

**DATE:** August 17, 2010  
**TO:** Honorable Mayor & City Council  
**FROM:** James Duggan, Chairman, Planning & Zoning Commission  
**SUBJECT:** Results of Planning & Zoning Commission Meeting of August 16, 2010

**AGENDA ITEM NO. 7 - PUBLIC HEARING  
ZONING CASE 2010-13  
APPLICANT: WILLIAM O'NEIL & COMPANY, INC.**

Request for Specific Use Permit for Print Shop (Major) on 11.4± acres located on the south side of Plano Parkway, 850± feet west of Shiloh Road. Zoned Research/Technology Center/190 Tollway/Plano Parkway Overlay District.

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

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

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

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

**STIPULATIONS:**

Recommended for approval.

**FOR CITY COUNCIL MEETING OF:** September 13, 2010 (To view the agenda for this meeting, see [www.planotx.org](http://www.planotx.org))

**PUBLIC HEARING - ORDINANCE**

EH/dc

xc: James Keenan, Hendry Property Holdings LLC  
William O'Neil, William O'Neil & Company, Inc.

CITY OF PLANO  
PLANNING & ZONING COMMISSION

August 16, 2010

**Agenda Item No. 7**

**Public Hearing:** Zoning Case 2010-13

**Applicant:** William O'Neil & Company, Inc.

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**DESCRIPTION:**

Request for Specific Use Permit for Print Shop (Major) on 11.4± acres located on the south side of Plano Parkway, 850± feet west of Shiloh Road. Zoned Research/Technology Center/190 Tollway/Plano Parkway Overlay District.

**REMARKS:**

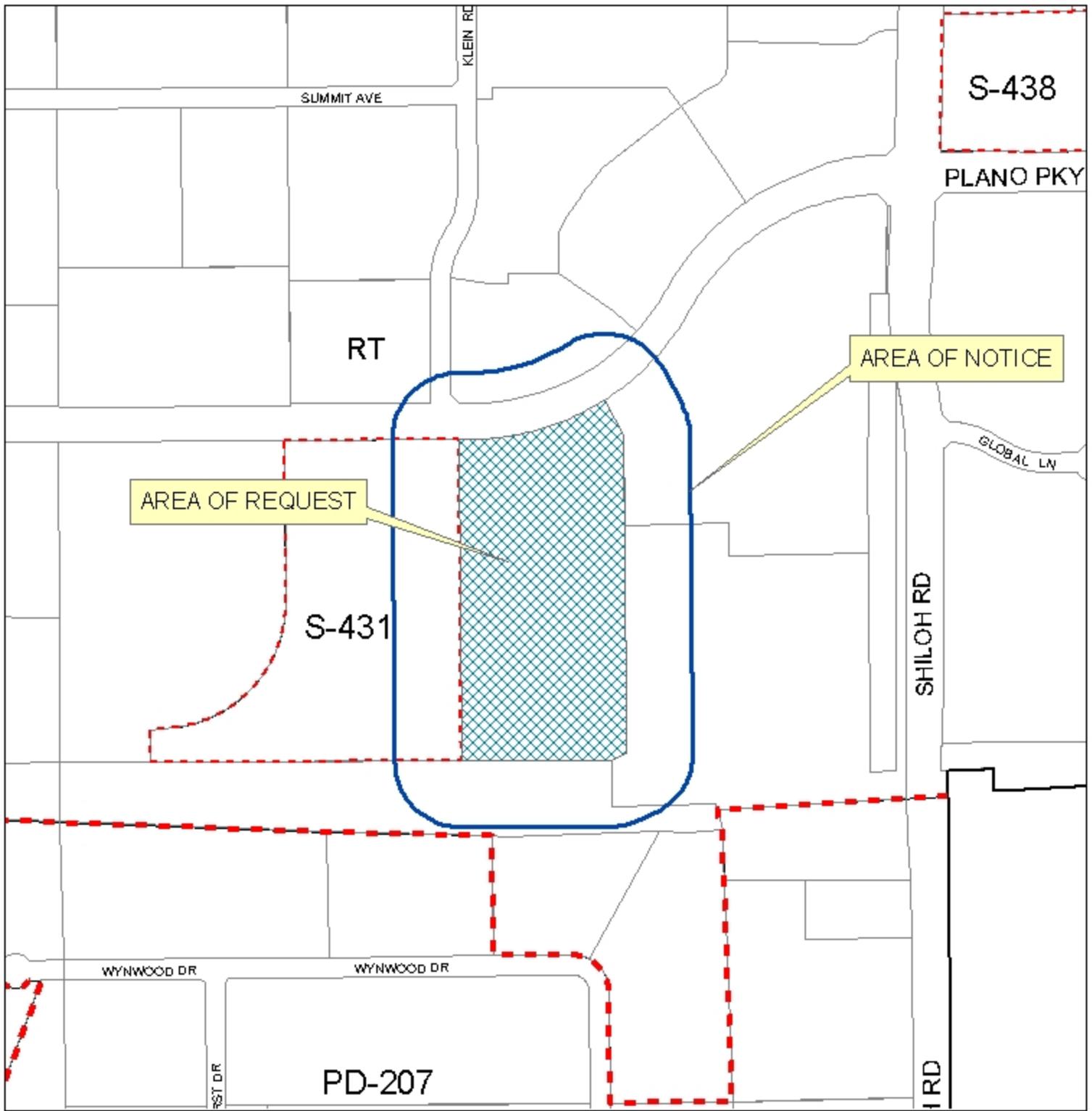
The requested zoning is for a Specific Use Permit (SUP) for Print Shop (Major). The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district, which could benefit in a particular case the general welfare, provided that adequate development standards and safeguards are established. The Zoning Ordinance defines print shop (major) as an establishment whose primary service is long-run printing including, but not limited to, book, magazine, and newspaper publishing.

The current zoning is Research/Technology Center (RT). The RT district is intended to create a low density employment center consisting of office, research and development facilities, and limited assembly operations. RT districts should generally accommodate several users in a campus environment.

The subject property is currently developed as a 217,000± office and warehouse building. The applicant is proposing to occupy the entire building with a print shop (major) use and offices, and is not proposing any modifications to the site at this time. The applicant provides a variety of printing services, including long-run printing. The land surrounding the area of request is zoned RT and is occupied by office, warehouse, and technology uses. Approximately 220 feet to the south is the proposed Turnpike Commons mixed-use development and is zoned Planned Development-207-Retail. The proposed print shop (major) use should not adversely impact the surrounding properties. Staff believes that the use is compatible with existing uses in the area.

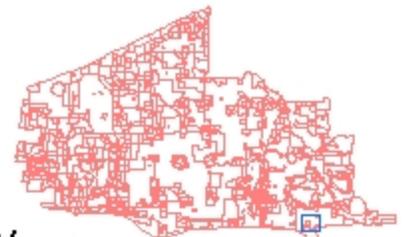
**RECOMMENDATION:**

Recommended for approval.

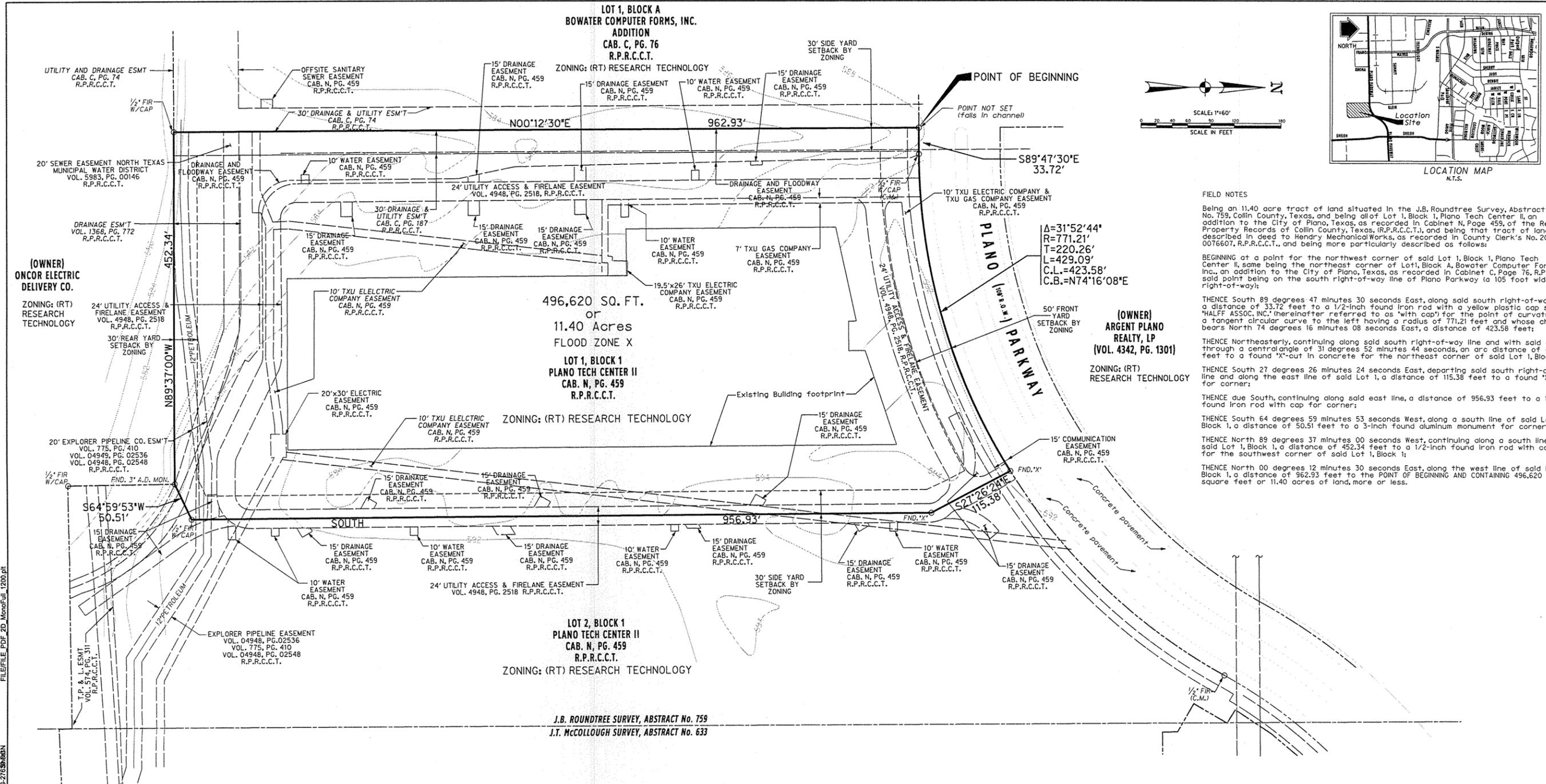


Zoning Case #: 2010-13

Existing Zoning: RESEARCH/TECHNOLOGY CENTER/  
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT



○ 200' Notification Buffer



**FIELD NOTES**

Being an 11.40 acre tract of land situated in the J.B. Roundtree Survey, Abstract No. 759, Collin County, Texas, and being all of Lot 1, Block 1, Plano Tech Center II, an addition to the City of Plano, Texas, as recorded in Cabinet N, Page 459, of the Real Property Records of Collin County, Texas, (R.P.R.C.C.T.), and being that tract of land described in deed to Hendry Mechanical Works, as recorded in County Clerk's No. 2001-0076607, R.P.R.C.C.T., and being more particularly described as follows:

BEGINNING at a point for the northwest corner of said Lot 1, Block 1, Plano Tech Center II, same being the northeast corner of Lot 1, Block A, Bowwater Computer Forms, Inc., an addition to the City of Plano, Texas, as recorded in Cabinet C, Page 76, R.P.R.C.C.T., said point being on the south right-of-way line of Plano Parkway (a 105 foot wide right-of-way);

THENCE South 89 degrees 47 minutes 30 seconds East, along said south right-of-way line, a distance of 33.72 feet to a 1/2-inch found iron rod with a yellow plastic cap stamped "HALFF ASSOC. INC." (hereinafter referred to as "with cap") for the point of curvature of a tangent circular curve to the left having a radius of 771.21 feet and whose chord bears North 74 degrees 16 minutes 08 seconds East, a distance of 423.58 feet;

THENCE Northeasterly, continuing along said south right-of-way line and with said curve, through a central angle of 31 degrees 52 minutes 44 seconds, an arc distance of 429.09 feet to a found "X"-cut in concrete for the northeast corner of said Lot 1, Block 1;

THENCE South 27 degrees 26 minutes 24 seconds East, departing said south right-of-way line and along the east line of said Lot 1, a distance of 115.38 feet to a found "X"-cut for corner;

THENCE due South, continuing along said east line, a distance of 956.93 feet to a 1/2-inch found iron rod with cap for corner;

THENCE South 64 degrees 59 minutes 53 seconds West, along a south line of said Lot 1, Block 1, a distance of 50.51 feet to a 3-inch found aluminum monument for corner;

THENCE North 89 degrees 37 minutes 00 seconds West, continuing along a south line of said Lot 1, Block 1, a distance of 452.34 feet to a 1/2-inch found iron rod with cap for the southwest corner of said Lot 1, Block 1;

THENCE North 00 degrees 12 minutes 30 seconds East, along the west line of said Lot 1, Block 1, a distance of 962.93 feet to the POINT OF BEGINNING AND CONTAINING 496,620 square feet or 11.40 acres of land, more or less.

**(OWNER)  
ONCOR ELECTRIC  
DELIVERY CO.**

ZONING: (RT)  
RESEARCH  
TECHNOLOGY

**(OWNER)  
ARGENTO PLANO  
REALTY, LP  
(VOL. 4342, PG. 1301)**

ZONING: (RT)  
RESEARCH TECHNOLOGY

**LOT 1, BLOCK A  
BOWWATER COMPUTER FORMS, INC.  
ADDITION  
CAB. C, PG. 76  
R.P.R.C.C.T.**

ZONING: (RT) RESEARCH TECHNOLOGY

**496,620 SQ. FT.  
or  
11.40 Acres  
FLOOD ZONE X  
LOT 1, BLOCK 1  
PLANO TECH CENTER II  
CAB. N, PG. 459  
R.P.R.C.C.T.**

ZONING: (RT) RESEARCH TECHNOLOGY

**LOT 2, BLOCK 1  
PLANO TECH CENTER II  
CAB. N, PG. 459  
R.P.R.C.C.T.**

ZONING: (RT) RESEARCH TECHNOLOGY

J.B. ROUNDTREE SURVEY, ABSTRACT No. 759  
J.T. MCCOLLOUGH SURVEY, ABSTRACT No. 633

**NOTE:**  
Contours shown are per 2009 two foot contours provided by the North Central Texas Council of Government web site <http://www.nctcog.org/ris/GIS/contours.asp>.

"Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plat, or plan, approval of development standards shown hereon, or the initiation of the development process. Planning & Zoning Commission and/or City Council action on studies, plats or plans relating to development of this property shall be considered as an action separate from action taken on this zoning case."

**ZONING EXHIBIT**  
ZONING CASE #2010-13  
SUP REQUEST FOR PRINT SHOP (MAJOR)  
**3100 EAST PLANO PARKWAY**  
BEING LOT 1, BLOCK 1  
PLANO TECH CENTER II  
SITUATED IN THE  
J.B. ROUNDTREE SURVEY, ABSTRACT No. 759  
CITY OF PLANO, COLLIN COUNTY, TEXAS

**OWNER:**  
Hendry Property Holdings, LLC

**APPLICANT:**  
William O'Neil AND Company, INC.

PREPARED BY:  
**HALFF**

HALFF ASSOCIATES INC., ENGINEERS - SURVEYORS  
1201 NORTH BOWSER ROAD, RICHARDSON, TEXAS 75081-2275  
SCALE: 1"=60' TEL (214) 346-8200 AVO. 27639 JULY, 2010  
FAX (214) 739-0095

FILE:FILE\_PDF\_2D\_Monofull\_1200.plt  
7/22/2010 2:33:40 PM a1435 HALFF 14270009427639/SIC11CADDZONINGVEKH.ZONING-27639.dwg

## Zoning Case 2010-13

**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. 605 so as to allow the additional use of Print Shop (Major) on 11.4± acres of land out of the J. B. Roundtree Survey, Abstract No. 759, located on the south side of Plano Parkway, 850± feet west of Shiloh Road, in the City of Plano, Collin County, Texas, presently zoned Research/Technology Center; 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 13th day of September, 2010, for the purpose of considering granting Specific Use Permit No. 605 for the additional use of Print Shop (Major) on 11.4± acres of land out of the J. B. Roundtree Survey, Abstract No. 759, located on the south side of Plano Parkway, 850± feet west of Shiloh Road, in the City of Plano, Collin County, Texas, presently zoned Research/Technology Center; 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 13th day of September, 2010; and

**WHEREAS**, the City Council is of the opinion and finds that the granting of Specific Use Permit No. 605 so as to allow the additional use of Print Shop (Major) on 11.4± acres of land out of the J. B. Roundtree Survey, Abstract No. 759, located on the south side of Plano Parkway, 850± feet west of Shiloh Road, in the City of Plano, Collin County, Texas, presently zoned Research/Technology Center, 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. 605 for the additional use of Print Shop (Major) on 11.4± acres of land out of the J. B. Roundtree Survey, Abstract No. 759, located on the south side of Plano Parkway, 850± feet west of Shiloh Road, in the City of Plano, Collin County, Texas, presently zoned Research/Technology Center, 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 person, firm or corporation found to be violating any term or provision of this Ordinance, 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 13TH DAY OF SEPTEMBER, 2010.**

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Phil Dyer, MAYOR

ATTEST:

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Diane Zucco, CITY SECRETARY

APPROVED AS TO FORM:

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Diane C. Wetherbee, CITY ATTORNEY

## LEGAL DESCRIPTION

ZC 2010-13

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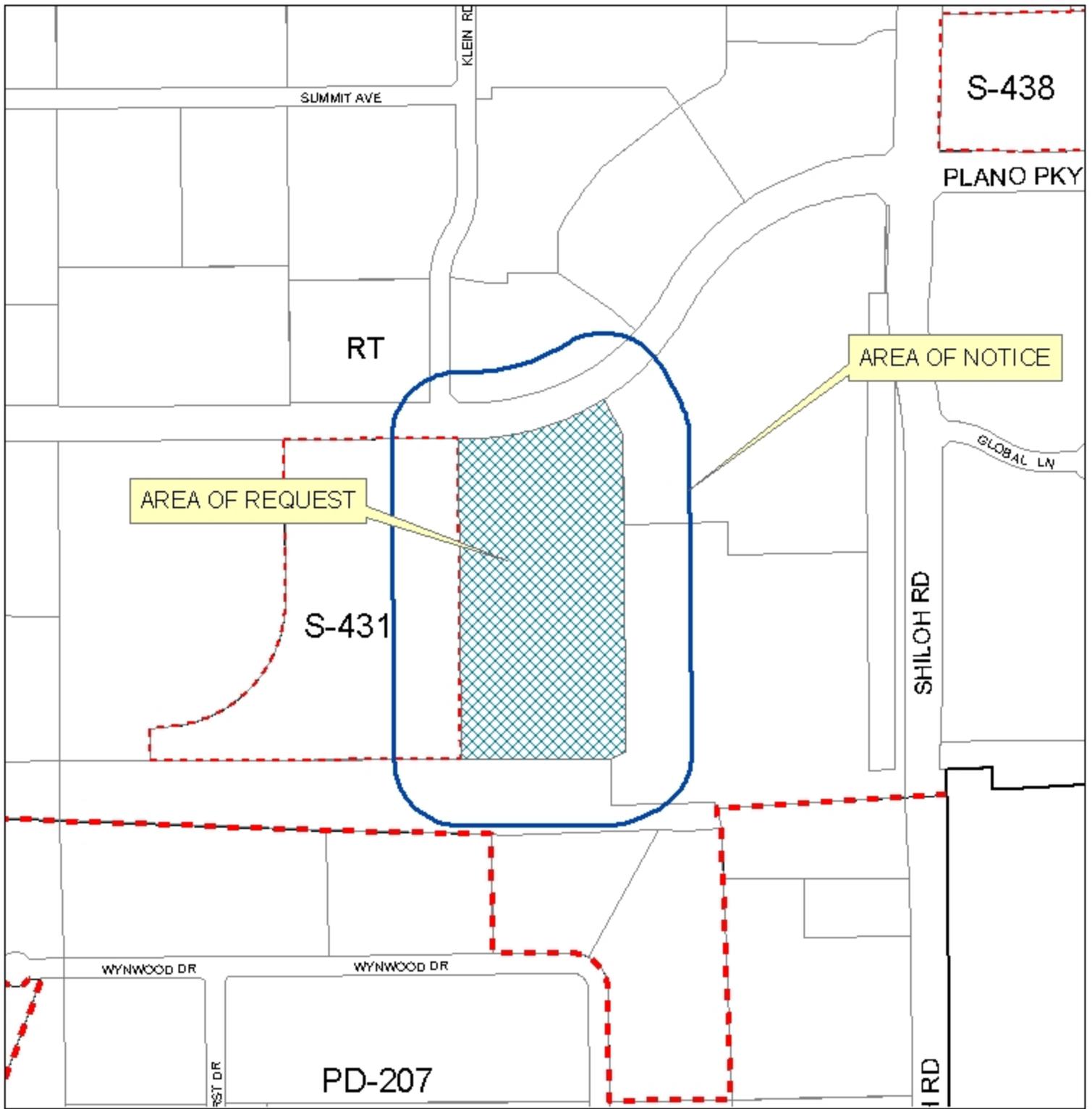
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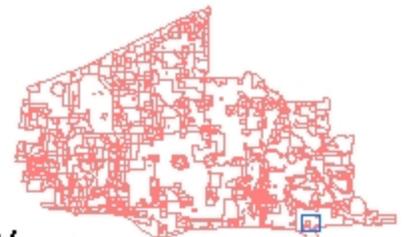
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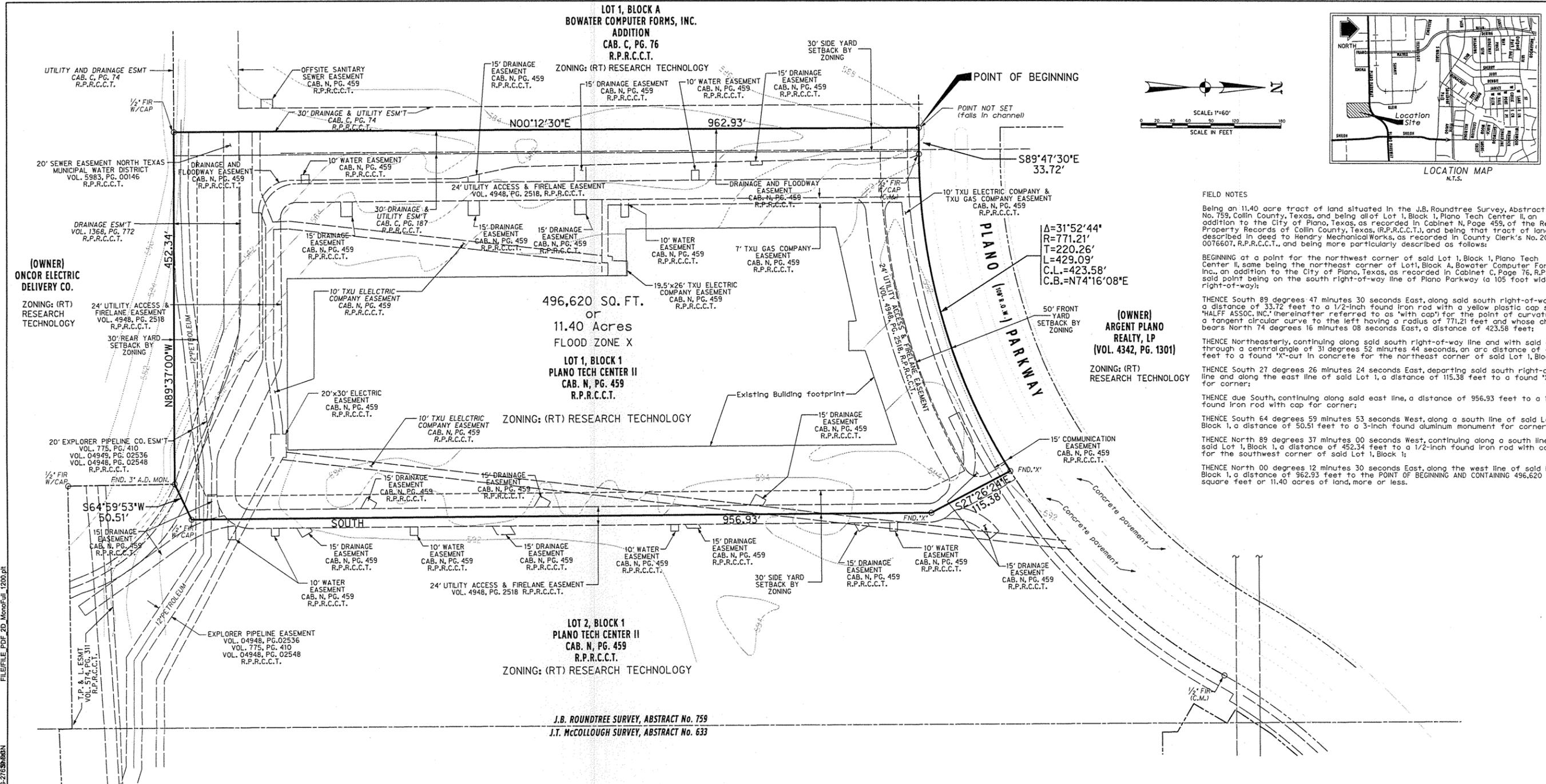


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DELIVERY CO.**

ZONING: (RT)  
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TECHNOLOGY

**(OWNER)  
ARGENT PLANO  
REALTY, LP  
(VOL. 4342, PG. 1301)**

ZONING: (RT)  
RESEARCH TECHNOLOGY

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ADDITION  
CAB. C, PG. 76  
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CAB. N, PG. 459  
R.P.R.C.C.T.**

ZONING: (RT) RESEARCH TECHNOLOGY

**LOT 2, BLOCK 1  
PLANO TECH CENTER II  
CAB. N, PG. 459  
R.P.R.C.C.T.**

ZONING: (RT) RESEARCH TECHNOLOGY

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**OWNER:**  
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**APPLICANT:**  
William O'Neil AND Company, INC.



HALFF ASSOCIATES INC. ENGINEERS - SURVEYORS  
1201 NORTH BOWSER ROAD RICHARDSON, TEXAS 75081-2275  
SCALE: 1"=60' TEL (214) 346-8200 AVO. 27639 JULY, 2010  
FAX (214) 739-0095

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