

**DATE:** April 7, 2015

**TO:** Honorable Mayor & City Council

**FROM:** Doug Bender, Chairman, Planning & Zoning Commission

**SUBJECT:** Results of Planning & Zoning Commission Meeting of April 6, 2015

**AGENDA ITEM NO. 8A - PUBLIC HEARING**

**ZONING CASE 2015-08**

**APPLICANTS: TH HOLDINGS LLC**

Request to amend Planned Development-75-Retail/General Office on 29.9± acres located on the east side of K Avenue, 780± feet north of Pecan Lane. Zoned Planned Development-75-Retail/General Office.

**APPROVED:** 7-0 **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:**

Approved subject to the following:

Restrictions:

1. The following additional uses shall be permitted within the district:

- light-intensity manufacturing
- contract construction with no open storage
- office - showroom/warehouse (defined as a minimum of 30% office, maximum of 70% warehouse)
- cabinet/upholstery shop
- motorcycle sales/service (Personal watercraft and personal off-road vehicles are included. All repair/service facilities shall be enclosed within a building.)
- storage or repair of furniture/appliances (indoor)
- automobile leasing/renting (by specific use permit)

2. The following uses are prohibited within the district:

- automobile repair - minor/service station
- open storage; ~~(unless attached to rear of main building sheltered with a roof and enclosed by a solid fence, wall, or living screen)~~
  - a. incidental to a primary retail use is prohibited unless in conformance with Section 3.900 (Open Storage) of the Zoning Ordinance.
  - b. incidental to any other allowed primary use is prohibited unless attached to the rear of the main building sheltered with a roof and enclosed by a solid fence, wall, or living screen.

3. Maximum Height: 4 story

**FOR CITY COUNCIL MEETING OF:** April 27, 2015 (To view the agenda for this meeting, see [www.planotx.gov](http://www.planotx.gov))

**PUBLIC HEARING - ORDINANCE**

ST/dr

xc: Terry Hundley, TH Holdings, LLC  
Cliff Mycoskie, R.L.A., Mycoskie & McInnis & Associates

<http://goo.gl/maps/w1556>

CITY OF PLANO  
PLANNING & ZONING COMMISSION

April 6, 2015

**Agenda Item No. 8A**

**Public Hearing:** Zoning Case 2015-08

**Applicant:** TH Holdings LLC

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**DESCRIPTION:**

Request to amend Planned Development-75-Retail/General Office on 29.9± acres located on the east side of K Avenue, 780± feet north of Pecan Lane. Zoned Planned Development-75-Retail/General Office.

**REMARKS:**

The purpose of this request is to amend the open storage regulations within Planned Development-75-Retail/General Office (PD-75-R/O-2). The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling or warehousing. The O-2 district is intended to allow for a variety of low-, mid-, and high-rise office developments providing for professional, financial, medical, and similar services to local residents; corporate offices for regional and national operations; and major centers of employment for Plano and surrounding communities. 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 appropriate to both off- and onsite conditions. The Zoning Ordinance defines open storage as the outside storage or exhibition of goods, materials, merchandise, or equipment on a lot or tract.

A revised site plan, Central Yamaha Addition, Block A, Lot 1 accompanies this request as Agenda Item No. 8B.

**Surrounding Land Use and Zoning**

The area the applicant intends to occupy is a vacant motorcycle sales/service development. To the north and east is City of Plano park land zoned Agricultural (A). To the south is vacant property within PD-75-R/O-2. The property to the west, across K Avenue, is vacant property zoned Corridor Commercial (CC).

## **ISSUES:**

### **Open Storage**

PD-75-R/O-2 was initially established in 1999. The PD allows for several additional uses and places restrictions on height and open storage. Open storage is restricted within this PD due to concerns from adjacent property owners regarding the noise generated from motorcycle operations. The current PD language states that open storage is prohibited unless it is attached to the rear of the main building, sheltered with a roof and enclosed by a solid fence, wall, or living screen.

The applicant is intending to use the property for retail sales, service and rental of golf carts. In order to accommodate storage of the golf carts and associated parts outside the building, the applicant is requesting to amend the PD to allow open storage to be in conformance to Section 3.900 (Open Storage) of Article 3 (Supplementary Regulations) of the Zoning Ordinance. In this location, the requested PD regulations would require outside storage to be screened from view of K Avenue and from adjacent properties by a minimum six-foot solid fence, wall or living screen. The applicant is proposing an eight-foot ornamental iron fence with irrigated living screen to the north and east of the structure to run parallel to the existing drainage and floodway easement and on the south side to run along the property lines to serve as screening.

The requested modifications will follow the existing open storage regulations for retail uses. Staff believes the requested modifications would not be detrimental to surrounding properties as there are similar zoned properties to the south, and to the north and east is city park land with dense, evergreen trees. Furthermore, the nearest residences are 1,480± feet to the east, and 1,200± feet to the south. Staff believes the requested open storage modifications are appropriate for this location given the existing site conditions, proposed screening and proximity from surrounding residences.

## **SUMMARY:**

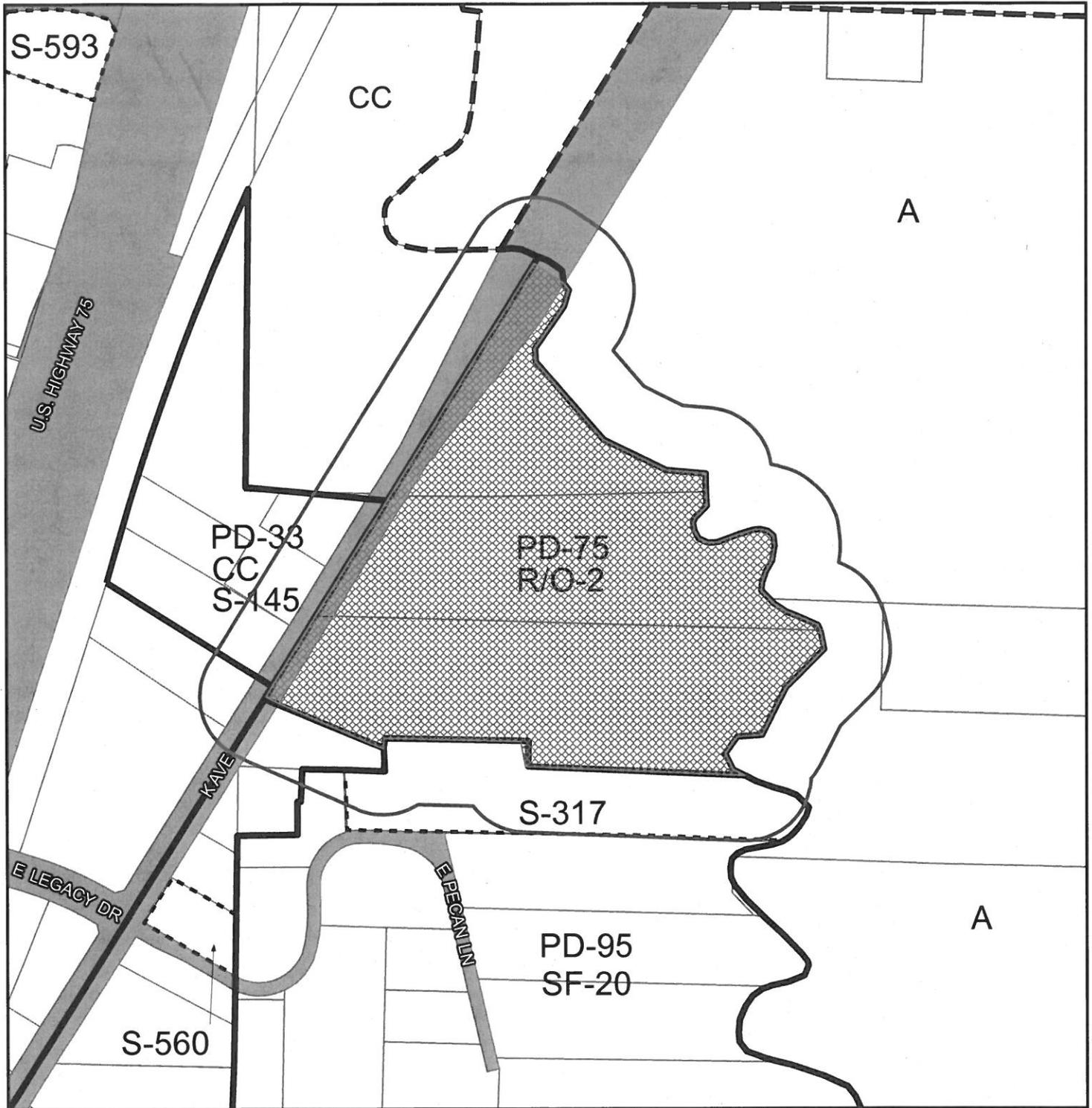
The applicant is requesting to amend Planned Development-75-Retail/General Office (PD-75-R/O-2) on 29.9± acres located on the east side of K Avenue, 780± feet north of Pecan Lane in order to allow the open storage regulations in Section 3.900 of the Zoning Ordinance for retail uses. The subject property is surrounded by park land and vacant properties; the rear of the site, in its current condition, has limited visibility from K Avenue due to the existing surrounding topography and foliage. The applicant is proposing to screen the rear of site with an eight foot solid fence to be used in conjunction with an irrigated living screen and is requesting to adhere to the regulations set forth in Section 3.900 (Open Storage) of Article 3 (Supplementary Regulations) of the Zoning Ordinance. Therefore, staff is in support of this request.

## **RECOMMENDATION:**

Recommended for approval, subject to the following:

### **Restrictions:**

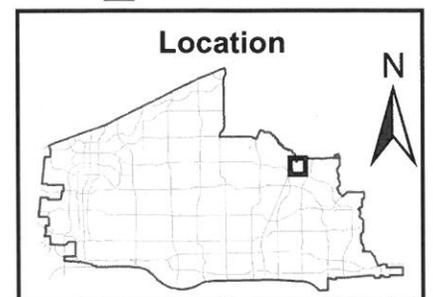
1. The following additional uses shall be permitted within the district:
  - light-intensity manufacturing
  - contract construction with no open storage
  - office - showroom/warehouse (defined as a minimum of 30% office, maximum of 70% warehouse)
  - cabinet/upholstery shop
  - motorcycle sales/service (Personal watercraft and personal off-road vehicles are included. All repair/service facilities shall be enclosed within a building.)
  - storage or repair of furniture/appliances (indoor)
  - automobile leasing/renting (by specific use permit)
  
2. The following uses are prohibited within the district:
  - automobile repair - minor/service station
  - open storage: ~~(unless attached to rear of main building sheltered with a roof and enclosed by a solid fence, wall, or living screen)~~
    - a. incidental to a primary retail use is prohibited unless in conformance with Section 3.900 (Open Storage) of the Zoning Ordinance.
    - b. incidental to any other allowed primary use is prohibited unless attached to the rear of the main building sheltered with a roof and enclosed by a solid fence, wall, or living screen.
  
3. Maximum Height: 4 story



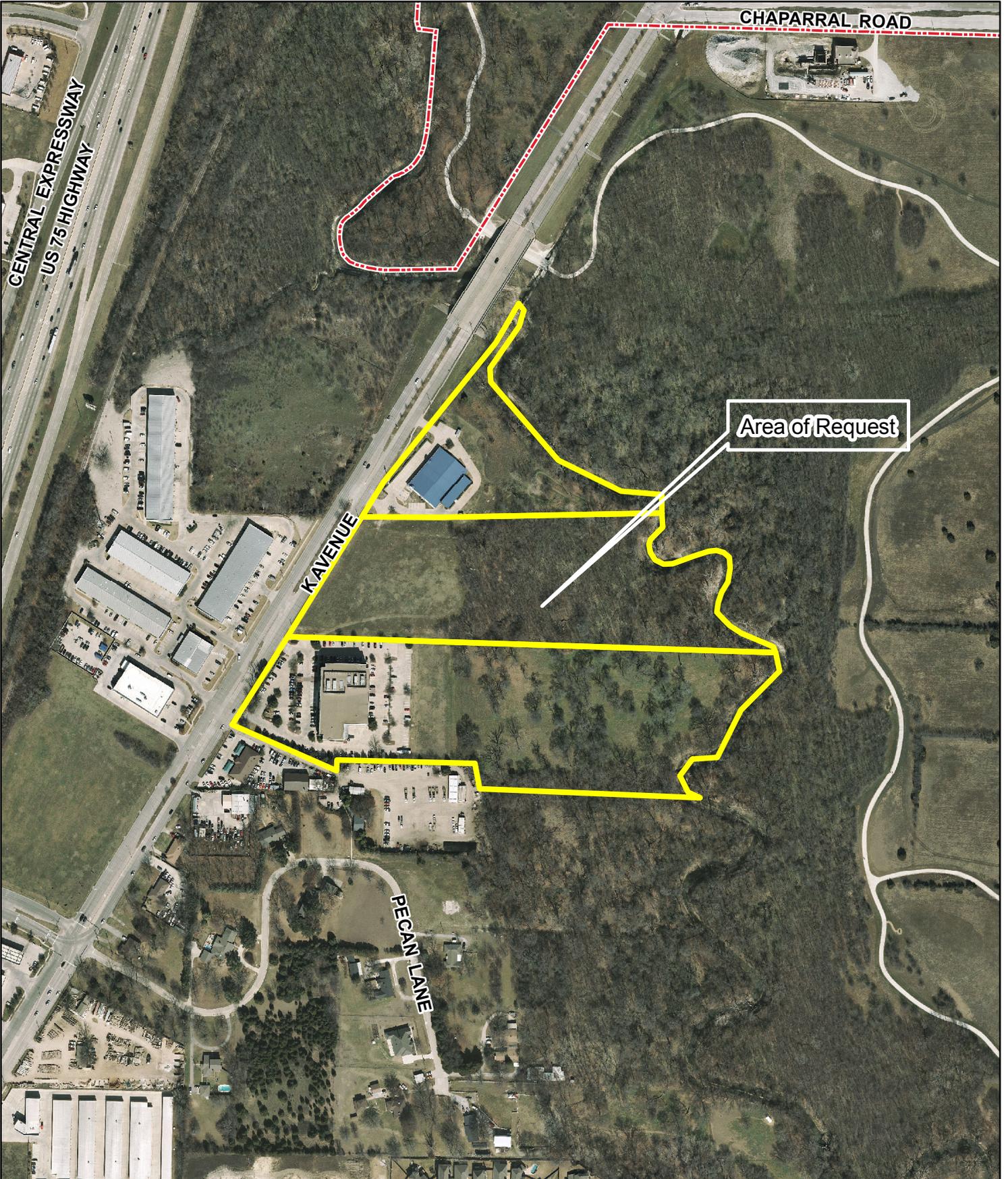
Zoning Case #: 2015-08

Existing Zoning: PLANNED DEVELOPMENT-75-  
RETAIL/GENERAL OFFICE

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



Source: City of Plano Planning Department



D:\es\3/31/2015 X:\Dept\PR&Z Locators & Graphics\22015-08A.mxd



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

DRIVE

Zoning Case 2015-08

**PROPERTY DESCRIPTION**

BEING A 29.899 ACRE TRACT OF LAND LOCATED IN THE JEREMIAH MUNCY SURVEY, ABSTRACT NO. 821, IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS, BEING ALL OF A CALLED 9.878 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL CASH WARRANTY DEED TO JEDA PROPERTIES, L.P., FILED FOR RECORD IN VOLUME 6488, PAGE 502, DEED RECORDS, COLLIN COUNTY, TEXAS (CORRECT), AND BEING ALL OF LOT 1, BLOCK A, JEDA ADDITION, AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 20010062833, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (CORRECT), AND BEING ALL OF LOT 1, BLOCK A, CENTRAL YAMAMA ADDITION, AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 19990092374, (CORRECT), ALSO BEING A PORTION OF K AVENUE (STATE HIGHWAY 3) A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, SAID 29.899 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK A, JEDA ADDITION, BEING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID K AVENUE (STATE HIGHWAY 3), FROM WHICH A 3-INCH IRON ROD FOUND, STAMPED "1171 OF PLANO" FOR THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A, JEDA ADDITION, BEARS NORTH 32 DEGREES 07 MINUTES 17 SECONDS EAST, A DISTANCE OF 318.77 FEET, SAID POINT OF BEGINNING HAVING A NAD 83 - TEXAS COORDINATE SYSTEM POSITION (GSD) OF N 7027598.6 E 2523999.8 (SEE NOTE AT BOTTOM OF DESCRIPTION FOR REFERENCED NETWORK);

THENCE NORTH 57 DEGREES 48 MINUTES 43 SECONDS WEST, OVER AND ACROSS SAID K AVENUE, A DISTANCE OF 38.57 FEET, TO A POINT FOR CORNER IN SAID K AVENUE RIGHT-OF-WAY;

THENCE NORTH 32 DEGREES 11 MINUTES 17 SECONDS EAST, ALONG SAID K AVENUE, A DISTANCE OF 1550.70 FEET, TO A POINT FOR CORNER;

THENCE SOUTH 57 DEGREES 48 MINUTES 43 SECONDS EAST, A DISTANCE OF 113.80 FEET, TO A POINT FOR CORNER ON THE EXISTING SOUTHWEST RIGHT-OF-WAY LINE OF SAID K AVENUE, AND BEING THE NORTHERNMOST CORNER OF SAID LOT 1, BLOCK A, CENTRAL YAMAMA ADDITION AND BEING IN THE CENTERLINE OF ROWLETT CREEK;

THENCE SOUTHEASTERLY, DEPARTING SAID SOUTHWEST RIGHT-OF-WAY LINE, AND GENERALLY ALONG THE CENTERLINE OF SAID ROWLETT CREEK, THE FOLLOWING CALLS:

- SOUTH 24 DEGREES 51 MINUTES 48 SECONDS EAST, A DISTANCE OF 26.01 FEET, TO A POINT FOR CORNER;
- SOUTH 18 DEGREES 29 MINUTES 36 SECONDS WEST, A DISTANCE OF 50.47 FEET, TO A POINT FOR CORNER;
- SOUTH 36 DEGREES 16 MINUTES 56 SECONDS WEST, A DISTANCE OF 156.11 FEET, TO A POINT FOR CORNER;
- SOUTH 01 DEGREES 56 MINUTES 44 SECONDS EAST, A DISTANCE OF 40.86 FEET, TO A POINT FOR CORNER;
- SOUTH 39 DEGREES 05 MINUTES 54 SECONDS EAST, A DISTANCE OF 314.45 FEET, TO A POINT FOR CORNER;
- SOUTH 82 DEGREES 22 MINUTES 02 SECONDS EAST, A DISTANCE OF 212.11 FEET, TO A POINT FOR CORNER;
- SOUTH 83 DEGREES 28 MINUTES 38 SECONDS EAST, A DISTANCE OF 123.57 FEET, TO A POINT FOR CORNER;
- SOUTH 01 DEGREES 46 MINUTES 36 SECONDS WEST, A DISTANCE OF 96.13 FEET, TO A POINT FOR CORNER, BEING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A, CENTRAL YAMAMA ADDITION;

THENCE NORTH 89 DEGREES 31 MINUTES 06 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK A, CENTRAL YAMAMA ADDITION, A DISTANCE OF 806 FEET, TO A POINT FOR CORNER, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS SOUTH 81 DEGREES 31 MINUTES 36 SECONDS WEST, A DISTANCE OF 44.00 FEET;

THENCE CONTINUING ALONG THE CENTERLINE OF SAID ROWLETT CREEK, SAME BEING THE EAST LINE OF SAID CALLED 9.878 ACRE TRACT OF LAND, THE FOLLOWING CALLS:

- SOUTH 37 DEGREES 04 MINUTES 23 SECONDS WEST, A DISTANCE OF 88.98 FEET, TO A POINT FOR CORNER;
- SOUTH 22 DEGREES 42 MINUTES 53 SECONDS EAST, A DISTANCE OF 75.75 FEET, TO A POINT FOR CORNER;
- NORTH 79 DEGREES 05 MINUTES 23 SECONDS EAST, A DISTANCE OF 198.00, TO A POINT FOR CORNER;
- SOUTH 02 DEGREES 53 MINUTES 57 SECONDS WEST, A DISTANCE OF 181.59 FEET, TO A POINT FOR CORNER;
- SOUTH 58 DEGREES 17 MINUTES 31 SECONDS EAST, A DISTANCE OF 180.74 FEET, TO A POINT FOR CORNER, BEING ON THE NORTH LINE OF SAID LOT 1, BLOCK A, JEDA ADDITION, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS NORTH 95 DEGREES 17 MINUTES 12 SECONDS WEST, A DISTANCE OF 86.13 FEET;

SOUTH 60 DEGREES 17 MINUTES 10 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 19.98 FEET, TO A POINT FOR CORNER, BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A, JEDA ADDITION;

SOUTH 11 DEGREES 51 MINUTES 51 SECONDS EAST, A DISTANCE OF 317.60 FEET, TO A POINT FOR CORNER;

SOUTH 44 DEGREES 28 MINUTES 42 SECONDS WEST, A DISTANCE OF 186.43 FEET, TO A POINT FOR CORNER;

SOUTH 28 DEGREES 17 MINUTES 46 SECONDS WEST, A DISTANCE OF 160.70 FEET, TO A POINT FOR CORNER;

SOUTH 05 DEGREES 16 MINUTES 41 SECONDS EAST, A DISTANCE OF 74.88 FEET, TO A POINT FOR CORNER;

SOUTH 36 DEGREES 13 MINUTES 28 SECONDS WEST, A DISTANCE OF 83.58 FEET, TO A POINT FOR CORNER;

SOUTH 27 DEGREES 17 MINUTES 00 SECONDS EAST, A DISTANCE OF 35.18 FEET, TO A POINT FOR CORNER;

SOUTH 85 DEGREES 05 MINUTES 23 SECONDS EAST, A DISTANCE OF 400.03 FEET, TO A POINT FOR CORNER, BEING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A, JEDA ADDITION;

THENCE NORTH 89 DEGREES 00 MINUTES 05 SECONDS WEST, DEPARTING THE CENTERLINE OF SAID ROWLETT CREEK, AND ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK A, JEDA ADDITION, AT A DISTANCE OF 108.22 FEET, PASSING A 1/2 INCH IRON ROD FOUND FOR REFERENCE, AND CONTINUING A TOTAL DISTANCE OF 170.33 FEET, TO A POINT FOR CORNER;

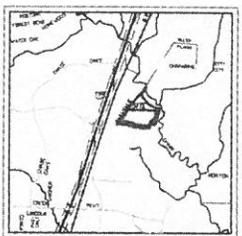
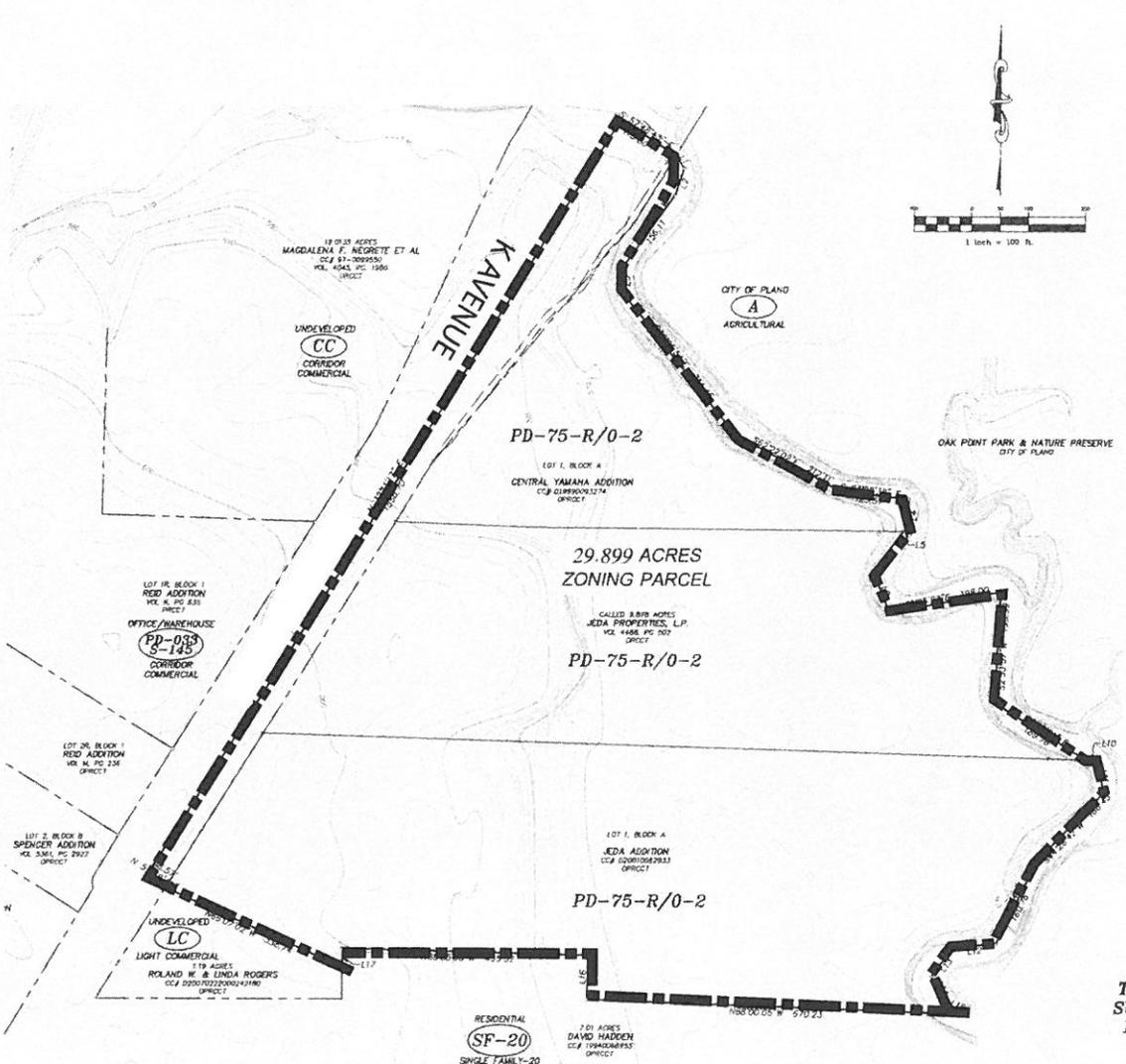
THENCE CONTINUING ALONG THE SOUTH LINE OF LOT 1, BLOCK A, JEDA ADDITION THE FOLLOWING CALLS:

- NORTH 01 DEGREES 44 MINUTES 55 SECONDS EAST, A DISTANCE OF 78.19 FEET, TO A 1/2 INCH IRON ROD FOUND;
- NORTH 88 DEGREES 35 MINUTES 55 SECONDS WEST, A DISTANCE OF 435.52 FEET, TO A 1/2 INCH IRON ROD FOUND;
- SOUTH 01 DEGREES 19 MINUTES 05 SECONDS WEST, A DISTANCE OF 32.75 FEET, TO A POINT FOR CORNER;
- NORTH 85 DEGREES 07 MINUTES 02 SECONDS WEST, A DISTANCE OF 336.74 FEET, TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 29.899 ACRES (12553.474 SQUARE FEET) OF LAND MORE OR LESS.

BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD 83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE - ZONES BASED ON GPS OBSERVATIONS UTILIZING THE ITRF 02S REFERENCE NETWORK. COORDINATE VALUES ARE PROVIDED FOR LOCATION PURPOSES ONLY (GENERAL) AND SHOULD NOT BE SOLELY RELIED UPON WHEN CONDUCTING A BOUNDARY RETICULATION SURVEY.

**ZONING NOTE**

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



VICINITY MAP  
NTS

LINE NO.	DIRECTION	LENGTH
L1	S34°51'44"E	26.01
L2	S78°25'38"W	50.47
L3	S01°56'44"E	42.86
L4	S01°36'36"W	36.13
L5	N89°31'06"W	3.06
L6	S82°51'56"W	44.00
L7	S37°04'21"W	88.59
L8	S22°42'52"E	75.75
L9	N88°17'12"W	86.13
L10	S88°17'10"E	19.99
L11	S17°51'51"E	57.80
L12	S85°16'41"W	74.88
L13	S36°13'28"W	83.58
L14	S27°17'00"E	35.18
L15	S85°05'31"E	401.03
L16	N01°44'33"E	78.19
L17	S01°19'03"W	32.75

ZONING EXHIBIT (ZC2015-08)  
**TRACT 5 JEREMIAH MUNCY SURVEY A-0621, & LOT 1, BLOCK A, JEDA ADDITION**  
 CITY OF PLANO, COLLIN COUNTY, TEXAS

MARCH 2015

mima

**PETITIONER/OWNER**  
 TR HOLDINGS LLC  
 7000 K AVENUE  
 PLANO, TX 75074  
 TEL: 972-997-9902  
 CONTACT: TERRY HUNDLEY

**myma**  
 mycastle mairia association  
 2100 LAKEVIEW BLVD  
 PLANO, TX 75074  
 TEL: 972-997-9902  
 CONTACT: TERRY HUNDLEY

**LEGEND**

WHEEL STOP	
EXISTING STORM DRAIN	
EXISTING STORM DRAIN W/LET	
EXISTING SANITARY SEWER	
EXISTING SEWER MANHOLE	
EXISTING WATER LINE	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
PROPOSED FENCE	
EXISTING OVERHEAD ELECTRIC	
EXISTING BORED ELECTRIC	
EXISTING NATURAL GAS	
EXISTING BURIED TELEPHONE	
EXISTING POWER POLE	
EXISTING LIGHT POLE	
PROPOSED RETAINING WALL	
PROPOSED STORM CURB INLET	

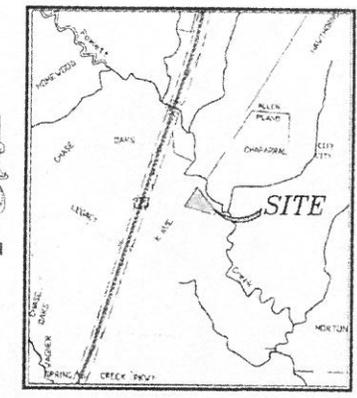
**WATER METER SCHEDULE**

SYMBOL	QTY	SIZE	USE	SAN. SEWER SIZE	STATUS
	1	1"	DOMESTIC USE	10" SANITARY SEWER	EXISTING
	1	1"	IRRIGATION USE	NOT APPLICABLE	EXISTING

THE PURPOSE OF THIS REVISED SITE PLAN IS TO SHOW PROPOSED SITE IMPROVEMENTS.

**SITE DATA SUMMARY TABLE**

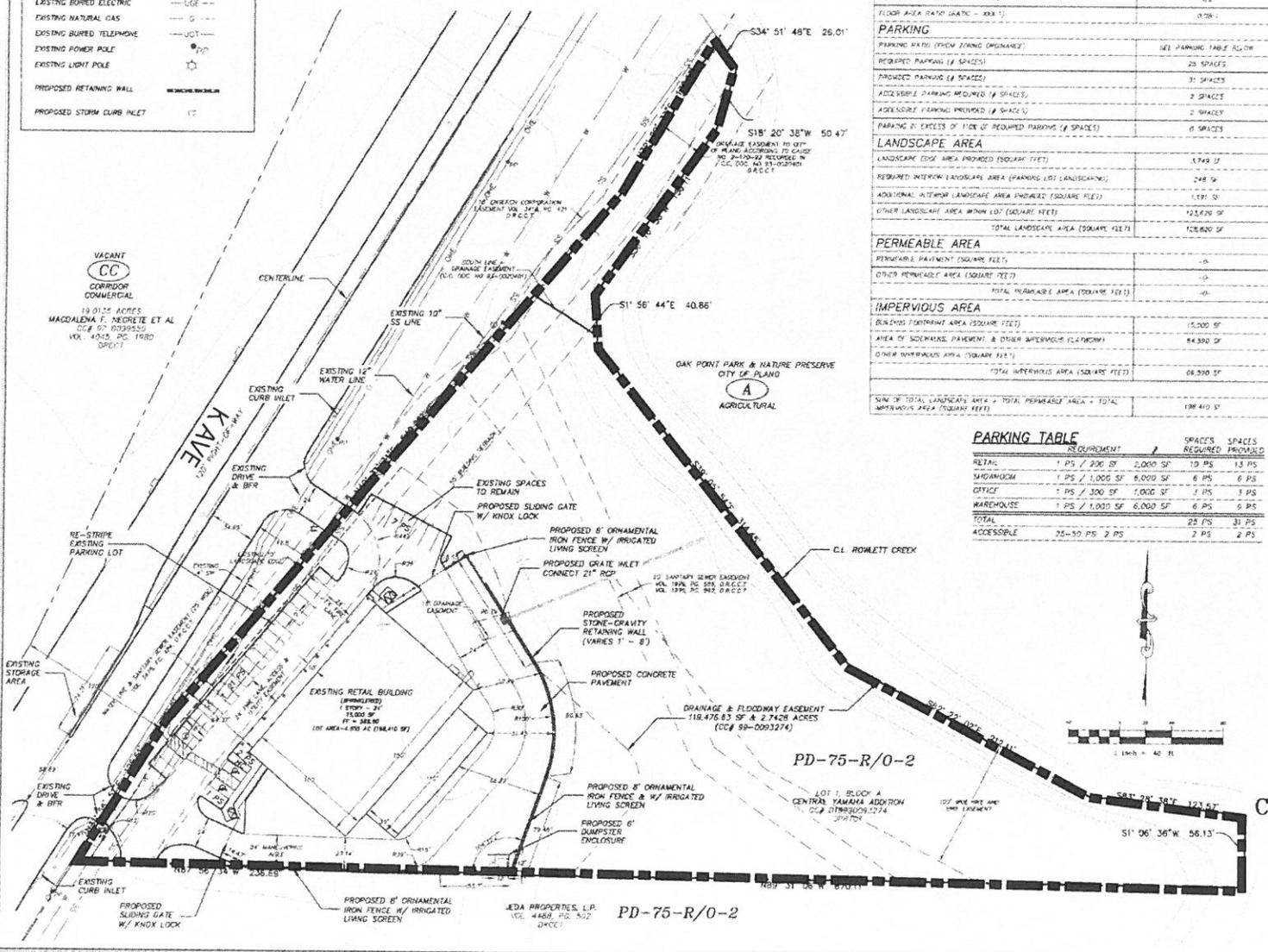
ITEM	LOT 1
<b>GENERAL SITE DATA</b>	
ZONING (FROM ZONING MAP)	PD-75-R/0-2 GENERAL OFFICE
LAND USE (FROM ZONING MAP)	RETAIL
LOT AREA (SQUARE FEET) & ACRES	128,410 SF / 2.935 AC
PERMITTED FOOTPRINT AREA (SQUARE FEET)	15,000 SF
TOTAL BUILDING AREA (SQUARE FEET)	15,000 SF
BUILDING HEIGHT (4 STORIES)	1 STORY
BUILDING HEIGHT LIMIT - DISTANCE TO TALLEST BUILDING ELEMENT	24'-0"
LOT COVERAGE (PERCENT) - FLOOR	11%
FLOOR AREA RATIO (FAR) - FLOOR	0.108
<b>PARKING</b>	
PARKING RATIO (FROM ZONING ORDINANCE)	SEE PARKING TABLE BELOW
REQUIRED PARKING (# SPACES)	23 SPACES
PROPOSED PARKING (# SPACES)	31 SPACES
ACCESSIBLE PARKING REQUIRED (# SPACES)	2 SPACES
ACCESSIBLE PARKING PROVIDED (# SPACES)	2 SPACES
PARKING IN EXCESS OF FLOOR OF REQUIRED PARKING (# SPACES)	0 SPACES
<b>LANDSCAPE AREA</b>	
LANDSCAPE EDGE AREA PROVIDED (SQUARE FEET)	5,749 SF
REQUIRED INTERIOR LANDSCAPE AREA (PARKING LOT LANDSCAPING)	248 SF
ADDITIONAL INTERIOR LANDSCAPE AREA PROVIDED (SQUARE FEET)	1,191 SF
OTHER LANDSCAPE AREA WITHIN LOT (SQUARE FEET)	12,826 SF
TOTAL LANDSCAPE AREA (SQUARE FEET)	128,820 SF
<b>PERMEABLE AREA</b>	
PERMEABLE PAVEMENT (SQUARE FEET)	-0-
OTHER PERMEABLE AREA (SQUARE FEET)	-0-
TOTAL PERMEABLE AREA (SQUARE FEET)	-0-
<b>IMPERVIOUS AREA</b>	
BUILDING FOOTPRINT AREA (SQUARE FEET)	15,000 SF
AREA OF SIDEWALKS, PAVEMENT, & OTHER IMPERVIOUS PLATFORMS	84,930 SF
OTHER IMPERVIOUS AREA (SQUARE FEET)	66,590 SF
TOTAL IMPERVIOUS AREA (SQUARE FEET)	166,520 SF
SUM OF TOTAL LANDSCAPE AREA + TOTAL PERMEABLE AREA + TOTAL IMPERVIOUS AREA (SQUARE FEET)	198,410 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 CURRENTLY ADOPTED INTERNATIONAL BUILDING CODE.
  - FOUR-FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OFF OF THE PROPERTY LINE WITHIN THE RIGHTS-OF-WAY UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR A MEANDERING SIDEWALK OR AN ALTERNATIVE DESIGN IS APPROVED BY THE CITY BARRIER-FREE RAMP PER CITY STANDARDS SHALL BE PROVIDED ON SIDEWALKS AT ALL CURB CROSSINGS.
  - RECYCLING UNITS, DUMPSTERS, AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - ALL SIGNAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTION DEPARTMENT.
  - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
  - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE APPROVED REVISED SITE PLAN.
  - 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 5-458 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 TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 5-200 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, GASEOUS MATTER, FIRE OR EXPLOSIVE MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.

**PARKING TABLE**

REQUIREMENT	SPACES REQUIRED	SPACES PROVIDED
RETAIL	1 PS / 200 SF 2,000 SF	10 PS 13 PS
SHOPPING	1 PS / 1,000 SF 8,000 SF	8 PS 6 PS
OFFICE	1 PS / 300 SF 1,000 SF	1 PS 3 PS
WAREHOUSE	1 PS / 1,000 SF 6,000 SF	6 PS 0 PS
TOTAL	25-30 PS 2 PS	23 PS 31 PS
ACCESSIBLE		2 PS 2 PS



**REVISED SITE PLAN**  
**CENTRAL YAMAHA ADDITION**  
 BLOCK A, LOT 1  
 4.655 ACRES  
 JEREMIAH MUNCH QUINCY ABSTRACT NO. 04021  
 CITY OF PLANO, COLLIN COUNTY, TEXAS  
 MARCH 27, 2015

**OWNER/DEVELOPER**  
 TM HOLDINGS LLC  
 7523 ARNOLD #  
 PLANO, TX 75074  
 PHONE: (972) 947-9407  
 CONTACT: HEATH HANDELY

**ENGINEER/PLANNER/  
 LANDSCAPE ARCHITECT**  
 MYCOSKIE MORRIS ASSOCIATES  
 200 E. HERRMAN STREET  
 ARLINGTON, TX 76010  
 PHONE: (817) 463-1671  
 CONTACT: DOUGLAS COOKER, AICP

**LOCAL GOLF CARS, LLC**  
**REVISED SITE PLAN**  
 SITE PLAN  
 PLANO, TEXAS

PROJECT TITLE  
**LOCAL GOLF CARS, LLC**  
 REVISED SITE PLAN

**mima**  
 mycoskie - morris - associates  
 200 East Herrman Street  
 Arlington, Texas 76010  
 Phone: (817) 463-1671  
 Fax: (817) 463-1671

FOR REVIEW & PERMIT ONLY

PROJECT NUMBER: 2786-00-01  
 PROJECT MANAGER: B. COOPER  
 DRAFTER: H. PEASLEE  
 CHECKED BY: A. CASO  
 ISSUE DATE: 03/27/2015

REV. DATE: DESCRIP. BY

SHEET CONTENT:  
**REVISED SITE PLAN**

SHEET NO.  
**4**

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## Zoning Case 2015-08

**An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, so as to amend Planned Development-75-Retail/General Office on 29.9± acres of land out of the Jeremiah Muncy Survey, Abstract No. 621, located on the east side of K Avenue, 780± feet north of Pecan Lane, in the City of Plano, Collin County, Texas, pertaining to open storage; 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 27th day of April, 2015, for the purpose of considering amending Planned Development-75-Retail/General Office on 29.9± acres of land out of the Jeremiah Muncy Survey, Abstract No. 621, located on the east side of K Avenue, 780± feet north of Pecan lane, in the City of Plano, Collin County, Texas, pertaining to open storage; 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 27th day of April, 2015; and

**WHEREAS**, the City Council is of the opinion and finds that such amendment would not be detrimental to the public health, safety, or general welfare, and 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 amend Planned Development-75-Retail/General Office on 29.9± acres of land out of the Jeremiah Muncy Survey, Abstract No. 621, located on the east side of K Avenue, 780± feet north of Pecan Lane, in the City of Plano, Collin County, Texas, pertaining to open storage, said property being described in the legal description on Exhibit "A" attached hereto.

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

Restrictions:

1. The following additional uses shall be permitted within the district:
  - light-intensity manufacturing
  - contract construction with no open storage
  - office - showroom/warehouse (defined as a minimum of 30% office, maximum of 70% warehouse)
  - cabinet/upholstery shop
  - motorcycle sales/service (Personal watercraft and personal off-road vehicles are included. All repair/service facilities shall be enclosed within a building.)
  - storage or repair of furniture/appliances (indoor)
  - automobile leasing/renting (by specific use permit)
2. The following uses are prohibited within the district:
  - automobile repair - minor/service station
  - open storage:
    - a. incidental to a primary retail use is prohibited unless in conformance with Section 3.900 (Open Storage) of the Zoning Ordinance
    - b. incidental to any other allowed primary use is prohibited unless attached to the rear of the main building sheltered with a roof and enclosed by a solid fence, wall, or living screen
3. Maximum Height: 4 story

**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 27TH DAY OF APRIL, 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 2015-08

BEING a 29.899 acre tract of land located in the Jeremiah Muncy Survey, Abstract No. 621, in the City of Plano, Collin County, Texas, being all of a called 9.878 acre tract of land as described in the Special Cash Warranty Deed to Jeda Properties, L.P., filed for record in Volume 4488, Page 502, Deed Records, Collin County, Texas (DRCCT), and being all of Lot 1, Block A, Jeda Addition, an addition to the City of Plano, Collin County, Texas, according to the plat recorded in County Clerk's Instrument No. 20010062933, Official Public Records, Collin County, Texas, (OPRCCT), and being all of Lot 1, Block A, Central Yamaha Addition, an addition to the City of Plano, Collin County, Texas, according to the plat recorded in County Clerk's Instrument No. 19990093274, OPRCCT, also being a portion of K Avenue (State Highway 5), a variable width public right-of-way, said 29.899 acre tract of land being more particularly described by metes & bounds as follows:

BEGINNING at the southwest corner of said Lot 1, Block A, Jeda Addition, being on the southeast right-of-way line of said K Avenue (State Highway 5), from which a 3-inch disc found stamped "City of Plano" for the northwest corner of said Lot 1, Block A, Jeda Addition, bears North 32°02'17" East, a distance of 318.77 feet, said point of beginning having a NAD 83 - Texas coordinate system position (GRID) of N: 7075963.6 E: 2523999.8 (see note at bottom of description for referenced network);

THENCE North 57°48'43" West, over and across said K Avenue, a distance of 38.57 feet, to a point for corner in said K Avenue right-of-way;

THENCE North 32°11'17" East, along said K Avenue, at a distance of 1,550.70 feet, to a point for corner;

THENCE South 57°48'43" East, a distance of 113.80 feet, to a point for corner on the existing southeast right-of-way line of said K Avenue, and being the northernmost corner of said Lot 1, Block A, Central Yamaha Addition, and being in the centerline of Rowlett Creek;

THENCE southeasterly, departing said southeast right-of-way line, and generally along the centerline of said Rowlett Creek, the following calls:

South 34°51'48" East, a distance of 26.01 feet, to a point for corner;

South 18°20'38" West, a distance of 50.47 feet, to a point for corner;

South 36°16'56" West, a distance of 156.11 feet, to a point for corner;

South 01°56'44" East, a distance of 40.86 feet, to a point for corner;

South 39°05'54" East, a distance of 314.45 feet, to a point for corner;

South 62°22'02" East, a distance of 212.11 feet, to a point for corner;

South 83°28'38" East, a distance of 123.57 feet, to a point for corner;

South 01°06'36" West, a distance of 56.13 feet, to a point for corner, being the southeast corner of said Lot 1, Block A, Central Yamaha Addition;

THENCE North 89°31'06" West, along the south line of said Lot 1, Block A, Central Yamaha Addition, a distance of 8.06 feet, to a point for corner, from which a 1/2-inch iron rod found bears South 83°51'58" West, a distance of 44.00 feet;

THENCE continuing along the centerline of said Rowlett Creek, same being the east line of said called 9.878 acre tract of land, the following calls:

South 37°04'23" West, a distance of 88.58 feet, to a point for corner;

South 22°42'52" East, a distance of 76.75 feet, to a point for corner;

North 79°05'23" East, a distance of 198.00 feet, to a point for corner;

South 02°53'57" West, a distance of 193.59 feet, to a point for corner;

South 58°17'51" East, a distance of 189.76 feet, to a point for corner, being on the north line of said Lot 1, Block A, Jeda Addition, from which a 5/8-inch iron rod found bears North 88°17'12" West, a distance of 66.13 feet;

South 88°17'10" East, along said north line, a distance of 19.99 feet, to a point for corner, being the northeast corner of said Lot 1, Block A, Jeda Addition;

South 11°51'51" East, a distance of 57.80 feet, to a point for corner;

South 44°28'42" West, a distance of 166.43 feet, to a point for corner;

South 26°17'46" West, a distance of 160.76 feet, to a point for corner;

South 85°16'41" West, a distance of 74.88 feet, to a point for corner;

South 36°13'28" West, a distance of 63.58 feet, to a point for corner;

South 27°17'00" East, a distance of 55.18 feet, to a point for corner;

South 65°05'53" East, a distance of 40.03 feet, to a point for corner, being the southeast corner of said Lot 1, Block A, Jeda Addition;

THENCE North 88°00'05" West, departing the centerline of said Rowlett Creek, and along the south line of said Lot 1, Block A, Jeda Addition, at a distance of

108.22 feet, passing a 1/2-inch iron rod found for reference, and continuing a total distance of 670.23 feet, to a point for corner;

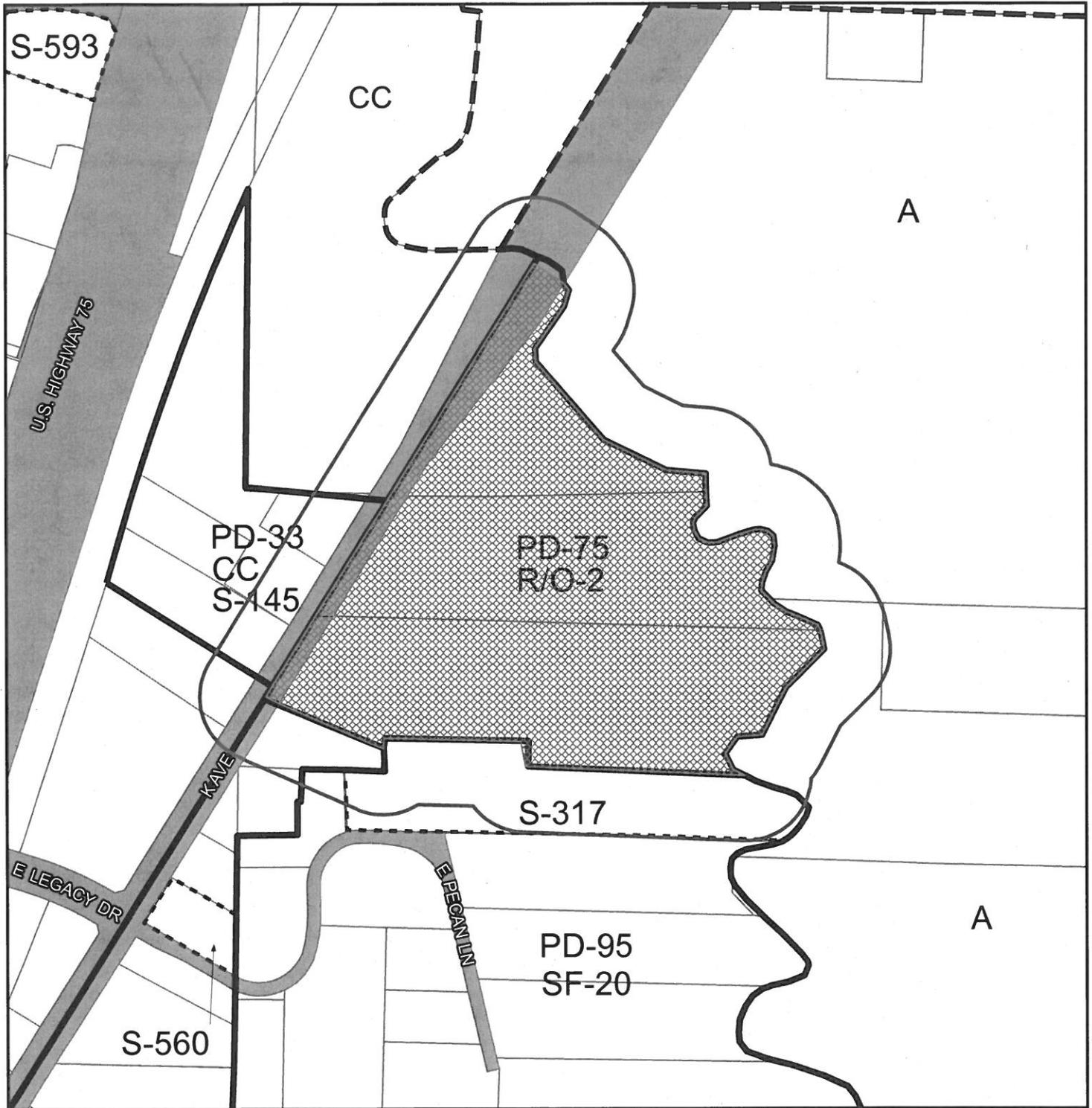
THENCE continuing along the south line of Lot 1, Block A, Jeda Addition, the following calls:

North 01°44'55" East, a distance of 78.19 feet, to a 1/2-inch iron rod found;

North 88°35'55" West, a distance of 435.52 feet, to a 1/2-inch iron rod found;

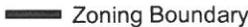
South 01°19'03" West, a distance of 32.75 feet, to a point for corner;

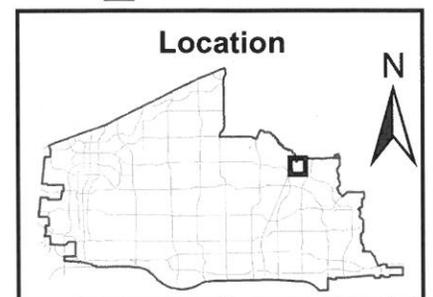
North 66°07'02" West, a distance of 338.74 feet, to the POINT OF BEGINNING, and CONTAINING a calculated acreage of 29.899 acres (13,353,474 square feet) of land, more or less.



Zoning Case #: 2015-08

Existing Zoning: PLANNED DEVELOPMENT-75-  
RETAIL/GENERAL OFFICE

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



Source: City of Plano Planning Department

**PROPERTY DESCRIPTION**

BEING A 29.899 ACRE TRACT OF LAND LOCATED IN THE JEREMIAH MUNCY SURVEY, ABSTRACT NO. 821, IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS, BEING ALL OF A CALLED 9.878 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL CASH WARRANTY DEED TO JEDA PROPERTIES, L.P., FILED FOR RECORD IN VOLUME 6488, PAGE 502, DEED RECORDS, COLLIN COUNTY, TEXAS (CORRECT), AND BEING ALL OF LOT 1, BLOCK A, JEDA ADDITION, AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 20010062833, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (CORRECT), AND BEING ALL OF LOT 1, BLOCK A, CENTRAL YAMAHA ADDITION, AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 19990092774, (CORRECT), ALSO BEING A PORTION OF K AVENUE, (STATE HIGHWAY 3), A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, SAID 29.899 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK A, JEDA ADDITION, BEING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID K AVENUE (STATE HIGHWAY 3), FROM WHICH A 3-INCH IRON ROD FOUND, STAMPED "1771 OF PLANO", FOR THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A, JEDA ADDITION, BEARS NORTH 32 DEGREES 07 MINUTES 17 SECONDS EAST, A DISTANCE OF 318.77 FEET; SAID POINT OF BEGINNING HAVING A NAD 83 - TEXAS COORDINATE SYSTEM POSITION (GSD) OF N 7027586.6 E 2523999.8 (SEE NOTE AT BOTTOM OF DESCRIPTION FOR REFERENCED NETWORK);

THENCE NORTH 57 DEGREES 48 MINUTES 43 SECONDS WEST, OVER AND ACROSS SAID K AVENUE, A DISTANCE OF 385.7 FEET, TO A POINT FOR CORNER IN SAID K AVENUE RIGHT-OF-WAY;

THENCE NORTH 32 DEGREES 11 MINUTES 17 SECONDS EAST, ALONG SAID K AVENUE, A DISTANCE OF 1550.70 FEET, TO A POINT FOR CORNER;

THENCE SOUTH 57 DEGREES 48 MINUTES 43 SECONDS EAST, A DISTANCE OF 115.80 FEET, TO A POINT FOR CORNER ON THE EXISTING SOUTHWEST RIGHT-OF-WAY LINE OF SAID K AVENUE, AND BEING THE NORTHERNMOST CORNER OF SAID LOT 1, BLOCK A, CENTRAL YAMAHA ADDITION AND BEING IN THE CENTERLINE OF ROWLETT CREEK;

THENCE SOUTHEASTERLY, DEPARTING SAID SOUTHWEST RIGHT-OF-WAY LINE, AND GENERALLY ALONG THE CENTERLINE OF SAID ROWLETT CREEK, THE FOLLOWING CALLS:

- SOUTH 24 DEGREES 51 MINUTES 48 SECONDS EAST, A DISTANCE OF 26.01 FEET, TO A POINT FOR CORNER;
- SOUTH 18 DEGREES 29 MINUTES 36 SECONDS WEST, A DISTANCE OF 50.47 FEET, TO A POINT FOR CORNER;
- SOUTH 36 DEGREES 16 MINUTES 56 SECONDS WEST, A DISTANCE OF 156.11 FEET, TO A POINT FOR CORNER;
- SOUTH 01 DEGREES 56 MINUTES 44 SECONDS EAST, A DISTANCE OF 40.86 FEET, TO A POINT FOR CORNER;
- SOUTH 39 DEGREES 05 MINUTES 54 SECONDS EAST, A DISTANCE OF 314.45 FEET, TO A POINT FOR CORNER;
- SOUTH 82 DEGREES 22 MINUTES 02 SECONDS EAST, A DISTANCE OF 212.11 FEET, TO A POINT FOR CORNER;
- SOUTH 83 DEGREES 28 MINUTES 38 SECONDS EAST, A DISTANCE OF 123.57 FEET, TO A POINT FOR CORNER;
- SOUTH 01 DEGREES 46 MINUTES 36 SECONDS WEST, A DISTANCE OF 96.13 FEET, TO A POINT FOR CORNER, BEING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A, CENTRAL YAMAHA ADDITION;

THENCE NORTH 89 DEGREES 31 MINUTES 06 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK A, CENTRAL YAMAHA ADDITION, A DISTANCE OF 806 FEET, TO A POINT FOR CORNER, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS SOUTH 81 DEGREES 51 MINUTES 36 SECONDS WEST, A DISTANCE OF 44.00 FEET;

THENCE CONTINUING ALONG THE CENTERLINE OF SAID ROWLETT CREEK, SAME BEING THE EAST LINE OF SAID CALLED 9.878 ACRE TRACT OF LAND, THE FOLLOWING CALLS:

- SOUTH 37 DEGREES 04 MINUTES 23 SECONDS WEST, A DISTANCE OF 88.98 FEET, TO A POINT FOR CORNER;
- SOUTH 22 DEGREES 42 MINUTES 53 SECONDS EAST, A DISTANCE OF 75.75 FEET, TO A POINT FOR CORNER;
- NORTH 79 DEGREES 05 MINUTES 23 SECONDS EAST, A DISTANCE OF 198.00, TO A POINT FOR CORNER;
- SOUTH 02 DEGREES 53 MINUTES 57 SECONDS WEST, A DISTANCE OF 181.59 FEET, TO A POINT FOR CORNER;
- SOUTH 58 DEGREES 17 MINUTES 31 SECONDS EAST, A DISTANCE OF 180.74 FEET, TO A POINT FOR CORNER, BEING ON THE NORTH LINE OF SAID LOT 1, BLOCK A, JEDA ADDITION, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS NORTH 95 DEGREES 17 MINUTES 12 SECONDS WEST, A DISTANCE OF 86.13 FEET;

SOUTH 60 DEGREES 17 MINUTES 10 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 19.98 FEET, TO A POINT FOR CORNER, BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A, JEDA ADDITION;

SOUTH 11 DEGREES 51 MINUTES 51 SECONDS EAST, A DISTANCE OF 317.60 FEET, TO A POINT FOR CORNER;

SOUTH 44 DEGREES 28 MINUTES 42 SECONDS WEST, A DISTANCE OF 186.43 FEET, TO A POINT FOR CORNER;

SOUTH 28 DEGREES 17 MINUTES 46 SECONDS WEST, A DISTANCE OF 160.70 FEET, TO A POINT FOR CORNER;

SOUTH 05 DEGREES 16 MINUTES 41 SECONDS EAST, A DISTANCE OF 74.88 FEET, TO A POINT FOR CORNER;

SOUTH 36 DEGREES 13 MINUTES 28 SECONDS WEST, A DISTANCE OF 83.58 FEET, TO A POINT FOR CORNER;

SOUTH 27 DEGREES 17 MINUTES 00 SECONDS EAST, A DISTANCE OF 35.18 FEET, TO A POINT FOR CORNER;

SOUTH 85 DEGREES 05 MINUTES 23 SECONDS EAST, A DISTANCE OF 400.03 FEET, TO A POINT FOR CORNER, BEING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A, JEDA ADDITION;

THENCE NORTH 89 DEGREES 00 MINUTES 05 SECONDS WEST, DEPARTING THE CENTERLINE OF SAID ROWLETT CREEK, AND ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK A, JEDA ADDITION, AT A DISTANCE OF 108.22 FEET, PASSING A 1/2 INCH IRON ROD FOUND FOR REFERENCE, AND CONTINUING A TOTAL DISTANCE OF 170.33 FEET, TO A POINT FOR CORNER;

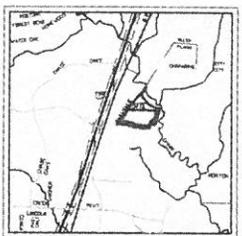
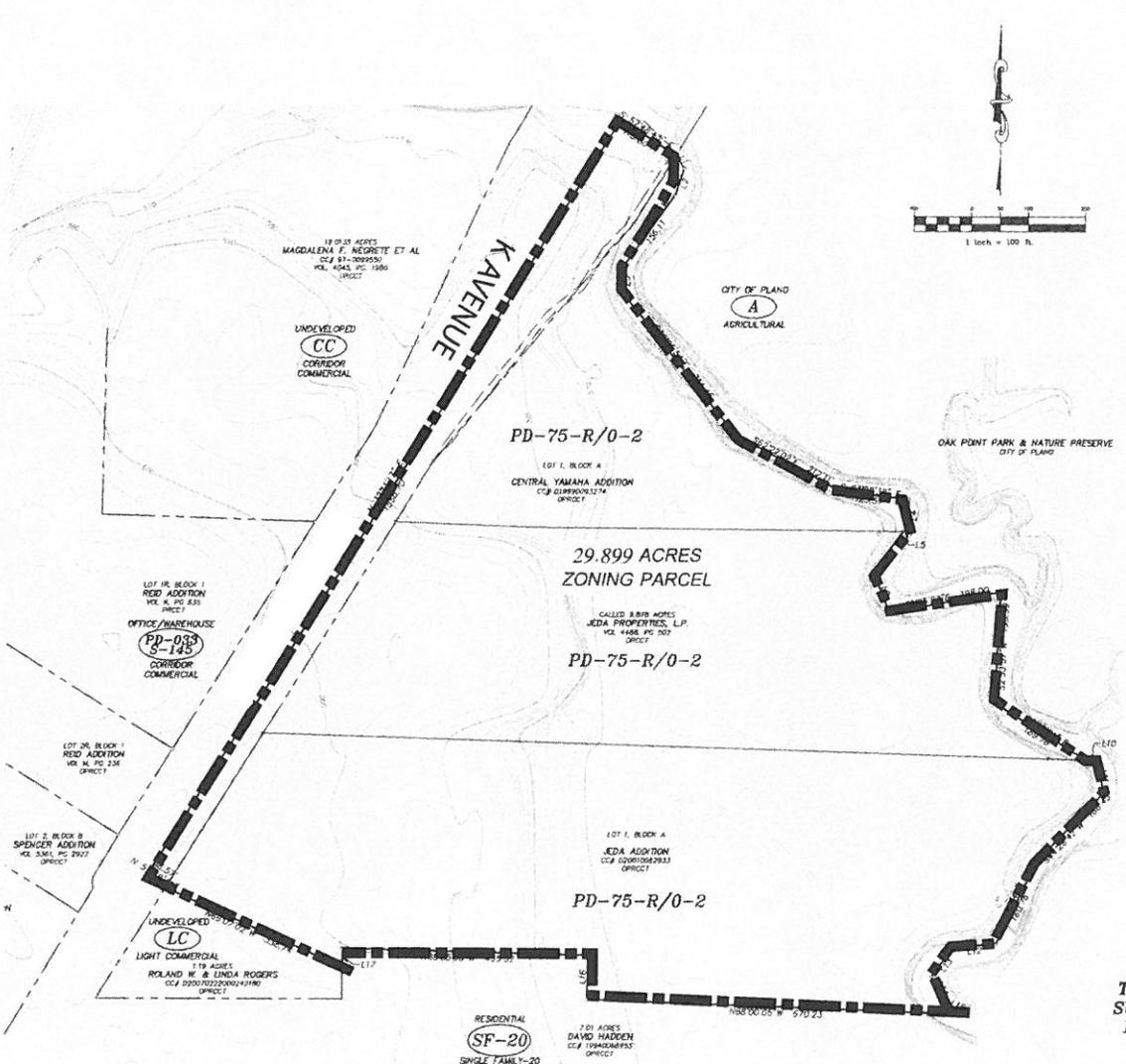
THENCE CONTINUING ALONG THE SOUTH LINE OF LOT 1, BLOCK A, JEDA ADDITION THE FOLLOWING CALLS:

- NORTH 01 DEGREES 44 MINUTES 55 SECONDS EAST, A DISTANCE OF 78.19 FEET, TO A 1/2 INCH IRON ROD FOUND;
- NORTH 88 DEGREES 35 MINUTES 55 SECONDS WEST, A DISTANCE OF 435.52 FEET, TO A 1/2 INCH IRON ROD FOUND;
- SOUTH 01 DEGREES 19 MINUTES 05 SECONDS WEST, A DISTANCE OF 32.75 FEET, TO A POINT FOR CORNER;
- NORTH 85 DEGREES 07 MINUTES 02 SECONDS WEST, A DISTANCE OF 336.74 FEET, TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 29.899 ACRES (13553.474 SQUARE FEET) OF LAND MORE OR LESS.

BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD 83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS UTILIZING THE ITRF 02S REFERENCE NETWORK. COORDINATE VALUES ARE PROVIDED FOR LOCATION PURPOSES ONLY (GENERAL) AND SHOULD NOT BE SOLELY RELIED UPON WHEN CONDUCTING A BOUNDARY RETICULATION SURVEY.

**ZONING NOTE**

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



VICINITY MAP  
NTS

LINE NO.	DIRECTION	LENGTH
L1	S34°51'44"E	26.01
L2	S78°29'38"W	50.47
L3	S01°56'44"E	42.86
L4	S01°30'36"W	36.13
L5	N89°31'06"W	3.06
L6	S82°51'56"W	44.00
L7	S37°04'23"W	88.98
L8	S22°42'52"E	75.75
L9	N88°17'12"W	86.13
L10	S88°17'10"E	19.99
L11	S17°51'51"E	57.80
L12	S85°16'41"W	74.88
L13	S36°13'28"W	83.58
L14	S27°17'00"E	35.18
L15	S85°05'31"E	401.03
L16	N01°44'33"E	78.19
L17	S01°19'03"W	32.75

ZONING EXHIBIT (ZC2015-08)  
**TRACT 5 JEREMIAH MUNCY SURVEY A-0621, & LOT 1, BLOCK A, JEDA ADDITION**  
 CITY OF PLANO, COLLIN COUNTY, TEXAS

MARCH 2015



**PETITIONER/OWNER**  
 TR HOLDINGS LLC  
 7000 K AVENUE  
 PLANO, TX 75074  
 TEL: 972-997-9902  
 CONTACT: TERRY HUNDLEY

**mycastle mcmrta association**  
 mycastle mcmrta association  
 2100 EAST...  
 TEL: 972-244-8157