

**PLANNING & ZONING COMMISSION  
 PLANO MUNICIPAL CENTER  
 1520 K AVENUE  
 May 7, 2012**

| ITEM NO. | EXPLANATION   | ACTION TAKEN |
|----------|---|--------------|
|          | <p><b>6:30 p.m. - Dinner - Planning Conference Room 2E</b></p> <p><b>7:00 p.m. - Regular Meeting - Council Chambers</b></p> <p><b>The Planning &amp; 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.</b></p> <p><b>1</b> Call to Order/Pledge of Allegiance</p> <p><b>2</b> Approval of Agenda as Presented</p> <p><b>3</b> Approval of Minutes for the April 16, 2012, Planning &amp; Zoning Commission meeting</p> <p><b>4</b> <b>General Discussion:</b> The Planning &amp; Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning &amp; Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning &amp; 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><b><u>CONSENT AGENDA</u></b></p> <p><b>5a</b><br/><b>BM</b> <b>Revised Site Plan/Concept Plan:</b> Custer/121 Addition, Block 1, Lots 4R &amp; 7 - Mini-warehouse/public storage, truck/bus leasing, and retail on two lots on 12.7± acres located at the southwest corner of State Highway 121 and Kathryn Lane. Zoned Planned Development-106-Regional Commercial/State Highway 121 Overlay District. Neighborhood #3. <b>Applicant: AMERCO Real Estate of Texas</b></p> |              |

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| <p><b>5b<br/>BM</b></p> | <p><b>Revised Conveyance Plat:</b> Custer/121 Addition, Block 1, Lot 7 - One conveyance lot on 3.4± acres located west of Kathryn Lane, 238± feet south of State Highway 121. Zoned Planned Development-106-Regional Commercial/State Highway 121 Overlay District. Neighborhood #3. <b>Applicant: AMERCO Real Estate of Texas</b></p>  |  |
| <p><b>5c<br/>BM</b></p> | <p><b>Final Plat:</b> Preston Meadows Substation Addition, Block 1, Lot 1 - Electrical substation on one lot on 3.9± acres located on the south side of Legacy Drive, 466± feet east of Preston Meadow Drive. Zoned Single-Family Residence-6 with Specific Use Permit #128 for Electrical Substation. Neighborhood #17. <b>Applicant: Oncor Electric Delivery Company</b></p>  |  |
| <p><b>5d<br/>EH</b></p> | <p><b>Revised Concept Plan:</b> 14th/Rigsbee Addition, Block A, Lots 1 &amp; 2 - Retail and one single-family residence on two lots on 4.0± acres located at the intersection of Rigsbee Drive and 14th Street. Zoned Retail. Neighborhood #61. <b>Applicant: Azar Capital Investments, Ltd.</b></p>  |  |
| <p><b>5e<br/>EH</b></p> | <p><b>Conveyance Plat:</b> 14th/Rigsbee Addition, Block A, Lots 1 &amp; 2 - Two conveyance lots on 4.0± acres located at the intersection of Rigsbee Drive and 14th Street. Zoned Retail. Neighborhood #61. <b>Applicant: Azar Capital Investments, Ltd.</b></p>  |  |
| <p><b>5f<br/>EH</b></p> | <p><b>Preliminary Site Plan:</b> North 40 Dealership Addition, Block 1, Lot 1 - New car dealer on one lot on 27.4± acres located at the southwest corner of Spring Creek Parkway and Dallas North Tollway. Zoned Commercial Employment/Dallas North Tollway Overlay District with Specific Use Permit #615 for New Car Dealer. Neighborhood #26. <b>Applicant: Park Place LX Land Company No. 1 Ltd.</b></p>                  |  |
| <p><b>5g<br/>EH</b></p> | <p><b>Conveyance Plat:</b> North 40 Dealership Addition, Block 1, Lots 1-3 - Three conveyance lots on 37.4± acres located at the southwest corner of Spring Creek Parkway and Dallas North Tollway. Zoned Commercial Employment and Regional Employment/Dallas North Tollway Overlay District with Specific Use Permit #615 for New Car Dealer. Neighborhood #26. <b>Applicant: Park Place LX Land Company No. 1 Ltd.</b></p> |  |
| <p><b>5h<br/>JH</b></p> | <p><b>Preliminary Site Plan:</b> Parkway Centre, Phase 5, Block C, Lot 8 - Day care center on one lot on 3.2± acres located at the northeast corner of Communications Parkway and Chapel Hill Boulevard. Zoned Regional Employment and Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #40. <b>Applicant: Blue Quail IV</b></p>   |  |

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| <p>5i<br/>EH</p>                           | <p><b>Preliminary Site Plan:</b> Headquarters Place Addition, Block A, Lot 1 - General office on one lot on 5.8± acres located at the northeast corner of Headquarters Drive and Bellview Drive. Zoned Commercial Employment/Preston Road Overlay District. Neighborhood #8. <b>Applicant: MC DFW Property Co., Ltd.</b></p>  |  |
| <p>5j<br/>JH</p>                           | <p><b>Revised Site Plan:</b> Heritage Yards at Plano, Block 1, Lot 1 - Park on one lot on 62.2± acres located generally at the northeast corner of Robinson Road and Hedgcoxe Road. Zoned Single-Family Residence-9. Neighborhood #4. <b>Applicant: City of Plano</b></p>   |  |
| <p>5k<br/>EH</p>                           | <p><b>Preliminary Plat:</b> Northglen 1 Addition - 113 Single-Family Residence-6 lots on 27.5± acres located 690± feet west of Gillespie Drive and 265± feet south of State Highway 121. Zoned Single-Family Residence-6, Regional Commercial, and Regional Employment/State Highway 121 Overlay District. Neighborhood #2. <b>Applicant: Hallmark Land Holdings, Inc.</b></p>  |  |
| <p>5l<br/>EH</p>                           | <p><b>Conveyance Plat:</b> Northglen 1 Addition, Block A, Lot 1 &amp; Northglen 2 Addition, Block A, Lot 1, &amp; Block B, Lot 1 - Three conveyance lots on 45.1± acres located at the southwest corner of Gillespie Drive and State Highway 121. Zoned Single-Family Residence-6, Regional Commercial, and Regional Employment/State Highway 121 Overlay District. Neighborhood #2. <b>Applicant: Hallmark Land Holdings, Inc.</b></p>                         |  |
| <p><b><u>END OF CONSENT AGENDA</u></b></p> |   |  |
| <p><b><u>PUBLIC HEARINGS</u></b></p>       |   |  |
| <p>6A<br/>EH</p>                           | <p><b>Public Hearing:</b> Zoning Case 2012-05 - Request to rezone 3.6± acres located at the northwest corner of Parker Road and Jupiter Road <b>from</b> Agricultural <b>to</b> Planned Development-Retail. Zoned Agricultural. Tabled March 5, 2012, March 19, 2012, and April 2, 2012. <b>Applicant: RaceTrac</b></p>   |  |
| <p>6B<br/>EH</p>                           | <p><b>Concept Plan:</b> Parker Triangle Addition, Block A, Lot 1 - Convenience store with gas pumps on one lot on 2.4± acres located at the northwest corner of Parker Road and Jupiter Road. Zoned Agricultural. Neighborhood #37. <b>Applicant: RaceTrac</b></p>  |  |
| <p>7A<br/>BM</p>                           | <p><b>Public Hearing:</b> Zoning Case 2012-13 - Request to rezone 22.6± acres <b>from</b> Research/Technology Center <b>to</b> Single-Family Residence-6 and to rezone 2.3± acres <b>from</b> Research/Technology Center <b>to</b> Light Commercial, generally located at the southwest corner of 14th Street and Los Rios Boulevard. Zoned Research/Technology Center. Tabled April 2, 2012, and April 16, 2012. <b>Applicant: ASG Real Estate Company</b></p> |  |

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|-------------------------|---|--|
| <p><b>7B<br/>BM</b></p> | <p><b>Concept Plan:</b> Los Rios Park &amp; Los Rios Hibernia, Block A, Lots 2 &amp; 3 - 73 Single-Family Residence-6 lots, four open space lots, and restaurants on two lots on 24.9± acres generally located at the southwest corner of 14th Street and Los Rios Boulevard. Zoned Research/Technology Center. Neighborhood #69. Tabled April 2, 2012, and April 16, 2012. <b>Applicant: ASG Real Estate Company</b></p>   |  |
| <p><b>8<br/>EH</b></p>  | <p><b>Public Hearing:</b> Zoning Case 2012-14 - Request to amend Planned Development-175-Retail to allow truck/bus leasing on 10.9± acres generally located at the northeast corner of Parker Road and Custer Road. Zoned Planned Development-175-Retail. <b>Applicant: HD Development Properties, LP</b></p>   |  |
| <p><b>9<br/>EH</b></p>  | <p><b>Public Hearing:</b> Zoning Case 2012-15 - Request for a Specific Use Permit for Household Care Institution on 1.8± acres located at the northwest corner of K Avenue and 18th Place. Zoned Retail with Heritage Resource Designation-17 and Specific Use Permit #27 for Heating and Air Conditioning Shop. <b>Applicant: Dallas Providence Homes</b></p>  |  |
| <p><b>10<br/>EH</b></p> | <p><b>Public Hearing - Replat:</b> Chase Oaks Village, Block D, Lots 9R-16R; Block E, Lots 1R-8R; Block F, Lots 1R-4R; Block J, Lots 1R-7R; &amp; Block K, Lots 1R-6R - 33 Single-Family Residence Attached lots on 2.2± acres located at the northwest corner of Federal Hall Street and Tallgrass Lane, and four Single-Family Residence Attached lots on 0.3± acre located at the northeast corner of Rutherford Road and Spadina Avenue. Zoned Single-Family Residence Attached. Neighborhood #21. <b>Applicant: Legacy Hamlet, LLC</b></p> |  |
| <p><b>11<br/>BM</b></p> | <p><b>Public Hearing - Replat:</b> Eastside 14th Street Addition, Block A, Lots 1 &amp; 2R - Retail, restaurant, and office on two lots on 0.5± acre located at the southeast corner of J Avenue and 14th Street. Zoned Downtown Business/Government. Neighborhood #67. <b>Applicant: Eastside 14th Street</b></p>  |  |
| <p><b>12<br/>BM</b></p> | <p><b>Public Hearing - Replat:</b> Custer/121 Addition, Block 1, Lot 4R - Mini-warehouse/public storage and truck/bus leasing on one lot on 9.3± acres located at the southwest corner of State Highway 121 and Kathryn Lane. Zoned Planned Development-106-Regional Commercial/State Highway 121 Overlay District. Neighborhood #3. <b>Applicant: AMERCO Real Estate of Texas</b></p>  |  |
|                         | <p><b><u>END OF PUBLIC HEARINGS</u></b></p>   |  |

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|--------------------------------|--|--|
| <p><b>13</b><br/><b>PJ</b></p> | <p><b>Request to Call Public Hearings</b> - Request to Call Public Hearings to consider amending the Zoning Ordinance to create the Urban Mixed Use and Neighborhood Mixed Use zoning districts, and to require a specific use permit in certain districts for mid-rise residential development. <b>Applicant: City of Plano</b></p> |  |
| <p><b>14</b></p>               | <p><b>Items for Future Discussion</b> - The Planning &amp; Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p> <p><b>Council Liaisons: Mayor Pro Tem Pat Miner and Council Member Lee Dunlap</b></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**  
**April 16, 2012**

**COMMISSIONERS PRESENT**

Christopher Caso, Chairman  
David Downs  
Michael Coleman  
Tracey Dry  
Fred Balda, 2nd Vice Chair  
Doug Hazelbaker, 1st Vice Chair  
Douglas Cargo  
Alan Smith

**STAFF PRESENT**

Phyllis Jarrell, Director of Planning  
Tina Firgens, Planning Manager  
Jon Hubach, Planner  
Paige Mims, Deputy City Attorney  
Dee Sarver, Sr. Planning Tech  
Doris Carter, Sr. Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Caso at 7:03 p.m., Monday, April 16, 2012, in the Council Chamber of the Plano Municipal Center, 1520 K Avenue. A quorum was present.

Second Vice Chair Balda led the Pledge of Allegiance.

First Vice Chair Hazelbaker made a motion to approve the agenda as presented. Commissioner Downs seconded the motion, which passed 8-0.

Commissioner Downs made a motion to approve the minutes of the April 2, 2012, Planning & Zoning Commission meeting as presented. Commissioner Dry seconded the motion, which passed 8-0.

**COMMENTS OF PUBLIC INTEREST**

There were no comments of public interest.

## **CONSENT AGENDA**

Commissioner Downs made a motion to approve the consent agenda as submitted. Commissioner Coleman seconded the motion, which passed 8-0.

### **AGENDA ITEM NO. 5A - PRELIMINARY SITE PLAN 16/LINCOLN R & D IN LEGACY, PHASE IV, BLOCK A, LOT 2 APPLICANT: WEST PLANO LAND COMPANY, LP**

General office on one lot on 11.5± acres located at the northeast corner of Pinecrest Drive and Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #16.

Approved subject to Oncon approval of parking spaces within the TP & L easement.

### **AGENDA ITEM NO. 5B - PRELIMINARY PLAT 2/SILVER FERN, BLOCK 1, LOT 4 APPLICANT: RONALD MCCUTCHIN FAMILY PARTNERSHIP**

General office on one lot on 1.5± acres located on the north side of McDermott Road, 220± feet east of Coit Road. Zoned Planned Development-434-Retail. Neighborhood #2.

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

### **AGENDA ITEM NO. 5C - PRELIMINARY SITE PLAN/CONCEPT PLAN 69/PLANO DISTRIBUTION CENTER, BLOCK 1, LOTS 1, 2, & 3 APPLICANT: PLANO DISTRIBUTION CENTER, LTD.**

Office showroom/warehouse and manufacturing on three lots on 22.4± acres located at the southwest corner of Plano Parkway and North Star Road. Zoned Research/Technology Center. Neighborhood #69.

Approved as submitted.

### **AGENDA ITEM NO. 5D 1/REVISED CONVEYANCE PLAT: WHITE ROCK CROSSING, BLOCK A, LOTS 3 & 4 APPLICANT: WHITE ROCK CROSSING, L.P.**

Two conveyance lots on 3.3± acres located at the southwest corner of Razor Boulevard and McDermott Road. Zoned Retail. Neighborhood #1.

Approved as submitted.

**AGENDA ITEM NO. 5E - REVISED CONCEPT PLAN  
1/WHITE ROCK CROSSING, BLOCK A, LOTS 3 & 4  
APPLICANT: WHITE ROCK CROSSING, L.P.**

Medical offices and day care center on two lots on 3.3± acres located at the southwest corner of Rasor Boulevard and McDermott Road. Zoned Retail. Neighborhood #1.

Approved as submitted.

**AGENDA ITEM NO. 5F - FINAL PLAT  
8/LEGACY TOWN CENTER (NORTH), BLOCK A, LOT 6R  
APPLICANT: LEGACY NORTH PT MFA V, L.P.**

310 multifamily residential units on one lot on 4.1± acres located at the northwest corner of Bozeman Drive and Parkwood Boulevard. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District. Neighborhood #8.

Approved as submitted.

**END OF CONSENT AGENDA**

**PUBLIC HEARINGS**

**AGENDA ITEM NO. 6 - PUBLIC HEARING  
ZONING CASE 2012-12  
APPLICANT: RACETRAC**

Jon Hubach, Planner, stated this is a request to amend Planned Development-374-Retail on 6.9± acres located at the northeast corner of Plano Parkway and Independence Parkway to modify the development standards of the district in order to remove or amend the stipulation limiting the hours of operation. Zoned Planned Development-374-Retail/190 Tollway/Plano Parkway Overlay District. Tabled March 19, 2012. Staff recommended that the Planning & Zoning Commission accept the applicant's request to table this item until the July 16, 2012 meeting.

Commissioner Coleman made a motion to remove the item from the table. Commissioner Cargo seconded the motion, which passed 8-0.

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

Commissioner Coleman made a motion to table the item until July 16, 2012, as requested by the applicant. First Vice Chair Hazelbaker seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 7A - PUBLIC HEARING  
ZONING CASE 2012-13  
APPLICANT: ASG REAL ESTATE COMPANY**

Tina Firgens, Planning Manager, stated this is a request to rezone 22.6± acres **from** Research/Technology Center **to** Single-Family Residence-6 and to rezone 2.3± acres **from** Research/Technology Center **to** Light Commercial, generally located at the southwest corner of 14th Street and Los Rios Boulevard. Zoned Research/Technology Center. Tabled April 2, 2012. Staff received a letter from the applicant requesting that the item be tabled to the May 7, 2012 Planning & Zoning Commission meeting, and staff recommended the Commission accept the applicant's request to table the item.

First Vice Chair Hazelbaker made a motion to remove the item from the table. Commissioner Smith seconded the motion, which passed 8-0.

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

Commissioner Cargo made a motion to table the item to the May 7, 2012 Planning & Zoning Commission meeting as requested by the applicant. Commissioner Smith seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 7B - CONCEPT PLAN  
69/LOS RIOS PARK & LOS RIOS HIBERNIA  
APPLICANT: ASG REAL ESTATE COMPANY**

Ms. Firgens stated this is 73 Single-Family Residence-6 lots, four open space lots, and restaurants on two lots on 24.9± acres generally located at the southwest corner of 14th Street and Los Rios Boulevard. Zoned Research/Technology Center. Neighborhood #69. Staff received a letter from the applicant requesting that the item be tabled to the May 7, 2012 Planning & Zoning meeting, and staff recommended that the Commission accept the applicant's request to table the item.

Commissioner Downs made a motion to table the item to the May 7, 2012 Planning & Zoning Commission meeting as requested by the applicant. Second Vice Chair Balda seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING – REPLAT  
38/SPRING CREEK CAMPUS ADDITION, BLOCK 1, LOT 1R  
APPLICANT: COLLIN COUNTY COMMUNITY COLLEGE DISTRICT**

Mr. Hubach stated this is a college on one lot on 97.5± acres located on the east side of Jupiter Road and on the south side of Spring Creek Parkway. Zoned Planned Development-456-General Office/Parkway Overlay District. Neighborhood #38. 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 Dry seconded the motion, which passed 8-0.

**AGENDA NO. 9 - PUBLIC HEARING**  
**8/REPLAT: CAPITAL ONE ADDITION, BLOCK 1, LOT 3R**  
**APPLICANT: CAPITAL ONE NATIONAL ASSOCIATION**

Mr. Hubach stated this is a general office on one lot on 25.5± acres located on the west side of Preston Road, 1,036± feet north of Hedgcoxe Road. Zoned Commercial Employment/Preston Road Overlay District. Neighborhood #8. 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, 1st Vice Chair Hazelbaker made a motion to approve the item as submitted. Commissioner Cargo seconded the motion, which passed 8-0.

**END OF PUBLIC HEARINGS**

**AGENDA ITEM NO. 10 - ITEMS FOR FUTURE DISCUSSION**

There were no items for future discussion.

There being no further discussion, Chairman Caso adjourned the meeting at 7:10 p.m.

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Christopher Caso, Chairman

CITY OF PLANO  
PLANNING & ZONING COMMISSION  
CONSENT AGENDA ITEMS

May 7, 2012

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**Agenda Item No. 5a**

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

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

The purpose of this revised site plan is to show the additional parking area for trucks and trailers being added to Lot 4R.

The purpose of the concept plan is to demonstrate that Lot 7 can be developed as a retail use in accordance with the current zoning district.

Recommended for approval as submitted.

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**Agenda Item No. 5b**

**Revised Conveyance Plat:** Custer/121 Addition, Block 1, Lot 7  
**Applicant:** AMERCO Real Estate of Texas

One conveyance lot on 3.4± acres located west of Kathryn Lane, 238± feet south of State Highway 121. Zoned Planned Development-106-Regional Commercial/State Highway 121 Overlay District. Neighborhood #3.

The purpose of the revised conveyance plat is to modify the lot boundaries of Lot 7.

Recommended for approval as submitted.

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**Agenda Item No. 5c**

**Final Plat:** Preston Meadows Substation Addition, Block 1, Lot 1  
**Applicant:** Oncor Electric Delivery Company

Electrical substation on one lot on 3.9± acres located on the south side of Legacy Drive, 466± feet east of Preston Meadow Drive. Zoned Single-Family Residence-6 with Specific Use Permit #128 for Electrical Substation. Neighborhood #17.

The purpose for the final plat is to dedicate easements necessary for completing the development as an electrical substation.

Recommended for approval as submitted.

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**Agenda Item No. 5d**

**Revised Concept Plan:** 14th/Rigsbee Addition, Block A, Lots 1 & 2  
**Applicant:** Azar Capital Investments, Ltd.

Retail and one single-family residence on two lots on 4.0± acres located at the intersection of Rigsbee Drive and 14th Street. Zoned Retail. Neighborhood #61.

The purpose for the concept plan is to show the proposed retail developments.

Recommended for approval as submitted.

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**Agenda Item No. 5e**

**Conveyance Plat:** 14th/Rigsbee Addition, Block A, Lots 1 & 2  
**Applicant:** Azar Capital Investments, Ltd.

Two conveyance lots on 4.0± acres located at the intersection of Rigsbee Drive and 14th Street. Zoned Retail. Neighborhood #61.

The purpose for the conveyance plat is to create two lots for future development and dedicate easements.

Recommended for approval as submitted.

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**Agenda Item No. 5f**

**Preliminary Site Plan:** North 40 Dealership Addition, Block 1, Lot 1  
**Applicant:** Park Place LX Land Company No. 1 Ltd.

New car dealer on one lot on 27.4± acres located at the southwest corner of Spring Creek Parkway and Dallas North Tollway. Zoned Commercial Employment/Dallas North Tollway Overlay District with Specific Use Permit #615 for New Car Dealer. Neighborhood #26.

The purpose for the preliminary site plan is to show the proposed new car dealer development and related site improvements.

Recommended for approval as submitted.

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**Agenda Item No. 5g**

**Conveyance Plat:** North 40 Dealership Addition, Block 1, Lots 1-3  
**Applicant:** Park Place LX Land Company No. 1 Ltd.

Three conveyance lots on 37.4± acres located at the southwest corner of Spring Creek Parkway and Dallas North Tollway. Zoned Commercial Employment and Regional Employment/Dallas North Tollway Overlay District with Specific Use Permit #615 for New Car Dealer. Neighborhood #26.

The purpose for the conveyance plat is to establish lot boundaries and dedicate easements for future development.

Recommended for approval as submitted.

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**Agenda Item No. 5h**

**Preliminary Site Plan:** Parkway Centre, Phase 5, Block C, Lot 8  
**Applicant:** Blue Quail IV

Day care center on one lot on 3.2± acres located at the northeast corner of Communications Parkway and Chapel Hill Boulevard. Zoned Regional Employment and Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #40.

The purpose for the preliminary site plan is to show the proposed day care center development and related site improvements.

Recommended for approval as submitted.

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**Agenda Item No. 5i**

**Preliminary Site Plan:** Headquarters Place Addition, Block A, Lot 1

**Applicant:** MC DFW Property Co., Ltd.

General office on one lot on 5.8± acres located at the northeast corner of Headquarters Drive and Bellview Drive. Zoned Commercial Employment/Preston Road Overlay District. Neighborhood #8.

The purpose for the preliminary site plan is to show the proposed general office development and related site improvements.

Recommended for approval as submitted.

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**Agenda Item No. 5j**

**Revised Site Plan:** Heritage Yards at Plano, Block 1, Lot 1

**Applicant:** City of Plano

Park on one lot on 62.2± acres located generally at the northeast corner of Robinson Road and Hedgcoxe Road. Zoned Single-Family Residence-9. Neighborhood #4.

The purpose for the revised site plan is to show the proposed additional parking spaces being added to the site.

Recommended for approval as submitted.

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**Agenda Item No. 5k**

**Preliminary Plat:** Northglen 1 Addition

**Applicant:** Hallmark Land Holdings, Inc.

113 Single-Family Residence-6 lots on 27.5± acres located 690± feet west of Gillespie Drive and 265± feet south of State Highway 121. Zoned Single-Family Residence-6, Regional Commercial, and Regional Employment/State Highway 121 Overlay District. Neighborhood #2.

The purpose for the preliminary plat is to propose lot and street layouts and easements necessary for the development of the site as a single-family residential subdivision.

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

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**Agenda Item No. 5I**

**Conveyance Plat:** Northglen 1 Addition, Block A, Lot 1 & Northglen 2 Addition,  
Block A, Lot 1, & Block B, Lot 1

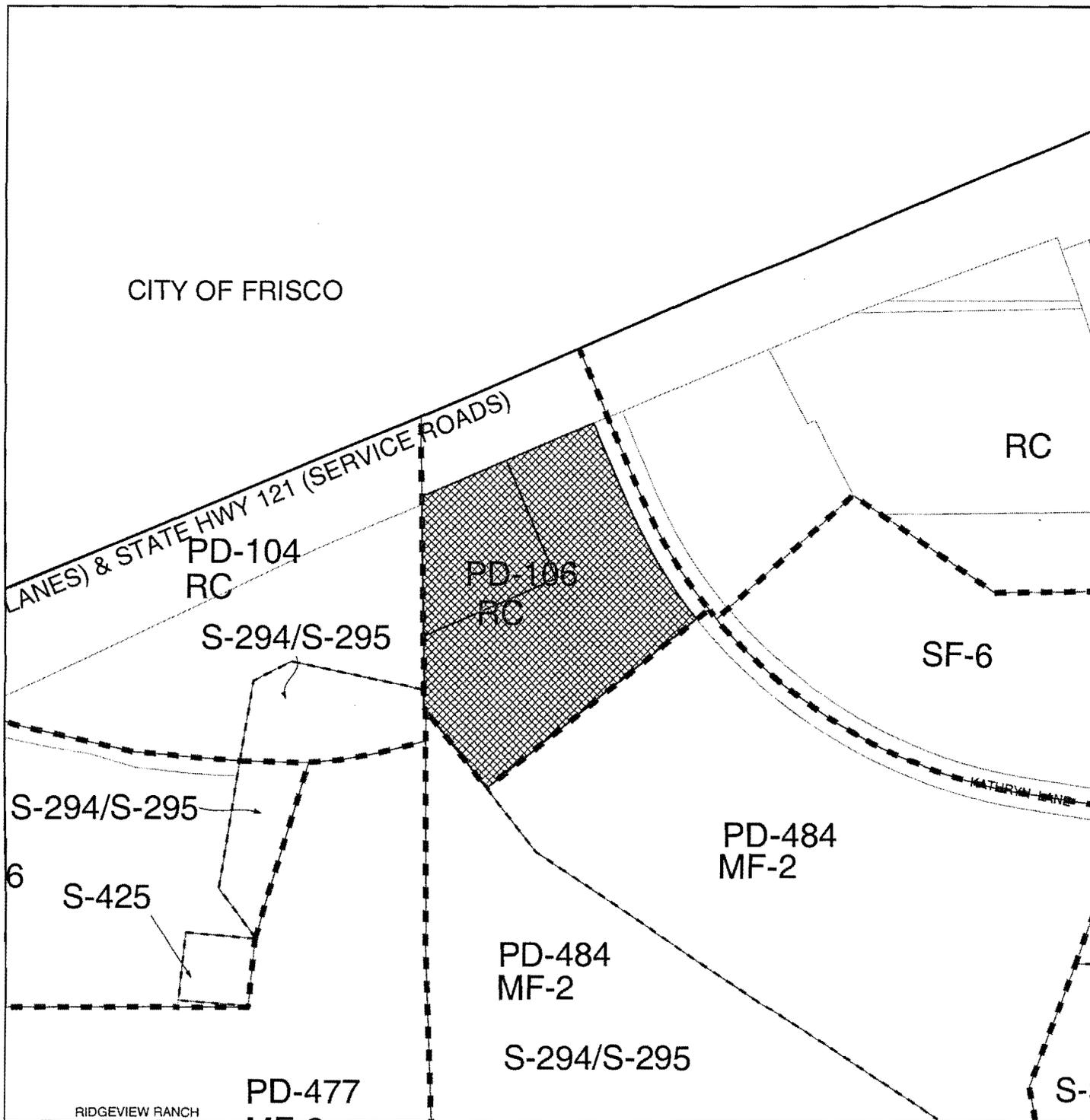
**Applicant:** Hallmark Land Holdings, Inc.

Three conveyance lots on 45.1± acres located at the southwest corner of Gillespie Drive and State Highway 121. Zoned Single-Family Residence-6, Regional Commercial, and Regional Employment/State Highway 121 Overlay District. Neighborhood #2.

The purpose for the conveyance plat is to establish lot boundaries and dedicate easements necessary for future development.

Recommended for approval as submitted.

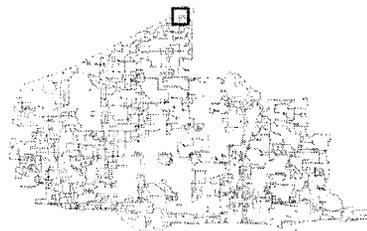
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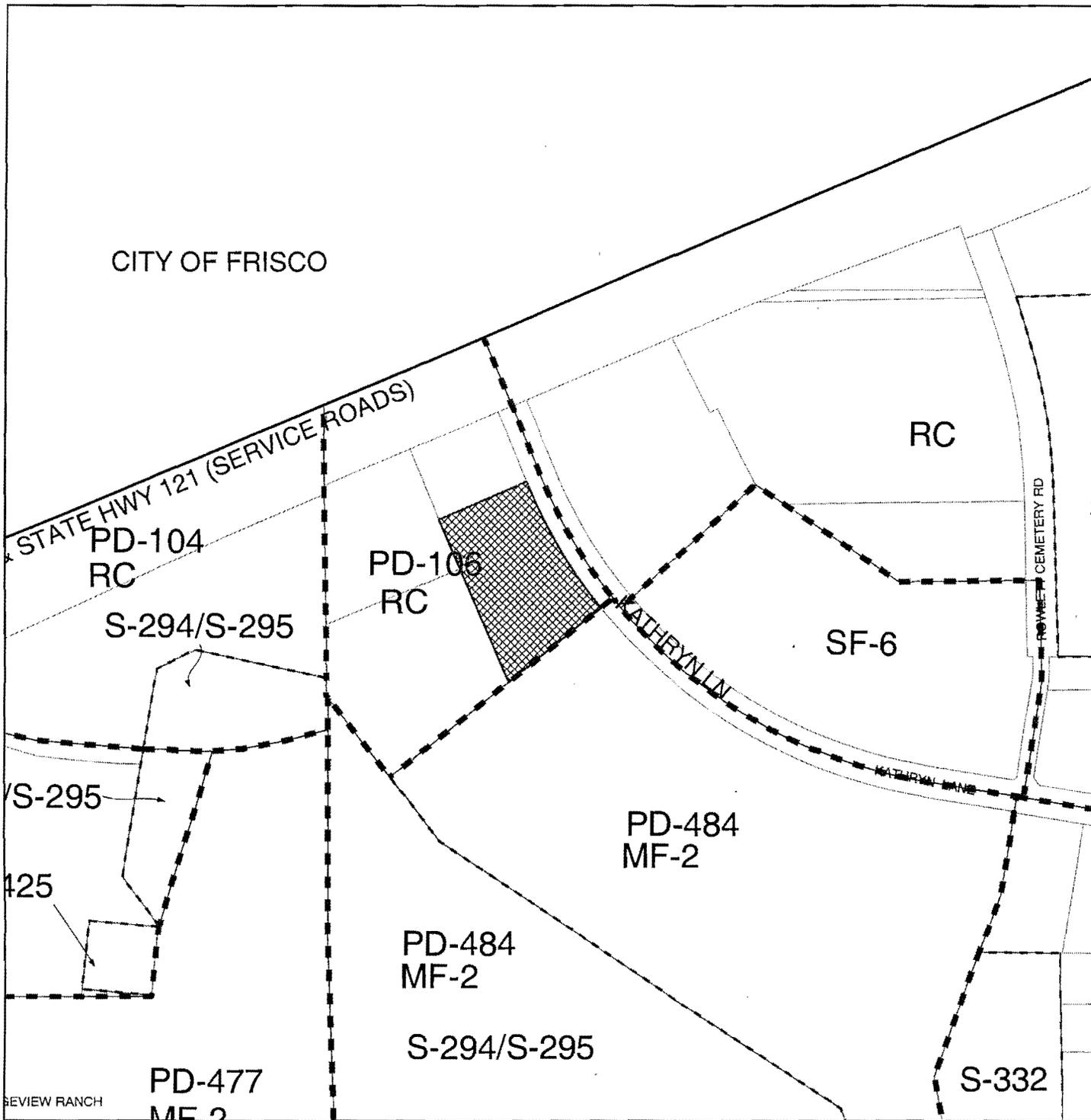
Item Submitted: REVISED SITE PLAN/CONCEPT PLAN

Title: CUSTER/121 ADDITION  
BLOCK 1, LOTS 4R & 7

Zoning: PLANNED DEVELOPMENT-106-REGIONAL COMMERCIAL/  
STATE HIGHWAY 121 OVERLAY DISTRICT



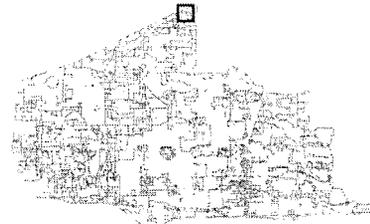




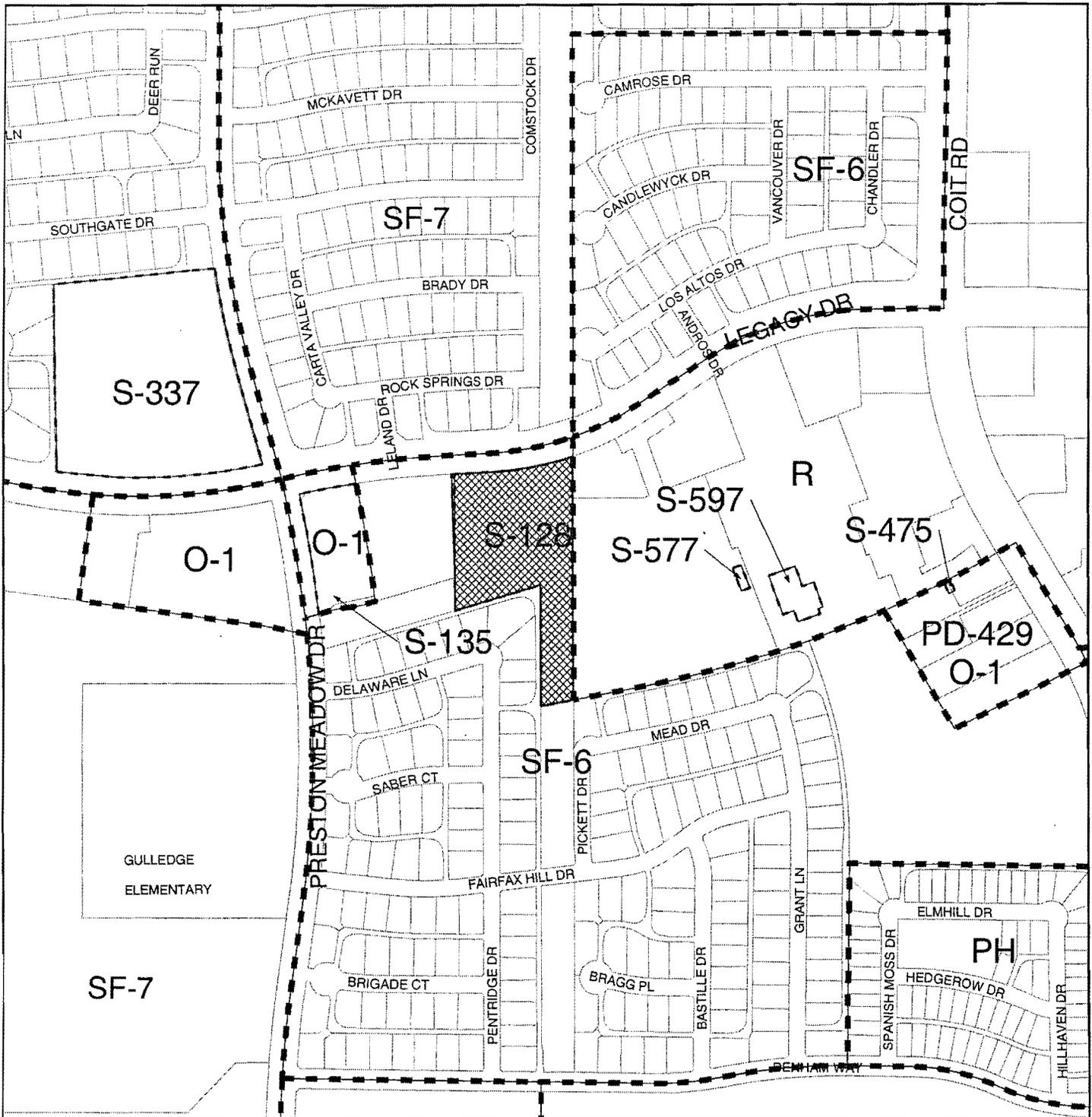
Item Submitted: REVISED CONVEYANCE PLAT

Title: CUSTER/121 ADDITION  
BLOCK 1, LOT 7

Zoning: PLANNED DEVELOPMENT-106-REGIONAL COMMERCIAL/  
STATE HIGHWAY 121 OVERLAY DISTRICT



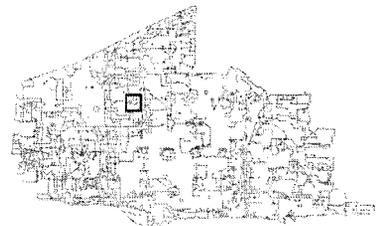


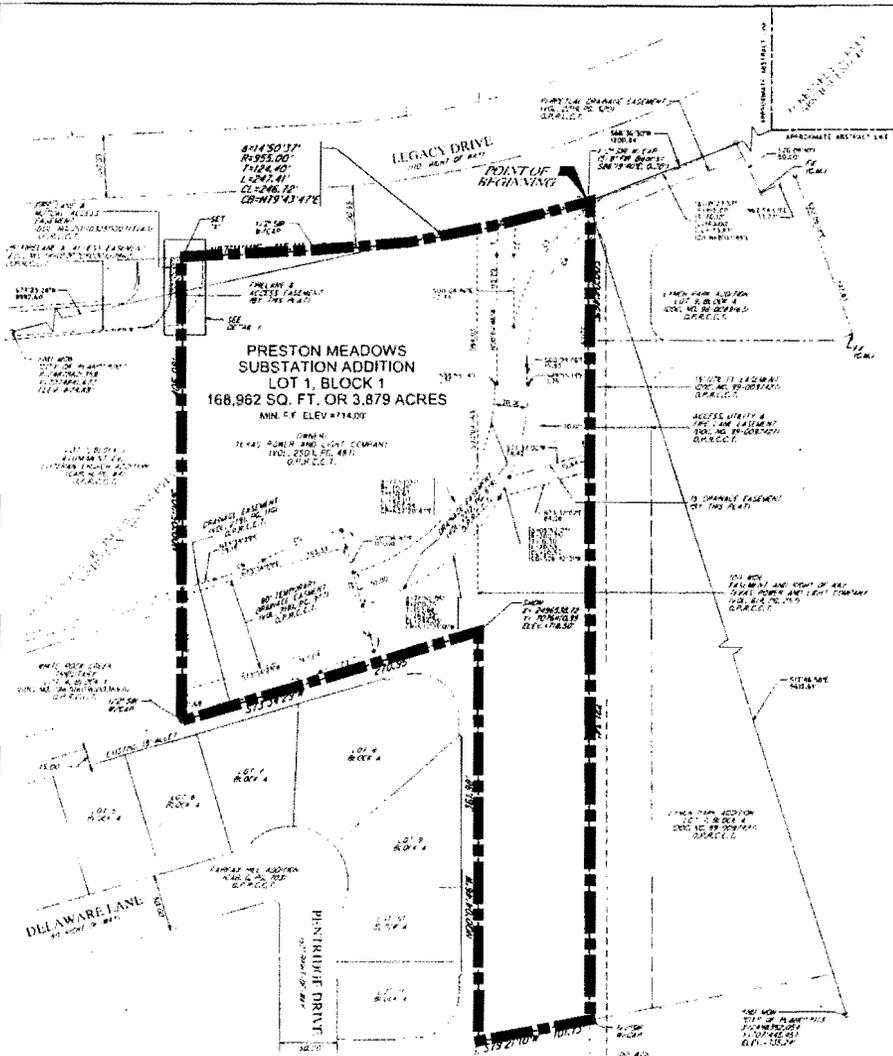


Item Submitted: FINAL PLAT

Title: PRESTON MEADOWS SUBSTATION ADDITION  
BLOCK 1, LOT 1

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

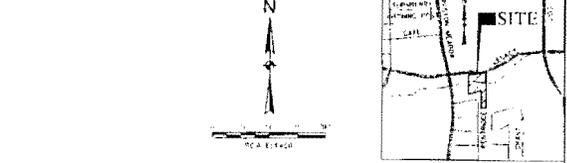




FOR THE RECORD, FROM ALL MEN OF THIS PRESENT...

THE UNDERSIGNED BEING FIRST AND FOREMOST AND OTHERS THAT BEING INTERESTED IN THE SAME...

THE UNDERSIGNED BEING FIRST AND FOREMOST AND OTHERS THAT BEING INTERESTED IN THE SAME...



**CURVE DATA TABLE**

| CURVE NO. | DATA    | BEARS  | CHORD BEARS | CHORD BEARS | CHORD BEARS |
|-----------|---------|--------|-------------|-------------|-------------|
| 1         | 0833.00 | 121.78 | 29.79       | 29.79       | 100.11      |
| 2         | 1044.00 | 121.78 | 29.79       | 29.79       | 100.11      |
| 3         | 1255.00 | 121.78 | 29.79       | 29.79       | 100.11      |
| 4         | 1466.00 | 121.78 | 29.79       | 29.79       | 100.11      |
| 5         | 1677.00 | 121.78 | 29.79       | 29.79       | 100.11      |
| 6         | 1888.00 | 121.78 | 29.79       | 29.79       | 100.11      |
| 7         | 2099.00 | 121.78 | 29.79       | 29.79       | 100.11      |
| 8         | 2310.00 | 121.78 | 29.79       | 29.79       | 100.11      |
| 9         | 2521.00 | 121.78 | 29.79       | 29.79       | 100.11      |
| 10        | 2732.00 | 121.78 | 29.79       | 29.79       | 100.11      |
| 11        | 2943.00 | 121.78 | 29.79       | 29.79       | 100.11      |
| 12        | 3154.00 | 121.78 | 29.79       | 29.79       | 100.11      |



THE UNDERSIGNED BEING FIRST AND FOREMOST AND OTHERS THAT BEING INTERESTED IN THE SAME...

THE UNDERSIGNED BEING FIRST AND FOREMOST AND OTHERS THAT BEING INTERESTED IN THE SAME...

THE UNDERSIGNED BEING FIRST AND FOREMOST AND OTHERS THAT BEING INTERESTED IN THE SAME...

**SECTION 1**

THE UNDERSIGNED BEING FIRST AND FOREMOST AND OTHERS THAT BEING INTERESTED IN THE SAME...

**SECTION 2**

THE UNDERSIGNED BEING FIRST AND FOREMOST AND OTHERS THAT BEING INTERESTED IN THE SAME...

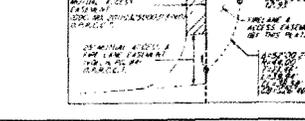
**SECTION 3**

THE UNDERSIGNED BEING FIRST AND FOREMOST AND OTHERS THAT BEING INTERESTED IN THE SAME...

SEE TO BE SET IN CONCRETE...

SEE TO BE SET IN CONCRETE...

SEE TO BE SET IN CONCRETE...



**SECTION 4**

THE UNDERSIGNED BEING FIRST AND FOREMOST AND OTHERS THAT BEING INTERESTED IN THE SAME...

**SECTION 5**

THE UNDERSIGNED BEING FIRST AND FOREMOST AND OTHERS THAT BEING INTERESTED IN THE SAME...

**SECTION 6**

THE UNDERSIGNED BEING FIRST AND FOREMOST AND OTHERS THAT BEING INTERESTED IN THE SAME...

**SECTION 7**

THE UNDERSIGNED BEING FIRST AND FOREMOST AND OTHERS THAT BEING INTERESTED IN THE SAME...

**SECTION 8**

THE UNDERSIGNED BEING FIRST AND FOREMOST AND OTHERS THAT BEING INTERESTED IN THE SAME...

**SECTION 9**

THE UNDERSIGNED BEING FIRST AND FOREMOST AND OTHERS THAT BEING INTERESTED IN THE SAME...

**SECTION 10**

THE UNDERSIGNED BEING FIRST AND FOREMOST AND OTHERS THAT BEING INTERESTED IN THE SAME...

**SECTION 11**

THE UNDERSIGNED BEING FIRST AND FOREMOST AND OTHERS THAT BEING INTERESTED IN THE SAME...

**SECTION 12**

THE UNDERSIGNED BEING FIRST AND FOREMOST AND OTHERS THAT BEING INTERESTED IN THE SAME...

**SECTION 13**

THE UNDERSIGNED BEING FIRST AND FOREMOST AND OTHERS THAT BEING INTERESTED IN THE SAME...

**SECTION 14**

THE UNDERSIGNED BEING FIRST AND FOREMOST AND OTHERS THAT BEING INTERESTED IN THE SAME...

**SECTION 15**

THE UNDERSIGNED BEING FIRST AND FOREMOST AND OTHERS THAT BEING INTERESTED IN THE SAME...

**FINAL PLAT**

**PRESTON MEADOWS**  
SUBSTATION ADDITION

BEING ALL OF  
**LOT 1, BLOCK 1**  
3.879 ACRES

BEING PART OF THE  
**MARY AND CATHERINE OWENS SURVEY,**  
ABSTRACT NO. 672  
CITY OF PLANO, COLLIN COUNTY, TEXAS

**ONCOR ELECTRIC**  
DELIVERY COMPANY, LLC

**HALFF**

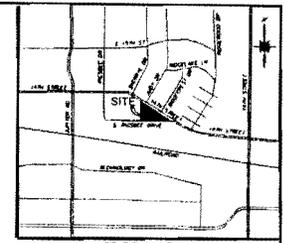
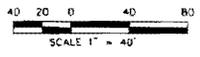
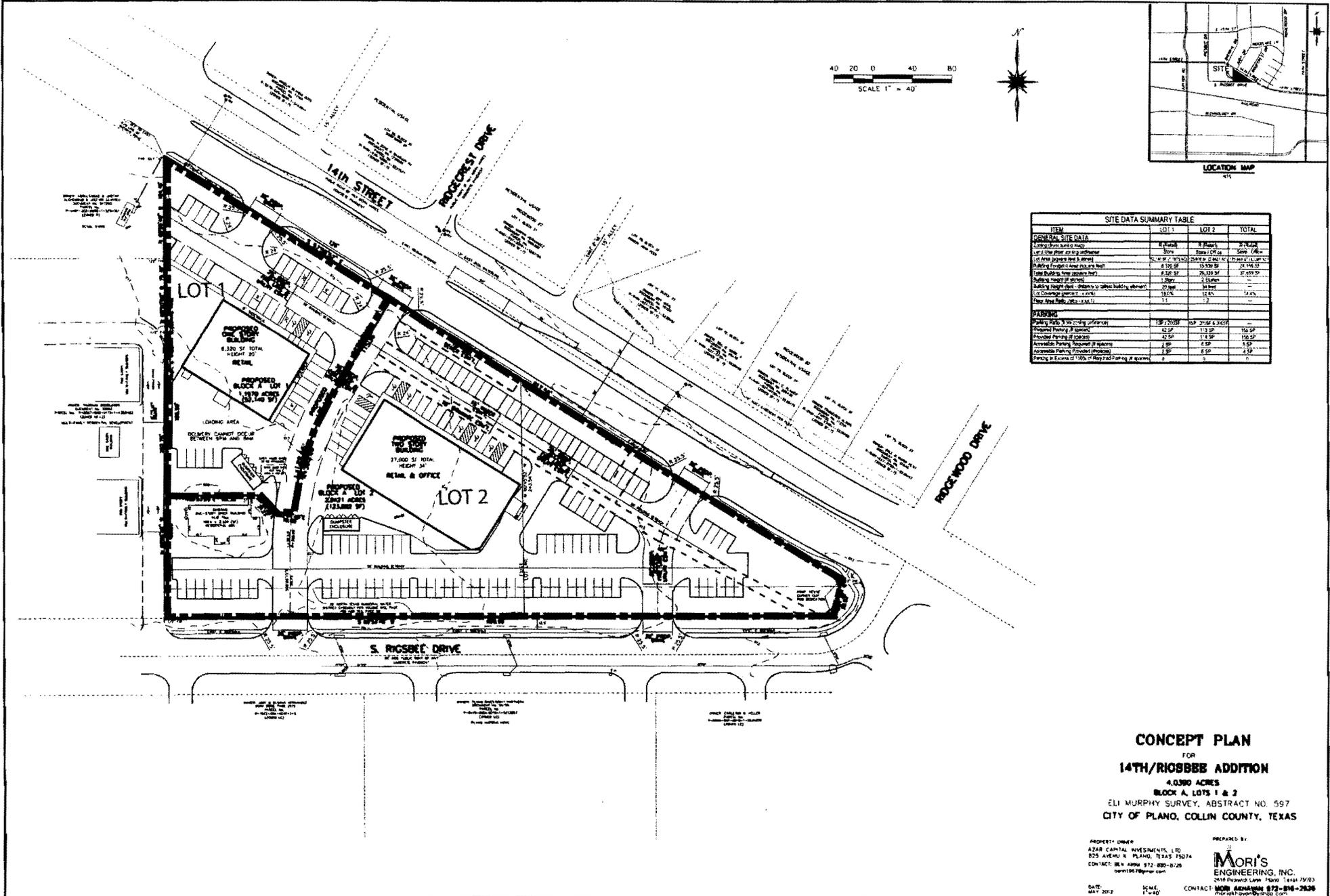
REGISTERED PROFESSIONAL ENGINEER

NO. 10000 STREET, SUITE 100  
DALLAS, TEXAS 75241  
CONTACT: DALLAS OFFICE

REGISTERED PROFESSIONAL ENGINEER

10000 STREET, SUITE 100  
DALLAS, TEXAS 75241  
CONTACT: DALLAS OFFICE





LOCATION MAP

| SITE DATA SUMMARY TABLE                          |           |           |           |
|--|-----------|-----------|-----------|
| ITEM   | LOT 1     | LOT 2     | TOTAL     |
| <b>GENERAL SITE DATA</b>                         |           |           |           |
| Lot Area (Total)                                 | 20,000 SF | 20,000 SF | 40,000 SF |
| Lot Area (Covered)                               | 10,000 SF | 10,000 SF | 20,000 SF |
| Lot Area (Open)                                  | 10,000 SF | 10,000 SF | 20,000 SF |
| Building Footprint Area (Total)                  | 10,000 SF | 10,000 SF | 20,000 SF |
| Open Building Area (Total)                       | 10,000 SF | 10,000 SF | 20,000 SF |
| Building Height (Stories)                        | 3 Stories | 3 Stories | 3 Stories |
| Building Height (Feet)                           | 30 Feet   | 30 Feet   | 30 Feet   |
| Lot Coverage (Percent)                           | 50%       | 50%       | 50%       |
| Open Area Ratio (OAR)                            | 1.0       | 1.0       | 1.0       |
| <b>PARKING</b>                                   |           |           |           |
| Required Parking (Minimum)                       | 150 SP    | 150 SP    | 300 SP    |
| Proposed Parking (Minimum)                       | 150 SP    | 150 SP    | 300 SP    |
| Proposed Parking (Maximum)                       | 150 SP    | 150 SP    | 300 SP    |
| Available Parking (Proposed)                     | 150 SP    | 150 SP    | 300 SP    |
| Available Parking (Proposed)                     | 150 SP    | 150 SP    | 300 SP    |
| Parking in Excess of 100% of Required (Proposed) | 0         | 0         | 0         |

**CONCEPT PLAN**  
 FOR  
**14TH/RIOBBB ADDITION**  
 4.0390 ACRES  
 BLOCK A, LOTS 1 & 2  
 ELI MURPHY SURVEY, ABSTRACT NO. 597  
 CITY OF PLANO, COLLIN COUNTY, TEXAS

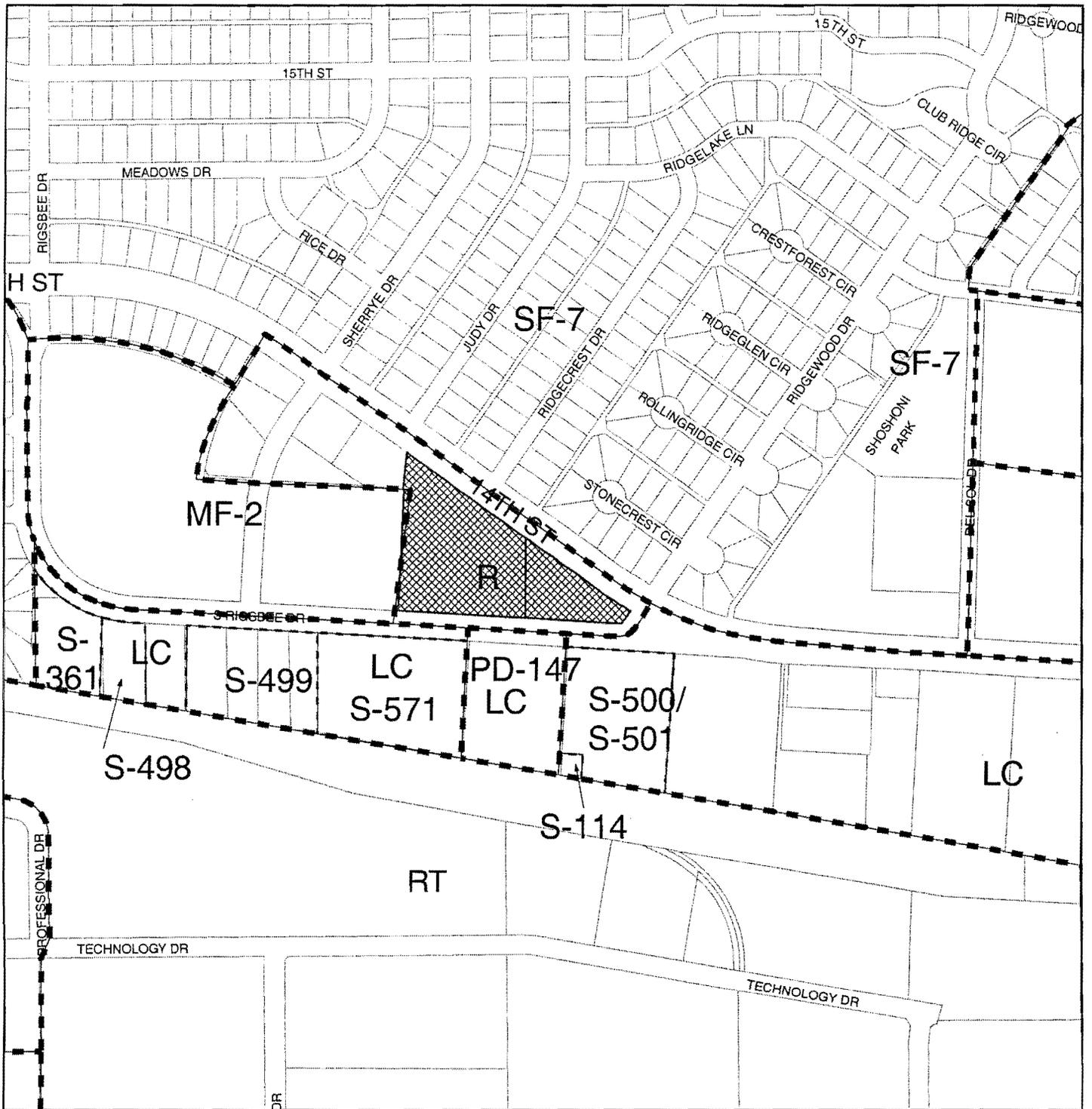
PROPERTY OWNER  
 AZAR CAPITAL INVESTMENTS, LTD.  
 820 AVENUE N. PLANO, TEXAS 75074  
 CONTACT: BEN JAMES 972-800-0128  
 benjames@azar.com

PREPARED BY  
**MORI'S**  
 ENGINEERING, INC.  
 2416 PRAIRIE LANE, PLANO, TEXAS 75074  
 CONTACT: MORI'S ENGINEERING 972-816-2936  
 moris@moriseng.com

DATE:  
 MAY 2012

SHEET:  
 1 of 40

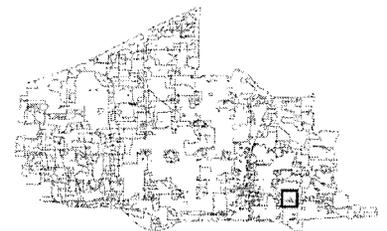
CONTACT:



Item Submitted: CONVEYANCE PLAT

Title: 14th/RIGSBEE ADDITION  
BLOCK A, LOTS 1 & 2

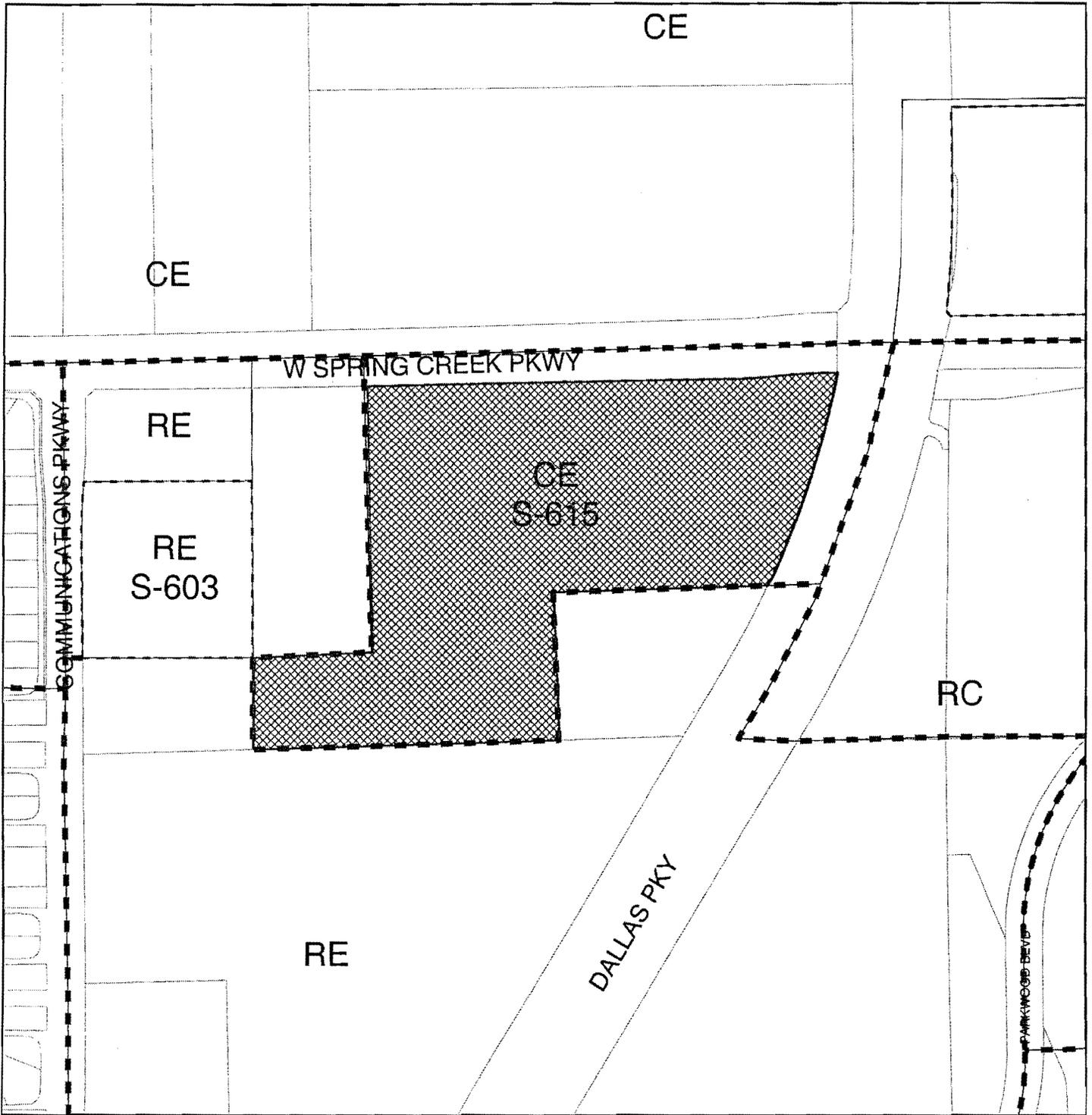
Zoning: RETAIL



○ 200' Notification Buffer







Item Submitted: PRELIMINARY SITE PLAN

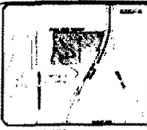
Title: NORTH 40 DEALERSHIP ADDITION  
BLOCK 1, LOT 1

Zoning: COMMERCIAL EMPLOYMENT/  
DALLAS NORTH TOLLWAY OVERLAY DISTRICT  
w/SPECIFIC USE PERMIT #615



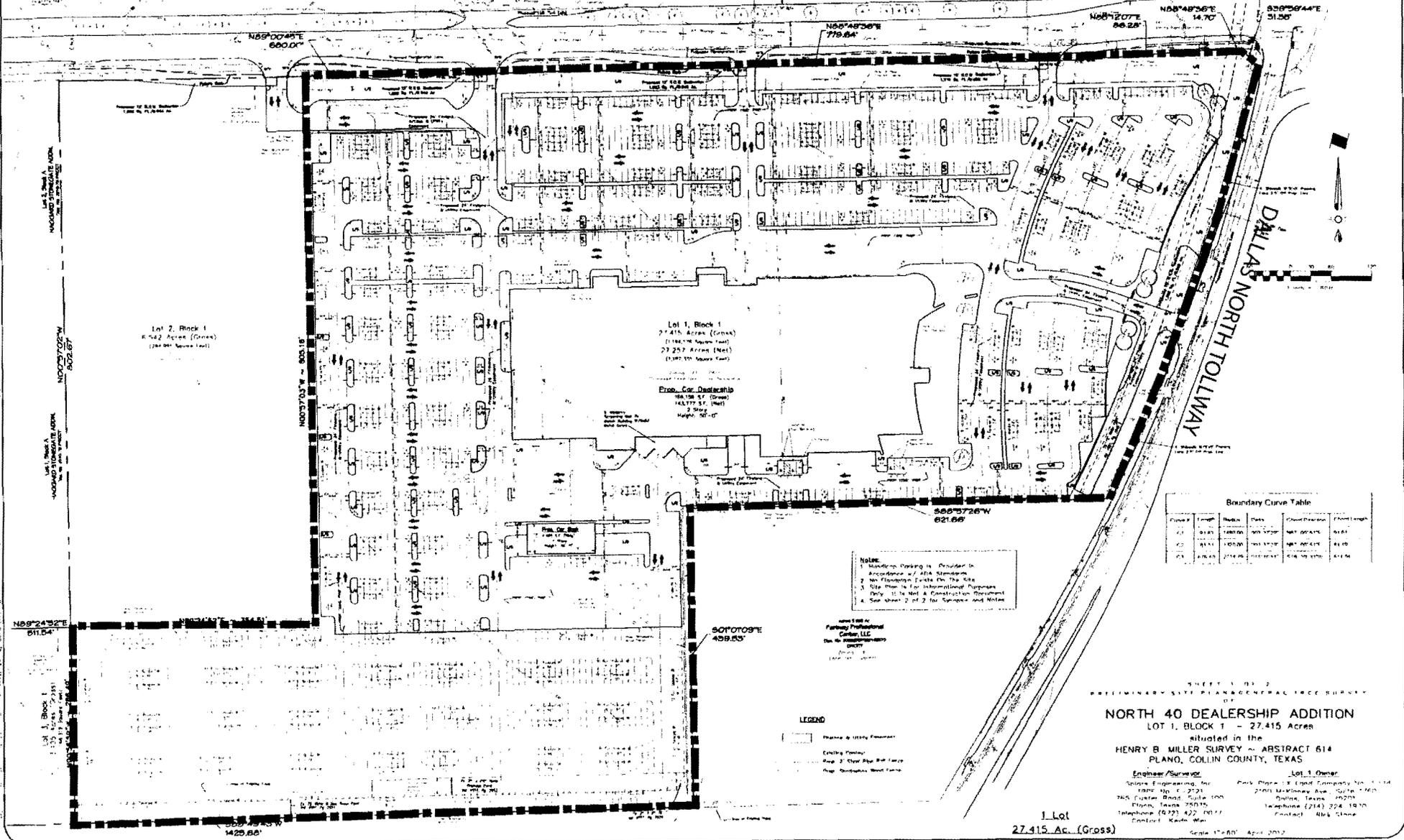
○ 200' Notification Buffer





Scale 1" = 40' or  
 1" = 80' or  
 1" = 160'

# SPRING CREEK PKWY



**Boundary Curve Table**

| Curve # | Length | Radius  | Chord    | Chord Bearing | Chord Length |
|---------|--------|---------|----------|---------------|--------------|
| C1      | 51.85  | 1287.00 | 50.5720  | N87°00'41"E   | 61.61        |
| C2      | 81.11  | 107.00  | 187.1722 | N87°00'41"E   | 81.10        |
| C3      | 416.48 | 274.00  | 103.0187 | S16°10'37"W   | 81.74        |

**Note:**  
 1. No Right of Way is shown in accordance with 2014 Standards.  
 2. No Easements Exist On The Site.  
 3. Site Plan is for Informational Purposes Only. It is Not A Construction Document.  
 4. See sheet 2 of 2 for Symbols and Notes.

Surveyed At:  
**Parsons Professional Center, LLC**  
 1100 West 11th Street  
 Suite 100  
 Irving, Texas 75039

**LEGEND**  
 - - - - - Proposed Utility Footprint  
 - - - - - Existing Footprint  
 --- --- --- Proposed Clear Area For Future  
 --- --- --- Proposed Right of Way

SHEET 1 OF 2  
 PRELIMINARY SITE PLAN-CENTRAL TRICE SURVEY  
 OF  
**NORTH 40 DEALERSHIP ADDITION**  
 LOT 1, BLOCK 1 - 27.415 Acres  
 situated in the  
**HENRY B MILLER SURVEY - ABSTRACT 614**  
**PLANO, COLLIN COUNTY, TEXAS**

**Engineer/Surveyor**  
 Spence Engineering, Inc.  
 18000 Hwy. 1, 2121  
 2655 Center Road, Suite 100  
 Dallas, Texas 75236  
 Telephone (972) 422-0117  
 Central: Keith Wain

**Lot 1 Owner**  
 Park Place III Liquid Fundco, No. 1111  
 2100 McKinney Ave., Suite 100  
 Dallas, Texas 75201  
 Telephone (214) 324-1870  
 Contact: RBK Stone

1 Lot  
 27.415 Ac. (Gross)

Scale 1" = 80' April 2012

**GENERAL NOTES**

1. Building ETYPE is greater than or equal to TYPE for approval.
2. The fees shall be approved and constructed per City standards.
3. Non-adjacent parking areas shall be designed and provided per City standards and shall comply with requirements of the current adopted International Building Code.
4. Two-foot wide sidewalks shall be provided 7.5 feet off of the property line with the right-of-way, unless a sidewalk easement is provided for a neighboring abutment, or an alternative design is approved by the City. Porch-free zones, per City standards, shall be provided on sidewalks on all curb crossings.
5. Mechanical units, dumpsters and trash compactors shall be screened in accordance with the zoning ordinance.
6. All signage contingent upon approval by Building Inspection Department.
7. Approval of the Site Plan is not final until all engineering plans are approved.
8. Open storage, where permitted, shall be screened in accordance with the zoning ordinance.
9. Building setbacks with this development shall be compatible as provided in the Retail Center Design Guidelines.
10. Outdoor lighting shall comply with illumination standards within Section 6.4.1.1.1 of the Code of Ordinances.
11. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
12. All identified transmission, distribution and service lines must be underground where required.
13. Plans shall conform to operation, location, and construction to the following performance standards in Section 3.1.1.1.1 of the Zoning Code rules, unless and specifically noted, otherwise noted, for a separate based on sound, light and service matter, otherwise noted other performance standards.
14. All dimensions are in feet or inch or a multiple of building unless otherwise noted.

**Site Data Summary Table**

| GENERAL SITE DATA                     |   | LOT 1, BLOCK 1                       |                                |
|---------------------------------------|---|--------------------------------------|--------------------------------|
| Zoning                                | DL-99PM10   | Lot Area                             | 27,415 Ac. (1,054,116 Sq. Ft.) |
| Lot Area                              | 27,415 Ac. (1,054,116 Sq. Ft.)                    | Drive Paving Footprint Area          | 148,156 Sq. Ft. (Influenced)   |
| Lot Area (Gross)                      | 27,415 Ac. (1,054,116 Sq. Ft.)                    | Building Footprint Area              | 4,480 Sq. Ft. (Core Area)      |
| Drive Paving Footprint Area           | 148,156 Sq. Ft. (Influenced)                      | Building Height                      | 143,777 Sq. Ft. (Core Area)    |
| Building Footprint Area               | 4,480 Sq. Ft. (Core Area)                         | Lot Coverage                         | 20'-0"                         |
| Building Height                       | 143,777 Sq. Ft. (Core Area)                       | Floor Area Ratio                     | 19.4% Of Site                  |
| Lot Coverage                          | 20'-0"  |                                      | 0.1261                         |
| Floor Area Ratio                      | 19.4% Of Site                                     |                                      |                                |
|                                       | 0.1261  |                                      |                                |
| GARAGES                               |   | LANDSCAPE                            |                                |
| Required Parking                      | 125 Service Bays @ 1.50/Space = 187.50 Sq. Ft.    | Required Interior Landscape Area     | 83,500 Sq. Ft.                 |
| Total Required Parking                | 187.50 Service Bays @ 1.50/Space = 281.25 Sq. Ft. | Interior Landscape Area Provided     | 192,114 Sq. Ft.                |
| Available Parking                     | 1,418 Spaces (incl. HC)                           | Other Landscape Area Within The Lot  | 256,437 Sq. Ft.                |
| Accessible Parking Required           | 8 Spaces  | Including Storm Water Detention Area | 430,000 Sq. Ft.                |
| Available Accessible Parking          | 8 Spaces  | Total Landscape Area                 | 688,551 Sq. Ft.                |
| Parking In Excess of 110%             | 990 Spaces  |                                      |                                |
| DL Required Parking                   |   |                                      |                                |
| PERMISSIBLE AREA                      |   | IMPERVIOUS AREA                      |                                |
| Permissible Footprint                 | 0 Sq. Ft.   | Building Footprint Area              | 148,156 Sq. Ft.                |
| Other Permissible Area Within The Lot | 0 Sq. Ft.   | Area of Stormwater, Stormwater @     | 813,315 Sq. Ft.                |
| Total Permissible Area                | 0 Sq. Ft.   | Other Impervious Footprint           | 0 Sq. Ft.                      |
|                                       |   | Other Impervious Area                | 0 Sq. Ft.                      |
|                                       |   | Included Total Impervious Area       | 148,156 Sq. Ft.                |

SHEET 2 OF 2  
PRELIMINARY SITE PLAN & GENERAL TREE SURVEY

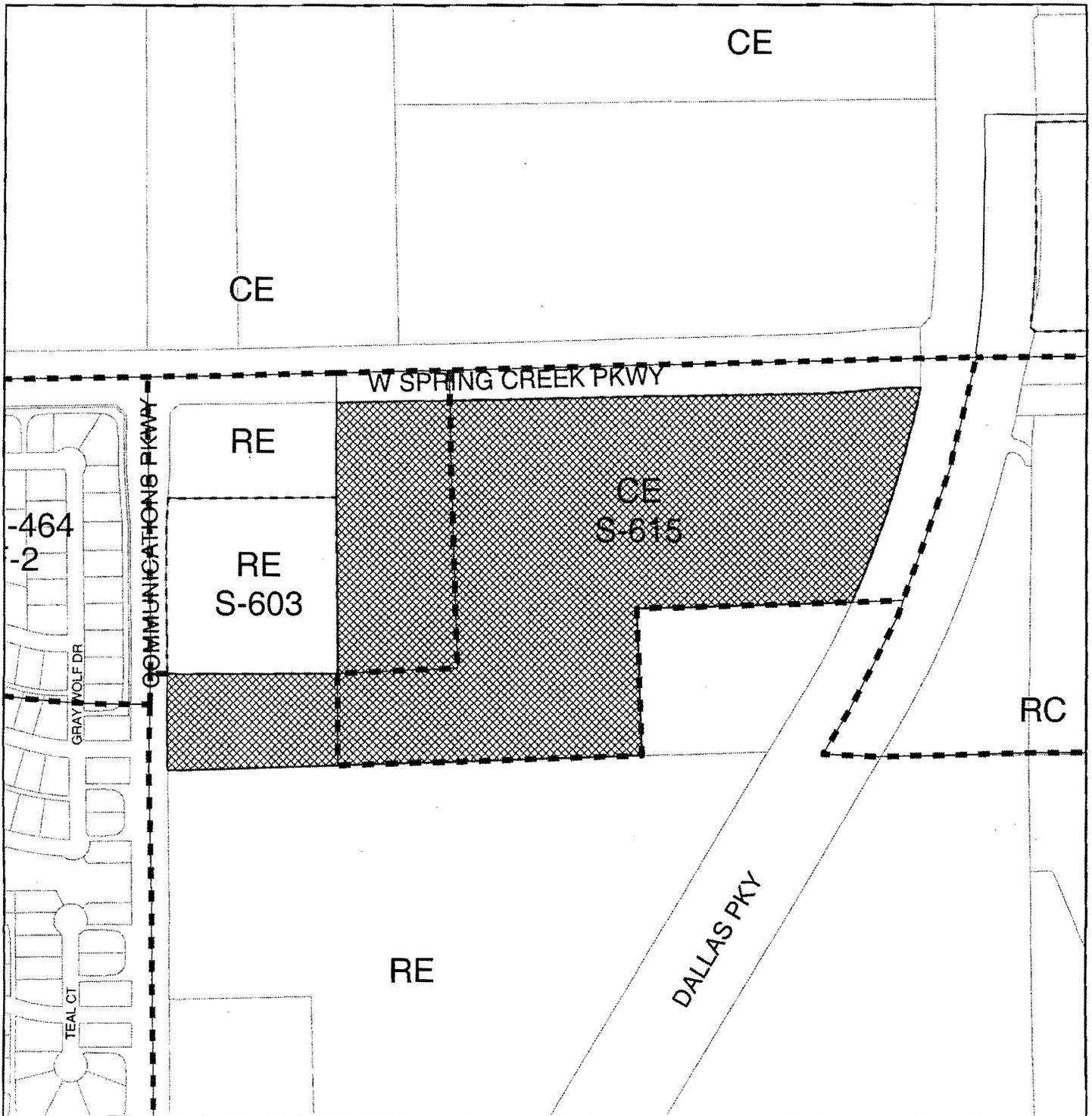
**NORTH 40 DEALERSHIP ADDITION**  
LOT 1, BLOCK 1 - 27.415 Acres

situated in the  
HENRY B. MILLER SURVEY - ABSTRACT 614  
PLANO, COLLIN COUNTY, TEXAS

|   |   |
|---|---|
| <b>Engineer/Author:</b><br>Solera Engineering, Inc.<br>TBE No. F-2171<br>765 Carter Road, Suite 100<br>Plano, Texas 75075<br>Telephone (972) 422-0077<br>Contact: Kevin War | <b>Lot 1 Owner:</b><br>Park Place LP Land Company No. 1 Ltd<br>2100 McKinney Ave., Suite 1760<br>Dallas, Texas 75201<br>Telephone (214) 224-1970<br>Contact: Rick Stone |
|---|---|

1 Lot  
27,415 Ac. (Gross)

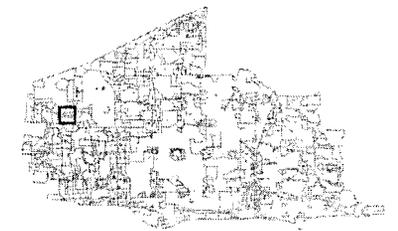
Scale 1"=60' April 2012



Item Submitted: CONVEYANCE PLAT

Title: NORTH 40 DEALERSHIP ADDITION  
BLOCK 1, LOTS 1-3

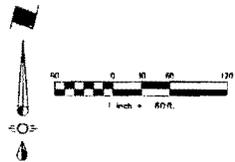
Zoning: COMMERCIAL EMPLOYMENT & REGIONAL EMPLOYMENT/  
DALLAS NORTH TOLLWAY OVERLAY DISTRICT  
w/SPECIFIC USE PERMIT #615



○ 200' Notification Buffer

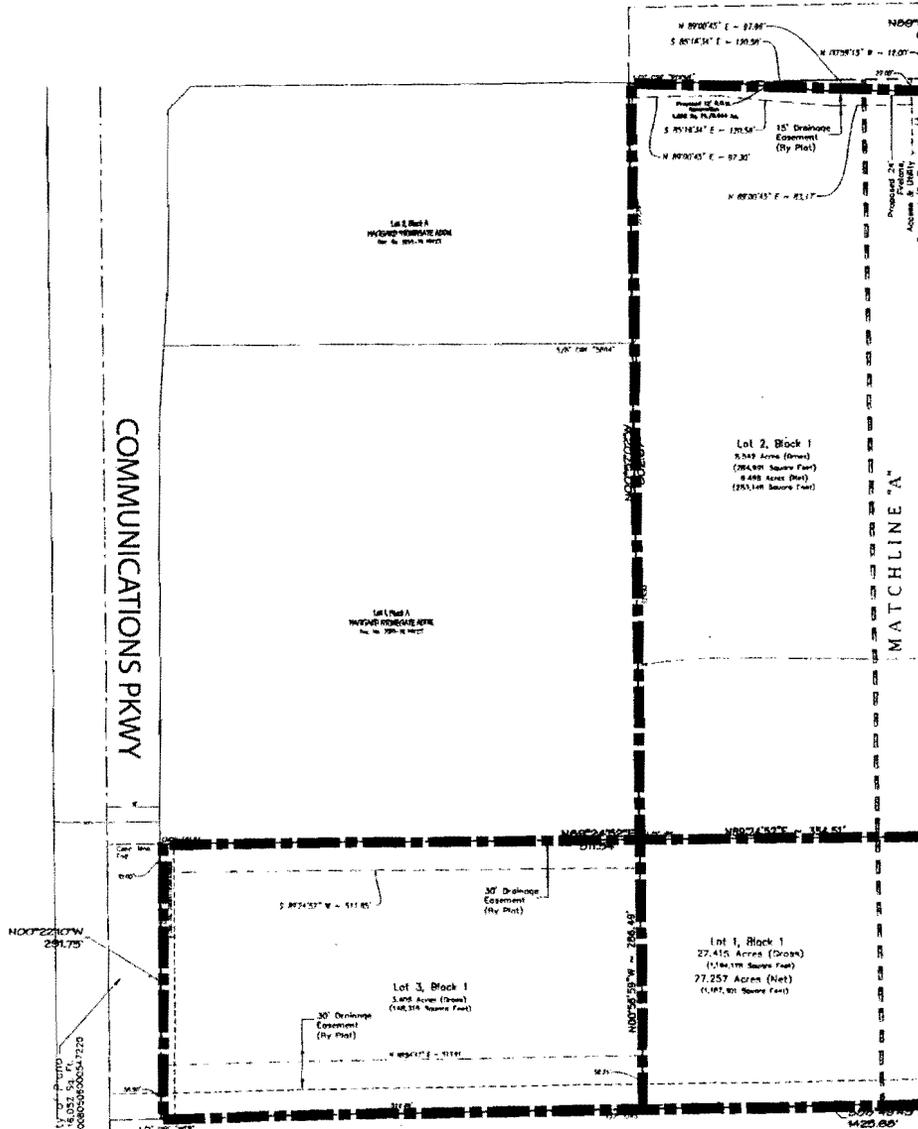






COMMUNICATIONS PKWY

MATCHLINE "A"



City of Plano  
 File No. 20080500000017220  
 Date: 04/23/12

SHEET 3 OF 3  
 CONVEYANCE PLAT  
 OF  
**NORTH 40 DEALERSHIP ADDITION**  
 LOTS 1-3, BLOCK 1 - 37.362 Acres  
 situated in the  
 HENRY B. MILLER SURVEY - ABSTRACT 614  
 PLANO, COLLIN COUNTY, TEXAS

|                            |  |
|----------------------------|--|
| <b>Engineer/Surveyor</b>   | <b>Lot 1 Owner</b>                     |
| Selars Engineering, Inc.   | Park Place LX Land Company No. 1, L.P. |
| TYPE No. E-2171            | 2100 McKinney Ave., Suite 1740         |
| 765 Quaker Road, Suite 100 | Dallas, Texas 75201                    |
| Plano, Texas 75075         | Telephone (214) 224-1070               |
| Telephone (972) 422-0077   | Contact: Rick Stone                    |
| Contact: Keith Miller      |  |

**3 Lots**  
**37.362 Ac. (Gross)**

Scale 1"=60' April 2012

Number of 1212 is  
 Area of Surveying Dist.  
 14, 101, 14, 077, 10221

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

BEING that certain lot, tract, or parcel of land situated in the Henry B. Miller Survey, Abstract No. 614, in the City of Plano, Collin County, Texas, and being all of a tract described in deed to Park Place LX Land Company No. 1 Ltd., as recorded in Document Number 201202000248750 of the Deed Records, Collin County, Texas (DRCCCT), and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod found labeled "W" on the west line of the North Dallas Tollway (a variable width right-of-way) for the upper southeast corner of said Park Place LX Land tract, said rod being the northeast corner of a celled 5,000 acre tract described in deed to Parkway Professional Center, L.L.C., recorded in Document Number 20080207000144570 (DRCCCT);

THENCE S 88°57'28" W, 621.68 feet along the common line between said Park Place LX Land tract and said 5,000 acre tract, to a 1/2" capped iron rod found labeled "W" for the common corner thereof;

THENCE S 01°01'09" E, 439.53 feet along the common line between said 40,938 acre tract and said 5,000 acre tract, to a 1/2" capped iron rod found labeled "W" for the common corner thereof, said rod being on the north line of a celled 121.2 acre tract described in deed to Acres of Summits, Ltd., recorded in Volume 4227, Page 827 (DRCCCT);

THENCE S 88°49'43" W, 1425.68 feet along the common line between said 40,938 acre tract and said 121.2 acre tract, to a 1/2" capped iron rod found labeled "W" on the east line of Communications Parkway (a variable width public right-of-way) and on the south line of said Park Place LX Land tract, said point being the southeast corner of that certain tract conveyed to the City of Plano for right-of-way, recorded in Document Number 20080306000547220 (DRCCCT), and being on the north line of a celled 121.2 acre tract described in deed to Acres of Summits, Ltd., recorded in Volume 4227, Page 827 (DRCCCT);

THENCE N 00°22'10" W, 201.75 feet along the east line of Communications Parkway, and being the same for said City of Plano tract, to a concrete survey marker on the south line of Lot 1, Block A of Hopped Stomach Addition, an addition to the City of Plano according to the plat thereof recorded in Document Number 2010-0719 of the Deed Records, Collin County, Texas, said marker being the northeast corner of said City of Plano tract and being on the westerly north line of said Park Place LX Land tract;

THENCE N 89°24'52" E, 511.54 feet along the common line between said Park Place LX Land tract and Lot 1, Block A, to 1/2" iron rod found for the common corner thereof;

THENCE N 00°57'02" W, along the common line between Lot 1 and said Park Place LX Land tract, passing at 524.93 feet a 5/8" capped iron rod found labeled "8904" for the common corner between Lots 1 and 2, continuing along the common line of Lot 2, a total distance of 802.87 feet; a 1/2" capped iron rod found labeled "8906" for the most northerly northeast corner of said Park Place LX Land tract, and being the northeast corner of said Lot 2, Block A, Hopped Stomach Addition and being the southwest corner of a celled 3,214 acre tract conveyed to the City of Plano for right-of-way, recorded in Document Number 2002-0133540 DRCCCT, and now being the south line of Spring Creek Parkway (a variable width public right-of-way);

THENCE along the south line of said right-of-way, the following courses:

N 89°00'45" E, 680.00 feet to a 1/2" iron rod with a yellow cap stamped "SPARSENG" set;

N 88°46'36" E, 770.64 feet to a 1/2" iron rod with a yellow cap stamped "SPARSENG" set;

Along an arc to the left, with a radius of 1480.00 feet, a central angle of 0°33'29", an arc length of 91.63 feet, whose long chord bears N 87°00'51" E, 93.61 feet to a 1/2" iron rod with a yellow cap stamped "SPARSENG" set;

N 85°12'07" E, 86.28 feet to a 1/2" iron rod with a yellow cap stamped "SPARSENG" set;

Along an arc to the right, with a radius of 1320.00 feet, a central angle of 0°33'29", an arc length of 81.51 feet, whose long chord bears N 87°00'51" E, 83.49 feet to a 1/2" iron rod with a yellow cap stamped "SPARSENG" set;

N 88°49'36" E, 14.70 feet to a 1/2" iron rod with a yellow cap stamped "SPARSENG" set;

S 39°59'44" E, 31.35 feet to a capped iron rod found on the common line between said Park Place LX Land tract and said North Dallas Tollway;

THENCE along the common line between said Park Place LX Land tract and said North Dallas Tollway, on an arc to the right, with a radius of 2714.79 feet, a central angle of 1°18'54", an arc length of 678.69 feet, whose long chord bears S 1°30'33" W, 674.94 feet, to the POINT OF BEGINNING, and containing 1,627.48 square feet, or 37.062 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Park Place LX Land Company No. 1 Ltd. acting by and through their authorized officers, does hereby submit this plat designating the herein above described as NORTH 40 DEALERSHIP ADDITION - LOTS 1-3, BLOCK 1, an addition to the City of Plano, Texas, and do 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 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 and City of Plano's use thereon. 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 and from their respective easements for the purpose of constructing, reconstructing, inspecting, maintaining, muck-hauling, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any line of procuring permission from anyone.

The undersigned does hereby covenant and agree that he shall construct upon the fire lane easements, as dedicated 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 of 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 posting 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 cross such fire lanes and utility easements to be maintained free and unobstructed of 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 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.

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

Witness my hand at \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Owner: Park Place LX Land Company No. 1 Ltd.

By: Kenneth L. Schwitzer, its manager

STATE OF TEXAS
COUNTY OF DALLAS

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 \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

I, Darren K. Brown, a Registered Professional Land Surveyor, hereby certify that I have performed an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Plano, Texas.

Darren K. Brown
Registration No. 5252



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 Darren K. Brown, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Notary Public in and for the State of Texas

My Commission Expires \_\_\_\_\_

CERTIFICATE OF APPROVAL

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2012, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2012.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Notary Public in and for the State of Texas

SHEET 3 OF 3
CONVEYANCE PLAT
OF

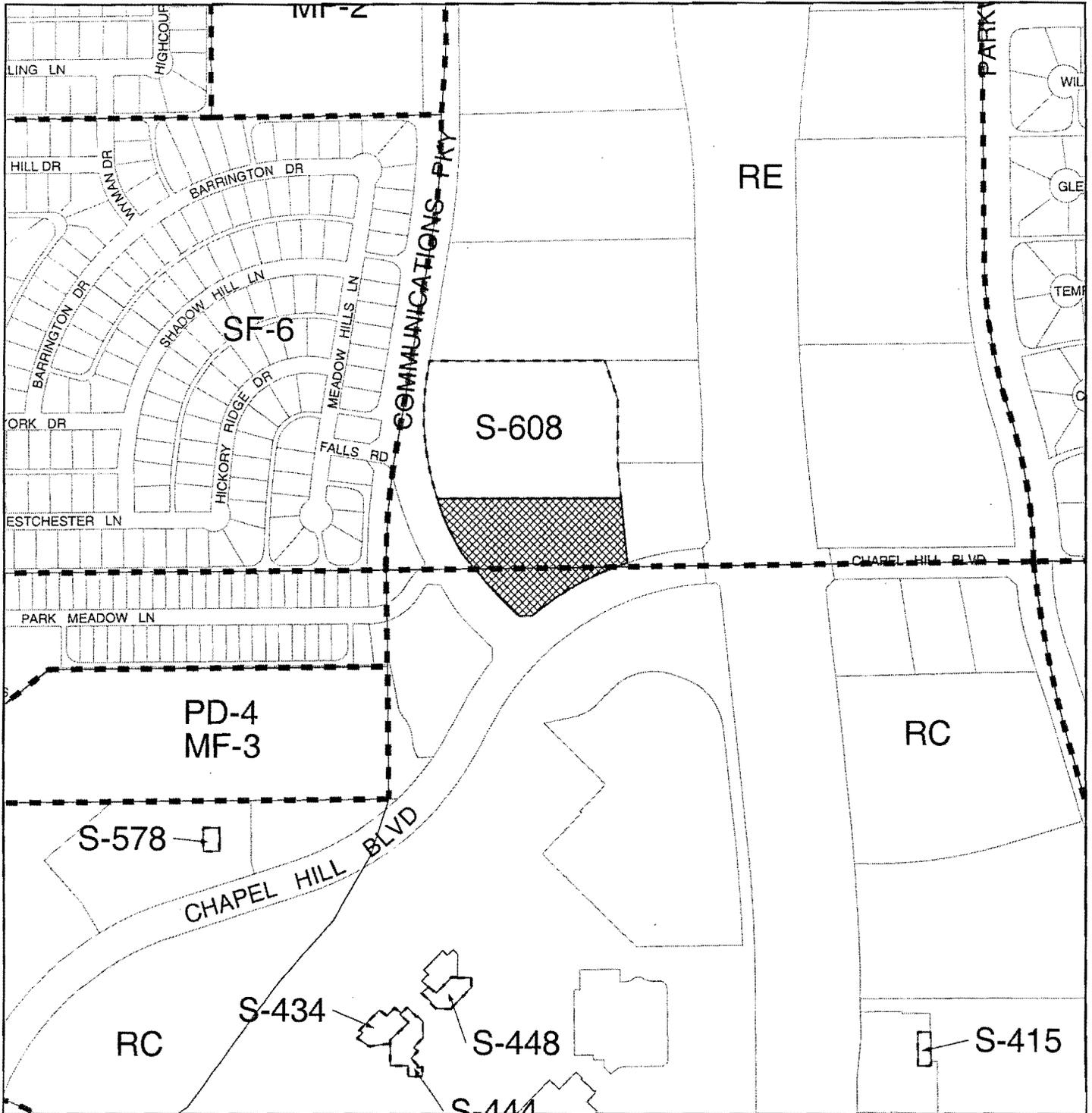
NORTH 40 DEALERSHIP ADDITION
LOTS 1-3, BLOCK 1 - 37.362 Acres
situated in the
HENRY B. MILLER SURVEY - ABSTRACT 614
PLANO, COLLIN COUNTY, TEXAS

Engineer/Surveyor: Solars Engineering, Inc.
Lot 1 Owner: Park Place LX Land Company No. 1 Ltd.
2100 McKinney Ave., Suite 1760
Dallas, Texas 75201
Telephone (214) 224-1970
Contact: Rick Stone

3 Lots

37.362 Ac. (Gross)

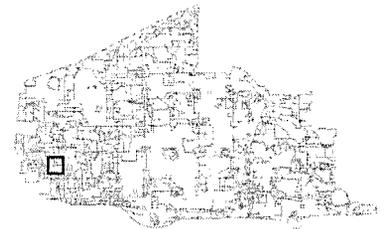
Scale 1"=80' March 2012



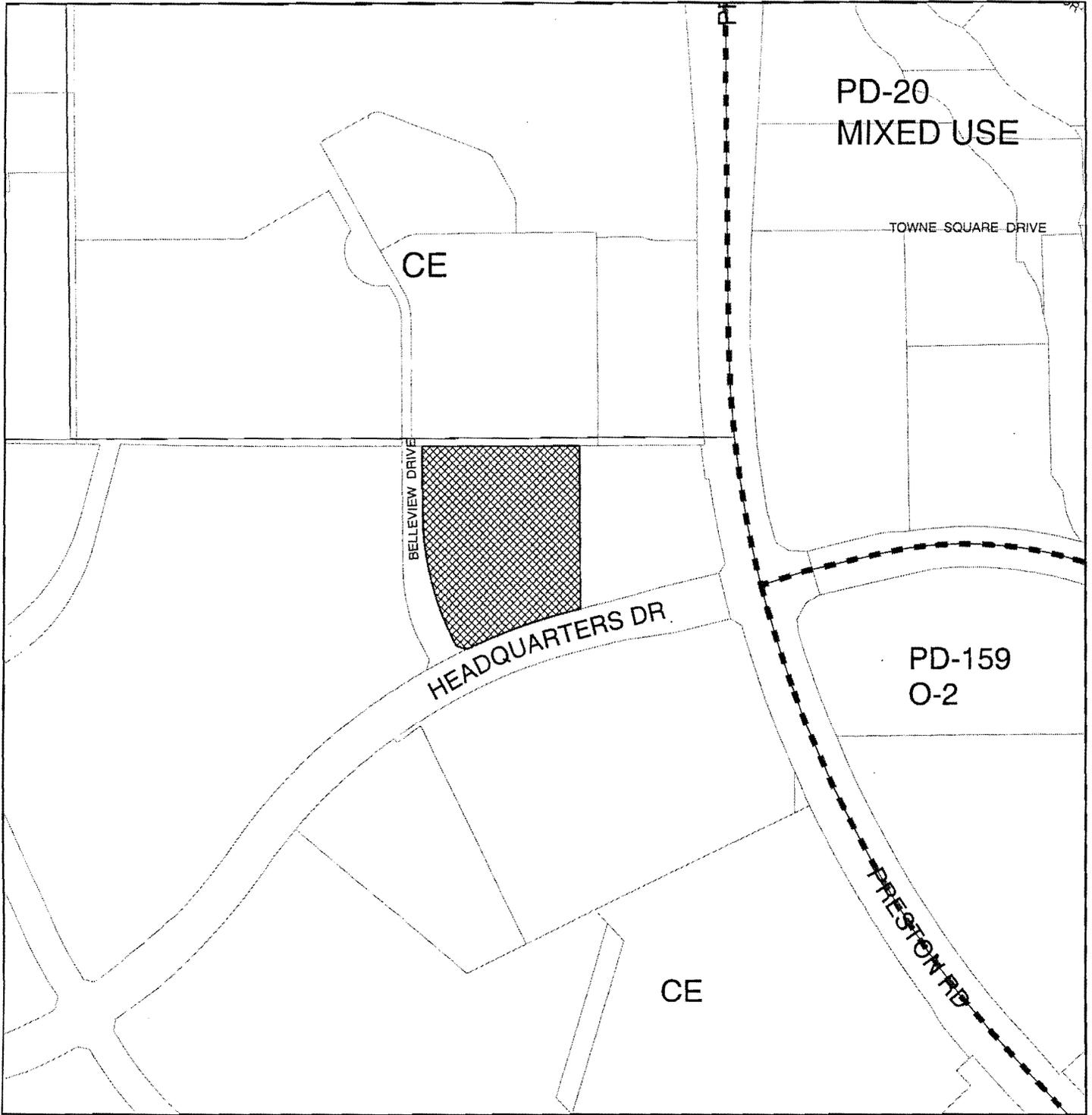
Item Submitted: PRELIMINARY SITE PLAN

Title: PARKWAY CENTRE, PHASE 5  
BLOCK C, LOT 8

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



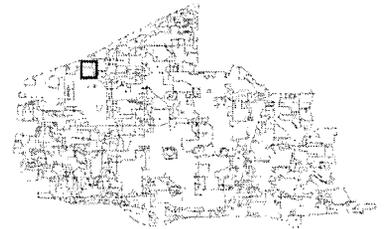




Item Submitted: PRELIMINARY SITE PLAN

Title: HEADQUARTERS PLACE ADDITION  
BLOCK A, LOT 1

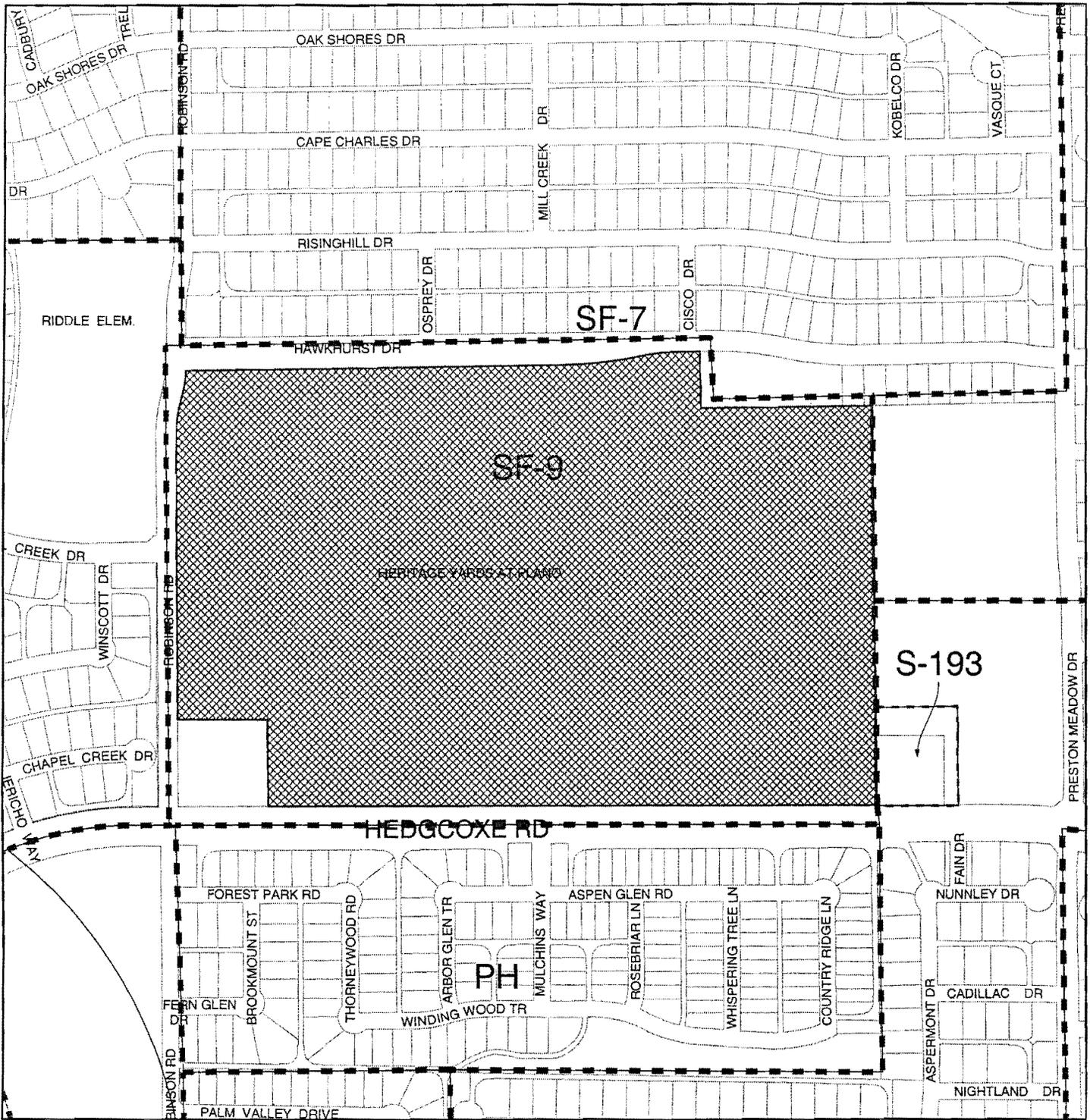
Zoning: COMMERCIAL EMPLOYMENT/  
PRESTON ROAD OVERLAY DISTRICT



○ 200' Notification Buffer



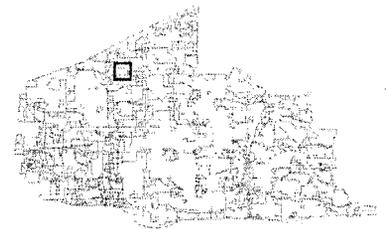




Item Submitted: REVISED SITE PLAN

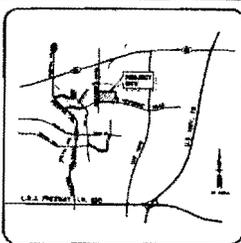
Title: HERITAGE YARDS AT PLANO  
BLOCK 1, LOT 1

Zoning: SINGLE-FAMILY RESIDENCE-9



○ 200' Notification Buffer





**GENERAL NOTES**

1. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PLANO, TEXAS.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PLANO, TEXAS.
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9. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PLANO, TEXAS.
10. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PLANO, TEXAS.

**SITE DATA SUMMARY TABLE**

| GENERAL SITE DATA                                 | UNIT   |
|---|--|
| Zoning (from zoning code)                         | MP-9   |
| Land Use (from zoning ordinance)                  | Park   |
| Lot Area (square feet & acres)                    | 2,707,472 S.F. or 62.155 ACRES   |
| Building Footprint Area (square feet)             | 3,621 S.F. Restroom Building<br>1,238 S.F. Office Building<br>4,859 S.F. Total |
| Total Building Area (square feet)                 | 3,621 S.F. Restroom Building<br>1,238 S.F. Office Building<br>4,859 S.F. Total |
| Building Height (ft. max)                         | All Buildings Are 1 Story Height   |
| Building Height (ft. to tallest building element) | 11.5 FT.   |
| Lot Coverage (per code - 4.0%)                    | 0.0018   |
| Floor Area Ratio (per code 1.1)                   | 0.0018   |

**PARKING**

|   |  |
|---|--|
| Parking Ratio (from zoning ordinance)             | 50 Spaces Per Acre of Finished   |
| Required Parking (8 spaces)                       | 9 Fields x 50 Spaces = 450 Required Spaces   |
| Provided Parking (8 spaces)                       | Existing Parking Spaces = 145<br>Proposed Parking Spaces = 132<br>577 Spaces Total |
| Available Parking (8 spaces - 2% of Total Spaces) | 12 Spaces  |
| Available Parking (8 spaces)                      | 12 Spaces  |

**LANDSCAPE AREA (including turf areas)**

|   |                          |
|---|--------------------------|
| Landscape Edge Area Provided (square feet)  | \$1,265 sq. ft.          |
| Required Interior Landscape Area (looking for landscaping) (square feet)                  | 4,892 sq. ft.            |
| Additional Interior Landscape Area Provided (square feet)                                 | 15,806 sq. ft.           |
| Other Landscape Area within the lot including Storm Water Conservation Area (square feet) | 1,381,458 sq. ft.        |
| <b>TOTAL LANDSCAPE AREA (square feet)</b>   | <b>1,747,624 sq. ft.</b> |

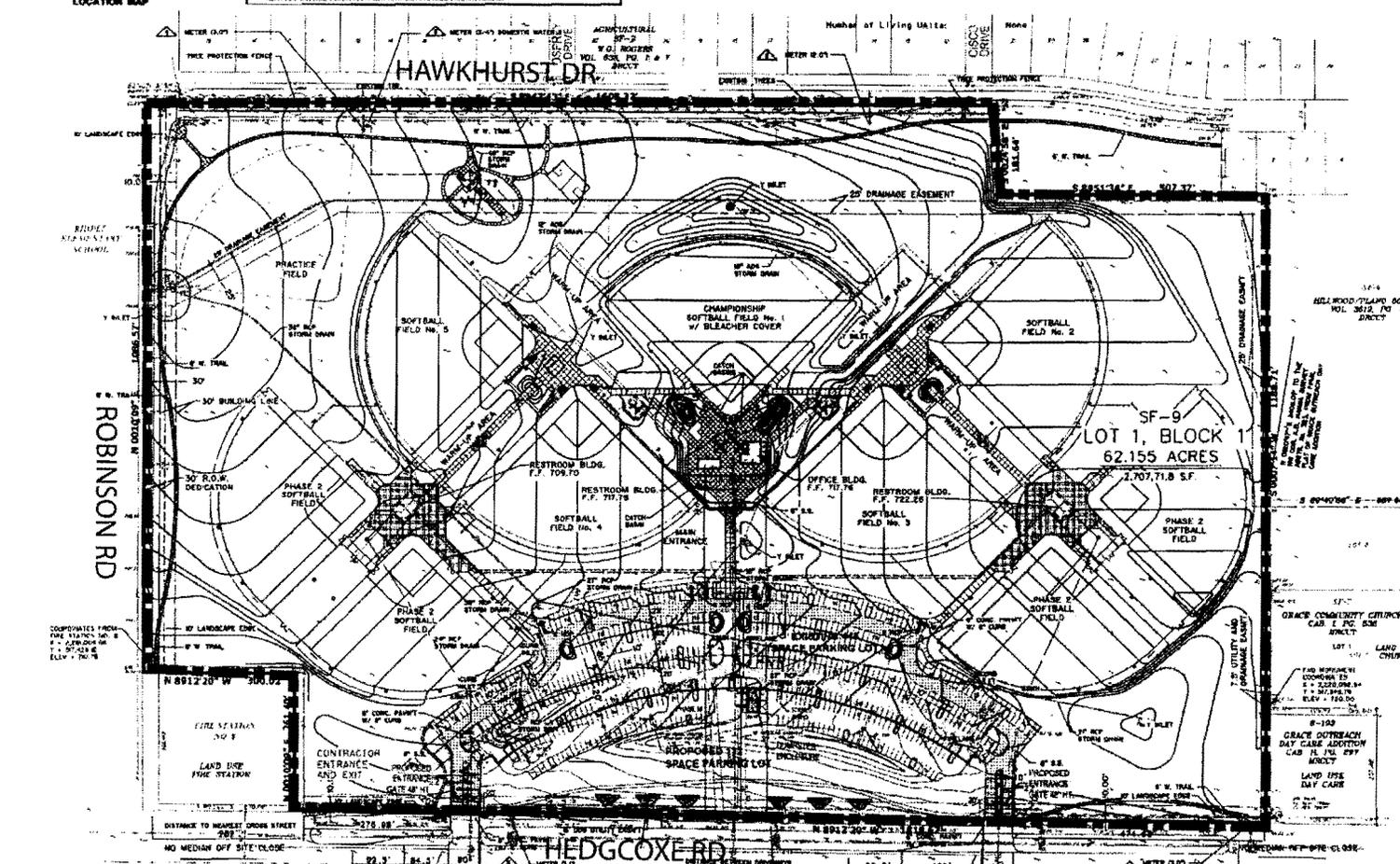
**PERMEABLE AREA (not including Landscaping or turf areas)**

|   |                     |
|---|---------------------|
| Permeable Pavement (square feet)  | 0.00 sq. ft.        |
| Other Permeable Area within the lot not including Landscaping or turf areas (square feet) | 0.00 sq. ft.        |
| <b>TOTAL PERMEABLE AREA (square feet)</b>   | <b>0.00 sq. ft.</b> |

**IMPERVIOUS AREA**

|  |                          |
|--|--------------------------|
| Building Footprint Area (square feet)  | 4,859 sq. ft.            |
| Area of Seals, Pavement & Other Impervious Material (square feet)                        | 94,629 sq. ft.           |
| <b>TOTAL IMPERVIOUS AREA</b>   | <b>99,488 sq. ft.</b>    |
| Sum of Total Landscape Area + Total Permeable Area + Total Impervious Area (square feet) | 2,797,472 sq. ft.        |
| <b>TOTAL SITE AREA</b>   | <b>2,707,472 sq. ft.</b> |

THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CITY OF PLANO STANDARD CONSTRUCTION DETAILS.

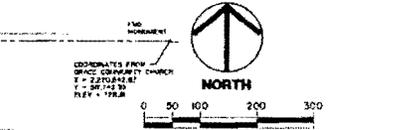


**WATER METER SCHEDULE:**

| ID # | TYPE       | SIZE | QTY. | SAN. SEWER | STATUS |
|------|------------|------|------|------------|--------|
| 1    | DOMESTIC   | 3"   | 1    | NA         | EXIST. |
| 2    | IRRIGATION | 6"   | 1    | NA         | EXIST. |
| 3    | IRRIGATION | 6"   | 1    | NA         | EXIST. |
| 4    | IRRIGATION | 6"   | 1    | NA         | EXIST. |
| 5    | IRRIGATION | 3"   | 1    | NA         | FUTURE |
| 6    | IRRIGATION | 3"   | 1    | NA         | FUTURE |
| 7    | DOMESTIC   | 3/4" | 1    | NA         | FUTURE |

IRRIGATION METERS 3 THROUGH 6 HAVE BEEN ADDED.

PURPOSE OF REVISED SITE PLAN IS THE ADDITION OF 132 PARKING SPACES



HERITAGE YARDS ATHLETIC SITE  
LOT 1, BLOCK 1  
AN ADDITION TO THE CITY OF PLANO, TEXAS  
BEING A 62.155 ACRE TRACT  
SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY  
ABSTRACT NO. 153  
CITY OF PLANO  
COLLIN COUNTY, TEXAS

**HERITAGE YARDS AT PLANO  
PHASE III IMPROVEMENTS**  
City of Plano, Texas

PREPARED FOR: CITY OF PLANO  
PARKS AND RECREATION DEPT. 1406  
AVENUE K  
P.O. BOX 600338  
PLANO, TEXAS 75068-0338  
972.941.7246

PREPARED BY: **OBIFIT**  
1830 Quorum Drive  
Suite 900 B  
Arlington, Texas 76010  
P.O. Box 440,078  
Arlington, Texas 76010  
www.obifit.com

**NOTICE:** BEARING A PORTION OF THE DESIGN BY METES AND BOUNDS IS A PORTION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND PENALTIES OF UTILITIES AND RECORDS FEEABLE.

**EXISTING LEFT TURN AND MEDIAN OPENING**

**PROPOSED 11 FT. STONE PLANTER**

**EXISTING LEFT TURN AND MEDIAN OPENING**

**OWNER:** CITY OF PLANO, P.O. BOX 600338, PLANO, TEXAS 75068-0338

**NOTES:** DISTANCE ESTABLISHED BY ASSUMING N 89°12'20" W ALONG THE NORTH LINE OF HEDGCOXE ROAD

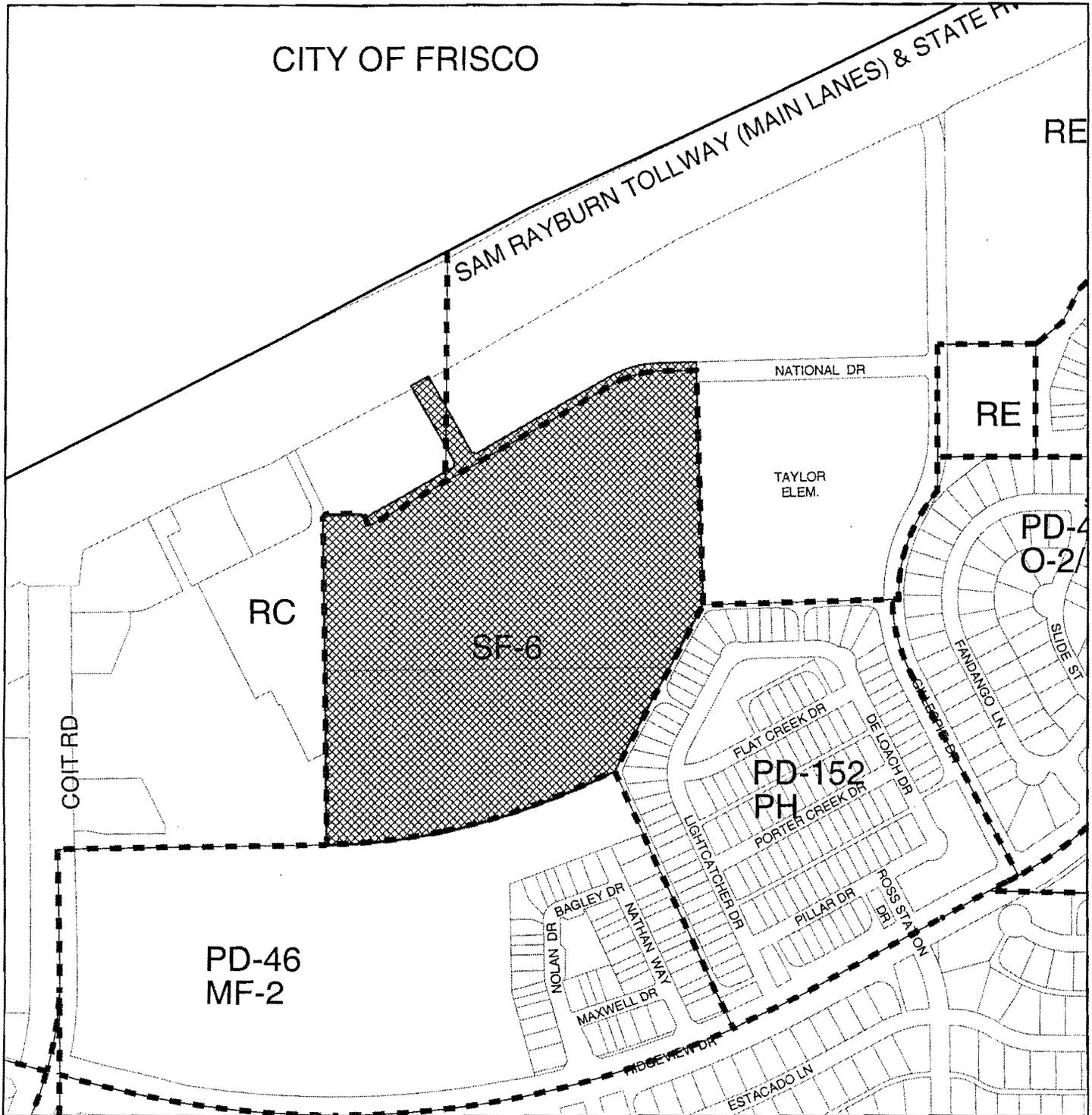
**VERTICAL DATUM:** BASED ON CITY OF PLANO CONTROL MONUMENT NO. 4

**REVISED SITE PLAN**

RESUBMITTED 5/20/12  
RESUBMITTED 4/30/12  
SUBMITTED 4/12/12

CITY OF FRISCO

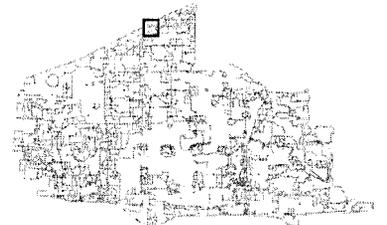
SAM RAYBURN TOLLWAY (MAIN LANES) & STATE HWY 121

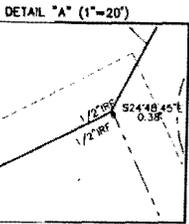
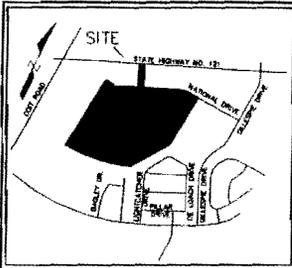


Item Submitted: PRELIMINARY PLAT

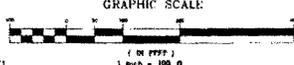
Title: NORTHGLEN 1 ADDITION

Zoning: SINGLE-FAMILY RESIDENCE-6, REGIONAL COMMERCIAL, & REGIONAL EMPLOYMENT/ STATE HIGHWAY 121 OVERLAY DISTRICT



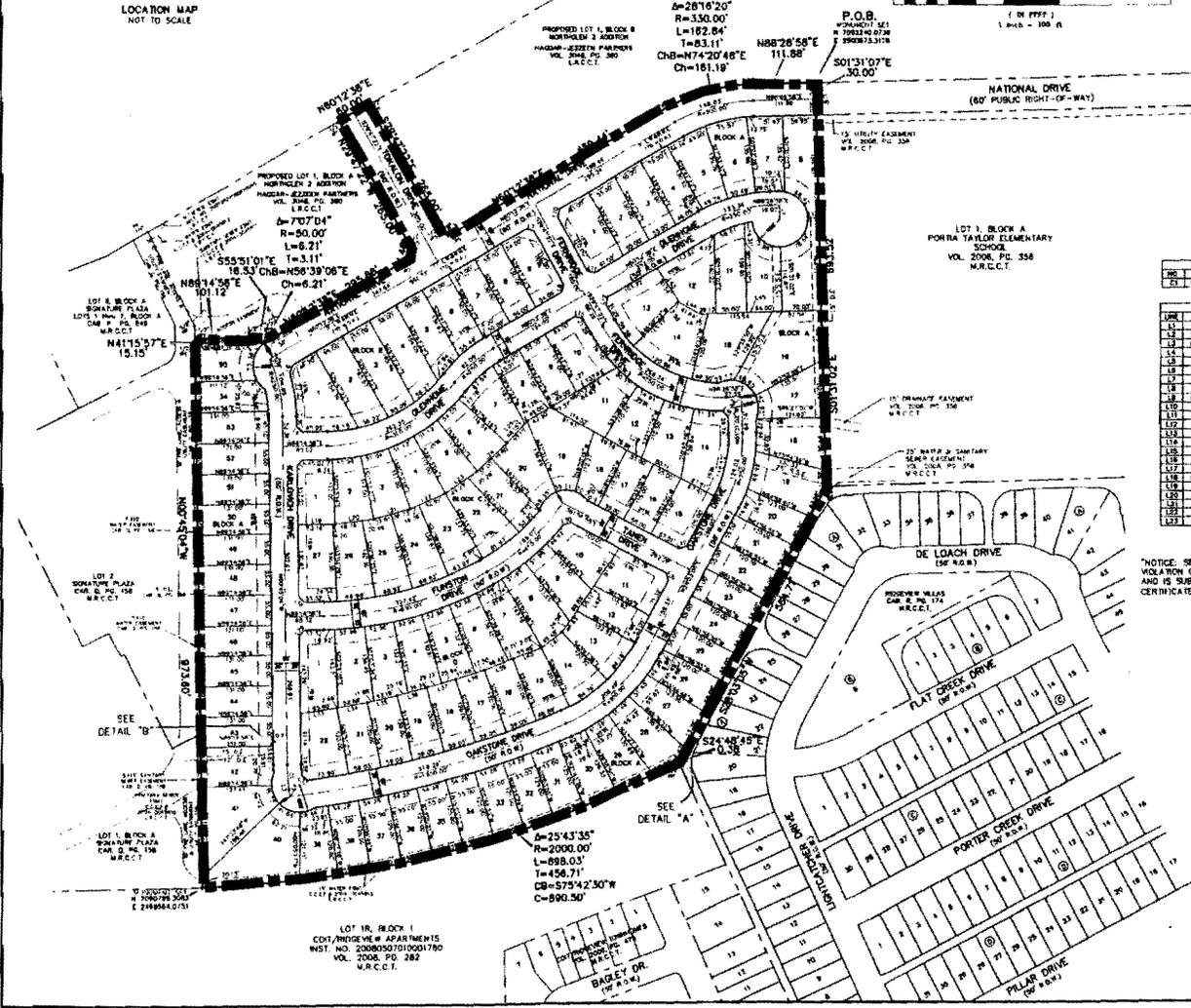


**S.H. 121**  
 COUNTY OF COLLIN, TEXAS  
 PLAT NO. 2006-0282  
 VOLUME 2006-0282  
 U.R.C.C.T.



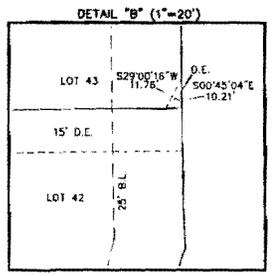
**GILLESPIE DR**  
 OWN: GILLESPIE LTD.  
 C.C.T. # 12-0000077

| BLOCK/LOT | SQUARE FEET | ACRES | BENEFIT | SQUARE FEET | ACRES | WATER/SEWER | SQUARE FEET | ACRES |
|-----------|-------------|-------|---------|-------------|-------|-------------|-------------|-------|
| A-1       | 5,192       | 0.119 | A-10    | 7,362       | 0.169 | C-11        | 7,808       | 0.179 |
| A-2       | 3,192       | 0.074 | A-11    | 16,047      | 0.369 | C-12        | 8,814       | 0.202 |
| A-3       | 1,192       | 0.027 | A-12    | 13,208      | 0.303 | C-13        | 7,714       | 0.177 |
| A-4       | 3,192       | 0.074 | A-13    | 6,121       | 0.141 | C-14        | 8,125       | 0.186 |
| A-5       | 4,487       | 0.103 | A-14    | 7,205       | 0.165 | C-15        | 6,125       | 0.141 |
| A-6       | 8,875       | 0.207 | A-15    | 7,205       | 0.165 | C-16        | 6,727       | 0.153 |
| A-7       | 1,192       | 0.027 | A-16    | 7,205       | 0.165 | C-17        | 10,221      | 0.234 |
| A-8       | 5,981       | 0.137 | A-17    | 7,205       | 0.165 | C-18        | 8,568       | 0.197 |
| A-9       | 5,172       | 0.119 | A-18    | 7,205       | 0.165 | C-19        | 7,107       | 0.161 |
| A-10      | 8,140       | 0.187 | A-19    | 7,205       | 0.165 | C-20        | 8,076       | 0.185 |
| A-11      | 1,126       | 0.026 | A-20    | 7,205       | 0.165 | C-21        | 8,102       | 0.186 |
| A-12      | 5,118       | 0.117 | A-21    | 7,205       | 0.165 | C-22        | 8,462       | 0.193 |
| A-13      | 3,192       | 0.074 | A-22    | 7,205       | 0.165 | C-23        | 8,328       | 0.190 |
| A-14      | 14,992      | 0.344 | A-23    | 7,205       | 0.165 | C-24        | 8,924       | 0.205 |
| A-15      | 8,206       | 0.188 | A-24    | 8,800       | 0.201 | C-25        | 8,176       | 0.188 |
| A-16      | 5,338       | 0.122 | A-25    | 14,497      | 0.333 | C-26        | 2,811       | 0.065 |
| A-17      | 10,804      | 0.247 | A-26    | 8,800       | 0.201 | C-27        | 7,953       | 0.182 |
| A-18      | 6,884       | 0.158 | A-27    | 8,124       | 0.185 | C-28        | 7,897       | 0.179 |
| A-19      | 5,000       | 0.115 | A-28    | 8,800       | 0.201 | C-29        | 7,900       | 0.180 |
| A-20      | 8,800       | 0.201 | A-29    | 7,205       | 0.165 | C-30        | 8,828       | 0.201 |
| A-21      | 6,809       | 0.157 | A-30    | 7,205       | 0.165 | C-31        | 8,417       | 0.191 |
| A-22      | 8,800       | 0.201 | A-31    | 7,205       | 0.165 | C-32        | 7,418       | 0.170 |
| A-23      | 6,809       | 0.157 | A-32    | 7,205       | 0.165 | C-33        | 8,160       | 0.187 |
| A-24      | 8,800       | 0.201 | A-33    | 7,205       | 0.165 | C-34        | 8,147       | 0.186 |
| A-25      | 6,809       | 0.157 | A-34    | 7,205       | 0.165 | C-35        | 8,160       | 0.187 |
| A-26      | 1,192       | 0.027 | A-35    | 7,205       | 0.165 | C-36        | 8,160       | 0.187 |
| A-27      | 5,984       | 0.137 | A-36    | 7,205       | 0.165 | C-37        | 8,160       | 0.187 |
| A-28      | 8,875       | 0.207 | A-37    | 7,205       | 0.165 | C-38        | 8,160       | 0.187 |
| A-29      | 8,875       | 0.207 | A-38    | 7,205       | 0.165 | C-39        | 8,160       | 0.187 |
| A-30      | 7,440       | 0.171 | A-39    | 7,205       | 0.165 | C-40        | 8,160       | 0.187 |
| A-31      | 7,201       | 0.164 | A-40    | 7,205       | 0.165 | C-41        | 8,160       | 0.187 |
| A-32      | 7,201       | 0.164 | A-41    | 7,205       | 0.165 | C-42        | 8,160       | 0.187 |
| A-33      | 7,201       | 0.164 | A-42    | 7,205       | 0.165 | C-43        | 8,160       | 0.187 |
| A-34      | 7,201       | 0.164 | A-43    | 7,205       | 0.165 | C-44        | 8,160       | 0.187 |
| A-35      | 7,201       | 0.164 | A-44    | 7,205       | 0.165 | C-45        | 8,160       | 0.187 |
| A-36      | 7,201       | 0.164 | A-45    | 7,205       | 0.165 | C-46        | 8,160       | 0.187 |
| A-37      | 7,201       | 0.164 | A-46    | 7,205       | 0.165 | C-47        | 8,160       | 0.187 |
| A-38      | 7,201       | 0.164 | A-47    | 7,205       | 0.165 | C-48        | 8,160       | 0.187 |



**TABLE 1 - CURVE DATA**

| LINE | BEARING     | RADIUS | LENGTH | CHORD  | CHORD BEARING | CHORD DISTANCE |
|------|-------------|--------|--------|--------|---------------|----------------|
| 11   | S27°00'15"W | 11.76' | 11.76' | 11.76' | S00°45'04"E   | 10.21'         |
| 12   | N88°28'55"E | 33.00' | 33.00' | 33.00' | N01°31'07"E   | 33.00'         |
| 13   | N70°07'04"  | 50.00' | 50.00' | 50.00' | N11°15'57"E   | 15.15'         |
| 14   | S55°31'07"E | 3.11'  | 3.11'  | 3.11'  | N88°14'56"E   | 10.12'         |
| 15   | N88°14'56"E | 18.33' | 18.33' | 18.33' | N88°14'56"E   | 18.33'         |
| 16   | N88°14'56"E | 6.21'  | 6.21'  | 6.21'  | N88°14'56"E   | 6.21'          |
| 17   | N88°14'56"E | 10.12' | 10.12' | 10.12' | N88°14'56"E   | 10.12'         |
| 18   | N88°14'56"E | 10.12' | 10.12' | 10.12' | N88°14'56"E   | 10.12'         |
| 19   | N88°14'56"E | 10.12' | 10.12' | 10.12' | N88°14'56"E   | 10.12'         |
| 20   | N88°14'56"E | 10.12' | 10.12' | 10.12' | N88°14'56"E   | 10.12'         |
| 21   | N88°14'56"E | 10.12' | 10.12' | 10.12' | N88°14'56"E   | 10.12'         |
| 22   | N88°14'56"E | 10.12' | 10.12' | 10.12' | N88°14'56"E   | 10.12'         |
| 23   | N88°14'56"E | 10.12' | 10.12' | 10.12' | N88°14'56"E   | 10.12'         |
| 24   | N88°14'56"E | 10.12' | 10.12' | 10.12' | N88°14'56"E   | 10.12'         |
| 25   | N88°14'56"E | 10.12' | 10.12' | 10.12' | N88°14'56"E   | 10.12'         |
| 26   | N88°14'56"E | 10.12' | 10.12' | 10.12' | N88°14'56"E   | 10.12'         |
| 27   | N88°14'56"E | 10.12' | 10.12' | 10.12' | N88°14'56"E   | 10.12'         |
| 28   | N88°14'56"E | 10.12' | 10.12' | 10.12' | N88°14'56"E   | 10.12'         |
| 29   | N88°14'56"E | 10.12' | 10.12' | 10.12' | N88°14'56"E   | 10.12'         |
| 30   | N88°14'56"E | 10.12' | 10.12' | 10.12' | N88°14'56"E   | 10.12'         |
| 31   | N88°14'56"E | 10.12' | 10.12' | 10.12' | N88°14'56"E   | 10.12'         |
| 32   | N88°14'56"E | 10.12' | 10.12' | 10.12' | N88°14'56"E   | 10.12'         |
| 33   | N88°14'56"E | 10.12' | 10.12' | 10.12' | N88°14'56"E   | 10.12'         |
| 34   | N88°14'56"E | 10.12' | 10.12' | 10.12' | N88°14'56"E   | 10.12'         |
| 35   | N88°14'56"E | 10.12' | 10.12' | 10.12' | N88°14'56"E   | 10.12'         |
| 36   | N88°14'56"E | 10.12' | 10.12' | 10.12' | N88°14'56"E   | 10.12'         |
| 37   | N88°14'56"E | 10.12' | 10.12' | 10.12' | N88°14'56"E   | 10.12'         |
| 38   | N88°14'56"E | 10.12' | 10.12' | 10.12' | N88°14'56"E   | 10.12'         |
| 39   | N88°14'56"E | 10.12' | 10.12' | 10.12' | N88°14'56"E   | 10.12'         |
| 40   | N88°14'56"E | 10.12' | 10.12' | 10.12' | N88°14'56"E   | 10.12'         |
| 41   | N88°14'56"E | 10.12' | 10.12' | 10.12' | N88°14'56"E   | 10.12'         |
| 42   | N88°14'56"E | 10.12' | 10.12' | 10.12' | N88°14'56"E   | 10.12'         |
| 43   | N88°14'56"E | 10.12' | 10.12' | 10.12' | N88°14'56"E   | 10.12'         |
| 44   | N88°14'56"E | 10.12' | 10.12' | 10.12' | N88°14'56"E   | 10.12'         |
| 45   | N88°14'56"E | 10.12' | 10.12' | 10.12' | N88°14'56"E   | 10.12'         |
| 46   | N88°14'56"E | 10.12' | 10.12' | 10.12' | N88°14'56"E   | 10.12'         |
| 47   | N88°14'56"E | 10.12' | 10.12' | 10.12' | N88°14'56"E   | 10.12'         |
| 48   | N88°14'56"E | 10.12' | 10.12' | 10.12' | N88°14'56"E   | 10.12'         |



"NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION, IRREGULAR AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHDRAWAL OF UTILITIES AND BUILDING CERTIFICATES."

- LEGEND**
- IRON ROD SET
  - IRON ROD FOUND
  - POINT OF BEGINNING
  - RIGHT-OF-WAY
  - EASEMENT
  - BUILDING LINE
  - WALL MAINTENANCE EASEMENT
  - DRAINAGE EASEMENT
  - SANITARY SEWER EASEMENT
  - WATER EASEMENT
  - LANDSCAPE, WALL & WALL MAINTENANCE EASEMENT
  - STREET NAME CHANGE INDICATOR

**PRELIMINARY PLAT**  
**NORTHGLEN 11 ADDITION**  
 113 SF-6 LOTS

BEING ALL OF LOT 1, BLOCK A, NORTHGLEN 11 ADDITION AND BEING A 27.839 ACRE TRACT OUT OF THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 850 CITY OF PLANO, COLLIN COUNTY, TEXAS

**HALLMARK LAND HOLDINGS, INC.** OWNER  
 15455 Dallas Parkway, Suite 1000 (972) 387-8080  
 Addition, Texas 75001  
 Contact: Beau Brooks

**JBI PARTNERS, INC.** SURVEYOR/ENGINEER  
 18301 Quorum Drive, Suite 200 B (972) 248-7678  
 Addition, Texas 75001  
 Contact: Tom Johnson  
 Firm No.: F-438

Revised: May 02, 2012.  
 Submitted: April 12, 2012.

Sheet 1 of 2

Drawing: H:\Projects\20060507\010001790\2006-0282.dwg  
 Project: 2006-0282  
 Date: 5/2/2012 10:58 AM  
 Plotted by: dmperry Plot Date: 5/2/2012 2:24 PM

OWNER'S CERTIFICATION

WHEREAS, HALLMARK LAND HOLDINGS, INC. is the owner of a parcel of land located in the City of Plano, Collin County, Texas, a part of the McKinney and Williams Survey, Abstract Number 850, and being all of that called 27,495 acre tract of land described as Tract 1 and being all of that 0.381 acre tract of land described as Tract 2 in a special warranty deed from Maggior-Bassess Partners to Hallmark Land Holdings, Inc. as recorded in Collin County Clerk's File Number 2012042000482060, Land Records of Collin County, Texas, and being further described as follows:

BEGINNING of a monument set of the northeast corner of Lot 1, Block A, Portia Taylor Elementary School Addition, an addition to the City of Plano as recorded in Volume 2006, Page 258, Map Records of Collin County, Texas, said point being in the north right-of-way line of National Drive (a 60 feet right-of-way);

THENCE along the west line of said Portia Taylor Elementary School Addition as follows: South 01 degree 31 minutes 07 seconds East, 30.00 feet to an "X" found for corner in the centerline of National Drive, South 01 degree 31 minutes 02 seconds East, 683.52 feet to a one-half inch iron rod found at the southwest corner of said Portia Taylor Elementary School Addition, said point also being the northeast corner of Ridgeway Village Addition, an addition to the City of Plano as recorded in Cabinet R, Page 174, Map Records of Collin County, Texas;

THENCE South 28 degrees 03 minutes 05 seconds West, 364.71 feet along the west line of said Ridgeway Village Addition to a one-half inch iron rod found for corner;

THENCE South 24 degrees 48 minutes 45 seconds East, 0.38 feet along the west line of said Ridgeway Village Addition to a one-half inch iron rod found at the northeast corner of Lot 1B, Block 1, Colt/Ridgeway Apartments Addition, an addition to the City of Plano as recorded in Volume 2006, Page 262, Map Records of Collin County, Texas;

THENCE Southwesterly, 698.03 feet along the north line of said Colt/Ridgeway Apartments Addition, following a curve to the right having a central angle of 25 degrees 43 minutes 35 seconds, a radius of 2000.00 feet, a tangent of 456.71 feet, and whose chord bears South 75 degrees 42 minutes 30 seconds West, 895.50 feet to a monument set at the southeast corner of Signatura Plaza Addition, an addition to the City of Plano as recorded in Cabinet C, Page 158, Map Records of Collin County, Texas;

THENCE North 00 degree 45 minutes 04 seconds West, 973.60 feet along the east line of said Signatura Plaza Addition to a one-half inch iron rod set for corner;

THENCE North 41 degrees 15 minutes 57 seconds East, 15.15 feet to a one-half inch iron rod set for corner;

THENCE North 89 degrees 14 minutes 56 seconds East, 101.12 feet to a one-half inch iron rod set for corner;

THENCE South 55 degrees 51 minutes 01 seconds East, 78.53 feet to a one-half inch iron rod set for corner;

THENCE Northeasterly, 6.21 feet along a curve to the right having a central angle of 07 degrees 07 minutes 04 seconds, a radius of 50.00 feet, a tangent of 3.11 feet, and whose chord bears North 56 degrees 39 minutes 06 seconds East, 6.21 feet to a one-half inch iron rod set for corner;

THENCE North 80 degrees 12 minutes 38 seconds East, 295.86 feet to a one-half inch iron rod set at the southwest corner of said Tract 2;

THENCE along the west line of said Tract 2 as follows: North 10 degrees 12 minutes 28 seconds East, 14.14 feet to a one-half inch iron rod set for corner;

North 29 degrees 47 minutes 22 seconds West, 265.00 feet to a one-half inch iron rod set in the south right-of-way line of State Highway Number 121 (a variable width right-of-way), said point also being the northwest corner of said Tract 2;

THENCE North 80 degrees 12 minutes 38 seconds East, 80.00 feet along the south right-of-way line of State Highway Number 121 to a one-half inch iron rod set for corner, said point also being the northeast corner of said Tract 2;

THENCE along the east line of said Tract 2 as follows: South 29 degrees 47 minutes 22 seconds East, 285.00 feet to a one-half inch iron rod set for corner;

South 74 degrees 47 minutes 22 seconds East, 14.14 feet to a one-half inch iron rod set at the southeast corner of said Tract 2;

THENCE North 80 degrees 12 minutes 38 seconds East, 459.44 feet to a one-half inch iron rod set for corner;

THENCE Northeasterly, 182.84 feet along a curve to the right having a central angle of 28 degrees 16 minutes 20 seconds, a radius of 350.00 feet, a tangent of 83.11 feet, and whose chord bears North 74 degrees 20 minutes 48 seconds East, 181.19 feet to a one-half inch iron rod set for corner;

THENCE North 88 degrees 28 minutes 58 seconds East, 111.85 feet to the POINT OF BEGINNING and containing 1,212,864 square feet or 27,639 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, HALLMARK LAND HOLDINGS, INC. acting herein by and through their duly authorized officers, do hereby adopt this plat designating the herein described property as "NORTHGLEN 1 ADDITION" an addition to the City of Plano, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown hereon. 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 dealing to use or using the 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 in said Easements. The City of Plano and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, maintaining, monitoring, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any type of procuring permission from anyone.

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

WITNESS, my hand this the \_\_\_\_ day of \_\_\_\_\_, 2012.

SIGNING AGENT

STATE OF TEXAS

COUNTY OF DALLAS:

BEFORE ME, the undersigned authority 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 purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2012.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

APPROVED, this the \_\_\_\_ day of \_\_\_\_\_, 2012, by the Planning & Zoning Commission, City of Plano.

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 purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2012.

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 \_\_\_\_ DAY OF \_\_\_\_\_, 2012.

NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYOR'S CERTIFICATE

I, Don B. Ramsey, Surveyor, hereby certify that I have prepared this plat from an actual on the ground survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Plano, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Don B. Ramsey, R.P.L.S. No. 4172

STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Don B. Ramsey 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 \_\_\_\_ th day of \_\_\_\_\_, 2012.

Notary Public, State of Texas

PRELIMINARY PLAT NORTHGLEN 1 ADDITION

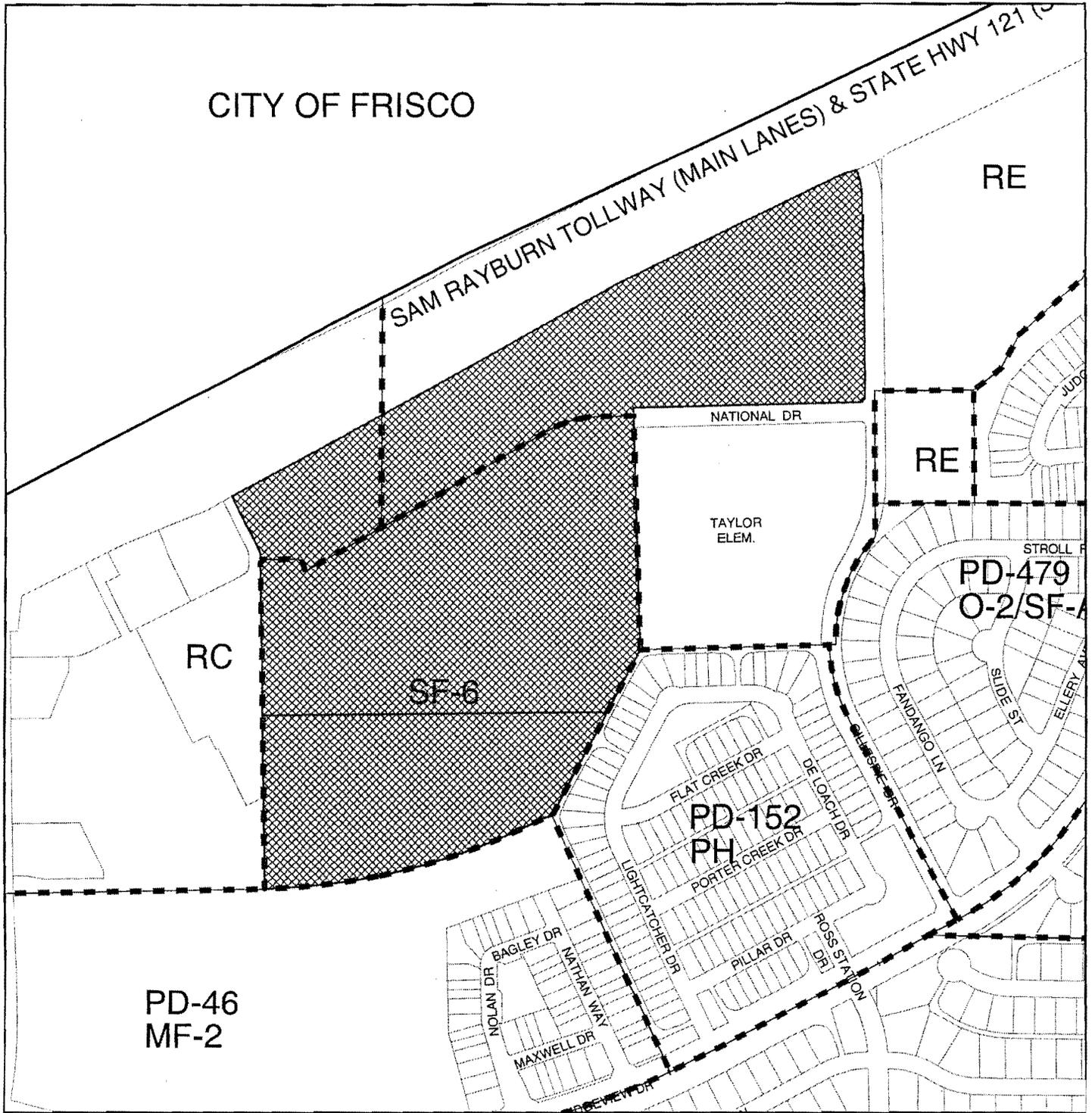
113 SF-6 LOTS

"NOTICE: SELLING A PORTION OF THIS ADDITION BY METES 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."

BEING ALL OF LOT 1, BLOCK A, NORTHGLEN 1 ADDITION AND BEING A 27.639 ACRE TRACT OUT OF THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 850 CITY OF PLANO, COLLIN COUNTY, TEXAS

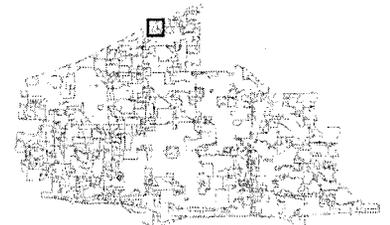
HALLMARK LAND HOLDINGS, INC. OWNER 15455 Dallas Parkway, Suite 1000 Addison, Texas 75001 (972) 387-6080 Contact: Beau Brooks

JBI PARTNERS, INC. SURVEYOR/ENGINEER 16301 Quorum Drive, Suite 200 B Addison, Texas 75001 (972) 248-7678 Contact: Tom Juhn Revised: May 02, 2012 Firm No: F-438 Submitted: April 12, 2012 Sheet 2 of 2

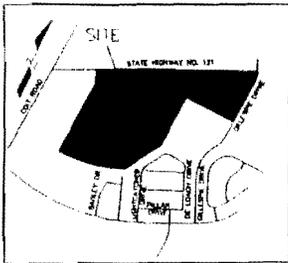


Item Submitted: CONVEYANCE PLAT

Title: NORTHGLEN 1 ADDITION  
 BLOCK A, LOT 1 &  
 NORTHGLEN 2 ADDITION  
 BLOCK A, LOT 1 & BLOCK B, LOT 1



Zoning: SINGLE-FAMILY RESIDENCE-6, REGIONAL COMMERCIAL, &  
 REGIONAL EMPLOYMENT/  
 STATE HIGHWAY 121 OVERLAY DISTRICT

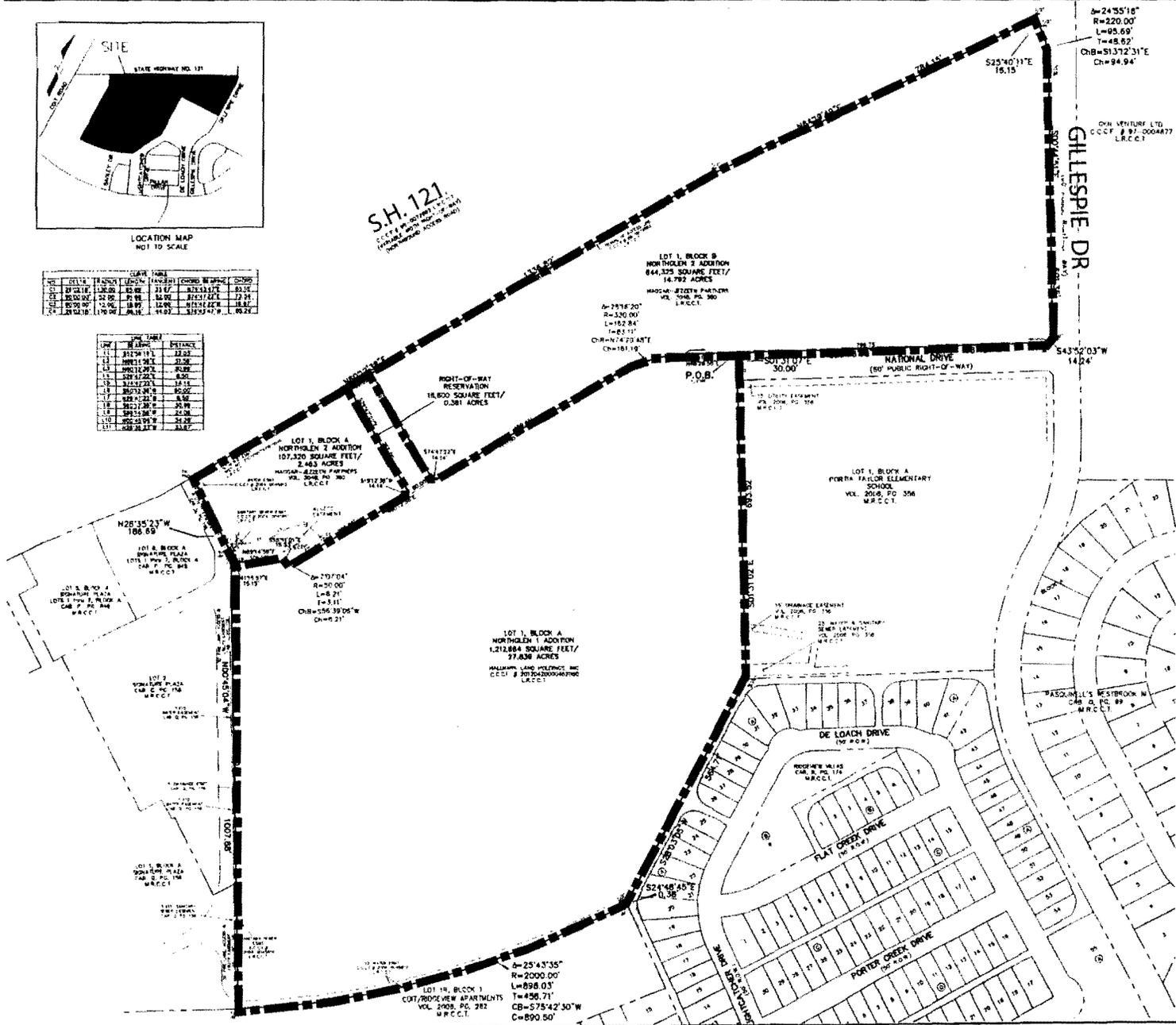


LOCATION MAP  
NOT TO SCALE

| NO. | DATE     | DESCRIPTION | BY  | DATE     | DESCRIPTION | BY  |
|-----|----------|-------------|-----|----------|-------------|-----|
| 1   | 01/11/12 | AS BUILT    | JBI | 01/11/12 | AS BUILT    | JBI |
| 2   | 02/02/12 | REVISION    | JBI | 02/02/12 | REVISION    | JBI |
| 3   | 02/03/12 | REVISION    | JBI | 02/03/12 | REVISION    | JBI |
| 4   | 02/03/12 | REVISION    | JBI | 02/03/12 | REVISION    | JBI |
| 5   | 02/03/12 | REVISION    | JBI | 02/03/12 | REVISION    | JBI |

| NO. | DATE     | DESCRIPTION | BY  | DATE     | DESCRIPTION | BY  |
|-----|----------|-------------|-----|----------|-------------|-----|
| 1   | 01/11/12 | AS BUILT    | JBI | 01/11/12 | AS BUILT    | JBI |
| 2   | 02/02/12 | REVISION    | JBI | 02/02/12 | REVISION    | JBI |
| 3   | 02/03/12 | REVISION    | JBI | 02/03/12 | REVISION    | JBI |
| 4   | 02/03/12 | REVISION    | JBI | 02/03/12 | REVISION    | JBI |
| 5   | 02/03/12 | REVISION    | JBI | 02/03/12 | REVISION    | JBI |

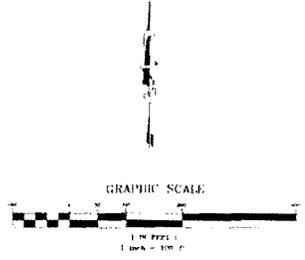
**S.H. 121**  
STATE HIGHWAY  
HARDING COUNTY TEXAS  
NORTHGLENN 2008.00



$\Delta=24'55''18''$   
 $R=220.00'$   
 $L=95.69'$   
 $T=48.82'$   
 $ChB=513'21''31''E$   
 $Ch=94.94'$

OWN VENTURE LTD  
COCF # 01-0004477  
L.R.C.C.T.

**GILLESPIE DR**



**LEGEND**  
● POINT OF BEGINNING  
— IRON ROD FOUND  
— IRON ROD SET

NOTICE: Selling a portion of this property by metes and bounds is a violation of the city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities & building certificates.

NOTICE: A conveyance plat is a record of property approved by the City for the purpose of sale or conveyance to its utility or otherwise than as defined in the building permit. It shall be issued for permanent public utility service provided with a final plat is approved, filed or recorded, and public improvements described 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 recorded conveyance plat, final plat or report is a violation of the City Ordinance and State Law.

**CONVEYANCE PLAT**  
**NORTHGLENN 1 ADDITION**  
**BLOCK A, LOT 1**  
**NORTHGLENN 2 ADDITION**  
**BLOCK A, LOT 1; AND BLOCK B, LOT 1**

45.094 ACRES OUT OF THE  
MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 850  
CITY OF PLANO, COLLIN COUNTY, TEXAS

**HAGGAR-JEZZEN PARTNERS** OWNER (LOTS 1 & 2)  
7428 Grantham Circle (214) 368-2155  
Dallas, Texas 75225-2048

**HALLMARK LAND HOLDINGS, INC.** OWNER (LOT 3)  
15455 Dallas Parkway, Suite 1000 (972) 387-6080  
Addison, Texas 75001  
Contact: Bao Brooks

**JBI PARTNERS, INC.** SURVEYOR/ENGINEER  
16301 Quorum Drive, Suite 200 B (972) 248-7876  
Addison, Texas 75001  
Contact: Tom Jahn  
Firm No. F-438

Drawing by: JBI/Track (04-0000) (CONVEYANCE) (copy) (Scale: 1"=100') (Date: 05/22/2012) (4:44 PM)

OWNER'S CERTIFICATION

WHEREAS, HAGGAR-JEZZEN PARTNERS and HALLMARK LAND HOLDINGS, INC. are the owners of a parcel of land located in the City of Plano, Collin County, Texas, a part of the McKinney and Williams Survey, Abstract Number 650, and being a part of a tract of land described in a special warranty deed from J. M. Hoggar Trusts to Haggar-Jezzen Partners as recorded in Volume 3048, Page 380, Land Records of Collin County, Texas, and being a part of a tract of land described in a special warranty deed from J. M. Hoggar Trusts to Haggar-Jezzen Partners as recorded in Volume 3048, Page 393, Land Records of Collin County, Texas, and being all of that tract of land described in a special warranty deed from Haggar-Jezzen Partners to Hallmark Land Holdings, Inc. as recorded in Collin County Clerk's File Number: 201204000462086, said Records of Collin County, Texas, and being further described as follows:

BEGINNING of a one-half inch iron rod found at the northwest corner of Lot 1, Block A, Portia Taylor Elementary School Addition, an addition to the City of Plano as recorded in Volume 2006, Page 335, Map Records of Collin County, Texas, said point being in the north right-of-way line of National Drive (a 60 foot right-of-way):

THENCE along the west line of said Portia Taylor Elementary School Addition as follows: South 01 degrees 31 minutes 07 seconds East, 30.00 feet to an "X" found for corner in the centerline of National Drive;

South 01 degrees 31 minutes 02 seconds East, 693.52 feet to a one-half inch iron rod found at the southwest corner of said Portia Taylor Elementary School Addition, said point also being the northwest corner of Ridgeway Vista Addition, an addition to the City of Plano as recorded in Cabinet R, Page 174, Map Records of Collin County, Texas;

THENCE South 28 degrees 03 minutes 05 seconds West, 564.71 feet along the west line of said Ridgeway Vista Addition to a one-half inch iron rod found for corner;

THENCE South 24 degrees 48 minutes 45 seconds East, 0.38 feet along the west line of said Ridgeway Vista Addition to a one-half inch iron rod found at the northeast corner of Lot 1R, Block 1, Coll/Ridgeway Apartments Addition, an addition to the City of Plano as recorded in Volume 2006, Page 282, Map Records of Collin County, Texas;

THENCE Southwesterly, 898.03 feet along the north line of said Coll/Ridgeway Apartments Addition, following a curve to the right having a central angle of 25 degrees 43 minutes 35 seconds, a radius of 2000.00 feet, a tangent of 458.71 feet, and whose chord bears South 75 degrees 42 minutes 30 seconds West, 890.50 feet to a one-half inch iron rod found at the southeast corner of Signature Plaza Addition, an addition to the City of Plano as recorded in Cabinet Q, Page 158, Map Records of Collin County, Texas;

THENCE along the east line of said Signature Plaza Addition as follows: North 00 degrees 45 minutes 04 seconds West, 1007.88 feet to a five-eighths inch iron rod found for corner; North 28 degrees 35 minutes 23 seconds West, 180.89 feet to a "PK" nail found in the south right-of-way line of State Highway Number 121 (a variable width right-of-way);

THENCE along the south right-of-way line of State Highway Number 121 as follows: North 50 degrees 12 minutes 38 seconds East, 1336.82 feet to a one-half inch iron rod found for corner; North 84 degrees 19 minutes 49 seconds East, 784.15 feet to a one-half inch iron rod found at the intersection of the south right-of-way line of State Highway Number 121 with the west right-of-way line of Gillespie Drive (a 60 foot right-of-way);

THENCE along the west right-of-way line of Gillespie Drive as follows: South 23 degrees 40 minutes 11 seconds East, 16.15 feet to a one-half inch iron rod found for corner;

Southwesterly, 85.69 feet along a curve to the right having a central angle of 24 degrees 50 minutes 18 seconds, a radius of 220.00 feet, a tangent of 48.82 feet, and whose chord bears South 13 degrees 12 minutes 31 seconds East, 94.94 feet to a one-half inch iron rod found for corner;

South 00 degrees 44 minutes 51 seconds East, 601.35 feet to a one-half inch iron rod found for corner; South 43 degrees 52 minutes 03 seconds West, 14.24 feet to a one-half inch iron rod found in the north right-of-way line of National Drive;

THENCE South 88 degrees 28 minutes 58 seconds West, 687.87 feet along the north right-of-way line of National Drive to the POINT OF BEGINNING and containing 1,984,309 square feet or 45,094 acres of land.

SURVEYOR'S CERTIFICATE

I, Don B. Ramsey, Surveyor, hereby certify that I have prepared this plat from an actual on the ground survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the plating rules and regulations of the City of Plano, Texas.

Don B. Ramsey, R.P.L.S. No. 4172



STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Don B. Ramsey known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2012.

Notary Public, State of Texas



NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, HAGGAR-JEZZEN PARTNERS and HALLMARK LAND HOLDINGS, INC. acting herein by and through their duly authorized officers, do hereby adopt this plat designating the herein described property as NORTHGLEN 1 ADDITION, BLOCK A, LOTS 1; NORTHGLEN 2 ADDITION, BLOCK A, LOT 1; AND BLOCK B, LOT 1 in addition to the City of Plano, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown hereon. The streets and alleys 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 the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Plano and public utility entities shall all of these have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, repairing, maintaining, monitoring, reeling, 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 do hereby 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 of 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.

This plat is approved subject to all plating ordinances, rules, regulations and resolutions of the City of Plano, Texas.

WITNESS, my hand this the \_\_\_\_ day of \_\_\_\_\_, 2012.

HAGGAR-JEZZEN PARTNERS, a Texas general partnership.

By: \_\_\_\_\_

STATE OF TEXAS

COUNTY OF DALLAS:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2012.

Notary Public, State of Texas

This plat is approved subject to all plating ordinances, rules, regulations and resolutions of the City of Plano, Texas.

WITNESS, my hand this the \_\_\_\_ day of \_\_\_\_\_, 2012.

HALLMARK LAND HOLDINGS, INC., a Texas corporation.

By: \_\_\_\_\_

STATE OF TEXAS

COUNTY OF DALLAS:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2012.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

APPROVED, this the \_\_\_\_ day of \_\_\_\_\_, 2012, by the Planning & Zoning Commission, City of Plano.

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 purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2012.

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 \_\_\_\_ DAY OF \_\_\_\_\_, 2012.

NOTARY PUBLIC in and for the STATE OF TEXAS

NOTICE: Selling a portion of this property by metes and bounds is a violation of the city subdivision ordinance and site plating statutes and is subject to fees and withholding of utilities & building certificates.

NOTICE: 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 or recorded, 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.

CONVEYANCE PLAT NORTHGLEN 1 ADDITION BLOCK A, LOT 1 NORTHGLEN 2 ADDITION BLOCK A, LOT 1; AND BLOCK B, LOT 1

45.094 ACRES OUT OF THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 650 CITY OF PLANO, COLLIN COUNTY, TEXAS

HAGGAR-JEZZEN PARTNERS OWNER (LOTS 1 & 2) 7428 Glenhamann Circle Dallas, Texas 75225-2048 (214) 368-2156

HALLMARK LAND HOLDINGS, INC. OWNER (LOT 3) 15455 Dallas Parkway Suite 1000 Addison, Texas 75001 (972) 387-6080 Contact: Beau Brooks

JBI PARTNERS, INC. SURVEYOR/ENGINEER 76301 Quorum Drive, Suite 200 B Addison, Texas 75001 (972) 248-7676 Contact: Tom Juhn Firm No.: F-438 MAY 01, 2012 Sheet 2 of 2

Plotted by: mcrap Plot Date: 5/7/2012 8:29 AM Drawing: H:\View\Auto\AutoCAD\2012\CONVEYANCE\4594.dwg Saved By: mcrap Save Time: 5/7/2012 2:49 PM

CITY OF PLANO  
PLANNING & ZONING COMMISSION

May 7, 2012

**Agenda Item No. 6A**

**Public Hearing: Zoning Case 2012-05**

**Applicant: RaceTrac**

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**DESCRIPTION:**

Request to rezone 3.6± acres located at the northwest corner of Parker Road and Jupiter Road **from** Agricultural **to** Planned Development-Retail. Zoned Agricultural. Tabled March 5, 2012, March 19, 2012, and April 2, 2012.

**REMARKS:**

This item was tabled at the April 2, 2012, Planning & Zoning Commission meeting. It must be removed from the table.

The applicant is requesting to rezone an undeveloped 3.6± acre tract from Agricultural (A) to Planned Development-Retail (PD-R) zoning. This tract was created when the rights-of-way for the Jupiter Road and Parker Road intersection was realigned.

The subject property is currently undeveloped. The existing A district is intended to provide for farming, dairying, pasturage, horticulture, animal husbandry, and the necessary accessory uses for the packing, treating, or storing of produce. It is anticipated that all A districts will be changed to other zoning classifications as the city proceeds toward full development.

The requested zoning is PD-R. A PD district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions. The PD district requested proposes the following but is not limited to: exempting the subject property from the minimum distance separation requirements pertaining to fuel dispensing facilities from residential zoning districts, and reduced landscape edge requirements.

**Surrounding Land Use and Zoning**

The property to the west and north of this tract is zoned A, and is partially developed as single-family residences and a farm. To the east, across Jupiter Road, the property is

undeveloped, and was recently rezoned to Patio Home for future single-family residences. To the south, across Parker Road, the property is zoned R and is partially developed as a convenience store with gas pumps.

### **Proposed Planned Development Stipulations**

The requested zoning is PD-R. The purpose for the PD is to exempt the proposed convenience store with gas pumps use from Subsection 3.1504 (Residential Adjacency Standards) of Section 3.1500 (Residential Adjacency Standards (RAS)) of Article 3 (Supplementary Regulations) which prohibits fuel dispensing facilities from locating within 150 feet of a residential zoning district. Additionally, the applicant is requesting a five-foot landscape edge along public rights-of-way instead of the current 15-foot landscape edge requirement.

The requested PD is as follows:

#### **Restrictions:**

The permitted uses and standards shall be in accordance with the R zoning district unless otherwise specified herein.

1. Fuel dispensing facilities shall be permitted within 150 feet of a residential zoning district.
2. A five-foot landscape edge shall be provided along all adjacent streets.

### **Conformance to the Comprehensive Plan**

**Future Land Use Plan** - The Future Land Use Plan primarily designates this property as Residential, with Neighborhood Commercial (NC) at the intersection of Parker Road and Jupiter Road. NC centers are located at the intersections of major arterial streets. One or two corners may develop with commercial uses at intersections designated as a neighborhood commercial center on the Land Use Plan, based on the size and population of the service area. The southwest corner of the intersection is zoned R, and is partially developed as a convenience store with gas pumps, with 8.7± acres of additional undeveloped land. Given the large amount of undeveloped R zoned property immediately to the south of the subject property, it would not be appropriate to rezone additional land for R uses. This request is not in conformance with the Future Land Use Plan.

**Adequacy of Public Facilities** - Water and sanitary sewer services are available via extensions of existing services from Parker Road and Jupiter Road.

#### **ISSUES:**

### **Rezoning Land for Retail Use**

In 2003, City Council adopted the *Retail Study of Underperforming and Vacant Retail Areas* initiated by the cities of Carrollton, Richardson, and Plano. This study examined

the retail market conditions in the three cities and offered alternatives to address underperforming and vacant retail properties. The study identified Plano as having an overabundance of R zoning.

The requested change in zoning would add additional retail development to the area. To the south of the subject property, across Parker Road, is existing R zoned property that is mostly undeveloped. This property was zoned R in 1980. A convenience store with gas pumps is the only development on the site; however, some public improvements are already in place which would allow for a future retail development, including the possibility for an additional convenience store with gas pumps. The additional requested R zoning would further increase the overabundance of R zoning in Plano.

### **Rezoning Smaller Parcels for Individual Uses**

The applicant is requesting to rezone 3.6± acres to accommodate the proposed convenience store with gas pumps. The creation of smaller, individually zoned properties is generally not encouraged. Historically, it has not been the city's policy to rezone smaller, individual parcels to accommodate one user. Additionally, "spot zoning" should be discouraged.

The Comprehensive Plan defines a neighborhood commercial center as having 10-15 acres in size. If the Commission believes that additional R zoning is appropriate for this location, then additional property should be included within the zoning request so that a larger retail center could be accommodated at this location. The addition of more contiguous acres of commercial zoned property would provide opportunities for additional retail and restaurant uses in the area, and would also provide a buffer for the proposed convenience store with gas pumps so that it could comply with residential adjacency setback requirements.

### **Residential Adjacency Standards**

Residential adjacency standards were created in 1999 to preserve and protect the integrity, enjoyment, and property values of residential neighborhoods through the establishment of standards for certain nonresidential uses that may impact surrounding residential land uses. The adjacent A zoning is a residential zoning district, and there are a few existing residences to the west of the subject property. Additionally, the farm land to the north of the subject property is designated as residential on the Future Land Use Plan and is expected to develop as single-family residences. The addition of a fuel dispensing facility immediately adjacent to a residential zoning district could create unwanted noise, odors, or activities that would be contrary to the purpose and intent of the residential adjacency standards.

In most commercial zoning districts in the city, such as the property at the southwest corner of Jupiter Road and Parker Road, fuel dispensing facilities are located on parcels adjacent to major streets and are buffered by additional commercial zoned property. These larger parcels of contiguous commercially zoned properties allow for car wash and fuel dispensing facilities to locate on parcels which meet the minimum residential adjacency setback requirements. Though there are some instances where fuel

dispensing facilities are adjacent to residential zoning districts, since the institution of the residential adjacency standards, these regulations have been consistently enforced throughout the city.

Additionally, Subsection 3.1504 provides the Planning & Zoning Commission the ability to require wing walls, landscape screens, and/or other design elements to screen and minimize the impact of fuel dispensing facilities that are within 300 feet but greater than 150 feet of a residential district. However, Subsection 3.1504 does not provide the Commission the opportunity to require any additional design elements or screening if a convenience store with gas pumps is allowed within the 150-foot setback. If the requested zoning is approved, the applicant would only be required to provide a six-foot masonry screening wall at the rear of their property.

### **Purpose of Planned Developments**

The purpose of a planned development district is to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions. PDs are typically created to allow for specific development conditions to occur in order to provide flexibility to modify building placement, allow uses not already permitted within the base zoning district, and vary other development standards. The city has not encouraged the creation of PDs to amend a small number of uses, setbacks, or standards.

The applicant is requesting PD zoning in order to remove the setback from residential zoning for fuel dispensing facilities as required by the Residential Adjacency Standards, and to reduce the landscape edge from 15 feet to five feet. The reduction in landscape edge will allow the applicant to provide a larger building footprint and a larger canopy area with more pump islands. It is possible for the applicant to design the site so that it complies with the required landscape edge and still provide sufficient area for building, pump islands, and parking; however, the applicant's desire is to have a larger development similar in size to its other locations within Plano. Staff is concerned that this proposed development is too large for the 3.6± acre tract, and is not in support of reducing the landscape edge from 15 feet to five feet.

Subsection 4.104 (Minimum District Size) of Section 4.100 (Planned Development District (PD)) of Article 4 (Special District Regulations) of the Zoning Ordinance states that "no PD district may be established smaller than five acres unless a specific finding is made by the City Council that the establishment of the district is required to implement the Comprehensive Plan or related study." PDs often will encompass larger parcels of land in order to accommodate more comprehensive developments, such as Legacy Town Center (PD-65) and Haggard Square (PD-20). This 3.6± acre tract is significantly less than the five acre minimum and the PD request does not further the goals of, nor is necessary to implement the Comprehensive Plan or related study. Staff believes that this site is not appropriate for PD zoning.

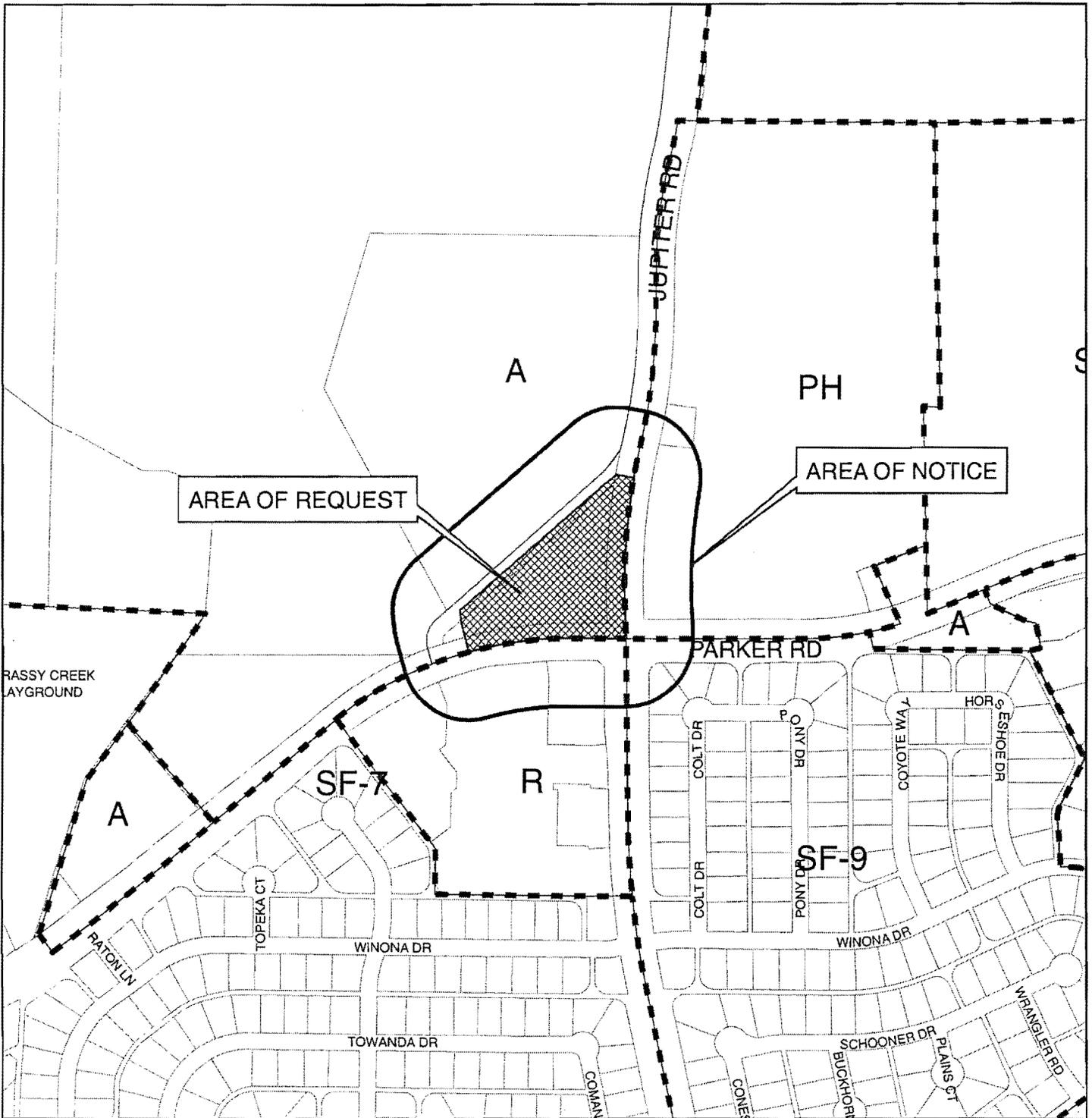
### **Summary**

The applicant is requesting to rezone an undeveloped 3.6± acre tract at the northwest corner of Parker Road and Jupiter Road from A to PD-R. Due to the existing amount of

undeveloped R zoned property to the south of the subject property, this request is not in conformance with the Future Land Use Plan. Plano currently has an overabundance of R zoned property, and the creation of more commercial zoning in an area with 8.7± acres of existing undeveloped R zoned property should be avoided. Staff does not support the rezoning of small individual parcels or the creation of a PD district in order to amend two development standards. The city's policy has always been to have appropriately sized contiguously zoned properties to provide for compatible land uses, and to have zoning districts with consistent development standards. Furthermore, the residential adjacency standards have been applied consistently throughout the city and staff is not in support of allowing a use which is prohibited by the standards, immediately adjacent to a residential zoning district. For these reasons, staff is not in support of this zoning request.

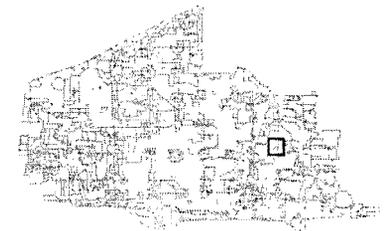
**RECOMMENDATION:**

Recommended for denial.



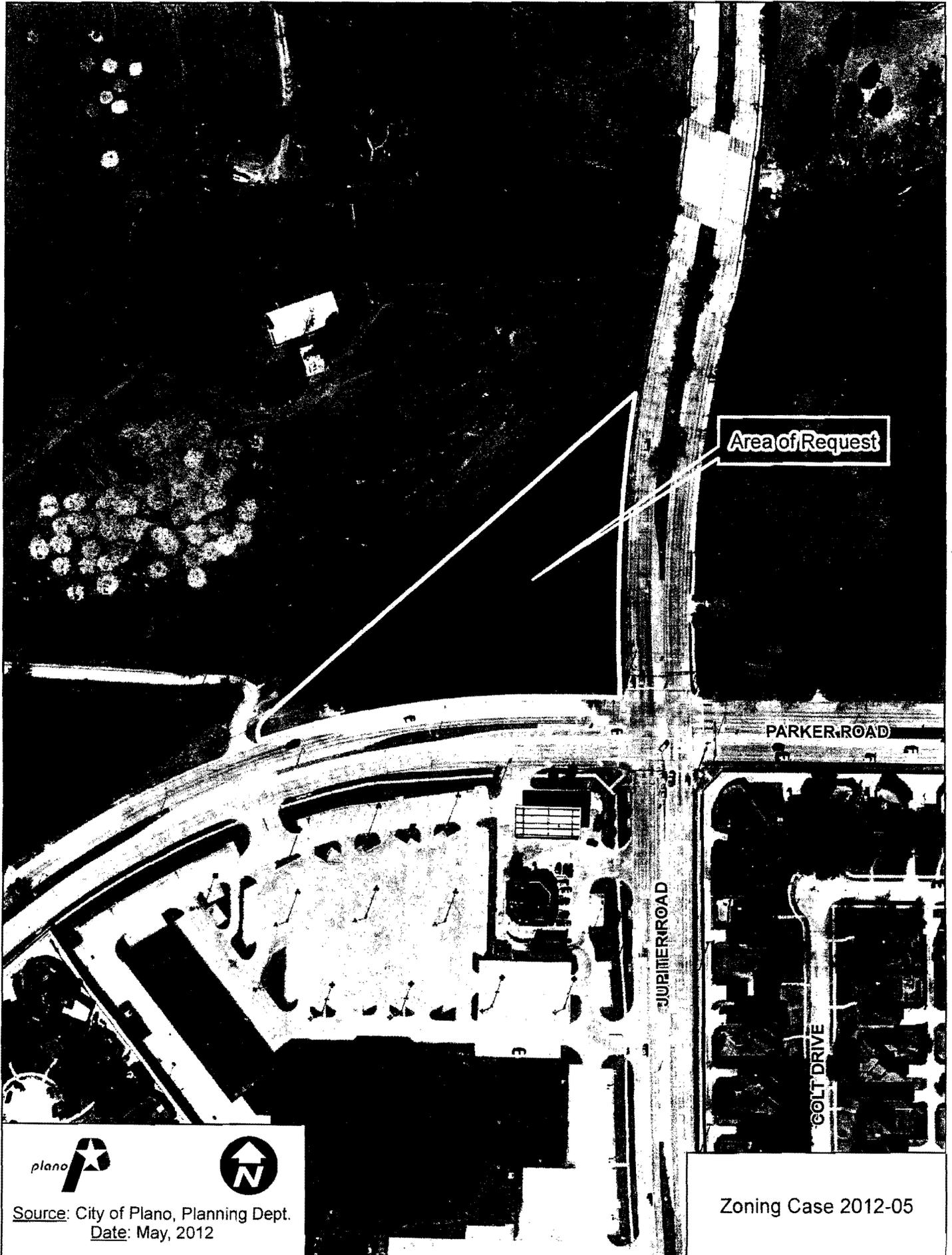
Zoning Case #: 2012-05

Existing Zoning: AGRICULTURAL



○ 200' Notification Buffer





Area of Request

PARKER ROAD

JUPITER ROAD

GOLT DRIVE



Source: City of Plano, Planning Dept.  
Date: May, 2012

Zoning Case 2012-05

Dec Server: 3/29/2012 X:\Dept\P&Z Locators & Graphics\Z2012-05A.mxd



REPLY FORM

RECEIVED

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

FEB 27 2012  
PLANNING DEPT.

Dear Commissioners:

This letter is regarding Zoning Case 2012-05. This is a request to rezone 3.6± acres located at the northwest corner of Parker Road and Jupiter Road **from** Agricultural **to** Planned-Development-Retail. The current zoning is Agricultural (A). The A district is intended to provide for farming, dairying, pasturage, horticulture, animal husbandry, and the necessary accessory uses for the packing, treating, or storing of produce. It is anticipated that all A districts will be changed to other zoning classifications as the city proceeds toward full development. The requested zoning is Planned Development-Retail (PD-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. A Planned Development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions. The Planned Development district requested proposes the following but is not limited to exempting the subject property from the minimum distance separation requirements pertaining to fuel dispensing facilities from residential zoning districts.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2012-05.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2012-05.

This item will be heard on **March 5, 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.

Jolly Tucker  
Name (Please Print)

Jolly Tucker  
Signature

P.O. Box 885  
Address McKinney, TX 75070

2/16/12  
Date

EH

**SEE BACK OF PAGE FOR REQUIRED SIGNATURES**

REPLY FORM

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

Dear Commissioners:

This letter is regarding Zoning Case 2012-05. This is a request to rezone 3.6± acres located at the northwest corner of Parker Road and Jupiter Road **from** Agricultural to Planned-Development-Retail. The current zoning is Agricultural (A). The A district is intended to provide for farming, dairying, pasturage, horticulture, animal husbandry, and the necessary accessory uses for the packing, treating, or storing of produce. It is anticipated that all A districts will be changed to other zoning classifications as the city proceeds toward full development. The requested zoning is Planned Development-Retail (PD-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. A Planned Development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions. The Planned Development district requested proposes the following but is not limited to exempting the subject property from the minimum distance separation requirements pertaining to fuel dispensing facilities from residential zoning districts.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2012-05.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2012-05.

This item will be heard on **March 5, 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.

Gabriel H Popal  
Name (Please Print)

[Signature]  
Signature

2300 E Parker Rd. Plano TX 75074  
Address

2-17-12  
Date

EH

**SEE BACK OF PAGE FOR REQUIRED SIGNATURES**

REPLY FORM

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

Dear Commissioners:

This letter is regarding Zoning Case 2012-05. This is a request to rezone 3.6± acres located at the northwest corner of Parker Road and Jupiter Road from Agricultural to Planned-Development-Retail. The current zoning is Agricultural (A). The A district is intended to provide for farming, dairying, pasturage, horticulture, animal husbandry, and the necessary accessory uses for the packing, treating, or storing of produce. It is anticipated that all A districts will be changed to other zoning classifications as the city proceeds toward full development. The requested zoning is Planned Development-Retail (PD-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. A Planned Development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions. The Planned Development district requested proposes the following but is not limited to exempting the subject property from the minimum distance separation requirements pertaining to fuel dispensing facilities from residential zoning districts.

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

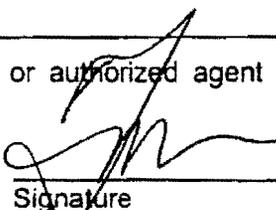
I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2012-05.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2012-05.

This item will be heard on **March 5, 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.

Todd Moore  
Name (Please Print)

  
Signature

3721 N. Jupiter Rd  
Address

3-28-12  
Date

EH

**SEE BACK OF PAGE FOR REQUIRED SIGNATURES**

CITY OF PLANO  
PLANNING & ZONING COMMISSION

May 7, 2012

**Agenda Item No. 6B**

**Concept Plan:** Parker Triangle Addition, Block A, Lot 1

**Applicant:** RaceTrac

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**DESCRIPTION:**

Convenience store with gas pumps on one lot on 2.4± acres located at the northwest corner of Parker Road and Jupiter Road. Zoned Agricultural. Neighborhood #37.

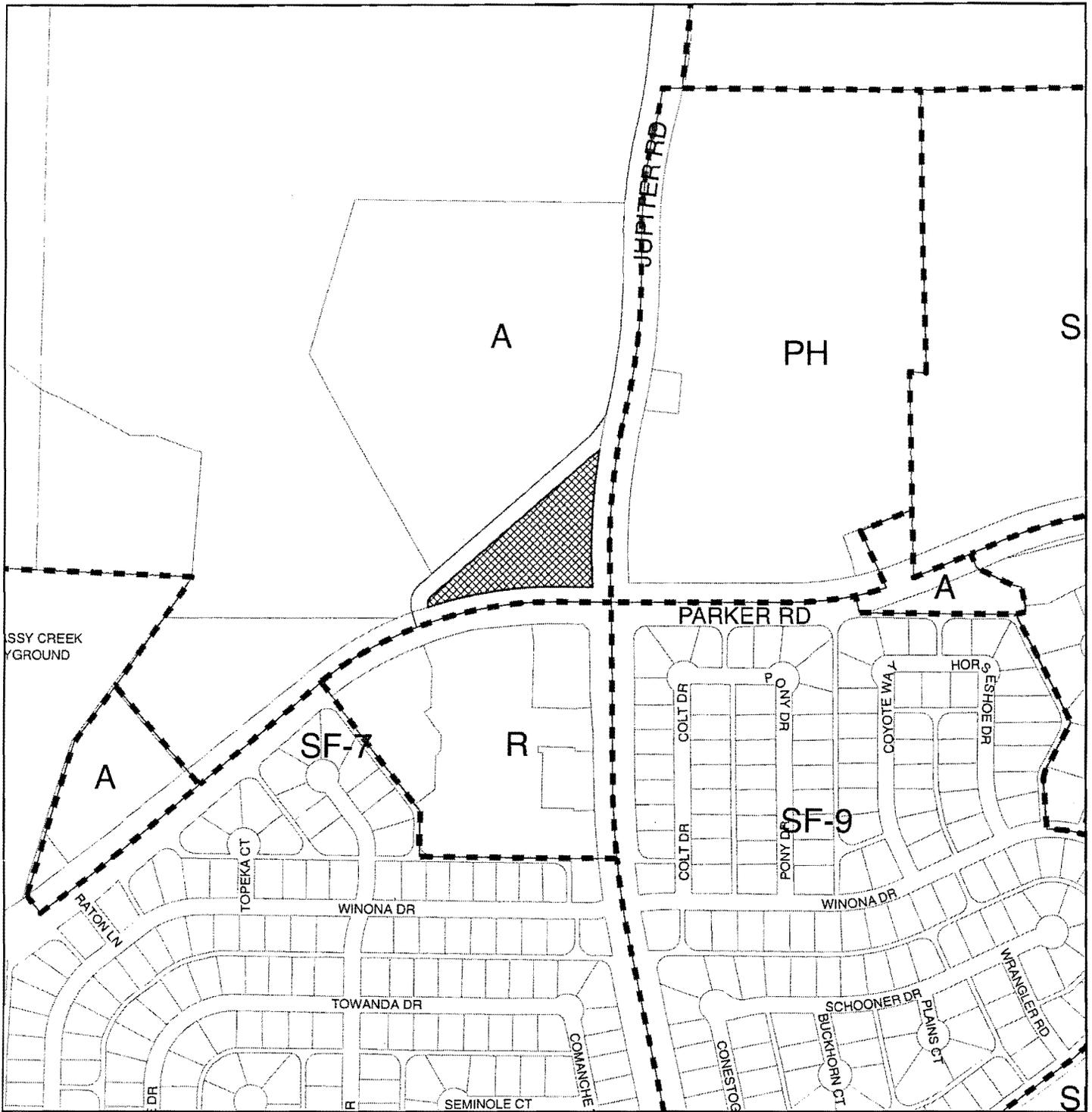
**REMARKS:**

This concept plan is associated with Zoning Case 2012-05 and is contingent upon approval of the zoning case. The purpose for the concept plan is to show the proposed convenience store with gas pumps development. The site meets the required building setbacks and parking requirements. The site does not meet the required 150-foot setback from residential zoning as required by Subsection 3.1504 (Residential Adjacency Standards) of Section 3.1500 (Residential Adjacency Standards (RAS)) of Article 3 (Supplementary Regulations), nor does it meet the required 15-foot landscape edge requirement adjacent to street rights-of-way. The applicant is requesting zoning which, if approved, will allow for the convenience store with gas pumps use to occur adjacent to a residential zoning district and allow the reduced landscape edge.

Due to staff's recommendation for denial of the companion case, Zoning Case 2012-05, staff recommends denial of the proposed concept plan.

**RECOMMENDATION:**

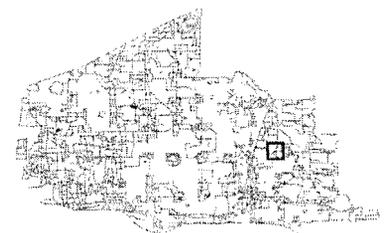
Recommended for denial.



Item Submitted: CONCEPT PLAN

Title: PARKER TRIANGLE ADDITION  
BLOCK A, LOT 1

Zoning: AGRICULTURAL



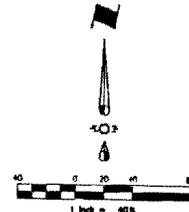
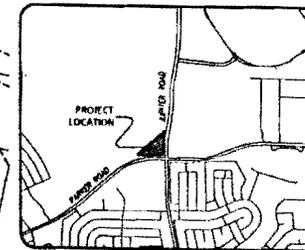
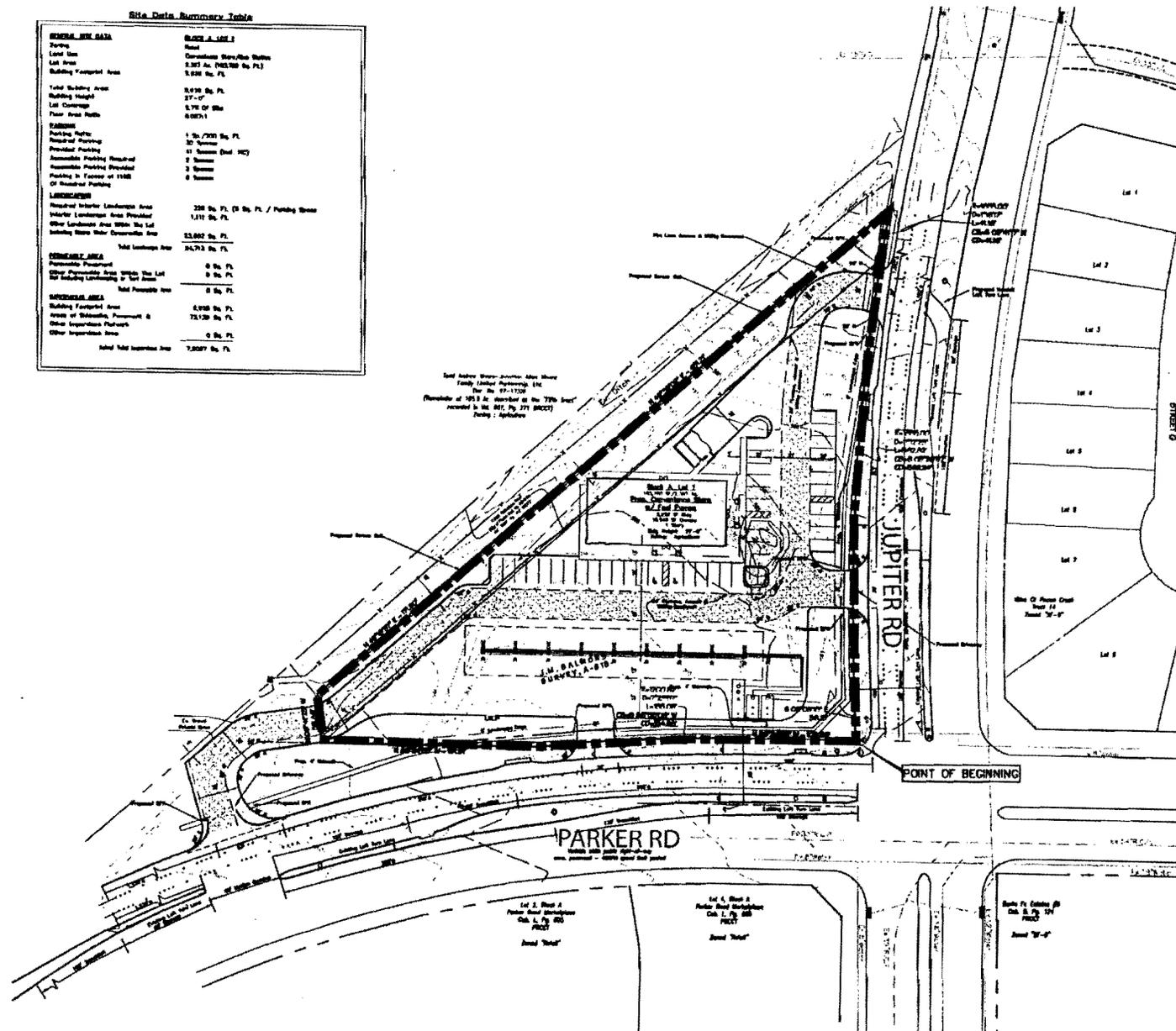
○ 200' Notification Buffer



Site Data Summary Table

| GENERAL SITE DATA                     | BLK A, LOT 1                              |
|---------------------------------------|---|
| zoning                                | Medium Density Residential                |
| Lot Area                              | 2,383 AC. (102,500 Sq. Ft.)               |
| Building Footprint Area               | 5,938 Sq. Ft.                             |
| Total Building Area                   | 6,938 Sq. Ft.                             |
| Building Height                       | 27'-0"                                    |
| Lot Coverage                          | 0.7% OF Site                              |
| Floor Area Ratio                      | 0.0021                                    |
| <b>PARKING</b>                        |   |
| Parking Ratio                         | 1.50 / 1,000 Sq. Ft.                      |
| Provided Parking                      | 37 Spaces                                 |
| Required Parking                      | 47 Spaces (Req. 100%)                     |
| Available Parking Required            | 7 Spaces                                  |
| Available Parking Provided            | 3 Spaces                                  |
| Parking In Excess of 100%             | 0 Spaces                                  |
| <b>LANDSCAPE</b>                      |   |
| Required Interior Landscape Area      | 238 Sq. Ft. (1.0% of Total Building Area) |
| Interior Landscape Area Provided      | 1,111 Sq. Ft.                             |
| Other Landscaped Area Within the Lot  |   |
| Including Areas Under Development     | 53,002 Sq. Ft.                            |
| Total Landscaped Area                 | 54,713 Sq. Ft.                            |
| <b>PERMISSIBLE AREA</b>               |   |
| Permissible Footprint                 | 0 Sq. Ft.                                 |
| Other Permissible Area Within the Lot | 0 Sq. Ft.                                 |
| Total Permissible Area                | 0 Sq. Ft.                                 |
| <b>UNPERMISSIBLE AREA</b>             |   |
| Building Footprint Area               | 6,938 Sq. Ft.                             |
| Area of Site Within Permissible Area  | 73,129 Sq. Ft.                            |
| Other Unpermissible Footprint         | 0 Sq. Ft.                                 |
| Total Total Unpermissible Area        | 7,000 Sq. Ft.                             |

Land Address: 10000 S. University Blvd. Suite 100  
 Family Limited Partnership, LLC  
 For the 07-11-1000  
 (Remains of 1953 Ac. recorded in the 77th Dist.  
 recorded in Vol. 812, Pg. 371 (8/22/07)  
 Tract 1, Addendum



**GENERAL NOTES**

1. Building 6,000 or greater square feet shall be 100% fire sprinkled.
2. Fire lanes shall be designed and constructed per City standards.
3. Paved parking areas shall be designed and provided per City standards and shall comply with requirements of the current, adopted International Building Code.
4. Four feet wide sidewalks shall be provided 75 feet out of the property line within the right-of-way unless a different amount is provided for a surrounding street, or as otherwise noted or approved by the City. Sidewalks shall comply with City standards, shall be provided at intervals of 200 feet.
5. Electrical utility, gas, and water lines shall be arranged in accordance with the Utility Ordinances.
6. All signs shall comply with the City Sign Ordinance.
7. Approval of the Site Plan is not final until all necessary plans are current.
8. One storage, short period, shall be arranged in accordance with the Utility Ordinances.
9. Building setbacks shall be maintained and be compatible, as provided in the Final Corner Setback Ordinance.
10. Exterior lighting shall comply with the applicable provisions within Section 9-105 of the Code of Ordinances.
11. Plans submitted to the Building Inspection Department shall include the type of construction and occupancy group.
12. All electrical, mechanical, plumbing and special trade work shall be underground where required.
13. Signs shall comply with applicable codes and restrictions in the following performance standards: Section 3-100 of the Zoning Code, signs, posters and portable matter, address markers, bill or envelope board markings, lawn and garden markers, direction and/or other performance standards.
14. All dimensions are to face of curb or edge of building unless otherwise noted.

CONCEPT PLAN  
 OF  
**Parker Triangle Addition Block A, Lot 1**  
 A 2.383 Acre Tract  
 situated in the  
**J.M. SALMONS SURVEY - ABSTRACT 815**  
 PLANO, COLLIN COUNTY, TEXAS

**Owner:**  
 Henderson-Hale, Ltd.  
 P.O. Box 885  
 Midway, TX 75070  
 Telephone (872) 422-1858

**Applicant:**  
 Raccetrac  
 3325 Cumberland Blvd.  
 Atlanta, GA 30338  
 Telephone (770) 431-7600  
 Contact: Anita James

**Engineer/Architect:**  
 Spilars Engineering, Inc.  
 TRPE No. F-2171  
 785 Carter Road, Suite 100  
 Plano, Texas 75075  
 Telephone (972) 422-0077  
 Contact: Kevin War

Scale 1"=40' March, 2012

# CITY OF PLANO

## PLANNING & ZONING COMMISSION

May 7, 2012

### **Agenda Item No. 7A**

**Public Hearing:** Zoning Case 2012-13

**Applicant:** ASG Real Estate Company

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#### **DESCRIPTION:**

Request to rezone 22.6± acres **from** Research/Technology Center **to** Single-Family Residence-6 and to rezone 2.3± acres **from** Research/Technology Center **to** Light Commercial, generally located at the southwest corner of 14th Street and Los Rios Boulevard. Zoned Research/Technology Center. Tabled April 2, 2012, and April 16, 2012.

#### **REMARKS:**

This item was tabled at the April 16, 2012, Planning & Zoning Commission meeting. It must be removed from the table.

The applicant is requesting to rezone 22.6± acres from Research/Technology Center (RT) to Single-Family Residence-6 (SF-6) and to rezone 2.3± acres from RT to Light Commercial (LC), generally located at the southwest corner of 14th Street and Los Rios Boulevard. The subject property is currently undeveloped.

The RT zoning district is intended to create a low-density employment center consisting of office, research, and development facilities, and limited assembly operations. RT districts should generally accommodate several users in a campus environment. The LC district is intended to provide for a wide array of retail, office, and service uses to meet the needs of local residents and businesses. Some automobile related uses and limited assembly, which address local service and employment opportunities, are also included in LC districts. The requested SF-6 district is intended to provide for small-lot, urban, and single-family development protected from excessive noise, illumination, odors, visual clutter, and other objectionable influences to family living.

#### **Surrounding Land Use and Zoning**

Properties to the west and south are zoned RT with some industrial and office uses and vacant tracts of land. Properties to the north, across 14th Street, include residential uses zoned SF-6, and a shopping center and undeveloped land both zoned Retail (R).

The properties to the east, across Los Rios Boulevard include a convenience store with gas pumps, mini-warehouse/public storage, and a vacant tract of land all zoned Planned Development-304-Light Industrial-1 (PD-304-LI-1).

### **Conformance to the Comprehensive Plan**

**Future Land Use Plan** - The Future Land Use Plan designates this property as RT. Therefore, the SF-6 and LC requests do not conform to the Future Land Use Plan.

**Adequacy of Public Facilities** - Water and sanitary sewer services are available to serve the subject property. 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** - The proposed development is located in the Plano Independent School District (PISD). Based on current alignments, students would feed into Forman Elementary and Armstrong Middle School. PISD has determined that adequate capacity exists at these schools.

**Public Safety Response Time** - The proposed residential subdivision should not pose any significant additional impact on the Fire Department.

**Access to and Availability of Amenities and Services** - There are no planned or existing neighborhood park facilities that will serve homes in this location without the need for residents to cross a major thoroughfare. The nearest neighborhood park is Shoshoni Park which is located on the north side of 14th Street west of Shiloh Road.

The proposed 73 single-family residences are within the Harrington Library service area, and Harrington Library has the ability to serve the additional patrons these residences would house.

### **ISSUES:**

### **Research Technology/Center (RT) Intent and the Economic Development Element of the Comprehensive Plan**

As noted above, the RT zoning district is intended to create a low-density employment center consisting of office, research, and development facilities, and limited assembly operations. RT districts should generally accommodate several users in a campus environment. In addition, the Economic Development Element of the Comprehensive Plan encourages the preservation of land in employment centers, such as the RT area, for future economic development. The element states that "Rezoning requests must be carefully examined to ensure that proposed locations are suitable for residential development and that Plano's economic viability is not being jeopardized in order to accommodate short-term demand. The availability of undeveloped "greenfield" sites is vital to encourage expansion and relocation of businesses. Therefore, the city should preserve land along the expressway corridors and in the employment centers for future economic development opportunities."

The subject property should be preserved for employment and future economic development opportunities in accordance to the RT zoning district and Future Land Use Plan recommendation. Additionally, rezoning 22.6± acres from RT to SF-6 will reduce the number of large sites (greater than 20 acres) zoned RT down to three, thereby limiting opportunities for economic and employment growth.

### **Boundary for Residential Development in the RT Area**

In fall 2010, approximately 70 acres in the southeast portion of Plano was rezoned from PD-202-RT to SF-6 and Single-Family Residence Attached (SF-A). Following these rezoning cases the City Council requested a review of the existing RT and directed staff to work with the Commission to develop a new plan for RT. At the Council's request, the Commission evaluated what the boundaries of the "core" RT area should be, including analyzing appropriate uses for any areas that might be removed from the RT. After the assessment, the Commission determined that the area west of Bradshaw Drive constitutes the "core" of the RT district and should remain intact; Council concurred during March 2011.

The subject property falls within the areas that constitute the "core" of the RT district that the Commission and Council recommended to remain intact. Therefore, this request is not consistent with the Commission and Council's direction regarding boundaries of the RT district. In addition, the proposed rezoning removes one of the larger vacant commercial properties within an area that is reserved for employment centers and future economic development opportunities.

### **Creation of Isolated Neighborhoods**

On April 23, 2012, Council adopted six Comprehensive Plan policies pertaining to the use of the city's undeveloped land, and two of these are applicable to this zoning request. The two policies are:

1. 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.
2. Isolated residential development should not be permitted; residential rezoning requests need to establish a complete new neighborhood or expand an existing neighborhood or an urban mixed use center. Mid-rise multifamily development (5 to 12 stories) and special needs housing (i.e. senior housing) could be an exception if the surrounding land uses are compatible.

These two policies are further reinforced by the Infill Housing Policy and Rezoning to Meet Demand policy recommendations of the Comprehensive Plan. The Infill Housing Policy recommends that infill housing be adjacent or be in close proximity to existing residential development to take advantage of existing amenities. The subject property is not adjacent to single-family residential neighborhoods. The nearest residential development is across 14th Street (a Type C thoroughfare). In addition, the proposed site does not have nearby parks to serve the development and there are no planned or existing neighborhood park facilities that will serve homes in this location without the

need for residents to cross a major thoroughfare. The nearest neighborhood park is Shoshoni Park which is located on the north side of 14th Street, west of Shiloh Road.

The Rezoning to Meet Demand Policy recommends that the area to be rezoned be an extension of a residential neighborhood and not be separated from the neighborhood by a Type "C" thoroughfare or larger. The proposed residential neighborhood is separated from the neighborhood to the north by 14th Street, a Type "C" thoroughfare, and it is not an extension of an existing single-family neighborhood. The proposed single-family housing at this location also introduces housing in an area where adjacent developments are nonresidential uses.

The rezoning request is therefore not consistent with the Council's action to not create isolated neighborhoods. The proposed rezoning is also not consistent with the Infill Housing Policy and Rezoning to Meet Demand Policy recommendations of the Comprehensive Plan as noted above.

### **Surrounding Zoning Districts and Land Uses**

The requested single-family residential zoning is not consistent with the adjacent RT zoning to the south and west, as well as other nonresidential zoning districts within the surrounding area. Businesses locate in commercial districts where comparable uses are allowed and that may have like operations such as truck traffic, loading operations, increased noise levels, and lighting. Introducing residential uses in a commercial area could discourage businesses from locating in the area. Additionally, locating residential uses in an area that is historically zoned for nonresidential uses and where businesses are already located creates land use compatibility issues.

### **Inconsistent Zoning**

The applicant is requesting LC zoning to enable development of a variety of commercial and automotive uses. However, the proposed LC zoning district for the 2.3± acre property creates inconsistent zoning districts and land use patterns. It introduces piecemeal zoning districts which creates development challenges within the area. The city has not typically established different zoning districts on adjacent small lots. The rezoning will also promote spot zoning that benefits a single parcel of land and is different from the classification of other land in the immediate area. Spot zoning is not a recommended planning practice.

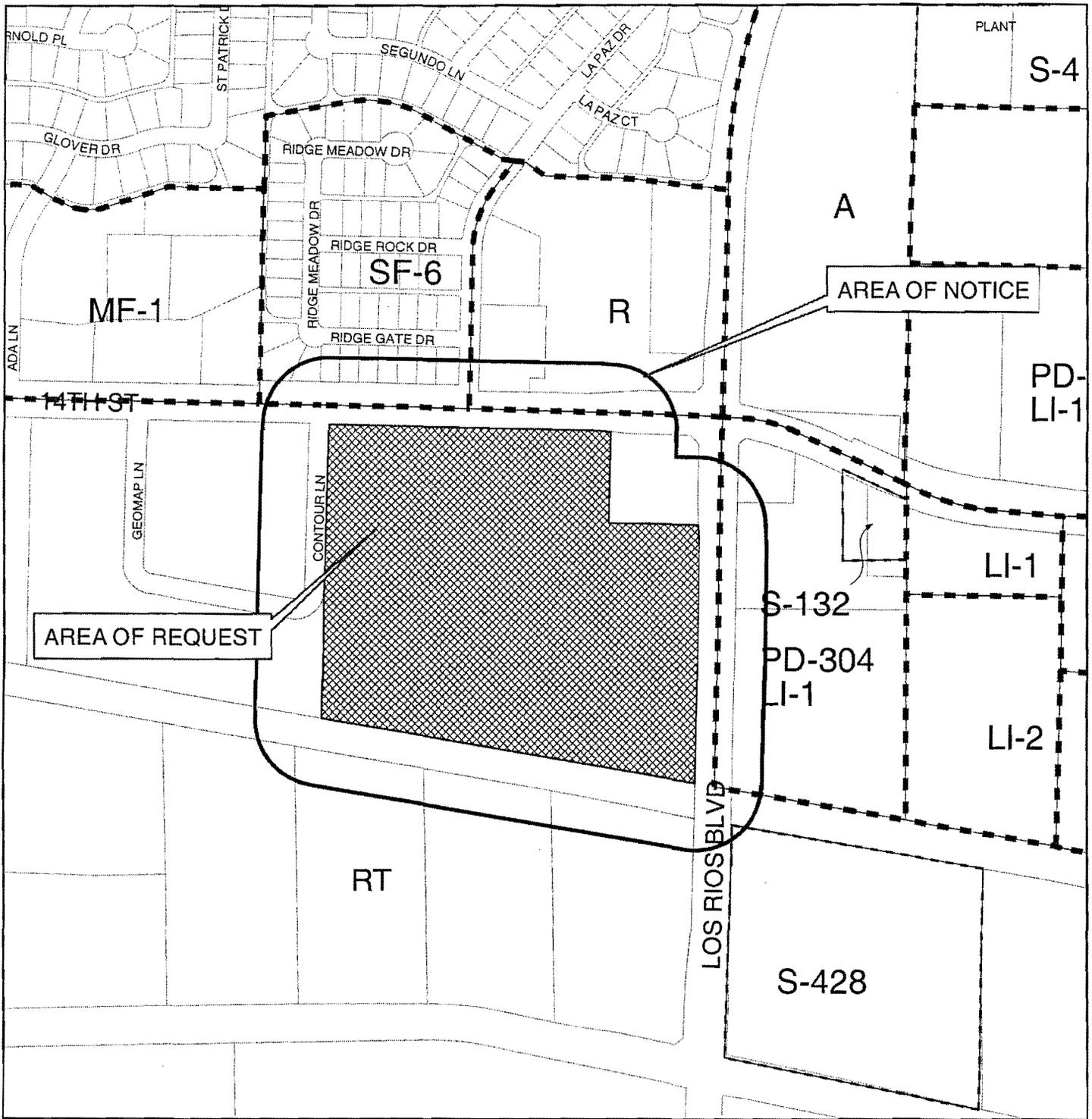
### **Summary**

The applicant is requesting to rezone 22.6± acres from RT to SF-6 and to rezone 2.3± acres from RT to LC. The request is not in conformance with the Future Land Use Plan of the Comprehensive Plan, and it is not consistent with the city's land use policies regarding the preservation of land within employment centers for economic development and employment opportunities. Furthermore, the request is not consistent with Infill Housing and Rezoning to Meet Demand policy statements. The proposed rezoning also conflicts with the Commission and Council's direction regarding the RT area, and more recently the adopted amendments to the Land Use Element of the Comprehensive Plan regarding the use of the city's remaining undeveloped land.

Overall, staff believes the proposed location is not appropriate for single-family uses and light commercial zoning as proposed. While there are existing residential uses to the north, the proposed residential neighborhood is separated from the neighborhood to the north by 14th Street, a Type "C" thoroughfare, thus isolating the subject property from existing residential neighborhoods. The current RT zoning allows numerous commercial uses that are more suitable at this location than what is being proposed. Single-family uses at the proposed location will not be the best and appropriate use for the site. The proposed LC zoning on 2.3± acres creates inconsistent and piecemeal zoning districts within the area. Therefore, staff recommends denial of the requested rezoning from RT to SF-6 and LC.

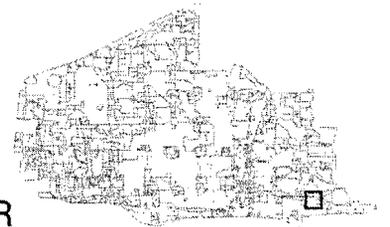
**RECOMMENDATION:**

Recommended for denial.



Zoning Case #: 2012-13

Existing Zoning: RESEARCH/TECHNOLOGY CENTER



○ 200' Notification Buffer





Area of Request



Source: City of Plano, Planning Dept.  
Date: May, 2012

Zoning Case 2012-13



REPLY FORM

RECEIVED

APR -2 2012

PLANNING DEPT

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

Dear Commissioners:

This letter is regarding Zoning Case 2012-13. This is a request to rezone 22.6± acres from Research/Technology Center to Single-Family Residence-6 and to rezone 2.3± acres Research/Technology Center to Light Commercial, generally located at southwest corner of 14th Street and Los Rios Boulevard. The current zoning is Research/Technology Center. The Research Technology Center (RT) district is intended to create a low density, employment center consisting of office, research and development facilities, and limited assembly operations. RT districts should generally accommodate several users in a campus environment. The requested zonings are Single-Family Residence-6 (SF-6) and Light Commercial (LC). The Single-Family Residence-6 district is intended to provide for small-lot, urban, single-family development protected from excessive noise, illumination, odors, visual clutter, and other objectionable influences to family living. The LC district is intended to provide for a wide array of retail, office, and service uses to meet the needs of local residents and businesses. Some automobile related uses and limited assembly, which address local service and employment opportunities, are also included in LC districts.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2012-13.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2012-13.

This item will be heard on **April 2, 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.

*It's unclear which part will be LC and which will be SF-6. It's also unknown where the entrances to the residential area will be; lights of cars leaving the neighborhood at night might shine in the windows of houses on the north side of 14th St.*

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

JOSEPH PANKO  
Name (Please Print)

Joseph Panko  
Signature

3916 Ridge Gate Dr  
Address

March 29, 2012  
Date

BM

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

REPLY FORM

RECEIVED  
MAR 30 2012  
PLANNING DEPT.

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

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*This area zone should remain research and technology as it was originally proposed for. To much failure when zoned otherwise.*

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

Mary Ithenacho  
Name (Please Print)

Mary Ithenacho  
Signature

4008 Bridge Gate  
Address

3/24/2012  
Date

BM

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

REPLY FORM

RECEIVED  
MAR 28 2012  
PLANNING DEPT.

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

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*Due to the regular use of the rail system located at the rear of this planned rezoning and the proximity of Allied Waste Mgmt, this property will be vacant more often than not and become an eyesore.*

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

Natalie R Davis  
Name (Please Print)

Natalie R Davis  
Signature

3912 Ridge Gate Dr, Plano 75074  
Address

March 26, 2012  
Date

BM

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

REPLY FORM

RECEIVED

MAR 22 2012

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

PLANNING DEPT.

Dear Commissioners:

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

KATHERINE BREWER  
Name (Please Print)  
GEOMAP COMPANY  
1100 GEOMAP LANE  
Address

*Katherine Brewer*  
Signature  
3/21/2012  
Date

BM

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

REPLY FORM

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

|                   |               |      |                      |            |   |
|-------------------|---------------|------|----------------------|------------|---|
| Post-it® Fax Note | 7671          | Date | 3-15-12              | # of pages | 1 |
| To                | B. MUNYARADZI |      | From D. SILVERMAN    |            |   |
| Co./Dept.         | PLANNING      |      | Co. MARGAUX LOS RIOS |            |   |
| Phone #           | 91941-7151    |      | Phone # 919808806    |            |   |
| Fax #             | 91941-7396    |      | Fax # 919808789      |            |   |

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This item will be heard on April 2, 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.

This property is in the RTC area, and the city has consistently held to that standard for the land use.

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

\* MARGAUX LOS RIOS PARTNERS, LTD.  
By: MDC LOS RIOS, Inc., general pte.  
Name (Please Print)  
14801 QUORAM DR. STE 460  
DALLAS, TX 75254

  
Signature  
3/13/12

Address  
Date  
property at 4013 14th St.  
PLANO, TX.

BM

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

CITY OF PLANO  
PLANNING & ZONING COMMISSION

May 7, 2012

**Agenda Item No. 7B**

**Concept Plan:** Los Rios Park & Los Rios Hibernia,  
Block A, Lots 2 & 3

**Applicant:** ASG Real Estate Company

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**DESCRIPTION:**

73 Single-Family Residence-6 lots, four open space lots, and restaurants on two lots on 24.9± acres generally located at the southwest corner of 14th Street and Los Rios Boulevard. Zoned Research/Technology Center. Neighborhood #69. Tabled April 2, 2012, and April 16, 2012.

**REMARKS:**

This item was tabled at the April 16, 2012, Planning & Zoning Commission meeting. It must be removed from the table.

This concept plan is subject to approval of companion Zoning Case 2012-13.

The concept plan proposes 73 Single-Family Residence-6 lots, four open space lots, and two restaurants. The purpose for the concept plan is to show the proposed lot and street layout for the single-family residential development, as well as two restaurant buildings, and related site improvements for the remainder of the subject property. Both the residential development and the nonresidential lots have access from 14th Street and Los Rios Boulevard.

Due to staff's recommendation for denial of the companion case, Zoning Case 2012-13, staff recommends denial of the proposed concept plan. However, if the Commission believes the requested zoning pattern to be appropriate, then it should consider the residential adjacency requirements that apply to this concept plan.

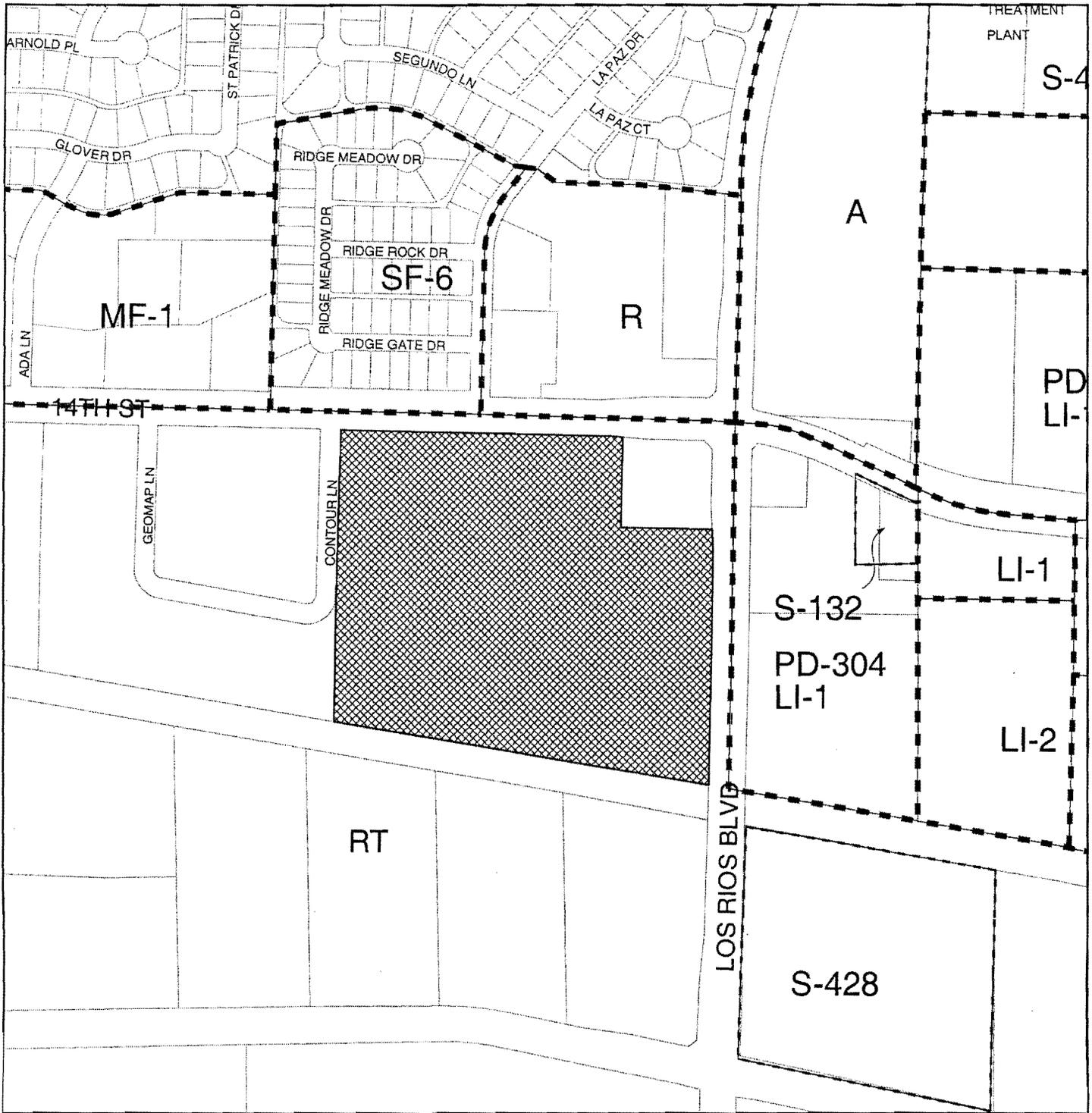
Subsection 3.1504 (1) (Residential Adjacency Standards) of Section 3.1500 (Residential Adjacency Standards (RAS)) of Article 3 (Supplementary Regulations) of the Zoning Ordinance states that any use containing individual service speakers shall not be permitted within 150 feet of any residential district unless the speaker is appropriately screened. However, the Commission may require wing walls, landscape

screens, changes in building orientation, and/or other design elements to screen and minimize the impact of individual service speakers.

Both of the proposed restaurants have service speakers, and the proposed uses are within 150 feet of the proposed residential district to the west and to the south. To meet the Residential Adjacency Standards requirements, the applicant is proposing evergreen trees that can grow to 10-12 feet in height (and taller) above the required screening wall if maintained and irrigated properly. Staff believes that the proposed additional screening minimizes the impact of the service speakers for both restaurants. In addition, the proposed service speaker on Lot 2 is oriented away from the residential district towards the existing bank at the southeast corner of Los Rios Boulevard and 14th Street. The orientation away from the residential district further reduces the noise impact from the service speakers.

**RECOMMENDATION:**

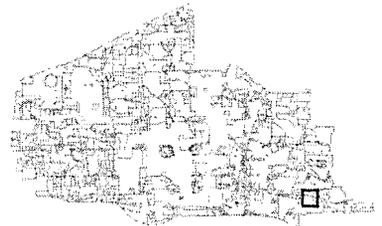
Recommended for denial.



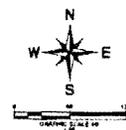
Item Submitted: CONCEPT PLAN

Title: LOS RIOS PARK & LOS RIOS HIBERNIA

Zoning: RESEARCH/TECHNOLOGY CENTER



○ 200' Notification Buffer



| CURVE TABLE |        |        |           |         |
|-------------|--------|--------|-----------|---------|
| CURVE       | RADIUS | LENGTH | DELTA     | TANGENT |
| C1          | 33.50' | 52.82' | 90°10'00" | 33.50'  |
| C2          | 33.50' | 52.82' | 90°10'00" | 33.50'  |
| C3          | 33.50' | 52.82' | 90°10'00" | 33.50'  |
| C4          | 33.50' | 52.82' | 90°10'00" | 33.50'  |
| C5          | 33.50' | 52.82' | 90°10'00" | 33.50'  |
| C6          | 33.50' | 52.82' | 90°10'00" | 33.50'  |

| SITE DATA SUMMARY TABLE |                            |                             |                            |            |
|-------------------------|----------------------------|-----------------------------|----------------------------|------------|
| ZONING                  | EXISTING LOT 1             | PROPOSED LOT 2              | PROPOSED LOT 3             |            |
|                         | RT                         | LC                          | LC                         | LC         |
| LAND USE                | BANK                       | RESTAURANT                  | RESTAURANT                 | RESTAURANT |
| LOT AREA                | 70,749 SQ. FT.<br>1.62 AC. | 414,793 SQ. FT.<br>9.55 AC. | 42,506 SQ. FT.<br>0.98 AC. | 6,588 AC.  |
| BUILDING AREA           | 6,590 SQ. FT.              | 3,045 SQ. FT.               | 3,045 SQ. FT.              |            |
| BUILDING HEIGHT         | 1 STORY                    | 1 STORY                     | 1 STORY                    |            |
| LOT COVERAGE            | 9.31%                      | 7.31%                       | 30' MAX                    |            |
| REQUIRED PARKING        | 23 SPACES                  | 31 SPACES                   | 31 SPACES                  |            |
| PARKING PROVIDED        | 30 SPACES                  | 31 SPACES                   | 31 SPACES                  |            |

- ① LOCATION BETWEEN RESIDENTIAL AND LIGHT COMMERCIAL SHALL PROVIDE EVERGREEN TREES AT MINIMUM 40 FEET ON CENTER IN ADDITION TO MASONRY SCREENING WALL
- ② LOCATION OF RESTAURANT MENU BOARD

- NOTES
1. NO TREES EXIST ON THIS SITE
  2. THE EXISTING SANITARY SEWER IN LOTS 8-9, BLOCK B AND LOTS 24-26, BLOCK A IS PROPOSED TO BE REPLICATED WITHIN THE PROPOSED STREET R RIGHT OF WAY
  3. THE MASONRY SCREENING WALL ALONG CONTOUR LINE SHALL RUN ALONG LOTS 5 THROUGH 10 OF BLOCK A

### CONCEPT PLAN

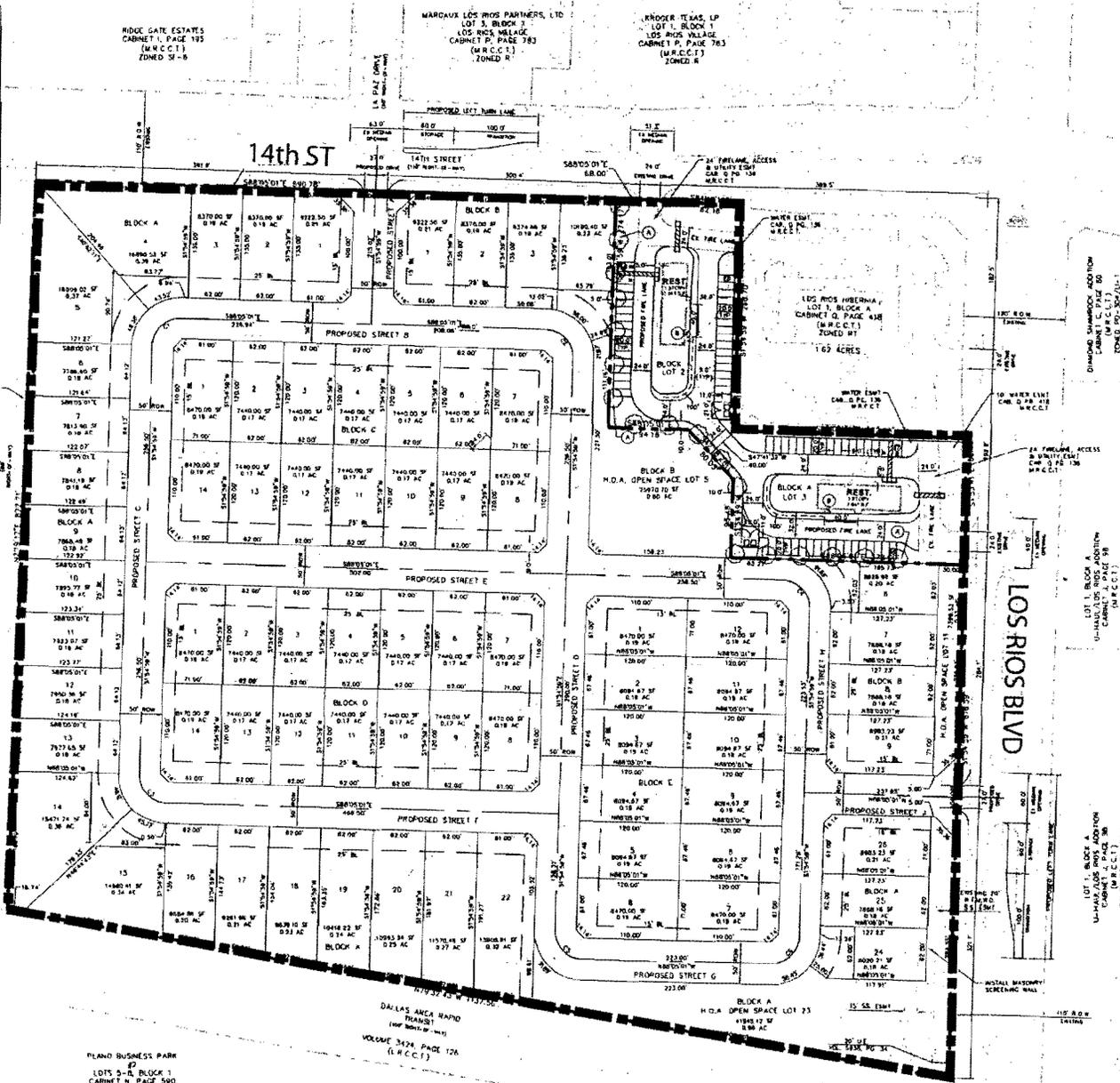
## LOS RIOS PARK & LOS RIOS HIBERNIA

33 OF 6 LOTS & 2 LC LOTS  
BEING A 2.84-ACRE TRACT OF LAND OUT OF THE JAMES LEONARD SURVEY ABSTRACT NO. 343  
CITY OF PLANO, COLLIN COUNTY, TEXAS

ASG PLANO INDUSTRIAL OWNER

HERITAGE HOMES APPLICANT

KIMLEY-HORN AND ASSOCIATES, INC. ENGINEER/SURVEYOR



GEOMAP COMPANY  
LOT 1, BLOCK A  
CABINET C, PAGE 124  
(M.R.C.C.1)  
ZONED P-1

GEOMAP COMPANY  
VOL. 1446, PG. 859  
(M.R.C.C.1)  
ZONED R-1

PLANO BUSINESS PARK  
LOT 5-B, BLOCK 1  
CABINET N, PAGE 590  
(M.R.C.C.1)  
ZONED R-1

DALLAS AREA RAPID  
TRANSIT  
VOLUME 3424, PAGE 126  
(M.R.C.C.1)

LOT 1, BLOCK A  
UNLAWFUL ADDITION  
CABINET A, PAGE 96  
(M.R.C.C.1)  
ZONED PD-30(1)/1-1

LOT 1, BLOCK A  
UNLAWFUL ADDITION  
CABINET A, PAGE 96  
(M.R.C.C.1)  
ZONED PD-30(1)/1-1

LOS RIOS BLVD

CITY OF PLANO

PLANNING & ZONING COMMISSION

May 7, 2012

**Agenda Item No. 8**

**Public Hearing:** Zoning Case 2012-14

**Applicant:** HD Development Properties, LP

---

**DESCRIPTION:**

Request to amend Planned Development-175-Retail to allow truck/bus leasing on 10.9± acres generally located at the northeast corner of Parker Road and Custer Road. Zoned Planned Development-175-Retail.

**REMARKS:**

The requested zoning is to amend Planned Development-175-Retail (PD-175-R) to allow truck/bus leasing as an additional permitted use. The Zoning Ordinance defines truck/bus leasing as the rental of new or used panel trucks, vans, trailers, recreation vehicles, or motor-driven buses in operable condition and where no repair work is done. The existing retail superstore and garden center seeks approval to allow truck/bus leasing as an additional permitted use within the existing planned development district.

The subject property is zoned PD-175-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. A PD district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls to both off and onsite conditions. PD-175-R was created in 2005 to allow redevelopment of the property for a Home Depot store.

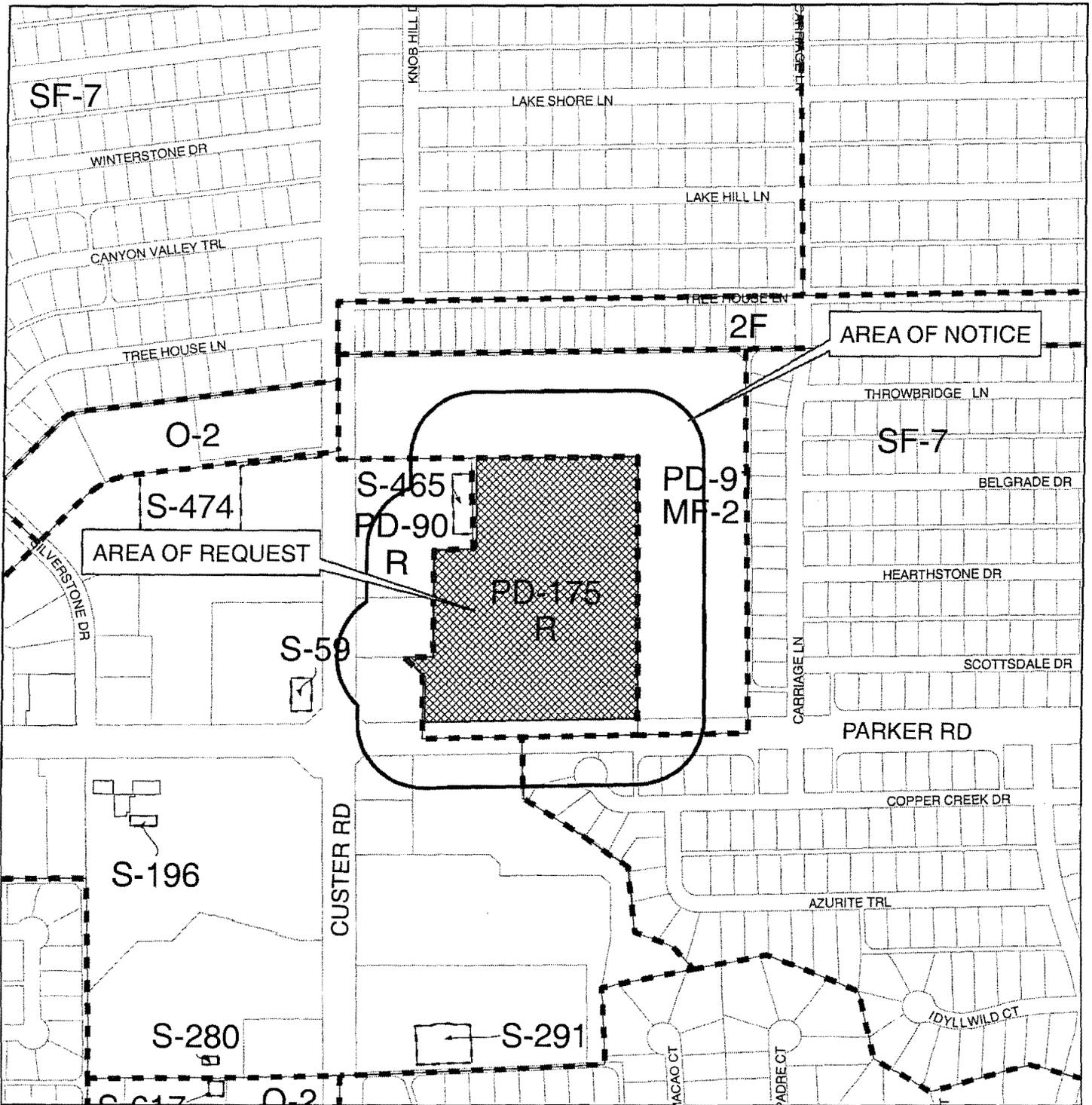
The land to the north and to the east of the subject property is zoned Planned Development-91-Multifamily Residence-2 (PD-91-MF-2) and is developed as multifamily residences. To the south, across Parker Road, is an existing single-family residential subdivision zoned Single-Family Residence-7 (SF-7), and an existing retail development zoned Planned Development-90-Retail (PD-90-R). To the west, the land is zoned PD-90-R and is developed as automotive, restaurant, and gymnastics/dance studio uses.

Currently, truck/bus leasing is an allowed use in the Light Industrial-1 (LI-1) and Light Industrial-2 (LI-2) districts by right, and allowed by specific use permit (SUP) in the Corridor Commercial (CC) and Regional Commercial (RC) districts provided that the trucks are single-unit trucks with enclosed beds and maximum two axles. The Zoning Ordinance prohibits this use in the R district. The R zoning district allows limited automotive uses. Minor automotive repair is allowed by right, and automobile leasing/renting is permitted with an SUP. Prohibited automotive uses include major automotive repair, automobile storage, and new and used car dealer. The intent of the R district is to allow for retail, restaurant, and service uses which support the surrounding residential neighborhoods. Furthermore, the R district restricts certain uses due to the proximity of nearby residential zoning districts.

The subject property has frontage on Parker Road and is developed as a retail superstore with garden center. The site derives its primary access from Parker Road. Trucks associated with the truck/bus leasing use will be stored in the existing parking lot. The proposed truck/bus leasing use is inconsistent with the existing mix of development along Parker Road and at the intersection of Parker Road and Custer Road which includes limited automotive uses along with retail, restaurant, service uses, and residential neighborhoods. Truck/bus leasing will introduce the storage of larger vehicles, a use which is currently restricted to more intensive zoning districts. For these reasons, staff recommends denial of the zoning case.

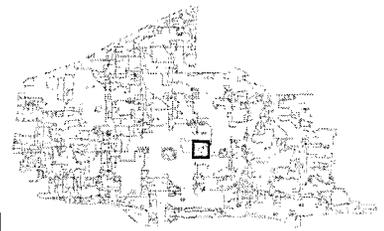
**RECOMMENDATION:**

Recommended for denial.



Zoning Case #: 2012-14

Existing Zoning: PLANNED DEVELOPMENT-175-RETAIL



○ 200' Notification Buffer



Doc Server: 3/7/2012 X:\Depth\PAZ Locators & Graphics\2012-14A.mxd



Source: City of Plano, Planning Dept.  
Date: March, 2012

Zoning Case 2012-14



REPLY FORM

RECEIVED  
APR 25 2012  
PLANNING DEPT.

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

Dear Commissioners:

This letter is regarding Zoning Case 2012-14. This is a request to amend Planned Development-175-Retail to allow truck/bus leasing on 10.9± acres generally located at the northeast corner of Parker Road and Custer Road. The current zoning is Planned Development-175-Retail (PD-175-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. A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off- and onsite conditions. The requested zoning is to amend PD-175-R to allow truck/bus leasing as an additional permitted use. The Zoning Ordinance defines truck/bus leasing as the rental of new or used panel trucks, vans, trailers, recreation vehicles, or motor-driven buses in operable condition and where no repair work is done.

The existing retail superstore and garden center seeks approval to allow truck/bus leasing as an additional permitted use within the existing planned development district.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2012-14.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2012-14.

This item will be heard on **May 7, 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.

KEN ALLATT  
Name (Please Print)

[Signature]  
Signature

1909 COPPER CREEK  
Address

4/16/2012  
Date

EH

**SEE BACK OF PAGE FOR REQUIRED SIGNATURES**

CITY OF PLANO

PLANNING & ZONING COMMISSION

May 7, 2012

**Agenda Item No. 9**

**Public Hearing:** Zoning Case 2012-15

**Applicant:** Dallas Providence Homes

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**DESCRIPTION:**

Request for a Specific Use Permit for Household Care Institution on 1.8± acres located at the northwest corner of K Avenue and 18th Place. Zoned Retail with Heritage Resource Designation-17 and Specific Use Permit #27 for Heating and Air Conditioning Shop.

**REMARKS:**

The requested zoning is for a Specific Use Permit (SUP) for Household Care Institution. The subject property is zoned Retail (R) with Heritage Resource Designation-17 and Specific Use Permit #27 for Heating and Air Conditioning Shop. A household care institution is defined as a facility that provides residence and care to more than eight persons, regardless of legal relationship; who are elderly, disabled, orphaned, abandoned, or neglected children, victims of domestic violence, convalescing from illness, or rendered temporarily homeless due to fire, natural disaster, or financial setback. Where applicable, a household care institution shall have appropriate licensing and/or registration by the State of Texas.

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. A heritage resource designation provides for the preservation of those areas, places, buildings, structures, works of art, and other objects having significant historical, archaeological, or cultural interests and values which reflect the heritage of the city of Plano. The purpose and intent of a 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.

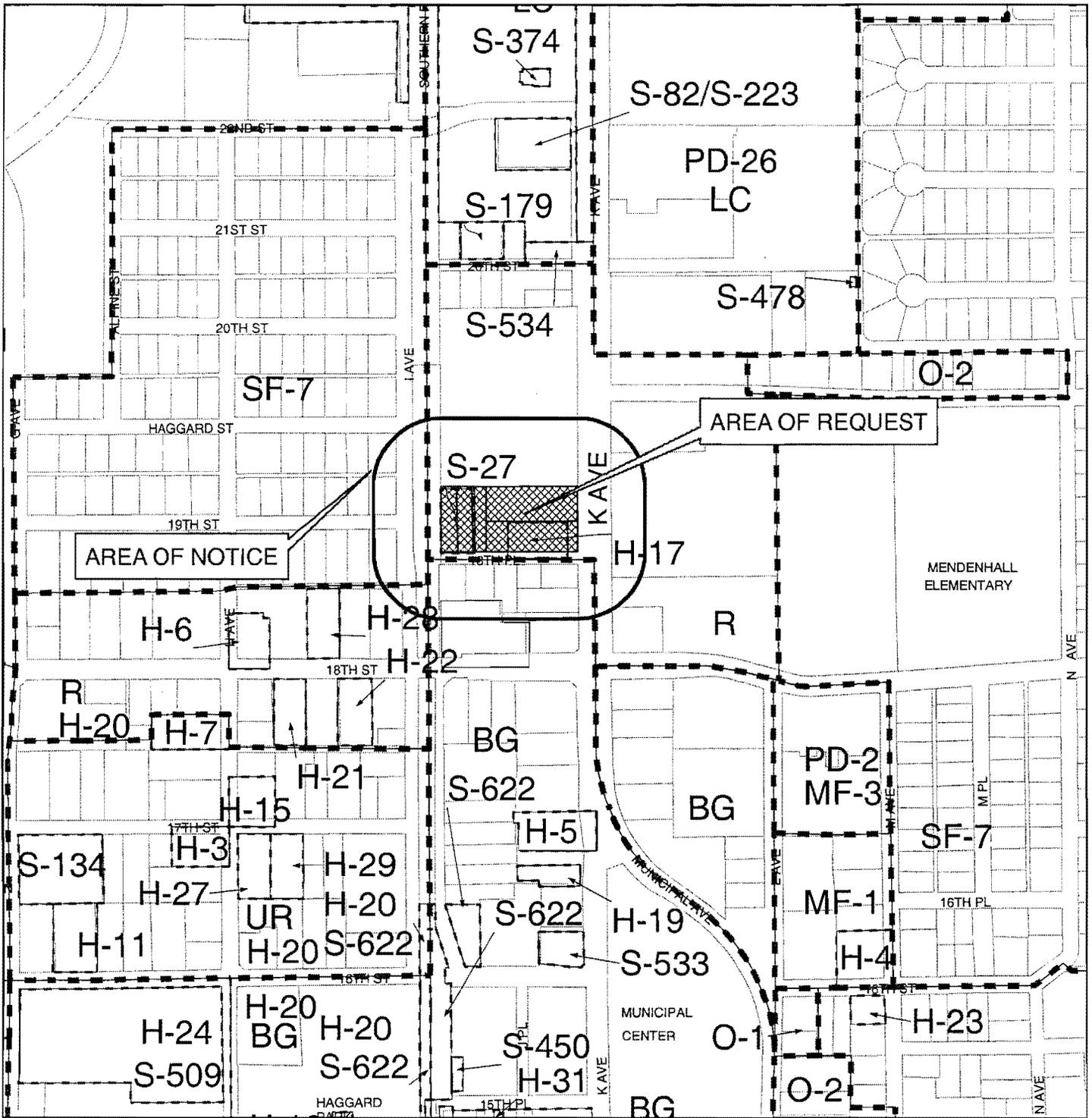
The property to the west of the area of request, across the DART railroad tracks, is zoned Single-Family Residence-7 (SF-7) and is developed as single-family residential homes. To the north is Fire Station #1 zoned R, and to the east, across K Avenue, the

land is zoned R and is developed as a shopping center. To the south, across 18th Place, the property is developed as general offices, and is zoned Downtown Business/Government (BG).

The subject property has frontage on K Avenue and 18th Place and will gain access from these streets. Currently, there is a converted historic home on the site which will be used to provide office space for staff. The applicant intends to construct buildings to house residents on the vacant property. The proposed household care institution use is complimentary with the nearby residential zoning to the west, and residents would benefit from the subject property's proximity to retail shopping centers and nearby schools, as well as the Downtown Plano transit center which includes bus and light-rail transportation options. For these reasons, staff believes this is an appropriate location for a household care institution.

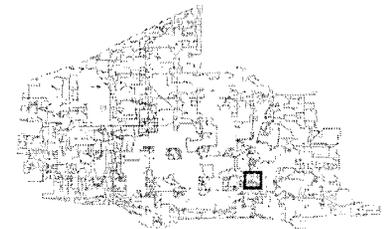
**RECOMMENDATION:**

Recommended for approval as submitted.



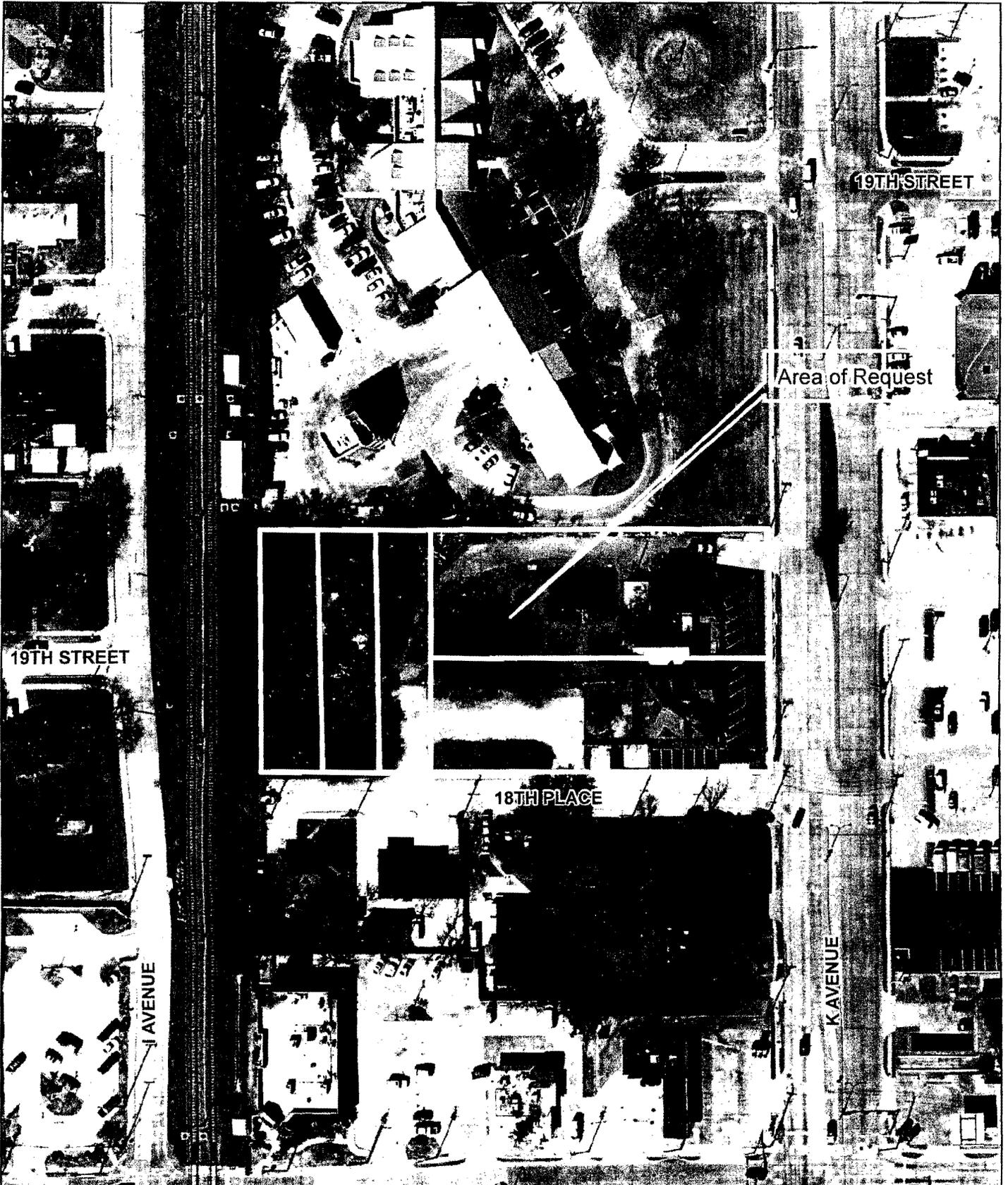
Zoning Case #: 2012-15

Existing Zoning: RETAIL w/HERITAGE RESOURCE DESIGNATION #17 & SPECIFIC USE PERMIT #27



○ 200' Notification Buffer





Area of Request

19TH STREET

18TH PLACE

18TH STREET

J AVENUE

K AVENUE



Source: City of Plano, Planning Dept.  
Date: April, 2012

Zoning Case 2012-15



ZONING N-17  
DALLAS COUNTY, TEXAS  
PLANO, TX 75068

ZONING R  
DALLAS COUNTY, TEXAS  
PLANO, TX 75068

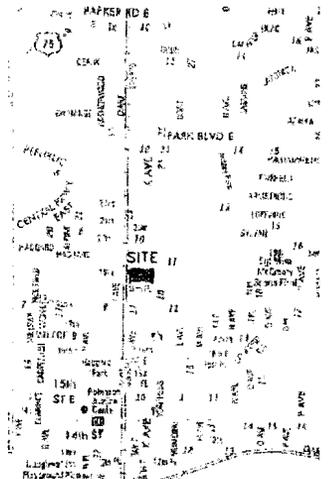
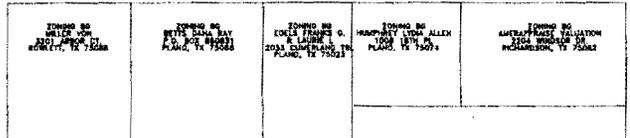
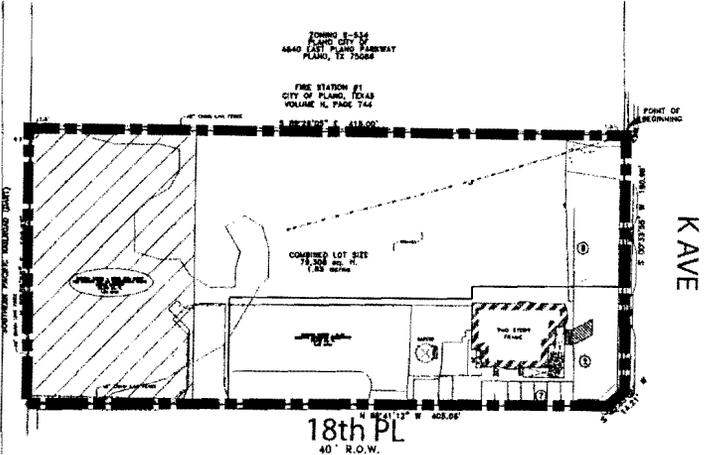
ZONING R-7  
ROCKWELL LAND #  
1500 LINDEN  
ROCKWELL, TX 75080

ZONING R-7  
MERCADO LINDEN & JULIA MARIA  
LINDEN, TX 75074

ZONING R-7  
ARMAZA LINDEN & JULIA D  
LINDEN, TX 75074

ZONING R-534  
4840 EASTING CITY PARKWAY  
PLANO, TX 75068

FIRE STATION #1  
CITY OF PLANO, TEXAS  
VOLUME H, PAGE 744



**LEGEND**

|                        |                    |                                  |
|------------------------|--------------------|----------------------------------|
| ○ 1/2" IRON ROD FOUND  | ● POWER POLE       | — CHAIN LINK FENCE               |
| ⊗ 1/2" IRON ROD SET    | ■ IRON COLUMN      | — WOOD FENCE                     |
| ⊙ 1" IRON PIPE FOUND   | ▲ AIR CONDITIONING | — 4" X 4" WOOD TRUSS             |
| □ FENCE POST CORNER    | —                  | — WIRE FENCE                     |
| ⊠ 4" FOUND / SET       | —                  | — IRON FENCE                     |
| ▲ UNDERGROUND ELECTRIC | —                  | — HOE FENCE                      |
| ⊕ OVERHEAD ELECTRIC    | —                  | — COVERED PORCH/DECK OR LORATORY |
|                        | —                  | — OVERHEAD ELECTRIC SERVICE      |
|                        | —                  | — OVERHEAD POWER LINE            |

SCALE: 1" = 40'

**GENERAL NOTES**

- 1) BASIS OF BEARINGS ARE BASED ON THE DEED RECORDED IN VOLUME 6022, PAGE 633 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS.
- 2) APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT BE HELD APPROVAL OF ANY ASSOCIATED STUDY, PLAN, 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, PLANS OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.
- 3) SUP REQUEST FOR HOUSEHOLD CARE INSTITUTION.

**OWNER**  
DALLAS PROVIDENCE HOMES, INC.  
5700 BIC HORN TRAIL  
PLANO, TEXAS 75075  
MARK W. HAGAN  
972-450-1550  
MARK.HAGAN@DHS.COM

**ARCHITECT**  
ANTON JACOBS ARCHITECTS, INC.  
8815 CANYON CREST DR.  
PLANO, TEXAS 75024  
ANTON JACOBS  
214-792-3552  
ALJ@ANTONJACOBS.COM

**PROPERTY DESCRIPTION**

BEING all that certain lot, tract or parcel of land situated in the Joseph Klepper Survey, Abstract No. 213, in the City of Plano, Collin County, Texas and being part of Block 1, of the Original Donation to the City of Plano, Texas, same being part of a tract of land conveyed to Wall-Robbins House LLC, by deed recorded in Volume 6022, Page 633 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING of a 1/2 inch iron rod found in the west right-of-way line of Avenue K (S.H. 5) (100 foot R.O.W.) and being the southeast corner of Main Fire Station, an addition to the City of Plano, Texas, according to the plot thereof recorded in Volume H, Page 744 of the Deed Records of Collin County, Texas, same being the northeast corner of said herein described tract;

THENCE South 00 degrees 33 minutes 55 seconds West along the west right-of-way line of said Avenue K a distance of 180.98 feet to a point for corner, same being the easterly most southeast corner of said herein described tract;

THENCE South 45 degrees 33 minutes 55 seconds West, along the Northwest line of said corner c/c, a distance of 14.21 feet to a 5/8 inch iron rod found in the north right-of-way line of 18th place, (40 foot R.O.W.);

THENCE North 89 degrees 41 minutes 12 seconds West along the north right-of-way line of said 18th Place a distance of 405.06 feet to a 1/2 inch iron rod found in the east line of Southern Pacific Railroad (DART), same being the southwest corner of said herein described tract;

THENCE North 00 degrees 55 minutes 55 seconds East along the east line of said Southern Pacific Railroad a distance of 192.83 feet to a concrete monument found at the southwest corner of said Main Fire Station, same being the northeast corner of said herein described tract;

THENCE South 89 degrees 26 minutes 05 seconds East along the south line of said Main Fire Station tract a distance of 415.06 feet to the POINT OF BEGINNING and containing 58,124 square feet or 1.33 acres of land.

PROJ. NO. 12101  
DATE 4/9/2012

CRD:  
REVISIONS:  
4/20/2012

SHEET  
1  
OF TWO

**CONTRACTOR**  
STOUT CONSTRUCTION, INC.  
123 MARSHALL CREEK ROAD  
IRVING, TEXAS 75062  
BUCK STOUT  
214-489-0707  
BUCK@STOUT.COM

ZONING EXHIBIT:  
SUP REQUEST FOR HOUSEHOLD CARE INSTITUTION  
ZONING CASE # 2012-15  
GROSS ACREAGE 1.83  
LOCATED AT:  
JOSEPH KLEPPER SURVEY ABSTRACT #213, IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS, SOME BEING PART OF BLOCK 1 OF THE ORIGINAL DONATION TO THE CITY OF PLANO, TEXAS. SAME BEING PART AS A TRACT OF LAND CONVEYED TO WALL-ROBBINS HOUSE LLC, BY DEED RECORDED IN VOLUME 6022, PAGE 633 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS.

RECEIVED

APR 19 2012

PLANNING DEPT.

REPLY FORM

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

Dear Commissioners:

This letter is regarding Zoning Case 2012-15. The property is 1.8± acres located at the northwest corner of K Avenue and 18th Place. The current zoning is Retail (R) with Heritage Resource Designation-17 and Specific Use Permit #27 for Heating and Air-Conditioning Shop. 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. A heritage resource designation provides for the preservation of those areas, places, buildings, structures, works of art, and other objects having significant historical, archaeological, or cultural interests and values which reflect the heritage of the city of Plano. The purpose and intent of a 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. The requested zoning is for a Specific Use Permit (SUP) for Household Care Institution. A household care institution is defined as a facility that provides residence and care to more than eight persons, regardless of legal relationship, who are elderly; disabled; orphaned, abandoned, or neglected children; victims of domestic violence; convalescing from illness; or rendered temporarily homeless due to fire, natural disaster, or financial setback. Where applicable, a household care institution shall have appropriate licensing and/or registration by the State of Texas.

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

X I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2012-15.

       I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2012-15.

This item will be heard on **May 7, 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.

WILLIAM CATE  
Name (Please Print)  
1813 AVENUE K  
1817 AVENUE K  
Address

William D. Cate  
Signature  
4/17/12  
Date

EH

SEE BACK OF PAGE FOR REQUIRED SIGNATURES

CITY OF PLANO  
PLANNING & ZONING COMMISSION

May 7, 2012

**Agenda Item No. 10**

**Public Hearing - Replat:** Chase Oaks Village, Block D, Lots 9R-16R;  
Block E, Lots 1R-8R; Block F, Lots 1R-4R; Block J, Lots 1R-7R;  
& Block K, Lots 1R-6R

**Applicant:** Legacy Hamlet, LLC

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**DESCRIPTION:**

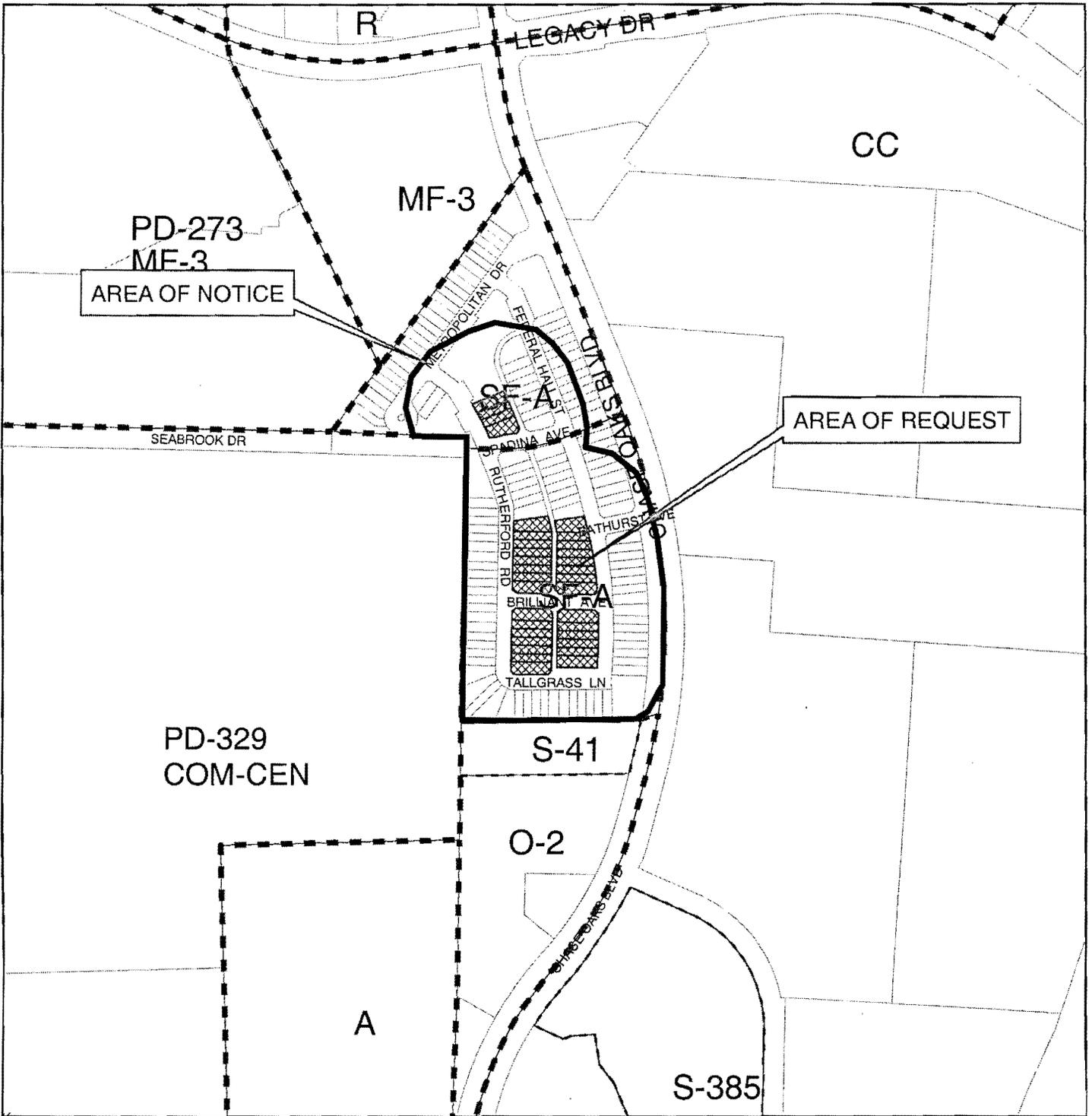
33 Single-Family Residence Attached lots on 2.2± acres located at the northwest corner of Federal Hall Street and Tallgrass Lane, and four Single-Family Residence Attached lots on 0.3± acre located at the northeast corner of Rutherford Road and Spadina Avenue. Zoned Single-Family Residence Attached. Neighborhood #21.

**REMARKS:**

The purpose for the replat is to change the front building line from 10 feet to 20 feet and the rear building setback from 20 feet to 10 feet in order to accommodate the construction of front-entry townhomes.

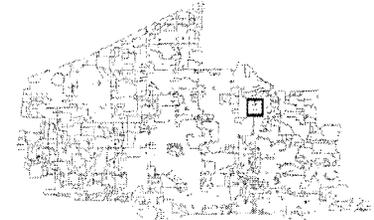
**RECOMMENDATION:**

Recommended for approval as submitted.



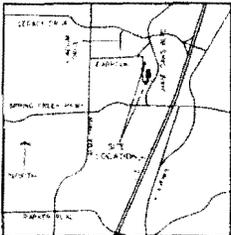
Item Submitted: REPLAT

Title: CHASE OAKS VILLAGE  
 BLOCK D, LOTS 9R-16R, BLOCK E, LOTS 1R-8R,  
 BLOCK F, LOTS 1R-4R, BLOCK J, LOTS 1R-7R, &  
 BLOCK K, LOTS 1R-6R



Zoning: SINGLE-FAMILY RESIDENCE ATTACHED

○ 200' Notification Buffer



VICINITY MAP  
NOT TO SCALE

- LEGEND
- 1.00' 1/2" = 1' 0" (1:24)
  - 1.00' 1/4" = 1' 0" (1:24)
  - 1.00' 1/8" = 1' 0" (1:24)
  - 1.00' 1/16" = 1' 0" (1:24)
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REPLY FORM

RECEIVED

MAY - 1 2012

PLANNING DEPT.

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

Dear Commissioners:

This letter is regarding Chase Oaks Village, Block D, Lots 9R-16R; Block E, Lots 1R-8R; Block F, Lots 1R-4R; Block J, Lots 1R-7R; and Block K, Lots 1R-6R. The property is 29 Single-Family Residence Attached lots on 2.2± acres located at the northwest corner of Federal Hall Street and Tallgrass Lane, and four Single-Family Residence Attached lots on 0.3± acre located at the northeast corner of Rutherford Road and Spadina Avenue. Neighborhood #21. The purpose for this replat is to modify the front and rear building setback lines.

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

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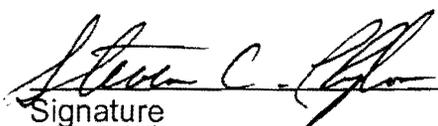
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This item will be heard on **May 7, 2012, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed replat. If additional space is required, you may continue writing on a separate sheet,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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Steven Plybon  
Name (Please Print)

  
Signature

6633 Federal Hall, Plano, TX  
Address

4/30/2012  
Date

EH

REPLY FORM

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

RECEIVED  
APR 30 2012  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Rayou Jung  
Name (Please Print)

[Signature]  
Signature

6676 Federal Hall St. Plano TX 75023  
Address

4/27/12  
Date

EH

RECEIVED

REPLY FORM

APR 24 2012

PLANNING DEPT.  
REC'D APR 28 2012

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

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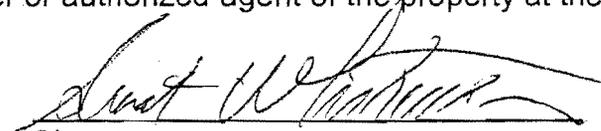
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By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

SCOT WHITWELL  
Name (Please Print)

  
Signature

107 SUNNYSIDE DR, STE 40  
Address  
PLANO TX 75013

4/23/12  
Date

EH

RECEIVED

APR 24 2012

PLANNING DEPT.

REPLY FORM

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

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

CORY NIX  
Name (Please Print)

[Signature]  
Signature

6632 RUTHERFORD RD PLANO 75023  
Address

4/22/12  
Date

EH

RECEIVED  
APR 23 2012  
PLANNING DEPT.

REPLY FORM

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P.O. Box 860358  
Plano, TX 75086-0358

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Mayra Muñiz Korn  
Name (Please Print)

Mayra Muñiz Korn  
Signature

421 Metropolitan Dr.  
Address

4-20-12  
Date

EH

CITY OF PLANO  
PLANNING & ZONING COMMISSION

May 7, 2011

**Agenda Item No. 11**

**Public Hearing - Replat:** Eastside 14th Street Addition, Block A, Lots 1 & 2R

**Applicant:** Eastside 14th Street

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**DESCRIPTION:**

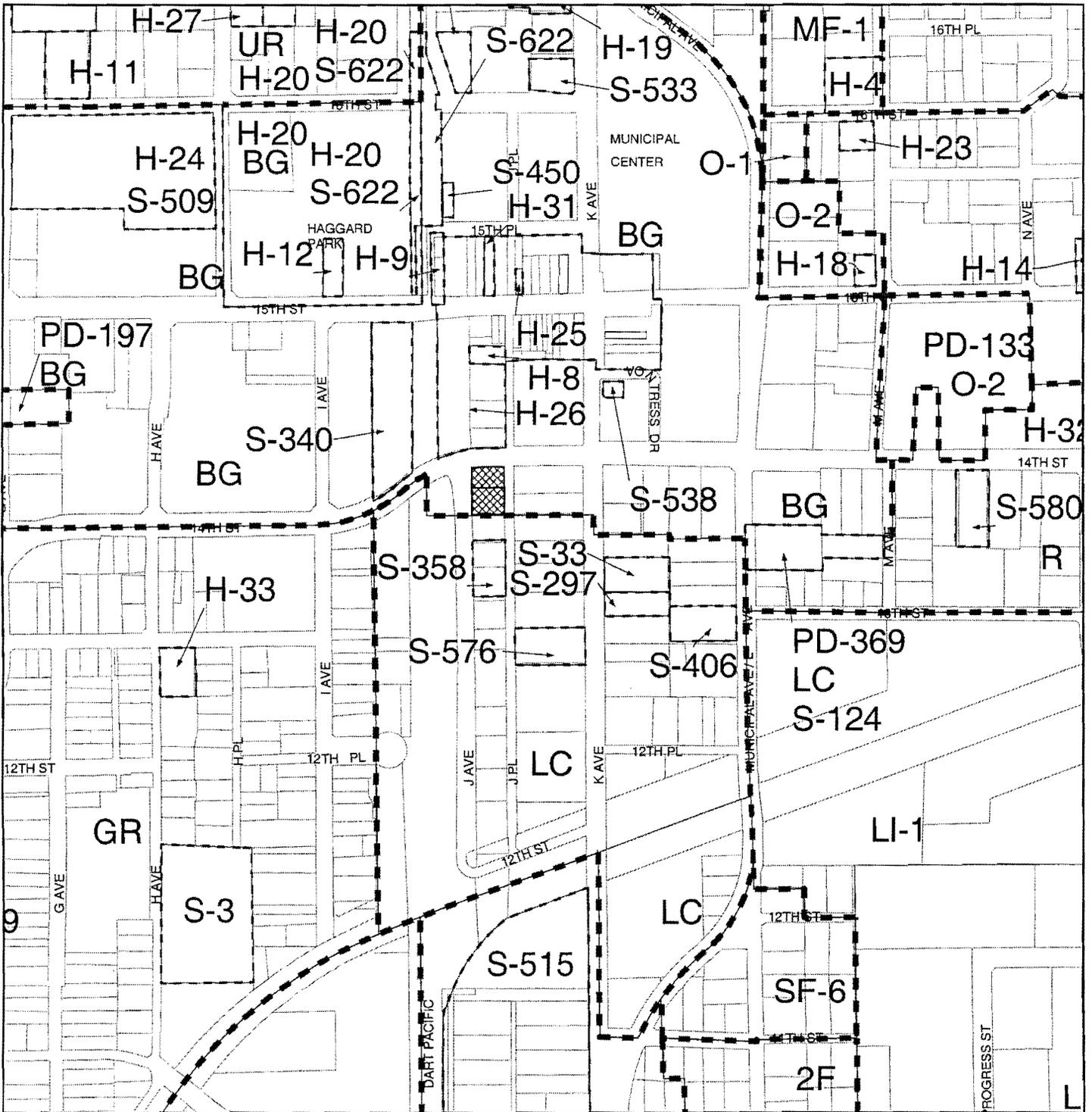
Retail, restaurant, and office on two lots on 0.5± acre located at the southeast corner of J Avenue and 14th Street. Zoned Downtown Business/Government. Neighborhood #67.

**REMARKS:**

The purpose for the replat is to combine Lots 1-5 and part of Lot 6, Block 13 of Railroad Addition and create two lots, as well as dedicate parking, access, drainage and dumpster easements necessary for completing the development.

**RECOMMENDATION:**

Recommended for approval as submitted.



Item Submitted: REPLAT

Title: EASTSIDE 14th STREET ADDITION  
BLOCK A, LOTS 1 & 2R

Zoning: DOWNTOWN BUSINESS/GOVERNMENT



○ 200' Notification Buffer





CITY OF PLANO  
PLANNING & ZONING COMMISSION

May 7, 2012

**Agenda Item No. 12**

**Public Hearing - Replat:** Custer/121 Addition, Block 1, Lot 4R

**Applicant:** AMERCO Real Estate of Texas

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**DESCRIPTION:**

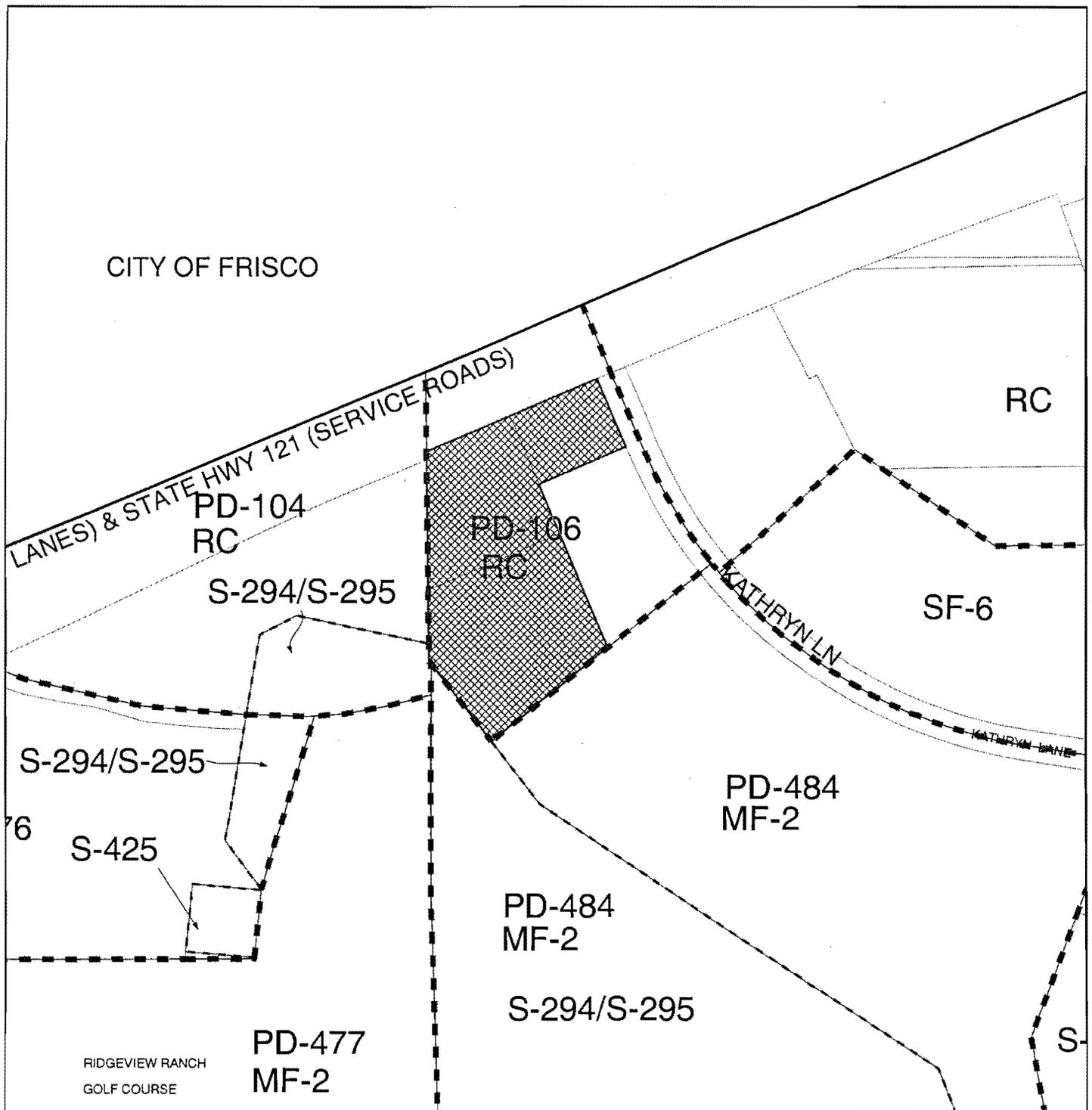
Mini-warehouse/public storage and truck/bus leasing on one lot on 9.3± acres located at the southwest corner of State Highway 121 and Kathryn Lane. Zoned Planned Development-106-Regional Commercial/State Highway 121 Overlay District. Neighborhood #3.

**REMARKS:**

The purpose for this replat is to modify the lot boundaries of Lot 4R in order to accommodate additional parking lot improvements and dedicate easements necessary for the development.

**RECOMMENDATION:**

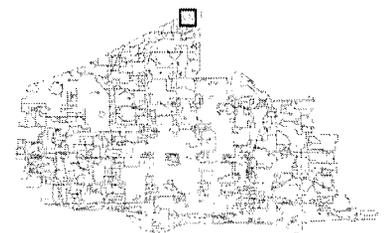
Recommended for approval subject to the additions and/or alterations to the engineering plans as required by the Engineering Department.



Item Submitted: REPLAT

Title: CUSTER/121 ADDITION  
BLOCK 1, LOT 4R

Zoning: PLANNED DEVELOPMENT-106-REGIONAL COMMERCIAL/  
STATE HIGHWAY 121 OVERLAY DISTRICT





CITY OF PLANO  
PLANNING & ZONING COMMISSION

May 7, 2012

**Agenda No. 13**

Request to Call Public Hearings to Amend the Zoning Ordinance

**Applicant:** City of Plano

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**DESCRIPTION:**

Request to Call Public Hearings to consider amending the Zoning Ordinance to create the Urban Mixed Use and Neighborhood Mixed Use zoning districts, and to require a specific use permit in certain districts for mid-rise residential development.

**REMARKS:**

At its April 23, 2012, meeting, the City Council approved interim amendments to the Comprehensive Plan to guide the use of remaining undeveloped land and future redevelopment in the city. One of the recommendations contained within the new policies is to create two new zoning districts - an Urban Mixed Use district and a Neighborhood Mixed Use district. Another recommendation is to allow mid-rise residential development of 5-12 stories in height in certain zoning districts with a specific use permit. This agenda item recommends that the Planning & Zoning Commission call public hearings to initiate the necessary amendments to the Zoning Ordinance for these actions. Staff will bring the three amendments forward separately, with the first priority being the creation of the Urban Mixed Use district.

**Mixed Use Zoning Districts**

There are several benefits to the creation of two new mixed use districts. The Urban Mixed Use district could be used to expand existing urban centers or applied to Collin Creek Mall and around the DART rail stations, as recommended by the Urban Centers Study. A Neighborhood Mixed Use district could be applied to facilitate redevelopment of aging shopping centers and commercial areas and encourage redevelopment of aging apartments. The creation of these two districts would provide developers with additional development options. The districts would formalize the desired development form and establish consistent standards, rather than the method used today through the creation of customized planned development districts. Lastly, they would also save developers time and money by predetermining the development standards.

Given the continuing interest in mixed use development, staff will move quickly to develop the Urban Mixed Use district standards. Developers have been asked to delay submitting new zoning petitions for mixed use development until the Urban Mixed Use district can be created.

Staff has started outlining the basic concepts to be addressed as part of the district; these include:

- A minimum and maximum size of a district
- Proximity to expressways and rail stations
- Compact pedestrian-oriented design
- Required mix of uses
- Street, block length, and sidewalk standards
- Parking requirements
- Building configuration placement

There are many examples of Urban Mixed Use development in the Dallas/Fort Worth region, and area developers will be invited to share their expertise with the Commission on crafting the district regulations. The Commission may also wish to consider scheduling a tour of area mixed use developments to assist in identifying the desired components to include in the local ordinance.

### **Mid-Rise Residential Development**

Mid-rise residential development of 5-12 stories through approval of a specific use permit is recommended as an option for residential development in major corridors where the majority of land should be reserved for economic development purposes. As developers have noted, the housing market in the Plano area does not currently support mid-rise residential development. However, in the longer term mid-rise residential development may be appropriate outside of a traditional neighborhood context, as part of an urban center, within the major expressway corridors, or as small-lot infill development. This taller form of development reduces the land area dedicated to the building footprint, allowing additional land to accommodate other uses. Staff recommends that amendments to the Zoning Ordinance to address this form of development be delayed until work on the Urban Mixed Use and Neighborhood Mixed Use zoning districts is completed.

### **RECOMMENDATION:**

Staff recommends that the Commission call public hearings to amend the Zoning Ordinance to create the Urban Mixed Use zoning district, the Neighborhood Mixed Use zoning district, and to allow mid-rise residential development by specific use permit in certain districts.