



CITY OF PLANO COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		April 25, 2011		
Department:		Planning		
Department Head		Phyllis M. Jarrell		
Agenda Coordinator (include phone #): T. Stuckey, ext. 7156				
CAPTION				
Public Hearing and consideration of an Appeal of the Planning & Zoning Commission's Denial of Zoning Case 2011-04 - Request to rezone 20.3± acres located at the southwest corner of State Highway 121 and Parkwood Boulevard from Commercial Employment and Central Business-1 to Planned Development-Commercial Employment. Zoned Commercial Employment and Central Business-1/State Highway 121 Overlay District. Applicant: USL Frisco II, LLC				
FINANCIAL SUMMARY				
<input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR:	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	0	0
BALANCE	0	0	0	0
FUND(S):				
COMMENTS:				
SUMMARY OF ITEM				
At its April 4, 2011 meeting, the Planning & Zoning Commission denied this request by a vote of 5-3. The applicant has appealed the Commission's denial. A 3/4 vote, or 6 of the 8 City Council members, is required for approval of the request.				
List of Supporting Documents: Letter of Appeal from Applicant 2nd Vice Chair Report P&Z Follow-up Memo Staff Report Locator Map Zoning Exhibit Concept Plan			Other Departments, Boards, Commissions or Agencies Planning & Zoning Commission	

Baldwin
Associates

April 5, 2011

Ms. Bester Munyaradzi
Senior Planner
City of Plano
1520 Avenue K
Plano, Texas 75074

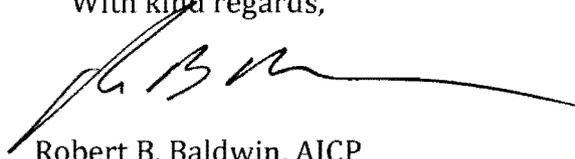
Re: Appeal of the Planning and Zoning Commission Decision on Case 2011-04

Dear Bester,

Please accept this letter as my official request to appeal the decision the Planning and Zoning Commission made on Case 2011-04 and the companion Concept Plan to the City Council. These requests were agenda items 6A and 6B on the Plano Planning and Zoning Commission's April 4, 2011 agenda. Please process this request at your earliest convenience and let me know when this case will be scheduled for a City Council hearing.

Thank you very much for your assistance with this matter. If I can be of any assistance, please do not hesitate to contact me.

With kind regards,



Robert B. Baldwin, AICP

RECEIVED
APR 05 2011
PLANNING DEPT.

**Recommendation of the Planning & Zoning Commission
April 4, 2011 Meeting
Second Vice-Chair's Report**

Zoning Case 2011-04 – Request to rezone 20.3+ acres located at the southwest corner of State Highway 121 and Parkwood Boulevard from Commercial Employment and Central Business-1 to Planned Development-Commercial Employment. Zoned Commercial Employment and Central Business-1/State Highway 121 Overlay District.

Applicant: USL Frisco II, LLC

Staff Recommendation: Denial

Commission Action: Request was denied 5-3. Chairman Caso, Second Vice Chair Coleman, and Commissioners Dry, Norton, and Smith supported denial. Comments included:

- The proposed retail uses are not integrated with the multifamily building to meet the criteria for mixed use as outlined in the Mixed Use Policy Statement.
- Residential use is not appropriate for the site.
- Proposed residential use is not consistent with the Future Land Use Plan of the Comprehensive Plan that recommends that land within expressway corridors be reserved for economic development and employment.
- Proposed multifamily buildings are not in conformance with the Housing Density and Infill Housing Policy Statements that recommend that no residential use be allowed within 1200 feet of the centerline of State Highway 121 or within expressway corridors.

First Vice Chair Downs, and Commissioners Hazelbaker and Balda opposed denial of the request. Comments included:

- The proposed residential and retail uses are appropriate for the site and integrate with the existing adjacent retail and office uses to create a mixed use development.
- Requiring vertically-integrated retail in a multifamily building in order to meet mixed-use criteria is not economically feasible.
- Proposed project provides housing opportunities for nearby employees.
- Proposed multifamily provides a housing type that is in short supply in Plano and would be desirable for attracting young workers.

Additional Comments: The concept plan associated with Zoning Case 2011-04 was denied by the Commission 5-3.

Respectfully submitted,



Michael Coleman
Second Vice Chair
Planning & Zoning Commission

DATE: April 5, 2011
TO: Honorable Mayor & City Council
FROM: Chris Caso, Chairman, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of April 4, 2011

**AGENDA ITEM NO. 6A - PUBLIC HEARING
ZONING CASE 2011-04
APPLICANTS: USL FRISCO II, LLC**

Request to rezone 20.3± acres located at the southwest corner of State Highway 121 and Parkwood Boulevard **from** Commercial Employment and Central Business-1 **to** Planned Development-Commercial Employment. Zoned Commercial Employment and Central Business-1/State Highway 121 Overlay District. Tabled 03/21/11.

APPROVED: _____ **DENIED:** 5-3 **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:

Denied. The Commissioners voting in opposition to the denial recommendation believed the site is appropriate for multifamily use which could provide additional housing for employees of businesses nearby, and provide a housing type that may be attractive to younger employees. Additionally, the Commissioners believed that the proposed request would connect to neighboring properties, such as the existing development to the west.

FOR CITY COUNCIL MEETING OF: April 25, 2011 (To view the agenda for this meeting, see www.planotx.org)

PUBLIC HEARING - ORDINANCE

BM/dc

xc: Wayne Malecha, USL Frisco II, LLC
Robert Baldwin, Baldwin Associates

CITY OF PLANO
PLANNING & ZONING COMMISSION

April 4, 2011

Agenda Item No. 6A

Public Hearing: Zoning Case 2011-04

Applicant: USL Frisco II, LLC

DESCRIPTION:

Request to rezone 20.3± acres located at the southwest corner of State Highway 121 and Parkwood Boulevard **from** Commercial Employment and Central Business-1 **to** Planned Development-Commercial Employment. Zoned Commercial Employment and Central Business-1/State Highway 121 Overlay District. Tabled 03/21/11.

REMARKS:

This agenda item was tabled at the Planning & Zoning Commission's meeting on March 21, 2011, and needs to be removed from the table for consideration.

The purpose of this request is to rezone 20.3± acres located at the southwest corner of State Highway 121 and Parkwood Boulevard from Commercial Employment and Central Business-1 (CE and CB-1) to Planned Development-Commercial Employment (PD-CE). The CE district is intended to provide the flexibility for an integrated development that may include retail, office, commercial, light manufacturing, and multifamily residences. The major focus of the CE district is to be corporate headquarters and research facilities arranged in a campus-like setting. The CB-1 district is intended for use in conjunction with the CE district to permit a highly concentrated business center similar to traditional downtown areas of major cities. A Planned Development (PD) district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions.

The PD district proposes the following: retaining the existing uses allowed within the CE zoning district; adding provisions to allow 400 multifamily units by right; modifying the area, yard, and bulk requirements; and modifying parking, landscaping, and screening requirements. A concept plan, Parkwood Village Addition, Block A, Lots 1 and 2, accompanies this request as Agenda Item No 6B.

Surrounding Land Use and Zoning

The area of the request is currently undeveloped. The property to the east has a retail store but is otherwise predominantly vacant land and zoned CE; to the west and south are vacant CB-1 zoned properties; and State Highway 121 borders the north side of the property and is the northern city limit.

Proposed Planned Development Stipulations

The requested zoning is Planned Development-Commercial Employment. There are two primary parts to this request: land use and design standards.

Land Use - The applicant proposes to retain CE as the base zoning. The CE base zoning would permit retail, restaurants, office, and light intensity manufacturing uses currently allowed in CE. The request also proposes a maximum of 400 multifamily residence units by right, with retail, restaurants, office, and live/work uses on the first floor of the residential buildings.

Design Standards - The request proposes a mix of commercial and residential uses within the development. Although smaller in scale, the intended form of development for the interior of the development is similar to Haggar Square (PD-20) and Legacy Town Center (PD-65). The concept plan indicates primarily two story restaurant and retail buildings of suburban scale on the north side of the property. Rear and side surface parking surrounds the individual buildings along the State Highway 121 frontage. A quasi-public street with angled parking which connects Parkwood Boulevard and Granite Parkway forms the core and focus of the proposed PD. The quasi-public street contains street trees and sidewalks, with reduced building setbacks. The retail and restaurant buildings are placed closer to the quasi-public street than to State Highway 121 frontage, and the multifamily uses are also positioned closer to the quasi-public street. The residential development proposes enclosed garages on the first floor of each building in addition to surface parking.

This request is for PD-CE zoning with the following stipulations.

Restrictions:

The permitted uses and standards shall be in accordance with the Commercial Employment (CE) zoning district unless otherwise specified herein.

General Conditions of the Planned Development District

1. The zoning exhibit shall be adopted as part of the ordinance.
2. Street trees shall be provided at a rate of one three-inch caliper tree per 35 feet of street frontage per side. Spacing and location of street trees shall be determined at the time of preliminary site plan approval.

3. A quasi-public street shall connect Parkwood Boulevard to Granite Parkway consistent with as shown on the zoning exhibit. For the purposes of this PD, the term "Quasi-Public Street" is defined as a street, which is privately owned and maintained drives that are open to the public. A fire lane shall be located within all quasi-public streets. Lots may derive required street frontage from quasi-public streets and may be platted to the centerline of quasi-public streets.
4. If the quasi-public street section is one-way, then on-street parking must be angled.
5. Landscaping shall be provided in accordance with Section 3.1200 (Landscaping Requirements) and 4.800 (State Highway 121 Overlay District) except that a 10-foot wide landscape edge is required along Parkwood Boulevard.

Specific Provisions of the Planned Development - Tract A (Nonresidential)

Uses

Multifamily residential is prohibited.

Building Design

1. Nonresidential buildings facing a quasi-public street, except for parking garages, shall have a minimum of 40% of each building facade of the ground floor comprised of window area. Facades facing or fronting the SH 121 frontage road are exempt from this requirement. For the purposes of this standard, ground floor is defined as that portion of the building from street-level finish floor elevation and extending 12 feet above the street-level finish floor elevation.
2. Building setback requirements will be in accordance with the development standards for the CE zoning classification, except as modified below.
 - a. Seventy-five percent of the building facade along Parkwood Boulevard shall have a maximum setback of 30 feet or to the easement line. Seventy-five percent of the building facade along Granite Parkway shall have a maximum setback of 20 feet or to the easement line. When easements are present, 75% of the building facade shall be built to the easement line. The setbacks may be increased to a maximum of 100 feet if a drive aisle with double-loaded parking is installed along Parkwood Boulevard or Granite Parkway. The setback shall be measured from the right-of-way line for Parkwood Boulevard and Granite Parkway.

3. Screening:

- a. Off-street loading docks and service areas for nonresidential uses may not be located adjacent to or across a street or quasi-public street from buildings containing residential uses unless the loading dock or service area is screened in accordance with the following:
 - i. Masonry screening walls with solid metal gates (in accordance with Section 3.1000, Screening, Fence, and Wall Regulations);
 - ii. Overhead doors if service area or loading dock is located internal to the building; or
 - iii. Any combination of the above.
 - b. Refuse and recycling containers shall not be located within 30 feet of a public or quasi-public street, unless located internal to the building, and shall be screened from view from streets and required open space areas in accordance with the following:
 - i. Masonry screening walls with metal gates (in accordance with Section 3.1000, Screening, Fence, or Wall Regulations);
 - ii. Overhead doors if refuse and recycling containers are located internal to the building; or
 - iii. Any combination of the above.
4. Parking shall be in accordance with the parking regulations of the Zoning Ordinance - Section 3.1100 (Off-Street Parking and Loading).

Specific Provisions of the Planned Development - Tract B (Multifamily)

1. Tract B must be developed using the standards required by the planned development district for multifamily development. However, Tract B may be developed solely with nonresidential uses in accordance with the CE zoning district and the State Highway 121 Overlay District regulations contained within the Zoning Ordinance. The initial development for Tract B will determine the standards to be used for the remainder of the property.
2. Retail, restaurant, office and live/work uses shall only be allowed on the ground floor of residential buildings.
3. The ground floor of residential buildings facing a quasi-public street shall be designed to accommodate nonresidential uses, with a minimum floor to ceiling height of 12 feet; however, the ground floor may be used for residential uses.
4. The maximum number of multifamily dwelling units permitted in this district is 400.

Building Design

1. Seventy-five percent of the building facade along Parkwood Boulevard shall have a maximum setback of 30 feet or to the easement line. Seventy-five percent of the building facade along Granite Parkway shall have a maximum setback of 20 feet or to the easement line. When easements are present, 75% of the building facade shall be built to the easement line. The setbacks may be increased to a maximum of 100 feet if a drive aisle with double-loaded parking is installed along Parkwood Boulevard or Granite Parkway. The setback shall be measured from the right-of-way line for Parkwood Boulevard and Granite Parkway.
2. Seventy-five percent of the building facade facing the quasi-public street shall be within 20 feet of the back of curb of the quasi-public street unless easements are present. If easements are present, 75% of the building facade shall be built to the easement line. The setback is measured from the curb of the quasi-public street (inclusive of parking, if provided).

Residential Development Standards

1. Multifamily development shall be exempt from the supplementary regulations of Subsections 3.104 (Multifamily Residence) and 3.117 (Usable Open Space).
2. The minimum residential density for multifamily development shall be 30 dwelling units per acre; not to exceed 400 multifamily units on Tract B.
3. Minimum Floor Area per Dwelling Unit: 500 square feet
4. Maximum Lot Coverage: 60%
5. Street trees shall be placed in planting beds, tree grates, and/or islands located within six feet of the back of the street curb along the quasi-public street.
6. Sidewalks with a minimum unobstructed width of six feet shall be placed along the quasi-public street. Sidewalks are in addition to and placed adjacent to street tree areas.
7. Awnings may extend a maximum distance of six feet into the front yard setback, public right-of-way, and required sidewalks.
8. A minimum of 25,000 square feet of open space shall be provided and open to the public at all times. Open space shall have a minimum dimension of 30 feet.

Parking Regulations

1. The minimum required parking for multifamily use is:
 - a. One bedroom or less: One space per unit
 - b. Two bedrooms: One and one-half (1.5) spaces per unit
 - c. Three bedrooms or more: Two spaces per unit

2. The minimum required parking for all nonresidential uses shall be 1:300 square feet of floor area.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as Major Corridor Development (MCD). This request is not in conformance with the Future Land Use Plan since the applicant is proposing multifamily residential development within the expressway corridor. The city's current land use policies recommend that land along expressway corridors be reserved for economic development and employment opportunities, and the proposed retail and restaurant uses only are consistent with this policy.

Adequacy of Public Facilities

Water and sanitary sewer services are available to serve the subject property. The available sanitary sewer capacity limits the maximum residential units to 400 units.

Traffic Impact Analysis (TIA) - A TIA is not required for this rezoning request.

ISSUES:

Future Land Use Plan

As noted above, the Future Land Use Plan designates this property as Major Corridor Development (MCD). The city's current land use policies recommend that land along expressway corridors be reserved for economic development and employment opportunities. Development in these major corridors is also expected to include a mix of commercial, office, and technical production uses. The proposed multifamily residential development is therefore not in conformance with the Future Land Use Plan.

Residential Use in a Major Corridor

The Housing Density Policy Statement of the Comprehensive Plan recommends no residential development within 1,200 feet of the centerline of State Highway 121, and the Infill Housing Policy Statement reaffirms that residential development within expressway corridors should be avoided. A reason for the 1,200-foot setback provision is due to proximity of residential uses to an expressway and promoting a livable residential environment. The setback allows for commercial development to serve as a buffer for residential uses located beyond the 1,200 foot distance. The proposed multi-story multifamily buildings are within 650± feet of the centerline of State Highway 121, and the proposed two story retail and restaurant buildings along State Highway 121 do not offer adequate buffer for the proposed multifamily development.

The Housing Density and Infill Housing Policy Statements recognize that well-integrated pedestrian oriented mixed use centers may be appropriate within expressway corridors. An example of this is the Legacy Town Center development. Although the residential uses in Legacy Town Center are approximately 700± feet from the Dallas North Tollway, the existing retail and office buildings provide a good buffer between the expressway and residential uses, unlike what is being proposed for the subject property.

Mixed Use Policy Statement

The mixed use policy statement of the Comprehensive Plan defines mixed use as vertical or horizontal integration of multiple uses that promotes easy access among uses and amenities, especially by pedestrians. The mixed use policy also provides a framework that is intended to assist with the evaluation of proposals for mixed use projects. The following is an analysis of the proposed request compared to the policy criteria.

- **Location and Context Sensitivity** - The mixed use policy statement encourages proposed mixed use projects to be sensitive to surrounding land uses and character of an area. An important criteria to consider is, if the same uses were to be considered alone, would each use be appropriate in this location? The proposed multifamily would not be appropriate if it were considered alone because of its proximity to a major highway, and the noise generated by the highway. Furthermore, the commercial uses being proposed along State Highway 121 do not offer the buffer and building heights that the proposed residential portion of the development needs. As a whole, the proposed uses are not well integrated within the development and have no direct connection with future development on surrounding vacant properties.
- **Multiple uses/integration of uses** - The mixed use policy statement encourages buildings and uses that are well integrated and tightly connected or grouped. The policy considers whether the combining of land uses promotes easy access among stores, services and amenities used by pedestrians. Additionally, it considers whether the first phase of the development is sufficient to stand on its own as a mixed use development. The proposed buildings are not tightly connected and grouped particularly within the northern tract, as is expected in a mixed use development. The residential buildings on the southern tract are positioned closer to the quasi-public street providing for closer connectivity. Staff is concerned that the residential portion of the development will not be sufficient to stand on its own if it is developed first because it lacks other amenities and uses that support a livable environment. Other than the proposed retail and restaurants, the proposed development has no other non-residential elements that enhance the livability of the residential portion of the development. Additionally, the proposed uses are too few to promote a synergistic and vibrant mixed use development.
- **Density** - The proposed multifamily density of 31 units per acre does not allow for more compact development as is supported by the mixed use policy. The density is limited by the available capacity of sanitary sewer service. The existing utilities were not designed for residential uses. Furthermore, the majority of the land is used for surface parking which hinders building compactness.
- **Pedestrian Orientation** - The site layout has the potential to provide a convenient, attractive and safe pedestrian system. Additionally, the open space provides an overall amenity for pedestrians.

- **Parking** - The policy statement does not require structured parking, recognizing that it may be a barrier to development. Therefore, the policy provides criteria for evaluating the amount and design of surface parking. In this case, the proposed development provides the majority of the parking on the rear side of residential buildings so that it is away from the pedestrian areas along the quasi-public streets, thus being consistent with the policy statement. The retail/commercial uses on the north side of the quasi-public street lose the compactness of an urban development given the surface parking that separates the buildings.

Overall, staff believes that the requested zoning as proposed does not address the significant criteria of the mixed use policy statement due to the lack of appropriateness for residential uses within the expressway corridor, and the limited commercial service uses and amenities needed to support residential development. Furthermore, the density is limited due to lack of available utilities.

While the requested zoning has standards that provide for reduced building setbacks along a central interior quasi-public street, as well as allowing for retail, restaurant, and office uses on ground floor of residential buildings fronting the quasi-public street, and minimizing views of the surface parking particularly in the southern tract, overall the project does not resemble the density and design that is expected of a mixed use development with potential retail and restaurant pads sites along State Highway 121 and multifamily uses behind them.

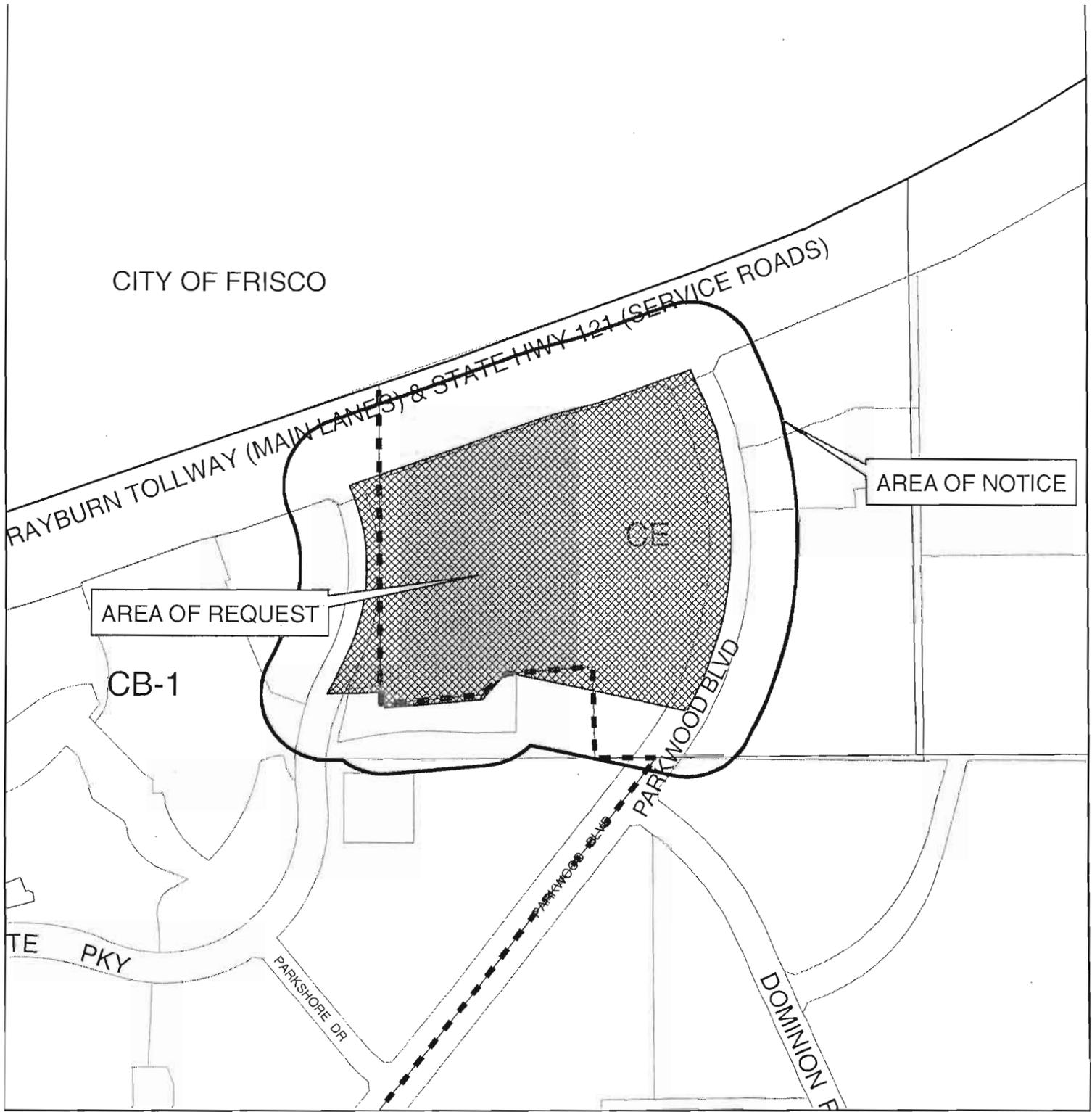
SUMMARY:

The applicant is requesting to rezone 20.3± acres located at the southwest corner of State Highway 121 and Parkwood Boulevard **from** CE and CB-1 **to** PD-CE. The request is not in conformance with the Future Land Use Plan of the Comprehensive Plan. Furthermore, the request is not consistent with the Housing Density and Infill Housing Policy Statements regarding avoiding residential development within the expressway corridors. Additionally, the project is not consistent with the preservation of land within major expressway corridors and employment centers for economic development and employment opportunities. Lastly the proposed development fails to meet the more significant mixed use criteria as outlined in the Mixed Use Policy Statement of the Comprehensive Plan.

The site is a prime location with potential for economic development that will provide for employment opportunities as envisioned in the Future Land Use Plan. The current CE zoning also provides numerous commercial uses that are more suitable at this location than the multifamily residential being proposed. Therefore, staff recommends denial of the requested rezoning from CE and CB-1 to PD-CE.

RECOMMENDATIONS:

Recommended for denial.

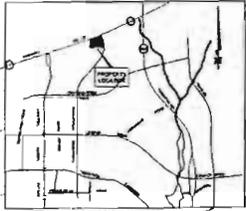


Zoning Case #: 2011-04

Existing Zoning: COMMERCIAL EMPLOYMENT & CENTRAL BUSINESS-1/
STATE HIGHWAY 121 OVERLAY DISTRICT



○ 200' Notification Buffer



18
Scale: 1" = 50'

S.H. 121
(VARIABLE WIDTH R.O.W.)

PARKWOOD BLVD

GRANITE PKWY

LOT 7 BLOCK B
GRANITE PARK PHASE II
CAB N PG. 41
M.R.C.C.T.
ZONED CB-

E PARK PHASE
B N PG. 465
M.R.C.C.T.

10 COSEY UTIL. ESMT.
VOL. 4425 PG. 3155
C.P. # 89-0069007
L.R.C.C.T.

10 TEXAS UTIL. ESMT.
D.P.R.C.T. # 2007-0083422
D.A.B.C.T.

15 TEX. ESMT.
D.P.R.C.T. # 2007-0083422
D.A.B.C.T.

15 TEX. ESMT.
D.P.R.C.T. # 2007-0083422
D.A.B.C.T.

COMMERCIAL
(2 STORY MAX)

COMMERCIAL
(2 STORY MAX)

MULTI-FAMILY
RESIDENTIAL BUILDING
(MAX 4 STORIES)

COMMERCIAL
(2 STORY MAX)

MULTI-FAMILY
RESIDENTIAL BUILDING
(MAX 4 STORIES)

Conceptual Site Plan

Scale: 1" = 50'



APPLICANT:
Zaw Cohen Group, Inc.
8323 Douglas Avenue, Suite 500
Dallas, TX 75225
Phone 214-368-1180
Fax 214-368-4180
Contact: Mark E. Sabo

OWNER:
USL, Firms A, LLC
8222 Douglas Avenue, Suite 500
Dallas, TX 75225
Phone 214-368-1180
Fax 214-368-4180
Contact: Bill Ziegler

CONCEPT PLAN
PARKWOOD VILLAGES
LOTS 1 & 2 (BLOCK A)
20.31 ACRES
MAPLE CREEK SUBDIVISION
ABSTRACT NO. 229
CITY OF PLANO, COLLIN COUNTY, TEXAS

JHP

JHP Architecture / Urban Design
8340 Meadow Road, Suite 150
Dallas, Texas 75231
Telephone: 214-363-6887
Fax: 214-363-9563

NO.	DESCRIPTION	DATE	BY	CHKD.
1	PRELIMINARY	02/10/11	JHP	USL
2	REVISION	02/10/11	JHP	USL
3	REVISION	02/10/11	JHP	USL
4	REVISION	02/10/11	JHP	USL
5	REVISION	02/10/11	JHP	USL
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83	REVISION	02/10/11	JHP	USL
84	REVISION	02/10/11	JHP	USL
85	REVISION	02/10/11	JHP	USL
86	REVISION	02/10/11	JHP	USL
87	REVISION	02/10/11	JHP	USL
88	REVISION	02/10/11	JHP	USL
89	REVISION	02/10/11	JHP	USL
90	REVISION	02/10/11	JHP	USL
91	REVISION	02/10/11	JHP	USL
92	REVISION	02/10/11	JHP	USL
93	REVISION	02/10/11	JHP	USL
94	REVISION	02/10/11	JHP	USL
95	REVISION	02/10/11	JHP	USL
96	REVISION	02/10/11	JHP	USL
97	REVISION	02/10/11	JHP	USL
98	REVISION	02/10/11	JHP	USL
99	REVISION	02/10/11	JHP	USL
100	REVISION	02/10/11	JHP	USL

Project Number: 210053.00
Drawn by: JHP
Issue For XXX: 02.10.2011

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CONSTRUCTION.

J. Mark Wolf
Registered Architect of the State of Texas
Registration Number: 9128

15' DRAINAGE ESMT.
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