



CITY OF PLANO COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		August 11, 2014		
Department:		Planning		
Department Head		Christina Day		
Agenda Coordinator (include phone #): Doris Carter, ext. 5350				
CAPTION				
<p>Public Hearing and consideration of 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. 650 so as to allow the additional use of Private Street Development on 12.7± acres of land out of the Jessie Stiff Survey, Abstract No. 793, located on the east side of Preston Road, 1,500± feet north of Spring Creek Parkway, in the City of Plano, Collin County, Texas, presently zoned Planned Development-101-Retail/General Office and Single-Family Residence-6; 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. Applicant: Nash Group Real Estate</p>				
FINANCIAL SUMMARY				
<input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR:	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	0	0
BALANCE	0	0	0	0
FUND(S): N/A				
COMMENTS:				
SUMMARY OF ITEM				
The applicant has requested Zoning Case 2014-16 be withdrawn per the attached letter. Staff recommends the Council accept the applicant's request to withdraw the zoning case.				
List of Supporting Documents:		Other Departments, Boards, Commissions or Agencies		
Letter of Withdrawal		Planning & Zoning Commission		
P&Z Follow-up				
Second Vice Chair Report				
Staff Write-up				
Maps				
Ordinance				

NASH GROUP REAL ESTATE

Date: July 31, 2014

To: Christina Day, Planning Director, chrisd@plano.gov
Eric Hill, AICP, Development Review Manager, erich@plano.gov
Ross Altobelli, Planner, rossa@plano.gov, Planning Department, City of Plano, TX

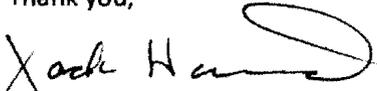
CC: Zach Ipour, President, Megatel Homes
Bryan Klein, Ion Design Group and J.J. Singh

Re: Withdrawal of SUP Application – Zoning Case 2014-16 Harvard Villas Townhome Project

The NASH Group Real Estate respectfully withdraws its SUP Application (Zoning Case 2014-16) for private streets within the Harvard Villas Townhome Project. After additional analysis and design work, we find that we can provide public streets throughout the development that meet the City's standards allowed for front-entry townhome lots (46-foot rights-of-way with 24-foot pavement).

We will proceed to the City Council with the PD Zoning Amendment (Zoning Case 2014-13) scheduled for August 11th; we look forward to its approval so that we can continue to move ahead with development.

Thank you,



Jack Harvard
NASH Group Real Estate
941 Circle in the Woods, Fairview, TX 75069
214-384-3000 mobile Harvard@nashrealestate.com

DATE: July 8, 2014
TO: Honorable Mayor & City Council
FROM: Richard Grady, Chairman, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of July 7, 2014

**AGENDA ITEM NO. 6B - PUBLIC HEARING
ZONING CASE 2014-16
APPLICANT: NASH GROUP REAL ESTATE**

Request for a Specific Use Permit for Private Street Development on 12.7± acres located on the east side of Preston Road, 1,500± feet north of Spring Creek Parkway. Zoned Planned Development-101-Retail/General Office and Single-Family Residence-6/Preston Road Overlay District.

APPROVED: 4-2 **DENIED:** **TABLED:**

LETTERS RECEIVED WITHIN 200 FOOT NOTICE AREA: **SUPPORT:** 3 **OPPOSE:** 2

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

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

STIPULATIONS:

Recommended for approval subject to City Council approval of Zoning Case 2014-13. The Commissioner's voting in opposition believed this was not an appropriate location for a Private Street Development.

FOR CITY COUNCIL MEETING OF: July 28, 2014 (To view the agenda for this meeting, see www.planotx.gov)

PUBLIC HEARING - ORDINANCE

RA/dc

xc: Jack Harvard, Nash Group Real Estate
Bryan Klein, ION Design Group, LLC
Wayne Snell, Permit Services Manager

<http://goo.gl/maps/vkWI2>

Recommendation of the Planning & Zoning Commission

Zoning Case 2014-13

July 7, 2014

Second Vice Chairman's Report

Zoning Case 2014-13, Agenda Items No. 6A, 6B, and 6C – Public Hearing. Items heard together, but voted separately. Six of eight Commissioners were present. Commissioners Pittman and Bender were absent.

Applicant: Nash Group Real Estate

Zoning Case 2014-13 Agenda Item No. 6A– Request to amend Planned Development -101 Retail/General Office (PD-101-R/O-2) on 53.4+/- acres located on the northeast corner of Preston Road and Spring Creek Parkway to allow Single-Family Residence Attached (SF-A) by right and Private Street Development by Specific Use Permit.

Staff Recommendation: The Staff recommended denial of the zoning change for the following reasons:

1. The request is not in conformance with the Future Land Use Plan which recommends this property be developed as Medium Intensity Office (MIO).
2. The request is not in conformance with the 2012 Interim Amendments to the Land Use Element of the Comprehensive Plan related to isolated residential development.
3. The request is not in conformance with several policies of the Comprehensive Plan when rezoning for single-family development, zoning district standards for an SF-A subdivision, or the requirements of the R zoning district for residential uses.
4. The request is adjacent to several nonresidential uses which could create adverse living conditions if residential development is permitted.
5. Zoning Case 2014-16 Agenda Item No. 6B – Request for a Specific Use Permit for Private Street Development on 12.7+/- acres on the east side of Preston Road, 1500+/- feet north of Spring Creek Parkway.
6. Zoning Case 2014-13 Agenda Item No. 6C – Concept Plan for 89 Single Family Residence Attached Lots and Private Street Development on 12.7+/- acres located on the east side of Preston Road, 1400+/- feet north of Spring Creek Parkway. This application is contingent upon approval of both Zoning Case 2014-13 (Agenda Item No 6A) and Zoning Case 2014-16 (Agenda Item No 6B).

Commission Action:

Comments made in Support of the issue 6A included:

- The need for additional SF development in the area was identified, rather than additional MIO type use. Due to the “infill” site identification and configuration, use of this site as SF-A would require some qualification from standard requirements.

- Most of those who looked at this location indicated that it appears to be more surrounded by residential uses, rather than those typically identified as institutional.
- Speakers on this issue indicated support for the rezoning request, none stood opposed. Although there were 16 formal replies for versus 14 formal responses against the issue.
- Neighbors to the south and east have indicated their support for two story SF-A to be far preferable than unrestricted taller MIO commercial uses.
- This property contains a portion of the Bluebonnet Trail and conforms with the P land use designation, and Archgate and Carpenter parks are within half mile of this site.
- Property is located within the Parr, Davis, Haggard, and Schimelpfenig library service areas.
- Water and sanitary sewer services are available to serve the property.
- PISD has confirmed that there is available capacity at all four of the schools serving this area.
- Public safety response times are sufficient to serve this site.

Comments made in Denial of issue 6A included: in addition to Staff comments.

- The SF-A use is within the 150 feet of separation required from retail, and could become polluted by noise and refuse dumpster site from the retail buildings on the east.
- SF-A plan presented does not meet standard SF-A development requirements for Density, lot area per dwelling area, minimum side yard for corner lots, roadway and parking requirements.

A motion was made to recommend approval of the zoning case, to allow Single-Family Residence Attached (SF-A) by right and Private Street Development by Specific Use Permit, which resulted in a 3-3 tie vote. (Commissioner Grady, Hilburn and Prince voted for the approval)

A motion was made for the denial of the zoning case, to allow Single-Family Residence Attached (SF-A) by right and Private Street Development by Specific Use Permit, which resulted in a 3-3 tie vote. (Commissioners Barbera, Mansfield, and Hicks voted for Denial)

Zoning Case 2014-16 Agenda Item No. 6B – Request for a Specific Use Permit (SUP) for Private Street Development on 12.7+/- acres on the east side of Preston Road, 1500+/- feet north of Spring Creek Parkway. Agenda Item 6B requires the approval of Agenda item 6A.

Comments made in support of issue 6B included:

- Roadways construction will be in accordance with approved standards, with exception of the Right of Way width.
- No thru traffic between Preston Road and Ohio.
- Gated access to both Preston Road and Ohio street.
- Streets will be maintained according to a mandatory HOA.

Comments made in denial of issue 6B included:

- This property does not meet the requirement that private street subdivisions be located in an area surrounded on at least three sides by natural or similar man made barriers (75%). Only 8% provided.
- The plan provided does not comply with Subdivision Ordinance requiring that private streets conform to the same standards regulating the design and construction of public streets, and “variances to these requirements shall not be permitted.”

- Subdivision Ordinance allows property owners to petition the city to convert private streets to public streets, which potentially has the result of causing an undue burden on future homeowners, or the city.

A motion was made to approve the zoning case 6B, Specific Use Permit (SUP) for Private Street Development on 12.7+/- acres on the east side of Preston Road, 1500+/- feet north of Spring Creek Parkway, which resulted in approval by 4-2 vote. (Commissioners Barbera and Mansfield voted in the negative)

Zoning Case 2014-13 Agenda Item No. 6C – Concept Plan for 89 Single Family Residence Attached Lots and Private Street Development on 12.7+/- acres located on the east side of Preston Road, 1400+/- feet north of Spring Creek Parkway. This application is contingent upon approval of both Zoning Case 2014-13 (Agenda Item No 6A) and Zoning Case 2014-16 (Agenda Item No 6B).

The city's Transportation Engineering Manager presented his analysis of the Concept Plan and explained his recommendation for denial of the plan presented. The zoning petitioner appealed the suggestions of the city Transportation Engineering Manager. Modifications requested to the thorough design were:

- Maintain a 50-foot right-of-way in lieu of the 40-foot row shown.
- Maintain a 250-foot minimum centerline radius in lieu of the proposed 150-foot radius shown.
- Maintain a 30 mph speed requirement in lieu of a reduced speed.
- Increase sight distances pursuant to residential conductor street requirements.

A motion was made to deny the appeal of the Transportations Engineering Manager's recommendations in the zoning case 6C, which was approved by 5-1 vote, effectively supporting the Transportation Engineering Manager's recommendations (Commissioner Prince voted in the negative)

A motion was then made to deny the concept plan, Agenda Item 6C, which was approved 4-2. (Commissioners Grady and Prince voted in the negative)

In summary, regarding Zoning Case 2014-13, Item 6A, the P&Z Commission vote resulted in a "no decision," automatically sending the question to the City Council for final decision. However, item 6C, the concept plan was denied (supporting the Transportation Engineering Manager's recommendation), but item 6B, the issuance of a Special Use Plan, SUP, was approved, pending approval of the amendment of PD-101-R/O2 to allow SF-A and private street Development by SUP.

Respectfully Submitted,



William Hilburn

Second Vice-Chair

Planning & Zoning Commission

CITY OF PLANO
PLANNING & ZONING COMMISSION

July 7, 2014

Agenda Item No. 6B

Public Hearing: Zoning Case 2014-16

Applicant: Nash Group Real Estate

DESCRIPTION:

Request for a Specific Use Permit for Private Street Development on 12.7± acres located on the east side of Preston Road, 1,500± feet north of Spring Creek Parkway. Zoned Planned Development-101-Retail/General Office and Single-Family Residence-6/Preston Road Overlay District.

REMARKS:

The applicant is requesting a Specific Use Permit (SUP) for Private Street Development. The Zoning Ordinance defines a Private Street as a private vehicular access way shared by and serving two or more lots, which is not dedicated to the public and is not publicly maintained. Private streets and alleys may be established only under the terms of the Subdivision Ordinance. The term "private street" shall be inclusive of alleys. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established.

The applicant proposes to develop a gated residential subdivision with privately owned and maintained streets. A subdivision may be developed with private streets instead of public streets if it complies with the requirements of the Subdivision Ordinance, and if an SUP is granted for Private Street Development. Subdivisions developed with private streets must have a mandatory property owners association. The association will own and be responsible for maintenance of the private streets, and association documents must be filed of record before final plat approval. The applicant has not yet submitted association documents for city review.

The applicant is requesting modifications to Street Design Standards contained within the Thoroughfare Standards Rules & Regulations. A technical memorandum, with justifications, was provided to the city Traffic Engineer for the proposed modification requests. Proposed modifications include:

- Right-of-way width
- Centerline radius
- Design speed
- Sight distance

These modifications are discussed further in the concept plan staff report for Harvard Villas.

In 1994, City Council adopted guidelines for consideration of private, gated subdivisions. A copy of the Private Street Subdivision Guidelines is attached under separate cover.

Conformance to the Private Street Guidelines

Following is an evaluation of the request based upon the Private Street Guidelines:

1. Request for private street subdivisions will require the granting of a Specific Use Permit as allowed by the Zoning Ordinance.

The applicant has submitted this request.

2. A private street subdivision should be located in an area that is surrounded on at least three sides, and in any event not less than approximately 75% of the perimeter, by natural barriers or similar barriers created by man. Examples of natural barriers would be creeks and floodplains. Examples of similar barriers created by man would be a golf course or park. Non-qualifying barriers include screening walls, roadways, man-made drainage ditches or berms, utility easements, and rights-of-way.

The southern portion of the subject property contains the only section of qualifying barriers. This portion is approximately 8% of the perimeter.

3. A private street subdivision may not cross an existing or proposed thoroughfare as shown on the city's most recent Thoroughfare Plan.

The layout of the subdivision complies with this standard.

4. A private street subdivision may not disrupt or cross an existing or proposed City of Plano public pedestrian pathway, hike and bike trail, or park as shown on the city's most recent Park Plan.

An existing 250-foot Hike and Bike Trail Easement is located along a section of the northern property boundary. The concept plan shows a street which extends to the east through this easement out to Ohio Drive. This portion of street is not gated and it does not cross the existing trail. The layout of the subdivision complies with this standard.

5. A private street subdivision should provide a minimum of 50 feet of frontage in order to access an existing or proposed Type “D” thoroughfare or larger as shown on the city’s Thoroughfare Plan.

The subdivision has 87± feet of frontage on Preston Road, a Type “B+” thoroughfare, and 212± feet of frontage on Ohio Road, a Type “D” thoroughfare. The request complies with this standard.

6. No more than two gated street entrances may face a thoroughfare (Type “D” or larger) within any one mile segment.

When the guidelines were created, this standard was intended to create a minimum separation distance between gated subdivisions. The layout of this subdivision proposes one primary gated entrance on Preston Road, and one secondary entrance with a gate located to the interior of the development providing access out to Ohio Drive. There are no other gated subdivisions within a mile of this request. The request complies with this standard.

7. Any proposed private street subdivision adjacent to an existing public street subdivision that can be reasonably connected, including the need to build a bridge or culvert for example, should not be approved as a private street subdivision. The two developments should be connected as public street subdivisions.

There is no adjacent development or vacant land that would support a connection or additional residential subdivision; therefore, this standard does not apply.

Conformance to the Subdivision Ordinance and the Thoroughfares Standards Rules & Regulations

In review of the concept plan, the Transportation Engineering Division determined that certain design elements were not in compliance with the city’s Thoroughfare Standards Rules & Regulations, American Association of State Highway and Transportation Officials (AASHTO) guidelines, or other accepted guidelines developed to foster the safe operation and access of residential streets. Subsection g.1 (Design and Construction Standards for Private Streets and Alleys) of Section 5.4 (Streets and Thoroughfares) of Article V (Requirements for Public Improvements, Reservation and Design) of the Subdivision Ordinance requires that private streets conform to the same standards regulating the design and construction of public streets. The Subdivision Ordinance states that “variances to these requirements shall not be permitted.” Staff has informed the applicant that the proposed street standards are not acceptable, and that the subdivision layout needs to be modified to be consistent with the city’s adopted thoroughfare standards.

In addition to safety and maneuverability concerns, the requirement for private streets to be constructed to the same standards as public streets is necessary so that the city has the ability to maintain the streets if the property owners are no longer able to continue

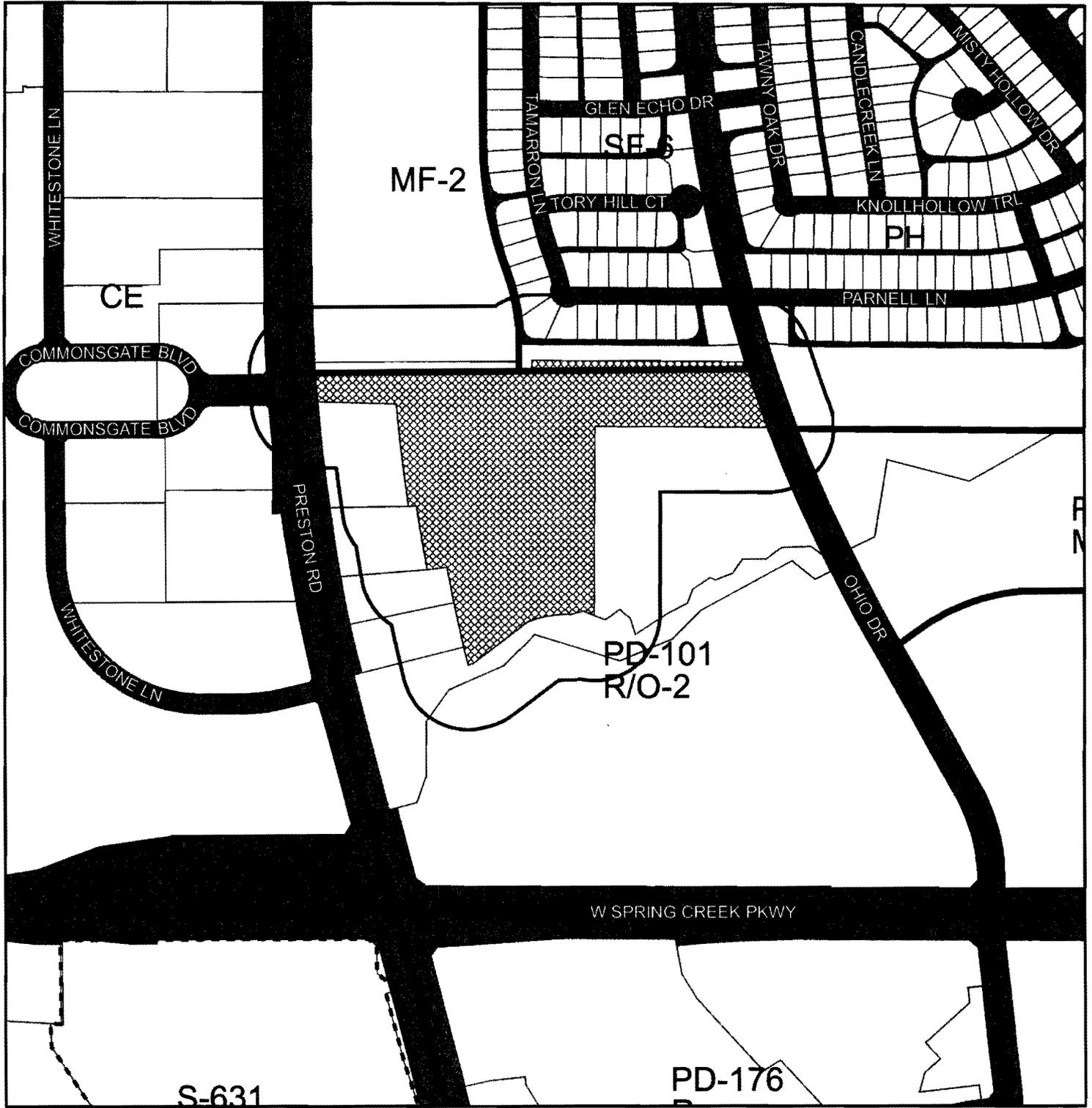
maintenance. The Subdivision Ordinance allows property owner associations the ability to petition the city to convert private streets to public streets, if the need arises. The city has the ability to accept or reject this request at its discretion. If maintenance problems occur on the subject property, there may be undue burden imposed on future homeowners, or the city, due to the construction of nonstandard streets.

SUMMARY

The applicant is requesting an SUP for Private Street Development. The request does not comply with the Private Street Guidelines criteria to be bounded by natural or similar man-made barriers. The applicant is also proposing streets which do not meet the Subdivision Ordinance requirements for a Private Street Development or the city's Thoroughfare Standards Rules & Regulations. For these reasons, as well as those listed in the staff report for Zoning Case 2014-13, staff recommends denial of the request.

RECOMMENDATION:

Recommended for denial.

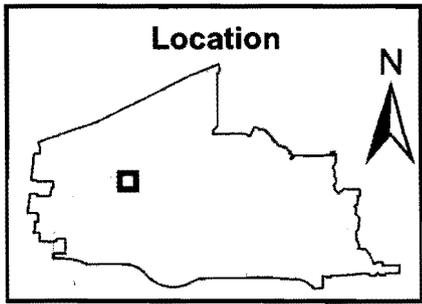


Zoning Case #: 2014-16

Existing Zoning: PLANNED DEVELOPMENT-101-
RETAIL/GENERAL OFFICE &
SINGLE-FAMILY RESIDENCE-6/
PRESTON ROAD OVERLAY DISTRICT



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



Source: City of Plano Planning Department

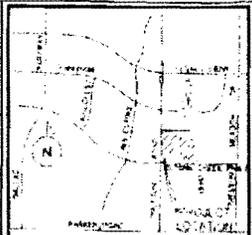


Area of Request
FARNELL LANE



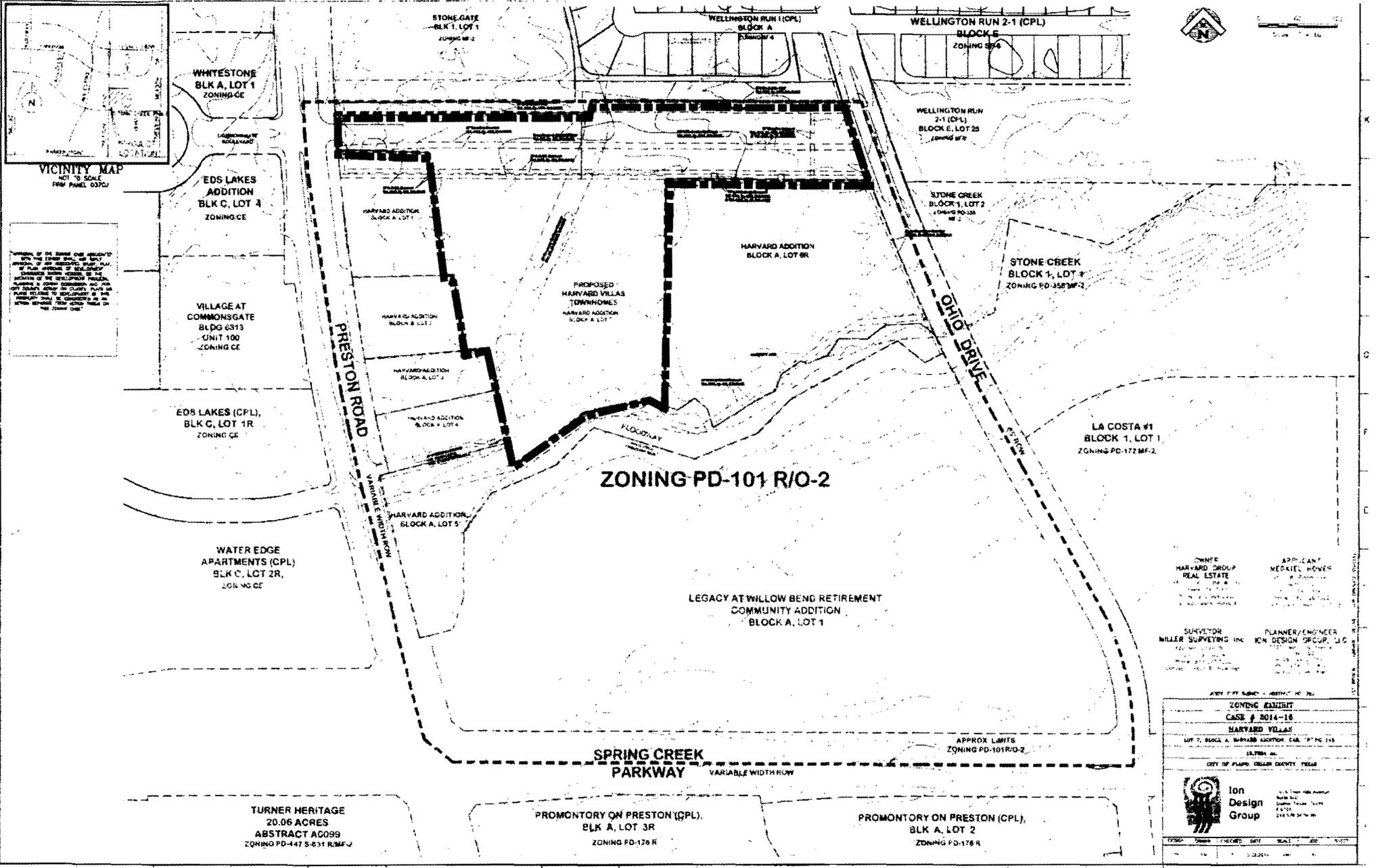
Source: City of Plano, Planning Dept.
Date: July, 2014

Zoning Case 2014-16



VICINITY MAP
NOT TO SCALE
FROM PANEL 03701

Portions of the Survey and plat are hereby approved for use in the preparation of the plat. The surveyor is not responsible for the accuracy of the information shown on this plat. The user of this plat is advised that the user should verify the accuracy of the information shown on this plat before relying on it for any purpose. The user should also verify the accuracy of the information shown on this plat before relying on it for any purpose. The user should also verify the accuracy of the information shown on this plat before relying on it for any purpose.



OWNER
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REAL ESTATE
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WWW.HARVARDGROUP.COM

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ION DESIGN GROUP, LLC
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APPROX. 7.57 ACRES - ABSTRACT NO. 261
ZONING EXEMPT
CASE # 2014-10
HARVARD VILLAS
LOT 1, BLOCK A, HARVARD ADDITION, C.A.B. 71111 113
18,780 SQ. FT.
CITY OF PLANO, COLLIER COUNTY TEXAS
Ion Design Group
DATE: 10/13/2014 TIME: 10:00 AM BY: [Signature]
OWNER: [Signature] PLANNER/ENGINEER: [Signature] SURVEYOR: [Signature]

Zoning Case 2014-16

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. 650 so as to allow the additional use of Private Street Development on 12.7± acres of land out of the Jessie Stiff Survey, Abstract No. 793, located on the east side of Preston Road, 1,500± feet north of Spring Creek Parkway, in the City of Plano, Collin County, Texas, presently zoned Planned Development-101-Retail/General Office and Single-Family Residence-6; 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. 650 for the additional use of Private Street Development on 12.7± acres of land out of the Jessie Stiff Survey, Abstract No. 793, located on the east side of Preston Road, 1,500± feet north of Spring Creek Parkway, in the City of Plano, Collin County, Texas, presently zoned Planned Development-101-Retail/General Office and Single-Family Residence-6; 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. 650 for the additional use of Private Street Development on 12.7± acres of land out of the Jessie Stiff Survey, Abstract No. 793, located on the east side of Preston Road, 1,500± feet north of Spring Creek Parkway, in the City of Plano, Collin County, Texas, presently zoned Planned Development-101-Retail/General Office and Single-Family Residence-6, 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. 650 for the additional use of Private Street Development on 12.7± acres of land out of the Jessie Stiff Survey, Abstract No. 793, located on the east side of Preston Road, 1,500± feet north of Spring Creek Parkway, in the City of Plano, Collin County, Texas, presently zoned Planned Development-101-Retail/General Office and Single-Family Residence-6, said property being more fully described on the legal description in 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 11TH DAY OF AUGUST, 2014.

Harry LaRosiliere, MAYOR

ATTEST:

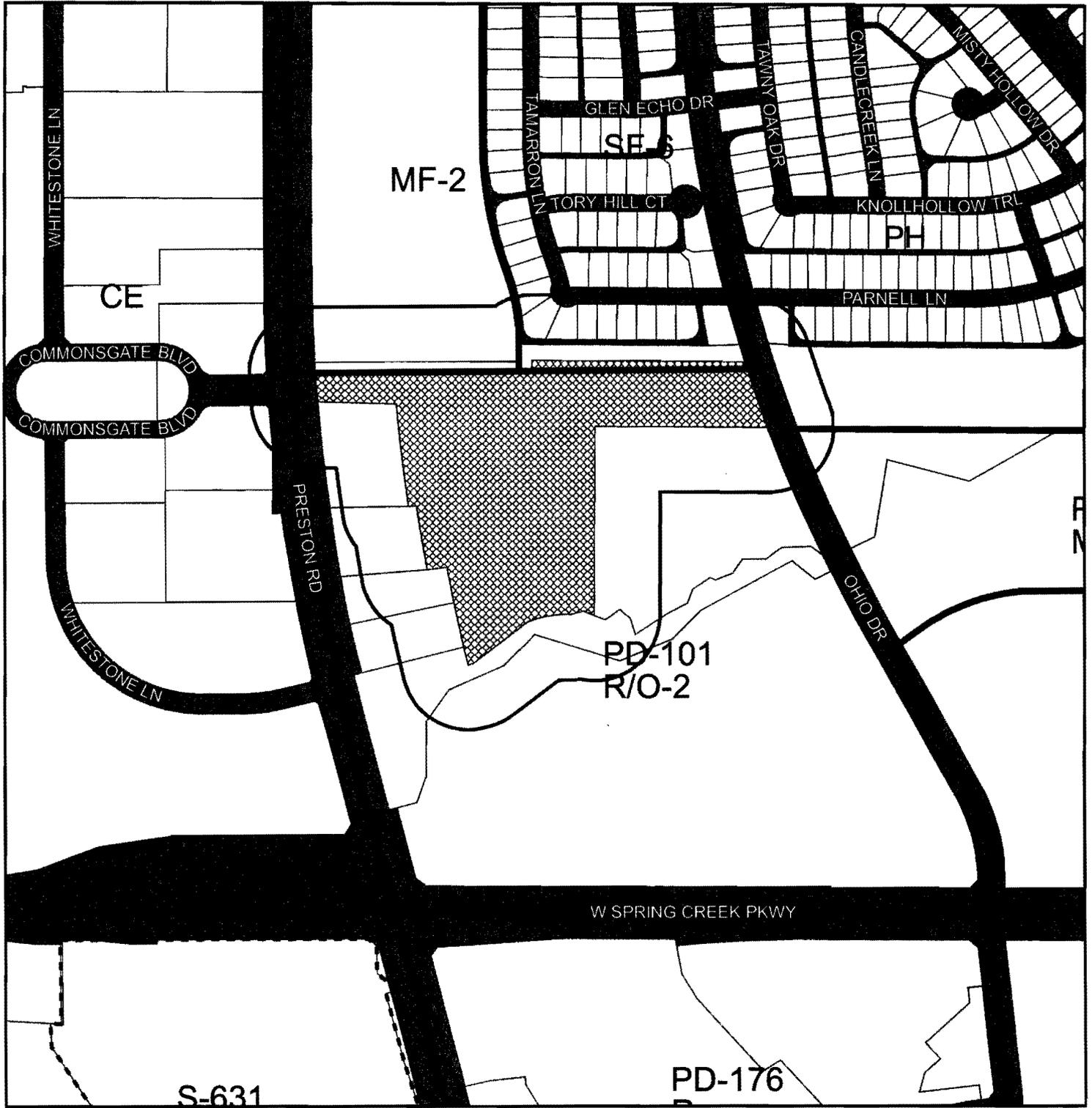
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2014-16

BEING a 12.7254± acre lot, tract, or parcel of land situated in the Jessie Stiff Survey, Abstract No. 793, City of Plano, Collin County, Texas and being all of Lot 7 of Block A of Revised Conveyance Plat, Lots 7 and 6R, of the Harvard Addition, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Volume R, Page 111 of the Plat Records of Collin County, Texas.

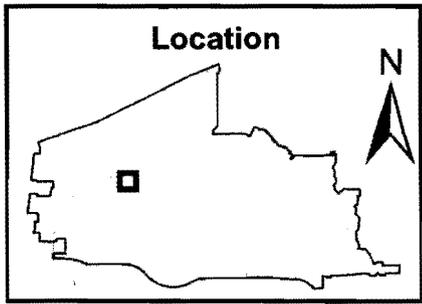


Zoning Case #: 2014-16

Existing Zoning: PLANNED DEVELOPMENT-101-
RETAIL/GENERAL OFFICE &
SINGLE-FAMILY RESIDENCE-6/
PRESTON ROAD OVERLAY DISTRICT



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



Source: City of Plano Planning Department

