

**DATE:** March 3, 2015  
**TO:** Honorable Mayor & City Council  
**FROM:** Doug Bender, Chairman, Planning & Zoning Commission  
**SUBJECT:** Results of Planning & Zoning Commission Meeting of March 2, 2015

**AGENDA ITEM NO. 9A - PUBLIC HEARING  
ZONING CASE 2015-02  
APPLICANT: SONOMA HOUSING ADVISORS, LLC**

Request for a Specific Use Permit for Single-Family Residence Attached on 5.4± acres located on the east side of Coit Road, 350± feet north of McDermott Road. Zoned Planned Development-434-Retail.

**APPROVED:** 7-1 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**LETTERS RECEIVED WITHIN 200 FOOT NOTICE AREA:** **SUPPORT:** 1 **OPPOSE:** 0

**LETTERS RECEIVED OUTSIDE 200 FOOT NOTICE AREA:** **SUPPORT:** 0 **OPPOSE:** 0

**PETITION(S) RECEIVED:** N/A **# OF SIGNATURES:** N/A

**STIPULATIONS:**

The Commissioner voting in opposition was not in favor of the proposed screening from the public school.

Recommended for approval with the following stipulations:

1. Residences must be at least 80 feet from the property line of Silver Fern Addition, Block 1, Lot 3.
2. A six-foot wrought-iron fence with irrigated living screen which will grow to form a six-foot tall solid screen within two years of installation is required adjacent to the property line of Silver Fern Addition, Block 1, Lot 3.
3. A six-foot masonry wall or wrought-iron fence with irrigated living screen which will grow to form a six-foot tall solid screen within two years of installation is required along the rear property line of all residential lots adjacent to Fowler Middle School, Block A, Lot 1.

**FOR CITY COUNCIL MEETING OF:** March 23, 2015 (To view the agenda for this meeting, see [www.plano.gov](http://www.plano.gov))

**PUBLIC HEARING - ORDINANCE**

EM/ks

xc: Ronald Lee McCutchin, Ronald McCutchin Family Partnership  
Bill Fisher, Sonoma Housing Advisors, LLC

<HTTP://GOO.GL/MAPS/HL7SK>

CITY OF PLANO  
PLANNING & ZONING COMMISSION

March 2, 2015

**Agenda Item No. 9A**

**Public Hearing:** Zoning Case 2015-02

**Applicant:** Sonoma Housing Advisors, LLC

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**DESCRIPTION:**

Request for a Specific Use Permit for Single-Family Residence Attached on 5.4± acres located on the east side of Coit Road, 350± feet north of McDermott Road. Zoned Planned Development-434-Retail.

**REMARKS:**

The requested zoning is for a Specific Use Permit (SUP) for Single-Family Residence Attached (SF-A). The subject property is an undeveloped tract located on the east side of Coit Road, 350± feet north of McDermott Road and is zoned Planned Development-434-Retail (PD-434-R). The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling and warehousing. However, the R district was amended in 2004 to allow limited residential development due to the findings of the *Retail Study of Underperforming and Vacant Retail Areas*. 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 R district allows SF-A development with approval of an SUP. The purpose and intent of a SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established. SF-A developments are intended to provide for a variety of residential housing types and densities in the medium density range (five to ten units/acre) on individually-platted lots or multiple units on a single lot.

A concept plan, Silver Fern Addition, accompanies this SUP request as Agenda Item 9B.

## **Surrounding Land Use and Zoning**

The area of request is currently undeveloped. To the north is a multifamily development zoned Planned Development-433-Multifamily Residence-2. To the west, across Coit Road are existing residences zoned Single-Family Residence-6 (SF-6). To the south is an existing convenience store with gas pumps and general office development zoned PD-434-R and across McDermott Road are retail and general office uses zoned Planned Development-261-Retail. To the east is a public primary school zoned Single-Family Residence-7 (SF-7).

## **Conformance to the Comprehensive Plan**

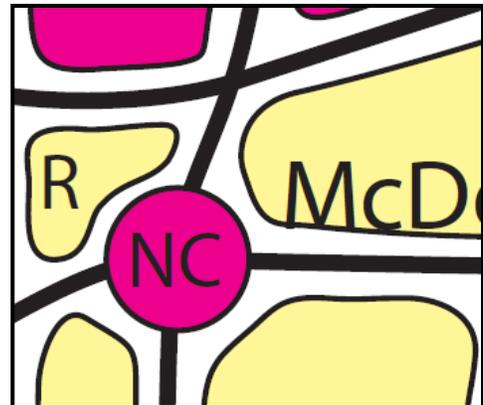
**Future Land Use Plan** - The Future Land Use Plan designates this property as Neighborhood Commercial (NC) at the intersection of Coit Road and McDermott Road. The request is in conformance with the Future Land Use Plan.

Additionally, the request is consistent with the Housing Element of the Comprehensive Plan which encourages providing a wide variety of housing types to serve a diverse population. The Housing Element also states that the city should place medium density housing on the periphery of neighborhoods that have low density housing in the interior.

## **Interim Amendments to the Comprehensive Plan**

In April 2012, the City Council adopted interim amendments to the Land Use Element of the Comprehensive Plan which included recommendations pertaining to the use of the city's undeveloped land. Two of these recommendations are applicable to this request.

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



The subject property is served by Rasor Park and Legacy Trail and also within a half of a mile of Russell Creek Park. The subject property is located within the Davis Library's service area. Although Davis Library is at service capacity, Schimelpfenig Library has capacity to serve additional patrons. The Fire Department has determined that response times are sufficient for single-family development at this location. Frisco Independent School District (FISD) representatives have stated that elementary capacity in the area is sufficient. FISD expects future adjustments to the middle and high school attendance zones. This request is consistent with this interim amendment to the Comprehensive Plan.

2. Isolated residential development should not be permitted; residential rezoning requests need to establish a complete neighborhood, or expand an existing neighborhood or an urban mixed-use center. Mid-rise multifamily development (5 to

12 stories) and special needs housing (i.e. senior housing) could be an exception if the surrounding land uses are compatible.

The applicant is proposing 40 residential lots and private recreation facility on the subject property. The proposed units will be an additional housing option in an area that already has multifamily, single-family detached, and duplex residences within close proximity. This request is an expansion of residential development in the general area.

**Infill Housing Policy Statement** - The Infill Housing Policy recommends that infill housing be adjacent or in close proximity to existing residential development to take advantage of existing amenities. The policy statement also recommends adding a variety of housing options to existing residential neighborhoods. This request conforms to the policy statement.

**Rezoning Property to Meet Demand** - The subject property is physically appropriate for residential uses. However, the adjacent gas station may create adverse environmental conditions such as noise, light, fumes, or related nuisances. Stipulations have been recommended to abate concerns over adjacent uses.

**Adequacy of Public Facilities** - Water and storm water services are available to serve the subject property within Coit Road right-of-way. Sanitary sewer is available along the subject property's eastern property line adjacent to Fowler Middle School; all facilities should have sufficient capacity to accommodate the proposed change in use from commercial to single-family residential.

**Traffic Impact Analysis (TIA)** - A TIA is not required for this rezoning request. However in considering the traffic impact of the proposed residential development, using the average Institute of Transportation Engineers (ITE) trip generation rates, staff compared the proposed residential development with the potential build-out of the subject property as retail. The table below shows the estimated traffic generation during peak hours (7:00-9:00 a.m. and 4:00-6:00 p.m.):

	AM	PM
SF-A	19	22
Retail	47	176

From these calculations it is evident that retail development would generate greater traffic than the requested residential use.

**School Capacity** - This is provided for informational purposes only. The subject property is within the Frisco Independent School District (FISD) and is served by the following schools:

<b>Elementary School</b>	<b>Brochardt Elementary</b>
<b>Middle School</b>	<b>Fowler Middle School</b>
<b>High School</b>	<b>Liberty High School</b>

FISD has stated that elementary capacity in the area is sufficient. FISD expects future adjustments to the middle and high school attendance zones.

### **Residential Adjacency Standards**

The city established residential adjacency standards in 1999 in order to preserve and protect the integrity, enjoyment, and property values of residential neighborhoods through the establishment of standards for certain nonresidential uses that may impact surrounding residential land uses. Due to the proposed SF-A development being located within a nonresidential zoning district, the residential adjacency standards would not apply to the existing commercial uses. However, staff believes the intent of the standards still applies.

The subject property is adjacent to an existing convenience store with gas pumps, which the standards prohibit within 150 feet of a residential zoning district. Although staff is concerned with the proximity of the gas station to the proposed residential request, the applicant is intending to mitigate the effects of the gas station. On the northern side of the gas station, the proposed concept plan shows a public street as well as a private recreation facility and wrought-iron fence with irrigated living screen as separation. On the west side of the gas station, there is a proposed public street with wrought-iron fence and irrigated living screen. Staff believes that the proposed layout of the subdivision in the companion concept plan will provide sufficient protection for residents from the effects of the gas station. Consistent with the companion concept plan the developer has agreed to the following two stipulations:

1. Residences must be at least 80 feet from the property line of Silver Fern Addition, Block 1, Lot 3.
2. A six-foot wrought-iron fence with irrigated living screen which will grow to form a six-foot tall solid screen within two years of installation is required adjacent to the property line of Silver Fern Addition, Block 1, Lot 3.

### **Retail Zoning**

In 2003, City Council adopted the *Retail Study of Underperforming and Vacant Retail Areas* initiated by the cities of Carrollton, Richardson, and Plano. This study examined the retail market conditions in the three cities and offered alternatives to address underperforming and vacant retail properties. The study identified Plano as having an overabundance of R zoning resulting in commercial decline. Rezoning to residential is a recommended strategy to reduce R zoned land.

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

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

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

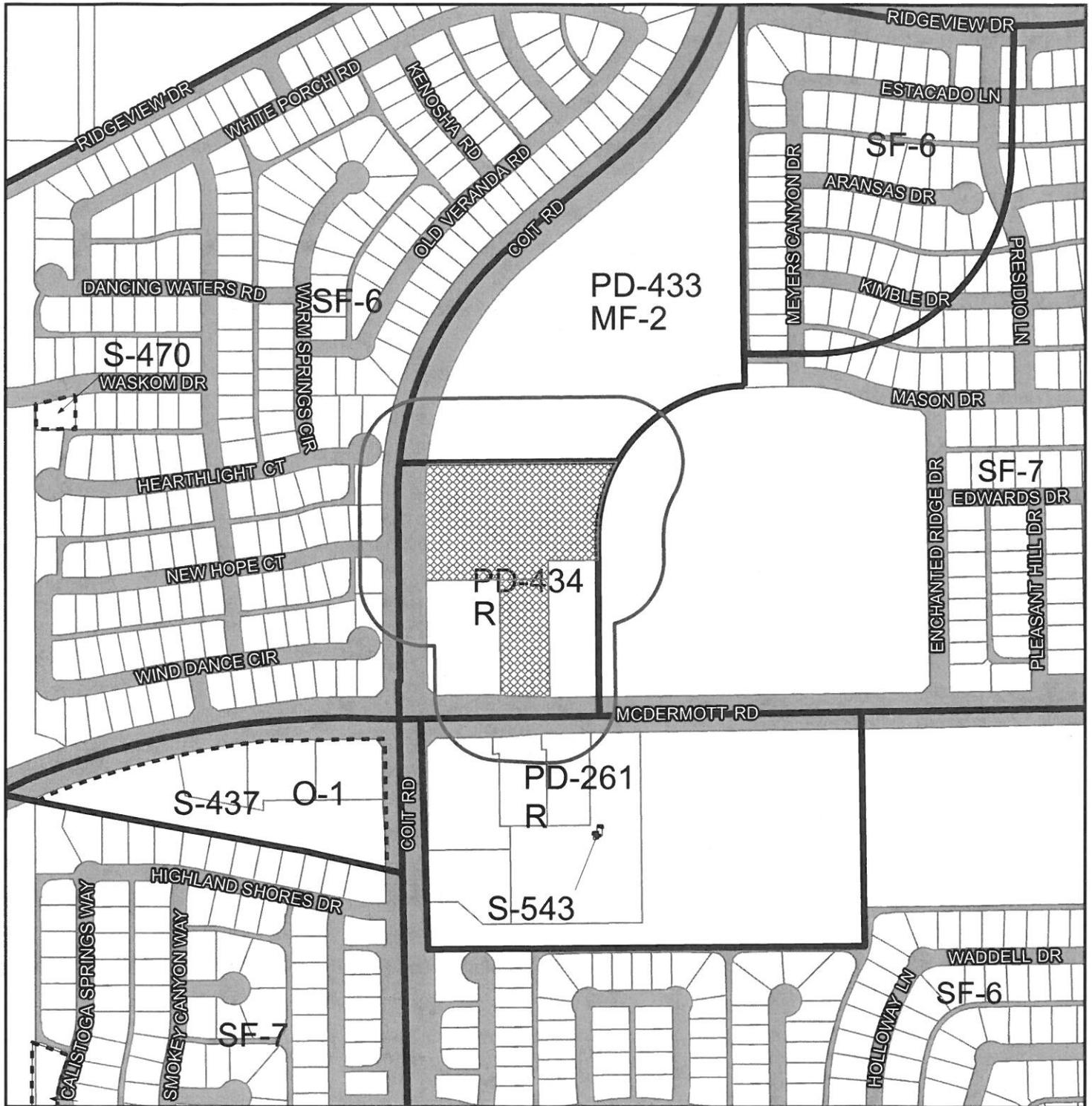
### **Summary**

The applicant is requesting a Specific Use Permit for Single-Family Residence Attached. The request is compatible with existing single-family and multifamily residential neighborhoods in the area. The subject property is physically appropriate for residential uses. However, the adjacent gas station may create adverse environmental conditions such as noise, light, fumes, or related nuisances. Stipulations have been recommended to abate concerns over adjacent uses. The request also complies with the Future Land Use Plan and interim amendments to the Comprehensive Plan. The request is also in conformance with the requirements of the R zoning district for development of residential uses and the recommendations of the *Retail Study of Underperforming and Vacant Retail Areas*. The proposed townhomes would add a variety of housing to the area to serve a diverse population, and a residential development at this location would help reduce the amount of undeveloped R zoned property within the city. For these reasons, staff is in support of this zoning request.

### **RECOMMENDATION:**

Recommended for approval with the following stipulations:

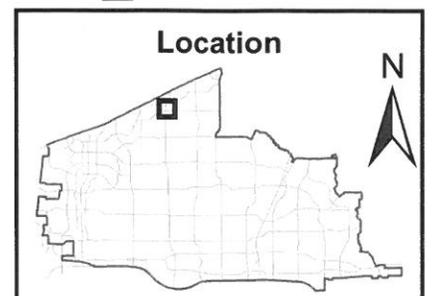
1. Residences must be at least 80 feet from the property line of Silver Fern Addition, Block 1, Lot 3.
2. A six-foot wrought-iron fence with irrigated living screen which will grow to form a six-foot tall solid screen within two years of installation is required adjacent to the property line of Silver Fern Addition, Block 1, Lot 3.



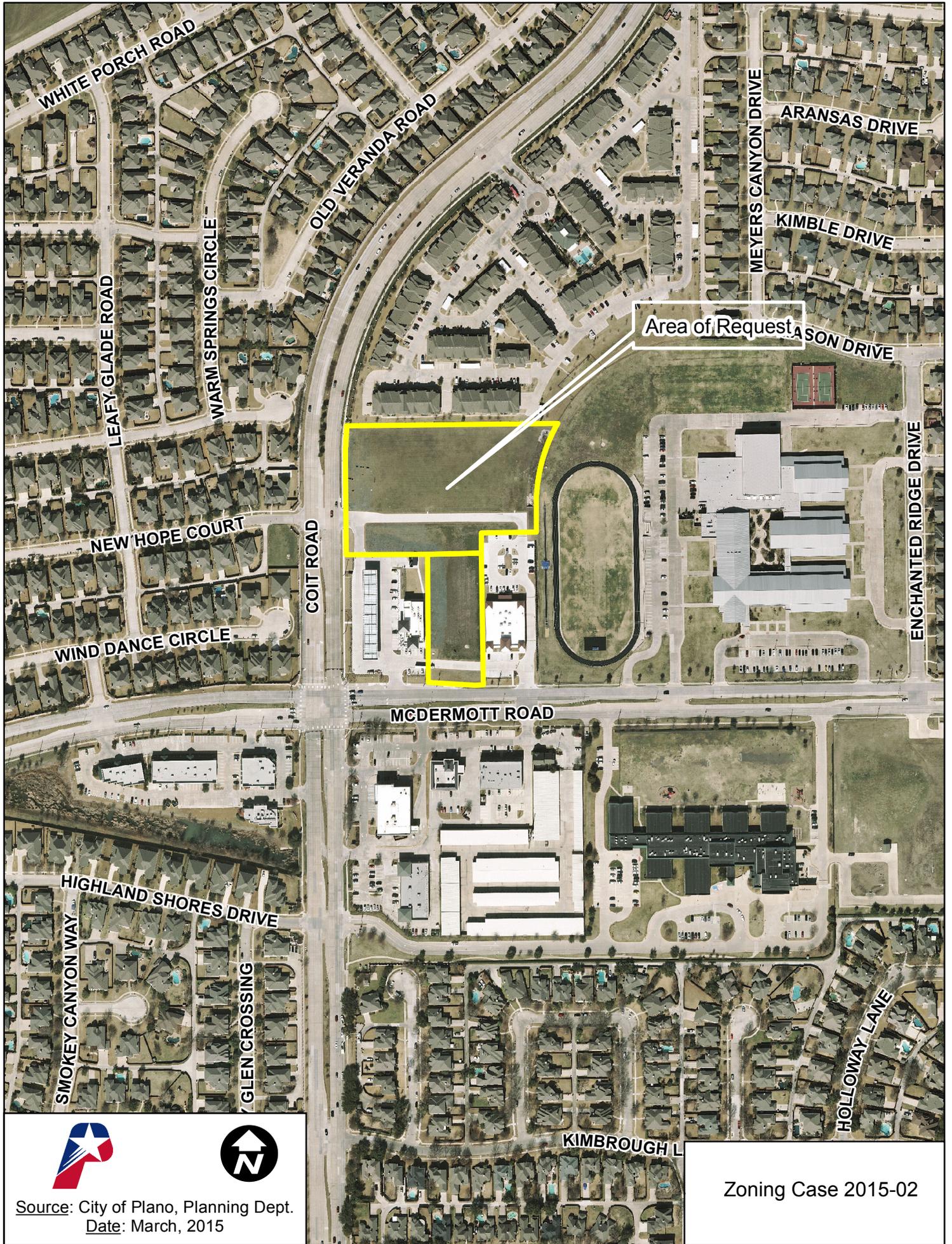
Zoning Case #: 2015-02

Existing Zoning: PLANNED DEVELOPMENT-434-RETAIL

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



Source: City of Plano Planning Department



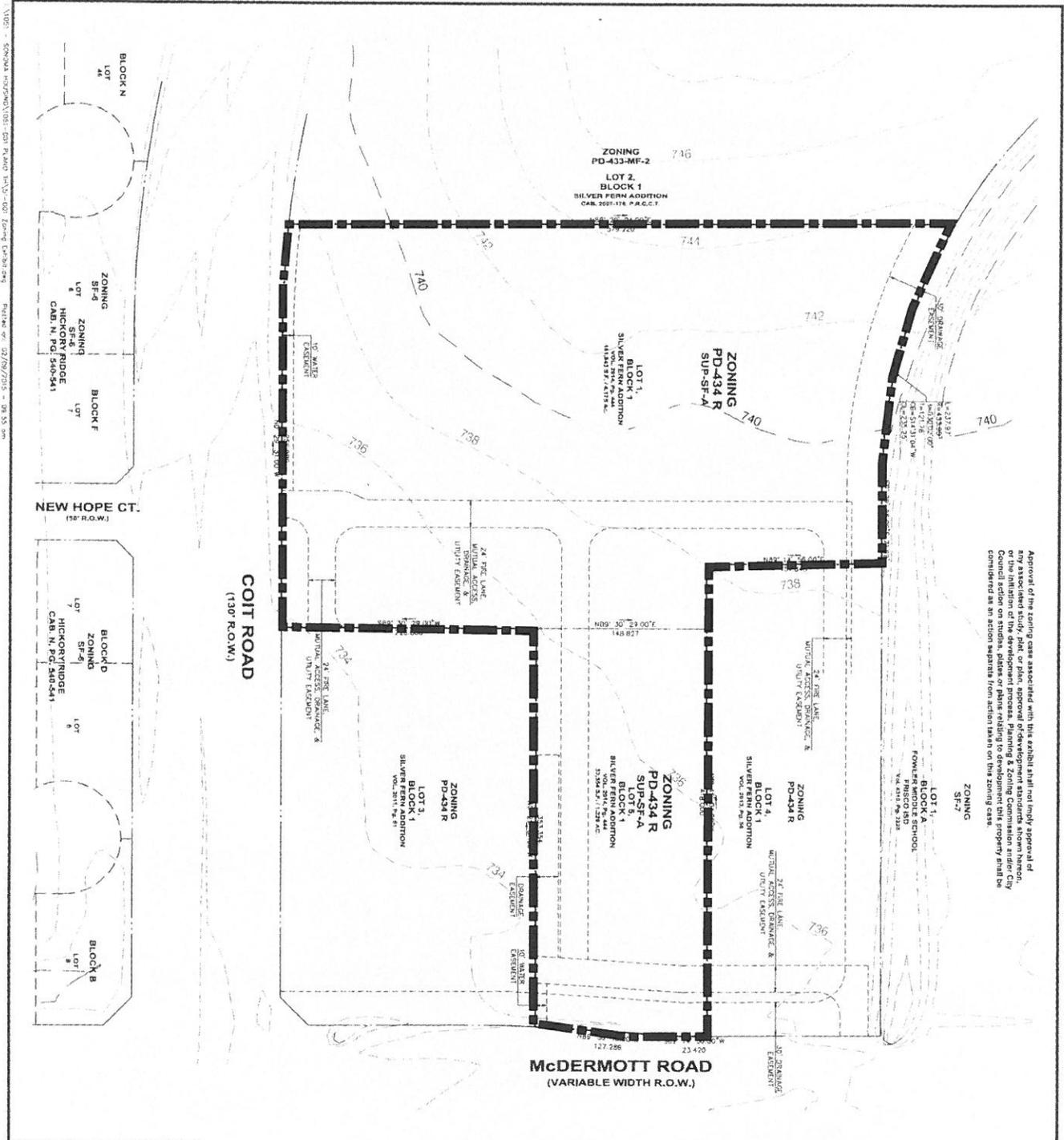
Area of Request

Dees 3/4/2015 X:\Dept\PR&Z Locators & Graphics\2015-02A.mxd



Source: City of Plano, Planning Dept.  
Date: March, 2015

Zoning Case 2015-02



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



**ZONING EXHIBIT**  
**ZONING: PD-434R, SUP-SF-A**  
**SILVER FERN ADDITION**  
 LOTS 1 & 6, BLOCK 1 - 5.604 ACRES  
 BEING ALL OF LOT 1, BLOCK 1  
 SILVER FERN ADDITION  
 CASE NO. 1058-005  
 FEBRUARY 09, 2015

**ZONING EXHIBIT**  
**ZONING: PD-434R, SUP-SF-A**  
**SILVER FERN ADDITION**  
 LOTS 1 & 6, BLOCK 1 - 5.604 ACRES  
 BEING ALL OF LOT 1, BLOCK 1  
 SILVER FERN ADDITION  
 CASE NO. 1058-005  
 FEBRUARY 09, 2015

JOHN WHEELER SURVEY, ABSTRACT NO. 1030  
 CITY OF PLANO, COLLIN COUNTY, TEXAS

**OWNER:**  
 Robert K. Manabe  
 1700 Alma Drive, Suite 227  
 Plano, Texas 75075  
 Phone: (489) 361-1416  
 Fax: (489) 361-2485  
 www.rkmca.com

**APPLICANT:**  
 The Veranda Town Homes  
 1700 Alma Drive, Suite 227  
 Plano, Texas 75075  
 Phone: (489) 361-1416  
 Fax: (489) 361-2485  
 www.rkmca.com

**CIVIL ENGINEER:**  
 RKM & Associates, Inc.  
 1700 Alma Drive, Suite 227  
 Plano, Texas 75075  
 Phone: (489) 361-1416  
 Fax: (489) 361-2485  
 www.rkmca.com

February 09, 2015

**ZONING EXHIBIT**

Scale:	1" = 40'
Designed by:	PKM
Drawn by:	BSB
Checked by:	PKM
Date:	February 09, 2015
Project No:	1058-005

**ZONING EXHIBIT**

**THE VERANDA TOWN HOMES**  
 City of Plano, Texas

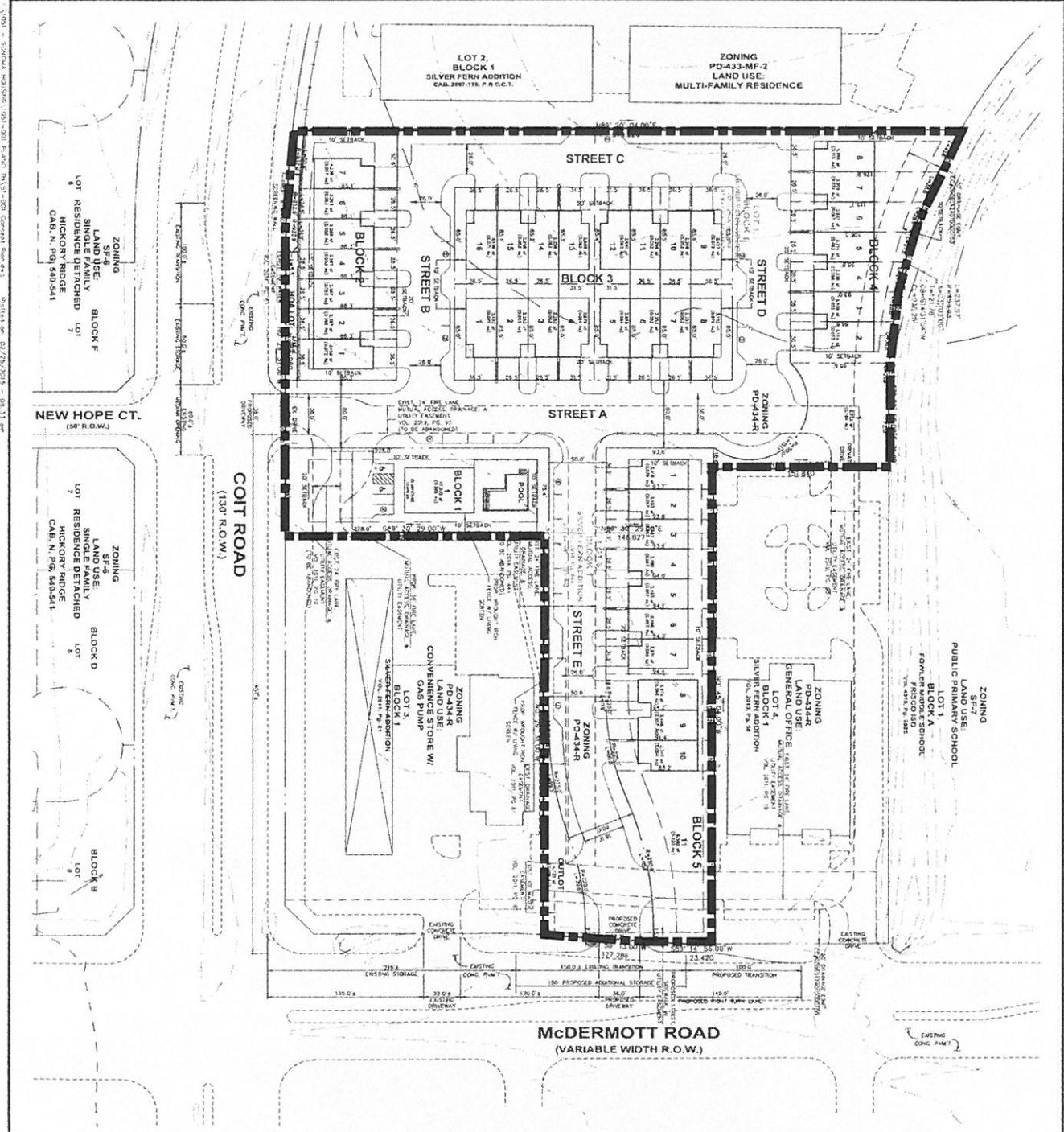
**PRELIMINARY**  
 FOR REVIEW ONLY  
 Not for Construction  
 RKM & Associates, Inc.  
 File No. 1058

Prepared by: **ROBERT K. MANABE**  
 P.E. No. 58396 (Exp. 02/28/2015)

**RKM & Associates, Inc.**  
 Civil Engineers and Consultants

1700 Alma Drive, Suite 227  
 Plano, Texas 75075  
 Phone: (489) 361-1416  
 Fax: (489) 361-2485  
 www.rkmca.com

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**CONCEPT PLAN**  
 ZONINGS: PD-33-R, SDF-SF-A  
 SILVER FERN ADDITION  
 LOTS 1 & 2, BLOCK 1 - 3.68 ACRES  
 SILVER FERN ADDITION  
 CAB. 2012 PG. 99  
 IN 7-BE

**OWNER:** JONAH WHEELER SURVEY - ABSTRACT No. 1029  
 CITY OF PLANO, COLLIN COUNTY, TEXAS

**APPLICANT:** CIVIL ENGINEER,  
 RKM & Associates, Inc.  
 1706 Alma Drive, Suite 227  
 Plano, TX 75075  
 Phone: (469) 261-1416  
 Fax: (469) 261-2485  
 Email: info@rkmc.com

**DATE:** February 24, 2015

**SITE DATA SUMMARY TABLE**

ORIGINAL SITE DATA	PROPOSED DEVELOPMENT
ACRES	3.68
BLK. NO.	1
LOT NO.	1 & 2
ADJACENT TO	LOT 3
ADJACENT TO	LOT 4
ADJACENT TO	LOT 5
ADJACENT TO	LOT 6
ADJACENT TO	LOT 7
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ADJACENT TO	LOT 49
ADJACENT TO	LOT 50



**PRELIMINARY**  
 FOR REVIEW ONLY  
 Not for Construction

**RKM & Associates, Inc.**  
 Civil Engineers and Consultants

1706 Alma Drive, Suite 227  
 Plano, Texas 75075  
 Phone: (469) 261-1416  
 Fax: (469) 261-2485  
 www.rkmc.com

Project No. 1035-006

Scale: 1" = 40'

Designed by: RSM  
 Drawn by: BSB  
 Checked by: RSM  
 Date: February 24, 2015

## Zoning Case 2015-02

**An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, granting Specific Use Permit No. 658 so as to allow the additional use of Single-Family Residence Attached on 5.4± acres of land out of the John Wheeler Survey, Abstract No. 1029, located on the east side of Coit Road, 350± feet north of McDermott Road, in the City of Plano, Collin County, Texas, presently zoned Planned Development-434-Retail; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date.**

**WHEREAS**, the City Secretary of Plano, Texas, directed that notices of a hearing be issued, as required by the Zoning Ordinance of the City of Plano and laws of the State of Texas, at a meeting of the City Council, to be held on the 23rd day of March, 2015, for the purpose of considering granting Specific Use Permit No. 658 for the additional use of Single-Family Residence Attached on 5.4± acres of land out of the John Wheeler Survey, Abstract No. 1029, located on the east side of Coit Road, 350± feet north of McDermott Road, in the City of Plano, Collin County, Texas, presently zoned Planned Development-434-Retail; and

**WHEREAS**, the City Secretary of the said City accordingly caused to be issued and published the notices required by its Zoning Ordinance and laws of the State of Texas applicable thereto, the same having been published in a paper of general circulation in the City of Plano, Texas, at least fifteen (15) days prior to the time set for such hearing; and

**WHEREAS**, the City Council of said City, pursuant to such notice, held its public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Zoning Ordinance, on the 23rd day of March, 2015; and

**WHEREAS**, the City Council is of the opinion and finds that the granting of Specific Use Permit No. 658 for the additional use of Single-Family Residence Attached on 5.4± acres of land out of the John Wheeler Survey, Abstract No. 1029, located on the east side of Coit Road, 350± feet north of McDermott Road, in the City of Plano, Collin County, Texas, presently zoned Planned Development-434-Retail, would not be detrimental or injurious to the public health, safety and general welfare, or otherwise offensive to the neighborhood; and

**WHEREAS**, the City Council is of the opinion and finds that such change will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Plano, and as well, the owners and occupants thereof, and the City generally.

**IT IS, THEREFORE, ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:**

**Section I.** The Comprehensive Zoning Ordinance No. 2006-4-24, as the same has been heretofore amended, is hereby further amended so as to grant Specific Use Permit No. 658 for the additional use of Single-Family Residence Attached on 5.4± acres of land out of the John Wheeler Survey, Abstract No. 1029, located on the east side of Coit Road, 350± feet north of McDermott Road, in the City of Plano, Collin County, Texas, presently zoned Planned Development-434-Retail, said property being more fully described on the legal description in Exhibit "A" attached hereto.

**Section II.** The change granted in Section I is subject to the following:

1. Residences must be at least 80 feet from the property line of Silver Fern Addition, Block 1, Lot 3.
2. A six-foot wrought-iron fence with irrigated living screen which will grow to form a six-foot tall solid screen within two years of installation is required adjacent to the property line of Silver Fern Addition, Block 1, Lot 3.
3. A six-foot masonry wall or wrought-iron fence with irrigated living screen which will grow to form a six-foot all solid screen within two years of installation is required along the rear property line of all residential lots adjacent to Fowler Middle School, Block A, Lot 1.

**Section III.** It is directed that the official zoning map of the City of Plano (which is retained in electronic record format) be changed to reflect the zoning classification established by this Ordinance.

**Section IV.** All provisions of the ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Plano not in conflict with the provisions of this Ordinance shall remain in full force and effect.

**Section V.** The repeal of any ordinance or part of ordinances affected by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinance at the time of passage of this Ordinance.

**Section VI.** Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

**Section VII.** It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable, and the invalidity or partial invalidity of any section, clause or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

**Section VIII.** This Ordinance shall become effective immediately upon its passage and publication as required by law.

**PASSED AND APPROVED THIS THE 23RD DAY OF MARCH, 2015.**

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Harry LaRosiliere, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

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Paige Mims, CITY ATTORNEY

Zoning Case 2015-02

BEING a tract of land situated in the John Wheeler Survey, Abstract No. 1029, City of Plano, Collin County, Texas, and being all of Lot 1 & 5, Block 1 of Silver Fern Addition, an addition to the City of Plano as recorded in Volume 2014, Page 445, Plat Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "SPIARSENG" SET AT THE SOUTHWEST CORNER OF Lot 4, Block 1 of Silver Fern Addition, an addition to the City of Plano as recorded in Volume 2013, Page 56, Plat Records, Collin County, Texas and also being in the north line of McDermott Road (110' public right-of-way at this point):

THENCE along the north line of said McDermott Road and the south line of said Lot 1, the following courses and distances:

South 89°14'56" West, 23.42 feet to a 1/2-inch iron rod with plastic cap stamped "SPIARSENG" set for corner;

North 86°56'13" West, 127.28 feet to a 1/2-inch iron rod with plastic cap stamped "SPIARSENG" set at the southeast corner of Lot 3, Block 1;

THENCE North 00°29'31" West departing from said north line for a distance of 353.35 feet to a 1/2-inch iron rod with plastic cap stamped "SPIARSENG" set at the northeast corner of Lot 3, Block 1 of Silver Fern Addition, an addition to the City of Plano as recorded in Volume 2013, Page 57, Plat Records, Collin County, Texas;

THENCE South 89°30'29" West, for a distance of 223.00 feet to a 1/2-inch iron rod with plastic cap stamped "SPIARSENG" set for corner in the east line of Coit Road (130' public right-of-way) same being the northwest corner of said Lot 3, Block 1;

THENCE North 00°29'31" West along said east line of Coit Road for a distance of 256.98 feet to an aluminum monument (controlling monument) found for corner at the beginning of a curve to the right;

THENCE along said curve to the right whose chord bears North 00°29'29" East, 98.15 feet and through a central angle of 06°52'51", a radius of 942.88 feet and an arc length of 98.19 feet to a 1/2-inch iron rod with plastic cap stamped "SPIARSENG" set for corner;

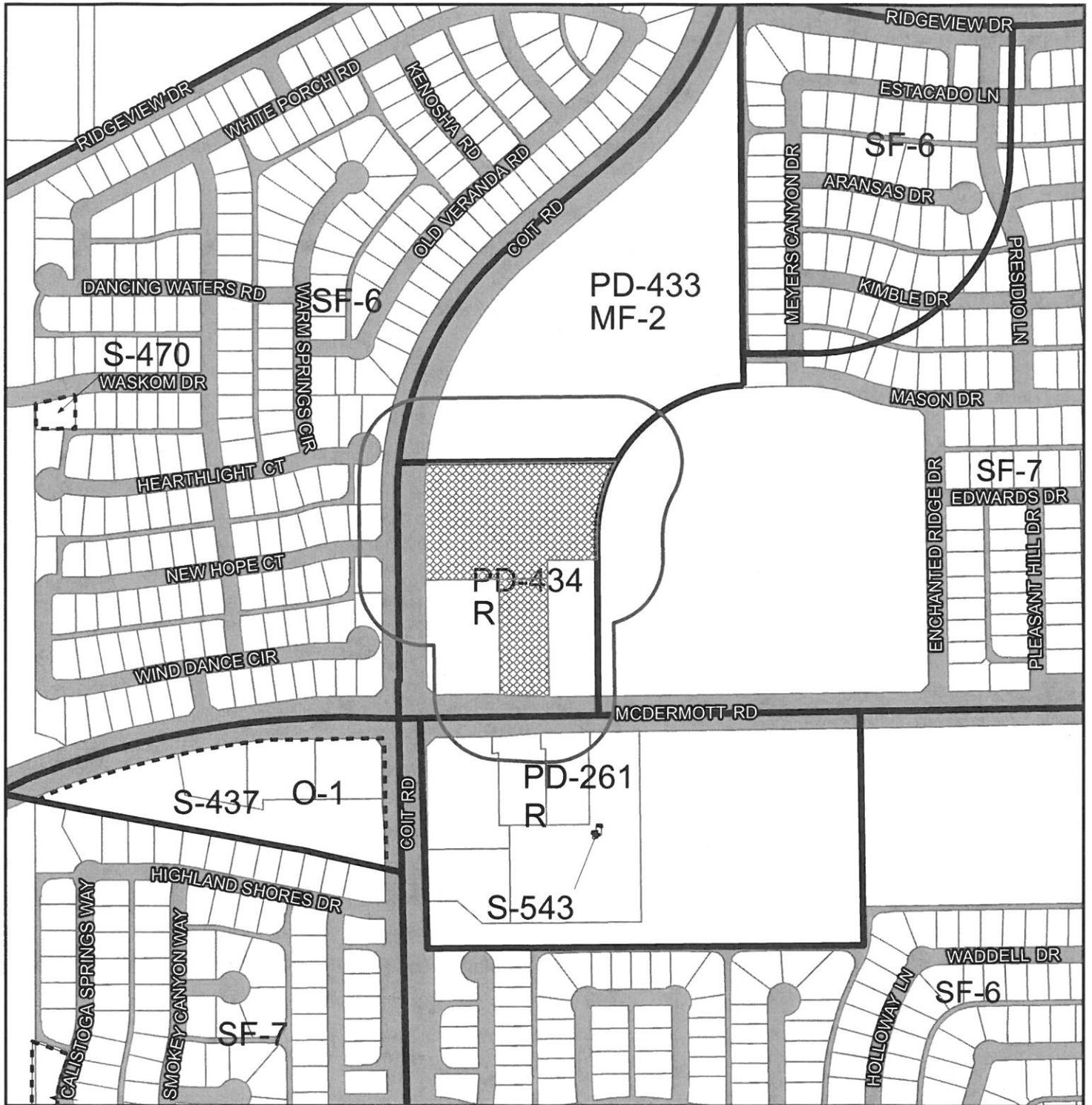
THENCE North 89°20'04" East departing said east line of Coit Road for a distance of 579.22 feet to a 5/8-inch capped iron rod found for corner and in the west line of Fowler Middle School tract as recorded in Volume 4310, Page 2325, Deed Records, Collin County, Texas, and also being the beginning of a non-tangent curve to the left;

THENCE along said curve to the left whose chord bears South  $14^{\circ}31'04''$  West, 235.25 feet and through a central angle of  $30^{\circ}02'01''$ , a radius of 453.96 feet and an arc length of 237.96 feet to a 1/2-inch iron rod with plastic cap stamped "SPIARSENG" set for corner in the west line of said Fowler Middle School tract;

THENCE South  $00^{\circ}29'56''$  East continuing along west line of said Fowler Middle School tract, for a distance of 71.99 feet to a 1/2-inch iron rod with plastic cap stamped "SPIARSENG" set for corner, same being the northeast corner of said Lot 4;

THENCE South  $89^{\circ}14'56''$  West along the north line of said Lot 4, for a distance of 151.84 feet to a 1/2-inch iron rod with plastic cap stamped "SPIARSENG" set for corner;

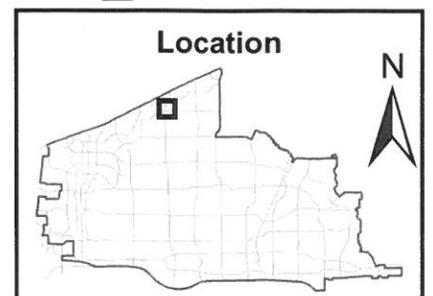
THENCE South  $00^{\circ}45'04''$  East along the east line of said Lot 4, for a distance of 418.00 feet to the POINT OF BEGINNING and CONTAINING 235,397 square feet or 5.404 acres of land.



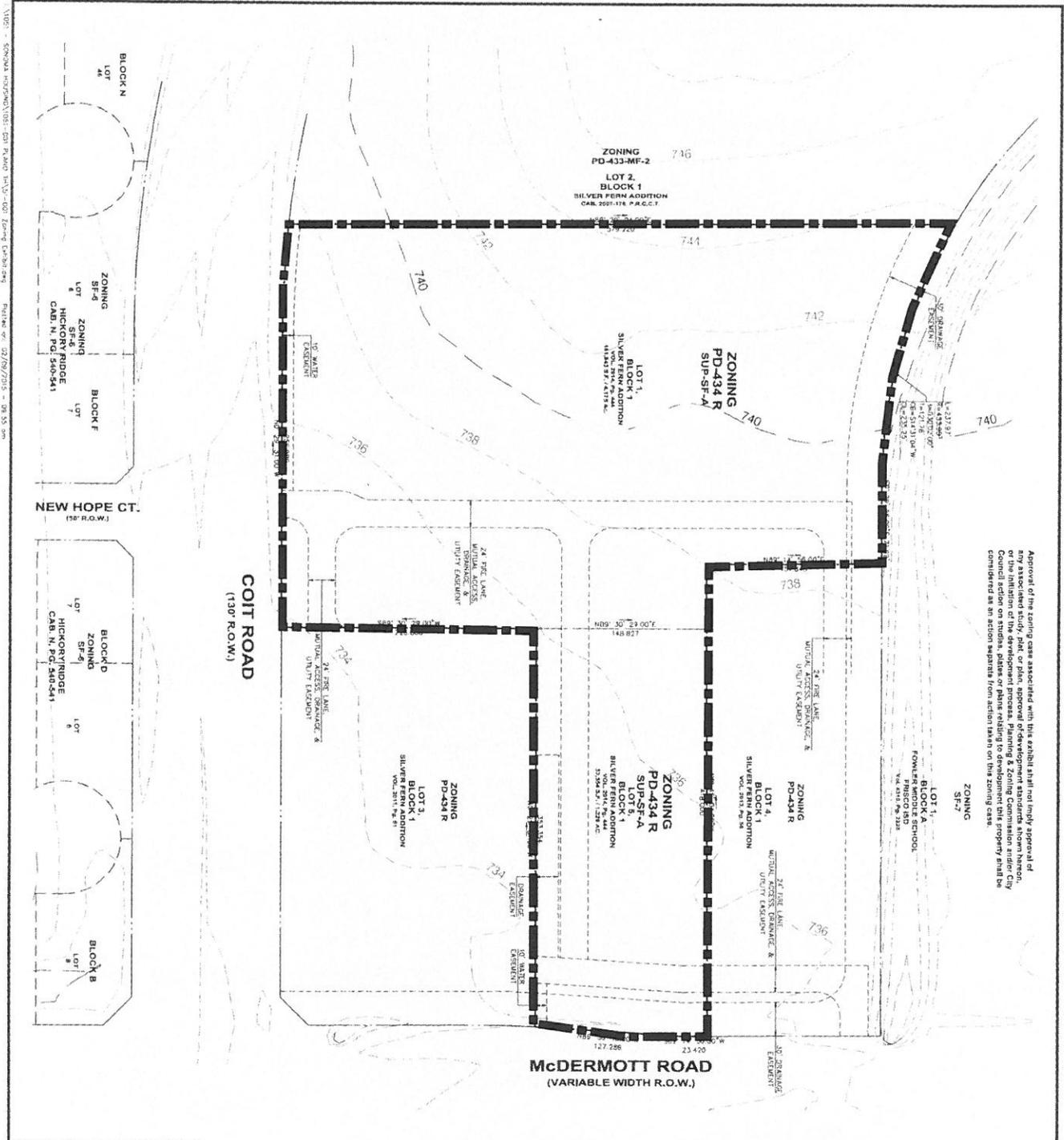
Zoning Case #: 2015-02

Existing Zoning: PLANNED DEVELOPMENT-434-RETAIL

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



Source: City of Plano Planning Department



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



**ZONING EXHIBIT**  
**ZONING: PD-434R, SUP-SF-A**  
**SILVER FERN ADDITION**  
 LOTS 1 & 6, BLOCK 1 - 5.604 ACRES  
 BEING ALL OF LOT 1, BLOCK 1  
 SILVER FERN ADDITION  
 CASE NO. 1058-005  
 FEBRUARY 09, 2015

**ZONING CASE 2015-02**

OWNER:  
 JOHN WHEELER SIBBURY / ABSTRACT NO. 1030  
 CITY OF PLANO, COLLIN COUNTY, TEXAS

APPLICANT:  
 CIVIL ENGINEER

DESIGNED BY:  
 RKM & ASSOCIATES, INC.  
 1700 ALPINE DRIVE, SUITE 227  
 PLANO, TEXAS 75075  
 PHONE: (469) 361-1416  
 WWW.RKMCA.COM

DRAWN BY:  
 RKM & ASSOCIATES, INC.  
 1700 ALPINE DRIVE, SUITE 227  
 PLANO, TEXAS 75075  
 PHONE: (469) 361-1416  
 WWW.RKMCA.COM

CHECKED BY:  
 RKM & ASSOCIATES, INC.  
 1700 ALPINE DRIVE, SUITE 227  
 PLANO, TEXAS 75075  
 PHONE: (469) 361-1416  
 WWW.RKMCA.COM

DATE:  
 FEBRUARY 09, 2015

PROJECT NO:  
 1058-005

**ZONING EXHIBIT**

**THE VERANDA TOWN HOMES**  
 City of Plano, Texas

**RKM & Associates, Inc.**  
 Civil Engineers and Consultants

1700 Alpine Drive, Suite 227  
 Plano, Texas 75075  
 Phone: (469) 361-1416  
 Fax: (469) 361-2485  
 www.rkmca.com

Scale:	1" = 40'
Designed by:	RKM
Drawn by:	BSF
Checked by:	RKM
Date:	February 09, 2015
Project No:	1058-005
SHEET	1

**ZONING EXHIBIT**

**THE VERANDA TOWN HOMES**  
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