



PLANO PLANNING & ZONING COMMISSION

WILL CONVENE INTO THE PRELIMINARY OPEN MEETING AT 6:30 P.M. ON JULY 24, 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 July 24, 2018	Hill	8 min.
II.	Agenda Review for August 6, 2018	Hill	8 min.
III.	Discussion of City Council Items	Day	7 min.
IV.	Items for Future Preliminary Open Meeting Agendas	Hill	7 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.



PLANNING & ZONING COMMISSION

1520 K AVENUE

DATE: 07/24/18

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 - July 2, 2018</p> <p>(b) Final Plat: Huffman Office Park Addition, Block A, Lots 1 & 2 - Professional/general administrative office, medical office, and day care center on two lots on 5.4 acres located on the west side of Communications Parkway, 1,240 feet south of Tennyson Parkway. Zoned Commercial Employment/Dallas North Tollway Overlay District. Project #FP2018-015. Applicant: Death Star Holdings, LLC</p> <p>RA</p>	

(c) RA	Final Plat: Village at 121 Addition, Block 1, Lots 8, 9, & 10 - Superstore on Lot 8 and two vacant lots on 12.0 acres located on the south side of State Highway 121, 655 feet east of Parkwood Boulevard. Zoned Commercial Employment/State Highway 121 Overlay District. Project #FP2018-024. Applicant: 5540 State Highway 121, LLC
(d) EM	Final Plat: The Canal on Preston Addition, Block A, Lot 4 - Independent living facility on one lot on 3.8 acres located at the northeast corner of Angels Drive and Towne Square. Zoned Planned Development-20-Mixed Use. Project #FP2018-002. Applicant: McDermott Park Senior Living, Ltd.
(e) RA	Preliminary Site Plan: Mustang Square, Block A, Lot 4X - Common area on one lot on 3.5 acres located on the west side of Razor Boulevard, 350 feet south of State Highway 121. Zoned Regional Commercial/Planned Development-32-Regional Commercial/State Highway 121 Overlay District. Project #PSP2018-024. Applicant: Perfect Land Development, LLC
(f) CF	Preliminary Site Plan: Fine Arts Addition, Block A, Lot 1 - Community center on one lot on 16.3 acres located on the east side of Alma Drive, 330 feet south of Park Boulevard. Zoned Corridor Commercial. Project #PSP2018-030. Applicant: Plano Independent School District
(g) CF	Preliminary Site Plan: East 15th Street Addition, Block A, Lot 1 - 24 multifamily residence units on one lot on 1.0 acre located on the south side of 15th Street, 390 feet west of P Avenue. Zoned Urban Residential. Project #PSP2018-032. Applicant: Halifax Residential, Ltd.
	<p><u>ITEMS FOR INDIVIDUAL CONSIDERATION</u></p> <p><u>Public Hearing Items: Applicants are limited to fifteen (15) minutes presentation time with a five (5) minute rebuttal, if needed. Remaining speakers are limited to thirty (30) total minutes of testimony time, with three (3) minutes assigned per speaker. The presiding officer may modify these times as deemed necessary.</u></p>
(1A) CF	Public Hearing: Zoning Case 2018-003 - Request to rezone 2.2 acres located on the north side of Plano Parkway, 280 feet east of Ashton Drive from Agricultural to Planned Development-Single-Family Residence-6. Zoned Agricultural/190 Tollway/Plano Parkway Overlay District. Tabled June 4, 2018, and June 18, 2018. Project #ZC2018-003. Applicant: Amberwood Duplexes, LLC
(1B) CF	Concept Plan: Wyndemere II - 10 Single-Family Residence-6 lots on 2.0 acres located on the east side of Rockcliff Street, 280 feet east of Ashton Drive. Zoned Agricultural. Tabled June 18, 2018. Project #CP2018-008. Applicant: Amberwood Duplexes, LLC

(2) RA	Public Hearing - Replat: East Plano Islamic Addition, Block A, Lot 1R - Religious facility on one lot on 10.1 acres located at the southeast corner of 14th Street and Star Court. Zoned Planned Development-202-Research/Technology Center. Project #R2018-023. Applicant: East Plano Islamic Center
(3) CF	Public Hearing - Replat: East Spring Creek Venture Section 2, Block A, Lots 2R and 3R - Superstore and convenience store with fuel pumps on two lots on 12.3 acres located on the east side of Coit Road, 195 feet south of Spring Creek Parkway. Zoned Retail. Project #R2018-028. Applicant: Walmart Stores, Inc.
(4) RA	Public Hearing - Replat: Plano-Independence Parkway Place Addition, Block 1, Lot 4R - Restaurant on one lot on 1.9 acres located on the east side of Independence Parkway, 260 feet north of Plano Parkway. Zoned Planned Development-374-Retail/190 Tollway/Plano Parkway Overlay District. Project #R2018-033. Applicant: G.C. Plano Independence 2016, Ltd.
(5) CF	Public Hearing - Preliminary Replat & Revised Site Plan: St. Andrew Addition, Block 1, Lot 2R - Religious facility on one lot on 21.2 acres located at the northwest corner of Plano Parkway and Mira Vista Boulevard. Zoned Planned Development-52-Single-Family Residence-7. Projects #PR2018-017 and #RSP2018-027. Applicant: St. Andrews United Methodist Church
	<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>
(6) KS	Discussion and Direction: Comprehensive Plan Implementation Update - Request for discussion and direction pertaining to a report on the Comprehensive Plan implementation progress and proposed updates to the Park Master Plan Map, Future Land Use Map, Growth and Change Map, and Bicycle Transportation Plan Map.
(7)	<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>

PLANNING & ZONING COMMISSION

July 2, 2018

COMMISSIONERS PRESENT

M. Nathan Barbera, 1st Vice Chair
Hilton Kong, 2nd Vice Chair
Joyce Beach
Susan Plonka
Michael Thomas

COMMISSIONERS ABSENT

John Muns, Chair
Bob Gibbons
Tim Moore

STAFF PRESENT

Christina Day, Director of Planning
Michelle D'Andrea, Assistant City Attorney III
Eric Hill, Planning Manager
Erica Marohnic, Lead Planner
Ross Altobelli, Lead Planner
Karen Suiter, Senior Administrative Assistant

First Vice Chair Barbera convened the Commission into the Preliminary Open Meeting on Monday, July 2, 2018, at 6:30 p.m. in Collinwood 3 Conference Room of the Plano Event Center, 2000 E. Spring Creek Parkway. A quorum was present.

Questions were asked and discussion was held on the agenda for the July 2, 2018, Commission meeting. Four zoning cases will be presented and some discussion was held.

Questions were asked and discussion was held on the agenda for the July 24, 2018, Commission meeting. One zoning case will be presented. No discussion was held.

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

During the discussion of items for Future Preliminary Open Meeting Agendas, the Commission requested that staff review the Zoning Ordinance regulations related to Arcade users.

There being no further discussion, First Vice Chair Barbera adjourned the Preliminary Open Meeting at 6:37 p.m.

First Vice Chair Barbera convened the Regular Session to order at 7:00 p.m. in the Collinwood 2 Conference Room of the Plano Event Center, 2000 E. Spring Creek Parkway. A quorum was present. First Vice Chair Barbera 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 Commissioner Plonka, the Commission voted 5-0 to approve all items on the Consent Agenda as follows:

Approval of Minutes for June 18, 2018 (Consent Agenda Item “a”).

Project #FP2018-019 for a **Final Plat** for **Living Earth Addition, Block A, Lot 1** for a wholesale bark mulch distribution center on one lot on 4.0 acres located on the east side of Split Trail Road, 870 feet south of Spring Creek Parkway. Zoned Corridor Commercial. **Applicant: MLB-CLP FUND, LP** (Consent Agenda Item “b”).

Project #FP2018-007 for a **Final Plat** for **Plano Parkway Business Center, Block 1, Lot 2** for a religious facility on one lot on 5.6 acres located on the north side of Plano Parkway, 2,580 feet west of Custer Road. Zoned Planned Development-375-Retail/General Office/190 Tollway/Plano Parkway Overlay District. **Applicant: Sri Shirdi Sai Baba Temple of DFW** (Consent Agenda Item “c”).

Project #PP2018-015 for a **Preliminary Plat** for **Village at 121 Addition, Block 1, Lot 12** for a hotel on one lot on 4.4 acres located on the east side of Bellview Drive, 238 feet north of Towne Square Drive. Zoned Commercial Employment/State Highway 121 Overlay District. **Applicant: Plano Texas Hospitality Company, LLC** (Consent Agenda Item “d”).

Project #PSP2018-025 for a **Preliminary Site Plan** for **Legacy West Addition, Block E, Lot 9** for retail on one lot on 1.5 acres located on the north side of Legacy Drive, 217 feet west of Communications Parkway. Zoned Central Business-1. **Applicant: LW Nine Acre LP** (Consent Agenda Item “e”).

Project #PSP2018-026 for a **Preliminary Site Plan** for **North Central Addition, Block 2, Lot 2R** for a 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 Church** (Consent Agenda Item “f”).

Project #RCP2018-005 for a **Revised Concept Plan** for **Plano Marine Addition, Block A, Lot 1 & Block B, Lot 1** for 385 multifamily residence units on two lots on 5.6 acres located at the northwest corner of K Avenue and 10th Street. Zoning Downtown Business/Government. **Applicant: Plano Marine** (Consent Agenda Item “g”).

Project #RSP2018-024 for a **Revised Site Plan** for **Tinseltown Addition, Block A, Lot 7** for a restaurant on one lot on 2.0 acres located on the east side of the Dallas North Tollway, 515 feet south of Windhaven Parkway. Zoned Regional Commercial/Regional Employment/Dallas North Tollway Overlay District. **Applicant: AOS Wattsec BD, LLC** (Consent Agenda Item “h”).

Project #RCOP2018-005 for a **Revised Conveyance Plat** for **Mustang Square, Block A, Lots 1, 2, 4, 5, 6, 7, 8, 9, 10 and 4X** for 10 conveyance lots on 33.1 acres located at the southwest corner of Rasor Boulevard and State Highway 121. Zoned Planned Development-32-Regional Commercial/ Regional Commercial/State Highway 121 Overlay District. **Applicant: Perfect Land Development, LLC and REK Hospitality Corporation** (Consent Agenda Item “i”).

Project #RCP2018-003 for a **Revised Concept Plan** for **Mustang Square, Block A, Lots 2-10 & 4X** for retail, restaurant, hotel, general office, neighborhood theater, assembly hall, food truck park, single-family residence attached, and private street lot on 10 lots on 34.2 acres located at the southwest corner of State Highway 121 and Rasor Boulevard. Zoned Planned Development-32-Regional Commercial/State Highway 121 Overlay District. **Applicant: Perfect Land Development, LLC and Dhanam Realty, LLC** (Consent Agenda Item “j”).

Project #RCP2018-004 for a **Revised Concept Plan** for **Mustang Square, Block A, Lot 1** for a hotel on one lot on 1.9 acres located on the south side of State Highway 121, 675 feet west of Rasor Boulevard. Zoned Regional Commercial/State Highway 121 Overlay District. **Applicant: REK Hospitality Corporation** (Consent Agenda Item “k”).

Project #FP2018-016 for a **Final Plat** for **Lincoln Legacy, Block A, Lot 2** for a general office on one lot on 2.6 acres located at the southwest corner of Tennyson Parkway and Bishop Road. Zoned Central Business-1/Dallas North Tollway Overlay District. **Applicant: US RELP 5810 Tennyson Parkway, LLC** (Consent Agenda Item “l”).

END OF CONSENT

PUBLIC HEARING

Public Hearing: Zoning Case 2018-010

Project #ZC2018-010. This is a request for a Specific Use Permit for Trade School on 0.1 acre located 214 feet east of K Avenue and 127 feet north of Parker Road. Zoned Retail. **Applicant: RPI HMart Town Center, Ltd.** (Public Hearing Agenda Item “1”). Staff recommended approval as submitted.

First Vice Chair Barbera opened the public hearing. No one appeared to speak. First Vice Chair Barbera closed the public hearing.

Upon a motion made by Commissioner Plonka and seconded by Commissioner Beach, the Commission voted 5-0 to approve the item as submitted.

Public Hearing: Zoning Case 2018-011

Project #ZC2018-011. This is a request for Specific Use Permit for Arcade on 0.1 acre located 448 feet north of Park Boulevard, 436 feet west of Coit Road. Zoned Retail. **Applicant: DFW Chinatown Coit, LLC** (Public Hearing Agenda Item “2”). Staff recommended approval subject to the 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 waiving the 300-foot distance separation from the residential zoning district to the west.

First Vice Chair Barbera opened the public hearing. No one appeared to speak. First Vice Chair Barbera closed the public hearing.

Upon a motion made by Commissioner Plonka and seconded by Commissioner Thomas, the Commission voted 5-0 to approve the item subject to the City Council making the necessary findings.

Public Hearing: Zoning Case 2018-012

Project #ZC2018-012. This is a request for a Specific Use Permit for Multifamily Residence on 5.0 acres located at the northwest corner of Tennyson Parkway and Corporate Drive. Zoned Commercial Employment. **Applicant: Starside Custom Builders, LLC** (Public Hearing Agenda Item “3A”). Staff recommended approval as follows:

1. A maximum of 40 multifamily residence units are permitted.
2. A minimum of 80 parking spaces must be provided within an underground parking structure.
3. Maximum Height: 2 story, 35 feet
4. Usable open space must comply with Section 13.800 (Usable Open Space), and must not be less than 28,000 square feet (12.8% of the lot area).
5. A combination of masonry screening wall and wrought iron fence with irrigated landscape screen in conformance with Section 20.200 (Screening, Fence and Wall Regulations) must be provided along Tennyson Parkway and Corporate Drive. The masonry screening wall must match the existing screening wall for the Normandy Estates Subdivision.

First Vice Chair Barbera opened the public hearing. John Urban and Marc Powell, Starside Custom Builders, and Casey Ross, Kimley-Horn and Associates, spoke briefly about the project and asked for the Commission’s support. Bryan Robertson, Mike Wells, Steve Hundley, Marc Hesse, William Blackmon, Phill Pourchol, and Kim Castleberry, citizens, spoke in support of the item. Steve Tacke and David Adams, citizens, recorded their opposition of the project. First Vice Chair Barbera closed the public hearing.

After some discussion, upon a motion made by Commissioner Thomas and seconded by Commissioner Beach, the Commission voted 5-0 to approve the item as submitted subject to the stipulations recommended by staff.

Preliminary Site Plan: Normandy Estates Phase 3, Block A, Lot 1

Project #PSP2018-027. This is 40 multifamily residence units on one lot on 5.0 acres located at the northwest corner of Tennyson Parkway and Corporate Drive. Zoned Commercial Employment. **Applicant: Starside Custom Builders, LLC** (Public Hearing Agenda Item “3B”). Staff recommended approval subject to City Council approval of Zoning Case 2018-012 and

granting a permanent waiver to the required screening wall for the development of residential uses only.

First Vice Chair Barbera opened the public hearing. No one appeared to speak. First Vice Chair Barbera closed the public hearing.

Upon a motion made by Second Vice Chair Kong and seconded by Commissioner Thomas, the Commission voted 5-0 to approve the item subject to the stipulations recommended by staff.

Public Hearing: Zoning Case 2018-013

Project #ZC2018-013. This is a request to rezone 4.3 acres located on the west side of Coit Road, 680 feet north of Denham Way **from** Single-Family Residence-6 **to** Single-Family Residence Attached. Zoned Single Family Residence-6. **Applicant: Preston Meadow Lutheran Church** (Public Hearing Agenda Item “4A”). Staff recommended approval if access issues are adequately resolved.

First Vice Chair Barbera opened the public hearing. Bryan Robertson, Barco Investments, LLC, and Pastor Paul Mussachio, Preston Meadow Lutheran Church, spoke briefly about the project and asked for the Commission’s support. Bill Ostergren, Dennis Stephens, and Rod Kelm, citizens, spoke in support of the item. Ya Juan Guo, Qun Liu, Kim Wiemann, Roger Toney, Bibs Toney, and Curt Selman recorded their support of the item. Mike Woodruff, Heather Wang, and Julie Kramer, Fairfax Hill HOA, spoke in opposition to the item. Lynn McClimon, Carolyn Kalchthalen, Mike Klickman, and Amy Helterbrand, citizens, spoke in opposition to the item. David McGough, Nancy Alexander, Kay Champagne, Martha Schueler, Pam Pennington, Marvin Jolly, Jeri and Bret Wolfe, Beth Gibson, B. Watts, Terrance Cosgrove, Mark Novachek, Carol Wooton, Yil Han, Limei Lin, Lee Chiang, Karyn Wynne, Dean Albertson, and RM Rossiter, citizens, recorded their opposition to the item. First Vice Chair Barbera closed the public hearing.

After much discussion, upon a motion made by Commissioner Thomas and seconded by Commissioner Plonka, the Commission voted 5-0 to table Zoning Case 2018-013 to the August 6, 2018, Planning & Zoning Commission meeting.

Public Hearing - Replat, Revised Preliminary Site Plan, & Preliminary Site Plan: Preston Meadow Lutheran Church, Block 1, Lot 1R & 2

Projects #R2018-029, #RPSP2018-002, and #PSP2018-028. This is a religious facility on one lot, 34 Single-Family Residence Attached lots, and four common area lots on 10.1 acres located on the west side of Coit Road, 680 feet north of Denham Way. Zoned Single-Family Residence-6. **Applicant: Preston Meadow Lutheran Church** (Public Hearing Agenda Item “4B”). Staff recommended the following:

<u>Replat:</u>	Withdrawal.
<u>Revised Preliminary Site Plan:</u>	Table to the August 6, 2018, Planning & Zoning Commission meeting.
<u>Preliminary Site Plan:</u>	Table to the August 6, 2018, Planning & Zoning Commission meeting.

First Vice Chair Barbera opened the public hearing. No one appeared to speak. First Vice Chair Barbera closed the public hearing.

Upon a motion made by Second Vice Chair Kong and seconded by Commissioner Thomas, the Commission voted 5-0 to accept the applicant's request to withdraw the Replat.

Upon a motion made by Second Vice Chair Kong and seconded by Commissioner Thomas, the Commission voted 5-0 to accept the applicant's request to table the Revised Preliminary Site Plan and the Preliminary Site Plan to the August 6, 2018, Planning & Zoning Commission meeting.

Public Hearing - Replat: Prestonwood Addition, Block 1, Lot 1R

Project #R2018-025. This is a 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** (Public Hearing Agenda Item "5"). Staff recommended approval as submitted.

First Vice Chair Barbera opened the public hearing. No one appeared to speak. First Vice Chair Barbera closed the public hearing.

Upon a motion made by Commissioner Plonka and seconded by Commissioner Beach, the Commission voted 5-0 to approve the item as submitted.

Public Hearing - Replat: Atonement Ev. Lutheran Church Addition, Block 1, Lot 1R

Project #R2018-027. This is a religious facility on one lot on 2.0 acres located on the south side of Legacy Drive, 180 feet east of Preston Meadow Drive. Zoned Single-Family Residence-6. **Applicant: Atonement Evangelical Lutheran Church** (Public Hearing Agenda Item "6"). Staff recommended approval as submitted.

First Vice Chair Barbera opened the public hearing. No one appeared to speak. First Vice Chair Barbera closed the public hearing.

Upon a motion made by Commissioner Beach and seconded by Commissioner Thomas, the Commission voted 5-0 to approve the item as submitted.

Public Hearing - Replat: P.R. Garretts Addition, Block 1, Lots 1R & 2R

Project #R2018-030. This is two general residential lots on 0.4 acre located on the west side of F Avenue, 203 feet north of 11th Street. Zoned General Residential. **Applicant: Palchuru Siva** (Public Hearing Agenda Item "7"). Staff recommended approval as submitted.

First Vice Chair Barbera opened the public hearing. No one appeared to speak. First Vice Chair Barbera closed the public hearing.

Upon a motion made by Commissioner Thomas and seconded by Commissioner Plonka, the Commission voted 5-0 to approve the item as submitted.

Public Hearing - Preliminary Replat: St. Andrew Addition, Block 1, Lot 2R

Project #PR2018-017. This is a religious facility on one lot on 21.2 acres located at the northwest corner of Plano Parkway and Mira Vista Boulevard. Zoned Planned Development-52-Single-Family Residence-7. **Applicant: St. Andrews United Methodist Church** (Public Hearing Agenda Item “8”). Staff recommended that the Planning & Zoning Commission accept the applicant’s request to withdraw the preliminary replat.

First Vice Chair Barbera opened the public hearing. No one appeared to speak. First Vice Chair Barbera closed the public hearing.

Upon a motion made by Second Vice Chair Kong and seconded by Commissioner Thomas, the Commission voted 5-0 to accept the applicant’s request to withdraw the item.

Public Hearing - Preliminary Replat & Revised Site Plan: Chase Oaks Court Phase 1, Block 1, Lot 1R

Projects #PR2018-015 and #RSP2018-025. This is a day care center on one lot on 1.9 acres located on the west side of Chase Oaks Boulevard, 265 feet north of Wagner Way. Zoned General Office with Specific Use Permit #41 for Day Care Center. **Applicant: AAFL Partners, LLC** (Public Hearing Agenda Item “9”). Staff recommended the following:

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.

First Vice Chair Barbera opened the public hearing. No one appeared to speak. First Vice Chair Barbera closed the public hearing.

Upon a motion made by Second Vice Chair Kong and seconded by Commissioner Thomas, the Commission voted 5-0 to approve the items recommended by staff.

Public Hearing - Preliminary Replat: Legacy-Ohio Montessori Addition, Block 1, Lot 1R

Project #PR2018-016. This is a day care center on one lot on 7.5 acres located at the southeast corner of Ohio Drive and Legacy Drive. Zoned Single-Family Residence-7 with Specific Use Permit #550 for Day Care Center. **Applicant: Archgate Montessori Academy, Inc.** (Public Hearing Agenda Item “10”). Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

First Vice Chair Barbera opened the public hearing. No one appeared to speak. First Vice Chair Barbera closed the public hearing.

Upon a motion made by Commissioner Thomas and seconded by Commissioner Beach, the Commission voted 5-0 to approve the item subject to stipulations.

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 “11”).

No items were discussed.

END OF NON-PUBLIC HEARING

With no further business, First Vice Chair Barbera adjourned the meeting at 9:00 p.m.

M. Nathan Barbera, First Vice Chair

Agenda Item No. b

Final Plat: Huffman Office Park Addition, Block A, Lots 1 & 2

Applicant: Death Star Holdings, LLC

Professional/general administrative office, medical office, and day care center on two lots on 5.4 acres located on the west side of Communications Parkway, 1,240 feet south of Tennyson Parkway. Zoned Commercial Employment/Dallas North Tollway Overlay District. Project #FP2018-015.

The purpose for the final plat is to dedicate easements necessary for completion of the office and day care center developments.

Recommended for approval as submitted.

Agenda Item No. c

Final Plat: Village at 121 Addition, Block 1, Lots 8, 9, & 10

Applicant: 5540 State Highway 121, LLC

Superstore on Lot 8 and two vacant lots on 12.0 acres located on the south side of State Highway 121, 655 feet east of Parkwood Boulevard. Zoned Commercial Employment/State Highway 121 Overlay District. Project #FP2018-024.

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

Recommended for approval as submitted.

Agenda Item No. d

Final Plat: The Canal on Preston Addition, Block A, Lot 4

Applicant: McDermott Park Senior Living, Ltd.

Independent living facility on one lot on 3.8 acres located at the northeast corner of Angels Drive and Towne Square. Zoned Planned Development-20-Mixed Use. Project #FP2018-002.

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

Recommended for approval as submitted.

Agenda Item No. e
Preliminary Site Plan: Mustang Square, Block A, Lot 4X
Applicant: Perfect Land Development, LLC

Common area on one lot on 3.5 acres located on the west side of Razor Boulevard, 350 feet south of State Highway 121. Zoned Regional Commercial/Planned Development-32-Regional Commercial/State Highway 121 Overlay District. Project #PSP2018-024.

The purpose for preliminary site plan is to show the proposed street and related site improvements.

Recommended for approval as submitted.

Agenda Item No. f
Preliminary Site Plan: Fine Arts Addition, Block A, Lot 1
Applicant: Plano Independent School District

Community center on one lot on 16.3 acres located on the east side of Alma Drive, 330 feet south of Park Boulevard. Zoned Corridor Commercial. Project #PSP2018-030.

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

The applicant is requesting a parking reduction per Section 16.1100 (Parking Reduction for Storm Water Conservation) of the Zoning Ordinance, and associated requirements of the Subdivision Ordinance. The applicant is also proposing a joint parking agreement with Harrington Center, Block 1, Lot 1 per Section 16.900 (Joint Parking Facilities) of Article 16 (Parking and Loading) of the Zoning Ordinance.

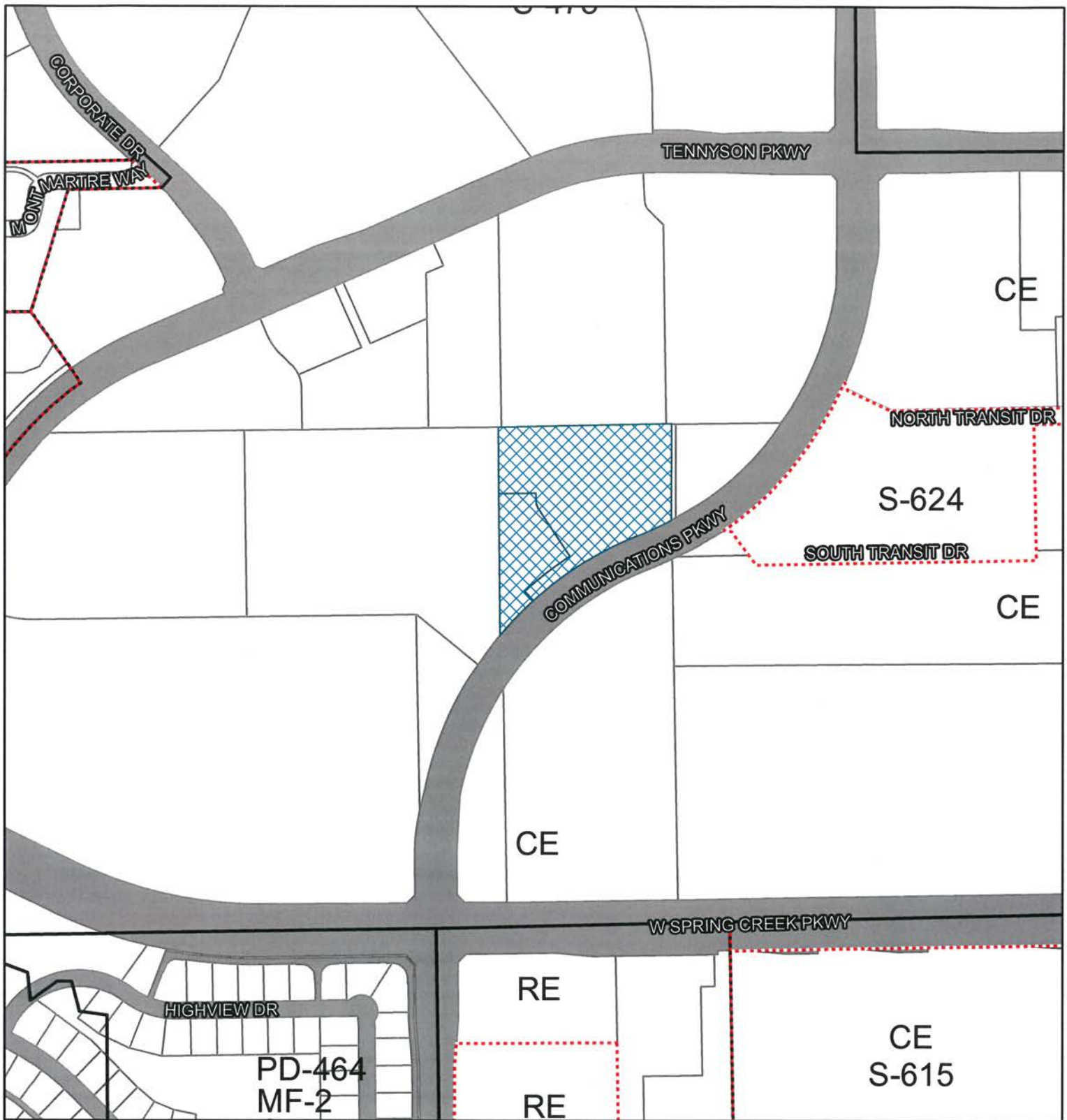
Recommended for approval subject to the Planning & Zoning Commission approval and subsequent recordation of a joint parking agreement with Harrington Center, Block 1, Lot 1.

Agenda Item No. g
Preliminary Site Plan: East 15th Street Addition, Block A, Lot 1
Applicant: Halifax Residential, Ltd.

24 multifamily residence units on one lot on 1.0 acre located on the south side of 15th Street, 390 feet west of P Avenue. Zoned Urban Residential. Project #PSP2018-032.

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

Recommended for approval as submitted.

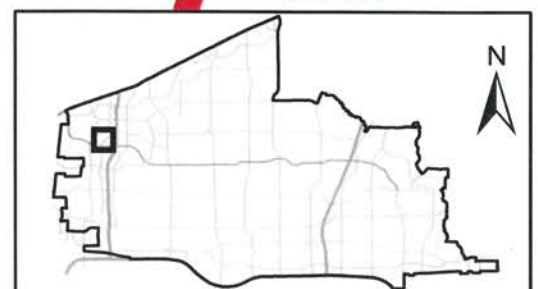


Item Submitted: Final Plat

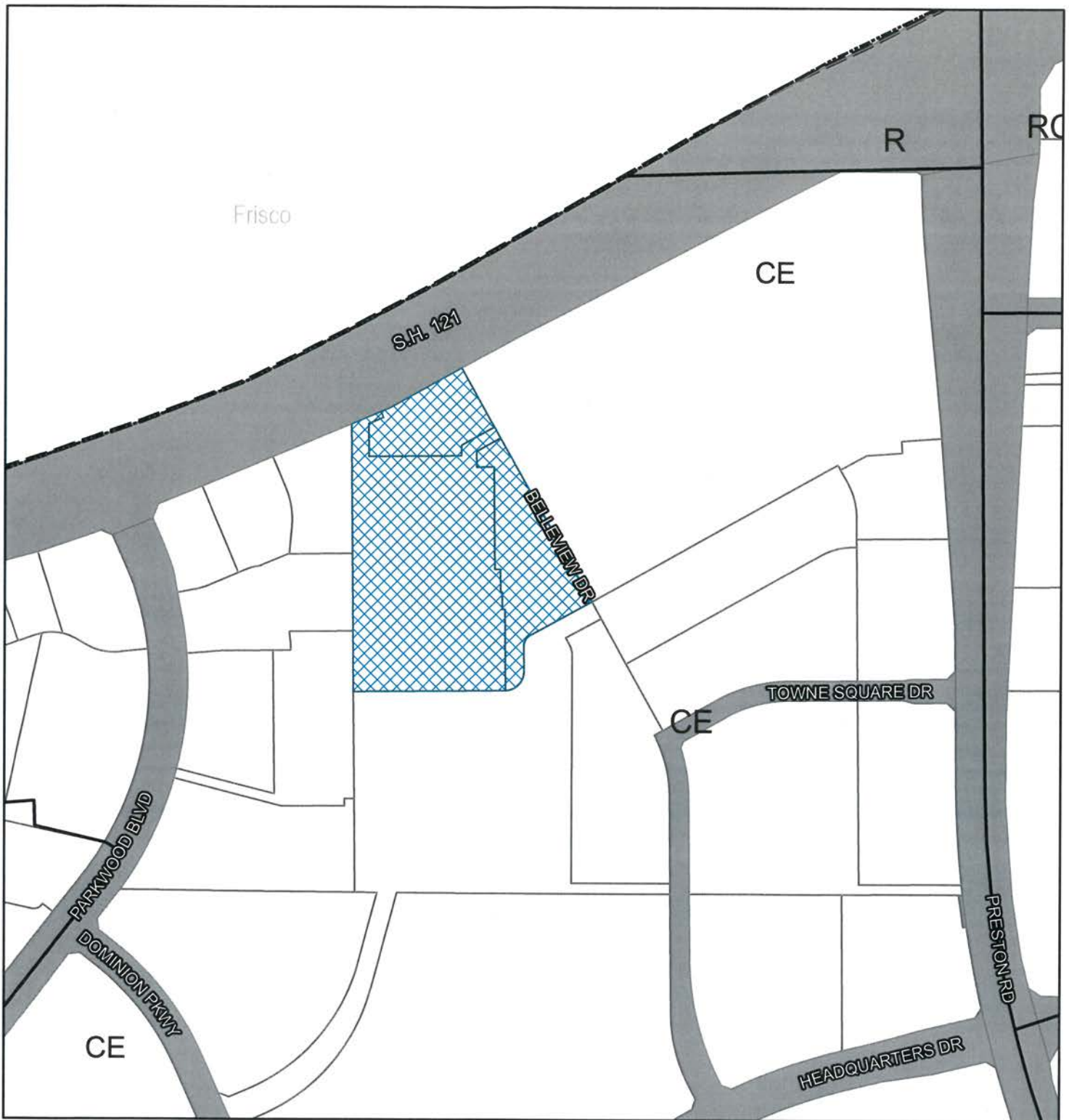
Title: Huffman Office Park Addition, Block A, Lots 1 & 2

Zoning: Commercial Employment/Dallas North Tollway Overlay District

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



Source: City of Plano Planning Department

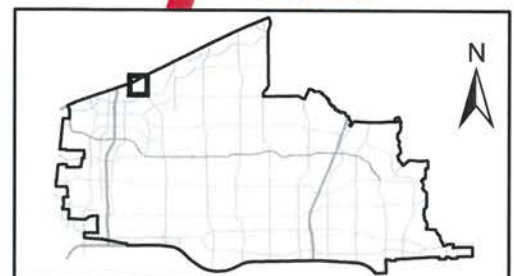


Item Submitted: Final Plat

Title: Village at 121 Addition, Block 1, Lots 8, 9, & 10

Zoning: Commercial Employment/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

S.H. 121

GRAPHIC SCALE: 1"=80'



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 INTEREST OF VIOLATED AND BUILDING CODES.

ALL CORNERS ARE 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" UNLESS OTHERWISE NOTED.

LEGEND

F.A.U.E.	FIRE LINE, ACCESS & UTILITY EASEMENT
INST. NO.	INSTRUMENT NUMBER
CAB.	CABINET
SL.	SLIDE
RS.	5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET
"X" SET	"X" CUT SET IN CONCRETE
"Y" FIND	"Y" CUT FOUND IN CONCRETE
PC.	PLAT
D.R.T.C.T.	DEED RECORDS COLLIN COUNTY TEXAS
P.R.T.C.T.	PLAT RECORDS COLLIN COUNTY TEXAS



OWNER LOT 8:
5540 STATE HIGHWAY 121 LLC
1600 EAST PLANO PARKWAY
PLANO, TEXAS 75074

OWNER LOTS 9 & 10:
121 VILLAGE, LTD.
2000 MCKINNEY AVENUE, SUITE 1000
DALLAS, TEXAS 75201
(214) 740-3500
CONTACT: ROBERT DOTZIER

SURVEYOR:
BLUE SKY SURVEYING & MAPPING CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
(214) 358-4500
CONTACT: DAVID PETREE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890
TBPLS REGISTRATION NO. 10105700

~ FAULT LINE TABLE ~				~ WATER EASEMENT LINE TABLE ~								
NO.	BEARING	DISTANCE	NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD	NO.	BEARING	DISTANCE	
F1	S00°02'06"E	80.21'	F01	20.00'	112°34'41"	39.85'	N08°42'27"W	51.47'	W14	N00°02'06"W	13.50'	
F2	S00°02'06"E	722.57'	F02	20.00'	90°00'00"	31.42'	S45°03'08"E	28.28'	W15	N08°57'54"E	465.48'	
F3	N08°57'54"E	445.52'	F03	20.00'	90°00'00"	31.42'	S45°03'08"E	28.28'	W16	S00°02'06"E	13.50'	
F4	N00°02'06"W	30.00'	F04	20.00'	90°00'00"	31.42'	S45°03'08"E	28.28'	W17	S00°02'06"E	14.00'	
F5	S00°02'06"E	401.82'	F05	20.00'	90°00'00"	31.42'	S45°03'08"E	28.28'	W18	S00°02'06"E	14.00'	
F6	N00°02'06"W	284.50'	F06	40.00'	28°32'35"	19.84'	N75°41'07"E	19.72'	W19	S00°02'06"E	13.50'	
F7	N08°57'54"E	281.13'	F07	10.00'	90°00'00"	15.71'	N45°03'08"E	14.14'	W20	S00°02'06"E	4.72'	
F8	N00°02'06"W	13.00'	~ WATER EASEMENT CURVE TABLE ~				W21				S00°02'06"E	357.58'
F9	S00°02'06"E	17.87'	NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD	W22	S00°02'06"E	4.72'	
F10	N00°02'06"W	15.00'	W09	80.50'	18°14'54"	27.84'	S51°46'32"W	28.92'	W23	S14°36'30"W	40.50'	
F11	S00°02'06"E	348.00'	W10	80.50'	42°11'31"	39.28'	S21°52'40"W	37.85'	W24	S08°57'54"E	19.80'	
F12	N00°02'06"W	521.30'	W11	80.50'	42°11'31"	39.28'	S21°52'40"W	37.85'	W25	N18°36'30"E	144.14'	
F13	N08°57'54"E	86.18'	~ SANDWICH SEWER CURVE TABLE ~				W26				N08°57'54"E	25.71'
F14	N00°02'06"W	44.00'	NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD				
				SC1	80.50'	18°14'54"	27.84'	S51°46'32"W	28.92'	~ SANDWICH SEWER EASEMENT LINE TABLE ~		
				SC2	10.00'	90°00'00"	15.71'	N45°03'08"E	14.14'	NO.	BEARING	DISTANCE
										W27	S00°02'06"E	5.70'
										W28	S08°57'54"E	36.21'
										W29	S45°03'08"E	30.49'
										W30	N00°02'06"W	11.64'
										W31	N00°02'06"W	35.71'
</												

~ F.A.U.E. ABANDONMENT CURVE TABLE ~					~ ACCESS EASEMENT LINE TABLE ~					~ F.A.U.E. ABANDONMENT CURVE TABLE ~				
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
W01	10.00'	89°54'25"	15.71'	N72°35'59"W	14.14'	A1	S61°24'20"W	110.88'	D1	S00°02'06"E	4.72'	D1	S00°02'06"E	4.72'
W02	20.00'	89°54'25"	15.71'	N72°35'59"W	14.14'	A2	S61°24'18"W	26.40'	D2	S00°02'06"E	34.20'	D2	S00°02'06"E	34.20'
W03	20.00'	89°54'25"	15.71'	N72°35'59"W	14.14'	A3	N08°57'54"E	0.50'	D3	S14°36'30"W	39.50'	D3	S14°36'30"W	39.50'
						A4	N08°57'54"E	54.00'	D4	S14°36'30"W	3.27'	D4	S14°36'30"W	3.27'
									D5	S00°02'06"E	11.15'	D5	S00°02'06"E	11.15'
									D6	N08°57'54"E	80.50'	D6	N08°57'54"E	80.50'
									D7	S00°02'06"E	54.87'	D7	S00°02'06"E	54.87'
									D8	N18°36'30"E	36.91'	D8	N18°36'30"E	36.91'
									D9	N08°57'54"E	80.50'	D9	N08°57'54"E	80.50'
									D10	S08°57'54"E	15.00'	D10	S08°57'54"E	15.00'
									D11	S08°57'54"E	59.30'	D11	S08°57'54"E	59.30'
									D12	S14°36'30"W	70.52'	D12	S14°36'30"W	70.52'
									D13	N00°02'06"W	53.00'	D13	N00°02'06"W	53.00'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	S 22°28'02" E	20.00'
L2	S 67°31'58" W	49.84'
L3	N 00°02'06" W	32.32'
L4	N 81°24'19" E	110.01'
L5	S 61°24'19" W	84.19'
L6	S 00°02'06" E	49.05'
L7	N 89°57'54" E	53.00'
L8	N 89°57'54" E	5.00'
L9	N 89°57'54" E	8.25'
L10	S 00°02'06" E	252.66'

~ BOUNDARY CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	40.00'	61°28'25"	42.89'	S 30°41'07" W	40.87'
C2	80.00'	90°00'00"	94.25'	S 44°57'54" W	84.85'
C3	80.00'	370°44'	3.21'	N 88°28'01" E	3.21'

CITY PROJECT # FP2018-024

FINAL PLAT LOTS 8, 9, AND 10, BLOCK 1 VILLAGE AT 121 ADDITION

11.9775 ACRES OF LAND
IN THE JUBEE DIGMAN SURVEY, ABS. NO. 279
CITY OF PLANO, COLLIN COUNTY, TEXAS
BEING A REVISION OF
LOTS 1R, 5, 8, 9 & 10, BLOCK 1, VILLAGE AT 121 ADDITION
AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS
ACCORDING TO
THE CONVEYANCE PLAT FILED
FOR RECORD IN VOLUME 2016, PAGE 267
OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS



BLUE SKY SURVEYING & MAPPING CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: 214-358-4500
FAX: 214-358-4502
DAVID@BLUESKYSURVEYING.COM
1890-REGISTERED LAND SURVEYOR

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, 121 VILLAGE, LTD., AND 5540 STATE HIGHWAY 121, LLC, ARE THE OWNERS OF ALL THAT CERTAIN LOT, TRACT OR PARCELS OF LAND SITUATED IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS, AND BEING ALL OF LOTS 8, 9 AND 10 IN BLOCK 1 OF VILLAGE AT 121 ADDITION, AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS, ACCORDING TO THE CONVEYANCE PLAT THEREOF RECORDED IN VOLUME 2017, PAGE 627 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3-1/2" DIK FOUND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 121 (VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 8 AND THE NORTHEAST CORNER OF LOT 5R IN BLOCK A OF VILLAGE AT STONEBRAR ADDITION, AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2016, PAGE 793 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 61° 31' 28" EAST AND FOLLOWING ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 121 AND THE NORTH LINE OF SAID LOT 8, PASSING AT A DISTANCE OF 100.00 FEET THE NORTHEAST CORNER OF SAID LOT 8, SAME BEING THE NORTHWEST CORNER OF LOT 10 IN BLOCK 1 OF SAID VILLAGE AT 121 ADDITION, CONTINUING FOR A TOTAL DISTANCE OF 128.93 FEET TO TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT WITH A BRASS CAP FOUND FOR CORNER;

THENCE NORTH 61° 29' 29" EAST AND CONTINUING ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 121 AND ALONG THE NORTHWEST LINE OF SAID LOT 10 FOR A DISTANCE OF 258.69 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID LOT 10, SAME BEING THE NORTHWEST CORNER OF LOT 1R IN BLOCK 1 OF SAID VILLAGE AT 121 ADDITION;

THENCE SOUTH 28° 35' 41" EAST AND FOLLOWING ALONG THE COMMON LINE OF SAID LOTS 5 AND 8 FOR A DISTANCE OF 470.71 FEET TO A POINT FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET WITH A CENTRAL ANGLE OF 61° 28' 25" AND A CHORD BEARING SOUTH 30° 41' 07" WEST AT A DISTANCE OF 40.87 FEET;

2. ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 42.89 FEET TO A POINT FOR CORNER;

3. SOUTH 00° 02' 06" EAST FOR A DISTANCE OF 76.79 FEET TO A POINT FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 80.00 FEET WITH A CENTRAL ANGLE OF 90° 00' 00" AND A CHORD BEARING SOUTH 44° 57' 54" WEST AT A DISTANCE OF 84.85 FEET;

4. ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 94.25 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 8;

THENCE SOUTH 89° 57' 54" WEST AND FOLLOWING ALONG THE COMMON LINE OF SAID LOTS 5 AND 8 FOR A DISTANCE OF 470.71 FEET TO A POINT FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 8 AND THE NORTHWEST CORNER OF SAID LOT 5 AND BEING IN THE EAST LINE OF LOT 6 IN BLOCK A OF THE VILLAGE AT STONEBRAR, AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2017, PAGE 41 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 00° 02' 06" WEST ALONG THE WEST LINE OF AFORESAID LOT 8 AND ALONG THE EAST LINE OF SAID LOT 6 AND PASSING AT A DISTANCE OF 189.14 FEET THE NORTHEAST CORNER OF SAID LOT 6 AND THE SOUTHEAST CORNER OF LOT 1R IN BLOCK A OF THE VILLAGE AT STONEBRAR, AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2010, PAGE 374 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS AND CONTINUING ALONG THE EAST LINE OF SAID LOT 1R AND PASSING THE NORTHEAST CORNER OF SAID LOT 1R AND THE SOUTHWEST CORNER OF AFORESAID LOT 5R AND CONTINUING ALONG THE WEST LINE OF AFORESAID LOT 8 AND THE EAST LINE OF SAID LOT 5R FOR A TOTAL DISTANCE OF 831.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.9779 ACRES (821,741 SQUARE FEET) OF LAND, MORE OR LESS.

NOTICE, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT 121 VILLAGE, LTD., AND 5540 STATE HIGHWAY 121, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PRELIMINARY PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 8, 9 AND 10, BLOCK 1, VILLAGE AT 121 ADDITION, AN ADDITION TO THE CITY OF PLANO, TEXAS, AND DOES HEREBY SUBMIT IN FREE SHARPE, TO THE CITY OF PLANO, TEXAS, FOR PUBLIC USE FOREVER, THE STREETS, ALLEYS, PUBLIC USE AREAS, AND EASEMENTS SHOWN THEREON. THE STREETS AND ALLEYS ARE DESIGNATED FOR STREET PURPOSES, THE EASEMENTS AND PUBLIC USE AREAS AS SHOWN, ARE DESIGNATED TO THE CITY OF PLANO, TEXAS, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR WITHIN THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF PLANO. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME, UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND CITY OF PLANO'S USE THEREOF. THE CITY OF PLANO AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF PLANO AND PUBLIC UTILITY ENTITIES SHALL, AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DESIGNATED AND SHOWN HEREON, A HARD SURFACE AND THAT HE (THEY) SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY OBSTRUCTIONS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR CONSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPROVEMENTS TO THE ACCESS AND EGRESS TO THE MAINTENANCE OF TRAVEL ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE "NO PARKING" SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE, STARTING "FIRE LANE, NO PARKING" THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANE AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE, IN, ON, UPON AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF PLANO, ITS AGENTS, EMPLOYEES, WORKMEN AND REPRESENTATIVES, INCLUDING BUT NOT LIMITED TO THE POLICE, TO ENTER UPON AND ACROSS SAID PREMISES.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF PLANO, TEXAS.

WITNESS MY HAND THIS THE _____ DAY OF _____ 2018.

121 VILLAGE, LTD., A TEXAS LIMITED PARTNERSHIP

BY: 121 VILLAGE, GP, INC., A TEXAS CORPORATION, ITS GENERAL PARTNER

BY: _____

PRINTED NAME: _____

TITLE: _____

WITNESS MY HAND THIS THE _____ DAY OF _____ 2018.

5540 STATE HIGHWAY 121, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

PRINTED NAME: _____

TITLE: _____

WITNESS MY HAND THIS THE _____ DAY OF _____ 2018.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID PETREE, DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PLANO.

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DAVID PETREE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____ 2018, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PLANO, TEXAS.

CHAIRMAN OF PLANNING AND ZONING COMMISSION _____ DATE _____

CITY SECRETARY, PLANNING AND ZONING COMMISSION OR CITY ENGINEER _____ DATE _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF _____
COUNTY OF _____



OWNER LOT 8:

5540 STATE HIGHWAY 121, LLC
1600 EAST PLANO PARKWAY
PLANO, TEXAS 75074

OWNER LOTS 9 & 10:

121 VILLAGE, LTD.
2000 MCKINNEY AVENUE, SUITE 1000
DALLAS, TEXAS 75201
(214) 358-4500
CONTACT: ROBERT DOZIER

SURVEYOR:

BLUE SKY SURVEYING & MAPPING CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS, 75229
(214) 358-4500
CONTACT: DAVID PETREE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890
TBPLS REGISTRATION NO. 10105700

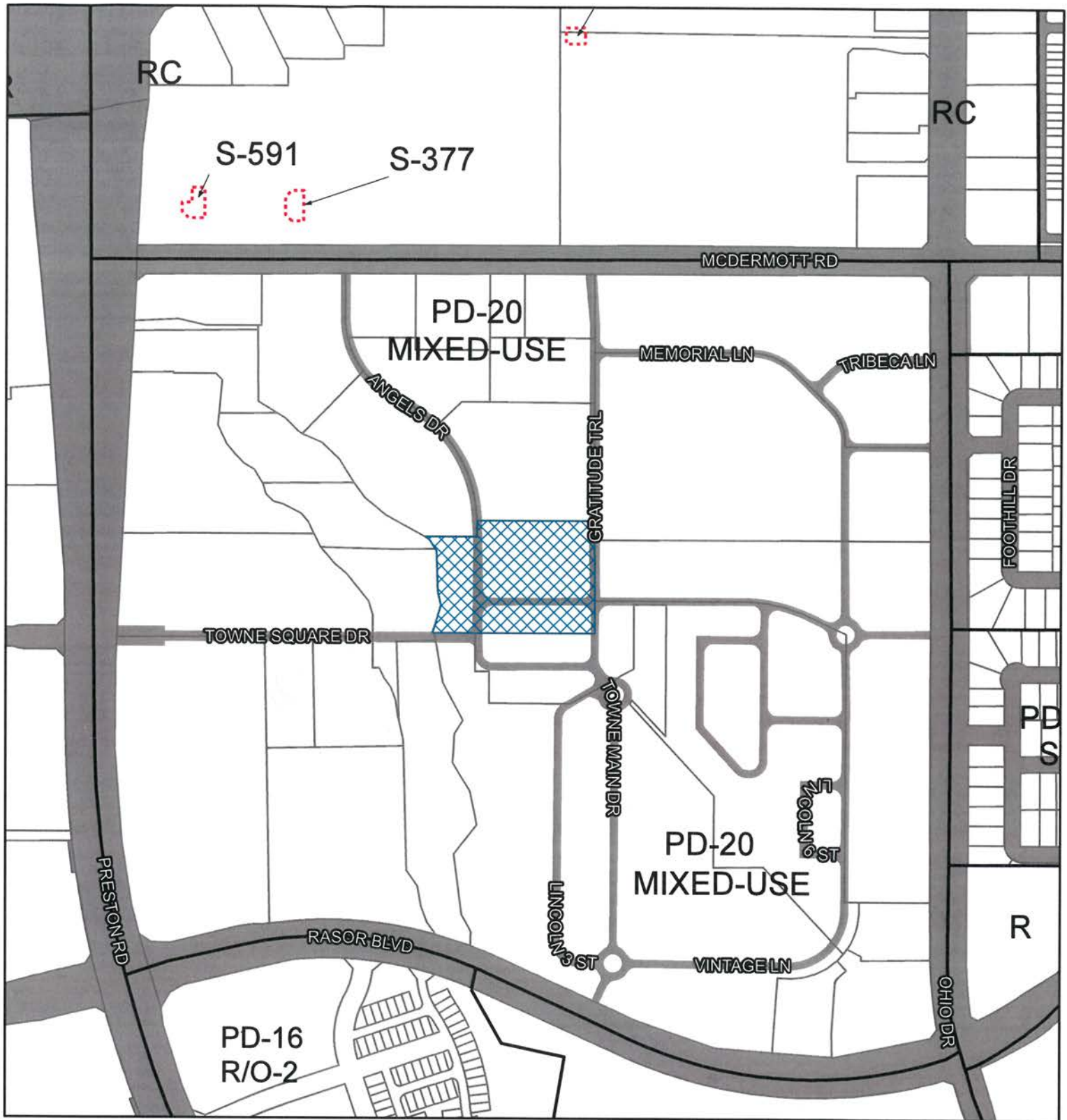
CITY PROJECT # FP2018-024

FINAL PLAT LOTS 8, 9, AND 10, BLOCK 1 VILLAGE AT 121 ADDITION

11.9779 ACRES OF LAND
IN THE JUBEEZ DIGMAN SURVEY, ABS. NO. 279
CITY OF PLANO, COLLIN COUNTY, TEXAS
BEING A REVISION OF
LOTS 1R, 5, 8, 9 & 10, BLOCK 1, VILLAGE AT 121 ADDITION
AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS
ACCORDING TO
THE CONVEYANCE PLAT FILED
FOR RECORD IN VOLUME 2017, PAGE 267
OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS



BLUE SKY
SURVEYING & MAPPING CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4501
JANET@BLUESKYSURVEYING.COM
TBPLS REGISTRATION NO. 10105700

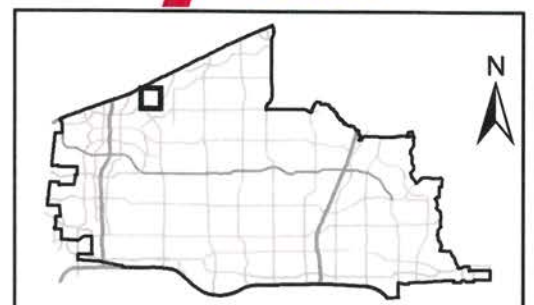


Item Submitted: Final Plat

Title: The Canal On Preston Addition, Block A, Lot 4

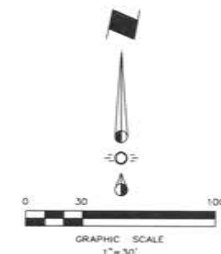
Zoning: Planned Development-20-Mixed Use

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



Source: City of Plano Planning Department

Curve Data Chart			
Inner	Outer	Inner	Outer
1 A=89°59'33" R=30.00' T=32.00' L=43.12'	A=89°59'33" R=32.00' T=32.00' L=43.12'	6 A=25°18'24" R=31.50' T=25.51' L=45.90'	
2 A=89°14'58" R=20.00' T=19.74' L=31.11'		7 A=21°54'36" R=62.50' T=22.12' L=23.90'	
3 A=90°40'00" R=20.00' T=20.00' L=31.88'			
4 A=89°59'58" R=20.00' T=20.00' L=31.42'			
5 A=90°00'00" R=30.00' T=30.00' L=47.12'			



SHEET 1 OF 2
FINAL PLAT
CITY PROJECT No. FP2018-002

THE CANAL ON PRESTON ADDITION

LOT 4, BLOCK A
Being All Of Conveyance Plat Lot 4, Block A
The Canal On Preston Addition
Recorded in Cabinet 2008, Page 275
3.794 Acres Situated In The
WILLIAM BROWN SURVEY ~ ABST. 66
PLANO, COLLIN COUNTY, TEXAS

Draft:
McDermott Plans, Senior Living, Ltd.
Attn: Matthew Stone
16800 Westgrove Drive, Suite 100
Addicks, TX 75001
Telephone: 214 265-8686

Engineer:
RLK Engineering, Inc.
Texas Registration No. 579
Attn: Seth Kelly
111 West Main Street
Allen, Texas 75013
Telephone: 972 359-1733

Surveyor:
Surdan Surveying, Inc.
Firm No. 10068500
Attn: David Surdan
P.O. Box 128
Anne, Texas 75409
Telephone: 972 924-8200
Job No. 2018-35
January 22, 2018

NOTE: 1" Iron Pins Shall Be Set At All Block Corners, Points of Curvature And Tangent, And Angle Points. 1/2" Iron Pins Shall Be Set At All Other Lot Corners.

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.

44-11-2018 - 10:30am

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF COLLIN

WHEREAS, McDermott Park Senior Living, Ltd. is the owner of a tract of land situated in the William Brown Survey, Abstract No. 66, City of Plano, Collin County, Texas, and being all of Lot 4, Block A, The Canal On Preston Addition, according to the Conveyance Plat recorded in Cabinet 2006, Page 275, Plat Records of Collin County, Texas, said tract being more particularly described as follows:

BEGINNING at an "x" cut found for corner at the most northerly north-west corner of said Lot 4, said point also being the southwest corner of Lot 5, Block A, The Canal On Preston as recorded in Cabinet 2012, Page 278, Plat Records of Collin County, Texas;

THENCE S89°15'15"E, with the south line of said Lot 5, a distance of 364.69 feet to an "x" cut found for corner, said point being the southeast corner of said Lot 5;

THENCE S00°44'32"W, with the west line of Lot 1, Block A, The Tribeca, an addition to the City of Plano as recorded in Cabinet 2008, Page 213, with the west line of Lot 3, Block A, The Lincoln At Towne Square Phase II, an addition to the City of Plano as recorded in Cabinet 2008, Page 690, and with the west line of Lot 2, Block A, The Lincoln At Towne Square Phase I, an addition to the City of Plano as recorded in Cabinet L, Page 672, all Plat Records of Collin County, Texas, a total distance of 350.00 feet to a brass monument found for corner;

THENCE N89°15'26"W, with the westernmost north line of the aforementioned Lot 2, Block A, The Lincoln At Towne Square Phase I, and with the north line of Lot 1, Block A, The Lincoln At Towne Square Phase I, as recorded in Cabinet L, Page 672, a total distance of 504.09 feet to an "x" cut found for corner;

THENCE N18°20'45"E, a distance of 90.75 feet to a capped 1/2" iron rod found for corner;

THENCE N11°30'47"W, a distance of 45.26 feet to a capped 1/2" iron rod found for corner;

THENCE N01°04'14"W, a distance of 127.27 feet to a capped 1/2" iron rod found for corner;

THENCE N31°54'38"W, a distance of 41.33 feet to a capped 1/2" iron rod found for corner;

THENCE N60°50'50"W, a distance of 15.34 feet to a capped 1/2" iron rod found for corner in the south line of Lot 2, Block A, The Canal On Preston as recorded in Cabinet 2014, Page 6, Plat Records of Collin County, Texas;

THENCE S89°15'15"E, with the south line of said Lot 2, a distance of 162.05 feet to an "x" cut found for corner, said point being the south-east corner of said Lot 2;

THENCE N00°00'32"W, with the east line of said Lot 2, a distance of 47.25 feet to an "x" cut set for corner, said point being the beginning of a curve to the left having a central angle of 00°22'37", a radius of 425.00 feet, a tangent length of 1.36 feet, and a chord bearing N00°11'40"W, 2.76 feet;

THENCE in a northerly direction along said curve to the left, and with the east line of the aforementioned Lot 2, an arc distance of 2.76 feet to the POINT OF BEGINNING AND CONTAINING 165,271 square feet, or 3.794 acres of land.

BASES OF BEARINGS:

Bearings are based on the Conveyance Plat of The Canal On Preston, Lots 4 and 5, Block A, recorded in Cabinet 2006, Page 275.

NOTE: 1" Iron Pins Shall Be Set At All Block Corners, Points of Curvature And Tangent, And Angle Points. 1/2" Iron Pins Shall Be Set At All Other Lot Corners.

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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT McDermott Park Senior Living, Ltd., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as The Canal On Preston Addition, Lot 4, Block A, an addition to the City of Plano, Texas, and does hereby dedicate, in fee simple, for public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Plano. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems on said Easements. The City of Plano and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, pottering, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time of procuring permission from anyone.

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

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

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

Witness my hand this _____ day of _____, 2018.

McDermott Park Senior Living, Ltd.
By: _____
Title: _____

STATE OF COUNTY OF

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

Given under my hand and seal of office this the _____ day of _____, 2018.

Notary Public in and for
The State of _____

CERTIFICATE OF APPROVAL

APPROVED this _____ day of _____, 2018,
by the Planning and Zoning Commission, City of Plano, Texas.

Chairman, Planning and Zoning Commission

STATE OF TEXAS COUNTY OF COLLIN

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

Given under my hand and seal of office this the _____ day of _____, 2018.

Notary Public in and for
The State of Texas

Secretary, Planning & Zoning Commission
Or City Engineer

STATE OF TEXAS COUNTY OF COLLIN

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

Given under my hand and seal of office this the _____ day of _____, 2018.

Notary Public in and for
The State of Texas

SURVEYOR'S CERTIFICATE

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



David J. Surdukan
Registration No. 4613

STATE OF TEXAS COUNTY OF COLLIN

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

Given under my hand and seal of office, this the _____ day of _____, 2018.

Notary Public in and for
The State of Texas

SHEET 2 OF 2

FINAL PLAT

CITY PROJECT No. FP2018-002

THE CANAL ON PRESTON ADDITION

LOT 4, BLOCK A

Being All Of Conveyance Plat Lot 4, Block A

The Canal On Preston Addition

Recorded in Cabinet 2006, Page 275

3.794 Acres Situated In The

WILLIAM BROWN SURVEY ~ ABST. 66

PLANO, COLLIN COUNTY, TEXAS

Owner:

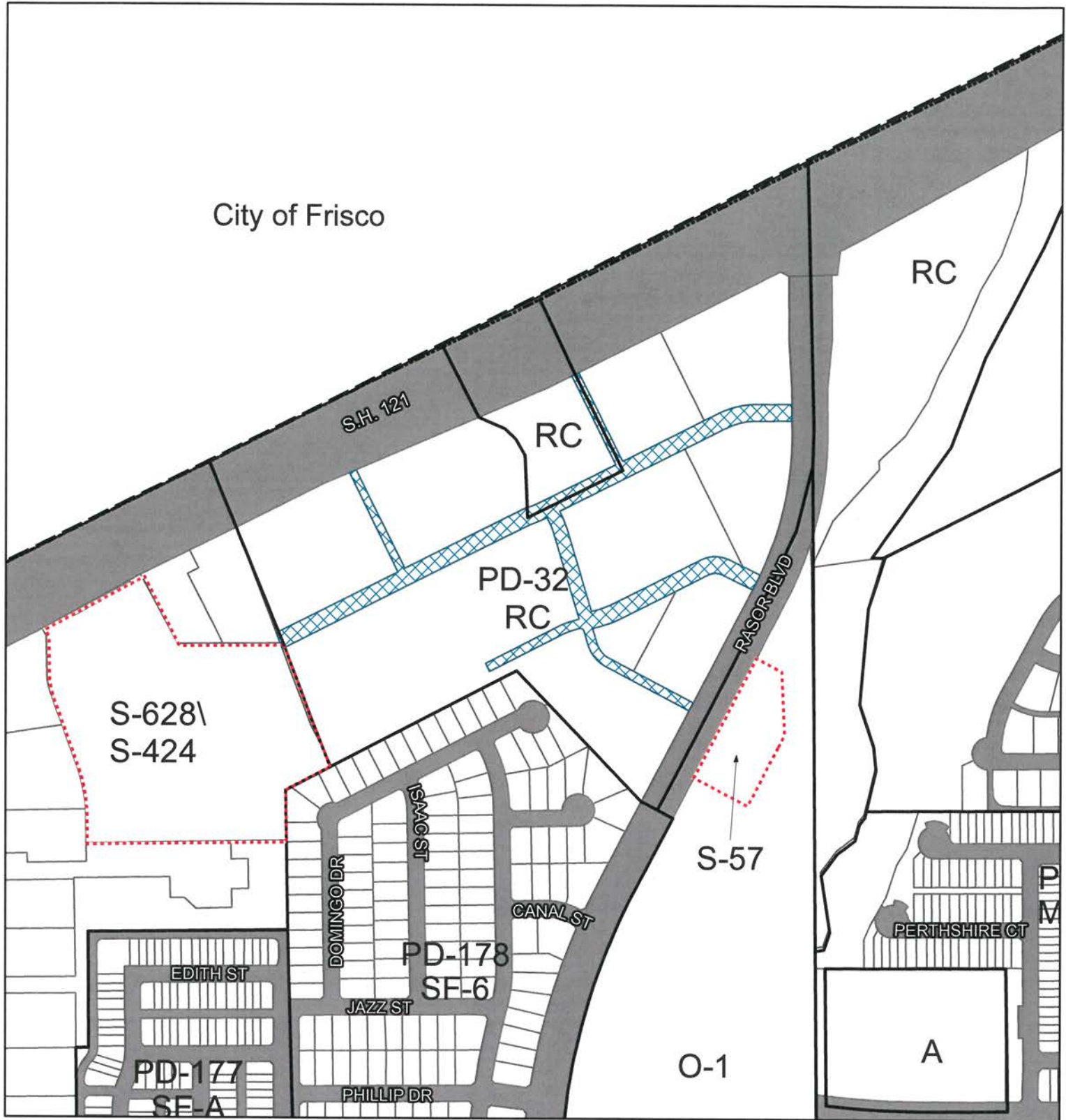
McDermott Park Senior Living, Ltd.
Attn: Matthew Stone
16800 Westgrove Drive, Suite 100
Addicks, TX 75001
Telephone 214 265-8686

Engineer:

RJK Engineering, Inc.
Texas Registration No. 579
Attn: Seth Kelly
111 West Main Street
Allen, Texas 75013
Telephone 972 358-1733

Surveyor:

Surdukan Surveying, Inc.
Firm No. 10089500
Attn: David Surdukan
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200
Job No. 2016-36
January 22, 2018

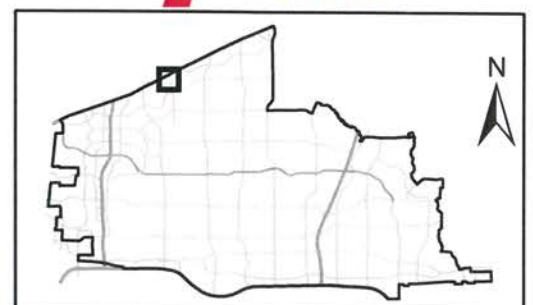


Item Submitted: Preliminary Site Plan

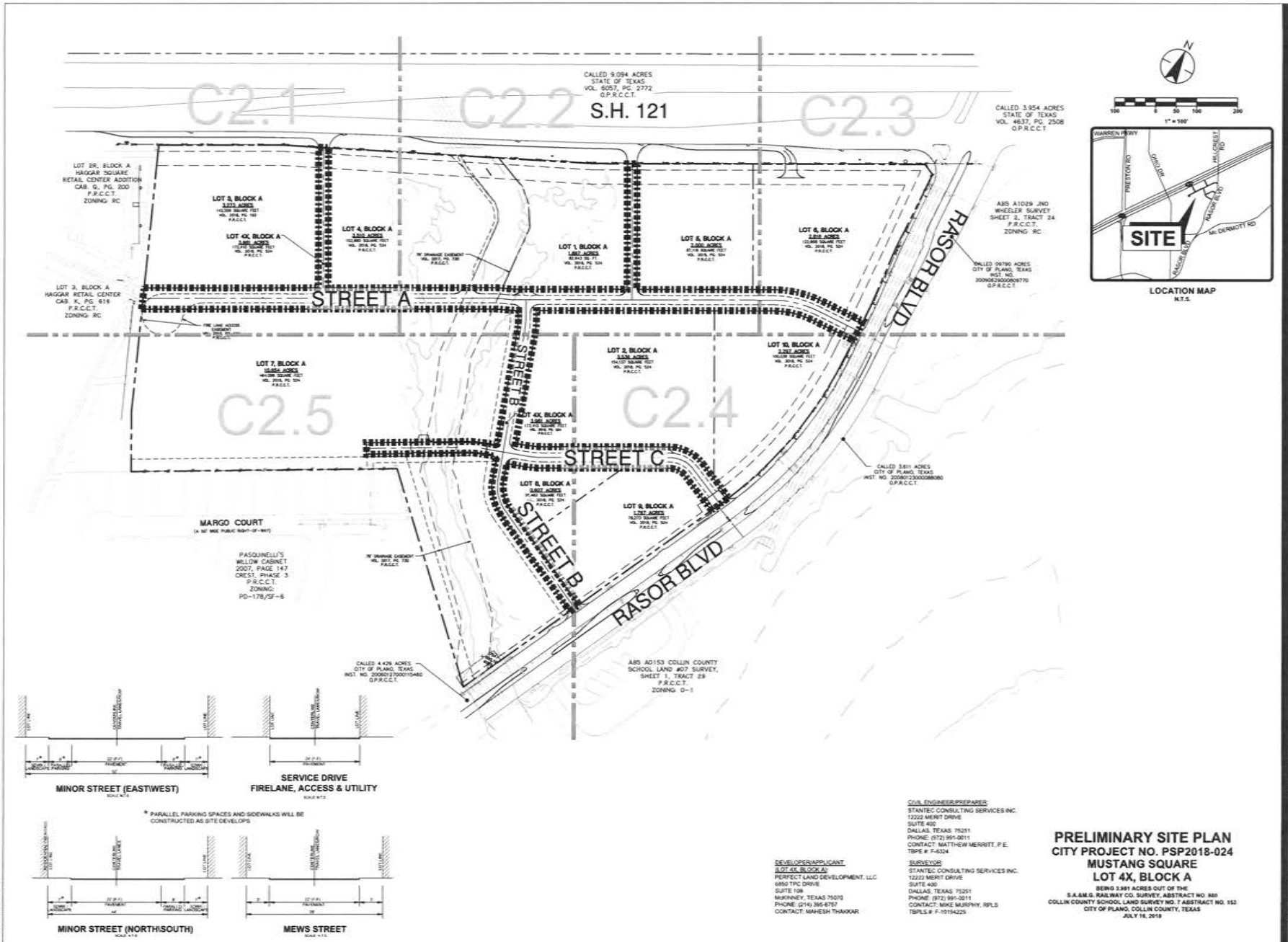
Title: Mustang Square, Block A, Lot 4X

Zoning: Regional Commercial/Planned Development-32-Regional Commercial/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



Revision	By	Date	Description
1	MM	07/14/2018	Initial
2	MM	07/14/2018	Revised
3	MM	07/14/2018	Revised
4	MM	07/14/2018	Revised
5	MM	07/14/2018	Revised
6	MM	07/14/2018	Revised
7	MM	07/14/2018	Revised
8	MM	07/14/2018	Revised
9	MM	07/14/2018	Revised
10	MM	07/14/2018	Revised
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13	MM	07/14/2018	Revised
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97	MM	07/14/2018	Revised
98	MM	07/14/2018	Revised
99	MM	07/14/2018	Revised
100	MM	07/14/2018	Revised

Client/Project
PERFECT LAND DEVELOPMENT, LLC

City of Plano, Collin County, Texas

Sheet
SITE PLAN

Permit-500

FOR REVIEW ONLY
Stantec
NOT FOR CONSTRUCTION

Project Number: 222011150
City: Plano, TX
Date: 07/14/2018
Scale: 1" = 40'

Revision: 0
Sheet: 2 of 6



LOCATION MAP
N.T.S.

SITE PLAN GENERAL NOTES:

- BUILDING 6,400 SQUARE FEET OR GREATER SHALL BE 10% FIRE SPRINKLED.
- FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
- UNDEVELOPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT ADOPTED INTERNATIONAL BUILDING CODE.
- FOUR-FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.4 FEET SHY OF THE PROPERTY LINE WITHIN THE RIGHT-OF-WAY, UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR A NEIGHBORING SIDEWALK OR AN ALTERNATE DESIGN IS APPROVED BY THE CITY. BARREN/FREE RAMPS, PER CITY STANDARDS, SHALL BE PROVIDED ON SIDEWALKS AT ALL CURB CROSSINGS.
- MEDICAL, UNITS, DUMPER, AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- ALL SIGNAGE CONFORMANCE UPON APPROVAL BY BUILDING INSPECTIONS DEPARTMENT.
- APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE, AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES.
- OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 6-4M OF THE CODE OF ORDINANCES.
- PLEASE CONTACT THE BUILDING INSPECTIONS DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
- ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES MUST BE UNDERGROUND.
- USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS: A. PARTICULATE MATTER, B. OXIDANT MATTER, C. SOOT, D. NOISE, E. VIBRATION, F. GLARE, G. HEAT, H. ODOUR, I. LIGHT POLLUTION, J. RADIO FREQUENCY INTERFERENCE, K. VISUAL QUALITY, L. AIR QUALITY, M. WATER QUALITY, N. SOIL QUALITY, O. OTHER PERFORMANCE STANDARDS.

LEGEND

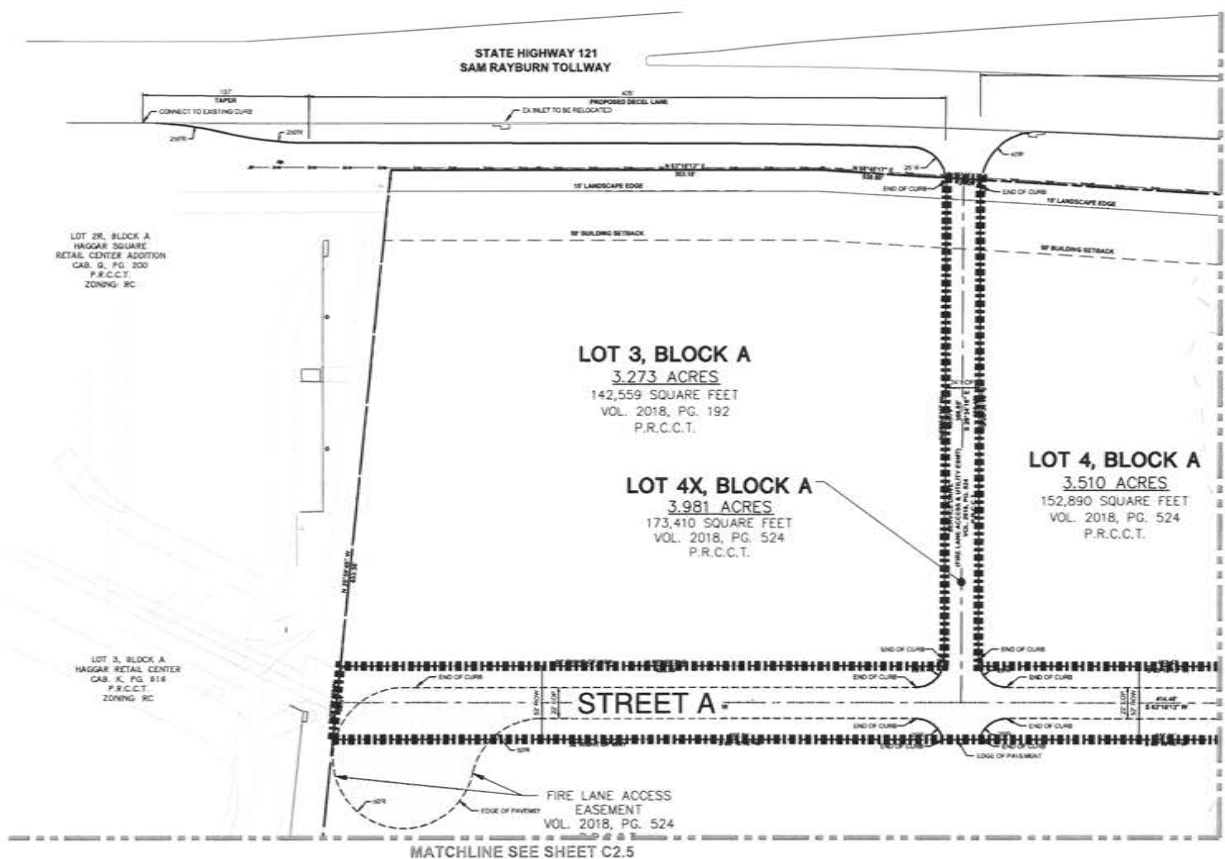
EXISTING CONTOUR	710
PROPERTY LINE	---
LANDSCAPE EDGE	---
SELDON	---
CENTROLINE	---
LOT LINE	---
FIRELANE	---
EDGE OF PAVEMENT @ 25'	---
CURB	---
EXISTING CURB	---
OVERHEAD UTILITY	---
EXISTING WATER	---
EXISTING WASTEWATER	---
EXISTING STORM	---
EXISTING FIRE HYDRANT	---
EXISTING WATER VALVE	---
EXISTING WATER TEE	---
EXISTING CATCHBASIN	---
EXISTING MANHOLE	---
PROPOSED FIRE LANE	---
ACCESS & UTILITY EASEMENT	---

CIVIL ENGINEER/PREPARED
STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE
SUITE 400
DALLAS, TEXAS 75251
PHONE: (214) 355-4757
CONTACT: MATTHEW MERRITT, P.E.
TSPS # F-4304

SURVEYOR
STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE
SUITE 400
DALLAS, TEXAS 75251
PHONE: (214) 355-4757
CONTACT: MIKE MURPHY, RPS
TSPS # F-10194229

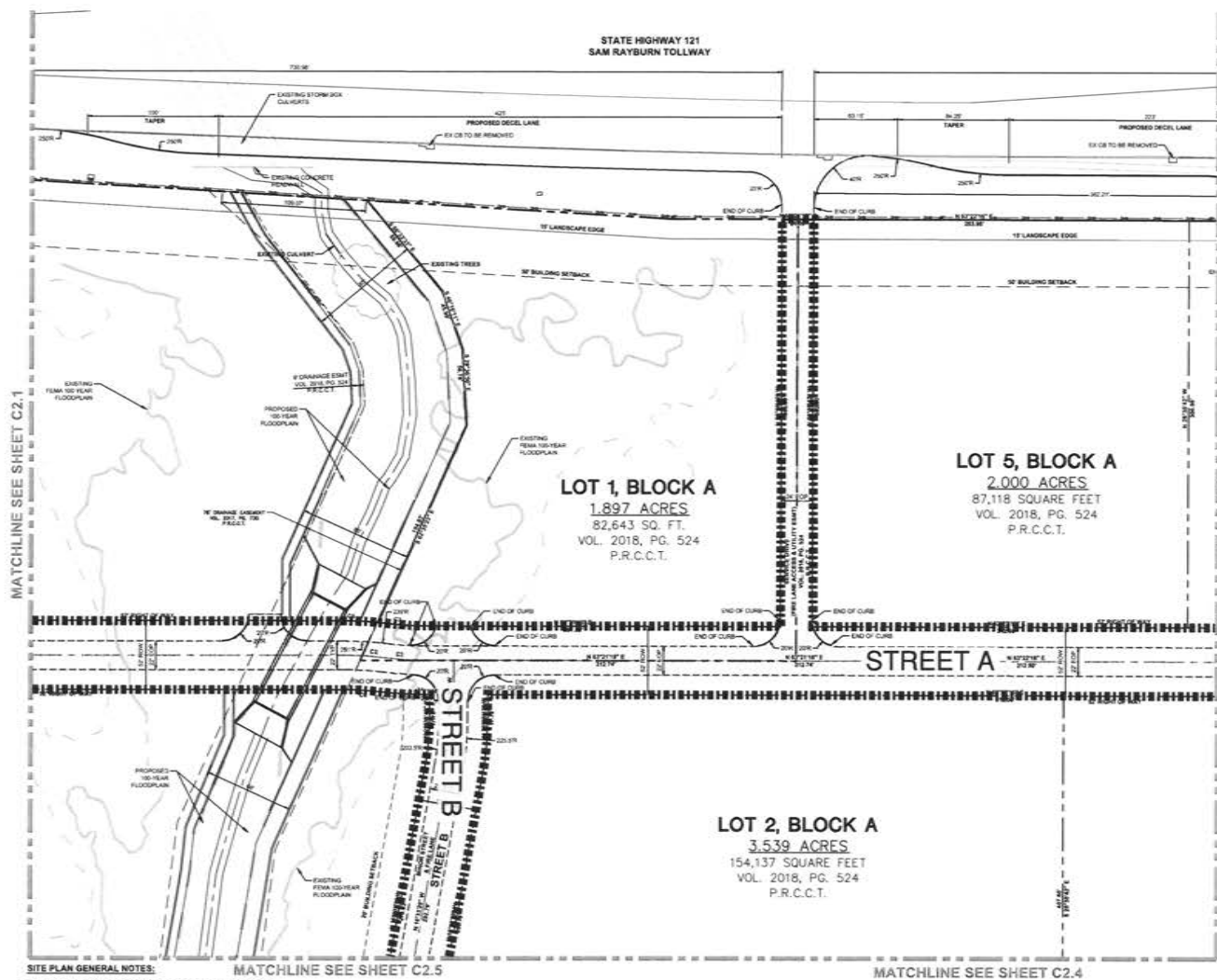
DEVELOPER/APPPLICANT
LOT 4X, BLOCK A
PERFECT LAND DEVELOPMENT, LLC
6800 TPC DRIVE
SUITE 100
MCKINNEY, TEXAS 75070
PHONE: (214) 355-4757
CONTACT: MANISH THAKUR

PRELIMINARY SITE PLAN
CITY PROJECT NO. PSP2018-024
MUSTANG SQUARE
LOT 4X, BLOCK A
BEING 3.981 ACRES OUT OF THE
S.A.M.G. RAILWAY CO. SURVEY, ABSTRACT NO. 880
COLLIN COUNTY SCHOOLS LAND SURVEY NO. 7 ABSTRACT NO. 153
CITY OF PLANO, COLLIN COUNTY, TEXAS
JULY 14, 2018



CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	5.87	20.00	14°10'34"	9.99	S10° 27' 42" W
C2	30.40	200.00	9°10'52"	30.40	S60° 47' 35.52" W
C3	30.24	200.00	9°10'51"	30.22	S60° 48' 11.70" W
C4	27.20	224.00	9°10'52"	27.20	S60° 47' 35.52" W
C5	30.80	274.00	7°50'17"	30.80	S60° 27' 04.00" W
C6	32.80	274.00	9°10'51"	32.80	S60° 42' 35.52" W
C7	20.80	244.00	9°47'42"	20.82	S60° 40' 09.10" W
C8	114.40	250.00	20°12'21"	114.42	S10° 28' 35.52" W
C9	126.20	274.00	20°12'21"	126.22	S10° 28' 35.52" W
C10	162.40	224.00	20°12'21"	162.42	S10° 28' 35.52" W
C11	27.70	274.00	10°10'12"	27.71	S60° 38' 05.20" W
C12	40.70	250.00	10°10'12"	40.71	S60° 38' 05.20" W
C13	40.40	264.00	10°10'12"	40.42	S60° 38' 05.20" W
C14	44.10	230.00	10°10'12"	44.12	S60° 38' 05.20" W
C15	4.20	10.00	12°28'42"	4.20	S60° 32' 14.80" W
C16	10.00	10.00	17°00'00"	10.00	S60° 32' 28.00" W
C17	44.00	200.00	10°10'12"	44.00	S60° 37' 34.80" W
C18	24.40	224.00	10°10'12"	24.40	S60° 37' 34.80" W
C19	40.80	274.00	10°10'12"	40.80	S60° 37' 34.80" W
C20	90.80	274.00	40°40'00"	90.80	S20° 22' 43.80" W
C21	70.72	180.00	40°40'00"	70.72	S20° 22' 43.80" W
C22	80.80	80.00	40°40'00"	80.78	S20° 22' 43.80" W
C23	44.00	40.00	52°12'12"	42.90	S60° 38' 04.60" W
C24	67.80	14.00	52°12'12"	60.52	S60° 38' 04.60" W
C25	67.72	180.00	52°12'12"	60.50	S60° 38' 04.60" W
C26	62.40	140.70	7°10'17"	62.40	N60° 10' 17" E
C27	38.40	38.70	89°10'00"	38.71	N60° 10' 16.00" E

12222 MERIT DRIVE, SUITE 400, DALLAS, TEXAS 75251 (214) 355-4757
www.stantec.com



LEGEND

EXISTING CONTOUR	7.10
PROPOSED LINE	
LANDSCAPE EDGE	
UTILITY	
CENTERLINE	
15' LINE	
PAVEMENT	
EDGE OF PAVEMENT (EOP)	
CURB	
EXISTING CURB	
OVERHEAD UTILITY	
EXISTING WATER	
EXISTING UNDERWATER	
EXISTING STORM	
EXISTING FILL HYDRAULIC	
EXISTING WATER VALVE	
EXISTING WATER TIE	
EXISTING CATCHBASIN	
EXISTING MANHOLE	
PROPOSED LINE	
ACCESS & UTILITY EASEMENT	

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	5.81	28.30	147°12'38"	5.80	N87°22'42"W
C2	38.48	258.00	8°58'32"	38.44	S88°47'38.53"W
C3	36.38	258.00	8°58'32"	36.34	S88°47'38.53"W
C4	37.39	258.00	8°58'32"	37.35	S88°47'38.53"W
C5	38.49	274.89	7°59'21"	38.45	S88°27'18.89"W
C6	32.98	274.89	7°59'21"	32.94	S88°47'38.53"W
C7	28.34	244.00	8°47'42"	28.32	S88°47'38.53"W
C8	114.42	258.00	28°12'22"	113.42	S79°28'38.53"W
C9	108.32	274.89	28°12'22"	108.22	S79°28'38.53"W
C10	140.57	258.00	28°12'22"	140.52	S79°28'38.53"W
C11	137.79	274.89	18°58'12"	137.71	S82°38'38.53"W
C12	46.78	258.00	18°58'12"	46.71	S88°04'38.53"W
C13	48.48	254.00	18°42'18"	48.32	S88°04'38.53"W
C14	44.98	258.00	18°42'18"	44.92	S88°04'38.53"W
C15	4.25	18.30	12°38'42"	4.24	N87°52'14.58"W
C16	18.88	18.30	21°38'38"	18.82	N87°52'14.58"W
C17	44.81	258.00	18°58'12"	44.80	S88°22'38.53"W
C18	38.47	258.00	18°58'12"	38.46	S88°22'38.53"W
C19	38.47	258.00	18°58'12"	38.46	S88°22'38.53"W
C20	48.82	48.80	92°35'12"	48.80	S88°22'38.53"W
C21	47.88	74.80	92°35'12"	47.87	S88°22'38.53"W
C22	81.72	188.80	87°35'12"	81.80	S88°22'38.53"W
C23	82.82	140.72	2°57'28"	82.81	N87°11'37.53"W
C24	38.47	38.70	92°38'38"	38.71	S88°22'38.53"W

SITE PLAN GENERAL NOTES

1. BUILDING LINE SQUARE FEET OR GREATER SHALL BE UTILIZED FOR:
2. FIRE LINES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
3. HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENTLY ADOPTED INTERNATIONAL BUILDING CODE.
4. FOURFOOT WIDE SIDEWALKS SHALL BE PROVIDED 11 FEET OFF OF THE PROPERTY LINE WITHIN THE RIGHTS-OF-WAY, UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR A REASONABLE SIDEWALK OR AN ALTERNATIVE DESIGN IS APPROVED BY THE CITY. SIDEWALK-FREE RAMP FOR CITY STANDARDS, SHALL BE PROVIDED ON SIDEWALKS AT ALL CURB CROSSINGS.
5. MECHANICAL UNITS, DUMPSTER, AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
6. ALL SIGNAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTIONS DEPARTMENT.
7. APPROVAL OF THE SITE PLAN IS NOT FINAL, UNTIL ALL ENGINEERING PLANS ARE APPROVED.
8. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
9. BUILDING FACILITIES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES.
10. OUTDOOR LIGHTING SHALL COMPLY WITH ALBUQUERQUE STANDARDS WITHIN SECTION 4.6.6 OF THE CODE OF ORDINANCES.
11. PLEASE CONTACT THE BUILDING INSPECTIONS DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
12. ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES MUST BE UNDERGROUND.
13. USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN ARTICLE 34 OF THE ZONING ORDINANCE, NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARDOUS MATERIAL, TOXIC AND HAZARDOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.

MATCHLINE SEE SHEET C2.4

DEVELOPER/APPLICANT
LOT 1, BLOCK A
 PERFECT LAND DEVELOPMENT, LLC
 SUITE 108
 MAKANEY, TEXAS 75203
 PHONE: (214) 356-6751
 CONTACT: MATTHEW THAKKAR

CITY ENGINEER/SEALER
 STANTEC CONSULTING SERVICES INC.
 12222 MERIT DRIVE
 SUITE 400
 DALLAS, TEXAS 75251
 PHONE: (972) 991-0011
 CONTACT: MATTHEW MERRITT, P.E.
 TEMPL # P-4324

SURVEYOR
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 12222 MERIT DRIVE
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 CONTACT: MIKE MURPHY, RPLS
 TEMPL # P-12184229

PRELIMINARY SITE PLAN CITY PROJECT NO. PSP2018-024 MUSTANG SQUARE LOT 4X, BLOCK A

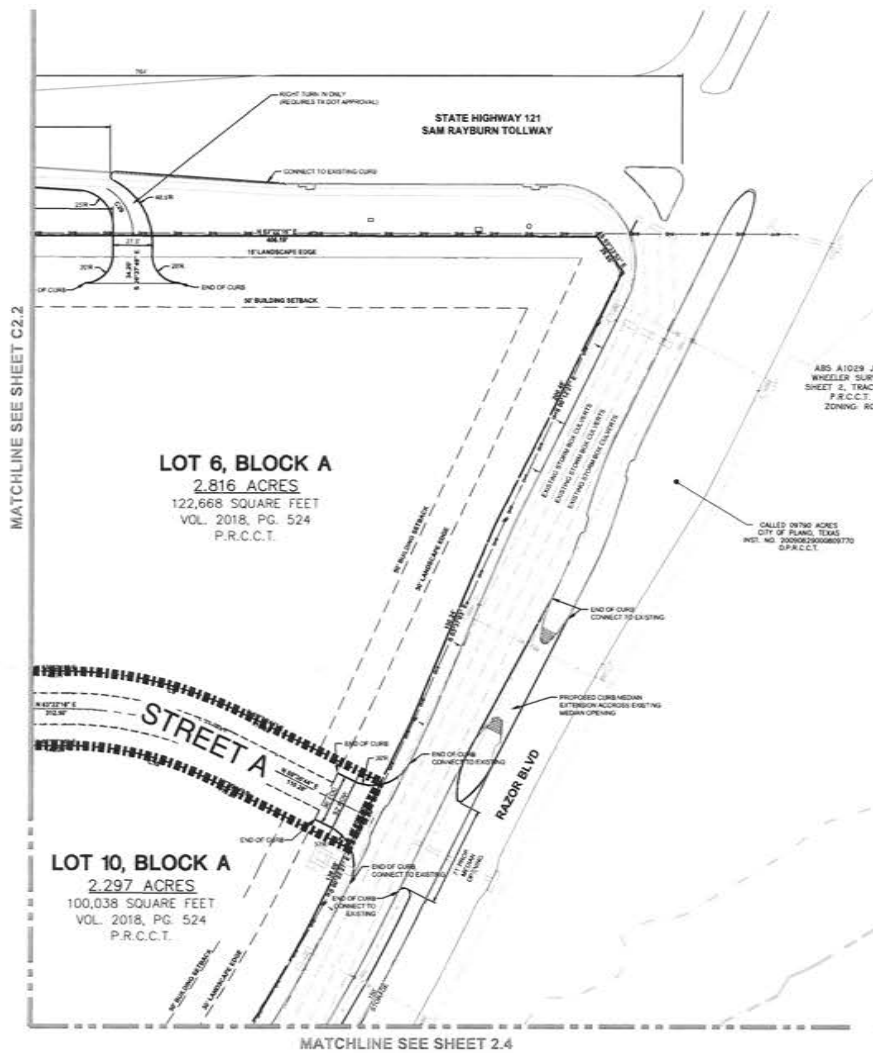
BEING 3.981 ACRES OUT OF THE
 S.A.M.G. RAILWAY CO. SURVEY, ABSTRACT NO. 885
 COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 153
 CITY OF PLANO, COLLIN COUNTY, TEXAS
 JULY 18, 2018



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 Dallas, TX 75251
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Revision	By	Date	Description
1	MM	7/18/2018	Initial
2	MM	7/18/2018	Revised
3	MM	7/18/2018	Revised
4	MM	7/18/2018	Revised
5	MM	7/18/2018	Revised
6	MM	7/18/2018	Revised
7	MM	7/18/2018	Revised
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96	MM	7/18/2018	Revised
97	MM	7/18/2018	Revised
98	MM	7/18/2018	Revised
99	MM	7/18/2018	Revised
100	MM	7/18/2018	Revised

City of Project
 PERFECT LAND DEVELOPMENT, LLC
 CITY OF PLANO, COLLIN COUNTY, TEXAS
 THE
 SITE PLAN
 222011150
 Drawing No. C2.2
 Revision: Sheet
 0 3 of 6



LEGEND

EXISTING CONTOUR	---	710
PROPERTY LINE	---	
LANDSCAPE EDGE	---	
SETBACK	---	
CENTERLINE	---	
LOT LINE	---	
PRELIM	---	
EDGE OF PAVEMENT (TOP)	---	
CURB	---	
EXISTING CURB	---	
OVERHEAD UTILITY	---	
EXISTING WATER	---	
EXISTING WATERWATER	---	
EXISTING STORM	---	
EXISTING FIRE HYDRANT	---	
EXISTING WATER PUMP	---	
EXISTING WATER TEE	---	
EXISTING CATCHBASIN	---	
EXISTING MANHOLE	---	
PROPOSED PRELIM	---	
ACCESS & UTILITY EASEMENT	---	



SITE PLAN GENERAL NOTES:

- BUILDINGS 4,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
- FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
- HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
- FOUR-FEET WIDE SIDEWALKS SHALL BE PROVIDED 10 FEET OFF OF THE PROPERTY LINE WITHIN THE RIGHT-OF-WAY, UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR A HANDICAPPED SIDEWALK. ON AN ALTERNATE DESIGN IS APPROVED BY THE CITY. SIDEWALKS SHALL BE PROVIDED ON SIDEWALKS AT ALL CURB CROSSINGS.
- MECHANICAL, WASTE, COMPUTER, AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- ALL SIGNAGE COMPLIANT UPON APPROVAL BY BUILDING INSPECTIONS DEPARTMENT.
- APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE, AS PROVIDED IN THE SETBACK, CORNER DESIGN ORDINANCES.
- OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 6-4-06 OF THE CODE OF ORDINANCES.
- PLEASE CONTACT THE BUILDING INSPECTIONS DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
- ALL ELECTRICAL TRANSMISSION, DISTRIBUTION AND SERVICE LINES MUST BE UNDERGROUND.
- USES SHALL CONFORM TO OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN ARTICLE 12 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, DODGUS MATTER, FIRE OR EXPLOSIVE HAZARD MATERIAL, TOXIC AND VOLATILE MATTER, IRRADIATION, AND/OR OTHER PERFORMANCE STANDARDS.

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	5.87	25.00	147°58'	5.86	S89°23'44"W
C2	36.46	250.00	8°16'51"	36.44	S89°47'38.52"W
C3	36.24	250.00	8°16'41"	36.22	S89°48'11.70"W
C4	37.25	250.00	8°16'54"	37.23	S89°47'38.52"W
C5	36.89	274.00	7°59'11"	36.86	S89°27'19.90"W
C6	36.89	274.00	8°16'41"	36.86	S89°47'38.52"W
C7	36.94	264.00	8°16'42"	36.92	S89°47'38.52"W
C8	114.40	250.00	28°12'21"	113.42	S73°28'38.87"W
C9	128.22	274.00	28°12'21"	126.22	S73°28'38.87"W
C10	162.52	224.00	28°12'21"	161.52	S73°28'38.87"W
C11	37.70	274.00	18°18'12"	37.71	S67°38'30.32"W
C12	46.76	280.00	18°18'12"	46.71	S67°04'51.90"W
C13	46.80	280.00	18°18'12"	46.72	S67°04'51.90"W
C14	44.16	235.00	18°18'12"	44.16	S67°04'51.90"W
C15	4.25	15.00	12°28'04"	4.24	S67°32'16.90"W
C16	14.86	15.00	27°09'08"	14.82	S67°32'28.80"W
C17	44.81	250.00	18°18'12"	44.80	S67°27'34.80"W
C18	38.42	224.00	18°18'12"	38.38	S67°27'34.80"W
C19	46.59	274.00	18°18'12"	46.52	S67°27'34.80"W
C20	36.89	174.00	48°16'38"	36.86	S59°23'43.80"W
C21	70.72	188.00	48°16'38"	70.68	S59°23'43.80"W
C22	68.90	90.00	48°16'38"	68.76	S59°23'43.80"W
C23	44.87	48.00	52°13'51"	44.80	S59°38'04.52"W
C24	67.86	74.00	52°13'51"	67.82	S59°38'04.52"W
C25	91.72	188.00	52°13'51"	91.68	S59°38'04.52"W
C26	52.82	1402.70	2°13'28"	52.81	S67°11'37.30"W
C27	36.46	36.70	89°56'04"	36.71	S68°38'16.80"W

PRELIMINARY SITE PLAN CITY PROJECT NO. PSP2018-024 MUSTANG SQUARE LOT 4X, BLOCK A

BEING 2.881 ACRES OUT OF THE
S.A.M.G. RAILWAY CO. SURVEY, ABSTRACT NO. 889
COLLIN COUNTY SCHOOL LAND SURVEY NO. 7 ABSTRACT NO. 152
CITY OF PLANO, COLLIN COUNTY, TEXAS
JULY 18, 2018

DEVELOPER/APPLICANT:
LOT 4X BLOCK A
PERFECT LAND DEVELOPMENT, LLC
8650 TPC DRIVE
SUITE 150
MCKINNEY, TEXAS 75070
PHONE: (214) 365-4707
CONTACT: MANISH THAKUR

CIVIL ENGINEER/PREPARED:
STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE
SUITE 400
DALLAS, TEXAS 75251
PHONE: (972) 951-0011
CONTACT: MATTHEW MERRITT, P.E.
TYPE 4 - F-6324

SURVEYOR:
STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE
SUITE 400
DALLAS, TEXAS 75251
PHONE: (972) 951-0011
CONTACT: MIKE MURPHY, RPLS
TYPE 4 - F-101222

Client/Project
PERFECT LAND DEVELOPMENT, LLC

Permit/Scale



Project Number	222011130
File Name	11-20-2018-02-02-00
Drawn	AC
Check	AC
Scale	AS SHOWN
Sheet	C2.3

Revision

0

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0

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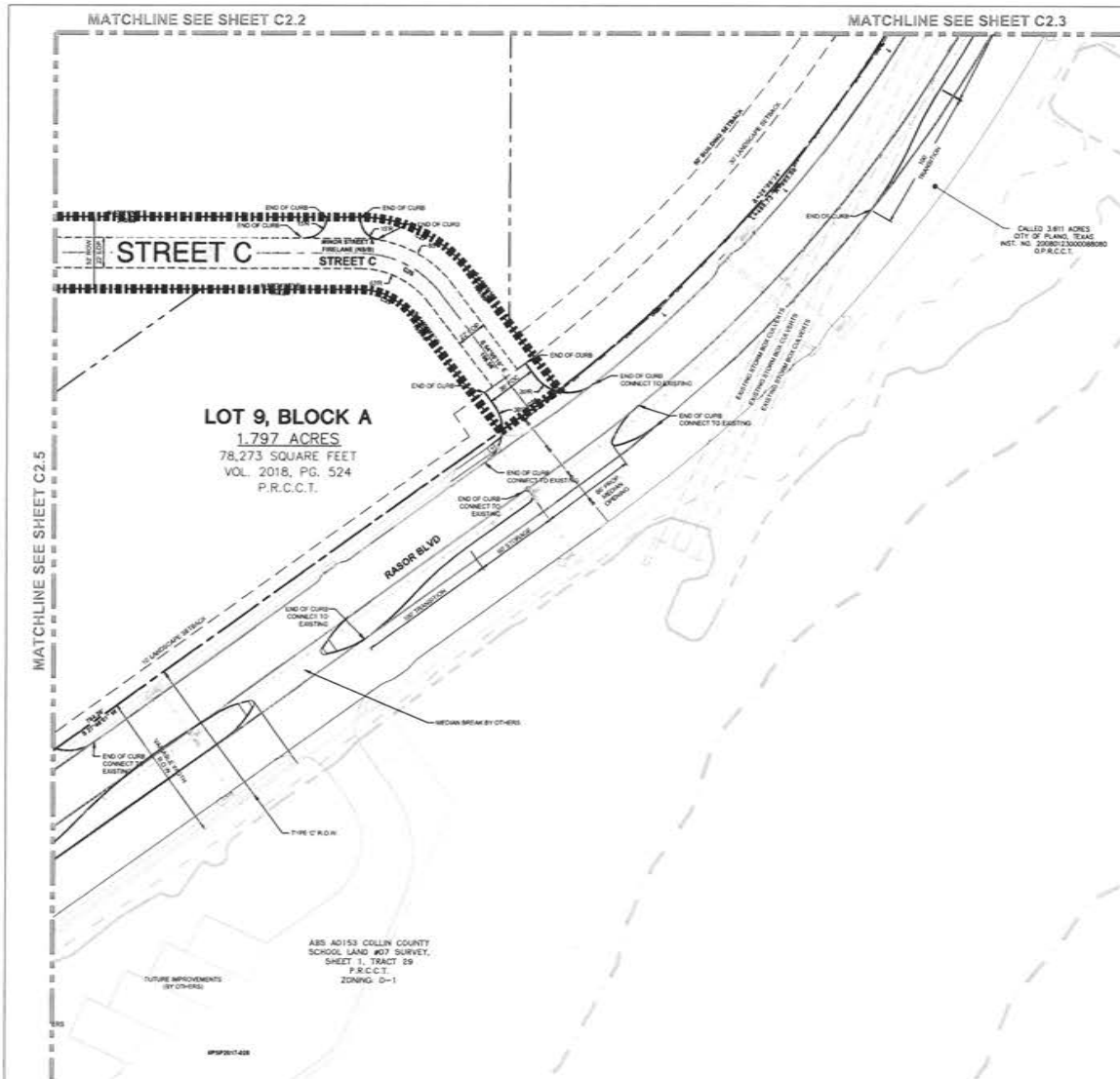
4 of 5

0

4 of 5

0

4 of 5



LEGEND

EXISTING CONTOUR	710
PROPERTY LINE	---
LANDSCAPE EDGE	---
SETBACK	---
CENTERLINE	---
LOST LINE	---
PRELIM	---
EDGE OF PAVEMENT (EOP)	---
CURB	---
EXISTING CURB	---
OVERHEAD UTILITY	---
EXISTING WATER	---
EXISTING WATERWHEEL	---
EXISTING STORM	---
EXISTING FIRE HYDRANT	---
EXISTING WATER VALVE	---
EXISTING WATER TIE	---
EXISTING CATCHBASIN	---
EXISTING MANHOLE	---
PROPOSED FIRE LANE	---
ACCESS & UTILITY EASEMENT	---

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	5.81	25.00	142°15'00"	5.80	N107°27'42"W
C2	36.40	250.00	8°10'52"	36.44	S60°47'38.02"W
C3	36.26	250.00	8°10'54"	36.22	N60°48'11.71"E
C4	37.28	224.00	8°10'52"	37.28	S60°47'38.02"W
C5	36.88	270.00	7°20'51"	36.80	N60°27'18.80"E
C6	32.96	270.00	8°10'54"	32.96	S60°47'38.02"W
C7	35.96	344.00	6°14'47"	35.92	N60°45'38.12"E
C8	114.62	250.00	20°12'23"	113.62	S10°38'38.87"W
C9	126.22	270.00	20°12'23"	125.22	S10°38'38.87"W
C10	160.52	224.00	20°12'23"	159.52	S10°38'38.87"W
C11	27.78	274.00	10°10'12"	27.71	N20°38'58.27"W
C12	46.78	260.00	10°10'12"	46.71	S60°48'51.00"W
C13	26.46	260.00	10°10'12"	26.32	S60°48'51.00"W
C14	46.18	224.00	10°10'12"	46.10	S60°54'31.00"W
C15	4.33	16.00	10°28'42"	4.33	N53°52'14.00"E
C16	16.86	16.00	27°29'38"	16.82	N61°22'28.00"W
C17	44.91	250.00	10°10'12"	43.90	N60°22'56.00"E
C18	36.43	224.00	10°10'12"	36.38	N60°22'56.00"E
C19	46.39	270.00	10°10'12"	46.32	N60°22'56.00"E
C20	36.88	270.00	10°10'12"	36.80	S60°22'56.00"E
C21	37.72	160.00	40°46'38"	37.42	S30°22'43.00"E
C22	56.50	36.00	40°46'38"	56.70	S30°22'43.00"E
C23	44.82	40.00	50°22'31"	43.59	S60°38'54.00"W
C24	67.88	74.00	50°22'31"	68.52	S60°38'54.00"W
C25	51.79	160.00	50°22'31"	50.50	S60°38'54.00"W
C26	13.52	1402.78	2°17'28"	13.51	N33°11'31.30"E
C27	38.44	36.75	50°18'00"	38.71	N60°30'18.00"W



SITE PLAN GENERAL NOTES:

- BUILDINGS 4,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
- FIRE LINES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
- PAVEMENTED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
- FOUR FOOT WIDE SIDEWALKS SHALL BE PROVIDED 5.0 FEET OFF OF THE PROPERTY LINE WITHIN THE RIGHTS-OF-WAY. UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR A REARDOOR SIDEWALK OR AN ALTERNATE DESIGN IS APPROVED BY THE CITY. SIDEWALK RAMP, PER CITY STANDARDS, SHALL BE PROVIDED OR SIDEWALKS AT ALL CURB CROSSINGS.
- MECHANICAL, UNITS, DUMPSTER, AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- ALL SEWAGE 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 4.4.4 OF THE CODE OF ORDINANCES.
- PLEASE CONTACT THE BUILDING INSPECTIONS DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
- ALL ELECTRICAL TRANSMISSION, DISTRIBUTION AND SERVICE LINES MUST BE UNDERGROUND.
- USERS SHALL CONFORM IN OPERATION, LOCATION AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN ARTICLE 18 OF THE ZONING ORDINANCE. NOISE, SHAKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARDOUS MATERIAL, TOXIC AND RADIOACTIVE MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.

PRELIMINARY SITE PLAN
CITY PROJECT NO. PSP2018-024
MUSTANG SQUARE
LOT 4X, BLOCK A
 BEING 3.941 ACRES OUT OF THE
 S.A.M.G. RAILWAY CO. SURVEY, ABSTRACT NO. 880
 COLLIN COUNTY SCHOOL LAND SURVEY NO. 7 ABSTRACT NO. 153
 CITY OF PLANO, COLLIN COUNTY, TEXAS
 JULY 14, 2018

DEVELOPER/APPLICANT
 20714X BLOCK A
 PERFECT LAND DEVELOPMENT, LLC
 6850 TPC DRIVE
 SUITE 100
 MCKINNEY, TEXAS 75070
 PHONE: (214) 395-4753
 CONTACT: MATTHEW MERRITT, P.E.
 TITLE: P.E.

CIVIL ENGINEER/PROFESSIONAL
 STANTEC CONSULTING SERVICES INC.
 12222 MORT DRIVE
 SUITE 400
 DALLAS, TEXAS 75251
 PHONE: (972) 581-0011
 CONTACT: MIKE MURPHY, RPLS
 TITLE: P.E.

SURVEYOR
 STANTEC CONSULTING SERVICES INC.
 12222 MORT DRIVE
 SUITE 400
 DALLAS, TEXAS 75251
 PHONE: (972) 581-0011
 CONTACT: MIKE MURPHY, RPLS
 TITLE: P.E.



Revision	By	Date	Description
1	MM	7/14/2018	ISSUED FOR REVIEW

City of Plano, Collin County, Texas

THE

SITE PLAN

Permit No.

220111150

FOR REVIEW ONLY

Stantec

12222 MORT DRIVE

SUITE 400

DALLAS, TEXAS 75251

PHONE: (972) 581-0011

FAX: (972) 581-0011

WWW.STANTEC.COM

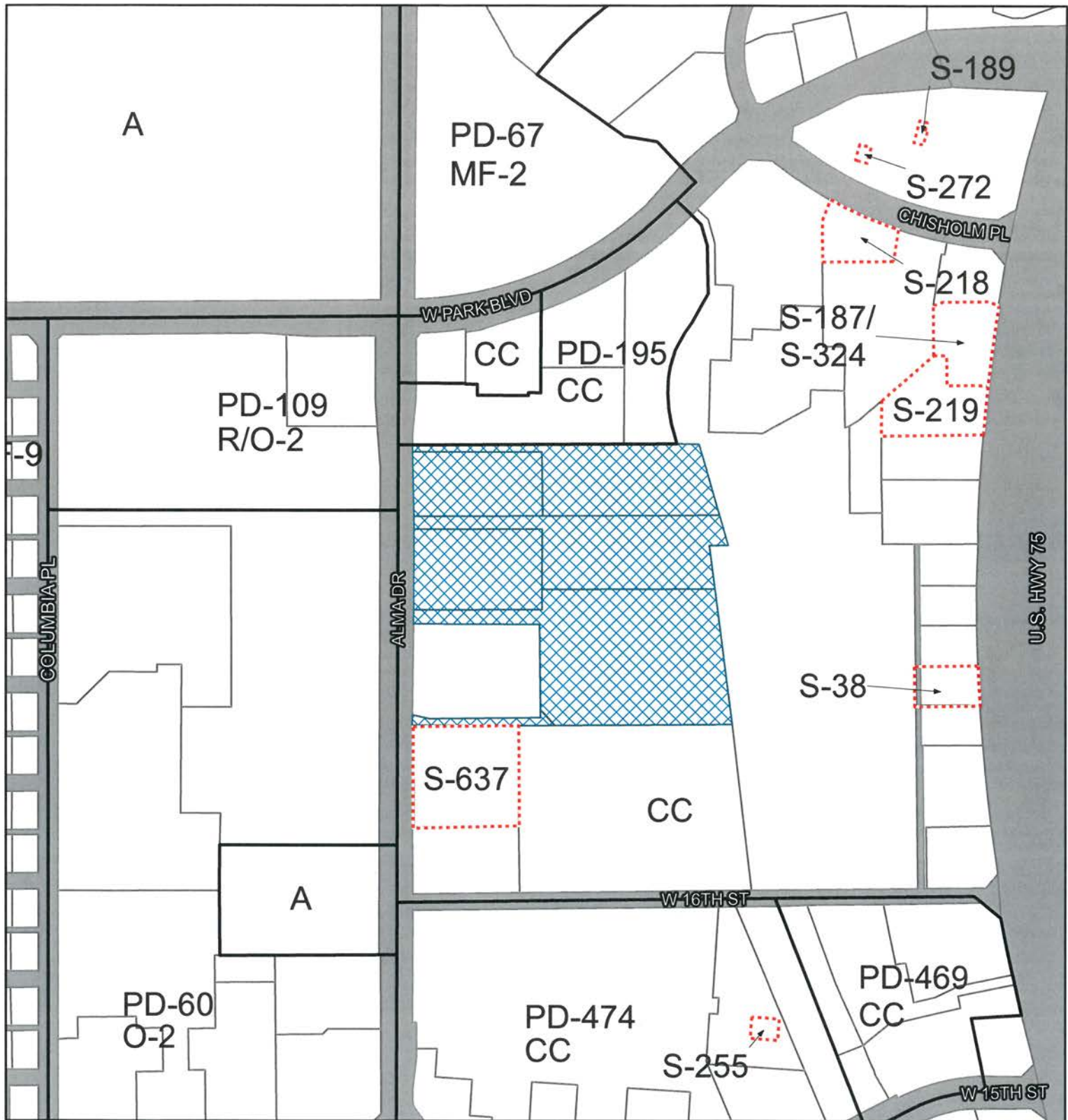
Revision

Sheet

0

5 of 6



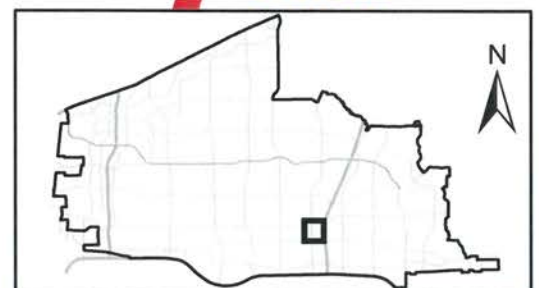


Item Submitted: Preliminary Site Plan

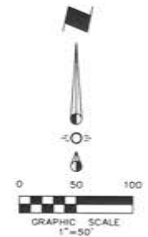
Title: Fine Arts Addition, Block A, Lot 1

Zoning: Corridor Commercial

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



Source: City of Plano Planning Department



Engineer
RLK Engineering, Inc.
Texas Registration No. 579
Attn: Rick Bates
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733
July 16, 2018

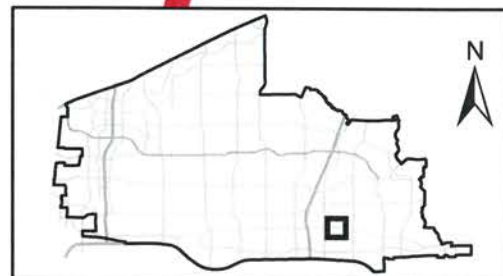
NOTE:
All easements are recorded in Cabinet C,
Page 315, unless noted otherwise.



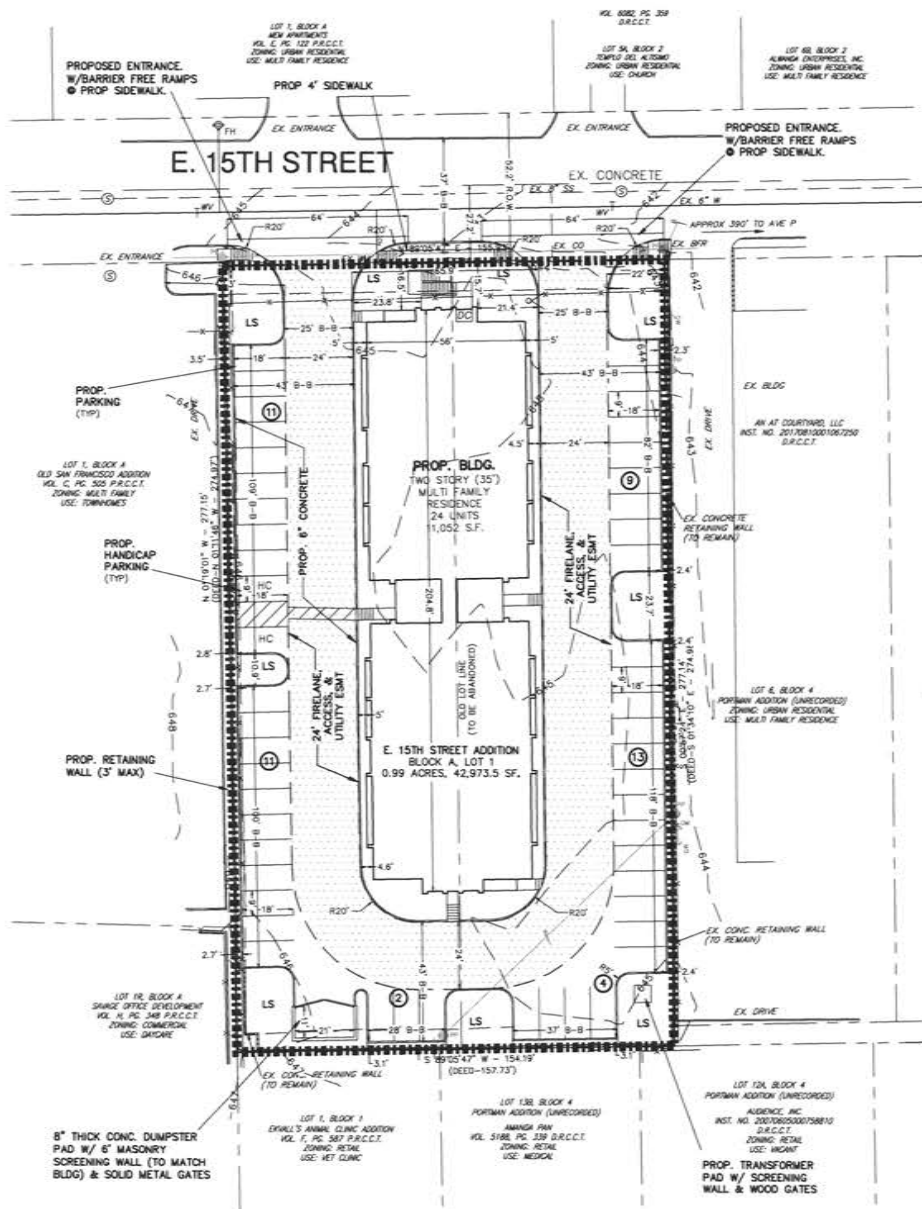
Item Submitted: Preliminary Site Plan

Title: East 15th Street Addition, Block A, Lot 1

Zoning: Urban Residential



Source: City of Plano Planning Department

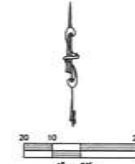


SITE DATA SUMMARY TABLE

ITEM	TOPAL PER LOT 1
GENERAL SITE DATA	
ZONING (FROM MAP)	UR (25 UNIT, 23,661 SF MAX)
LAND USE (FROM DCD)	Multi-Family Residential
LOT AREA (SQ. FT & ACRES)	42,973.5 sq. ft., 0.99 Acres
BUILDING FOOTPRINT	11,052 SF
TOTAL BUILDING AREA	12,107 SF
TOTAL LOTS	24
BUILDING HEIGHT (STORIES)	2 story
BUILDING HEIGHT (TO TALLEST POINT)	35'
LOT COVERAGE	25.70%
FLOOR TO AREA RATIO	0.59
PARKING	
PARKING RATIO (FROM DCD)	2 SPACES/UNIT
REQUIRED PARKING	24-248
PROVIDED PARKING	30
ACCESSIBLE PARKING REQUIRED	2
ACCESSIBLE PARKING PROVIDED	2
PARKING IN EXCESS OF 1200-1000	0
LANDSCAPE (INCLUDING SURV AREAS)	
REQUIRED INTERIOR LANDSCAPE (PARKING)	1,042 SF
LANDSCAPE EDGE AREA PROVIDED (FRONT)	1,918 SF
PROVIDED INTERIOR LANDSCAPE (PARKING)	3,111 SF
OTHER LANDSCAPE AREAS	
TOTAL LANDSCAPE AREA	5,129 SF
PERMEABLE (NOT INCLUDING LVS)	
PERMEABLE PAVEMENT (DECOMPOSED GRANITE)	1,154 SF
OTHER PERMEABLE AREAS	0 SF
TOTAL PERMEABLE AREAS	1,154 SF
IMPERVIOUS AREA	
BUILDING FOOTPRINT AREA	11,052 SF
AREA OF WALKS, PAVING & OTHER	25,196 SF
TOTAL IMPERVIOUS AREA	36,248 SF
SUM OF TOTAL LAND AREA, PERMEABLE AREA, AND IMPERVIOUS AREA	42,973
TOTAL IMPERVIOUS AREA LESS BUMP	
IMPERVIOUS AREA CREDIT	
BILLABLE IMPERVIOUS AREA	36,248 SF

SITE PLAN GENERAL NOTES

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



LEGEND

- = PROPERTY LINE
- EX W = EX. WATER
- EX SS = EX. SANITARY SEWER
- EX MH = EX. SS MANHOLE
- EX CS = EX. SS CLEANOUT
- EX CM = EX. GAS METER
- EX WM = EX. WATER METER
- EX WV = EX. WATER VALVE
- EX PP = EX. POWER POLE
- EX FH = EX. FIRE HYDRANT
- EX UV = EX. UTILITY VAULT
- EXIST. or EX. = EXISTING
- ESMNT. = EASEMENT
- LS = LANDSCAPE
- BC = BACK OF CURB
- B-B = BACK OF CURB TO BACK OF CURB
- E = CENTERLINE
- = BARRIER FREE ADA RAMP (SFR)
- [] = FIRE LANE, ACCESS AND UTILITY EASEMENT



FILE# PSP2018-032

PRELIMINARY SITE PLAN

EAST 15TH STREET ADDITION
LOT 1, BLOCK A
Being 0.99 Acres of Portman Addition
Block 4, Lots 4 & 5 as recorded
in Sanborn Back Survey, Abstract 73
City of Plano, Collin County, Texas

1514 E. 15TH STREET, LLC
5053 South Creek Lane, Fort Worth, Texas 76102
Contact: Frank Guyon 817-818-8663

JERRY MONK CONSULTING ENGINEERS, INC.
1200 W. State Street, Garland, Texas 75040
972-272-1743 Fax 972-272-8741
jerry@monkconsulting.com

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PROJECT NO.: 2018-04 REV. NO.: 1-2587

DATE: 7/18/18 SCALE: 1"=20' SHEET: C101

CITY OF PLANO
PLANNING & ZONING COMMISSION

July 24, 2018

Agenda Item No. 1A

Public Hearing: Zoning Case 2018-003

Applicant: Amberwood Duplexes, LLC

DESCRIPTION:

Request to rezone 2.2 acres located on the north side of Plano Parkway, 280 feet east of Ashton Drive **from** Agricultural **to** Planned Development-Single-Family Residence-6. Zoned Agricultural/190 Tollway/Plano Parkway Overlay District. Tabled June 4, 2018, and June 18, 2018. Project #ZC2018-003.

REMARKS:

At the June 18, 2018, meeting the Planning & Zoning Commission voted to table this item to the July 24, 2018, meeting and re-notice it to a planned development (PD) district to modify development standards.

The purpose of this request is to rezone the subject property to allow for single-family residential lots. The existing zoning is Agricultural (A). The A district is intended to provide for farming, dairying, pasturage, horticulture, animal husbandry, and the necessary accessory uses for the packing, treating, or storing of produce. It is anticipated that all A districts will be changed to other zoning classifications as the city proceeds toward full development. The subject property was annexed into the city on June 12, 1980, and has been zoned Agricultural since that time.

The proposed zoning is Planned Development-Single-Family Residence-6 (PD-SF-6). A PD district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls to both off and onsite conditions. A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions. The SF-6 district is intended to provide areas for small-lot, urban, single-family development protected from excessive noise, illumination, odors, visual clutter, and other objectionable influences to family living.

A concept plan, Wyndemere II, accompanies this request as agenda item 1B.

Surrounding Land Use and Zoning

North	Overhead transmission lines, City of Plano park property, and existing residences zoned Single-Family Residence-7
East	Overhead transmission lines and existing residences zoned Single-Family Residence-7
South	Across Plano Parkway, new vehicle dealer zoned Light Industrial-1
West	Existing residences zoned Single-Family Residence-6

Proposed Development Stipulations

The applicant is proposing planned development stipulations to require homes to be served from alleys consistent with the design of the adjacent neighborhood to accommodate reduced lot depths, and allow for development of a non-standard lot. The applicant's proposed PD stipulations are as follows:

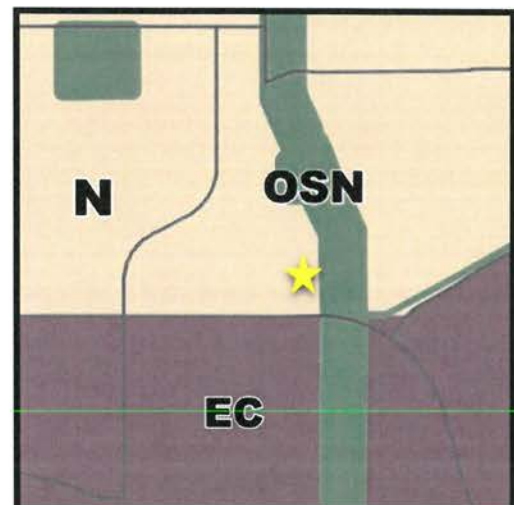
The permitted uses and standards shall be in accordance with the Single-Family Residence-6 (SF-6) zoning districts unless otherwise specified herein.

1. Garages must be accessed only from an alley and may not face, or be visible from, the front yard.
2. The northernmost lot may vary from the lot depth requirement if it has a minimum of 11,000 square feet of lot area and a minimum lot dimension of 100 feet along the southern lot line. This lot may have a minimum rear yard setback of 10 feet for the main building; the garage must maintain a rear yard setback of 20 feet.
3. All other lots may have a minimum lot depth of 95 feet.

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 (N).

The Neighborhood 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



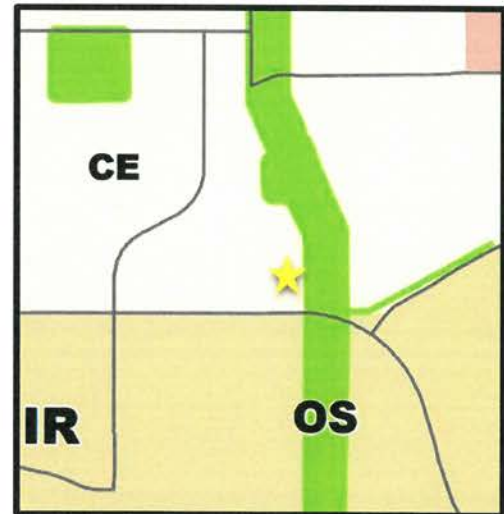
intersections. Adequate building setbacks must be considered when development is proposed near neighborhoods.

The N designation recommends single-family uses for the subject property. The requested SF-6 zoning district and the requirement for alley-served lots as specified by the proposed PD is consistent with the context of the surrounding neighborhood. This request is in conformance with the Future Land Use Map designation.

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 CE designation identifies areas which are intended to maintain consistency with surrounding zoning and uses. This rezoning is a minor infill request, and will be consistent with the zoning standards of the adjacent neighborhoods. This request is in conformance with the Growth and Change Map designation.



Land Use Policy - *Plano will support a system of organized land use to provide greater housing and employment choices, where new and redevelopment areas respect existing neighborhoods and businesses.*

This request will allow for new housing which respects the intensity of the surrounding residential neighborhoods. This request is in conformance with the Land Use Policy.

Undeveloped Land Action Statement UL3 - *Situate new housing growth adjacent to existing residential neighborhoods.*

The subject property is an extension of the existing neighborhood and takes access from existing residential streets. This request is in conformance with this action statement.

Adequacy of Public Facilities - Water and sanitary sewer services are available to serve the subject property; however, the applicant may be responsible for making improvements to either the water and/or sanitary sewer system to increase the system capacity if required.

Traffic Impact Analysis (TIA) - A TIA is not required for this rezoning request. In considering the traffic impact using the average Institute of Traffic Engineers (ITE) trip generation rates, staff estimated the traffic generation for the proposed homes for a single hour during weekday peak hours (7:00-9:00 a.m. and 4:00-6:00 p.m.), and the results are shown in the table below:

Proposed Development	AM	PM
Single-Family Residence-6 (10 lots)	7.7	10.2

School Capacity - Plano Independent School District has provided a letter regarding school capacity, which staff has included as an attachment.

Public Safety Response Time - Based upon existing personnel, equipment, and facilities, fire emergency response times will be sufficient to serve the site.

Access to and Availability of Amenities and Services - The subject property is less than a half mile from the nearest public park, Eldorado Park, and the Preston Ridge Trail. Additionally, future residents would be served by the Haggard Library which has sufficient capacity to serve the development.

ISSUES:

Neighborhood Compatibility

Due to its size and proximity to single-family homes, the subject property may not be suitable for most agricultural activities, and it is reasonable to expect this property to be rezoned to match the surrounding zoning districts. The adjacent neighborhood to the west, Wyndemere, is zoned SF-6, and was developed in the early 1990s. The applicant has discussed the proposed development with the Wyndemere Homeowners Association and has received a letter of support, attached as Exhibit 1. To gain their support, the applicant entered into an agreement with the HOA, which is attached as Exhibit 2.

This agreement specifies that new residences must take access from rear alleys, consistent with the present form of the existing homes. The exhibit also states that the applicant has agreed to join the HOA, and includes additional commitments of both the developer and HOA, such as limiting construction traffic to specific areas, and providing a screening wall along Plano Parkway. However, it should be noted that some of the commitments listed in the private agreement may conflict with city ordinances and, therefore, may be unenforcable.

Garage Access

Although the applicant's signed agreement (Exhibit 2) specifies rear entry access, the SF-6 zoning district does not require rear entry products. If the applicant desired, or if the property changed hands, front entry homes could be developed by right under SF-6 zoning. Therefore, the applicant is requiring that garages must be accessed only from an alley and may not face, or be visible from, the front yard, through the proposed PD stipulations. The companion concept plan shows that Lots 1 through 9 would be able to be accessed from the rear. However, Lot 10, the northernmost lot, may need to have a garage on the side of the home due to its lot configuration and alley access. For this reason the stipulation specifies that the garage must not face or be visible from the front yard.

Lot Depth and Setback

Additionally, the subject property does not fully meet the requirements of the SF-6 zoning district for lot depth with a rear entry product. This is due to the right-of-way dedication required to construct an alley, and the awkward lot configuration of Lot 10. As proposed, Lots 1 through 9 need a five foot reduction to the lot depth, from 100 feet to 95 feet. The reduced lot depth to 95 feet does not dramatically affect the developability of these lots, but allows them to be consistent with the form of the adjacent homes.

However, staff is concerned about creating Lot 10 with the "leftover" property. This lot meets the depth requirement on the southern lot line and has a larger lot area (11,444 square feet), but it does not meet the depth requirement along the northern/eastern lot line. Further, the applicant is requesting to reduce the minimum rear yard setback from 20 feet to 10 feet to increase the amount of developable area. This reduction will allow the house to be built closer to the power line easement.

As proposed, this lot is substantially different in shape from the adjacent neighborhood and it would likely only be accessed from a garage on the side of the home. Although staff believes the standards for Lots 1 through 9 are necessary to accommodate development which is in the context of the existing neighborhood, staff is not in support of the stipulations as proposed for Lot 10.

Minimum Area for a Planned Development District

The subject property is 2.2 acres in size. To approve a PD less than five acres in size, the Zoning Ordinance requires that a "specific finding is made by the City Council that the establishment of the district is required to implement the Comprehensive Plan or related study." Section 12.100 (Purpose) of Article 12 (Planned Development District) of the Zoning Ordinance states that PDs may be adopted for the following purposes:

1. To protect and provide for the public health, safety, and general welfare of the city.

2. To guide the future development of the city in accordance with the Comprehensive Plan.
3. To accommodate innovation by modifying regulations to better accomplish the city's development goals.
4. To mitigate developmental impacts, especially those related to the environment, traffic, public services and facilities, and adjacent and area land uses.
5. To protect and enhance the aesthetic and visual quality of development.

The applicant's standards are intended to ensure neighborhood compatibility by requiring alley served homes, while proposing lot allowances to develop the property as shown on the companion concept plan. Although the subject lot is substantially less than the required five acre minimum, a PD may be appropriate to require rear entry products for consistency with the form and character of the adjacent neighborhood, and to allow for necessary lot allowances.

Proximity to Overhead Transmission Lines

The adjacent overhead electric transmission lines immediately to the east of the subject property stretch to the northern and southern limits of the city. It is typical for homes to be developed to adjacent towers and transmission lines throughout the city, including properties directly to the east in the Highlands North Plano HOA, and to the north of the subject property in the Eldorado Park HOA. The development situation proposed by the applicant is not dissimilar to the development situation for other established neighborhoods in Plano, with the exception of the rear yard setback reduction for Lot 10.

SUMMARY:

This is a request to rezone 2.2 acres located on the north side of Plano Parkway, 280 feet east of Ashton Drive from A to Planned Development-SF-6. The subject property is an extension of an existing SF-6 neighborhood, and the request is in conformance with the recommendations of the Comprehensive Plan. The proposed stipulations would permit the development of this area compatible with the surrounding neighborhood. However, due to the odd configuration of Lot 10, which may place a burden on a future homeowner, staff is supportive of the request with the amended stipulations as noted in the recommendation section.

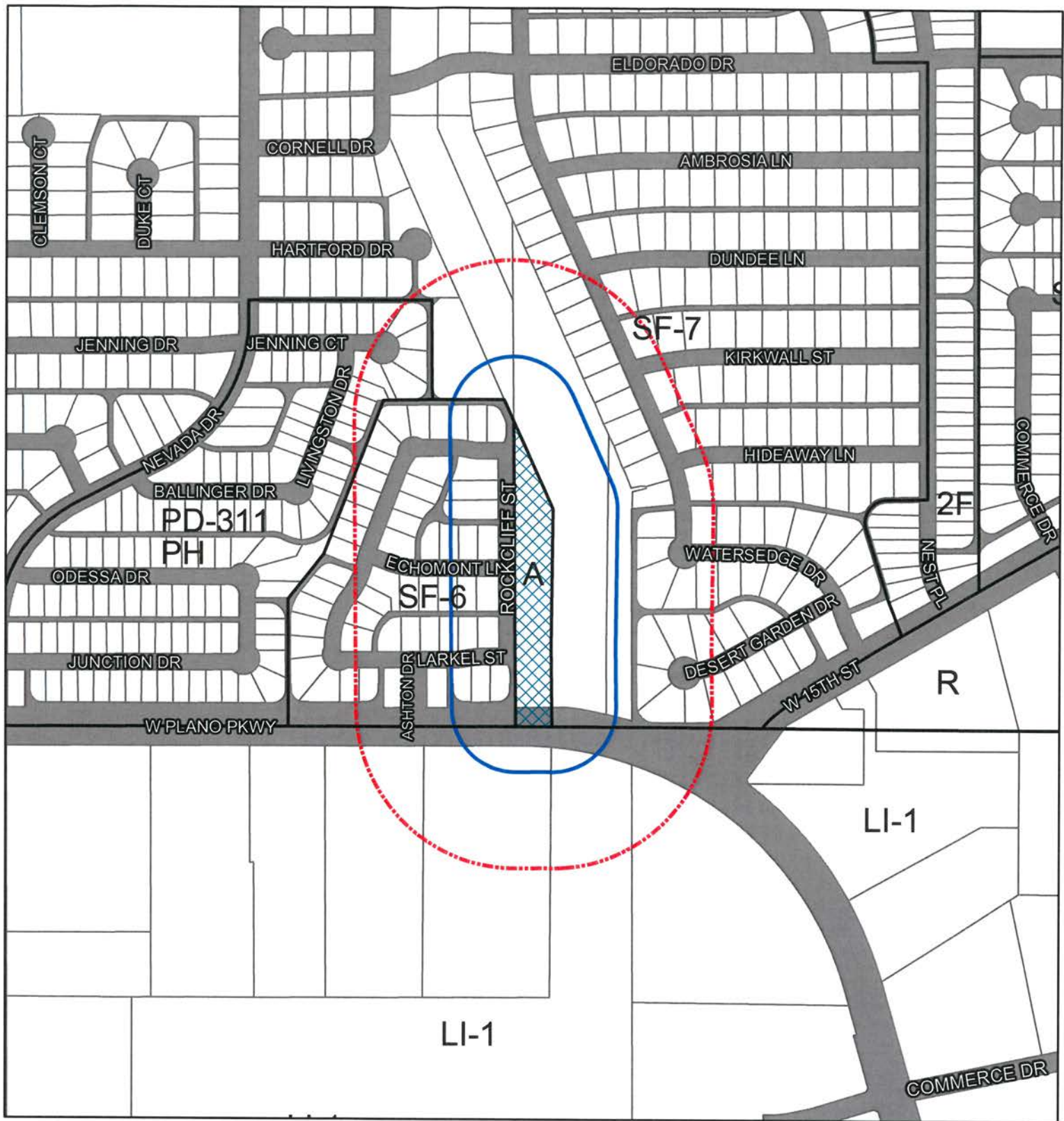
RECOMMENDATION:

Recommended for approval as follows:

Restrictions:

The permitted uses and standards shall be in accordance with the Single-Family Residence-6 (SF-6) zoning district unless otherwise specified herein.

1. Garages must be accessed only from an alley and may not face, or be visible from, the front yard.
2. Minimum Lot Depth: 95 feet.

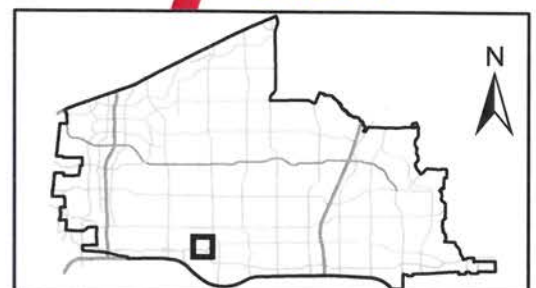


Zoning Case #: 2018-003

Existing Zoning: Agricultural (A)/190 Tollway/Plano Parkway Overlay District

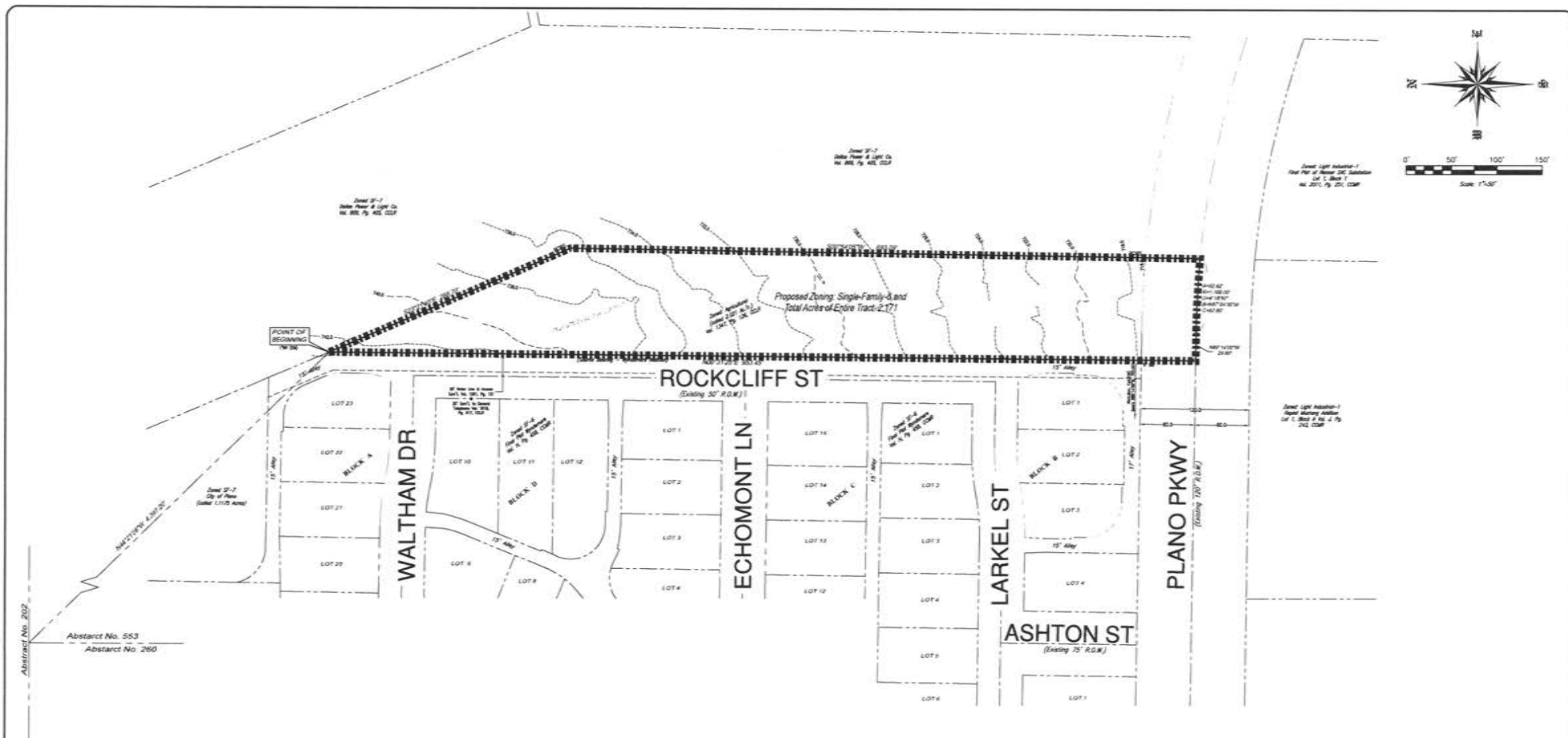
Proposed Zoning: Planned Development-Single-Family Residence-6 (PD-SF-6)/190 Tollway/Plano Parkway Overlay District

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



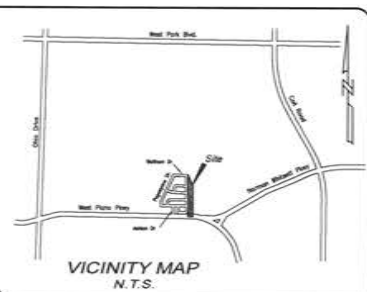
Source: City of Plano Planning Department





Abstract No. 202

Abstract No. 553
Abstract No. 260



Property Description

SITUATED in the State of Texas, County of Collin and City of Plano, being part of the Martha McBride Survey, Abstract No. 553, being all of a 2.021 acre tract of land as recorded in Volume 1347, Page 126 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a 1-inch iron rod found marking the northeast corner of said premises, said 2.021 acre tract, the most westerly northeast corner of Wyndemere Addition, an addition to the City of Plano as recorded in Volume 14, Page 456 of the Collin County Map Records, and a west line of a Dallas Power & Light Company tract of land as recorded in Volume 863, Page 452 of the Collin County Land Records;

THENCE with the northeast line of said 2.021 acre tract, said premises and the southwest line of said Dallas Power & Light Company tract, South 23°17'40" East, 286.70 feet to a corner capped iron rod set for corner;

THENCE with the east line of said 2.021 acre tract and a west line of said Dallas Power & Light Company tract, South 90°34'02" West, passing at 632.83 feet the north right-of-way line of West Plano Parkway (100' wide right-of-way) marking the southeast corner of said 2.021 acre tract, and continuing with the prolongation of said line a total distance of 693.09 feet to a point for corner;

THENCE northwesterly along the curving centerline of West Plano Parkway, a curve to the left having a central angle of 0°18'30" with a radius of 1,500.00 feet for an arc distance of 82.82 feet (chord = North 87°54'35" West, 65.80 feet) to a point for corner;

THENCE North 89°14'02" West, 29.60 feet to point marking the southwest corner of said premises;

THENCE North 02°31'25" East, passing at 65.00 feet a "X" set in a brick column marking the southwest corner of said 2.021 acre tract, and the southwest corner of Wyndemere Addition and continuing with the prolongation of said line for a total distance of 953.43 feet to the point of beginning and containing 2.171 acres of land.

NOTE: Approval of the zoning case associated with the 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 the property shall be considered as an action separate from action taken on this zoning case.

Owner
Amberwood & Duplexes, LLC
6509 Cardiacpeak Lane
Plano, TX 75024
(P) (503) 336-6252
Attn: Manivannan Raja

Surveyor
Roome Land Surveying
2000 Ave G, Suite 810
Plano, Texas 75074
Ph: (972) 423-4372
Fax: (972) 423-7523
Attn: Fred Bemenderfer

Zoning Exhibit

ZONING CASE # ZC-2018-003

Lots 1-10

Wyndemere II

2.171 Acres / 94,569 Sq.Ft.

Martha McBride Survey, A-553

City of Plano, Collin County, Texas

April 12, 2018



Craig Fisher

From: Randy McDowell <randy.mcdowell@pisd.edu>
Sent: Tuesday, May 22, 2018 3:57 PM
To: Craig Fisher
Subject: RE: ZC2018-003 - Agricultural to Single-Family-6

Craig,

I don't anticipate any campus capacity issues with the addition of 10 homes in that area. It appears to be Weatherford Elem. and they would have room for the student yield from 10 houses.

Let me know if you need anything else.

Randy McDowell
Assistant Superintendent of Business Services
469-752-8113
randy.mcdowell@pisd.edu



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EXHIBIT 1

Wyndemere HOA
c/o Eric Roberson,
V.P./Treasurer 1521 Pagewynne
Drive
Plano, Texas 75093

May 29, 2018

Manivanan Rajarethinam
Amberwood Duplexes,
LLC Plano, Texas
Via Email

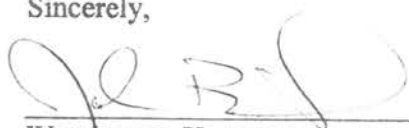
Re: Letter Agreement Regarding Wyndemere Phase 2

To Whom All It May Concern,

Be it known that the Board of the Wyndemere Homeowners Association, Inc. after having both meetings and negotiations with Manivanan Rajarethinam, individually and on behalf of Amberwood Duplexes, LLC., (Developer) and having reached a mutually beneficial agreement regarding the development of Wyndemere Phase 2, which is herein attached, does hereby offer its support of the zoning requests being made by the Developer.

Given the conditions agreed to in the attached Agreement, the Board of the HOA believes the Development of Wyndemere Phase 2 will result in a development that will preserve the integrity of the Wyndemere development, increase home values of the current homes, and ultimately benefit all parties.

Sincerely,



Wyndemere Homeowners Association, Inc.
By: John Bevil
President

EXHIBIT 2

Wyndemere HOA
c/o Eric Roberson, V.P./Treasurer
1521 Pagewynne Drive
Plano, Texas 75093

May 29, 2018

Manivanan Rajarethinam
Amberwood Duplexes, LLC
Plano, Texas
Via Email

Re: Letter Agreement Regarding Wyndemere Phase 2

Dear Mr. Rajarethinam,

This letter agreement confirms our prior discussions and constitutes a separate, legally enforceable contract between the Wyndemere Homeowners Association, Inc. (HOA) and Manivanan Rajarethinam and Amberwood Duplexes, LLC (collectively, Developer) related to the Developer's intended purchase of the Property located on the east side of Larkel Street running north from Plano Parkway to a point just south of the alleyway north of Waltham Drive (Property) and create a sub-development of up to 10 lots to be used for residential purposes (Wyndemere Phase 2).

Whereas, the HOA is a mandatory homeowners association, incorporated in Texas as a not-for-profit corporation, consisting of 54 residential properties located in Plano, Texas, consisting of all homes and lots that are currently located on Pagewynne Drive, Waltham Drive, Larkel Street, Rockcliff Street, and Echomont Lane.

Whereas the Developer's attempts to develop the Property into Wyndemere Phase 2 will directly impact the HOA and the members of the HOA.

Whereas, the developer seeks to purchase the Property and develop Wyndemere Phase 2.

Whereas, to do so, the Developer is seeking to rezone the property from agricultural to SF6 and obtain an alley variance for SF6 zoning and any other variance or approval necessary to develop ten (10) lots.

Whereas, it is in the interest of the HOA and the Developer to do work amicably to achieve a mutually agreeable arrangement that is beneficial to both the HOA and its members on one hand, and for the Developer on the other;

EXHIBIT 2 cont.

Therefore, the HOA and the Developer AGREE AS FOLLOWS:

The Developer agrees to bind itself and all future owners of the Property (whether in an undeveloped state, as lots, or as residences in Wyndemere Phase 2) who purchase land from the Developer, its successors, assigns, and designees as follows:

- 1) To be bound by the Declaration of Covenants Conditions and Restrictions for Wyndemere, and the Amendments to Declaration of Covenants Conditions and Restrictions for Wyndemere attached hereto (Collectively, Amended Covenants) and that all homes developed out of the Property into Wyndemere Phase 2 will become mandatory members of the HOA, being the Homeowner's Association created in and through the attached Amended Covenants;
- 2) That no houses may be developed on the Property in Wyndemere Phase 2 with a front driveway connecting to Rockcliff Street or Waltham Drive;
- 3) That an alley be constructed predominantly on the eastern edge of the Property as a part of the development of the Property, and that all homes built on the Property in Wyndemere Phase 2 shall have a driveway that connects to that new alley;
- 4) That due to the need of emergency vehicles and school buses to freely traverse Rockcliff Street, a narrow street, during the development of the Property and during the construction of homes on lots in Wyndemere Phase 2, that vehicles belonging to any contractors, sub-contractors, and other similar service personnel or companies shall be requested to park on the east side of the new alley constructed on the east side of the Property; and
- 5) To work together with city and the HOA to insure new screening walls on Plano Parkway to adjoin the HOA and to adjoin Phase 2 will be made of the same color and material.

Handwritten notes:
put #10
alley on
S. side
screen in
back

The HOA agrees as follows:

- 1) It will support the request of the Developer to obtain a zoning change of the Property to SF6, either by supplying a letter of support or by having a representative appear and the meeting of the Plano Planning and Zoning Commission meeting related to Wyndemere Phase 2;
- 2) It will support an SF6 variance to build an alleyway on the East side of the Property resulting in lots of less than 100' depth;
- 3) It will quitclaim and or otherwise forever relinquish or transfer any of the HOA's ownership rights to the western portion of the Property, which currently occupies the land on the west side of the current fence line running on the East side of Rockcliff Street;
- 4) It will support the Developer in obtaining a variance to build a single-cut of a water line on the northern portion of the Property to place a water line on the land agreed to be quitclaimed and/or relinquished above on the western portion of the Property on the west side of the current fence line on Rockcliff Street; and
- 5) It will work together with city and developer to insure new screening walls on Plano Parkway to adjoin the HOA and to adjoin Phase 2 will be made of the same color and material

EXHIBIT 2 cont.

If the above offered agreement is acceptable to the Developer, please indicate below by signing this letter agreement and returning it to the HOA.

Sincerely,



Wyndemere Homeowners Association
By: John Bevil
President

6/13/18
Date

Agreed:


Manivanan Rajarethinam, individually

6/19/18
Date


Amberwood Duplexes, LLC
By: Manivanan Rajarethinam, Officer

6/19/18
Date



RECEIVED

JUL 09 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 #2018-003

The Planning & Zoning Commission (P&Z) of the City of Plano will hold a public hearing on **Zoning Case #2018-003** on **Tuesday, July 24, 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 to rezone 2.2 acres located on the north side of Plano Parkway, 280 feet east of Ashton Drive from Agricultural to Planned Development-Single-Family Residence-6. The requested zoning is Planned Development-Single-Family Residence-6 (SF-6) to modify development standards. 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. A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions. The SF-6 district is intended to provide areas for small-lot, urban, single-family development protected from excessive noise, illumination, odors, visual clutter, and other objectionable influences to family living.

CURRENT ZONING: The current zoning is Agricultural (A). The A district is intended to provide for farming, dairying, pasturage, horticulture, animal husbandry, and the necessary accessory uses for the packing, treating, or storing of produce. It is anticipated that all "A" districts will be changes to other zoning classifications as the city proceeds toward full development.

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:

The neighborhood is old, established, quiet, very safe. Changing the zoning only favors a builder trying to make \$. Zoning change does not benefit the

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

Kathryn M. Stebbins
Name (Please Print)

Kathryn M. Stebbins
Signature

1513 Rockcliff Street
Address
Plano, TX 75093

4 July 18
Date

CF/amc

Harry LaRosiliere Mayor	Rick Grady Mayor Pro Tem	Ron Kelley Deputy Mayor Pro Tem	Angela Miner Place 1	Anthony Ricciardelli Place 2	Kayci Prince Place 4	Tom Harrison Place 7	Rick Smith Place 8	Bruce D. Glasscock City Manager
----------------------------	-----------------------------	------------------------------------	-------------------------	---------------------------------	-------------------------	-------------------------	-----------------------	------------------------------------

→ *integrity of the neighborhood. New homes will distract from the 25yr old established homes. traffic will be increased; safety will be put at risk. The change will adversely affect the value of current homes.*



RECEIVED

JUL 09 2018

PLANNING DEPARTMENT

City of Plano
1520 K Avenue
Plano, TX 75074

P.O. Box 860356
Plano, TX 75086-0356
Tel: 972 941 7000
plano.gov

**NOTICE OF PUBLIC HEARING FOR
PROPOSED ZONING CHANGE**
Zoning Case #2018-003

The Planning & Zoning Commission (P&Z) of the City of Plano will hold a public hearing on **Zoning Case #2018-003** on **Tuesday, July 24, 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.

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CURRENT ZONING: The current zoning is Agricultural (A). The A district is intended to provide for farming, dairying, pasturage, horticulture, animal husbandry, and the necessary accessory uses for the packing, treating, or storing of produce. It is anticipated that all "A" districts will be changes to other zoning classifications as the city proceeds toward full development.

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:

I am not convinced that the development will benefit my subdivision. There is no commitment to (1) join the HOA, (2) be

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

Leslie W. Lense
Name (Please Print)

[Signature]
Signature

4305 Echmont Ln, Plano
Address 75093

July 4, 2018
Date CF/amc

Harry LaRosiliere Mayor	Rick Grady Mayor Pro Tem	Ron Kelley Deputy Mayor Pro Tem	Angela Miner Place 1	Anthony Ricciardelli Place 2	Kayci Prince Place 4	Tom Harrison Place 7	Rick Smith Place 8	Bruce D. Glasscock City Manager
----------------------------	-----------------------------	------------------------------------	-------------------------	---------------------------------	-------------------------	-------------------------	-----------------------	------------------------------------

subject to city/condo deed restrictions, (3) Build house in a similar style to existing houses

CITY OF PLANO
PLANNING & ZONING COMMISSION

July 24, 2018

Agenda Item No. 1B

Concept Plan: Wyndemere II

Applicant: Amberwood Duplexes, LLC

DESCRIPTION:

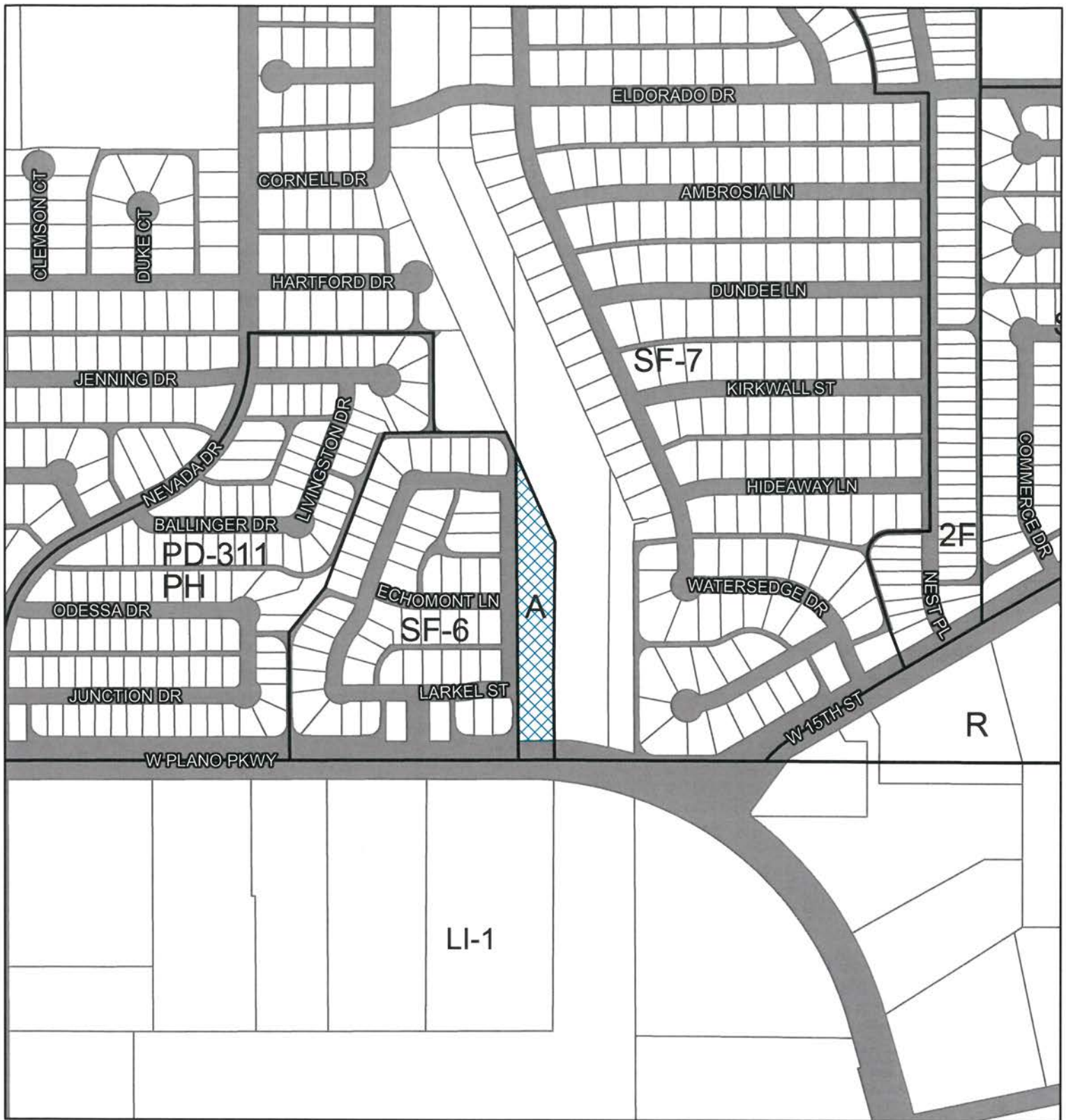
10 Single-Family Residence-6 lots on 2.0 acres located on the east side of Rockcliff Street, 280 feet east of Ashton Drive. Zoned Agricultural. Tabled June 18, 2018. Project #CP2018-008.

REMARKS:

This concept plan is associated with Zoning Case 2018-003 and is contingent upon approval of the zoning case. The purpose for the concept plan is to show the proposed single-family development and related site improvements. The plan meets the proposed Planned Development-Single-Family Residence-6 (PD-SF-6) development standards. However, as discussed within the report for Zoning Case 2018-003, staff is not in support of creating Lot 10 due to the proposed lot depth reduction. For this reason, staff recommends tabling the concept plan to the August 6, 2018, Planning & Zoning Commission meeting so that the applicant can modify the plan accordingly.

RECOMMENDATION:

Recommended that the Commission table Concept Plan 2018-008 to the August 6, 2018, Planning & Zoning Commission meeting.

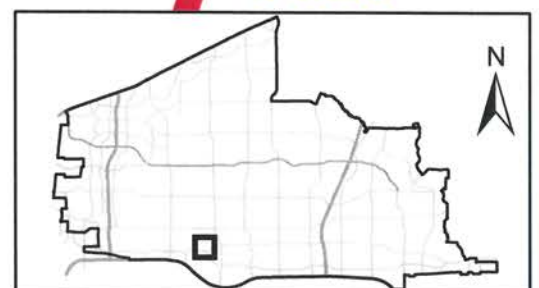


Item Submitted: Concept Plan

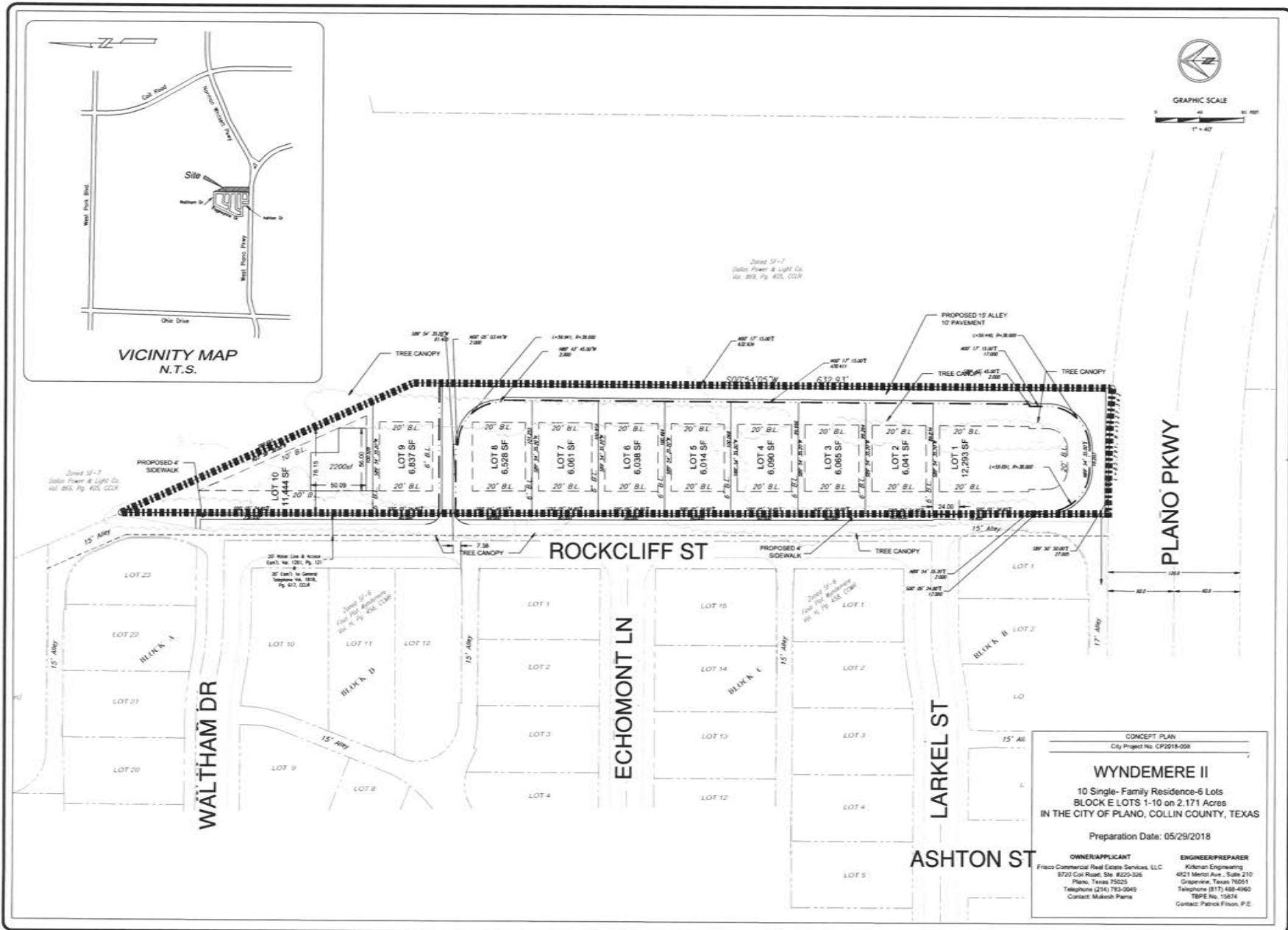
Title: Wyndemere II

Zoning: Agricultural

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



Source: City of Plano Planning Department



4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

DEVELOPER/OWNER

LSR NUMBER: REX16005

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE: 06-29-16

REV:

2.02 ACRES

PLANO,
TEXAS

CONCEPT
PLAN

V1.0

Copyright 2016, Kirkman Engineering

CITY OF PLANO
PLANNING & ZONING COMMISSION

July 24, 2018

Agenda Item No. 2

Public Hearing - Replat:
East Plano Islamic Addition, Block A, Lot 1R

Applicant: East Plano Islamic Center

DESCRIPTION:

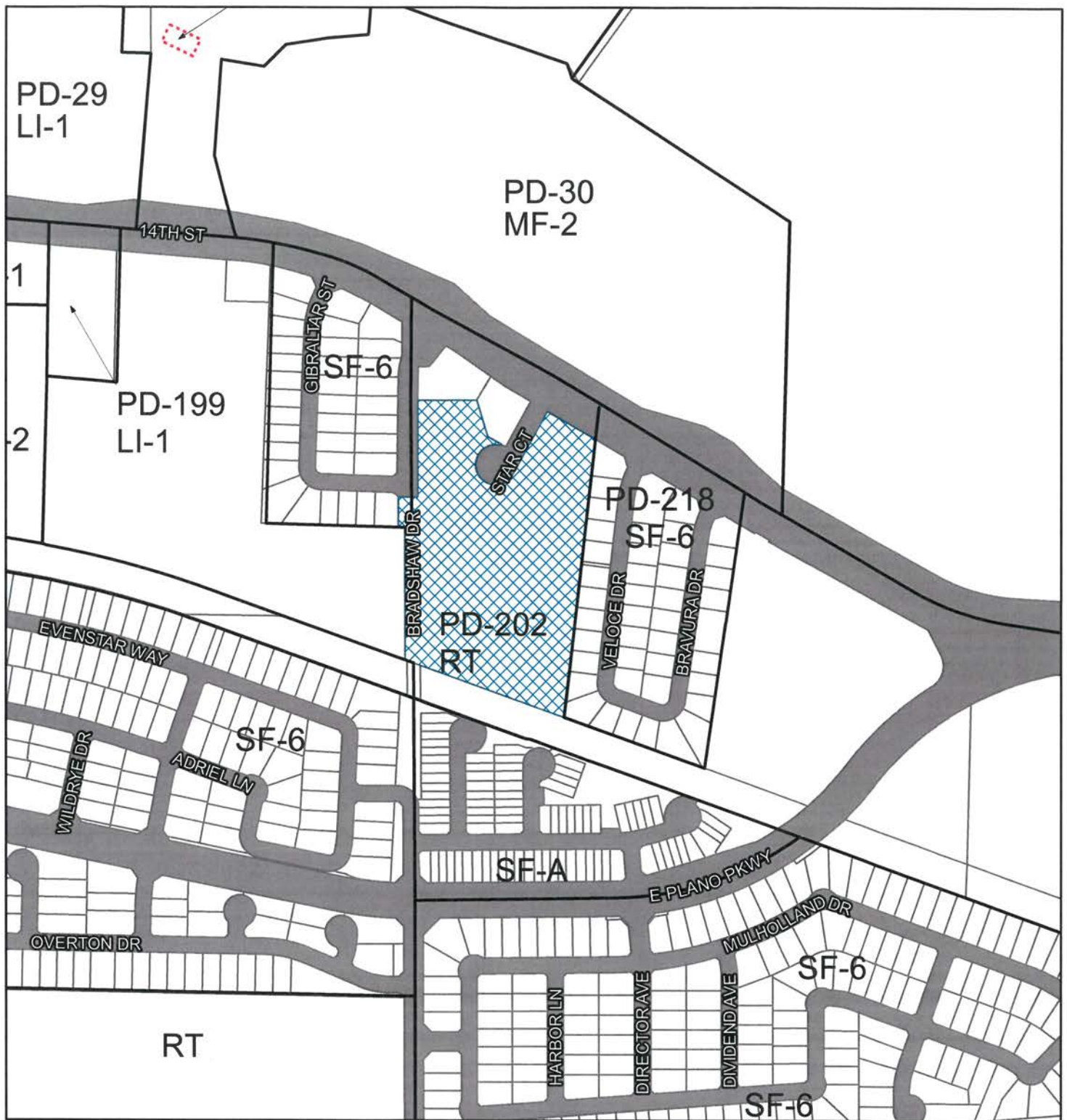
Religious facility on one lot on 10.1 acres located at the southeast corner of 14th Street and Star Court. Zoned Planned Development-202-Research/Technology Center. Project #R2018-023.

REMARKS:

The purpose for the replat is to abandon and dedicate easements necessary for completion of the religious facility expansion.

RECOMMENDATION:

Recommended for approval as submitted.

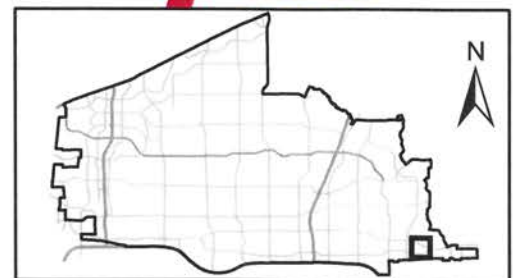


Item Submitted: Replat

Title: East Plano Islamic Addition, Block A, Lot 1R

Zoning: Planned Development-202-Research/Technology Center

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



Source: City of Plano Planning Department



1000000

The purpose of this replat is to dedicate and abandon easements necessary for development.



AJ Bedford Group, Inc.
Registered Professional Land Surveyors

CITY OF PLANO
PLANNING & ZONING COMMISSION

July 24, 2018

Agenda Item No. 3

Public Hearing - Replat:

East Spring Creek Venture Section 2, Block A, Lots 2R and 3R

Applicant: Walmart Stores, Inc.

DESCRIPTION:

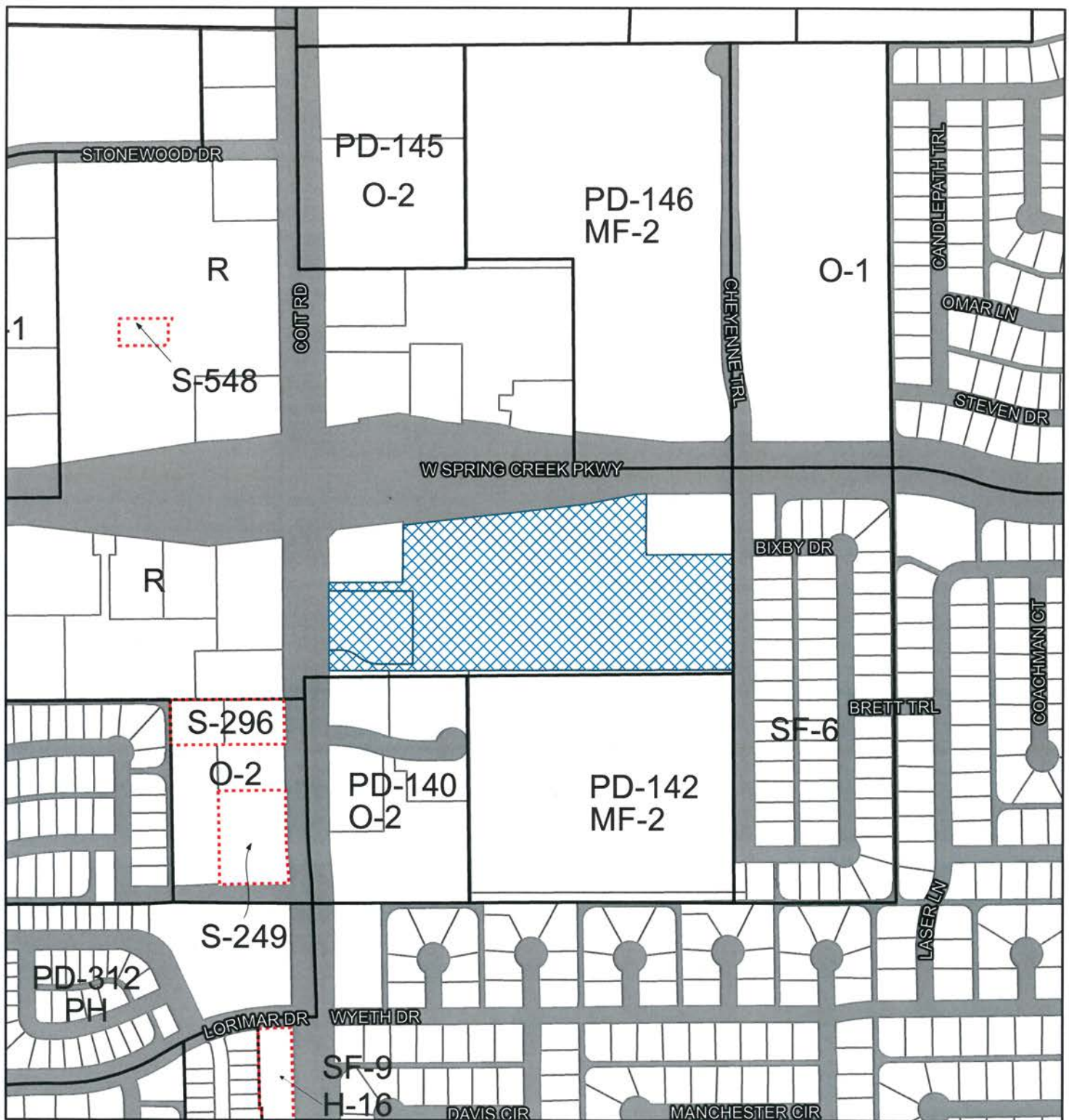
Superstore and convenience store with fuel pumps on two lots on 12.3 acres located on the east side of Coit Road, 195 feet south of Spring Creek Parkway. Zoned Retail. Project #R2018-028.

REMARKS:

The purpose for the replat is to modify lot lines, and abandon and dedicate easements necessary for completion of the convenience store with fuel pumps development on Lot 3R.

RECOMMENDATION:

Recommended for approval as submitted.



Item Submitted: Replat

Title: East Spring Creek Venture Section 2, Block A, Lots 2R & 3R

Zoning: Retail

- - - 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

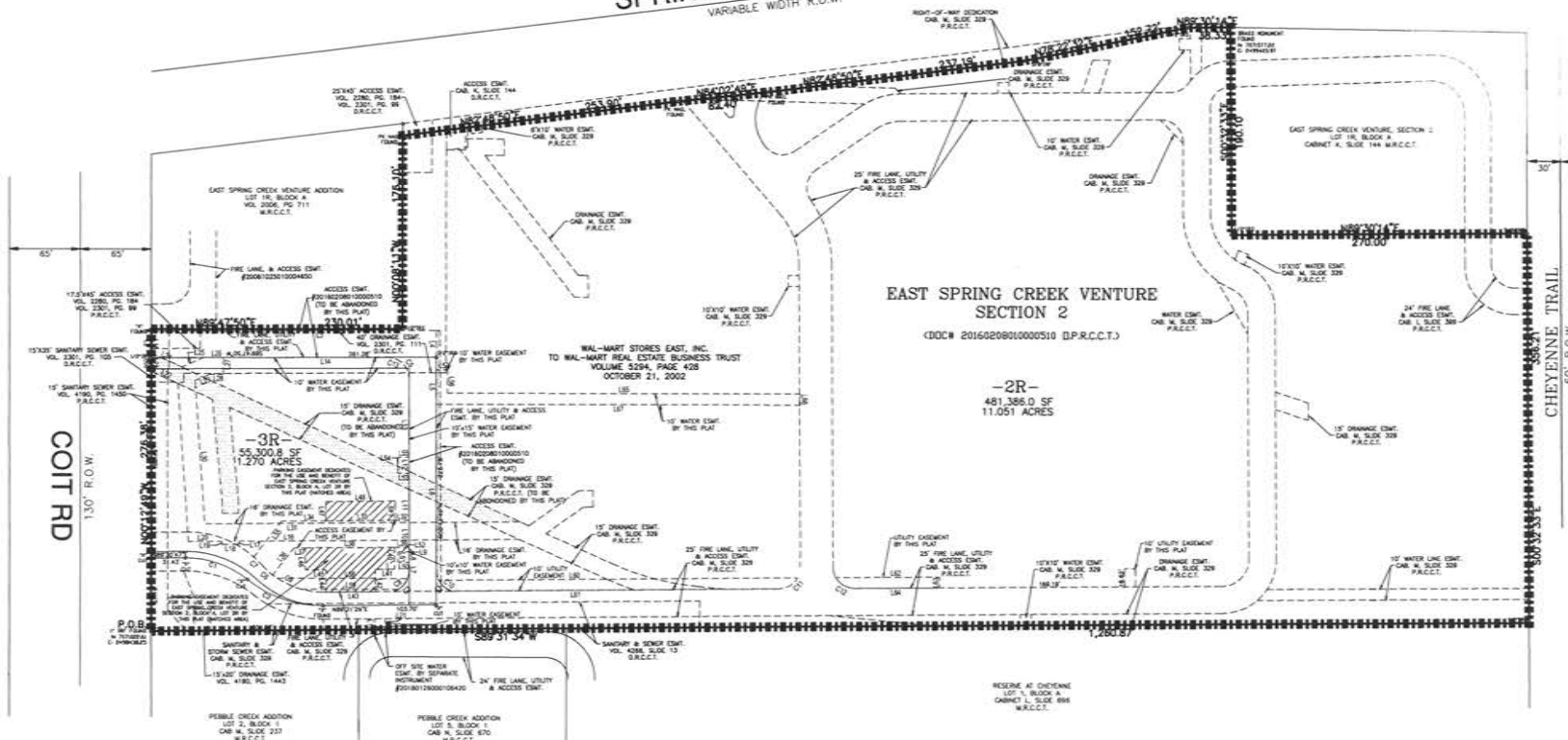
LINE TABLE				LINE TABLE				LINE TABLE				LINE TABLE				LINE TABLE			
NO.	BEARING	LENGTH		NO.	BEARING	LENGTH		NO.	BEARING	LENGTH		NO.	BEARING	LENGTH		NO.	BEARING	LENGTH	
L1	N001°14'48"W	10.01		L15	N001°12'48"W	23.67		L29	N88°10'10"E	14.14		L43	S88°31'28"W	43.08		L57	N88°47'48"E	10.16	
L2	N001°12'48"W	25.98		L16	S88°32'25"W	236.72		L30	N02°57'44"W	121.71		L44	N00°30'28"W	20.27		L58	S88°52'21"E	118.52	
L3	S88°43'30"W	281.28		L17	S00°00'35"W	3.07		L31	S88°32'25"W	286.17		L45	S88°28'32"W	18.82		L59	N88°52'21"W	88.81	
L4	S001°12'48"E	23.29		L18	N88°50'05"W	15.42		L32	N88°32'28"E	12.82		L46	N001°12'12"E	20.47		L60	N88°31'25"E	328.12	
L5	N001°12'48"E	21.21		L19	N001°03'07"E	2.82		L33	N88°25'28"E	63.34		L47	N00°24'33"W	17.88		L61	S88°31'25"W	288.29	
L6	S001°12'48"E	183.57		L20	S88°32'25"W	30.46		L34	N88°19'24"E	40.74		L48	N88°19'24"E	40.74		L62	N88°32'28"E	14.87	
L7	S001°12'48"E	74.17		L21	N001°14'48"W	8.98		L35	N00°12'30"E	41.25		L49	S00°06'36"W	10.00		L63	S00°06'36"W	10.00	
L8	S001°12'48"E	10.00		L22	N00°24'04"W	27.06		L36	S27°42'30"W	21.37		L50	N88°47'10"E	10.00		L64	N88°31'28"E	77.38	
L9	S001°12'48"E	3.81		L23	N00°12'48"W	14.32		L37	S88°43'36"W	10.56		L51	S001°12'30"E	10.00		L65	S88°37'07"E	323.20	
L10	S001°12'48"E	24.79		L24	N00°34'04"W	30.87		L38	S88°44'10"E	81.88		L52	S88°47'10"W	10.00		L66	N001°10'00"W	10.00	
L11	S001°12'48"E	43.33		L25	S88°10'10"W	21.63		L39	S88°44'10"W	13.34		L53	N88°47'11"E	10.00		L67	N88°37'07"W	333.21	
L12	S001°12'48"E	15.00		L26	N88°58'10"W	18.06		L40	S00°28'48"E	20.07		L54	S001°12'48"E	10.00		L68	N001°12'48"W	10.00	
L13	S001°12'48"E	20.87		L27	N00°20'20"E	17.82		L41	S88°47'11"W	17.82		L55	S88°47'11"W	10.00					
L14	N88°47'38"E	218.44		L28	N88°48'32"E	12.54		L42	S00°11'30"E	20.48		L56	S001°12'11"E	21.25					

CURVE TABLE							
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD	
C1	81.31	0.081021	90.00	31.80	N07°56'12"W	60.13	
C2	74.82	0.081018	110.00	36.86	S07°57'30"E	73.48	
C3	25.82	0.041730	20.00	15.15	N08°34'38"E	24.18	
C4	25.29	0.072741	20.00	14.63	S08°26'01"E	23.84	
C5	31.42	0.081032	20.00	20.00	N05°12'09"W	28.28	
C6	13.85	0.022447	75.00	6.84	S47°04'47"E	13.83	
C7	10.31	0.023124	90.00	9.16	N47°12'34"W	10.31	
C8	13.42	0.082618	20.00	8.87	N47°41'27"E	13.17	
C9	24.31	0.082418	75.00	12.26	S03°28'08"E	24.20	
C10	13.84	0.082381	20.00	7.21	N47°24'27"E	13.57	
C11	20.84	0.082000	20.00	11.50	N58°31'28"E	20.00	
C12	21.01	0.081034	20.00	11.58	S00°23'02"E	20.05	
C13	20.79	0.081342	20.00	11.45	S00°02'48"E	19.87	

SPRING CREEK PKWY
VARIABLE WIDTH R.O.W.



LOCATION MAP
SCALE N.T.S.



Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state partition statutes and is subject to fines and withholding of utilities and building certificates.

CITY PROJECT NO. R2018-028
REPLAT
EAST SPRING CREEK VENTURE
SECTION 2
LOTS 2R & 3R, BLOCK A

Being all of Lots 2R & 3, Block A of the East Spring Creek Venture Subdivision, Section 2, Doc No 20160208010000510, Official Public Records of Collin County, Texas.
Being 536,686.8 square feet or 12.321 acres out of the Benjamin Brewster Survey, Abstract No. 107 City of Plano, Collin County, Texas

The purpose of this replat is to increase the size of Lot 3 and decrease the size of Lot 2R. The purpose of this replat is also to abandon and dedicate drainage easements and to dedicate parking and access easements.

Walmart
Save money. Live better.

BOHLER ENGINEERING
SITE, CIVIL AND CONSULTING ENGINEERS
LAND SURVEYING, PROGRAM MANAGEMENT, LANDSCAPE ARCHITECTURE, CAD/CADD, PERMITTING SERVICES, TRANSPORTATION SERVICES
1101 W. WYATT STREET, SUITE 100, DENTON, TEXAS 76201
TEL: 817.321.1111 FAX: 817.321.1112
WWW.BOHLERENGINEERING.COM

DATE	BY	CHKD	APPD	REV	DESCRIPTION
12/01/2018	02/01/18	BL	BL	BL	1 of 2

OWNER'S CERTIFICATION

STATE OF TEXAS

COUNTY OF COLLIN

CITY OF PLANO

WHEREAS, WAL-MART REAL ESTATE BUSINESS TRUST, a Delaware business trust, is the owner of a tract of land in the City of Plano, Collin County, Texas, being a part of the Benjamin Brewster Survey, Abstract Number 107, being all of Lot 2R and Lot 3, Block A, East Spring Creek Venture Subdivision, an addition to the City of Plano, as recorded in Document Number 20160208010000510, Map Records Collin County, Texas, and being further described as follows:

BEGINNING at a one inch iron rod found at the Southwest corner of said Lot 2R, said point being the Northwest corner of Lot 2, Block 1 of Pebble Creek Addition, an addition to the City of Plano, Texas, as recorded in Cabinet M, Side 237, Map Records Collin County, Texas, and said point being in the East line of Colt Road (a 130 foot wide right-of-way);

THENCE North 00 degrees 12 minutes 49 seconds West along the East line of Colt Road and along the west line of said Lot 2R, at 67.19 feet passing an "X" cut set in concrete, at 73.04 feet passing an "X" cut found at the southwest corner of said Lot 3, continuing along the east line of Colt Road and said Lot 3, at 240.60 feet passing a one-half inch iron rod found at the northwest corner of said Lot 3, continuing along the east line of Colt Road and the west line of said Lot 2R, at 250.60 feet passing a one-half inch iron rod set with yellow cap stamped "Prop. Cor. Barker" (hereinafter called "iron rod set") in concrete, continuing in a straight distance of 276.38 feet to an "X" cut found at the most westerly northwest corner of said Lot 2R, said point being the southwest corner of a Lot 1R, Block A of East Spring Creek Venture Addition, an addition to the City of Plano, Texas, as recorded in Volume 2006, Page 711, Map Records of Collin County, Texas;

THENCE North 89 degrees 47 minutes 50 seconds East along the South line of said Lot 1R and along the most westerly north line of said Lot 2R, 230.01 feet to a one-half inch iron rod set at the southeast corner of said Lot 1R;

THENCE North 00 degrees 08 minutes 11 seconds West with the east line of said Lot 1R and with the most northerly west line of said Lot 2R, 176.10 feet to a PK Nail found at the most northerly northwest corner of said Lot 2R, said point being in the south line Spring Creek Parkway (a variable width right-of-way);

THENCE easterly along the north line of said Lot 2R and along the south line of Spring Creek Parkway as follows: North 82 degrees 48 minutes 50 seconds East, 253.90 feet to a PK Nail found for corner; North 84 degrees 02 minutes 49 seconds East, 82.43 feet to a PK Nail found for corner; North 82 degrees 48 minutes 50 seconds East, 237.19 feet to a five-eighths inch iron rod found for corner; North 78 degrees 22 minutes 32 seconds East, 150.72 feet to a one-half inch iron rod set for corner; North 89 degrees 30 minutes 14 seconds East, 38.33 feet to a brass monument found at the most northerly northeast corner of said Lot 2R, said point being the northwest corner of Lot 1R, Block A of East Spring Creek Venture, Section 2, an addition to the City of Plano, as recorded in Cabinet K, Side 144, Map Records of Collin County, Texas;

THENCE South 00 degrees 32 minutes 33 seconds East along the west line of said Lot 1R (East Spring Creek Venture, Section 2) and along the most northerly east line of said Lot 2R, 180.10 feet to a one-half inch iron rod set at the southwest corner of said Lot 1R (East Spring Creek Venture, Section 2);

THENCE North 89 degrees 30 minutes 14 seconds East along the south line of said Lot 1R (East Spring Creek Venture, Section 2) and along the most easterly north line of said Lot 2R, 270.00 feet to a five-eighths inch iron rod found at southeast corner of said Lot 1R (East Spring Creek Venture, Section 2), said point being in the west line of Cheyenne Trail (a 60 foot wide right-of-way);

THENCE South 00 degrees 32 minutes 33 seconds East with the west line of Cheyenne Trail and the most southerly east line of said Lot 2R, 356.21 feet to a one-half inch iron rod set at the southeast corner of said Lot 2R, said point being the northeast corner of Lot 1, Block A of the Reserve at Cheyenne, an addition to the City of Plano, as recorded in Cabinet L, Side 696, Map Records of Collin County, Texas;

THENCE South 89 degrees 31 minutes 34 seconds West, along the south line of said Lot 2R, 1,260.87 feet to the PLACE OF BEGINNING and containing 536,686.8 square feet or 12.321 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Wal-Mart Real Estate Business Trust, a Delaware business trust, acting by and through the duly authorized agent J. Scott Greer, Senior Director of Wal-Mart Real Estate Business Trust, does hereby adopt this plat designating the hereinabove described property as REPLAT OF EAST SPRING CREEK VENTURE SECTION 2, LOTS 2R AND 3R, BLOCK A, an addition to the City of Plano, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Plano. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same, unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and keep removed soil or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Plano and public utility entities shall at all times have the full right of ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.

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

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

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

WITNESS, my hand, the _____ day of _____, 2018.

By: J. Scott Greer
Senior Director of Wal-Mart Real Estate Business Trust

STATE OF ARKANSAS

COUNTY OF BENTON

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears J. Scott Greer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Approved on this the _____ day of _____, 2018 by the Planning and Zoning Commission, City of Plano, Texas.

Chairman, Planning & Zoning Commission _____

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Secretary, Planning & Zoning Commission _____

STATE OF TEXAS

COUNTY OF COLLIN

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Billy M. Logsdon, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown thereon were found on and/or placed under my personal supervision and in accordance with the Plating Rules and Regulations of the City Plan Commission of the City of Plano, Texas.

PRELIMINARY: this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

BILLY M. LOGSDON, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6487

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appeared Billy M. Logsdon, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Notice: Setting 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.

CITY PROJECT NO. R2018-028

REPLAT

EAST SPRING CREEK VENTURE
SECTION 2

LOTS 2R & 3R, BLOCK A

Being all of Lots 2R & 3, Block A of the East Spring Creek Venture Subdivision, Section 2, Doc No 20160208010000510, Official Public Records of Collin County, Texas.

Being 536,686.8 square feet or 12.321 acres out of the Benjamin Brewster Survey, Abstract No. 107 City of Plano, Collin County, Texas

Walmart
Save money. Live better.

WALMART REAL ESTATE
BUSINESS TRUST
JULY 26 20TH STREET
HENTONVILLE, AR 72716
PH: (479) 236-3451

BOHLER ENGINEERING
WE DESIGN AND CONSTRUCT ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

FILE NO.	DATE	OWNER	DRAWN	CHECKED	APPROVED	SCALE	SHEET NO.
TSD011800	05/21/18	BL	BL	BL	BL		2 OF 2

CITY OF PLANO
PLANNING & ZONING COMMISSION

July 24, 2018

Agenda Item No. 4

Public Hearing - Replat:

Plano-Independence Parkway Place Addition, Block 1, Lot 4R

Applicant: G.C. Plano Independence 2016, Ltd.

DESCRIPTION:

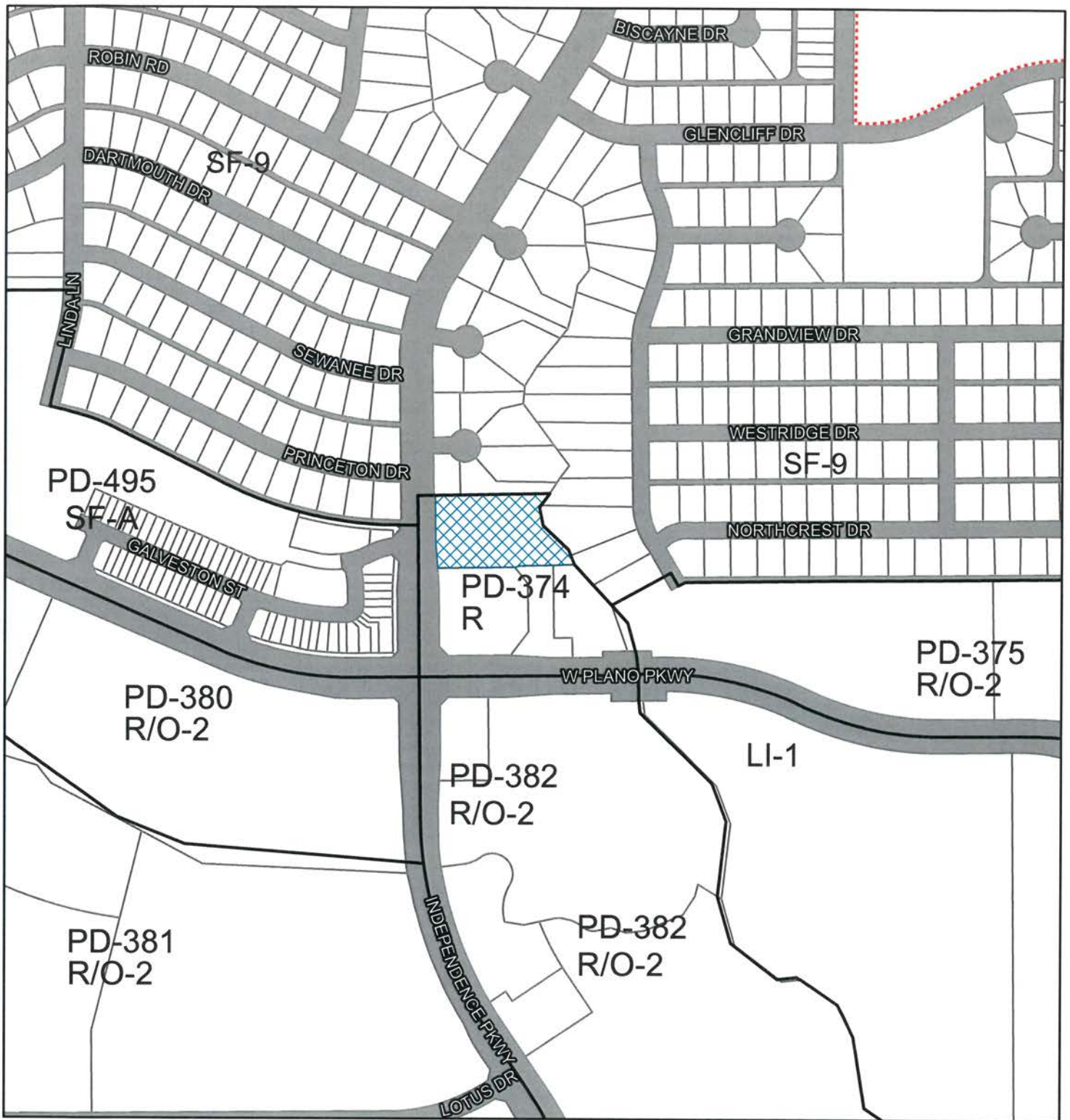
Restaurant on one lot on 1.9 acres located on the east side of Independence Parkway, 260 feet north of Plano Parkway. Zoned Planned Development-374-Retail/190 Tollway/Plano Parkway Overlay District. Project #R2018-033.

REMARKS:

The purpose for the replat is to abandon and dedicate easements necessary for the restaurant development.

RECOMMENDATION:

Recommended for approval as submitted.

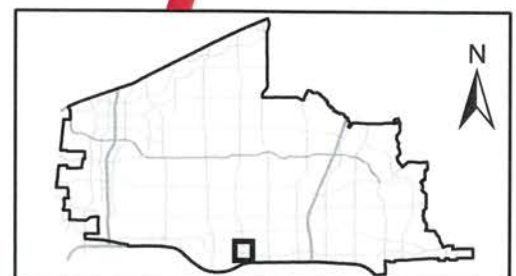


Item Submitted: Replat

Title: Plano-Independence Parkway Place Addition, Block 1, Lot 4R

Zoning: Planned Development-374-Retail/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



INDEPENDENCE PKWY

PRINCETON PL

LINE	BEARING	DISTANCE
L1	N 76°14'14" E	16.51'
L2	N 00°28'56" W	45.22'
L3	N 89°21'04" E	32.75'
L4	S 00°38'56" E	159.02'
L5	S 89°20'33" W	84.00'
L6	N 00°38'56" W	159.02'
L7	N 89°21'04" W	32.75'
L8	S 00°38'56" E	159.02'
L9	S 89°20'33" W	84.00'
L10	N 00°28'56" E	45.22'
L11	N 00°34'38" W	20.07'
L12	N 89°25'22" E	20.07'
L13	S 00°34'38" E	20.07'
L14	S 89°25'22" W	20.07'
L15	S 89°20'33" W	10.03'
L16	S 89°20'33" W	10.03'
L17	N 00°38'56" W	24.12'
L18	N 89°21'04" E	10.00'
L19	S 00°39'03" E	24.12'
L20	N 35°41'27" W	8.78'
L21	N 88°54'08" E	62.17'
L22	S 20°40'28" W	24.34'
L23	S 00°33'54" W	45.13'
L24	S 00°38'56" E	32.46'
L25	S 00°08'43" E	47.68'
L26	S 54°04'50" E	45.20'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	30.00'	31.42'	N 64°11'04" E	28.28'	90°00'00"
C2	44.00'	69.12'	N 44°11'04" E	62.23'	90°00'00"
C3	44.00'	69.12'	S 45°38'56" E	62.23'	90°00'00"
C4	30.00'	31.42'	S 65°38'56" E	28.28'	90°00'00"
C5	30.00'	31.42'	N 44°11'04" E	28.28'	90°00'00"
C6	30.00'	31.42'	N 45°38'56" W	28.28'	90°00'00"
C7	30.00'	31.42'	N 44°11'04" E	28.28'	90°00'00"
C8	44.00'	69.12'	N 45°38'56" W	62.23'	90°00'00"

CERTIFICATE OF APPROVAL

APPROVED on this _____ day of _____, 2018, by:

Chairman, Planning & Zoning Commission

STATE OF TEXAS
COUNTY OF COLLIN

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2018.

Notary Public in and for the State of Texas

Secretary, Planning & Zoning Commission or City Engineer

STATE OF TEXAS
COUNTY OF COLLIN

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2018.

Notary Public in and for the State of Texas

GENERAL NOTES

- The purpose of this report is to dedicated easements for commercial development.
- All exterior property corners are marked with a 1/2" iron rod with a green cap stamped "EAGLE SURVEYING" unless otherwise noted.
- According to Flood Insurance Rate Map (FIRM) Map No. 480602000K dated June 7, 2017 prepared by the Federal Emergency Management Agency (FEMA) for the City of Plano, Texas, the property is within "Zone AE" ("Shaded Zone A" & "Non-shaded Zone A").
- The bearings shown on this survey were derived from Western Data System REX network and are referenced to the Texas Coordinate System of 1983, North Central Zone 42(32) and are based on the American Datum of 1983, 2011 Adjustment.
- Notice: Setting a portion of this addition by notes 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.

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF PLANO

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Plano, (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns: part of Lot 4R, Block 1, as shown on the plat is called "Drainage and Floodway Easement". The Drainage and Floodway Easement is hereby dedicated to the public's use forever for drainage and floodway purposes. The Owners shall not obstruct the natural flow of storm water run-off by the construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement. The City shall at all times have the right to enter upon the Drainage and Floodway Easement, at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct, and maintain any facility deemed necessary by the City for drainage purposes. The drainage channels and creeks, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the Drainage and Floodway Easement, and the Owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. The building areas outside of the Drainage and Floodway Easement shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

- LEGEND
- BLOCK
 - POINT OF BEGINNING
 - IRON ROD FOUND
 - CAPPED IRON ROD FOUND
 - CAPPED IRON ROD SET
 - CENTERLINE OF ROAD

SURVEYOR
EAGLE SURVEYING, LLC
ATTN: JOHN COX
215 SOUTH ELM STREET
SUITE 104
DENTON, TX 76201
940.222.3038

ENGINEER
KJ ENVIRONMENTAL
ATTN: KEVIN HANE
530 MOSLEY ROAD
CROSSCROADS, TX 76227
940.387.0505

OWNER
G.C. PLANO INDEPENDENCE 2016, LTD.
1131 ROCKINGHAM DRIVE, SUITE 250
RICHARDSON, TX 75084-4229
(972) 821-0911

JOB #: 17-05-09 FP
DATE: 7/17/2018
DRAWN BY: JDC

EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE 104
DENTON, TX 76201
940.222.3038
TX FIRM # 10194177

PREPARED: JULY 13, 2018

STATE OF TEXAS
COUNTY OF COLLIN

OWNER'S CERTIFICATE

WHEREAS, G.C. PLANO INDEPENDENCE 2016, LTD., is the sole owner of all that certain 1,905 acre tract of land situated in the Francis McCullough Survey, Abstract No. 586, Collin County, Texas, being all of Lot 4, Block 1 of Plano-Independence Parkway Place Addition, Lots 1, 2R, 3, and 4, Block 1, an addition to the City of Plano, recorded in Volume 2987, Page 304 of the Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the Southwest corner of Lot 4, Block 1 of said addition, and being the Northwest corner of Lot 1, Block 1 of said addition, said point lies in the East right-of-way line of Independence Parkway (a variable width R.O.W.);

Thence with the East right-of-way line of said Independence Parkway the following calls to wit:

North 54°17'00" West for a distance of 80.12 feet to an "X" not found in concrete for corner;

North 07°36'37" West for a distance of 148.23 feet to a 5/8" capped iron rod stamped "B-181" found for the Northwest corner of said Lot 4, said point lies in the South boundary line of Lot 34, Block 20, Fourth Section of Dallas North Estates, 12th installment, an addition to the City of Plano, according to the plat thereof recorded in Volume 7, Page 144 of the Plat Records of Collin County, Texas;

Thence North 87°02'27" East with the South boundary line of Block 20 of said Dallas North Estates, same being the North boundary line of said Lot 4, passing a 5/8" capped iron rod found at a distance of 280.60 feet, continuing along said in all for a total distance 356.52 feet to point in Prairie Creek for the Northeast corner thereof, and being the most southerly Southeast corner of Lot 33, Block 27 of said Dallas North Estates, said point lies in the West boundary line of Lot 3, Block 8, Second Section of Dallas North Estates, 12th installment, an addition to the City of Plano, according to the plat thereof recorded in Volume 6, Page 94 of the Plat Records of Collin County, Texas;

Thence along the East boundary line of said Lot 4 and the West boundary line of Block 8 of said Second Section of Dallas North Estates, 12th installment, said course following the meanders of Prairie Creek the following calls to wit:

South 36°38'39" West for a distance of 53.49 feet to a point in Prairie Creek for corner;

South 12°20'31" East for a distance of 50.33 feet to a point in Prairie Creek for corner;

South 47°21'07" East for a distance of 108.00 feet to a point in Prairie Creek for corner;

South 21°12'17" East for a distance of 50.00 feet to a point in Prairie Creek for corner, and being the Southeast corner of said Lot 4, and being the Northeast corner of Lot 3, Block 1 of an abandoned Plano-Independence Parkway Place Addition, said point lies in the West boundary line of Lot 3, Block 8 of said Second Section of Dallas North Estates, 12th installment;

Thence along the South boundary line of said Lot 4 and the North boundary line of Lots 3, 2R, and 1 of Block 1 of said Plano-Independence Parkway Place Addition the following calls to wit:

South 85°42'47" West for a distance of 63.31 feet to a 1/2" capped iron rod stamped "WEST" found for the Northeast corner of said Lot 3, and being the Northeast corner of said Lot 2R;

South 85°42'47" West for a distance of 103.48 feet to a 1/2" capped iron rod stamped "WEST" found for a point corner;

South 70°14'14" West for a distance of 16.51 feet to a 5/8" capped iron rod stamped "B-114" found for the Northeast corner of said Lot 2R, and being the Northeast corner of said Lot 1;

South 87°02'27" West for a distance of 244.85 feet to the POINT OF BEGINNING and there terminating, enclosing 1,905 acres or 82,981 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT G.C. PLANO INDEPENDENCE 2016, LTD., acting herein by and through its duly authorized officer, does hereby adopt this plat, designating the herein above described property as PLANO-INDEPENDENCE PARKWAY PLACE ADDITION, LOT 4R, BLOCK 1, an addition to the City of Plano, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes intended on this plat. No buildings, fences, trees, shrubs, or other improvements or growth shall be constructed or planted upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Plano. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, and use by public utilities being subordinate to the public's and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove or keep removed or parts of any buildings, fences, trees, shrubs, or other improvements or growth which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Plano and public utility entities shall at all times have the right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, repairing, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time of procuring permission from anyone.

The undersigned does hereby covenant and agree that he (they) shall construct upon the fee line easements, as dedicated and shown herein, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking of motor vehicles, trailers, boats, or other implements to the street or line of separation. The maintenance of easements on the fee line easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fee lines, stating "FIRE LANE, NO PARKING". The owner or his duly authorized representative is hereby authorized to cause such fee lines and utility easement to be surveyed and to be constructed at all or parts of their respective systems without the necessity of any time of procuring permission from anyone.

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

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

WITNESS AT MY HAND, this _____ day of _____, 2018.

OWNER: G.C. PLANO INDEPENDENCE 2016, LTD.

BY: Mark Parnetche, President of General Partner

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared MARK PARNETCHE, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2018.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF COLLIN

I, TED A. GOSSETT, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from and actual survey made on the ground and that the monuments shown herein were found or placed with 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Plano, Collin County, Texas.

Ted A. Gossett, R.P.L.S. #3991

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared TED A. GOSSETT, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2018.

Notary Public in and for the State of Texas

My commission expires July 11, 2020.

CITY PROJECT NO. R2018-033
REPLAT
PLANO-INDEPENDENCE PARKWAY PLACE ADDITION
LOT 4R, BLOCK 1
BEING A REPLAT OF LOT 4, BLOCK 1,
PLANO-INDEPENDENCE PARKWAY PLACE ADDITION,
AN ADDITION TO THE CITY OF PLANO, TEXAS.
RECORDED IN VOL. 2007 PG. 304 - P.R.C.C.T.
BEING 1.905 ACRES OF LAND SITUATED IN THE FRANCIS
MCCULLOUGH SURVEY, ABSTRACT NO. 586, COLLIN COUNTY, TEXAS

CITY OF PLANO
PLANNING & ZONING COMMISSION

July 24, 2018

Agenda Item No. 5

Public Hearing - Preliminary Replat & Revised Site Plan:
St. Andrew Addition, Block 1, Lot 2R

Applicant: St. Andrews United Methodist Church

DESCRIPTION:

Religious facility on one lot on 21.2 acres located at the northwest corner of Plano Parkway and Mira Vista Boulevard. Zoned Planned Development-52-Single-Family Residence-7. Projects #PR2018-017 and #RSP2018-027.

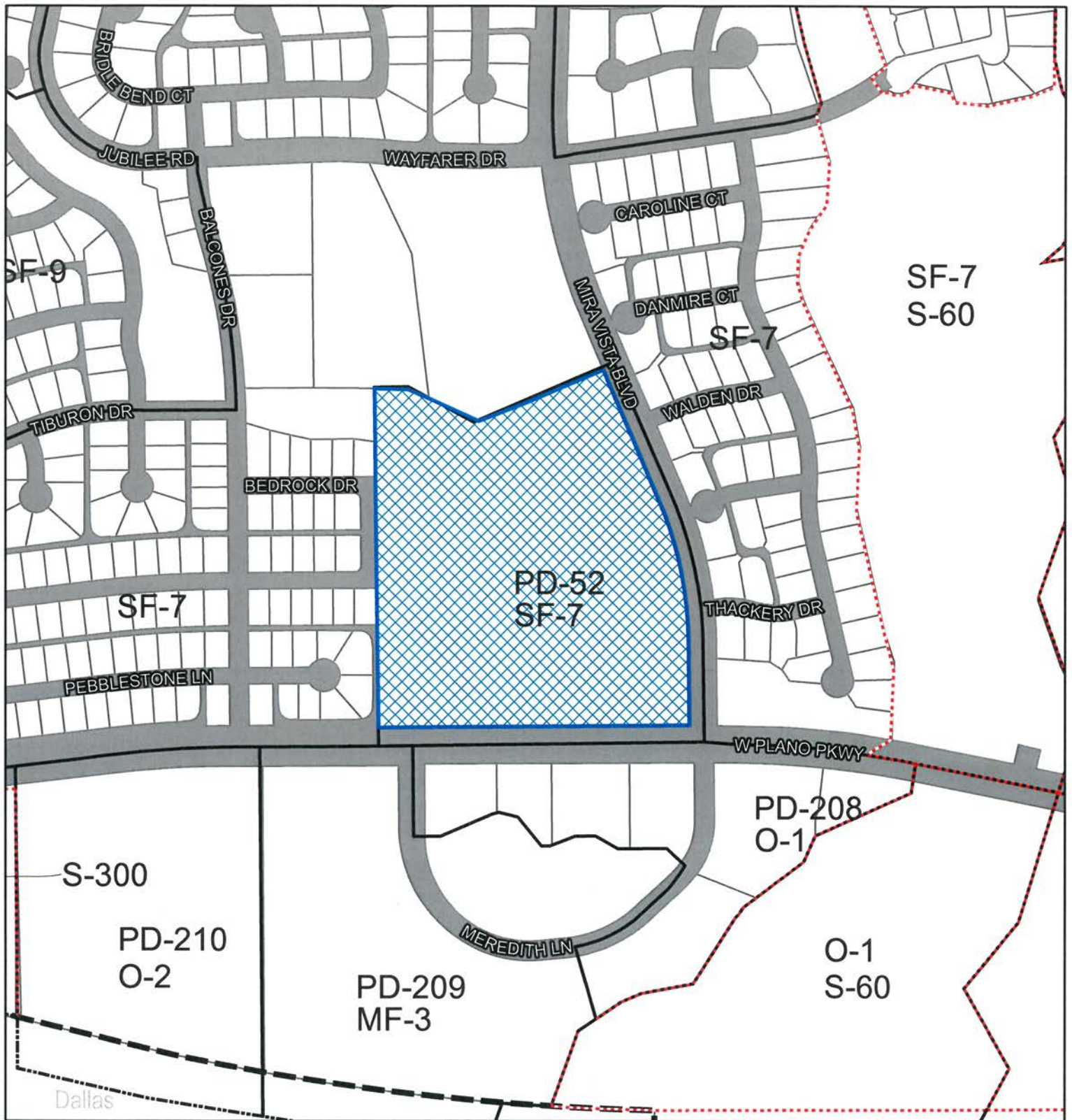
REMARKS:

The purpose for the preliminary replat is to abandon a portion of the drainage and floodway easement necessary for the completion of the parking lot expansion.

The purpose of the revised site plan is to show the proposed parking lot expansion and related site improvements.

RECOMMENDATION:

Recommended for approval as submitted.

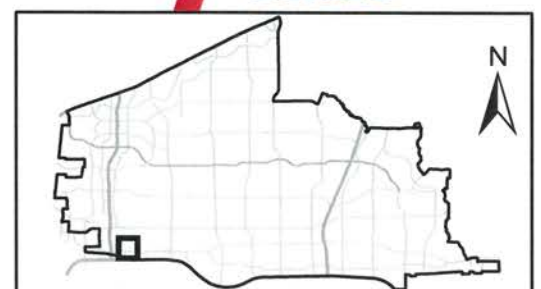


Item Submitted: Preliminary Replat & Revised Site Plan

Title: St. Andrew Addition, Block 1, Lot 2R

Zoning: Planned Development-52-Single-Family Residence-7

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



Source: City of Plano Planning Department

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That St. Andrew United Methodist Church, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as **BLOCK 1, LOT 2R, ST. ANDREW ADDITION**, in addition to the City of Plano, Texas, and does hereby dedicate in fee simple, to the public use forever, the streets and alleys shown therein. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown are dedicated, for the public use forever, for the purposes indicated on the plat. No buildings, fences, trees, shrubs or any other improvements of growth shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Plano. In addition, utility easements may also be used for mutual use and accommodation of all public utilities desiring to use using the same unless the easement limits the use to particular utilities, said utilities, said use by particular utilities being subordinate to the public's and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growth which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems on times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, repairing, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.

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

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Plano, (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns: Portion of Lot 2R, Block 1, as shown on the plat is called "Drainage and Floodway Easement." The Drainage and Floodway Easement is hereby dedicated to the public's use forever for drainage and floodway purposes. The Owners shall not obstruct the natural flow of storm water run-off by the construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement. The City shall at all times have the right to enter upon the Drainage and Floodway Easement, at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct, and maintain any facility deemed necessary by the City for drainage purposes. The drainage channels and creeks, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the Drainage and Floodway Easement, and the Owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. The building areas outside of the Drainage and Floodway Easement shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

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

This plat approved subject to all planning ordinances, rules, regulations, and resolutions of the City of Plano, Texas.
WITNESS MY HAND, this ____ day of _____, 2018.
ST. ANDREW UNITED METHODIST CHURCH

BY:

[NAME], [TITLE]

STATE OF TEXAS:

COUNTY OF _____:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS:

CERTIFICATE OF APPROVAL

APPROVED on this the ____ day of _____, 2018, by the Planning & Zoning Commission, City of Plano, Texas.

Chairman, Planning & Zoning Commission

STATE OF TEXAS:

COUNTY OF _____:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS:

Secretary, Planning & Zoning Commission or City Engineer

STATE OF TEXAS:

COUNTY OF _____:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS:

STATE OF TEXAS:
COUNTY OF COLLIN

OWNERS CERTIFICATE

Whereas, St. Andrew United Methodist Church is the owner of that certain 21.214 acre tract of land located in the W.H. Witt Survey, Abstract No. 1006, City of Plano, Collin County, Texas, and being all of Lot 2R, Block 1, St. Andrew Addition, in addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Cabinet O, Page 625, Plat Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut found in concrete for the southeast corner of said Lot 2R, some being the intersection of the north right-of-way line of Plano Parkway (a 120' right-of-way) with the west right-of-way line of Mira Vista Boulevard (an 85' right-of-way);

THENCE North 89 deg. 54 min. 36 sec. West, along the common line of said Lot 2R, and the north right-of-way line of said Plano Parkway, a distance of 966.40 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 2R, some being the southeast corner of Stone Lake Estates-Section 3, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Cabinet H, Page 325, said Plat Records;

THENCE North 00 deg. 05 min. 22 sec. East, along the common line of said Lot 2R, and said Stone Lake Estates-Section 3, a distance of 1053.37 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 2R, from which a railroad spike found bears North 67 deg. 18 min. West, 0.24', said corner being the northeast corner of said Stone Lake Estates-Section 3, some being in the south line of a coted 9.000 acre tract of land to the City of Plano, by deed recorded in Volume 1971, Page 440, Deed Records, Collin County, Texas;

THENCE North 90 deg. 00 min. 00 sec. East (Due East), along the common line of said Lot 2R, and said City of Plano tract, a distance of 105.20 feet to a 1/2 inch iron rod found for an angle point;

THENCE South 81 deg. 04 min. 42 sec. East, continuing along the common line of said Lot 2R, and said City of Plano tract, passing the southeast corner of said City of Plano tract, some being the southeast corner of Lot 1, Block 1, St. Andrew Addition, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Cabinet H, Page 62, aforesaid Plat Records, and continuing along the common line of said Lot 2R, and said Lot 1, a total distance of 232.10 feet to a 1/2 inch iron rod found with yellow plastic cap for an angle point;

THENCE North 67 deg. 38 min. 16 sec. East, continuing along the common line of said Lot 2R, and said Lot 1, a distance of 431.55 feet to a 1/2 inch iron rod found with yellow plastic cap for the northeast corner of said Lot 2R, some being the southeast corner of said Lot 1, some being in the west right-of-way line of aforesaid Mira Vista Boulevard;

THENCE along the common line of said Lot 2R, and the west right-of-way line of said Mira Vista Boulevard as follows:

South 22 deg. 21 min. 44 sec. East, a distance of 448.53 feet to an "X" cut found in concrete for the beginning of a curve to the right having a radius of 1157.50 feet, a delta angle of 22 deg. 27 min. 06 sec., and a chord bearing and distance of South 11 deg. 08 min. 11 sec. East, 450.68 feet;

In a southeasterly direction, and along said curve to the right, an arc distance of 453.57 feet to an "X" cut found in concrete for the end of said curve;

South 00 deg. 05 min. 22 sec. West, a distance of 249.83 feet to the POINT OF BEGINNING and containing 924,070 square feet or 21.214 acres of computed land, more or less.

SURVEYOR'S CERTIFICATE

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

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED

RELEASED 06/25/2018 FOR REVIEW PURPOSES

Timothy R. Mankin Date
Registered Professional Land Surveyor, No. 6172

STATE OF TEXAS:

COUNTY OF TARRANT

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2018.

Notary Public in and for the State of Texas

OWNER:

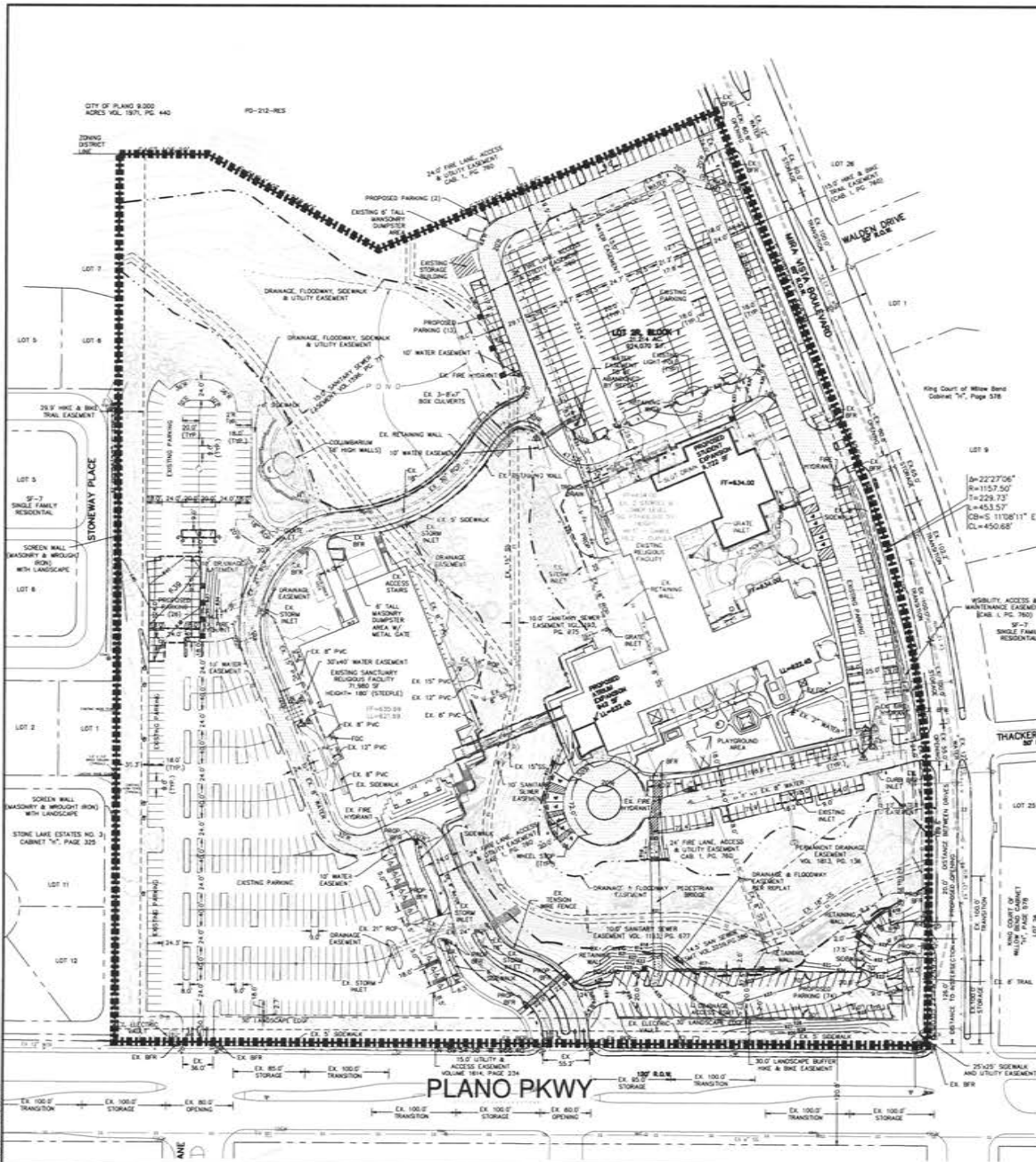
ST. ANDREW UNITED
METHODIST CHURCH
1401 MIRA VISTA BOULEVARD
PLANO, TEXAS 75053
214-380-8001

ENGINEER:

JOHN BLACKER, PE | PRINCIPAL
HART GAULDER & ASSOCIATES
12801 N. CENTRAL EXPRESSWAY
SUITE 1400, DALLAS TX 75243
D: 972.230.5111 (KIDS)

JOB NO. P-25036	DATE 06/01/2018		REV	2
SCALE 1" = 80'	VOLUME 1.8		SHEET 2 OF 2	
PREISER & MANKIN SURVEYING, LLC www.preisersurveying.com			823 E DALLAS ROAD GRAPEVINE, TEXAS 76037 817-481-1806 (O) 817-481-1808 (F)	
COMMERCIAL, RESIDENTIAL, BOUNDARIES, TOPOGRAPHY, MOBILEHOMES			Texas Society of Professional Surveyors	
Email: tmankin@preisersurveying.com			FIRM No. 100999-00	

QTY PROJECT #P2018-017
PRELIMINARY REPLAT
ST. ANDREW ADDITION
LOT 2R, BLOCK 1
 BEING ALL OF LOT 2R, BLOCK 1 OF ST. ANDREW ADDITION
 RECORDED IN CAB. O, PG. 625
 W.H. WITT SURVEY, ABSTRACT NO. 1006
 CITY OF PLANO, COLLIN COUNTY, TEXAS
 JUNE 2018



SITE DATA SUMMARY TABLE		
GENERAL SITE DATA		
LOT	LOT 28	
ZONING (FROM ZONING MAP)	PD-53-57-7	
LAND USE (FROM ZONING ORDINANCE)	RELIGIOUS FACILITY	
LOT AREA (SQUARE FEET & ACRES)	854,070 SF & 21.214 AC	
BUILDING FOOTPRINT AREA (SQUARE FEET)	108,831	
TOTAL BUILDING AREA (SQUARE FEET)	184,752	
BUILDING HEIGHT (FEET)	2	
BUILDING HEIGHT (FEET-DISTANCE TO TALLEST BUILDING)	180'-0" (TALLEST)	
LOT COVERAGE (PERCENT-A-RATE)	13.818	
FLOOR AREA RATIO (FAR-A-RATE)	0.21 (0.21 ALLOWED)	
PARKING		
PARKING RATIO (FROM ZONING ORDINANCE)	1 SP/5 SEAT	
REQUIRED PARKING (SPACES)	369	
PROPOSED PARKING (SPACES)	369 (274' POST-630)	
ACCESSIBLE PARKING REQUIRED (SPACES)	17	
ACCESSIBLE PARKING PROVIDED (SPACES)	22 (4 VAN)	
PARKING IN EXCESS OF 10% OF REQUIRED PARKING (SPACES)	461	
LANDSCAPE AREA (INCLUDING SURF AREAS)		
LANDSCAPE EDGE AREA PROVIDED (SQUARE FEET)	21,084	
REQUIRED MINIMUM LANDSCAPE AREA (SQUARE FEET)	2,102	
ADDITIONAL LANDSCAPE AREA PROVIDED (SQUARE FEET)	0	
OTHER LANDSCAPE AREA WITHIN THE LOT INCLUDING STORM WATER CONVEYANCE AREAS (SQUARE FEET)	30,488	
TOTAL LANDSCAPE AREA (SQUARE FEET)	51,572	
PERMEABLE AREA (NOT INCLUDING LANDSCAPING OF SURF AREAS)		
PERMEABLE PAVEMENT (SQUARE FEET)	0	
OTHER PERMEABLE AREA WITHIN THE LOT INCLUDING LANDSCAPING OF SURF AREAS (SQUARE FEET)	0	
TOTAL PERMEABLE AREA (SQUARE FEET)	0	
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA (SQUARE FEET)	108,831	
AREA OF SIDEWALK PAVEMENT & OTHER IMPERVIOUS PAVEMENT (SQUARE FEET)	36,537	
OTHER IMPERVIOUS AREA	N/A	
TOTAL IMPERVIOUS AREA	145,368	
Ratio of TOTAL LANDSCAPE AREA + TOTAL PERMEABLE AREA + TOTAL IMPERVIOUS AREA (SQUARE FEET)	145,368	
TOTAL IMPERVIOUS AREA	145,368	
LESS IMPERVIOUS AREA CREDIT	0	
ILLUSTRATED IMPERVIOUS AREA	145,368	

SITE PLAN GENERAL NOTES

1. BUILDING & SITE DESIGN SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENTLY ADOPTED INTERNATIONAL BUILDING CODE.
2. FLOOD HAZARD AREAS SHALL BE IDENTIFIED AND SHOWN ON THE SITE PLAN WITHIN THE ALTERNATIVE DESIGN IS APPROVED BY THE CITY ENGINEER. FLOOD HAZARD AREAS SHALL BE IDENTIFIED ON THE SITE PLAN WITHIN THE ALTERNATIVE DESIGN IS APPROVED BY THE CITY ENGINEER.
3. ALL BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENTLY ADOPTED INTERNATIONAL BUILDING CODE.
4. ALL BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENTLY ADOPTED INTERNATIONAL BUILDING CODE.
5. ALL BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENTLY ADOPTED INTERNATIONAL BUILDING CODE.
6. ALL BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENTLY ADOPTED INTERNATIONAL BUILDING CODE.
7. ALL BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENTLY ADOPTED INTERNATIONAL BUILDING CODE.
8. ALL BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENTLY ADOPTED INTERNATIONAL BUILDING CODE.
9. ALL BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENTLY ADOPTED INTERNATIONAL BUILDING CODE.
10. ALL BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENTLY ADOPTED INTERNATIONAL BUILDING CODE.
11. ALL BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENTLY ADOPTED INTERNATIONAL BUILDING CODE.
12. ALL BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENTLY ADOPTED INTERNATIONAL BUILDING CODE.
13. ALL BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENTLY ADOPTED INTERNATIONAL BUILDING CODE.
14. ALL BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENTLY ADOPTED INTERNATIONAL BUILDING CODE.
15. ALL BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENTLY ADOPTED INTERNATIONAL BUILDING CODE.

- NOTES**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

WATER METER SCHEDULE			
ID	TYPE	SIZE	REMARKS
1	DOMESTIC	1/2"	EXISTING
2	DOMESTIC	1/2"	EXISTING
3	DOMESTIC	1/2"	EXISTING
4	DOMESTIC	1/2"	EXISTING
5	DOMESTIC	1/2"	EXISTING
6	DOMESTIC	1/2"	EXISTING
7	DOMESTIC	1/2"	EXISTING
8	DOMESTIC	1/2"	EXISTING
9	DOMESTIC	1/2"	EXISTING
10	DOMESTIC	1/2"	EXISTING

THE PURPOSE OF THIS REVISED SITE PLAN IS TO SHOW THE CHANGES TO LOT 28 & REVISE AND ADD 15 PARKING SPACES AT NORTH EAST CORNER OF THE LOT AND TO ADJUST THE PROPOSED PARKING TO THE WAY ANGLED PARKING.

REVISED SITE PLAN
ST. ANDREW ADDITION
 LOT 28, BLOCK 1
 21.214 AC (54,070 SF)
 (VOL. 1, PG. 14, M.C.C. 1.1)
 WITH SITE SURVEY, ABSTRACT NO. 1886
 CITY OF PLANO, COLLIN COUNTY, TEXAS
 CITY OF PLANO PROJECT #242 243-027

DESIGNED BY
 ST. ANDREW UNITED METHODIST CHURCH
 12841 N. CENTRAL EXPRESS
 DALLAS, TEXAS 75243
 (VOL. 1, PG. 14, M.C.C. 1.1)
 CONTACT: JENNIFER BLACKBURN
 JBLACKBURN@STAMCHURCH.COM

ENGINEER
 HART GAUGLER & ASSOCIATES, INC.
 12841 N. CENTRAL EXPRESS
 DALLAS, TEXAS 75243
 (VOL. 1, PG. 14, M.C.C. 1.1)
 CONTACT: JENNIFER BLACKBURN
 JBLACKBURN@HGA-INC.COM

HART GAUGLER & ASSOCIATES
 Structural & Civil Engineering Services
 12841 N. Central Express, Suite 1400
 DALLAS, TEXAS 75243
 972.238.5111 / 972.238.5055 fax
 www.hartgaugler.com
 Texas Registered Engineering Firm #1-5951



ST. ANDREW UNITED METHODIST CHURCH - PHASE 2 RENOVATIONS
 LOT 28, BLOCK 1
 WITH SITE SURVEY, ABSTRACT NO. 1886
 CITY OF PLANO, COLLIN COUNTY, TEXAS

REVISED SITE PLAN

DESIGNED BY
 ST. ANDREW UNITED METHODIST CHURCH
 12841 N. CENTRAL EXPRESS
 DALLAS, TEXAS 75243
 (VOL. 1, PG. 14, M.C.C. 1.1)
 CONTACT: JENNIFER BLACKBURN
 JBLACKBURN@STAMCHURCH.COM

ENGINEER
 HART GAUGLER & ASSOCIATES, INC.
 12841 N. CENTRAL EXPRESS
 DALLAS, TEXAS 75243
 (VOL. 1, PG. 14, M.C.C. 1.1)
 CONTACT: JENNIFER BLACKBURN
 JBLACKBURN@HGA-INC.COM

SHEET
C0.01

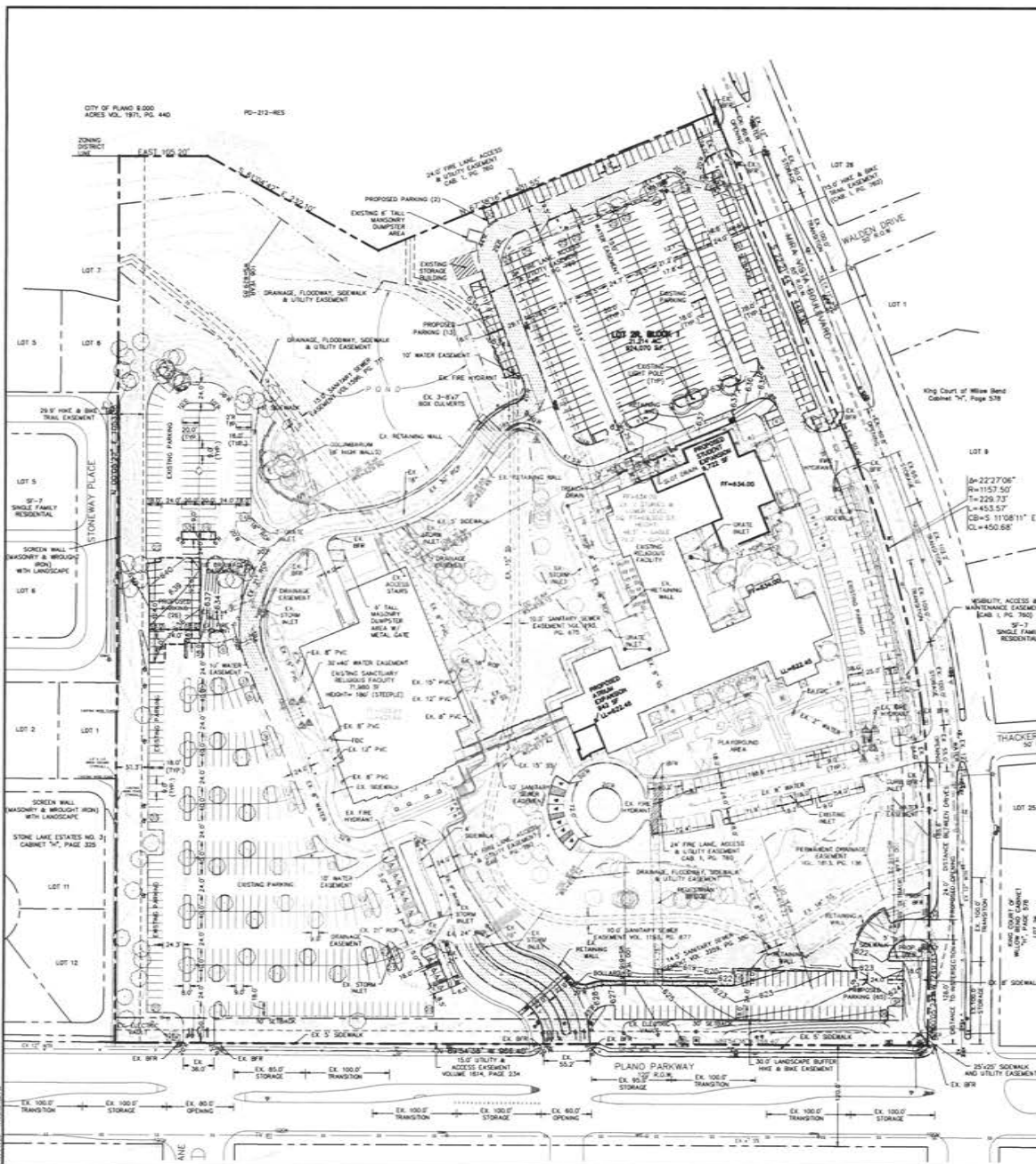
HART GAUGLER + ASSOCIATES
Structural + Civil Engineering Services
12801 F. Central Express, Suite 1400
972.239.5111 / 972.239.5005 fax
www.hartgaugler.com
Texas Registered Engineering Firm #F-5665



ST. ANDREW UNITED METHODIST CHURCH - PHASE 2 RENOVATIONS
W.H. WITT SURVEY ABSTRACT NO. 1006
CITY OF PLANO, COLLIN COUNTY, TEXAS

SITE PLAN

SHEET
C0.01



SITE DATA SUMMARY TABLE

GENERAL SITE DATA	
ZONING (FROM ZONING ORDINANCE)	PD-22-02-1
LAND USE (FROM ZONING ORDINANCE)	RELIGIOUS FACILITY
LOT AREA (SQUARE FEET & ACRES)	26,579 S.F. & 0.614 AC
BUILDING FOOTPRINT AREA (SQUARE FEET)	1,062
TOTAL BUILDING AREA (SQUARE FEET)	1,062
BUILDING HEIGHT (FEET)	3
BUILDING HEIGHT (FEET-DISTANCE TO TALLEST BUILDING)	100'-0" (STREET)
LOT COVERAGE (PERCENT-AREA)	13.98%
FLOOR AREA RATIO (SQUARE-FOOT)	0.01 (S.F. ALLOTTED)
PARKING	
PARKING RATIO (FROM ZONING ORDINANCE)	1 SP/25 SEATS
REQUIRED PARKING (2 SPACES)	242
PROPOSED PARKING (2 SPACES)	PRE-754 / POST-824
ACCESSIBLE PARKING REQUIRED (2 SPACES)	18
ACCESSIBLE PARKING PROVIDED (2 SPACES)	22 (4 100%)
PARKING IN EXCESS OF THAT OF REQUIRED PARKING (2 SPACES)	447
LANDSCAPE AREA (INCLUDING TURF AREAS)	
LANDSCAPE AREA PROVIDED (SQUARE FEET)	21,084
REQUIRED INTERIOR LANDSCAPE AREA (SQUARE FEET)	1,130
ADDITIONAL INTERIOR LANDSCAPE AREA PROVIDED (SQUARE FEET)	0
OTHER LANDSCAPE AREA WITHIN THE LOT INCLUDING STORM WATER CONVEYANCE AREA (SQUARE FEET)	306,466
TOTAL LANDSCAPE AREA (SQUARE FEET)	317,550
PERMISSIBLE AREA (NOT INCLUDING LANDSCAPING OR TURF)	
PERMISSIBLE FLOOR AREA (SQUARE FEET)	0
OTHER PERMISSIBLE AREA WITHIN THE LOT NOT INCLUDING LANDSCAPING OR TURF (SQUARE FEET)	0
TOTAL PERMISSIBLE AREA (SQUARE FEET)	0
APPROPRIATE AREA	
BUILDING FOOTPRINT AREA (SQUARE FEET)	1,062
AREA OF RECREATION, PARKING & OTHER APPROPRIATE (SQUARE FEET)	24,022
OTHER APPROPRIATE AREA	N/A
TOTAL APPROPRIATE AREA	25,084
AREA OF TOTAL LANDSCAPE AREA + TOTAL PERMISSIBLE AREA + TOTAL APPROPRIATE AREA (SQUARE FEET)	342,634
TOTAL APPROPRIATE AREA	25,084
LESS MAP APPROPRIATE AREA CREDIT	0
RELATIVE APPROPRIATE AREA	491,568

SITE PLAN GENERAL NOTES

1. BUILDING 2,200 SQUARE FEET OR GREATER SHALL BE USED FOR SPRAWLING.
2. FIRE LINES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
3. REQUIRED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF PLANO, TEXAS.
4. FOUR-FOOT WIDE SIDEWALKS SHALL BE PROVIDED 25 FEET FROM THE PROPERTY LINE. WITHIN THE RIGHT-OF-WAY, SIDEWALKS SHALL BE PROVIDED 25 FEET FROM THE PROPERTY LINE. WITHIN THE RIGHT-OF-WAY, SIDEWALKS SHALL BE PROVIDED 25 FEET FROM THE PROPERTY LINE. WITHIN THE RIGHT-OF-WAY, SIDEWALKS SHALL BE PROVIDED 25 FEET FROM THE PROPERTY LINE.
5. MEDICAL, UNIT, QUARTERS, AND THEIR COMPANIONS SHALL BE SCHEDULED IN ACCORDANCE WITH THE ZONING ORDINANCE.
6. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL CHANGING PLANS ARE APPROVED.
7. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL CHANGING PLANS ARE APPROVED.
8. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL CHANGING PLANS ARE APPROVED.
9. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL CHANGING PLANS ARE APPROVED.
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13. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL CHANGING PLANS ARE APPROVED.

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL ON-SITE ELECTRICAL CONDUITS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
3. ALL ON-SITE ELECTRICAL CONDUITS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
4. ALL ON-SITE ELECTRICAL CONDUITS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
5. ALL ISLANDS ARE 8'-0" WIDE UNLESS OTHERWISE NOTED.

WATER METER SCHEDULE

ID	TYPE	SIZE	REMARKS
1	DOMESTIC	1/2"	EXISTING
2	DOMESTIC	1/2"	EXISTING
3	DOMESTIC	1/2"	EXISTING
4	DOMESTIC	1/2"	EXISTING
5	DOMESTIC	1/2"	EXISTING
6	DOMESTIC	1/2"	EXISTING
7	DOMESTIC	1/2"	EXISTING
8	DOMESTIC	1/2"	EXISTING
9	DOMESTIC	1/2"	EXISTING
10	DOMESTIC	1/2"	EXISTING

P&Z APPROVED
MARCH 13, 2018
CITY OF PLANO
P&Z COMMISSION

Expires
March 13, 2023

THE PURPOSE OF THIS REVISED SITE PLAN IS TO SHOW THE CHANGES TO LOT 2R.
* ADD 12,842 SQ. FT. OF BUILDING EXPANSION
* 4722 SQ. FT. STUDENT EXPANSION
* REVISE AND ADD NEW PARKING SPACES AT SEVERAL LOCATIONS

REVISED SITE PLAN
ST. ANDREW ADDITION

LOT 2R, BLOCK 1
21,084 AC. (0.614 AC.)
(VOL. 1, PG. 74, M.C.C. 7)

W.H. WITT SURVEY, ABSTRACT NO. 1006
CITY OF PLANO, COLLIN COUNTY, TEXAS
CITY OF PLANO PROJECT #2018-066

OWNER
ST. ANDREW UNITED METHODIST CHURCH
1800 N. STATE AVE. SUITE 100
PLANO, TEXAS 75080
CONTACT: FORREST POOL

DESIGNER
HART GAUGLER + ASSOCIATES, INC.
12801 F. CENTRAL EXPRESS
DALLAS, TEXAS 75244
972-239-5111 / 972-239-5005 FAX
WWW.HARTGAUGLER.COM
CONTACT: JOHN D. BLACKER
JBLACKER@HARTGAUGLER.COM

MARCH 12, 2018

SURVEYOR
FREDERICK & NANKIN SURVEYING, L.L.C.
602 E. DALLAS RD.
GRANDVILLE, TEXAS 75040
817-481-1881
CONTACT: STRETT & NANKIN
THANKS@FREDERICKSURVEYING.COM

ARCHITECT
ST. ANDREW UNITED METHODIST CHURCH
2800 FARMVIEW STREET, SUITE 300
DALLAS, TEXAS 75244
972-491-1980
CONTACT: MICHAEL S. LEBBE
MICHAEL@STANDREWCHURCH.COM

ST. ANDREW UNITED METHODIST CHURCH - PHASE 2 RENOVATIONS
W.H. WITT SURVEY ABSTRACT NO. 1006
CITY OF PLANO, COLLIN COUNTY, TEXAS
CITY OF PLANO PROJECT #2018-066
MARCH 12, 2018

CITY OF PLANO
PLANNING & ZONING COMMISSION

July 24, 2018

Agenda Item No. 6

Discussion and Direction:
Comprehensive Plan Implementation Update

DESCRIPTION:

Request for discussion and direction pertaining to a report on the Comprehensive Plan implementation progress and proposed updates to the Park Master Plan Map, Future Land Use Map, Growth and Change Map, and Bicycle Transportation Plan Map.

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).

In accordance with the [Land Use Policy](#) of the Comprehensive Plan, the city should evaluate the Future Land Use Map and the Growth and Change Map every five years, or as needed, to ensure consistency with city-wide goals.

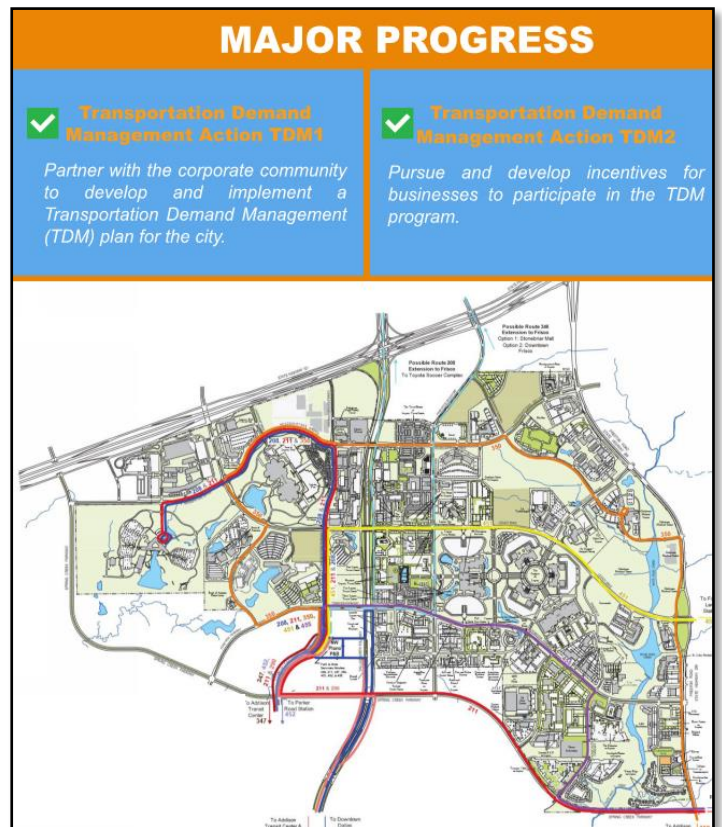
Comprehensive Plan Annual Report

Each year, the Planning Department produces the [Comprehensive Plan Annual Report](#) in order to communicate progress from the implementation of the plan. The current version is attached to this staff report. Monitoring the progress of implementation is necessary to ensure the city is abiding by the policies and recommendations of the plan. It also allows the opportunity to consider and effectively plan for future implementation needs.

The annual report includes a series of performance indicators that communicate the status of each of the 273 actions included in the Comprehensive Plan. Additionally, the report summarizes key outcomes resulting from the land use and development review process, focusing specifically on zoning review and the measurement of ongoing growth and change in Plano. Implementation success stories are showcased throughout the report in order to highlight some of the major impacts of the plan. Additionally, items of note are provided below:

Major Progress

1. **Transportation Demand Management Action TDM1:** Partner with the corporate community in Plano to develop and implement a Transportation Demand Management (TDM) plan for city.
2. **Transportation Demand Management Action TDM2:** Pursue and develop incentives for businesses to participate in the TDM program.
3. **Air Quality Action AQ3:** Improve timing and coordination of traffic signals with Plano, the state of Texas, the North Texas Tollway Authority (NTTA), and neighboring cities to reduce emissions from idling vehicles and improve traffic flow.
4. **Arts and Culture Action AC7:** Target public investment to leverage additional capital for heritage, arts, and cultural activities.
5. **Public Safety Action PS3:** Identify and prioritize projects for inclusion in Community Investment Program (CIP) fiscal year budget and future bond elections.
6. **Active Living and Citizen Well-Being Action ALCW7:** Increase health programs and outreach to senior citizens and meet needs of the growing number of retirees.
7. **Parks and Recreation Action PR1:** Implement the Parks and Recreation Master Plan and update the plan every five years.
8. **Neighborhood Conservation Action NC5:** Study current housing options, identify gaps in the housing inventory and formulate recommendations to address deficiencies.



Complete

1. **Open Space and Natural Resource Conservation Action OSRC4:** Conduct a citywide study every 8-10 years, or as necessary, to determine heat island hot spots.
2. **Neighborhood Conservation Action NC1:** Establish programs and initiatives that enable homeowners to maintain and enhance their property and neighborhood.

Park Master Plan Update

The Park Master Plan serves as the Parks and Recreation Department's long-term action plan, providing guidance, establishing goals and recommendations, and identifying needs related to both existing and future park and recreation facilities. The plan includes the Park Master Plan Map, Bicycle Transportation Plan Map, and a written policy document. The plan examines needs for the next 5 to 20 years, identifying both short-term and long-term improvements to the park system that will be completed as needs, funding, and opportunities permit.

The City of Plano has a well-established history of park and recreation planning, adopting its first master plan in 1972. At that time, Plano's population was only 16,000 residents; however, city leadership foresaw the tremendous growth that was on the horizon and began to establish the foundation for what is now considered one of the best park and recreation systems in the nation. Throughout the past 46 years, the Parks and Recreation Department has steadily implemented the master plan, with funding being provided through the city's Community Investment Program, as funds were made available through dedicated bond referendums.

As Park Master Plan elements were implemented over time, city leadership would typically review and prepare minor updates to the plan every five years. With the last major update to the plan occurring in 1986, city leadership determined that a broader update to the plan was needed, and the Parks and Recreation Department subsequently engaged a 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 & Recreation Planning Board, sports associations, and a broad range of community groups and public agencies to develop a new [Draft Park Master Plan](#).

In addition to the general need to review and update the city's Park Master Plan, several critical operational considerations also justify this update. As a Nationally Accredited Parks and Recreation Agency, the Plano Parks and Recreation Department is required to maintain an up-to-date master plan in order to retain its accreditation. Additionally, state and local agencies such as the Texas Parks and Wildlife Department, North Central



Texas Council of Governments, and Collin County require an up-to-date master plan in order for cities to be eligible to receive parks and recreation grant funds. For these reasons, the Parks and Recreation Department is considering the adoption of a new 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 Park Master Plan Map and the Bicycle Transportation Plan Map adopted within the Comprehensive Plan. Additionally, the Parks 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. Therefore, staff is requesting that the Commission call a public hearing for consideration of the 2018 update of the Park Master Plan and related amendments to the maps of the Comprehensive Plan.

Growth & Change Map Update

Due to new development which has occurred since adoption of the Comprehensive Plan in 2015, portions of the Growth and Change Map have become outdated. Specifically, areas designated as New Growth (NG) have experienced significant change. Most notably, areas within the Legacy Business Area and along the State Highway 190 corridor have experienced significant new development.

These NG designated areas represent segments of undeveloped land that comprise at least 50 acres, and provide sufficient land area to support large master-planned developments. Since the adoption of the Comprehensive Plan, over 600 hundred acres of NG designated land has been developed in total. As part of the ongoing efforts to maintain and update the Comprehensive Plan, staff has been reviewing the maps for consistency with new development. At a subsequent Planning & Zoning Commission meeting, staff intends to bring potential Growth & Change Map updates to reflect development which has already occurred.

Next Steps

To provide sufficient opportunity for the community to consider these proposed Comprehensive Plan amendments, this item will be presented to the Commission over the course of two subsequent meetings. During the first meeting, Parks and Recreation and Planning staff will present the proposed amendments to the Commission for initial discussion and feedback. After incorporating the Commission's feedback, staff will present the proposed amendments as a public hearing item, with subsequent Consideration at a public hearing with the City Council. The proposed dates for these meetings are as follows:

1. August 20, 2018, Planning & Zoning Commission Meeting - Discussion and Direction
2. September 4, 2018, Planning & Zoning Commission Meeting - Public Hearing and Consideration for Approval

RECOMMENDATION:

Staff recommends that the Planning & Zoning Commission call a public hearing for 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 Plan 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.