

DATE: August 2, 2016
TO: Honorable Mayor & City Council
FROM: John Muns, Chair, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of August 1, 2016

**AGENDA ITEM NO. 2A - PUBLIC HEARING
ZONING CASE 2016-024
APPLICANT: SHAHID RASUL**

Request to rezone 7.9 acres located at the northeast corner of Jupiter Road and Los Rios Boulevard **from** Agricultural **to** Planned Development-Single-Family Residence-7. Project #ZC2016-024. Tabled July 5, 2016.

APPROVED: 7-0 **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:** 1 **Neutral:** 0

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

STIPULATIONS:

Recommended for approval as follows:

Restrictions:

The permitted uses and standards shall be in accordance with the Single-Family Residence-7 (SF-7) zoning district unless otherwise specified herein.

1. Minimum Interior Lot Side Yard: 5 feet
2. A 6-foot masonry screening wall to be owned and maintained by the homeowner's association shall be constructed along Los Rios Boulevard and Jupiter Road rights-of-way.
3. The following standards shall apply to lots located east of the drainage and floodway easement:
 - a. Minimum Lot Width: 50 feet
 - b. Minimum Lot Depth: 90 feet

FOR CITY COUNCIL MEETING OF: August 22, 2016 (To view the agenda for this meeting, see www.plano.gov)

PUBLIC HEARING - ORDINANCE

RA/amf

xc: Shahid Rasul, Owner
Jim Dewey, Jr., JDJR Engineers & Consultants, Inc.
Wayne Snell, Permit Services Manager

<https://goo.gl/maps/H163C9BSWrX>

CITY OF PLANO
PLANNING & ZONING COMMISSION

August 1, 2016

Agenda Item No. 2A

Public Hearing: Zoning Case 2016-024

Applicant: Shahid Rasul

DESCRIPTION:

Request to rezone 7.9 acres located at the northeast corner of Jupiter Road and Los Rios Boulevard **from** Agricultural **to** Planned Development-Single-Family Residence-7. Project #ZC2016-024. Tabled July 5, 2016.

REMARKS:

This item was tabled at the July 5, 2016, Planning & Zoning Commission meeting. It must be removed from the table for consideration.

The purpose of this request is to rezone the subject property to allow for development of 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 requested zoning is Planned Development-Single Family Residence-7 (PD-SF-7) to allow for single-family residences with modified development standards. A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off- and on-site conditions. 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, The Meadows at Plano, accompanies this request as Agenda Item No. 2B.

Surrounding Land Use and Zoning

The area of the request is currently developed as a single-family residence with agricultural uses. The properties to the north and east include single-family homes and agricultural land zoned A. To the south and west is property owned by City of Plano and the Oak Point Park Nature and Retreat Center.

Proposed Development Stipulations

The requested zoning is PD-SF-7. There are two primary parts to this request: land use and design standards.

Land Use - The applicant is proposing to rezone to PD-SF-7 to allow for single-family detached residences.

Design Standards - The requested design standards are to modify the area and yard requirements of the SF-7 zoning district as follows:

Restrictions:

The permitted uses and standards shall be in accordance with the Single-Family Residence-7 (SF-7) zoning district unless otherwise specified herein.

1. Minimum Interior Lot Side Yard: 5 feet
2. A 6-foot masonry screening wall to be owned and maintained by the homeowner's association shall be constructed along the Los Rios Boulevard and Jupiter Road rights-of-way.
3. The following standards shall apply to lots located east of the drainage and floodway easement:
 - a. Minimum Lot Width: 50 feet
 - b. Minimum Lot Depth: 90 feet

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.

The proposed PD-SF-7 zoning is denser than residences immediately adjacent to the subject property, but there are several existing SF-7 subdivisions within 500 feet of the subject property further north and east. This single-family residential rezoning request is consistent with the Future Land Use Plan.

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



The 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.

This request would enhance the presence of residential uses in the general area by allowing for infill development of single-family homes. This rezoning is in conformance with the CE designation.

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.

Additional single-family zoning on the subject property is consistent with this policy. Nearby SF-7 subdivisions are located within 500 feet to the north and east of the subject property as shown in the map below:



Neighborhood Conservation Policy - Plano will conserve and enhance established residential neighborhoods through city programs, initiatives, and regulations that support

neighborhood identity and ensure safe, walkable communities; and preserve the suburban form that contributes to the overall character and livability of the neighborhoods.

This request is in conformance with this policy as it will continue the development pattern of the existing residential neighborhoods in the general area.

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.*

Additional single-family zoning on the subject property is consistent with this policy. Nearby SF-7 subdivisions are located within 500 feet to the north and east of the subject property.

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 Independent 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 within several hundred feet of Oak Point Park located on the south side of Los Rios Boulevard. Future residents would be served by the Harrington Library which has sufficient capacity to serve the development.

ISSUES:

Residential Use

The subject property is situated adjacent to existing residences and, across Los Rios Boulevard, City of Plano park land. The Comprehensive Plan supports residential uses on the property, and the site has access to Jupiter Road and Los Rios Boulevard. Although the requested SF-7 district will provide a different product than the large estate lots immediately adjacent to the subject property, there are existing SF-7 subdivisions to the north and east, as previously mentioned. For these reasons, staff is in support of SF-7 zoning.

PD Stipulations

The applicant is requesting PD stipulations to reduce the lot width, lot depth, and side yard setbacks. The subject property is oddly shaped and includes a portion of floodplain which affects the layout of the future subdivision. The applicant's stipulations are

intended to capture more developable area to increase the number of potential residential lots. Below is a comparison of the standards:

	SF-7 District	Applicant's Request
Minimum Lot Width	65' interior lots; 70' corner lots	50'
Minimum Lot Depth	100'	90'
Minimum Interior Lot Side Yard	6.5' or 10% of lot width, whichever is greater; max 10'	5'

Although this property is uniquely shaped and requires careful consideration regarding the placement of homes, it is possible to develop SF-7 residences in accordance with the standard lot regulations.

At the initial public hearing on July 5, 2016, the Planning & Zoning Commission directed the applicant to meet with staff to modify the proposed PD stipulations and reduce the number of lots affected by the modified standards. The updated PD stipulations still allow all lots to develop with a minimum five-foot side yard. However, due to the existing floodplain on the eastern portion of the subject property, the applicant is requesting to allow lots east of the floodplain to develop with reduced lot width and lot depth. Although a masonry screening wall is not required for lots that side to public streets, the applicant is also proposing a stipulation to construct a masonry screening wall along Los Rios Boulevard and Jupiter Road. Staff is in support of the requested PD stipulations due to the unique shape of the property and the existing floodplain on the eastern portion of the site.

SUMMARY:

This is a request to rezone 7.9 acres located at the northeast corner of Jupiter Road and Los Rios Boulevard from Agricultural to Planned Development-Single-Family Residence-7. The residential zoning request is in conformance with the recommendations of the Comprehensive Plan. Staff believes a residential use is appropriate in the context of the surrounding residential properties, and the requested PD stipulations are consistent with the direction provided by the Planning and Zoning Commission at the July 5, 2016 meeting. For these reasons, staff is in support of the zoning request.

RECOMMENDATION:

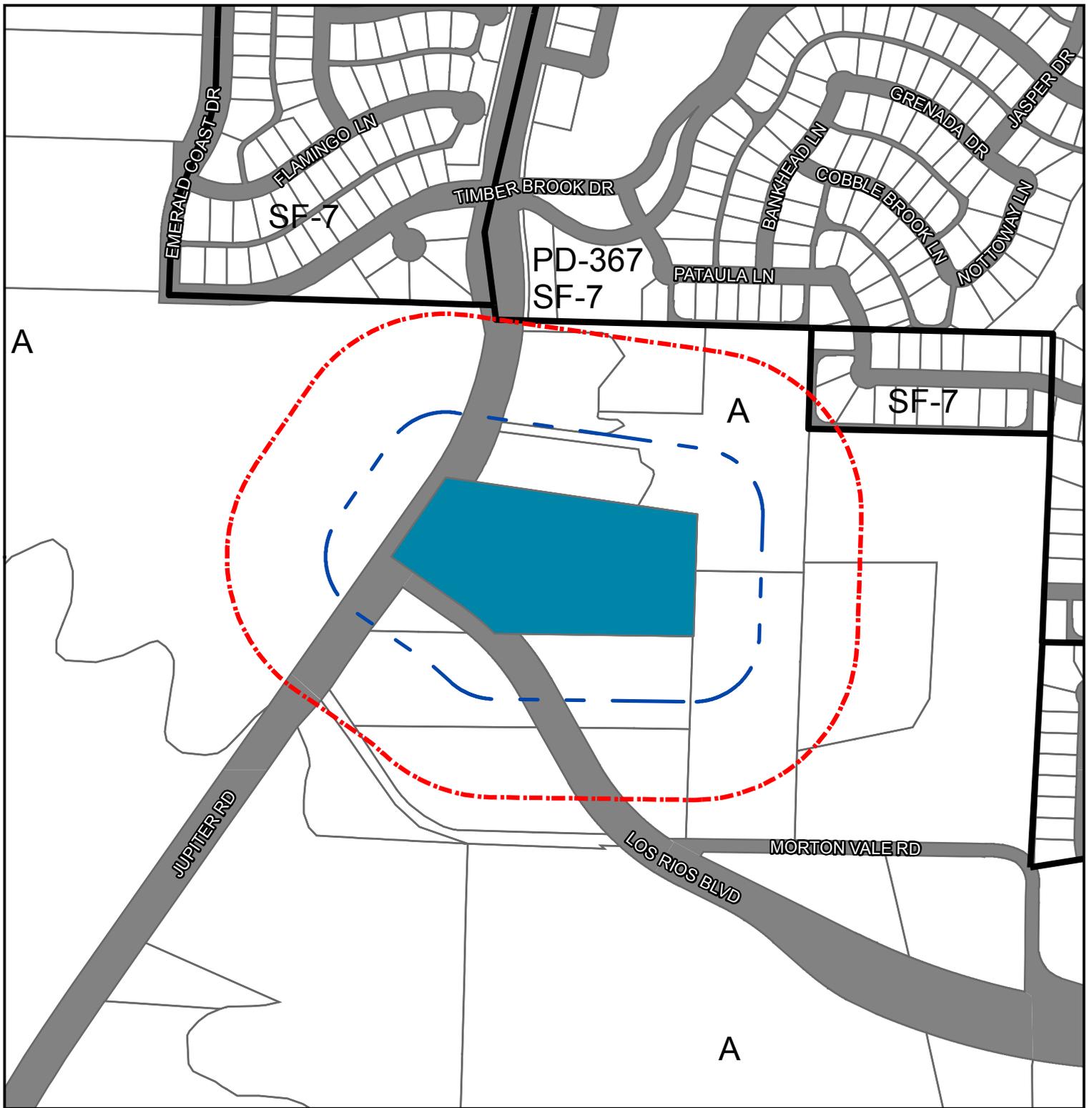
Recommended for approval as follows:

Restrictions:

The permitted uses and standards shall be in accordance with the Single-Family Residence-7 (SF-7) district unless otherwise specified herein.

1. Minimum Interior Lot Side Yard: 5 feet

2. A 6-foot masonry screening wall to be owned and maintained by the homeowner's association shall be constructed along Los Rios Boulevard and Jupiter Road rights-of-way.
3. The following standards shall apply to lots located east of the drainage and floodway easement:
 - a. Minimum Lot Width: 50 feet
 - b. Minimum Lot Depth: 90 feet



Zoning Case #: 2016-024

Existing Zoning: Agricultural (A)

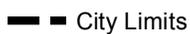
Proposed Zoning: Planned Development-Single-Family Residence-7 (PD-SF-7)

 500' Courtesy Notification Buffer

 200' Notification Buffer

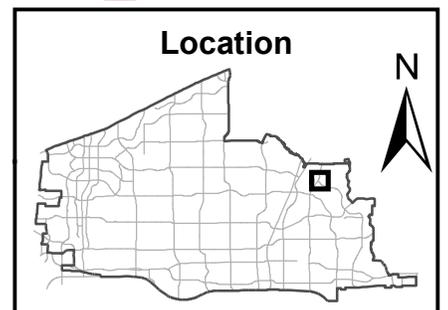
 Subject Property

 Zoning Boundary

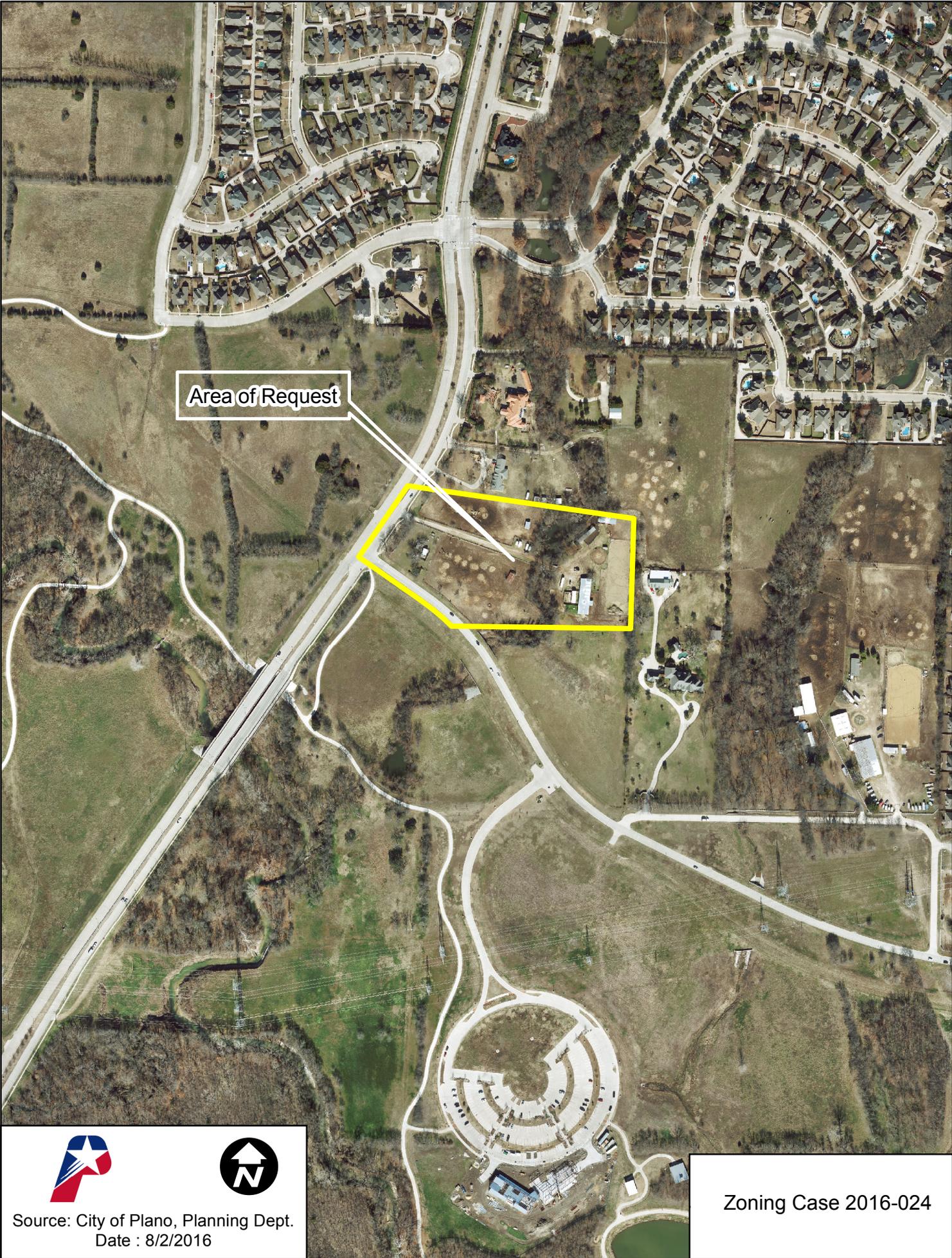
 City Limits

 Specific Use Permit

 Right-of-Way



Source: City of Plano Planning Department



Area of Request



Source: City of Plano, Planning Dept.
Date : 8/2/2016

Zoning Case 2016-024

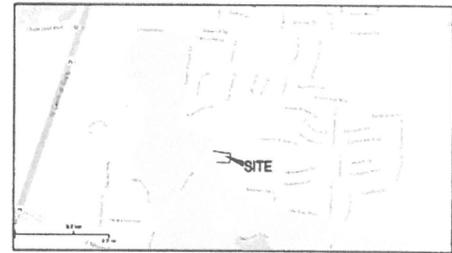
Dees 8/1/2016 X:\Dept\IP&Z Locators & Graphics\Z2016-024A.mxd



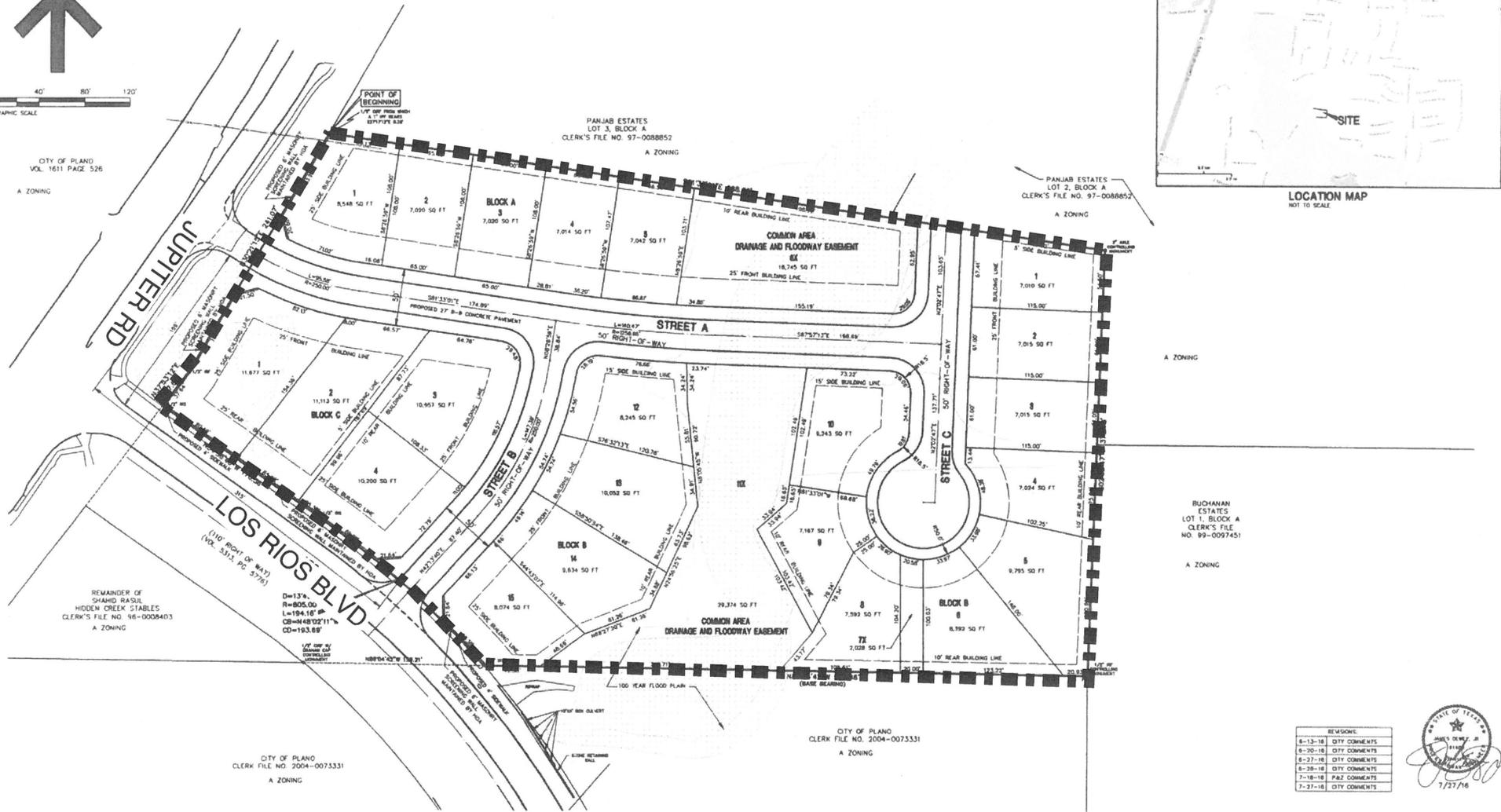
0' 40' 80' 120'
GRAPHIC SCALE

CITY OF PLANO
VOL. 1611 PAGE 526

A ZONING



LOCATION MAP
NOT TO SCALE



REMAINDER OF
SHAND RASUL
HODEN CREEK STABLES
CLERK'S FILE NO. 98-0008403
A ZONING

CITY OF PLANO
CLERK FILE NO. 2004-0073331
A ZONING

CITY OF PLANO
CLERK FILE NO. 2004-0073331
A ZONING

BUCHANAN
ESTATES
LOT 1, BLOCK A
CLERK'S FILE
NO. 99-0097451
A ZONING

PLANNED DEVELOPMENT STIPULATIONS:

- All uses permitted by Section 9.600 (SF-7 Single Family Residence - 7) will be allowed and all requirements of Section 9.600 of the Zoning Ordinance and all other applicable requirements of Zoning Ordinance will be complied with except:
 - Minimum lot depth required = 90 feet for parcels located east of the drainage and floodway easement only.
 - Minimum Lot width interior required = 50 feet for parcels located east of the drainage and floodway easement only.
 - Minimum Side Yard = 5 feet
- A masonry screening wall (6' height) will be constructed along the frontage of Jupiter Road and Los Rios Boulevard.

SITE DATA SUMMARY TABLE

	STANDARD REQUIREMENT	PROPOSED REQUIREMENT
ZONING	SF-7	PD SF-7
LAND USE	SINGLE FAMILY	SINGLE FAMILY
MINIMUM LOT SIZE	7,000 SQ. FT.	7,000 SQ. FT.
MINIMUM LOT DEPTH	100 FEET	90 FEET
MINIMUM LOT WIDTH (INTERIOR)	65 FEET	50 FEET
MINIMUM LOT WIDTH (CORNER)	70 FEET	70 FEET
MINIMUM FRONT YARD	25 FEET	25 FEET
MINIMUM SIDE YARD (INTERIOR)	6.5 FEET	5 FEET
MINIMUM SIDE YARD (CORNER)	15 FEET	15 FEET
MINIMUM REAR YARD	10 FEET	10 FEET
MAX. BUILDING HEIGHT	35 FEET OR 2 STORES	35 FEET OR 2 STORES
MAX LOT COVERAGE	45 PERCENT	45 PERCENT
REQUIRED PARKING	2 SPACES (OFF-STREET)	2 SPACES (OFF-STREET)

EXISTING TREE CANOPY

OWNER:
SHAND RASUL
7612 PEACH BLOSSOM DRIVE
PLANO, TEXAS 75026-5744
PHONE: (972) 208-2349

APPLICANT:
NAFK, LLC
3630 COPPERSTONE DRIVE
DALLAS, TEXAS 75287
PHONE: (214) 215-1186
CONTACT: KHIZER SCHON
PIZZA SCHON HASHMI

REVISIONS:
8-13-16 CITY COMMENTS
8-30-16 CITY COMMENTS
8-27-16 CITY COMMENTS
8-28-16 CITY COMMENTS
7-18-16 P&Z COMMENTS
7-27-16 CITY COMMENTS



PROJECT #CP2018-018

SHEET TITLE:
**CONCEPT PLAN
THE MEADOWS AT PLANO
6.82 ACRES
JEREMAH MUNCY SURVEY, ABSTRACT NO. 320
PLANO, TEXAS**

PREPARED BY:
JDJR ENGINEERS & CONSULTANTS, INC.
TEMPLE RESTORATION BLVD #200
ENGINEERS • SURVEYORS • LAND PLANNERS
2520 Texas Blvd Suite 200 Irving, Texas 75039
Tel: 972-266-9555 Fax: 972-266-9558

DATE: 5-26-16 DRAWN BY: JDJR SHEET NO.
SCALE: 1" = 40' CHECKED BY: JDJR 1 of 1



June 21, 2016

City of Plano
 Ross Altobelli, Planning Department
 1520 K Avenue, Suite 250
 Plano, Texas 75074

RE: ZC2016-024

Dear Mr. Altobelli:

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.



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,

Stephen Fortenberry
Chief Financial Officer
Plano ISD

Zoning Case 2016-024

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 7.9 acres of land out of the Jeremiah Muncy Survey, Abstract No. 621, located at the northeast corner of Jupiter Road and Los Rios Boulevard in the City of Plano, Collin County, Texas, from Agricultural to Planned Development-12-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 22nd day of August, 2016, for the purpose of considering rezoning 7.9 acres of land out of the Jeremiah Muncy Survey, Abstract No. 621, located at the northeast corner of Jupiter Road and Los Rios Boulevard in the City of Plano, Collin County, Texas, from Agricultural to Planned Development-12-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 22nd day of August, 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 7.9 acres of land out of the Jeremiah Muncy Survey, Abstract No. 621, located at the northeast corner of Jupiter Road and Los Rios Boulevard in the City of Plano, Collin County, Texas, from Agricultural to Planned Development-12-Single-Family Residence-7, said property being described in the legal description on Exhibit "A" attached hereto.

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

Restrictions:

The permitted uses and standards shall be in accordance with the Single-Family Residence-7 (SF-7) district unless otherwise specified herein.

1. Minimum Interior Lot Side Yard: 5 feet
2. A 6-foot masonry screening wall to be owned and maintained by the homeowner's association shall be constructed along Los Rios Boulevard and Jupiter Road rights-of-way.
3. The following standards shall apply to lots located east of the drainage and floodway easement:
 - a. Minimum Lot Width: 50 feet
 - b. Minimum Lot Depth: 90 feet

Section III. It is directed that the official zoning map of the City of Plano (which is retained in electronic record format) be changed to reflect the zoning classification established by this Ordinance.

Section IV. All provisions of the ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Plano not in conflict with the provisions of this Ordinance shall remain in full force and effect.

Section V. The repeal of any ordinance or part of ordinances affected by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinance at the time of passage of this Ordinance.

Section VI. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section VII. It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable, and the invalidity or partial invalidity of any section, clause or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

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

PASSED AND APPROVED THIS THE 22ND DAY OF AUGUST, 2016.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2016-024

BEING a tract of land situated in the JEREMIAH MUNCY SURVEY ABSTRACT NO. 621, in the City of Plano, Collin County, Texas, and being part of a tract of land described in deed to Shahid Rasul recorded in Clerk's File No. 96-0008403 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 capped iron rod found for corner in the southeasterly line of Jupiter Road (a called variable width right-of-way), same being the northwest corner of said Rasul tract and the southwest corner of Panjab Estates, an addition to the City of Plano, Texas, according to the plat recorded Clerk's File No.97-0088852, of the Deed Records of Collin County, Texas;

THENCE South 81°33'01" East, along the south line of said Panjab Estates, for a distance of 688.88 feet to a 2 inch axle found for corner;

THENCE South 02°02'47"seconds West, for a distance of 372.73 feet to a 1/2 inch iron rod found for corner at the northeast corner of a tract of land as described in deed to the City of Plano as recorded in Clerk's File No. 2004-0073331 of the Deed Records of Collin County, Texas;

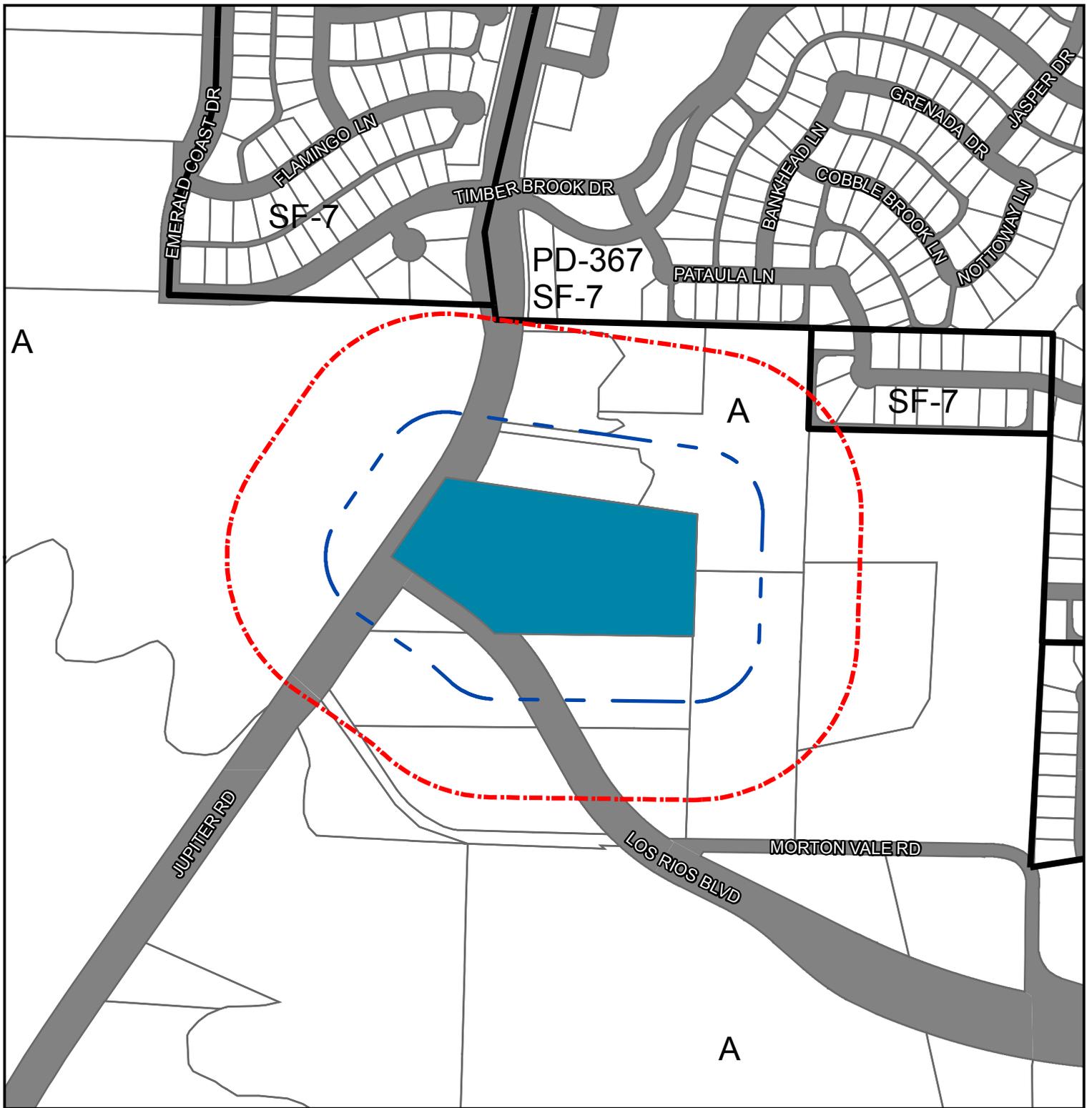
THENCE North 89°04'42" West, along the north line of said City of Plano tract, for a distance of 529.46 feet to a 1/2 inch iron rod set for corner in the northeasterly line of Los Rios Blvd. (a called 110 right-of-way), and continuing for a total distance of 605.88 feet to a point for corner in the centerline of said Los Rios Blvd., same being the beginning of a non-tangent curve to the left having a radius of 750.00 feet, a central angle of 09°54'22", and a chord bearing of North 49°59' 35" seconds West and a chord distance of 129.51 feet;

THENCE northwesterly, along said curve to the left and the said centerline line of Los Rios Blvd., for an arc distance of 129.67 feet to a point for corner at the end of said curve;

North 54°56'46" West, along the said centerline line of Los Rios Blvd., for a distance of 264.53 feet to the centerline of Jupiter Road;

THENCE North 34°47'43" East, along the said centerline line of Jupiter Road, for a distance of 294.09 feet to a point for corner;

THENCE South 81°33'01" East, departing the said centerline of Jupiter Road, for a distance of 86.57 feet to the POINT OF BEGINNING and CONTAINING a computed area of 343,426.94 square feet or 7.8840 acres of land, more or less.



Zoning Case #: 2016-024

Existing Zoning: Agricultural (A)

Proposed Zoning: Planned Development-Single-Family Residence-7 (PD-SF-7)

 500' Courtesy Notification Buffer

 200' Notification Buffer

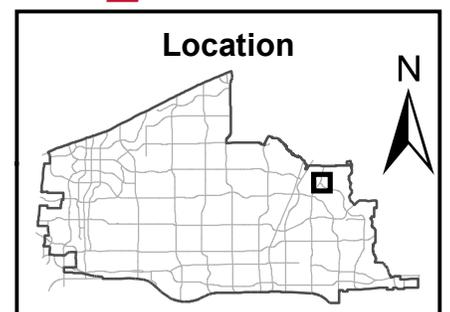
 Subject Property

 Zoning Boundary

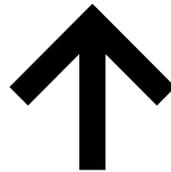
 City Limits

 Specific Use Permit

 Right-of-Way



Source: City of Plano Planning Department



CITY OF PLANO
VOL. 1611 PAGE 526

A ZONING

POINT OF BEGINNING
1/2" CIR FROM WHICH
A 1" PP BEARS
S27°17'12"E 0.28'

PANJAB ESTATES
LOT 3, BLOCK A
CLERK'S FILE NO. 97-0088852

A ZONING

PANJAB ESTATES
LOT 2, BLOCK A
CLERK'S FILE NO. 97-0088852

A ZONING



LOCATION MAP
NOT TO SCALE

A ZONING

THE MEADOWS AT PLANO

BUCHANAN
ESTATES
LOT 1, BLOCK A
CLERK'S FILE
NO. 99-0097451

A ZONING

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

REMAINDER OF
SHAHID RASUL
HIDDEN CREEK STABLES
CLERK'S FILE NO. 96-0008403
A ZONING

CITY OF PLANO
CLERK FILE NO. 2004-0073331
A ZONING

CITY OF PLANO
CLERK FILE NO. 2004-0073331
A ZONING

LLEGAL DESCRIPTION

BEING a tract of land situated in the JEREMIAH MUNCY SURVEY ABSTRACT NO. 621, in the City of Plano, Collin County, Texas, and being part of a tract of land described in deed to Shahid Rasul recorded in Clerk's File No. 96-0008403 of the Deed Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/4 inch capped iron rod found for corner in the southeasterly line of Jupiter Road (a called variable width right-of-way), same being the northwest corner of said Rasul tract and the southwest corner of Panjab Estates, an addition to the City of Plano, Texas, according to the plat recorded Clerk's File No. 97-0088852, of the Deed Records of Collin County, Texas;

THENCE South 81 degrees 33 minutes 01 seconds East, along the south line of said Panjab Estates, for a distance of 86.57 feet to a 2" axle found for corner;

THENCE South 02 degrees 02 minutes 47 seconds West, for a distance of 372.73 feet to a 1/2 inch iron rod found for corner at the northeast corner of a tract of land as described in deed to the City of Plano as recorded in Clerk's File No. 2004-0073331 of the Deed Records of Collin County, Texas;

THENCE North 89 degrees 04 minutes 42 seconds West, along the north line of said City of Plano tract, for a distance of 529.46 feet to a 1/2 inch iron rod set for corner in the northeasterly line of Los Rios Blvd. (a called 110 right-of-way), and continuing for a total distance of 605.88 feet to a point for corner in the centerline of said Los Rios Blvd., same being the beginning of a non-tangent curve to the left having a radius of 750.00 feet, a central angle of 09 degrees 54 minutes 22 seconds, and a chord bearing of North 49 degrees 59 minutes 35 seconds West and a chord distance of 129.51 feet;

THENCE Northwesterly, along said curve to the left and the said centerline line of Los Rios Blvd., for an arc distance of 129.67 feet to a point for corner at the end of said curve;

North 54 degrees 56 minutes 46 seconds West, along the said centerline line of Los Rios Blvd., for a distance of 264.53 feet to the centerline of Jupiter Road;

THENCE North 34 degrees 47 minutes 43 seconds East, along the said centerline line of Jupiter Road, for a distance of 294.09 feet to a point for corner;

THENCE South 81 degrees 33 minutes 01 seconds East, departing the said centerline of Jupiter Road, for a distance of 86.57 feet to the POINT OF BEGINNING and containing a computed area of 343,426.94 square feet or 7.8840 acres of land, more or less.

D=13'49'09"
R=805.00'
L=194.16'
CB=N48°02'11"W
CD=193.69'

D=09°54'22"
R=750.00'
L=129.67'
CB=N49°59'35"W
CD=129.51'

LOS RIOS BOULEVARD
(110' RIGHT OF WAY)
(VOL. 5313, PG. 576)

JUPITER ROAD
(VARIABLE WIDTH RIGHT OF WAY)

REVISIONS:	
6-09-16	CITY COMMENTS
6-20-16	CITY COMMENTS
6-27-16	CITY COMMENTS

OWNER:
SHAHID RASUL
7612 PEACH BLOSSOM DRIVE
PLANO, TEXAS 75025-3744
PHONE: (972) 208-2349

APPLICANT:
NAFK, LLC
3639 COPPERSTONE DRIVE
DALLAS, TEXAS 75287
PHONE: (214) 215-1186
CONTACT: KHIZER SCHON
FIZZA SCHON HASHMI

PROJECT #ZC2016-024

SHEET TITLE:
ZONING EXHIBIT
THE MEADOWS AT PLANO
7.8840 ACRES
JEREMIAH MUNCY SURVEY, ABSTRACT NO. 320
PLANO, TEXAS

PREPARED BY:
JDJR ENGINEERS & CONSULTANTS, INC.
TSBPE REGISTRATION NUMBER F-8527

ENGINEERS • SURVEYORS • LAND PLANNERS
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DATE: 5-26-16	DRAWN BY: JDJR	SHEET NO.
SCALE: 1" = 40'	CHECKED BY: JDJR	1 OF 1