CITY OF PLANO
COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY	
☐ Consent ☐ Regular ☐ Statutory	
Council Meeting Date:	06/28/10
Department:	Planning
Department Head	P. Jarrell
Agenda Coordinator (include phone #):	**Tammy Stuckey - Ext 7156**

CAPTION

Public Hearing and consideration of an Ordinance of the City of Plano amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, so as to rezone 62.3± acres out of the G.H. Pegues Survey, Abstract No. 700 and the M.R. Foster Survey, Abstract No. 332, bounded by Bradshaw Drive on the west, Plano's city limit line on the south, extending approximately 2,870± feet east of Bradshaw Drive, and bounded on the north by the Dallas Area Rapid Transit rail line in the City of Plano, Collin County, Texas, from Planned Development-202-Research/Technology Center to Single-Family Residence-6 and Single-Family Residence Attached; 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: Industrial Developments International. Public Hearing opened on 6/14/10. Item tabled and Public Hearing continued to 6/28/10.

FINANCIAL SUMMARY

☐ NOT APPLICABLE ☐ OPERATING EXPENSE ☐ REVENUE ☐ 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):

COMMENTS:

SUMMARY OF ITEM

This item must be removed from the table.

This item was tabled at the applicant's request at the June 14, 2010 City Council meeting.

List of Supporting Documents:	Other Departments, Boards, Commissions or Agencies
Follow up Memo	
P&Z 2nd Vice-Chair Report	
P&Z Staff Report	
Memo from Gregory Rushin, Chief of Police (Plano) & Jimmy Spivey, Chief of Police (Richardson)	
Email from Trudy Evans	

CITY OF PLANO
COUNCIL AGENDA ITEM

Memo from David Kerr, Fire Marshall Memo from Tina Firgens, Planning Manager Maps Ordinance	

DATE: May 18, 2010

TO: Honorable Mayor & City Council

FROM: James Duggan, Chairman, Planning & Zoning Commission

SUBJECT: Results of Planning & Zoning Commission Meeting of May 17, 2010

AGENDA ITEM NO. 6A - PUBLIC HEARING
ZONING CASE 2010-02
APPLICANT: INDUSTRIAL DEVELOPMENTS INTERNATIONAL

Request to rezone 62.3± acres bounded by Bradshaw Drive on the west, Plano's city limit line on the south, extending approximately 2,870± feet east of Bradshaw Drive, and bounded on the north by the Dallas Area Rapid Transit rail line, from Planned Development-202-Research/Technology Center to Single-Family Residence-6 and Single-Family Residence Attached.

APPROVED: 5-3 **DENIED:** _____ **TABLED:** _____

LETTERS RECEIVED WITHIN 200 FOOT NOTICE AREA: **SUPPORT:** 2 **OPPOSE:** 0

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

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

STIPULATIONS:

Approved. The Commissioners who voted in opposition to the request did so based on inconsistency with the Comprehensive Plan, a need to retain commercial zoning on this larger tract of land and given that there is limited undeveloped commercial zoned land in Plano, concerns regarding noise from the nearby gun range, fire department response, inadequacy of the sanitary sewer system, and quality of life concerns.

FOR CITY COUNCIL MEETING OF: June 14, 2010 (To view the agenda for this meeting, see www.planotx.org)

PUBLIC HEARING - ORDINANCE

EH/dc

xc: Doug Johnson, Industrial Developments International
Edward Eckart, Goodwin & Marshall, Inc.

Recommendation of the Planning & Zoning Commission
Zoning Case 2010-02
May 17, 2010 Meeting
Second Vice-Chairman's Report

Agenda Item No. 6Aand 6B- Public Hearing

Zoning Case 2010-02 - Request to rezone approx. 62.3 acres from Planned Development -202-Research/Technology Center to Single-Family Residence-6 located at the Plano city limit line and Bradshaw Drive and related Concept Plan.

Applicant: Industrial Developments International

Staff Recommendation: Denial since the request is not consistent with the Comprehensive Plan.

Commission Action: APPROVED 5-3.

The motion to approve was supported by Chairman Duggan and Commissioners Coleman, Downs, Norton and Hazelbaker. Commissioners Caso, Dry and Perry voted against the motion and supported staff's recommendation to deny the application. Comments made in support of the motion to approve included:

- There is still much undeveloped land for commercial uses.
- There is demand for residential in the area.
- Need for workforce housing.
- Property has been vacant for too long and no demand for commercial uses.

Additional Comments: Commissioners in opposition to the motion cited the following comments:

- The proposed use is not consistent with the Comprehensive Plan.
- Noise from City's gun range not consistent with residential use.
- Response time from fire department a concern.
- Land needs to maintained for commercial use.

Respectfully submitted,

Christopher J. Caso, AICP
Second Vice Chair
Planning & Zoning Chairman

CITY OF PLANO

PLANNING & ZONING COMMISSION

May 17, 2010

Agenda Item No. 6A

Public Hearing: Zoning Case 2010-02

Applicant: Industrial Developments International

DESCRIPTION:

Request to rezone 62.3± acres bounded by Bradshaw Drive on the west, Plano's city limit line on the south, extending approximately 2,870± feet east of Bradshaw Drive, and bounded on the north by the Dallas Area Rapid Transit rail line, **from** Planned Development-202-Research/Technology Center **to** Single-Family Residence-6 and Single-Family Residence Attached.

REMARKS:

The applicant is requesting to rezone 62.3± acres bounded by Bradshaw Drive on the west, Plano's city limit line on the south, extending approximately 2,870± feet east of Bradshaw Drive, and bounded on the north by the Dallas Area Rapid Transit rail line from Planned Development-202-Research/Technology Center (PD-202-RT) to Single-Family Residence-6 (SF-6) and Single-Family Residence Attached (SF-A). The subject property is currently undeveloped. The RT zoning 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. PD-202-RT was created in 2008 to provide more use options for development of property in the eastern portion of the district where some of the properties are smaller and have more topographic constraints. A number of commercial uses were added to those already allowed in the base RT zoning district.

The requested zoning is divided into two phases, Phase 1 and Phase 2. The applicant proposes to rezone Phase 1 to SF-6, which is 53.6± acres bounded by Bradshaw Drive on the west, Plano Parkway and the Dallas Area Rapid Transit rail line on the north, and Plano's city limit line on the south and extending 2,870± feet east of Bradshaw Drive. The applicant proposes to rezone Phase 2 to SF-A which is 9.0± acres bounded by Bradshaw Drive on the west, Plano Parkway on the south, and the Dallas Area Rapid Transit rail line on the north. The SF-6 district is intended to provide for small-lot, urban, single-family development protected from excessive noise, illumination, odors, visual clutter, and other objectionable influences to family living. The SF-A district is intended

to provide for a variety of residential housing types and densities in the medium density range (five-ten units/acre) on individually platted lots or multiple units on a single lot.

A concept plan, Parkway Heights, Phases 1 & 2, accompanies this request.

Surrounding Land Use and Zoning

The adjacent properties to the west, north and east of these tracts are zoned PD-202-RT. A Texas Power & Light transmission line easement exists to the south of the proposed SF-6 residences and is included within this zoning request. South of this easement is property which lies within the city of Richardson and is developed as single-family residences. To the west are Douglas Otto Middle School and two other vacant properties. The properties to the north, beyond the DART rail line, are partially developed as a religious facility, the Plano Richardson Police Training Facility including the outdoor pistol and rifle firing ranges, and a few single-family residences. To the east is an undeveloped tract owned by Oncor.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as appropriate for RT uses. This request does not conform to the Future Land Use Plan.

Adequacy of Public Facilities - Water and sanitary sewer services are available via extensions from existing utilities along Plano Parkway; however, the existing sanitary sewer system is insufficient to support residential development for this site. Improvements to the sanitary sewer system would be necessary, including upgrading the existing lift station and sanitary sewer lines since the lines are not sized appropriately to accommodate residential flows, or extending an offsite sewer main to the east to the North Texas Municipal Water District (NTMWD) sewer main located near Park Vista Road.

Traffic Impact Analysis (TIA) - A TIA is not required for single-family zoning requests.

ISSUES:

Conformance to the Economic Development Element of the Comprehensive Plan

The Economic Development Element of the Comprehensive Plan establishes a goal of preserving land in employment centers, such as the RT, for economic development:

> *"Rezoning requests must be carefully examined to ensure that proposed locations are suitable for residential development and that Plano's economic viability is not being jeopardized in order to accommodate short-term demand. The availability of undeveloped "greenfield" sites is vital to encourage expansion and relocation of businesses. Therefore, the City should preserve land along the expressway corridors and in the employment centers for future economic development opportunities".*

The RT is a major employment center within the southeastern portion of the city. In order to continue to promote employment opportunities within the city and attract businesses to Plano, nonresidential zoned land in areas such as the RT district, needs to be preserved. The size of this property, particularly the southern portion (53.6± acres), is appropriate for attracting several larger businesses that may want to locate in Plano and have space for future expansion and is the second largest undeveloped tract remaining in the RT district. The largest remaining tract is 70.6± acres owned by Flextronics International located on the south side of Plano Parkway and the west side of North Star Road.

Conformance to the Housing Element of the Comprehensive Plan

The Housing Element of the Comprehensive Plan recognizes that not all residential development will be in a "typical" neighborhood format, with a school and neighborhood park at the center. The plan states that:

> *"There is an abundance of land zoned for nonresidential uses. Some of these properties are not in a prime location for development and lack the access and visibility required for commercial uses. A reasonable alternative use for these properties may include some form of medium- to high-density housing in an area that is not sized and configured."*

However, in evaluating locations for residential development, the plan also notes the importance of *"ensure(ing) that alternative neighborhood formats provide functional and appropriate environments" and* describes alternative format neighborhoods as containing *"10 to 100 acres of land in irregular shapes, making innovative design critical for the development of functional, cohesive neighborhoods. An urban center is an example of development that might occur in an alternative neighborhood format without typical amenities like neighborhood parks and schools.*"

The proposed rezoning request does not provide for an alternative housing type consistent with what is described in the Comprehensive Plan. A recent example of where the city rezoned nonresidential land to allow for higher density residential uses, that was not a typical neighborhood format (i.e. school and park site near the center), and where the request was consistent with the Housing Element recommendations, is the 120± acres located at the northeast corner of State Highway 190 and Renner Road (Turnpike Commons). This property was rezoned from RT to Planned Development-207-Retail.

Related to this, the Housing Element makes a point that alternative neighborhood formats need to be "functional and appropriate environments." Neighboring zoning districts and permitted land uses make important contributions towards defining what is considered a functional and appropriate environment. Consideration needs to be given to existing land uses in the area and zoning districts, as well as other permitted uses allowed, within the districts. Specifically for this zoning request, a determination needs to be made as to whether or not the existing and permitted nonresidential uses, given current zoning districts adjacent to the subject property, would contribute to an environment suitable for adjacent residential zoning. Unlike the 7.1± acres located at the southwest corner of Bradshaw Drive and 14th Street that was recently rezoned to

SF-6, this property is located directly across the rail line from the Plano Richardson Police Training Facility outdoor pistol and firing ranges.

Incompatible Zoning Districts and Land Uses

Although the requested single-family residential zoning is consistent with the residential development located in the city of Richardson to the south, it is not consistent with the surrounding PD-202-RT zoning nor is it consistent with other nonresidential uses, including the adjacent Plano Richardson Police Training Facility outdoor pistol and rifle firing ranges within the city of Plano. Depending on ambient noise and weather conditions, gunfire from both the pistol and rifle ranges can be heard from this site. Firing occurs regularly Monday through Saturday and is not typically conducive to a residential environment.

The surrounding properties to the west, north, and east in Plano are zoned PD-202-RT, and provide for existing and future commercial businesses. Businesses locate in commercial districts where comparable uses are allowed and that have like operations such as truck traffic, loading operations, odors, increased noise levels, and lighting. Similarly, residents locating in a residential development have general expectations of a living environment where they can enjoy their home, both inside and outside in their respective yard area. Introducing residential land uses in an area that historically has been zoned for non-residential uses and where businesses are already located creates land use compatibility issues and conflicting interests. When piece meal zoning occurs, this will create inconsistent zoning districts and land use patterns, thus diminishing the integrity of an area whether it is a business, park area or residential neighborhood.

City Services

During 2008, the Planning & Zoning Commission evaluated residential uses within the eastern portion of the Research/Technology Center area. As part of their analysis, the Commission reviewed city services available to the area. A detailed analysis was provided addressing utilities, emergency response times, parks, libraries, environmental waste collection, and schools services. An updated version of the same information was provided more recently to the Commission, during the Commission's work session held on April 5, 2010.

The analysis identifies significant potential city service implications associated with allowing residential uses within the RT area, including:

- Residential uses generate increased sanitary sewer flows when compared to nonresidential uses; therefore, the existing sewer system is insufficiently sized to accommodate residential uses - lines would need to be upgraded and improvements made to existing lift stations, and/or an off-site sewer main being extended to the east to the NTMWD sewer main located near Park Vista Road.

- Based upon existing personnel, equipment and facilities, fire emergency response times would exceed their stated response time goal of 6 minutes, 59 seconds, for 90% of their calls;

- The functions performed at the Plano Richardson Police Training Center create land use incompatibility issues with residential uses given the noise generated at the outdoor gun firing range at this facility; and

- There are no neighborhood parks to service this area and if parks were provided, additional funding resources would have to be identified for land acquisition, operation and maintenance.

Additionally, Plano Independent School District (PISD) has identified that there would be school capacity issues at Schell Elementary School with development of this property for residential uses.

Adjacent Oncor Property

To the east of the subject property is an undeveloped tract currently owned by Oncor. This tract has no frontage on a public street, and the surrounding properties do not contain access easements that would allow Oncor to legally access their property. If development were to occur on Oncor's property, there would not be an opportunity to provide access to Oncor's currently "land locked" site. Consideration will need to be given to providing access through the subject property to Oncor's property.

Summary

The applicant is requesting to rezone 62.3± acres bounded by Bradshaw Drive on the west, Plano's city limit line on the south, extending approximately 2,870± feet east of Bradshaw Drive, and bounded on the north by the Dallas Area Rapid Transit rail line from PD-202-RT to SF-6 and SF-A. The Comprehensive Plan does not support this request for several reasons. The Future Land Use Plan recommends RT and not residential. Rezoning this property to single-family residential is also contrary to the established goal of preserving land in employment centers for economic development. The property does not meet the standards for an alternative neighborhood development; it also does not satisfy the goal of providing a high quality living environment. Although an existing residential subdivision exists to the south in the city of Richardson, current uses located within the city of Plano, specifically the outdoor gun range, as well as other uses permitted within the adjacent RT zoning district are not conducive to a high quality living environment.

RECOMMENDATION:

Staff recommends denial of the proposed rezoning request since the request is not consistent with the Comprehensive Plan.

P.O. Box 860358
Plano, Texas 75086-0358
972-941-7000
Fax. No. 972-941-0099

MEMORANDUM

DATE: **June 2, 2010**

TO: Bruce D. Glasscock, Deputy City Manager

FROM: Gregory W. Rushin, Chief of Police, Plano
Jimmy L. Spivey, Chief of Police, Richardson

SUBJECT: Proposed Zoning Change for Property South of Police Gun Range

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On May 17, 2010 the City of Plano, Planning and Zoning Commission heard zoning case 2010-02, a request to rezone 62.3± acres just south of the Plano/Richardson Police Training Center Gun Range, west of Bradshaw Drive, and just on the north side of Plano's south city limit. The request was to rezone from Planned Development-202-Research/Technology to Single-Family-6 and Single-Family Residence Attached. The Planning and Zoning Commission approved 5-3 the applicant's request for the zoning change. The case has been forwarded to the Plano City Council for finalization on June 14, 2010. The Plano and Richardson Police Departments have concerns regarding the potential for conflict with homeowners who chose to purchase homes in this area if the property is rezoned.

The Plano/Richardson Police Training Center Gun Range is located in the 4900 block of East 14th Street in Plano on property purchased by the City of Plano in 1969. In 1976, the first gun range was constructed on this property and in 1991 a second pistol range replaced the first. Over the ensuing years various projects were built in closer proximity to the Gun Range.

The new pistol range and the remodeled rifle range were completed in September of 2008, and the Gun Range resumed operation at that time. Shortly afterwards complaints on the noise of gun fire began coming in from residents north of the range in Plano and from residents just to the east inside the Murphy city limits. As a result acoustical studies were conducted and acoustical materials were installed that significantly reduced the sound of gun fire coming from the Gun Range. However, it must be understood and emphasized the studies and recommendations provided by the acoustical engineers were based on the existing zoning and existing environment in early 2009. No factors were included for the potential of residential housing on the vacant property south of the Gun Range as it was not zoned residential.

The Plano and Richardson Police Departments have made every effort to be good neighbors in the operation of the Police Gun Range. As mentioned, extensive acoustical materials were installed to reduce the noise of gun fire to "background noise" levels. Additionally, both agencies limit shooting time. Shooting is only allowed Monday through Friday from 8:00 a.m. till 9:00 p.m., Saturday from 8:00 a.m. till 12:00 noon, and no shooting on Sundays. It is absolutely critical for officers to maintain firearm skills and proficiency, and is required by the State commission on officer standards.

Council is urged to consider the potential for unintentional consequences that may result in the rezoning of the property in question. Allowing residential development will result in complaints from persons buying homes in this area. This will place both agencies back in a contentious relationship with residents. The only remaining option to reduce sound further is enclosing both the rifle and pistol range at an estimated cost in excess of $1,000,000. Neither Richardson nor Plano has funding for such a project. The current zoning of the property in question is compatible with the presence of the Gun Range. Persons working in structures typically associated with the current zoning are not as likely to be impacted.

Again, we advise Council to closely consider these issues.

From: Cindy Pierce
Sent: Wednesday, June 09, 2010 12:26 PM
To: Tom Muehlenbeck; Bruce Glasscock; Greg Rushin; Frank Turner; Alan Upchurch; Phyllis Jarrell
Subject: FW: Barage of Gunfire!

FYI the below message was received via contact of our Webmaster.

From: Melissa Peachey
Sent: Wednesday, June 09, 2010 12:19 PM
To: Cindy Pierce
Subject: FW: Barage of Gunfire!

From: Trudy Evans [redacted]
Sent: Wednesday, June 09, 2010 8:48 AM
To: Web Master
Subject: Barage of Gunfire!

It is most disturbing to hear the gunfire all the way into Windy Hills along Dublin Road. It echos all over
the neighborhood not to mention the golf course. It was stated months ago that the City of Plano was
looking into a better sound barrier and for your information, whatever it was. it has not worked. In fact,
the noise if worse.
Please do something about this!
Trudy W. Evans

E-mail message checked by Spyware Doctor (7.0.0.514)
Database version: 6.15180
http://www.pctools.com/spyware-doctor-antivirus/

City of PLANO TEXAS Fire Department

Memorandum

Date: May 14, 2010

To: Hugo Esparza, Fire Chief
Phyllis Jarrell, Director of Planning

From: David Kerr, Fire Marshal

Subject: RT Zoning District

The Fire Department is continuing to evaluate the conversion of the RT district to residential use. As indicated from our earlier response on this issue, we have Fire and EMS response concerns with the proposed rezoning. The fire response issue can be partially mitigated by the installation of residential fire sprinklers. The second issue is a bit more complex and deals with EMS response.

The estimated population of the city is 265,000. The Fire Department responded to 12,464 EMS calls in 2009. The number of calls for service per 1000 population is 47. The estimated number of persons per house hold is 2.72. The estimated number of houses in the proposed IDI property is 230 with an estimated population of 626. The recently approved property in the RT district has 34 lots with a population estimation of 93. The total population increase if both are approved would be 719. The estimated number of EMS responses will be 34 per year for this area. Planning estimates a total of 400 housing units if the RT district west of Rowlett Creek is rezoned to residential. The estimated population for total area would be 1,088 with an EMS response of 51 per year.

In 2009 Fire Station 3 had 905 and EMS responses. If the RT district is rezoned; the estimated EMS responses for Fire Station 3 will increase by 5.6 %.

June 3, 2010

MEMO

TO: Thomas H. Muehlenbeck, City Manager
Frank F. Turner, Deputy City Manager

FROM: Tina M. Firgens, Planning Manager

SUBJECT: Residential Analysis within the Research/Technology Center Area in Southeast Plano

This information is being provided to supplement the staff write-up for Zoning Case 2010-02.

Attached is an analysis that was prepared for the Planning & Zoning Commission's consideration at its work session meeting on April 5, 2010, regarding residential uses within the Research/Technology Center area in southeast Plano. The analysis is a compilation of feedback received from various city departments to better understand the potential service implications (if any) should residential uses be allowed within this area of Plano.

In order to assist the departments with preparing their responses, Planning staff presented two development scenarios for their consideration – Scenario 1 being information provided from the zoning cases submitted for the IDI (Zoning Case 2010-02) and Lawler properties (Zoning Case 2010-03 approved on May 10, 2010), and Scenario 2 taking into consideration rezoning of a larger area including most properties generally located north of the Plano/Richardson city limit and east of Bradshaw Road. In short, the analysis identifies concerns regarding:

- Insufficient sanitary sewer system to accommodate residential flows;
- Fire emergency response times exceeding response time goals;
- Noise generated at the outdoor gun firing range incompatible with residential uses;
- Lack of neighborhood parks to serve the area;
- Potential service impacts for solid waste collection and libraries; and
- Capacity issues for the elementary school that serves the area.

Planning staff will be present at the City Council meeting to address these issues should there be any questions.

(Attachment)

Research/Technology Center District - Residential Analysis

In reviewing the impacts of changing the zoning designation of property in the Research/Technology Center (RT) district to residential, Planning Department staff requested the input from other city departments as well as Plano Independent School District (PISD). Staff requested information based on two scenarios (below). Responses from each of the departments and PISD are provided below.

1. Developers have submitted requests to rezone two separate properties for residential development. This will result in approximately 300 homes being built in the area (221 Single-Family Residence-6 (SF-6) lots and 79 Single-Family Residence Attached (SF-A).

2. If the Planning & Zoning Commission deems residential as appropriate for this area, staff would suggest that they look at rezoning the surrounding properties as well to provide some continuity and achieve benefits of massing. In this scenario, this might include most properties generally located north and east of Bradshaw Rd. This could result in a total of approximately 98 acres of residential development (equivalent to approximately 400 SF-6 lots).

Engineering Department

Staff has analyzed the sewer capacities issues in the RT area east of Los Rios Boulevard. The analysis indicated that the existing commercial land use currently creates capacity issues with the existing lift station and gravity sewer lines. The land use change to residential would significantly increase the sewer needs and a new line would need to be extended east and south of the DART railroad across Rowlett Creek to connect to an existing North Texas Municipal Water District sewer main. We would also have to increase the capacity of the existing lift station and some of the gravity lines.

Fire Department

We have reviewed the proposal to rezone portions of the RT Zoning district to residential use. Residential use presents some unique response issues for the Fire Department. In the case of fire response, residential properties of this size are not required to be fire sprinkled, where as commercial properties in the RT District will be fire sprinkled. Emergency Medical Service (EMS) responses are higher in residential districts and this location presents some response issues. If the RT District were rezoned to residential, a study of the location of Fire Station No. 3 would be needed. Fire Station No. 3 may need to be relocated south to provide adequate response time coverage for this zoning district and the panhandle section in far east Plano. The Murphy Fire Department is currently providing first response in the panhandle area.

The call volume to this district is expected to increase if residential development is considered. We cannot provide the maximum response time standard of 6:59 minutes or less to this portion of the city for EMS response from the current location of Fire

Station No. 3. Should the area develop residentially, we would recommend that all homes in the area be fire sprinkled. While this will reduce the fire impact, it will not help the increase in response time for EMS calls.

Libraries

Residential use would have a slight impact on services mainly due to the distance from Harrington Library. If 400-800 homes are built with two people per home, there is the potential of 800-1600 people. In Harrington Library service population area, approximately 85% apply for a library card and approximately 41% of those cards are active users (use the library at least once a year). This would result in approximately 258-516 active cards. Given the distance from the library, the numbers may be less. Harrington Library has 40,272 registered users and 16,508 active users as of February 28, 2010.

Parks and Recreation Department

Scenario 1

1. The current Park Master Plan does not include any neighborhood park facilities in the area due to the planned RT district land use. The smaller site to the west currently falls within Park Fee Service Area 1. The larger property located in the eastern portion of the district does not currently fall within a Park Fee Service Area and no park fees will be collected. If residential zoning is approved for the property the City of Plano should consider adding it to Park Fee Service Area 1.

2. The fees collected for 221 SF-6 lots and 79 SF-Attached lots would be $140,241. Park Fee Service Area 1 has a current balance of $136,000. These funds came primarily from the neighborhood development east of Brand Road. These neighborhoods combined could only fund a portion of a typical neighborhood park. There are many variables in land prices, available acres of land, and extent of facilities provided; but it is likely that an additional $400,000 to $700,000 in bond funds would be needed to provide neighborhood park facilities in this area depending on land cost and availability.

3. Neighborhood parks typically serve 6,000 to 7,000 residents within a one square mile area. These two developments would likely result in 800 to 900 residents. The existing residential development east of Brand Road currently has an estimated 1,141 residents. The total number of residents served would be much less than typical for neighborhood park facilities.

4. The Douglas Otto Middle School site may provide an opportunity to create a small neighborhood park area adjacent to the school. Middle schools do not typically have playgrounds and picnic shelters, but they do have open sports fields that can serve as community practice space. If residential zoning in the area is approved, the City of Plano should move forward with discussions with PISD about the use of this property. Location of neighborhood park facilities

adjacent to a major thoroughfare is not generally desirable but could be accommodated with fencing adjacent to the roadway.

5. The existing overhead utility easement could provide a way to link the neighborhood east of Brand Road to the middle school site and any potential neighborhood park area. If residential zoning is approved, the City of Plano should pursue acquiring an easement or ownership of the power line easement from the middle school site to the Murphy city limit line. The City of Murphy has indicated some interest in making a trail connection to Plano via this power line easement.

6. If property is not available adjacent to the middle school site, it may be more difficult to provide neighborhood park facilities in the area. However, there is additional undeveloped property in the area that could be available.

7. The Park Master Plan and Park Fee Ordinance should be updated to reflect residential development in this area if it is approved.

8. There is an existing 20 acre parcel of undeveloped park land along the east side of Rowlett Creek south of 14th Street. This property is entirely in the flood plain and it could not have a playground or picnic shelter on the property. It was acquired for the purpose of connecting the Rowlett Creek Greenbelt between Plano and Richardson. The power line easement could provide an opportunity to connect adjacent residential properties to the greenbelt.

Scenario 2

1. It would be beneficial from a park perspective if additional property in the area is also zoned residential. This would increase the potential to collect Park Fee Revenue in the area and reduce the amount of bond funds needed to provide neighborhood park facilities. It would also create a greater need for the facilities and help the expenditure to be beneficial to a larger number of residents.

Additional Comment

The smaller site to the west currently falls within Park Fee Service Area 1. There are no neighborhood park facilities planned in the area. The nearest neighborhood park facilities are at Shoshoni Park which is outside of our recommended service range for neighborhood parks. *If we collect the fees we are required to provide access to neighborhood park facilities.* The fees collected by this isolated development would not be sufficient to fund a neighborhood park within reasonable access to this development. If this site proceeds as residential without any other residential development in the area, we may need to consider removing this site from Park Fee Service Area 1.

Police Department

We have reviewed the proposal to rezone a portion of the RT district for residential use. With regard to Calls for Service, this location does not appear to present any significant problems. The potential increase in call volume is approximately 210 calls for service per year. This potential workload increase can be absorbed with our current staffing levels.

Most potential impacts on residential development would come from the functions performed at the Plano/Richardson Police Training Center. This facility is located on property purchased by the City of Plano in 1969. In 1976, the first gun range was constructed on this property. The second pistol range and the first rifle range, along with the Police Training Center main building were constructed on this property in 1991. The first two gun ranges were relatively isolated, but over the years homes, businesses, and schools have been constructed in closer proximity to the gun range.

The primary impact on any residences built in close proximity to the Police Training Center will be from operation by Plano and Richardson on the pistol range and rifle range. The new pistol range and the remodeled rifle range were completed in September of 2008. Shortly afterwards, complaints on the noise of gun fire began coming in from residents north of the range in Plano and from residents just to the east inside the Murphy city limits. The new pistol range and remodeled rifle range continue to have a down range direction of nearly due south pointing toward the residential area in Richardson. The new pistol range has twelve shooting lanes, like the old range, but it sports a vastly different baffling system. The new overhead angled baffling system increases the operational safety level of the range. However, it is to a great extent still an open air range, so sound can be heard. It is important to note that extensive acoustical materials have been added to the pistol range since it opened and it has dramatically reduced the sound of the gun fire coming from the range. Additionally, Training Center policy restricts the hours of shooting. Shooting is only allowed Monday through Friday from 8:00 a.m. to 9:00 p.m. On Saturday shooting is allowed from 8:00 a.m. till 12:00 noon, and no shooting on Sundays. It is important to note shooting does not occur on a daily basis but does occur at fairly regular intervals, as it is necessary for officers to practice with their issued weapons. Further, both police departments have instituted patrol rifle programs, and the sound of rifle fire is generally louder than that of pistols.

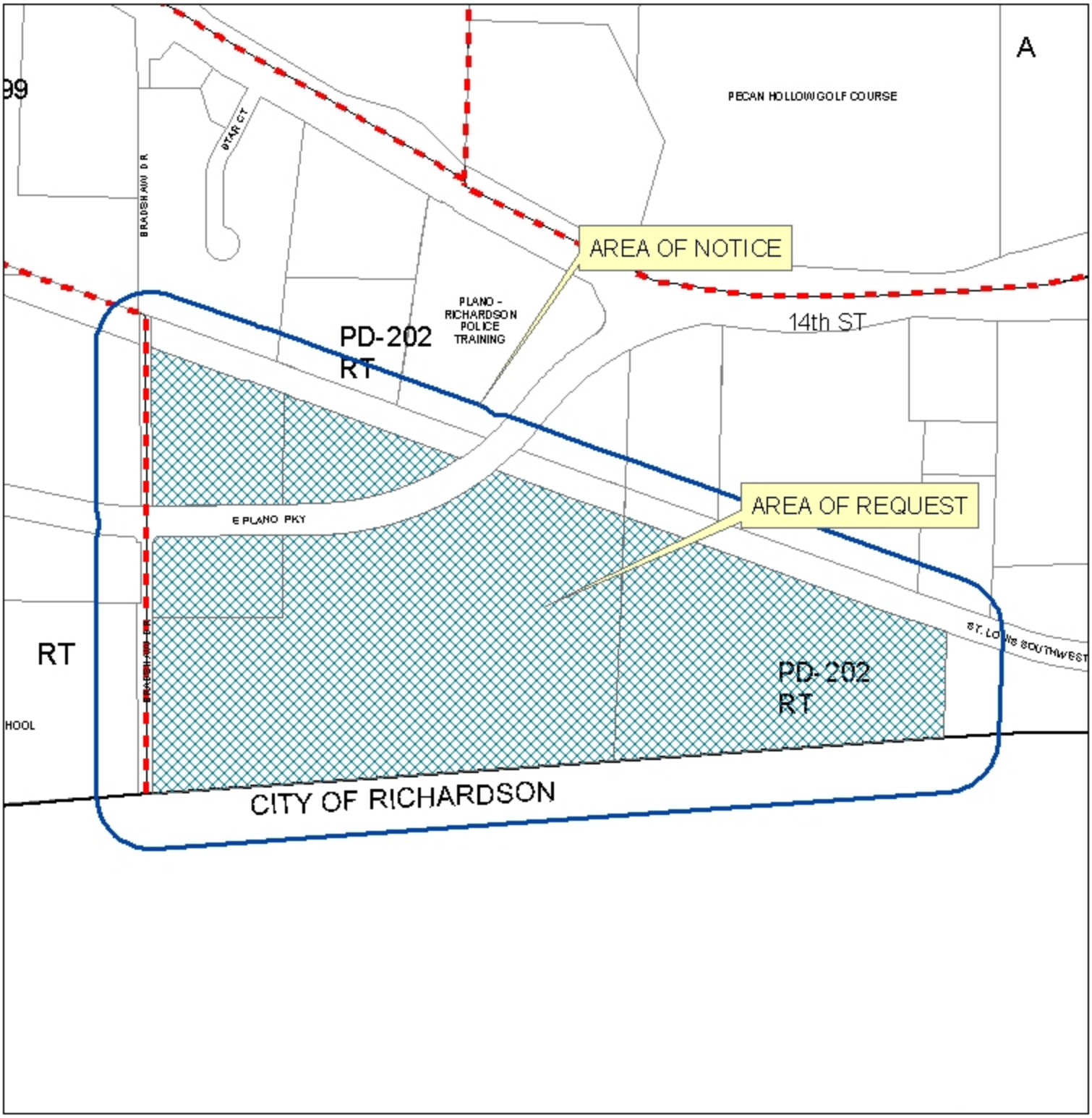
As noted, the acoustical work has dramatically lowered the sound of gun fire, to the background noise level in many instances. But, some noise can still be heard by residents in the vicinity, especially outdoors. If homes are built closer to the firing range, the noise experienced by those residents will likely be louder.

Sustainability and Environmental Waste Services

Most homes (400 range) could be serviced by existing drivers, but if it is on the high-end and recycling continues to increase, it could require an additional driver and maybe even a truck. The annual costs for a driver would be $47,957 (includes benefit costs) and an automated truck would be $39,542 (does not include the garage maintenance & fuel).

Plano Independent School District

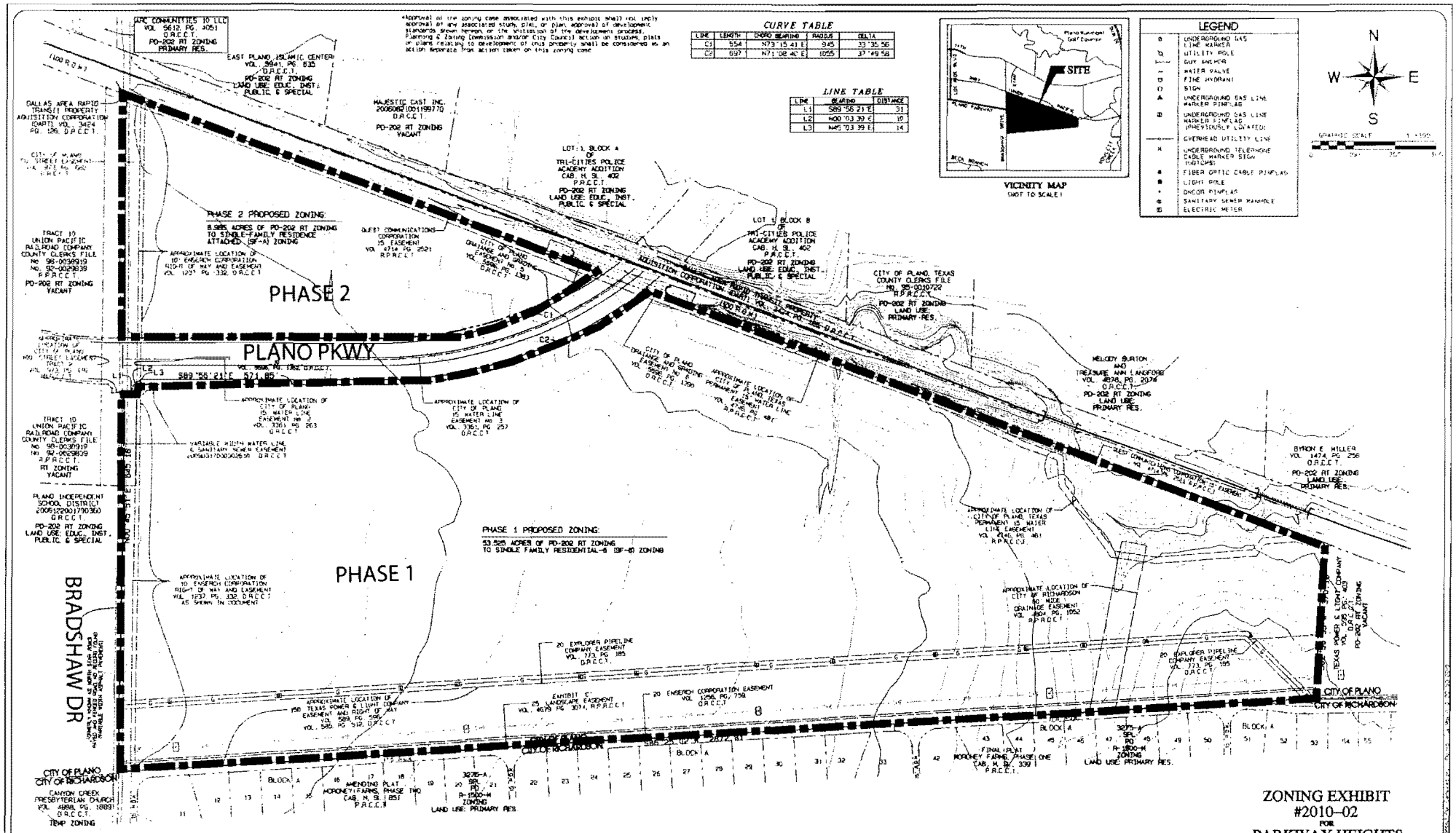
In reviewing the two scenarios, the smaller site to the west would be zoned Dooley Elementary, Armstrong Middle School, and McMillen High School; all these schools have sufficient capacity to absorb any additional students resulting from this development. The properties to the east are zoned Schell Elementary, Otto Middle School, and Williams High School; development of these properties as residential will most likely cause capacity issues at the elementary campus (Schell).

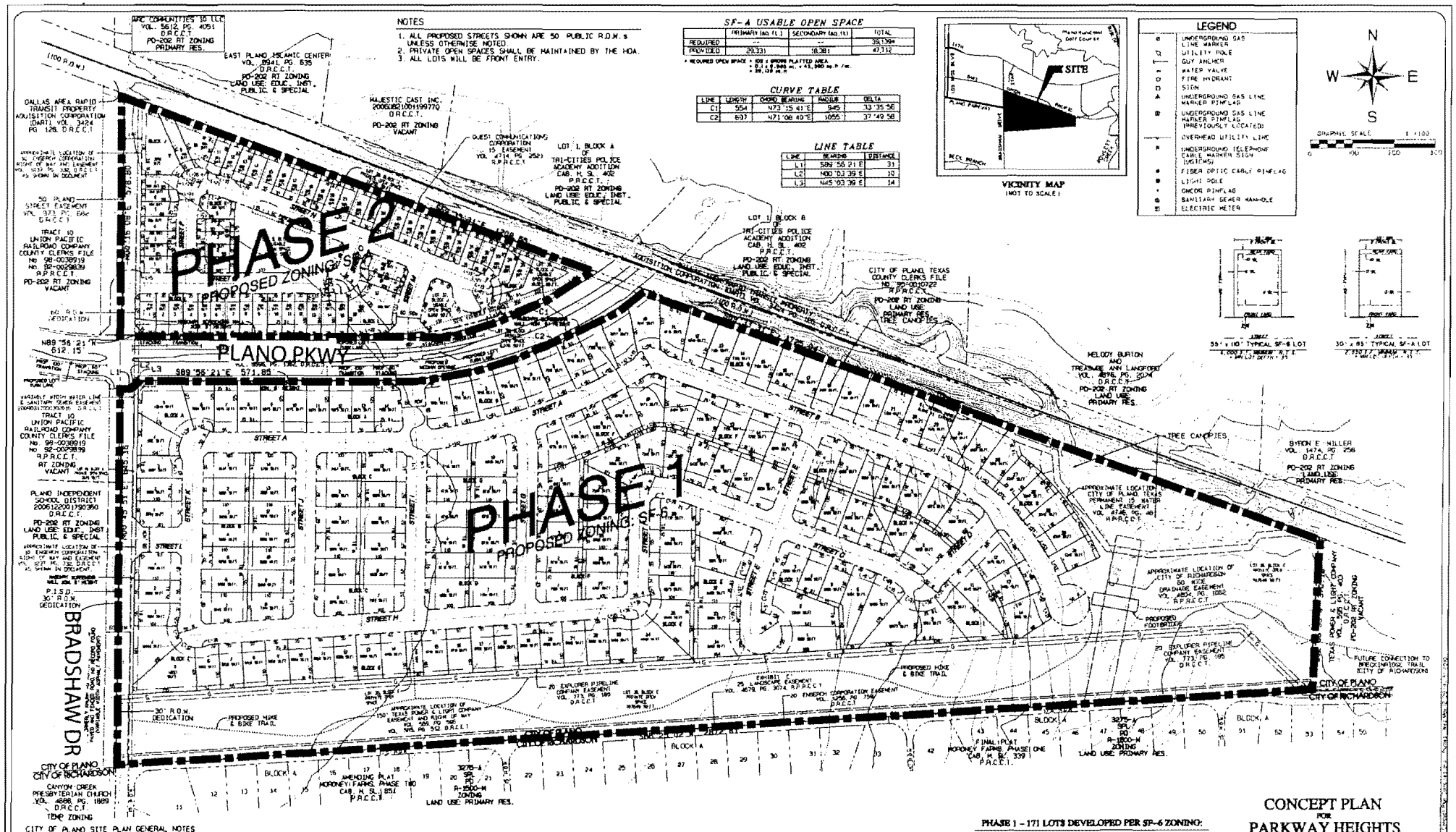


Zoning Case #: 2010-02

Existing Zoning: PLANNED DEVELOPMENT-202-RESEARCH/TECHNOLOGY CENTER

200' Notification Buffer


PHASE 1
PHASE 2
PLANO PKWY
BRADSHAW DR
PHASE 2 PROPOSED ZONING:
8.985 ACRES OF PD-202 RT ZONING TO SINGLE-FAMILY RESIDENCE ATTACHED (SF-A) ZONING
PHASE 1 PROPOSED ZONING:
53.525 ACRES OF PD-202 RT ZONING TO SINGLE FAMILY RESIDENTIAL-6 (SF-6) ZONING
CURVE TABLE
LINE TABLE
LEGEND
VICINITY MAP
(NOT TO SCALE)
SITE
N
S
E
W
GRAPHIC SCALE
CITY OF PLANO
CITY OF RICHARDSON
OWNER/DEVELOPER:
IDI
Atlanta • Chicago • Cincinnati
Dallas • Ft. Lauderdale • Memphis
Los Angeles • Philadelphia
GOODWIN MARSHALL
CIVIL ENGINEERS – PLANNERS – SURVEYORS
2408 Mustang Drive, Grapevine, TX 76051
Metro (817) 329-4373
ZONING EXHIBIT
#2010-02
FOR
PARKWAY HEIGHTS
PHASES 1 & 2
BEING
62.51 ACRES
SITUATED IN THE
G.H. PEGUES SURVEY, ABSTRACT No.700
M.R. FOSTER SURVEY, ABSTRACT No.332
CITY OF PLANO, COLLIN COUNTY, TEXAS
APRIL, 2010



NOTES

1. ALL PROPOSED STREETS SHOWN ARE 50' PUBLIC R.O.W.'s UNLESS OTHERWISE NOTED.
2. PRIVATE OPEN SPACES SHALL BE MAINTAINED BY THE HOA.
3. ALL LOTS WILL BE FRONT ENTRY.

SF-A USABLE OPEN SPACE

	PRIMARY (sq. ft.)	SECONDARY (sq. ft.)	TOTAL
REQUIRED	--	--	39,194
PROVIDED	29,331	18,381	47,712

* REQUIRED OPEN SPACE = 100 x GROSS PLATTED AREA
= 0.1 x (5.946 ac. x 43,560 sq. ft. / ac.)
= 39,194 sq. ft.

CURVE TABLE

LINE	LENGTH	CHORD BEARING	RADIUS	DELTA
C1	954'	N73°15'41"E	945	13°35'56"
C2	697	N71°08'40"E	1055	37°49'58"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°56'21"E	31
L2	N00°03'39"E	10
L3	N45°03'39"E	14

VICINITY MAP
(NOT TO SCALE)

LEGEND

- UNDERGROUND GAS LINE MARKER
- UTILITY POLE
- GUY ANCHOR
- WATER VALVE
- FIRE HYDRANT
- SIGN
- UNDERGROUND GAS LINE MARKER PINFLAG
- UNDERGROUND GAS LINE MARKER PINFLAG (PREVIOUSLY LOCATED)
- OVERHEAD UTILITY LINE
- UNDERGROUND TELEPHONE CABLE MARKER SIGN (SYSTEMS)
- FIBER OPTIC CABLE PINFLAG
- LIGHT POLE
- CMCRX PINFLAG
- SANITARY SEWER MANHOLE
- ELECTRIC METER

GRAPHIC SCALE 1" = 100'

55' x 110' TYPICAL SF-6 LOT

30' x 85' TYPICAL SF-A LOT

CITY OF PLANO SITE PLAN GENERAL NOTES

1. Buildings 5,000 square feet or greater shall be 100% fire sprinkled.
2. Fire lines shall be designed and constructed per city standards.
3. Handicapped parking areas shall be designed and developed per city standards and shall comply with requirements of the current, adopted International Building Code.
4. Four-foot wide sidewalks shall be provided 2.5 feet off of the property line within the rights-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.
5. Mechanical units dumpsters, and trash compactors shall be screened in accordance with the Zoning Ordinance.
6. All signage contingent upon approval by Building Inspection Department.
7. Approvals of the site plan is not final until all engineering plans are approved.
8. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
9. Building facades within this development shall be compatible as provided in the Retail Corner Design Guidelines.
10. Outdoor lighting shall comply with illumination standards within Section 6-408 of the Code of Ordinances.
11. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
12. All electrical transmission, distribution, and service lines must be underground where required.
13. 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.

OWNER/DEVELOPER:

IDI

Atlanta • Chicago • Cincinnati
Dallas • Ft. Lauderdale • Memphis
Los Angeles • Philadelphia

Tom Lincoln Centre
5430 LBJ Freeway, Suite 1276
Dallas, Texas 75240

GOODWIN MARSHALL

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, TX 76051
Metro (817) 329-4373

PHASE 1 – 171 LOTS DEVELOPED PER SF-6 ZONING:

LOTS 1-14, BLOCK A, LOTS 1-14, BLOCK B, LOTS 1-12, BLOCK C, LOTS 1-12, BLOCK D, LOTS 1-34, BLOCK E, LOTS 1-25, BLOCK F, LOTS 1-31, BLOCK G, LOTS 1-15, BLOCK H, LOTS 1-14, BLOCK I

PHASE 2 – 59 LOTS DEVELOPED PER SF-A ZONING:

LOTS 1-35, BLOCK J, LOTS 1-5, BLOCK K, LOTS 1-19, BLOCK L

OPEN SPACE LOTS:

LOT 15, BLOCK A, LOTS 35-36, BLOCK B, LOTS 36-39, BLOCK J, LOT 6, BLOCK K

CONCEPT PLAN
FOR
PARKWAY HEIGHTS PHASES 1 & 2
BEING
62.51 ACRES
SITUATED IN THE
G.H. PEGUES SURVEY, ABSTRACT No.700
M.R. FOSTER SURVEY, ABSTRACT No.332
CITY OF PLANO, COLLIN COUNTY, TEXAS
APRIL, 2010

ZC 2010-02

An Ordinance of the City of Plano amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, so as to rezone 62.3± acres out of the G.H. Pegues Survey, Abstract No. 700 and the M.R. Foster Survey, Abstract No. 332, bounded by Bradshaw Drive on the west, Plano's city limit line on the south, extending approximately 2,870± feet east of Bradshaw Drive, and bounded on the north by the Dallas Area Rapid Transit rail line in the City of Plano, Collin County, Texas, from Planned Development-202-Research/Technology Center to Single-Family Residence-6 and Single-Family Residence Attached; 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 28th day of June, 2010, for the purpose of considering rezoning 62.3± acres out of the G.H. Pegues Survey, Abstract No. 700 and the M.R. Foster Survey, Abstract No. 332, bounded by Bradshaw Drive on the west, Plano's city limit line on the south, extending approximately 2,870± feet east of Bradshaw Drive, and bounded on the north by the Dallas Area Rapid Transit rail line in the City of Plano, Collin County, Texas, from Planned Development-202-Research/Technology Center to Single-Family Residence-6 and Single-Family Residence Attached; 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 28th day of June, 2010; 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. 2006-4-24, as the same has been heretofore amended, is hereby further amended so as to rezone 62.3± acres out of the G.H. Pegues Survey, Abstract No. 700 and the M.R. Foster Survey, Abstract No. 332, bounded by Bradshaw Drive on the west, Plano's city limit line on the south, extending approximately 2,870± feet east of Bradshaw Drive, and bounded on the north by the Dallas Area Rapid Transit rail line in the City of Plano, Collin County, Texas, from Planned Development-202-Research/Technology Center to Single-Family Residence-6 and Single-Family Residence Attached, said property being described in the legal description on 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 affectuated 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 28TH DAY OF JUNE, 2010.

Phil Dyer, MAYOR

ATTEST:

Diane Zucco, CITY SECRETARY

APPROVED AS TO FORM:

Diane C. Wetherbee, CITY ATTORNEY

ZC 2010-02
Legal Description for Phase I Tract

BEING a tract of land situated in the G.H. Pegues Survey, Abstract No. 700 and the M. R. Foster Survey, Abstract No. 332, City of Plano, Collin County, Texas, being a portion of that tract of land as described in deed to Industrial Developments International (Texas), L.P. recorded in Volume 4982, Page 1642, Deed Records, Collin County, Texas (DRCCT) and being more particularly described as follows:

BEGINNING at railroad spike set at the location of a "PK" nail with shiner previously found (now obliterated) in Bradshaw Drive (formerly North Star Road - a non dedicated variable width right-of-way) at the southwest corner of said Industrial Developments International (Texas), L.P. tract (hereafter referred to as IDI tract, the apparent northwest corner of the amending plat of Moroney Farms, Phase Two, an addition to the City of Plano, Collin County, Texas as recorded in Cabinet N, Slide 851, Plat Records Collin County, Texas, and the apparent northeast corner of a tract of land as described in deed to Canyon Creek Presbyterian Church, recorded in Volume 4888, Page 18889, DRCCT, from which a "PK" nail with shiner found at the apparent southeast corner of a tract of land as described in deed to Arlington Independent School District, recorded in 200612001790360, DRDCT bears South, 32° 19' West, 4.25 feet, a "PK" nail with shiner previously found at the apparent southeast corner of said Church tract bore South, 00° 45' 51" West, 1,056.76 feet (Deed 1056.77 feet) and a "PK" nail with shiner previously found at the apparent westerly most southwest corner of said Moroney Farms, Phase Two bore South, 00° 45' 41" West, 377.10 feet (Plat 377.14 feet);

THENCE North, 00° 45' 51" East, within said Bradshaw Drive, along the west line of said IDI tract, a distance of 645.16 feet to a "PK" nail with shiner found at an angle point in the west line of said IDI tract, from which a "PK" nail with shiner found bears South, 82° 03' 13" West, 5.51 feet;

THENCE North, 00° 16' 08" East, within said Bradshaw Drive along the west line of said IDI tract, at a distance of 39.20 feet passing a 1/2" rebar found, said point being 1.07 feet to the east of line, at a distance of 39.35 feet passing a "PK" nail with shiner found at the apparent northeast corner of said Arlington I.S.D. tract, said point being 1.82 feet to the west of line, continuing a total distance of 266.14 feet to a "PK" nail set at the intersection with the south line of Plano Parkway (right-of-way varies per Volume 5596, Page 1362, DRCCT), from which a 5/8" rebar found at the northwest corner of said IDI tract bears North, 00° 16' 08" East, 708.80 feet and a 1/2" rebar with a red plastic cap stamped "W.A.I." previously found, bore North, 89° 56' 21" West, 29.26 feet;

THENCE along the south line of said Plano Parkway, traversing said IDI tract, as follows:

> South 89° 56' 21" East, at a distance of 0.78 feet passing a 1/2" rebar with a red plastic cap stamped "W.A.I." previously found, continuing a total distance of 30.77 feet (Right-Of-Way Deed 35.28 feet) to a 1/2" rebar with a yellow plastic cap stamped "Goodwin & Marshall" set (hereafter referred to a 1/2" rebar capped set) at the location of 1/2" rebar with a plastic cap stamped "W.A.I." previously found (now obliterated);

Legal Description for Phase I Tract (cont.)

North, 00° 03’ 39” East, a distance of 10.00 feet (Right-Of-Way Deed 10.00 feet) to a 1/2” rebar capped set at the location of 1/2’ rebar with a plastic cap stamped “W.A.I.” previously found (now obliterated);

North, 45° 03’ 39” East, a distance of 14.14 feet (Right-Of-Way Deed 14.14 feet) to a 1/2” rebar capped set at the location of 1/2” rebar with a plastic cap stamped “W.A.I.” previously found (now obliterated);

South, 89° 56’ 21” East, a distance of 571.85 feet (Right-Of-Way Deed 571.85 feet) to a 1/2” rebar capped set at the location of 1/2” rebar with a plastic cap stamped “W.A.I.” previously found (now obliterated) at the point of curvature of a curve to the left, having a radius of 1,055.00 feet;

Northeasterly, along said curve, having a central angle of 37° 49’ 58”, an arc distance of 696.62 feet (Right-Of-Way Deed 696.95 feet) and a chord that bears North, 71° 08 40” East, 684.04 feet to a 1/2” rebar capped set at the intersection with the southwesterly line of a tract of land as described in deed to Dallas Area Rapid Transit Acquisition Corporation (DART), recorded in Volume 3424, Page 126, DRCCT, from which a 5/8” rebar found at the northwest corner of said IDI tract bears North, 69° 33’ 31” West, 1,341.09 feet;

THENCE South, 69° 33’ 31” East, departing the southerly line of said Plano Parkway, along the southwesterly line of said DART tract and the north line of said IDI tract, a distance of 1,725.04 feet to a 1/2” rebar found at the northeast corner of said IDI tract and the northwest corner of a tract of land as described in deed to Texas Power & Light Company, recorded in Volume 595, Page 403, DRCCT, from which a one-inch steel pipe found bears North, 28° West, 0.69 feet;

THENCE South 02° 56’ 55” West, departing the southwesterly line of said DART tract, along the east line of said IDI tract and the west line of said Texas Power & Light Company tract, a distance of 370.16 feet (TP&L Deed 369.00 feet) to a 1/2” rebar with a red plastic cap stamped “F-D” found at the southeast corner of said IDI tract, the southwest corner of said Texas Power & Light Company tract, and an angle point in the north line of Moroney Farms, Phase One, an addition to the City of Plano, Collin County, Texas as recorded in Cabinet M, Slide 339, Plat Records, Collin County, Texas;

THENCE South, 86° 25’ 02” West, along the north line of said Moroney Farms, Phase One and the south line of said IDI tract, at a called distance of 1,010.89 feet passing the northwest corner of said Moroney Farms, Phase One and the northeast corner of said Moroney Farms, Phase Two, continuing along the south line of said IDI tract and the north line of said Moroney Farms Phase Two, a total distance of 2,872.81 feet (Plats 2872.68 feet) the POINT OF BEGINNING and CONTAINING 2,331,564 square feet or 53.525 acres of land, save and except any rights to the public or others within and along said Bradshaw Drive.

ZC 2010-02
Legal Description for Phase 2 Tract

BEING a tract of land situated in the G.H. Pegues Survey, Abstract No. 700, City of Plano, Collin County, Texas, being a portion of that tract of land as described in deed to Industrial Developments International (Texas), L.P., recorded in Volume 4982, Page 1642, Deed Records, Collin County, Texas (DRCCT) and being more particularly described as follows:

COMMENCING at a railroad spike set at the location of a "PK" nail with shiner previously found (now obliterated) in Bradshaw Drive (formerly North Star Road - a non dedicated variable width right-of-way) at the southwest corner of said Industrial Developments International (Texas), L.P. tract (hereafter referred to as IDI tract) and the apparent northwest corner of the amending plat of Moroney Farms, Phase Two, an addition to the City of Plano, Collin County, Texas as recorded in Cabinet N, Slide 851, Plat Records, Collin County, Texas;

THENCE North, 00° 45' 51" East, within said Bradshaw Drive, along the west line of said IDI tract, a distance of 645.16 feet to a "PK" nail with shiner found at an angle point in the west line of said IDI tract;

THENCE North, 00° 16' 08" East, within said Bradshaw Drive, along the west line of said IDI tract, a distance of 396.14 feet to a 1/2" rebar with yellow plastic cap stamped "Goodwin & Marshall" set (hereafter referred to as 1/2" rebar capped set) at the intersection with the north line of Plano Parkway (right-of-way varies per Volume 5596, Page 1362, DRCCT), being the POINT OF BEGINNING of the herein described tract of land, from which a 1/2" rebar with a red plastic cap stamped "W.A.I." previously found bore North, 89° 56' 21" West, 15.70 feet;

THENCE North, 00° 16' 08" East, within said Bradshaw Drive, along the west line of said IDI tract, a distance of 578.80 feet to a 5/8" rebar found at the northwest corner of said IDI tract, said point lying in the southwesterly line of a tract of land as described in deed to Dallas Area Rapid Transit Acquisition Corporation (DART), recorded in Volume 3424, Page 126, DRCCT, from which a "PK" nail found (now obliterated) bore South 60° 06' 19" East, 0.17 feet, a "PK" nail with shiner found bears North, 87° 13' 28" East, 0.63 feet, and a 3/4" rebar in concrete found bears North, 69° 33' 31" West, 52.01 feet;

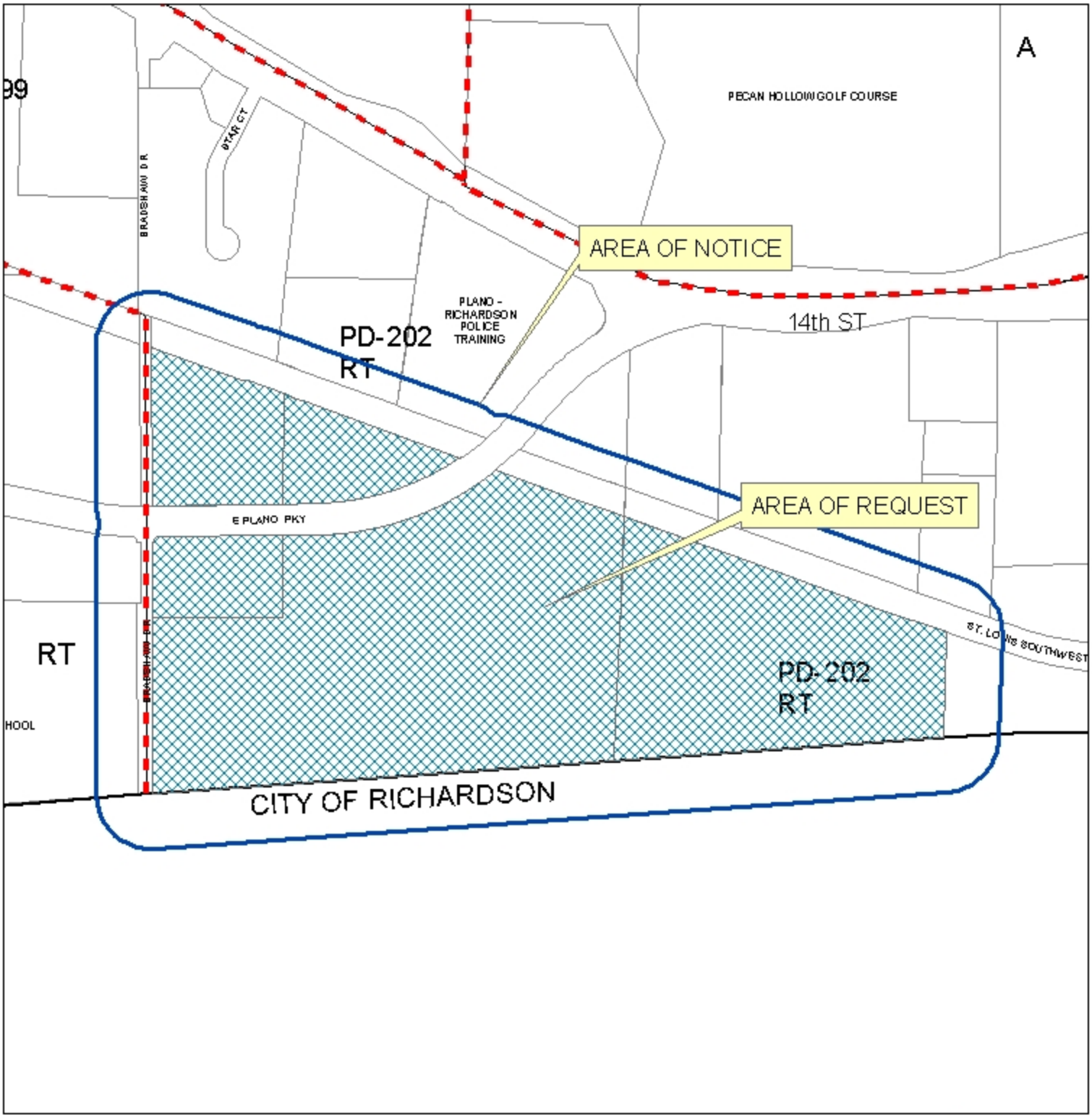
THENCE South, 69° 33' 31" East, departing said Bradshaw Drive, along the southwesterly line of said DART tract and the north line of said IDI tract, a distance of 1,208.65 feet to a 1/2" rebar capped set at the intersection with the northerly line of said Plano Parkway, from which a 1/2" rebar found at the northeast corner of said IDI tract bears South 69° 33' 31" East, 1,857.48 feet;

THENCE departing the southwesterly line of said DART tract, along the northerly line of said Plano Parkway, traversing said IDI tract, as follows:

> Southwesterly, along a non tangent curve to the right, having a radius point that bears North 33° 32' 17" West, 945.00 feet, a central angle of 33° 35' 56", an arc distance of 554.16 feet (Right-Of-Way Deed 554.48 feet) and a chord that bears South, 73° 15' 41" West, 546.25 feet to a 1/2" rebar capped set at the location of

Legal Description for Phase 2 Tract (cont.)

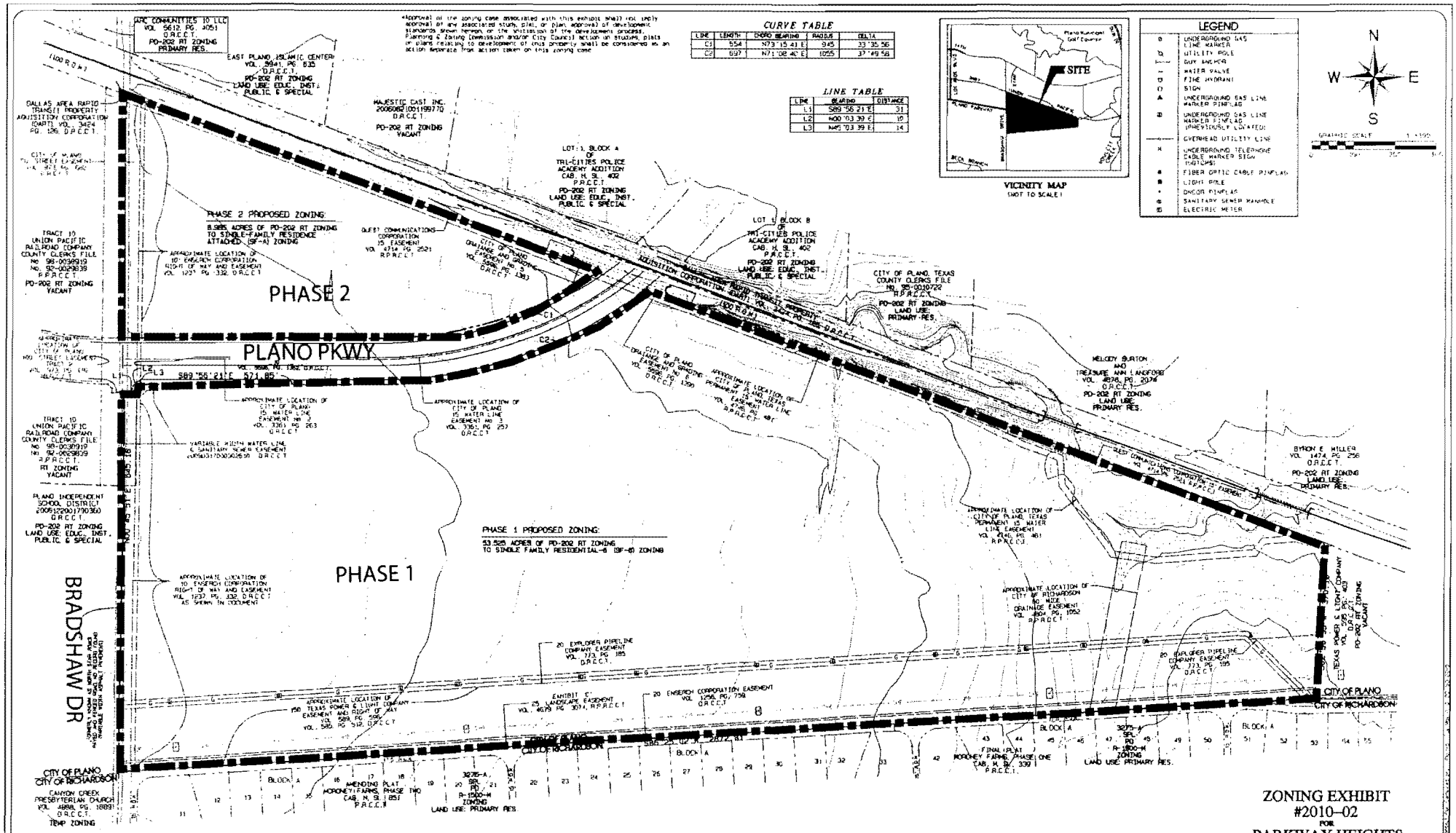
a 1/2” rebar with a red plastic cap stamped “W.A.I.” previously found (now obliterated) at the point of tangency;
North, 89° 56’ 21” West, a distance of 612.15 feet (Right-Of-Way Deed 615.82 feet) to the POINT OF BEGINNING and CONTAINING 391,401 square feet or 8.985 acres of land, save and except any rights to the public or others within and along said Bradshaw Drive.



Zoning Case #: 2010-02

Existing Zoning: PLANNED DEVELOPMENT-202-RESEARCH/TECHNOLOGY CENTER

200' Notification Buffer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