

**DATE:** July 6, 2016  
**TO:** Honorable Mayor & City Council  
**FROM:** M. Nathan Barbera, 1st Vice Chair, Planning & Zoning Commission  
**SUBJECT:** Results of Planning & Zoning Commission Meeting of July 5, 2016

**AGENDA ITEM NO. 1A - PUBLIC HEARING  
ZONING CASE 2016-019  
APPLICANT: TIMOTHY & MARGARET O'CONNER**

This is a request to rezone 2.5 acres located on the west side of Marble Canyon Drive, 250 feet south of Silent Oak Lane **from** Agricultural **to** Single-Family Residence-7. Zoned Agricultural. Project #ZC2016-019.

**APPROVED:** 6-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**Speaker Card(s) Received** **Support:** 0 **Oppose:** 0 **Neutral:** 0

**Letters Received Within 200' Notice Area:** **Support:** 0 **Oppose:** 0 **Neutral:** 0

**Letters Received Outside 200' Notice Area:** **Support** 0 **Oppose:** 0 **Neutral:** 0

**Petition(s) Received:** 0 **# Of Signatures:** 0

**STIPULATIONS:**

Recommended for approval as submitted.

**FOR CITY COUNCIL MEETING OF:** July 25, 2016 (To view the agenda for this meeting, see [www.plano.gov](http://www.plano.gov))

**PUBLIC HEARING - ORDINANCE**

ST/amf

xc: Timothy & Margaret O'Connor, Owner  
Don Dykstra, Bloomfield Homes LP  
Wayne Snell, Permit Services Manager

<https://goo.gl/maps/Se1mRkfRDNC2>

CITY OF PLANO  
PLANNING & ZONING COMMISSION

July 5, 2016

**Agenda Item No. 1A**

**Public Hearing:** Zoning Case 2016-019

**Applicant:** Timothy & Margaret O'Conner

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**DESCRIPTION:**

Request to rezone 2.5 acres located on the west side of Marble Canyon Drive, 250 feet south of Silent Oak Lane **from** Agricultural **to** Single-Family Residence-7. Zoned Agricultural. Project #ZC2016-019.

**REMARKS:**

The purpose of this request is to rezone the subject property to Single-Family Residence-7 (SF-7) to allow for development of the site as single-family residences. The existing zoning is Agricultural (A). The A district is intended to provide for farming, dairying, pasturage, horticulture, animal husbandry, and the necessary accessory uses for the packing, treating, or storing of produce. It is anticipated that all "A" districts will be changed to other zoning classifications as the city proceeds toward full development.

The SF-7 district is intended to provide for areas of urban single-family development on moderate-size lots, protected from excessive noise, illumination, odors, visual clutter, and other objectionable influences to family living.

A concept plan, Timber Brook Farms, Phase 3, accompanies this request as Agenda Item No. 1B.

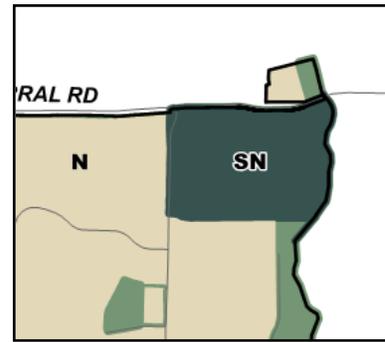
**Surrounding Land Use and Zoning**

The area of the request is currently developed as a single-family residence. The subject property is surrounded by existing single-family residences zoned SF-7 within the Timber Brook subdivision.

**Conformance to the Comprehensive Plan**

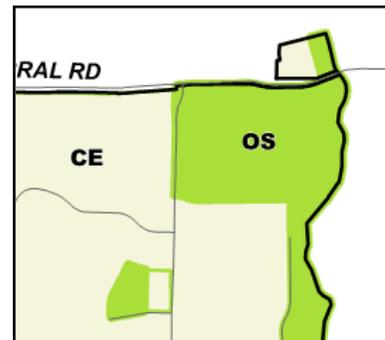
**Future Land Use Plan** - The Future Land Use Plan designates this property as Neighborhood (N).

The Neighborhood future land use category consists primarily of residential areas focused on sustaining a high quality of life through clear, well-maintained infrastructure, housing, open space, schools, and limited service/institutional uses. Single-family residential should remain the primary use with neighborhoods. It is the intention to preserve and enhance these uses and to regulate the design of new residential infill products to be within the context of the surrounding environment. Institutional, light office, and service uses are considered secondary uses and may be located along the frontage of arterial streets and intersections. Adequate building setbacks must be considered when development is proposed near neighborhoods.



This request is consistent with the Future Land Use Plan as rezoning the subject property would allow for additional SF-7 housing within the existing neighborhood.

**Growth and Change Map** - The Growth and Change Map designates the subject property as Conserve and Enhance (CE).



CE areas are expected to retain the current form of development, but will experience some minor infill and ongoing rehabilitation consistent with the present form and character.

The requested rezoning to SF-7 is consistent with the existing development surrounding the subject property. This request is in conformance with the Growth and Change Map.

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



The requested SF-7 zoning will provide the same development. This request is consistent with the Land Use Policy.

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

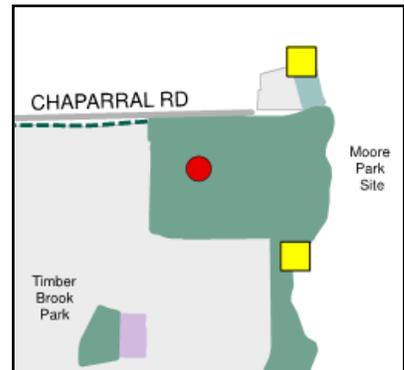
**Traffic Impact Analysis (TIA)** - A TIA is not required for this rezoning request.

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

**Public Safety Response Time** - Based upon existing personnel, equipment and facilities, fire emergency response times will be sufficient to serve the site. Residential units in this area will increase EMS and fire calls for service, and may impact future staffing levels and the type of equipment assigned to area fire stations.

**Access to and Availability of Amenities and Services** -

The subject property is located within a park fee service area near the future Moore Park Site and Cottonwood Creek Greenbelt. The Park Master Plan shows future trail connections to the east of the subject property. Additionally, the subject property is served by the existing Timber Brook Park to the south.



The subject property is located within the Harrington Library's service area, and service to future residents would be possible with the current library resources.

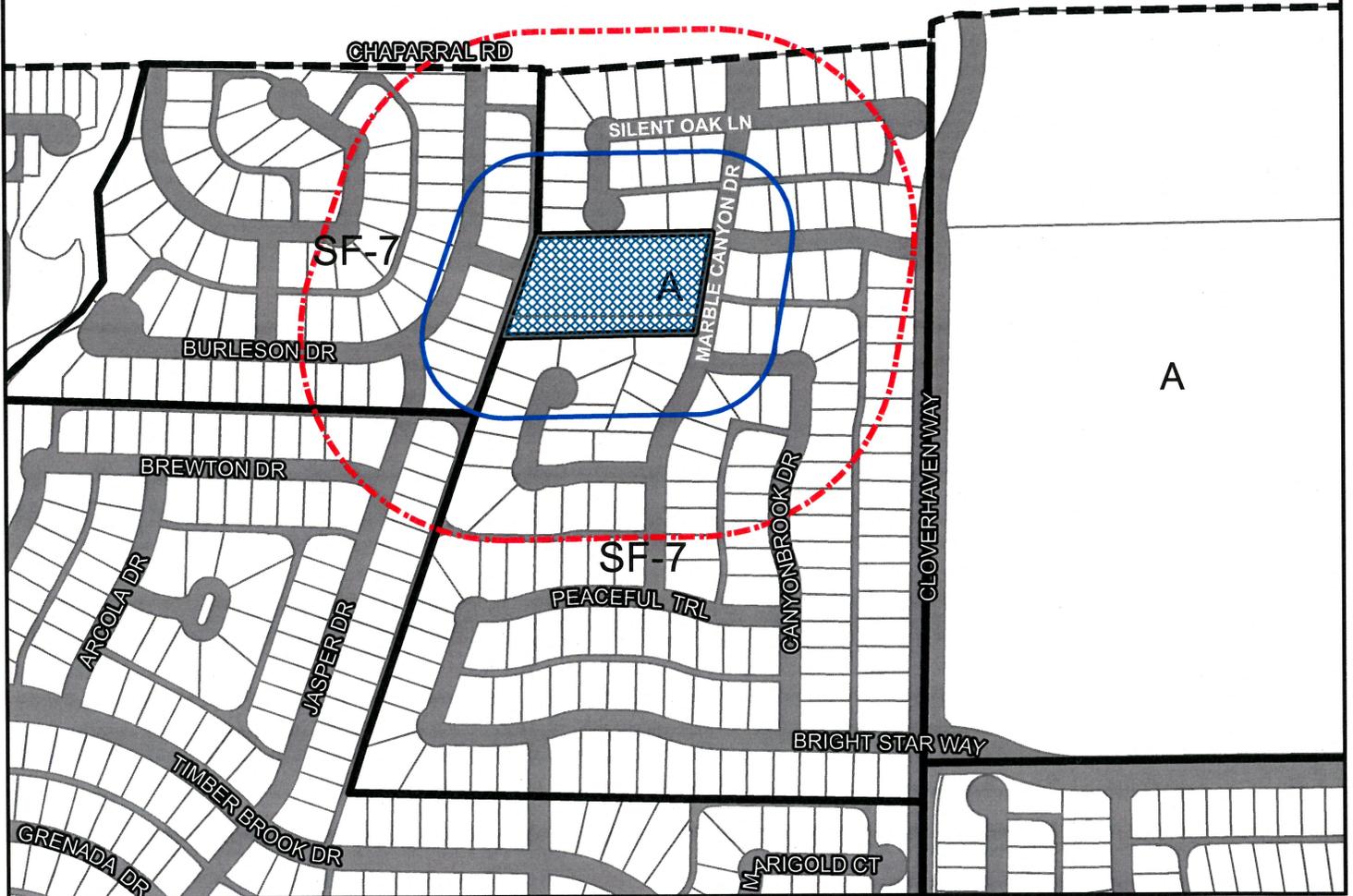
**SUMMARY:**

The applicant is requesting to rezone 2.5 acres surrounded by various phases of the existing Timber Brook subdivision from Agricultural to Single-Family Residence-7. The request is in conformance with the recommendations of the Comprehensive Plan and is consistent with the surrounding residential neighborhood. For these reasons, staff is in support of this zoning request.

**RECOMMENDATION:**

Recommended for approval as submitted.

City of Allen



Zoning Case #: 2016-019

Existing Zoning: Agricultural (A)

Proposed Zoning: Single-Family Residence-7 (SF-7)

 500' Courtesy Notification Buffer

 200' Notification Buffer

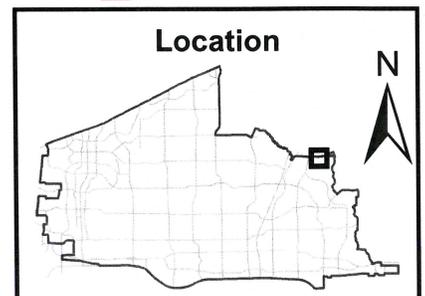
 Subject Property

 Zoning Boundary

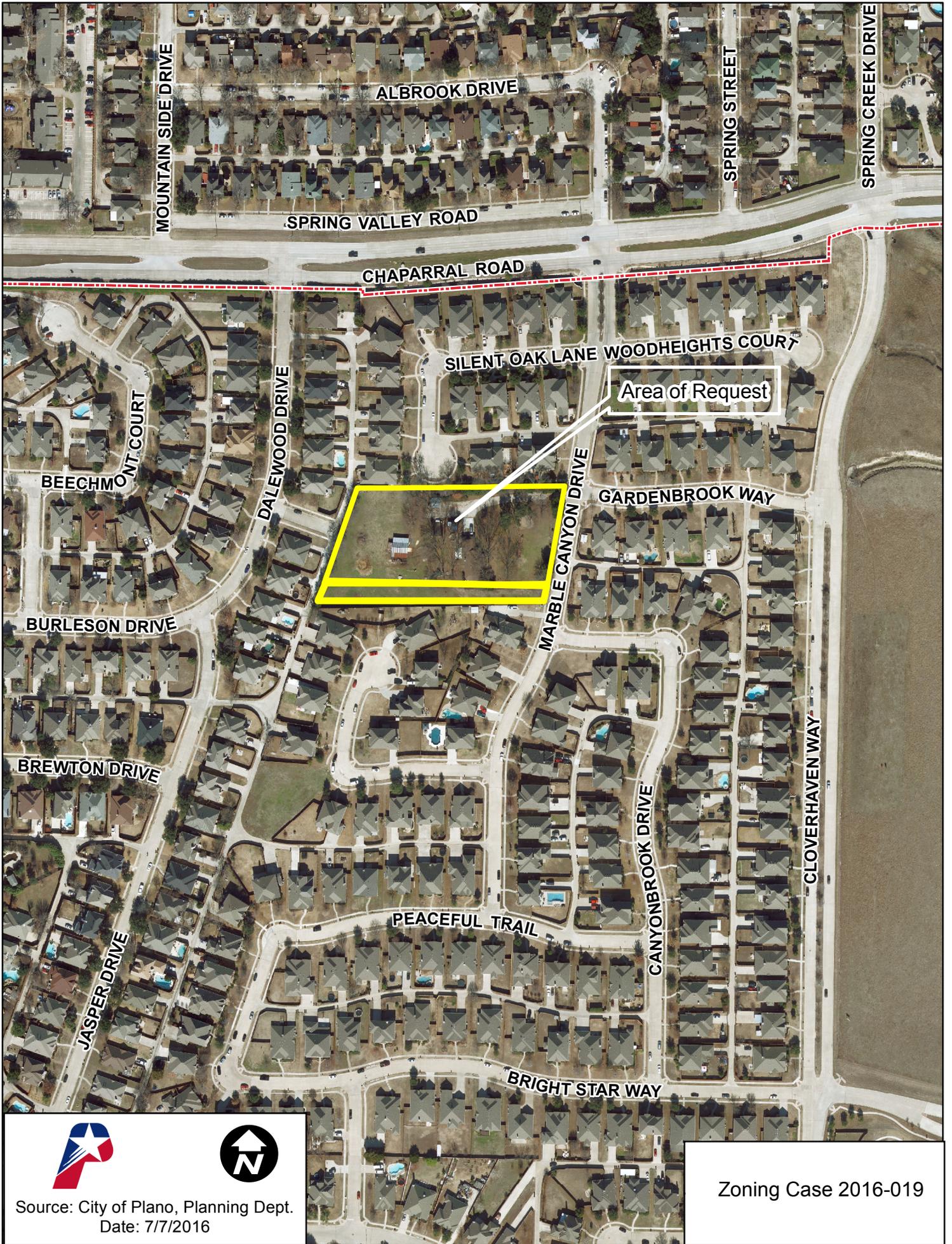
 City Limits

 Specific Use Permit

 Right-of-Way



Source: City of Plano Planning Department

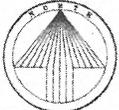


Sket/7/7/2016 X:\Dept\P&Z Locators & Graphics\07-05-16\ZZ016-019A.mxd

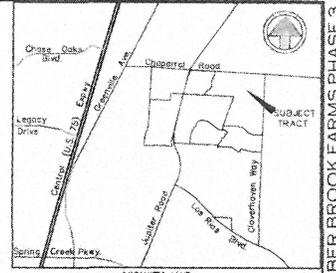
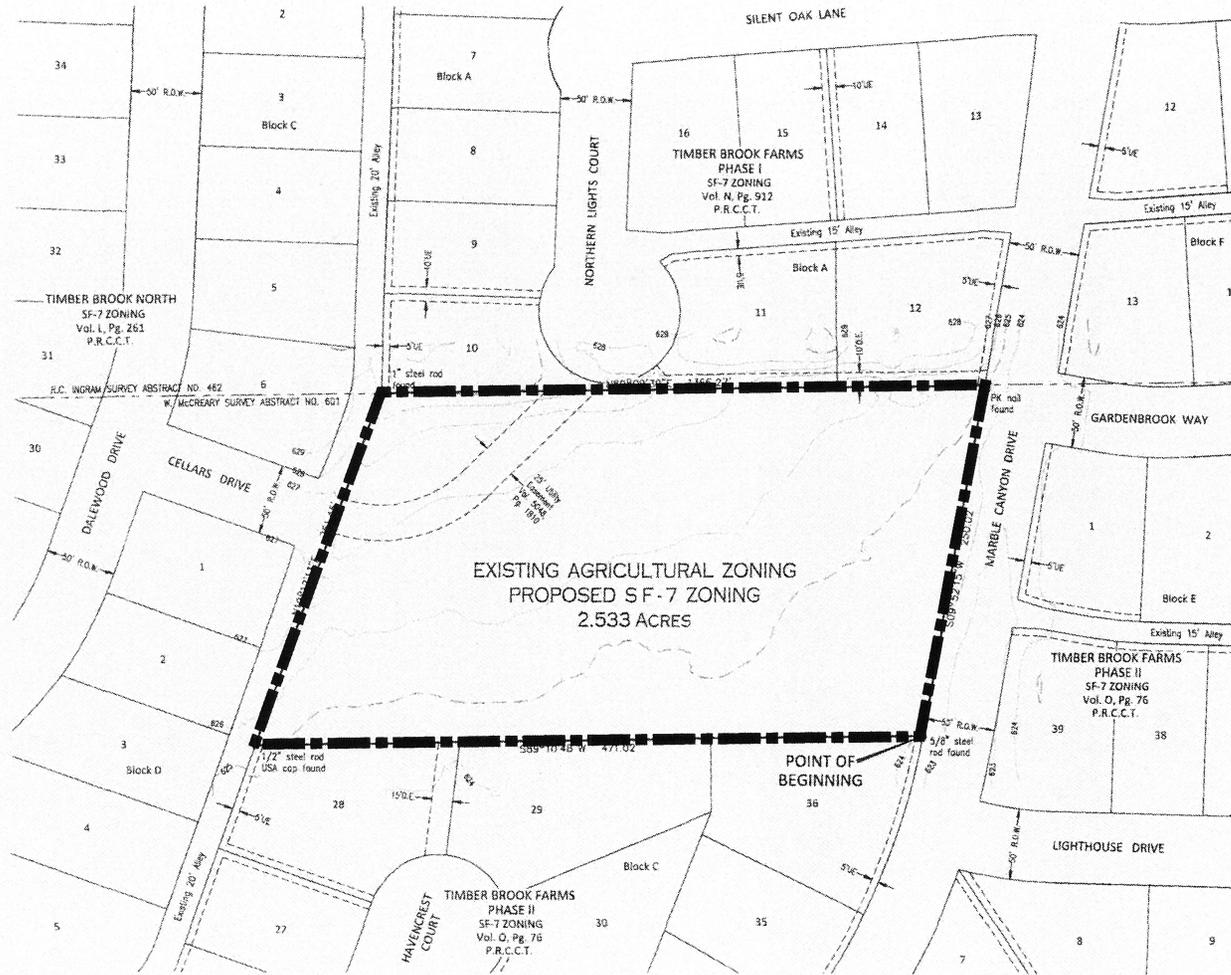


Source: City of Plano, Planning Dept.  
Date: 7/7/2016

Zoning Case 2016-019



GRAPHIC SCALE  
1" = 40'  
0 20 40 80



**LEGAL DESCRIPTION**

BEING 2.533 acres of land located in M. MCCREARY SURVEY, ABSTRACT No 601, City of Plano, Collin County, Texas, and being that certain tract of land conveyed to the Reid Living Trust, as described by deed recorded in Volume 4360, Page 1307 of the Deed Records of Collin County, Texas, and being that certain tract of land conveyed to The Reid Living Trust, as described by deed recorded in Volume 5131, Page 1334 of the Deed Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch steel rod found for the southeast corner of said Reid tract and the northeast corner of Lot 36, Block C of Timber Brook Farms, Phase II, an addition to the City of Plano, Collin County, Texas, according to the Plat thereof recorded in Cabinet O, Page 76 of the Plat Records of Collin County, Texas, and said point also being in the west right-of-way line of Marble Canyon Drive to 50' R.O.W.;

**THENCE** South 89 degrees 10 minutes 48 seconds West, along the north line of said Block C, a distance of 471.02 feet to a point for the northwest corner of Lot 28 of said Block C, from which a 1/2 inch steel rod found with "USA" cap bears North 58 degrees 58 minutes 34 seconds West, a distance of 0.51 feet, said point also being in the east line of a 20 foot alley;

**THENCE**, North 19 degrees 17 minutes 13 seconds East, along the east line of said Alley, a distance of 351.45 feet to a 1 inch steel rod found for the northwest corner of said Reid tract and the southwest corner of Lot 10, Block A of Timber Brook Farms, Phase I, an addition to the City of Plano, Collin County, Texas, according to the Plat thereof recorded in Cabinet N, Page 912 of the Plat Records of Collin County, Texas;

**THENCE**, South 89 degrees 09 minutes 30 seconds East, along the north line of said Reid tract and the south line of said Block A, a distance of 427.52 feet to a PK nail found for the northeast corner of said Reid tract and the southeast corner of Lot 12 of said Block A, from which a bent 1/2 inch steel rod found bears North 87 degrees 49 minutes 13 seconds East, a distance of 0.34 feet, said point also being in the west right-of-way line of said Marble Canyon Drive;

**THENCE** South 09 degrees 52 minutes 15 seconds West, along the west right-of-way line of said Marble Canyon Drive, a distance of 250.02 feet to the POINT OF BEGINNING, containing 2.533 acres (110,334 square feet) of land.

Z C 2016-019  
OF  
**TIMBER BROOK FARMS PHASE 3**  
2.533 ACRES

OUT OF THE  
M. MCCREARY SURVEY - ABSTRACT No. 601  
IN THE  
CITY OF PLANO, COLLIN COUNTY, TEXAS

PREPARED BY  
**TIMOTHY & MARGARET O'CONNOR**  
7125 MARBLE CANYON DRIVE, PLANO, TX 75074  
(972) 412-1111

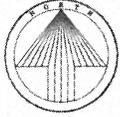
BUILT FOR  
**BLOOMFIELD HOMES L.P.**  
1050 E. HIGHWAY 114, SUITE 215, SCOTTSBLAKE, TX 75075  
(972) 412-1111

DEVELOPER  
**DOUGLAS PROPERTIES INC.**  
2305 AVENUE K, SUITE 100, PLANO, TX 75074  
(972) 412-1111

ENGINEER/SURVEYOR  
**Westwood**  
Westwood Professional Services, Inc.  
2305 North Dallas Parkway, Suite 200  
Plano, TX 75074  
Phone: (972) 412-1111  
Fax: (972) 412-1112  
www.westwoodpro.com

NOTE: 1. 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 INTENTION OF THE DEVELOPMENT PROCESS. PLANNING & 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.

TIMBER BROOK FARMS PHASE 3



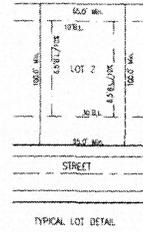
CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	29°09'14"	725.00'	S84°49'24"E	106.43'	110.56'
C2	34°58'58"	250.00'	N89°18'50"E	170.23'	174.25'
C3	32°03'23"	275.00'	N88°47'31"W	150.53'	154.39'
C4	28°04'28"	50.00'	N33°08'14"W	52.43'	258.56'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	19.83'	S18°14'31"E

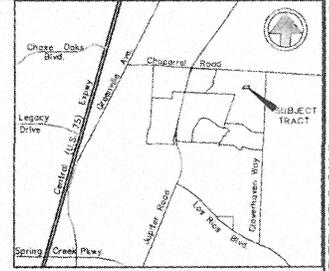
**SITE DATA SUMMARY TABLE**

ZONING	SF-7
LAND USE	SINGLE FAMILY
LOT AREA	7000 s.f.
MAXIMUM BLDG HEIGHT	35'
MAXIMUM BLDG HEIGHT	2 Story
MAXIMUM LOT COVERAGE	45%
REQUIRED PARKING	2 SPACES PER LOT

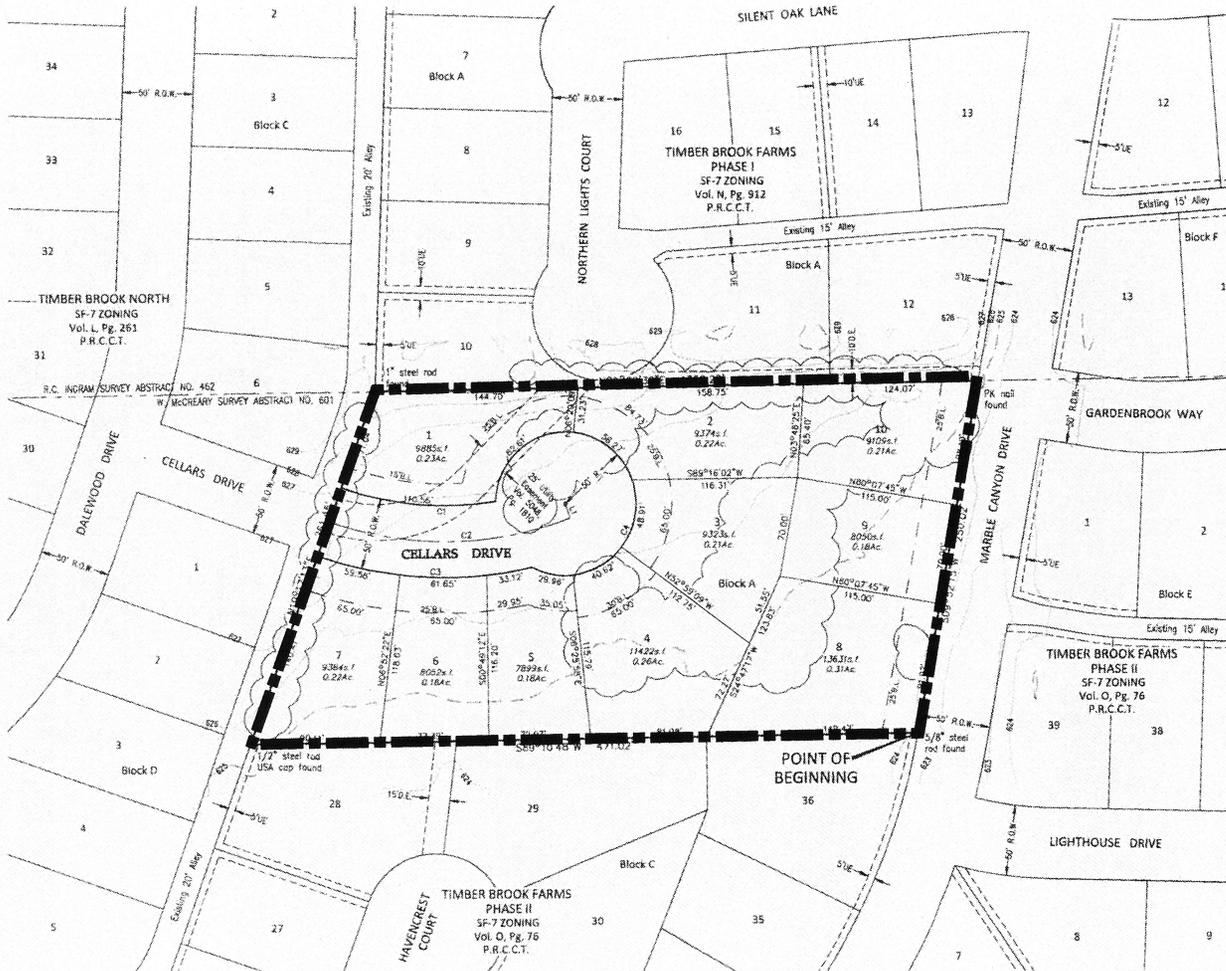
DENOTES EXISTING TREE MARK



TYPICAL LOT DETAIL



VICINITY MAP N.T.S.



**OWNER**  
TIMOTHY & MARGARET O'CONNOR  
7125 MARBLE CANYON DRIVE, PLANO, TX 75074  
TIMOTHY O'CONNOR 214-990-0911

**BUILDER**  
BLOOMFIELD HOMES L.P.  
1050 E. HIGHWAY 114, SUITE 210, SCOTTSDALE, TX 76092  
LEIGH DRYDEN 817-416-1272

**ENGINEER/SURVEYOR**  
Westwood  
PLANO 972-422-1976  
2100 HIRSH CREEK PARKWAY, SUITE 200  
KATIE 972-422-1976  
www.westwoodps.com  
Westwood Professional Services, Inc.  
Survey Firm License: 1021831

PROJECT #CP2016-015  
CONCEPT PLAN  
OF  
**TIMBER BROOK FARMS PHASE 3**  
2.533 ACRES / 10 SF-7 LOTS

OUT OF THE  
M. MCCREARY SURVEY - ABSTRACT No. 601  
IN THE  
CITY OF PLANO, COLLIN COUNTY, TEXAS





June 21, 2016

City of Plano  
 Skye Thibodeaux, Planning Department  
 1520 K Avenue, Suite 250  
 Plano, Texas 75074

RE: ZC2016-019

Dear Mr. Thibodeaux:

You have inquired as to the capacities and enrollment projections for the following schools:

The following table provides both enrollment and capacity figures.

School	2015/16 Enrollment (Actual)	2016/17 Enrollment (Projected)	2017/18 Enrollment (Projected)	2018/19 Enrollment (Projected)	2019/20 Enrollment (Projected)	2020/21 Enrollment (Projected)	Program Capacity	Functional Capacity
McCall Elementary	554	555	550	565	565	575	724	615
Bowman Middle	866	911	954	940	994	981	1686	1433
Williams High	1214	1180	1222	1313	1334	1376	2204	1873
Plano East Senior High	2957	3056	3125	3096	3146	3330	3469	2949

The enrollment figures are derived from our most recent demographer's report. The 2015/16 column represents actual enrollment as of the October 2015 snapshot date. All other enrollment figures are projected and are based on City zoning as it existed in the fall of 2015. The impact of any zoning changes since that time (including this requested rezoning) are not yet factored into the projections.

Program capacity figures are based on current building floor plans, and the application of the District's maximum class size to every standard classroom. 22 students max for Kindergarten and Grades 1 through 4, 26 max for Grade 5, and 28 max at the Secondary level.

Teamwork for Excellence



**PLANO**  
Independent School District

Functional capacity figures recognize there will always be inherent/uncontrollable inefficiencies in classroom utilization. For instance, as mentioned above, the District limits class sizes in kindergarten through grade 4 to a maximum of 22 students. If a building has three first grade classrooms, it can accommodate up to 66 students (Program Capacity). However, if only 54 students are enrolled in first grade, each class will actually only serve 18 students. The additional capacity of 12 students (66-54) is not utilized as it is not available to other grades or other campuses. In recognition of this variable, the functional capacity is calculated at 85% of the program capacity.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Stephen Fortenberry', is written over the word 'Sincerely,'.

Stephen Fortenberry  
Chief Financial Officer  
Plano ISD

## Zoning Case 2016-019

**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 2.5 acres of land out of the M. McCreary Survey, Abstract No. 601, located on the west side of Marble Canyon Drive, 250 feet south of Silent Oak Lane in the City of Plano, Collin County, Texas, from Agricultural to Single-Family Residence-7; 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 25th day of July, 2016, for the purpose of considering rezoning 2.5 acres of land out of the M. McCreary Survey, Abstract No. 601, located on the west side of Marble Canyon Drive, 250 feet south of Silent Oak Lane in the City of Plano, Collin County, Texas, from Agricultural to Single-Family Residence-7; 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 25th day of July, 2016; 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 2.5 acres of land out of the M. McCreary Survey, Abstract No. 601, located on the west side of Marble Canyon Drive, 250 feet south of Silent Oak Lane in the City of Plano, Collin County, Texas, from Agricultural to Single-Family Residence-7, 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 25TH DAY OF JULY 2016.**

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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 2016-019

BEING 2.533 acres of land located in M. McCREARY SURVEY, ABSTRACT No. 601, City of Plano, Collin County, Texas, and being that certain tract of land conveyed to the Reid Living Trust, as described by deed recorded in Volume 4360, Page 1307 of the Deed Records of Collin County, Texas, and being that certain tract of land conveyed to The Reid Living Trust, as described by deed recorded in Volume 5131, Page 1334 of the Deed Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

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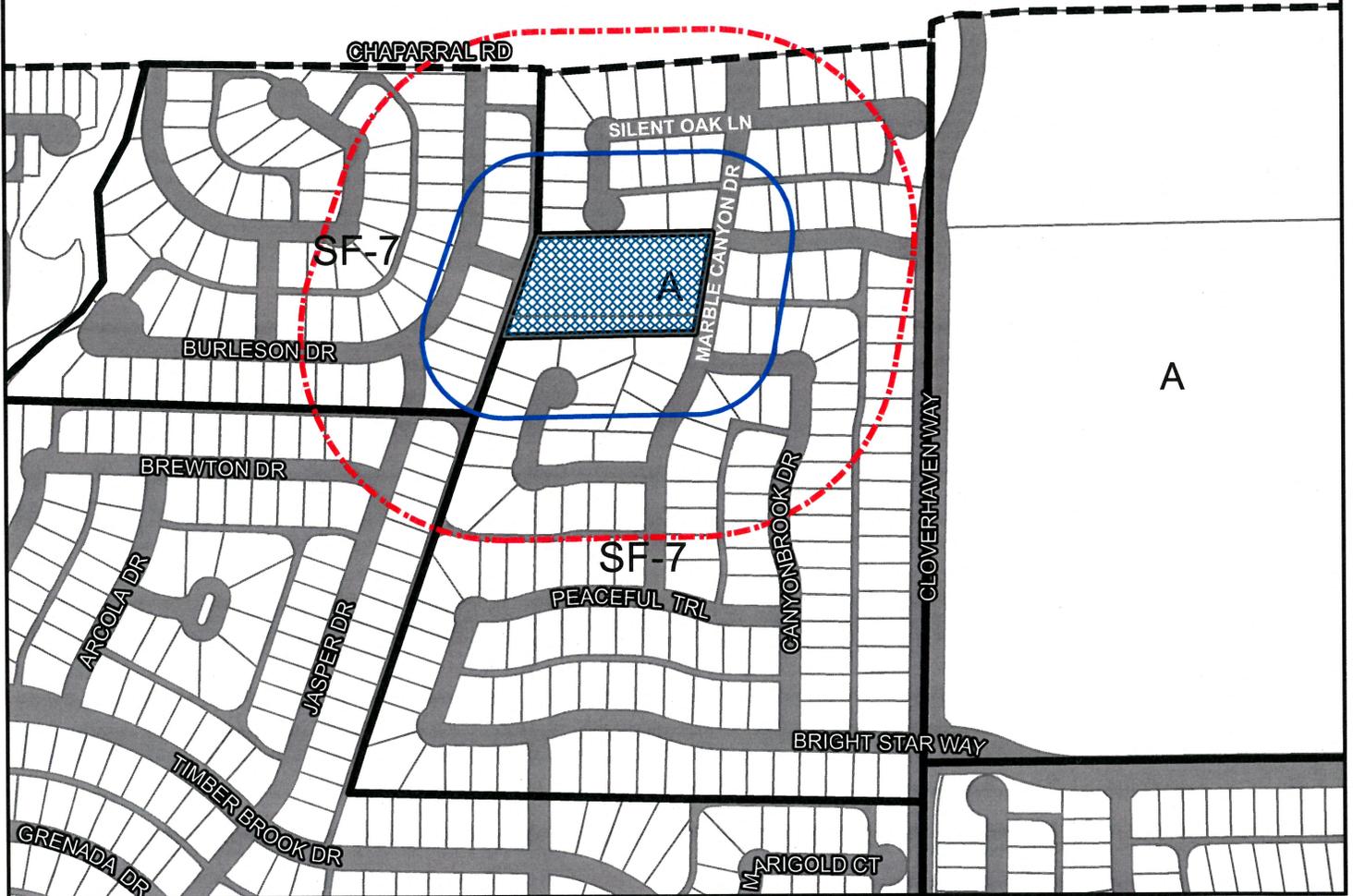
THENCE South 89°10'48" West, along the north line of said Block C, a distance of 471.02 feet to a point for the northwest corner of Lot 28 of said Block C, from which a 1/2 inch steel rod found with "USA" cap bears North 58°58'34" West, a distance of 0.51 feet, said point also being in the east line of a 20 foot alley;

THENCE, North 19°17'13" East, along the east line of said Alley, a distance of 261.45 feet to a 1 inch steel rod found for the northwest corner of said Reid tract and the southwest corner of Lot 10, Block A of Timber Brook Farms, Phase I, an addition to the City of Plano, Collin Count, Texas, according to the Plat thereof recorded in Cabinet N, Page 912 of the Plat Records of Collin Count, Texas;

THENCE, South 89°09'30" East, along the north line of said Reid tract and the south line of said Block A, a distance of 427.52 feet to a PK nail found for the northeast corner of said Reid tract and the southeast corner of Lot 12 of said Block A, from which a bent 1/2 inch steel rod found bears North 67°49'11" East, a distance of 0.34 feet, said point also being in the west right-of-way line of said Marble Canyon Drive;

THENCE South 09°52'15" West, along the west right-of-way line of said Marble Canyon Drive, a distance of 250.02 feet to the POINT OF BEGINNING and CONTAINING 2.533 acres (110,334 square feet) of land.

City of Allen



Zoning Case #: 2016-019

Existing Zoning: Agricultural (A)

Proposed Zoning: Single-Family Residence-7 (SF-7)

 500' Courtesy Notification Buffer

 200' Notification Buffer

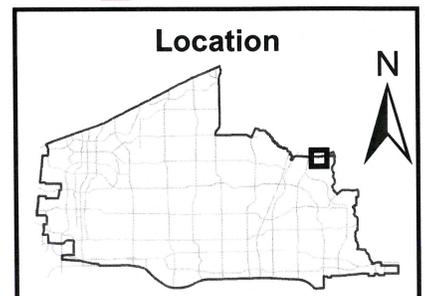
 Subject Property

 Zoning Boundary

 City Limits

 Specific Use Permit

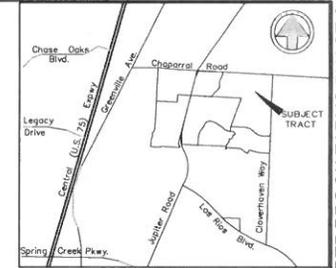
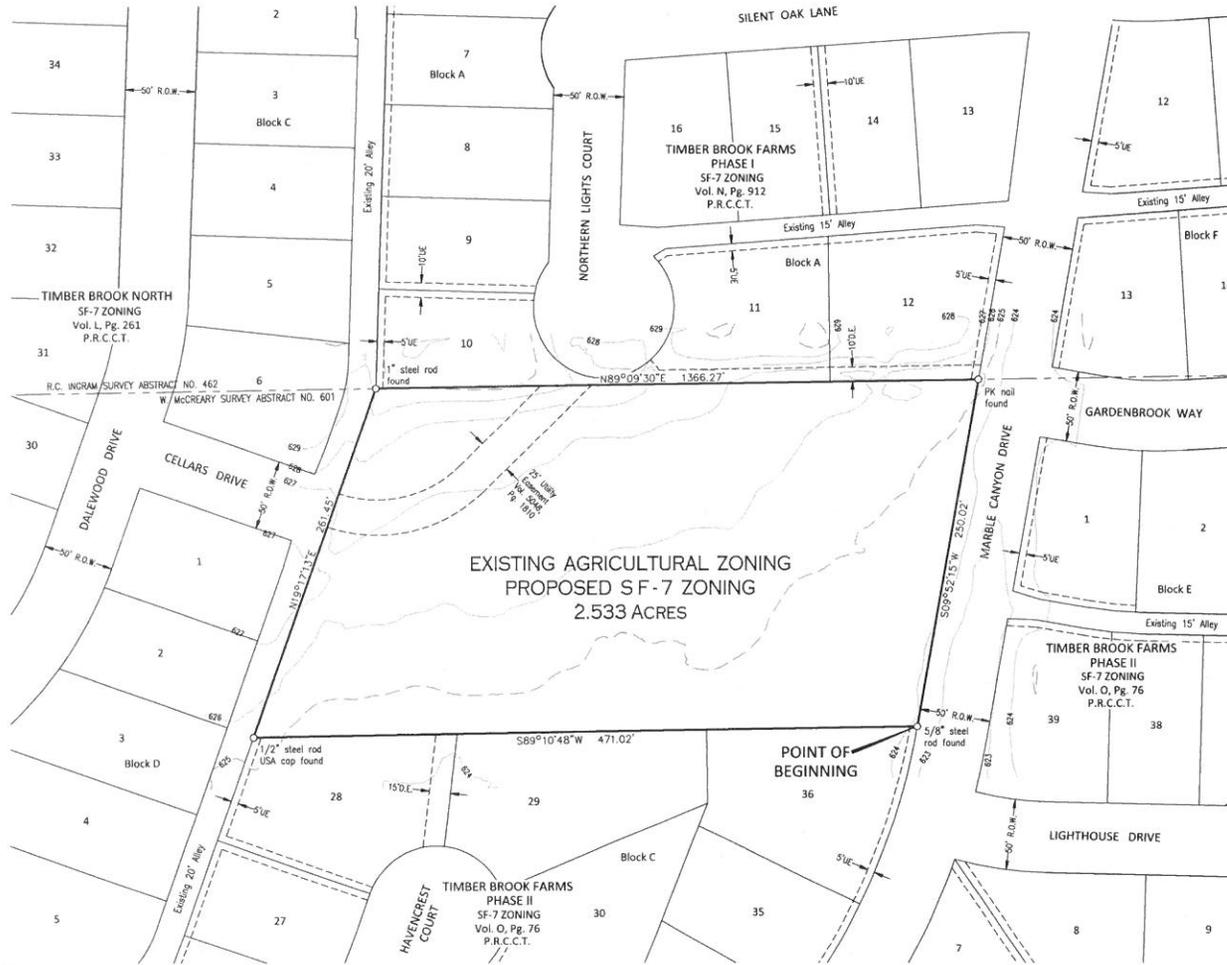
 Right-of-Way



Source: City of Plano Planning Department



GRAPHIC SCALE 1"=40'  
0 40 80



VICINITY MAP N.T.S.

**LEGAL DESCRIPTION**

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BEGINNING at a 3/4 inch steel rod found for the southeast corner of said Reid tract and the northeast corner of Lot 36, Block C of Timber Brook Farms, Phase II, an addition to the City of Plano, Collin County, Texas, according to the Plat thereof recorded in Cabinet O, Page 76 of the Plat Records of Collin County, Texas, and said point also being in the west right-of-way line of Marble Canyon Drive (50' R.O.W.);

THENCE South 89 degrees 10 minutes 48 seconds West, along the north line of said Block C, a distance of 471.02 feet to a point for the northwest corner of Lot 28 of said Block C, from which a 1/2 inch steel rod found with "USA" cap bears North 58 degrees 58 minutes 34 seconds West, a distance of 0.51 feet, said point also being in the east line of a 20 foot alley;

THENCE, North 19 degrees 17 minutes 13 seconds East, along the east line of said Alley, a distance of 261.45 feet to a 1 inch steel rod found for the northwest corner of said Reid tract and the southwest corner of Lot 10, Block A of Timber Brook Farms, Phase I, an addition to the City of Plano, Collin County, Texas, according to the Plat thereof recorded in Cabinet N, Page 912 of the Plat Records of Collin County, Texas;

THENCE, South 89 degrees 09 minutes 30 seconds East, along the north line of said Reid tract and the south line of said Block A, a distance of 427.52 feet to a PK nail found for the northeast corner of said Reid tract and the southeast corner of Lot 12 of said Block A, from which a bent 3/4 inch steel rod found bears North 67 degrees 49 minutes 11 seconds East, a distance of 0.34 feet, said point also being in the west right-of-way line of said Marble Canyon Drive;

THENCE South 09 degrees 52 minutes 15 seconds West, along the west right-of-way line of said Marble Canyon Drive, a distance of 250.02 feet to the POINT OF BEGINNING, containing 2.533 acres (110,334 square feet) of land.

**OWNER**  
TIMOTHY & MARGARET O'CONNOR  
7125 MARBLE CANYON DRIVE, PLANO, TX. 75074  
TIMOTHY@OCONNOR211@GMAIL.COM

**BUILDER**  
BLOOMFIELD HOMES L.P.  
10500 E. HIGHWAY 114, SUITE 210, SOUTHLAKE, TX. 75092  
BLOOMFIELD@BHM1741@GMAIL.COM

**DEVELOPER**  
DOUGLAS PROPERTIES INC.  
2309 AVENUE K, SUITE 100, PLANO, TX. 75074  
JIM.DOUGLAS@DPI2422@GMAIL.COM

**ENGINEER/SURVEYOR**  
**Westwood**  
Phone: (214) 413-6660 3740 South Dallas Parkway, Suite 200  
Dallas, TX 75246-1410 Fax: (214) 799-9222  
westwood.com  
Westwood Professional Services, Inc.  
Survey Firm Number: 10074201

NOTE: 1. 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.

ZC 2016-019  
OF  
**TIMBER BROOK FARMS PHASE 3**  
2.533 ACRES  
OUT OF THE  
M. MCCREARY SURVEY - ABSTRACT NO. 601  
IN THE  
CITY OF PLANO, COLLIN COUNTY, TEXAS

TIMBER BROOK FARMS PHASE 3