

DATE: December 8, 2015
TO: Honorable Mayor & City Council
FROM: John Muns, Chairman, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of December 7, 2015

AGENDA ITEM NO. 1A
PUBLIC HEARING: ZONING CASE 2015-18
APPLICANT: PITMAN PARTNERS LTD

Request to amend Planned Development-109-Retail/General Office and Planned Development-60-General Office on 61.6± acres located at the southwest corner of Park Boulevard and Alma Drive to allow for Patio Home with modified development standards. Zoned Planned Development-109-Retail/General Office and Planned Development-60-General Office. Tabled July 20, 2015, August 3, 2015, August 17, 2015, October 19, 2015, and November 16, 2015.

APPROVED: 4-2 **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: 0 # OF SIGNATURES: 0

STIPULATIONS:

Recommended for approval. The commissioners voting in opposition to the request, believed the property was inappropriate for residential development due to the adjacent office use.

(Proposed additions are indicated by underlined text; deletions are indicated by strikethrough text.)

Planned Development-60-General Office

Restrictions:

1. Maximum Floor Area Ratio: 4:1
2. North of West 15th St., buildings and structures greater than two stories in height shall have a minimum setback from West 15th St. of 200 feet.

- ~~3. Dedication of a tract of land 50 feet from the high back of the west side of Spring Creek extending from the southern boundary of the tract to the northern boundary of the tract to be used as a greenbelt park site by the City of Plano.~~
3. Within 900 feet of the right-of-way line of Park Blvd., single-family residence is an additional permitted use when developed simultaneously with or subsequent to contiguous residential development within PD-109-R/O-2. Residences must be developed in accordance with the PH zoning district standards.

Planned Development-109-Retail/General Office

Restrictions:

~~Concept plan being adopted as part of this ordinance.~~

Single-family residence is an additional permitted use when developed in accordance with the Patio Home (PH) zoning district standards with the following exceptions:

1. Minimum Rear Yard Setback adjacent to Park Blvd.: 20 feet
2. Residential lots must be set back a minimum of 130 feet from automobile fueling station pump islands within Collin Creek Corporate Center, Block A, Lot 4.
3. Residential lots must be screened by a 6-foot high masonry wall located along the western and southern lot lines of Collin Creek Corporate Center, Block A, Lot 4.

FOR CITY COUNCIL MEETING OF: January 11, 2016, (To view the agenda for this meeting, see www.plano.gov)

PUBLIC HEARING - ORDINANCE

ST/dr

xc: Pitman Partners, LTD
Bryan D. Klein, ION Design Group, LLC
Wayne Snell, Permit Services Manager

<https://goo.gl/maps/xMDXhWsq1jQ2>

CITY OF PLANO
PLANNING & ZONING COMMISSION

December 7, 2015

Agenda Item No. 1A

Public Hearing: Zoning Case 2015-18

Applicant: Pitman Partners LTD

DESCRIPTION:

Request to amend Planned Development-109-Retail/General Office and Planned Development-60-General Office on 61.6± acres located at the southwest corner of Park Boulevard and Alma Drive to allow for Patio Home with modified development standards. Zoned Planned Development-109-Retail/General Office and Planned Development-60-General Office. Tabled July 20, 2015, August 3, 2015, August 17, 2015, October 19, 2015, and November 16, 2015.

REMARKS:

This item was tabled at the November 16, 2015 Planning & Zoning Commission meeting. It must be removed from the table for consideration.

The purpose of this request is to amend Planned Development-109-Retail/General Office (PD-109-R/O-2) and Planned Development-60-General Office (PD-60-O-2) to allow for single-family residences developed with Patio Home (PH) zoning standards on a portion of the subject property. 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 onsite conditions. The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling and warehousing. The O-2 district is intended to allow for a variety of low-, mid-, and high-rise office developments providing for professional, financial, medical, and similar services to local residents; corporate offices for regional and national operations; and major centers of employment for Plano and surrounding communities.

The PH district is intended to provide for areas of detached, zero lot line, and single-family development in a clustered lot pattern with a common usable open space system that is an integral part of the development.

A concept plan, Villages at Park & Alma, accompanies this request as Agenda Item 1B.

Background

PD-60-O-2 was initially created in the early 1970s for the purpose of developing an office park. Today, portions of PD-60-O-2 are developed with office, public school, bank and religious facility uses. PD-109-R/O-2, formerly Planned Development-63-Retail, was created in 2000 with the intent of expanding office uses on property adjacent to Park Boulevard. Currently, PD-109-R/O-2 is mostly vacant with the exception of a convenience store with gas pumps located at the southwest corner of Park Boulevard and Alma Drive.

Surrounding Land Use and Zoning

To the north, across Park Boulevard, is existing City of Plano property zoned Agricultural (A) which will be used as future park land. To the west are existing residential developments zoned Single-Family Residence-9 (SF-9) and Single-Family Residence-7 (SF-7). To the east, across Alma Drive, are existing retail, restaurant, general office, and electrical substation developments zoned Corridor Commercial (CC) with Specific Use Permit #637 for Assisted Living Facility, Planned Development-195-Corridor Commercial, and Planned Development-474-Corridor Commercial. A portion of the CC property to the east is also currently under consideration for residential zoning as requested by Zoning Case 2015-24. To the south is an existing religious facility and a single-family residence zoned SF-7. Additionally, an existing residence zoned A occupies a property within the central portion of PD-60-O-2, located on the west side of Alma Drive, 550± feet north of 15th Street.

Proposed Planned Development Stipulations

The requested zoning is to amend PD-60-O-2 and PD-109-R/O-2. There are two primary parts to this request: land use and design standards.

Land Use - The applicant is proposing to amend PD-60-O-2 and PD-109-R/O-2 to allow for patio home residences.

Design Standards - The language in the proposed PD amendments would allow this site to be developed as single-family residences built to comply with development standards of the PH zoning district with a modified building setback and a restriction to the area of residential uses.

The amended PD language is as follows:

PD-60-O-2

Restrictions:

1. Maximum Floor Area Ratio: 4:1

2. North of West 15th St., buildings and structures greater than 2 stories in height shall have a minimum setback from West 15th St. of 200 feet.
3. Within 900 feet of the right-of-way line of Park Blvd., single-family residence is an additional permitted use when developed simultaneously with or subsequent to contiguous residential development within PD-109-R/O-2. Residences must be developed in accordance with the PH zoning district standards.

PD-109-R/O-2

Restrictions:

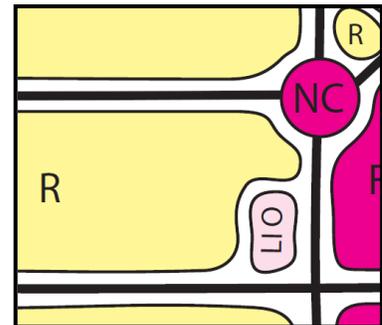
Single-family residence is an additional permitted use when developed in accordance with the Patio Home (PH) zoning district standards with the following exceptions:

1. Minimum Rear Yard Setback adjacent to Park Blvd.: 20 feet
2. Residential lots must be set back a minimum of 130 feet from automobile fueling station pump islands within Collin Creek Corporate Center, Block A, Lot 4.
3. Residential lots must be screened by a 6-foot high masonry wall located along the western and southern lot lines of Collin Creek Corporate Center, Block A, Lot 4.

Conformance to the Comprehensive Plan

This zoning case was submitted prior to the approval of the Plano Tomorrow Plan. Therefore, the policies of the previous Comprehensive Plan are applicable to this request.

Future Land Use Plan - The Future Land Use Plan designates this property as Neighborhood Commercial (NC), Residential (R), and Low Intensity Office (LIO). The subject property associated with the applicant's concept plan is designated as R; therefore, the request is in conformance with the future land use map.



Residential rezoning may be appropriate in accordance with the Redevelopment and Undeveloped Land Policies. Those policies that apply to this request are noted below:

1. All residential rezoning requests should be evaluated to determine the impact on infrastructure, public safety response, school capacity, and access to and availability of amenities and services. Staff has provided details regarding this policy in the sections below.
2. Isolated residential development should not be permitted; residential rezoning requests need to establish a complete neighborhood, or expand an existing neighborhood or an urban mixed-use center. Mid-rise multifamily development (5 to 12 stories) and special needs housing (i.e. senior housing) could be an exception if

the surrounding land uses are compatible. As an extension of the residential neighborhood to the west, this request is in conformance with this policy recommendation.

Adequacy of Public Facilities - Water and sanitary sewer services are available to serve the subject property. The available sanitary sewer capacity is sufficient to handle additional commercial development in the area; however, the applicant may be responsible for making improvements to the sanitary sewer system to increase the system capacity if the property was rezoned for residential uses.

Traffic Impact Analysis (TIA) - A TIA is not required for this rezoning request. However, in considering the traffic impact of the proposed residential development, using the average Institute of Traffic Engineers (ITE) trip generation rates, staff compared the proposed residential development with the potential build-out of the subject property as office. Using information based upon the existing adjacent office buildings, staff estimated that 324,000± square feet of office could reasonably develop on the subject property. The table below shows the estimated traffic generation during peak hours (7:00-9:00 a.m. and 4:00-6:00 p.m.):

| | AM | PM |
|------------------------------|------------|------------|
| Patio Home (70 units) | 54 | 71 |
| | | |
| General Office | 502 | 483 |

From these calculations, it is evident that general office development would generate greater peak traffic than the requested residential subdivision.

Public Safety Response Time - Based upon existing personnel, equipment, and facilities, fire emergency response times will be sufficient to serve the site. Additional 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 a Park Fee service area. The future South Central Community Park site will be located to the north of the subject property, across Park Boulevard. Harrington Park is also located 1,200± feet to the east of the subject property, across Alma Drive. Additionally, private open space required by the PH district will serve the residents of this area.

Future residents would be served by both Harrington and Schimelpfenig Libraries, which have sufficient capacity to serve the development.

School Capacity - Staff has included a letter from Plano Independent School District regarding school capacity.

Economic Development Element - The Economic Development Element of the Comprehensive Plan encourages the preservation of land in employment centers for future economic development. The element states that:

“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.”

This property is not within an expressway corridor, and it is not within an employment center. Rezoning a portion of the subject property for residential uses would limit future expansion opportunities for the existing office park development. However, the vacant portion of PD-60-O-2 to the south could accommodate future economic development opportunities in accordance with the O-2 zoning district. If approved, the requested amendments would leave 8.3± acres of undeveloped land adjacent to the existing office buildings with frontage on Alma Drive for future economic development opportunities.

Infill Housing Policy Statement - The Housing Element of the Comprehensive Plan identifies infill development as a primary opportunity for new housing in Plano and further states that it is important to ensure that potential infill projects complement and enhance development already in place. The request is an extension of the existing residential subdivision to the west. Although the proposed subdivision will have frontage on Park Boulevard and Alma Drive, the existing office buildings will still have access and visibility to both rights-of-way, and vacant property will be reserved adjacent to Alma Drive for future economic development opportunities.

Rezoning Property to Meet Demand - This policy statement provides recommendations regarding the appropriateness of properties for residential uses. Recommendations include:

1. A property must be physically appropriate (size, dimensions, shape) for residential use.
2. The area is not affected by adverse environmental conditions such as noise, light, and fumes.
3. The area is an extension of a residential neighborhood.
4. The rezoning would not result in residential tracts inconsistent with the Comprehensive Plan.

The subject property is physically capable of accommodating residential uses and is an extension of a residential neighborhood, as shown in the companion concept plan. The property may be affected by adverse environmental conditions as it is adjacent to an existing gas station development, with the closest residential lot located 65± feet to the southwest. However, the requested PD amendments include requiring a masonry screening wall and specifying a minimum distance of 130 feet as separation for the proposed residential lots. Staff believes the request is generally in conformance with this policy statement.

ISSUES:

Proposed PD Amendments

The proposed PD language is intended to allow for single-family residential uses in accordance with the PH zoning district with some modifications. Currently, PD-109-R/O-2 requires a concept plan be adopted with the zoning. When the PD was created, adjacent residential property owners were generally concerned about the opportunity for a variety of potential commercial development. The concept plan was adopted with the zoning to require only general office development on the property. Attaching a concept plan to zoning is a non-standard practice; therefore, staff believes this stipulation is no longer necessary. If residential zoning is appropriate for the property, staff does not believe the concept plan requirement is needed. Additionally, the requirement for dedication of a park site is no longer applicable. This language referenced a previous requirement that was applicable when the PD was much larger. Today, the creek is not located within the PD, therefore staff believes this requirement should be removed.

Adjacent to Park Boulevard, the applicant is proposing a five foot reduction to the rear yard setback. The requested reduction allows for the proposed streets to align with the existing streets within the residential subdivision to the west. Additionally, the applicant is proposing to require a six-foot masonry screening wall adjacent to the existing gas station property (Collin Creek Corporate Center, Block A, Lot 4) and that residential lots be separated from the gas pumps by a minimum of 130 feet. This 130 foot setback is less than the required 150 foot setback, which is measured from the property line, as specified by the city's Residential Adjacency Standards. However, staff believes the setback, coupled with the required screening wall, is appropriate in order to accommodate infill residential development in this location. The 130 foot setback is large enough to accommodate open space with landscaping or a public street, which will serve as additional separation for residential lots.

Finally, the applicant is proposing residential uses be restricted to a maximum distance of 900 feet from the right-of-way line of Park Boulevard. This distance is intended to preserve the existing drive for the office buildings. This dimension will allow the property owner to develop a residential presence, while leaving a significant undeveloped parcel available for future economic opportunities to the south. For these reasons, staff is in support of the PD amendments.

SUMMARY:

The applicant is requesting to amend PD-60-O-2 and PD-109-R/O-2 to allow for residential uses in accordance with the PH zoning district regulations, with some modifications. The area requested for residential uses is consistent with the previous Comprehensive Plan recommendations. This property is an extension of existing residential uses to the west, and the proposed PD language will allow for adequate separation from adjacent nonresidential uses. For these reasons, staff is in support of the requested PD amendments.

RECOMMENDATION:

Recommended for approval as follows:

(Proposed additions are indicated by underlined text; deletions are indicated by strikethrough text.)

Planned Development-60-General Office

Restrictions:

1. Maximum Floor Area Ratio: 4:1
2. North of West 15th St., buildings and structures greater than two stories in height shall have a minimum setback from West 15th St. of 200 feet.
3. ~~Dedication of a tract of land 50 feet from the high back of the west side of Spring Creek extending from the southern boundary of the tract to the northern boundary of the tract to be used as a greenbelt park site by the City of Plano.~~
3. Within 900 feet of the right-of-way line of Park Blvd., single-family residence is an additional permitted use when developed simultaneously with or subsequent to contiguous residential development within PD-109-R/O-2. Residences must be developed in accordance with the PH zoning district standards.

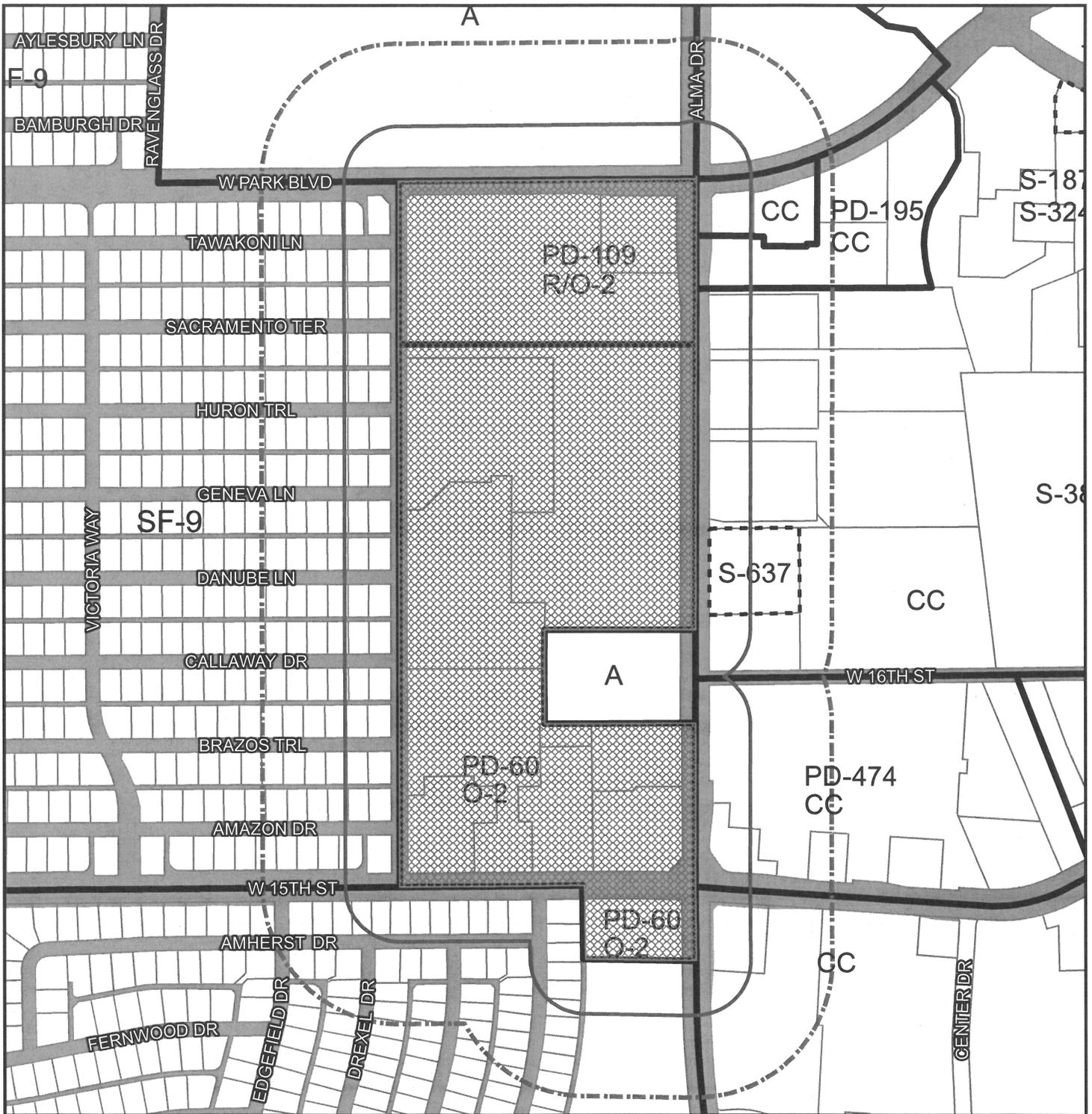
Planned Development-109-Retail/General Office

Restrictions:

~~Concept plan being adopted as part of this ordinance.~~

Single-family residence is an additional permitted use when developed in accordance with the Patio Home (PH) zoning district standards with the following exceptions:

1. Minimum Rear Yard Setback adjacent to Park Blvd.: 20 feet
2. Residential lots must be set back a minimum of 130 feet from automobile fueling station pump islands within Collin Creek Corporate Center, Block A, Lot 4.
3. Residential lots must be screened by a 6-foot high masonry wall located along the western and southern lot lines of Collin Creek Corporate Center, Block A, Lot 4.



Zoning Case #: 2015-18

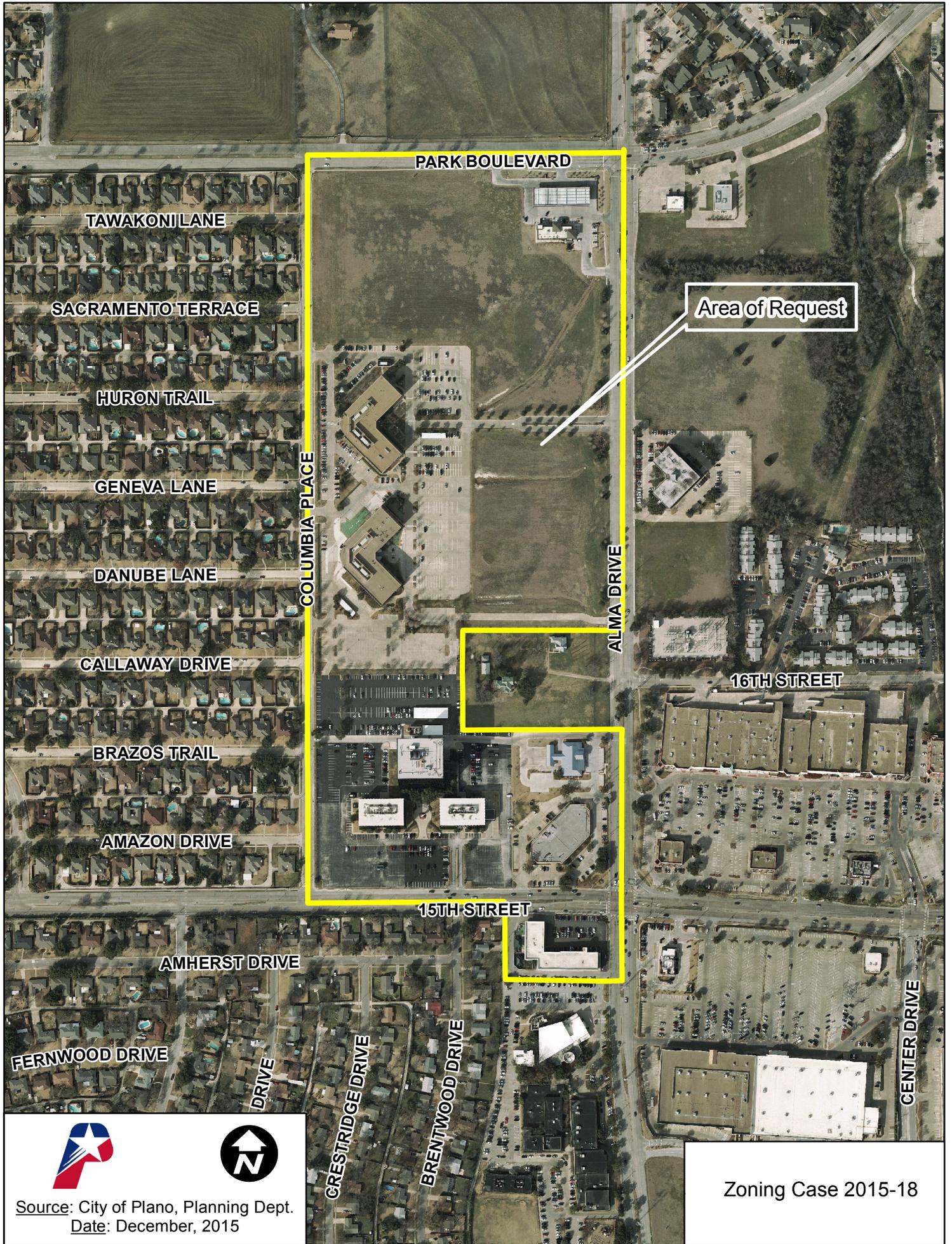
Existing Zoning: Planned Development-60-General Office (PD-60-O-2) & Planned Development-109-Retail/General Office (PD-109-R/O-2)

Proposed Zoning: Amend Planned Development-60-General Office & Planned Development-109-Retail/General Office to allow for Patio Home

-  500' Courtesy Buffer
-  200' Notification Buffer
-  Subject Property
-  Zoning Boundary
-  Specific Use Permit
-  City Limits
-  Right-of-Way



Source: City of Plano Planning Department

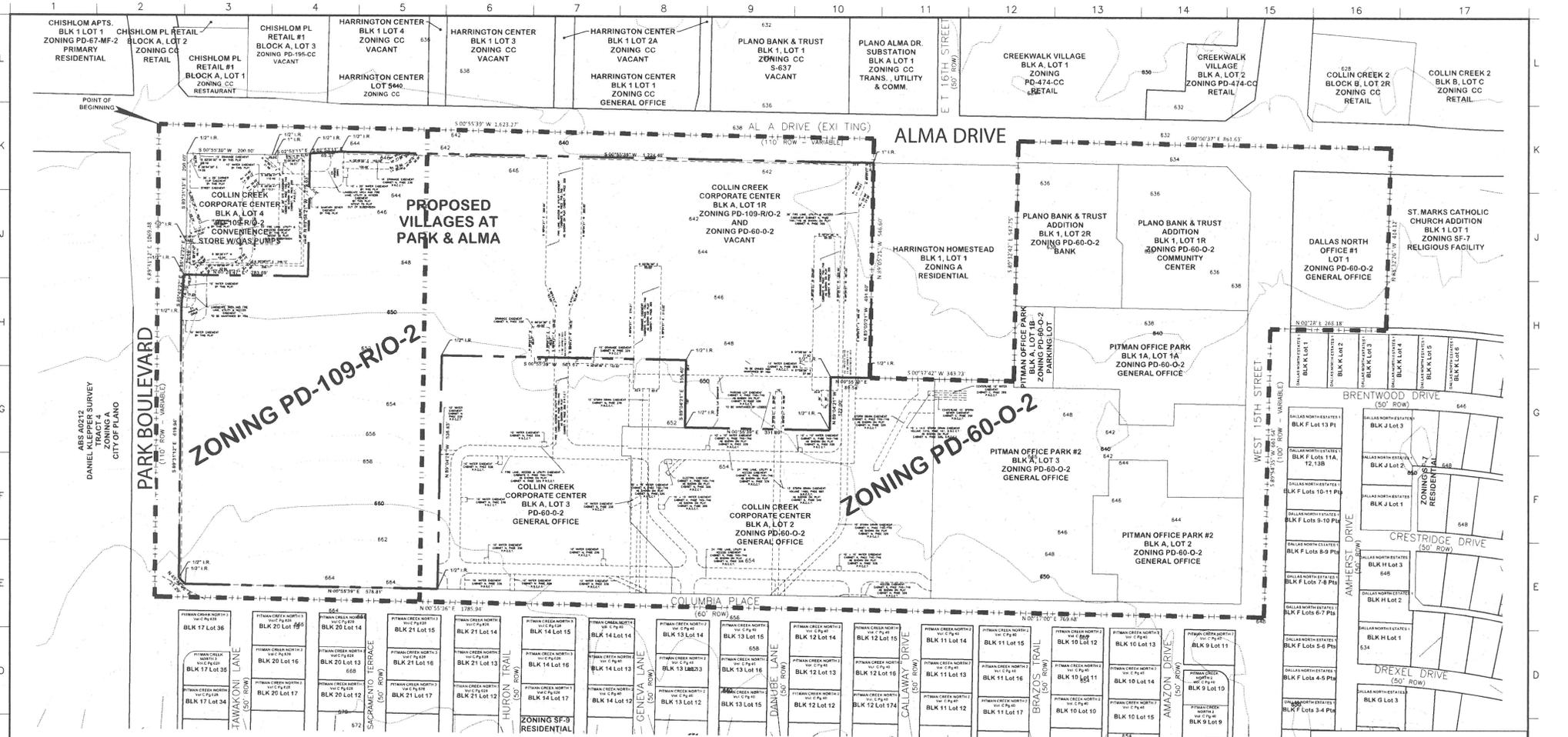


Area of Request

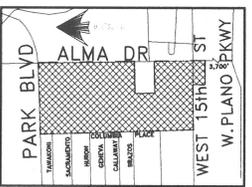


Source: City of Plano, Planning Dept.
Date: December, 2015

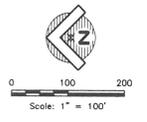
Zoning Case 2015-18



APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAN, 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, PLANS OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.



VICINITY MAP
MAPSCO 655-Y NOT TO SCALE



FROM RECORDS ONLY - NOT BASED ON AN ON-THE-GROUND SURVEY Being a tract of land out of Thomas Archer Survey, Abstract No. 14 and situated in the City of Plano, Collin County, Texas, said tract including Lot 1R, Block A, Collin Creek Corporate Center, an addition to the City of Plano according to the plat thereof recorded in Volume 2010, Page 110 of the Plat Records of Collin County, Texas, Lots 2 and 3, Block A, Collin Creek Corporate Center, an addition to the City of Plano according to the plat thereof recorded in Cabinet N, Slide 326 of said records, Lots 1A and 1B, Block A, Pitman Office Park Addition No. 1, an addition to the City of Plano according to the plat thereof recorded in Cabinet R, Slide 328 of said records, Lot 2 and 3, Block A, Pitman Office Park Addition No. 1, an addition to the City of Plano according to the plat thereof recorded in Cabinet C, Slide 266 of said records, Lot 1R, Block 1, Plano Bank & Trust Addition, an addition to the City of Plano according to the plat thereof recorded in Volume 2009, Page 41, of said records, Dallas North Office Addition No. 1, an addition to the City of Plano according to the plat thereof recorded in Volume 12, Page 2 of said records, and also including portions of Alma Drive, W Park Blvd, Columbia Place and West 15th Street and being more particularly described by metes and bounds as follows:

Beginning at the point intersection of the center of W Park Blvd and Alma Drive:
 Thence S 0°05'53.39" W with the center line of Alma Drive a distance of 1,623.27';
 Thence N 89°05'21" W a distance of 546.60' along the north line of Lot 1, Block 1, Harrington Homestead to the northwest corner of said lot;
 Thence S 0°07'34.27" E a distance of 343.73' to the southwest corner of Lot 1, Block 1, Harrington Homestead;
 Thence S 89°32'42" E a distance of 547.75' along the south line of Lot 1, Block 1, Harrington Homestead to the center line of Alma Drive;
 Thence N 0°07'37.37" E with the center line of Alma Drive a distance of 861.63';
 Thence N 88°32'24" W a distance of 414.12' along the north line of Lot 1, Block 1, St. Marks Catholic Church Addition to the center line of the alley;
 Thence N 0°07'28" E a distance of 268.18' to the center line of West 15th Street;
 Thence S 89°54'35" W with the center line of West 15th Street a distance of 661.64' to the center line of Columbia Place;
 Thence N 0°07'17.00" E with the center line of Columbia Place a distance of 769.68';
 Thence N 0°07'55.36" E with the center line of Columbia Place a distance of 1785.94' to the center of West Park Boulevard;
 Thence S 89°31'12" W with the center line of West Park Boulevard a distance of 1069.48' to the point of beginning and containing approximately 61.6 acres of land, more or less.

PROPERTY OWNER
 PITMAN PARTNERS LTD.
 1601 Elm Street, #3400
 Dallas, TX 75201
 Phone: 214-360-9600
 Contact: Al Allred

ZONING EXHIBIT PREPARER
 ION DESIGN GROUP, LLC
 F-8701
 7075 Twin Hills Ave
 Suite 350
 Dallas, TX 75231
 Phone: 214-370-3470
 Contact: Bryan Klein

SURVEYOR
 MILLER SURVEYING, INC.
 430 Mid Cities Blvd
 Hurst, TX 76054
 Phone: 817-577-1052
 Contact: Jason Rowings

PLANNER/ENGINEER
 ION DESIGN GROUP, LLC
 F-8701
 7075 Twin Hills Ave
 Suite 350
 Dallas, TX 75231
 Phone: 214-370-3470
 Contact: Bryan Klein

ZONING EXHIBIT Case No. 2015-10
 Amended PD-60-O-2 and PD-109-R/O-2
VILLAGES AT PARK & ALMA
 Lot 1R, Block A, Collin Creek Corporate Center, Cab. N, Pg. 26
 T.M. ARCHER SURVEY, ABSTRACT NO. 14 - 61.6 Acres
 CITY OF PLANO, COLLIN COUNTY, TEXAS

| | | | |
|---------|-------|---|-----------|
| | | 7075 Twin Hills Avenue Suite 350 Dallas, Texas 75231 F-8701 214-370-3470 Ph | |
| DESIGN | DRAWN | CHECKED | DATE |
| BR | FM | JT | 7/14/2015 |
| SCALE | JOB | SHEET | |
| 1"=100' | TBC | 1 | |

Zoning Case 2015-18

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 amend Planned Development-109-Retail/General Office and Planned Development-60-General Office on 61.6± acres of land out of the Thomas Archer Survey, Abstract No. 14, located at the southwest corner of Park Boulevard and Alma Drive, in the City of Plano, Collin County, Texas, to allow for Patio Home with modified development standards; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date.

WHEREAS, the City Secretary of Plano, Texas, directed that notices of a hearing be issued, as required by the Zoning Ordinance of the City of Plano and laws of the State of Texas, at a meeting of the City Council, to be held on the 11th day of January, 2016, for the purpose of considering amending Planned Development-109-Retail/General Office and Planned Development-60-General Office on 61.6± acres of land out of the Thomas Archer Survey, Abstract No. 14, located at the southwest corner of Park Boulevard and Alma Drive, in the City of Plano, Collin County, Texas, to allow for Patio Home with modified development standards; and

WHEREAS, the City Secretary of the said City accordingly caused to be issued and published the notices required by its Zoning Ordinance and laws of the State of Texas applicable thereto, the same having been published in a paper of general circulation in the City of Plano, Texas, at least fifteen (15) days prior to the time set for such hearing; and

WHEREAS, the City Council of said City, pursuant to such notice, held its public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Zoning Ordinance, on the 11th day of January, 2016; and

WHEREAS, the City Council is of the opinion and finds that such amendment 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 amend Planned Development-109-Retail/General Office and Planned Development-60-General Office on 61.6± acres of land out of the Thomas Archer Survey, Abstract No. 14, located at the southwest corner of Park Boulevard and Alma Drive in the City of Plano, Collin County, Texas, to allow for Patio Home with modified development standards, 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:

Planned Development-60-General Office

Restrictions:

1. Maximum Floor Area Ratio: 4:1
2. North of West 15th St., buildings and structures greater than two stories in height shall have a minimum setback from West 15th St. of 200 feet.
3. Within 900 feet of the right-of-way line of Park Blvd., single-family residence is an additional permitted use when developed simultaneously with or subsequent to contiguous residential development within PD-109-R/O-2. Residences must be developed in accordance with the Patio Home zoning district standards.

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

Planned Development-109-Retail/General Office

Restrictions:

Single-family residence is an additional permitted use when developed in accordance with the Patio Home (PH) zoning district standards with the following exceptions:

1. Minimum Rear Yard Setback adjacent to Park Blvd.: 20 feet
2. Residential lots must be set back a minimum of 130 feet from automobile fueling station pump islands within Collin Creek Corporate Center, Block A, Lot 4.
3. Residential lots must be screened by a 6-foot high masonry wall located along the western and southern lot lines of Collin Creek Corporate Center, Block A, Lot 4.

Section IV. 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 V. 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 VI. 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 VII. 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 VIII. 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 IX. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED THIS THE 11TH DAY OF JANUARY, 2016.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

ZC-2015-18

Being a tract of land out of Thomas Archer Survey, Abstract No. 14 and situated in the City of Plano, Collin County, Texas, said tract including Lot 1R, Block A, Collin Creek Corporate Center, an addition to the City of Plano according to the plat thereof recorded in Volume 2010, Page 110 of the Plat Records of Collin County, Texas, Lots 2 and 3, Block A, Collin Creek Corporate Center, an addition to the City of Plano according to the plat thereof recorded in Cabinet N, Slide 326 of said records, Lots 1A and 1B, Block A, Pittman Office Park Addition No. 1, an addition to the City of Plano according to the plat thereof recorded in Cabinet R, Slide 328 of said records, Lot 2 and 3, Block A, Pittman Office Park Addition No. 1, an addition to the City of Plano according to the plat thereof recorded in Cabinet C, Slide 266 of said records, Lot 1R, Block 1, Plano Bank & Trust Addition, an addition to the City of Plano according to the plat thereof recorded in Volume 2009, Page 41 of said records, Dallas North Office Addition No. 1, an addition to the City of Plano according to the plat thereof recorded in Volume 12, Page 2 of said records, and also including portions of Alma Drive, W. Park Blvd., Columbia Place and 15th Street West and being more particularly described by metes and bounds as follows:

Beginning at the intersection of the center of W. Park Blvd. and Alma Drive;

THENCE South with the center of Alma Drive a distance of 1629 feet;

THENCE West a distance of 547 feet to the northwest corner of Lot 1, Block 1, Harrington Homestead, an addition to the City of Plano according to the plat thereof recorded in Cabinet K, Slide 186 of said records;

THENCE South a distance of 344 feet to the southwest corner of said Harrington Homestead;

THENCE East a distance of 547 feet to the center of Alma Drive;

THENCE South a distance of 862 feet;

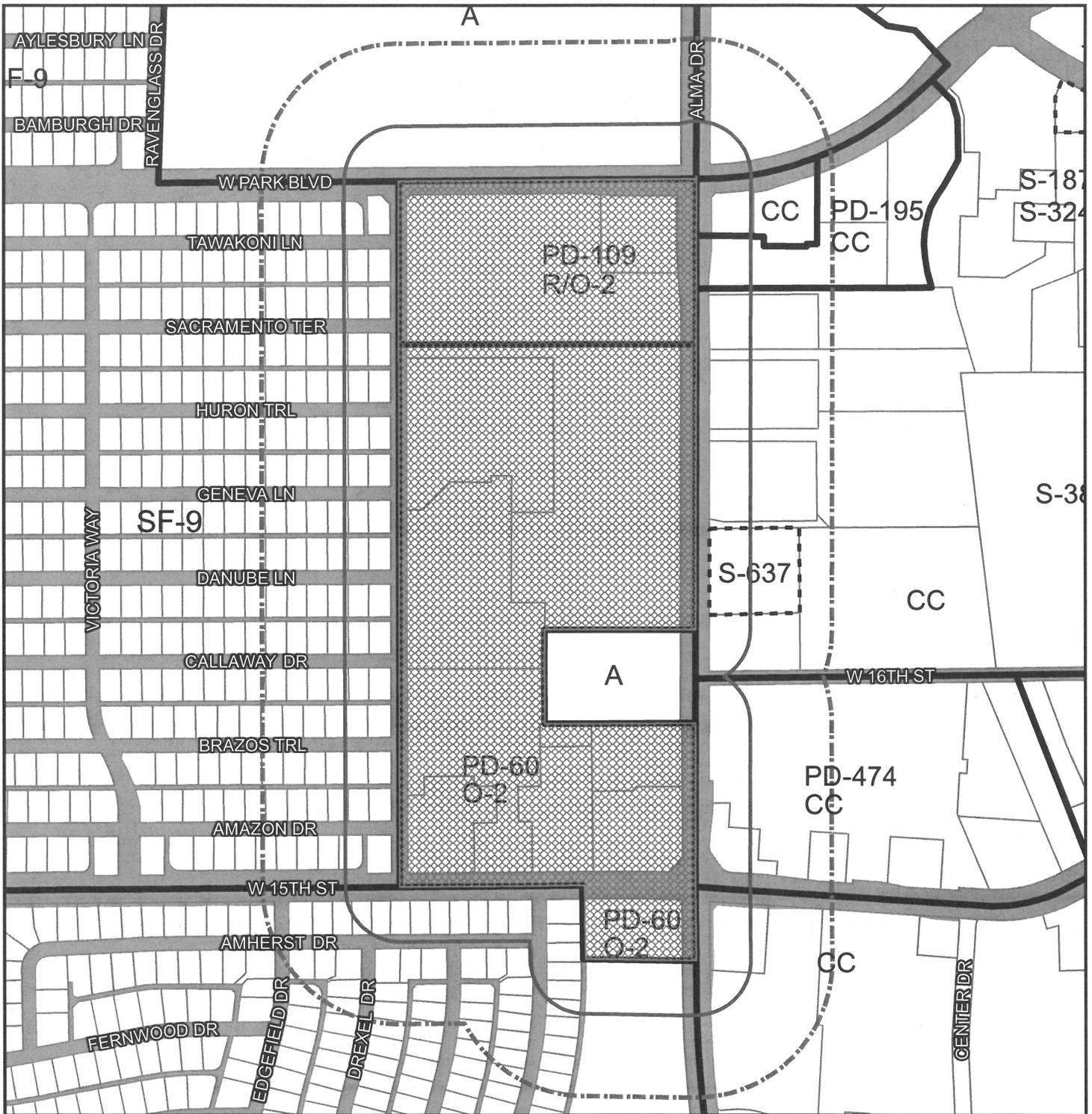
THENCE West a distance of 402 feet to the southwest corner of said Dallas North Office Addition;

THENCE North a distance of 268 feet to the center of 15th Street West;

THENCE West with the center of 15th Street West a distance of 678 feet to the center of Columbia Place;

THENCE North with the center of Columbia Place a distance of 2567 feet to the center of W. Park Blvd.;

THENCE East with the center of W. Park Blvd. a distance of 1080 feet to the POINT OF BEGINNING and CONTAINING approximately 61.6 acres of land, more or less.

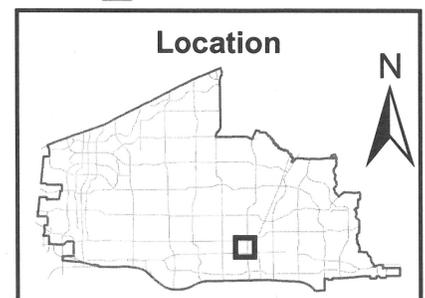


Zoning Case #: 2015-18

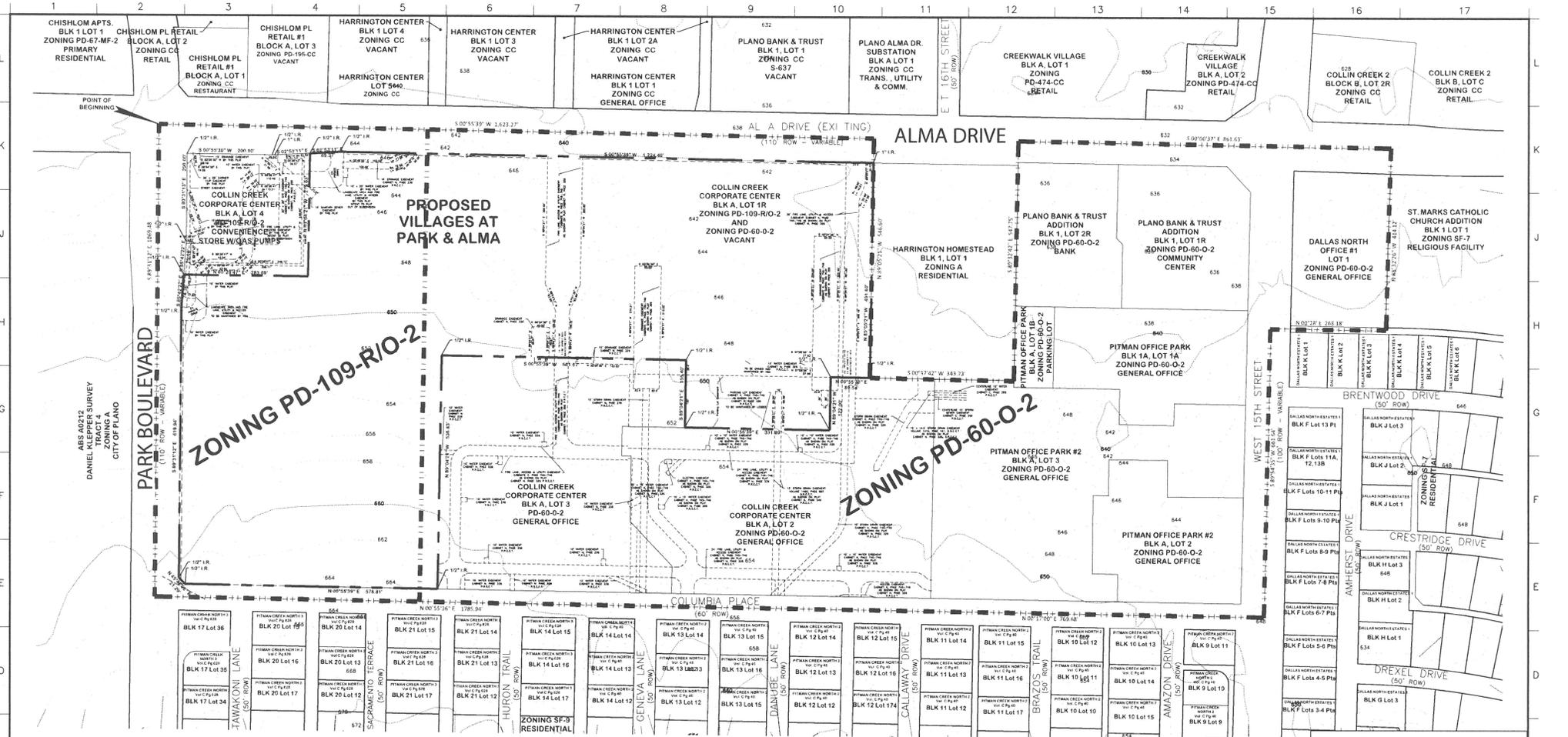
Existing Zoning: Planned Development-60-General Office (PD-60-O-2) & Planned Development-109-Retail/General Office (PD-109-R/O-2)

Proposed Zoning: Amend Planned Development-60-General Office & Planned Development-109-Retail/General Office to allow for Patio Home

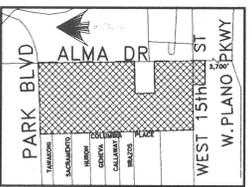
- 500' Courtesy Buffer
- 200' Notification Buffer
- Subject Property
- Zoning Boundary
- Specific Use Permit
- City Limits
- Right-of-Way



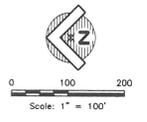
Source: City of Plano Planning Department



APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAN, 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, PLANS OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.



VICINITY MAP
MAPSCO 655-Y NOT TO SCALE



FROM RECORDS ONLY - NOT BASED ON AN ON-THE-GROUND SURVEY Being a tract of land out of Thomas Archer Survey, Abstract No. 14 and situated in the City of Plano, Collin County, Texas, said tract including Lot 1R, Block A, Collin Creek Corporate Center, an addition to the City of Plano according to the plat thereof recorded in Volume 2010, Page 110 of the Plat Records of Collin County, Texas, Lots 2 and 3, Block A, Collin Creek Corporate Center, an addition to the City of Plano according to the plat thereof recorded in Cabinet N, Slide 326 of said records, Lots 1A and 1B, Block A, Pitman Office Park Addition No. 1, an addition to the City of Plano according to the plat thereof recorded in Cabinet R, Slide 328 of said records, Lot 2 and 3, Block A, Pitman Office Park Addition No. 1, an addition to the City of Plano according to the plat thereof recorded in Cabinet C, Slide 266 of said records, Lot 1R, Block 1, Plano Bank & Trust Addition, an addition to the City of Plano according to the plat thereof recorded in Volume 2009, Page 41, of said records, Dallas North Office Addition No. 1, an addition to the City of Plano according to the plat thereof recorded in Volume 12, Page 2 of said records, and also including portions of Alma Drive, W Park Blvd, Columbia Place and West 15th Street and being more particularly described by metes and bounds as follows:

Beginning at the point intersection of the center of W Park Blvd and Alma Drive:
 Thence S 0°05'53.39" W with the center line of Alma Drive a distance of 1,623.27';
 Thence N 89°05'21" W a distance of 546.60' along the north line of Lot 1, Block 1, Harrington Homestead to the northwest corner of said lot;
 Thence S 0°07'34.27" E a distance of 343.73' to the southwest corner of Lot 1, Block 1, Harrington Homestead;
 Thence S 89°32'42" E a distance of 547.75' along the south line of Lot 1, Block 1, Harrington Homestead to the center line of Alma Drive;
 Thence N 0°07'37.37" E with the center line of Alma Drive a distance of 861.63';
 Thence N 88°32'24" W a distance of 414.12' along the north line of Lot 1, Block 1, St. Marks Catholic Church Addition to the center line of the alley;
 Thence N 0°07'28" E a distance of 268.18' to the center line of West 15th Street;
 Thence S 89°54'35" W with the center line of West 15th Street a distance of 661.64' to the center line of Columbia Place;
 Thence N 0°07'17.00" E with the center line of Columbia Place a distance of 769.68';
 Thence N 0°07'55.36" E with the center line of Columbia Place a distance of 1785.94' to the center of West Park Boulevard;
 Thence S 89°31'12" W with the center line of West Park Boulevard a distance of 1069.48' to the point of beginning and containing approximately 61.6 acres of land, more or less.

PROPERTY OWNER
 PITMAN PARTNERS LTD.
 1601 Elm Street, #3400
 Dallas, TX 75201
 Phone: 214-360-9600
 Contact: Al Allred

ZONING EXHIBIT PREPARER
 ION DESIGN GROUP, LLC
 F-8701
 7075 Twin Hills Ave
 Suite 350
 Dallas, TX 75231
 Phone: 214-370-3470
 Contact: Bryan Klein

SURVEYOR
 MILLER SURVEYING, INC.
 430 Mid Cities Blvd
 Hurst, TX 76054
 Phone: 817-577-1052
 Contact: Jason Rowings

PLANNER/ENGINEER
 ION DESIGN GROUP, LLC
 F-8701
 7075 Twin Hills Ave
 Suite 350
 Dallas, TX 75231
 Phone: 214-370-3470
 Contact: Bryan Klein

ZONING EXHIBIT Case No. 2015-10
 Amended PD-60-O-2 and PD-109-R/O-2
VILLAGES AT PARK & ALMA
 Lot 1R, Block A, Collin Creek Corporate Center, Cab. N, Pg. 268
 T.M. ARCHER SURVEY, ABSTRACT NO. 14 - 61.6 Acres
 CITY OF PLANO, COLLIN COUNTY, TEXAS

| | | | | | | |
|--------|-------|---|-----------|---------|-----|-------|
| | | 7075 Twin Hills Avenue Suite 350 Dallas, Texas 75231 F-8701 214-370-3470 Ph | | | | |
| DESIGN | DRAWN | CHECKED | DATE | SCALE | JOB | SHEET |
| BR | FM | JT | 7/14/2015 | 1"=100' | TBC | 1 |