

DATE: May 19, 2015
TO: Honorable Mayor & City Council
FROM: Doug Bender, Chairman, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of May 18, 2015

**AGENDA ITEM NO. 10 - PUBLIC HEARING
ZONING CASE 2015-13
APPLICANT: CHARLES RICE**

Request to rezone 0.3± acre located on the west side of Millard Drive, 140± feet south of 14th Street **from** Retail **to** Light Industrial-1. Zoned Retail.

APPROVED: 7-0 **DENIED:** _____ **TABLED:** _____

LETTERS RECEIVED WITHIN 200 FOOT NOTICE AREA: **SUPPORT:** 3 **OPPOSE:** 0

LETTERS RECEIVED OUTSIDE 200 FOOT NOTICE AREA: **SUPPORT:** 2 **OPPOSE:** 0

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

STIPULATIONS:

Recommended for approval as submitted.

FOR CITY COUNCIL MEETING OF: June 8, 2015 (To view the agenda for this meeting, see www.plano.gov)

PUBLIC HEARING - ORDINANCE

ST/ks

xc: Charles Rice
Randall T. Helmberger, Helmberger Associates, Inc.
Wayne Snell, Permit Services Manager

<https://www.google.com/maps/@33.017156,-96.6862339,18z/data=!3m1!1e3>

CITY OF PLANO
PLANNING & ZONING COMMISSION

May 18, 2015

Agenda Item No. 10

Public Hearing: Zoning Case 2015-13

Applicant: Charles Rice

DESCRIPTION:

Request to rezone 0.3± acre located on the west side of Millard Drive, 140± feet south of 14th Street **from** Retail **to** Light Industrial-1. Zoned Retail.

REMARKS:

The purpose of this request is to rezone 0.3± acre from Retail (R) to Light Industrial-1 (LI-1). 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 LI-1 district is intended to provide areas for light manufacturing firms engaged in processing, assembling, warehousing, research and development, and incidental services that are developed in accordance with the same performance standards applicable to all other zoning districts.

History

In 2003, the subject property was rezoned from LI-1 to R with the approval of Zoning Case 2003-24. The R zoning was intended to encourage commercial development which would serve residents north of 14th Street and provide a buffer from the industrial zoning to the south. The existing R zoning is consistent with the Future Land Use Plan designation of General Commercial. General Commercial areas are intended to provide a wide range of retail, service, office, light production and research and development uses while considering impacts on adjacent residences.

Surrounding Land Use and Zoning

The area of request is the southern 0.3± acre portion of Plano Industrial Park, Block 1, Lot 1 which contains a retail development currently being utilized for the sales and service of golf carts. Immediately to the north, within the same lot, is an existing retail structure zoned R. Further north, across 14th Street are existing residences, zoned Single-Family Residence-7. To the south and west is an existing warehouse/distribution

center zoned LI-1. To the northwest is an existing restaurant development zoned Retail. The property to the east, across Millard Drive, is an existing automobile repair-major business zoned LI-1. The property to the northeast, across Millard Drive, is an existing restaurant zoned R.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property General Commercial (GC). This request is not in conformance with the Future Land Use Plan.



Adequacy of Public Facilities - Water and sanitary sewer services are available to serve the subject property.

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

ISSUES:

Open Storage

As shown on the attached Exhibit A, the applicant is requesting to rezone the subject property to LI-1 in order to maximize the area for open storage associated with retail sales and service of golf carts. In the LI-1 zoning district, open storage must be screened from streets with a masonry wall or irrigated landscape screen. The applicant is intending to construct an 8-foot high wrought iron fence with irrigated landscape screen on the north and east sides of the subject property in order to screen the storage area from the adjacent streets.

When located within R zoned properties, open storage has stricter regulations. Within these properties, open storage must be physically connected to the building; is restricted to a maximum of 5% of the lot area, or 20% of the building area, whichever is more restrictive; and must be screened with a masonry wall. In essence, storage is allowed only if it is integrated within the retail building. Storage of materials outside the building is restricted to minimal display areas located next to entrances.

Although adjacent to LI-1 zoning, the subject property is highly visible from residences to the north which front 14th Street and face this property. Due to its size, the applicant's lot could physically accommodate a building expansion for storage purposes in compliance with the existing R zoning district restrictions. Staff believes that the allowances for open storage within R zoning are more appropriate for this site given the city's long-term goal of creating a neighborhood-friendly retail corridor in this area. Additionally, if the property was rezoned to LI-1, more intense commercial and industrial uses would be allowed to develop in the future.

Zoning Boundaries

In regard to zoning boundaries, Section 2.204 of Article 2 (Zoning District and Uses) of the Zoning Ordinance recommends that such boundaries follow platted lot lines along

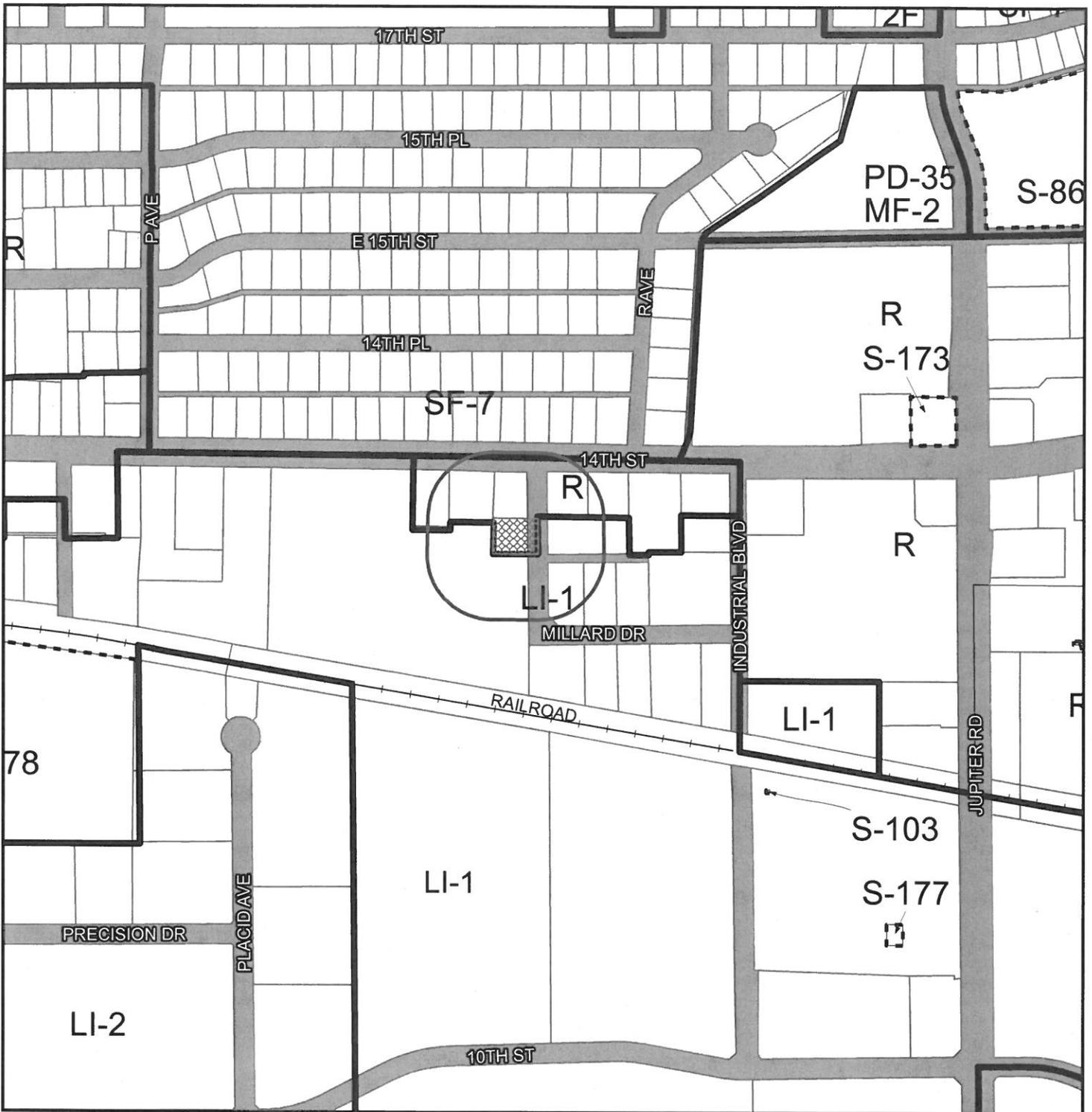
with the centerlines of streets, highways, or alleys. Split zoning makes development inconsistent as standards such as building setbacks, and allowed uses may change within a property boundary. Staff recommends that the regulations be followed as this will allow for future development that is compatible with the city's long-term goal of creating a neighborhood-friendly retail corridor in this area.

SUMMARY:

The applicant is requesting to rezone 0.3± acre located on the west side of Millard Drive, 140± feet south of 14th Street from Retail to Light Industrial-1. The requested LI-1 zoning is not consistent with the Comprehensive Plan recommendation of General Commercial. Staff believes the existing R zoning contains sufficient allowances for open storage and is more compatible with the residential development on the north side of 14th Street. Furthermore, rezoning this property to LI-1 violates the zoning boundary standards and is inconsistent with the city's precedent of establishing a neighborhood-friendly commercial corridor in this area. Therefore, staff is not in support of this request.

RECOMMENDATION:

Recommended for denial.

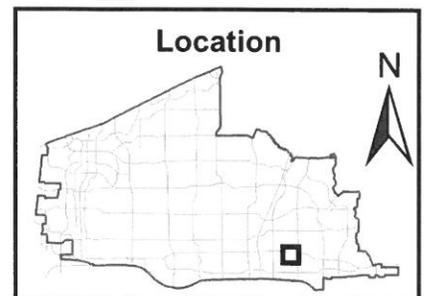


Zoning Case #: 2015-13

Existing Zoning: Retail (R)

Proposed Zoning: Light Industrial-1 (LI-1)

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



Source: City of Plano Planning Department

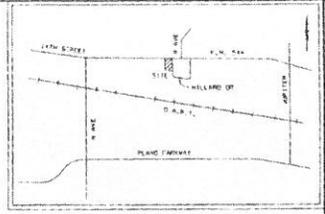
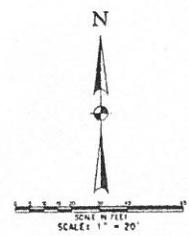
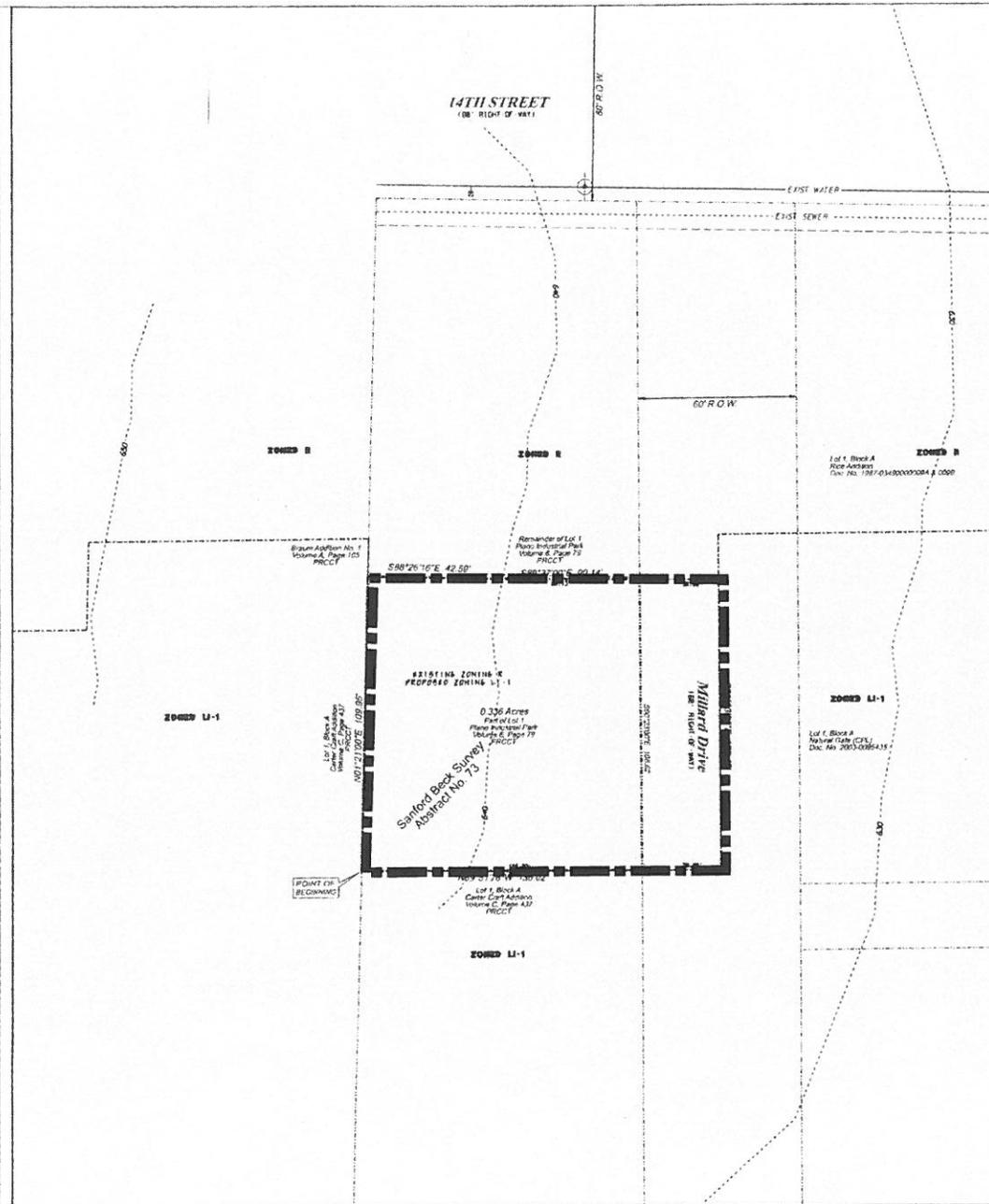


Dees 5/13/2015 X:\Dept\PE&Z Locators & Graphics\22015-13A.mxd



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

Zoning Case 2015-13



PROPERTY DESCRIPTION

SITUATED IN THE STATE OF TEXAS, COUNTY OF COLLIN AND CITY OF PLANO, BEING PART OF THE SANFORD BECK SURVEY, ABSTRACT NO. 73, BEING PART OF LOT 1 OF PLANO INDUSTRIAL PARK, AN ADDITION TO THE CITY OF PLANO, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME G, PAGE 79 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, BEING PART OF A TRACT OF LAND CONVEYED TO G. M. RICE BY DEED RECORDED IN VOLUME 329, PAGE 211 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, BEING PART OF MILLARD DRIVE (66 FOOT) WIDE RIGHT-OF-WAY AND THESE PREMISES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 INCH IRON ROD MARKING ON ELLI CORNER OF DE LO. 1, BLOCK A OF CARTER CRAFT ADDITION, AN ADDITION TO THE CITY OF PLANO, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME G, PAGE 437 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS AND THE SOUTHWEST CORNER OF SAID LOT 1 OF PLANO INDUSTRIAL PARK;

THENCE WITH THE EAST LINE OF SAID CARTER CRAFT ADDITION, THE EAST LINE OF BRAUN ADDITION NO. 1, AN ADDITION TO THE CITY OF PLANO, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME A, PAGE 185 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS AND THE WEST LINE OF SAID LOT 1 OF PLANO INDUSTRIAL PARK, NORTH 01°21'00" EAST, PASSING AN "X" CUT IN CONCRETE FOUND AT 100.16 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 189.76 FEET TO AN "X" CUT IN CONCRETE SET FOR CORNER;

THENCE CROSSING SAID LOT 1 OF PLANO INDUSTRIAL PARK AND WITH THE SOUTH EDGE OF AN EXISTING BUILDING, SOUTH 89°26'16" EAST, 42.59 FEET TO THE SOUTHWEST CORNER OF SAID BUILDING FOR CORNER;

THENCE CROSSING SAID LOT 1 OF PLANO INDUSTRIAL PARK, SOUTH 85°37'00" EAST, PASSING A 1/2 INCH IRON ROD CAPPED "ROCKE" SET FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF MILLARD DRIVE AND IN THE EAST LINE OF SAID LOT 1 OF PLANO INDUSTRIAL PARK AT 68.13 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 98.14 FEET TO A POINT FOR CORNER IN THE CENTERLINE OF SAID MILLARD DRIVE;

THENCE WITH THE CENTERLINE OF MILLARD DRIVE, SOUTH 00°23'00" EAST, 109.45 FEET TO A POINT FOR CORNER IN THE CENTERLINE OF SAID MILLARD DRIVE;

THENCE WITH THE NORTH LINE OF SAID CARTER CRAFT ADDITION AND THE SOUTH LINE OF SAID LOT 1 OF PLANO INDUSTRIAL PARK, NORTH 84°51'28" WEST, PASSING A 5/8 INCH IRON ROD FOUND FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF MILLARD DRIVE AND MARKING THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 1, BLOCK A OF CARTER CRAFT ADDITION AND THE SOUTHWEST CORNER OF SAID LOT 1 OF PLANO INDUSTRIAL PARK AT 38.00 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 135.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.336 ACRES OF LAND, MORE OR LESS.

NOTES: (1) SOURCE BEARING IS BASED ON RECORDED PLAT UNLESS OTHERWISE NOTED. (2) CEM - CONTROLLING MONUMENT. (3) SURVEYOR'S SIGNATURE WILL APPEAR IN RED INK ON ORIGINAL COPIES.

CERTIFICATION
ON THE BASIS OF MY KNOWLEDGE, INFORMATION & BELIEF, I CERTIFY THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARDS OF CARE OF REGISTERED PROFESSIONAL LAND SURVEYORS PRACTICING IN THE STATE OF TEXAS, I FIND THE PLAT HEREON IS TRUE, CORRECT & ACCURATE AS TO THE BOUNDARIES OF THE SUBJECT PROPERTY & IF SHOWN, LOCATION & TYPE OF BUILDINGS & VISIBLE IMPROVEMENTS HEREON.

DATE: 03/01/2015 JOB NO. ACB17704



**Boundary Exhibit
Part of Millard Drive Right-of-way
& Part of Lot 1 of
Plano Industrial Park
City of Plano, Collin County, Texas
March 2015**

OWNER:
CHARLES RICE
17805 FM 121
DANTON, TEXAS 75058
1-9321-423-3685

ENGINEER:
HELMBERGER ASSOCIATES, INC.
1535 SOPHOM ROAD
WILHE, TEXAS 75088
NATIONAL HELMBERGER, PE
19721-442-1459

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

ZONING EXHIBIT - ZC 2015-13					
PLANO GOLF CARTS					
JAMES A. WATSON					
PLANO, TEXAS					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE NO.
HELM	CADD	MARCH 2015	1"=20'	ZONING	1510

Zoning Case 2015-13

An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to rezone 0.3± acre of land out of the Sanford Beck Survey, Abstract No. 73, located on the west side of Millard Drive, 140± feet south of 14th Street in the City of Plano, Collin County, Texas, from Retail to Light Industrial-1; directing a change accordingly in the official zoning map of the City; and providing a publication clause, a penalty clause, a repealer clause, a savings clause, a severability 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 8th day of June, 2015, for the purpose of considering rezoning 0.3± acre of land out of the Sanford Beck Survey, Abstract No. 73, located on the west side of Millard Drive, 140± feet south of 14th Street in the City of Plano, Collin County, Texas, from Retail to Light Industrial-1; 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 8th day of June, 2015; and

WHEREAS, the City Council is of the opinion and finds that such rezoning 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. 2015-5-2, as the same has been heretofore amended, is hereby further amended so as to rezone 0.3± acre of land out of the Sanford Beck Survey, Abstract No. 73, located on the west side of Millard Drive, 140± feet south of 14th Street in the City of Plano, Collin County, Texas, from Retail to Light Industrial-1, said property being described in the legal description on Exhibit "A" attached hereto.

Section II. 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 III. 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 IV. 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 V. 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 VI. 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 VII. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED THIS THE 8TH DAY OF JUNE, 2015.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2015-13

SITUATED in the State of Texas, County of Collin and City of Plano, being part of the Sanford Beck Survey, Abstract No. 73, being part of Lot 1 of Plano Industrial Park, an addition to the City of Plano, Texas, according to the plat thereof recorded in Volume 6, Page 79 of the Plat Records of Collin County, Texas, being part of a tract of land conveyed to G. M. Rice by deed recorded in Volume 329, Page 271 of the Deed Records of Collin County, Texas, being part of Millard Drive (60 foot wide right-of-way) and these premises being more particularly described as follows:

BEGINNING at a 1-inch iron rod found marking on all corner of Lot 1, Block A of Carter Craft Addition, an addition to the City of Plano, Texas, according to the plat thereof recorded in Volume C, Page 437 of the Plat Records of Collin County, Texas and the southwest corner of said Lot 1 of Plano Industrial Park;

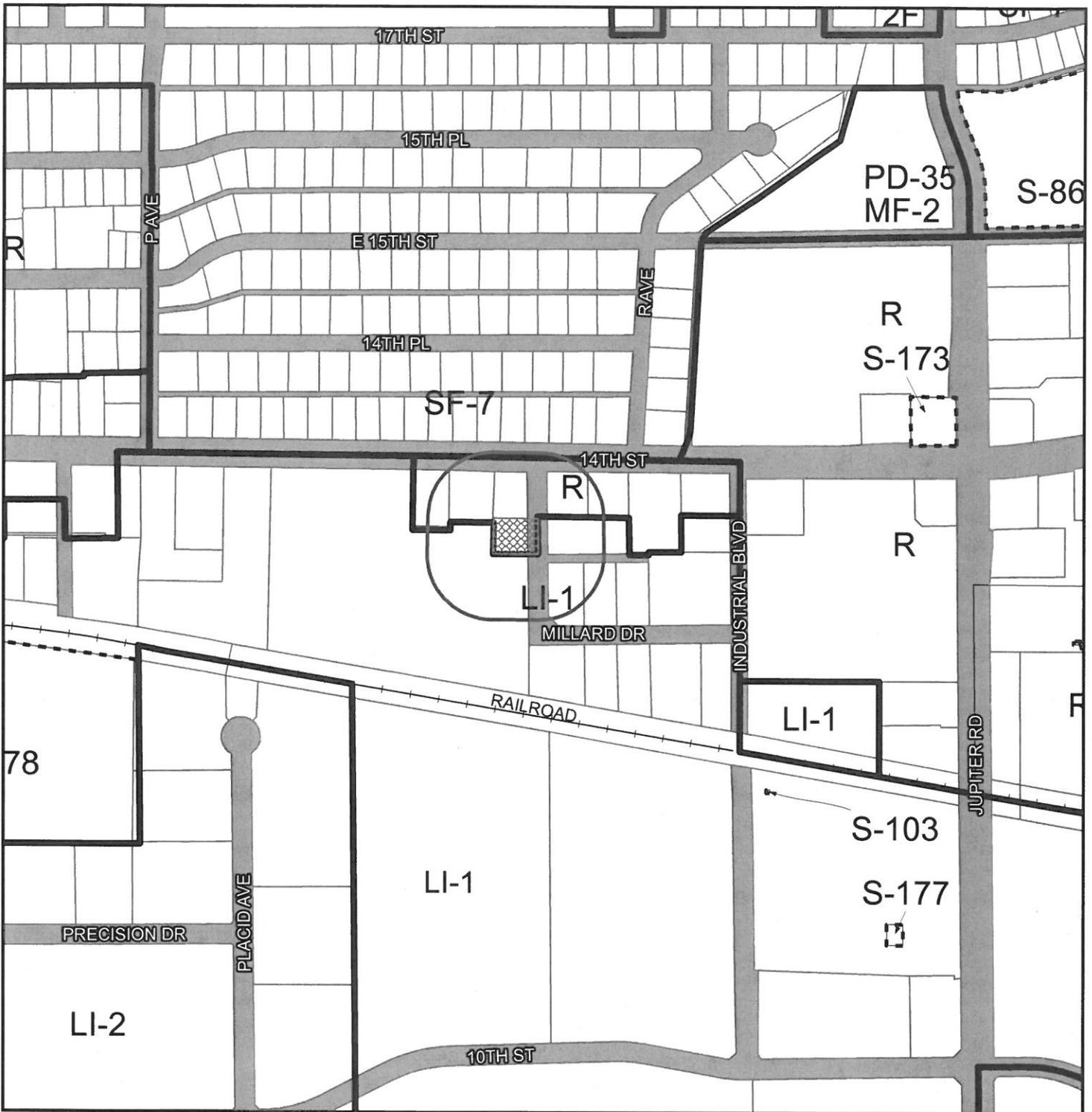
THENCE with the east line of said Carter Craft Addition, the east line of Braum Addition No. 1, an addition to the City of Plano, Texas, according to the plat thereof recorded in Volume A, Page 105 of the Plat Records of Collin County, Texas and the west line of said Lot 1 of Plano Industrial Park, North 01°21'00" East, passing on "X" cut in concrete found at 102.15 feet and continuing for a total distance of 109.95 feet to an "X" cut in concrete set for corner;

THENCE crossing said Lot 1 of Plano Industrial Park and with the south edge of an existing building, South 88°26'16" East, 42.59 feet to the southeast corner of said building for corner;

THENCE crossing said Lot 1 of Plano Industrial Park, South 89°37'00" East, passing a 1/2-inch iron rod capped "Roome" set for corner in the west right-of-way line of Millard Drive and in the east line of said Lot 1 of Plano Industrial Park at 60.13 feet and continuing for a total distance of 90.14 feet to a point for corner in the centerline of said Millard Drive;

THENCE with the centerline of Millard Drive, South 00°23'00" East, 108.49 feet to a point for corner in the centerline of said Millard Drive;

THENCE with the north line of said Carter Craft Addition and the south line of said Lot 1 of Plano Industrial Park, North 89°51'26" West, passing a 5/8-inch iron rod found for corner in the west right-of-way line of Millard Drive and marking the most easterly northeast corner of said Lot 1, Block A of Carter Craft Addition and the southeast corner of said Lot 1 of Plano Industrial Park at 30.00 feet and continuing for a total distance of 136.02 feet to the POINT OF BEGINNING and CONTAINING 0.336 acres of land, more or less.

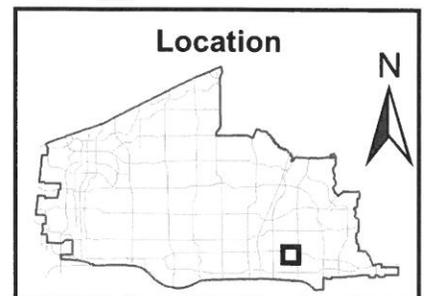


Zoning Case #: 2015-13

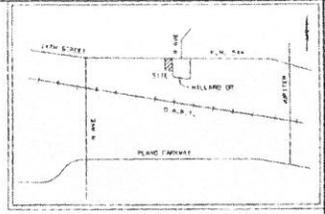
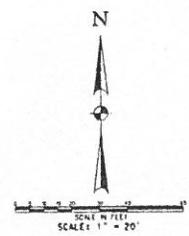
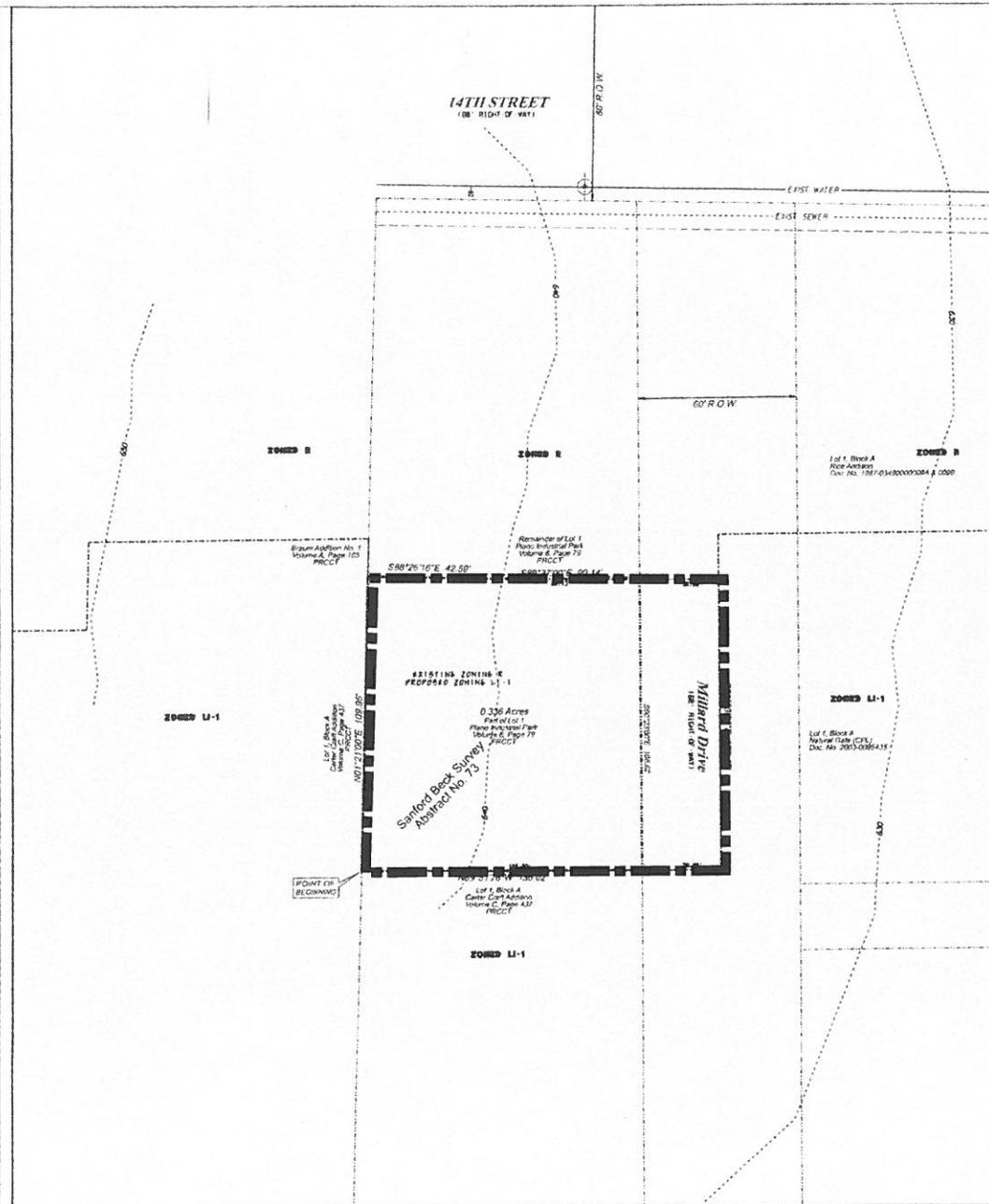
Existing Zoning: Retail (R)

Proposed Zoning: Light Industrial-1 (LI-1)

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



Source: City of Plano Planning Department



PROPERTY DESCRIPTION

SITUATED IN THE STATE OF TEXAS, COUNTY OF COLLIN AND CITY OF PLANO, BEING PART OF THE SANFORD BECK SURVEY, ABSTRACT NO. 73, BEING PART OF LOT 1 OF PLANO INDUSTRIAL PARK, AN ADDITION TO THE CITY OF PLANO, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME G, PAGE 79 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, BEING PART OF A TRACT OF LAND CONVEYED TO G. M. BECK BY DEED RECORDED IN VOLUME 329, PAGE 211 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, BEING PART OF MILLARD DRIVE (100 FOOT) WIDE RIGHT-OF-WAY AND THESE PREMISES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 INCH IRON ROD MARKING ON ELLI CORNER OF DE LO. 1, BLOCK A OF CARTER CRAFT ADDITION, AN ADDITION TO THE CITY OF PLANO, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME G, PAGE 437 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS AND THE SOUTHWEST CORNER OF SAID LOT 1 OF PLANO INDUSTRIAL PARK;

THENCE WITH THE EAST LINE OF SAID CARTER CRAFT ADDITION, THE EAST LINE OF BRAUN ADDITION NO. 1, AN ADDITION TO THE CITY OF PLANO, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME A, PAGE 185 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS AND THE WEST LINE OF SAID LOT 1 OF PLANO INDUSTRIAL PARK, NORTH 01°21'00" EAST, PASSING AN "X" CUT IN CONCRETE FOUND AT 100.16 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 109.14 FEET TO AN "X" CUT IN CONCRETE SET FOR CORNER;

THENCE CROSSING SAID LOT 1 OF PLANO INDUSTRIAL PARK AND WITH THE SOUTH EDGE OF AN EXISTING BUILDING, SOUTH 89°26'16" EAST, 42.59 FEET TO THE SOUTHWEST CORNER OF SAID BUILDING FOR CORNER;

THENCE CROSSING SAID LOT 1 OF PLANO INDUSTRIAL PARK, SOUTH 89°37'00" EAST, PASSING A 1/2 INCH IRON ROD CAPPED "HOOK" SET FOR CORNER IN THE WEST RIGHT OF WAY LINE OF MILLARD DRIVE AND IN THE EAST LINE OF SAID LOT 1 OF PLANO INDUSTRIAL PARK AT 68.13 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 98.14 FEET TO A POINT FOR CORNER IN THE CENTERLINE OF SAID MILLARD DRIVE;

THENCE WITH THE CENTERLINE OF MILLARD DRIVE, SOUTH 00°23'00" EAST, 109.45 FEET TO A POINT FOR CORNER IN THE CENTERLINE OF SAID MILLARD DRIVE;

THENCE WITH THE NORTH LINE OF SAID CARTER CRAFT ADDITION AND THE SOUTH LINE OF SAID LOT 1 OF PLANO INDUSTRIAL PARK, NORTH 89°51'28" WEST, PASSING A 5/8 INCH IRON ROD FOUND FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF MILLARD DRIVE AND MARKING THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 1, BLOCK A OF CARTER CRAFT ADDITION AND THE SOUTHWEST CORNER OF SAID LOT 1 OF PLANO INDUSTRIAL PARK AT 30.00 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 135.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.336 ACRES OF LAND, MORE OR LESS.

NOTES: (1) SOURCE BEARING IS BASED ON RECORDED PLAT UNLESS OTHERWISE NOTED. (2) CEM - CONTROLLING MONUMENT. (3) SURVEYOR'S SIGNATURE WILL APPEAR IN RED INK ON ORIGINAL COPIES.

CERTIFICATION
 ON THE BASIS OF MY KNOWLEDGE, INFORMATION & BELIEF, I CERTIFY THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARDS OF CARE OF REGISTERED PROFESSIONAL LAND SURVEYORS PRACTICING IN THE STATE OF TEXAS, I FIND THE PLAT HEREON IS TRUE, CORRECT & ACCURATE AS TO THE BOUNDARIES OF THE SUBJECT PROPERTY & IF SHOWN, LOCATION & TYPE OF BUILDINGS & VISIBLE IMPROVEMENTS HEREON.

DATE: 03/01/2015 JOB NO. ACB17704



Boundary Exhibit
 Part of Millard Drive Right-of-way
 & Part of Lot 1 of
 Plano Industrial Park
 City of Plano, Collin County, Texas
 March 2015

OWNER:
 CHARLES RICE
 17805 FM 121
 DARTER, TEXAS 75058
 (936) 423-3685

ENGINEER:
 HELMBERGER ASSOCIATES, INC.
 1535 SOPHOM ROAD
 WILHE, TEXAS 75088
 NATIONAL HELMBERGER, PE
 (972) 442-1459

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

ZONING EXHIBIT - ZC 2015-13					
PLANO GOLF CARTS					
JAMES A. WATSON					
PLANO, TEXAS					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE NO.
HELM	CADD	MARCH 2015	1"=20'	ZONING	130