

DATE: July 22, 2014
TO: Honorable Mayor & City Council
FROM: Richard Grady, Chairman, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of July 21, 2014

**AGENDA ITEM NO. 7A - PUBLIC HEARING
ZONING CASE 2014-18
APPLICANT: CORNERSTONE DEVELOPMENT, LTD**

Request for Specific Use Permit for Mini-Warehouse/Public Storage on 4.4± acres located on the south side of Plano Parkway, 1,100± feet east of Midway Road. Zoned Planned Development-112-Retail.

APPROVED: 8-0 **DENIED:** _____ **TABLED:** _____

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

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

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

STIPULATIONS:

Recommended for approval with the following stipulations:

1. Maximum unit size: 2,000 square feet
2. A fence not more than six feet in height and at least 50% open in construction may be erected within the front yard setback.

FOR CITY COUNCIL MEETING OF: August 11, 2014 (To view the agenda for this meeting, see www.planotx.gov)

PUBLIC HEARING - ORDINANCE

ST/dc

xc: Fred Gans, Cornerstone Development
Wayne Snell, Permit Services Manager

<http://goo.gl/maps/MdyZ1>

CITY OF PLANO
PLANNING & ZONING COMMISSION

July 21, 2014

Agenda Item No. 7A

Public Hearing: Zoning Case 2014-18

Applicant: Cornerstone Development, LTD

DESCRIPTION:

Request for Specific Use Permit for Mini-Warehouse/Public Storage on 4.4± acres located on the south side of Plano Parkway, 1,100± feet east of Midway Road. Zoned Planned Development-112-Retail.

REMARKS:

The applicant is requesting a Specific Use Permit (SUP) for Mini-Warehouse/Public Storage. The Zoning Ordinance defines mini-warehouse/public storage as a building(s) containing separate, individual, self-storage units of 500 square feet or less for rent or lease.

The subject property is zoned Planned Development-112-Retail (PD-112-R) which includes properties bounded by Barksdale Elementary School to the north, Park Boulevard to the south, Plano Parkway to the east, and Midway Road to the west. The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling and warehousing. 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 to both off and onsite conditions.

PD-112-R was originally created in 2000. The properties within the PD were previously zoned Light Industrial-1 (LI-1) and were rezoned in order to create consistency with surrounding land uses. The previous LI-1 zoning allowed for more intense uses by right such as mini-warehouse/public storage and new and used car dealers. The PD was established in order to encourage development which would be more consistent with retail shopping centers, while making allowances for some uses which were permitted within the previous LI-1 zoning. Currently, development within the PD includes retail, restaurant, mini-warehouse/public storage, convenience store with gas pumps, car wash, automobile repair-major, and car dealership uses. PD-112-R allows the following uses by specific use permit: mini-warehouse/public storage, light-intensity

manufacturing; new car dealer and used car dealer, office-showroom/warehouse; and automobile repair-major. Presently there are seven existing SUPs within the PD for day care center, mini-warehouse/public storage, new and used car dealer, automobile repair-major, and drive-in restaurant. Additionally, the PD allows for a maximum building height of ten stories, subject to setbacks from residential zoning districts, as well as allowances for greater floor area ratio and lot coverage.

The subject property is surrounded by properties which are all zoned PD-112-R. The land to the west of the subject property is developed as mini-warehouse/public storage with SUP #440. To the north there is an existing day care center and a retail facility. To the east is an existing retail center, and to the south, is a major auto repair facility currently under construction with SUP #643 currently under development along with an existing auto dealership with SUP #442.

Mini-warehouse/public storage is currently an allowed use by SUP within this PD, but the Zoning Ordinance's definition for mini-warehouse/public storage includes a maximum size limit per unit of 500 square feet. The applicant is requesting to allow a maximum size limit per unit of 2,000 square feet, to allow for "luxury" storage units which will be marketed towards a different clientele than traditional mini-warehouse units. In determining recommendations to the City Council on any request for an SUP, the Planning & Zoning Commission may require from the applicant plans, information, operating data, and expert evaluation concerning the location function and characteristics of any building or use proposed. The 500 square-foot limitation was originally imposed in order to distinguish mini-warehouse uses from traditional warehouse facilities. There are currently two existing mini-warehouse developments within PD-112 which have been constructed with the 500 square foot maximum requirement. A concept plan for Park Place Center, Block A, Lot 7R, accompanies this request as Agenda Item 7B.

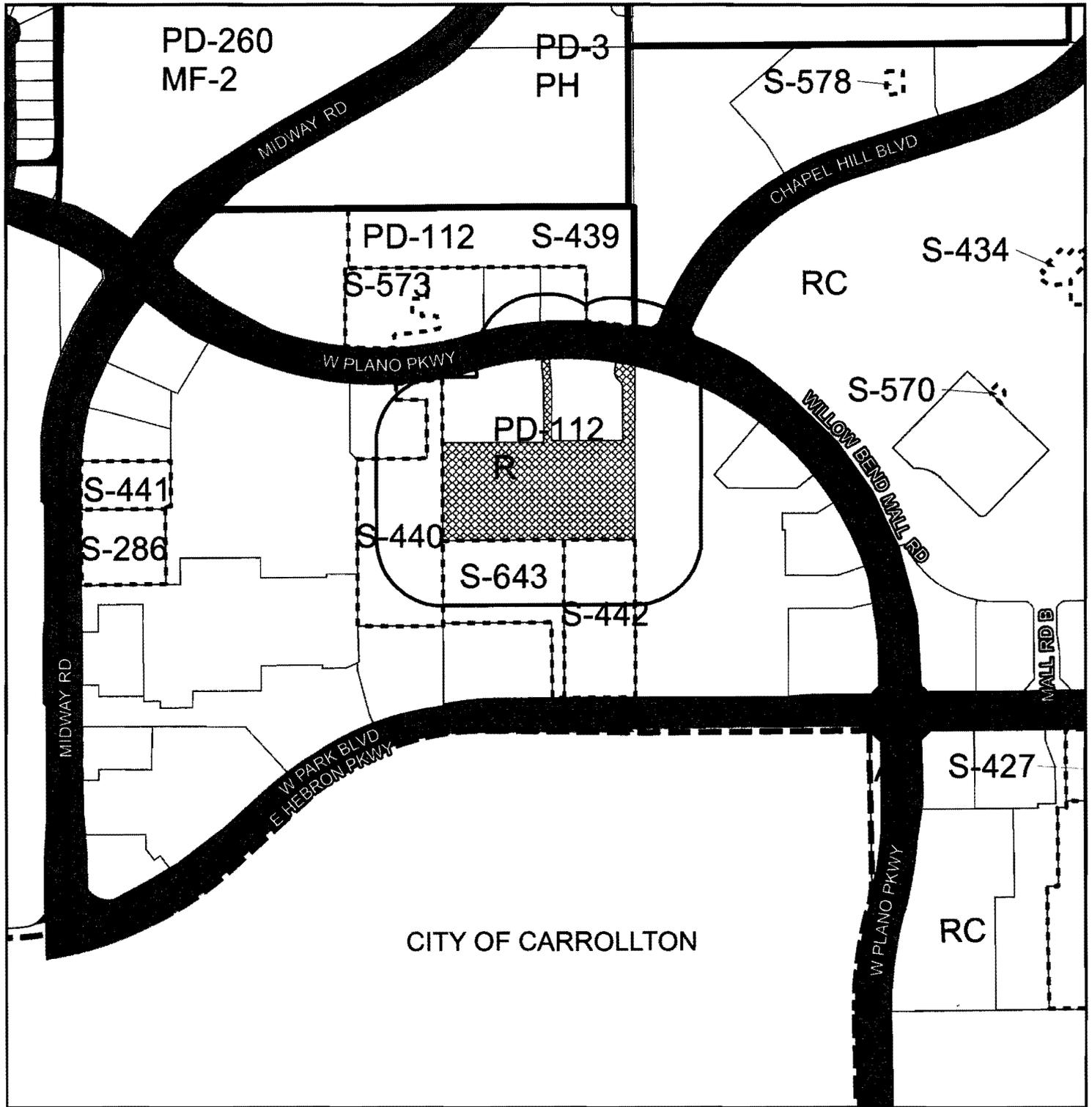
The applicant is also proposing to construct a six-foot wrought iron fence within the 50-foot front building setback for security purposes. Subsection 3.1002 (General Fence and Wall Regulations) of Section 3.1000 (Screening, Fence, and Wall Regulations) of Article 3 (Supplementary Regulations) of the Zoning Ordinance restricts fences from exceeding 40 inches in height within the front yard of nonresidential uses. Due to the subject property's location and limited visibility from Park Boulevard and Plano Parkway, staff believes it is appropriate to allow the applicant to construct the six-foot security fence within the 50-foot front yard building setback. The concept plan for Park Place Center, Block A, Lot 7R, shows the proposed location of the fence 240± feet south of the right-of-way of Plano Parkway.

Mini-warehouse/public storage is currently an allowed use by SUP within PD-112. Staff believes that the proposed SUP request is consistent with the existing adjacent development. The requested increase in unit size will provide additional flexibility in building design and allow the developer the opportunity to provide a unique mini-warehouse product type within the City of Plano. Furthermore, the subject property's reduced visibility and street frontage limits the potential uses which would occupy the site. For these reasons, staff recommends approval of the zoning case.

RECOMMENDATION:

Recommended for approval with the following stipulations:

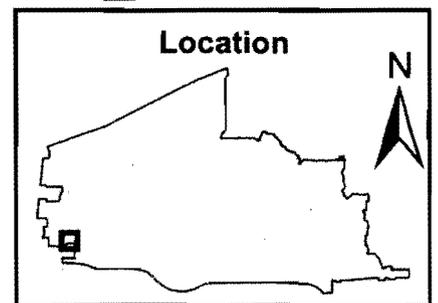
1. Maximum unit size: 2,000 square feet
2. A fence not more than six feet in height and at least 50% open in construction may be erected within the front yard setback.



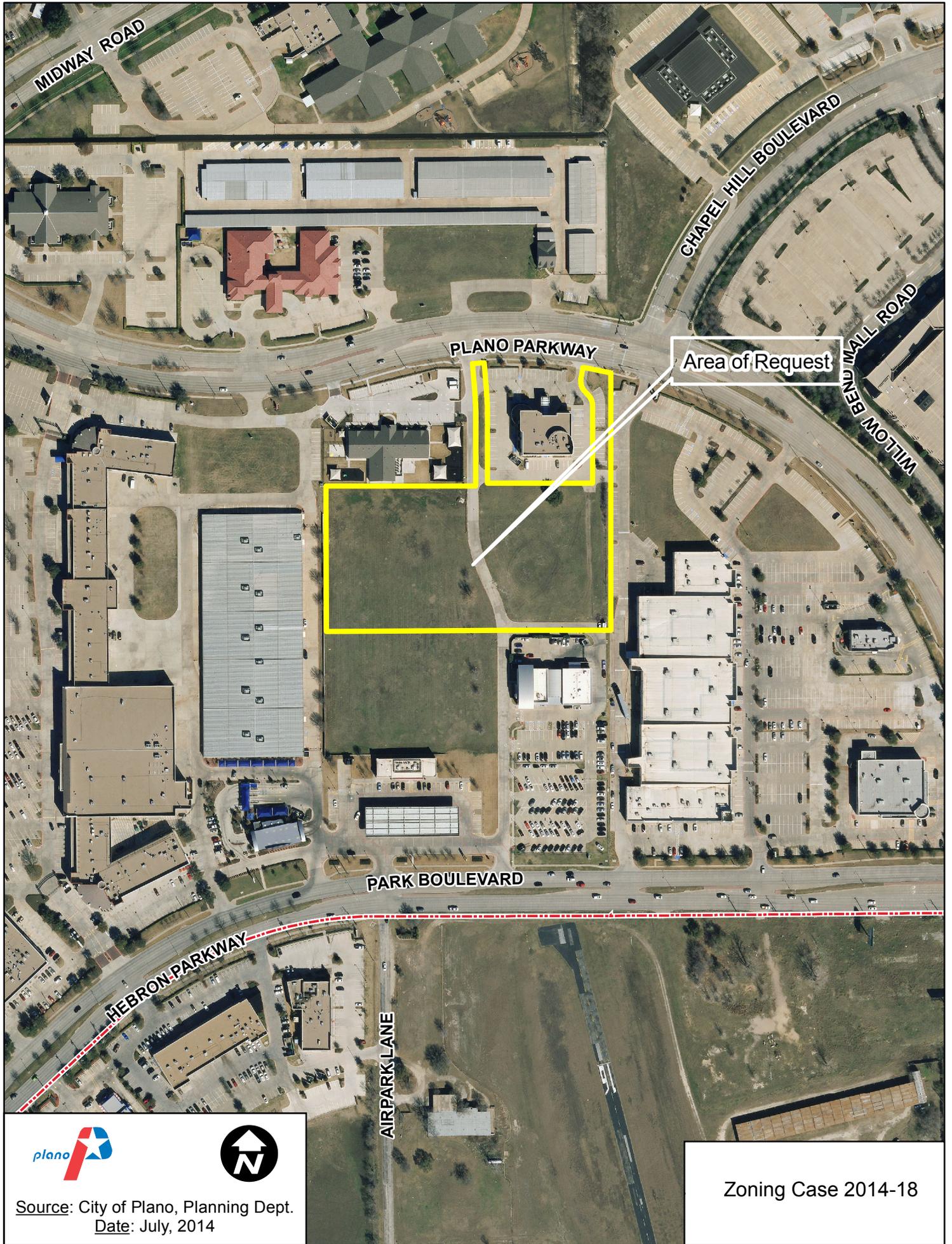
Zoning Case #: 2014-18

Existing Zoning: PLANNED DEVELOPMENT-112-RETAIL

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



Source: City of Plano Planning Department



MIDWAY ROAD

CHAPEL HILL BOULEVARD

PLANO PARKWAY

Area of Request

WILLOW BEND MALL ROAD

PARK BOULEVARD

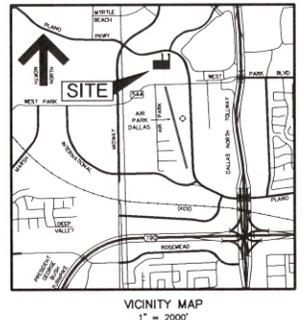
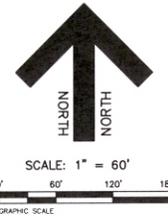
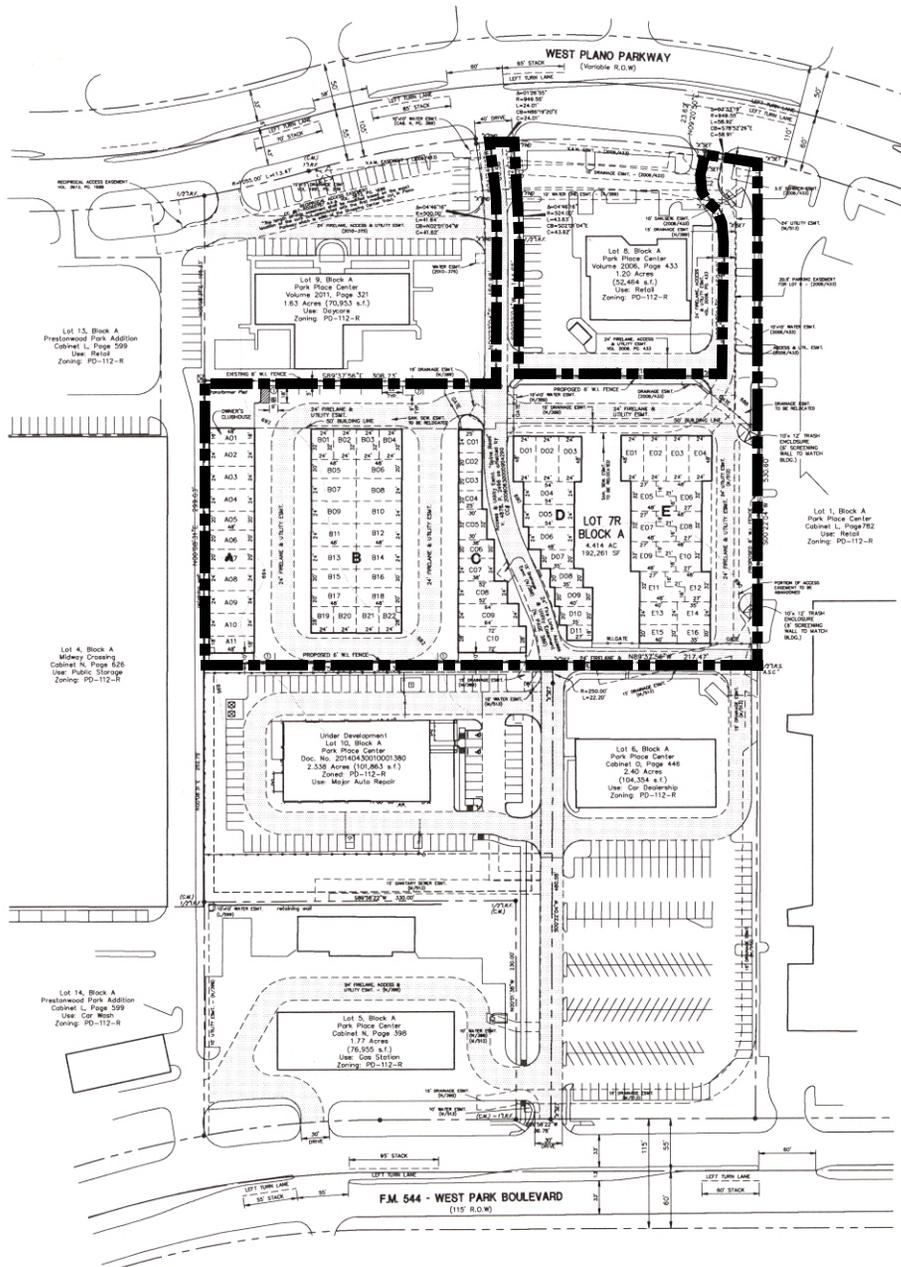
HEBRON PARKWAY

AIRPARK LANE



Source: City of Plano, Planning Dept.
Date: July, 2014

Zoning Case 2014-18



- SITE PLAN GENERAL NOTES**
- Buildings 5,000 square feet or greater shall be 100% fire sprinkled.
 - Fire lanes shall be designed and constructed per city standards. All fire lanes will be 24 foot wide with a minimum inside radius of 20 feet.
 - Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current, adopted International Building Code.
 - Four-foot wide sidewalks shall be provided 2.5 feet off of the property line within the right-of-way, unless a sidewalk easement is provided for a meandering sidewalk or an alternative design is approved by the city. Barrier-free ramps, per city standards, shall be provided on sidewalks at all curb crossings.
 - Mechanical 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 Zoning Ordinance.
 - 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 6-465 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 in operation, location, and construction to the following performance standards in Section 3-1300 of the Zoning Ordinance: noise, smoke and particulate matter, odorous matter, fire or explosive material, toxic and noxious matter, vibration, and/or other performance standards.

BUILDING SUMMARY

BUILDING	SQUARE FEET	UNITS*	HEIGHT	STORIES	USE
A	11,424	11	MAX. 24'	1	MINI-WAREHOUSE
B	20,736	18	MAX. 24'	1	MINI-WAREHOUSE
C	9,532	10	MAX. 24'	1	MINI-WAREHOUSE
D	10,532	11	MAX. 24'	1	MINI-WAREHOUSE
E	17,508	15	MAX. 24'	1	MINI-WAREHOUSE
TOTALS	69,732	66			

* NOTE: MAXIMUM UNIT SIZE SHALL BE 2,000 SQUARE FEET.

**SITE DATA SUMMARY TABLE
LOT 7R, BLOCK A**

ZONING	PD-112-R
PROPOSED USE	MINI-WAREHOUSE/PUBLIC STORAGE
LOT AREA	192,261 SF (4.414 ACRES)
BUILDING AREA TOTAL	69,732 SF
BUILDING HEIGHT - (1 STORY)	24' MAX HEIGHT
PARKING	
REQUIRED	1/20 UNITS = 65/20 = 4 SPACES
PROVIDED	10 (INCLUDING 1 H/C)
INTERIOR LANDSCAPING	
REQUIRED (8 SF/1 PARKING SPACE)	80 SF
PROVIDED	2,850 SF
IMPERVIOUS COVER	172,961 SF (89.96%)
LOT COVERAGE	36.27%

- Notes:**
- Subject to obtaining a letter of determination from the Federal Aviation Administration.
 - All proposed gates will be 8' tall wrought iron slide gates. All gates at fire lanes will be equipped with a knock lock.



REVISIONS:

NO.	DATE	DESCRIPTION
1	7/29/14	BLOK A UNIT COUNT

SHEET TITLE:
CONCEPT PLAN
 BLOCK A, LOT 7R
 PARK PLACE CENTER
 4,414 ACRES, 192,261 SQUARE FEET
 CITY OF PLANO, COLLIN COUNTY, TEXAS
 J. MEYERS SURVEY, ABST. NO. 619 &
 J. W. HAYNES SURVEY, ABST. NO. 456

PREPARED BY:
JDJR ENGINEERS & CONSULTANTS, INC.
 TS&PE REGISTRATION NUMBER F-0627
ENGINEERS • SURVEYORS • LAND PLANNERS
 2800 Texas Drive Suite 800 Irving, Texas 75038
 Tel: 972-252-5557 Fax: 972-252-8668

DEVELOPER:
 CORNERSTONE DEVELOPMENT, INC.
 8235 DOUGLAS AVE., SUITE 1300
 DALLAS, TEXAS 75225
 TEL: 214-341-9520
 CONTACT: FRED GANS

DATE: JULY 15, 2014 **DRAWN BY:** SAS **SHEET NO.:**
SCALE: 1" = 60' **CHECKED BY:** JDJR **1 of 1**

Zoning Case 2014-18

An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, granting Specific Use Permit No. 651 so as to allow the additional use of Mini-Warehouse/Public Storage on 4.4± acres of land out of the J. Meyers Survey, Abstract No. 619, and the J.W. Haynes Survey, Abstract No. 456, located on the south side of Plano Parkway, 1,100± feet east of Midway Road, in the City of Plano, Collin County, Texas, presently zoned Planned Development-112-Retail; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date.

WHEREAS, the City Secretary of Plano, Texas, directed that notices of a hearing be issued, as required by the Zoning Ordinance of the City of Plano and laws of the State of Texas, at a meeting of the City Council, to be held on the 11th day of August, 2014, for the purpose of considering granting Specific Use Permit No. 651 for the additional use of Mini-Warehouse/Public Storage on 4.4± acres of land out of the J. Meyers Survey, Abstract No. 619, and the J.W. Haynes Survey, Abstract No. 456, located on the south side of Plano Parkway, 1,100± feet east of Midway Road, in the City of Plano, Collin County, Texas, presently zoned Planned Development-112-Retail; and

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

WHEREAS, the City Council of said City, pursuant to such notice, held its public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Zoning Ordinance, on the 11th day of August, 2014; and

WHEREAS, the City Council is of the opinion and finds that the granting of Specific Use Permit No. 651 for the additional use of Mini-Warehouse/Public Storage on 4.4± acres of land out of the J. Meyers Survey, Abstract No. 619, and the J.W. Haynes Survey, Abstract No. 456, located on the south side of Plano Parkway, 1,100± feet east of Midway Road, in the City of Plano, Collin County, Texas, presently zoned Planned Development-112-Retail, would not be detrimental or injurious to the public health, safety and general welfare, or otherwise offensive to the neighborhood; and

WHEREAS, the City Council is of the opinion and finds that such change will promote the best and most orderly development of the properties affected thereby, and

to be affected thereby, in the City of Plano, and as well, the owners and occupants thereof, and the City generally.

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

Section I. The Comprehensive Zoning Ordinance No. 2006-4-24, as the same has been heretofore amended, is hereby further amended so as to grant Specific Use Permit No. 651 for the additional use of Mini-Warehouse/Public Storage on 4.4± acres of land out of the J. Meyers Survey, Abstract No. 619, and the J.W. Haynes Survey, Abstract No. 456, located on the south side of Plano Parkway, 1,100± feet east of Midway Road, in the City of Plano, Collin County, Texas, presently zoned Planned Development-112-Retail, said property being more fully described on the legal description in Exhibit "A" attached hereto.

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

1. Maximum unit size; 2,000 square feet
2. A fence not more than six feet in height and at least 50% open in construction may be erected within the front yard setback.

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

PASSED AND APPROVED THIS THE 11TH DAY OF August, 2014.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

ZONING CASE 2014-18

BEING all that certain lot, tract or parcel of land situated in the J. Meyers Survey, Abstract No. 619 and the J.W. Haynes Survey, Abstract No. 456, City of Plano, Collin County, Texas and being Lot 7R, Block A of Park Place Center, an addition to the City of Plano, Collin County, Texas, according to the Revised Conveyance Plat recorded in Volume 2014, Page 222, Plat Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut found on a concrete pad for the southwest corner of Lot 9, Block A, Park Place Center, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Cabinet 2011, Page 321, Plat Records, Collin County, Texas and being the westerly northwest corner of said Lot 7R and being in the east line of Lot 4, Block A, Midway Crossing, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Cabinet N, Page 626, Plat Records of Collin County, Texas;

THENCE South, $89^{\circ} 37' 56''$ East, with the south line of said Lot 9, a distance of 308.73 feet to an "X" found in concrete for the southeast corner of said Lot 9;

THENCE North, $00^{\circ} 22' 04''$ East, with the east line of said Lot 9, a distance of 150.88 feet to an "X" found in concrete at the beginning of a curve to the left, whose radius is 500.00 feet;

THENCE with the east line of said Lot 9, and with said curve to the left, through a central angle of $04^{\circ} 46' 16''$, whose chord bears North, $02^{\circ} 01' 04''$ West, at 41.62 feet, an arc length of 41.64 feet to an "X" found in concrete for corner;

THENCE North, $04^{\circ} 24' 12''$ West, with the east line of said Lot 9, a distance of 60.58 feet to an "X" found in concrete for the northeast corner of said Lot 9, and being in the south right-of-way line of Plano Parkway, same point being the beginning of a non-tangent curve to the right, whose radius is 949.55 feet;

THENCE with the south right-of-way line of Plano Parkway, with said curve to the right through a central angle of $01^{\circ} 26' 55''$, whose chord bears North, $86^{\circ} 19' 20''$ East, at 24.01 feet, an arc length of 24.01 feet to an "X" found in concrete for the northwest corner of Lot 8, Block A of Park Place Center, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Volume 2006, Page 433, P.R.C.C.T.;

THENCE South, $04^{\circ} 24' 12''$ East, with the west line of said Lot 8, a distance of 60.29 feet to an "X" found in concrete at the beginning of a curve to the right, whose radius is 524.00 feet;

THENCE with the west line of said Lot 8, and with said curve to the right, through a central angle of $04^{\circ} 46' 16''$, whose chord bears south $02^{\circ} 01' 04''$ East, at 43.62 feet, an arc length of 43.63 feet to 1/2-inch iron rod for corner;

THENCE South, $00^{\circ} 22' 04''$ West, with the west line of said Lot 8, a distance of 144.65 feet to an "X" set in concrete for the southwest corner of said Lot 8;

THENCE South, $89^{\circ} 37' 56''$ East, with the south line of said Lot 8, a distance of 216.79 feet to an "X" set in concrete for the southeast corner of said Lot 8;

THENCE North, $00^{\circ} 22' 04''$ East, with the east line of said Lot 8, a distance of 159.62 feet to an "X" set in concrete for the beginning of a curve to the left, whose radius is 32.00 feet;

THENCE with the east line of said Lot 8, and with said curve to the left, through a central angle of $51^{\circ} 50' 20''$, whose chord bears North, $25^{\circ} 33' 06''$ West, at 27.97 feet, an arc length of 28.95 feet to an "X" set in concrete for the beginning of a reverse curve to the right, whose radius is 32.00 feet;

THENCE with the east line of said Lot 8, and with said curve to the right, through a central angle of $60^{\circ} 49' 06''$, whose chord bears North, $21^{\circ} 03' 43''$ West, at 32.39 , an arc length of 33.97 feet to an "X" set in concrete for corner;

THENCE North, $09^{\circ} 20' 50''$ East, with the east line of said Lot 8, a distance of 23.62 feet to an "X" set in concrete for the northeast corner of said Lot 8, and being in the south right-of-way line of Plano Parkway, same point being the beginning of a non-tangent curve to the right, having a radius of 949.55 feet;

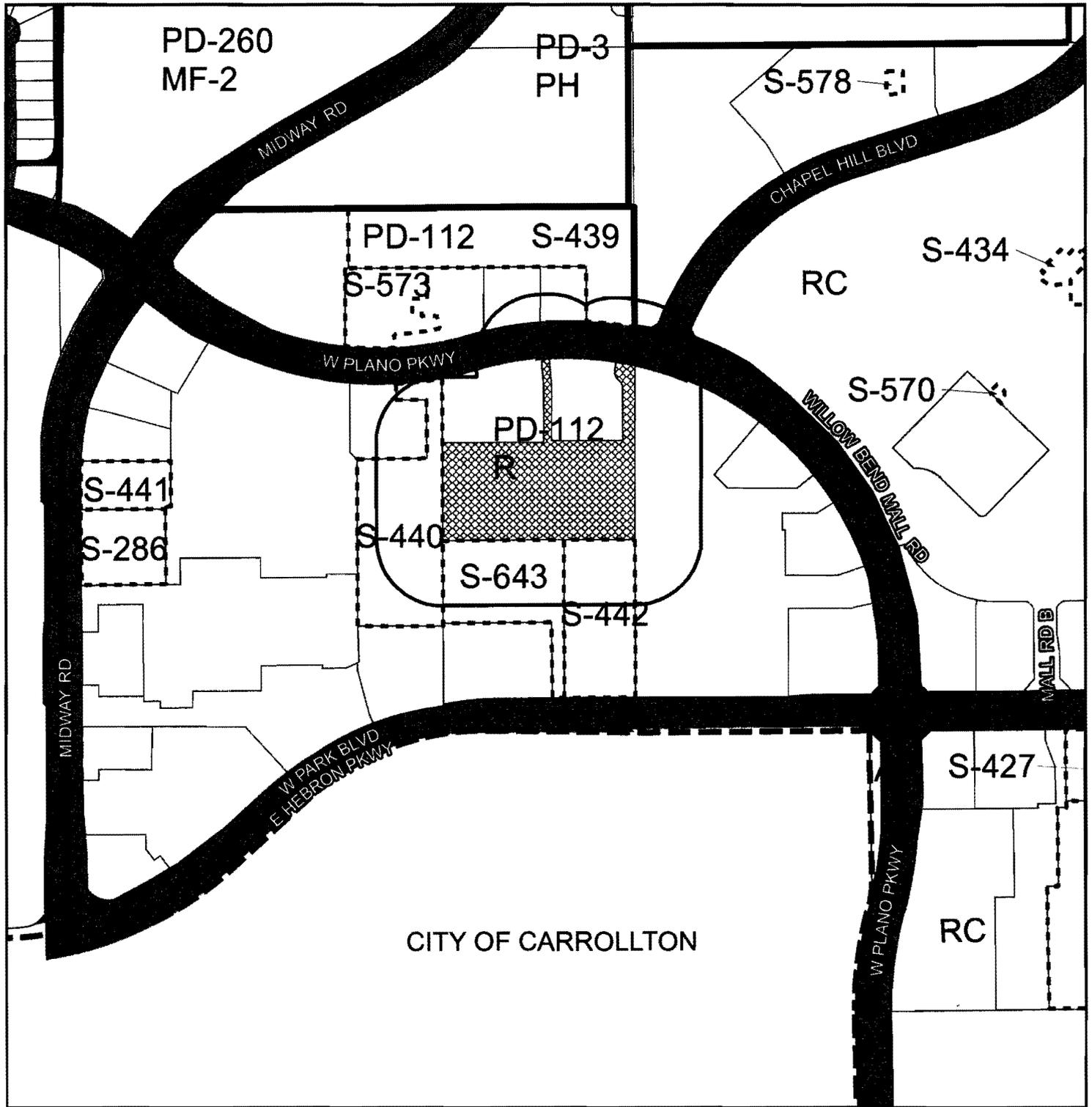
THENCE with the south right-of-way line of Plano Parkway, with said curve to the right, through a central angle of $03^{\circ} 33' 19''$, whose chord bears South, $78^{\circ} 52' 26''$ East, at 58.91 feet an arc length of 58.92 feet to an "X" set in concrete for the northwest corner of Lot 1, Block A, of Park Place Center, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Volume L, Page 782, P.R.C.C.T., same point being in the south right-of-way line of Plano Parkway;

THENCE South, $00^{\circ} 22' 04''$ West, with the west line of said lot 1, a distance of 530.60 feet to a 1/2-inch iron rod with yellow cap stamped "ARTHUR SURVEYING COMPANY" (ASC) set for the northeast corner of Lot 6, Block A, of Park Place Center, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Volume O, Page 446. P.R.C.C.T.;

THENCE North, $89^{\circ} 37' 56''$ West, with the north line of said Lot 6, a distance of 217.47 to an "X" cut set in concrete for the northwest corner of said Lot 6 and being the northeast corner of Lot 10, Block A, Park Place Center, recorded in said Cabinet 2014, Page 222, Plat Records, Collin County, Texas;

THENCE South, 89° 58' 22" West, with the north line of said Lot 10, a distance of 368.38 feet to a 1/2-inch iron rod with a yellow cap stamped "ASC" set for the northwest corner of said Lot 10 and being in the east line of said Lot 4;

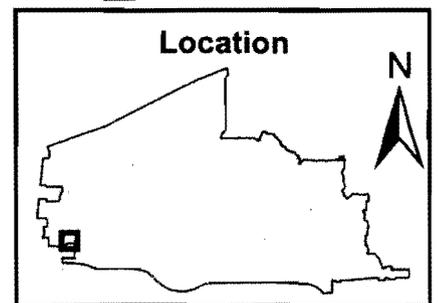
THENCE North, 00° 08' 31" East, with the east line of said Lot 4, a distance of 299.63 feet to the POINT OF BEGINNING, CONTAINING 4.414 acres of land, more or less, and being subject to any and all easement that may affect.



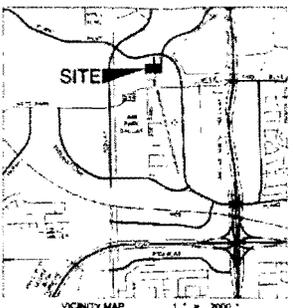
Zoning Case #: 2014-18

Existing Zoning: PLANNED DEVELOPMENT-112-RETAIL

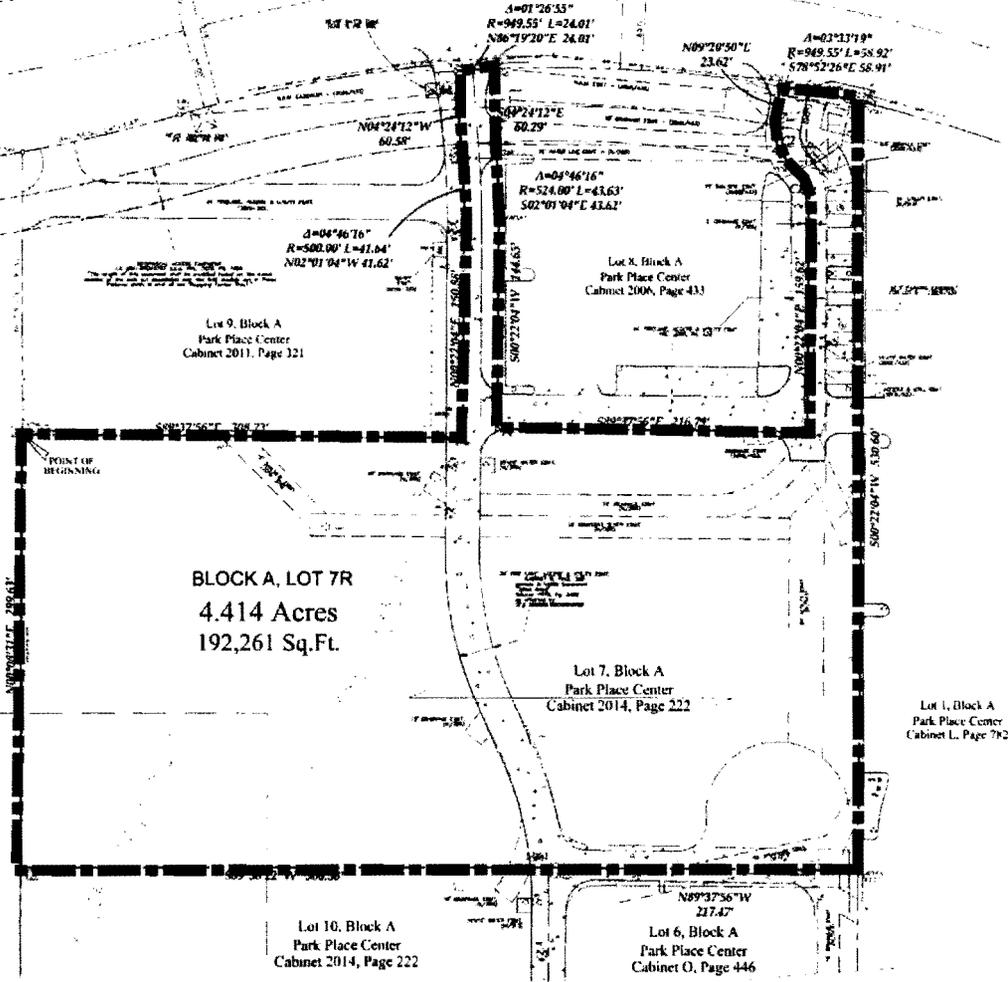
- 200' Notification Buffer
- ▨ Subject Property
- Zoning Boundary
- Specific Use Permit
- █ Right-of-Way



Source: City of Plano Planning Department



**PLANO PARKWAY
(VARIABLE WIDTH R.O.W.)**



FIELD NOTES:

1. All bearings and distances are based on the ground surface. All distances are in feet and all bearings are in degrees, minutes and seconds.

2. The monument is a 1/4" diameter iron pipe set in concrete. The monument is located at the intersection of the centerline of Plano Parkway and the centerline of the proposed subdivision.

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9. The monument is a 1/4" diameter iron pipe set in concrete. The monument is located at the intersection of the centerline of Plano Parkway and the centerline of the proposed subdivision.

10. The monument is a 1/4" diameter iron pipe set in concrete. The monument is located at the intersection of the centerline of Plano Parkway and the centerline of the proposed subdivision.

- NOTES:**
- All bearings and distances are based on the ground surface. All distances are in feet and all bearings are in degrees, minutes and seconds.
 - The monument is a 1/4" diameter iron pipe set in concrete. The monument is located at the intersection of the centerline of Plano Parkway and the centerline of the proposed subdivision.
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LEGEND

---	Proposed Subdivision Boundary
---	Proposed Lot Boundary
---	Proposed Right-of-Way Boundary
---	Proposed Easement Boundary
---	Proposed Utility Boundary
---	Proposed Accessway Boundary
---	Proposed Driveway Boundary
---	Proposed Parking Boundary
---	Proposed Other Boundary

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, PLANS OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

DEVELOPER:
CORNERSTONE DEVELOPMENT, INC.
8235 DOUGLAS AVE. SUITE 1300
DALLAS, TEXAS 75225
TEL: 214-341-9690
CONTACT: FRED GANS

CASE NO. 2014-18

ZONING EXHIBIT
FOR SUP. RESTORATION FOR MINI-WAREHOUSE
PUBLIC STORAGE

BLOCK A, LOT 7R, PARK PLACE CENTER
4.414 ACRES, 192,261 SQUARE FEET CITY OF
PLANO, COLLIN COUNTY, TEXAS
J. MEYERS SURVEY, ABST. NO. 819 &
J. W. MEYERS SURVEY, ABST. NO. 456

PREPARED BY
JDJR ENGINEERS & CONSULTANTS, INC.
TYPE REGISTRATION NUMBER 7-0827

ENGINEERS SURVEYORS LAND PLANNERS
2600 South Drive Suite 800 Irving, Texas 75038
Tel: 972-302-5400 Fax: 972-302-5400

DATE: JULY 16, 2014 DRAWN BY: SAS CHECKED BY: JLR
SCALE: 1" = 40' SHEET NO. 1 OF 1