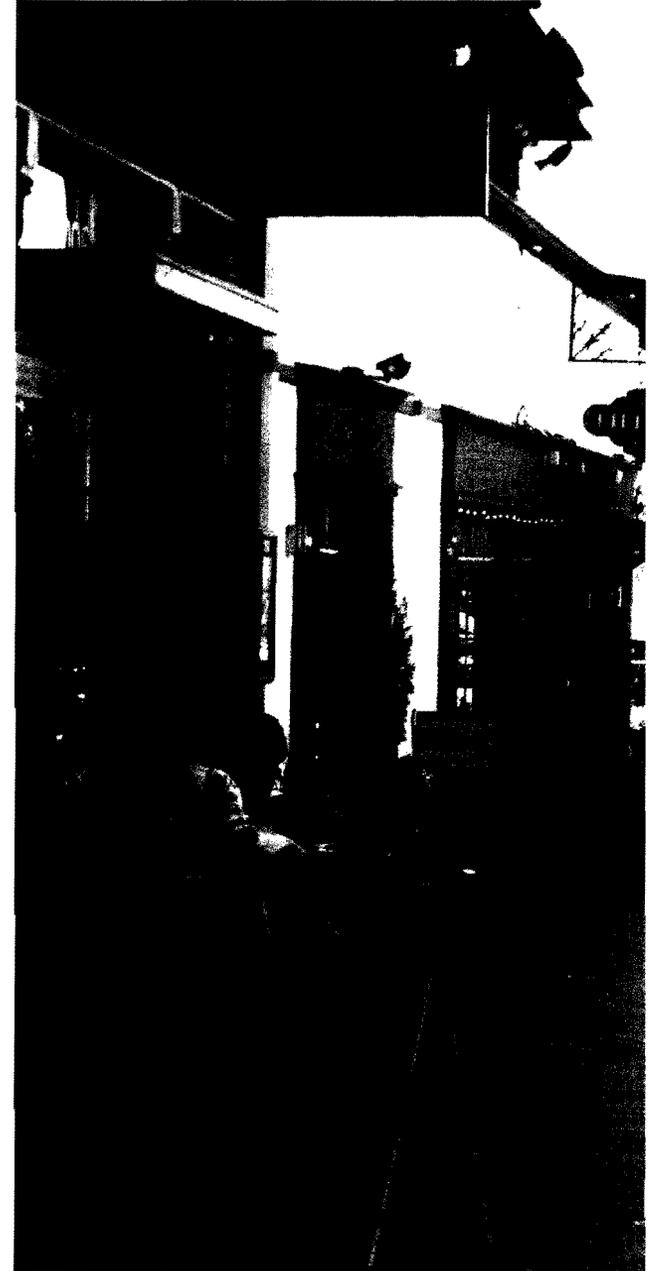
- Develop 1,000 units of housing within one-half mile of the Downtown Plano Station and a total of 2,000 units within the Plano DART rail corridor.
- Diversify non-residential use and develop or revitalize 150,000 square feet of non-residential space within one-half mile of the Downtown Plano Station and a total of 500,000 square feet of non-residential space within the DART rail corridor.
- Use redevelopment opportunities to remove blighted and underperforming commercial buildings.
- Improve streets, trails and sidewalks to create a pedestrian-friendly environment and better connections among neighborhoods, mixed-use centers and transit stations.
- Improve the physical condition and economic vitality of neighborhoods within the DART rail corridor.
- Continue the economic and tax base growth required to provide public improvements, services and reinvestment incentives.



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RECOMMENDED ACTIONS

To build on the original strategies that have been key to Downtown Plano's successful rebirth, several actions are recommended during the next 10 years:

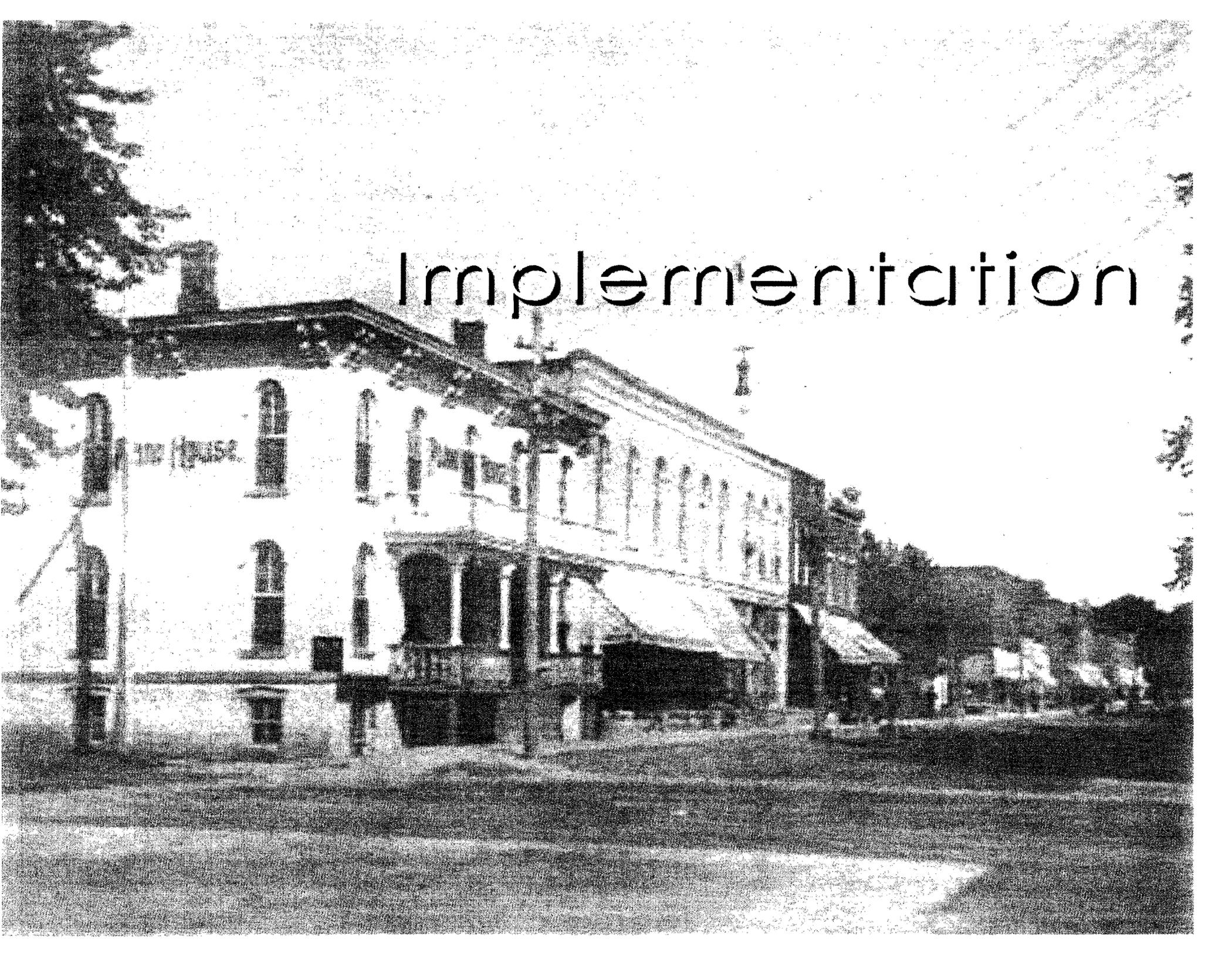
- 15th Street Gateway – Reconstruct 15th Street from G Avenue to US 75, adding a bike lane, streetscaping, and relocating overhead utilities. \$4.3 million. Funded.
- Improve the US 75/15th Street overpass, add lighting and artwork noting Downtown Plano. Estimated Cost -- \$500,000. Funded.
- 18th Street Improvements – Reconstruct portions of 18th Street east and west of G Avenue to realign lanes and remove the median strip. Estimated Cost -- \$1.2 million; part of larger reconstruction project. Funded.
- 14th Street Reconstruction – Rebuild 14th Street from F Avenue to U.S. 75 and add sidewalks and street lighting. Estimated Cost -- \$300,000. Funded.
- McCall Plaza – Modify and repair the McCall Plaza to improve the DART pedestrian crossing, remove the water wall, re-landscape, replace cap stones and create a stage for entertainment events. Estimated Cost – \$1.5 million. Funded.
- 12th Street Station – Secure designation of the proposed 12th Street Cotton Belt/ Red Line Station. Purchase and develop three acres of land for parking for use by commuters and area businesses. Estimated purchase price-- \$1 million to \$1.5 million. Funded.
- Transit Village Veloweb – Construct the planned hike and bike trail connecting the four DART stations. Add bike racks and lockers at rail stations and other activity nodes. Includes sidewalk, street trees and ornamental street lights along J Avenue from 12th Street to 18th Street. Estimated Cost -- \$4.0 million. Partially funded.



- Municipal Center South Redevelopment – Relocate the Parks and Recreation Department and redevelop the site, including other non-historical properties within the block as a mixed-use project. A large public parking garage would be a part of the project. Estimated cost -- \$2 million for parking improvements. Does not include relocation of staff. Funded.
- 18th and K Redevelopment – Assemble and redevelop the block located at the southeast corner of 18th Street and K Avenue as a master planned mixed-use development. This project would include a large parking garage devoted to public parking and municipal use. Estimated Cost -- \$1.5 million, primarily for land acquisition. Funded.
- Parker Road Station – Continue to pursue urban mixed-use development at the Parker Road Station. Efforts should focus on city and county-owned property along Park Boulevard. Estimated Cost -- \$2.6 million, including land acquisition and perimeter improvements. Funded.
- Downtown Business Government Zoning District – Modify and expand the Downtown Business Government district to include the 12th Street Station and south couplet corridor. Estimated Cost – staff time.
- Public Improvement District – Establish a public improvement district for the management, maintenance and promotion of downtown. Estimated Cost – staff time to establish district.
- Neighborhood Empowerment Zone - Expand Neighborhood Empowerment Zone #1 to apply to the 12th Street Station area and the Vendome and Haggard Additions. Add incentives to attract uses including offices, primary medical services, lodging, and artist studios and galleries. Estimated Cost -- \$100,000 in waived fees over a 10 year period.
- TIF District – Expand the duration of TIF District 2 beyond 2014, but eliminating the participation of the Plano Independent School District, as required by law. Estimated Cost – \$500,000 annual property tax contribution by the City.



Implementation



IMPLEMENTATION & FUNDING

Downtown development is being spurred by a variety of incentives provided by the City of Plano. Many of the projects conducted during the last decade resulted from public/private partnerships tailored to the specific needs of each project.

The city continues to amend development regulations to achieve good design and sound development economics, while protecting downtown's historical and architectural character. The city expedites plan review and inspections to keep projects on schedule.

In addition to these incentives, the city has created many programs, described below, to further encourage development downtown and in the surrounding neighborhoods:

Tax Increment Financing: In 1999, the City of Plano, the Plano Independent School District, Collin County and Collin College created a tax increment finance (TIF) district to encourage economic reinvestment along the DART rail corridor. As authorized by Chapter 311 of the Tax Code, a TIF receives funding through ad valorem taxes derived from the growth of the total appraised value of property within the district occurring after the district is established.

TIF funds can be spent for infrastructure, facilities and land within the district to facilitate economic reinvestment. State law also grants municipalities broader development powers within a TIF district.

TIF #2 extends along the DART rail corridor from the southern city limit to approximately one-half mile north of Parker Road. At the time the TIF was created, the total appraised value of property within the district was \$313 million. Today, the total appraised value has grown to over \$459 million, yielding \$31 million in revenue to date.

Thus far, projects (including the Courtyard Theater and Cox Building rehabilitation) specified for TIF funding have created a funding obligation of \$12 million. The total revenue generated during the district's 15-year life (which expires in 2014) should exceed \$20 million.

380 Agreements: Chapter 380 of the Local Government Code gives municipalities authority to make grants and loans of funds or services to further economic development. This authority, combined with that associated with tax increment financing, is the basis for most public/private partnership development agreements.





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Neighborhood Empowerment Zone: Authorized under Chapter 378 of the Local Government Code, the City of Plano created Neighborhood Empowerment Zone #1 in August 1999, which includes downtown and the surrounding neighborhoods. Among the powers granted by the law, cities may waive development fees within an empowerment zone to stimulate economic development, including the production and rehabilitation of affordable housing. Plano's empowerment zone waives all development-related fees for construction, remodeling and rehabilitation of commercial buildings and single-family housing. Fees are also waived for the rehabilitation of multi-family units, provided the cost of work is greater than \$8,000 per unit. The neighborhood park fee is waived for new multi-family construction. As of June 2012, \$726,930 in fees have been waived, resulting from construction valued at \$72,446,398.



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Historic Preservation Tax Exemptions: Under the authority of Chapter 11.24 of the Tax Code, properties designated as a heritage resource by the city are eligible to receive a property tax exemption to encourage proper restoration and maintenance. The size of the exemption ranges from 38 percent to 100 percent of the structure's value based on the use of the property and its historical significance. All four governmental entities that levy a property tax in Plano participate in the program. Designated properties are reviewed annually to ensure they are properly maintained and qualified to continue receiving the exemption. In addition to designating individual properties, Plano has established two heritage districts – downtown and the adjacent Haggard Park neighborhood.

Fire Sprinkler Program: Fire protection of Downtown Plano has been a long-standing concern. Downtown was repeatedly destroyed by fire in the 1890s. Today, only a few buildings in the historic commercial core have fire sprinklers. The Fire Department is working with downtown merchants and building owners to reduce risk and install a shared fire sprinkler system. As an incentive, the city will pay the cost of extending water lines and installing fire valves and risers to serve building groups. The merchants will pay the cost of internal service lines and sprinkler heads.



Regulatory Incentives: A number of regulatory incentives have been adopted to accommodate development and reduce cost. No existing building is required to provide parking regardless of occupancy. Up to 4,500 square feet of building area may be added to a designated historic building without providing parking. New buildings are required to provide parking, but at a much lower rate than required elsewhere in the city.

The Planning & Zoning Commission may also decrease the amount of required parking by giving credit for nearby public parking. Buildings may cover 100% of the lot and may be four stories in height. Live/work units are permitted on the ground floor of buildings. Building stoops, awnings, balconies and signs are permitted to extend into the street right-of-way. Where sidewalks are sufficiently wide, the city permits outside dining under a license agreement with the restaurant. The 2009 International Building Code for Existing Buildings is used for regulating restoration and remodeling of historic commercial buildings.



SUMMARY

Downtown Plano and the DART rail corridor are redefining Plano's future. As the region's population grows to more than 9 million during the next 20 years and Plano matures, greater emphasis will be placed on redevelopment and creation of mixed-use urban development. Downtown and the DART rail corridor remain full of opportunities to demonstrate how density, diversity and design can stimulate reinvestment while improving the quality of life and sense of community.

Additional Information: Contact the City of Plano Planning Department at 972-941-7151

Websites:

www.plano.gov

www.dart.org/travelagent/darttravelagent.asp?zeon=travelagentliving#DowntownPlano

www.eastsidevillage.com

www.planoplanning.org

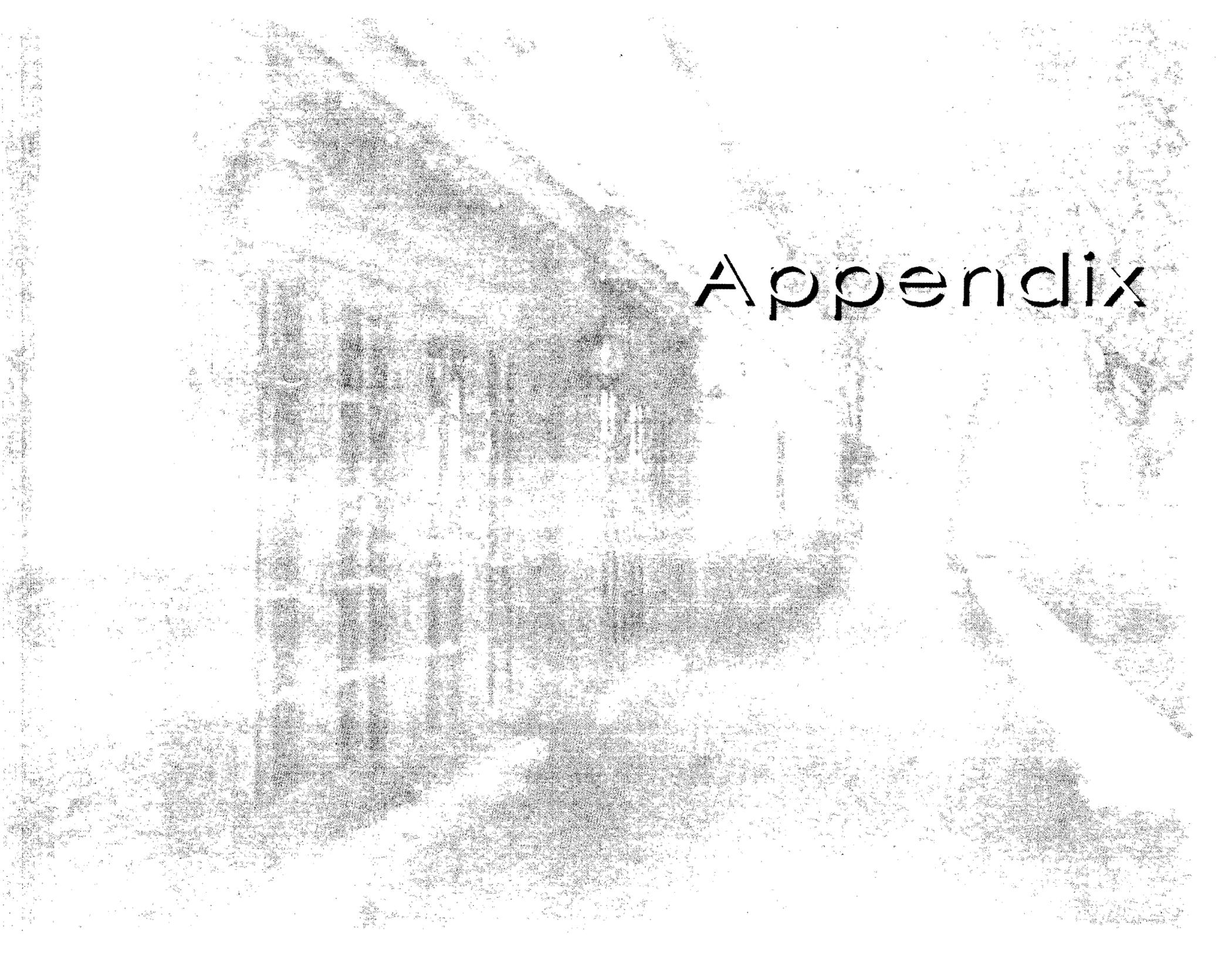
www.developmentexcellence.com/awards/overview.asp

www.visitdowntownplano.com

www.planotexas.org

www.plano.gov/Departments/Planning/mapsgisdemographics/Pages/default.aspx





Appendix

Eastside Village I Project Profile**Location:** NW corner of 15th Pl. & K Ave.**Site size:** 3.6 acres**Gross building area:** 245,000 Square Feet**Building height:** 3- and 4-stories**Construction classification:** 1997 UBC Group R-1 & M, Type V-1 Hour**Building materials:** Frame construction, brick veneer, stucco and hardy board**Number of dwelling units:** 33 efficiencies, 118 one bedroom, 83 two bedroom**Non-residential space:** 15,000 square feet**Parking:** 351 garage spaces, 47 surface spaces**City of Plano construction cost:** \$2,000,000 (\$ 1,030,098 credited against land transferred by DART to Plano.)**Amicus construction cost:** \$15,720,000 total; \$13,100,000 hard cost.

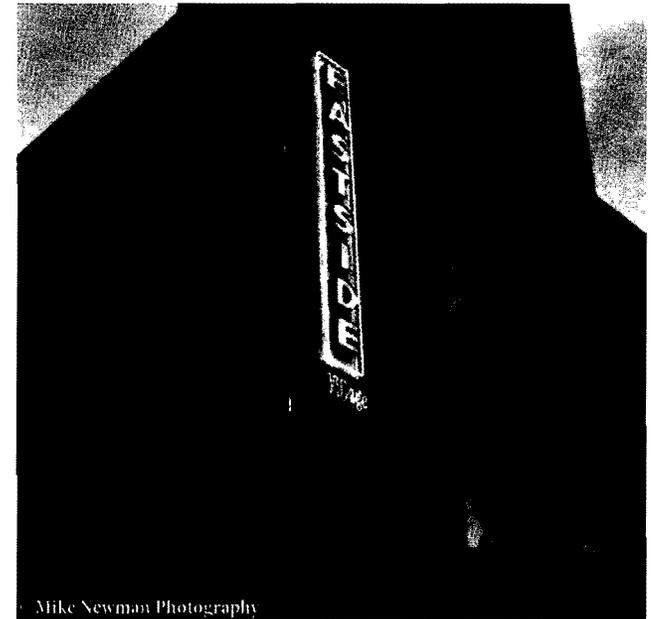
Project architect: Womack & Hampton Architects, LLC
 4311 Oak Lawn, Suite 50 214/252-9000
 Dallas, TX 75229

Civil engineer: Huitt-Zollars, Inc
 3131 McKinney Avenue, Suite 600, LB105 214/871-3311
 Dallas, TX 75204

Landscape architect: Huitt-Zollars, Inc.
 3131 McKinney Avenue, Suite 600, LB105 214/871-3311
 Dallas, TX 75204

Developer: Amicus Partners, Limited
 15601 Dallas Pkwy., Suite 525 972/361-5480
 Dallas, TX 75001

Public concessions and incentives: The City of Plano assembled the site, cleared improvements and abated environmental contamination. The site was leased to the developer for 70 years, with three 10-year renewal options. Annual base rent (\$0.60/sq. ft.) was discounted in the first and second year of the lease to 25% and 50%. After the third lease year (base year), the ground lease is adjusted based on the net operating income generated by the development. The City assumed responsibility for the construction of off-site infrastructure serving the development. Development fees paid to the city were credited against the ground lease rent during the first and second years. The neighborhood park fee was waived.

Property tax: 1998 tax valuation \$1,102,211. 2011 tax valuation \$16,048,099.

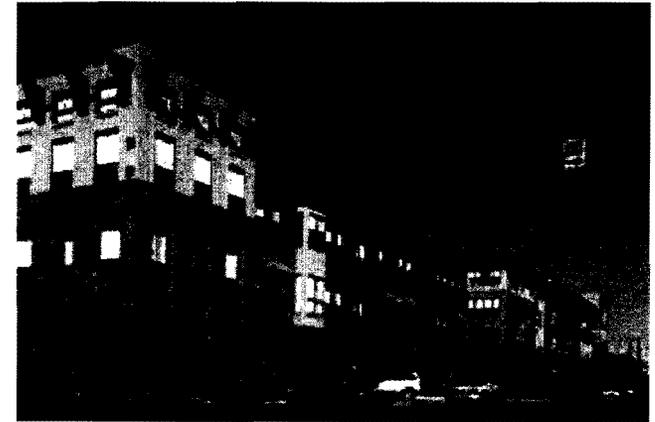
Mike Newman Photography

Eastside Village II Project Profile**Location:** NE corner 14th St. & K Ave.**Site size:** 3.1 acres**Gross building area:** 245,000**Building height:** 3 and 4-stories**Construction classification:** 2000 IBC Group R-2 & M, Type V-A**Building materials:** Frame construction, brick veneer, stucco and hardy board**Number of dwelling units:** 38 efficiencies, 137 one bedrooms, 54 two bedrooms**Non-residential space:** 25,000 square feet**Parking:** 419 garage spaces, 33 surface spaces**City of Plano construction cost:** \$800,000 reimbursement allowance**Amicus construction cost:** \$17,830,000 total; &15,100,000 hard cost

Project architect:	RTKL Associates, Inc. 1717 Pacific Avenue Dallas, TX 75201	214/871-8877
Civil engineer:	Huitt-Zollars, Inc. 3131 McKinney Ave., Suite 600, LB105 Dallas, TX 75204	214/871-3311
Landscape architect:	RTKL Associates, Inc. 1717 Pacific Avenue Dallas, TX 75201	214/871-8877
Developer:	Amicus Partners, Limited 15601 Dallas Pkwy., Suite 525 Dallas, TX 75001	972/361-5480

Public concessions and incentives: The City of Plano deeded 1.1 acres to Amicus in exchange for 100 garage parking spaces (in addition to those required by code). The right to the parking is secured by easement. The city is providing an allowance of \$800,000 for the construction of public infrastructure to serve the development. The neighborhood park fee was waived.

Property tax: 1999 tax valuation \$979,328. 2011 tax valuation \$17,423,092.



Plano Courtyard Theater Profile

Location: NW corner of 16th St. & H Ave.

Site size: 1.063 acres

Gross building area: 20,000+ square Feet

Building height: 33 feet

Building materials: Brick and cast stone

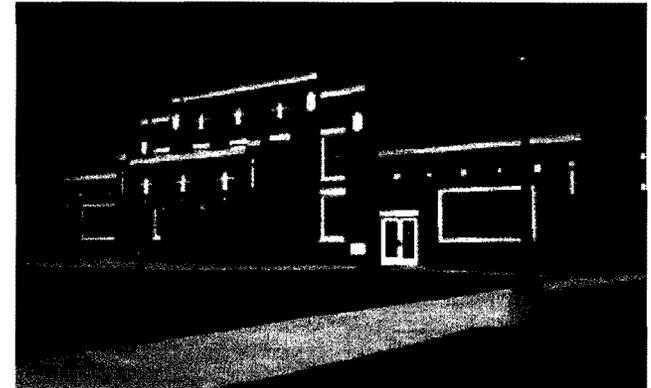
Parking: 200

Construction cost: \$6+M

Description: The Plano Courtyard Theater is being created through the adaptive reuse of the Cox High School Gymnasium, located on Avenue H across from Haggard Park. Constructed in 1938 under the Works Progress Administration, the building is Plano's second oldest public structure. The 326-seat theater is a flexible venue well suited to a variety of theatrical, musical and other artistic performances. The theater can be set in several configurations, including end stage, thrust stage and arena. The "courtyard" name refers to the manner in which the balcony surrounds the floor seating and engages the stage to create an intimate environment. Moveable panels allow the room to be acoustically tuned to the needs of the performance. Approximately 20,000 square feet in size, the theater includes large lobbies and ample space for technical and administrative functions.

Original Architect:	Hoke Smith	
Project Architect:	Hardy Holzman Pfeiffer Associates 902 Broadway, 11th Floor Dallas, TX 75229	212/677-6030
Theater Consultant:	Theatre Projects Consultants 25 Elizabeth Street South Norwalk, CT 06854	203/299-0830
Acoustician:	Jaffe-Holden Acoustics, Inc. 114A Washington Street Norwalk, CT 06854	203/838-4167
General Contractor:	Joe Funk Construction Engineers, Inc. 11226 Indian Trail Dallas, TX 75001	972/243-7141

Financing: The City of Plano leased the building and site from the Plano Independent School District for 60 years in exchange for the district's use of the theater for 10 days annually. The main source of funding is \$4.6 million from a tax increment finance district. Other funding has been provided through the city's general fund, hotel/motel tax and private gifts.



15th Street Village Profile

Location: SE & SW Corners of 15th St. & G Ave.

Site Size: 4 acres

Number of Dwellings: 34 Townhomes and 90 Condominiums

Building Height: 2-Story Townhomes and 3-Story Condominiums over 1 Level Garage

Unit Size: 1,700-2,100 Sq.Ft. Townhomes and 900-1,100 Sq.Ft. Condominiums

Projected Sales Price: \$250-300K Townhomes and \$150-200K Condominiums

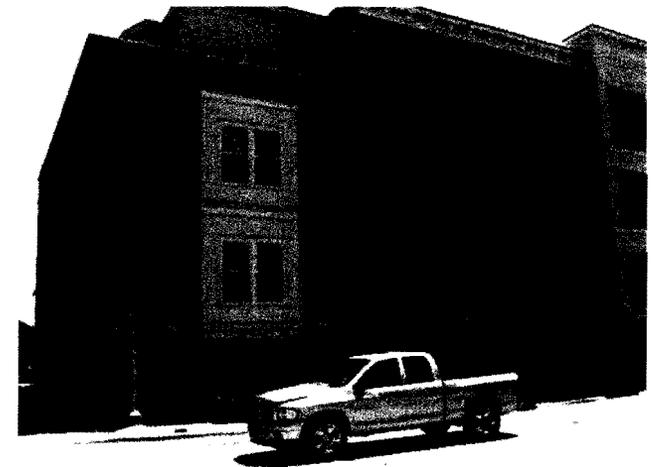
Project architect: Graphics Design Group 214/520-8800
3615 N. Hall Street
Dallas, TX 75219

Civil engineer: Helmberger & Assoc. 972/442-7459
124 Hooper Road
Wylie, TX 75098

Contractor: Diversified Construction Services 972/668-9340
10625 North County Road
Frisco, TX 75034

Developer: OakPath LLC 972/792-0688
9010 Markville Drive, Suite 1003
Dallas, TX 75243

Public Concessions and Incentives: City of Plano provided a 2-year option to purchase approximately 1 acre of land at \$11 per square foot subject to the developer acquiring all other property required for the project, obtaining zoning and plan approvals and substantially completing 50 dwelling units. The city also provided a reimbursement allowance of \$100,000 for public infrastructure and \$24,000 cost participation in shared use on-street parking. The city will waive most development fees associated with the project.



Lexington Park Profile

Location: West Side of G Ave. from 16th Street to 18th Street
Site Size: 6.325 Acres
Number of Units: 98 Luxury Townhomes Residences
Unit Size: 1681 to 2400+ Square Feet
Sales Price: \$269,000 to the High \$400s / Custom Program Available

Project Architect:	Hamilton <> Atelier Dallas, Texas	214.520.1500
Civil Engineer:	Kadleck & Associates Dallas, Texas	972.702.0771
Contractor:	Lexington Luxury Builders, LLC Dallas, Texas	214.369.4900
Developer:	Lexington Residential Development LP Dallas, Texas	214.354.2228

Public Concessions and Incentives: City of Plano sold the site to the developer at \$3.41 per square foot. The city also provided a reimbursement allowance of \$1,000,000 for public infrastructure and \$438,000 for participation in off site drainage improvements. The city waived most development fees associated with the project.



15th and I Profile**Location:**

Southeast corner of 15th Street and I Ave.

Lot Size: 3.1 Acres

Number of Units: 280

Retail Space: 15,000 square feet

Unit Size: 870 SF Average

Construction Cost: \$32,000,000+

Developer: Southern Land, LLC

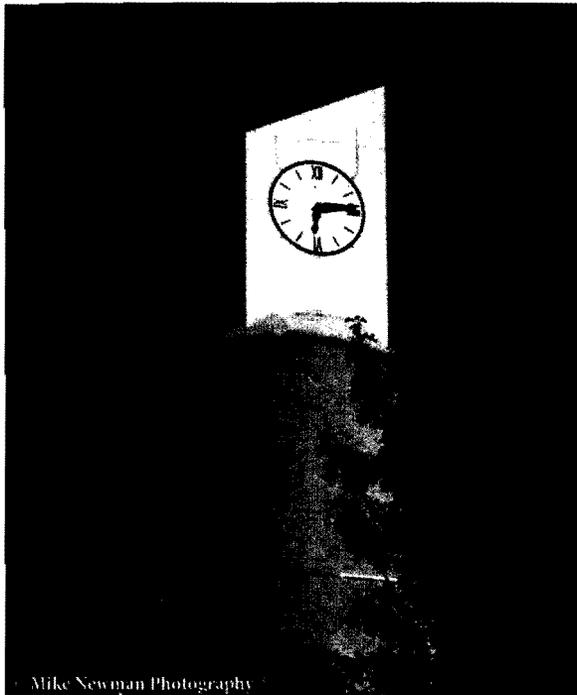
Project Design Team:

Southern Land Internal Design Services

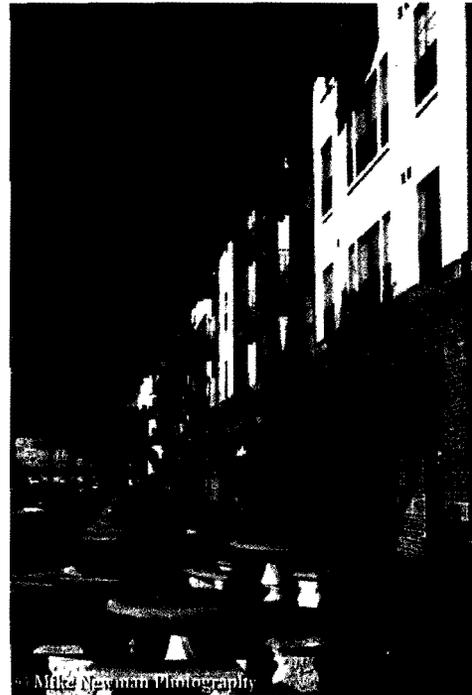
Project Commencement: 2012



Public Concessions and Incentives: The City of Plano is granting 1.6 acres of land in exchange for 100 garage parking space dedicated to the city for its exclusive use. In addition the City is reimbursing the developer \$1.7 million for perimeter streetscape improvements, including \$900,000 for a pedestrian walkway adjoining the DART rail line. DART is providing the City of Plano an easement within its right-of-way for the pedestrian walkway. Because of its TOD benefit, the North Central Council of Government is crediting the City of Plano \$900,000 toward local funding matching requirements of future road projects.



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City of Plano Planning Department

1520 K Avenue, Suite 250
 Plano, TX 75074
 (972) 941-7151
www.planoplanning.org

City of Plano Building Inspections Department

1520 K Avenue, Suite 140
 Plano, TX 75074
 (972) 941-7140
www.plano.gov

City of Plano Economic Development

5601 Granite Parkway, Suite 310
 Plano, TX 75024
 (972) 208-8300
www.planotexas.org

Dallas Area Rapid Transit

1401 Pacific Avenue
 Dallas, TX 75202
 (214) 749-3278
www.dart.org

North Central Texas Council of Governments

616 Six Flags Drive
 Arlington, TX 76005
 (817) 640-3300
www.ntcog.org

Historic Downtown Plano Association

PO Box 860841
 Plano, TX 75086-0841
 (214) 674-3225
www.visitdowntownplano.com



Gabrielle Castaneda Pruitt



Mike Newman Photography

2012 Population – 261,900

Percentage of Adults with Bachelor's Degrees or Higher – 55%

Median Household Income – \$83, 239

Median Home Price – \$215,500

Major Corporate Presence

JCPenney	Frito-Lay
HP	Denbury Resources
Encana	Dr. Pepper-Snapple Group
Alcatel-Lucent	Alliance Data Systems
Cinemark Holdings	Rent-A-Center
Capital One	Ericsson
Dell Services	Cigna
Raytheon	Pepsi-Co

Mayor-Council-City Manager Form of Government

AAA City Bond Rating

Local Economic Development Incentives:

- Cash Grants
- Tax Abatements
- Freeport Exemption
- Tax Increment Finance District

City of Plano

2000 Census Total Population 259,841
 2011 Total Population Estimate 261,350

Median Age 37.2

Race and Ethnicity

Hispanic 14.7%
 Non-Hispanic 85.3%
 African American or Black 7.4%
 American Indian/Alaska Native 0.3%
 Asian 16.8%
 Native Hawaiian/Other Pacific Islander 0.0%
 Some Other Race 0.2%
 White 58.4%
 Foreign Born 24.5%

Educational Attainment

No High School Diploma 6.7%
 High School Diploma/GED 14.3%
 Some College, No Degree 18.0%
 Associates Degree 7.2%
 Bachelor's Degree 34.0%
 Graduate/Professional Degree 19.7%

Household Income Distribution

Under \$25,000 13.0%
 \$25,000 to \$49,999 17.1%
 \$50,000 to \$74,999 17.9%
 \$75,000 to \$99,999 13.3%
 \$100,000 to \$149,000 17.9%
 Over \$150,000 20.8%

Median Household Income \$79,234
Per Capita Income \$38,778

Poverty

Population below poverty 7.9%

Median Housing Value \$220,500

For more demographic and community information visit:

Planning Department

<http://www.plano.gov/Departments/Planning/mapsgisdemographics/Pages/default.aspx>

Plano Economic Development

<http://www.planotexas.org/Live—Work-in-Plano.aspx>

3-Mile Radius of Downtown Plano

(Source 2010 Census and 2010 ACS Attributes)

Total Population 89,675

Median Age 41.1 years

Race and Ethnicity

Hispanic 25.8%
 Non-Hispanic 74.2%
 African American or Black 8.7%
 American Indian/Alaska Native 0.6%
 Asian 7.9%
 Native Hawaiian/Other Pacific Islander 0.1%
 Some other Race 10.3%
 White, Non-Hispanic 55.5%

Educational Attainment

No high school diploma 15.2%
 High School Diploma and Higher 84.8%
 Bachelor's Degree or higher 39.3%

Household Income Distribution

Under \$25,000 14.4%
 \$25,000 to \$49,999 21.8%
 \$50,000 to \$74,999 18.9%
 \$75,000 to \$99,999 15.9%
 \$100,000 to \$149,000 17.2%
 Over \$150,000 11.7%

SPECIAL THANKS TO:

PATRICK KENNEDY, AICP, SPACE BETWEEN DESIGN STUDIO – COLLABORATION AND GRAPHIC DESIGN

MIKE NEWMAN, WISHBONE GRAPHICS, INC. – PHOTOGRAPHS

GABY PRUITT, GABY PRUITT PHOTOGRAPY – PHOTOGRAPHS

DALLAS AREA RAPID TRANSIT

HISTORIC DOWNTOWN PLANO ASSOCIATION

NORTH TEXAS DISTRICT COUNCIL OF THE URBAN LAND INSTITUTE

RESIDENTS OF DOUGLASS, OLD TOWNE, HAGGARD PARK, HAGGARD ADDITION AND VENDOME NEIGHBORHOODS