



## CITY OF PLANO COUNCIL AGENDA ITEM

<b>CITY SECRETARY'S USE ONLY</b>				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		September 12, 2011		
Department:		Planning		
Department Head		Phyllis M. Jarrell		
Agenda Coordinator (include phone #): <b>T. Stuckey, ext. 7156</b>				
<b>CAPTION</b>				
Consideration of an Appeal of the Planning & Zoning Commission's Denial of the Concept Plan for Kathryn Park - 69 Single-Family Residence-6 lots and two common area lots on 13.9± acres located at the northwest corner of Kathryn Lane and Rowlett Cemetery Road. Zoned Regional Commercial/State Highway 121 Overlay District. Applicant: Birkel Custer 121 Partners Ltd.				
<b>FINANCIAL SUMMARY</b>				
<input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR:	<b>Prior Year (CIP Only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Budget	0	0	0	<b>0</b>
Encumbered/Expended Amount	0	0	0	<b>0</b>
This Item	0	0	0	<b>0</b>
BALANCE	0	0	0	<b>0</b>
FUND(S):				
COMMENTS:				
<b>SUMMARY OF ITEM</b>				
At its August 1, 2011 meeting, the Planning & Zoning Commission denied the concept plan, by a vote of 4-3, due to their denial recommendation for the companion Zoning Case 2011-18. A simple majority, or 5 of the 8 City Council members, is required for approval of the request.				
List of Supporting Documents:			Other Departments, Boards, Commissions or Agencies	
Letter of Appeal from Applicant			Planning & Zoning Commission	
P&Z Follow-up Memo				
Staff Report				
Locator Map				
Concept Plan				



# TIPTON ENGINEERING, INC.

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**ENGINEERING • SURVEYING • PLANNING**

5029

6330 Broadway Blvd. • Suite C • Garland, Texas 75043 • (972) 226-2967 • FAX (972) 226-1946

August 3, 2011

Ms. Bester Munyaradzi, AICP  
**CITY OF PLANO**  
1520 Avenue K  
Plano, TX 75086

**RE: ZONING CASE 2011-18  
CONCEPT PLAN – KATHRYN PARK**

Dear Ms. Munyaradzi:

We would like to appeal the Planning and Zoning Commission's denial of the Kathryn Park zoning case and associated concept plan to the next City Council meeting. We included a check for \$ 185 for the required fees.

Please contact us if you have any questions or if we can be of any assistance.

Sincerely,

**TIPTON ENGINEERING, INC.**

A handwritten signature in black ink, appearing to read 'Richard Hovas', is written over the printed name.

Richard Hovas, P.E.

**DATE:** August 2, 2011  
**TO:** Applicants with Items before the Planning & Zoning Commission  
**FROM:** Chris Caso, Chairman, Planning & Zoning Commission  
**SUBJECT:** Results of Planning & Zoning Commission Meeting of August 1, 2011

**AGENDA ITEM NO. 7B - CONCEPT PLAN  
3/KATHRYN PARK  
APPLICANT: BIRKEL CUSTER 121 PARTNERS LTD.**

69 Single Family Residence-6 lots and two common area lots on 13.9± acres located at the northwest corner of Kathryn Lane and Rowlett Cemetery Road. Zoned Regional Commercial/State Highway 121 Overlay District. Neighborhood #3.

**APPROVED:** \_\_\_\_\_ **DENIED:** 4-3 **TABLED:** \_\_\_\_\_

**STIPULATIONS:**

Denied. The Commission voted denial of the concept plan due to their denial recommendation for the companion Zoning Case 2011-18.

BM/dc

xc: Birkel Custer 121 Partners, Ltd.  
Jim Douglas, Douglas Properties, Inc.

CITY OF PLANO  
PLANNING & ZONING COMMISSION

August 1, 2011

**Agenda Item No. 7B**

**Concept Plan:** Kathryn Park

**Applicant:** Birkel Custer 121 Partners Ltd.

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**DESCRIPTION:**

69 Single Family Residence-6 lots and two common area lots on 13.9± acres located at the northwest corner of Kathryn Lane and Rowlett Cemetery Road. Zoned Regional Commercial/State Highway 121 Overlay District. Neighborhood #3.

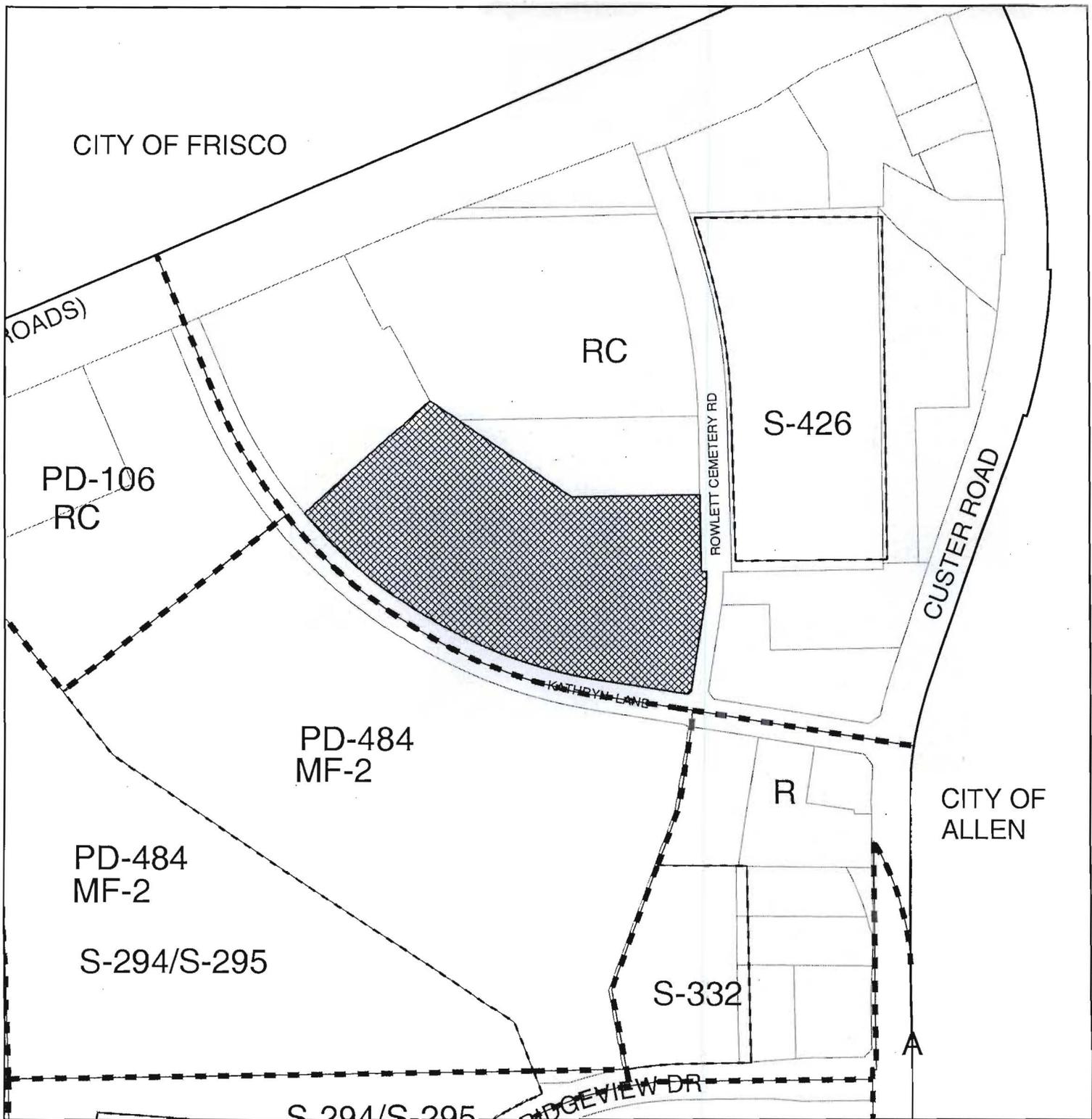
**REMARKS:**

This concept plan is subject to approval of companion Zoning Case 2011-18. The concept plan proposes 69 Single-Family Residence-6 lots and two common area lots. The purpose for the concept plan is to show the proposed lot and street layout for the development. The site has access from Kathryn Lane and Rowlett Cemetery Road. The existing fire lane at the west end of the property is proposed to be a common area lot, owned and maintained by the Homeowners' Association. While the fire lane is mostly on the subject property, it provides access to the adjacent garden center and religious facility to the north.

Due to staff's recommendation for denial of the companion case, Zoning Case 2011-18, staff recommends denial of the proposed concept plan.

**RECOMMENDATION:**

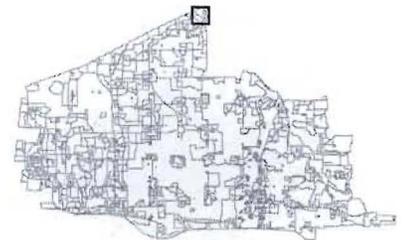
Recommended for denial.



Item Submitted: CONCEPT PLAN

Title: KATHRYN PARK

Zoning: REGIONAL COMMERCIAL/  
STATE HIGHWAY 121 OVERLAY DISTRICT



○ 200' Notification Buffer



60 30 0 60 120  
SCALE: 1" = 60'

CUSTER/121 ADDITION  
LOT 5, BLOCK 1  
CAB. Q, SLIDE 414  
RC ZONING

CUSTER/121 ADDITION  
LOT 6, BLOCK 1  
CAB. Q, SLIDE 403  
RC ZONING

CUSTER/121 ADDITION  
LOT 7-1, BLOCK 1  
CAB. Q, SLIDE 403  
RC ZONING

CUSTER/121 ADDITION  
LOT 7, BLOCK 1  
CAB. N, SLIDE 697  
RC PD-106 ZONING

PROPOSED SF-6 STANDARDS

Min. Lot Area	6,000 s.f.
Min. Lot Width	55'
Min. Lot Depth	100'
Min. Front Yard	25'
Min. Side Yard (adjacent to side street)	6'
Min. Rear Yard	10'
Min. Floor Area	800 s.f.
Max. Building Height	35'
Max. Lot Coverage	45%

Prop. VAM Easement  
Lot 1, Block X, 981 s.f. to  
be dedicated to the H.O.A.

KATHRYN

$\Delta=40^{\circ}34'50''$   
 $R=1455.00$   
 $T=542.77$   
 $L=1039.02$   
 $CL=1017.08$   
 $CB=560^{\circ}32'00''E$

THE LEGENDS AT RIDGEVIEW RANCH  
LOT 1, BLOCK 1  
CAB. L, SLIDE 682  
MF-2 PD-484 ZONING

LANE

ROWLETT CEMETERY ROAD

ROWLETT CEMETERY  
RC S426 ZONING

$\Delta=223^{\circ}50'$   
 $R=761.24$   
 $T=15.93$   
 $L=31.88$   
 $Q=31.88$   
 $CB=S15^{\circ}40'E$   
 $N 89^{\circ}18'10"E \quad L 15.01'$

CUSTER E.A.C. ADDITION  
LOT 1, BLOCK 1  
CAB. Q, SLIDE 101  
RC ZONING

$\Delta=120^{\circ}5'50''$   
 $R=470.00$   
 $T=49.80$   
 $L=98.23$   
 $Q=99.05$   
 $CB=N25^{\circ}74'0"E$

CUSTER E.A.C. ADDITION  
LOT 2, BLOCK 1  
CAB. Q, SLIDE 101  
RC ZONING

CUSTER-RIDGEVIEW ADDITION  
LOT 7, BLOCK 1  
VOL. 2008, PG. 112  
RETAIL ZONING



~ OWNER ~  
BIRKEL CUSTER 121 PARTNERS LTD  
3824 Cedar Springs Road ~ Dallas, Texas 75219  
979-828-3968

~ DEVELOPER ~  
DOUGLAS PROPERTIES INC.  
2309 Avenue K ~ Suite 101 ~ Plano, Texas 75074  
972-422-1658

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rhovas@tiptoneng.com

CONCEPT PLAN  
**KATHRYN PARK**  
BEING 13.80 ACRE IN THE  
GEORGE WHITE SURVEY, ABSTRACT NO. 992  
CITY OF PLANO, COLLIN COUNTY, TEXAS  
69 SF-6 RESIDENTIAL LOTS  
JULY 25, 2011