



PLANO PLANNING & ZONING COMMISSION

WILL CONVENE INTO THE PRELIMINARY OPEN MEETING AT 6:30 P.M. ON FEBRUARY 20, 2017 IN TRAINING ROOM A OF THE PLANO MUNICIPAL CENTER, 1520 K AVENUE, IN COMPLIANCE WITH VERNON'S TEXAS CODES ANNOTATED, GOVERNMENT CODE CHAPTER 551 (OPEN MEETINGS ACT), AS FOLLOWS:

Mission Statement: The City of Plano is a regional and national leader, providing outstanding services and facilities through cooperative efforts that engage our citizens and that contribute to the quality of life in our community.

CALL TO ORDER

PRELIMINARY OPEN MEETING

- | | | | |
|-----|---|------|---------|
| I. | Agenda Review for February 20, 2017 | Hill | 10 min. |
| II. | Agenda Review for March 6, 2017 | Hill | 10 min. |
| III | Items for Future Preliminary Open Meeting Agendas | Hill | 10 min. |

In accordance with the provisions of the Open Meetings Act, during Preliminary Open Meetings, agenda items will be discussed and votes may be taken where appropriate.

The Planning & Zoning Commission may convene into Executive Session to discuss posted items in the Preliminary Open Meeting as allowed by law.

Plano Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal/L Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. The Senator Florence Shapiro Council Chambers is accessible by elevator to the lower level. 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.



PLANNING & ZONING COMMISSION

1520 K AVENUE

DATE: 02/20/17

CALL TO ORDER: 7:00 p.m.

PLEDGE OF ALLEGIANCE

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>OUR MISSION - THE CITY OF PLANO IS A REGIONAL AND NATIONAL LEADER, PROVIDING OUTSTANDING SERVICES AND FACILITIES, THROUGH COOPERATIVE EFFORTS THAT ENGAGE OUR CITIZENS AND THAT CONTRIBUTE TO THE QUALITY OF LIFE IN OUR COMMUNITY.</p> <p>The Planning & Zoning Commission may convene into Executive Session to discuss posted items in the regular meeting as allowed by law.</p> <p>The Planning & Zoning Commission will open their Regular Meeting at 7:00 p.m. in the Senator Florence Shapiro Council Chambers as follows:</p> <p><u>COMMENTS OF PUBLIC INTEREST</u></p> <p><u>This portion of the meeting is to allow up to five (5) minutes per speaker with thirty (30) total minutes on items of interest or concern and not on items that are on the current agenda. The Planning & Zoning Commission may not discuss these items, but may respond with factual or policy information. The Planning & Zoning Commission may choose to place the item on a future agenda.</u></p> <p><u>CONSENT AGENDA</u></p> <p><u>The Consent Agenda will be acted upon in one motion and contains items which are routine and typically noncontroversial. Items may be removed from this agenda for individual discussion by commissioners, staff, or any citizen. Citizens are limited to two (2) items and discussion time of three (3) minutes each.</u></p> <p>(a) Approval of Minutes - February 6, 2017</p> <p>(b) Final Plat: North 40 Dealership Addition, Block 1, Lot 4 - Dance studio on one lot on 1.0 acre located on the east side of Communications Drive, 800 feet south of Spring Creek Parkway. Zoned Regional Employment/Dallas North Tollway Overlay District. Project #FP2017-009. Applicant: Karma Investments, LLC</p>	

(c) RA	Final Plat: North 40 Dealership Addition, Block 1, Lots 5 & 6 - General office on 2 lots on 6.5 acres located on the south side of Spring Creek Parkway, 520 feet east of Communications Parkway. Zoned Regional Employment/Dallas North Tollway Overlay District. Project #FP2016-033. Applicant: Newgate Development Company, LTD & Spring Creek Center MOB, LLC
(d) RA	Revised Site Plan: North 40 Dealership Addition, Block 1, Lots 5 & 6 - General office on 2 lots on 6.5 acres located on the south side of Spring Creek Parkway, 520 feet east of Communications Parkway. Zoned Regional Employment/Dallas North Tollway Overlay District. Project #RSP2016-051. Applicant: Newgate Development Company, LTD & Spring Creek Center MOB, LLC
(e) RA	Preliminary Site Plan: Turnpike Commons Addition, Block 3, Lot 2 - Medical office on one lot on 1.2 acres located on the north side of Renner Road, 287 feet west of Shiloh Road. Zoned Planned Development-207-Retail/190 Tollway/Plano Parkway Overlay District. Project #PSP2016-060. Applicant: E. Renner Road Condominiums, LLC
(f) RA	Revised Concept Plan: Turnpike Commons Addition, Block 3, Lot 3 - Medical office on one lot on 12.7 acres located at the southwest corner of Shiloh Road and Wynview Drive. Zoned Planned Development-207-Retail/190 Tollway/Plano Parkway Overlay District. Project #RCP2017-002. Applicant: E. Renner Road Condominiums, LLC
(g) RA	Revised Conveyance Plat: Turnpike Commons Addition, Block 3, Lots 2 & 3 - 2 conveyance lots on 13.9 acres located at the southwest corner of Shiloh Road and Wynview Drive. Zoned Planned Development-207-Retail/190 Tollway/Plano Parkway Overlay District. Project #RCOP2017-001. Applicant: E. Renner Road Condominiums, LLC
(h) RA	Revised Site Plan: Parkway Centre, Phase #5, Block C, Lot 9 - General office on one lot on 1.1 acres located on the west side of Dallas North Tollway, 255 feet north of Chapel Hill Boulevard. Zoned Regional Employment/Dallas North Tollway Overlay District. Project #RSP2017-002. Applicant: Crest Wealth, LLC
(i) EM	Preliminary Site Plan: Legacy Town Center (North), Block C, Lot 6 - General office on one lot on 4.0 acres located at the southwest corner of Ashmill Drive and Bishop Road. Zoned Planned Development-65-Central Business-1. Project #PSP2016-064. Applicant: SWC Tollway & 121, LLC
(j) RA	Final Plat: Dai Bi Buddhist Addition, Block A, Lot 1 - Religious facility on one lot on 6.2 acres located on the south side of 14th Street, 320 feet east of Shiloh Road. Zoned Research/Technology Center. Project #FP2017-005. Applicant: Dai Bi Buddhist Center

(k) CF	<p>Final Plat: Dal-Tex Mapleshade Addition, Block 2, Lot 1R - Hotel on one lot on 2.3 acres located on the south side of Mapleshade Lane, 1,716 feet west of Coit Road. Zoned Corridor Commercial/190 Tollway/Plano Parkway Overlay District. Project #FP2017-008. Applicant: Parkwood 121 Village, LP</p>
<p><u>ITEMS FOR INDIVIDUAL CONSIDERATION</u></p>	
<p><u>Public Hearing Items: Applicants are limited to fifteen (15) minutes presentation time with a five (5) minute rebuttal, if needed. Remaining speakers are limited to thirty (30) total minutes of testimony time, with three (3) minutes assigned per speaker. The presiding officer may modify these times as deemed necessary.</u></p>	
(1) RA	<p>Public Hearing: Zoning Case 2016-042 - Request for Specific Use Permit for Mini-Warehouse/Public Storage and Truck/Bus Leasing on one lot on 6.3 acres located at the northwest corner of K Avenue and Legacy Drive. Zoned Corridor Commercial. Project #ZC2016-042. Tabled January 17, 2017. Applicant: Jerry Spence, LP</p>
(2) EM	<p>Public Hearing - Replat: Legacy West Addition, Block D, Lot 1R - Retail, restaurant, general office, and 620 multifamily units on one lot on 35.4 acres located at the southwest corner of Headquarters Drive and Dallas North Tollway. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District. Project #R2017-003. Applicant: Legacy West Investors, LP</p>
(3) EM	<p>Public Hearing - Replat: Normandy Estates, Block H, Lots 1R, 2R, 3R, 4R, 5R, 6R, 8R, 9R, 11 & 12 & Block J, Lot 2 - 6 Single-Family Residence-9 lots, 2 Single-Family Residence-6 lots, and 2 common area lots on 5.2 acres located at the northwest corner of Josephine Street and Francesca Lane. Zoned Single-Family Residence-9 and Single-Family Residence-Attached with SUP #594 for Private Street Subdivision. Project #R2016-051. Applicant: Starside Custom Builders, LLC</p>
(4) CF	<p>Public Hearing - Replat: Memory Tech, Inc. Phase 1, Block A, Lot 1R - Data center on one lot on 16.04 acres located on the south side of Summit Avenue, 1,300 feet east of Jupiter Road. Zoned Research/Technology Center/190 Tollway/Plano Parkway Overlay District. Project #R2017-001. Applicant: AE Realty (Plano) LLC, dba Aligned Data Centers</p>
(5) CF	<p>Public Hearing - Replat: Plano Justice Center, Block 2, Lot 1R - Public safety building on one lot on 5.0 acres located at the northeast corner of H Avenue and 14th Street. Zoned Downtown Business/Government. Project #R2017-002. Applicant: City of Plano</p>

Non-Public Hearing Items: The presiding officer may permit limited public comment for items on the agenda not posted for a Public Hearing. The presiding officer will establish time limits based upon the number of speaker requests, length of the agenda, and to ensure meeting efficiency, and may include a cumulative time limit. Speakers will be called in the order cards are received until the cumulative time is exhausted.

(6)
DM

Discussion - Plano Tomorrow Comprehensive Plan Annual Report - Information pertaining to the City of Plano Comprehensive Plan Annual Report. Applicant: City of Plano

(7)

Items for Future Discussion - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.

Council Liaisons: Mayor Pro Tem Lissa Smith and Council Member David Downs

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PLANNING & ZONING COMMISSION
February 6, 2017

COMMISSIONERS PRESENT

John Muns, Chair
M. Nathan Barbera, 1st Vice Chair
Joyce Beach
Jim Duggan
Bob Gibbons
Tim Moore

COMMISSIONERS ABSENT

Hilton Kong, 2nd Vice Chair
Susan Plonka

STAFF PRESENT

Christina Day, Director of Planning
Michelle D'Andrea, Assistant City Attorney
Eric Hill, Development Review Manager
Erica Marohnic, Lead Planner
Craig Fisher, Planner
April Finney, Sr. Administrative Assistant

Chair Muns called the Preliminary Open Meeting to order at 6:31 p.m.

Questions were asked and discussion was held on the agenda for the February 6, 2017, Commission meeting. One zoning case will be presented.

Questions were asked and discussion was held on the agenda for the February 20, 2017, Commission meeting. One zoning case will be presented.

Development Review Manager Hill gave an overview of the work program. No discussion was held on items for future Preliminary Open Meeting Agendas.

There being no further discussion, Chair Muns adjourned the Preliminary Open Meeting at 6:46 p.m.

Chair Muns convened the Regular Session to order at 7:01 p.m. in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center, 1520 K Avenue. A quorum was present. Chair Muns led the Commission in the Pledge of Allegiance.

COMMENTS OF PUBLIC INTEREST

There were no comments of public interest.

CONSENT AGENDA

Upon a motion made by First Vice Chair Barbera and seconded by Commissioner Gibbons, the Commission voted 6-0 to approve all items on the Consent Agenda, as follows:

Approval of Minutes for January 17, 2017. (Consent Agenda Item “a”)

Project #FP2017-001 for a **Final Plat** for **Fairview Central Park Addition, Block B, Lot 1R** for 123 multifamily units on one lot on 11.0 acres located on the north side of Premier Drive, 885 feet east of Renaissance Drive. Zoned Planned Development-496-Corridor Commercial. **Applicant: Nexmetro Premier, LP** (Consent Agenda Item “b”)

Project #FP2017-002 for a **Final Plat** for **Earl Baccus #1 Addition, Block A, Lot 1** for data center on one lot on 11.0 acres located on the west side of Communications Parkway, 895 feet north of Spring Creek Parkway. Zoned Commercial Employment. **Applicant: Skybox Legacy 1, LP** (Consent Agenda Item “c”)

Project #PP2016-031 for a **Preliminary Plat** for **UCD Plano Coit Addition, Block A, Lots 2-13** for superstore, retail, restaurant with drive-through, vacant lots, and convenience store with gas pumps on 12 lots on 26.0 acres located on the south side of State Highway 121, 385 feet west of Coit Road. Zoned Regional Commercial and Regional Employment/State Highway 121 Overlay District. **Applicant: Ronald Lee McCutchin** (Consent Agenda Item “d”)

Project #PP2017-001 for a **Preliminary Plat** for **My Possibilities Addition, Block A, Lot 1** for trade school on one lot on 20.0 acres located at the northeast corner of Mapleshade Lane and State Highway 190. Zoned Corridor Commercial/190 Tollway/Plano Parkway Overlay District. **Applicant: My Possibilities** (Consent Agenda Item “e”)

END OF CONSENT

PUBLIC HEARING

Public Hearing: Zoning Case 2016-033

Project #ZC2016-033. This is a request to rezone 50.5 acres located at the southwest corner of State Highway 121 and Razor Boulevard **from** Regional Commercial **to** Planned Development-Regional Commercial to allow single-family residence attached, multifamily residence, and assisted living facility as additional permitted uses, and to modify development standards. Zoned Regional Commercial/State Highway 121 Overlay District. **Applicant: Therondunn Plano, LLC** (Public Hearing Agenda Item No. “1”). Staff recommended approval with the following stipulations:

The permitted uses and standards shall be in accordance with the Regional Commercial (RC) zoning district, unless otherwise specified herein:

1. Uses:

a. Additional Permitted Uses:

- i. Single-Family Residence Attached
- ii. Multifamily Residence
- iii. Drive Through Restaurant - permitted by specific use permit only

b. Additional Prohibited Use: Superstore

2. General Standards:

a. Setbacks:

- i. Minimum residential setback from the centerline of the main lanes of State Highway 121: 600 feet.
 - ii. Buildings must have a minimum of 75% of their facade within 30 feet of the back of curb or public open space unless restricted by easements. Where easements are present, a minimum of 75% of each facade must be built to the easement line.
 - iii. Multifamily buildings must be set back a minimum of 175 feet from residential zoning.
- b. A nonresidential building or buildings, including parking structures, must be constructed between the residential uses and the frontage road of State Highway 121 per the following standards:
- i. The nonresidential building(s) must be a minimum of 2 stories.
 - ii. The nonresidential building(s) must buffer no less than 50% of the multifamily facade and single-family residential lots.
- c. Lots with frontage on the quasi-public street must orient buildings to the quasi-public street.
- d. An irrigated landscape screen and a masonry screening wall or tubular steel fence must be placed between the development and the Pasquinelli's Willow Crest Subdivision. The landscape screen must grow to a height of at least 15 feet within 2 years of installation.

- e. Maximum Block Length: 500 feet. Public open space, quasi-public streets, and/or fire lanes may be used to achieve the required block length.
- f. Retirement housing is exempt from the minimum residential setback requirements of Section 15.1300.3.

3. Phasing:

- a. Prior to or concurrent with the approval of a preliminary plat for any multifamily units, a final plat for the following must be approved:
 - i. A minimum of 50 single-family residence attached lots;
 - ii. A minimum of 100,000 square feet of office and/or hotel;
 - iii. A minimum of 20,000 square feet of retail or restaurant; and
 - iv. A minimum of 2 acres of public open space.
- b. Prior to the approval of a final plat for any multifamily units, all public open space must be completed.

4. Streets and Sidewalks:

- a. The planned development shall include an east-west quasi-public street beginning at Rasor Boulevard and extending to serve the multifamily and single-family uses.
- b. Quasi-Public Street Definition: Quasi-public streets are privately owned and maintained drives open to public access. A quasi-public street easement shall be dedicated for all quasi-public streets, and a fire lane shall be located within all quasi-public street easements. On-street parking and sidewalks provided along quasi-public streets shall be located within the quasi-public street easement. Lots may derive required street frontage from quasi-public streets and may be platted to the centerline of quasi-public streets.
- c. On-street parallel parking is required along the required east-west quasi-public street. Angled, 90 degree, and head-in parking is prohibited along the quasi-public street.
- d. Sidewalks and street trees must be provided along both sides of the required east-west quasi-public street. A clear pedestrian path of 7 feet in width shall be maintained in this area. Street trees are required at the rate of one tree per 40 linear feet. Trees shall be placed in planting beds or tree grates within 5 feet of the back of the street curb. Trees, landscaping, outdoor dining areas, bicycle racks, and

street furniture may be placed within the sidewalk but may not reduce the clear path width.

- e. Mews streets (two 11-foot travel lanes with 3 feet on each side to accommodate utilities and services) are allowed for single-family residence attached development.

5. Multifamily Standards:

- a. Maximum Number of Units: 450
- b. Razor Boulevard Minimum Building Setback: 30 feet
- c. Maximum Building Height: 4 stories (70 feet) for multifamily buildings; 70 feet for parking structures with no maximum number of levels.
- d. Maximum Lot Coverage: None

e. Design Standards:

- i. In order to provide a diverse architectural appearance along the linear open space in Lot 7, the building facades on either side of the proposed parking garage shall consist of different architectural designs.
- ii. Pedestrian access must be provided from the sidewalk on the west side of the multifamily building along the open space in Lot 7 through the multifamily building to the sidewalk on the east side of the multifamily building.
- iii. Ground floor units facing public open space will provide direct pedestrian access from the units to the open space.

6. Single-family residence attached lots must be constructed in accordance with the Downtown Business/Government (BG) area, yard, and bulk requirements with the following exceptions:

- a. Maximum Building Height: 3 story (45 feet)
- b. All lots may abut a mews street as the only point of street frontage and access.

7. Parking:

- a. Minimum Parking for Nonresidential Uses: Once space per 300 square feet
- b. Minimum Parking for Multifamily Residences:

- i. One Bedroom or Less: 1 space per unit
 - ii. Two Bedrooms: 1.5 spaces per unit
 - iii. Three Bedrooms or more: 2 spaces per unit
 - c. Minimum Parking for Single-Family Residences: 2.25 spaces per unit
 - d. Any off-street parking requirements may be satisfied by on-street parking or provided within 500 feet even if such sites are nonadjacent or noncontiguous provided that easements exist which will ensure the availability of such off-street parking of the building or project to be built on the site.
8. Open Space: A minimum of 4.2 acres of public open space must be provided. A maximum of 1.7 acres of open space may be located within a floodplain or drainage and floodway easement. The remaining 2.5 acres must meet the usable open space requirements of Section 13.800. At least one plaza or open space with a minimum size of 0.5 acre must be located adjacent to the east-west quasi-public street. Required open space must be open to the public at all times and must have a minimum dimension of 30 feet long by 30 feet wide.
9. Fencing:
 - a. Fencing is restricted to wrought iron, tubular steel, tubular aluminum, or masonry, and must be a minimum of 50% open construction.
 - b. With the exception of patios and balconies, fencing is not permitted in front of any building face.

Chair Muns opened the public hearing. Sam Thakkar, CEO of Thakkar Developers, Miller Sylvan, JPI, Poorvesh Thakkar, Director of Thakkar Developers, David Craig, Therondunn Plano, LLC, Barry Hand, Gensler, and Bill Dahlstrom, Jackson & Walker, spoke briefly and asked for the Commission's support. Lily Bao, Gopinath Gudavalli, Marco Frigerio, Tim Best, Naga Voleti, Badvinath Singh, Joe Zhou, Yeru Kumar, Mark Bina, Grace Yang, Ian Sandland, Kapil Sharma, Joyce Jin, and Denise Medgley, citizens, spoke in opposition of the item. Harman Grental, citizen, spoke in support of the item. Chair Muns closed the public hearing.

Upon a motion made by Commissioner Gibbons and seconded by Commissioner Duggan, the Commission voted 5-1 to approve the item with modifications. First Vice Chair Barbera voted in opposition.

Concept Plan: Mustang Square, Block A, Lots 1-12

Project #CP2016-026. This is a hotel, general office, retail, restaurant, assisted living facility, single-family residence attached, and multifamily residence on 12 lots on 38.7 acres located at the southwest corner of State Highway 121 and Razor Boulevard. Zoned Regional Commercial/State

Highway 121 Overlay District. **Applicant: Therondunn Plano, LLC** (Public Hearing Agenda Item No. "1B"). Staff recommended approval subject to City Council approval of Zoning Case 2016-033.

Chair Muns opened the public hearing. Mark Bina, citizen, briefly spoke in opposition of the item. No one else appeared to speak. Chair Muns closed the public hearing.

Upon a motion made by Commissioner Duggan and seconded by Commissioner Moore, the Commission voted 5-1 to approve the item subject to City Council approval of Zoning Case 2016-033. First Vice Chair Barbera voted in opposition of the item.

Public Hearing - Replat: Legacy West Addition, Block A, Lots 2R & 3

Project #R2016-045. This is general office on Lot 2R and vacant lot on 11.2 acres located at the southeast corner of Legacy Drive and State Highway 121. Zoned Central Business-1. **Applicant: Gaedeke Holdings II, LLC & Gaedeke Holdings XI, LTD** (Public Hearing Agenda Item No. "2"). Staff recommended approval as submitted.

Chair Muns opened the public hearing. No one appeared to speak. Chair Muns closed the public hearing.

Upon a motion made by Commissioner Beach and seconded by Commissioner Gibbons, the Commission voted 6-0 to approve the item as submitted.

END OF PUBLIC HEARING

NON-PUBLIC HEARING

Items for Future Discussion

The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting. (Non-Public Hearing Agenda Item "3")

No items were discussed.

END OF NON-PUBLIC HEARING

With no further business, Chair Muns adjourned the meeting at 8:35 p.m.

John Muns, Chair

Agenda Item No. b

Final Plat: North 40 Dealership Addition, Block 1, Lot 4

Applicant: Karma Investments, LLC

Dance studio on one lot on 1.0 acre located on the east side of Communications Drive, 800 feet south of Spring Creek Parkway. Zoned Regional Employment/Dallas North Tollway Overlay District. Project #FP2017-009.

The purpose for the final plat is to dedicate easements necessary for the completion of the dance studio development.

Recommended for approval as submitted.

Agenda Item No. c

Final Plat: North 40 Dealership Addition, Block 1, Lots 5 & 6

Applicant: Newgate Development Company, LTD & Spring Creek Center MOB, LLC

General office on 2 lots on 6.5 acres located on the south side of Spring Creek Parkway, 520 feet east of Communications Parkway. Zoned Regional Employment/Dallas North Tollway Overlay District. Project #FP2016-033.

The purpose for the final plat is to dedicate easements necessary for the completion of the general office development.

Recommended for approval as submitted.

Agenda Item No. d

Revised Site Plan: North 40 Dealership Addition, Block 1, Lots 5 & 6

Applicant: Newgate Development Company, LTD & Spring Creek Center MOB, LLC

General office on 2 lots on 6.5 acres located on the south side of Spring Creek Parkway, 520 feet east of Communications Parkway. Zoned Regional Employment/Dallas North Tollway Overlay District. Project #RSP2016-051.

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

Recommended for approval as submitted.

Agenda Item No. e

Preliminary Site Plan: Turnpike Commons Addition, Block 3, Lot 2
Applicant: E. Renner Road Condominiums, LLC

Medical office on one lot on 1.2 acres located on the north side of Renner Road, 287 feet west of Shiloh Road. Zoned Planned Development-207-Retail/190 Tollway/Plano Parkway Overlay District. Project #PSP2016-060.

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

Recommended for approval as submitted.

Agenda Item No. f

Revised Concept Plan: Turnpike Commons Addition, Block 3, Lot 3
Applicant: E. Renner Road Condominiums, LLC

Medical office on one lot on 12.7 acres located at the southwest corner of Shiloh Road and Wynview Drive. Zoned Planned Development-207-Retail/190 Tollway/Plano Parkway Overlay District. Project #RCP2017-002.

The purpose for the revised concept plan is to show the future medical office development.

Recommended for approval as submitted.

Agenda Item No. g

Revised Conveyance Plat: Turnpike Commons Addition, Block 3, Lots 2 & 3
Applicant: E. Renner Road Condominiums, LLC

2 conveyance lots on 13.9 acres located at the southwest corner of Shiloh Road and Wynview Drive. Zoned Planned Development-207-Retail/190 Tollway/Plano Parkway Overlay District. Project #RCOP2017-001.

The purpose for the revised conveyance plat is to subdivide Lot 2 into 2 lots and dedicate easements for future development.

Recommended for approval as submitted.

Agenda Item No. h
Revised Site Plan: Parkway Centre, Phase #5, Block C, Lot 9
Applicant: Crest Wealth, LLC

General office on one lot on 1.1 acres located on the west side of Dallas North Tollway, 255 feet north of Chapel Hill Boulevard. Zoned Regional Employment/Dallas North Tollway Overlay District. Project #RSP2017-002.

The purpose for the revised site plan is to show the proposed site modifications and related site improvements.

Recommended for approval as submitted.

Agenda Item No. i
Preliminary Site Plan: Legacy Town Center (North), Block C, Lot 6
Applicant: SWC Tollway & 121, LLC

General office on one lot on 4.0 acres located at the southwest corner of Ashmill Drive and Bishop Road. Zoned Planned Development-65-Central Business-1. Project #PSP2016-064.

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

Recommended for approval as submitted.

Agenda Item No. j
Final Plat: Dai Bi Buddhist Addition, Block A, Lot 1
Applicant: Dai Bi Buddhist Center

Religious facility on one lot on 6.2 acres located on the south side of 14th Street, 320 feet east of Shiloh Road. Zoned Research/Technology Center. Project #FP2017-005.

The purpose for the final plat is to dedicate easements necessary for the completion of the religious facility.

Recommended for approval as submitted.

Agenda Item No. k

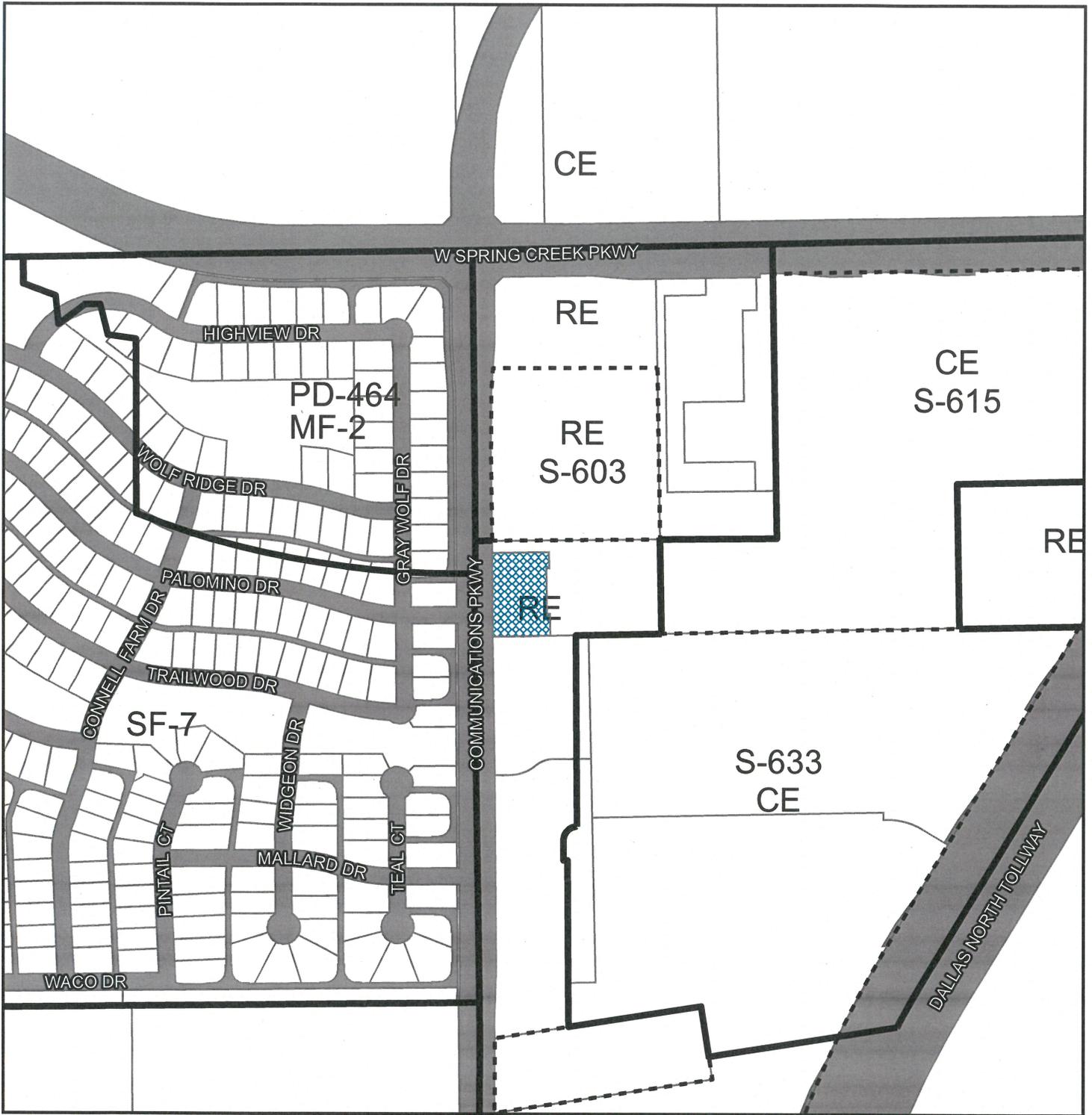
Final Plat: Dal-Tex Mapleshade Addition, Block 2, Lot 1R

Applicant: Parkwood 121 Village, LP

Hotel on one lot on 2.3 acres located on the south side of Mapleshade Lane, 1,716 feet west of Coit Road. Zoned Corridor Commercial/190 Tollway/Plano Parkway Overlay District. Project #FP2017-008.

The purpose for the final plat is to dedicate easements necessary for the completion of the hotel development.

Recommended for approval as submitted.

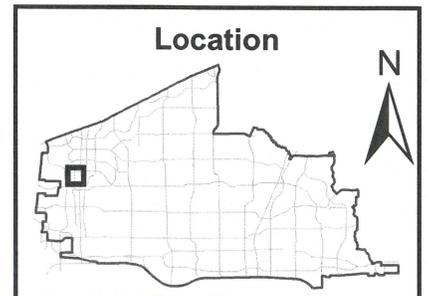


Item Submitted: Final Plat

Title: North 40 Dealership Addition, Block 1, Lot 4

Zoning: Regional Employment/Dallas North Tollway Overlay District

- 200' Notification Buffer
- (checkered) Subject Property
- Zoning Boundary
- - - City Limits
- - - Specific Use Permit
- (gray) Right-of-Way



Source: City of Plano Planning Department

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF COLLIN §

WHEREAS, DHRUV HOTELS, L.P., acting by and through the undersigned, its duly authorized agent, is the sole owner of a all that certain tract of land situated in the Henry B. Miller Survey, Abstract Number 614, Collin County, Texas, and being all of Lot 4, Block 1 of the Revised Conveyance Plat, North 40 Dealership Addition, an addition to the City of Plano according to the plat thereof recorded in Document Number 2017-71 of the Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a concrete monument with a brass cap found for the Southeast corner of said Lot 4 and being the Southwest corner of Lot 3R, Block 1 of the Replat, North 40 Dealership Addition, an addition to the City of Plano according to the plat thereof recorded in Document Number 2017-72 of the Plat Records of Collin County, Texas, said point lies in the North boundary line of Lot 4, Block 1 of Ewing Auto Addition, an addition to the City of Plano according to the plat thereof recorded in Document Number 2015-350 of the Plat Records of Collin County, Texas;

Thence North 88°50'27" West with the common line of said Lot 4 of Ewing Auto Addition and Lot 4 of North 40 Dealership Addition for a distance of 176.03 feet to a 1/2" capped iron rod stamped "Eagle Surveying" set for the Southwest corner of the herein described tract, and being the Northwest corner of said Lot 4 of Ewing Auto Addition, said point lies in the East-Right-of-Way line of Communications Parkway (variable with R.O.W.);

Thence North 05°21'25" West with the East-Right-of-Way line of said Parkway for a distance of 254.58 feet to a 60d nail found in the joint of concrete for the Northwest corner of said Lot 4 of North 40 Dealership Addition;

Thence North 89°04'03" East with the common line of said Lot 4 and aforementioned Lot 3R of said Replat, North 40 Dealership Addition for a distance of 173.48 feet to an "X" cut found in concrete for the Northeast corner of said Lot 4;

Thence along said common line the following calls to wit:
 South 00°55'54" West for a distance of 49.06 feet to a 1/2" capped iron rod stamped "Eagle Surveying" set for corner;
 South 89°04'01" East for a distance of 9.02 feet to a 1/2" capped iron rod stamped "Eagle Surveying" set for corner;
 South 00°55'55" West for a distance of 138.00 feet to a 1/2" capped iron rod stamped "Eagle Surveying" set for corner;
 North 89°04'01" East for a distance of 9.02 feet to a 1/2" capped iron rod stamped "Eagle Surveying" set for corner;
 South 00°55'53" West for a distance of 66.91 feet to the POINT OF BEGINNING and there terminating, enclosing 0.991 of an acre of land or 43,182 feet, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT DHRUV HOTELS, L.P., acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described as NORTH 40 DEALERSHIP ADDITION, LOT 4 OF BLOCK 1 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 utility areas, as shown, are dedicated for the public use forever, for the purposes indicated on the 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 of particular utilities, said use by public utilities being subordinate to the Public's and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems on said Easements. The City of Plano and public utility entities shall at all times have the full right of ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all parts of their respective systems without the necessity of any type of procuring permission from anyone.

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

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and Egress to other real property, and for the purpose of general public vehicular or 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, workman, and representatives having ingress, egress, and regress 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 Collin County, Texas, this _____ day of _____, 2017.

OWNER: DHRUV HOTELS, L.P.

BY: NINA CHUDASAMA, MEMBER _____ DATE _____

STATE OF TEXAS §
 COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared NINA CHUDASAMA, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2017.

Notary Public in and for the State of Texas

My commission expires on _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
 COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared ERNEST WOORSTER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2017.

John Cox, Notary Public in and for the State of Texas

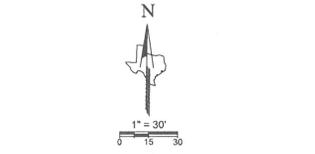
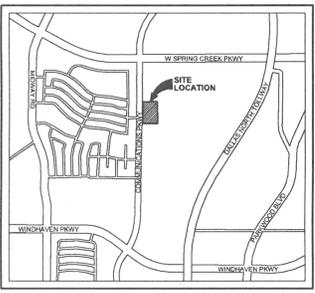
My commission expires on July 11, 2020.

**FINAL PLAT
 NORTH 40
 DEALERSHIP ADDITION
 LOT 4, BLOCK 1**

CITY PROJECT #2017-009

BEING ALL OF LOT 4, BLOCK 1 OF THE REVISED CONVEYANCE PLAT NORTH 40 DEALERSHIP ADDITION, RECORDED IN DOC# 2017-71, P.R.C.C.T. AND BEING 1.620 ACRES OF LAND SITUATED IN THE HENRY B. MILLER SURVEY, ABSTRACT NO. 614, AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS

VICINITY MAP
 NOT TO SCALE



GENERAL PLAT NOTES

- All interior property corners are marked with a 1/2" iron rod with a green cap stamped "Eagle Surveying" unless otherwise noted.
- This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 480140 as shown on Map Number 4806020551. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-877 FEMA MAP.
- The bearings shown on this survey were derived from Western Data Systems RTK Network and are referenced to the Texas Coordinate System of 1983, North Central Zone (NCRZ) and are based on the American Datum of 1983, 2011 Adjustment.
- 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.

CERTIFICATE OF APPROVAL

APPROVED on this _____ day of _____, 2017, by the Planning and Zoning Commission, City of Plano, Texas.

Chairman, Planning & Zoning Commission _____

STATE OF TEXAS §
 COUNTY OF _____ §

Before me, the undersigned authority, 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 they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2017.

Notary Public in and for the State of Texas _____

My commission expires on _____

Secretary, Planning & Zoning Commission or City Engineer _____

STATE OF TEXAS §
 COUNTY OF _____ §

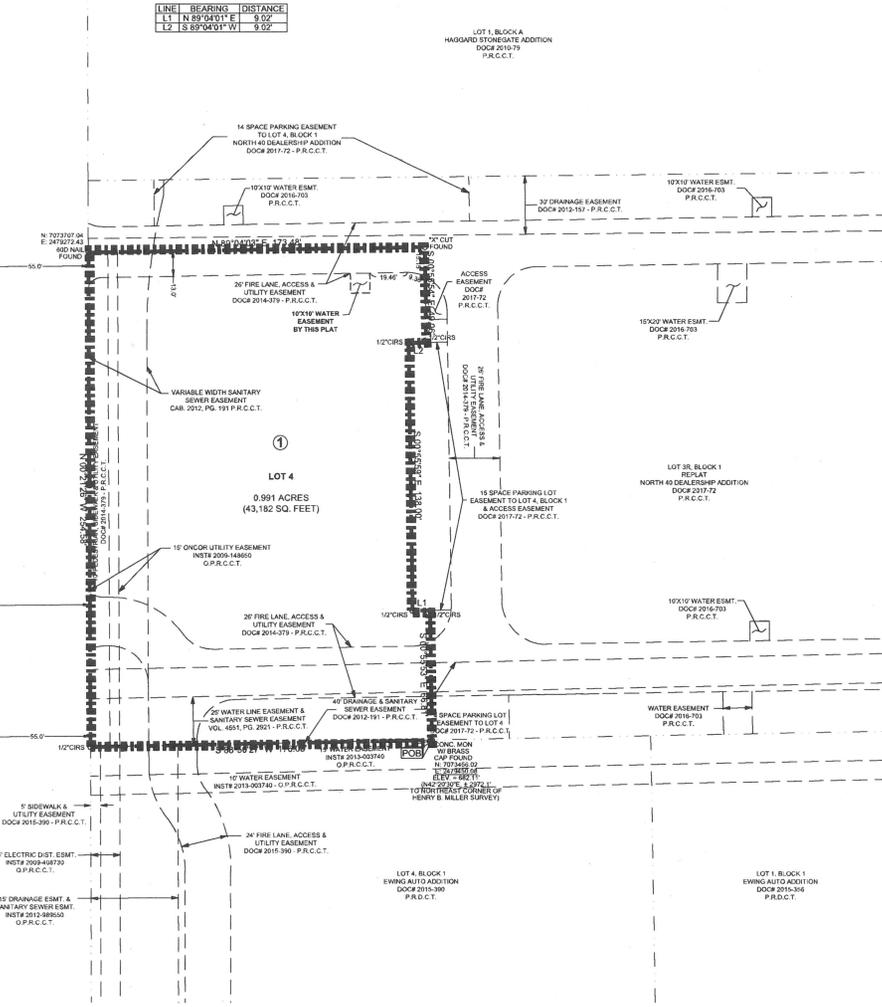
Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2017.

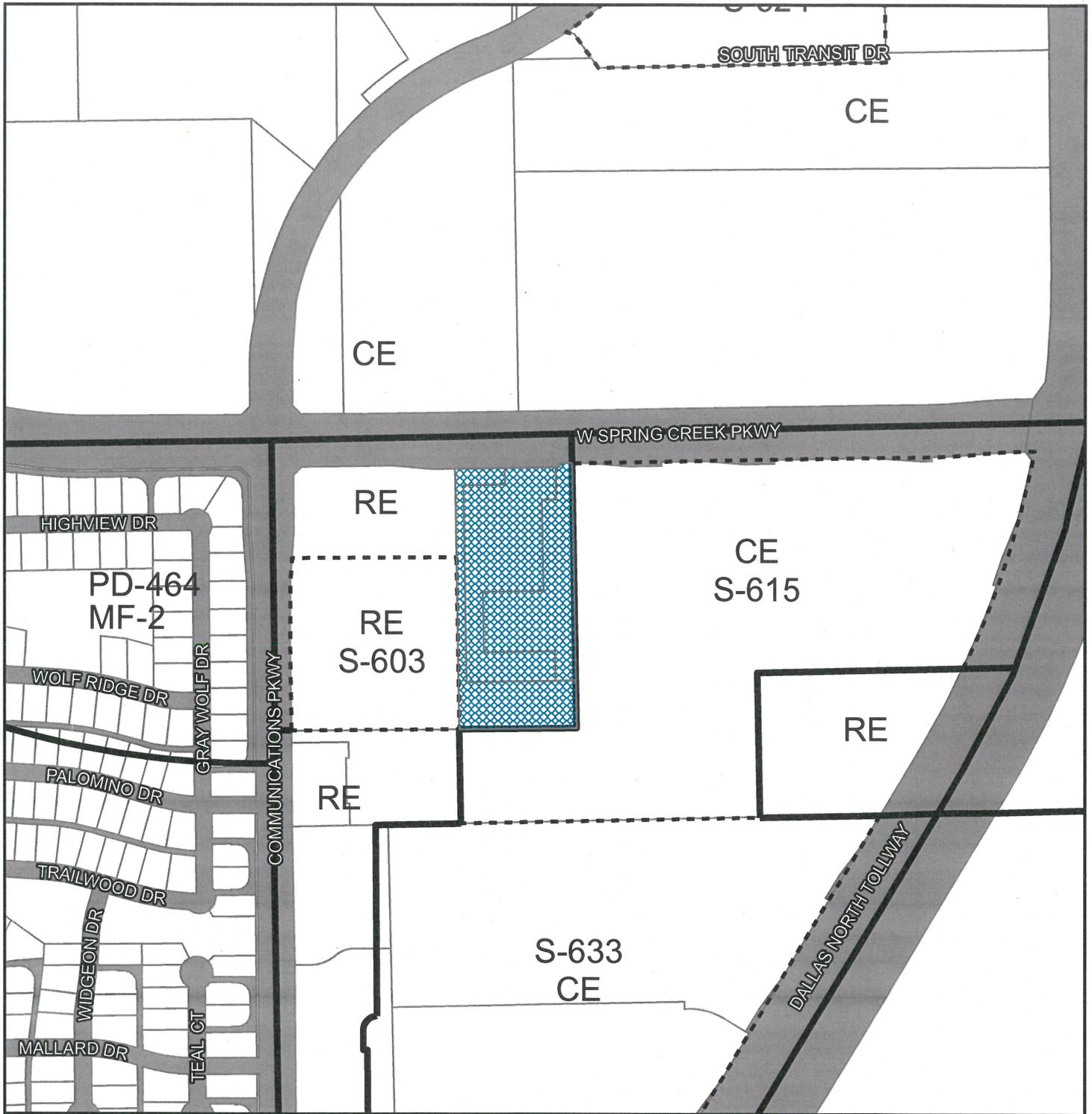
Notary Public in and for the State of Texas _____

My commission expires on _____

COMMUNICATIONS PKWY



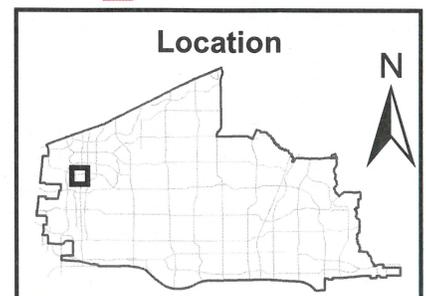
LEGEND	SURVEYOR	ENGINEER	OWNER	JOB #	EAGLE SURVEYING	EAGLE SURVEYING, LLC
① = BLOCK	EAGLE SURVEYING, LLC JOHN COX	CLAY MOORE ENGINEERING CLAY CRISTY	DHRUV HOTELS, L.P. NINA CHUDASAMA	JOB # - 16-10-37-FP		210 SOUTH ELM STREET
IRF = IRON ROD FOUND	210 SOUTH ELM STREET SUITE 104 DENTON, TX 76201 940.222.3009	1603 CENTRAL DRIVE SUITE 408 BEDFORD, TX 76021 817.281.0572	435 E LAS COLINAS BLVD. SUITE 500 IRVING, TX 75039-6581 214.445.6741	DATE: 2/01/2017		SUITE: 104
CRF = CAPPED IRON ROD FOUND				DRAWN BY: JDC		DENTON, TX 76201
CRS = CAPPED IRON ROD SET						940.222.3009
						TX FIRM # 10194177



Item Submitted: Final Plat

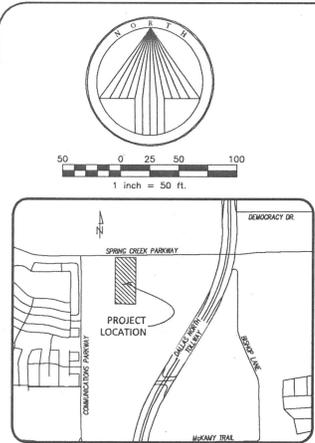
Title: North 40 Dealership Addition, Block 1, Lots 5 & 6

Zoning: Regional Employment/Dallas North Tollway Overlay District



- 200' Notification Buffer
- Subject Property
- Zoning Boundary
- - - City Limits
- - - Specific Use Permit
- Right-of-Way

Source: City of Plano Planning Department



LEGEND
(Not all items may be applicable)

17" R.O.M. Rebar	17" R.O.M. Rebar with Plastic Cap Stamped
CONCRETE MONUMENT	Transparency Seal Unless Otherwise Noted
CAST IRON ROD FOUND	
CONCRETE MONUMENT	
DRAINAGE EASEMENT	
UTILITY EASEMENT	
WATER EASEMENT	
WARRANTY SURVEY EASEMENT	
FENCE, ACCESS, & UTILITY EASEMENT	
ACCESS & UTILITY EASEMENT	
BY THIS PLAT	
RIGHT OF WAY	
RESERVATION	
RESERVATION	
FEDERAL EMERGENCY MANAGEMENT AGENCY	
FLOOD INSURANCE RATE MAP	
DEED RECORDS, COLLIN COUNTY, TEXAS	
PLAT RECORDS, COLLIN COUNTY, TEXAS	
OFF-PUBLIC RECORDS, COLLIN COUNTY, TEXAS	

- NOTES:**
- Bearing, horizontal and vertical position derived from the Texas MDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
 - No part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Maps Panel 4805030355 J and 4805030365 J, dated June 2, 2009. The property is located in Zone "X" (area determined to be outside the 500-year floodplain).
 - Setting a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State setting statutes and is subject to fines and withholding of utilities and building certificates.
 - The fraction portion of the 24' Easement, access, & utility easement hatched herein is to be abandoned by this plat.

Line Table		Line Table		Line Table	
Line #	Bearing Distance	Line #	Bearing Distance	Line #	Bearing Distance
L1	S 09°57'03" E 27.31'	L17	N 89°02'58" E 10.00'	L32	N 89°02'57" E 10.00'
L2	S 89°02'57" W 10.00'	L18	S 09°57'02" E 5.80'	L33	S 09°57'02" E 10.00'
L3	S 89°02'58" W 8.06'	L19	S 09°57'02" E 8.97'	L34	S 89°02'58" W 8.33'
L4	N 09°57'02" W 10.00'	L20	S 89°02'58" W 10.00'	L35	S 09°57'02" E 10.00'
L5	N 89°02'58" E 8.97'	L21	N 09°57'02" W 10.00'	L36	S 89°02'58" W 10.00'
L6	N 89°04'4" E 7.63'	L22	S 89°02'58" W 246.44'	L37	S 89°02'58" W 10.00'
L7	S 09°57'02" E 10.00'	L23	N 89°02'58" E 246.44'	L38	N 09°57'04" W 10.00'
L8	S 89°04'4" W 7.63'	L24	N 89°02'57" E 57.20'	L39	N 89°01'58" E 10.00'
L9	S 89°02'57" W 10.00'	L25	N 09°57'02" W 89.07'	L40	N 89°02'57" E 10.00'
L10	N 09°57'02" W 10.00'	L26	S 89°02'57" W 57.20'	L41	S 09°57'02" E 10.00'
L11	N 89°02'57" W 10.00'	L27	N 89°02'58" W 44.00'	L42	S 89°02'57" E 10.00'
L12	N 89°02'57" W 10.00'	L28	S 89°02'58" W 44.00'	L43	S 89°02'57" E 10.00'
L13	N 89°02'57" W 10.00'	L29	S 89°02'58" W 44.00'	L44	N 09°57'02" W 13.00'
L14	S 09°57'02" E 10.00'	L30	S 09°57'02" E 44.00'	L45	N 09°57'02" W 15.00'
L15	S 89°02'57" W 10.00'	L31	N 09°57'02" W 44.00'		
L16	N 09°57'02" W 5.30'	L31	S 89°02'57" W 10.00'		

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist
C1	2.01'	10.00'	11°32'18"	N 85°10'57" E	2.01'
C2	15.71'	10.00'	80°00'00"	S 44°02'58" W	14.14'
C3	15.71'	10.00'	80°00'00"	S 45°57'02" E	14.14'
C4	2.01'	10.00'	11°32'18"	N 87°18'31" E	2.01'
C5	30.11'	82.30'	34°47'50"	S 73°30'10" E	49.34'
C6	30.30'	87.50'	30°22'21"	S 89°45'31" E	47.89'
C7	110.84'	72.50'	87°01'17"	N 79°53'35" W	104.47'
C8	48.14'	92.50'	18°23'21"	N 83°04'4" E	46.87'
C9	83.84'	592.50'	0°00'00"	N 09°57'02" E	83.77'

CERTIFICATE OF APPROVAL
APPROVED this ___ day of _____, 2016, by the Planning and Zoning Commission, City of Plano, Texas.

Secretary, Planning and Zoning Commission
or
City Engineer

STATE OF TEXAS §
COUNTY OF COLLIN §

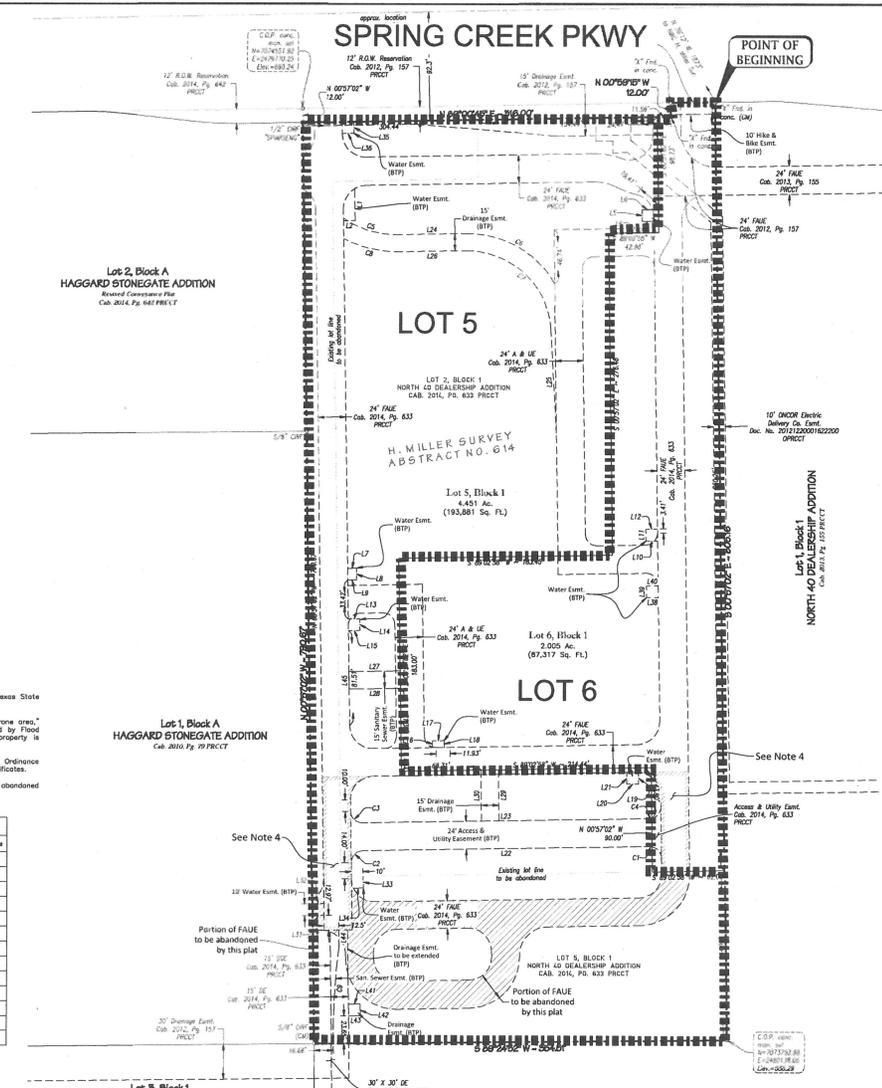
Chairman, Planning and Zoning Commission

STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of _____, 2017.

Notary Public, State of Texas



STATE OF TEXAS §
COUNTY OF COLLIN §

OWNER'S CERTIFICATE

WHEREAS Newgate Development Co., Ltd. and Spring Creek Center MOB, LLC, are the owners of a tract of land situated in the H.B. Miller Survey, Abstract No. 614, City of Plano, Collin County, Texas, the subject tract being all of Lots 2 and 5, Block 1, of the North 40 Dealership Addition, Lots 2, 4 and 5, Block 1, according to the revised conveyance plat recorded in Cabinet 2014, Page 633 of the Plat Records, Collin County, Texas, (PRCT), as amended by a Certificate of Correction recorded in Document No. 2015051100042310 of the Official Public Plat Records, Collin County, Texas, and books of Lot 6, Block 1, of the North 40 Dealership Addition, and Block 1, according to the revised conveyance plat recorded in Cabinet 2015, Page 184 PRCT, with the subject tract being more particularly described as follows:

- BEGINNING at an "X" found in concrete on the south line of Spring Creek Parkway, a variable width public right-of-way, for the upper northeast corner of Lot 1, Block 1, North 40 Dealership Addition according to the plat recorded in Cabinet 2014, Page 379 PRCT, and for the southeast corner of Lot 1, Block A, Haggard Stonegate Addition, according to the plat recorded in Cabinet 2010, Page 79 PRCT;
- THENCE S 09°57'02" E, 805.16 feet along the common line thereof to a City of Plano concrete monument found for the common corner thereof;
- THENCE S 89°24'52" W, 354.51 feet continuing along said common line to a 5/8" iron rod with plastic cap found for the northeast corner of Lot 3, Block 1, North 40 Dealership Addition according to the plat recorded in Cabinet 2014, Page 379 PRCT, and for the southeast corner of Lot 1, Block A, Haggard Stonegate Addition, according to the plat recorded in Cabinet 2010, Page 79 PRCT;
- THENCE N 09°57'02" W, 790.67 feet along the east line of said Lot 1, Block A, and the east line of Lot 2, Block A, Haggard Stonegate Addition, according to the revised conveyance plat recorded in Cabinet 2014, Page 642 PRCT, to a 1/2" iron rod with plastic cap stamped "SPARSING" found for the northeast corner of said Lot 2, Block A, Haggard Stonegate Addition, and being on the south line of Spring Creek Parkway, and from which a City of Plano concrete monument found bears N 09°57'02" W, 12.00 feet;
- THENCE N 89°00'45" E, 316.00 feet along the south line of Spring Creek Parkway to an "X" found in concrete;
- THENCE N 09°59'15" W, 12.00 feet continuing along the south line of Spring Creek Parkway to an "X" found in concrete;
- THENCE N 89°00'45" E, 38.51 feet along the south line of Spring Creek Parkway to the POINT OF BEGINNING with the subject tract containing 281,188 square feet or 6.455 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Newgate Development Co., Ltd. and Spring Creek Center MOB, LLC, acting by and through their authorized officers, does hereby adopt this plat designating the herein above described as NORTH 40 DEALERSHIP ADDITION, LOTS 5 AND 6, 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, public use forever, but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of the construction 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 market 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'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 growth which may in any way encroach or interfere with the construction, maintenance or efficiency of their respective systems on said Easements. The City of Plano and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

The undersigned does hereby covenant and agree that he shall construct upon the fire line 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 paving on the fire line easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lines, reading "Fire Lane, No Parking". The Fire Marshal or his duly authorized representative or the Chief of Police or his duly authorized representative is hereby authorized to cause such fire lines and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

The undersigned does covenant and agree that the Access Easement may be utilized by any person or the general public for ingress and egress to other 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 existing ordinances, rules, regulations, and resolution of the City of Plano, Texas.

Witness our hands and Dales County, Texas, this ___ day of _____, 2017.

Spring Creek Center MOB, LLC, a Texas limited liability company
By: SC & Comm Plano, LLC, a Texas limited liability company

Newgate Development Co., Ltd., a Texas limited partnership
By: NewDevCo, LLC, a Texas limited liability company

By: Toby Haggard, Manager
By: John Michael Conroy

Title: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of _____, 2017.

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of _____, 2017.

Notary Public, State of Texas
Notary Public, State of Texas

That I, Darren K. Brown, of Spira Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from 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 Subdivision Regulations of the City of Plano, Texas.

Dated this the ___ day of _____, 2017.

PRELIMINARY; NOT TO BE RECORDED FOR ANY PURPOSE
DARRIN K. BROWN, R.P.L.S. No. 5252

STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of _____, 2017.

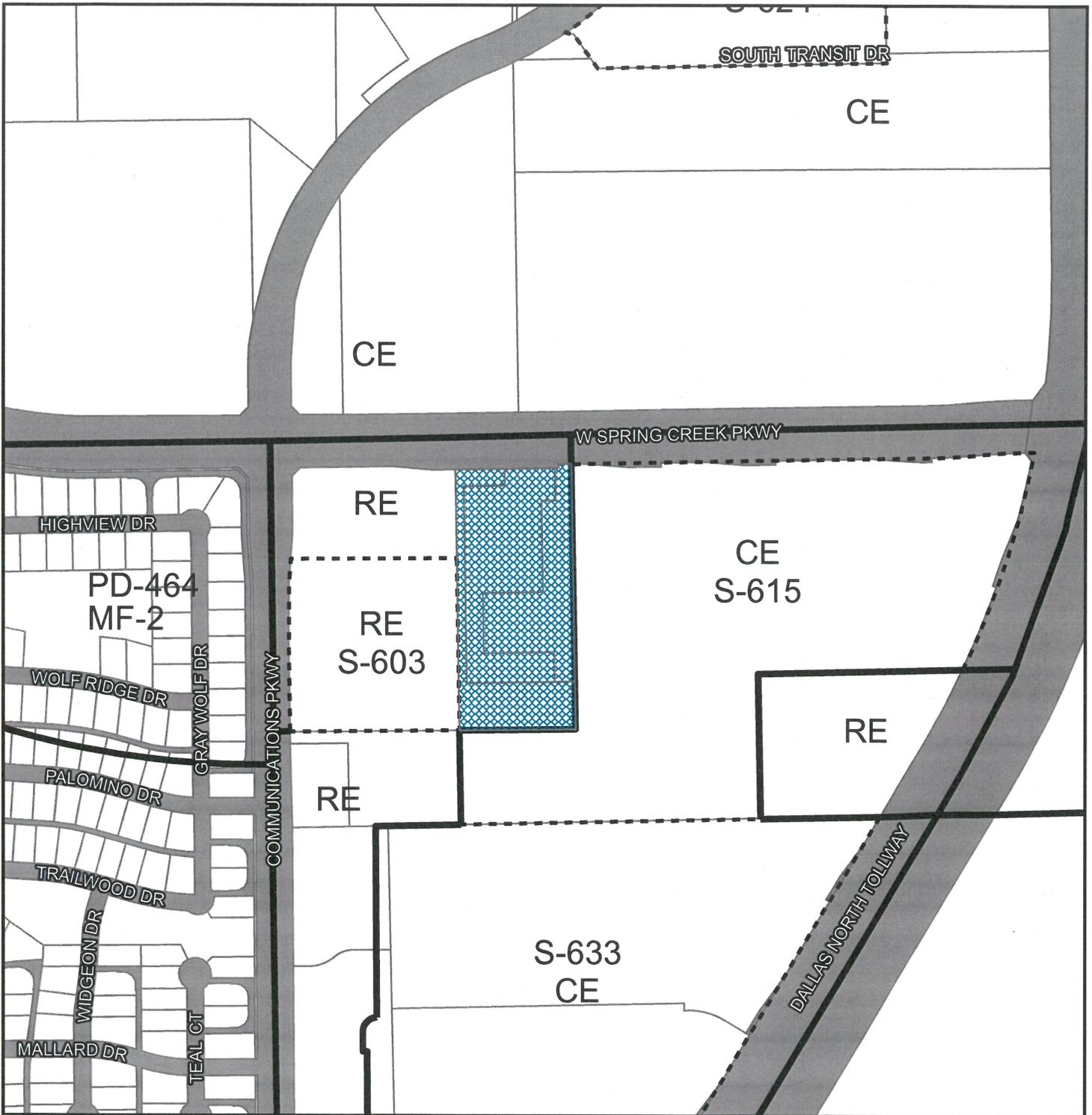
Notary Public, State of Texas

FINAL PLAT
NORTH 40 DEALERSHIP ADDITION
LOTS 5 AND 6, BLOCK 1
BEING 6.455 ACRES IN THE
H.B. MILLER SURVEY, ABSTRACT NO. 614
CITY OF PLANO, COLLIN COUNTY, TEXAS
PROJECT #FP2016-033

OWNER
Newgate Development Co., Ltd.
14881 Quorum Drive, Ste. 275
Dallas, TX 75254
Telephone (972) 978-4082
Contact: Michael Conroy

OWNER
Spring Creek Center MOB, LLC
800 Central Parkway East, Ste. 100
Plano, TX 75074
Telephone (972) 422-4515
Contact: Toby Haggard

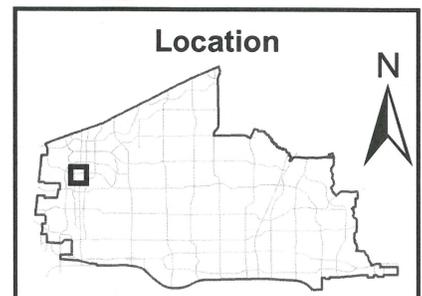
SURVEYOR
Spira Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone (972) 422-0077
Contact: Darren Brown



Item Submitted: Revised Site Plan

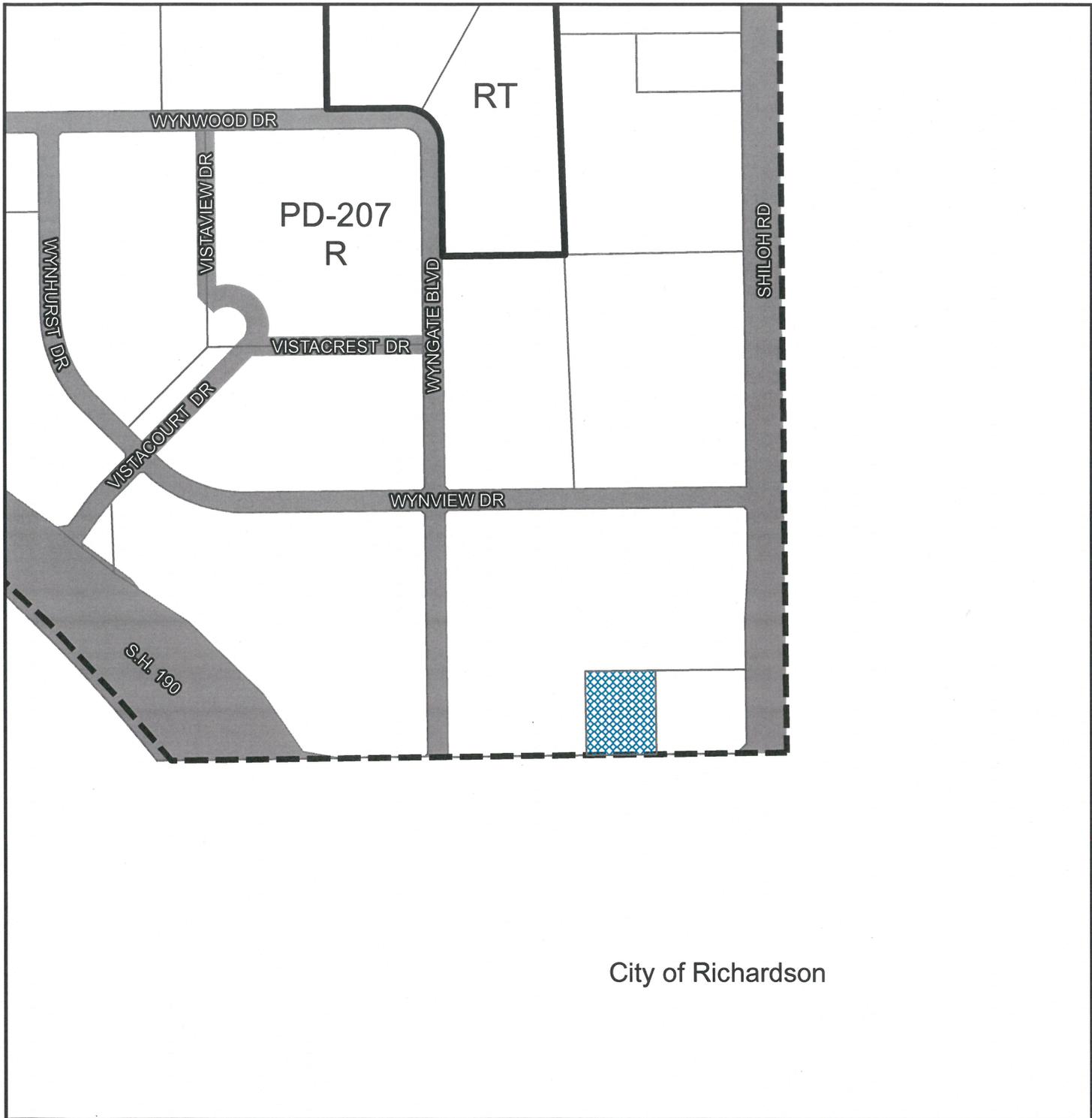
Title: North 40 Dealership Addition, Block 1, Lots 5 & 6

Zoning: Regional Employment/Dallas North Tollway Overlay District



-  200' Notification Buffer
-  Subject Property
-  Zoning Boundary
-  Specific Use Permit
-  City Limits
-  Right-of-Way

Source: City of Plano Planning Department



City of Richardson

Item Submitted: Preliminary Site Plan

Title: Turnpike Commons Addition, Block 3, Lot 2

Zoning: Planned Development-207-Retail/190 Tollway/Plano Parkway Overlay District

-  200' Notification Buffer
-  Subject Property
-  Zoning Boundary
-  Specific Use Permit
-  City Limits
-  Right-of-Way



Source: City of Plano Planning Department

USE: VACANT
 ZONED: PD-207-R
 TURNPIKE COMMONS OF PLANO, LLC
 INST. 2009020300106350
 (O.P.R.C.C.T.)

REMAINDER OF
 TURNPIKE COMMONS ADDITION
 LOT 2, BLOCK 3
 VOL. 2011, PG. 249
 P.R.C.C.T.

REMAINDER OF
 TURNPIKE COMMONS ADDITION
 LOT 2, BLOCK 3
 VOL. 2011, PG. 249
 P.R.C.C.T.

USE: VACANT
 ZONED: PD-207-R
 TURNPIKE COMMONS OF PLANO, LLC
 INST. 2009020300106350
 (O.P.R.C.C.T.)

REMAINDER OF
 TURNPIKE COMMONS ADDITION
 LOT 2, BLOCK 3
 VOL. 2011, PG. 249
 P.R.C.C.T.

WEST BUILDING
 PROPOSED 1-STORY
 MEDICAL OFFICE
 6,759 SF
 Bldg. Height: 23'
FF=608.50

EAST BUILDING
 PROPOSED 1-STORY
 MEDICAL OFFICE
 6,759 SF
 Bldg. Height: 23'
FF=608.50

USE: PROP. MEDICAL OFFICE
 ZONED: PD-207-R

LOT 2, BLOCK 3
 TURNPIKE COMMONS ADDITION
 VOL. 2011, PG. 249
 P.R.C.C.T.

USE: GAS STATION
 ZONED: PD-207-R
 MOUNTAINPRIZE, INC
 INST. 2011010300002220
 (O.P.R.C.C.T.)

CITY OF PLANO GENERAL NOTES:

- Buildings 6,000 square feet or greater shall be 100% fire sprinkled.
- Fire lanes shall be designed and constructed per city standards.
- Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current, adopted International Building Code.
- Four-foot wide sidewalks shall be provided 2.5 feet off of the property line within the rights-of-way, unless a sidewalk easement is provided for a monitoring sidewalk or an alternative design is approved by the city. Barrier-free ramps, per city standards, shall be provided on sidewalks at all curb crossings.
- Mechanical units, dumpsters, and trash compactors shall be screened in accordance with the Zoning Ordinance.
- All signage contingent upon approval by Building Inspections Department.
- Approval of the site plan is not final until all engineering plans are approved.
- Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
- Building facades within this development shall be compatible, as provided in the Retail Corner Design Guidelines.
- Outdoor lighting shall comply with illumination standards within Section 6-466 of the Code of Ordinances.
- Please contact the Building Inspections Department to determine the type of construction and occupancy group.
- All electrical transmission, distribution, and service lines must be underground.
- Uses shall conform in operation, location, and construction to the following performance standards in Article 24 of the Zoning Ordinance: noise, smoke and particulate matter, odorous matter, fire or explosive hazard material, toxic and noxious matter, vibration, and/or other performance standards.

SITE DATA TABLE		PD-207-R Retail
Zoning (from zoning map)		MEDICAL OFFICE
Land Use (from zoning ordinance)		54,071 sf 1.24 Acres
Lot Area (square feet & acres)		6,759 sf
Building Footprint Area (square feet) - West Building		6,759 sf
Building Footprint Area (square feet) - East Building		6,759 sf
Total Building Area (square feet)		13,518 sf
Building Height (# stories)		1 Story
Building Height (feet - distance to tallest building element)		23'
Lot Coverage (Percentage - x.xx%)		25.0%
Yard Area Ratio (ratio - x.x)		0.25:1
PARKING		
Parking Ratio (from zoning ordinance)		1,300 s.f.
Required Parking (# spaces)		48 spaces
Provided Parking (# spaces)		48 spaces
Accessible Parking Required (# spaces)		2 spaces
Accessible Parking Provided (# spaces)		2 spaces
Marking in Excess of 110% of Required Parking (# spaces)		0
LANDSCAPE AREA (INCLUDING TURF AREAS)		
Landscape Edge Area Provided (s.f.)		4,263 s.f.
Required Interior Landscape Area (parking lot landscaping s.f.)		392 s.f.
Additional Landscape Provided Area Provided (s.f.)		162 s.f.
Other Landscape Area (Drainage & Floodway Easement s.f.)		4,817 s.f.
TOTAL LANDSCAPE AREA (s.f.)		5,122 s.f.
PERMEABLE AREA (not including landscaping or turf areas)		
Other Permeable Area Within the Lot Not Including Landscaping Dr Turf Areas (s.f.)		5,122 s.f.
TOTAL PERMEABLE AREA (s.f.)		5,122 s.f.
IMPERVIOUS AREA		
Building Footprint Area (s.f.)		13,518 s.f.
Area of Secluded Pavement & Other Impervious Footprint (s.f.)		30,564 s.f.
Other Impervious Area		
TOTAL IMPERVIOUS AREA (s.f.)		44,132 s.f.
SUM OF TOTAL LANDSCAPE + TOTAL PERMEABLE = TOTAL IMPERVIOUS AREA (s.f.)		54,071 s.f.
NOTE: SUM MUST EQUAL LOT AREA		
TOTAL IMPERVIOUS AREA		
Less BMP Impervious Area Credit		44,132 s.f.
REMAINING IMPERVIOUS AREA		

OWNER:

Golan Properties, LLC
 5164 Wilcox Creek Dr. #100
 Plano, Texas 75093
 Phone (972) 267-3300
 Fax (972) 767-3320
 Contact: Moshe Golan

ENGINEER:

Cross Engineering Consultants, Inc.
 131 S. Tennessee Street
 McKinney, Texas 75069
 Phone (972) 562-4409
 Fax (972) 562-4471
 Contact: Jon David Cross, P.E.

CITY PROJECT #PSP2016-060
 PRELIMINARY SITE PLAN
 LOT 2, BLOCK 3
 TURNPIKE COMMONS ADDITION
 JAMES T. McCULLOUGH SURVEY
 ABSTRACT NO. 663
 CITY OF PLANO, COLLIN COUNTY, TEXAS
 1.24 ACRES
 February 6, 2017

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT. THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Revisions:	Date:
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS

131 S. Tennessee St. McKinney, Texas 75069
 972.562.4409 Fax 972.767.3320
 Drawn By: C.L.C. Checked By: C.L.C. Scale: 1"=20'

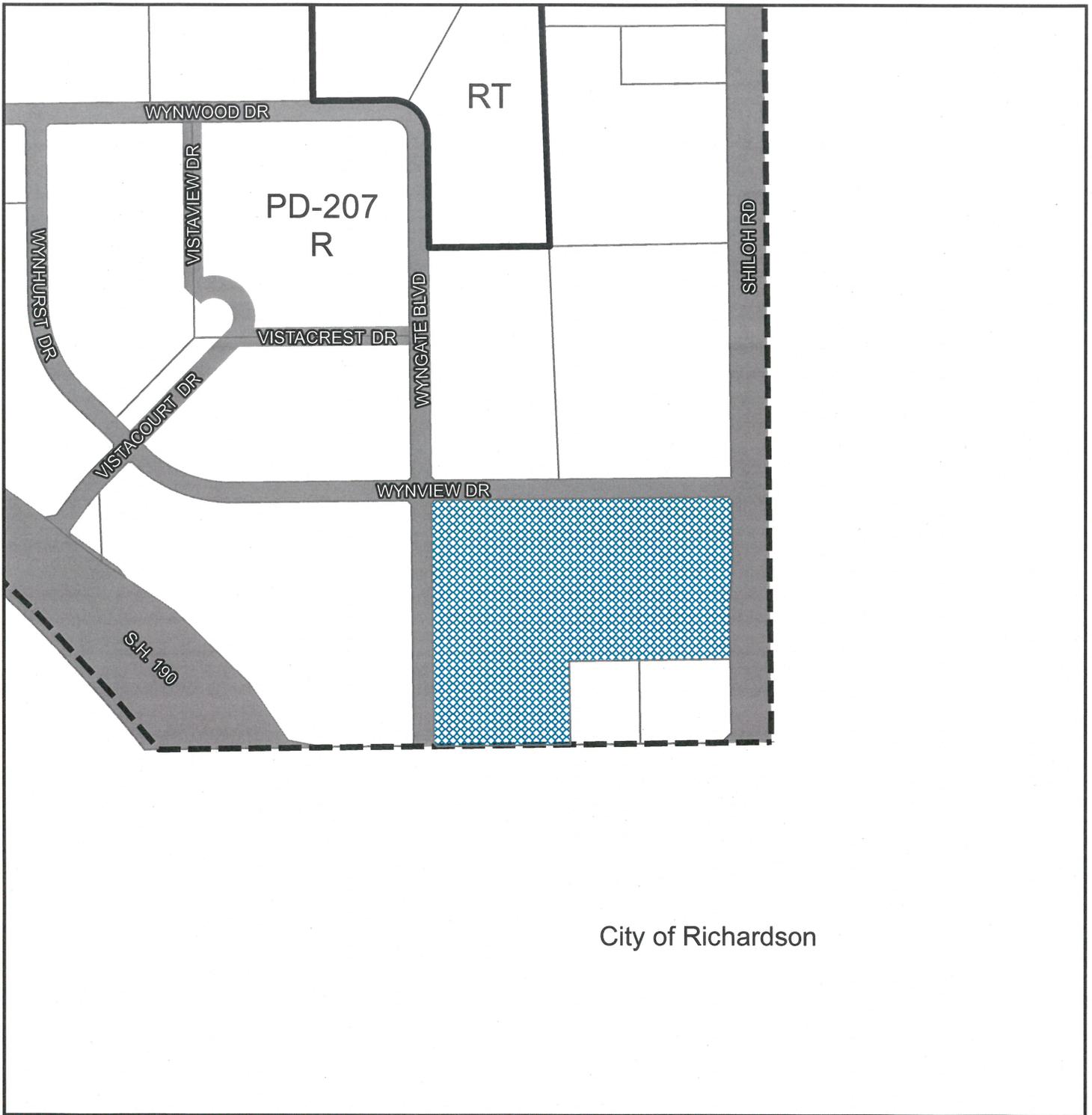
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JON DAVID CROSS, P.E., NO. 82618 ON 2/6/17. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PRELIMINARY SITE PLAN

RENNER ROAD MEDICAL
 Part of Lot 2, Block 3 Turnpike Commons Addition
 James T. McCullough Survey Abstract 633
 City of Plano, Collin County, Texas

Sheet No.
PSP

Project No.
 16121

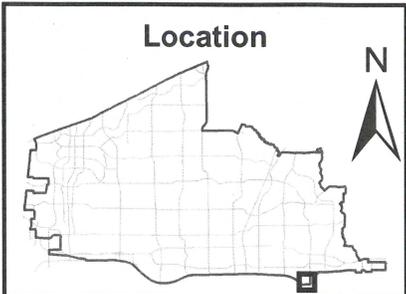


City of Richardson

Item Submitted: Revised Concept Plan

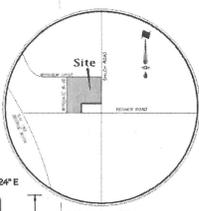
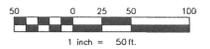
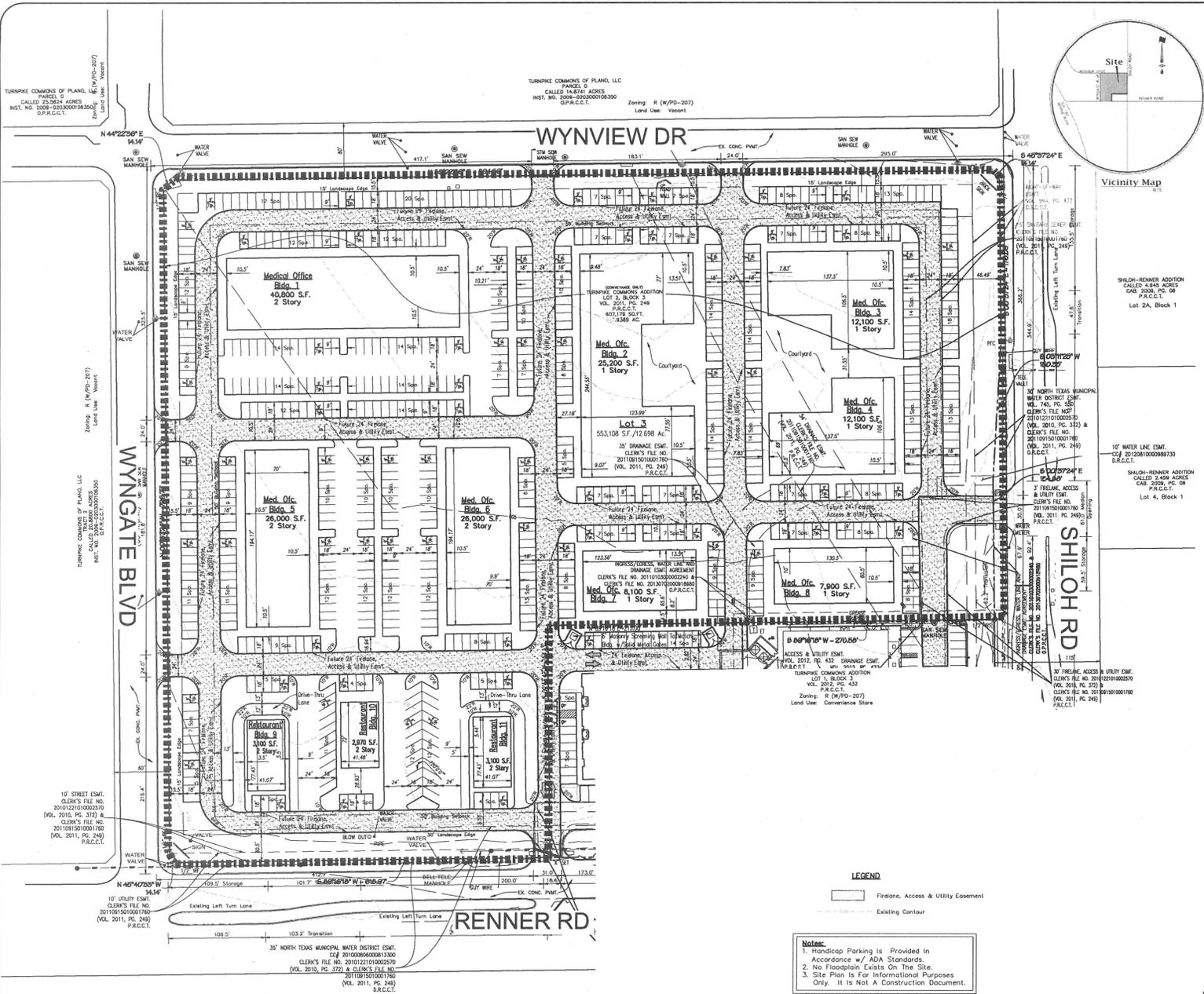
Title: Turnpike Commons Addition, Block 3, Lot 3

Zoning: Planned Development-207-Retail/190 Tollway/Plano Parkway Overlay District



Source: City of Plano Planning Department

- 200' Notification Buffer
- (Blue Hatched) Subject Property
- (Solid Line) Zoning Boundary
- (Dashed Line) City Limits
- (Dotted Line) Specific Use Permit
- (Grey) Right-of-Way



Vicinity Map

GENERAL NOTES

- Buildings 6,000 or greater square feet shall be 100% fire sprinkled.
- Fire lanes shall be designed and constructed per City standards.
- Handicapped parking areas shall be designed and provided per City standards and shall comply with requirements of the current, adopted International Building Code.
- Four foot wide sidewalks shall be provided 2.5 feet off of the property line within the right-of-way, unless a sidewalk easement is provided for a measuring sidewalk, or an alternative design is approved by the City. Barrier-free ramps, per City standards, shall be provided on sidewalks at all curb crossings.
- Mechanical units, dumpsters and trash compactors shall be screened in accordance with the Zoning Ordinance.
- All signage contingent upon approval by Building Inspection Department.
- Approval of the Site Plan is not final until all engineering plans are approved.
- Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
- Building facades within this development shall be compatible, as provided in the Retail Center Design Guidelines.
- Outdoor lighting shall comply with illumination standards within Section 6-466 of the Code of Ordinances.
- Please contact the Building Inspection Department to determine the type of construction and occupancy group.
- All electrical transmission, distribution and service lines must be underground where required.
- Uses shall conform in operation, location, and construction to the following performance standards in Section 3-1300 of the Zoning Code: noise, smoke and particulate matter, odorous matter, fire or explosive hazard material, toxic and noxious matter, vibration and/or other performance standards.

Site Data Summary Table

SYNOPSIS	LOT 3, BLOCK 3
Zoning	RD-207-R and 100 Talway/Plano Parkway Overlay District
Lot Area	12,698 Ac. (553,108 S.F.)
Building Area	158,200 Sq. Ft. (Medical) 9,170 Sq. Ft. (Restaurant)
Total Building Area	167,370 Sq. Ft.
Required Parking	158,200 Medical @ 1 Sp./250=633 9,170 Restaurant @ 1 Sp./100=92
Provided Parking	725 Spaces 728 Spaces

LEGEND

- Firelane, Access & Utility Easement
- Existing Contour

- Notes:**
- Handicap Parking is Provided in Accordance w/ ADA Standards.
 - No Floodplain Exists On The Site.
 - Site Plan is For Informational Purposes Only. It is Not A Construction Document.

Purpose of Revised Concept Plan:
The Purpose of This Revised Concept Plan is to create additional development lots.

CITY PROJECT #RCP2017-002
REVISED CONCEPT PLAN
OF
TURNPIKE COMMONS ADDITION
LOT 3, BLOCK 3 - 12.698 Acres
situated in the
JAMES T. MCCULLOUGH SURVEY ~ ABSTRACTS 585 & 633
PLANO, COLLIN COUNTY, TEXAS

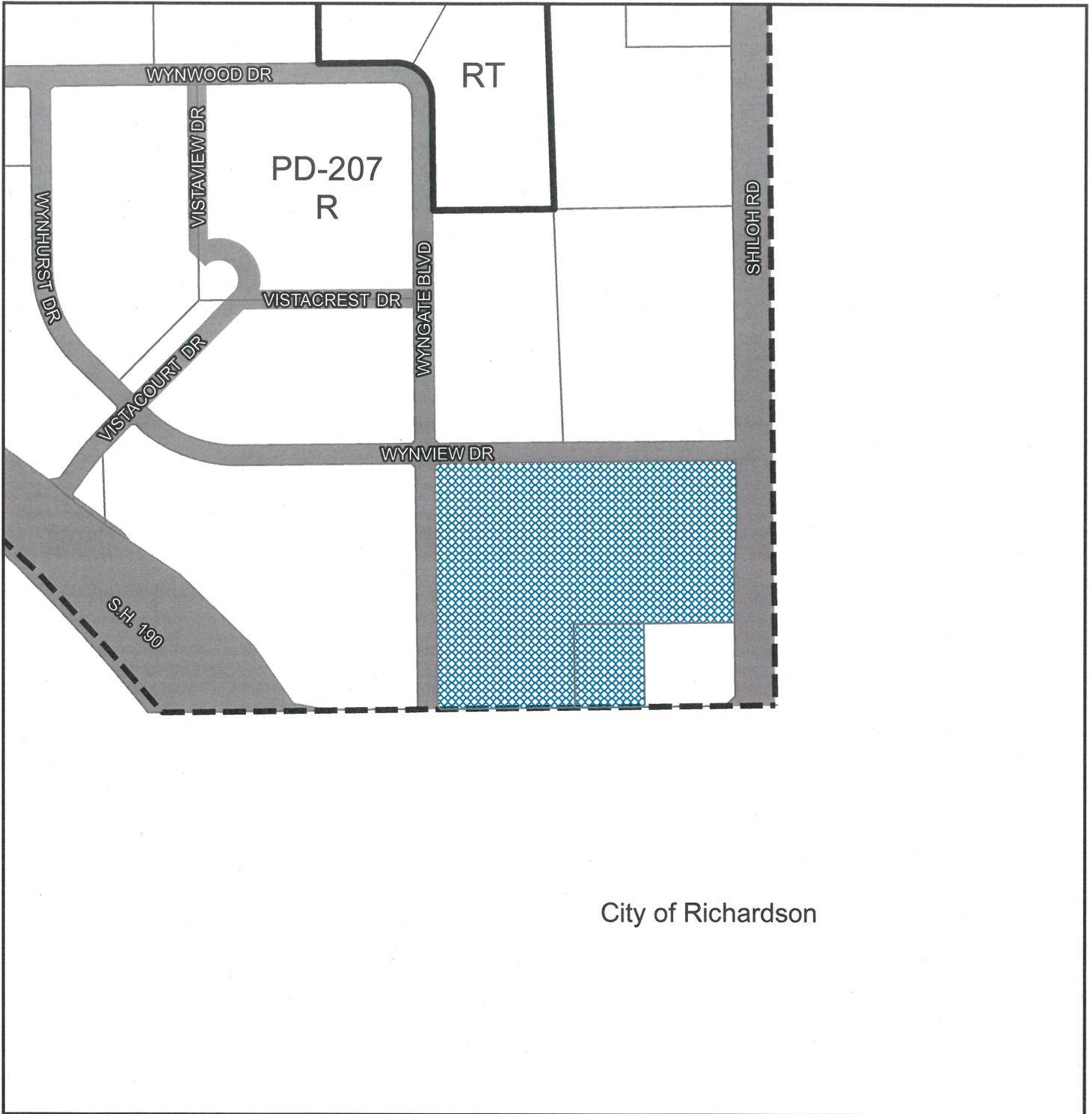
Owner/Applicant:
Olan Properties, LLC
5164 Village Creek Dr.
Suite 100
Plano, TX 75093
Telephone (972) 267-3300
Contact: Moshe Golan

Engineer/Surveyor:
Spiars Engineering, Inc.
18PE No. F-2121
765 Quarter Road, Suite 100
Plano, Texas 75075
Telephone (972) 422-0077
Contact: Kevin Wier

Owner:
Turnpike Commons of Plano, LLC
5910 N. Central Expy, Suite 1445
Dallas, Texas 75206
Telephone (214) 891-6110
Contact: Charles C. Nies

Scale 1"=50' February 2017

Drawing is Valid 2/27/2017 to 2/28/2017. Turnpike Commons Addition, Plan 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



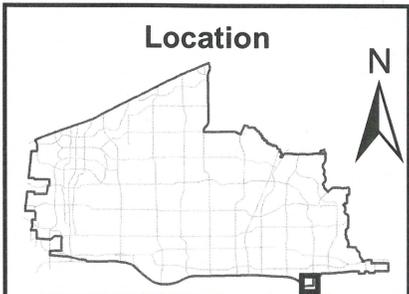
City of Richardson

Item Submitted: Revised Conveyance Plat

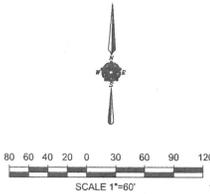
Title: Turnpike Commons Addition, Block 3, Lots 2 & 3

Zoning: Planned Development-207-Retail/190 Tollway/Plano Parkway Overlay District

- 200' Notification Buffer
- (Blue Hatched) Subject Property
- (Solid Line) Zoning Boundary
- (Dashed Line) City Limits
- (Dotted Line) Specific Use Permit
- (Grey) Right-of-Way



Source: City of Plano Planning Department



LEGEND

D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
CAB. PG.	CABINET, PAGE
AC.	ACRES
SECT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
I.R.S.	IRON ROD YELLOW CAP STAMPER "TXHS" SET
I.B.F.	IRON ROD FOUND
C.M.	CONTROL MONUMENT
P.C.	POINT FOR CORNER

- GENERAL NOTES:**
- 1) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, (2011).
 - 2) The purpose of this Revised Conveyance Plat is to subdivide existing Lot 2, Block 3 and create Lots 2 & 3, Block 3.
 - 3) 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.
 - 4) A conveyance plat is a record of property approved by the city for the purpose of sale or conveyance in its entirety or interests therein defined. No building permit shall be issued for permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the subdivision ordinance of the City of Plano. Selling a portion of this property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and state law.

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Turnpike Commons of Plano, L.L.C. a Texas limited liability company is the owner of a tract of land situated in the James T. McCullough Survey, Abstract No. 585 and 633 in the City of Plano, Collin County, Texas, and being all of Lot 2, Block 3, Conveyance Plat of Turnpike Commons Addition, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Instrument No. 20110915010001760, Map Records, Collin County, Texas, and being the same tract of land conveyed to Turnpike Commons of Plano, L.L.C. a Texas limited liability company, by Limited Warranty Deed recorded in Instrument No. 2009023000106350, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" at the Southeast corner of Turnpike Commons Addition, an Addition to the City of Plano, Collin County, Texas, according to the Map thereof recorded in Volume 2012, Page 432, Map Records, Collin County, Texas and lying in the North right-of-way line of E. Renner Road (variable width right-of-way), said corner also being the most southern point of said corner as shown on the herein described tract.

Then South 89 degrees 16 minutes 18 seconds West, along said North right-of-way line of E. Renner Road, a distance of 618.97 feet to a 1/2 inch iron rod found at the South end of a corner clip;

Then North 45 degrees 40 minutes 30 seconds West, along said corner clip, a distance of 14.14 feet to a 1/2 inch iron rod found at the North end of said corner clip and lying in the East right-of-way line of Wyrigate Boulevard (60 foot right-of-way);

Then North 00 degrees 37 minutes 24 seconds West, along said East right-of-way line of Wyrigate Boulevard, a distance of 726.77 feet to a 1/2 inch iron rod found at the South end of a corner clip;

Then North 44 degrees 22 minutes 36 seconds East, along said corner clip, a distance of 14.14 feet to a 1/2 inch iron rod found at the North end of said corner clip and lying in the South right-of-way line of Wynview Drive (80 foot right-of-way);

Then North 89 degrees 22 minutes 36 seconds East, along said South right-of-way line of Wynview Drive, a distance of 854.56 feet to a 1/2 inch iron rod at the beginning of a corner clip;

Then South 45 degrees 37 minutes 24 seconds East, along said corner clip, a distance of 14.14 feet to a 1/2 inch iron rod found at the South end of said corner clip and lying in the West right-of-way line of Shiloh Road (variable width right-of-way);

Then South 00 degrees 37 minutes 24 seconds East, along said West right-of-way line of Shiloh Road, a distance of 176.09 feet to a point for angle;

Then South 03 degrees 11 minutes 25 seconds West, along said angle, a distance of 150.35 feet to a point for corner lying in said West right-of-way line of Shiloh Road;

Then South 00 degrees 37 minutes 24 seconds East, along said West right-of-way line of Shiloh Road, a distance of 154.86 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" at the Northeast corner of said Turnpike Commons Addition (Volume 2012, Page 432);

Then South 89 degrees 16 minutes 18 seconds West, a distance of 275.59 feet to a 1/2 inch iron rod set with plastic cap stamped "TXHS" at the Northeast corner of said Turnpike Commons Addition (Volume 2012, Page 432);

Then South 00 degrees 37 minutes 24 seconds East, along the West line of said Turnpike Commons Addition (Volume 2012, Page 432), a distance of 254.13 feet to the POINT OF BEGINNING and containing 607,179 square feet in 13,9389 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Turnpike Commons of Plano, L.L.C., a Texas limited liability company, acting herein by and through its authorized officers, do hereby certify and adopt this plat designating the hereinabove described property as TURNPIKE COMMONS ADDITION, LOTS 2 & 3, BLOCK 3, an Addition to the City of Plano, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and appurtenances, as shown, are dedicated for the public use forever. For the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Plano. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using 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 construction, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems with the necessity at any of procuring permission from anyone.

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

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other 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 regress in, along, upon, and across said premises.

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

WITNESS MY HAND THIS _____ DAY OF _____, 2017.

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed thereon stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

Notary Signature

SURVEYORS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

THAT I, Gary E. Johnson, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Plano, Texas.

Gary E. Johnson
Registered Professional Land Surveyor No. 5299

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2017.

Notary Public

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 2017 by the Planning & Zoning Commission of the City of Plano, Texas.

Planning and Zoning Commission Chairperson

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed thereon stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

Notary Signature

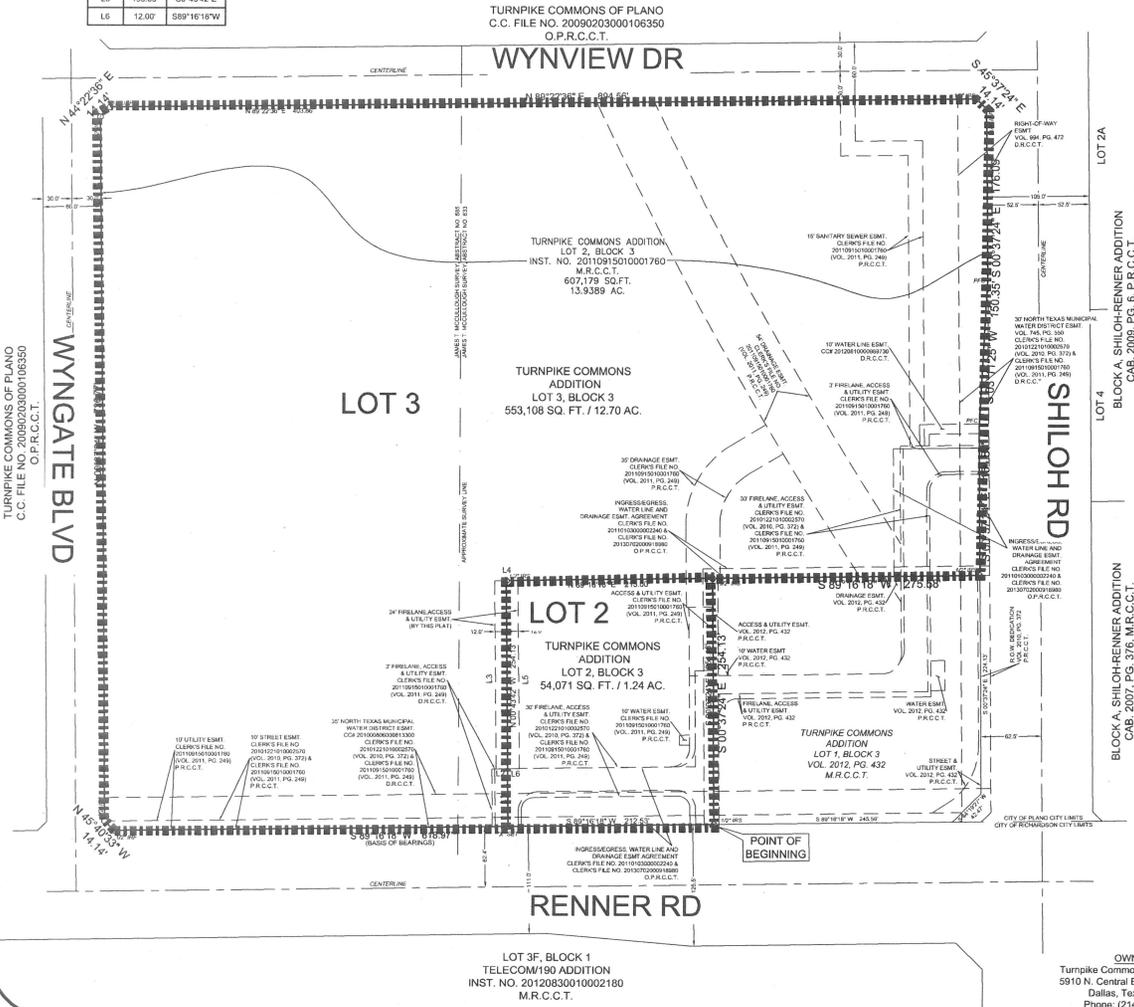
Secretary, Planning and Zoning Commission of City Engineer

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed thereon stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

Notary Signature



TURNPIKE COMMONS OF PLANO
C.C. FILE NO. 2009023000106350
O.P.R.C.C.T.

TURNPIKE COMMONS OF PLANO
C.C. FILE NO. 2009023000106350
O.P.R.C.C.T.

TURNPIKE COMMONS
ADDITION
LOT 3, BLOCK 3
553,108 SQ. FT. / 12.70 AC.

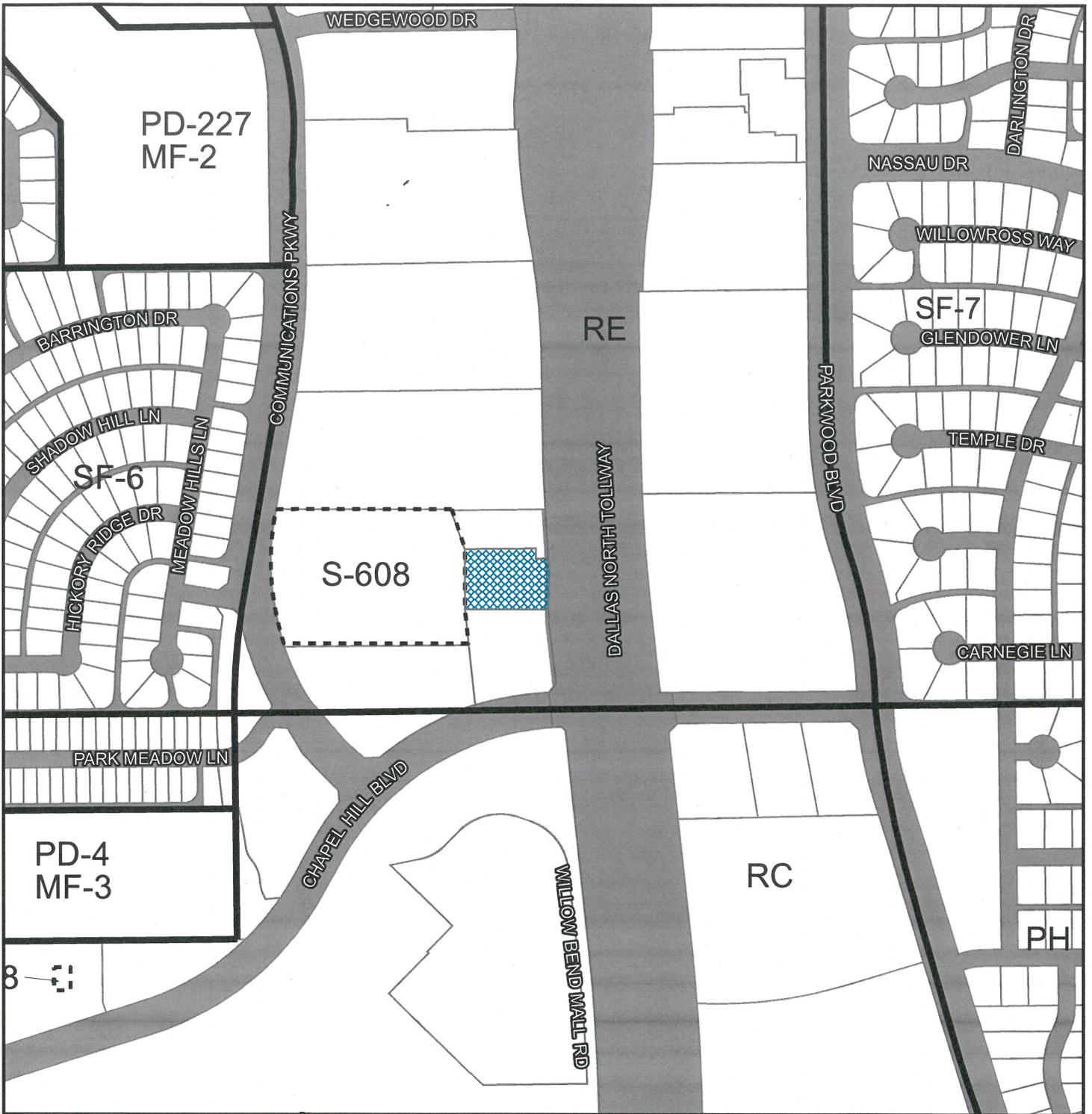
TURNPIKE COMMONS
ADDITION
LOT 2, BLOCK 3
54,071 SQ. FT. / 1.24 AC.

LOT 3F, BLOCK 1
TELECOM#190 ADDITION
INST. NO. 2012083001000180
M.R.C.C.T.

OWNER
Turnpike Commons of Plano, LLC
5910 N. Central Expy., Suite 1445
Dallas, Texas 75206
Phone: (214)891-8110
Contact: Charles C. Neis

SURVEYOR
TEXAS HERITAGE SURVEYING, L.L.C.
16810 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
texasheritage.com
Firm #10169300
attn: Doug R. Stewart, General Manager

CITY PROJECT #RCOP2017-001
REVISED CONVEYANCE PLAT
TURNPIKE COMMONS ADDITION
LOTS 2 & 3, BLOCK 3
REVISION OF LOT 2, BLOCK 3
TURNPIKE COMMONS ADDITION, RECORDED IN
INSTRUMENT NO. 20110915010001760,
PLAT RECORDS, COLLIN COUNTY, TEXAS
607,179 SQ. FT. / 13,9389 ACRES OUT OF
JAMES T. McCULLOUGH SURVEY, ABSTRACT NO. 585 & 633
CITY OF PLANO, COLLIN COUNTY, TEXAS

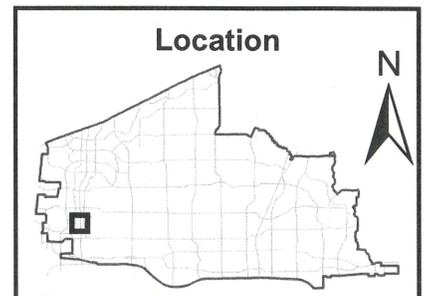


Item Submitted: Revised Site Plan

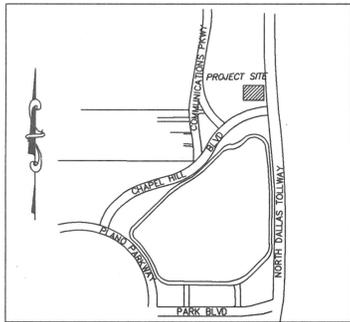
Title: Parkway Centre, Phase #5, Block C, Lot 9

Zoning: Regional Employment/Dallas North Tollway Overlay District

- 200' Notification Buffer
- (Blue Hatched) Subject Property
- Zoning Boundary
- - - Specific Use Permit
- City Limits
- (Grey) Right-of-Way

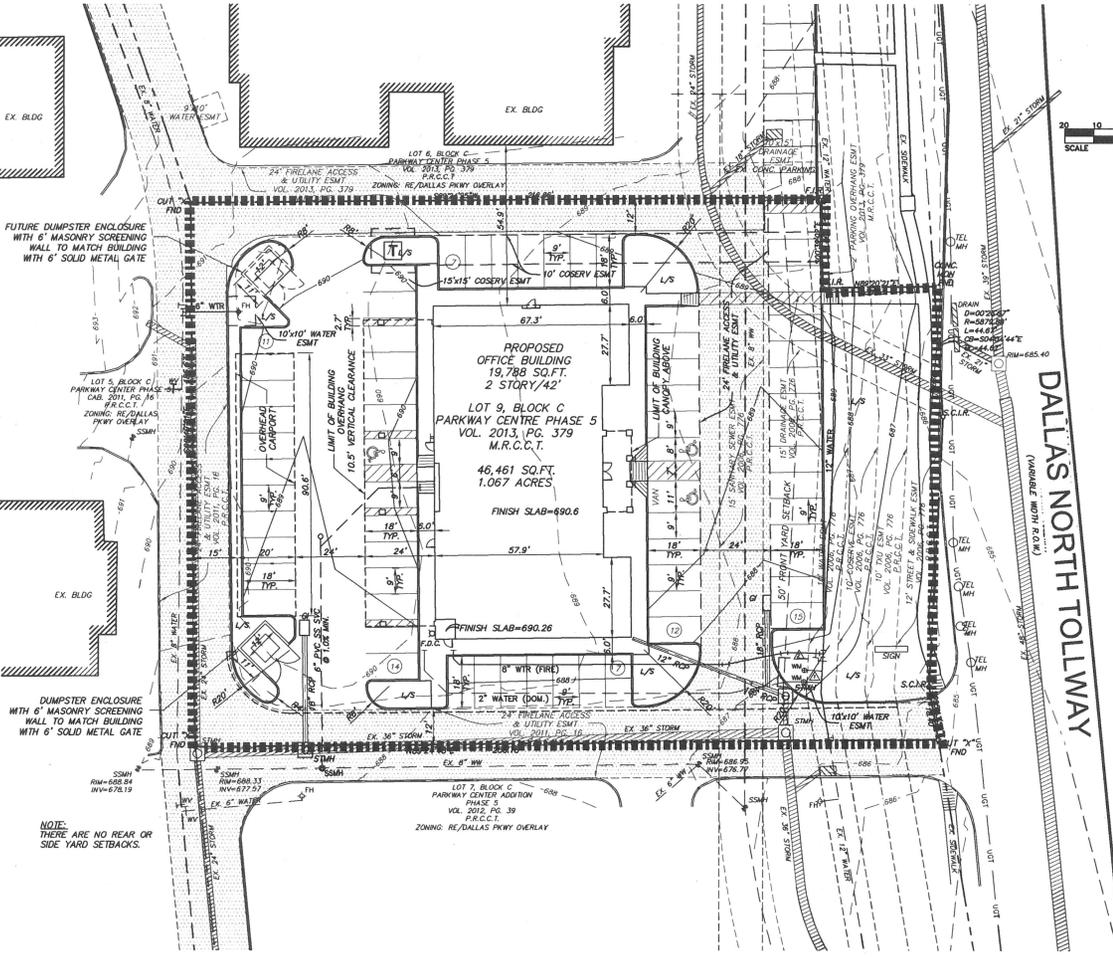


Source: City of Plano Planning Department



VICINITY MAP
N.T.S.

- LEGEND**
- EXISTING FIRE HYDRANT
 - EXISTING LIGHT POLE
 - EXISTING POWER POLE
 - EXISTING STORM DRAIN MANHOLE
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING WATER METER
 - EXISTING WATER VALVE
 - FOUND IRON ROD
 - PROP. TRANSFORMER PAD
 - PROP. FIRE DEPARTMENT CONNECTION
 - PROP. POWER POLE
 - DENOTES LIMITS OF FIRE LANE
 - PROP. SANITARY SEWER MANHOLE
 - PROP. STORM DRAIN MANHOLE
 - PROP. FIRE HYDRANT
 - PROP. WATER METER
 - PROP. WATER VALVE
 - LANDSCAPE AREA



- SITE PLAN GENERAL NOTES:**
- BUILDINGS 6,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
 - FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
 - HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENTLY ADOPTED INTERNATIONAL BUILDING CODE.
 - FOUR-FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OFF OF THE PROPERTY LINE WITHIN THE RIGHTS-OF-WAY, UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR A MEANDERING SIDEWALK OR AN ALTERNATIVE DESIGN IS APPROVED BY THE CITY. BARRIER-FREE RAMP, PER CITY STANDARDS, SHALL BE PROVIDED ON SIDEWALKS AT ALL CURB CROSSINGS.
 - MECHANICAL UNITS, DUMPSTERS, AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - ALL SIGNAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTION DEPARTMENT.
 - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES.
 - OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 6-466 OF THE CODE OR ORDINANCES.
 - PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AN OCCUPANCY GROUP.
 - ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES MUST BE UNDERGROUND WHERE REQUIRED.
 - USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 3-1500 OF THE ZONING ORDINANCE; NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.

SITE DATA SUMMARY TABLE:

GENERAL SITE DATA

ZONING	RE/DALLAS PARKWAY OVERLAY DISTRICT
LAND USE	MEDICAL OFFICE
LOT AREA	46,461 SQ. FT. (1.067 ACRES)
BUILDING FOOTPRINT AREA	15,788 SQ. FT.
TOTAL BUILDING AREA	15,788 SQ. FT.
BUILDING HEIGHT	2 STORY
BUILDING HEIGHT	48'
LOT COVERAGE	15.8%
FLOOR AREA RATIO	0.358:1
PARKING	250
PARKING RATIO	66
REQUIRED PARKING	66
ACCESSIBLE PARKING REQUIRED	3
PARKING IN EXCESS OF 110% OF REQUIRED PARKING	NA
LANDSCAPE AREA	3115.9 SQ. FT.
LANDSCAPE EDGE AREA	236.0 SQ. FT.
REQUIRED INTERIOR LANDSCAPE AREA	0.0 SQ. FT.
ADDITIONAL INTERIOR LANDSCAPE AREA	0.0 SQ. FT.
OTHER LANDSCAPE AREA WITHIN THE LOT INCLUDING STORM WATER COSEVATION AREA	0.0 SQ. FT.
TOTAL LANDSCAPE AREA	3418.2 SQ. FT.
PERMEABLE AREA	0.0 SQ. FT.
PERMEABLE PAVEMENT	0.0 SQ. FT.
OTHER PERMEABLE AREA WITHIN THE LOT NOT INCLUDING LANDSCAPE OR TURF AREAS	0.0 SQ. FT.
TOTAL PERMEABLE AREA	0.0 SQ. FT.
IMPERVIOUS AREA	31,159.9 SQ. FT.
BUILDING FOOTPRINT AREA	15,788.0 SQ. FT.
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS PLATWORK	15,371.9 SQ. FT.
OTHER IMPERVIOUS AREA	0.0 SQ. FT.
TOTAL IMPERVIOUS AREA	31,159.9 SQ. FT.
SW of TOTAL LANDSCAPE AREA + TOTAL PERMEABLE AREA + TOTAL IMPERVIOUS AREA = 46,461 SQ. FT. (NOTE: SWM MUST EQUAL LOT AREA)	

WATER METER SCHEDULE:

METER #	SERVICE	SIZE	QTY	REMARKS	SANITARY SEWER
1	DOMESTIC	3/4"	1	PROPOSED	0"
2	IRRIGATION	1"	1	PROPOSED	N/A

REVISED SITE PLAN NOTICE:
THE PURPOSE OF THIS REVISED SITE PLAN IS TO INCLUDE COVERED PARKING VIA AN APPROXIMATELY 1,812.24' BY CARPORT, AND A BUILDING OVERHANG AS SHOWN ABOVE.

BENCHMARK:
CITY OF PLANO MONUMENT NO. 321
2" ALUMINUM DISK IN CONCRETE STAMPED "223-03"
ELEVATION = 675.95 FEET

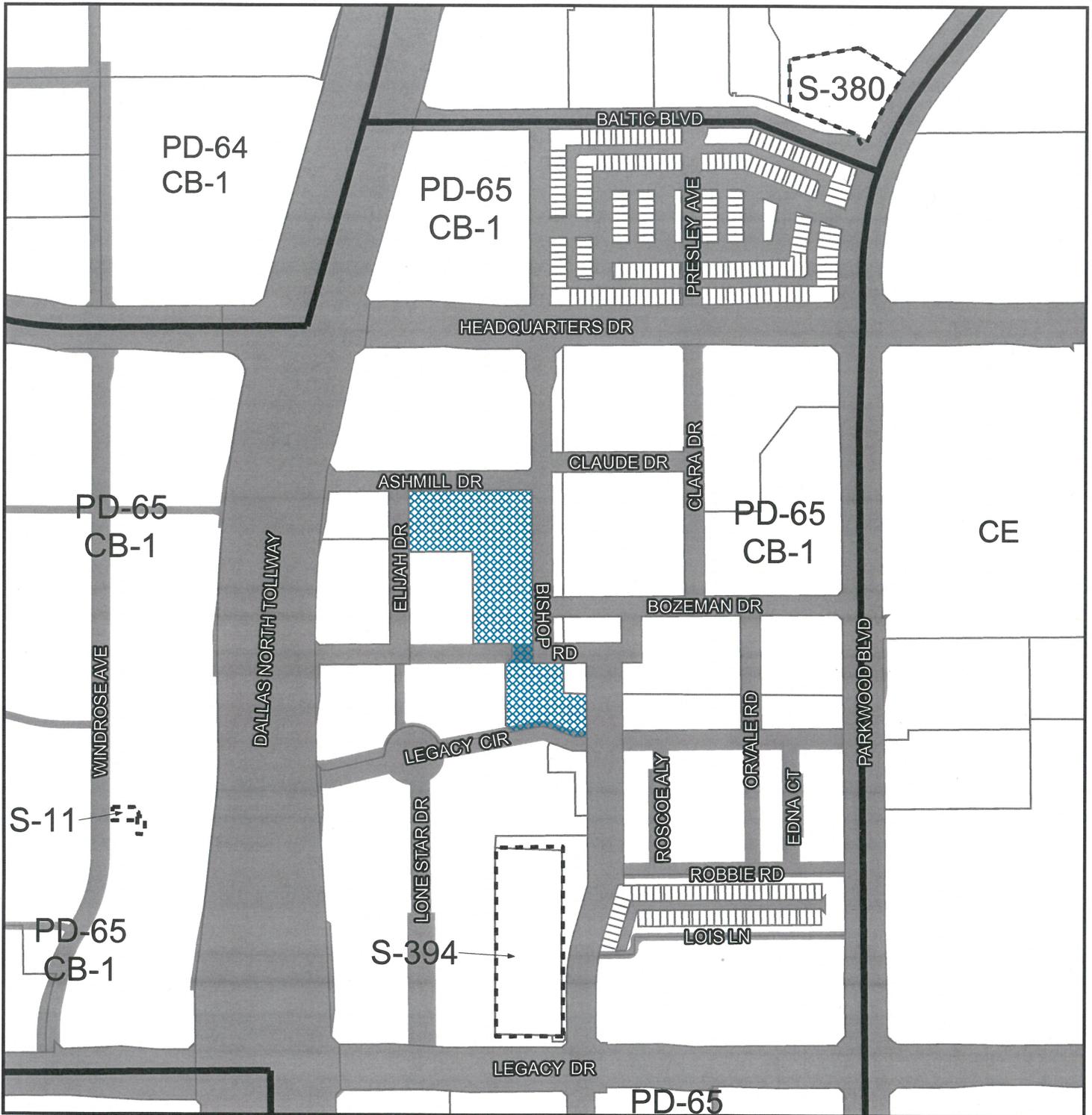
OWNER:
CREST HEALTH, LLC
P.O. BOX 260207
PLANO, TEXAS 75026
CONTACT: QUINN CHEN
PHONE: (214)603-0647

QUL ENGINEER:
VIEWTECH INC.
TEXAS FIRM REG. # 2658
4205 BELTWAY DRIVE
ADDISON, TEXAS 75001
PHONE: (972) 661-8187
FAX: (972) 661-8172
CONTACT: VICTOR LISSAK, JR.
EMAIL: vli@vtc.net

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY VICTOR LISSAK, JR., P.E. 30565 ON 02/06/2017



REVISED SITE PLAN					
PROJECT #RSP2017-002					
LOT 9, BLOCK C, PARKWAY CENTRE, PHASE #5					
1067 ACRES OUT OF THE					
JOHN MOUNTS SURVEY, ABSTRACT NO. 610					
PLANO, COLLIN COUNTY, TEXAS					
VIEWTECH INC. TEXAS FIRM REGISTRATION NO. 23658					
4205 BELTWAY DR. ADDISON, TX. 75001 (972) 661-8187 FAX (972) 661-8172					
DESIGN	DRAWN	DATE	SCALE	JOB #	SHEET
AW	AW	02/04/17	1"=20'	2015.131	C3



Item Submitted: Preliminary Site Plan

Title: Legacy Town Center (North), Block C, Lot 6

Zoning: Planned Development-65-Central Business-1



 200' Notification Buffer

 Subject Property

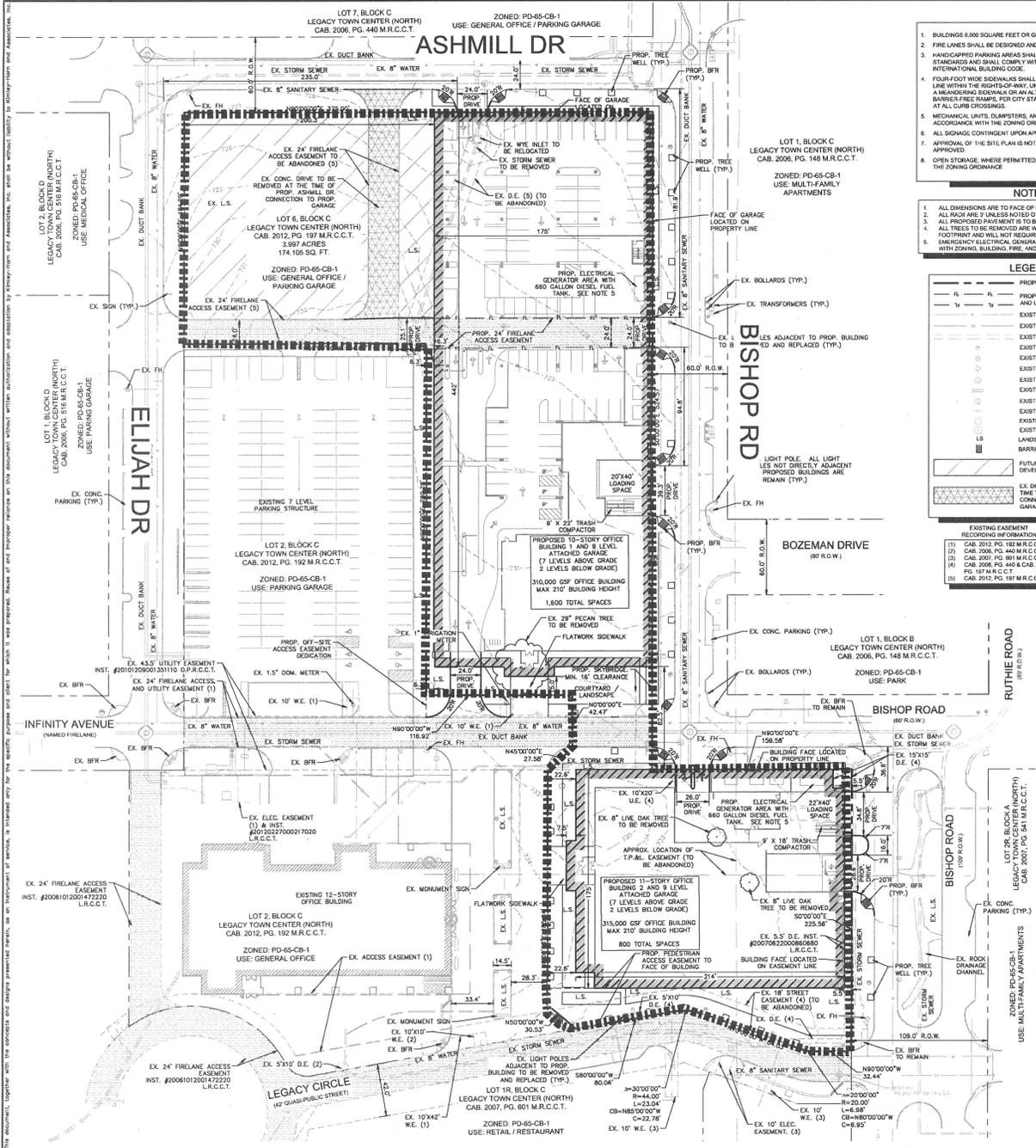
 Zoning Boundary

 City Limits

 Specific Use Permit

 Right-of-Way

Source: City of Plano Planning Department

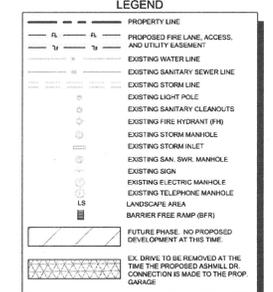


CITY OF PLANO SITE PLAN GENERAL NOTES

- BUILDINGS 8,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
- FIRE LINES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
- HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
- FOUR-FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OFF OF THE PROPERTY LINE WITHIN THE FRONT-YARD AND A SIDEWALK EASEMENT IS PROVIDED FOR A MEANDERING SIDEWALK OR AN ALTERNATIVE DESIGN IS APPROVED BY THE CITY BARRIERS FREE PARKING CITY STANDARDS, SHALL BE PROVIDED ON SIDEWALKS AT ALL CURB CROSSINGS.
- MECHANICAL UNITS, DUMPSTERS, AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- ALL SIGNAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTION DEPARTMENT.
- APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE AS PROVIDED IN THE RELEVANT CORNER DESIGN GUIDELINES.
- OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 8.04 OF THE CODE OF ORDINANCES.
- PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
- ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES MUST BE UNDERGROUND WHERE REQUIRED.
- USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 3.100 OF THE ZONING ORDINANCE: NOISE, SHADE, AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSION HAZARD, TOXIC AND HAZARDOUS MATERIAL, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.



- NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 - ALL RADI ARE 7 UNLESS NOTED OTHERWISE.
 - ALL TREES TO BE REMOVED ARE WITHIN THE PROPOSED BUILDING FOOTPRINT AND WILL NOT REQUIRE MITIGATION CREDITS.
 - EMERGENCY ELECTRICAL GENERATOR IS SUBJECT TO COMPLIANCE WITH ZONING, BUILDING, FIRE, AND NOISE REGULATIONS.



SITE DATA SUMMARY TABLE

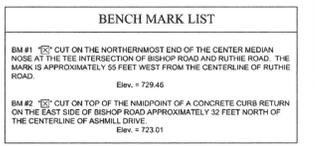
GENERAL SITE DATA	OFFICE TOWERS
ZONING	PD-65-CB-1
LAND USE	GENERAL OFFICE
LOT AREA	174,105 SF ± 3,997 SQ. FT.
BUILDING FOOTPRINT AREA	37,784 SF
TOTAL BUILDING AREA (GROSS)	92,000 SF
BUILDING HEIGHT (# STORES)	11 STORES
BUILDING HEIGHT (FT.)	70' MAX
LOT COVERAGE	21.70% (60,855 SF)
FLOOR AREA RATIO	3.51
PARKING*	
PARKING RATIO	1 SPACE PER 300 SF
REQUIRED PARKING (# SPACES)	2,264
AVAILABLE PARKING (# SPACES)	34
PARKING IN EXCESS OF 110% OF REQUIRED (# SPACES)	107
LANDSCAPE AREA	
LANDSCAPE TREE AREA (PROPOSED)	N/A
LANDSCAPE PLANTING AND OTHER PLANTING (SF)	14,774
ADDITIONAL INTERIOR LANDSCAPE (SF)	39,280
OTHER LANDSCAPE AREA INCLUDING STORM WATER	N/A
CONSERVATION AREAS (SF)	N/A
TOTAL LANDSCAPE AREA (SF)	39,780
PERMEABLE AREA	
PERMEABLE PAVEMENT (SF)	3,366
OTHER PERMEABLE AREA (SF)	3,366
TOTAL PERMEABLE AREA (SF)	6,732
IMPERVIOUS AREA	
BUILDING FOOTPRINT AREA (SF)	37,784
DRIVEWAYS, DRIVEWAYS AND OTHER PLANTING (SF)	24,478
OTHER IMPERVIOUS AREA (SF) (PARKING GARAGE)	68,179
TOTAL IMPERVIOUS AREA (SF)	130,939
SUM OF TOTAL LANDSCAPE AREA + TOTAL PERMEABLE AREA = TOTAL PERMEABLE AREA (SF)	174,105 SF
TOTAL IMPERVIOUS AREA (SF)	130,939
LESS IMPERVIOUS AREA CREDIT (SF)	0
BI-LIABLE IMPERVIOUS AREA (SF)	130,939

* ALL PARKING IS PROVIDED AS STRUCTURED PARKING.

- EXISTING EASEMENT RECORDING INFORMATION**
- CAB 2012 PG 182 M.R.C.C.T.
 - CAB 2006 PG 440 M.R.C.C.T.
 - CAB 2007 PG 891 M.R.C.C.T.
 - CAB 2006 PG 545 M.R.C.C.T.
 - CAB 2012 PG 191 M.R.C.C.T.

BUILDING SETBACK CALCULATIONS

PERCENT OF FACADE ALONG SIDEWALK	PERCENT OF FACADE WITHIN 10' OF SIDEWALK	PERCENT OF FACADE WITHIN 20' OF SIDEWALK	PERCENT OF FACADE WITHIN 30' OF SIDEWALK	PERCENT OF FACADE WITHIN 40' OF SIDEWALK	PERCENT OF FACADE WITHIN 50' OF SIDEWALK	PERCENT OF FACADE WITHIN 60' OF SIDEWALK	PERCENT OF FACADE WITHIN 70' OF SIDEWALK	PERCENT OF FACADE WITHIN 80' OF SIDEWALK	PERCENT OF FACADE WITHIN 90' OF SIDEWALK	PERCENT OF FACADE WITHIN 100' OF SIDEWALK
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%



PRELIMINARY SITE PLAN AND GENERAL TREE SURVEY PROJECT # PSP2016-064 GTS2016-047

LOT 6, BLOCK C, LEGACY TOWN CENTER (NORTH)
3.997 ACRES SITUATED IN THE HENRY COOK SURVEY ABSTRACT NO. 183, SAMUEL H. BROWN SURVEY ABSTRACT NO. 108, AND MARIA C. VELA SURVEY ABSTRACT NO. 935 CITY OF PLANO, COLLIN COUNTY, TEXAS

Kimley-Horn
3750 Genesis Ct., Suite 206
Frisco, TX 75034
Phone: (972) 388-3880
Fax: (972) 338-8778
Contact: Ryan Sullivan, P.E.
E-mail: ryan.sullivan@kimley-horn.com

DATE OF PREPARATION: 02/14/17

Kimley-Horn
3750 Genesis Ct., Suite 206
Frisco, TX 75034
Phone: (972) 388-3880
Fax: (972) 338-8778
Contact: Ryan Sullivan, P.E.
E-mail: ryan.sullivan@kimley-horn.com

PRELIMINARY SITE PLAN AND GENERAL TREE SURVEY

DATE: 02/14/17
PROJECT NO.: 063226600
SHEET NUMBER: 1 OF 1

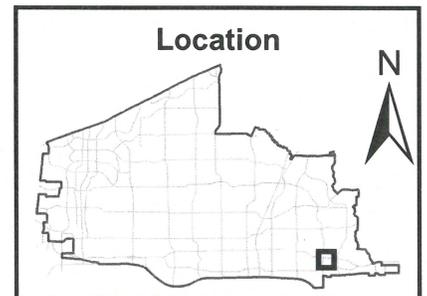


Item Submitted: Final Plat

Title: Dai Bi Buddhist Addition, Block A, Lot 1

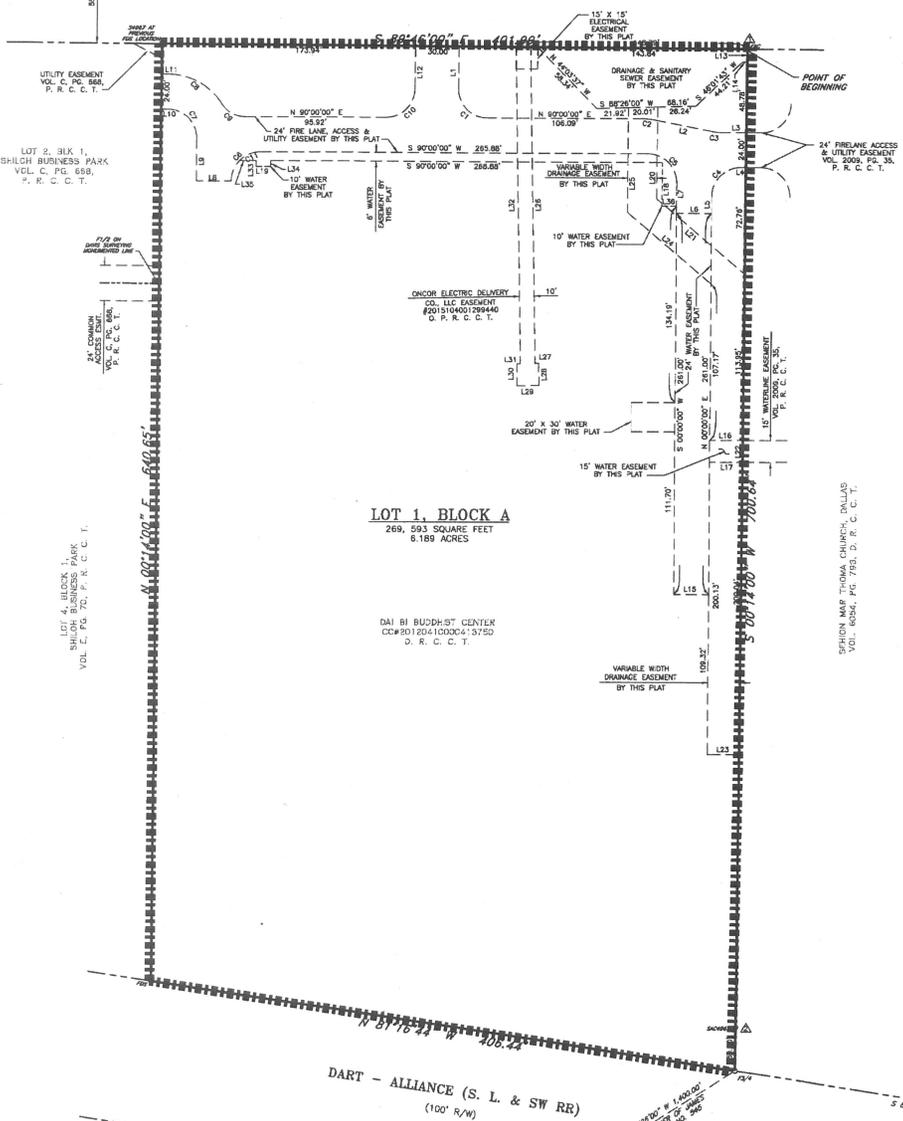
Zoning: Research/Technology Center

-  200' Notification Buffer
-  Subject Property
-  Zoning Boundary
-  Specific Use Permit
-  City Limits
-  Right-of-Way



Source: City of Plano Planning Department

14TH STREET
(EXISTING R. O. W.)



LOT 1, BLOCK A
269,593 SQUARE FEET
6.189 ACRES

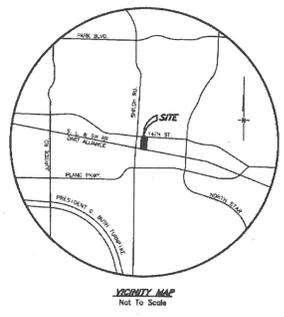
DAI BI BUDDHIST CENTER
CC#00120410000613750
D. R. C. C. T.

SPHON MAP THODIA CHURCH, DALLAS
VOL. 6054, PG. 793, D. R. C. C. T.



- LEGEND**
- () RECORD DATA PER PLAT
 - F3/4 FOUND 3/4" REBAR
 - FDS FOUND 5/8" REBAR W/CAP MARKED "DAIS SURVEYING"
 - FAC FOUND 3" DIA. ALUM. CAP
 - SAC4987 SET 3 1/4" ALUM. CAP MARKED "90PL 4987"
 - S4987 SET 1/2" REBAR W/CAP MARKED "90PL 4987"
 - D. R. C. C. T. DEED RECORDS OF COLLIN CO., TX.
 - P. R. C. C. T. PLAT RECORDS OF COLLIN CO., TX.
 - O. P. R. C. C. T. OFFICIAL PUBLIC RECORDS OF COLLIN CO., TX.
 - △ CITY OF PLANO MONUMENT (3 1/4" ALUM. CAP IN CONCRETE)
 - △ CURVE NUMBER
 - L3 LINE NUMBER

- CITY OF PLANO MONUMENTATION DATA**
- Coordinates are grid coordinates, Texas North Central Zone (NAD 83), based on State GPS Observation received through GPS MW-88 (oid 12) datum with a combined ground to grid factor of 0.9997926.
- △ X = 771,709.832
Y = 2,150,915.995
ELEV. 585.31
 - △ X = 771,705.168
Y = 2,150,711.685
ELEV. 590.58



GENE DATA

NO	BEARING	DISTANCE	CHORD BEARING	CHORD DIST
1	S 89°24'00" W	246.88	S 89°24'00" W	246.88
2	N 89°24'00" E	246.88	N 89°24'00" E	246.88
3	S 89°24'00" W	246.88	S 89°24'00" W	246.88
4	N 89°24'00" E	246.88	N 89°24'00" E	246.88
5	S 89°24'00" W	246.88	S 89°24'00" W	246.88
6	N 89°24'00" E	246.88	N 89°24'00" E	246.88
7	S 89°24'00" W	246.88	S 89°24'00" W	246.88
8	N 89°24'00" E	246.88	N 89°24'00" E	246.88
9	S 89°24'00" W	246.88	S 89°24'00" W	246.88
10	N 89°24'00" E	246.88	N 89°24'00" E	246.88
11	S 89°24'00" W	246.88	S 89°24'00" W	246.88
12	N 89°24'00" E	246.88	N 89°24'00" E	246.88
13	S 89°24'00" W	246.88	S 89°24'00" W	246.88
14	N 89°24'00" E	246.88	N 89°24'00" E	246.88
15	S 89°24'00" W	246.88	S 89°24'00" W	246.88
16	N 89°24'00" E	246.88	N 89°24'00" E	246.88
17	S 89°24'00" W	246.88	S 89°24'00" W	246.88
18	N 89°24'00" E	246.88	N 89°24'00" E	246.88
19	S 89°24'00" W	246.88	S 89°24'00" W	246.88
20	N 89°24'00" E	246.88	N 89°24'00" E	246.88
21	S 89°24'00" W	246.88	S 89°24'00" W	246.88
22	N 89°24'00" E	246.88	N 89°24'00" E	246.88
23	S 89°24'00" W	246.88	S 89°24'00" W	246.88
24	N 89°24'00" E	246.88	N 89°24'00" E	246.88
25	S 89°24'00" W	246.88	S 89°24'00" W	246.88
26	N 89°24'00" E	246.88	N 89°24'00" E	246.88
27	S 89°24'00" W	246.88	S 89°24'00" W	246.88
28	N 89°24'00" E	246.88	N 89°24'00" E	246.88
29	S 89°24'00" W	246.88	S 89°24'00" W	246.88
30	N 89°24'00" E	246.88	N 89°24'00" E	246.88

GENE DATA

NO	BEARING	DISTANCE	CHORD BEARING	CHORD DIST
1	S 89°24'00" W	246.88	S 89°24'00" W	246.88
2	N 89°24'00" E	246.88	N 89°24'00" E	246.88
3	S 89°24'00" W	246.88	S 89°24'00" W	246.88
4	N 89°24'00" E	246.88	N 89°24'00" E	246.88
5	S 89°24'00" W	246.88	S 89°24'00" W	246.88
6	N 89°24'00" E	246.88	N 89°24'00" E	246.88
7	S 89°24'00" W	246.88	S 89°24'00" W	246.88
8	N 89°24'00" E	246.88	N 89°24'00" E	246.88
9	S 89°24'00" W	246.88	S 89°24'00" W	246.88
10	N 89°24'00" E	246.88	N 89°24'00" E	246.88
11	S 89°24'00" W	246.88	S 89°24'00" W	246.88
12	N 89°24'00" E	246.88	N 89°24'00" E	246.88
13	S 89°24'00" W	246.88	S 89°24'00" W	246.88
14	N 89°24'00" E	246.88	N 89°24'00" E	246.88
15	S 89°24'00" W	246.88	S 89°24'00" W	246.88
16	N 89°24'00" E	246.88	N 89°24'00" E	246.88
17	S 89°24'00" W	246.88	S 89°24'00" W	246.88
18	N 89°24'00" E	246.88	N 89°24'00" E	246.88
19	S 89°24'00" W	246.88	S 89°24'00" W	246.88
20	N 89°24'00" E	246.88	N 89°24'00" E	246.88
21	S 89°24'00" W	246.88	S 89°24'00" W	246.88
22	N 89°24'00" E	246.88	N 89°24'00" E	246.88
23	S 89°24'00" W	246.88	S 89°24'00" W	246.88
24	N 89°24'00" E	246.88	N 89°24'00" E	246.88
25	S 89°24'00" W	246.88	S 89°24'00" W	246.88
26	N 89°24'00" E	246.88	N 89°24'00" E	246.88
27	S 89°24'00" W	246.88	S 89°24'00" W	246.88
28	N 89°24'00" E	246.88	N 89°24'00" E	246.88
29	S 89°24'00" W	246.88	S 89°24'00" W	246.88
30	N 89°24'00" E	246.88	N 89°24'00" E	246.88

NOTICE:
Selling a portion of this subdivision by metes and bounds is a violation of city ordinance and state platting status and is subject to fines and withholding of utilities and building certifications.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
L. BUSBY - TX RPLS 4967 2/9/17

CITY PROJECT #FP2017-005
FINAL PLAT
OF
LOT 1, BLOCK A,
DAI BI BUDDHIST ADDITION
BEING A PORTION OF THE J. LEDBETTER SURVEY,
ABSTRACT NUMBER 545,
CITY OF PLANO, COLLIN COUNTY, TEXAS.
CONTAINING 6.189 ACRES
JANUARY, 2017

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Dai Bi Buddhist Center, is the owner of a tract of land situated within the James LeBette Survey, Abstract Number 545, City of Plano, Collin County, Texas, and said tract being the same tract of land as conveyed to the Dai Bi Buddhist Center by a deed filed for record at County Clerk's Instrument Number 2012041000413750 of the Deed Records of Collin County, Texas. Said tract of land being more particularly described by metes and bounds as follows:

Beginning at a 3" diameter aluminum cap found, on the South right-of-way line of East Fourteenth Street, for the common North corner of the tract of land herein described and a tract of land conveyed to the Sehon Mar Thoma Church, Dallas by a deed filed for record in Volume 6054 at Page 793 of the Deed Records of Collin County, Texas;

Thence S 00°14'00" W, along the common boundary line of the tract of land herein described and the aforementioned Sehon Mar Thoma Church, Dallas tract, passing at 670.64 feet a 3 1/4" aluminum cap marked "NPLS 4967" set for a reference corner and continuing for a total distance of 700.64 feet to a 3/4" rebar found, on the North right-of-way line of the Saint Louis & Southwestern Railroad, for their common South corner, from which a 3" diameter aluminum cap found for the Southeast corner of said Sehon Mar Thoma Church, Dallas tract bears S 81°16'44" E, 254.83 feet;

Thence N 81°16'44" W, along the common boundary line of the tract of land herein described and the aforementioned railroad right-of-way, 406.44 feet to a 5/8" rebar with a cap marked "Davis Surveying" found for the common South corner of the tract of land herein described and Lot 4, Block 1, Shiloh Business Park as shown on a plat filed for record in Volume E, at Page 70 of the Plat Records of Collin County, Texas;

Thence N 00°14'00" E, along the common boundary line of the tract of land herein described and the aforementioned Lot 4, Block 1 and Lot 2, Block 1, Shiloh Business Park as shown on a plat filed for record in Volume C at Page 668 of the Plat Records of Collin County, Texas, 640.65 feet to a 5/8" rebar with a cap marked "Davis Surveying" found, on the above-mentioned South right-of-way line, for the common North corner of the tract of land herein described and said Lot 2, Block 1;

Thence S 89°46'00" E, along the aforementioned South right-of-way line, 401.99 feet to the Point of Beginning.

Said tract of land containing 269,593 square feet or 6.189 acres, more or less.

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That Dai Bi Buddhist Center, acting as the owner, does hereby adopt this plat designating the hereinabove described property as the DAI BI BUDDHIST ADDITION, an addition to the City of Plano, Texas and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. 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'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, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any form of procuring permission from anyone.

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking". The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other 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 lines of the City of Plano, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon, and across said premises.

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

WITNESS, my hand, this the _____ day of _____, 2017.

Minh Ho - President
Dai Bi Buddhist Center

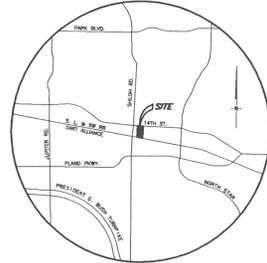
ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

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 they executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
This _____ day of _____, 2017

Notary Public



UTILITY MAP
Not To Scale

NOTICE:

Selling a portion of this subdivision by metes and bounds is a violation of city ordinance and state plotting statutes and is subject to fines and withholding of utilities and building certifications.

With reference to my copy of the Federal Emergency Management Agency Flood Insurance Rate Map for Collin County, Texas, Community Panel No. 48083C-0395-J, Revised on 6/22/09, the subject property's located location lies within Flood Zone(s) X, which is not designated a 100 year Special Flood Hazard Area. The above map may not include all Special Flood Hazard Areas and after a more detailed study the Special Flood Hazard Areas may be modified and other areas added. Localized flooding may occur someday due to changes in adjacent drainage patterns.

OWNER:

Minh Ho - President
Dai Bi Buddhist Center
3577 Whitney Road
Wylie, Texas 75098
(972) 412-4935

SURVEYOR:

Larry Busby
Delta Land Surveying
P. O. Box 6105
Round Rock, Texas 78683
(512) 781-9800

ENGINEER:

K. Patel
Triangle Engineering, LLC
1503 Astoria Drive
Allen, Texas 75013
(214) 609-9271

SURVEYOR'S CERTIFICATE

Know All By These Presents:

That I, Larry W. Busby, do hereby certify that I prepared this plat from an actual survey of the property, performed on the ground, under my direct supervision and that the corner monuments shown hereon were properly placed or found under my direct supervision in accordance with the Subdivision Ordinance of the City of Plano, Texas.

Larry W. Busby
TX RPLS No. 4967

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

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 they executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
This _____ day of _____, 2017

Notary Public

CERTIFICATE OF APPROVAL

APPROVED on this the _____ day of _____, 2017, by the Planning and Zoning Commission, City of Plano, Texas.

Chairman, Planning and Zoning Commission

STATE OF TEXAS
COUNTY OF _____

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 they executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
This _____ day of _____, 2017

Notary Public in and for the State of Texas

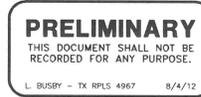
Secretary, Planning & Zoning Commission or City Engineer

STATE OF TEXAS
COUNTY OF _____

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 they executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
This _____ day of _____, 2017

Notary Public in and for the State of Texas



CITY PROJECT #FP2017-005

FINAL PLAT

OF

LOT 1, BLOCK A,

DAI BI BUDDHIST ADDITION

BEING A PORTION OF THE J. LEBETTER SURVEY,
ABSTRACT NUMBER 545,
CITY OF PLANO, COLLIN COUNTY, TEXAS.

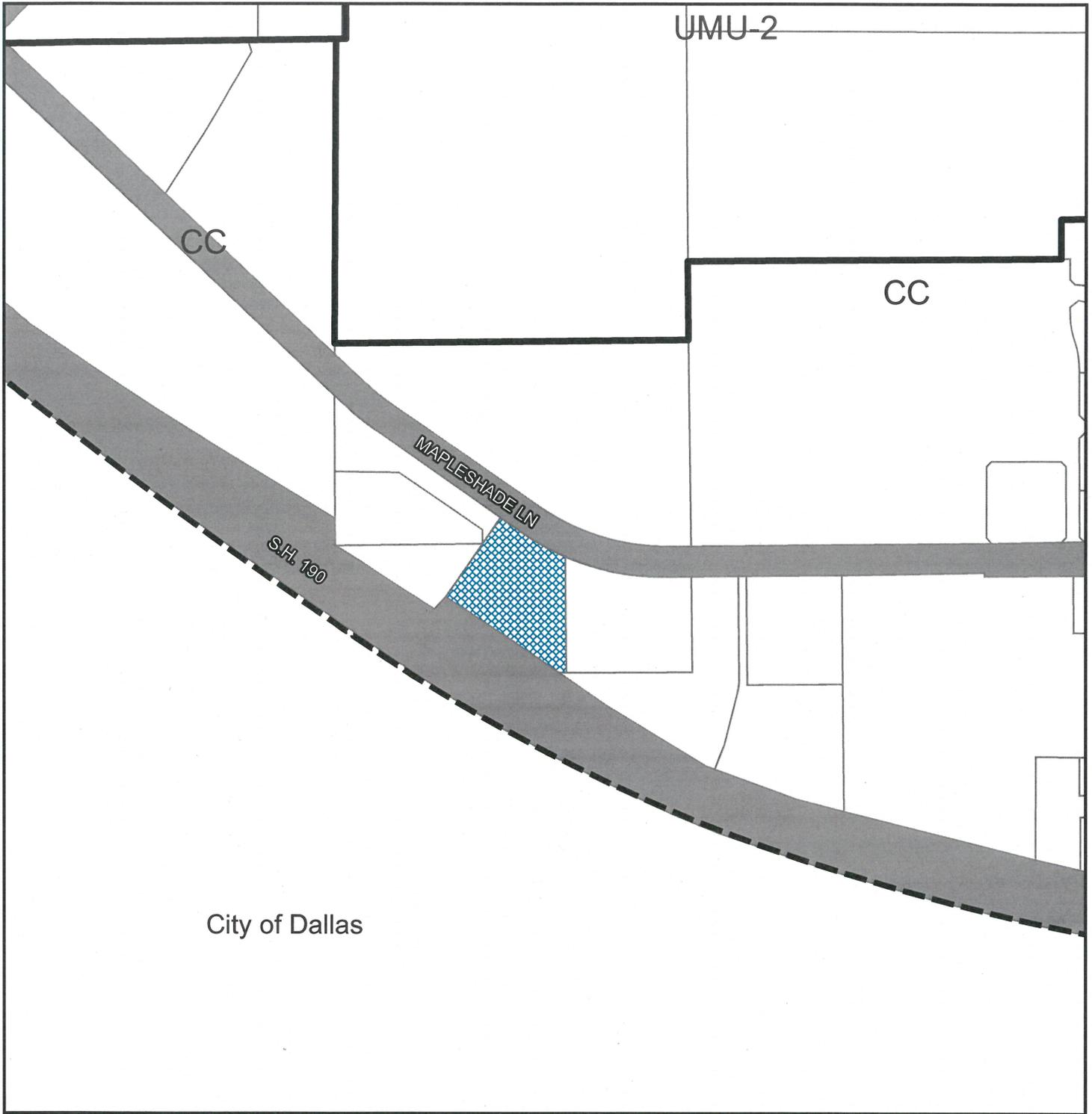
CONTAINING 6.189 ACRES

JANUARY, 2017

SHEET 2 OF 2

Copyright Delta Land Surveying - All Rights Reserved



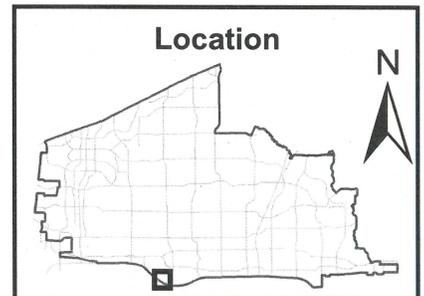


Item Submitted: Final Plat

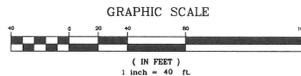
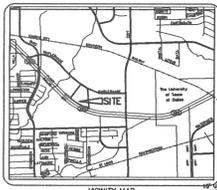
Title: Dal-Tex Mapleshade Addition, Block 2, Lot 1R

Zoning: Corridor Commercial/190 Tollway/Plano Parkway Overlay District

- | | | |
|--|---|--|
|  200' Notification Buffer |  Zoning Boundary |  Specific Use Permit |
|  Subject Property |  City Limits |  Right-of-Way |



Source: City of Plano Planning Department



NORTH TEXAS TOLLWAY AUTHORITY
VOL. 4207, PG. 2173
D.R.C.C.T.

STATE HIGHWAY 190

LINE TABLE		CURVE TABLE						
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	DELTA	CS	CD
L1	35.88	S54°42'32"E						
L2	17.50	S54°40'32"E						
L3	4.35	S33°14'03"E						
L4	34.40	S35°14'03"E						
L5	128.78	S50°14'03"E						
L6	282.54	S54°40'32"E	C1	31.42	20.00	90300.00'	N80°14'01"E	28.28
L7	185.38	S60°00'00"E	C2	81.88	20.00	22272.17'	N63°25'52"E	41.01
L8	18.00	N44°54'34"E	C3	27.39	20.00	28224.47'	N03°59'52"W	25.30
L9	13.43	S36°14'03"E	C4	68.13	44.00	90300.00'	S09°43'52"E	62.23
L10	71.53	S54°40'32"E	C5	66.16	44.00	100313.18'	N62°37'21"E	78.14
L11	8.58	S36°14'03"E	C6	13.20	20.00	42313.94'	S41°46'38"W	14.63
L12	126.78	S50°14'03"E	C7	83.05	20.00	20330.00'	S48°43'52"W	7.92
L13	282.54	S54°40'32"E	C8	31.42	20.00	90300.00'	S09°43'52"E	28.28
L14	134.14	S50°14'03"E	C9	33.81	20.00	85713.92'	N78°40'07"E	28.82
L15	173.03	N44°54'34"E	C10	77.84	20.00	22424.24'	N18°24'26"E	7.82
L16	26.54	S50°14'03"E	C11	31.62	20.00	90300.00'	S09°43'52"W	28.28
L17	30.98	N41°12'34"E	C12	43.71	20.00	145313.18'	N62°37'21"E	35.52
L18	44.24	N82°02'06"E	C13	13.23	20.00	24448.17'	N27°22'30"W	18.40
L19	44.24	S82°02'06"E	C14	31.42	20.00	90300.00'	S09°43'52"W	28.28
L20	116.72	N44°54'34"E	C15	70.26	746.00	65234.46'	S07°24'44"E	70.23
L21	25.00	S33°00'30"W	C16	66.16	746.00	65234.46'	S69°13'21"E	66.16
L22	168.80	N24°49'30"E	C17	31.78	746.00	65234.46'	S69°13'21"E	31.78
L23	1.86	N82°14'06"E	C18	42.78	20.00	12234.50'	S00°43'52"E	35.06
L24	76.80	N82°14'06"E	C19	270.84	777.43	12384.06'	S74°45'42"E	268.57
L25	8.95	N44°54'34"E	C20	42.78	20.00	12234.50'	S03°34'42"E	35.06
L26	24.02	N44°54'34"E	C21	30.23	746.00	65234.46'	S69°13'21"E	30.23
L27	15.00	S54°40'32"E	C22	11.88	20.00	42313.94'	N11°24'44"E	11.71
L28	39.38	S33°14'03"E	C23	369.72	801.43	26255.50'	S74°45'42"E	368.42
L29	4.89	N44°54'34"E	C24	11.88	20.00	24232.17'	S13°02'26"W	11.71
L30	15.00	N44°54'34"E	C25	27.49	44.00	24232.17'	N17°24'42"E	27.00
L31	17.14	N04°46'30"E	C26	19.41	20.00	44308.29'	N84°52'22"E	15.03
L32	1.00	N00°00'00"E	C27	50.18	24.00	4744.00'	S43°04'54"E	51.00
L33	2.00	N00°00'00"E	C28	8.07	20.00	21582.21'	N67°43'09"W	8.99
L34	10.00	N00°00'00"E	C29	28.16	20.00	24234.46'	S44°33'27"E	31.99
L35	10.00	N00°00'00"E	C30	4.87	20.00	1322.06'	N06°40'21"W	4.86

TIES TO THE CITY OF PLANO COORDINATE SYSTEM
Coordinates and Elevation are based on the North Central Texas State Plane Coordinates System (Zone 4202, NAD 83). City of Plano Monument No. H1 and the monuments shown thereon were set per the plot, Volume 2009, Page 261, M.M.C.C.T., were used.

LOT 2, BLOCK 1
CONVEYANCE PLAT
DAL-TEX MAPLESHADE ADDITION
CAB. Y. PG. 292
P.R.C.C.T.

LOT 1R, BLOCK 2
90.00 SQ. FT. OR
2.274 ACRES
REVISED CONVEYANCE PLAT
DAL-TEX MAPLESHADE ADDITION
INST. NO. 2015091401003280
O.P.R.C.C.T.

LOT 2, BLOCK 2
REVISED CONVEYANCE PLAT
DAL-TEX MAPLESHADE ADDITION
INST. NO. 2015091401003280
O.P.R.C.C.T.

STATE OF TEXAS
COUNTY OF COLLIN

OWNERS CERTIFICATE

WHEREAS Three VP Texas, L.P., is the sole owner of a tract of land situated in the MARTHA MCBRIDE SURVEY, ABSTRACT NO. 553, in the City of Plano, Collin County, Texas, and being all of Lot 1R, Block 2, Dal-Tex Mapleshade Addition, an Addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Instrument Number 2015091401003280, Official Public Records, Collin County, Texas, some being all of that certain tract of land to Three VP Texas, L.P., by Special Warranty Deed recorded in Instrument Number 2016011500005280, said Official Public Records, and being more particularly described as follows;

BEGINNING at a standard City of Plano concrete disk monument set for the Northwest corner of the herein described tract from which a 5/8 inch iron rod found with KHA cap bears South 42 deg. 05 min. 18 sec. West, 0.42 feet, some being the northeast corner of said Lot 1R, some being the northeast corner of that certain tract of land conveyed to North Texas Tollway Authority by deed recorded in Volume 4207, Page 2173, Deed Records, Collin County, Texas, same being in the south line of Mapleshade Lane (92' public right of way);

THENCE South 54 deg. 42 min. 52 sec. East along the common line of said Lot 1R and said Mapleshade Lane, a distance of 81.10 feet to a 5/8 inch iron rod found with KHA cap that bears South 51 deg. 04 min. 13 sec. West, 0.36 feet, for an angle point and the beginning of a curve to the left having a radius 746.00 feet, a central angle of 11 deg. 24 min. 57 sec; and an arc distance of 143.64 feet;

THENCE along said curve to the left, and along said common line, a chord bearing and distance of South 60 deg. 25 min. 21 sec. East, 148.39 feet to a 1/2 inch iron rod found with WAI cap for the northeast corner of the herein described tract;

THENCE South 00 deg. 00 min. 42 sec. West through the interior of said Lot 1R, a distance of 353.60 feet, a 1/2 inch iron rod found with WAI cap for the southeast corner of the herein described tract, some being in the south line of said Lot 1R, some being in the north line of Lot 2R, Block 1, 190 Mapleshade Addition, and Addition to the City of Plano by plat recorded in Volume 2014, Page 548, Plat Records, Collin County, Texas;

THENCE North 89 deg. 47 min. 06 sec. West, along the common line of said Lot 1R and said Lot 2R, a distance of 21.63 feet to a 1/2 inch iron rod with RPLS 5310 cap found for an angle point of the herein described tract, some being an angle point of said Lot 1R, some being the northwest corner of said Lot 2R, some being in the northeast right of way line of State Highway 190 (variable width right of way);

THENCE North 54 deg. 59 min. 10 sec. West, along the common line of said Lot 1R, and said State Highway 190, a distance of 194.88 feet to a 1/2 inch iron rod found with WAI cap for an angle point;

THENCE North 56 deg. 15 min. 32 sec. West, continuing along the said common line, a distance of 220.19 feet to a standard City of Plano concrete disk monument set for the most westerly corner of the herein described tract from which a 5/8 inch iron rod found with KHA cap bears South 05 deg. 38 min. 11 sec. West, 0.39 feet, some being the most westerly corner of said Lot 1R, some being the south corner of aforesaid North Texas Tollway tract;

THENCE North 35 deg. 14 min. 01 sec. East, along the common line of said Lot 1R and said North Texas Tollway tract, a distance of 293.21 feet to the POINT OF BEGINNING and containing 99,040 square feet or 2.274 acres of computed land, more or less.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:

That Three VP Texas, L.P., acting herein by and through its duly authorized partner, does hereby adopt this plat designating the herein above described property as **BLOCK 2, LOT 1R, DAL-TEX MAPLESHADE ADDITION**, an Addition to the City of Plano, Texas, and does hereby dedicate in fee simple, to the public use forever, the streets and alleys shown therein. 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 the plat. No buildings, fences, trees, shrubs or any other improvements of growth 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 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 utilities, said use by particular 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 growth which may in any way encroach or interfere with the construction, maintenance or efficiency of their respective systems on lines how the full right if ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and other to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.

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

The undersigned do 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 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 regress in, along, upon and across said premises.

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

WITNESS MY HAND, this _____ day of _____ 2017

Three VP Texas, L.P.,
a Texas limited partnership
By: Four VP GP Houston, Inc.,
a Texas corporation,
its sole General Partner

By: Jon J. McClure, President

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jon J. McClure, 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 there expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2017.

NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYOR'S CERTIFICATE

APPROVED on this _____ day of _____ 2017, by the Planning & Zoning Commission, City of Plano, Texas.

Chairman, Planning & Zoning Commission

City of Plano

I, Timothy R. Manin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivisions requested by the City of Plano, Texas. 02/09/2017

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Timothy R. Manin _____ Date
Registered Professional Land Surveyor, No. 6122

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared TIMOTHY R. MANIN, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____ 2017.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF _____

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____ 2017.

Notary Public in and for the STATE OF TEXAS

FINAL PLAT
DAL-TEX MAPLESHADE ADDITION
LOT 1R, BLOCK 2
BEING ALL OF LOT 1R, BLOCK 2 OF DAL-TEX MAPLESHADE ADDITION
RECORDED IN INSTRUMENT NUMBER 2015091401003280

BEING 2.274 ACRES OUT OF THE
MARTHA MCBRIDE SURVEY, ABSTRACT NO. 553
CITY OF PLANO, COLLIN COUNTY, TEXAS
FEBRUARY 2017
CITY PROJECT NUMBER: FP2017-008

SHEET 1 OF 1
JOB NO: 15-0828P
PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com

DATE: 02/09/2017
3025 E. DALLAS ROAD, SUITE 1100, CARLETON, TEXAS 75010
COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE
3/2017
FIRM NO. 100999-00
Member Since 1977

NOTES:
1. IRR = Iron Rod Found
2. Basis of Bearing - Based on the West line (South 00 deg. 00 min. 39 sec. West) of Lot 2R, Block A, Dal-Tex Mapleshade Addition, an Addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Inst. No. 2015091401003280, Official Public Records of Collin County, Texas.
3. Notice: Setting a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
4. P.O.B. = Point of Beginning
5. O.P.R.C.C.T. = Official Public Records, Collin County, Texas
6. D.R.C.C.T. = Deed Records, Collin County, Texas.

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 20, 2017

Agenda Item No. 1

Public Hearing: Zoning Case 2016-042

Applicant: Jerry Spence, LP

DESCRIPTION:

Request for Specific Use Permit for Mini-Warehouse/Public Storage and Truck/Bus Leasing on one lot on 6.3 acres located at the northwest corner of K Avenue and Legacy Drive. Zoned Corridor Commercial. Project #ZC2016-042. Tabled January 17, 2017.

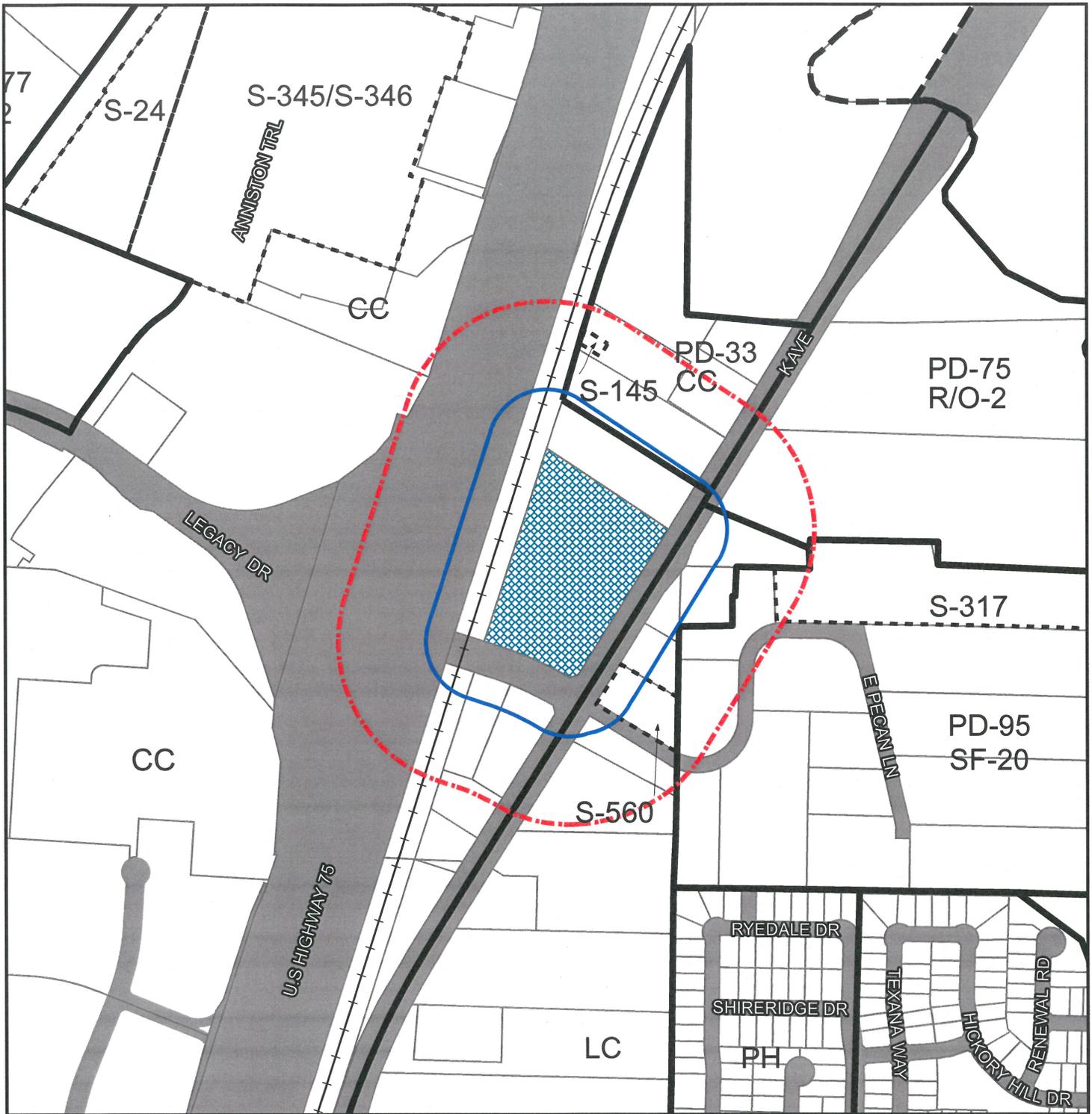
REMARKS:

This item was tabled at the January 17, 2017, Planning & Zoning Commission meeting. It must be removed from the table for consideration.

The applicant is requesting to table the zoning case until the March 6, 2017, Planning & Zoning Commission meeting in order to continue to refine their request.

RECOMMENDATION:

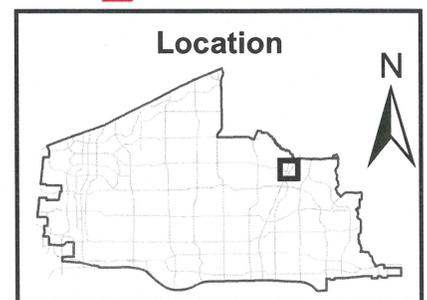
Recommended that the Commission accept applicant's request to table Zoning Case 2016-042 to the March 6, 2017, Planning & Zoning Commission meeting.



Zoning Case #: 2016-042

Existing Zoning: Corridor Commercial (CC)

Proposed Zoning: Specific Use Permit (SUP) for Mini-Warehouse/Public Storage and Truck/Bus Leasing



Source: City of Plano Planning Department

- 500' Courtesy Notification Buffer
- 200' Notification Buffer
- Zoning Boundary
- Specific Use Permit
- Subject Property
- City Limits
- Right-of-Way



Area of Request



Source: City of Plano, Planning Dept.
Date : 1/25/2017

Zoning Case 2016-042

Jan 13, 2017

City of Plano, Planning Department
Attn: Mr. Ross Altobelli
1520 K Avenue
Plano Texas, 75074
Tel: 972.941.7000
Email: Skyet@plano.gov
RE: Zoning Case #ZC2016-042
Preliminary Site Plan Case #PSP2016-061

RECEIVED
FEB 15 2017
PLANNING DEPT.

Mr. Altobelli,

Due to the nature and scope of the suggested changes, we are requesting that this project be postponed to the March 6, 2017 P&Z hearing and subsequent March 27, 2017 City Council hearing. This postponement will allow the development team time needed to incorporate the recommended alterations.

If you have any additional questions or comments, please feel free to contact us at your convenience.

Sincerely:

BAIRD, HAMPTON & BROWN, INC.



Don Harrelson, PE
Associate, Civil Engineer

e:\2016.000.000\2016.017.002\docs\zoning postponment2.docx

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 20, 2017

Agenda Item No. 2

Public Hearing - Replat: Legacy West Addition, Block D, Lot 1R

Applicant: Legacy West Investors, LP

DESCRIPTION:

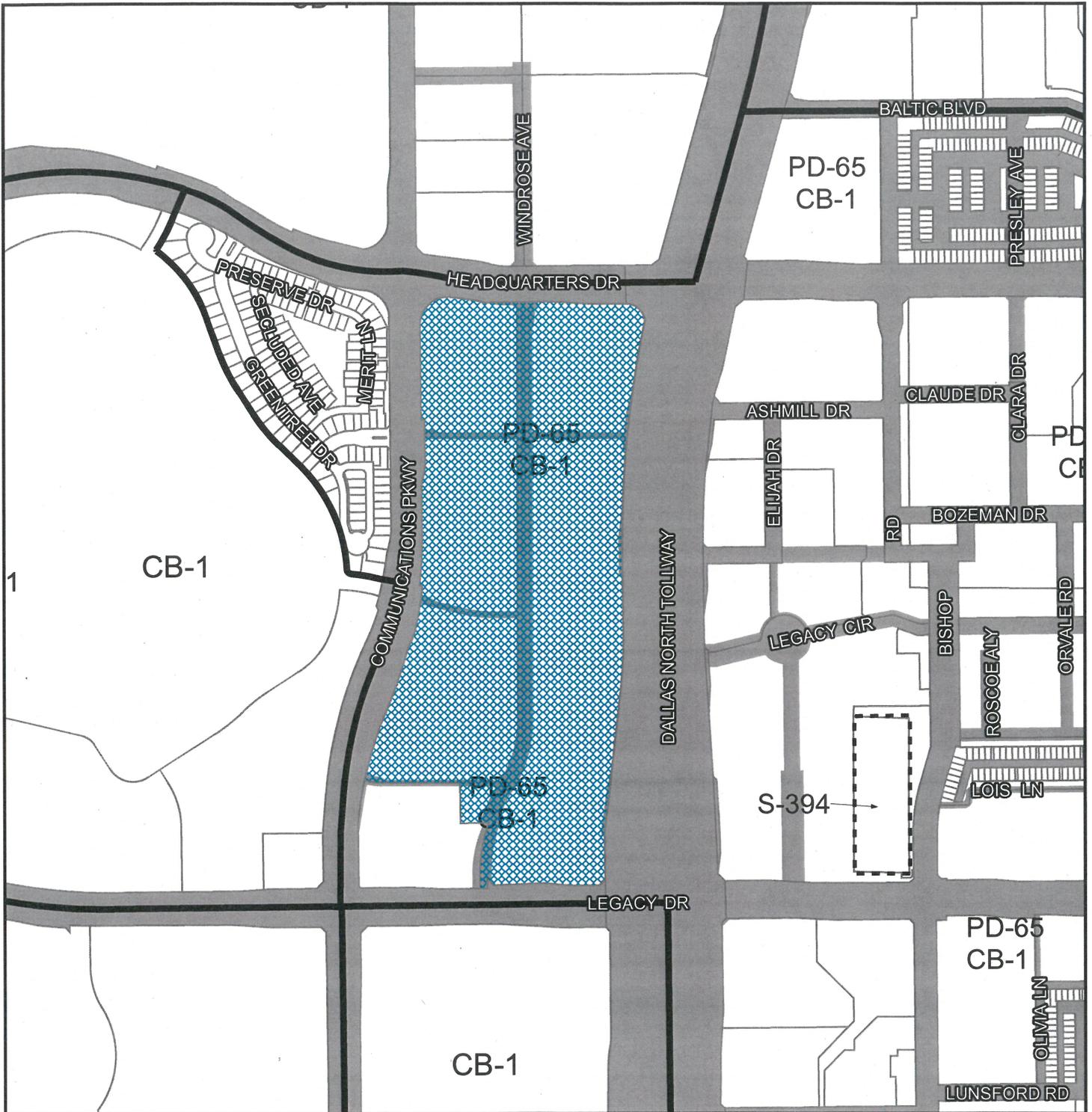
Retail, restaurant, general office, and 620 multifamily units on one lot on 35.4 acres located at the southwest corner of Headquarters Drive and Dallas North Tollway. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District. Project #R2017-003.

REMARKS:

The purpose for the replat is to dedicate right-of-way and easements necessary for completion of the mixed-use development.

RECOMMENDATION:

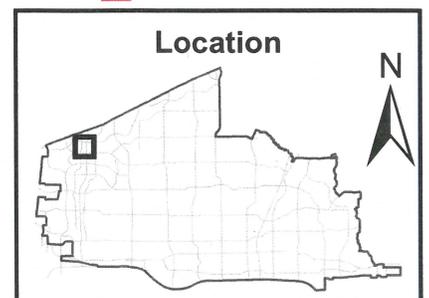
Recommended for approval as submitted.



Item Submitted: Replat

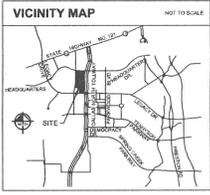
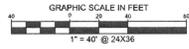
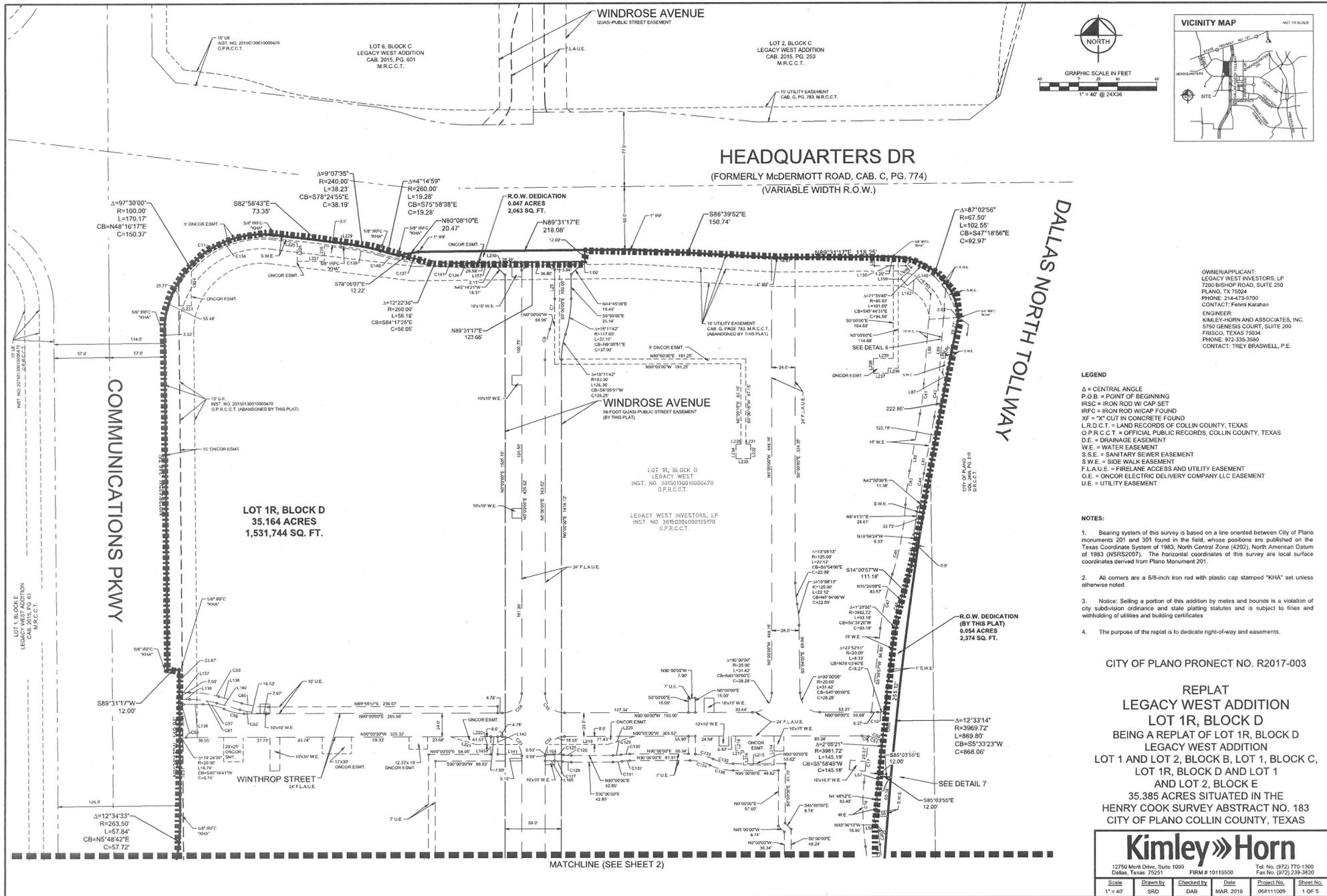
Title: Legacy West Addition, Block D, Lot 1R

Zoning: Planned Development-65-Central Business-1/Dallas North Tollway Overlay District



- 200' Notification Buffer
- Subject Property
- Zoning Boundary
- City Limits
- - - Specific Use Permit
- Right-of-Way

Source: City of Plano Planning Department



HEADQUARTERS DR
(FORMERLY McDERMOTT ROAD, CAB. C, PG. 774)
(VARIABLE WIDTH R.O.W.)

DALLAS NORTH TOLLWAY

COMMUNICATIONS PKWY

LOT 1R, BLOCK D
35.164 ACRES
1,531,744 SQ. FT.

LOT 1R, BLOCK D
LEGACY WEST
INST. NO. 301803000000470
D.P.R.C.C.T.

LEGACY WEST INVESTORS, LP
INST. NO. 3018030000015170
D.P.R.C.C.T.

OWNER/APPLICANT:
LEGACY WEST INVESTORS, LP
7200 BISHOP ROAD, SUITE 200
PLANO, TX 75004
PHONE: 214-473-9700
CONTACT: Felmi Karahan

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
5750 GENESSEE COURT, SUITE 200
FRISCO, TEXAS 75034
PHONE: 972-335-3580
CONTACT: TREV BRASWELL, P.E.

LEGEND

- Δ = CENTRAL ANGLE
- P.O.B. = POINT OF BEGINNING
- IRFC = IRON ROD W/ CAP SET
- IRFC = IRON ROD W/CAP FOUND
- XF = "X" CUT IN CONCRETE FOUND
- L.R.D.C.T. = LAND RECORDS OF COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- D.E. = DRAINAGE EASEMENT
- W.E. = WATER EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- S.W.E. = SIDE WALK EASEMENT
- F.L.A.U.E. = FIRELANE ACCESS AND UTILITY EASEMENT
- O.E. = ONCOR ELECTRIC DELIVERY COMPANY LLC EASEMENT
- U.E. = UTILITY EASEMENT

NOTES:

1. Bearing system of this survey is based on a line oriented between City of Plano monuments 201 and 301 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (NAD83/2007). The horizontal coordinates of this survey are local surface coordinates derived from Plano Monument 201.
2. All corners are a 5/8-inch iron rod with plastic cap stamped "KH" set unless otherwise noted.
3. 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.
4. The purpose of the replat is to dedicate right-of-way and easements.

CITY OF PLANO PRONCT NO. R2017-003

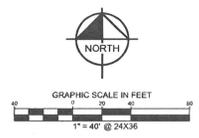
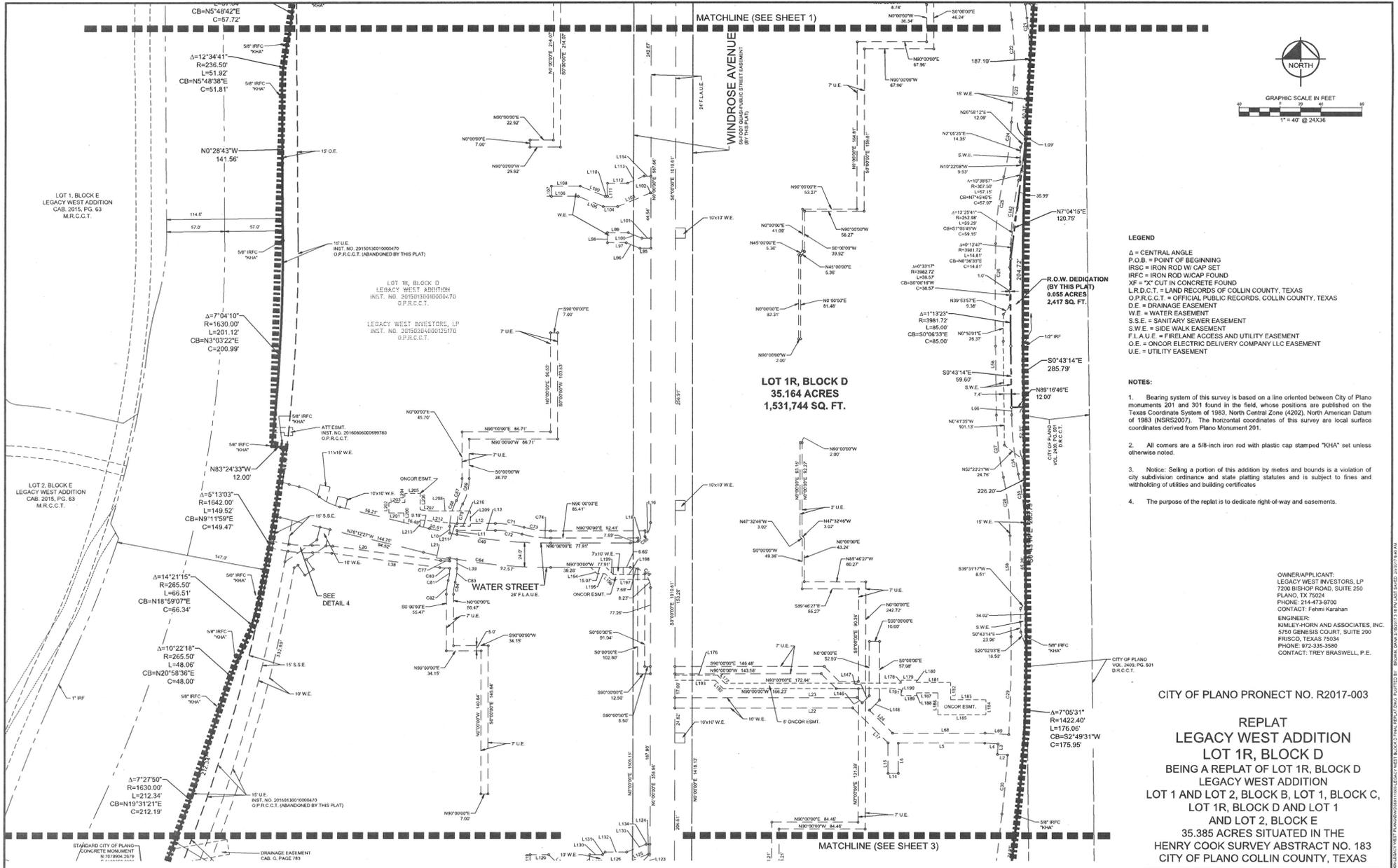
REPLAT
LEGACY WEST ADDITION
LOT 1R, BLOCK D
BEING A REPLAT OF LOT 1R, BLOCK D
LEGACY WEST ADDITION
LOT 1 AND LOT 2, BLOCK B, LOT 1, BLOCK C,
LOT 1R, BLOCK D AND LOT 1
AND LOT 2, BLOCK E
35.385 ACRES SITUATED IN THE
HENRY COOK SURVEY ABSTRACT NO. 183
CITY OF PLANO COLLIN COUNTY, TEXAS

Kimley»Horn

12750 Morit Drive, Suite 1000 Dallas, Texas 75251 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 238-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	SRD	DAB	MAR 2016	068111005	1 OF 5

MATCHLINE (SEE SHEET 2)



- LEGEND**
- Δ = CENTRAL ANGLE
 - P.O.B. = POINT OF BEGINNING
 - IRSC = IRON ROD W/ CAP SET
 - IRFC = IRON ROD W/CAP FOUND
 - XC = "X" CUT IN CONCRETE FOUND
 - L.R.D.C.T. = LAND RECORDS OF COLLIN COUNTY, TEXAS
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- NOTES:**
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OWNER/APPLICANT:
LEGACY WEST INVESTORS, LP
7200 BISHOP ROAD, SUITE 250
PLANO, TX 75024
PHONE: 214-473-9700
CONTACT: Fahim Karshan

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
5750 GENESEE COURT, SUITE 200
FRISCO, TEXAS 75034
PHONE: 972-335-3580
CONTACT: TREY BRASWELL, P.E.

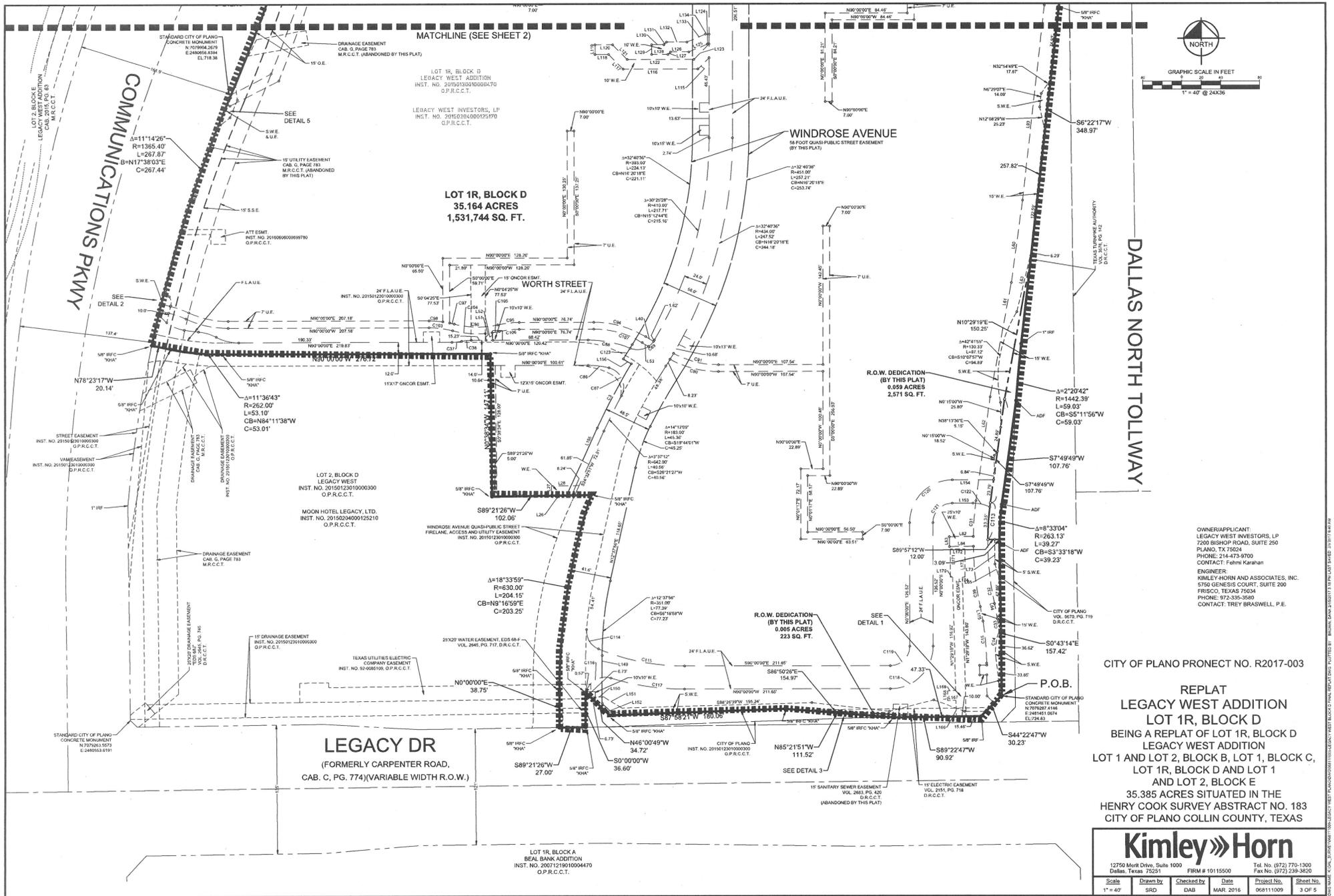
CITY OF PLANO PROTECT NO. R2017-003

**REPLAT
LEGACY WEST ADDITION
LOT 1R, BLOCK D
BEING A REPLAT OF LOT 1R, BLOCK D
LEGACY WEST ADDITION
LOT 1 AND LOT 2, BLOCK B, LOT 1, BLOCK C,
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12750 Merit Drive, Suite 1000 Dallas, Texas 75251 FIRM # 19115500 Tel No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	SRD	DAB	MAR. 2016	068111009	2 OF 5



OWNER/APPLICANT:
 LEGACY WEST INVESTORS, LP
 7200 BISHOP ROAD, SUITE 250
 PLANO, TX 75024
 PHONE: 214-473-9700
 CONTACT: Fahmi Karahan

ENGINEER:
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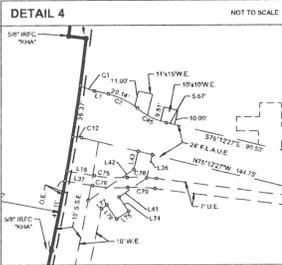
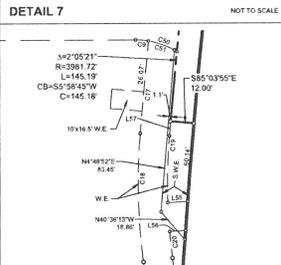
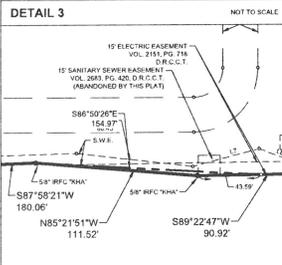
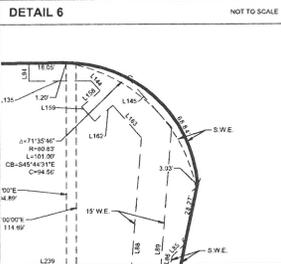
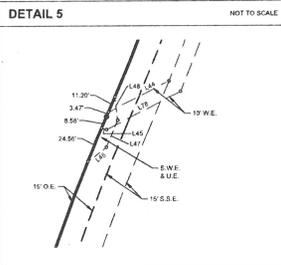
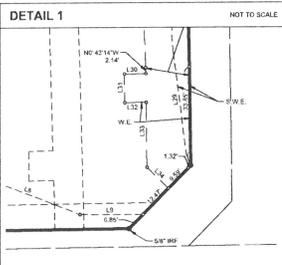
CITY OF PLANO PRONCT NO. R2017-003

REPLAT
 LEGACY WEST ADDITION
 LOT 1R, BLOCK D
 BEING A REPLAT OF LOT 1R, BLOCK D
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	SRD	DAB	MAR. 2016	068111009	3 OF 5



NO	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	143332	46.07	10.16	S85°54'11\"	10.14
C2	25 50'31\"	53.80	22.50	N63°17'12\"	22.30
C3	67°31'31\"	64.60	76.64	S27°51'27\"	75.00
C4	24°30'24\"	23.00	6.47	N12°01'47\"	6.34
C5	10°17'34\"	30.00	8.01	S67°38'14\"	7.99
C6	18°11'42\"	100.00	31.76	N09°05'51\"	31.42
C7	18°11'42\"	100.00	31.76	N09°05'51\"	31.42
C8	9°24'00\"	40.00	9.50	N83°18'57\"	9.30
C9	20°27'41\"	20.00	7.20	N74°10'01\"	7.10
C10	11°12'09\"	103.00	30.50	N19°41'02\"	30.20
C11	11°12'09\"	103.00	30.50	N19°41'02\"	30.20
C12	24°30'24\"	23.00	6.47	S77°32'56\"	6.41
C13	10°17'34\"	30.00	8.01	N67°41'17\"	7.99
C14	18°11'42\"	100.00	31.76	N09°05'51\"	31.42
C15	18°11'42\"	100.00	31.76	N09°05'51\"	31.42
C16	12°30'20\"	96.50	28.18	N78°49'47\"	28.74
C17	31°30'20\"	96.50	28.45	N74°25'47\"	28.80
C18	0°44'51\"	1303.47	17.72	S13°30'00\"	17.72
C19	44°51'58\"	12.50	8.79	N68°33'30\"	9.54
C20	12°32'13\"	307.50	66.40	S01°21'31\"	66.27
C21	6°44'44\"	262.50	34.44	S01°27'13\"	34.42
C22	2°41'11\"	262.50	33.71	S06°12'54\"	33.71
C23	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C24	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C25	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
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C29	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C30	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C31	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C32	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C33	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C34	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
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C43	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C44	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C45	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C46	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C47	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
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C49	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
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C93	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C94	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C95	10°18'00\"	307.50	57.53	N02°11'19\"	57.27

NO	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C96	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C97	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C98	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C99	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C100	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C101	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C102	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C103	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C104	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C105	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C106	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C107	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C108	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C109	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C110	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C111	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C112	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
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C114	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
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C122	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C123	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
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C135	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C136	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C137	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C138	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C139	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C140	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C141	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C142	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C143	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C144	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C145	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C146	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C147	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C148	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C149	10°18'00\"	307.50	57.53	N02°11'19\"	57.27
C150	10°18'00\"	307.50	57.53	N02°11'19\"	57.27

NO	BEARING	LENGTH	NO	BEARING	LENGTH	NO	BEARING	LENGTH	NO	BEARING	LENGTH
L1	S78°12'27\"	10.00	L68	S86°32'02\"	22.33	L140	S73°38'47\"	26.90	L207	N41°18'51\"	12.87
L2	N68°32'22\"	9.87	L71	S00°19'05\"	25.10	L141	N00°00'00\"	24.68	L208	N09°00'00\"	36.44
L3	N07°27'38\"	10.00	L74	S34°27'58\"	12.00	L142	S00°00'00\"	16.10	L209	N41°18'51\"	15.00
L4	N18°32'12\"	13.07	L75	S55°32'01\"	12.00	L143	N00°00'00\"	18.10	L		

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS LEGACY WEST INVESTORS, LP, is the owner of a tract of land situated in the Henry Cook Survey, Abstract No. 183, City of Plano, Collin County, Texas and being a REPLAT of Lot 1R, Block D of Legacy West Addition, Lot 1 and Lot 2, Block B, Lot 1, Block C, Lot 1R, Block D and Lot 1 and Lot 2, Block E, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20150130010000470, Official Public Records of Collin County, Texas being part of called Tract W described in Limited General Warranty Deed, to LEGACY WEST INVESTORS, LP, recorded in Instrument Number 2015024000125170, Official Public Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at standard City of Plano concrete monument found at the northwestern end of a right-of-way corner clip at the intersection of the west right-of-way line of the Dallas North Tollway (a variable width right-of-way) and the north right-of-way line of Legacy Drive (a variable width right-of-way);

THENCE with said right-of-way corner clip, South 44°22'47" West, a distance of 30.23 feet to a 5/8" iron rod found at the southernmost end of said right-of-way corner clip;

THENCE with said north right-of-way line, the following courses and distances:

- South 89°22'47" West, a distance of 90.92 feet to a 5/8" iron rod with "KHA" cap found for corner;
North 85°21'51" West, a distance of 111.52 feet to a 5/8" iron rod with "KHA" cap found for corner;
South 87°58'21" West, a distance of 180.06 feet to a 5/8" iron rod with "KHA" cap found for corner;
North 45°00'45" West, a distance of 34.72 feet to a 5/8" iron rod with "KHA" cap found for corner;
South 0°00'00" West, a distance of 36.80 feet to a 5/8" iron rod with "KHA" cap found for corner;
South 89°21'28" West, a distance of 27.00 feet to a 5/8" iron rod with "KHA" cap found at the southeast corner of Lot 2, of said Block D;

THENCE departing said north right-of-way line and with the east line of said Lot 2, Block D the following courses and distances:

- North 0°00'00" East, a distance of 38.75 feet to a 5/8" iron rod with "KHA" cap found at the beginning of a tangent curve to the right having a central angle of 18°33'59", a radius of 630.00 feet, a chord bearing and distance of North 9°16'59" East, 203.25 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 204.15 feet to a 5/8" iron rod with "KHA" cap found for corner;
South 89°21'28" West, a distance of 102.86 feet to a 5/8" iron rod with "KHA" cap found for corner;
North 0°38'43" West, a distance of 147.11 feet to a 5/8" iron rod with "KHA" cap found at the northermost northeast corner of said Lot 2, Block D;

THENCE with the north line of said Lot 2, Block D, the following courses and distances:

- North 90°00'00" West, a distance of 276.72 feet to a 5/8" iron rod with "KHA" cap found at the beginning of a tangent curve to the right having a central angle of 11°36'43", a radius of 282.00 feet, a chord bearing and distance of North 64°11'38" West, 53.01 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 53.10 feet to a 5/8" iron rod with "KHA" cap found for corner;
North 78°23'17" West, a distance of 20.14 feet to a 5/8" iron rod with "KHA" cap found in the east right-of-way line of Communications Parkway (a variable width right-of-way) at the northwest corner of said Lot 2, Block D and at the beginning of a non-tangent curve to the right having a central angle of 11°14'29", a radius of 195.40 feet, a chord bearing and distance of North 17°30'03" East, 267.44 feet;

THENCE with said east right-of-way line, the following courses and distances:

- In a northeasterly direction, with said curve to the right, an arc distance of 267.87 feet to an standard City of Plano concrete monument set at the beginning of a reverse curve to the left having a central angle of 7°27'50", a radius of 1630.00 feet, a chord bearing and distance of North 19°31'41" East, 212.19 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 212.34 feet to a 5/8" iron rod with "KHA" cap found at the beginning of a reverse curve to the right having a central angle of 10°22'15", a radius of 265.50 feet, a chord bearing and distance of North 20°58'36" East, 48.00 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 48.05 feet to a 5/8" iron rod with "KHA" cap found at the beginning of a reverse curve to the left having a central angle of 14°21'15", a radius of 265.50 feet, a chord bearing and distance of North 18°59'07" East, 66.34 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 66.51 feet to a 5/8" iron rod with "KHA" cap found at the beginning of a compound curve to the left having a central angle of 5°13'03", a radius of 1642.00 feet, a chord bearing and distance of North 9°11'59" East, 145.47 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 149.52 feet to a 5/8" iron rod with "KHA" cap found for corner;
North 83°24'33" West, a distance of 12.00 feet to a 5/8" iron rod with "KHA" cap found at the beginning of a non-tangent curve to the left having a central angle of 7°04'07", a radius of 1630.00 feet, a chord bearing and distance of North 3°02'22" East, 200.99 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 201.12 feet to a 5/8" iron rod with "KHA" cap found for corner;
North 0°28'43" West, a distance of 141.56 feet to a 5/8" iron rod with "KHA" cap found at the beginning of a tangent curve to the right having a central angle of 12°34'41", a radius of 236.50 feet, a chord bearing and distance of North 5°48'38" East, 51.81 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 51.52 feet to a 5/8" iron rod with "KHA" cap found at the beginning of a reverse curve to the left having a central angle of 12°34'33", a radius of 263.50 feet, a chord bearing and distance of North 5°48'42" East, 57.72 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 57.84 feet to a 5/8" iron rod with "KHA" cap found for corner;
North 0°28'43" West, a distance of 149.94 feet to a 5/8" iron rod with "KHA" cap found for corner;
South 89°31'17" West, a distance of 12.00 feet to a 5/8" iron rod with "KHA" cap found for corner;
North 0°28'43" West, a distance of 346.75 feet to a 5/8" iron rod with "KHA" cap found at the southernmost end of a circular right-of-way corner clip at the intersection of said east right-of-way line and the south right-of-way line of Headquarters Drive (a variable width right-of-way) and at the beginning of a tangent curve to the right having a central angle of 97°30'00", a radius of 100.00 feet, a chord bearing and distance of North 48°16'17" East, 150.37 feet;

THENCE with said circular right-of-way corner clip, in a northeasterly direction, with said curve to the right, an arc distance of 170.17 feet to a 5/8" iron rod with "KHA" cap found at the northernmost end of said circular right-of-way corner clip;

THENCE with said south right-of-way line, the following courses and distances:

- South 82°58'43" East, a distance of 73.35 feet to a 5/8" iron rod with "KHA" cap found at the beginning of a tangent curve to the right having a central angle of 9°07'25", a radius of 240.00 feet, a chord bearing and distance of South 76°24'55" West, 38.19 feet;
In a southeasterly direction, with said curve to the right, an arc distance of 38.23 feet to a 5/8" iron rod with "KHA" cap found at the beginning of a reverse curve to the left having a central angle of 4°14'59", a radius of 260.00 feet, a chord bearing and distance of South 75°58'38" East, 19.28 feet;
In a southeasterly direction, with said curve to the left, an arc distance of 19.28 feet to a 5/8" iron rod with "KHA" cap found for corner;
North 80°08'10" East, a distance of 20.47 feet to a 1" iron rod found for corner;
North 89°31'17" East, a distance of 218.09 feet to a 1" iron rod found for corner;
South 86°39'42" East, a distance of 160.74 feet to a 1" iron rod found for corner;
North 89°31'17" East, a distance of 118.25 feet to a 5/8" iron rod with "KHA" cap found at the northernmost end of a circular right-of-way corner clip at the intersection of said south right-of-way line and said west right-of-way line of the Dallas North Tollway and at the beginning of a non-tangent curve to the right having a central angle of 67°02'56", a radius of 67.50 feet, a chord bearing and distance of South 47°18'56" East, 92.97 feet;

THENCE with said circular right-of-way corner clip, in a southeasterly direction, with said curve to the right, an arc distance of 102.55 feet to a 5/8" iron rod with "KHA" cap found at the southernmost end of said circular right-of-way corner clip and at the beginning of a non-tangent curve to the left having a central angle of 12°33'14", a radius of 3969.72 feet, a chord bearing and distance of South 5°33'23" West, 868.06 feet.

THENCE with said west right-of-way line, the following courses and distances:

- In a southeasterly direction, with said curve to the left, an arc distance of 869.80 feet to a 1/2" iron rod found for corner;
South 0°43'14" East, a distance of 285.79 feet to a 5/8" iron rod with "KHA" cap found at the beginning of a tangent curve to the right having a central angle of 7°05'31", a radius of 1422.40 feet, a chord bearing and distance of South 2°49'31" West, 175.95 feet;
In a southeasterly direction, with said curve to the right, an arc distance of 176.05 feet to a 5/8" iron rod with "KHA" cap found for corner;
South 6°22'17" West, a distance of 348.97 feet to a 1" iron rod found at the beginning of a tangent curve to the left having a central angle of 2°20'42", a radius of 1442.39 feet, a chord bearing and distance of South 5°11'56" West, 59.03 feet;
In a southeasterly direction, with said curve to the left, an arc distance of 59.03 feet to an aluminum disk found for corner;
South 7°49'49" West, a distance of 107.76 feet to an aluminum disk found at the beginning of a tangent curve to the left having a central angle of 8°33'04", a radius of 263.13 feet, a chord bearing and distance of South 3°33'18" West, 39.23 feet;
In a southeasterly direction, with said curve to the left, an arc distance of 39.27 feet to an aluminum disk found for corner;
South 0°43'14" East, a distance of 157.42 feet to the POINT OF BEGINNING and containing 35.385 acres or 1,541,391 square feet of land.

Beating system of this survey is based on a line oriented between City of Plano monuments 201 and 301 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (NRSR2007).

OWNER'S DECLARATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LEGACY WEST INVESTORS, LP acting herein by and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as LEGACY WEST ADDITION, LOT 1R, BLOCK D, an addition to the City of Plano, Texas, and does hereby designate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or 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'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, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at all times of procuring permission from anyone.

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

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other 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 regress in, along, upon, and across said premises.

WITNESS, my hand, this ____ day of _____, 2016.

BY: LEGACY WEST INVESTORS, LP, a Delaware limited partnership

BY: KIC Legacy West GP, LLC, a Texas limited liability company, its co-general partner

By: Fehmi Karahan, President

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 Fehmi Karahan, President of KIC Legacy West GP, L.P.C. a Texas limited liability company, co-general partner of Legacy West Investors, LP, a Delaware limited partnership, 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 on this the ____ day of _____, 2016.

NOTARY PUBLIC in and for the STATE OF TEXAS

Print Name

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, Dana Brown, hereby certify that I prepared this plat and the field notes made a part thereof from 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 Subdivision regulations of the City of Plano, Texas.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT



Dana Brown
Registered Professional Land Surveyor No. 5336
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Ph: 972-770-1350

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2016.

Notary Public, State of Texas

Print Name

CERTIFICATE OF APPROVAL

APPROVED on this the ____ day of _____, 2016 by the Planning & Zoning Commission, City of Plano, Texas.

CHAIRMAN, PLANNING & ZONING COMMISSION

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Richard Gray, 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 on this the ____ day of _____, 2016.

NOTARY PUBLIC in and for the STATE OF TEXAS

Print Name

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 _____, 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 on this the ____ day of _____, 2016.

NOTARY PUBLIC in and for the STATE OF TEXAS

Print Name

CITY OF PLANO PRONCT NO. R2017-003

REPLAT
LEGACY WEST ADDITION
LOT 1R, BLOCK D
BEING A REPLAT OF LOT 1R, BLOCK D
LEGACY WEST ADDITION
LOT 1 AND LOT 2, BLOCK B, LOT 1, BLOCK C,
LOT 1R, BLOCK D AND LOT 1
AND LOT 2, BLOCK E
35.385 ACRES SITUATED IN THE
HENRY COOK SURVEY ABSTRACT NO. 183
CITY OF PLANO COLLIN COUNTY, TEXAS

OWNER/APPLICANT:
LEGACY WEST INVESTORS, LP
7200 BISHOP ROAD, SUITE 250
PLANO, TX 75024
PHONE: 972-338-3840
CONTACT: Fehmi Karahan
ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
5750 GENESIS COURT, SUITE 200
FRISCO, TEXAS 75054
PHONE: 972-338-3840
CONTACT: TREV BRAWLEY, P.E.

Kimley Horn logo and contact information including address, phone, and email.

Table with 5 columns: Scale, Drawn by, Checked by, Date, Project No, Sheet No. Values: N/A, SRD, DAB, MAR 2016, 06811009, 5 OF 5.

Vertical text on the right edge of the page, likely a page number or reference.

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 20, 2017

Agenda Item No. 3

Public Hearing - Replat: Normandy Estates, Block H, Lots 1R, 2R, 3R, 4R, 5R, 6R, 8R, 9R, 11 & 12 & Block J, Lot 2

Applicant: Starside Custom Builders, LLC

DESCRIPTION:

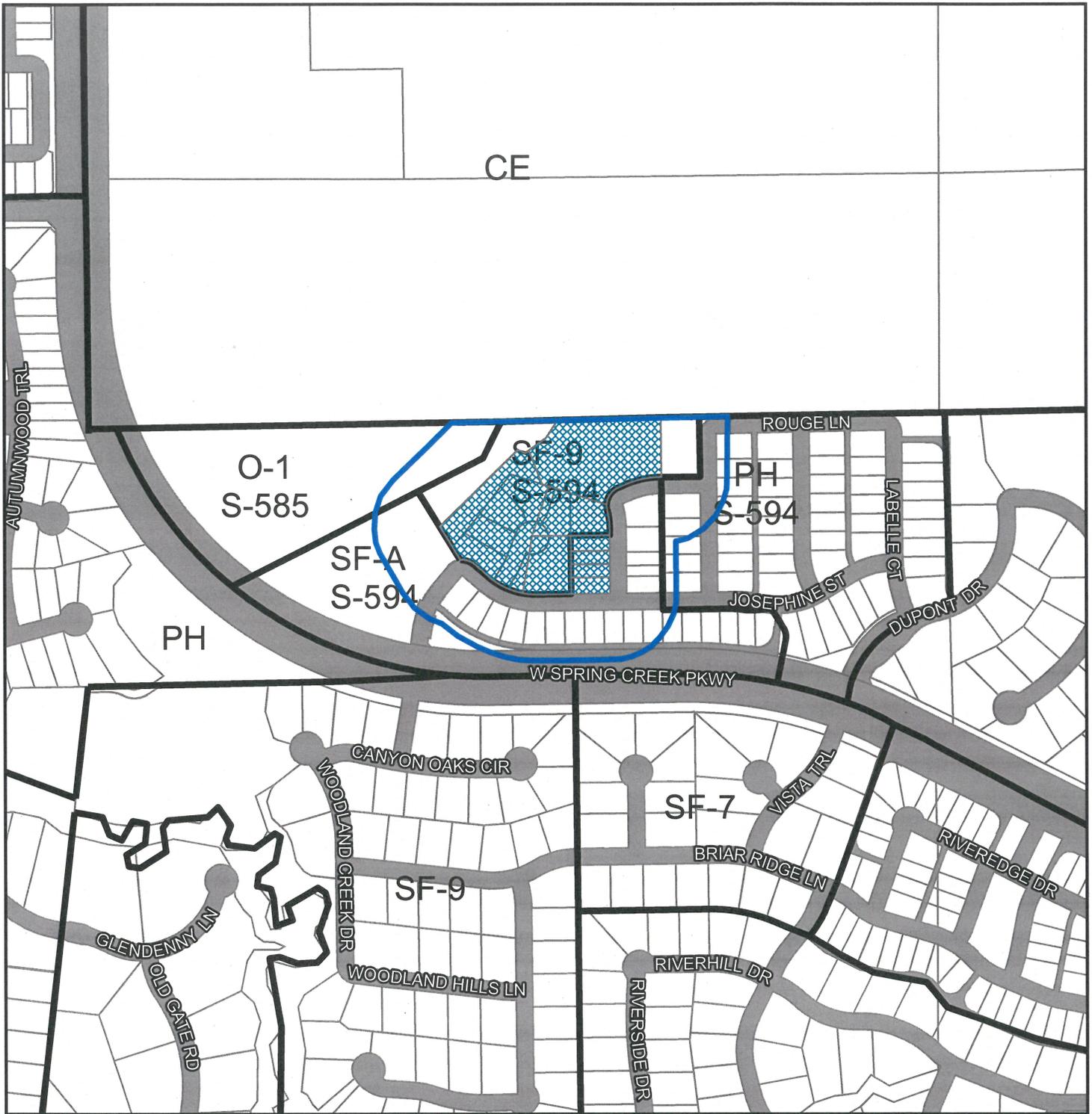
6 Single-Family Residence-9 lots, 2 Single-Family Residence-6 lots, and 2 common area lots on 5.2 acres located at the northwest corner of Josephine Street and Francesca Lane. Zoned Single-Family Residence-9 and Single-Family Residence-Attached with SUP #594 for Private Street Subdivision. Project #R2016-051.

REMARKS:

The purpose for the replat is to subdivide Lots 1R and 9 into 7 residential lots and one common area lot to dedicate right-of-way, and abandon and dedicate easements necessary for completion of the single-family residential development.

RECOMMENDATION:

Recommended for approval as submitted.

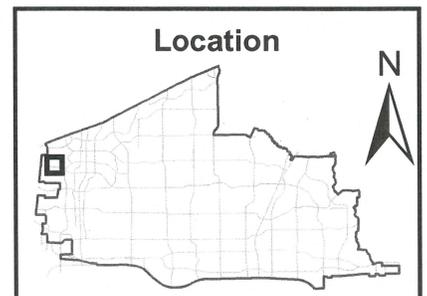


Item Submitted: Replat

Title: Normandy Estates, Block H, Lots 1R, 2R, 3R, 4R, 5R, 6R, 8R, 9R, 11, & 12 & Block J, Lot 2

Zoning: Single-Family Residence-9 & Single-Family Residence Attached w/Specific Use Permit #594

-  200' Notification Buffer
-  Subject Property
-  Zoning Boundary
-  City Limits
-  Specific Use Permit
-  Right-of-Way



Source: City of Plano Planning Department



City of Plano
1520 K Avenue
Plano, TX 75074

P.O. Box 860358
Plano, TX 75086-0358
Tel: 972.941.7000
plano.gov

REPLY FORM

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

Dear Commissioners:

This letter is regarding Normandy Estates, Block H, Lots 1R-6R, 8R, 9R, 11, and 12 and Block J, Lot 2. This is 6 Single-Family Residence-9 lots, 2 Single-Family Residence-6 lots, and 2 common area lots on 5.2 acres located at the northwest corner of Josephine Street and Francesca Lane. Zoned Single-Family Residence-9 and Single-Family Residence-Attached with SUP #594 for Private Street Subdivision. The purpose for this replat is to modify lot and block boundaries; and to abandon and dedicate easements necessary for development of the residential subdivision.

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

I am **FOR** the replat as explained above for Normandy Estates, Block H, Lots 1R-6R, 8R, 9R, 11, and 12 and Block J, Lot 2.

I am **AGAINST** the replat as explained above for Normandy Estates, Block H, Lots 1R-6R, 8R, 9R, 11, and 12 and Block J, Lot 2.

This item will be heard on **Monday, February 20, 2017, 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.

The proposed re-plot will harm the beauty of the lake area.

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

Don Chiles
Name (Please Print)

Don Chiles
Signature

1625 Courtyard Ct Plano
Address

2/9/17
Date

EM/ks



City of Plano
1520 K Avenue
Plano, TX 75074

P.O. Box 860358
Plano, TX 75086-0358
Tel: 972.941.7000
plano.gov

RECEIVED
FEB 10 2017
PLANNING DEPARTMENT

REPLY FORM

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

Dear Commissioners:

This letter is regarding Normandy Estates, Block H, Lots 1R-6R, 8R, 9R, 11, and 12 and Block J, Lot 2. This is 6 Single-Family Residence-9 lots, 2 Single-Family Residence-6 lots, and 2 common area lots on 5.2 acres located at the northwest corner of Josephine Street and Francesca Lane. Zoned Single-Family Residence-9 and Single-Family Residence-Attached with SUP #594 for Private Street Subdivision. The purpose for this replat is to modify lot and block boundaries; and to abandon and dedicate easements necessary for development of the residential subdivision.

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

I am **FOR** the replat as explained above for Normandy Estates, Block H, Lots 1R-6R, 8R, 9R, 11, and 12 and Block J, Lot 2.

I am **AGAINST** the replat as explained above for Normandy Estates, Block H, Lots 1R-6R, 8R, 9R, 11, and 12 and Block J, Lot 2.

This item will be heard on **Monday, February 20, 2017. 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.

Melissa Saunders
Name (Please Print)

M. Saunders
Signature

7500 San Jacinto Pl. Plano
Address
75024

2.6.17
Date
EM/ks

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 20, 2017

Agenda Item No. 4

Public Hearing - Replat: Memory Tech, Inc. Phase 1, Block A, Lot 1R

Applicant: AE Realty (Plano) LLC, dba Aligned Data Centers

DESCRIPTION:

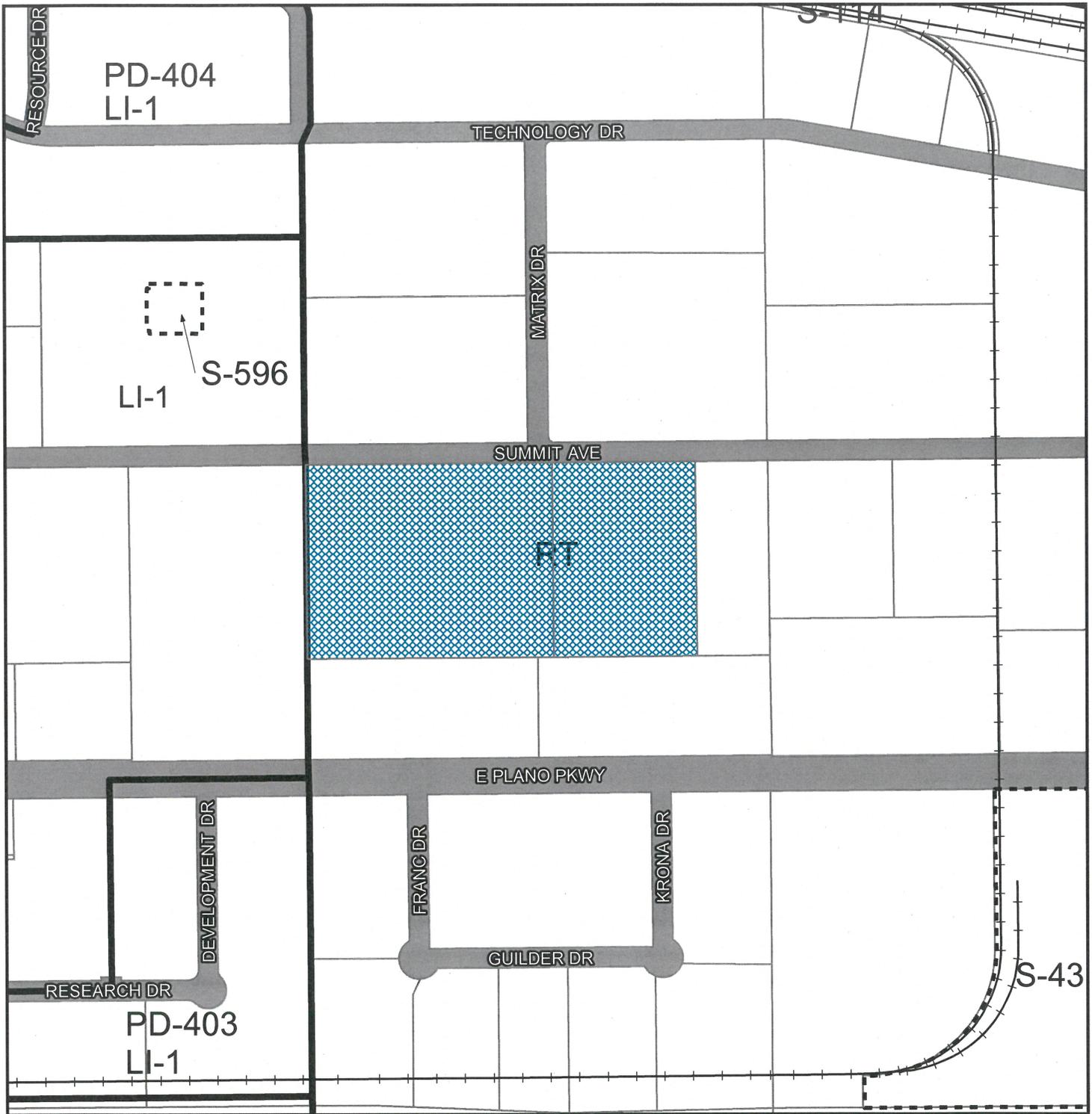
Data center on one lot on 16.04 acres located on the south side of Summit Avenue, 1,300 feet east of Jupiter Road. Zoned Research/Technology Center/190 Tollway/Plano Parkway Overlay District. Project #R2017-001.

REMARKS:

The purpose of the replat is to combine 2 lots into one, and to abandon and dedicate easements necessary for the completion of the data center.

RECOMMENDATION:

Recommended for approval as submitted.

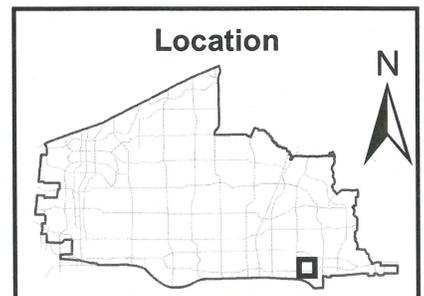


Item Submitted: Replat

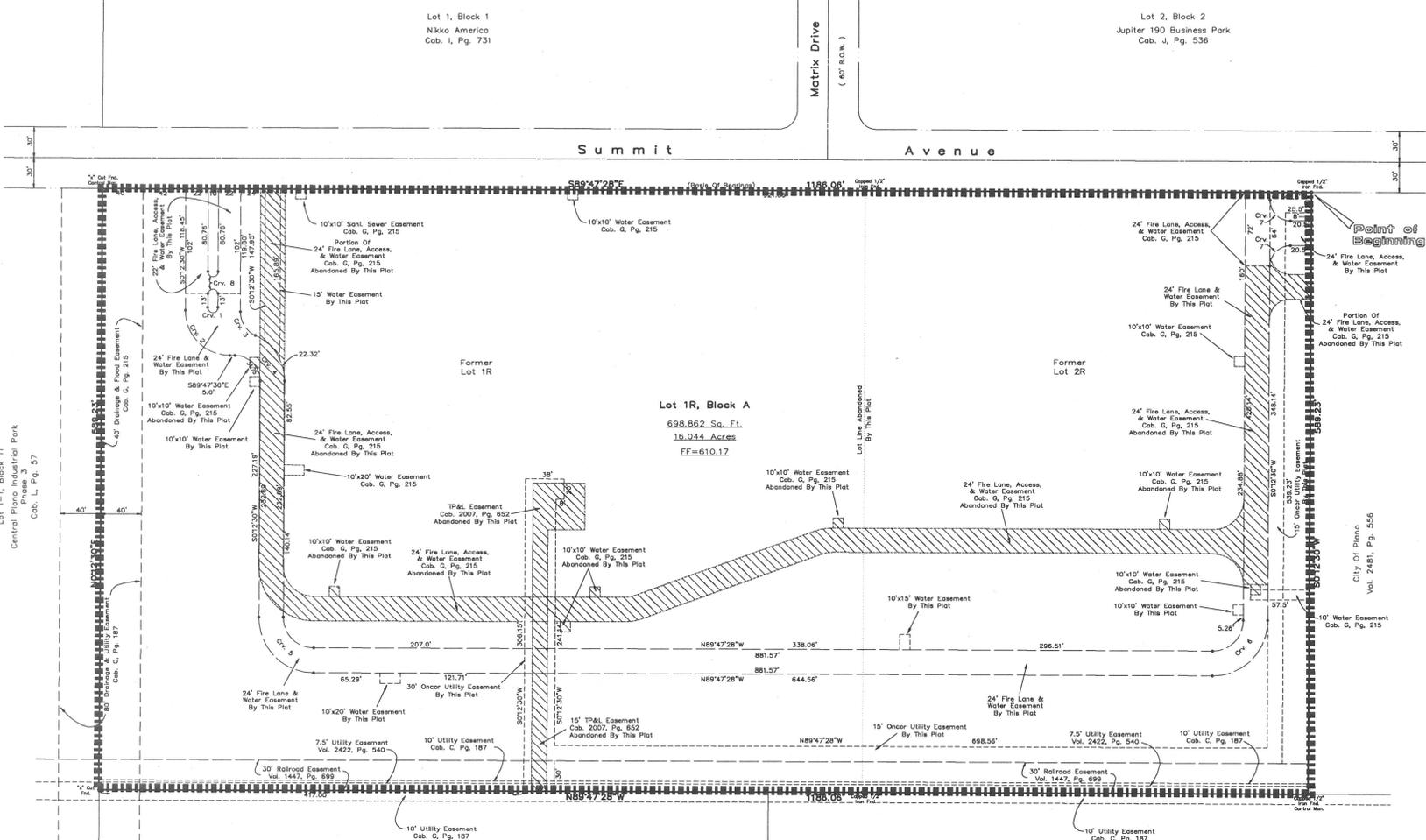
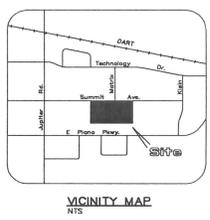
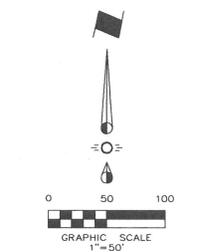
Title: Memory Tech, Inc. Phase I, Block A, Lot 1R

Zoning: Research/Technology Center/190 Tollway/Plano Parkway
Overlay District

-  200' Notification Buffer
-  Subject Property
-  Zoning Boundary
-  Specific Use Permit
-  City Limits
-  Right-of-Way



Source: City of Plano Planning Department



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

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

Inner	Outer	Inner	Outer
1 A=180°00'00" R=45.00' L=15.71'		5 A=89°59'58" R=30.00' L=47.12'	8 A=89°59'58" R=34.00' L=48.82'
2 A=90°00'00" R=44.50' L=44.00'		6 A=90°00'00" R=30.00' L=30.00'	7 A=90°00'00" R=34.00' L=34.00'
3 A=88°05'00" R=25.00' L=16.28'		7 A=90°00'00" R=30.00' L=30.00'	8 A=90°00'00" R=34.00' L=34.00'
4 A=90°00'00" R=25.00' L=38.27'	A=88°05'00" R=48.00' L=56.56'	8 A=180°00'00" R=30.00' L=15.71'	

PURPOSE OF REPLAT:
To combine the two lots into one, to abandon existing easements, and to dedicate new easements.

CITY PROJECT No. R2017-001
SHEET 1 OF 2
REPLAT

MEMORY TECH, INC.
PHASE 1
LOT 1R, BLOCK A

Being A Replat of Lots 1R & 2R, Block A
Memory Tech, Inc. Phase 1
Recorded in Cabinet 2007, Page 652

16.044 Acres Situated In The
WILLIAM BEVERLY SURVEY ~ ABST. 135
PLANO, COLLIN COUNTY, TEXAS
February 15, 2017

Owner
AE Realty (Plano) LLC
DBA As Aligned Data Centers
980 6th Avenue, Suite 406
New York, New York 10018
Telephone 908 455-0440
Contact: Paul D. Fax

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 358-10018
Contact: Frank Conedy

Surveyor
Surdukan Surveying, Inc.
PO Box 126
Anna, Texas 75409
Telephone 972 324-8200
Contact: David Surdukan

Lot 1, Block 10
Central Plano Industrial Park
Phase 3
Cab. K, Pg. 61

Lot 2, Block 10
Central Plano Industrial Park
Phase 3
Cab. K, Pg. 61

City Of Plano
Vol. 2481, Pg. 556

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, AE Realty (Plano) LLC, DBA as Aligned Data Centers, is the owner of a tract of land situated in the William Beverly Survey, Abstract No. 135, City of Plano, Collin County, Texas, and being all of Lots 1R & 2R, Block A, Memory Tech, Inc., Phase 1, an addition to the City of Plano, Texas, as recorded in Cabinet 2007, Page 652, Plat Records of Collin County, Texas, and being all of a tract conveyed to AE Realty (Plano) LLC, by deed recorded in Instrument No. 2015013000106580, and being more particularly described as follows:

BEGINNING at a 1/2" capped iron found for corner in the south line of Summit Avenue (a 60' R.O.W.) said point being the northwest corner of a tract of land conveyed to the City of Plano as recorded in Volume 2481, Page 556, Deed Records of Collin County, Texas;

THENCE S00°12'30"W, leaving Summit Avenue, and with the west line of said City of Plano tract, a distance of 569.23 feet to 1/2" capped iron found for corner in the north line of Lot 2, Block 10, Central Plano Industrial Park, Phase 3, an addition to the City of Plano as recorded in Cabinet K, Page 61, Plat Records of Collin County, Texas;

THENCE N89°47'28"W, with the north line of said Lot 2, Block 10, and the north line of Lot 1, Block 10, of said Central Plano Industrial Park Phase 3, a distance of 1186.06 feet to an "x" cut found for corner in the east line of Lot 1-1, Block 11, Central Plano Industrial Park, Phase 3, an addition to the City of Plano as recorded in Cabinet L, Page 57, Plat Records of Collin County, Texas;

THENCE N00°12'30"E, with the said east line of Lot 1-1, Block 11, a distance of 589.23 feet to an "x" cut found for corner in the aforementioned south line of Summit Avenue;

THENCE S89°47'28"E, with the south line of Summit Avenue, a distance of 1186.06 feet to the POINT OF BEGINNING and CONTAINING 698,862 square feet, or 16.044 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT AE Realty (Plano) LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Lot 1R, Block A, Memory Tech, Inc., Phase 1, an addition to the City of Plano, Texas, and does hereby dedicate, in fee simple, for public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Plano. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems on said Easements. The City of Plano and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

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

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

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 regress in, along, upon and across said premises.

DRAINAGE & FLOODWAY EASEMENT

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Plano, (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns. The drainage and floodway easement as shown and described by bearings and distances on Lot 1R, Block A, of the plat is called "Drainage and Floodway Easement." The Drainage and Floodway Easement is hereby dedicated to the public's use forever, but including the following covenants with regard to maintenance responsibilities. The existing creek or creeks traversing the Drainage and Floodway Easement will remain as an open channel at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Drainage and Floodway Easement. The City will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement. Provided, however, it is understood that in the event it becomes necessary for the City to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the City shall have the right, but not the obligation, to enter upon the Drainage and Floodway Easement at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct, or maintain any drainage facility deemed necessary by the City for drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the Drainage and Floodway Easement adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Plano shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks through the Drainage and Floodway Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the natural drainage channels, and the Owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. Building areas outside the Drainage and Floodway Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

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

Witness my hand this the _____ day of _____, 2017.

AE Realty (Plano) LLC
DBA as Aligned Data Centers
Paul D. Fox
Director Of Operations

STATE OF
COUNTY OF

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

Given under my hand and seal of office this the _____ day of _____, 2017.

Notary Public in and for
The State of Texas

CERTIFICATE OF APPROVAL

APPROVED this _____ day of _____, 2017,
by the Planning and Zoning Commission, City of Plano, Texas.

Chairman, Planning and Zoning Commission

STATE OF TEXAS
COUNTY OF COLLIN

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

Given under my hand and seal of office this the _____ day of _____, 2017.

Notary Public in and for
The State of Texas

Secretary, Planning & Zoning Commission
Or City Engineer

STATE OF TEXAS
COUNTY OF COLLIN

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

Given under my hand and seal of office this the _____ day of _____, 2017.

Notary Public in and for
The State of Texas

SURVEYOR'S CERTIFICATE

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



David J. Surdukan
Registration No. 4613

STATE OF TEXAS
COUNTY OF COLLIN

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

GIVEN under my hand and seal of office, this the _____ day of _____, 2017.

Notary Public in and for
the State of Texas

BASIS OF BEARINGS:

The south line of Summit Avenue (S89°47'28"E) based on the plot of Memory Tech, Inc. Phase 1, as recorded in Cabinet 2007, Page 652.

CITY PROJECT No. R2017-001
SHEET 2 OF 2
REPLAT

MEMORY TECH, INC.
PHASE 1
LOT 1R, BLOCK A

Being A Replat Of Lots 1R & 2R, Block A
Memory Tech, Inc. Phase 1
Recorded in Cabinet 2007, Page 652

16.044 Acres Situated In The

WILLIAM BEVERLY SURVEY ~ ABST. 135

PLANO, COLLIN COUNTY, TEXAS

February 15, 2017

Owner
AE Realty (Plano) LLC
DBA As Aligned Data Centers
980 6th Avenue, Suite 406
New York, New York 10018
Telephone 908 455-0440
Contact: Paul D. Fox

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733
Contact: Frank Conedy

Surveyor
Surdukan Surveying, Inc.
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200
Contact: David Surdukan

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 20, 2017

Agenda Item No. 5

Public Hearing - Replat: Plano Justice Center, Block 2, Lot 1R

Applicant: City of Plano

DESCRIPTION:

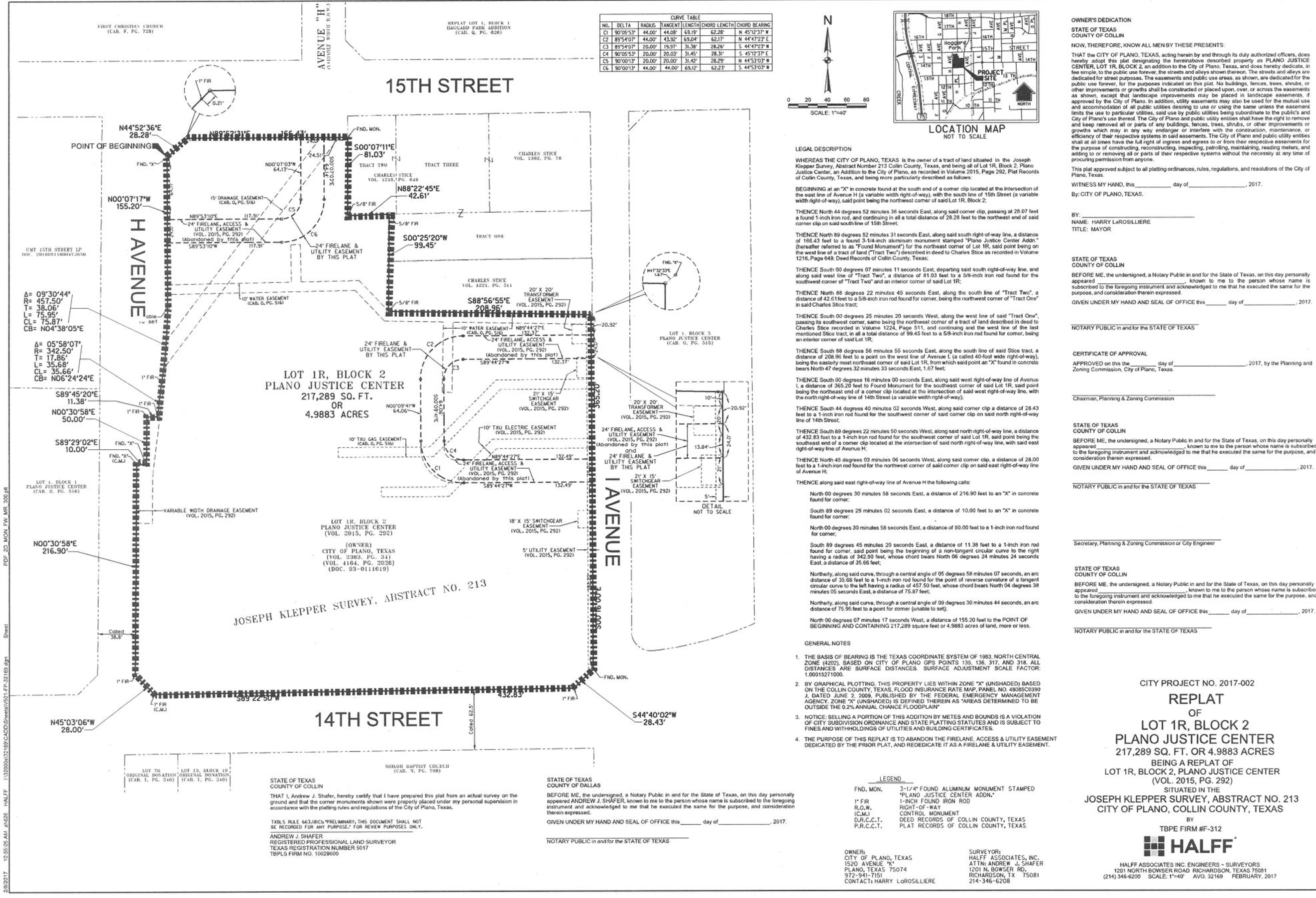
Public safety building on one lot on 5.0 acres located at the northeast corner of H Avenue and 14th Street. Zoned Downtown Business/Government. Project #R2017-002.

REMARKS:

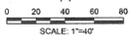
The purpose of the replat is to abandon the firelane, access, and utility easement dedicated by the prior plat, and rededicate it as a firelane and utility easement.

RECOMMENDATION:

Recommended for approval as submitted.



NO.	DELTA	RADIUS	TANGENT LENGTH	CHORD LENGTH	CHORD BEARING
C1	90°05'53"	44.60'	44.60'	63.19'	62.28' N 45°12'31"E
C2	89°54'07"	44.60'	43.92'	63.04'	62.17' N 44°47'23"E
C3	89°54'07"	20.00'	19.37'	31.38'	28.26' S 44°47'23"E
C4	90°05'31"	20.00'	20.00'	31.40'	28.31' S 45°12'31"E
C5	90°00'13"	20.00'	20.00'	31.42'	28.29' N 44°53'03"E
C6	90°00'13"	44.60'	44.60'	63.17'	62.23' S 45°12'31"E



LEGAL DESCRIPTION

WHEREAS THE CITY OF PLANO, TEXAS is the owner of a tract of land situated in the Joseph Klepper Survey, Abstract Number 213 Collin County, Texas, and being all of Lot 1R, Block 2, Plano Justice Center, an addition to the City of Plano, as recorded in Volume 2015, Page 292, Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at an "X" in concrete found at the south end of a corner clip located at the intersection of the east line of Avenue H (a variable width right-of-way) with the south line of 15th Street (a variable width right-of-way), said point being the northwest corner of said Lot 1R, Block 2;

THENCE North 44 degrees 52 minutes 36 seconds East, along said corner clip, passing at 28.07 feet a found 1-inch iron rod, and continuing in all a total distance of 28.26 feet to the northeast end of said corner clip on said south line of 15th Street;

THENCE North 89 degrees 52 minutes 31 seconds East, along said south right-of-way line, a distance of 169.43 feet to a found 3/4-inch aluminum monument stamped "Plano Justice Center Addn." (hereinafter referred to as "Found Monument") for the northeast corner of Lot 1R, said point being on the west line of a tract of land ("Tract Two") described in deed to Charles Sice as recorded in Volume 1216, Page 949, Deed Records of Collin County, Texas;

THENCE South 00 degrees 07 minutes 11 seconds East, departing said south right-of-way line, and along said west line of "Tract Two", a distance of 81.03 feet to a 5/8-inch iron rod found for the southwest corner of "Tract Two" and an interior corner of said Lot 1R;

THENCE North 88 degrees 22 minutes 45 seconds East, along the south line of "Tract Two", a distance of 42.51 feet to a 5/8-inch iron rod found for corner, being the northwest corner of "Tract One" in said Charles Sice tract;

THENCE South 00 degrees 25 minutes 20 seconds West, along the west line of said "Tract One", passing its southwest corner, same being the northeast corner of said Lot 1R, said point being in deed to Charles Sice recorded in Volume 1224, Page 511, and continuing and the west line of the last mentioned Sice tract, in all a total distance of 99.45 feet to a 5/8-inch iron rod found for corner, being an interior corner of said Lot 1R;

THENCE South 88 degrees 56 minutes 55 seconds East, along the south line of said Sice tract, a distance of 208.96 feet to a point on the west line of Avenue H (a called 40-foot wide right-of-way), being the easterly most north corner of said Lot 1R, from which said point an "X" found in concrete bears North 47 degrees 32 minutes 33 seconds East, 1.67 feet;

THENCE South 00 degrees 18 minutes 00 seconds East, along said west right-of-way line of Avenue H, a distance of 365.20 feet to the southwest corner of said Lot 1R, said point being the northeast end of a corner clip located at the intersection of said west right-of-way line, with the north right-of-way line of 14th Street (a variable width right-of-way);

THENCE South 44 degrees 40 minutes 02 seconds West, along said corner clip a distance of 28.43 feet to a 1-inch iron rod found at the southwest corner of said corner clip on said north right-of-way line of 14th Street;

THENCE South 89 degrees 22 minutes 50 seconds West, along said north right-of-way line, a distance of 432.83 feet to a 1-inch iron rod found for the southeast corner of said Lot 1R, said point being the southeast end of a corner clip located at the intersection of said north right-of-way line, with said east right-of-way line of Avenue H;

THENCE North 45 degrees 03 minutes 06 seconds West, along said corner clip, a distance of 28.00 feet to a 1-inch iron rod found for the northwest corner of said corner clip on said east right-of-way line of Avenue H;

THENCE along said east right-of-way line of Avenue H the following calls:

North 00 degrees 30 minutes 58 seconds East, a distance of 216.90 feet to an "X" in concrete found for corner;

South 89 degrees 29 minutes 02 seconds East, a distance of 10.00 feet to an "X" in concrete found for corner;

North 00 degrees 30 minutes 58 seconds East, a distance of 50.00 feet to a 1-inch iron rod found for corner;

South 89 degrees 45 minutes 20 seconds East, a distance of 11.38 feet to a 1-inch iron rod found for corner, said point being the beginning of a non-tangent circular curve to the right having a radius of 342.90 feet, whose chord bears North 06 degrees 24 minutes 24 seconds East, a distance of 35.96 feet;

Northerly, along said curve, through a central angle of 05 degrees 58 minutes 07 seconds, an arc distance of 35.69 feet to a 1-inch iron rod found for the point of reverse curvature of a tangent circular curve to the left having a radius of 457.50 feet, whose chord bears North 04 degrees 38 minutes 00 seconds East, a distance of 75.87 feet;

Northerly, along said curve, through a central angle of 09 degrees 30 minutes 44 seconds, an arc distance of 35.69 feet to a point for corner (unable to set);

North 00 degrees 07 minutes 17 seconds West, a distance of 155.30 feet to the POINT OF BEGINNING AND CONTAINING 217,289 square feet or 4.9883 acres of land, more or less.

- GENERAL NOTES**
- THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), BASED ON CITY OF PLANO GPO POINTS 135, 136, 317, AND 318. ALL DISTANCES ARE SURFACE DISTANCES. SURFACE ADJUSTMENT SCALE FACTOR: 1.00015271000.
 - BY GRAPHICAL PLOTTING, THIS PROPERTY LIES WITHIN ZONE "X" (UNSHADED) BASED ON THE COLLIN COUNTY, TEXAS, FLOOD INSURANCE RATE MAP, PANEL NO. 48083C0399 J, DATED JUNE 2, 2009, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X" (UNSHADED) IS DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
 - 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 WITHHOLDINGS OF UTILITIES AND BUILDING CERTIFICATES.
 - THE PURPOSE OF THIS REPLAT IS TO REDEVELOP THE FIRELANE, ACCESS & UTILITY EASEMENT DEDICATED BY THE PRIOR PLAT, AND ABANDON IT AS A FIRELANE & UTILITY EASEMENT.

LEGEND

FND. MON. 3-1/4" FOUND ALUMINUM MONUMENT STAMPED "PLANO JUSTICE CENTER ADDN."

1" IR 1-INCH FOUND IRON ROD

R.O.W. RIGHT-OF-WAY

(C.A.) CONTROL MONUMENT

D.R.C.C.T. DEED RECORDS OF COLLIN COUNTY, TEXAS

P.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY, TEXAS

OWNER:
CITY OF PLANO, TEXAS
1520 AVENUE "K"
PLANO, TEXAS 75074
972-940-7151
CONTACT: HARRY LOROSILLIERE

SURVEYOR:
HATFF ASSOCIATES, INC.
ATTN: ANDREW J. SHAFER
1201 N. BOWSER RD.
RICHARDSON, TX 75081
972-346-5208

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF COLLIN
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THE CITY OF PLANO, TEXAS, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as PLANO JUSTICE CENTER, LOT 1R, BLOCK 2, an addition to the City of Plano, Texas, and does hereby dedicate, to as fee simple to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or 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 easements 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, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

WITNESS MY HAND, this _____ day of _____, 2017.

By: CITY OF PLANO, TEXAS.

By: _____
NAME: HARRY LOROSILLIERE
TITLE: MAYOR

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, 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 _____, 2017.

NOTARY PUBLIC in and for the STATE OF TEXAS

CERTIFICATE OF APPROVAL
APPROVED ON this _____ day of _____, 2017, by the Planning and Zoning Commission, City of Plano, Texas.

Chairman, Planning & Zoning Commission

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, 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 _____, 2017.

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

NOTARY PUBLIC in and for the STATE OF TEXAS

CITY PROJECT NO. 2017-002
REPLAT
OF
LOT 1R, BLOCK 2
PLANO JUSTICE CENTER
217,289 SQ. FT. OR 4.9883 ACRES
BEING A REPLAT OF
LOT 1R, BLOCK 2, PLANO JUSTICE CENTER
(VOL. 2015, PG. 292)

SITUATED IN THE
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO, COLLIN COUNTY, TEXAS

BY
TBPE FIRM #F-312

HATFF
HALFF ASSOCIATES INC. ENGINEERS - SURVEYORS
1201 NORTH BOWSER ROAD RICHARDSON, TEXAS 75081
(214) 346-8200 SCALE: 1"=40' AVO. 32169 FEBRUARY, 2017

202017 10:35:56 AM #1026 - HATFF - I:\330005\330005\0001\0001\15P-0216.dwg Sheet

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 20, 2017

Agenda Item No. 6

Discussion - Plano Tomorrow Comprehensive Plan Annual Report

Applicant: City of Plano

DESCRIPTION:

Information pertaining to the City of Plano Comprehensive Plan Annual Report.

REMARKS:

On October 12, 2015, City Council adopted the city's new comprehensive plan, Plano Tomorrow. The comprehensive plan is a long range guide to the city's future priorities, services, development, and redevelopment over the next 20 years.

At the completion of the first year, staff began preparing an annual report to provide a snapshot of the progress the City of Plano has made towards implementation of the plan. Staff will use this report as an annual opportunity to:

- Communicate implementation progress;
- Promote plan implementation accountability; and
- Anticipate future opportunities and challenges in the plan implementation process.

Immediately after adoption, emphasis was placed on the efforts needed to integrate the comprehensive plan's implementation tasks into department work plans as well as the city's Community Investment Program (CIP) and Operation Budgets. A summary of the implementation outcomes from the first year of Plano Tomorrow include:

- The completion of 5% and the initiation of 65% of the 273 actions included in the plan;
- The first CIP and Operating Budgets process shaped by the plan; and
- The review of 42 new zoning applications under the planning framework of Plano Tomorrow.

The plan has also received state and national accolades from the American Planning Association this year.

A copy of the Plano Tomorrow Comprehensive Plan Annual Report has been included.

RECOMMENDATION:

This report is provided for information purposes only.

PLANO TOMORROW

COMPREHENSIVE PLAN ANNUAL REPORT



TWENTY SIXTEEN



PLANO TOMORROW

A Comprehensive Plan for Excellence

 **Plano**
City of Excellence

Silver Level Recognition

Comprehensive Plan Standards for Sustaining Places Program

Plano Tomorrow was one of eight plans selected nationwide for recognition by this pilot program and is the first plan from a city in Texas to be honored by the American Planning Association. *Plano Tomorrow* was one of only five plans to achieve the Silver Level recognition, which was the highest level awarded in 2016.

Comprehensive Planning Award

Plano Tomorrow was one of two plans selected throughout the state for the 2016 Comprehensive Planning Award presented by the Texas Chapter of the American Planning Association. This award is presented annually to outstanding comprehensive plans that advance the science and art of planning.



2016



SILVER LEVEL

Comprehensive Plan Standards for Sustaining Places Recognized Plan

The First Year of a Long Journey

This report serves as an annual snapshot of the progress the City of Plano has made towards implementation of the *Plano Tomorrow Comprehensive Plan*. Both with this first edition and those that follow, city leadership will use this report as an annual opportunity to:

- Communicate implementation progress;
- Promote plan implementation accountability; and
- Anticipate future opportunities and challenges in the plan implementation process.

In this first edition, emphasis will be placed on the work performed by city staff to start transforming the plan from vision to reality. Strategic planning efforts were needed in order to integrate *Plano Tomorrow* implementation tasks into department work plans, as well as the city's Community Investment Program (CIP) and Operating Budgets.

Implementation outcomes from the first year of *Plano Tomorrow* include:

- The completion of five percent and the initiation of 65 percent of the 273 actions included in the plan;
- The first CIP & Operating Budget process shaped by the plan; and
- The review of 42 new zoning applications under the planning framework of *Plano Tomorrow*.

Report Components

Foundation

4

Implementation Framework

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Service Delivery

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CIP & Operating Budget Process

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Land Use & Development Review

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Ongoing Dialogue

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Monitoring Process

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Pillars of Plano Tomorrow

Built Environment



Social Environment



Natural Environment



Economic Environment



Regionalism



Foundation

The Vision

Plano has a deep legacy of comprehensive planning, beginning in 1963 with the city's first comprehensive plan which served to guide Plano's transition from a largely rural landscape to a city shaped by suburban character patterns.

Plano adopted its second generation comprehensive plan in 1986, which served to transition Plano from a burgeoning suburban community to a major employment center within the Dallas-Fort Worth region.

PLANO TOMORROW VISION

"Plano is a global leader, excelling in exceptional education, abounding with world class businesses, and vibrant neighborhoods"

Adopted by the Plano City Council on October 12, 2015, *Plano Tomorrow* is the city's third generation comprehensive plan, establishing the vision for Plano's next phase of growth, development, and redevelopment.

Pillars & Components

The **Vision** of *Plano Tomorrow* is supported by **5 Pillars** and **10 Components** comprised of a broad range of policies and actions that provide guidance to the Plano City Council, appointed boards and commissions, and city staff.

BUILT ENVIRONMENT	SOCIAL ENVIRONMENT	NATURAL ENVIRONMENT	ECONOMIC ENVIRONMENT	REGIONALISM
Land Use & Community Design	Quality of Life	Building & Site Efficiency	Diverse & Resilient Economy	Our Place in the DFW Region
Transportation	Sense of Community	Environmental Quality	Jobs & Workforce Development	
Housing & Neighborhoods				

Plano Tomorrow Pillars & Components

Policies and Actions

Plano Tomorrow's **41 Policies** are intended to shape key issues in the city, ranging from land use to solid waste.

These policies identify **273 Actions** which accommodate a range of short, intermediate, and long-term objectives.



To learn more about the plan, please review the plan's **Executive Summary** by clicking on the icon above.

Maps of Plano Tomorrow



Plan Implementation Process

City leadership uses the comprehensive plan to support the evaluation of land use and development considerations, and to help identify, prioritize, fund, and execute service delivery through the Operating Budget and Community Investment Program (CIP) processes.



Plan Implementation Elements

Annual Review Process

Each year, city leadership will carry out the review process depicted below in order to measure and communicate plan implementation progress. This review process will conclude in January of each year with the publication of the *Comprehensive Plan Annual Report*, highlighting major plan implementation achievements from the previous calendar year.

Plan Implementation Monitoring

The next three sections of this report will provide a summary of the city's plan implementation progress for 2016, highlighting major achievements and identifying key performance trends.

These sections are organized to address the major implementation themes of *Plano Tomorrow*, which includes service delivery, the CIP and operating budget process, and development review.

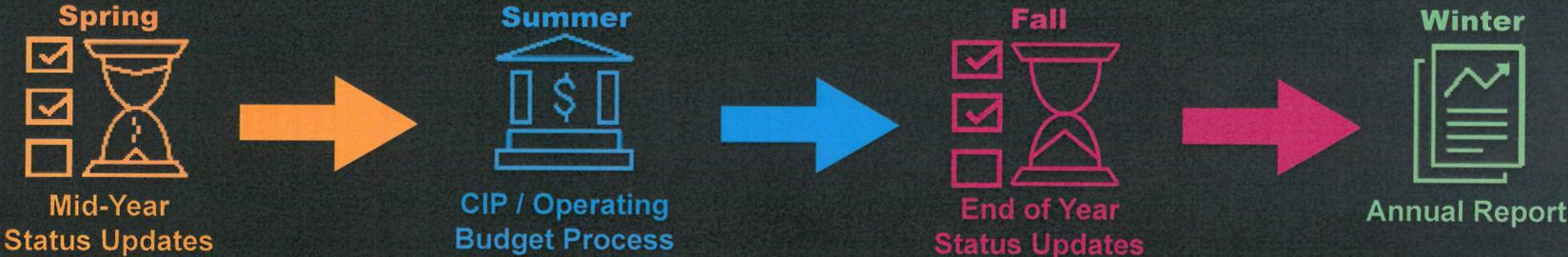


Future Reports

In this first edition of the report, more emphasis is placed on the implementation planning process, as that was the city's primary focus for the first year.

As plan implementation progress accelerates, it is anticipated that future reports will primarily focus on major achievements for the year.

Annual Review Process

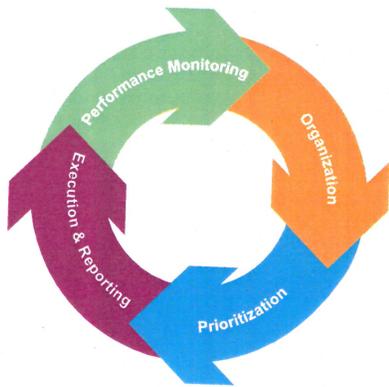


Service Delivery

Service Delivery

In the months following plan adoption, city staff initiated a strategic planning process in order to develop a plan for executing the 273 unique actions identified in *Plano Tomorrow*. Actions were assigned to responsible departments and general timeliness for action completion were established.

At the conclusion of the strategic planning process, departments shifted efforts towards execution of these action plans, and began to report progress to the Planning Department. A performance monitoring system was established by the Planning Department to support implementation strategy refinement and to help shape the future of the plan.



Service Delivery Implementation Cycle

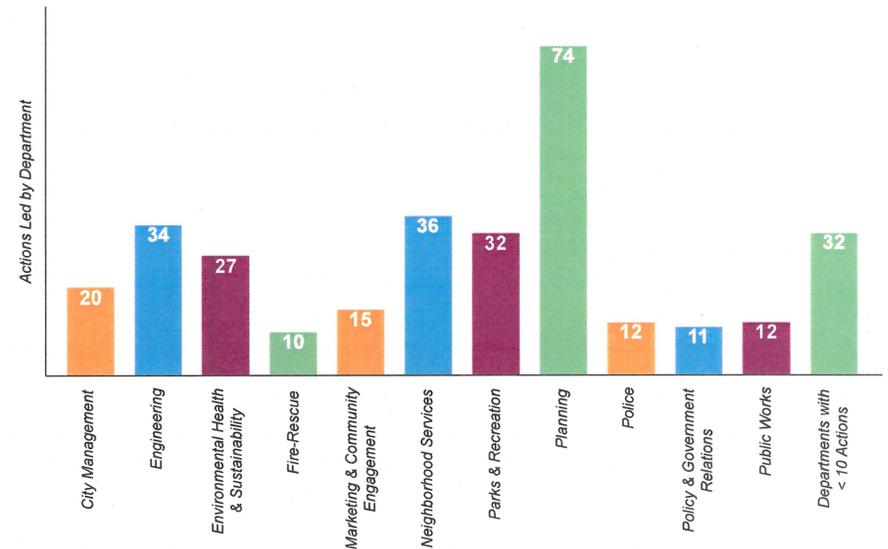
This implementation cycle of organization, prioritization, task execution and reporting, and performance monitoring serves as a strategic management system for the implementation of *Plano Tomorrow*.

It provides a cyclical framework from which departments can develop and execute strategies addressing the implementation of their assigned actions.

Organization - Team Plano Approach

Throughout the strategic planning process, city departments worked collaboratively to assign ownership and develop accountability for each action. Departments also identified those entities needed for support in the implementation of each action.

These supporting entities often include other city departments or public agencies, as well as private or nonprofit agencies that provide important services to Plano's citizens.



Action Leadership by Department

City of Plano Pillars of Service



Provide outstanding services and facilities;

Through cooperative efforts with citizens;

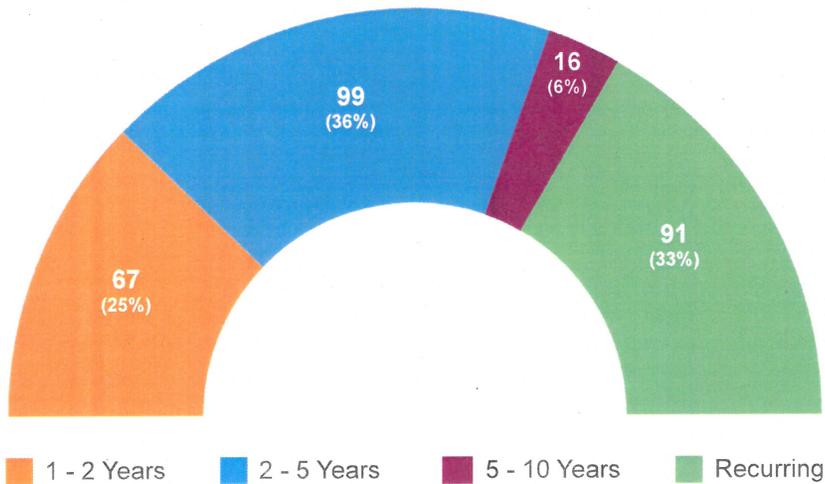
That contribute to the overall quality of life.

Service Delivery - Action Plan & Performance

Prioritization

Once assigned responsibility for a specific action, city departments identified a feasible implementation time frame for each action.

These time frames were influenced by the availability of resources and staff capacity to execute the action, as well as the anticipated community need for the action to be implemented. This process resulted in the implementation time frame distribution depicted below.

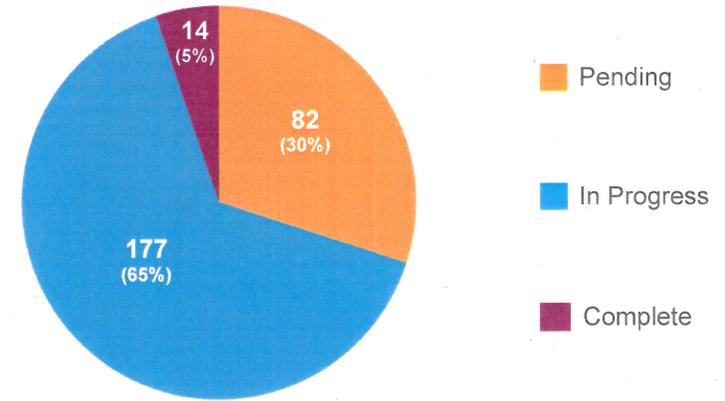


Action Implementation Time Frames

Task Execution & Reporting

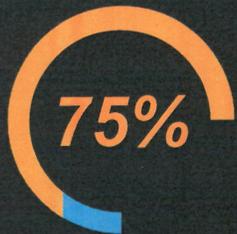
Upon establishment of action implementation priorities, city departments began to integrate assigned actions into department work plans.

In January 2016, departments began providing bi-annual updates on the implementation status of their assigned actions to the Planning Department. The progress made towards action execution during the first year of *Plano Tomorrow* is reflected below.



Action Implementation Progress

Near-Term Progress - Two-Year Planning Horizon



Most Actions prioritized for implementation in the near-term, are either "Complete" (10%) or "In Progress" (65%)

Service Delivery - 2016 Highlights

MAJOR PROGRESS

✓ Heritage Preservation Action HP7

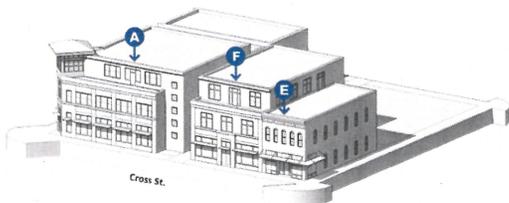
Establish standards for appropriate infill development within historic districts.

✓ Heritage Preservation Action HP8

Develop standards to guide rehabilitation of historic properties with energy efficient or clean energy technology.

Downtown Heritage Resource District Infill Development Standard

CASE STUDY: EXISTING AND HISTORIC CONDITIONS



Building D would rehabilitate the moderately altered facade. The retail store would remain at the ground floor and the second story would be combined with the second floor of the adjacent buildings to create a larger combined commercial office or residential floor.

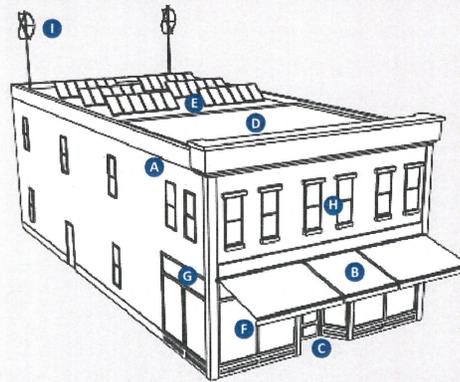
Building E would be rehabilitated by restoring window openings and reconstructing the storefront. The rehabilitated facade could be similar to the mid 20th Century facade illustrated above or the original late 19th Century facade. The roof could be used as a deck area for residential or office units in a new building built on the adjacent vacant lot (Bldg. F).

Building F is a new mixed-use building that would be built on the vacant lot showing an elevator via an over-ally connection with the rehabilitated building and three-floor residential addition of Building A. The new building would include ground floor retail and upper story office or residential space.



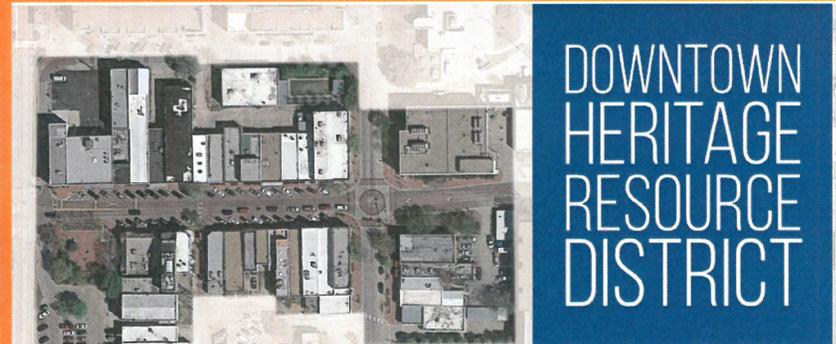
HISTORIC COMMERCIAL STOREFRONT BUILDING ENERGY-EFFICIENCY DIAGRAM

This diagram below illustrates a general strategy for energy conservation on a traditional commercial building. These measures can enhance energy efficiency while retaining the integrity of the historic structure.



A Attic <ul style="list-style-type: none"> • Insulate internally 	D Roof Material <ul style="list-style-type: none"> • Retain & repair 	G Clerestory Windows <ul style="list-style-type: none"> • Retain operable clerestory window to circulate air
B Awnings <ul style="list-style-type: none"> • Use operable awnings to control solar access and heat gain 	E Solar Panels <ul style="list-style-type: none"> • Set back from primary facade to minimize visibility from street 	H Windows <ul style="list-style-type: none"> • Maintain original windows • Weather strip and caulk • Add storm windows (preferably interior)
C Doors <ul style="list-style-type: none"> • Maintain original doors • Weather-strip • Consider interior air lock area 	F Display Windows <ul style="list-style-type: none"> • Maintain original windows • Weather-strip 	I Wind Turbines <ul style="list-style-type: none"> • Set back from primary facade to minimize visibility from street

Downtown Heritage Resource District Energy Efficient Improvement Standard

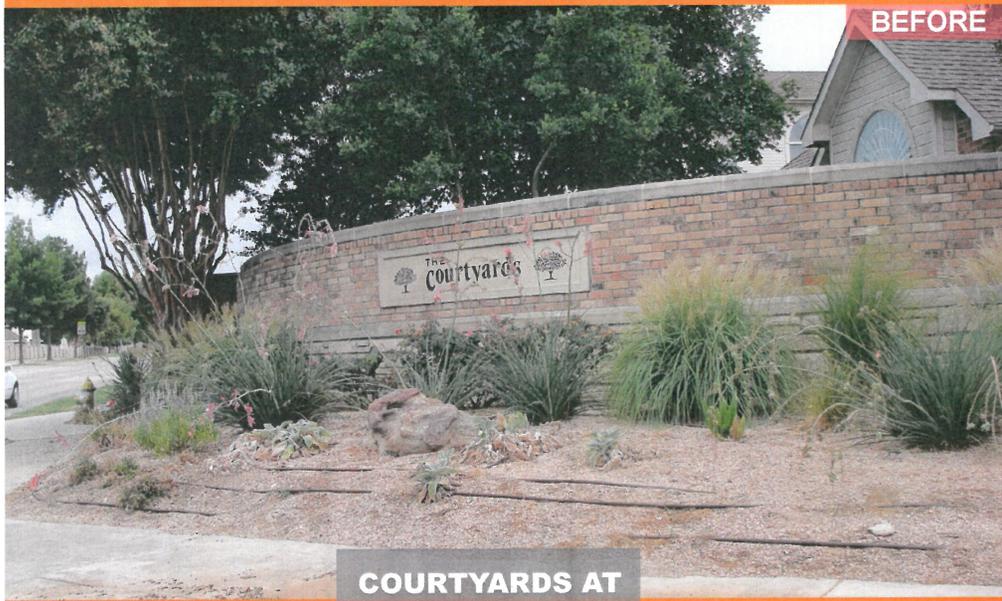


DESIGN STANDARDS

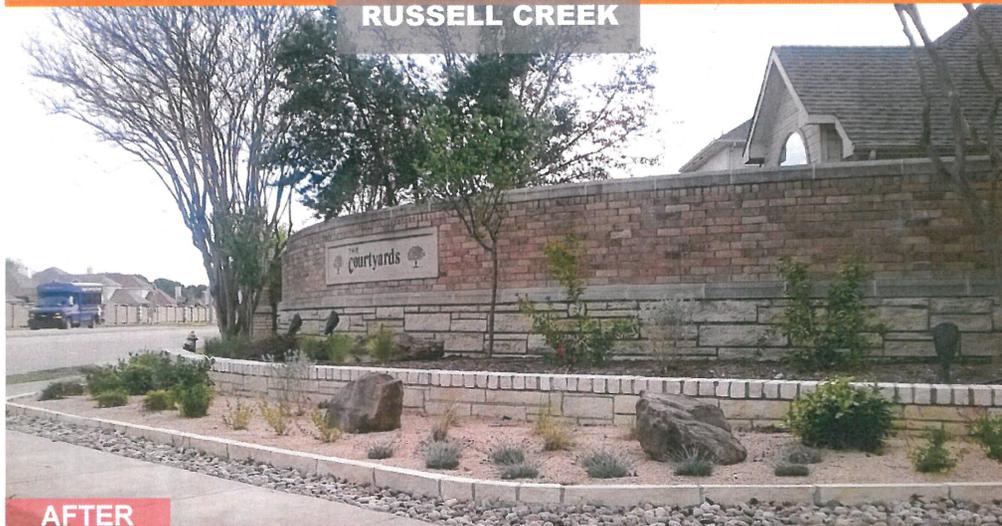


Downtown Heritage Resource Design Standards

New design standards were developed for historic restoration and infill development in the Downtown Heritage Resource District, which were adopted by the City Council in June 2016.



COURTYARDS AT RUSSELL CREEK



COMPLETE

✓ Community Building Action CB10

Create a neighborhood vitality program and beautification grant to assist in creating a sense of identity for neighborhoods.

Cambridge Place at Russell Creek Neighborhood Beautification Event



Neighborhood Vitality and Beautification Grant Program

The city established a Neighborhood Vitality and Beautification Grant Program, which to date, has awarded 40 grants to neighborhood associations valued at \$213,000.

CIP & Operating Budget Process

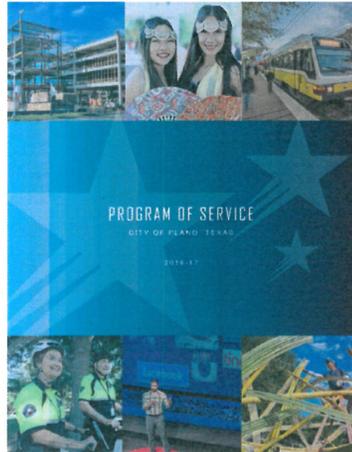
Operating Budget & Community Investment Program

The Operating Budget is a financial planning tool used to allocate resources for city services for the next fiscal year. Parallel to the Operating Budget process, Plano also prepares and adopts a Community Investment Program (CIP), which serves as a five-year guide to planning, building, operating, and maintaining public infrastructure projects. Each year, the first year of the five-year CIP is adopted as part of the Operating Budget.

To support effective implementation of comprehensive plans, a strong connection should exist between the plan and the city's budget process. This connection began to take shape for *Plano Tomorrow* in Fiscal Year 2015-16, which culminated in the city's first budget process since the plan was adopted. This required city departments to consider the actions of *Plano Tomorrow* in the formulation of Operating Budget and CIP requests.

Ultimately, this process resulted in a Combined Budget with over \$528 million in appropriations supporting a broad range of programs and projects that are aligned with *Plano Tomorrow*.

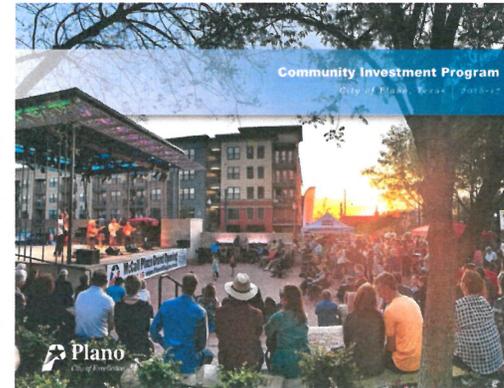
Additionally, the FY 2016-17 budget accommodated a property tax rate reduction intended to provide tax relief to Plano citizens and businesses.



FY 2016-17 Budget Process - Lessons Learned

In the first year of this process, city staff found that many of the actions included in *Plano Tomorrow* could potentially be implemented by effectively re-allocating existing resources towards those efforts.

For some of the actions - largely those addressing public infrastructure and facilities, or those actions requiring unique skill sets/capacities that are not currently possessed by city staff - additional resources may be needed to support implementation.



Given that this plan accommodates a 20-30 year vision for Plano's future, it is important to acknowledge that resource needs will continue to evolve as implementation plans are refined and the community experiences change.

Actions and policies projected to have a particular resource demand today, may see resource demand change as a result of technological, cultural, or other unforeseen change.

Fiscal Year 2016-17

\$528 Million
Combined Budget
Appropriations

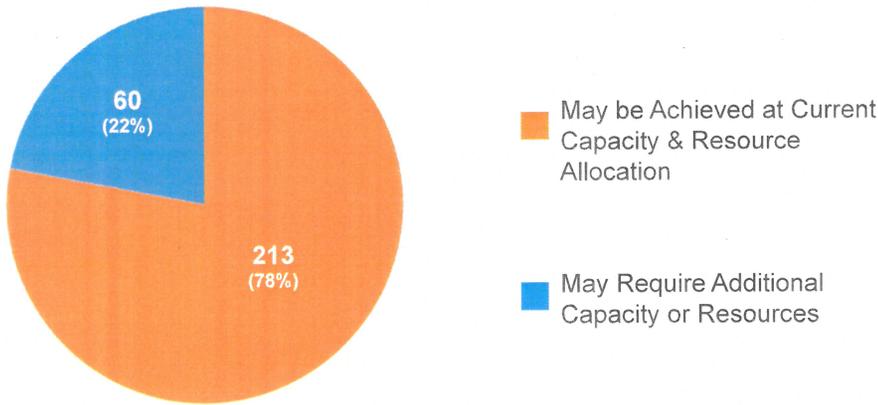
\$0.01
Property Tax
Rate Reduction
per \$100 of Assessed
Valuation

CIP & Operating Budget Process: Action Plan & Performance

Resource Demand Assessment

City departments began to assess resource needs for assigned actions in order to determine what may be needed to support implementation.

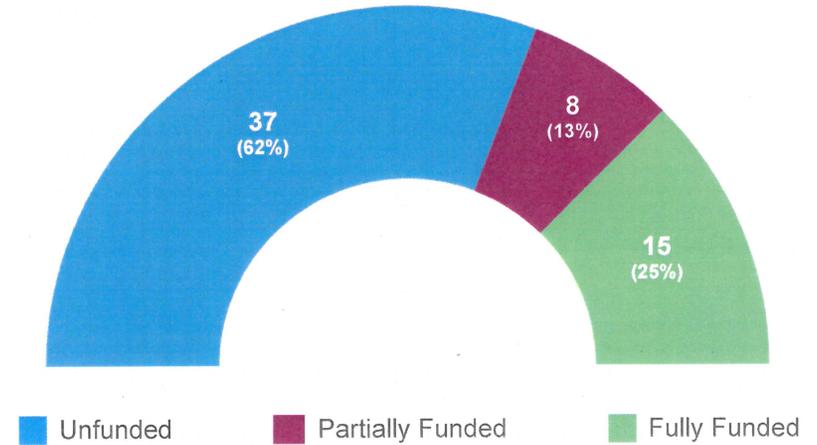
Actions that could be achieved if departments maintained their current capacity and resource allocation in the future were delineated from those actions that may require additional capacity or resources to execute.



Nearly 80 percent of the 273 actions are projected to be achieved without increasing service capacity and resource allocation. Actions that required additional funding began to receive funding as part of the FY 2016-17 budget process, which can be seen in the following section.

Funding Needs

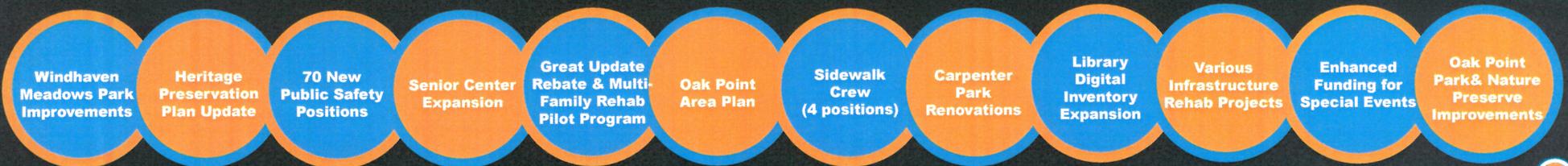
Assigned departments identified the current funding status for the 60 actions that may require additional capacity or resources in the future to support implementation - the vast majority of which are on a mid (2-5 year) or long-term (5-10 year) planning horizon.



Budget Requests

Each year, the city executes a budget process where departments develop requests for the upcoming fiscal year and five-year CIP cycle. These requests are reviewed by city management and are considered by the Planning & Zoning Commission (CIP only) and the City Council as part of the City Manager's Recommended Budget and Proposed CIP.

Budgeting & Programming Outcomes - FY2016-17



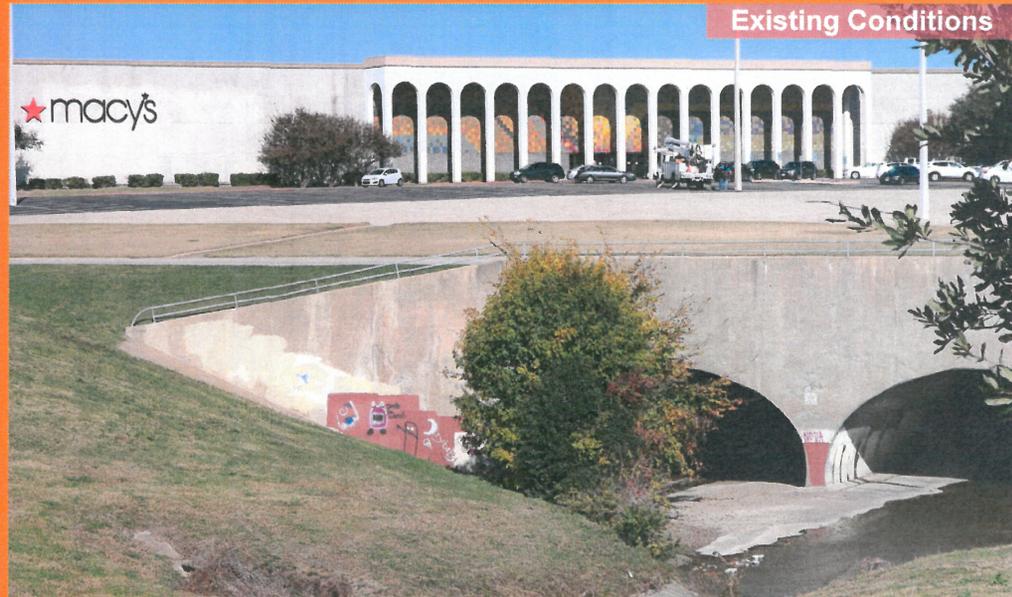
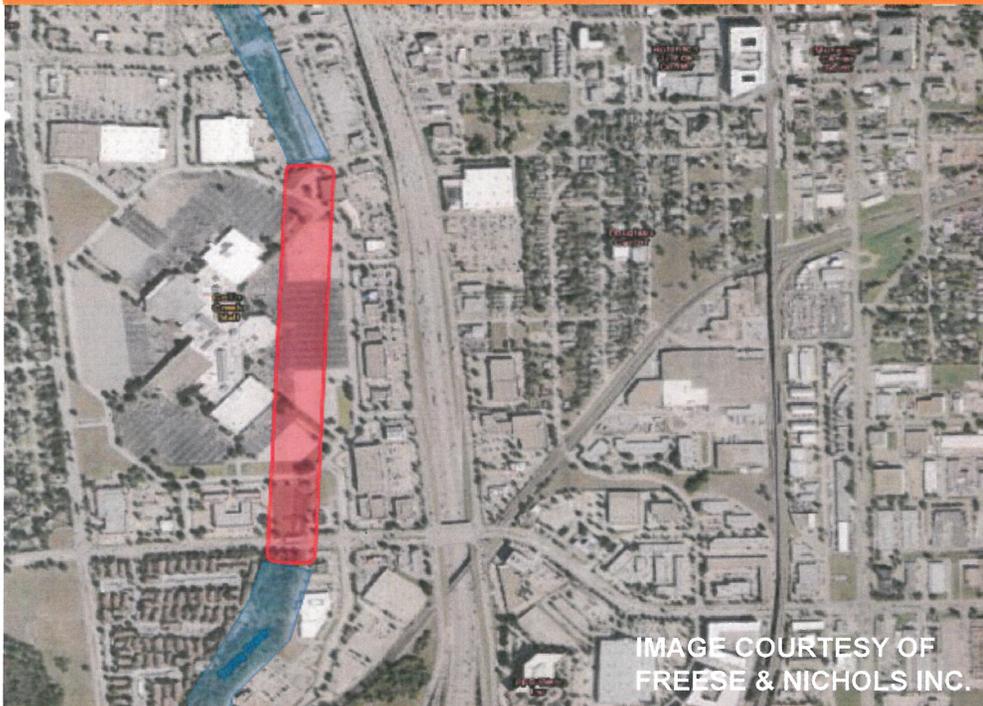
CIP & Operating Budget Process - 2016 Highlights

MAJOR PROGRESS

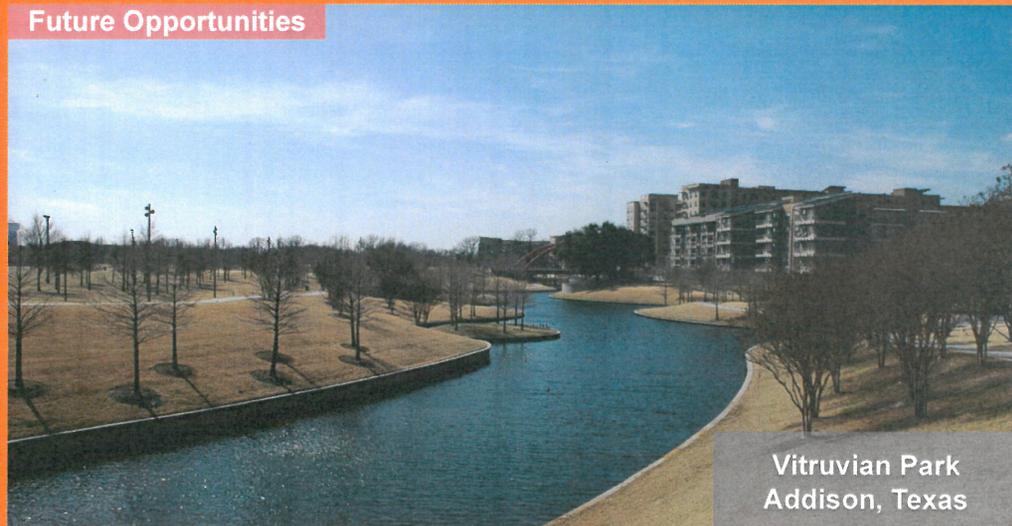
✓ Open Space & Natural Resource Conservation Action OSRC1

Rehabilitate and enhance natural drainage systems, water detention and retention basins, and other infiltration areas for multiple benefits, such as recreation, wildlife habitat, and stormwater management.

Surface Parking Covering Spring Creek at Collin Creek Mall



Future Opportunities



Spring Creek Channel at Collin Creek Mall Feasibility Study

An engineering study was initiated to examine the feasibility of uncovering the Spring Creek channel at Collin Creek Mall, accommodating park and trail connections adjacent to the creek.

MAJOR PROGRESS

✓ Pedestrian Environment Action PE5

Identify and complete sidewalk gaps along the city's roadway system.

Incomplete Sidewalk Adjacent to Industrial Development



Sidewalk Gap Inventory and Completion Plan

A citywide sidewalk inventory was completed, which identified over 120 miles of sidewalk gaps. Four additional sidewalk crew positions were added in the FY 2016-17 budget and funds to construct the missing sidewalk will be considered with the 2017 Bond Referendum.

Land Use & Development Review

Land Use & Development Review

Like past comprehensive plans, *Plano Tomorrow* is the primary policy framework used by city leadership to evaluate zoning requests and associated facility and infrastructure needs.

The primary planning elements used to guide this review process are the physical planning maps - Future Land Use, Growth & Change, Parks Master Plan, Thoroughfare Plan Map, and the Bicycle Transportation Plan Map - and associated policies addressing Plano's built environment.



Elements of Land Use & Development Review

While these land use and development review tools are used internally to guide policy decisions, an equally critical role exists externally, where these tools are used to communicate city aspirations and expectations to citizens, land owners, and the development community.

Managing Growth and Change

Where growth and change can be accommodated in Plano, a critical element of *Plano Tomorrow* implementation is to proactively engage our institutional partners to ensure that any change that occurs does not negatively impact the surrounding community.

These responsibilities are carried out through coordination with our local school districts, neighboring communities, county and state government, regional planning agencies, medical, transportation and utility service providers, and other impacted agencies.



Coordination with Outside Agencies

Planning and Engineering Department staff conducting annual meeting with officials from PISD, FISD, and Collin College to discuss demographic trends in Plano.

Built Environment Vision

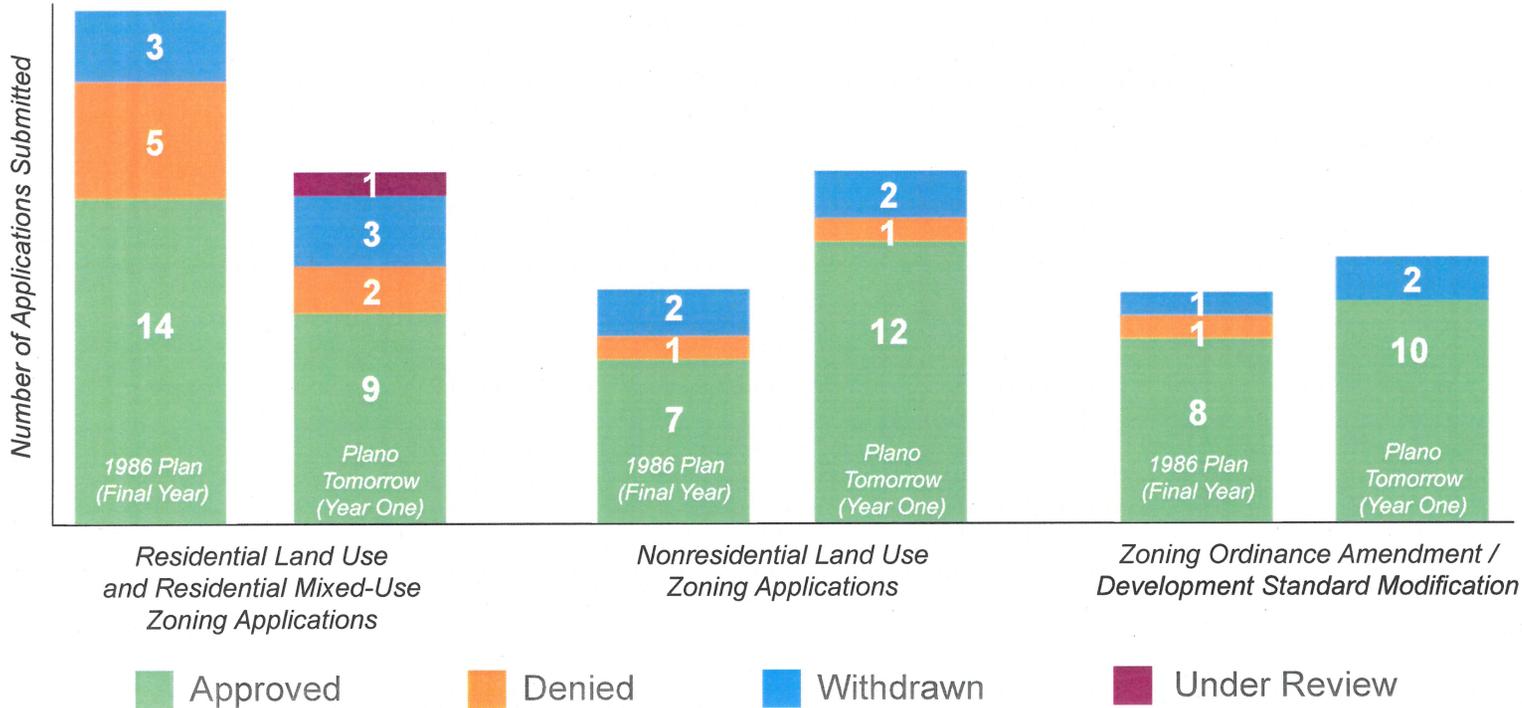
Plano is a vibrant city with attractive and walkable neighborhoods, distinct mixed-use urban centers with active nightlife, strong commercial corridors, and a multi-modal transportation system that includes a variety of transit options.



Land Use & Development Review: Annual Trends

Zoning Application Review - Final Action by Application Type

Overall, zoning application review remained fairly consistent with the review outcomes of the previous year. Residential zoning applications experienced a sizable reduction in total applications received, as well as a slight decrease in approval rate under *Plano Tomorrow* (with one application awaiting action). Consistent with the previous year, residential applications continue to maintain the lowest approval rate of the three application types.



Period of Review: *Plano Tomorrow*: October 12, 2015 - October 11, 2016; *1986 Plan (Final Year)*: October 12, 2014 - October 11, 2015.

Top 3

Plano Tomorrow Policies Cited in Zoning Application Review

- 1 Land Use
- 2 Undeveloped Land
- 3 Neighborhood Conservation

Development Review Outcomes

42 Zoning applications received, matching previous year

26% Zoning application reviews citing Land Use Policy

Land Use & Development Review - 2016 Highlights

MAJOR PROGRESS

✓ Land Use Action LU8

Develop locations for special area plans to focus development and redevelopment efforts.



Oak Point Special Area Plan



Residential Development situated within a Regional Transportation Corridor



MAJOR PROGRESS

✓ Redevelopment of Regional Transportation Corridors Action RTC4

Develop design guidelines for residential development adjacent to expressways that reduce noise and provide for proper filtering, ventilation, and exhaust of vehicle air emissions.

Special Area Plan & Expressway Corridor Residential Adjacency Guidelines

Two land use studies which are intended to proactively shape compatible new growth, infill, and redevelopment were funded for FY 2016-17 and are currently underway.

Land Use & Development Review - 2016 Highlights

COMPLETE

✓ Open Space & Natural Resource Conservation Action OSRC1

Evaluate the commercial landscaping requirements within the Zoning Ordinance as part of the Urban Forestry Plan updates to ensure zoning regulations meet the intent of the urban forestry policies.



Pedestrian-Friendly Streetscape in Legacy Town Center

Commercial Building Facade Clad with Brick and Stone Masonry



MAJOR PROGRESS

✓ Land Use Action LU1

Review and evaluate the Zoning Ordinance and make appropriate amendments based on the policies of the Comprehensive Plan.

Commercial Landscape & Exterior Wall Construction Standards Updates

Development standards addressing landscaping for commercial development and exterior wall construction for residential and nonresidential structures were updated to ensure new development contributes to high quality, visually distinctive community design.

Ongoing Dialogue

Experiencing the Plan

Plano Tomorrow is a web-based plan, comprised of videos, text, and graphics intended to improve accessibility to the plan. One of the benefits of a web-based plan is better visibility of how the community uses and experiences the plan. This information helps staff manage the plan's website – www.planotomorrow.org – in a manner that best serves the user experience.



Website Use Summary

Shaping the Future of the Plan

Plano Tomorrow is intended to be a living document, and one of the mechanisms for achieving this is through continuous preference polling. These polls – which can be found on each policy page of the *Plano Tomorrow* website – allow users to communicate their policy priorities to city leadership.



Public Engagement Opportunities

Director of Planning Christina Day presents to Leadership Plano Class 34.

Ongoing Outreach

In 2016, staff responded to nine speaker requests, which included the following organizations:

- Plano ISD Council of PTAs
- Dallas Builder's Association
- Plano East High School
- Woodpark HOA
- Leadership Plano
- UTD Undergraduate Courses
- Boyscout Troop
- Plano Senior Citizens Advisory Board
- St. Elizabeth Ann Seton Single Adults

These outreach activities provide opportunities for individuals to learn more about *Plano Tomorrow* and to provide feedback on the plan. If your organization would like to learn more about the plan, please submit a speaker request to the planning department.

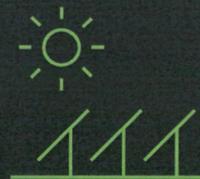
Continuous Feedback Polling Results - Top 5 Policies



Bicycle Policy



Land Use Policy



Renewable Energy Policy



Redevelopment of Neighborhood Centers Policy



Public Transit Policy

Following the Progress of Plano Tomorrow

The *Plano Tomorrow* website provides implementation status updates for the 273 actions included in the plan. These progress indicators - which are updated bi-annually - can be reviewed by following the steps below.



Log onto www.planotomorrow.org



Click the "Menu" drop down box and select "Pillars of Plano Tomorrow"



Select a component and explore the policies and associated action status updates

Building & Development Design Action Statements

Status

Determine if viable options exist within the [North Central Texas Council of Governments](#) (NCTCOG) amendments of the [International Green Construction Code](#) (IgCC) for possible inclusion into the development process.

IN PROGRESS



Ensure timely adoption of building codes as established by the [International Code Council](#).

COMPLETED



Create regulations for sustainable building and site planning practices such as tree preservation, reduced impervious coverage and green infrastructure.

PENDING



Monitoring the Progress of Plano Tomorrow

PENDING



Action implementation has yet to be initiated

IN PROGRESS



Action implementation is underway

COMPLETED



Action implementation has been satisfactorily completed



PLANO TOMORROW

A Comprehensive Plan for Excellence



Follow our progress at

PlanoTomorrow.org

City of Plano
Planning Department

972-941-7151

planotomorrow@plano.gov