



PLANO PLANNING & ZONING COMMISSION

WILL CONVENE INTO THE PRELIMINARY OPEN MEETING AT 6:30 P.M. ON OCTOBER 1, 2018 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 October 1, 2018 | Hill | 5 min. |
| II. | Agenda Review for October 15, 2018 | Hill | 5 min. |
| III. | Discussion of City Council items | Day | 5 min. |
| IV. | Follow-up on Comments of Public Interest Item from September 4, 2018 Meeting | Day | 10 min. |
| V. | Items for Future Preliminary Open Meeting Agendas | | 5 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. 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.

Date: September 13, 2018

To: Planning & Zoning Commission

From: Christina D. Day, AICP, Director of Planning

Subject: Follow-up on Comments of Public Interest Item from September 4, 2018 Meeting

During the September 4, 2018, meeting, a resident of Pittman Creek Estates neighborhood, Ms. Deborah Stewart, spoke to the Commission during the Comments of Public Interest item of the meeting regarding concerns about safety and development standards. Later in the meeting, during Items for Future Consideration, staff committed to following up with Ms. Stewart, researching related issues, and reporting back to the Commission. This memo is the result of that action.

Ms. Stewart's concerns that relate to development ordinances both within and outside the purview of the Planning & Zoning Commission are summarized as follows:

1. **Fencing, Visibility, and Creek Access:** Plano currently disallows creeks (floodway and drainage easements) to be incorporated within residential lots. This was not always the case, and Pittman Creek neighborhood was developed prior to this standard. There are lots which extend to the centerline of the creek in this neighborhood and others, resulting in private ownership of and maintenance responsibility for the creek area.

Ms. Stewart is concerned that, in recent years, homeowners in her neighborhood are beginning to fence their side yards, including placing fences across driveways that extend to the rear of the lot. These fences limit access to the creek, which may impede public access to city drainage improvements in the floodway easement, and other public health and safety functions. She stated that, due to the lack of alleys in this neighborhood, and the addition of fences restricting access and visibility, the lots are less safe. She would like to encourage visibility and access by: prohibiting fencing across driveways, requiring open fencing for creek lots, limiting fence height, and/or requiring gates across driveways to be mechanized to encourage access to the rear of the property.

In Section 20.200, the Zoning Ordinance allows residential property owners to fence their property as follows:

- Within front yard setback: Up to 40 inches in height and at least 50% open;
- Behind front yard setback: Up to 8 feet in height; and
- No fencing is allowed within the floodplain.

Executive city staff from the Police, Public Works, Environmental Health, and Neighborhood Services departments have confirmed that access to the creek in this area is available to meet their needs. Police will take emergency access wherever it is necessary in exigent circumstances. In non-

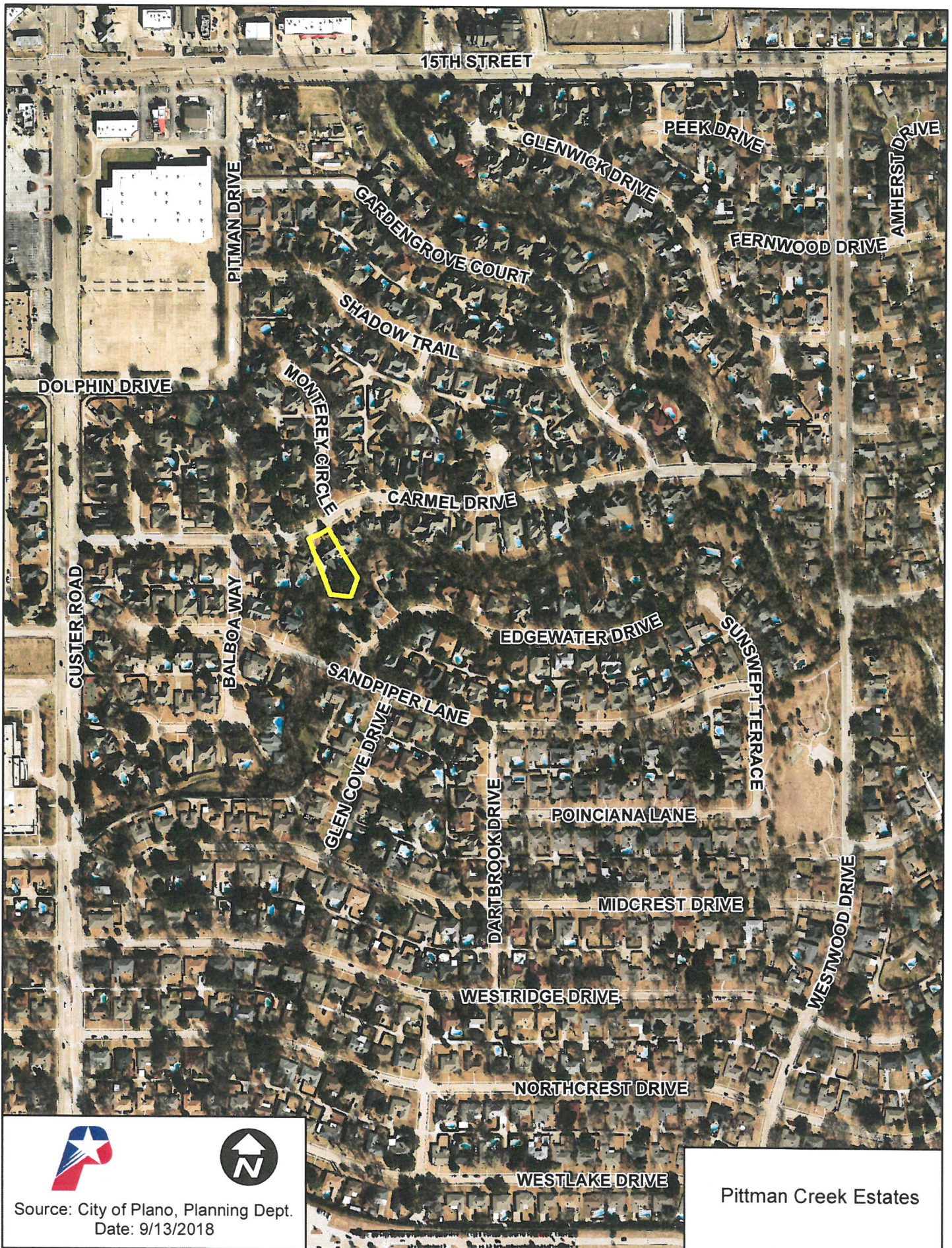
emergency situations, they will gain owner permission and obtain warrants when appropriate. Fencing of some lots and not others may result in unfenced lots being more heavily utilized by Police for access in emergency situations. Other departments will focus on utilizing the existing easement and rights-of-way to meet public health and safety needs. The City can gain access to the creek near Ms. Stewart's house through a number of means, via the right-of-way where bridges cross at Westwood Drive, Carmel Drive and Sandpiper Lane, and via the beginning of the floodway easement at Westwood Park.

2. **Interior Construction of Walls in Single Family Garages:** In some zoning districts, such as Patio Home (PH) and Single-Family Residence Attached (SF-A), the City prohibits the enclosing of single-family garage spaces; however, this is typically where there is a compact development form. The purpose of the prohibition is to keep the garage from being converted to a living space. The zoning district covering Pitman Creek neighborhood does not have this restriction, and two off-street parking spaces are required by the Zoning Ordinance for each lot.

Ms. Stewart expressed concerns about the construction of permanent walls within garages, where the garage door was still operational but the garage area was not visible to the adjacent property. She believes it may be unsafe for garages to remove visibility via wall construction.

Chief Building Official Selso Mata confirmed that wall construction does require a building permit. Ms. Stewart can direct any concerns about illegal construction to Laurie Weddle in the Building Inspections Department at (972) 941-5969.

Based on Ms. Stewart's comments on September 4, 2018, and the information contained herein, the Commission may wish to consider these issues. If the Commission finds changes to fencing or lot standards are appropriate and necessary, staff may be directed to further study specific issues or public hearings may be called for Zoning or Subdivision Ordinance changes.



Source: City of Plano, Planning Dept.
Date: 9/13/2018

Pittman Creek Estates

Christina Day

From: Jeanna Scott
Sent: Friday, September 14, 2018 4:02 PM
To: Christina Day
Subject: Carmel Fences
Attachments: Carmel Fence Permit History.jpg

Christina,

I have attached a JPG of the Carmel subdivision from ARC which will show the fence permits issued for Carmel since 2016 by address, permit number and description.

Let me know if you need anything else.

Please take a moment to complete the City of Plano [Customer Satisfaction Survey](#).



Building Inspections

Serving Since 2016

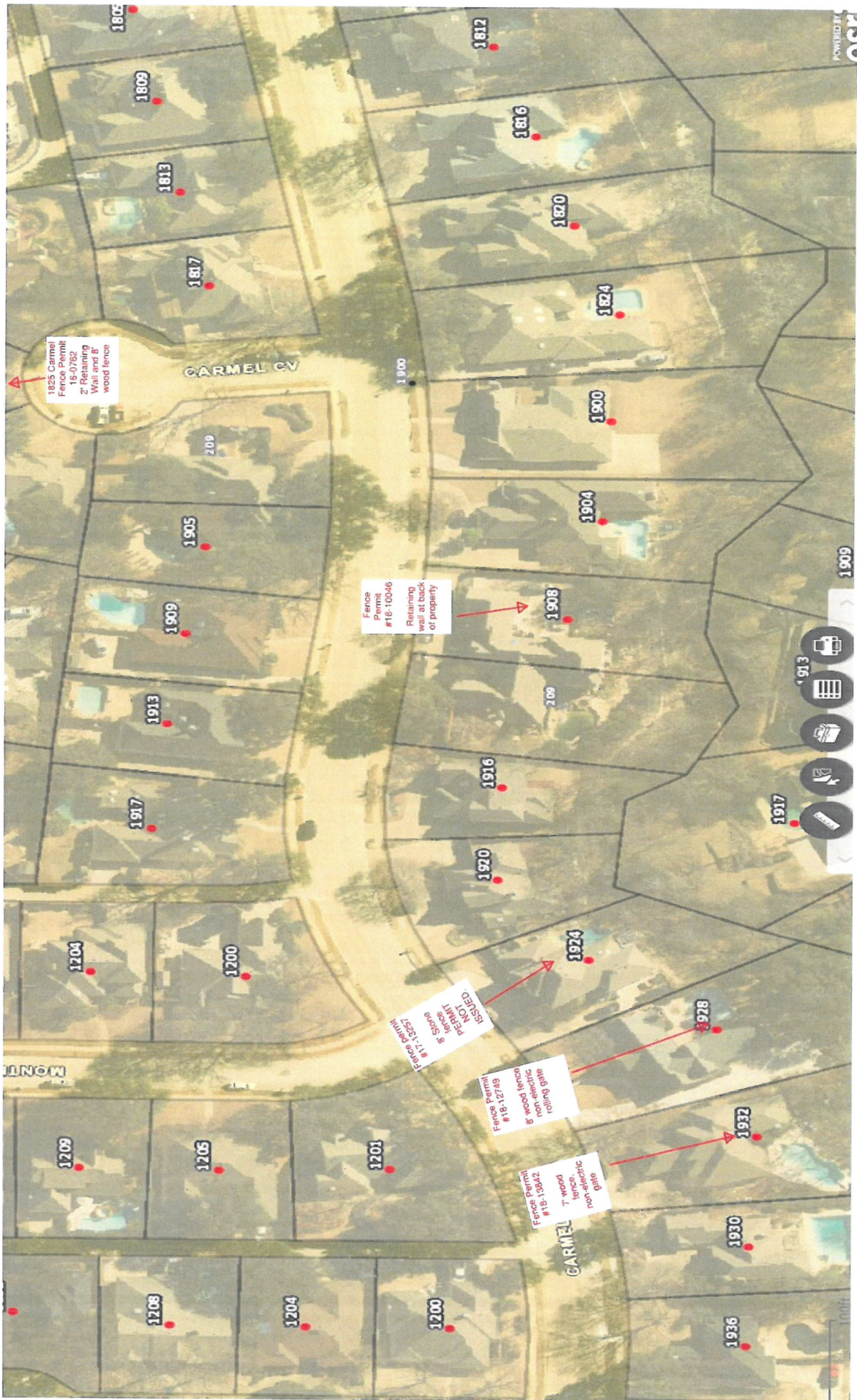
Jeanna Scott

Building Inspections Manager

1520 K Avenue, 1st Floor
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T 972.941.5967
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jeannas@plano.gov
plano.gov

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PLANNING & ZONING COMMISSION

1520 K AVENUE

DATE: 10/01/18

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 - September 17, 2018</p> <p>(b) Final Plat: Parkwood Commons Addition, Block A, Lot 5 - Hotel on one lot on 5.0 acres located on the west side of Parkwood Boulevard, 250 feet south of State Highway 121. Zoned Commercial Employment and Central Business-1 and located within the State Highway 121 Overlay District. Project #FP2018-030. Applicant: Northland Developments (Texas), Inc.</p> <p>(c) Site Plan: Joe Forman Addition, Block 1, Lot 8R - Personal service shop on one lot on 0.4 acre located on the north side of 18th Street, 210 feet west of H Avenue. Zoned Retail. Project #SP2017-050. Applicant: Smith Lisle Holdings, Ltd.</p>	

ITEMS FOR INDIVIDUAL CONSIDERATION

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.

(1) **Public Hearing:** Park Master Plan Update - Consideration of the 2018 update of the Park Master Plan. Tabled September 4, 2018, and September 17, 2018.
KS

(2) **Public Hearing:** Comprehensive Plan Amendment 2018-001 - Consideration of amendments to the Future Land Use Map, Growth and Change Map, Park Master Plan Map, and Bicycle Transportation Map of the Comprehensive Plan related to the 2018 update of the Park Master Plan and amendments to the Growth and Change Map of the Comprehensive Plan to reflect development that has already occurred. Tabled September 4, 2018, and September 17, 2018. Project #CPA2018-001.
KS

(3A) **Public Hearing:** Zoning Case 2018-002 - Request to rezone 93.5 acres located at the southeast corner of State Highway 121 and the Dallas North Tollway **from** Central Business-1 **to** Planned Development-Central Business-1 in order to modify development standards. Zoned Central Business-1 and located within the State Highway 121 and Dallas North Tollway Overlay Districts with Specific Use Permits #647 and #648 for Vehicle Leasing and Renting. Tabled August 20, 2018, and September 4, 2018. Project #ZC2018-002. **Applicants: Granite Properties**
EM

(3B) **Concept Plan:** Granite Park - Professional/general administrative office, retail, restaurant, hotel, and vehicle leasing and renting on 93.5 acres located at the southeast corner of State Highway 121 and the Dallas North Tollway. Zoned Central Business-1 and located within the State Highway 121 and Dallas North Tollway Overlay Districts with Specific Use Permits #647 and #648 for Vehicle Leasing and Renting. Project #CP2018-003. **Applicant: Granite Properties**
EM

(4A) **Public Hearing:** Zoning Case 2018-004 - Request for a Specific Use Permit for Recreational Vehicle Sales and Service on 13.2 acres located at the northwest corner of U.S. Highway 75 and State Highway 190. Zoned Corridor Commercial and located within the 190 Tollway/Plano Parkway Overlay District. Tabled September 4, 2018, and September 17, 2018. Project #ZC2018-004. **Applicant: Pitman Partners, Ltd., North Texas Municipal Water District, and City of Plano**
RA

(4B) **Concept Plan:** Main Marine Addition, Block A, Lot 1 - Recreational vehicle sales and service on one lot on 8.3 acres and on 4.9 acres of right-of-way located at the northwest corner of U.S. Highway 75 and State Highway 190. Zoned Corridor Commercial and located within the 190 Tollway/Plano Parkway Overlay District. Project #CP2018-005. **Applicant: Pitman Partners, Ltd., North Texas Municipal Water District, and City of Plano**
RA

(5) RA	Public Hearing: Zoning Case 2018-014 - Request to rezone 19.3 acres located at the northwest corner of the Dallas North Tollway and Plano Parkway from Regional Commercial to Planned Development-Regional Commercial. Zoned Regional Commercial and located within the Dallas North Tollway Overlay District. Project #ZC2018-014. Applicant: Kreymer Investments, Ltd.
(6) EM	Public Hearing: Zoning Case 2018-018 - Request to amend Article 8 (Definitions), Article 14 (Allowed Uses and Use Classifications), Article 16 (Parking and Loading), Article 17 (Landscaping and Tree Preservation), and related sections of the Zoning Ordinance and Subdivision Ordinance to consider various modifications and updates. Project #ZC2018-018.
(7) CF	Public Hearing: Zoning Case 2018-019 - Request for a Specific Use Permit for Arcade on 0.1 acre located 570 feet west of Custer Road and 810 feet south of 15th Street. Zoned Planned Development-79-Retail. Project #ZC2018-019. Applicant: Asian New Century Square, LLC
(8) RA	Public Hearing - Replat: Villas of Middleton, Block F, Lots 2X & 4X - Common area lots on 0.5 acre located on the north side of Hamilton Street, 100 feet west of Independence Parkway. Zoned Planned Development-495-Single-Family Residence Attached and located within the 190 Tollway/Plano Parkway Overlay District. Project #R2018-036. Applicant: Plano Parkway Investments, LP
(9) RA	Public Hearing - Replat: Cyprus Villas - 50 Patio Home lots and four common area lots on 10.8 acres located at the southwest corner of Lorimar Drive and Ohio Drive. Zoned Retail with Specific Use Permit #21 for Patio Home. Project #R2018-046. Applicant: Megatel Homes, LLC
(10) CF	Public Hearing - Replat: Legacy West Addition, Block E, Lots 3R & 9 - Park on Lot 3R and retail on Lot 9 on 8.6 acres located on the north side of Legacy Drive, 217 feet west of Communications Parkway. Zoned Central Business-1. Project #R2018-049. Applicant: City of Plano and LW Nine Acre, LP
(11) RA	Public Hearing - Replat & Revised Site Plan: Haggard Square Retail, Block A, Lots 4R & 11R - Shopping center on two lots on 3.2 acres located at the southeast corner of State Highway 121 and Ohio Drive. Zoned Regional Commercial and located within the State Highway 121 Overlay District. Projects #R2018-034 and #RSP2018-034. Applicant: RJR Realty, LLC <u>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.</u>

(12)	<p>Items for Future Discussion: The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p> <p>Council Liaisons: Mayor Pro Tem Ron Kelley and Deputy Mayor Pro Tem Angela Miner</p> <p><u>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.</u></p>	
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PLANNING & ZONING COMMISSION
September 17, 2018

COMMISSIONERS PRESENT

John Muns, Chair
M. Nathan Barbera, 1st Vice Chair
Hilton Kong, 2nd Vice Chair
Joyce Beach
Bob Gibbons
Michael Thomas

COMMISSIONERS ABSENT

Susan Plonka
Tim Moore

STAFF PRESENT

Christina Day, Director of Planning
Victor Flores, Assistant City Attorney III
Eric Hill, Planning Manager
Ross Altobelli, Lead Planner
Craig Fisher, Planner
Ken Schmidt, Lead Planner
Renee Jordan, Parks Planning Manager
Liz Del Turco, Senior Park Planner
Christina Sebastian, Planner
Lauren Mecke, Planner
April Castor, Senior Administrative Assistant

Chair Muns convened the Commission into the Preliminary Open Meeting on Monday, September 17, 2018, at 6:30 p.m. in Training Room A of the Plano Municipal Center, 1520 K Avenue. A quorum was present.

Questions were asked and discussion was held on the agenda for the September 17, 2018, Commission meeting. Three zoning cases and the Plano Tomorrow Comprehensive Plan Amendment will be presented. One zoning case and the Plano Tomorrow Comprehensive Plan Amendment will be tabled. Some discussion was held.

Questions were asked and discussion was held on the agenda for the October 1, 2018, Commission meeting. Four zoning cases and the Plano Tomorrow Comprehensive Plan Amendment will be presented. No discussion was held.

Director of Planning, Day, presented an update of relevant items from City Council to the Commission.

Due to an error on the agenda, the follow-up on the Comments of Public Interest item from the September 4, 2018, meeting discussion was rescheduled to the October 1, 2018, Preliminary Open Meeting.

There were no items for Future Preliminary Open Meeting Agendas.

There being no further discussion, Chair Muns adjourned the Preliminary Open Meeting at 6:35 p.m.

Chair Muns convened the Regular Session to order at 7:00 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 Commissioner Thomas and seconded by First Vice Chair Barbera, the Commission voted 6-0 to approve all items on the Consent Agenda as follows:

Approval of Minutes for September 4, 2018 (Consent Agenda Item “a”).

Project #FP2018-017 for a **Final Plat** for **North Texas Food Bank, Block A, Lot 1** for a warehouse/distribution center on one lot on 13.1 acres located on the north side of Mapleshade Lane, 930 feet east of Maplelawn Drive. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. **Applicant: NTFB-Perot Family Campus** (Consent Agenda Item “b”).

Project #FP2018-029 for a **Final Plat** for **Lal Garden, Block A, Lot 1** for an estate development lot on 2.9 acres located on the south side of Ridgetop Lane, 1,142 feet east of San Gabriel Drive. Zoned Planned Development-173-Estate Development District. **Applicant: Qudsia Nadeem** (Consent Agenda Item “c”).

Project #RSP2018-032 for a **Revised Site Plan** for **Omnicom Phase 2, Block A, Lot 2** for a hotel and commercial antenna support structure on one lot on 2.9 acres located on the east side of Parkwood Boulevard, 888 feet south of Headquarters Drive. Zoned Commercial Employment. **Applicant: CHH Plano, LLC** (Consent Agenda Item “d”).

Project #PSP2018-034 for a **Preliminary Site Plan** for **Heritage Creekside Multifamily Phase 2, Block E, Lot 1 and Block X, Lots 1 & 2** for 301 multifamily residence units on Block E, Lot 1 and two private street lots on 4.2 acres located at the southwest corner of Patton Boulevard and Plano Parkway. Zoned Urban Mixed-Use-1/190 Tollway/Plano Parkway Overlay District. **Applicant: Rosewood Property Company and RPC Walnut, LLC** (Consent Agenda Item “e”).

Project #COP2018-004 for a **Conveyance Plat** for **Heritage Creekside Multifamily Phase 2, Block E, Lot 1 and Block X, Lots 1 & 2** for three conveyance lots on 4.2 acres located at the southwest corner of Patton Boulevard and Plano Parkway. Zoned Urban Mixed-Use-1/190 Tollway/Plano Parkway Overlay District. **Applicant: Rosewood Property Company and RPC Walnut, LLC** (Consent Agenda Item “f”).

END OF CONSENT

PUBLIC HEARING

Public Hearing: Plano Tomorrow Comprehensive Plan Amendment 2018-001

Project #CPA2018-001. This is consideration of the 2018 update of the Park Master Plan and related amendments to the Future Land Use Map, Growth and Change Map, Park Master Plan Map, and Bicycle Transportation Map of the Plano Tomorrow Comprehensive Plan and amendments to the Growth and Change Map of the Plano Tomorrow Comprehensive Plan to reflect development that has already occurred. Tabled September 4, 2018. (Public Hearing Agenda Item “1”). Staff recommended that the Planning & Zoning Commission accept the request to table consideration of the 2018 update of the Park Master Plan and related amendments to the Comprehensive Plan to the October 1, 2018, Planning & Zoning Commission meeting.

Chair Muns opened the public hearing. Ken Schmidt, Lead Planner, and Renee Jordan, Parks Planning Manager, both provided the commission an update about the project. No one else appeared to speak. Chair Muns closed the public hearing.

Upon a motion made by Commissioner Thomas and seconded by Commissioner Beach, the Commission voted 6-0 to table the item to the October 1, 2018, Planning & Zoning Commission meeting.

Public Hearing: Zoning Case 2018-004

Project #ZC2018-004. Request for a Specific Use Permit for Recreational Vehicle Sales and Service on 13.2 acres located at the northwest corner of U.S. Highway 75 and State Highway 190. Zoned Corridor Commercial/190 Tollway/Plano Parkway Overlay District. Tabled September 4, 2018. **Project #ZC2018-004. Applicant: Pitman Partners, Ltd.** (Public Hearing Agenda Item “2”). Staff recommended that the Commission accept the applicant’s request to table Zoning Case 2018-004 to the October 1, 2018, Planning & Zoning Commission meeting.

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

Upon a motion made by Commissioner Thomas and seconded by Second Vice Chair Kong, the Commission voted 6-0 to table the item to the October 1, 2018, Planning & Zoning Commission meeting.

Public Hearing: Zoning Case 2018-009

Project #ZC2018-009. Request for a Specific Use Permit for Private Club on 0.2 acre located 118 feet north of Towne Square Drive and 575 feet east of Preston Road. Zoned Planned Development-20-Mixed-Use. **Applicant: ASG Preston Creek Retail Center, Ltd.** (Public Hearing Agenda Item “3”). 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 Second Vice Chair Kong and seconded by Commissioner Gibbons, the Commission voted 6-0 to approve the item as submitted.

Public Hearing: Zoning Case 2018-017

Project #ZC2018-017. Request for a Specific Use Permit for Arcade on 0.1 acre located 579 feet north of 15th Street and 522 feet west of Independence Parkway. Zoned Retail. **Applicant: MDT Prairie Creek, Ltd.** (Public Hearing Agenda Item “4”). Staff recommended approval subject to the following:

1. Waiving the 300-foot distance separation from the residential zoning district to the north subject to City Council finding that the issuance of the Specific Use Permit for Arcade will not be detrimental or injurious to the public health, safety, or general welfare, or otherwise offensive to the neighborhood; and
2. Reducing the separation requirement from the public school to 300 feet subject to City Council finding that the issuance of the Specific Use Permit for Arcade will not be detrimental or injurious to the public health, safety, or general welfare, or otherwise offensive to the neighborhood; and
3. Arcade machines have the following restrictions:
 - a. Maximum of 50 computers, 10 gaming consoles, and 3 cabinet machines are permitted.
 - b. Must not have wireless internet capability or access.
4. Alcohol must not be served.

Chair Muns opened the public hearing. Applicant Representative, Jessy Zarate of The Kardboard Box, Inc., spoke briefly in support of the item and was available to answer questions from the commission. No one else appeared to speak. Chair Muns closed the public hearing.

Upon a motion made by Commissioner Thomas and seconded by Commissioner Gibbons, the Commission voted 6-0 to approve the item subject to the stipulations recommended by staff.

Public Hearing - Replat & Revised Site Plan: Breezeway Farms Addition, Block 1, Lots 9R & 12

Projects #R2018-042 and #RSP2018-043. Vehicle parking lot on two lots on 6.2 acres located at the northwest corner of U.S. Highway 75 and Superior Avenue. Zoned Planned Development-21-Corridor Commercial. **Applicant: Regent Properties** (Public Hearing Agenda Item “5”). 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 Thomas and seconded by Second Vice Chair Kong, the Commission voted 6-0 to approve the item as submitted.

Public Hearing - Replat: Preston Towne Crossing, Block 1, Lot 6R

Project #R2018-045. Bank, savings and loan on one lot on 1.0 acre located at the northeast corner of Preston Road and Park Boulevard. Zoned Retail/Preston Road Overlay District. **Applicant: Farmers Branch, LLC** (Public Hearing Agenda Item “6”). 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 Thomas and seconded by Commissioner Gibbons, the Commission voted 6-0 to approve the item as submitted.

Public Hearing - Preliminary Replat & Revised Site Plan: Prestonwood Addition, Block 1, Lot 1R

Projects #PR2018-023 and #RSP2018-039. Religious facility on one lot on 135.6 acres located at the northeast corner of Park Boulevard and Marsh Lane. Zoned Planned Development-85-Retail/General Office. **Applicant: Prestonwood Baptist Church, Inc.** (Public Hearing Agenda Item “7”). Staff recommended approval as follows:

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

Revised Site Plan: 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 Second Vice Chair Kong, the Commission voted 6-0 to approve the preliminary replat subject to additions and/or alterations to the engineering plans as required by the Engineering Department and the revised site plan as submitted.

Public Hearing - Preliminary Replat: North Central Addition, Block 2, Lot 2R

Project #PR2018-030. Religious facility on one lot on 1.2 acres located on the north side of 18th Street, 510 feet east of U.S. Highway 75. Zoned Corridor Commercial. **Applicant: Puerta Del Cielo Iglesia Cristiana** (Public Hearing Agenda Item “8”). Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

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

Upon a motion made by Second Vice Chair Kong and seconded by Commissioner Thomas, the Commission voted 6-0 to approve the item subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

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 “9”).

No items were discussed.

END OF NON-PUBLIC HEARING

With no further business, Chair Muns adjourned the meeting at 7:34 p.m.

John Muns, Chair

Agenda Item No. b

Final Plat: Parkwood Commons Addition, Block A, Lot 5

Applicant: Northland Developments (Texas), Inc.

Hotel on one lot on 5.0 acres located on the west side of Parkwood Boulevard, 250 feet south of State Highway 121. Zoned Commercial Employment and Central Business-1 and located within the State Highway 121 Overlay District. Project #FP2018-030.

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

Recommended for approval as submitted.

Agenda Item No. c

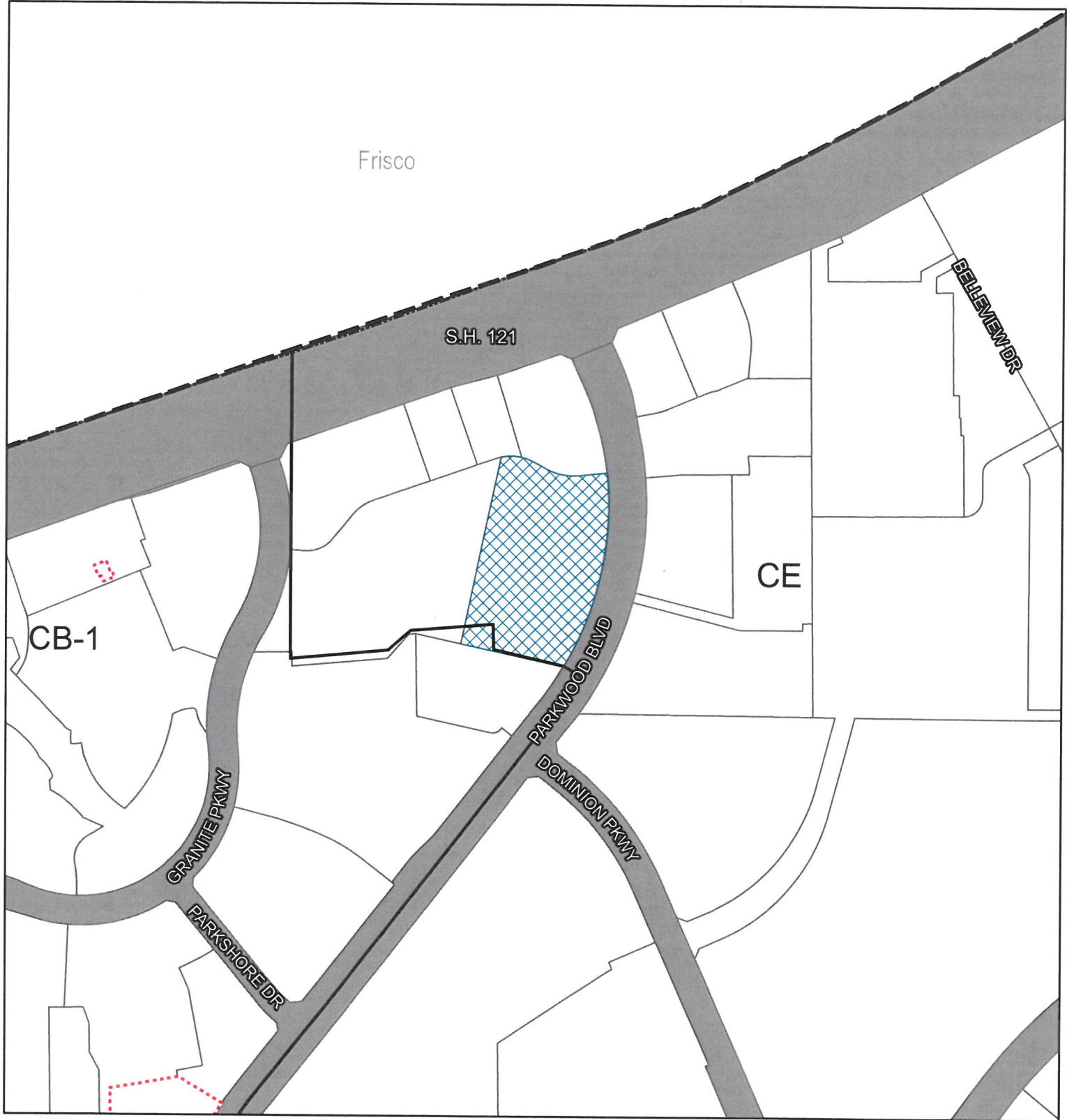
Site Plan: Joe Forman Addition, Block 1, Lot 8R

Applicant: Smith Lisle Holdings, Ltd.

Personal service shop on one lot on 0.4 acre located on the north side of 18th Street, 210 feet west of H Avenue. Zoned Retail. Project #SP2017-050.

The purpose for the site plan is to show the proposed personal service shop and related site improvements.

Recommended for approval as submitted.

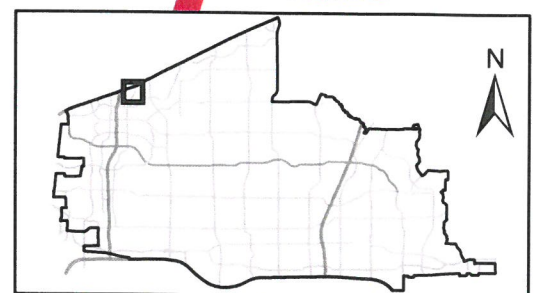


Item Submitted: Final Plat

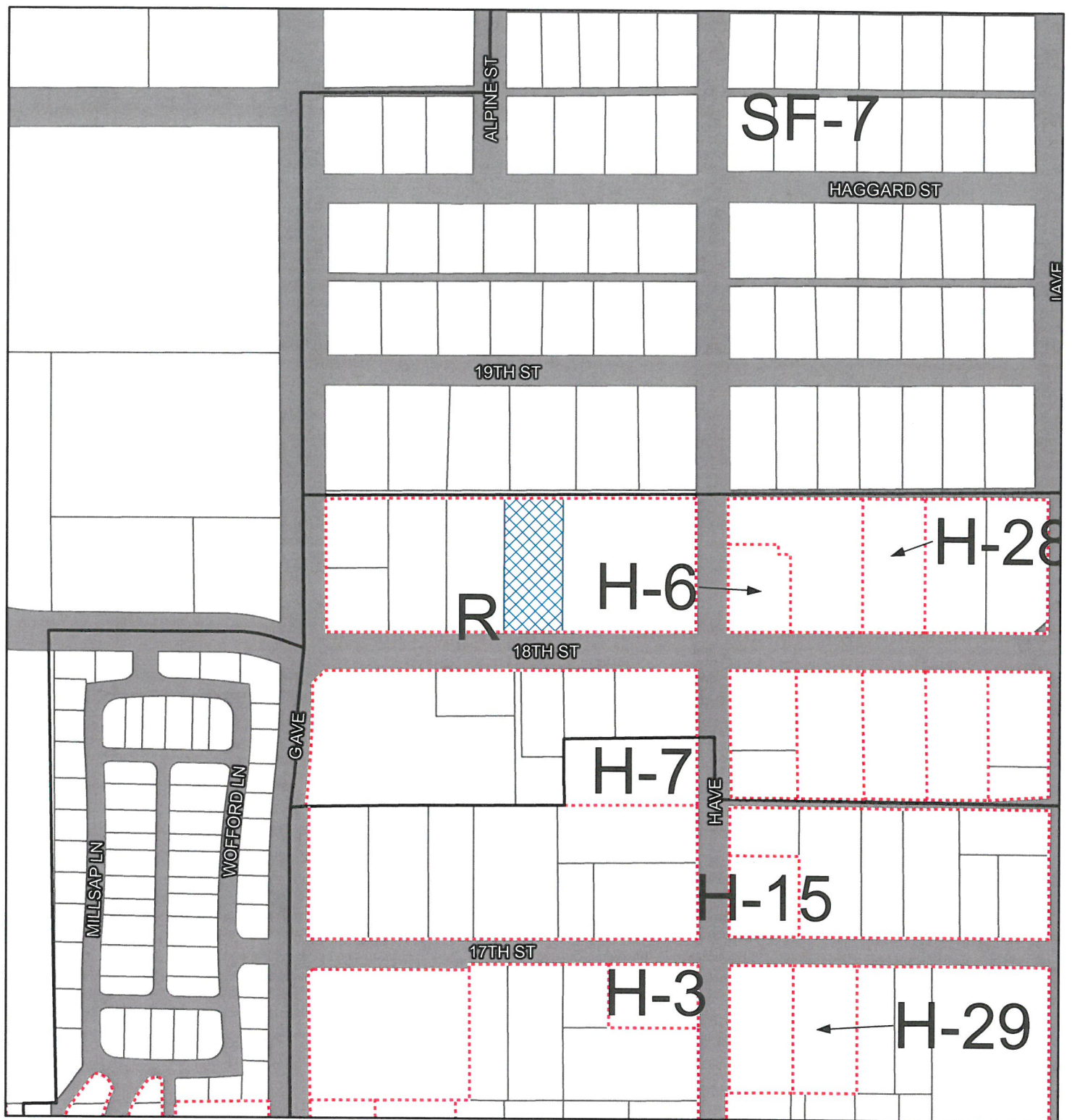
Title: Parkwood Commons Addition, Block A, Lot 5

Zoning: Commercial Employment and Central Business-1 Located Within The State Highway 121 Overlay District

--- Zoning Boundary Change/SUP --- Zoning Boundary Subject Property
---- City Limits ---- Specific Use Permit Right-of-Way



Source: City of Plano Planning Department

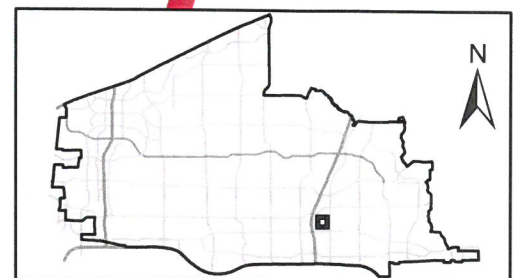


Item Submitted: Site Plan

Title: Joe Forman

Zoning: Retail

--- Zoning Boundary Change/SUP — Zoning Boundary  Subject Property
 - - - City Limits Specific Use Permit  Right-of-Way



Source: City of Plano Planning Department



Bitable Impervious Area		
* Provide data for each lot/phase. If there are multiple lots/phases provide totals for all lots/phases		
11/10/2006	Revision #3	site data summary



3. Buildings 6,000 square feet or greater shall be 100% fire sprinkled.
7. Fire lanes shall be designed and constructed per city standards.
8. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current, adopted International Building Code.
9. 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 driveway. If a sidewalk is approved by the city, barrier ramps, per city standards, shall be provided on sidewalks at all curb crossings.
10. Mechanical units, dumpsters, and trash compactors shall be screened in accordance with the City of Ordinance 100000.
11. All signage contingent upon approval by Building Inspection Department.
7. Approval of the site plan is not final until all engineering plans are approved.
8. Open storage, where permitted, shall be screened in accordance with the zoning Code.
9. Building facades within this development shall be compatible, as provided in the Retail Center Design Guidelines.
10. Outdoor lighting shall comply with illumination standards within Section 4-665 of the City of Ordinance 100000.
11. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
12. All electrical transmission, distribution, and service lines must be underground where required.
13. Uses shall conform in operation, location, and construction to the following performance standards in Section 3-1300 of the Zoning Ordinance: noise, smoke, vibration, and other nuisances; use of hazardous or flammable material; toxic and noxious material; vibration, and/or other performance standards.

DESIGNER BUCKHAYNE, Inc. ANDY PAPSON 4231 MODLIN ST. MESQUITE, TEXAS 75150		OWNER LISLE, INC. BILL LISLE 1414 14th ST. PLANO, TEXAS 75074		PROJECT: 813 18th STREET PLANO, TEXAS USE: PERSONAL SERVICE SHOP		PROJECT NO. SP2017-050 SITE PLAN LOT: 8R, BLOCK: 1 JOE FORMAN ADDITION 0.431 ACRES VOLUME 33, PAGE 280 D.R.C.C.T. CITY OF PLANO COLLIN COUNTY, TEXAS		Revisions: <table border="1"> <tr> <td>10-4-17</td> <td>10-18-17</td> </tr> <tr> <td>11-28-17</td> <td>2-12-18</td> </tr> <tr> <td>3-30-18</td> <td>4-22-18</td> </tr> <tr> <td>8-13-18</td> <td>8-21-18</td> </tr> </table> Project No. 413 18th STREET Sheet 1 of 1 Sheet Number: <div style="float: right; font-size: 2em; font-weight: bold;">A1</div> Drawn By: J.P.F. Date: 8-13-2018	10-4-17	10-18-17	11-28-17	2-12-18	3-30-18	4-22-18	8-13-18	8-21-18
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3-30-18	4-22-18															
8-13-18	8-21-18															

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 1, 2018

Agenda Item No. 1

Public Hearing: Park Master Plan Update

DESCRIPTION:

Consideration of the 2018 update of the Park Master Plan. Tabled September 4, 2018, and September 17, 2018.

REMARKS:

The Park Master Plan is the Parks and Recreation Department's long-term action plan providing guidance to the department, establishing goals and recommendations, and identifying needs related to both existing and future facilities. The City of Plano's first Park Master Plan was approved in 1972 to identify park and recreation needs to accommodate future growth. Since 1972, the plan has been updated approximately every five years and projects have been implemented through bond elections.

The high quality of the city's parks and recreation system, and its contribution to the quality of life in Plano, is a direct result of on-going planning efforts and plan implementation. As a living document, the Master Plan allows staff to reach out to residents for their feedback, review inventory, assess needs, and identify trends in recreation and leisure. This ongoing feedback and analysis will support periodic review of the Master Plan in order to ensure that the plan continues to meet the city's needs.

In addition to providing guidance for staff, the Master Plan is a key element in the Parks and Recreation Department's accreditation and eligibility for grant funding opportunities. Maintaining national accreditation ensures the department is performing at or above nationally recognized professional standards, allows for the potential to acquire grant funding for projects, and provides a higher level of accountability to residents. Agencies with funding opportunities for park and recreation improvements, such as Texas Parks and Wildlife, Collin County, North Central Texas Council of Governments, and the Texas Department of Transportation, require Council-approved master planning documents as a condition of eligibility when submitting funding applications.

However, the Park Master Plan is not a funding document. Almost all park land acquisitions and improvements are funded through voter-approved bond authority initiatives. Additional funding may come from park fees collected on new residential development or grants from other government agencies. Lastly, all expenditures for parks

and recreation facilities go through the City's annual budget process with City Council approval.

Park Master Plan Update Process

The last major rewrite of the plan occurred in 1986. For that reason, staff believed that a broader update to the plan was needed, and the Parks and Recreation Department subsequently engaged Halff Associates as its park planning consultant in late 2016 to support that process. Over the past two years, the Parks and Recreation Department has worked with and solicited feedback from the general public, the Parks and Recreation Planning Board, sports associations, and a broad range of community groups and public agencies to update the Park Master Plan, receiving over 3,800 survey responses.

This survey process began with a statistically valid random 400 telephone surveys, and was followed by an online survey with over 3,200 respondents, and paper surveys completed at a series of outreach events with over 200 respondents. Results were consistent across the spectrum of the surveys, and were incorporated into the recommendations of the draft [Park Master Plan](http://www.plano.gov/943/Park-Master-Plan) (www.plano.gov/943/Park-Master-Plan).

Draft Park Master Plan Public Review Process

The draft Park Master Plan was published to the department's web page for a 30-day review, and an additional 83 comments were received. Additional edits to the draft policy document, Park Master Plan Map, and Bicycle Transportation Map were made in direct response to public comment.

At its July 24 and August 20, 2018, Planning & Zoning Commission meetings, the Commission received presentations related to potential updates to the Park Master Plan and associated Comprehensive Plan maps. Since these meetings, Parks and Recreation and Planning Department staff have made minor map refinements for consideration and prepared final recommendations for consideration of the draft Park Master Plan and associated Comprehensive Plan maps. These recommendations were presented to the Commission at their September 17, 2018, meeting. Additionally, staff introduced these updates to City Council during the Preliminary Open Meeting portion of their September 24, 2018, meeting.

Summary

The draft Park Master Plan is the result of a community-driven planning process that has resulted in a consensus strategic plan for the future of the city's park, recreation, open space, and trail systems. The plan will provide city leadership with the policy framework and implementation actions needed to maintain high quality amenities and services for Plano citizens and businesses, satisfy the Parks and Recreation Department's accreditation requirements, and compete for external funding opportunities. For these reasons, staff is recommending approval of the draft Park Master Plan.

RECOMMENDATION:

Recommended for approval as submitted.

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 1, 2018

Agenda Item No. 2

Public Hearing: Comprehensive Plan Amendment 2018-001

DESCRIPTION:

Consideration of amendments to the Future Land Use Map, Growth and Change Map, Park Master Plan Map, and Bicycle Transportation Map of the Comprehensive Plan related to the 2018 update of the Park Master Plan and amendments to the Growth and Change Map of the Comprehensive Plan to reflect development that has already occurred. Tabled September 4, 2018, and September 17, 2018. Project #CPA2018-001.

REMARKS:

The Comprehensive Plan is the key long-range guide for the future growth, development, and redevelopment of the city and serves as a 20 to 30 year visionary guide, providing policy and direction for land use, transportation, housing, city services, and other important aspects of the community. The strategic framework of the Comprehensive Plan includes a broad range of policies and implementation actions, as well as five maps that guide city leaders in decisions and directives for land use development, the provision and delivery of city services, and prioritization and funding of Community Investment Projects (CIP).

At its July 24 and August 20, 2018, Planning & Zoning Commission meetings, the Commission received presentations related to potential amendments to the Future Land Use Map, Growth and Change Map, Park Master Plan Map, and Bicycle Transportation Map of the Plano Tomorrow Comprehensive Plan. Since these meetings, Parks and Recreation and Planning Department staff have made minor map refinements for consideration and prepared final recommendations for consideration of these Comprehensive Plan map amendments. These recommendations were presented to the Commission at their September 17, 2018, meeting. Additionally, staff introduced these updates to City Council during the Preliminary Open Meeting portion of their September 24, 2018, meeting.

Comprehensive Plan Map Amendments

The catalyst for these proposed amendments to the Comprehensive Plan maps is the city's consideration of updates to the Park Master Plan. While the Comprehensive Plan and the Park Master Plan are separate policy documents, both of these documents

influence the other, as shown by the city's current [Park Master Plan Map](#) and the [Bicycle Transportation Plan Map](#), which are adopted within the Comprehensive Plan. Additionally, the Park Master Plan also influences the Comprehensive Plan's [Future Land Use Map](#) and [Growth and Change Map](#), as each of these maps include designations that are applied to areas of the community that currently support, or are expected to support, park and recreation facilities. These maps also identify major private open spaces and other social amenities that contribute to the social fabric of Plano.

In addition to accounting for map amendments related to the consideration of the Park Master Plan update, these proposed Comprehensive Plan map amendments also account for needed amendments to the Growth and Change Map to reflect development that has already occurred.

Attachments included with this staff report include a redline document identifying proposed amendments as well as the proposed amended maps in final form. These documents are also available for review at the city's [Comprehensive Plan website](#). A summary of these amendments is provided below.

Park Master Plan Map

The proposed amendments to the Park Master Plan Map include:

1. Park land acquired and trail segments completed to accurately reflect existing conditions. Major additions include:
 - a. Park land acquisition adjacent to Legacy West and trail corridor expansions for the Breckinridge, Chisholm, Legacy, and Rowlett Trails; and
 - b. Completed trail segments in east Plano along Park Boulevard and 15th Street, and a trail extending from the intersection of Alma Road and Plano Parkway.
2. Proposed trail connections and extensions. Major additions include:
 - a. Proposed trails traversing the K Avenue and Parkwood Boulevard corridors, a segment of the Plano Parkway corridor between K Avenue and Parkwood Boulevard, and a segment of Windhaven Parkway between Parkwood Boulevard and Midway Road;
 - b. Proposed trail connections near Collin Creek Mall, Downtown Plano, the Legacy Business Area, and Oak Point Park & Nature Preserve; and
 - c. A potential trail requiring future study traversing the DART corridor from Downtown Plano Station to the city's northern boundary.
3. The removal of proposed parkland and trails no longer accounted for in the Park Master Plan. This includes:

- a. A segment of proposed park land between Parkwood Boulevard and Sunset Park;
 - b. A segment of proposed park land between Plano Parkway and U.S. Highway 190;
 - c. A segment of proposed park land between 14th Street and Park Vista Road; and
 - d. A proposed trail within the KCS rail corridor west of Independence Parkway and south of Plano Parkway.
4. Recreation and maintenance facilities completed to accurately reflect existing conditions. Major additions include:
- a. Completed Carpenter Park Skate Park and maintenance facilities in Schell Park and near the Preston Ridge Trail.
5. The addition of proposed recreation and maintenance facilities. Potential additions include:
- a. Proposed splash pads at Bob Woodruff, Russell Creek, and Windhaven Meadows Parks, as well as the South Central Community Park Site; and
 - b. Proposed Maintenance Facilities at Enfield Park, High Point Athletic Fields, and Oak Point Park & Nature Preserve.
6. Adding “Map” to the title of the map.

It should be noted that the Park Master Plan Map only depicts existing and proposed trails that are accommodated outside of city park facilities, with more detailed trail planning identified in the Bicycle Transportation Map.

Bicycle Transportation Map

The proposed amendments to the Bicycle Transportation Map include:

- 1. All identified park and trail recommendations identified in the draft Park Master Plan amendments noted above.
- 2. Additional completed and proposed shared use path (recreational trail) segments accommodated within city parkland. Major additions include:
 - a. Completed shared use path segments within Oak Point Park & Nature Preserve and a connection to the Oak Point Recreation Center;
 - b. Proposed shared use path segments through designated open space in the Heritage Creekside development; and

- c. A potential shared use path requiring future study traversing the DART corridor from Downtown Plano Station to the city's northern boundary.
3. Removal of a proposed shared use path connecting Sunset Park to Communications Parkway.
4. Expansion of the Regional Bicycle Network, which will also include the establishment of bikeway study areas for consideration of enhanced On-Street Bike Routes. Major additions include:
 - a. Designation of segments of existing and future shared-use paths within the Chisholm, Cottonwood Creek, Legacy, Russell Creek, Santa Fe, and Shady Brook Trail corridors; the Ridgeview Drive corridor; and within Bob Woodruff Park and Oak Point Park & Nature Preserve, as components of the proposed regional bicycle network; and
 - b. The designation of bikeway study areas within the Los Rios Boulevard and Ventura/Tulane Drive corridors.
5. Removal of "Plan" and adding "Map" to the title of the map.

Future Land Use Map

Proposed amendments to the Future Land Use Map are necessary for conformance with the proposed amendments to the Park Master Plan Map and Bicycle Transportation Map. The updates include amendments to two future land use designations: Open Space Network (OSN) and Social Network (SN). For public open spaces such as parks and trails, the OSN designation was applied, and conversely, for major private and public educational, recreational, and social facilities, the SN designation was applied.

Open Space Network (OSN)

The Open Space Network future land use category includes major public open space preserves, community parks, neighborhood parks, linear parks, and trails. These areas are intended to retain their character to provide regional recreation and leisure opportunities.

Social Network (SN)

The Social Network future land use category includes a wide range of public and private uses such as colleges, universities, major public schools (high school/ senior high schools) athletic complexes, recreational facilities, libraries, golf courses, country clubs, and large private open spaces.

The proposed amendments include:

1. Designation of new parkland and trail connections as OSN, consistent with the proposed Park Master Plan amendments noted above;
2. The removal of OSN areas no longer accounted for in the Park Master Plan and designation of these areas consistent with the designations of the surrounding context. These include:

- a. A segment of land between Parkwood Boulevard and Sunset Park being designated as Expressway Corridor (EXC) and Neighborhood (N);
 - b. A segment of land between Plano Parkway and U.S. Highway 190 being designated as Employment Center (EC) and Regional Center (RC); and
 - c. A segment of land between 14th Street and Park Vista Road being designated as Neighborhood (N).
3. The designation of existing and new civic facilities, private open space, and recreational/social facilities as SN to align with the Park Master Plan amendments noted above. Major additions include:
 - a. Existing private open space within the Shops of Legacy designated as SN;
 - b. Designating new SN areas for newly established civic sites supporting the Northwest Plano Police Substation, Fire Training Center, and a Salt and Sand Storage Facility; and
 - c. The adjustment of SN designated areas in the vicinity of the Ridgeview Ranch Golf Course in order to align with the Park Master Plan.
4. The removal of depicted trails within SN designated areas in order to maintain consistency with the Park Master Plan;
5. The removal of the secondary street network, ensuring that the depicted street network primarily depicts arterial roadways and expressway corridors; and
6. Minor extensions of designations to street centerlines and city boundaries in order to eliminate gaps and maintain continuity in designations.

Growth & Change Map

The proposed amendments to the Growth and Change Map are also recommended for consistency with the proposed amendments to the Park Master Plan Map and Bicycle Transportation Map. These changes include amendments to the Open and Social Space (OS) designation for both public and private parkland, trail, recreational, civic, and social amenities.

Additionally, the proposed amendments reflect areas designated as New Growth (NG) where development has already occurred. NG designated areas represent segments of undeveloped land that comprise a minimum of 50 acres, and provide sufficient land area to support large master-planned developments. Where full development of NG designated areas occurred, or new construction left remainder segments of undeveloped land less than 50 contiguous acres in size, these areas were changed to the Conserve and Enhance (CE) or Evolve Urban (EU) designations, based on the surrounding context.



Open and Social Space (OS)

These areas are expected to remain open and social space uses, such as nature preserves, parks, country clubs, and institutional uses, but will improve to meet the changing leisure, recreation, and social desires of the community.



Conserve and Enhance (CE)

These areas are expected to retain the current form of development, but will experience some minor infill and ongoing rehabilitation consistent with the present form and character.



Improve and Refine (IR)

These areas are expected to experience moderate changes through infill, reuse, and redevelopment.



New Growth (NG)

These existing undeveloped areas (>50 acres) are expected to experience new development through master-planned projects.



Evolve Urban (EU)

These existing areas are expected to experience extensive large-scale change through major redevelopment projects that evolve into distinct walkable districts.

The proposed amendments include:

1. The designation of new parkland and trail connections, private open space, social, and civic amenities as OS, consistent with the proposed Park Master Plan amendments noted above;
2. The removal of OS areas no longer accounted for in the Park Master Plan and designation of these areas consistent with the designations of the surrounding context. These include:
 - a. A segment of land between Parkwood Boulevard and Sunset Park being designated as CE and NG;
 - b. A segment of land between Plano Parkway and U.S. Highway 190 being designated as CE, IR, and NG; and
 - c. A segment of land between 14th Street and Park Vista Road being designated as CE.
3. Minor extensions of designations to the street centerlines and city boundaries in order to eliminate gaps and maintain continuity in designations;
4. The removal of discolored gaps in map designations resulting from the removal of local street right-of-way;

5. The removal of the secondary street network, ensuring that the depicted street network primarily depicts arterial roadways and expressway corridors; and
6. The designation of developed areas in the Dallas North Tollway, State Highway 121, and State Highway 190 corridors. Changes include:
 - a. The designation of developed NG areas in the Legacy Business Area and the State Highway 121 corridor as CE;
 - b. The designation of developed NG areas in the Mapleshade Lane corridor as CE;
 - c. The designation of developed NG areas adjacent to the Dallas North Tollway/State Highway 190 interchange as EU; and
 - d. The designation of developed NG areas within and adjacent to the Heritage Creekside development as CE and EU.

Summary

These Comprehensive Plan map amendments are needed in order to ensure alignment with the Park Master Plan and to account for existing conditions. For these reasons, staff is recommending approval of these amendments to the Comprehensive Plan maps.

RECOMMENDATION:

Recommended for approval as submitted.



DRAFT

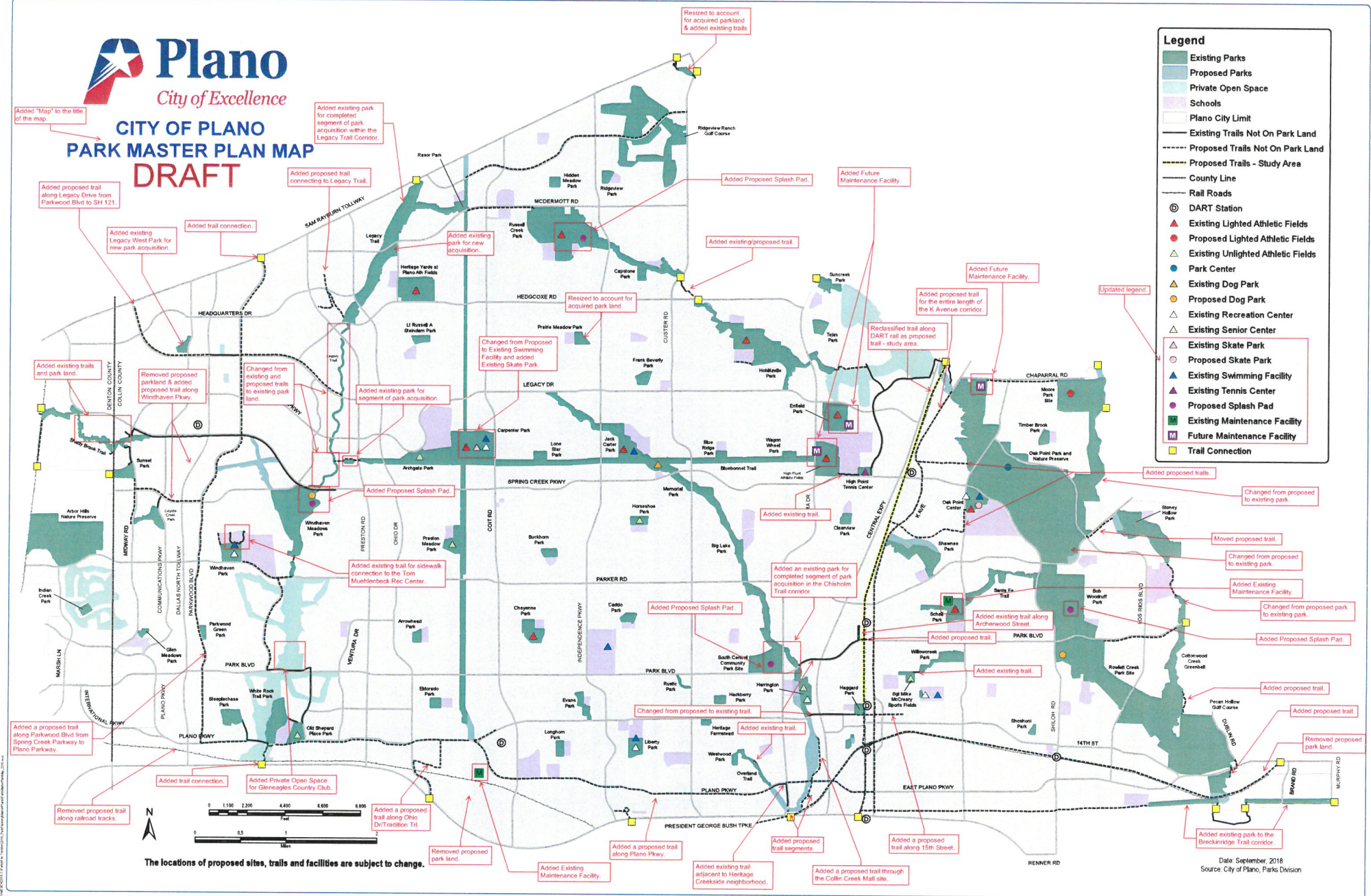


The locations of proposed sites, trails and facilities are subject to change.

Date: September, 2018
Source: City of Plano, Parks Division



CITY OF PLANO PARK MASTER PLAN MAP DRAFT





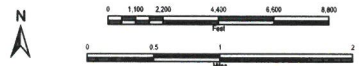
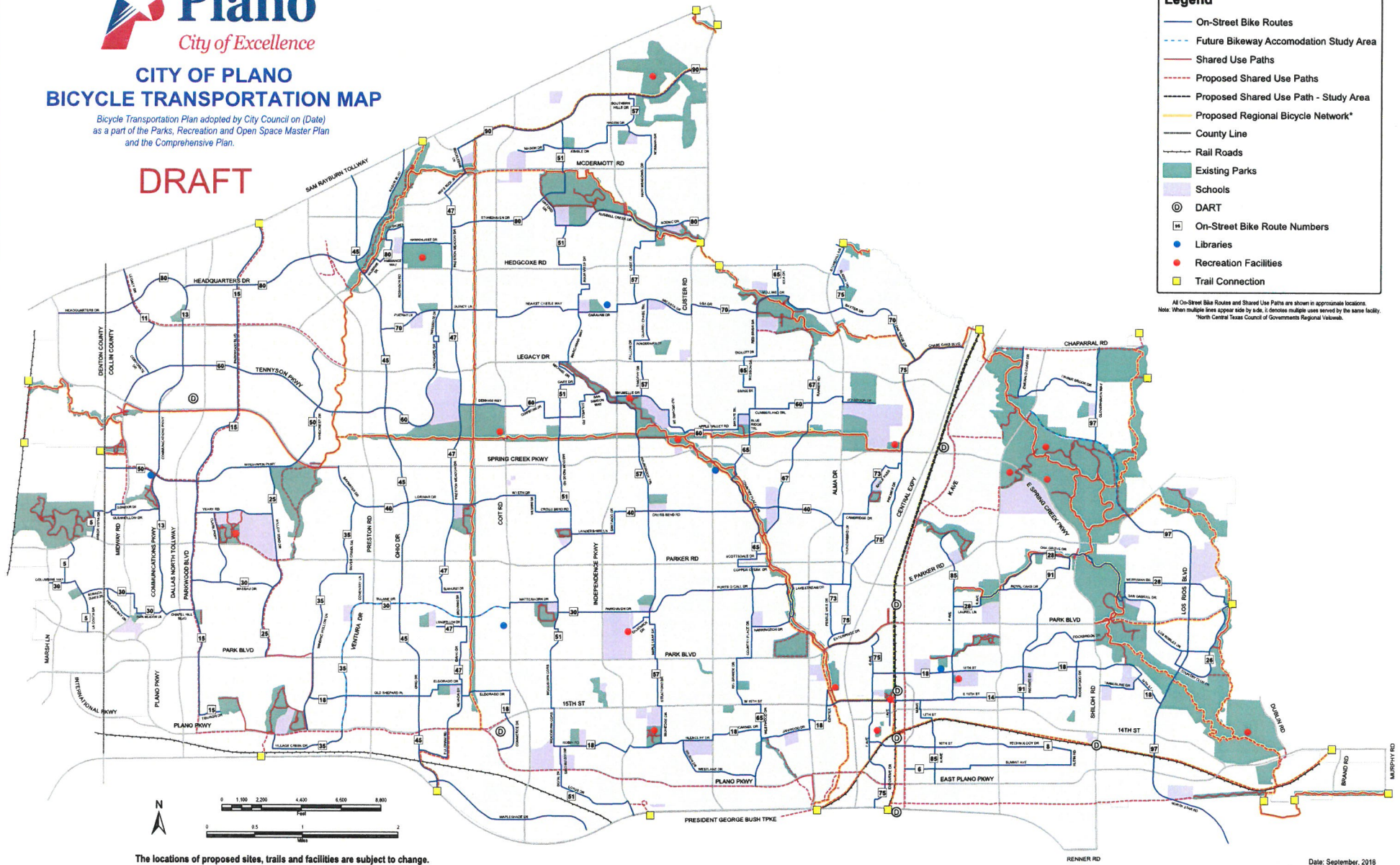
CITY OF PLANO BICYCLE TRANSPORTATION MAP

Bicycle Transportation Plan adopted by City Council on (Date)
as a part of the Parks, Recreation and Open Space Master Plan
and the Comprehensive Plan.

DRAFT

- Legend**
- On-Street Bike Routes
 - Future Bikeway Accommodation Study Area
 - Shared Use Paths
 - Proposed Shared Use Paths
 - Proposed Shared Use Path - Study Area
 - Proposed Regional Bicycle Network*
 - County Line
 - Rail Roads
 - Existing Parks
 - Schools
 - DART
 - On-Street Bike Route Numbers
 - Libraries
 - Recreation Facilities
 - Trail Connection

All On-Street Bike Routes and Shared Use Paths are shown in approximate locations.
Note: When multiple lines appear side by side, it denotes multiple uses served by the same facility.
*North Central Texas Council of Governments Regional Network

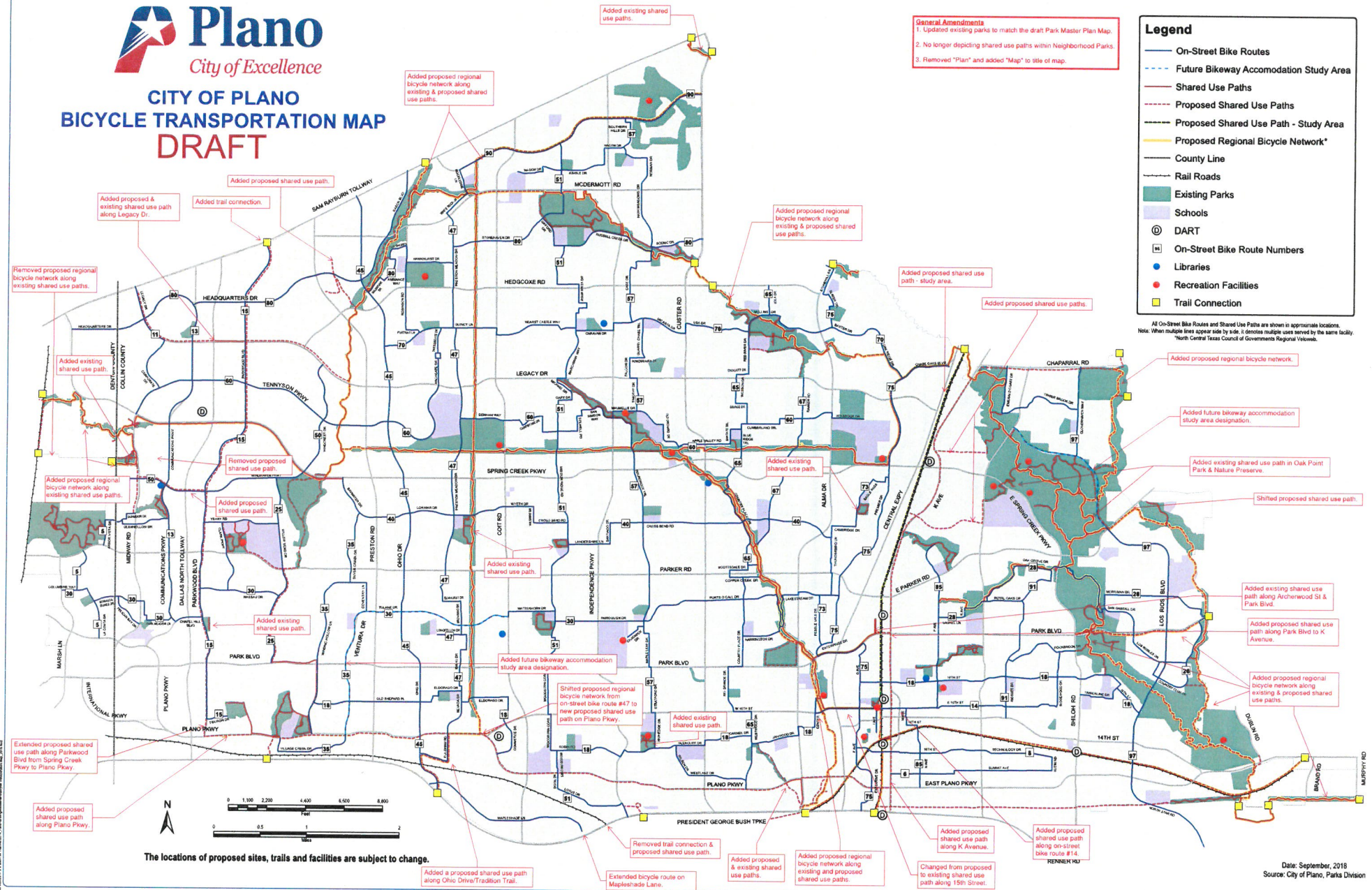


The locations of proposed sites, trails and facilities are subject to change.

Date: September, 2018
Source: City of Plano, Parks Division



CITY OF PLANO BICYCLE TRANSPORTATION MAP DRAFT



General Amendments
1. Updated existing parks to match the draft Park Master Plan Map.
2. No longer depicting shared use paths within Neighborhood Parks.
3. Removed "Plan" and added "Map" to title of map.

Legend

- On-Street Bike Routes
- Future Bikeway Accommodation Study Area
- Shared Use Paths
- Proposed Shared Use Paths
- Proposed Shared Use Path - Study Area
- Proposed Regional Bicycle Network*
- County Line
- Rail Roads
- Existing Parks
- Schools
- DART
- On-Street Bike Route Numbers
- Libraries
- Recreation Facilities
- Trail Connection

At On-Street Bike Routes and Shared Use Paths are shown in appropriate locations.
Note: When multiple lines appear side by side, it denotes multiple use served by the same facility.
*North Central Texas Council of Governments Regional Viewshed.

The locations of proposed sites, trails and facilities are subject to change.



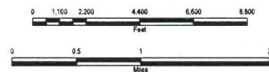
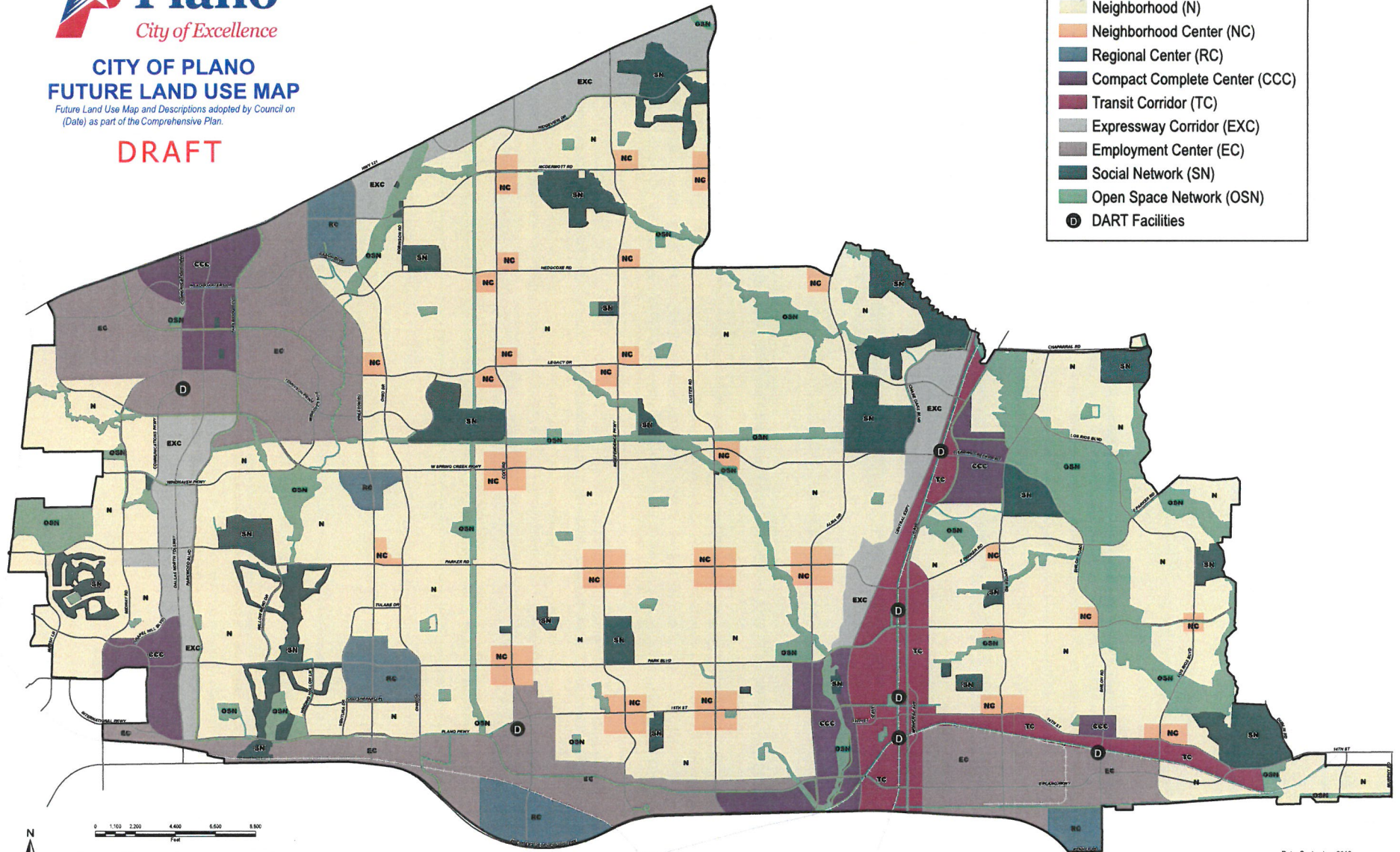
CITY OF PLANO FUTURE LAND USE MAP

Future Land Use Map and Descriptions adopted by Council on
(Date) as part of the Comprehensive Plan.

DRAFT

LEGEND

- Neighborhood (N)
- Neighborhood Center (NC)
- Regional Center (RC)
- Compact Complete Center (CCC)
- Transit Corridor (TC)
- Expressway Corridor (EXC)
- Employment Center (EC)
- Social Network (SN)
- Open Space Network (OSN)
- DART Facilities



Date: September, 2018
Source: City of Plano, GIS Division

The Future Land Use Map shall not constitute zoning regulations or establish zoning district boundaries.



Plano Tomorrow

FUTURE LAND USE DESCRIPTIONS

Purpose

The purpose of the Future Land Use Map is to determine appropriate locations for future uses and activities while establishing a set of design characteristics for distinct areas within the city. The map shall not constitute zoning regulations or establish zoning district boundaries, but should provide general direction for new development and redevelopment projects.

Neighborhoods (N)

The Neighborhoods future land use category consists primarily of residential areas focused on sustaining a high quality of life through clear, well-maintained infrastructure, housing, open space, schools, and limited service/institutional uses. Single-family residential should remain the primary use within neighborhoods. It is the intention to preserve and enhance these uses and to regulate the design of new residential infill products to be within the context of the surrounding environment. Institutional, light office, and service uses are considered secondary uses and may be located along the frontage of arterial streets and intersections. Adequate building setbacks must be considered when development is proposed near neighborhoods.



Neighborhood Centers (NC)

The Neighborhood Center future land use category applies to corner retail sites along major arterials. Redevelopment of existing retail centers is strongly encouraged and should reduce retail square footage, focus on quality design and pedestrian access, and increase the mix of uses. Neighborhood Center uses are typically located in low-rise buildings with retail, service, and office uses that serve the adjacent neighborhoods. The introduction of residential uses within Neighborhood Centers is recommended where it can be accomplished in a context-sensitive manner and integrated into the center. When residential is introduced, single-family uses are desired for compatibility with existing adjacent neighborhoods. Neighborhood centers will be based on the concepts of mixed-use, community design, and transit-oriented design, where possible. Adequate building setbacks must be considered when development is proposed near neighborhoods. Useable open space will be included within the centers to create active and interesting public spaces.



Regional Centers (RC)

The Regional Center future land use category applies to large commercial developments within high traffic corridors. Regional Center uses are typically located in low to mid-rise buildings and include retail, service, and office uses that serve a regional population. Regional centers are intended to have a mixture of large shopping centers, restaurants, theaters, offices, and other supporting uses. Residential development is supported in these centers and should be incorporated within mixed-use or transit-oriented developments. Adequate building setbacks must be considered when development is proposed near neighborhoods. Useable open space will be included within the centers to create active and interesting public spaces.





Plano Tomorrow

FUTURE LAND USE DESCRIPTIONS

Compact Complete Centers (CCC)

The Compact Complete Centers future land use category applies to areas that may see new growth or experience significant redevelopment. Compact Complete Centers should include mid-rise buildings with office, retail, service, entertainment, and residential uses, which are based on the concepts of mixed-use, community design, and where possible, transit-oriented design. Uses should be integrated within the development and should create self-contained neighborhoods that are navigable by walking or using bicycles. Uses should also be serviced by parking structures to reduce surface parking and encourage efficient use of land. Useable open space will be included within the centers to create active and interesting public spaces.



Transit Corridor (TC)

The Transit Corridor future land use category applies to the Downtown Plano core and the adjoining rail corridor linking the Dallas Area Rapid Transit (DART) red/orange line and the future Cotton Belt line. It is the intention to continue the transformation of the Downtown Plano core into a distinct and authentic urban center and expand the vision for transit-oriented development within the entire corridor. Major uses within Transit Corridor include housing, retail, cultural facilities, hotels, and government offices. Infill and redevelopment projects should be compatible with the historical character of the area and transit-oriented residential, employment, retail, and civic uses should be located between one-quarter to one-half mile walking distance of a transit stop. Uses should be serviced by parking structures to reduce surface parking and encourage efficient use of land. Street, bike trail, and sidewalk improvements will be emphasized to create a more accessible, walkable, and unified corridor. Useable open space will be included to create active and interesting public spaces. Commercial and residential uses within the corridor shall be designed to acknowledge visibility from rail, especially where elevated, as a gateway to the community.



Expressway Corridors (EXC)

The Expressway Corridor future land use category applies to development along major expressways serving regional and interstate commerce. Development in these corridors is expected to include a mix of retail, service, office, restaurant, medical, hotel, and technology based uses. Uses should be serviced by parking structures to reduce surface parking and encourage efficient use of land. Due to noise and health impacts of expressways, residential development is generally not appropriate in these corridors. Adequate building setbacks must be considered when development is proposed near neighborhoods.





Plano Tomorrow

FUTURE LAND USE DESCRIPTIONS



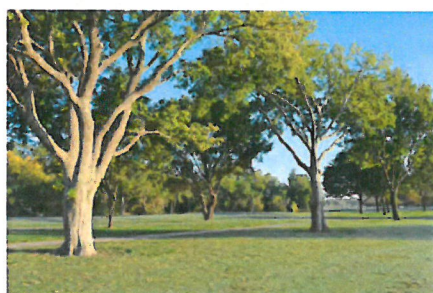
Employment Centers (EC)



The Employment Center future land use category applies to business centers. The primary uses for employment centers are commercial uses which provide corporate office campuses, medical centers, educational facilities, technology centers, and research facilities. Limited manufacturing and warehouse uses may be allowed to support the employment centers. Adequate building setbacks must be considered when development is proposed near neighborhoods. Residential development is not appropriate within these centers in order to ensure the city's ability to attract and maintain employment generating uses.

Social Network (SN)

The Social Network future land use category includes a wide range of public and private uses such as colleges, universities, major public schools (high school/senior high schools) athletic complexes, recreational facilities, libraries, golf courses, country clubs, and large private open spaces. These areas are intended to retain their character to provide regional recreation and social opportunities.

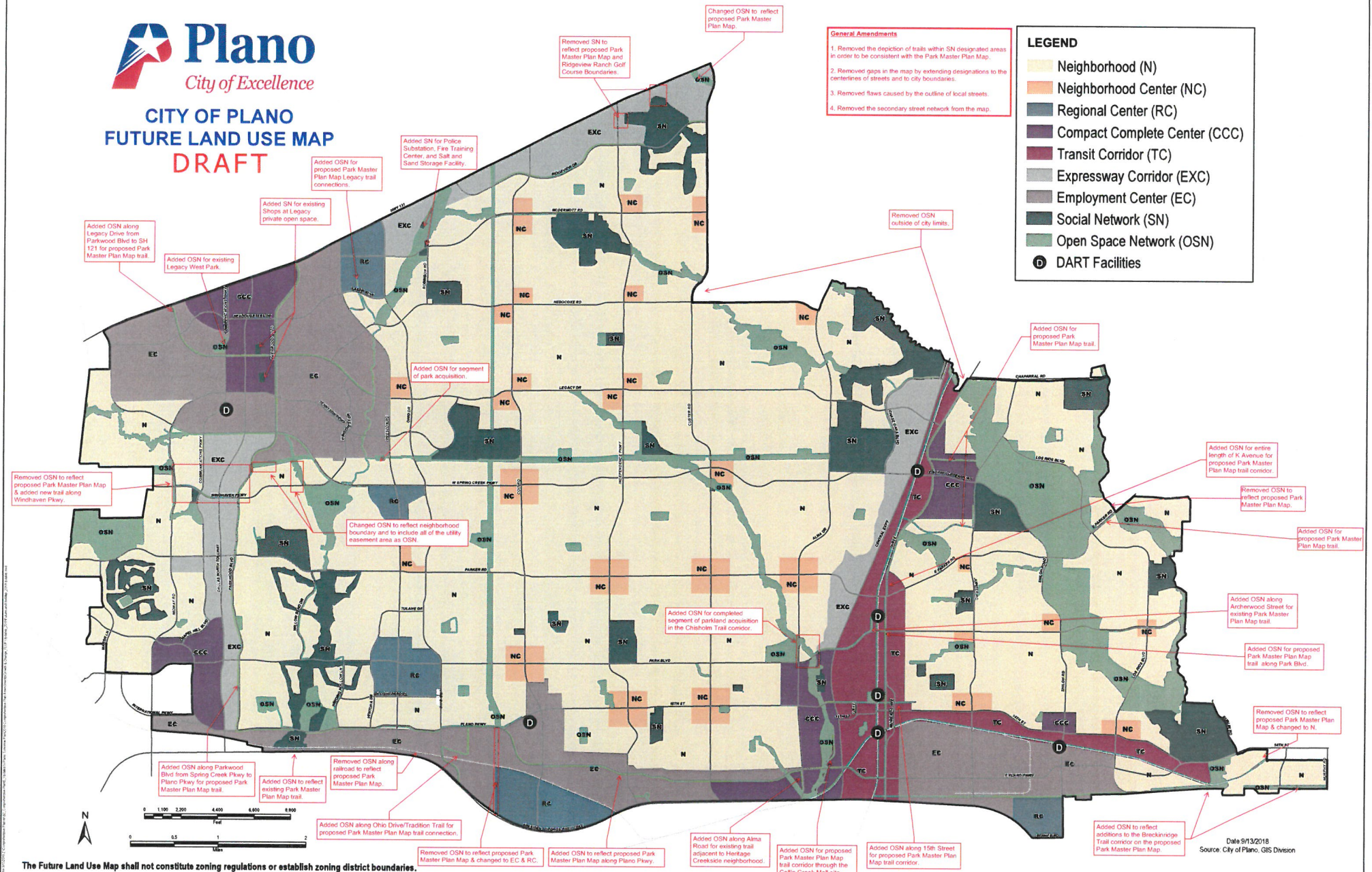


Open Space Network (OSN)

The Open Space Network future land use category includes major public open space preserves, community parks, neighborhood parks, linear parks, and trails. These areas are intended to retain their character to provide regional recreation and leisure opportunities.



CITY OF PLANO FUTURE LAND USE MAP DRAFT



The Future Land Use Map shall not constitute zoning regulations or establish zoning district boundaries.



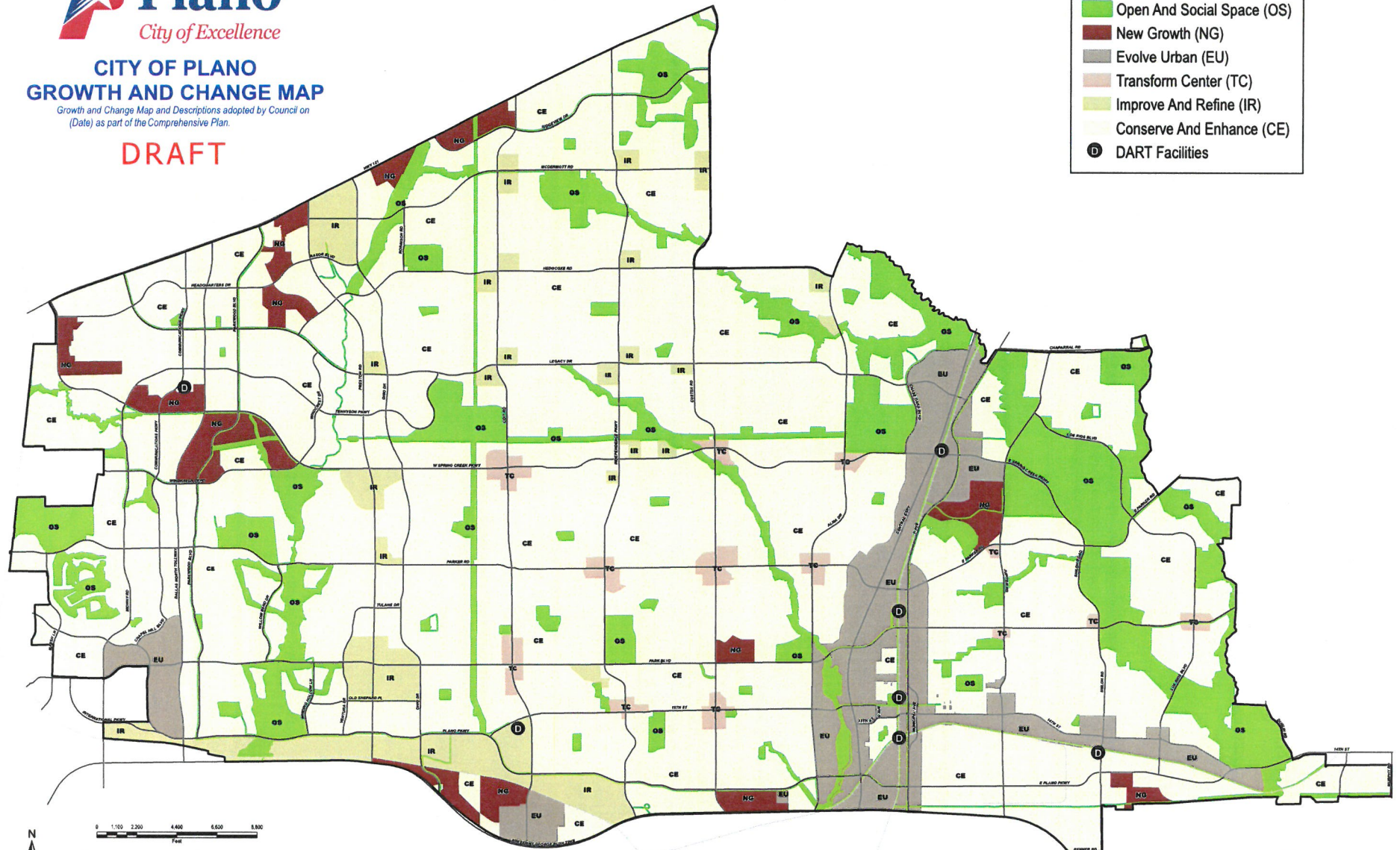
CITY OF PLANO GROWTH AND CHANGE MAP

Growth and Change Map and Descriptions adopted by Council on
(Date) as part of the Comprehensive Plan.

DRAFT

LEGEND

- Open And Social Space (OS)
- New Growth (NG)
- Evolve Urban (EU)
- Transform Center (TC)
- Improve And Refine (IR)
- Conserve And Enhance (CE)
- DART Facilities



Date: September, 2018
Source: City of Plano, GIS Division

The Growth and Change Map shall not constitute zoning regulations or establish zoning district boundaries.



Plano Tomorrow

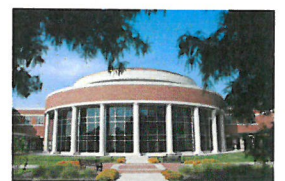
GROWTH AND CHANGE MAP DESCRIPTIONS

Purpose

The purpose of the Growth and Change Map is to describe the level of change that is expected to occur on sites around the city. The map shall not constitute zoning regulations or establish zoning district boundaries, but should provide general direction for new development and redevelopment projects.

Open and Social Space (OS)

These areas are expected to remain open and social space uses, such as nature preserves, parks, country clubs, and institutional uses, but will improve to meet the changing leisure, recreation, and social desires of the community.



New Growth (NG)

These existing undeveloped areas (>50 acres) are expected to experience new development through master-planned projects.



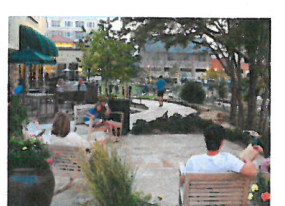
Evolve Urban (EU)

These existing areas are expected to experience extensive large-scale change through major redevelopment projects that evolve into distinct walkable districts.



Transform Center (TC)

These existing areas are expected to experience significant redevelopment and transformation of the existing form into small-scale pedestrian-friendly centers.



Improve and Refine (IR)

These areas are expected to experience moderate changes through infill, reuse, and redevelopment.



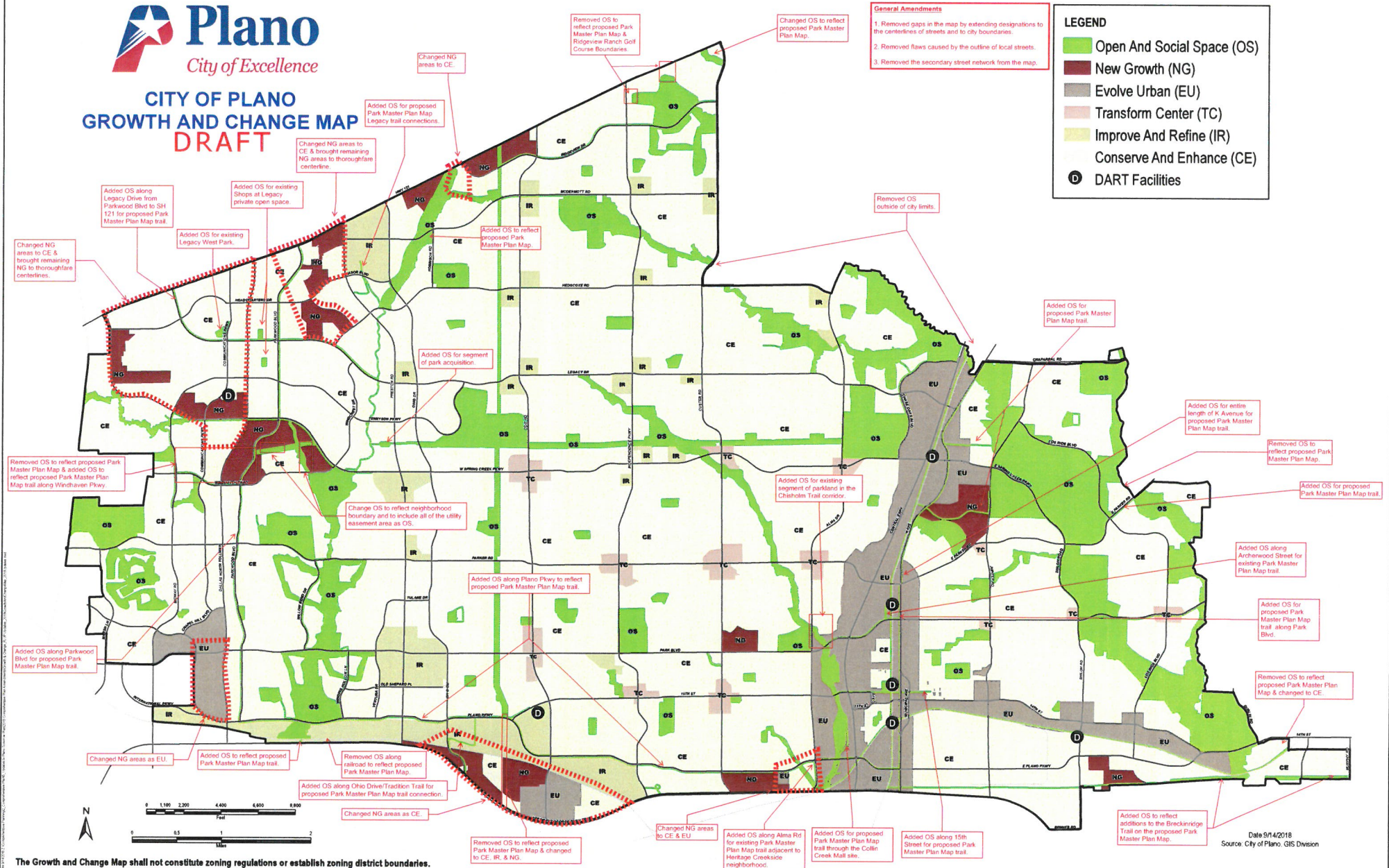
Conserve and Enhance (CE)

These areas are expected to retain the current form of development, but will experience some minor infill and ongoing rehabilitation consistent with the present form and character.





CITY OF PLANO GROWTH AND CHANGE MAP DRAFT



The Growth and Change Map shall not constitute zoning regulations or establish zoning district boundaries.

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 1, 2018

Agenda Item No. 3A

Public Hearing: Zoning Case 2018-002

Applicants: Granite Properties

DESCRIPTION:

Request to rezone 93.5 acres located at the southeast corner of State Highway 121 and the Dallas North Tollway **from** Central Business-1 **to** Planned Development-Central Business-1 in order to modify development standards. Zoned Central Business-1 and located within the State Highway 121 and Dallas North Tollway Overlay Districts with Specific Use Permits #647 and #648 for Vehicle Leasing and Renting. Tabled August 20, 2018, and September 4, 2018. Project #ZC2018-002.

REMARKS:

The applicant is requesting to rezone the subject property to create a Planned Development district to prohibit uses and modify development standards. The existing zoning is Central Business-1 (CB-1). The CB-1 district is intended for use in conjunction with the CE district to permit a highly concentrated business center similar to traditional downtown areas of major cities. A Planned Development (PD) district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off- and onsite conditions.

The subject property is a master-planned development with office, hotel, retail, restaurant, and vehicle leasing and renting uses. The applicant is intending to create a pedestrian-friendly environment through traffic calming, sidewalk, and access improvements, and the introduction of pedestrian-scaled signage. While the traffic calming improvements will be considered for approval administratively by the Engineering Department, other use and development modifications require zoning amendments as proposed by this zoning request. A concept plan accompanies this request as agenda item 3B.

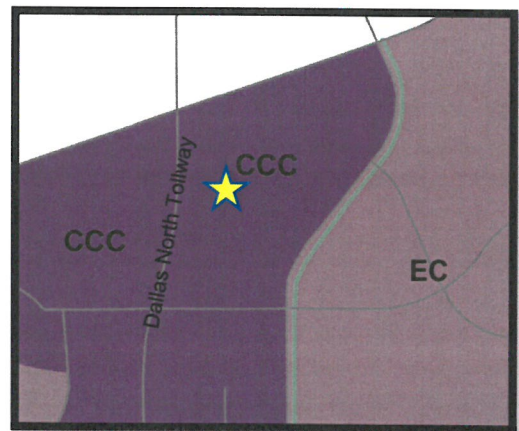
Surrounding Land Use and Zoning

North	Across State Highway 121, properties are within the City of Frisco and developed with a Superstore and retail uses.
East	Across Granite Parkway are professional/general administrative office and hotel uses, and vacant property zoned Commercial Employment (CE). Across Parkwood Boulevard is an existing data center, general office, retail, and restaurant developments zoned Commercial Employment (CE).
South	Across Baltic Boulevard are single-family residence attached homes and a proposed professional/general administrative office development zoned Planned Development-65-Central Business-1 (PD-65-CB-1).
West	Across the Dallas North Tollway is vacant land, multifamily residence, and professional/general administrative office uses zoned Planned Development-64-Central Business-1 (PD-64-CB-1).

Conformance to the Comprehensive Plan

Future Land Use Map - The Future Land Use Map of the city's Comprehensive Plan designates the subject property as Compact Complete Center (CCC).

The Compact Complete Centers future land use category applies to areas that may see new growth or experience significant redevelopment. Compact Complete Centers should include mid-rise buildings with office, retail, service, entertainment, and residential uses, which are based on the concepts of mixed-use, community design, and where possible, transit-oriented design. Uses should be integrated within the development and should create self-contained neighborhoods that are navigable by walking or using bicycles. Uses should also be serviced by parking structures to reduce surface parking and encourage efficient use of land. Useable open space will be included within the centers to create active and interesting public spaces.

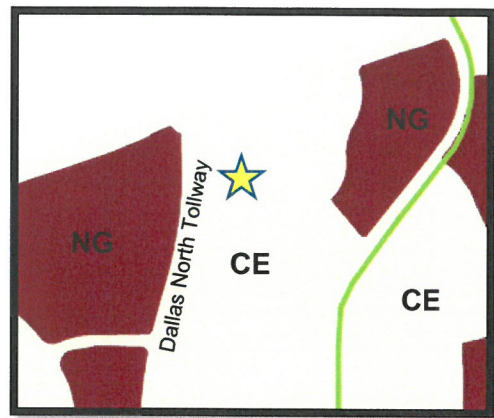


The applicant is proposing to prohibit certain uses which they believe are incompatible with their development. The uses that would remain allow for development in conformance with the CCC designation. This request is in conformance with the Future Land Use Map.

Growth and Change Map - The Growth and Change Map designates the subject property as Conserve and Enhance (CE).

The CE areas are expected to retain the current form of development, but will experience some minor infill and ongoing rehabilitation consistent with the present form and character.

The purpose of the Growth and Change Map is to describe the level of change that is expected to occur on sites around the city and provide general direction for new development and redevelopment projects. The proposed planned development district will retain the current form of development. This request is in conformance with the Growth and Change Map.



ISSUES:

Parking

Article 16 (Parking and Loading) of the Zoning Ordinance provides requirements for parking based upon the use of a property. The subject property includes a mix of uses with over 4,000,000 square feet of building area mostly occupied by professional/general administrative uses, with complimentary hotel, retail, restaurant, and vehicle leasing and renting uses. The Zoning Ordinance requires the following parking be provided:

General Office	1 space per 300 square feet of floor area
Hotel	1.25 space per room where meeting space is provided
Retail	1 space per 200 square feet
Restaurant	1 space per 100 square feet
Vehicle Leasing and Renting	1 space per employee plus 1 space per stored vehicle

Generally, parking is required to be provided onsite, but it may be provided offsite as permitted by the Zoning Ordinance. The subject property meets the ordinance requirements for parking through large parking structures and minimal surface parking.

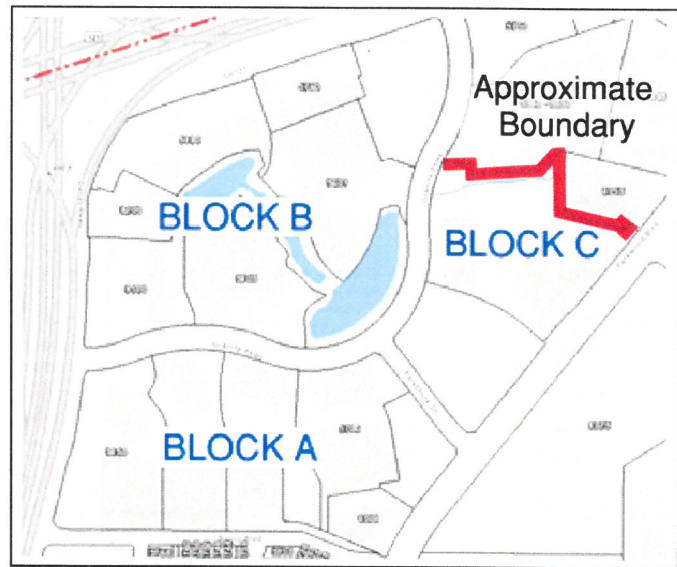
The applicant has examined the parking needs of their development and determined that portions of the subject property have an excess of parking. Although the ordinance requirement is 3.33 per 1,000 (1 per 300) for office uses, the applicant has constructed garages which contain extra parking spaces. The attached Exhibits A and B are the applicant's summaries of information about the development and the current parking situation.

Exhibit B states that "at Granite Park in Plano, where we offer a range of 3.25 - 4:1,000 only 1.9:1,000 is being utilized; 2,347 spots, more than 45% will be vacant on the average peak day." For this reason, the applicant is proposing to modify the parking requirement to allow all nonresidential uses (except for hotels) to provide one parking space per 355

gross square feet of floor area. Hotels are proposed to remain at 1.25 parking spaces per room because basing the calculation on square footage would increase the amount of required parking substantially for this use.

Additionally, the applicant is requesting to meet this requirement on a block-by-block basis, so that each property's parking requirements are totaled within that block. The proposed blocks are shown in the adjacent graphic and described as follows:

- Block A - Northeast corner of Baltic Boulevard and the Dallas North Tollway, south of Granite Parkway and west of Parkshore Drive;
- Block B - Southeast corner of the Dallas North Tollway and State Highway 121, north and west of Granite Parkway; and
- Block C - Northwest corner of Parkshore Drive and Parkwood Boulevard, east of Granite Parkway, 1,255 feet south of State Highway 121.



The applicant has provided detailed information within the companion concept plan that shows the proposed changes. These numbers are summarized in the table below:

	Uses	Current Parking Required	Existing Parking Provided	Difference between Current and Existing	Proposed Parking Required	Future Parking Provided	Difference between Proposed and Future
Block A	General Office/Retail	4,846	4,948	102	4,096	4,798	702
Block B	General Office/Retail/Restaurant/Other	5,627	5,461	-166*	4,459	5,495	1,036
Block C	General Office	2,790	3,212	422	2,357	3,212	855
TOTAL		13,621	13,263	358	10,912	13,505	2,593

*Parking reduction agreement approved in 2016.

Block A: This block currently has 102 excess parking spaces. The proposed parking standards and future development layout would reduce the parking requirement by 750 spaces (Current Parking Required minus Proposed Parking Required).

Block B: This block currently has a parking deficiency of 166 spaces because it was granted a parking reduction in 2016. The proposed parking standards and future development layout would reduce the parking requirement by 1,168 spaces.

Block C: This block also currently has excess parking in the amount of 422 spaces. The proposed parking standards and future development layout would reduce the parking requirement by 433 spaces.

After reviewing the applicant's request, staff believes that there is sufficient parking to accommodate existing and future demands through shared parking at the proposed reduced rate and block allowances. Creating a shared parking situation within a master-planned development is consistent with CCC designated properties, as well as, the current and proposed dense, urban building form.

The request will allow for shared parking among uses and lots within each platted block, ensuring that parking provided is located no greater than 800 linear feet from an associated use. Creating this parking allowance provides flexibility for the applicant to provide parking to meet the needs of their tenants without having to construct portions of parking structures, which are significantly underutilized. Staff is in support of the applicant's proposed parking standards.

Signage

The applicant is proposing signage changes, which align with the desired high density, pedestrian-oriented development form. The proposed standards include various modifications to height, effective area, and setback requirements for existing sign types, and include two additional sign types.

A summary of the proposed freestanding sign changes are highlighted in the table below:

	Existing	Proposed	Difference
General Business Signs			
Max. Height	12 feet	12 feet	-
Max. Size	90 square feet	100 feet	10 feet greater
Front setback	8 feet	10 feet	2 feet greater
Setback from adjacent property lines	30 feet	30 feet	-
Distance between signs	60 feet	60 feet	-
Freestanding Identification Signs			
Max. Height	12 feet	12 feet	-
Max. Size	125 square feet	150 feet	25 feet greater
Front setback	8 feet	10 feet	2 feet greater
Setback from adjacent property lines	30 feet	10 feet	20 feet less
Distance between signs	60 feet	30 feet	30 feet less
Multipurpose Signs			
Max. Height	15 feet	15 feet	-
Max. Size	225 square feet	225 square feet	-
Front setback	30 feet	10 feet	20 feet less
Setback from adjacent property lines	30 feet	20 feet	10 feet less
Distance between signs	60 feet	30 feet	30 feet less

A summary of other sign changes is provided below:

Directional Signs: The request would allow the names of destinations to be displayed.

Directory Map: This is a new pedestrian-oriented sign type, which is requested in the planned development district.

Electronic Changeable Wall Sign: Currently, five of these sign types are allowed, and two are operational, within other mixed-use developments along the Dallas North Tollway. Within PD-65-CB-1, the property owners are permitted two 300 square foot signs and two 500 square foot signs. One 500 square foot sign exists today within the development at the northwest corner of the Dallas North Tollway and Legacy Drive. Within PD-185-RC, the property owner is permitted one 150 square foot sign, which exists today within the development located northeast of the Dallas North Tollway and Parker Road. The applicant is requesting to permit one sign on State Highway 121 and one sign on the Dallas North Tollway with a maximum size of 300 square feet for each sign.

Kiosks: This is another pedestrian-oriented sign type, which would be added to the planned development district.

Unified-lot Signs: Currently, a unified-lot sign agreement allows shared signage only on contiguous lots. The proposed change would allow for non-contiguous lots to enter into a unified-lot sign agreement due to right-of-way separations within the Granite Park Development.

Wall Signs: The request limits the number of wall signs to three per elevation, and allows signs to have a maximum size of 250 square feet.

The proposed sign changes are intended to allow additional flexibility to create functional signage for the following purposes:

1. Create consistency within the Granite Park development due to its location partially outside overlay districts which control signage and partially within two different overlay districts;
2. Allow pedestrian-oriented signage; and
3. Provide additional signage opportunities consistent with similar development types.

The request is consistent with the form and character of the current and future development as proposed by the applicant in the companion concept plan. Staff is in support of the proposed signage standards.

Prohibited Uses

The existing CB-1 zoning district allows for a variety of nonresidential uses. The applicant has identified several land uses, which they believe to be incompatible with the development including vehicle sales, vehicle repair, service yards, treatment plants, and warehousing uses. Prohibiting these uses may be an appropriate restriction and may

contribute to the long-term viability of the development. Staff is in support of prohibiting these uses.

Pedestrian-Oriented Streets

The applicant is proposing a restriction, which will require trees to be placed along street frontages. The applicant is also working with the Engineering Department to install physical improvements to streets and sidewalks to improve pedestrian connectivity. These improvements are important components of pedestrian-oriented development, and when combined with the proposed parking, signage, and use restrictions of this request, support the applicant's intended form and character of the Granite Park development. Staff is in support of this standard.

SUMMARY:

This is a request to rezone the subject property from Central Business-1 to Planned Development-Central Business-1 to prohibit certain uses, and modify standards for parking, signage, and street trees. The requested zoning is in conformance with the recommendations of the Comprehensive Plan and will allow for appropriate parking and signage modifications within the context of a dense, pedestrian-oriented, master-planned development. For these reasons, staff is in support of the proposed rezoning.

RECOMMENDATION:

Recommended for approval as follows:

Restrictions:

The permitted standards must be in accordance with the Central Business-1 (CB-1) zoning district, unless otherwise specified herein.

1. Street trees must be provided at a rate of one 4-inch caliper tree per 35 feet of street frontage. Exact spacing and location of street trees must be determined at the time of site plan approval.
2. The following uses are prohibited:
 - a. Cemetery/Mausoleum
 - b. Mini-warehouse/Public Storage
 - c. Motorcycle Sales/Service
 - d. Mortuary/Funeral Parlor
 - e. Railroad Freight Depot or Dock
 - f. Service Yard

- g. Sewage Treatment Plant
- h. Vehicle Dealer (New)
- i. Vehicle Dealer (Used)
- j. Vehicle Parts Sales (Inside)
- k. Vehicle Repair (Major)
- l. Vehicle Storage
- m. Water Treatment Plant
- n. Warehouse/Distribution Center

3. Parking Regulations:

- a. Except for hotel/motel uses, off-street parking for all nonresidential uses must be provided at a minimum of 1 space for each 355 square feet. Off-street parking for hotel/motel uses must be provided at a rate of 1.25 spaces for each room, unit, or guest accommodation.
- b. Required off-street parking for any lot must be provided within the same block as the lot. The blocks are defined as follows:
 - i. Block A - Northeast corner of Baltic Blvd. and the Dallas North Tollway, south of Granite Pkwy. and west of Parkshore Dr.
 - ii. Block B - Southeast corner of the Dallas North Tollway and S.H. 121, north and west of Granite Parkway.
 - iii. Block C - Northwest corner of Parkshore Drive and Parkwood Boulevard, east of Granite Parkway, 1,255 feet south of S.H. 121.

4. Signage Regulations - In addition to signs permitted by Article 22 (Signs) of the Zoning Ordinance, the following additional signs and/or revised sign definitions and standards are permissible. Except as modified below, General Business, Freestanding Identification, and Multipurpose Signs must meet the requirements of the S.H. 121 Overlay District Sign Requirements.

- a. Directional Signs - Must not contain advertising and must be specifically directional in nature but may contain the names of destinations within the planned development district.

b. Directory Map

- i. A directory map is defined as a noncommercial map used to provide wayfinding information for pedestrians within the planned development district.
- ii. Directory maps may be freestanding, mounted to walls, mounted to vertical supports, incorporated into kiosks or anchored within the public right-of-way.

c. Electronic Changeable Wall Signs

- i. An electronic changeable wall sign is a type of multipurpose wall Sign that displays static images that change message or copy by programmable electronic processes. Electronic changeable wall signs may be mounted on the wall of a building or parking garage.
- ii. Electronic changeable wall signs must not exceed 300 square feet in size.
- iii. Electronic changeable wall signs are exempt from Sections 22.300.1.B and 22.300.2.F.
- iv. A maximum of 2 electronic wall signs are permitted. The signs are limited to 1 per street frontage and must be placed along the Dallas North Tollway or S.H. 121.
- v. Electronic changeable wall signs may only be used to advertise tenants, owners, uses, and any other product or services within the planned development district.

d. Freestanding Identification Signs

- i. Freestanding identification signs along the Dallas North Tollway, S.H. 121, Granite Pkwy., and Parkshore Dr. must be monument signs only, must not exceed 150 square feet in area, and must not exceed 12 feet in height.
- ii. Freestanding identification signs must be placed a minimum of 10 feet from the front property line, 10 feet from adjoining private property lines, and must maintain a minimum distance of 30 feet between signs.

e. General Business Signs

- i. General business signs along the Dallas North Tollway, S.H. 121, Granite Pkwy., and Parkshore Dr. must be monument signs only, and must not exceed 100 square feet in area and 12 feet in height.

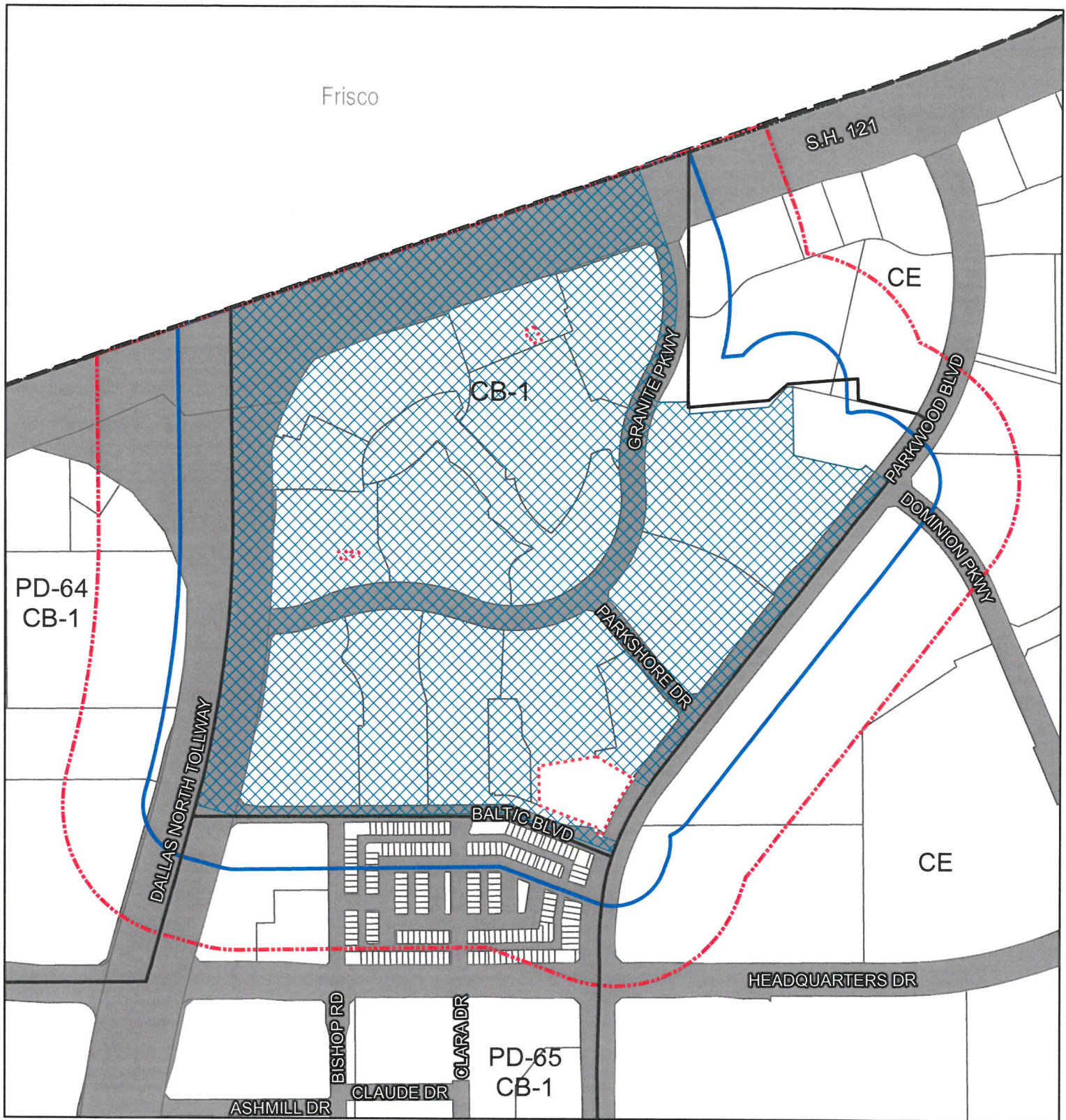
- ii. General business signs must be placed a minimum of 10 feet from the front property line, 30 feet from adjoining private property lines, and must maintain a minimum distance of 60 feet between signs.

f. Kiosks

- i. Freestanding kiosk structures are allowed on individual lots. Kiosks are limited to a maximum of 10 feet in height. Visibility requirements must be met for drives and streets.
- ii. Kiosks may display directory maps, artwork, or messages that pertain to the planned development district or special events, and may display commercial advertising signs.
- iii. Signage on kiosks must not exceed 60 square feet in area. For multiple-sided kiosks, the gross surface area of each side must not exceed 2 times the allowable square footage divided by the number of sign faces.
- iv. A maximum of 8 freestanding kiosks may be installed in the planned development district, with a maximum of 4 installed per block.

g. Multipurpose Signs

- i. Multipurpose signs must be monument signs only, must not exceed 225 square feet in area, and must not exceed 15 feet in height.
 - ii. Multipurpose signs must be placed a minimum of 10 feet from the front property line, 10 feet from adjoining private property lines, and must maintain a minimum distance of 30 feet between signs.
 - iii. Multipurpose signs are exempt from Section 22.300.2.F.
- h. Unified-lot Signs - For purposes of this planned development district, all lots will be considered contiguous, including lots separated by rights-of-way owned by the city in fee.
- i. Wall Signs - Must be in accordance with Section 22.300.1.B, with the following exceptions:
 - i. Multistory office wall signs must be limited to three signs per elevation. This provision does not apply to the ground and second floors; and
 - ii. The ground and second floors in a multistory office building must have signage regulated by Section 22.300.1.C.ii.

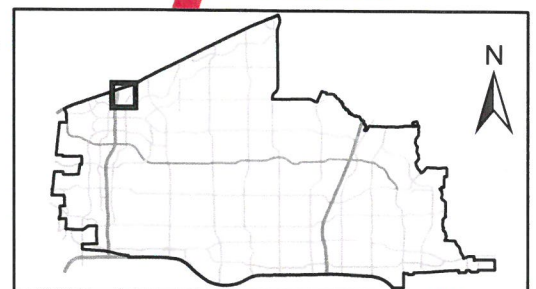


Zoning Case #: 2018-002

Existing Zoning: Central Business-1 (CB-1) Located Within The State Highway 121/Dallas North Tollway Overlay Districts

Proposed Zoning: Planned Development-Central Business-1 (PD-CB-1)

- - - - - Zoning Boundary Change/SUP ——— Zoning Boundary [Blue Cross-Hatch] Subject Property
 - - - - - City Limits Specific Use Permit [Grey] Right-of-Way



Source: City of Plano Planning Department



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Source: City of Plano, Planning Dept.
Date : 3/30/2018

Zoning Case 2018-002

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	535.97	600.00	51°10'54"	S05°51'23"W	518.33
C2	60.41	600.00	5°46'09"	S28°33'45"W	60.39
C3	40.29	32.00	72°08'07"	N66°57'12"E	37.68
C4	47.71	997.15	2°44'29"	S37°36'17"W	47.71
C5	32.14	20.00	92°04'10"	S22°12'05"E	28.79
C6	42.01	1000.50	2°24'22"	S21°43'13"W	42.01
C7	1068.50	3819.72	16°01'39"	N08°15'21"E	1068.02

BEING A TRACT OF LAND LOCATED IN THE COLLIN COUNTY SCHOOL LAND #06 SURVEY, ABSTRACT No. 149, JABEZ DEGMAN SURVEY, ABSTRACT No. 279, S H BROWN SURVEY, ABSTRACT No. 108 AND THE HUGH THOMPSON SURVEY, ABSTRACT No. 896, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THENCE N 71°45'19" E, ALONG THE CENTERLINE OF SAID STATE HIGHWAY 121, A DISTANCE OF 1612.91 FEET TO A POINT,

THENCE S 71°45'19" E, ALONG THE CENTERLINE OF SAID STATE HIGHWAY 121, A DISTANCE OF 1612.91 FEET TO A POINT,
THENCE S 19°44'04" E, DEPARTING THE CENTERLINE OF SAID STATE HIGHWAY 121, A DISTANCE OF 303.5 FEET TO A POINT, BEING IN THE CENTERLINE OF
GRANITE PARKWAY, THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 121 AND BEING THE BEGINNING OF A CURVE TO THE RIGHT,

THENCE SOUTHWESTERLY, AN ARC LENGTH OF 535.97 FEET ALONG THE CENTERLINE OF SAID GRANITE PARKWAY AND SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, A DELTA ANGLE OF 51°10'54", AND A CHORD BEARING OF S 05°51'23" W, 510.33 FEET TO A POINT, BEING THE BEGINNING OF A CURVE TO THE LEFT.

THENCE SOUTHWESTERLY, AN ARC LENGTH OF 60.41 FEET ALONG THE CENTERLINE OF SAID GRANITE PARKWAY AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET, A DELTA ANGLE OF 05°46'09", AND A CHORD BEARING OF S 28°33'45" W, 60.39 FEET TO A POINT,

THENCE S 64°19'19" E, DEPARTING THE CENTERLINE OF SAID GRANITE PARKWAY, A DISTANCE OF 46.00 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF SAID GRANITE PARKWAY, BEING THE SOUTHWEST CORNER OF LOT 4, BLOCK A, PARKWOOD COMMONS ADDITION, RECORDED IN VOLUME 2015, PAGE 299, PLAT RECORDS, COLLIN COUNTY, TEXAS (P.R.C.G.T. 1) AND THE NORTHWEST CORNER OF LOT 2, BLOCK C, GRANITE PARK, RECORDED IN VOLUME 2017, PAGE 702, P.R.C.G.T. 1.

THENCE DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID GRANITE PARKWAY AND ALONG THE COMMON LINES OF SAID LOT 4, BLOCK A, PARKWOOD COMMONS ADDITION AND SAID LOT 2, BLOCK C, GRANITE PARK AS FOLLOWS:

11 EAST, 118.16 FEET TO A POINT.

21 S 00°30'23" W. 45.00 FEET TO A POINT.

31 N 85°51'44" E. 295.82 FEET TO A POINT.

4) N 43° 04' 14" E. 101.56 FEET TO A POINT.

51 N 86°25'46" E. 20.89 FEET TO A POINT.

THENCE DEPARTING THE SOUTH LINE OF SAID LOT 4, BLOCK A, PARKWOOD COMMONS ADDITION AND ALONG THE COMMON LINES OF SAID LOT 1, BLOCK C, GRANITE PARK AND SAID LOT 2, BLOCK C, GRANITE PARK AS FOLLOWS:

11. S 00°00'06" E. 256.00 FEET TO A POINT, BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK C.

21 S 76°58'45" E, 236.46 FEET TO A POINT, BEING THE BEGINNING OF A CURVE TO THE LEFT.

3) NORTHEASTERLY, AN ARC LENGTH OF 40.29 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 32.00 FEET, A DELTA ANGLE OF 72°08'07" AND A CHORD BEARING OF N 66°57'12" E. 37.68 FEET TO A POINT.

41 S 51°00'30" E, AT 41.22 FEET PASSING THE WEST RIGHT-OF-WAY LINE OF PARKWOOD BOULEVARD, THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK C, GRANITE PARK AND NORTHEAST CORNER OF SAID LOT 2, BLOCK C, GRANITE PARK, CONTINUING IN ALL A TOTAL DISTANCE OF 101.22 FEET TO A POINT IN THE CENTERLINE OF SAID PARKWOOD BOULEVARD.

THENCE S 39°00'07" W, ALONG THE CENTERLINE OF SAID PARKWOOD BOULEVARD, A DISTANCE OF 1406.33 FEET TO A POINT, BEING THE BEGINNING OF A CURVE TO THE LEFT,

THENCE SOUTHWESTERLY, AN ARC LENGTH OF 47.71 FEET ALONG THE CENTERLINE OF SAID PARKWOOD BOULEVARD AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 997.15 FEET, A DELTA ANGLE OF 02°44'29", AND A CHORD BEARING OF S 37°38'17" W, 47.71 FEET TO A POINT.

PARKWOOD BOULEVARD, THE NORTHEAST CORNER OF LOT 4, BLOCK A, GRANITE PARK, RECORDED IN VOLUME 2017, PAGE 228, P.R.C.C.T., CONTINUING AL A TOTAL DISTANCE OF 221.25 FEET TO A CORNER OF LOT 7, BLOCK A, GRANITE PARK, RECORDED IN VOLUME 2017, PAGE 228, P.R.C.C.T., CONTINUING AL A TOTAL DISTANCE OF 221.25 FEET TO A NORTH CORNER OF SAID LOT 4, BLOCK A, GRANITE PARK AND A SOUTHEAST CORNER OF LOT 5R, BLOCK A, GRANITE PARK, RECORDED IN VOLUME 2017, PAGE 228, P.R.C.C.T.,

THENCE S 81°20'41" W, ALONG A NORTH LINE OF SAID LOT 4, BLOCK A, GRANITE PARK AND A SOUTH LINE OF SAID LOT 5R, BLOCK A, GRANITE PARK, A DISTANCE OF 217.60 FEET TO A POINT BEING THE NORTHWEST CORNER OF SAID LOT 4, BLOCK A, GRANITE PARK.

THENCE S 00°09'34" W, ALONG THE WEST LINE OF SAID LOT 4, BLOCK A, GRANITE PARK AND AN EAST LINE OF SAID LOT 5R, BLOCK A, GRANITE PARK, A DISTANCE OF 146.51 FEET TO A POINT, BEING THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK A, GRANITE PARK, A SOUTH CORNER OF SAID LOT 5R, BLOCK A, GRANITE PARK AND IN A NORTHEAST LINE OF LOT 1R, BLOCK A, GRANITE PARK PHASE I, RECORDED IN VOLUME 2015, PAGE 720, P.R.C.G.T.,

THENCE S 68°13'37" E, ALONG THE SOUTH LINE OF SAID LOT 4, BLOCK A, GRANITE PARK AND A NORTHEAST LINE OF SAID LOT 1R, BLOCK A, GRANITE PARK PHASE I, A DISTANCE OF 229.94 FEET TO A POINT,

THENCE S 23°50'00" W, ALONG THE SOUTH LINE OF SAID LOT 4, BLOCK A, GRANITE PARK AND A NORTHEAST LINE OF SAID LOT 1R, BLOCK A, GRANITE PARK PHASE I, A DISTANCE OF 2.27 FEET TO A POINT BEING THE BEGINNING OF A CURVE TO THE LEFT,

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 32.41 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 92°04'10", AND A CHORD BEARING OF S 22°12'05" E, 26.79 FEET TO A POINT,

THENCE S 68°14'10" E, 69.94 FEET TO A POINT IN THE CENTERLINE OF SAID PARKWOOD BOULEVARD, BEING THE BEGINNING OF A CURVE TO THE LEFT.

THENCE SOUTHWESTERLY, AN ARC LENGTH OF 42.01 FEET ALONG THE CENTERLINE OF SAID PARKWOOD BOULEVARD AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1000.50 FEET, A DELTA ANGLE OF 02°24'22", AND A CHORD BEARING OF S 21°43'13" W, 42.01 FEET TO A POINT,

THENCE N 68°13'36" W, DEPARTING THE CENTERLINE OF SAID PARKWOOD BOULEVARD, AT 60.01 FEET PASSING THE WEST RIGHT-OF-WAY LINE OF SAID PARKWOOD BOULEVARD AND BEING IN THE CENTERLINE OF BALTIC BOULEVARD, CONTINUING ALONG THE CENTERLINE OF SAID BALTIC BOULEVARD IN ALL A TOTAL DISTANCE OF 411.56 FEET TO A POINT,

THENCE N 89°50'26" W, ALONG THE CENTERLINE OF SAID BALTIC BOULEVARD, A DISTANCE OF 1026.12 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF SAID DALLAS NORTH TOLLWAY,

THENCE N 73°43'50" W, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID DALLAS NORTH TOLLWAY, A DISTANCE OF 150.00 FEET TO A POINT IN THE CENTERLINE OF SAID DALLAS NORTH TOLLWAY AND BEING THE BEGINNING OF A CURVE TO THE LEFT,

THENCE NORTHEASTERLY, AN ARC LENGTH OF 1069.50 FEET ALONG THE CENTERLINE OF SAID DALLAS NORTH TOLLWAY AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 3819.72 FEET, A DELTA ANGLE OF 16°01'39", AND A CHORD BEARING OF N 08°15'21" E, 1065.02 FEET TO A POINT,

THENCE N 00°14'31" E, ALONG THE CENTERLINE OF SAID DALLAS NORTH TOLLWAY, A DISTANCE OF 795.74 FEET TO THE PLACE OF BEGINNING AND CONTAINING 93.551 ACRES (4,075,084 SQUARE FEET) OF LAND, MORE OR LESS.

BEING 93.551 ACRES OF LAND LOCATED IN
COLLIN COUNTY SCHOOL
LAND #06 SURVEY, ABSTRACT No. 149,
JABEZ DEGMAN SURVEY, ABSTRACT No. 279,
S H BROWN SURVEY, ABSTRACT No. 108 AND
HUGH THOMPSON SURVEY, ABSTRACT No. 896.
CITY OF PLANO, COLLIN COUNTY, TEXAS.

APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAN, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS, PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTIONS ON STUDIES, PLATS OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

OWNER/APPLICANT

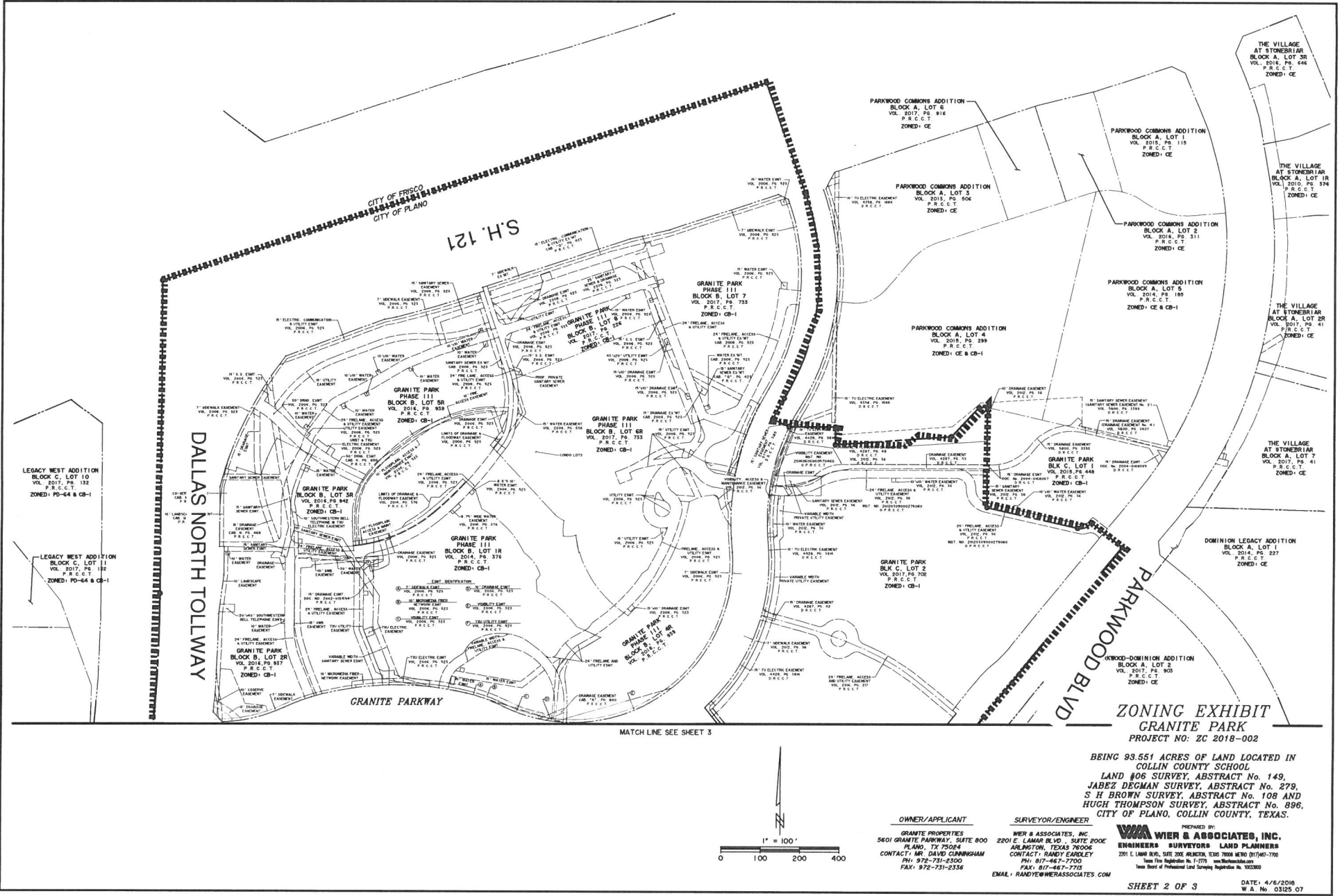
GRANITE PROPERTIES
5601 GRANITE PARKWAY, SUITE 800
PLANO, TX 75024
CONTACT: MR. DAVID CUNNINGHAM
PH: 972-731-2300
FAX: 972-731-2336

SURVEYOR/ENGINEER

WER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY
PH: 817-467-7700
FAX: 817-467-7713
EMAIL: RANDY@WERASSOCIATES.COM

WMA PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAHAR BLVD., SUITE 200E ARLINGTON, TEXAS 76008 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveyors Registration No. 00033000

SHEET 1 OF 3



ZONING EXHIBIT
GRANITE PARK
PROJECT NO: ZC 2018-002

BEING 93.551 ACRES OF LAND LOCATED IN
COLLIN COUNTY SCHOOL
LAND #06 SURVEY, ABSTRACT No. 149,
JABEZ DEGMAN SURVEY, ABSTRACT No. 279,
S H BROWN SURVEY, ABSTRACT No. 108 AND
HUGH THOMPSON SURVEY, ABSTRACT No. 896,
CITY OF PLANO, COLLIN COUNTY, TEXAS.

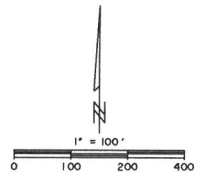
OWNER/APPLICANT

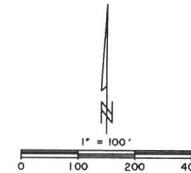
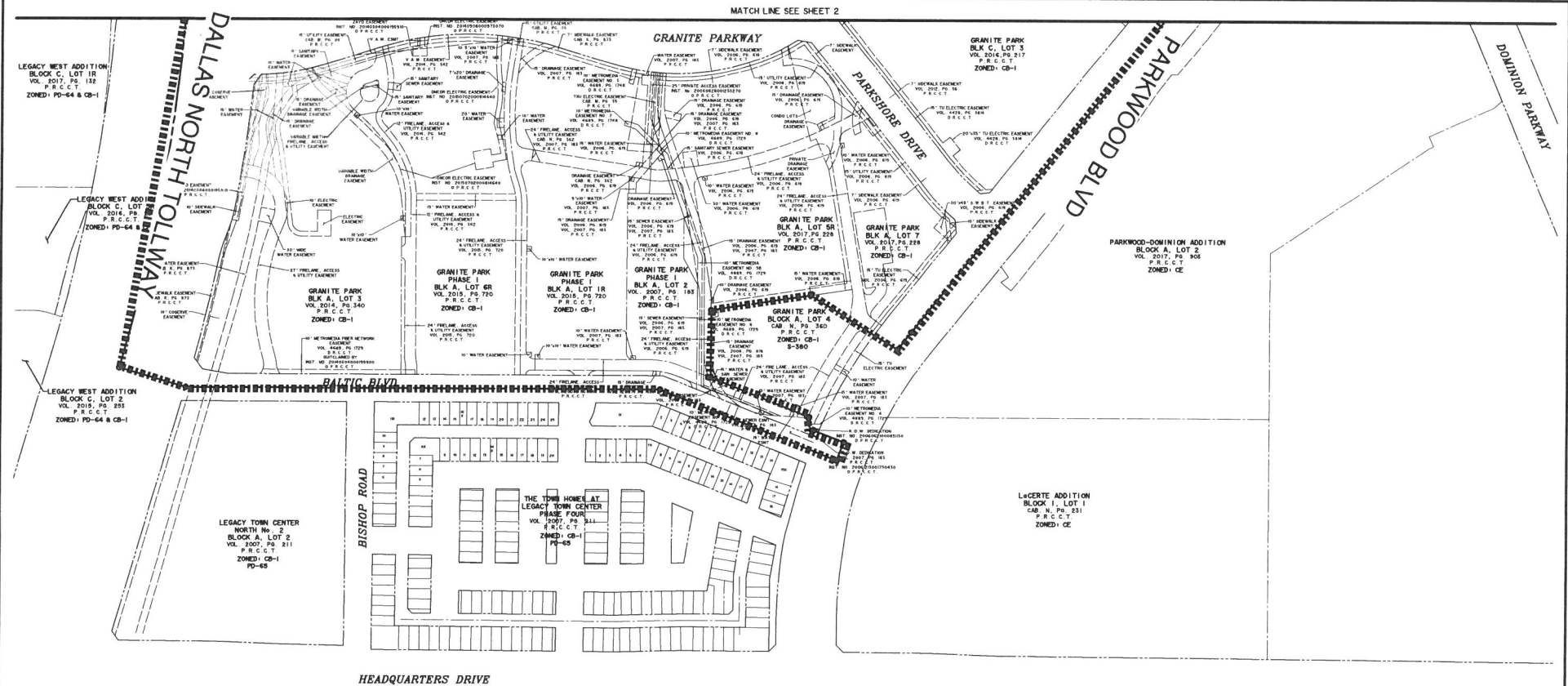
GRANITE PROPERTIES
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Texas State Professional Land Surveying Registration No. 100300





ZONING EXHIBIT **GRANITE PARK** PROJECT NO: ZC 2018-002

BEING 83.551 ACRES OF LAND LOCATED IN
 COLLIN COUNTY SCHOOL
 LAND #06 SURVEY, ABSTRACT No. 149,
 JABEZ DEGMAN SURVEY, ABSTRACT No. 279,
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 CITY OF PLANO, COLLIN COUNTY, TEXAS.

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 Texas Board of Professional Land Surveying Registration No. 100300

Granite

MEMORANDUM

TO: City of Plano

FROM: David R. Cunningham

PROJECT: September 4, 2018 P&Z Meeting

SUBJECT: Granite Park Planned Development Re-Zone Case

DATE: 8/27/2018

History of Granite Park:

The land for Granite Park originally consisted of approximately 92 gross acres and lay at the SE Corner of the Future Dallas North Tollway and Sam Rayburn Tollway intersection. When the land was purchased in 1997 and the original plan for Granite Park was platted in early 1998 the intersection was completely undeveloped and at grade. Granite Park was a pioneering effort in the early development of the Greater Legacy Business District.

Granite Park's net development acreage became 68 acres after ROW dedications and Core of Engineer Floodway and water detention planning was accounted for.

Granite Park is Zoned Central Business-1/Dallas North Tollway Overlay District. The original plan for Granite Park was designed to allow for Class "A" Office, Hotel and Retail/Restaurant uses. The original notion of the Masterplan was that Granite Park would contain approximately 1.5 million square feet of new construction and would be parked approximately 50% at grade and 50% in garages.

The City Code for office building parking which is the predominate use planned for Granite Park is 3/1000 (1 space per 300 GSF)

Granite Park is a long term asset that is being held and developed continuously as the market allows. Granite Park is the headquarters asset of Granite Properties, Inc. and serves as the investment stronghold of Granite's \$2.5 Billion nationwide portfolio.

Granite Park Development begins:

Granite Park I as well as ½ of Granite Parkway and all of Parkshore Drives and a portion of Parkwood Blvd. were built in 1998 and delivered to the market in early 1999. GP 1 was 50% structured parked and 50% site parked at a ratio of 4/1000.

Granite Park II was built in 2000. GP II was built as 80% structured parked and 20% site parked and also at a ratio of 4/1000.

The Children's Courtyard daycare center was built in 2000.

Granite Park Matures:

Granite Park III and Granite Park Shops II were built in 2005-2006 and was 100% structured parked at a ratio of 3.5/1000 as we began to understand that the heavier parking we were building was not getting used. Granite recognized that the land value had accreted so much that on grade parking was inefficient. Granite also was early to recognize that actual parking usage was never at the heavier planned rate and almost always at a rate LOWER than the existing City Code.

Shops at Granite Park and the Blue Mesa were built during this 2nd Phase of Granite Park.

At the same time that GP III was being constructed Granite built the remainder of Granite Parkway and along with the Posey Company and EDS/Trammel Crow built out the northern section of Parkwood Blvd along with the intersection of Parkwood to Hwy 121.

No new buildings were delivered between 2006 and 2013 due to the recession.

Development Pace Escalates:

Granite Park IV was built in 2013 and Granite Park V was built in 2015 and both assets were 100% structured parked at a ratio of 3.25/1000.

The 270,000 SF, 300 room conference center Hilton at Granite Park was developed in 2013 and opened in August 2014.

Granite Park VII, Fannie Mae Texas Headquarters was built in 2016-2017.

The Boardwalk at Granite Park containing 8 restaurants was built in 2016-2017.

As of the end of 2017 Granite Park now contains 2.5 million SF of Class "A" Hotel, Retail and Office product and is home to 10,000 daytime jobs.

Granite Parks New Master Plan:

Recognizing that the dynamic of the development characteristics have changed in the greater Legacy Business District, Granite has begun the process of densification studies which will remove most, if not all, of the site parking components for office sites in order to build more buildings that are larger and will be 100% structure parked.

The new Master Plan for Granite Park projects a full development build-out of 4.5 Million SF and will take another 10 to 12 years to bring to full completion. New parking for Granite Park will need to be right sized to allow for current demands and expected lesser parking demands as flex-time, work-from-home, self-driven cars and pay-for-use services come more into play.

The new PD for Granite Park will help us right-size our parking supply to make use of the 2,000 spaces now being unused as well as to let Granite Park function as more cross functioning development.

EXHIBIT B

Granite Properties Portfolio-wide Parking Study July 2018

Executive Summary

In an effort to better manage parking and not over build parking in future developments, Granite Properties conducted a portfolio-wide parking study of 23 Class A buildings totaling 7 million square foot with structured parking in suburban, inter-urban and urban areas in Dallas, Houston, Atlanta, Denver and Southern California from January – May 2018.

In general, the most common code required for parking at office buildings ranges from 3:1,000 to 3.5:1,000. Granite has provided a range of 3:1000 to 4:1000 because of broker and customer demands. In the 90s, companies like call centers, began asking for 5:1,000, 6:1,000 or even 7:1,000 to accommodate a large number of employees working in smaller spaces with overlapping shifts. While there is no comparison between office buildings designed for call centers and multi-tenant Class A buildings, the general perception by brokers now is that their client's need 4:1000 or even higher.

Granite's property management teams in Dallas, Houston, Atlanta, Denver and Southern California performed the garage usage counts every day for two weeks. The team picked weeks without holidays and the study ended in May before summer vacation season started. We calculated the average daily parking when grossed up to 100% occupancy as well as the peak hour of the peak day when grossed up to 100% occupancy, to get the worst-case scenario of our parking demands.

The study has consistently shown that during peak demand roughly 30 percent of parking is not being used and sits empty when a building is 100% leased. In fact, our study found that our customers only use on average of 2.17 spaces per 1,000 square foot using peak hour of the peak day as the measuring point. This ratio was strikingly consistent across all of our buildings in all five markets. This means that of the total 22,360 parking spots we provide in the surveyed buildings in our five market cities, 6580 parking spots (30%) sit vacant every day at peak hour and even more than that on average. The value of those spots combined is over \$100 million.

In Dallas for instance, we offer a parking ratio average of 3.24:1,000 but the study reveals that Granite's office buildings use 2.05:1,000, so 37% of parking spots will be empty on an average day using peak hour of a peak day as a measuring point. **At Granite Park in Plano, where we offer a range of 3.25-4:1,000 only 1.9:1,000 is being utilized; 2347 spots, more than 45%, will be vacant on the average peak day.**

EXHIBIT B

Granite's goal is to develop efficient, smarter buildings that are rich in amenities and do not waste resources. With a better view of parking utilization, we can save our customers millions of dollars in our future office developments by right sizing the parking facilities and then allocating those funds to develop an even better building and save energy that is being spent on needlessly overbuilding our parking facilities.

The industry as a whole and Granite agrees, that the change in how people work and get to work is going to make this situation more glaring in the future when flexible work environments, work-from-home, ride-sharing and the reality of driverless cars comes into vogue. This is why it's important that we start educating cities, brokers and our customers about rightsizing parking demands.

To achieve our goal to accommodate each worker with a parking space when they need it in the most cost effective way, we recommend:

- Investing in technology to help right size parking by better managing a more efficient supply of spaces.
- Educating cities, brokers and customers that developing parking without an accurate view of parking utilization would be wasteful and expensive.
- Understanding and using mixed use calculations to use off-peak parking for uses that are not at peak demand at the same time of the day.
- Exploring how to repurpose the extra parking.
- Changing the way new parking garages are capitalized to supply expected use counts and charging for over use demands that are not being experienced.



RECEIVED

SEP 17 2018

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

**AMENDED - NOTICE OF PUBLIC HEARING FOR
PROPOSED ZONING CHANGE**
Zoning Case 2018-002

The Planning & Zoning Commission (P&Z) of the City of Plano will hold a public hearing in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center (1520 K Avenue) on **Zoning Case 2018-002** on **Monday, October 1, 2018, 7:00 p.m.**, and if approved, the City Council of the City of Plano will hold a public hearing in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center (1520 K Avenue) on **Monday, October 8, 2018, 7:00 p.m.** State law requires that cities notify all property owners within 200 feet of any proposed zoning change. For this reason, we are sending you this notice.

PROPOSED ZONING CHANGE: This is a request to rezone 93.5 acres located at the southeast corner of State Highway 121 and the Dallas North Tollway **from** Central Business-1 **to** Planned Development-Central Business-1 in order to modify development standards. A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls to both off and onsite conditions.

CURRENT ZONING: The current zoning is Central Business-1 (CB-1). The CB-1 district is intended for use in conjunction with the CE district to permit a highly concentrated business center similar to traditional downtown areas of major cities.

Persons wanting more information should contact the Planning Department at (972) 941-7151.

You are not required to attend this hearing, but if you do attend, you will be given the opportunity to speak for or against the change. **APPLICANTS AND/OR AGENTS ARE EXPECTED TO ATTEND.**

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

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

ARON BILNE

Name (Please Print)

Signature

5601 GRANITE PKWY, STE 1200

Address

9-12-18

Date

EM/ks

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 1, 2018

Agenda Item No. 3B

Concept Plan: Granite Park

Applicant: Granite Properties

DESCRIPTION:

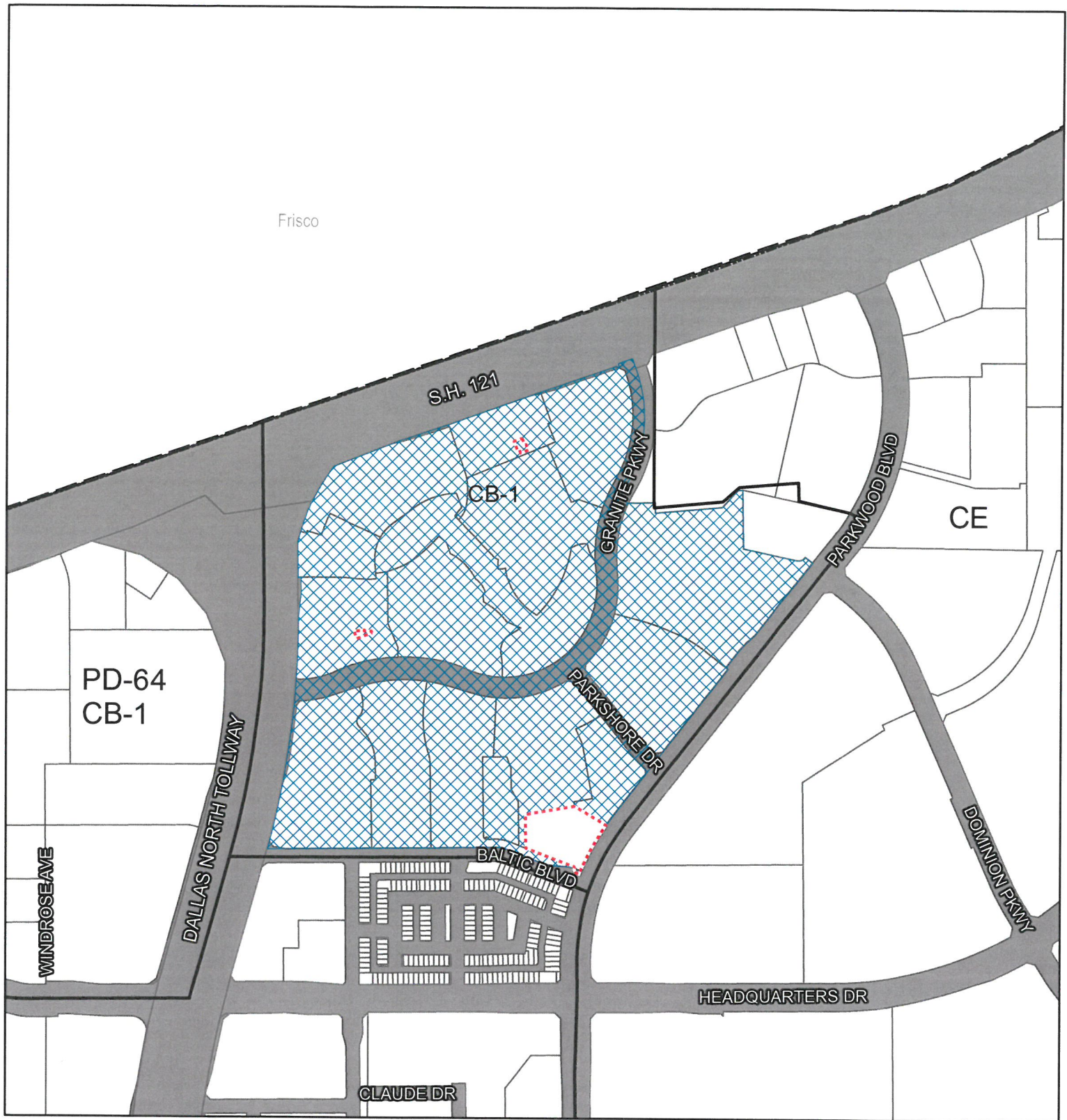
Professional/general administrative office, retail, restaurant, hotel, and vehicle leasing and renting on 93.5 acres located at the southeast corner of State Highway 121 and the Dallas North Tollway. Zoned Central Business-1 and located within the State Highway 121 and Dallas North Tollway Overlay Districts with Specific Use Permits #647 and #648 for Vehicle Leasing and Renting. Project #CP2018-003.

REMARKS:

This concept plan is associated with Zoning Case 2018-002 and is contingent upon approval of the zoning case. The purpose for the concept plan is to show the existing master-planned development and future site improvements with modified development standards. The plan meets the area, yard, and bulk requirements of the requested Planned Development-Central Business-1 (PD-CB-1) zoning district.

RECOMMENDATION:

Recommended for approval subject to City Council approval of Zoning Case 2018-002.

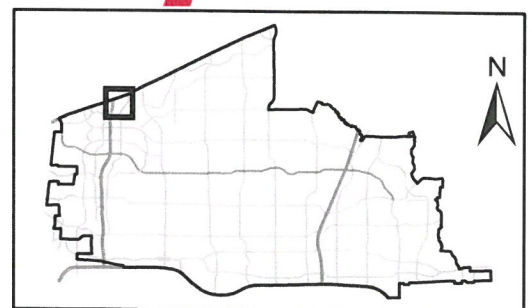


Item Submitted: Concept Plan

Title: Granite Park

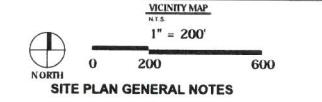
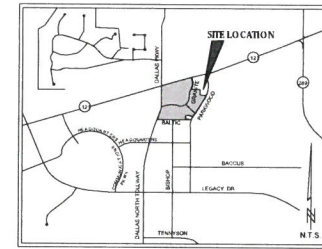
Zoning: Central Business-1 Located Within The State Highway 121 & Dallas North Tollway Overlay Districts w/Specific Use Permits #647 & #648

- - - - - Zoning Boundary Change/SUP - - - - - Zoning Boundary [Blue Cross-Hatch] Subject Property
 - - - - - City Limits - - - - - Specific Use Permit [Grey] Right-of-Way



Source: City of Plano Planning Department

SITE DATA SUMMARY TABLE																			
Item	Block A, Lot 1B	Block A, Lot 2	Block A, Lot 3	Block A, Lot 5B	Block A, Lot 6B	Block A, Lot 7	Block A, Lot 7 Building One	Block A, Lot 7 Building Two	Block B, Lot 1B	Block B, Lot 1B Building One	Block B, Lot 1B Building Two	Block B, Lot 2B	Block B, Lot 2B Building One	Block B, Lot 2B Building Two	Block B, Lot 3B	Block B, Lot 3B Building One	Block B, Lot 3B Building Two	Block C, Lot 1B	Block C, Lot 1B Building One
zoning (from zoning map)	PD-CB-1	PD-CB-1	PD-CB-1	PD-CB-1	PD-CB-1	PD-CB-1	PD-CB-1	PD-CB-1	PD-CB-1	PD-CB-1	PD-CB-1	PD-CB-1	PD-CB-1	PD-CB-1	PD-CB-1	PD-CB-1	PD-CB-1	PD-CB-1	PD-CB-1
Land Use (from zoning ordinance)	General Office	General Office	General Office	General Office	General Office	General Office	General Office	General Office	General Office	General Office	General Office	General Office	General Office	General Office	General Office	General Office	General Office	General Office	General Office
Lot Area (Square Feet)	183,217 SF	183,217 SF	183,217 SF	183,217 SF	183,217 SF	183,217 SF	183,217 SF	183,217 SF	183,217 SF	183,217 SF	183,217 SF	183,217 SF	183,217 SF	183,217 SF	183,217 SF	183,217 SF	183,217 SF	183,217 SF	183,217 SF
Lot Area (Acres)	4.21	4.21	4.21	4.21	4.21	4.21	4.21	4.21	4.21	4.21	4.21	4.21	4.21	4.21	4.21	4.21	4.21	4.21	4.21
Building Footprint Area (Square Feet)	24,456 SF	24,456 SF	24,456 SF	24,456 SF	24,456 SF	24,456 SF	24,456 SF	24,456 SF	24,456 SF	24,456 SF	24,456 SF	24,456 SF	24,456 SF	24,456 SF	24,456 SF	24,456 SF	24,456 SF	24,456 SF	24,456 SF
Total Building Area (Square Feet)	24,456 SF	24,456 SF	24,456 SF	24,456 SF	24,456 SF	24,456 SF	24,456 SF	24,456 SF	24,456 SF	24,456 SF	24,456 SF	24,456 SF	24,456 SF	24,456 SF	24,456 SF	24,456 SF	24,456 SF	24,456 SF	24,456 SF
Building Height (Feet)	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Building Height (Feet - Distance to Nearest Building Element)	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Lot Coverage (Percent - a/c)	12.80%	12.80%	12.80%	12.80%	12.80%	12.80%	12.80%	12.80%	12.80%	12.80%	12.80%	12.80%	12.80%	12.80%	12.80%	12.80%	12.80%	12.80%	12.80%
Floor Area Ratio (Ratio a/c)	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31
Parking																			
Parking Ratio (per 1,000 SF)	1/900	1/900	1/900	1/900	1/900	1/900	1/900	1/900	1/900	1/900	1/900	1/900	1/900	1/900	1/900	1/900	1/900	1/900	1/900
Required Parking (in Spaces)	854	854	854	854	854	854	854	854	854	854	854	854	854	854	854	854	854	854	854
Provided Parking (in Spaces)	672	672	672	672	672	672	672	672	672	672	672	672	672	672	672	672	672	672	672
Lotting Parking																			
Accessible Parking (in Spaces)	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14
Accessible Parking (in Spaces)	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14
Parking in Excess of 10% of Required Parking (in Spaces)																			
Parking Ratio (per 1,000 SF)	1/900	1/900	1/900	1/900	1/900	1/900	1/900	1/900	1/900	1/900	1/900	1/900	1/900	1/900	1/900	1/900	1/900	1/900	1/900
Required Parking (in Spaces) per PD 0.015	737	737	737	737	737	737	737	737	737	737	737	737	737	737	737	737	737	737	737
Parking Provided (in Spaces)	672	672	672	672	672	672	672	672	672	672	672	672	672	672	672	672	672	672	672



LEGEND

- LOT LINE
- FIRE LANE
- EXISTING BUILDING
- FUTURE BUILDING

CONCEPT PLAN GRANITE PARK PROJECT NO. CP2018-003

BEING 67.766 ACRES (2,951,973 SF) OF LAND LOCATED IN COLLIN COUNTY, TEXAS, LAND #08 SURVEY, ABSTRACT No. 149, J ABEEZ DEGMAN SURVEY, ABSTRACT No. 279, S H BROWN SURVEY, ABSTRACT No. 108 AND HUGH THOMPSON SURVEY, ABSTRACT No. 896, CITY OF PLANO, COLLIN COUNTY TEXAS.

BLOCK A, LOTS: 1R, 2, 3, SR, 6R, 7, 8
BLOCK B, LOTS: 1R, 2R, 3R, 4R, 5R, 6R, 7, 8
BLOCK C, LOTS: 2, 3

OWNER/APPLICANT

GRANITE PROPERTIES
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PLANO, TX 75024
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PH: 972-731-2300
FAX: 972-731-2336

ARCHITECT

BOKAPOWELL
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DALLAS, TX 75231
CONTACT: JOE HILLIARD
PH: 972-701-3000
FAX: 972-891-3000
EMAIL: JHILLIARD@BOKAPOWELL.COM



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www.bokapowell.com

Arch: Donald R. Powell, Jr. Reg. No. 7206
Arch: Chris W. Barnes Reg. No. 10147
Arch: John Orfield Reg. No. 11164
Arch: Andrew Bennett Reg. No. 18129

05.21.2018

client
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Suite 200E
Arlington, TX 76006

landscape architect
TWC PARTNERS
2001 Bryan St.
Suite 1450
Dallas, TX 75201

project
GRANITE PARK PLANNED DEVELOPMENT
Granite Parkway
Plano, TX 75024

The drawings and sections are prepared by the architect and are not to be reproduced, distributed, published or used in any way without the express written consent of the architect.

Original Issue

revisions

task
PD CONCEPT PLAN

project number: 17054-000
date: 05.21.2018
sheet

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 1, 2018

Agenda Item No. 4A

Public Hearing: Zoning Case 2018-004

Applicant: Pitman Partners, Ltd., North Texas Municipal Water District, and
City of Plano

DESCRIPTION:

Request for a Specific Use Permit for Recreational Vehicle Sales and Service on 13.2 acres located at the northwest corner of U.S. Highway 75 and State Highway 190. Zoned Corridor Commercial and located within the 190 Tollway/Plano Parkway Overlay District. Tabled September 4, 2018, and September 17, 2018. Project #ZC2018-004.

REMARKS:

The applicant is requesting a Specific Use Permit (SUP) for Recreational Vehicle Sales and Service. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district, which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established. The Zoning Ordinance defines recreational vehicle sales and service as the retail sales, renting, leasing, and repair of new or pre-owned recreational vehicles.

The current zoning is Corridor Commercial (CC). The CC district is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors. The regulations and standards of this district are reflective of the high traffic volumes and high visibility of these regional highways.

The subject property is mostly vacant except for a North Texas Municipal Water District (NTMWD) sanitary sewer lift station and an existing billboard sign. Richard Muraski, Assistant Deputy Director for Capital Improvement Program with NTMWD, has provided a zoning response letter indicating that the existing lift station is scheduled to be decommissioned in December 2020. Additionally, the applicant has agreed to remove the billboard sign as part of the SUP request. The existing billboard location conflicts with proposed site improvements and is not in conformance with existing overlay district signage requirements.

The subject property has several limitations that isolate the site from surrounding properties and impact development potential. Access to the property is only possible via the southbound U.S. Highway 75 frontage road, which abuts the eastern property line. The northern and western property lines are adjacent to an active Dallas Area Rapid Transit (DART) rail line, which is part of the Cotton Belt Corridor but does not include a station plan for access to this site. The southern property line is adjacent to an elevated portion of State Highway 190 right-of-way, and there is no frontage road along this portion of the highway providing access.

The SUP request is related to the relocation of an existing business, Plano Marine, which is currently located at the northwest corner of K Avenue and 10th Street. A concept plan, Main Marine Addition, Block A, Lot 1, accompanies this request as Agenda Item 4B.

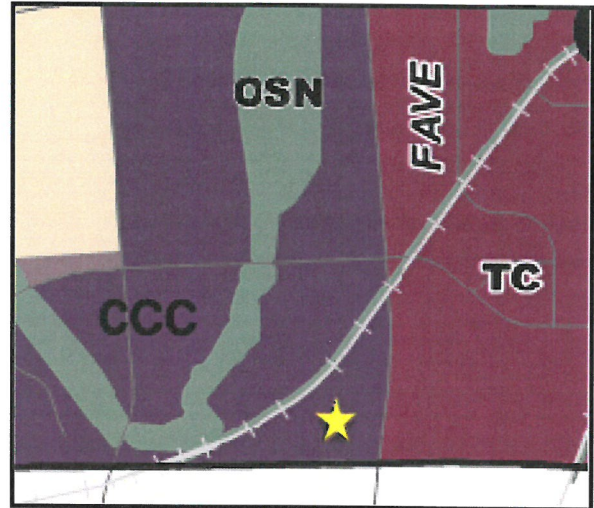
Surrounding Land Use and Zoning

North & West	DART right-of-way. North and west of the DART right-of-way are retail and religious facility uses zoned CC.
East	U.S. Highway 75 right-of-way. Across the highway are office uses zoned CC.
South	State Highway 190 right-of-way. South of the highway is a dog park located within the City of Richardson.

Conformance to the Comprehensive Plan

Future Land Use Map - The Future Land Use Map of the city's Comprehensive Plan designates the subject property as Compact Complete Center (CCC).

The Compact Complete Center land use category applies to areas that may see new growth or experience significant redevelopment. Compact Complete Centers should include mid-rise buildings, with office, retail, service, entertainment, and residential uses, which are based on the concepts of mixed-use, community design, and where possible, transit-oriented design. Uses should be integrated within the development and should create self-contained neighborhoods that are navigable by walking or using bicycles. Uses should also be serviced by parking structures to reduce surface parking and encourage efficient use of land. Useable open space will be included within the centers to create active and interesting public spaces.



The CCC designation identifies areas that are expected to see new growth or experience significant redevelopment. The applicant's proposed layout, as shown on the companion concept plan, would be a significant redevelopment of the subject property. However, the requested use is not in conformance with typical CCC uses.

There are no proposed SUP restrictions intended to implement concepts of mixed-use, community design; however, the access limitations to this specific site make it unsuitable for connection to adjacent property.

The existing zoning allows a variety of uses, including office and retail. The property is not developed with those uses, perhaps due to access and other site limitations. Due to the unique development conditions associated with the subject property, and the redevelopment potential of the applicant's proposal, staff believes this request is neutral to the CCC future land use designation.

Area of Request

The requested SUP area includes 4.9 acres of city-owned right-of-way. The applicant is proposing to allow vehicle parking and related site improvements within the city's property, if the SUP is approved, with approval of a right-of-way use agreement. The companion concept plan shows that the applicant's property can accommodate development without using the right-of-way, should an agreement not be approved by the city.

The subject property is highly visible from the adjacent highways. However, as previously mentioned, the site has limited access, with no connectivity to properties to the west or north. Additionally, the southwest portion of the property is located within the floodplain. These site conditions limit the viability of the subject property and may discourage other businesses from choosing to develop in this location. With these considerations in mind, and with the applicant's proposed redevelopment of the existing billboard and lift station improvements, staff is in support of the SUP.

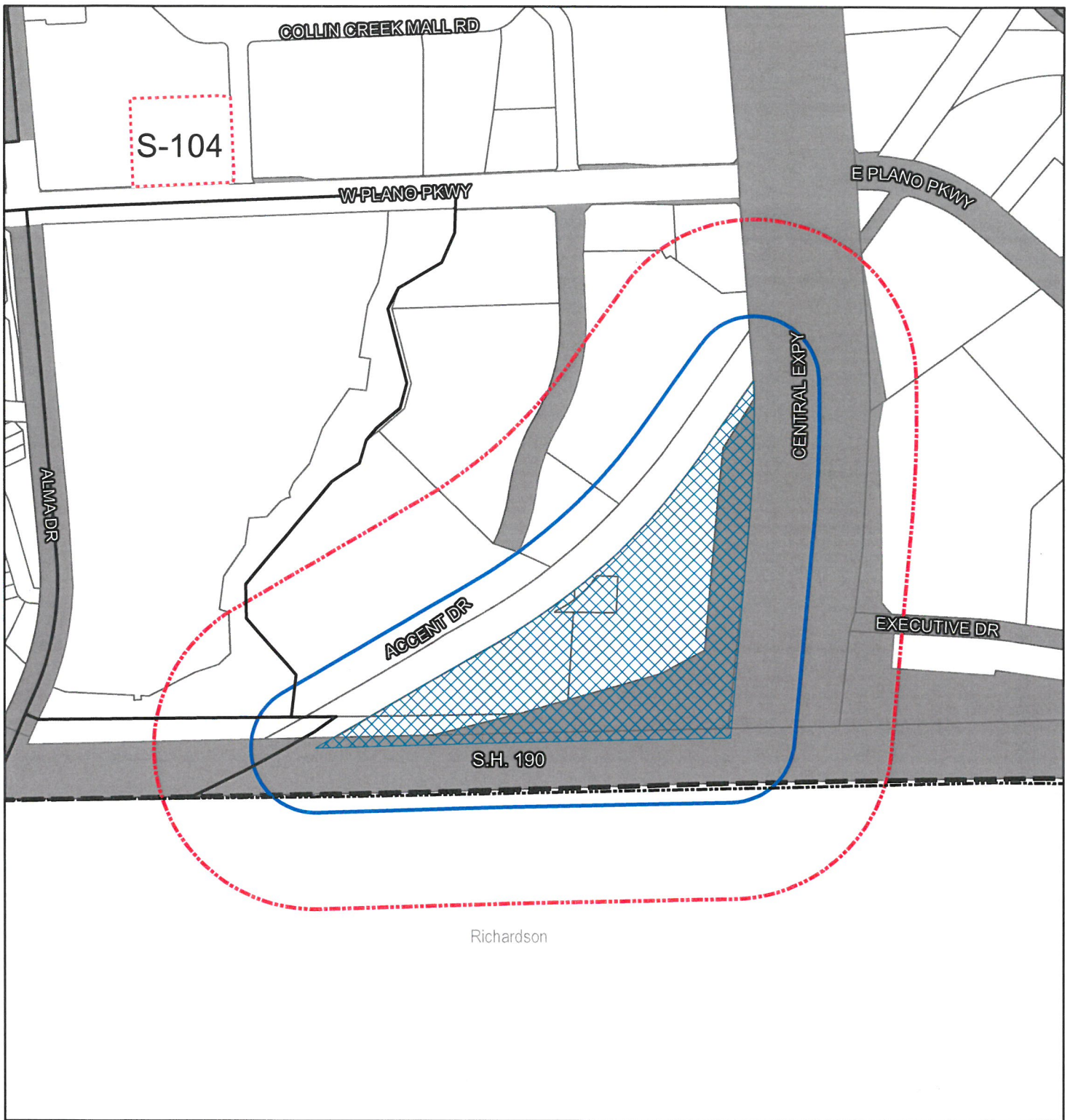
SUMMARY:

The applicant is requesting an SUP to allow Recreational Vehicle Sales and Service related to the relocation of an existing business. Although the request is not in conformance with typical land uses recommended by the CCC designation, it would constitute a redevelopment of the property, as recommended by the Comprehensive Plan. The subject property is constrained due to the adjacent highway rights-of-way and DART rail line, and is accessible only via the southbound U.S. 75 frontage road. The applicant is also requesting to use a portion of city right-of-way for additional vehicle parking. Due to the isolated nature of the existing property, and the potential redevelopment of the existing site improvements, staff is in support of the request.

RECOMMENDATION:

Recommended for approval subject to the following:

1. Removal of the existing billboard sign.
2. Removal of the NTWMD lift station.

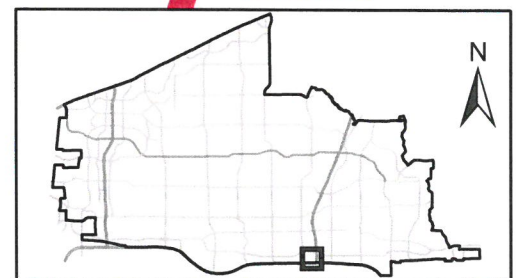


Zoning Case #: 2018-004

Existing Zoning: Corridor Commercial (CC) Located Within The 190 Tollway/Plano Parkway Overlay District

Proposed Zoning: Specific Use Permit for Recreational Vehicle Sales & Services

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

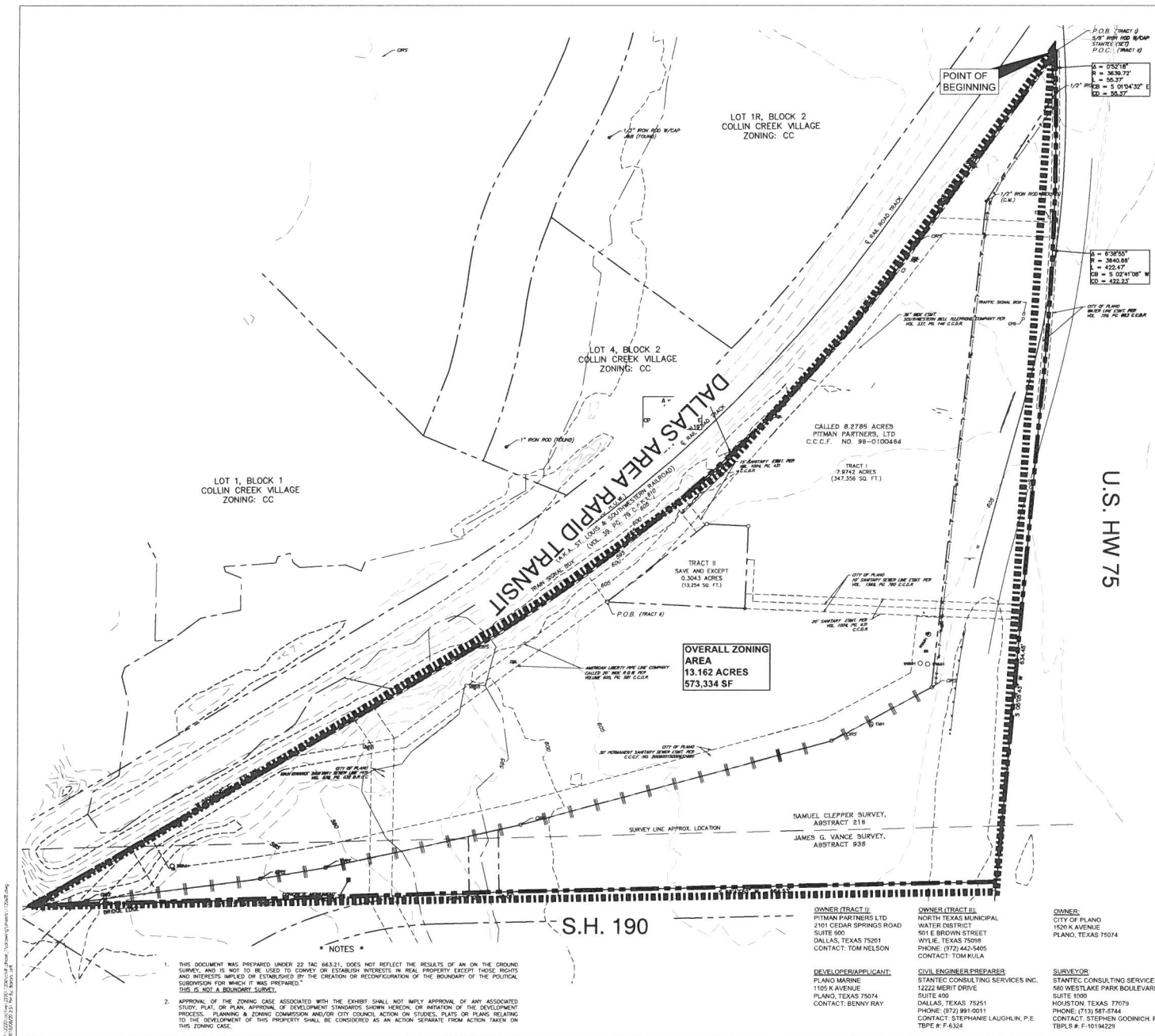


Source: City of Plano Planning Department

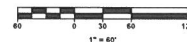


Source: City of Plano, Planning Dept.
Date: 5/8/2018

Zoning Case 2018-004



LOCATION MAP
N.T.S.



ZONING DESCRIPTION

BEING A 13.162 ACRES (571,338 SQUARE FEET) OF LAND SITUATED IN THE SAKUBEL CLEPPER SURVEY, ABSTRACT 218 AND THE JAMES G. VANCE SURVEY, ABSTRACT 938, IN COLLIN COUNTY, TEXAS, AND BEING ALL OF A CALLED 8.2785 ACRE TRACT OF LAND, CONVEYED TO PITMAN PARTNERS, LTD. AS RECORDED UNDER COLLIN COUNTY CLERK'S FILE (C.C.F.) NO. 98-0100464, SAID 8.2785 ACRE TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "STANTEC" SET AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 75 (NORTH LANE) AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF DALLAS AREA RAPID TRANSIT, ALSO KNOWN AS ST. LOUIS & SOUTHWESTERN RAILROAD (CALLED 100 FEET WIDE) AS RECORDED IN VOLUME 19, PAGE 79 OF THE COLLIN COUNTY CLERK'S RECORDS (C.C.R.), ALSO MARKING THE NORTHERLY CORNER OF SAID 13.162 ACRE TRACT; AND OF THE HEREIN DESCRIBED PARCEL:

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID U.S. HIGHWAY NO. 75 AND THE EAST LINE OF SAID 8.2785 ACRE TRACT ALSO ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 89°04'30", A RADIUS OF 1039.72 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 61°04'30" EAST, 85.37 FEET, AND AN ARC LENGTH OF 50.37 FEET TO 10-INCH IRON ROD POINT MARKING THE NORTHERLY CORNER OF A CALLED 8.8013 ACRE TRACT, CONVEYED TO CITY OF PLANO, AS RECORDED IN VOLUME 303, PAGE 867 OF THE C.C.R.; ALSO BEING AN ANGLE POINT OF SAID 8.2785 ACRE TRACT AND THE END OF SAID CURVE TO THE RIGHT;

THENCE, CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY OF SAID U.S. HIGHWAY NO. 75 AND THE EAST LINE OF SAID 8.8013 ACRE TRACT, ALSO ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 848.18 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 61°04'30" WEST, 42.03 FEET, AND AN ARC LENGTH OF 42.47 FEET, TO AN ANGLE POINT;

THENCE, SOUTH 61°04'30" WEST, CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY OF SAID U.S. HIGHWAY NO. 75 AND THE EAST LINE OF SAID 8.8013 ACRE TRACT, A DISTANCE OF 434.45 TO AN ANGLE POINT, MARKING THE SOUTHEAST CORNER OF SAID 8.8013 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 1.3171 ACRE TRACT, CONVEYED TO THE CITY OF PLANO, AS RECORDED IN VOLUME 303, PAGE 867 OF THE C.C.R.; SAME POINT BEING THE SOUTHEAST PROPERTY CORNER OF SAID 13.162 ACRE TRACT;

THENCE, SOUTH 84°47'30" WEST, ALONG THE SOUTH LINE OF SAID 8.8013 ACRE TRACT AND THE NORTH LINE OF SAID 1.3171 ACRE TRACT, A DISTANCE OF 684.53 FEET TO AN ANGLE POINT;

THENCE, SOUTH 84°47'30" WEST, OVER AND ACROSS SAID 1.3171 ACRE TRACT, A DISTANCE OF 43.01 FEET, TO A POINT, ON THE MOST NORTHEAST LINE OF SAID 1.3171 ACRE TRACT;

THENCE, SOUTH 87°12'12" WEST, LEAVING SAID 1.3171 ACRE TRACT, OVER AND ACROSS SAID 8.8013 ACRE TRACT, A DISTANCE OF 586.17 FEET, TO A 5/8-INCH IRON ROD WITH CAP STAMPED "STANTEC" SET MARKING THE WESTERLY CORNER OF SAID 13.162 ACRE TRACT AND A CORNER POINT OF SAID 8.8013 ACRE TRACT, ALSO BEING A POINT ON THE SOUTHEASTLY RIGHT-OF-WAY LINE OF SAID RAILROAD TRACT OF LAND;

THENCE, ALONG THE SOUTHEASTLY LINE OF SAID RAILROAD TRACT OF LAND AND THE NORTHEASTLY LINE OF SAID 8.8013 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

NORTH 59°04'00" EAST, A DISTANCE OF 471.58 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "STANTEC" MARKING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 24°00'00", A RADIUS OF 1069.18 FEET, A CHORD BEARING AND DISTANCE OF NORTH 47°04'00" EAST, 815.19 FEET, AND AN ARC LENGTH OF 82.18 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "STANTEC" SET MARKING THE END OF SAID CURVE TO THE RIGHT;

THENCE, NORTH 30°43'00" EAST, A DISTANCE OF 315.40 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 13.162 ACRES (571,338 SQUARE FEET) OF LAND.

ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83) AND THE NORTH AMERICAN DATUM OF 1983. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE.

A PARCEL PLAT OF ELEV DATE WAS PREPARED IN CONNECTION WITH THIS PROJECT'S SUBDIVISION.

OWNER: CITY OF PLANO
1520 K AVENUE
PLANO, TEXAS 75074

DEVELOPER/APPLICANT: PLANO MARINE
1105 K AVENUE
PLANO, TEXAS 75074
CONTACT: BENNY RAY

CIVIL ENGINEER PREPARER: STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE
SUITE 400
DALLAS, TEXAS 75251
PHONE: (972) 991-0011
CONTACT: STEPHEN LAUGHLIN, P.E.
TBP# F-6324

SURVEYOR: STANTEC CONSULTING SERVICES INC.
585 WESTLAK PARK BOULEVARD
SUITE 1000
HOUSTON, TEXAS 77079
PHONE: (713) 587-5744
CONTACT: STEPHEN GOODNICH, RPLS
TBP# F-10194229

BEING 13.162 ACRES OUT OF THE SAMUEL CLEPPER SURVEY, ABSTRACT NO. 218 JAMES G. VANCE SURVEY, ABSTRACT NO. 938 CITY OF PLANO, COLLIN COUNTY, TEXAS AUGUST 21, 2018

ZONING EXHIBIT
CITY PROJECT NO. ZC2018-004
MAIN MARINE ADDITION
LOT 1, BLOCK A



Revision	By	Date	Description
1	PLANO MARINE	08/21/2018	FOR REVIEW ONLY
2	PLANO MARINE	08/21/2018	FOR REVIEW ONLY
3	PLANO MARINE	08/21/2018	FOR REVIEW ONLY
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100	PLANO MARINE	08/21/2018	FOR REVIEW ONLY

Project Number: 2222-10558
Drawing No. 2222-10558-001
Revision Sheet

**NOTICE OF PUBLIC HEARING FOR
PROPOSED ZONING CHANGE**
Zoning Case #2018-004

RECEIVED

AUG 20 2018

PLANNING DEPARTMENT

The Planning & Zoning Commission (P&Z) of the City of Plano will hold a public hearing on **Zoning Case #2018-004** on **Tuesday, September 4, 2018, 7:00 p.m.**, at Plano Municipal Center, 1520 K Avenue, Senator Florence Shapiro Council Chambers. State law requires that cities notify all property owners within 200 feet of any proposed zoning change. For this reason, we are sending you this notice.

PROPOSED ZONING CHANGE: This is a request for a Specific Use Permit for Recreational Vehicle Sales & Service on 13.2 acres located at the northwest corner of U.S. Highway 75 and State Highway 190. The purpose and intent of a Specific Use Permit is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established. Recreational vehicle sales & service is defined as the retail sales, renting, leasing, and repair of new or pre-owned recreational vehicles.

CURRENT ZONING: The current zoning is Corridor Commercial (CC). The CC district is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors. The regulations and standards of this district are reflective of the high traffic volumes and high visibility of these regional highways.

Persons wanting more information should contact the Planning Department at (972) 941-7151.

You are not required to attend this hearing, but if you do attend, you will be given the opportunity to speak for or against the change. **APPLICANTS AND/OR AGENTS ARE EXPECTED TO ATTEND.**

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

NTMWD has a Lift Station and piping on portions of this Property. These facilities are scheduled to be de-commissioned December 2020-

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

Richard J Muraski JK

Name (Please Print)

*NTMWD
501 East Brown St Wylie TX*

Address

75098

Signature

8/15/2018

Date

RA/ks

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 1, 2018

Agenda Item No. 4B

Concept Plan: Main Marine Addition, Block A, Lot 1

Applicant: Pitman Partners, Ltd., North Texas Municipal Water District,
and City of Plano

DESCRIPTION:

Recreational vehicle sales and service on one lot on 8.3 acres and on 4.9 acres of right-of-way located at the northwest corner of U.S. Highway 75 and State Highway 190. Zoned Corridor Commercial and located within the 190 Tollway/Plano Parkway Overlay District. Project #CP2018-005.

REMARKS:

This concept plan is associated with Zoning Case 2018-004 and is contingent upon approval of the zoning case. The purpose for the concept plan is to show the proposed recreational vehicle sales and service development and related onsite and right-of-way improvements.

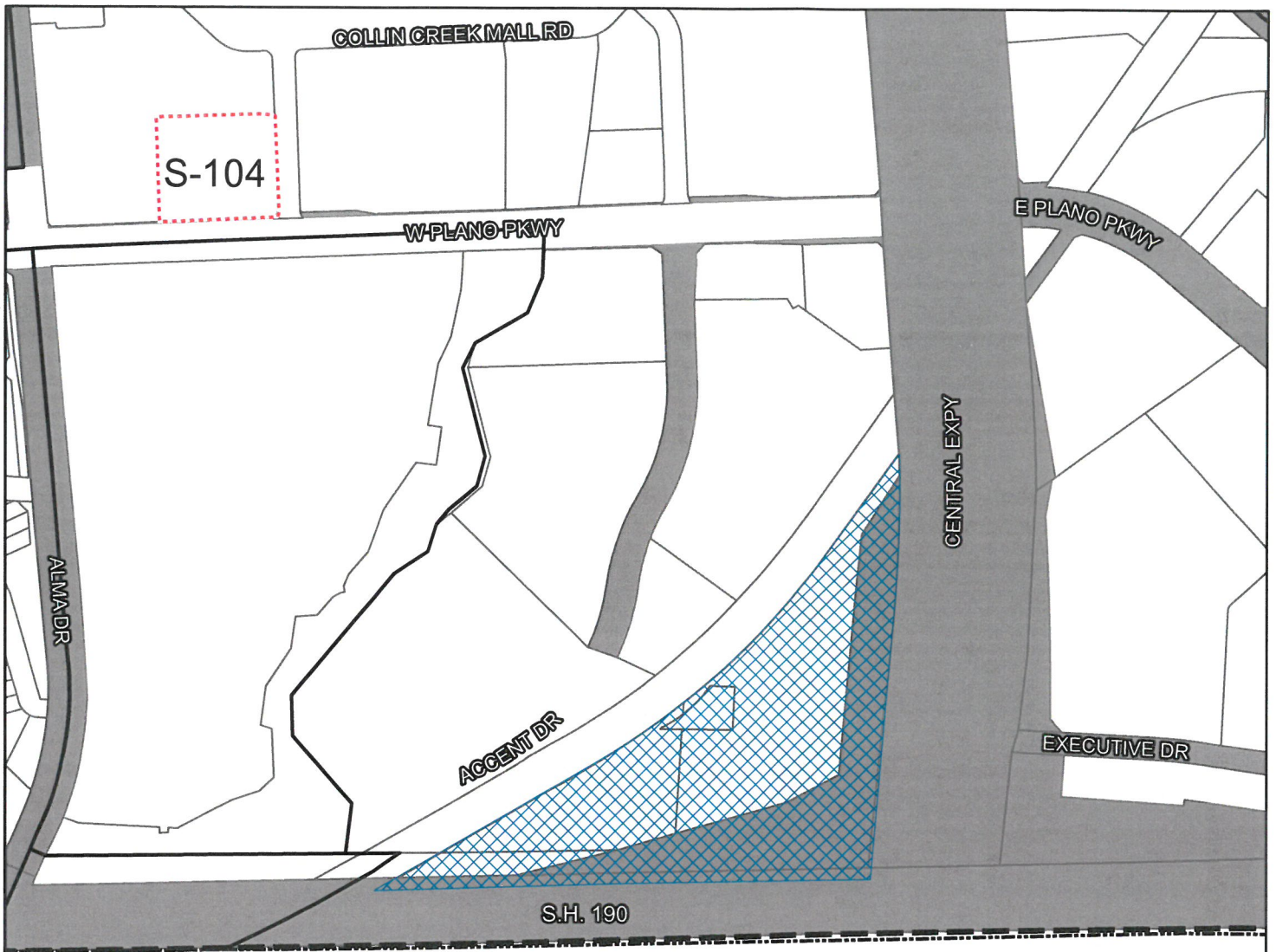
As part of their request, the applicant will be seeking approval of a right-of-way agreement with the City of Plano. The agreement would allow for the parking of inventory and associated improvements to be located within the city right-of-way adjacent to the U.S. Highway 75 frontage road and under the State Highway 190 overpass.

The concept plan complies with the area, yard, and bulk requirements of the Corridor Commercial zoning district.

RECOMMENDATION:

Recommended for approval subject to:

1. City Council approval of Zoning Case 2018-004; and
2. City of Plano approval of a right-of-way agreement.



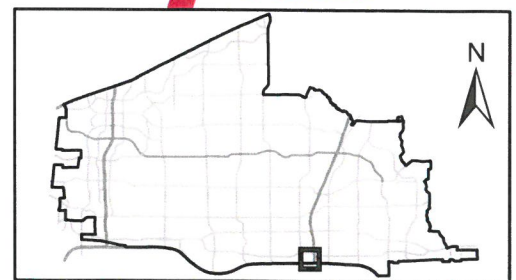
Richardson

Item Submitted: Concept Plan

Title: Main Marine Addition, Block A, Lot 1

Zoning: Corridor Commercial Located Within The 190 Tollway/Plano Parkway Overlay District

--- Zoning Boundary Change/SUP --- Zoning Boundary Subject Property
--- City Limits Specific Use Permit Right-of-Way



Source: City of Plano Planning Department

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 1, 2018

Agenda Item No. 5

Public Hearing: Zoning Case 2018-014

Applicant: Kreymer Investments, Ltd.

DESCRIPTION:

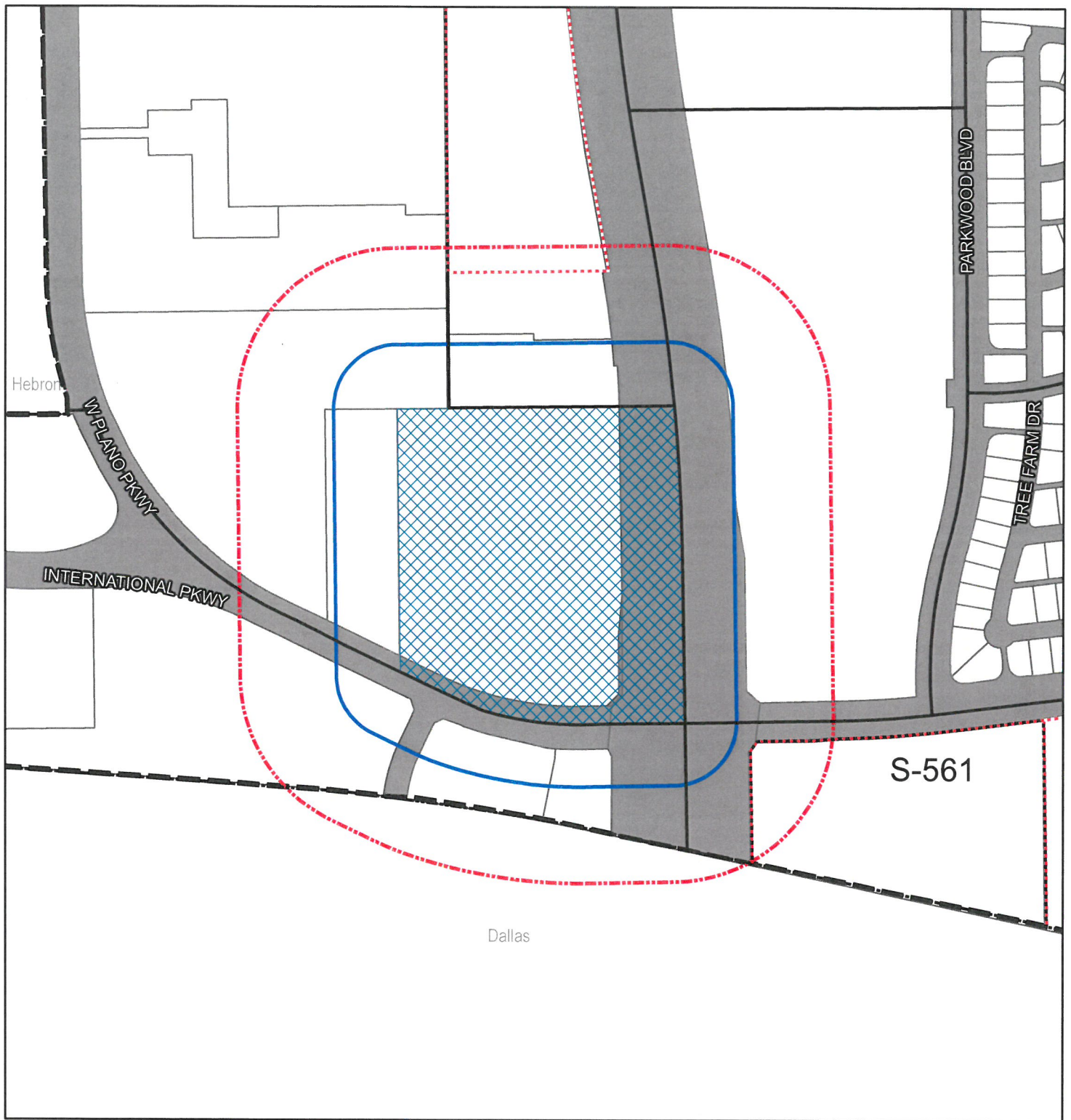
Request to rezone 19.3 acres located at the northwest corner of the Dallas North Tollway and Plano Parkway **from** Regional Commercial **to** Planned Development-Regional Commercial. Zoned Regional Commercial and located within the Dallas North Tollway Overlay District. Project #ZC2018-014.

REMARKS:

The applicant is requesting to table the zoning case until the October 15, 2018, Planning & Zoning Commission meeting in order to continue to refine the request.

RECOMMENDATION:

Recommended that the Commission accept the applicant's request to table Zoning Case 2018-014 to the October 15, 2018, Planning & Zoning Commission meeting.

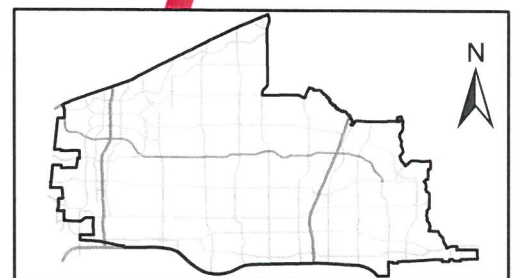


Zoning Case #: 2018-014

Existing Zoning: Regional Commercial (RC) Located Within The Dallas North Tollway Overlay District

Proposed Zoning: Planned Development-Regional Commercial (PD-RC)

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



Source: City of Plano Planning Department



September 28th, 2018

Ross Altobelli
City of Plano
Planning Division
1520 K Avenue, 2nd Floor
Plano, TX 75074

RE: Mixed-Use - Plano Parkway & DNT Request to Table (PSP2018-029 & ZC 2018-014)

Planning Division:

As the owner, applicant and/or representative of the CMS Addition, Block A – Lot 2, I hereby request to Table the the Planned Development and Preliminary Site Plan documents for Project No. PSP2018-029 and ZC2018-014 from scheduled the Planning and Zoning meeting dated Monday, October 1 until Monday, October 15 Planning and Zoning meeting.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brent Murphree", with a long horizontal flourish extending to the right.

Brent Murphree, P.E.

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 1, 2018

Agenda Item No. 6

Public Hearing: Zoning Case 2018-018

DESCRIPTION:

Request to amend Article 8 (Definitions), Article 14 (Allowed Uses and Use Classifications), Article 16 (Parking and Loading), Article 17 (Landscaping and Tree Preservation), and related sections of the Zoning Ordinance and Subdivision Ordinance to consider various modifications and updates. Project #ZC2018-018.

REMARKS:

Staff is requesting to table the zoning case until the October 15, 2018, Planning & Zoning Commission meeting. This request contains six proposed amendments. Three of these amendments are ready to move forward for consideration at this time. The remaining three items need additional research and discussion with the City Attorney's Office and the Property Standards Division of the Neighborhood Services Department.

RECOMMENDATION:

Recommended that the Commission accept staff's request to table Zoning Case 2018-018 to the October 15, 2018, Planning & Zoning Commission meeting.

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 1, 2018

Agenda Item No. 7

Public Hearing: Zoning Case 2018-019

Applicant: Asian New Century Square, LLC

DESCRIPTION:

Request for a Specific Use Permit for Arcade on 0.1 acre located 570 feet west of Custer Road and 810 feet south of 15th Street. Zoned Planned Development-79-Retail. Project #ZC2018-019.

REMARKS:

The subject property is a 2,500 square foot lease space within an existing retail shopping center. The applicant is requesting a Specific Use Permit (SUP) for Arcade to open a computer gaming business. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district, which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established. The Zoning Ordinance defines arcade as an establishment with six or more player-operated skill or amusement machines, or a combination of six or more such machines and/or connected control panels that provide access to the machines.

Additionally, Section 6.100 (Specific Use Permits) of Article 6 (Specific Use Permits and Certificates of Occupancy) states the following:

“The Planning & Zoning Commission in considering and determining its recommendations to the City Council on any request for a specific use permit may require from the applicant plans, information, operating data, and expert evaluation concerning the location, function, and characteristics of any building or use proposed. The City Council may, in the interest of the public welfare and to insure compliance with this ordinance, establish conditions of operation, location, arrangement, and type and manner of construction of any use for which a permit is authorized. In authorizing the location of any of the uses listed as specific use permits, the City Council may impose such development standards and safeguards as the conditions and locations indicate important to the welfare and protection of adjacent property from noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, offensive view, traffic, or other undesirable or hazardous conditions.”

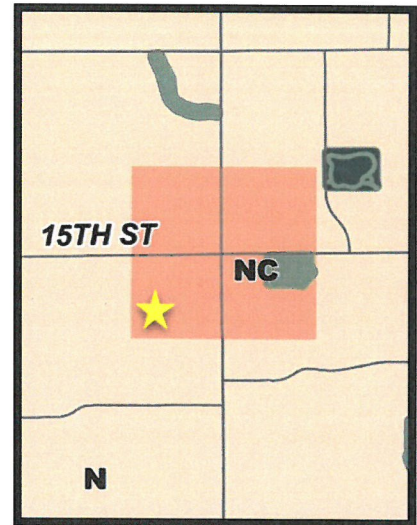
Surrounding Land Use and Zoning

North	Existing shopping center with retail, restaurant, grocery store, and personal services uses zoned PD-79-R
East	Existing shopping center with retail, restaurant, medical office, private school, and personal service uses zoned Retail PD-79-R with Specific Use Permit #129 for Private School
South	Across Dolphin Drive, single-family residences zoned Single-Family Residence-9 (SF-9)
West	Across Greenway Drive, single-family residences zoned Single-Family Residence-9 (SF-9)

Conformance to the Comprehensive Plan

Future Land Use Map - The Future Land Use Map of the city's Comprehensive Plan designates the subject property as Neighborhood Center (NC).

The Neighborhood Center future land use category applies to corner retail sites along major arterials. Redevelopment of existing retail centers is strongly encouraged and should reduce retail square footage, focus on quality design and pedestrian access, and increase the mix of uses. Neighborhood Center uses are typically located in low-rise buildings with retail, service, and office uses that serve the adjacent neighborhoods. The introduction of residential uses within Neighborhood Centers is recommended where it can be accomplished in a context-sensitive manner and integrated into the center. When residential is introduced, single-family uses are desired for compatibility with existing adjacent neighborhoods. Neighborhood centers will be based on the concepts of mixed-use, community design, and transit-oriented design, where possible. Adequate building setbacks must be considered when development is proposed near neighborhoods. Useable open space will be included within the centers to create active and interesting public spaces.



The NC designation recommends retail, service, and office uses which serve adjacent neighborhoods. The addition of an arcade would increase the mix of uses in this development. This request is in conformance with the Future Land Use Map designation.

ISSUES:

Use Separations

Section 15.100 (Arcades) of Article 15 (Use-specific Regulations) of the Zoning Ordinance requires arcades to be separated from certain uses. The distances are measured in a straight line from the front door of the arcade to be permitted to the nearest property line of the associated use. These requirements are as follows:

1. **Residential zoning:** Minimum 300-foot separation. The Williamsburg Square neighborhood is located immediately to the west and south of the subject property and is zoned Single-Family Residence-9. The front door of the proposed arcade is 100 feet from the nearest SF-9 zoning district line to the west, and 170 feet from the SF-9 district to the south, as measured in a direct line from the front entrance to the SF-9 zoning district lines in the middle of the adjacent streets.
2. **Religious facilities:** Minimum 300-foot separation. There are no religious facilities within 300 feet of the subject property.
3. **Public or parochial schools:** Minimum 1,000-foot separation. There are no public or parochial schools within 1,000 feet of the subject property.

The Zoning Ordinance states:

“The 300-foot separation from a residentially zoned district may be waived altogether, and the 1,000-foot separation between an arcade and a public or parochial school may be reduced to a minimum of 300 feet, if City Council affirmatively finds that issuance of the Specific Use Permit would not be detrimental or injurious to the public health, safety, or general welfare, or otherwise offensive to the neighborhood.”

The applicant has described their business operations and requested a waiver from the residential separation requirement as noted in the attached letter.

Use Standards

As a part of this request, the applicant has committed to several restrictions on their business operations, as described in their attached letter. These standards are as follows:

1. Limiting the number of machines;
2. Machines will not have wireless internet capability or access; and
3. No alcohol will be served.

The purpose of these restrictions is to alleviate potential concerns about the proximity of the business to the adjacent residential uses.

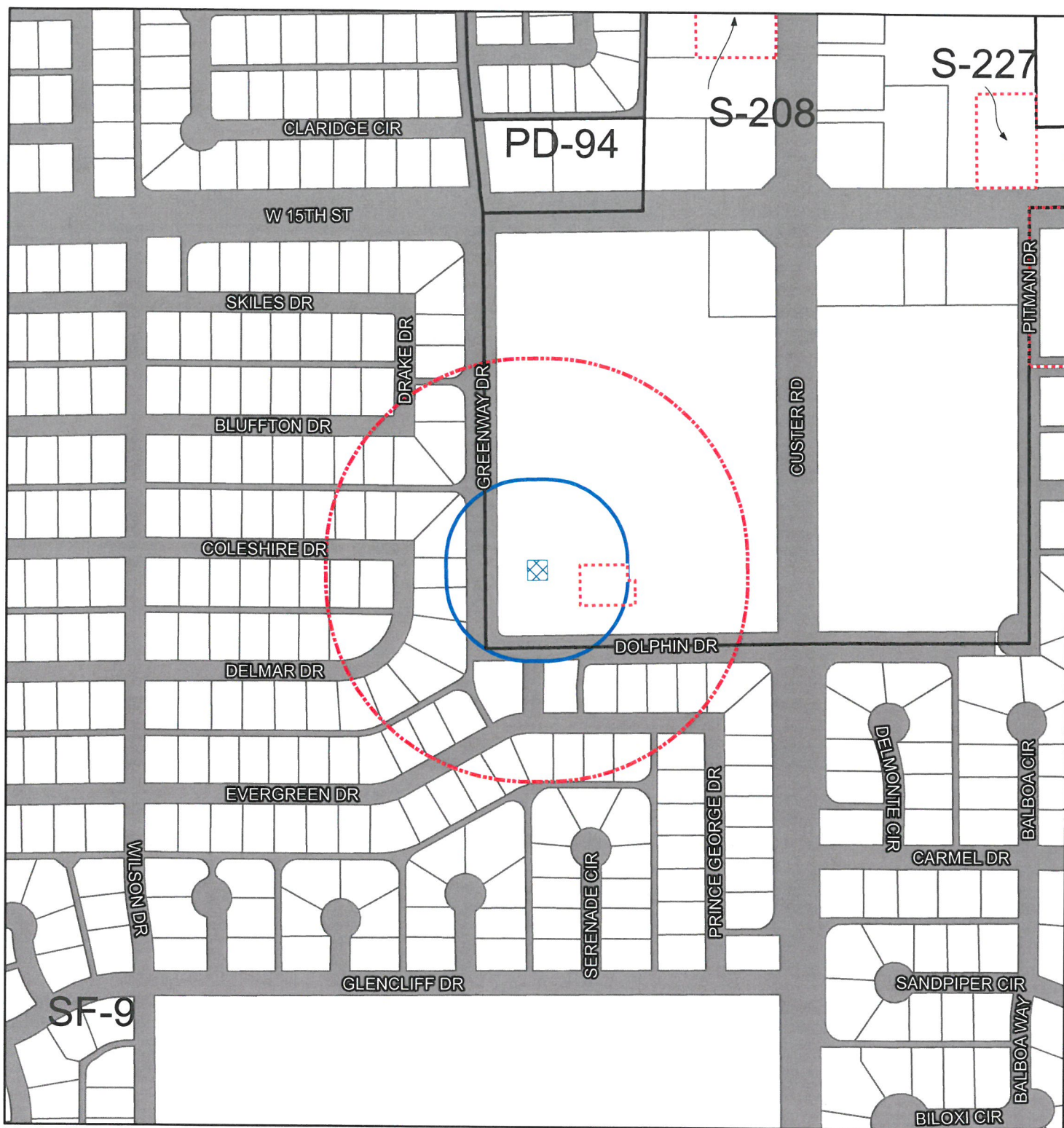
Summary

The proposed arcade is complementary to the existing retail shopping center, which includes a variety of nonresidential uses. If the issuance of the SUP is not found to be detrimental or injurious to the public health, safety, or general welfare, or otherwise offensive to the neighborhood, staff is in support of the requested SUP.

RECOMMENDATION:

Recommended for approval subject to the following:

1. Waiving the 300-foot distance separation from the residential zoning district to the west subject to City Council finding that the issuance of the Specific Use Permit for Arcade will not be detrimental or injurious to the public health, safety, or general welfare, or otherwise offensive to the neighborhood; and
2. Arcade machines have the following restrictions:
 - a. Maximum of 57 computers, 5 gaming consoles, and 5 cabinet machines are permitted.
 - b. Must not have wireless internet capability or access.
3. Alcohol must not be served.

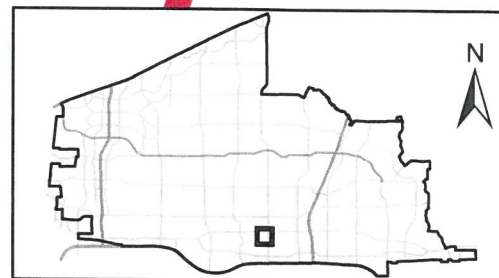


Zoning Case #: ZC2018-019

Existing Zoning: Planned Development-79-Retail (PD-79-R)

Proposed Zoning: Specific Use Permit for Arcade

- | | | |
|--------------------------------|-----------------------------------|--------------------|
| --- Zoning Boundary Change/SUP | --- Specific Use Permit | ☒ Subject Property |
| --- City Limits | 500' Courtesy Notification Buffer | ■ Right-of-Way |
| --- Zoning Boundary | 200' Notification Buffer | |

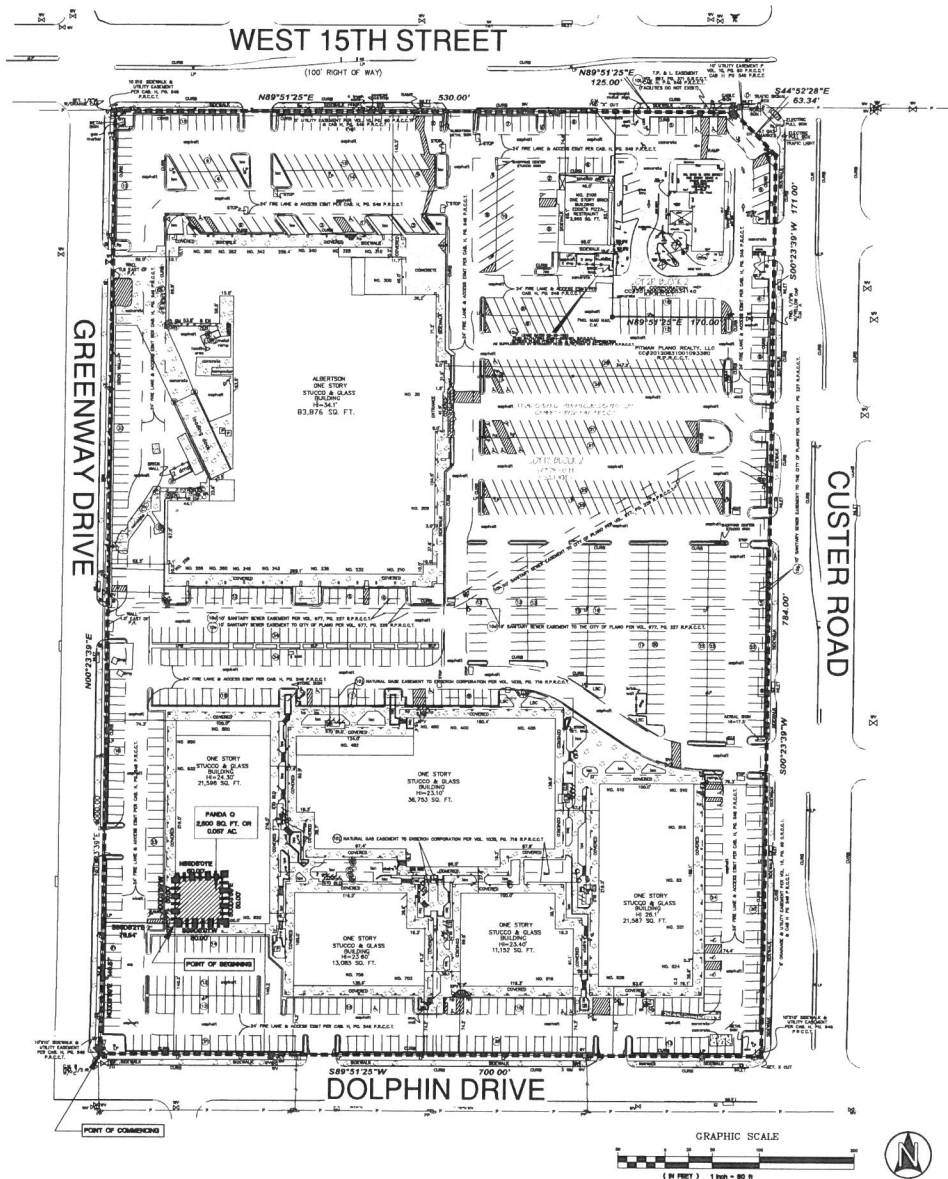


Source: City of Plano Planning Department



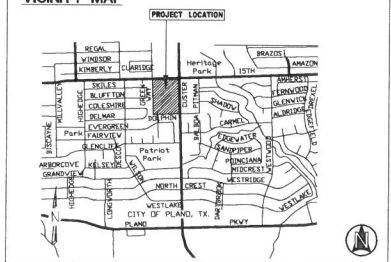
Source: City of Plano, Planning Dept.
Date: 9/20/2018

Zoning Case 2018-019



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

VICINITY MAP



LEGAL DESCRIPTION

BEING that certain 2,500 square foot (0.057 acre) tract of land situated in the William Fitzhugh Survey, Abstract No. 308, City of Plano, Collin County, Texas, and being a portion of that certain tract of land to Asian New Century Square, LLC, a Texas limited liability company, by Special Warranty Deed (with Vendor's Lien) recorded in Instrument Number 20170801001018690, Official Public Records, Collin County, Texas, and being a portion of Lot 1R, Block 2 of the Replat of Lot 1, Block 2 of Pitman Corners Addition, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Cabinet H, Page 546, Plat Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at the southwest corner of said Lot 1, same being the northeast intersection of the north right-of-way line of Dolphin Drive (a called 60' right-of-way) with the east right-of-way line of Greenway Drive (a called 60' right-of-way);
THENCE North 00 deg. 23 min. 39 sec. East, along the common line of said Lot 1, and the east right-of-way line of said Greenway Drive, a distance of 140.87 feet to an angle point;
THENCE through the interior of said Lot 1 as follows:
South 89 deg. 36 min. 21 sec. East, a distance of 76.54 feet to a point for the southwest corner of the herein described tract, same being the POINT OF BEGINNING;
North 00 deg. 03 min. 59 sec. West, a distance of 50.00 feet to a point for the northwest corner of the herein described tract;
North 89 deg. 56 min. 01 sec. East, a distance of 50.00 feet to a point for the northeast corner of the herein described tract;
South 00 deg. 03 min. 59 sec. East, a distance of 50.00 feet to a point for the southeast corner of the herein described tract;
South 89 deg. 56 min. 01 sec. West, a distance of 50.00 feet to the POINT OF BEGINNING and containing 2,500 square feet or 0.057 acre of computed land, more or less.

CONTACT

LANDLORD:
ASIAN NEW CENTURY SQUARE, LLC
2606 BRENNER DR, DALLAS, TX 75220
T) 469-395-2114
E) tshou.d@gmail.com
TENANT:
ZICHUAN GU
5025 CYNOUR DR, LEWISVILLE, TX 75066
T) 960-858-6666
E) zychuan@gmail.com
PREPARED BY:
BEAR DESIGN-BUILD
2645 VILLA CREEK DR #10, DALLAS, TX 75234
T) 469-682-7038
E) bdbear@gmail.com

ZONING EXHIBIT

CITY PROJECT #ZC2018-019
SPECIFIC USE PERMIT FOR ARCADE
2,500 SQUARE FEET OR 0.057 ACRES
PITMAN CORNERS ADDITION
LOT 1R, BLOCK 2
CAB. H, PG. 546
P.R.C.C.T.

ARCHITECT SEAL		

ENGINEER SEAL		

#	DATE	REVISION
1	08.23.18	SPECIFIC USE PERMIT

PLANO, TX

#ZC2018-019

2808-16
JOB NO. **A1.01**
SHEET

To City of Plano

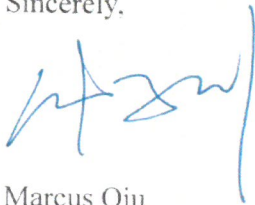
As the e-sport industry rapid developed recent years all over the world, places like Panda Q Gaming Lab has been desired for individual gamers and e-sport teams who seeking to practice their gaming skills with the most professional experience. We will be having 57 top line PCs, open 7 days a week, from 12pm-12am. Bottled drinks and snacks will be provided. Alcohol will not be served.

Because our business has to use the "arcade" category, we are requesting the zoning change in our location. Our business is separated from the residential zone by a street, a solid masonry screening wall, and an alley. We request City Council to waive the 300' separation from a residentially zoned property per Article 15.100 of the Zoning Ordinance. The whole environment will be peace and quiet, a comfortable place for players to come.

When it comes to network security, fast and stable network system is required to be able to run 57 PCs, each PC has its own cable line, 57 individual cables connect to a network server, which is a higher level network system than any public or home networks. High level network system is one of the major components that support 57 PCs playing games at the same time, that means a residential Wi-Fi network can not support them and all PCs will not be able to access Wi-Fi.

Panda Q Gaming Lab is a perfect place for all gamers, as well as expert gamers who seeking to join esport as their career. In general, the age range of our target customers will be between 18 and 34. Instead of them investing a PC to get start, we will provide great equipment they need to practice out better skills. Hopefully, our business will help expert gamers out to have an easy start to their career, and fun place to enjoy for all e-sport players. We appreciate the City of Plano for this opportunity. Thank you.

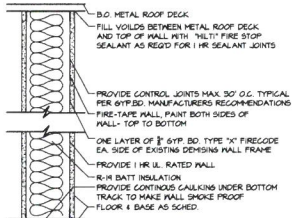
Sincerely,

A handwritten signature in blue ink, appearing to read 'Marcus Qiu', with a stylized, cursive script.

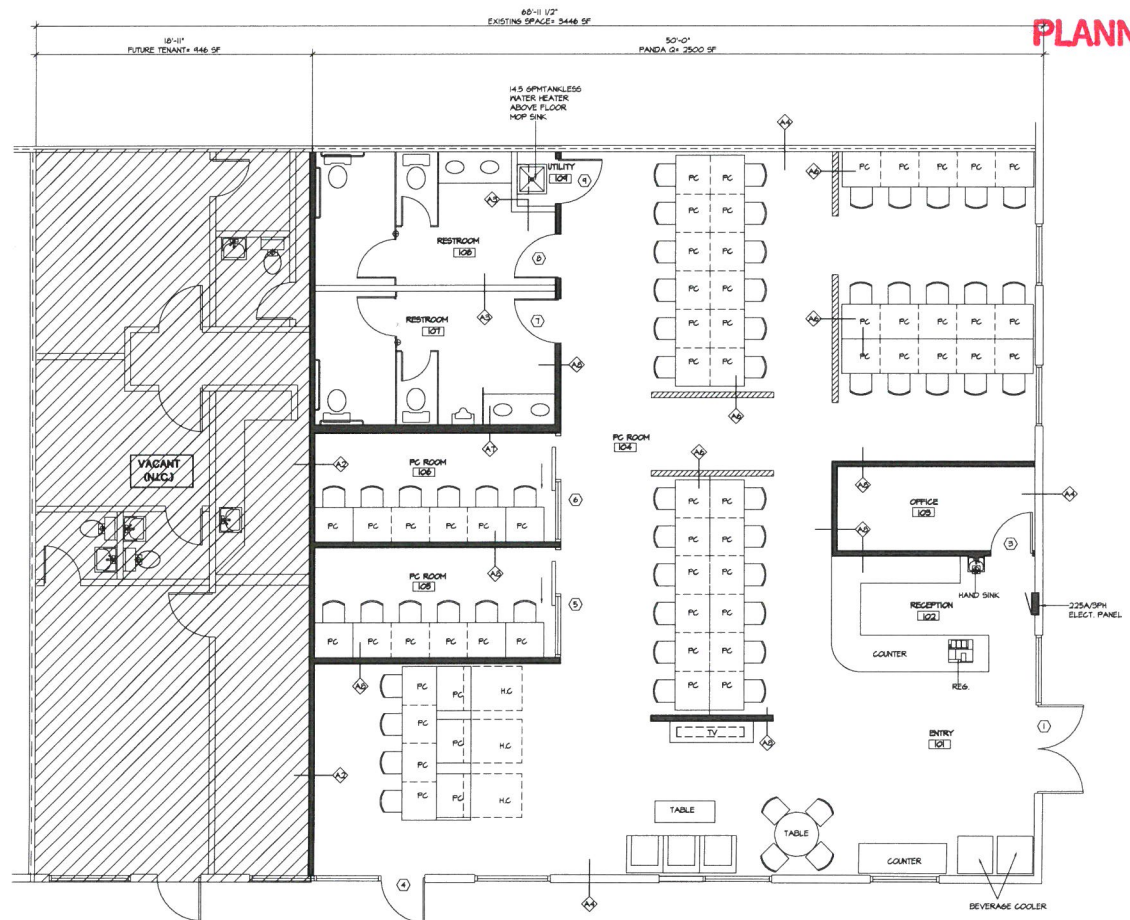
Marcus Qiu

Panda Q Gaming Lab

TYPE	PARTITION	SA	HEIGHT	STYP. BD. TYPE	INSULATION
A2		20	B.O. DECK	5/8" TYPE "X" GYP. BD. ON 6" MTL. STUDS @24" O.C. ON BOTH SIDES	BATT INSULATION (R-11)
A3		25	10'	5/8" HR. GYP. BD. ON 3 5/8" MTL. STUDS @24" O.C. ON BOTH SIDES	BATT INSULATION (R-13)
A4	EXISTING				
A6		25	4'	5/8" GYP. BD. ON 3 5/8" MTL. STUDS @24" O.C. ON BOTH SIDES	NO BATT INSULATION
A7		25	10'	5/8" HR. GYP. BD. ON 6" MTL. STUDS @24" O.C. ON BOTH SIDES	BATT INSULATION (R-13)
A8		18	B.O. DECK	5/8" TYPE "X" GYP. BD. ON 3 5/8" MTL. STUDS @24" O.C. ON BOTH SIDES	NO BATT INSULATION



TENANT SEPEARATION WALL
(ONE-HOUR RATED- U419)



EXISTING PARTITION
NEW PARTITION TO BE INSTALLED

01 FIXTURE PLAN

RECEIVED
SEP 27 2018
PLANNING DEPT.



MA International
2601 Perth Street
Dallas, TX 75220
johnma2@yahoo.com
F-3485

ARCHITECT SEAL

ENGINEER SEAL
MA INTERNATIONAL

DATE: 08/28/18
SUBMISSION: CONSTRUCTION DOCUMENT

PANDA Q
PLANO, TX

FIXTURE PLAN

1/4"=1'-0"

21808-13 A3.01
JOB NO. SHEET



RECEIVED

SEP 13 2018

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

**COURTESY NOTICE OF PUBLIC HEARING FOR
PROPOSED ZONING CHANGE**
Zoning Case 2018-019

The Planning & Zoning Commission (P&Z) of the City of Plano will hold a public hearing on **Zoning Case 2018-019** on **October 1, 2018, 7:00 p.m.**, at Plano Municipal Center, 1520 K Avenue, Senator Florence Shapiro Council Chambers. Because you live between 200 feet and 500 feet of the subject property, we are sending you this notice and map of the area of the proposed zoning change including the boundary of the notification area.

PROPOSED ZONING CHANGE: This is a request for a Specific Use Permit for Arcade on 0.1 acre located 570 feet west of Custer Road, 810 feet south of 15th Street. An arcade is an establishment with six or more player-operated skill or amusement machines, or a combination of six or more such machines and/or connected control panels that provide access to the machines. The purpose and intent of a Specific Use Permit is to authorize and regulate a use not normally permitted in a district which could be a benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established.

CURRENT ZONING: The existing zoning is Planned Development-79-Retail (PD-79-R). The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls, but not including wholesaling or warehousing. A planned development (PD) district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls to both off- and onsite conditions.

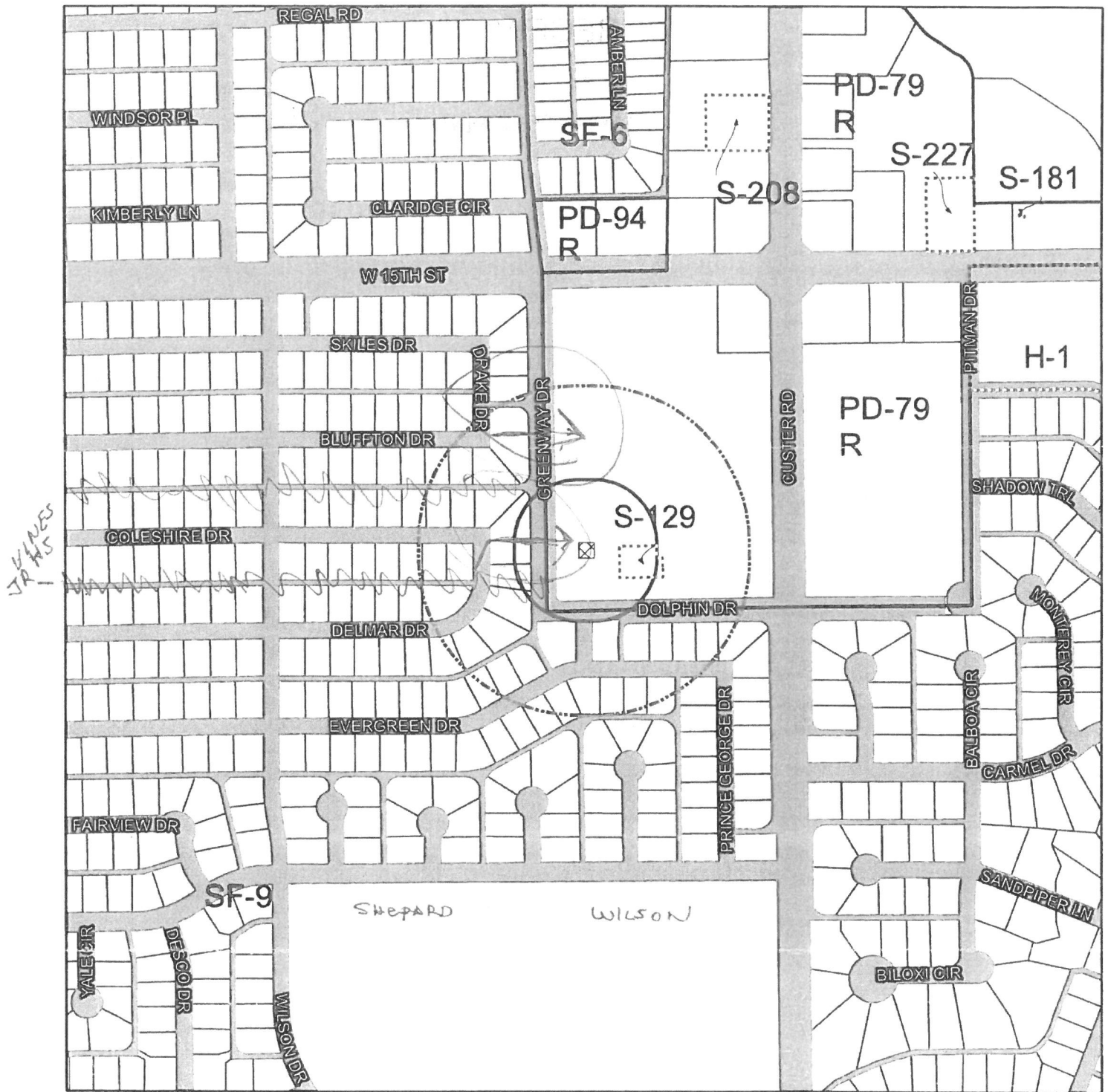
Persons wanting more information should contact the Planning Department at (972) 941-7151.

*current zoning is correct & no change is needed:
noise distraction, location is too close to schools
& feel better located else where in another location
i.e. Collin Creek Mall. Will create traffic flow
from Vines & neighborhood to jump walls (see Red
Arrows)*

Harry LaRosiere Mayor
Ron Kelley Mayor Pro Tem
Angela Deputy M.

*H. Carlson
2201 Colleshire Dr.
Plano, TX 75075*

Prince Tom Harrison Place 7
Rick Smith Place 8
Bruce D. Glasscock City Manager

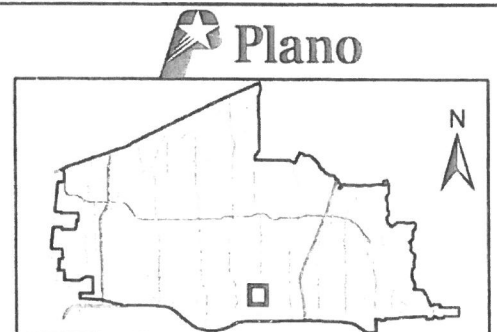


Zoning Case #: ZC2018-019

Existing Zoning: Planned Development-79-Retail

Proposed Zoning: Specific Use Permit for Arcade

— Zoning Boundary Change/SUP Specific Use Permit ☒ Subject Property
 - - - City Limits □ 500' Courtesy Notification Buffer ■ Right-of-Way
 — Zoning Boundary □ 200' Notification Buffer



Source: City of Plano Planning Department



RECEIVED

SEP 20 2018

City of Plano
1520 K Avenue
Plano, TX 75074

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

NOTICE OF PUBLIC HEARING FOR
PROPOSED ZONING CHANGE
Zoning Case 2018-019

RECEIVED

SEP 20 2018

PLANNING DEPARTMENT

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Persons wanting more information should contact the Planning Department at (972) 941-7151.

You are not required to attend this hearing, but if you do attend, you will be given the opportunity to speak for or against the change. **APPLICANTS AND/OR AGENTS ARE EXPECTED TO ATTEND.**

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments: will create more traffic, noise and
crime. it would have a negative impact on
selling prices in the neighborhood.

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

JAMES L. MILLER
Name (Please Print)

2204 DELMAR DR.
Address

James L Miller
Signature

9/17/18
Date

CF/ks



RECEIVED

SEP 17 2018

City of Plano
1520 K Avenue
Plano, TX 75074

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

PLANNING DEPARTMENT

NOTICE OF PUBLIC HEARING FOR
PROPOSED ZONING CHANGE

Zoning Case 2018-019

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You are not required to attend this hearing, but if you do attend, you will be given the opportunity to speak for or against the change. **APPLICANTS AND/OR AGENTS ARE EXPECTED TO ATTEND.**

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments: The Children's Theater was noisy at times
I assume this would be too.

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

Name (Please Print)

2212 Delmar Dr

Address

Signature

Date

CF/ks

Harry LaRosiliere Mayor	Ron Kelley Mayor Pro Tem	Angela Miner Deputy Mayor Pro Tem	Anthony Ricciardelli Place 2	Rick Grady Place 3	Keyci Prince Place 4	Tom Harrison Place 7	Rick Smith Place 8	Bruce D. Glasscock City Manager
----------------------------	-----------------------------	--------------------------------------	---------------------------------	-----------------------	-------------------------	-------------------------	-----------------------	------------------------------------

Craig Fisher

From: [REDACTED]
Sent: Thursday, September 27, 2018 9:03 AM
To: Craig Fisher
Subject: Re: ZC2018-019 Zoning Case Response

Thank you for your reply. This email is fine. I don't mind my name, address, etc. be known with the City, I just didn't want my name to appear online.

(In the future, I do understand what you are saying about the Map It Plano site.)

I am opposed to the zoning change, specifically this type of gaming establishment.

Have a great day and thank you,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 1, 2018

Agenda Item No. 8

Public Hearing - Replat: Villas of Middleton, Block F, Lots 2X & 4X

Applicant: Plano Parkway Investments, LP

DESCRIPTION:

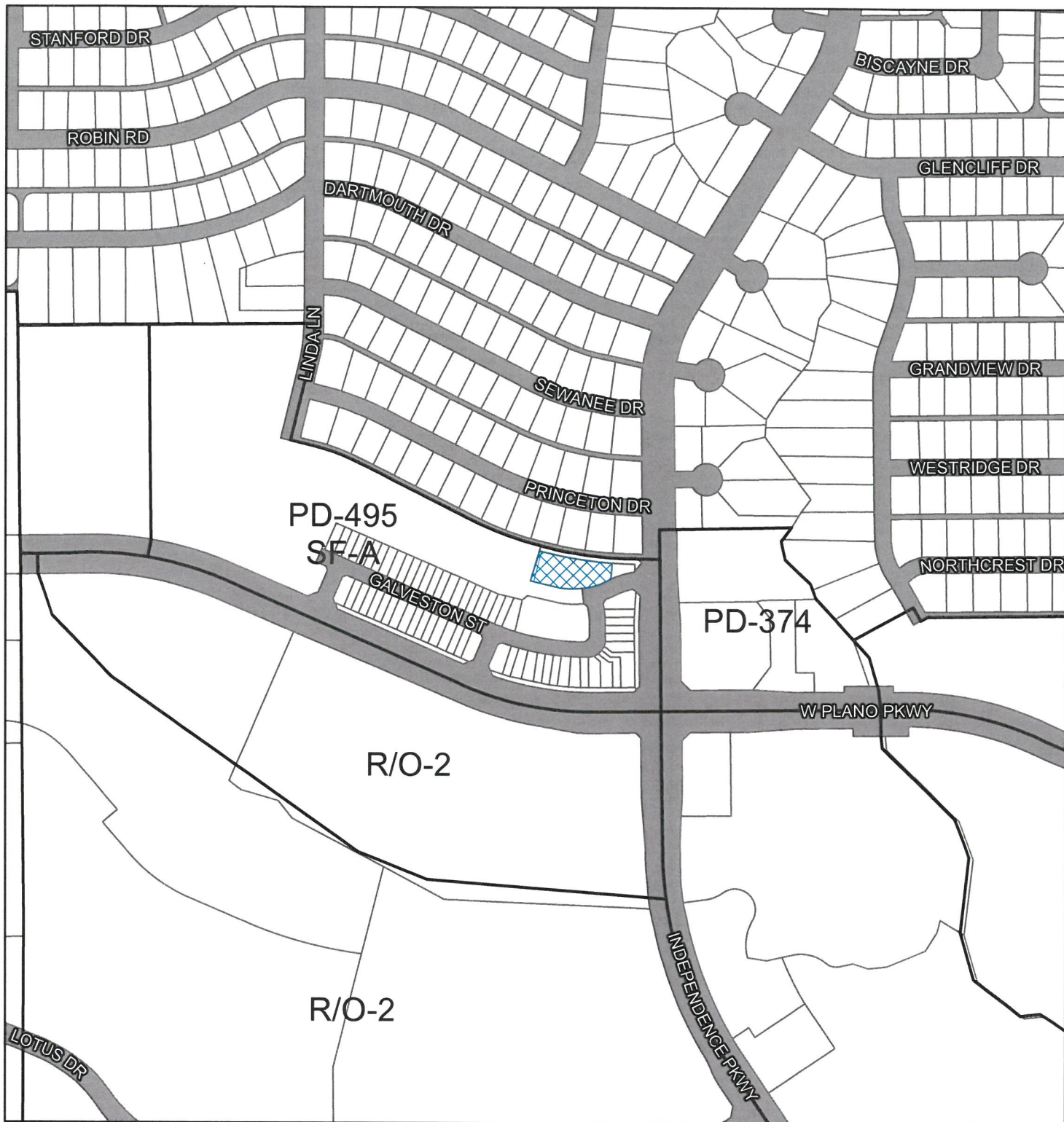
Common area lots on 0.5 acre located on the north side of Hamilton Street, 100 feet west of Independence Parkway. Zoned Planned Development-495-Single-Family Residence Attached and located within the 190 Tollway/Plano Parkway Overlay District. Project #R2018-036.

REMARKS:

The purpose for the replat is to subdivide Lot 2X into two lots, Lots 2X and 4X.

RECOMMENDATION:

Recommended for approval as submitted.

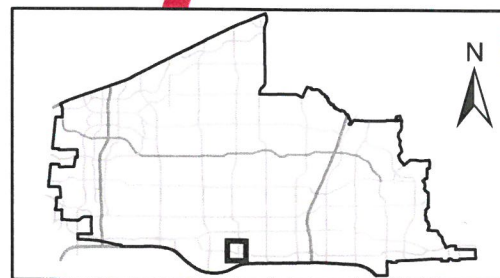


Item Submitted: Replat

Title: Villas of Middleton, Block F, Lots 2X & 4X

Zoning: Planned Development-495-Single-Family Residence
Attached Located Within The 190 Tollway/Plano Parkway

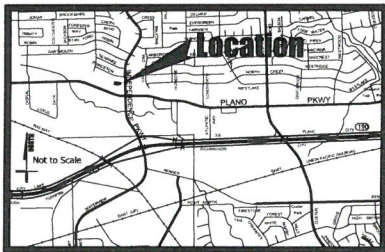
--- Zoning Boundary Change/SUP --- Zoning Boundary Subject Property
--- City Limits --- Specific Use Permit Right-of-Way



Source: City of Plano Planning Department



Job No. 14112 • Plot File 14112 2X Replat



CITY OF PLANO
PLANNING & ZONING COMMISSION

October 1, 2018

Agenda Item No. 9

Public Hearing - Replat: Cyprus Villas

Applicant: Megatel Homes, LLC

DESCRIPTION:

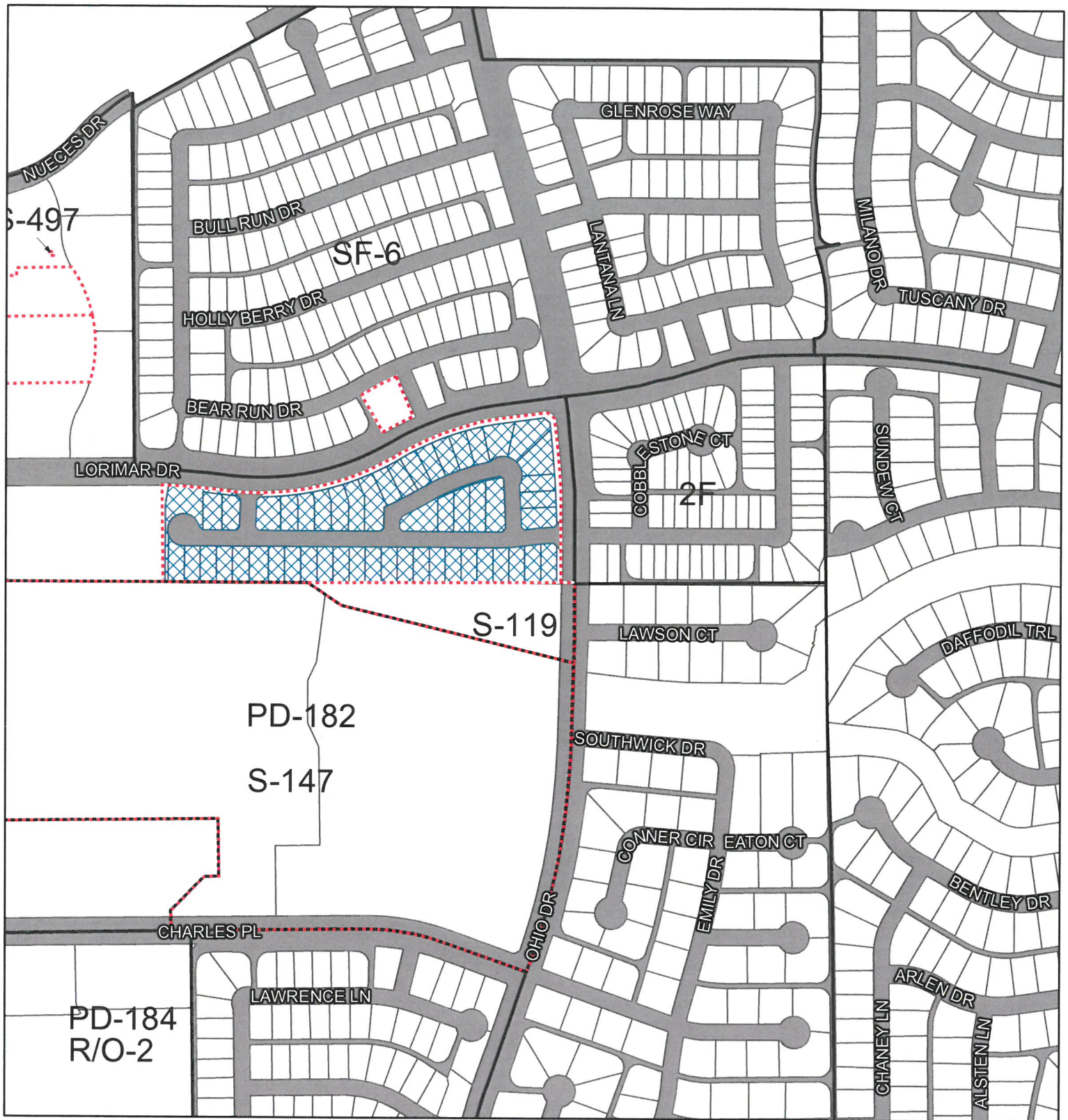
50 Patio Home lots and four common area lots on 10.8 acres located at the southwest corner of Lorimar Drive and Ohio Drive. Zoned Retail with Specific Use Permit #21 for Patio Home. Project #R2018-046.

REMARKS:

The purpose for the replat is to modify building setbacks.

RECOMMENDATION:

Recommended for approval as submitted.



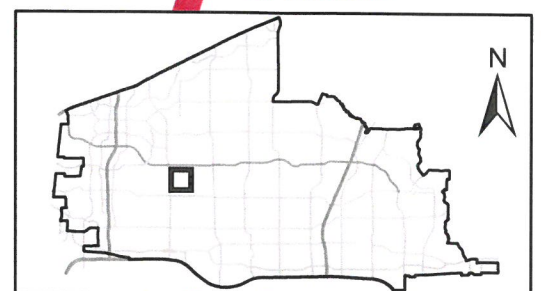
Item Submitted: Replat

Title: Cyprus Villas

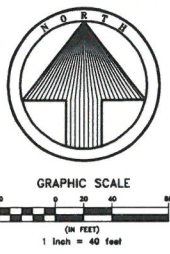
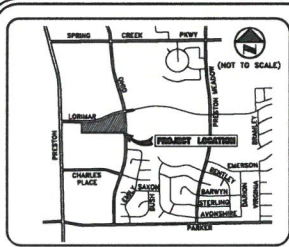
Zoning: Retail with Specific Use Permit #21 for Patio Home



--- Zoning Boundary Change/SUP
 --- Zoning Boundary
 Subject Property
 Specific Use Permit
 Right-of-Way
 City Limits

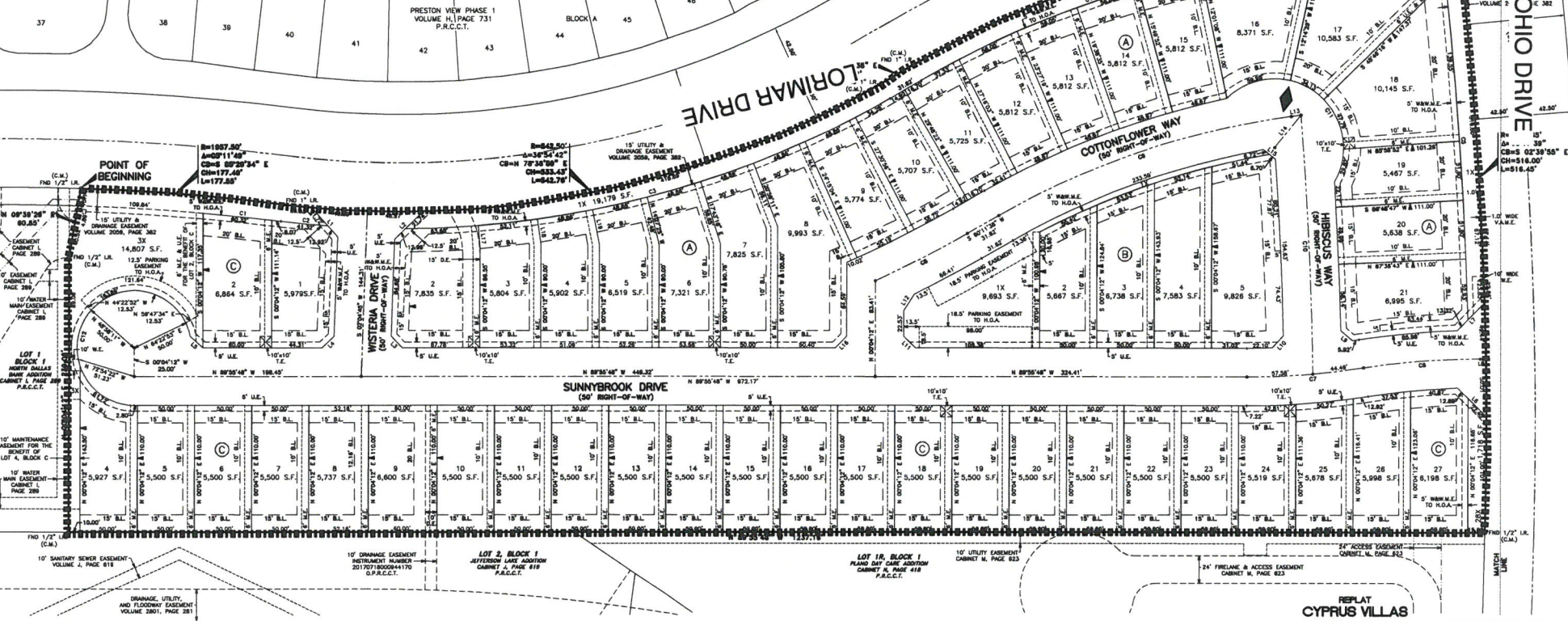


Source: City of Plano Planning Department



LINE	LENGTH	BEARING
L1	34.84	N 41°27'02" W
L2	34.73	S 45°32'22" W
L3	13.89	S 45°32'31" E
L4	14.39	S 45°32'22" W
L5	14.83	N 47°49'11" W
L6	34.34	S 45°32'18" E
L7	34.31	N 45°32'20" W
L8	5.00	N 85°35'48" W
L9	13.30	S 45°32'30" E
L10	14.29	N 42°10'11" E
L11	14.14	S 45°32'48" W
L12	16.95	S 32°08'28" W
L13	8.54	S 82°11'24" W
L14	56.55	N 38°40'11" E
L15	13.42	N 51°55'14" W
L16	14.14	N 45°04'12" E
L17	19.88	S 04°28'44" W
L18	22.28	N 07°35'39" W
L19	30.81	S 11°11'32" E
L20	24.33	N 52°17'01" W

CURVE	RADIUS	DELTA	BEARING	CHORD	LENGTH
C1	1942.50	02°01'02"	S 83°54'11" E	68.39	68.39
C2	857.50	02°45'40"	S 84°16'28" E	41.32	41.32
C3	857.50	20°28'57"	N 75°00'06" E	438.33	443.24
C4	845.50	21°39'46"	S 71°11'31" W	321.48	323.44
C5	3552.65	02°04'06"	S 04°03'08" E	316.21	316.31
C6	650.00	02°59'31"	N 82°34'18" E	101.87	102.07
C7	650.00	02°59'31"	N 82°34'18" E	101.87	102.07
C8	893.50	02°12'12"	N 82°47'44" E	90.19	90.22
C9	704.50	21°38'46"	S 71°11'31" W	289.57	271.23
C10	3414.85	02°48'02"	N 02°38'46" E	228.59	228.64
C11	80.00	183°38'40"	N 82°18'52" W	118.63	171.79
C12	50.00	258°31'34"	S 38°20'09" W	77.42	225.61



LEGEND

B.L. = BUILDING LINE
 C.M. = CONTROLLING MONUMENT
 D.E. = DRAINAGE EASEMENT
 FND L.R. = FOUND
 I.R. = IRON ROD
 M.E. = MAINTENANCE EASEMENT
 P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS
 T.E. = TRANSFORMER PAD EASEMENT
 U.E. = UTILITY EASEMENT
 V.A.M.E. = VISIBILITY & MAINTENANCE EASEMENT
 W.W.M.E. = WETLAND MAINTENANCE EASEMENT
 W. = WATER EASEMENT

— = STREET NAME CHANGE
 - - - = 0' SIDEYARD SETBACK LINE

BASIS OF BEARINGS
 THE SOUTH LINE OF LOT 2, BLOCK 1, NORTH DALLAS BANK ADDITION RECORDED IN CARNET L, PAGE 288 (NORTH 89°55'48" WEST)

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 WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.

NOTES

- THE PURPOSE OF THIS REPLAT IS TO:
 - MODIFY THE FRONT BUILDING LINES FROM 20' TO 18' FOR ALL LOTS EXCEPT LOT 17, BLOCK A
 - MODIFY THE 10' WALL MAINTENANCE EASEMENT ON LOT 3X, BLOCK C TO END AT THE 15' BUILDING LINE
 - MODIFY REAR BUILDING LINES ON LOTS 2-5, BLOCK B AND LOTS 4-27, BLOCK C FROM 20' TO 15'

- H.O.A. COMMON AREA LOTS:
 - LOT 1X, BLOCK A (19,179 S.F.)
 - LOT 1X, BLOCK B (9,893 S.F.)
 - LOT 3X, BLOCK C (14,808 S.F.)
 - LOT 28X, BLOCK C (1,718 S.F.)
- AN EASEMENT FOR THE BENEFIT OF EACH LOT IS HEREBY RESERVED OVER, ACROSS, AND UPON EACH LOT ADJOINING TO SUCH LOT FOR ROOF OVERHANDS NOT EXCEEDING TWO FEET IN WIDTH, AND BRICK LEDGES WHICH SUPPORT EXTERIOR VENER WALLS AND ASSOCIATED BRICK AND VENEERS NOT EXCEEDING SIX INCHES IN WIDTH.

**REPLAT
CYPRUS VILLAS**

10,754 ACRES
80 PATIO HOMES LOTS
AND 4 COMMON AREAS

**A REPLAT OF LOT 2, BLOCK 1
NORTH DALLAS BANK ADDITION
R. BESEFELD SURVEY, ABSTRACT NO. 89
CITY OF PLANO, COLLIN COUNTY, TEXAS**

PROJECT NO. R209-046

SEPTEMBER 2018

OWNER
MEGATEL CYPRUS VILLAS, LLC
1800 VALLEY VIEW LANE, SUITE 400
FARMERS BRANCH, TEXAS 75234
HARSH AFTALPOUR
(972) 338-0159

SUBMITTER
HINE-THOMPSON
LAND SURVEYING
508 CRESTRODE ROAD
HEATH, TEXAS 75032
JASON D. THOMPSON, RPLS
(214) 498-8757

PRELIMINARY
THIS DOCUMENT HAS BEEN PREPARED FOR REVIEW
ON 09/25/18 AND SHALL NOT BE
RECORDED FOR ANY PURPOSE.

SCALE 1" = 40'

SHEET 12

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

PRELIMINARY
THIS DOCUMENT WAS RELEASED FOR REVIEW
ON 09/25/18 AND SHALL NOT BE
RECORDED FOR ANY PURPOSE.

Jason D. Thompson, RPLS 6096

COUNTY OF _____
BEFORE ME, Notary Public in and for the State of California, personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN, UNDER MY HAND SEAL OF OFFICE this the ____ day of _____, 20____

Notary Public In and for the State of Texas.

My commission expires:

APPROVED on this the ____ day of, 20____, by the Planning & Zoning Commission,
City of Plano, Texas.

Chairman, Planning & Zoning Commission

COUNTY OF _____

GIVEN, UNDER MY HAND SEAL OF OFFICE this the ____ day of _____, 20____

Notary Public In and for the State of Texas.

My commission expires:

Secretary, Planning & Zoning Commission or City Engineer

COUNTY OF _____

GIVEN, UNDER MY HAND SEAL OF OFFICE this the ____ day of _____, 20____

Notary Public In and for the State of Texas.

My commission expires:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Witnessed my hand this _____ day of _____ 20____

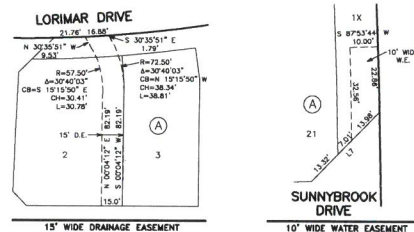
Owner

COUNTY OF

GIVEN, UNDER MY HAND SEAL OF OFFICE this the ____ day of _____, 20____

Notary Public In and for the State of Texas.

My commission expires:



REPLAT
CYPRUS VILLAS

10.754 ACRES
50 PATIO HOMES LOTS
AND 4 COMMON AREAS

A REPLAT OF LOT 2, BLOCK 1
NORTH DALLAS BANK ADDITION
R. BENEFIELD SURVEY, ABSTRACT NO. 99
CITY OF PLANO, COLLIN COUNTY, TEXAS

PROJECT NO. R2018-046

SEPTEMBER 2018

SCALE 1" = 40'

OWNER
MEGATEL CYPRESS VILLAS, LLC
1800 VALLEY VIEW LANE, SUITE 400
FARMERS BRANCH, TEXAS 75234
ARASH AFZALPOUR
(972) 339-0159

SURVEYOR
NE-THOMPSON
AND SURVEYING
CRESTRIDGE ROAD
ATH, TEXAS 75032
D. THOMPSON, RPLS
(214) 498-8757

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 1, 2018

Agenda Item No. 10

Public Hearing - Replat: Legacy West Addition, Block E, Lots 3R & 9

Applicant: City of Plano and LW Nine Acre, LP

DESCRIPTION:

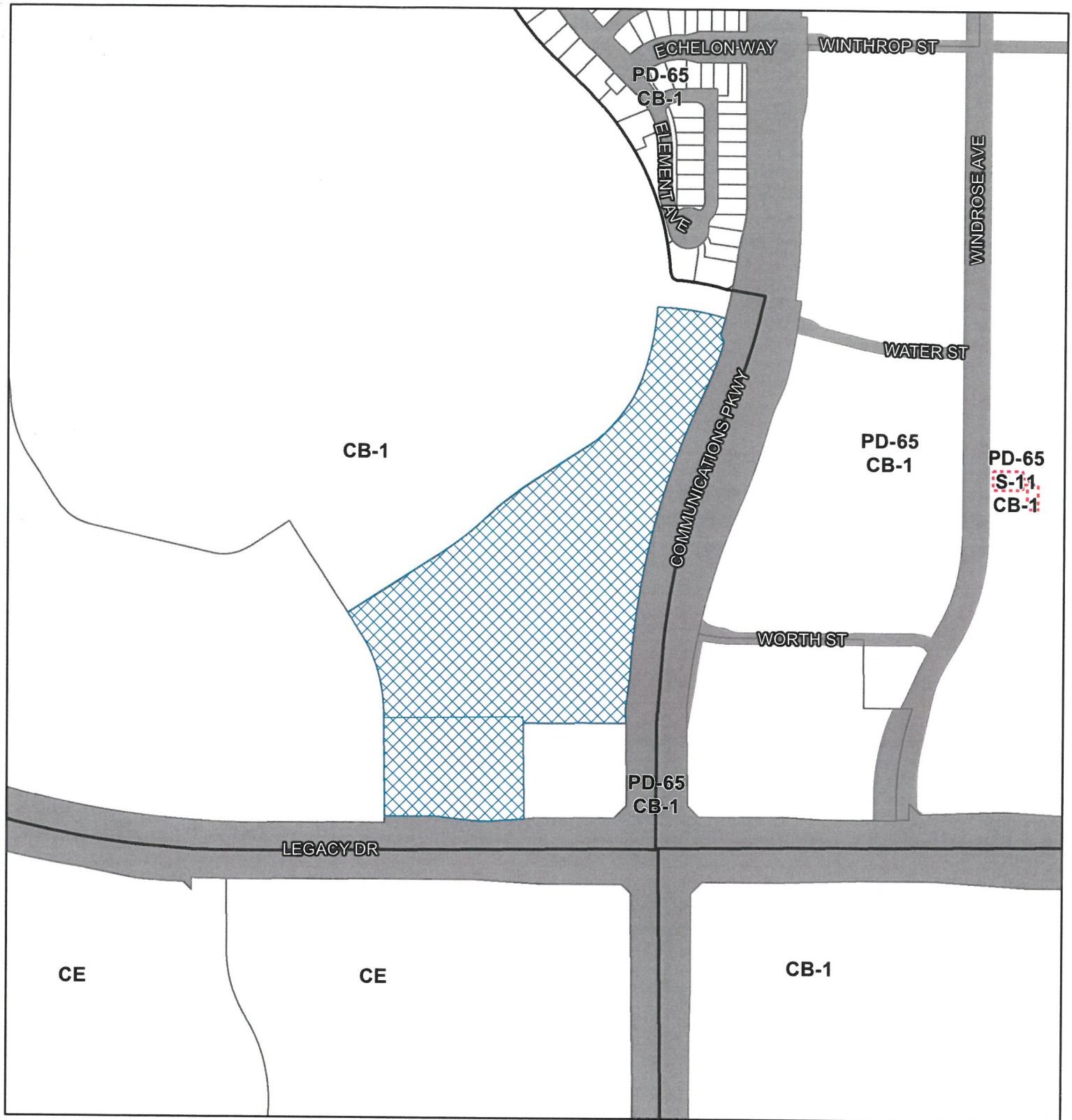
Park on Lot 3R and retail on Lot 9 on 8.6 acres located on the north side of Legacy Drive, 217 feet west of Communications Parkway. Zoned Central Business-1. Project #R2018-049.

REMARKS:

The purpose of the replat is to dedicate lot boundaries and abandon and dedicate easements necessary for the park and retail developments.

RECOMMENDATION:

Recommended for approval as submitted.

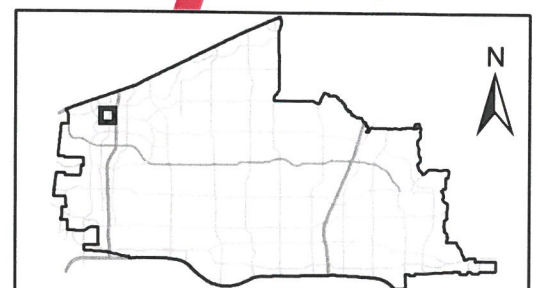


Item Submitted: Preliminary Replat

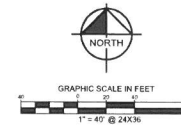
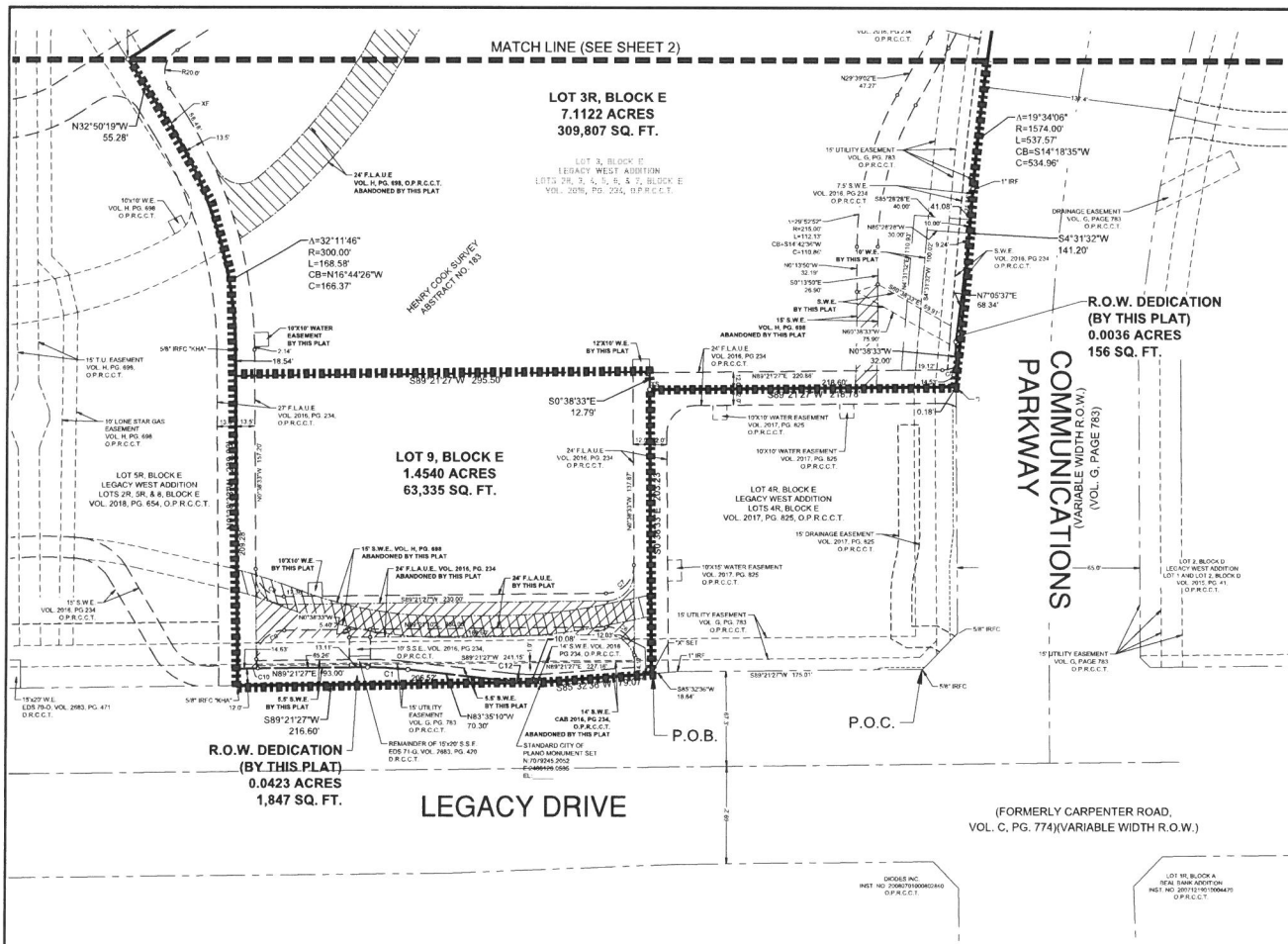
Title: Legacy West Addition, Block E, Lots 3R & 9

Zoning: Central Business-1

 Subject Property
 City Limits
 Right-of-Way
 Zoning Boundary
 Zoning Boundary Change/SUP
 Specific Use Permit



Source: City of Plano Planning Department



LINE TABLE		
NO.	BEARING	LENGTH
L1	S37°03'10"W	30.00
L2	S37°03'10"W	5.27

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	42°59'07"	30.00	21.46	N00°01'01"W	21.01
C2	52°34'07"	30.00	28.05	S08°42'37"W	27.54
C3	52°34'07"	18.00	14.02	S08°42'37"W	13.52
C4	9°48'11"	45.00	5.24	S17°09'09"E	5.24
C5	29°58'50"	20.00	10.17	N74°47'02"E	10.09
C6	80°00'11"	20.00	31.42	N45°38'42"W	28.29
C7	80°00'09"	20.00	31.42	N44°12'27"E	28.29
C8	80°00'09"	20.00	31.42	S45°38'37"E	28.29
C9	80°00'40"	20.00	31.41	S44°31'18"W	28.29
C10	10°20'58"	20.00	4.75	S10°19'02"E	4.72

NOTES:

- 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.
- All corners are a 5/8-inch iron rod with plastic cap stamped "KHA" set unless otherwise noted.
- 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.
- The purpose of the REPLAT is to create Lot 9, dedicate necessary easements and abandon easements.

LEGEND

- Δ = CENTRAL ANGLE
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- IRC = 5/8" IRON ROD W/ "KHA" CAP SET
- IRFC = IRON ROD W/ CAP FOUND
- IPF = IRON PIPE FOUND
- XC = "X" CUT IN CONCRETE FOUND
- ADF = ALUMINUM DISK 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
- S.E. = STREET EASEMENT
- F.L.A.U.E. = FIRE LANE ACCESS AND UTILITY EASEMENT
- V.A.M. = VISIBILITY ACCESS AND MAINTENANCE
- S.W.E. = SIDEWALK EASEMENT
- U.E. = UTILITY EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- W.E. = WATER EASEMENT

PROJECT # R2018-049

REPLAT
LEGACY WEST ADDITION
LOT 3R, BLOCK E &
LOT 9, BLOCK E
BEING A REPLAT OF LOT 3, BLOCK E,
LEGACY WEST ADDITION,
LOTS 2R, 3, 4, 5, 6, & 7, BLOCK E,
VOLUME 2016, PAGE 234, O.P.R.C.C.T.
8.6121 ACRES SITUATED IN THE
HENRY COOK SURVEY ABSTRACT NO. 183
CITY OF PLANO, COLLIN COUNTY, TEXAS

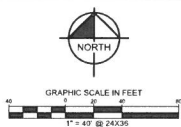
Kimley»Horn

13455 Noel Road, Two Galleria Offices
Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300
Frisc, Texas 75034 PHONE: 214-673-9500 Fax No. (972) 235-3820
Scale: 1" = 40' Drawn by: SRDY Checked by: DAB Date: SEP. 2018 Project No.: 068671029 Sheet No.: 1 OF 3

OWNER/APPLICANT (LOT 3R):
CITY OF PLANO
1530 K AVENUE
PLANO, TX 75074
PHONE: 972-361-7000
CONTACT: EMILY
OWNER/APPLICANT (LOT 9):
LW NINE ACRES, LP,
7200 BISHOP RD., SUITE 250
PLANO, TX 75024
PHONE: 214-673-9500
CONTACT: FEMMI KARAHAN
EMAIL: fkarahan@kimleyhorn.com
ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
5705 GENESEE COURT, SUITE 200
FRISCO, TEXAS 75034
PHONE: 972-335-1560
CONTACT: TREY BRASWELL, P.E.
EMAIL: trey.braswell@kimleyhorn.com

NO.	BEARING	LENGTH
1.1	S33°02'29"W	26.06'
1.2	S33°02'29"W	5.27'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	4°02'03"	20.00'	21.46'	N00°01'01"W	21.87'
C2	53°34'02"	30.00'	28.05'	S06°16'27"W	27.96'
C3	53°34'02"	15.00'	14.02'	S06°16'27"W	13.92'
C4	4°40'13"	45.00'	5.24'	S17°10'28"E	5.24'
C5	2°18'03"	20.00'	10.17'	N74°47'02"E	10.06'
C6	3°03'13"	20.00'	31.42'	N45°38'42"W	28.29'
C7	3°03'08"	20.00'	31.42'	N44°57'17"E	28.29'
C8	3°03'08"	20.00'	31.42'	S44°58'35"E	28.29'
C9	8°58'43"	20.00'	31.41'	S44°21'18"W	28.28'
C10	18°20'58"	20.00'	6.71'	S10°19'02"E	6.72'



LEGEND

- Δ = CENTRAL ANGLE
- P.O.B. = POINT OF BEGINNING
- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
- IRFC = IRON ROD W/ CAP FOUND
- IRP = IRON PIPE FOUND
- XF = "X" CUT IN CONCRETE FOUND
- ADF = ALUMINUM DISK 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
- S.E. = STREET EASEMENT
- F.L.A.U.E. = FIRE LANE ACCESS AND UTILITY EASEMENT
- VAM = VISIBILITY ACCESS AND MAINTENANCE
- S.W.E. = SIDEWALK EASEMENT
- U.E. = UTILITY EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- W.E. = WATER EASEMENT

NOTES:

- Bearing system of this survey is based on a line oriented between City of Plano monuments 291 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 (NAD83/2011). The horizontal coordinates of this survey are local surface coordinates derived from Plano Monument 201.
- All corners are a 5/8-inch iron rod with plastic cap stamped "KHA" set unless otherwise noted.
- Notice: Selling a portion of this addition by miles 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 purpose of the REPLAT is to create Lot 9, dedicate necessary easements and abandon easements.

PROJECT # R2018-049

REPLAT
LEGACY WEST ADDITION
LOT 3R, BLOCK E &
LOT 9, BLOCK E
 BEING A REPLAT OF LOT 3, BLOCK E,
 LEGACY WEST ADDITION,
 LOTS 2R, 3, 4, 5, 6, & 7, BLOCK E,
 VOLUME 2016, PAGE 234, O.P.R.C.C.T.
 8.6121 ACRES SITUATED IN THE
 HENRY COOK SURVEY ABSTRACT NO. 183
 CITY OF PLANO, COLLIN COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240	FRM # 10115500	Tel. No. (972) 770-1300 Fax No. (972) 235-3820
Scale: 1" = 40'	Drawn by: SREV	Checked by: DAB
Date: SEP. 2018	Project No.: 068671029	Sheet No.: 2 OF 3

LOT 3R) OWNER/APPLICANT (LOT 9):
 LYN NINE ACRES, LP
 7200 BISHOP RD., SUITE 250
 PLANO, TEXAS 75024
 PHONE: 214-473-9700
 CONTACT: FEMMI KARAHAN
 EMAIL: femmi@karahaninc.com

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 5750 GENESIS COURT, SUITE 200
 FISCO, TEXAS 75034
 PHONE: 972-335-3580
 CONTACT: TREY BRASWELL, P.E.
 EMAIL: trey.braswell@kimley-horn.com

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 1, 2018

Agenda Item No. 11

Public Hearing - Replat & Revised Site Plan:
Haggar Square Retail, Block A, Lots 4R & 11R

Applicant: RJR Realty, LLC

DESCRIPTION:

Shopping center on two lots on 3.2 acres located at the southeast corner of State Highway 121 and Ohio Drive. Zoned Regional Commercial and located within the State Highway 121 Overlay District. Projects #R2018-034 and #RSP2018-034.

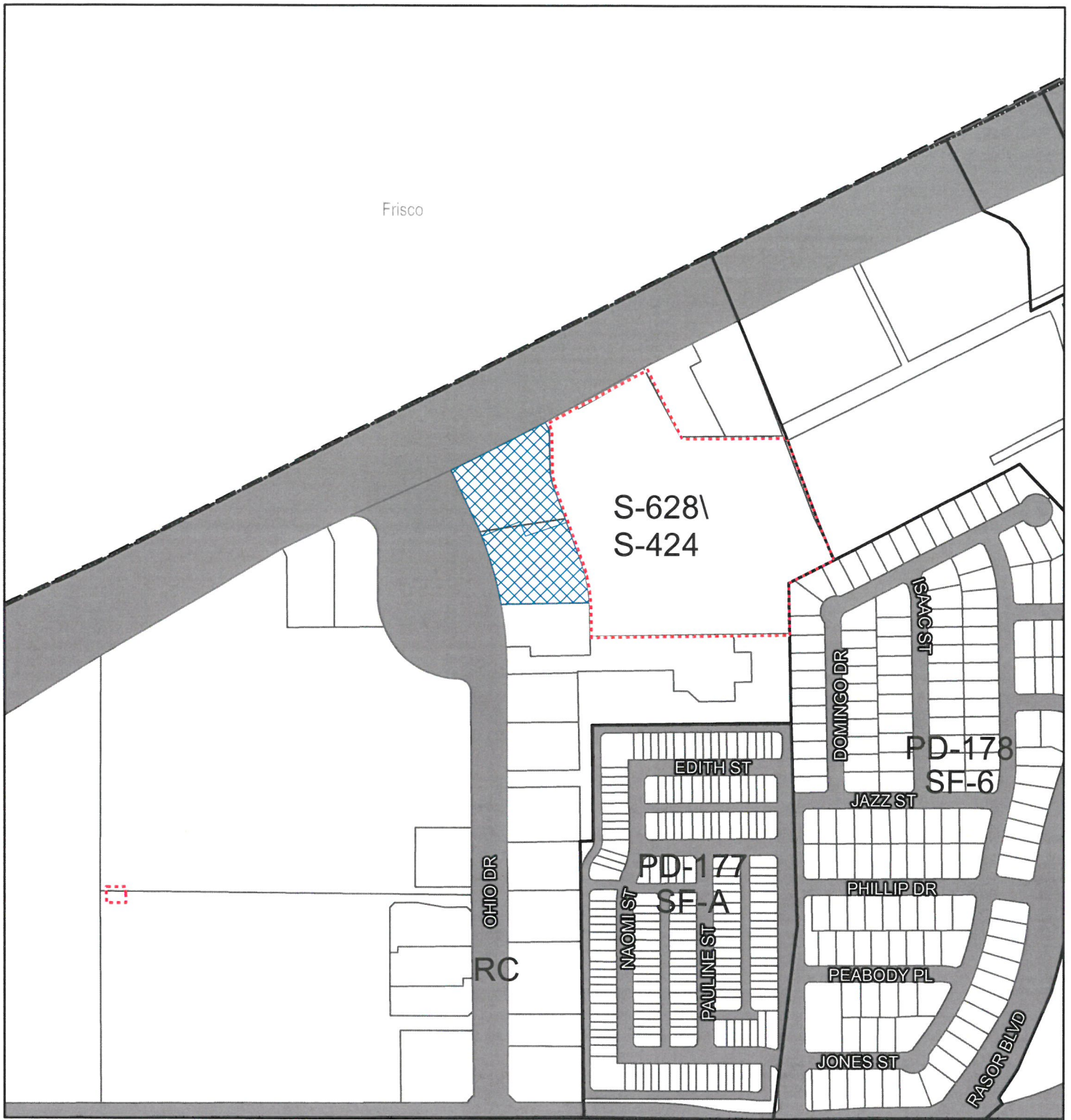
REMARKS:

The purpose for the replat is to modify the property boundaries and dedicate easements necessary for the shopping center developments.

The purpose for the revised site plan is to update the site information and show the modified property boundaries.

RECOMMENDATION:

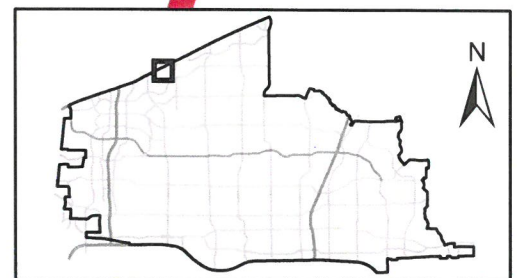
Recommended for approval as submitted.



Item Submitted: Replat & Revised Site Plan

Title: Haggar Square Retail Center, Block A, Lots 4R & 11R

Zoning: Regional Commercial Located Within The State Highway 121 Overlay District

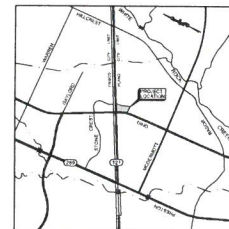


- - - - Zoning Boundary Change/SUP - - - - Zoning Boundary [Blue Hatched Box] Subject Property
 - - - - City Limits Specific Use Permit [Grey Box] Right-of-Way

Source: City of Plano Planning Department

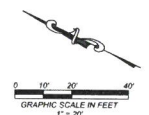
[illegible]

LINE TABLE											
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L11	S26°58'46"E	26.82	L18	S71°18'41"W	10.80	L35	S67°03'25"W	88.86	L52	N19°30'22"E	31.77
L12	S61°16'42"W	41.42	L19	N15°55'55"W	10.80	L36	S64°10'10"W	16.23	L53	S62°18'01"E	1.89
L13	S19°43'49"E	10.57	L20	N4°18'19"E	10.80	L37	N41°13'47"W	129.91	L54	S22°17'15"E	10.90
L14	N86°31'11"E	82.87	L21	S05°49'12"E	16.23	L38	S58°03'54"E	26.51	L55	S62°30'03"E	1.86
L15	N10°15'45"W	10.19	L22	S89°34'59"W	40.67	L39	N25°17'48"E	7.38	L56	N61°23'59"E	10.06
L16	N27°03'39"E	7.77	L23	N60°50'50"W	10.80	L40	S64°17'10"E	30.07	L57	N79°06'26"E	4.18
L17	N61°16'42"E	1.38	L24	N89°03'54"E	35.90	L41	S25°17'48"E	20.00	L58	S15°04'45"E	8.29
L18	S26°43'47"E	10.80	L25	S25°27'33"W	24.91	L42	N64°12'12"E	9.42	L59	S18°26'06"E	53.38
L19	N61°16'42"E	7.41	L26	S05°49'12"E	6.62	L43	S68°40'08"E	5.07	L60	S15°04'45"E	9.60
L20	N64°02'22"E	3.06	L27	S05°49'12"E	8.17	L44	S03°44'56"E	17.90	L61	N55°09'27"E	18.10
L21	S25°19'45"W	10.80	L28	S46°40'08"E	4.88	L45	S88°58'26"E	45.13	L62	N21°13'12"E	15.62
L22	N79°14'42"E	10.80	L29	N64°12'12"E	10.56	L46	N61°01'35"E	15.00	L63	S15°06'27"E	37.42
L23	N10°15'45"W	10.80	L30	N25°17'48"E	7.48	L47	N88°58'26"E	38.86	L64	N27°03'39"E	31.37
L24	S79°14'42"E	10.80	L31	N55°03'54"E	27.62	L48	N61°23'17"E	17.02	L65	N60°20'39"E	25.46
L25	N25°19'45"W	10.80	L32	N61°01'35"E	130.82	L49	N68°31'10"E	10.80	L66	S17°23'05"E	72.87
L26	S46°40'08"E	10.80	L33	N64°01'06"E	36.87	L50	S15°01'25"E	17.02	L67	S73°20'02"E	15.90
L27	N25°19'45"W	10.80	L34	N67°03'55"E	88.49	L51	N65°21'40"E	8.44	L68	N11°26'33"E	100.04



* VICINITY MAP *

- | * LEGEND * | |
|-------------|--|
| GRS | 5/8" IRON ROD W/ CAP STAMPED
"SPOONER 542" |
| IRF | IRON ROD FOUND |
| XCF
(CM) | "C" CUT IN CONCRETE FOLDING
CONTROLLING MONUMENT |
| CAR | CABINET |
| PG | PAGE |
| C.C.J. NO. | COLLIN COUNTY CLERK'S
INSTRUMENT NUMBER |
| P.R.C.C.T. | PLAT RECORDS, COLLIN
COUNTY, TEXAS |
| P.R.D.C.T. | OFFICIAL PUBLIC RECORDS
COLLIN COUNTY, TEXAS
AND LENGTH OF 5.00' |
| = 5.00' | |
| ESMT | EASEMENT |
| EW | ENCLOSING |



NOTE: SEE SHEET 2 OF 2 FOR OWNER'S
DEDICATION, SURVEYOR'S STATE,
GENERAL NOTES, AND CITY APPROVAL

THIS DOCUMENT IS
PRELIMINARY
FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, R.P.L.S.
SEPTEMBER 26, 2018

CITY PROJECT NO. R2018-034
REPLAT

**HAGGAR SQUARE
RETAIL CENTER**
LOTS 4R & 11R, BLOCK A

QUINCY SCHOOL LAND SURVEY NO. 1, ABSTRACT NO. 153 AND
WILLIAM BROWN LAND SURVEY, ABSTRACT NO. 148, OF PLANO
COUNTY, TEXAS, SAID 3.2281 ACRE TRACT OF LAND BEING ALL
4R, BLOCK A, MAGGAR SQUARE RETAIL CENTER, BEING AN
ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE PLAT
FILED FOR RECORD IN CABINET L, PAGE 794, P.R.C.C.T., SAID
ACRE TRACT OF LAND ALSO BEING ALL OF LOT 11R, BLOCK A,
MAGGAR SQUARE RETAIL CENTER, BEING AN ADDITION TO THE SAID
CITY AND STATE, ACCORDING TO THE PLAT THEREON FILED FOR RE-
CORD IN C.C.C.I. NO. 70080423010091480, O.P.R.C.C.T.

SEPTEMBER - 2018

SHEET 1 OF 2

ENGINEER:
FORESITE
group
TBPE FIRM No. F-12878
www.fsg-inc.net
1999 Bryan St., Suite 890
Dallas, TX 75201
214.939.7123

SURVEYOR:

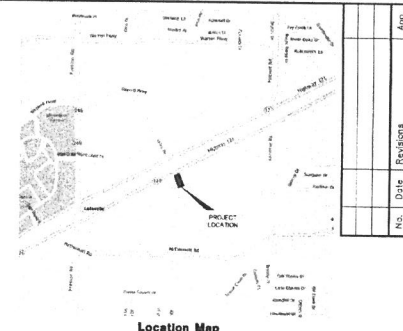
 **SPOOKER & ASSOCIATES**
REGISTERED MECHANICS, LUBE TUNE
OVER 25 YEARS OF SERVICE
309 INVER STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOOKERSURVEYORS.COM

OWNER:
RJR REALTY, LLC
1120 S. BEVERLY DRIVE, STE 7
LOS ANGELES, CA 90035
PH: (424) 284-7784
ATTN: SYMEON K. DAVIS

The purpose of this replat is to modify the property boundaries of Lots 4R and 11R.

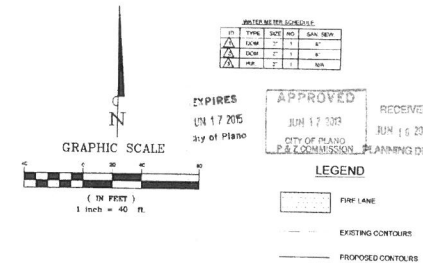
DATE: JUNE 28, 2018

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	LOT 11R
ZONING	RETAIL
LAND USE	RESTAURANT RETAIL
LOT AREA	140,619 S.F. 3.22 ACRES
BUILDING FOOTPRINT AREA	24,000 S.F.
TOTAL BUILDING AREA	24,000 S.F.
BUILDING HEIGHT (# STORES)	1
BUILDING HEIGHT (# FEET)	30 FEET
LOT COVERAGE	17%
FLOOR AREA RATIO	0.20
PARKING	RETAIL 1,200 BEST 1,500
REQUIRED PARKING (# SPACES)	RETAIL 40-40 ST 48
PROPOSED PARKING (# SPACES)	RETAIL 48-48 ST 54
TOTAL REQUIRED PARKING (# SPACES)	144
TOTAL PROVIDED PARKING (# SPACES)	150
ACCESSIBLE PARKING REQUIRED	6
ACCESSIBLE PARKING PROVIDED	6
PARKING IN EXCESS OF 110% OF REQUIRED PARKING	0
LANDSCAPING	
INTERIOR LANDSCAPING AREA PROVIDED	4,900 S.F.
INTERIOR LANDSCAPING AREA REQUIRED	2,450 S.F.
ADDITIONAL INTERIOR LANDSCAPING AREA PROVIDED	2,450 S.F.
OTHER LANDSCAPE AREA WITHIN THE LOT INCLUDING STORM WATER CONSERVATION AREAS	0
TOTAL LANDSCAPE AREA	4,900 S.F.
PERMISSIBLE AREA (NOT INCLUDING LANDSCAPING)	N/A
PERMISSIBLE PAVEMENT	N/A
OTHER PERMISSIBLE AREA WITHIN THE LOT NOT INCLUDING LANDSCAPE AREA	N/A
TOTAL PERMISSIBLE AREA	N/A
IMPERVIOUS AREA	
BUILDING FOOTPRINT AREA	24,000 S.F.
AREA OF TECHNICAL PAVEMENT & OTHER IMPERVIOUS PAVING	79,593 S.F.
OTHER IMPERVIOUS AREA	0
TOTAL IMPERVIOUS AREA	103,593 S.F.
PERMISSIBLE AREA - TOTAL IMPERVIOUS AREA	148,619 S.F.
LESS IMPERVIOUS AREA CREDIT	0
BILLABLE IMPERVIOUS AREA	148,619 S.F.



GENERAL NOTES

- BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
- FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
- HANDICAPPED PARKING SPACES 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 ON OR ON THE PROPERTY LINE WITHIN THE FRONTAGE OF ANY, UNLESS A SPECIAL EXEMPTION IS PROVIDED FOR A HANDICAPPED SIDEWALK OR AN ALTERNATIVE DESIGN IS APPROVED BY THE CITY MANAGER. SIDEWALKS 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 6-402 OF THE CODE OF ORDINANCES.
- PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
- ALL ELECTRICAL TRANSFORMER, DISTRIBUTION AND SERVICE LINES MUST BE UNDERGROUND UNLESS OTHERWISE APPROVED.
- USES SHALL CONFORM WITH OPERATIONAL LOCATION AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 1300 OF THE ZONING CODE: NOISE, SMOKE AND PARTICULATE MATTER, GASEOUS MATTER, FIRE OR EXPLOSIVE MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION.



SITE PLAN
OF
HAGGAR SQUARE RETAIL CENTER
3.22 ACRES
LOT 11R, BLOCK A
SITUATED IN THE
COLLIN COUNTY SCHOOL SURVEY ABSTRACT NUMBER 153
PLANO, COLLIN COUNTY, TEXAS

OWNER: COLLIN EQUITIES, INC. CIVIL ENGINEER: Kimley-Horn and Associates, Inc.
135 MARKET STREET
17TH FLOOR
SAN FRANCISCO, CA 94105
Tel. No. 415.774.1100
Fax No. 415.774.1101
DATE: JUNE, 2013

BENCHMARKS:
City of Plano Monument F-6
Elev. 966.53
Square set on street 60' south and 80' west of northwest property corner.
Elev. 713.26
Square set on north top of curb of road in north drive, 70' east of Ohio Drive.
Elev. 718.83

