

**DATE:** January 21, 2015  
**TO:** Honorable Mayor & City Council  
**FROM:** Richard Grady, Chairman, Planning & Zoning Commission  
**SUBJECT:** Results of Planning & Zoning Commission Meeting of January 20, 2015

**AGENDA ITEM NO. 8A - PUBLIC HEARING  
ZONING CASE 2014-42  
APPLICANT: WINSTEAD, P.C.**

Request to rezone 6.3± acres located on the south side of Plano Parkway, 185± feet west of Preston Road **from** Planned Development-201-Light Commercial with Specific Use Permit #537 for New Car Dealer **to** Planned Development-Light Commercial with Specific Use Permit #537 for New Car Dealer to allow mid-rise residential with modified development standards.

**APPROVED:** 5-2 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**LETTERS RECEIVED WITHIN 200 FOOT NOTICE AREA:** **SUPPORT:** 0 **OPPOSE:** 1

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

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

**STIPULATIONS:**

Recommended for approval:

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

**Restrictions:**

The permitted uses and standards shall be in accordance with the existing Light Commercial (LC) zoning district unless otherwise specified herein.

Mid-Rise Residential is a permitted use subject to the following standards:

1. Minimum Front Yard Setback: 30 feet
2. Maximum Number of Units: 465

3. Minimum Density: 50 dwelling units per acre
4. Maximum Height: 5 stories, 70 feet
5. Maximum Floor Area Ratio: 2:1
6. Maximum Lot Coverage: None
7. Parking structure facades must be concealed from view from Preston Road and Plano Parkway.
8. Nonresidential uses, including but not limited to leasing offices and resident amenity areas must have a minimum of 40% of the ground floor façade facing Preston Road and Plano Parkway comprised of window area. For purposes of this standard, ground floor is defined as that portion of a building from the street-level finish floor elevation and extending 12.5 feet above the street-level finish floor elevation.
9. Screening: A fence and irrigated living screen is required along the southern property line and must be a minimum of six feet in height at installation. A masonry screening wall is required along the eastern property line adjacent to first floor residential units and must not be less than eight feet in height.

**FOR CITY COUNCIL MEETING OF:** February 9, 2015 (To view the agenda for this meeting, see [www.planotx.gov](http://www.planotx.gov))

#### **PUBLIC HEARING - ORDINANCE**

EM/ks

xc: Car Park, PI TX L.L.C., DRA Advisors LLC  
Tommy Mann and Laura Hoffmann, Winstead PC

<http://goo.gl/maps/yIU9f>

CITY OF PLANO  
PLANNING & ZONING COMMISSION

January 20, 2015

**Agenda Item No. 8A**

**Public Hearing:** Zoning Case 2014-42

**Applicant:** Winstead, P.C.

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**DESCRIPTION:**

Request to rezone 6.3± acres located on the south side of Plano Parkway, 185± feet west of Preston Road **from** Planned Development-201-Light Commercial with Specific Use Permit #537 for New Car Dealer **to** Planned Development-Light Commercial with Specific Use Permit #537 for New Car Dealer to allow mid-rise residential with modified development standards.

**REMARKS:**

The purpose of this request is to allow mid-rise residential with modified development standards. A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off- and onsite conditions. The Light Commercial (LC) zoning district is intended to provide for a wide array of retail, office, and service uses to meet the needs of local residents and businesses. The subject property is currently developed as a new car dealer but is not being utilized at this time.

Mid-rise residential is defined as, “buildings containing not less than five floors designed for residential occupancy and including accessory uses including but not limited to parking garages, recreational amenities, meeting space, storage, and personal services. A mid-rise residential development may include a mix of residential and nonresidential uses in the same structure.”

A concept plan for Broadstone Park Place, Block A, Lot 1 accompanies this request as Agenda Item 8B.

**Surrounding Land Use and Zoning**

The property to the north, across Plano Parkway, is zoned Planned Development-457-Retail/General Office (PD-457-O-2) and is currently developed with convenience store

with gas pumps, retail, restaurant and office uses. To the east, across Preston Road, the property is zoned PD-350-R/O-2 and is developed with retail, restaurant, hotel and hospital uses. The property to the south is zoned PD-201-LC and is developed as a new car dealer. The property to the west is zoned PD-203-O-2 and is developed as general and medical office.

### **Proposed Planned Development Stipulations**

There are two primary parts to this request: land use and building design standards.

**Land Use** - The applicant is proposing to retain LC as the base zoning district with the additional use of mid-rise residential.

**Design Standards** - The requested design standards are to modify the area, yard and bulk requirements related to mid-rise residential.

Restrictions:

The permitted uses and standards shall be in accordance with the (LC) zoning district unless otherwise specified herein.

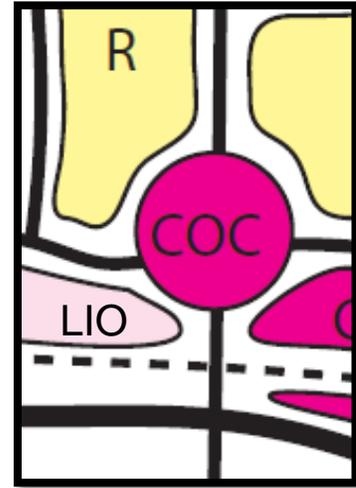
Mid-Rise Residential is a permitted use subject to the following standards:

1. Minimum Front Yard Setback: 30 feet
2. Maximum Number of Units: 465 units
3. Minimum Density: 50 dwelling units per acre
4. Maximum Height: 5 stories, 70 feet
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6. Maximum Lot Coverage: None
7. Parking structure facades must be concealed from view from Preston Road and Plano Parkway.
8. Nonresidential uses, including but not limited to leasing offices and resident amenity areas, must have a minimum of 40% of the ground floor facade facing Preston Road and Plano Parkway comprised of window area. For purposes of this standard, ground floor is defined as that portion of a building from the street-level finish floor elevation and extending 12.5 feet above the street-level finish floor elevation.
9. Screening: A fence and irrigated living screen is required along the southern property line and must be a minimum of six feet in height at installation. An eight

foot masonry screening wall is required along the eastern property line adjacent to first floor residential units.

### **Conformance to the Comprehensive Plan**

**Future Land Use Plan:** The Future Land Use Plan designates this property as Community Commercial (COC). Community commercial centers generally serve a neighborhood area of three to five miles, and include department or discount stores, grocery stores, specialty shops, and restaurants along with office uses. This request is not consistent with the future land use plan.



The city's current land use policies recommend that land along expressway corridors be reserved for economic development and employment opportunities. However, mid-rise residential development may be appropriate along expressway corridors in accordance with the interim amendment policy recommendations of the Comprehensive Plan that were adopted in April, 2012. The policies that apply to this request include:

1. Residential should be set back a minimum of 1,200 feet from the centerline of State Highway 121 and the Dallas North Tollway. Factors including topography, creeks, vegetation, and existing development patterns should be considered in applying this standard.

The subject property is approximately 800 feet from the centerline of State Highway 190. Although this property is within the 1,200 foot setback, the highway is depressed in this location, and there is existing development between the property and the highway.

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 (five to twelve stories) and special needs housing (i.e. senior housing) could be an exception if the surrounding land uses are compatible.

The request does not expand into any existing residential neighborhoods. Although surrounding uses are not conducive to traditional residential living, mid-rise uses are distinct because they do not necessarily require adjacency to other residential uses and can function as standalone sites. The Planning & Zoning Commission should consider if this is an appropriate location for residential living.

3. New multifamily zoning should require a minimum density of 40 dwelling units per acre on the project site. Phased development should have a minimum average density of 40 dwelling units per acre. However, no phase having less than 40 units per acre may be constructed, unless preceded by or concurrently built with a phase which maintains the minimum 40 dwelling units for the overall project.

Additionally, mid-rise multifamily development a neighborhood mixed-use zoning districts could be exceptions to this minimum density requirement.

The applicant's request includes a requirement for a minimum of 50 dwelling units per acre. The request is in conformance with the city's density policy.

**Rezoning Property to Meet Demand** - The subject property is capable of physically accommodating residential uses, as shown in the companion concept plan. The area may be affected by adverse environmental conditions such as noise, light, fumes, or related nuisances from the adjacent new car dealer to the immediate south and restaurant uses proposed to the immediate east. However, the applicant is including screening in order to mitigate these issues in the form of screening walls and irrigated living screens.

**Housing Element** - The Comprehensive Plan encourages providing a wide variety of housing types to serve a diverse population. The Housing Element supports the location of medium- and high-density housing throughout the community based on access to major thoroughfares and mass transit opportunities. It also seeks to distribute high-density housing on the periphery of a neighborhood so that no more than 500 units are located in any one complex or group of complexes with a recommended minimum 1,500 foot separation between developments. The proposed mid-rise residential request complies with the Housing Element.

**Adequacy of Public Facilities:** Water and sanitary sewer services are available to serve the subject property. However, the applicant will need to verify that the sanitary sewer capacity is sufficient to accommodate the proposed change in use from commercial to residential.

**Traffic Impact Analysis (TIA):** A TIA is not required for this rezoning request.

**School Capacity:** This is provided for informational purposes only. The property is served by the Plano Independent School District (PISD).

Elementary School	Huffman
Middle School	Renner
High School	Shepton
Senior High School	Plano West Senior High

At this time and based upon current boundaries, PISD has determined that there is sufficient capacity at all four schools.

**Public Safety Response Time:** Based upon existing personnel, equipment, and facilities, fire emergency response times will be sufficient to serve the site. Mid-rise 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 will be served by Old Shepard Park and White Rock Trail Park. Private open spaces interior to the site will also serve the future residents of this development.

The subject property is located within Haggard Library's service area, which is now reaching capacity.

## **ISSUES:**

### **Residential Use**

The subject property is developed as a car dealer, but it is currently vacant. Although the Comprehensive Plan does not support traditional residential uses for the property, mid-rise residential could be appropriate as an alternative neighborhood format. Also, the companion concept plan shows large areas of centralized open space which would serve as amenities for residents. This request is a redevelopment opportunity on a prime vacant and underutilized property. For these reasons, staff believes mid-rise residential is appropriate for the subject property.

### **Area, Yard and Bulk Requirements**

The applicant is requesting design standards in order to accommodate the mid-rise residential development. It is not uncommon for infill residential developments to ask for relief from certain standards. The proposed modifications are intended to utilize developable land area and produce a dense, urban-style building with structured parking. The requested modifications include increasing allowable height, floor area ratio and lot coverage and reducing front yard building setbacks. Additionally, the applicant is proposing stipulations related to screening and site design which are intended to mitigate the view of the parking structure from adjacent rights-of-way and to provide screening from existing and proposed nonresidential uses. Staff believes the requested standards are sufficient for the requested mid-rise residential use.

## **SUMMARY:**

The purpose of this request is to rezone 6.3± acres from PD-201-LC to PD-LC in order to add mid-rise residential as a permitted use with modified development standards. The requested mid-rise residential use is consistent with the Comprehensive Plan policies related to infill development and mid-rise uses. The zoning request is an alternative neighborhood format that would benefit the area through redevelopment of an underutilized, vacant property. For these reasons, staff is in support of the proposed rezoning.

## **RECOMMENDATION:**

Recommended for approval as follows:

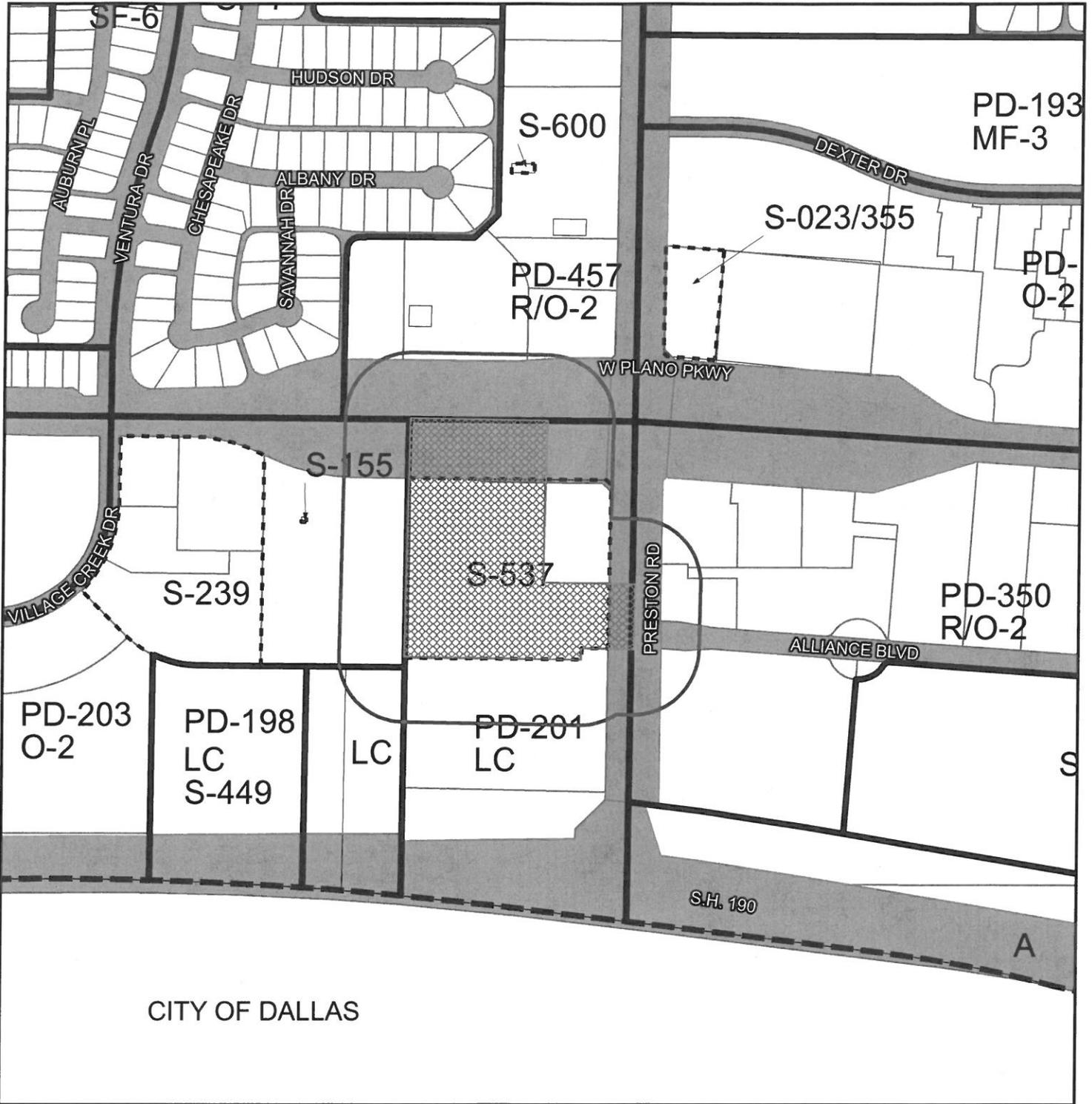
(Proposed additions are indicated by underlined text; deletions are indicated by strikethrough text.)

## **Restrictions:**

The permitted uses and standards shall be in accordance with the existing Light Commercial (LC) zoning district unless otherwise specified herein.

### **Mid-Rise Residential is a permitted use subject to the following standards:**

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Zoning Case #: 2014-42

Existing Zoning: PLANNED DEVELOPMENT-201-LIGHT COMMERCIAL/  
 PRESTON ROAD OVERLAY DISTRICT  
 w/SPECIFIC USE PERMIT #537

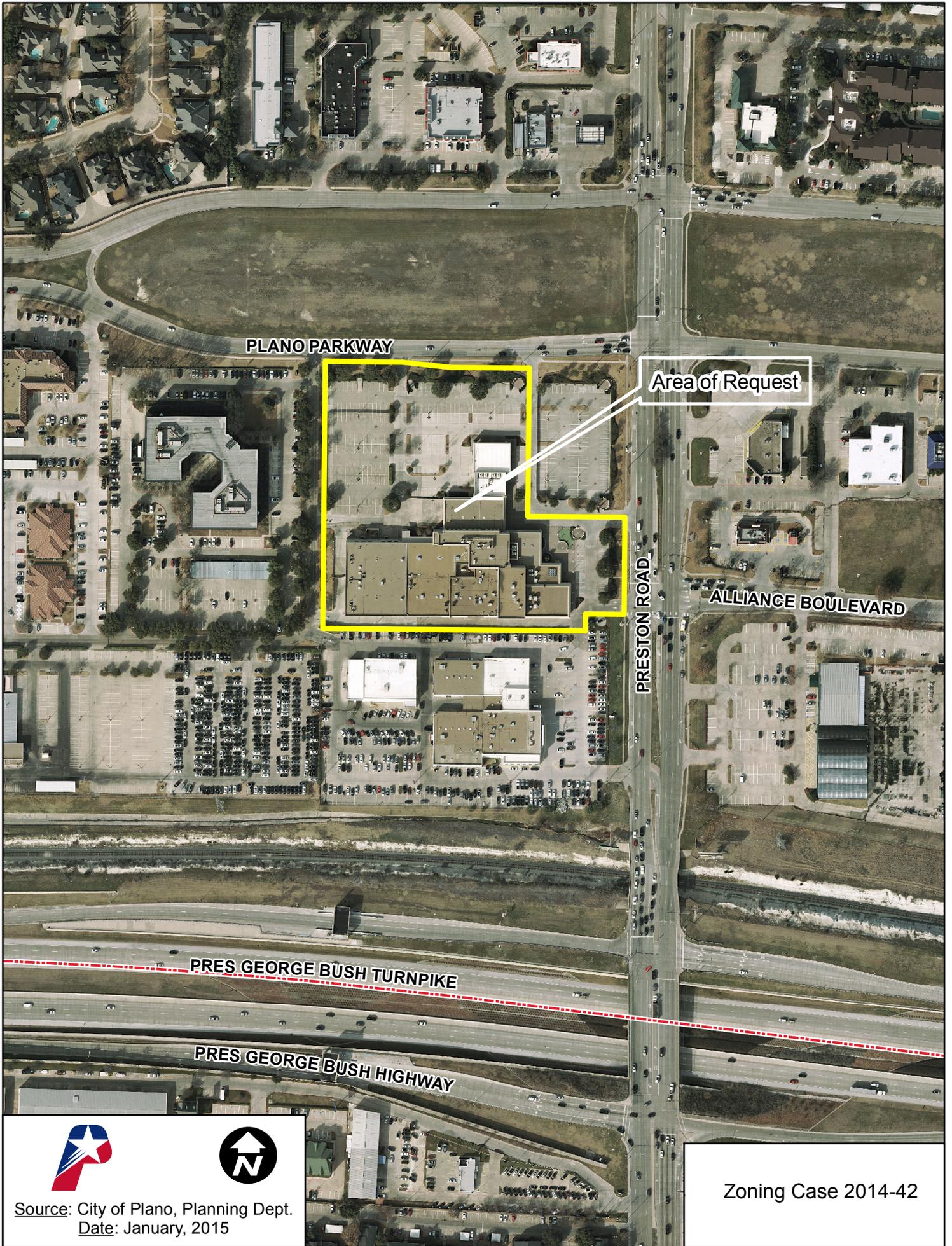


Location



Source: City of Plano Planning Department

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



PLANO PARKWAY

Area of Request

ALLIANCE BOULEVARD

PRESTON ROAD

PRES GEORGE BUSH TURNPIKE

PRES GEORGE BUSH HIGHWAY



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

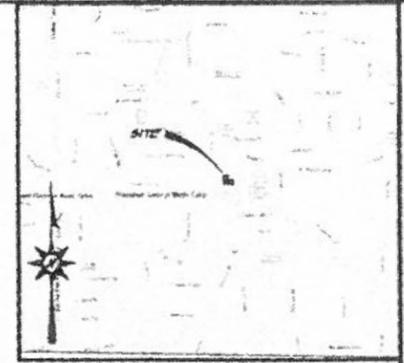
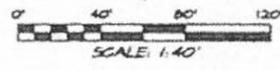
Zoning Case 2014-42

**PLANO PKWY**

Approximate Center Line

P.O.B.

S 88°54'00" E 120.00'



VICINITY MAP  
NOT TO SCALE

**Adams**  
surveying company, LLC

Web site : adamssurveyingcompany.com

P.O. Box 260392  
Plano, Texas 75026  
Phone (469) 311-0250  
Fax (214) 245-9844

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, PLATS OR PLANS RELATING TO THE DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

OWNER:  
CAR PARK PL TX LLC  
8570 BREENBORO DRIVE, SUITE 450  
HOLEBEAN, VIRGINIA 22102

PROJECT REPRESENTATIVE:  
TOMMY HANN  
KINSTEAD PC  
500 PENSTEAD BUILDING  
2128 N. HARWOOD STREET  
DALLAS, TEXAS 75201  
(214) 749-9124

PLAN PREPARER:  
JERRY LOWERY  
ARCHITECTURE DENAREST  
2520 VALDINA STREET  
DALLAS, TEXAS 75207  
(214) 749-6659

Zoning: PD-550 R/O-2

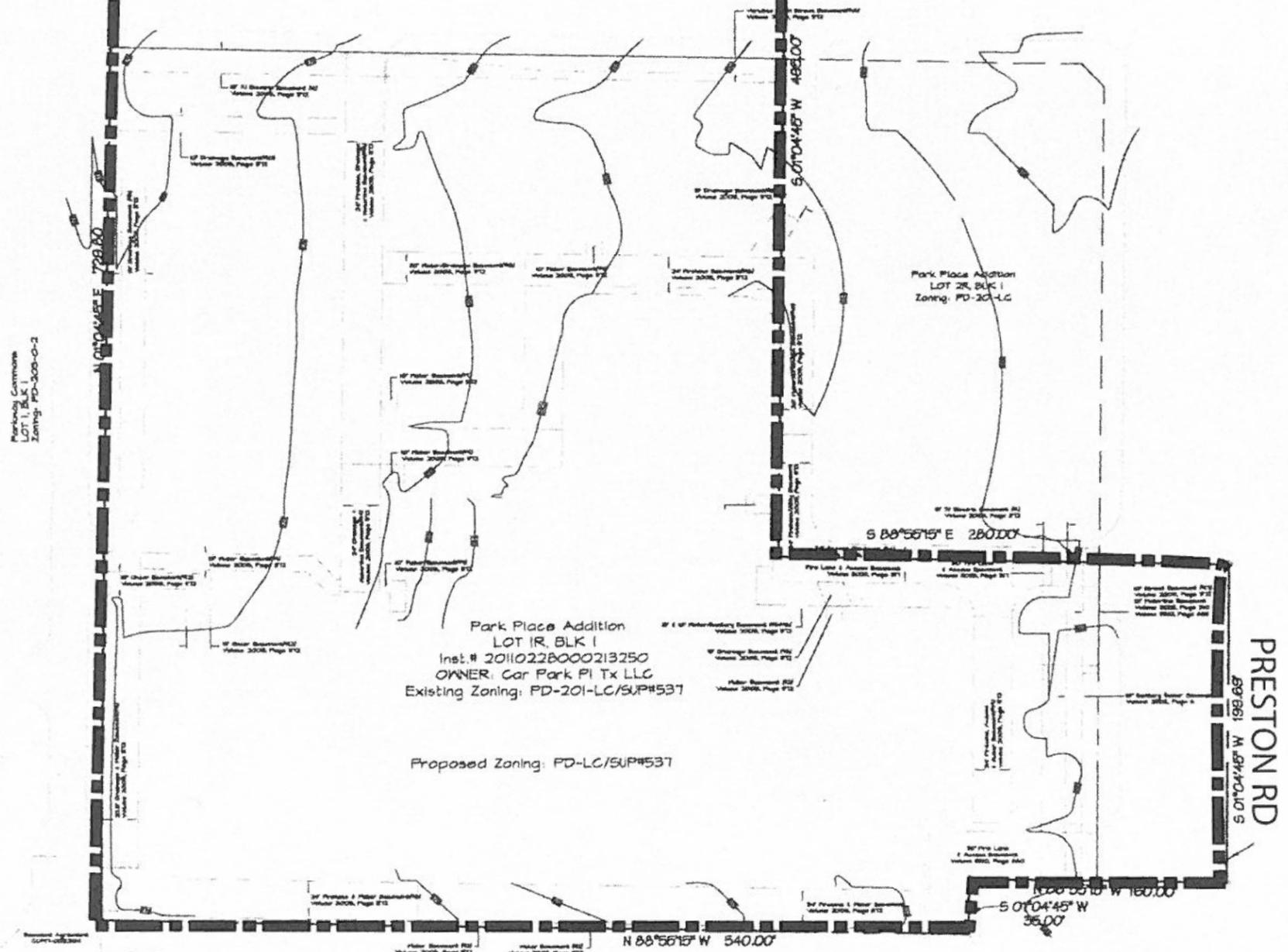
Zoning: PD-550 R/O-2

ALLIANCE BLVD.

Zoning: PD-550 R/O-2

Parkway Commons  
LOT 1, BLK 1  
Zoning: PD-308-O-2

Park Place Centre  
LOT 1, BLK A  
Zoning: LC



PRESTON RD  
89°56'15\"/>

ZC #2014-42  
Zoning Exhibit  
6.3 Acres

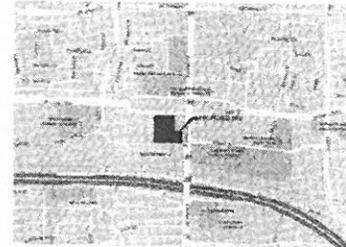
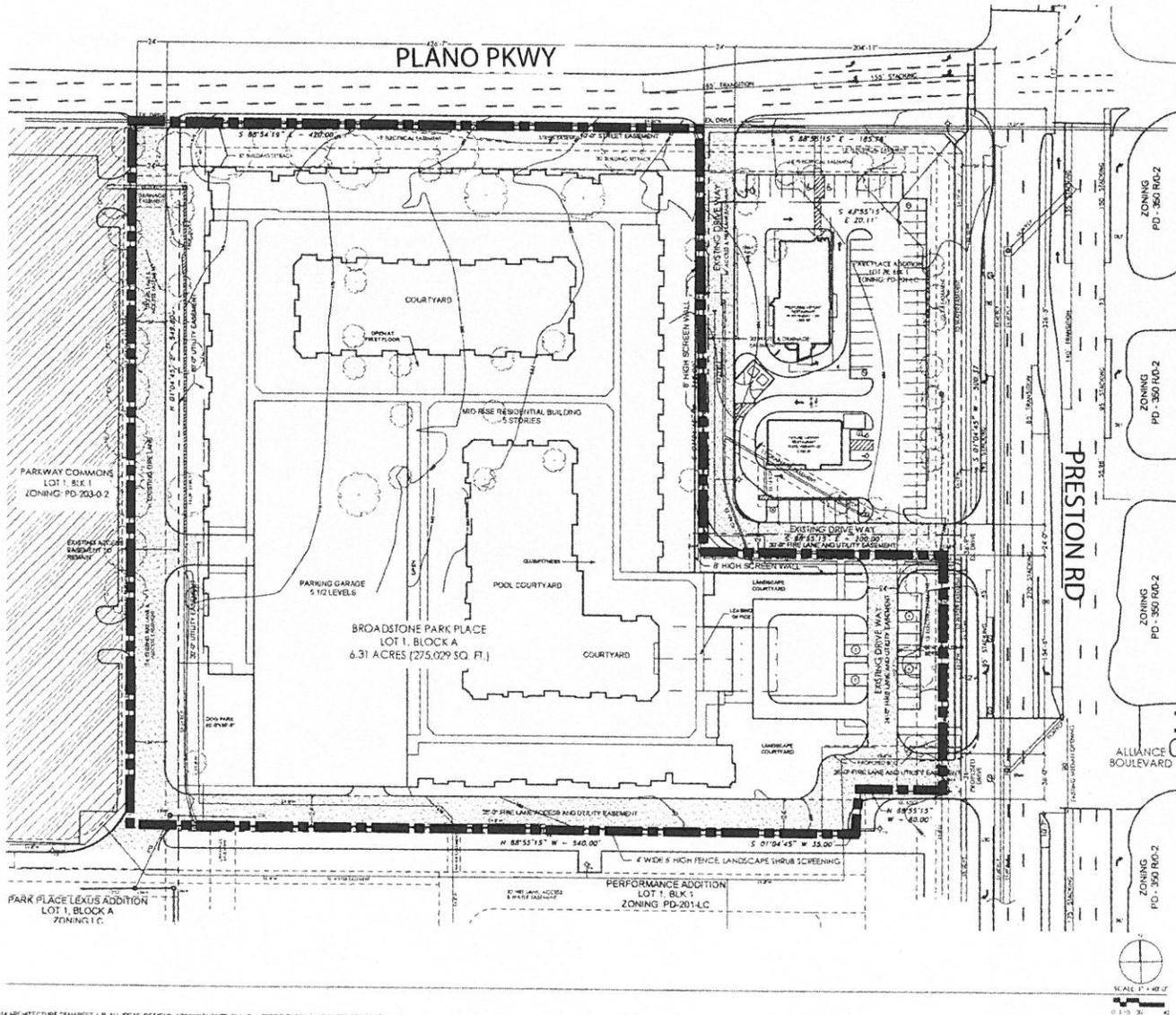
Lewis Wetzel Survey, Ab. No. 971  
City of Plano, Collin County, Texas

© COPYRIGHT 2014

Revisions	Date
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Issue Dates:
November 5, 2014
November 5, 2014
November 18, 2014
November 19, 2014
December 10, 2014
December 23, 2014



Vicinity Map  
Scale: N.T.S.

SITE DATA SUMMARY TABLE	
<b>GENERAL SITE DATA</b>	
EXISTING ZONING	PD-201-LC/203-0-2/37
PROPOSED ZONING	PD-LC/203-0-2/37
LAND USE	MID-RISE RESIDENTIAL
LOT AREA	278,029 SQ. FT. / 6.31 ACRES
BUILDING FOOTPRINT AREA	141,092 SQ. FT.
TOTAL BUILDING AREA	804,845 SQ. FT.
BUILDING HEIGHT (FEET)	5 STORIES
BUILDING HEIGHT (FEET)	70 FEET
LOT COVERAGE	51.3 %
FLOOR AREA RATIO	2.1 (MAX)
NUMBER OF UNITS	450 UNITS
DENSITY	71.3 UNITS PER ACRE
MAXIMUM DENSITY	79 UNITS PER ACRE
MINIMUM DENSITY	50 UNITS PER ACRE
<b>PARKING</b>	
PARKING RATIO	1.5 SPACES PER UNIT (PROPOSED PD)
REQUIRED PARKING	675 SPACES (1.5 PER UNIT - PROPOSED PD)
PROVIDED PARKING	687 TOTAL SPACES (5 1/2 LEVEL GARAGE)
SURFACE	675 SPACES
ACCESSIBLE PARKING REQUIRED	123 SPACES
ACCESSIBLE PARKING PROVIDED	14 SPACES
PARKING IN EXCESS OF 110% OF REQUIRED PARKING	0

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 THE ZONING CASE.

**CONCEPT PLAN**  
**BROADSTONE PARK PLACE**  
**LOT 1, BLOCK A**  
6.31 ACRES (278,029 SQ. FT.)  
LEWIS WITSEL SURVEY, ABSTRACT NUMBER 971  
CITY OF PLANO, COLLIN COUNTY, TEXAS  
BEING ALL OF LOT 1B, BLOCK 1 OF THE PARK PLACE ADDITION

**OWNER:** CAR PARK PL TX L.L.C.  
DEAN SKELBES  
210 DINA ADVISORS LLC  
200 EAST 42ND STREET, 27TH FLOOR  
NEW YORK, NY 10017  
PH: 212 697 4740

**PROJECT REPRESENTATIVE:** TOMMY MAJIN  
WINSHEAD PC  
500 WINTLEAD BUILDING  
2128 N. HARWOOD STREET  
DALLAS, TEXAS 75201  
PH: 214 745 5724

**PLAN PREPARER:** JERRY LOWREY  
ARCHITECTURE OSMAREST, L.P.  
2200 WALDONA STREET, STUDIO 8  
DALLAS, TEXAS 75207  
PH: 214 748 5655 FAX 214 748 5060

**Broadstone Park Place**  
Alliance Residential  
Plano, Texas

Concept Plan  
NOT FOR REGULATORY  
APPROVAL, PERMITTING OR  
CONSTRUCTION



ARCHITECTURE OSMAREST, L.P.  
PLANNING & ZONING  
ISSUE DATE: 12/11/2014  
PERMIT ISSUE DATE: 03/03/2014  
CONSTRUCTION ISSUE DATE: 09/03/2014

Revision Schedule  
No. 1 12-29-14 Planning 2nd  
Review

14033  
SHEET NO.  
A-100

COPYRIGHT © 2014 ARCHITECTURE OSMAREST, L.P. ALL IDEAS, DESIGN, ARRANGEMENTS, PLANS, & SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE EXCLUSIVE INTELLECTUAL PROPERTY OF ARCHITECTURE OSMAREST, L.P. IF WORK CREATED, ENHANCED & DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIC PROJECT OR IF, NONE OF SUCH SHALL BE DESIGN ARRANGEMENTS OR PLANS SHALL BE USED ON ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT OR USED BY OR DISCLOSED TO ANY PERSON, FIRM OR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION FROM AND APPROPRIATE COMPENSATION TO ARCHITECTURE OSMAREST, L.P. ANY REVISIONS OR CHANGES TO THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL BE SOLE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THESE DRAWINGS AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PLANO, TEXAS. ARCHITECTURE OSMAREST, L.P. WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS PROJECT. ARCHITECTURE OSMAREST, L.P. WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS PROJECT.

## Zoning Case 2014-42

**An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, so as to rezone 6.3± acres of land out of the Lewis Wetsel Survey, Abstract No. 971, located on the south side of Plano Parkway, 185± feet west of Preston Road in the City of Plano, Collin County, Texas, from Planned Development-201-Light Commercial with Specific Use Permit #537 for New Car Dealer to Planned Development-494-Light Commercial with Specific Use Permit #537 for New Car Dealer; directing a change accordingly in the official zoning map of the City; and providing a publication clause, a penalty clause, a repealer clause, a savings clause, a severability 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 9th day of February, 2015, for the purpose of considering rezoning 6.3± acres of land out of the Lewis Wetsel Survey, Abstract No. 971, located on the south side of Plano Parkway, 185± feet west of Preston Road in the City of Plano, Collin County, Texas, from Planned Development-201-Light Commercial with Specific Use Permit #537 for New Car Dealer to Planned Development-494-Light Commercial with Specific Use Permit #537 for New Car Dealer; 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 9thth day of February, 2015; 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 6.3± acres

of land out of the Lewis Wetsel Survey, Abstract No. 971, located on the south side of Plano Parkway, 185± feet west of Preston Road in the City of Plano, Collin County, Texas, from Planned Development-201-Light Commercial with Specific Use Permit #537 for New Car Dealer to Planned Development-494-Light Commercial with Specific Use Permit #537 for New Car Dealer, said property being described in the legal description on Exhibit "A" attached hereto.

**Section II.** The change granted in Section 1 is granted subject to the following:

Restrictions:

The permitted uses and standards shall be in accordance with the existing Light Commercial (LC) zoning district unless otherwise specified herein.

Mid-Rise Residential is a permitted use subject to the following standards:

1. Minimum Front Yard Setback: 30 feet
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**Section III.** It is directed that the official zoning map of the City of Plano (which is retained in electronic record format) be changed to reflect the zoning classification established by this Ordinance.

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

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

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

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

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

**PASSED AND APPROVED THIS THE 9TH DAY OF FEBRUARY, 2015.**

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Harry LaRosiliere, MAYOR

ATTEST:

---

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

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Paige Mims, CITY ATTORNEY

Zoning Case 2014-42

BEING a tract of land situated in the Lewis Wetsel Survey, Abstract Number 971, City of Plano, Collin County, Texas, and being all of Lot 1R, Block 1 of the Replat of Park Place Addition to the City of Plano, Texas, according to the plat recorded in Volume 2006, Page 571 of the Plat Records of Collin County, Texas, and more particularly described as follows:

BEGINNING at a City of Plano Monument Found for corner at the Northwest corner of said Lot 1R, Block 1, in the South right-of-way of Plano Parkway having a 360 foot right-of-way at this point, being the Northeast corner of Lot 1, Block 1 of Parkway Commons recorded in Cabinet F, Page 538 of the Plat Records of Collin County, Texas;

THENCE South 88° 54' 19" East along the South right-of-way line of said Plano Parkway a distance of 420.00 feet to a "X" cut set for corner, being the Northeast corner of said Lot 1R, Block 1, also being the Northwest corner of Lot 2R, Block 1 of the Replat of Park Place Addition according to the plat recorded in Volume 2006, Page 571 of the Plat Records of Collin County, Texas;

THENCE South 01° 04' 45" West leaving the South right-of-way line of said Plano Parkway, along the common line of said Lots 1R and 2R a distance of 315.00 feet to a "X" cut set for corner, being the Southwest corner of said Lot 2R;

THENCE South 88° 55' 15" East along the common line of said Lots 1R and 2R a distance of 200.00 feet to a "X" cut set for corner in the West right-of-way line of Preston Road having a 160 foot right-of-way at this point, being the most Easterly Northeast corner of said Lot 1R and being the Southeast corner of Lot 2R;

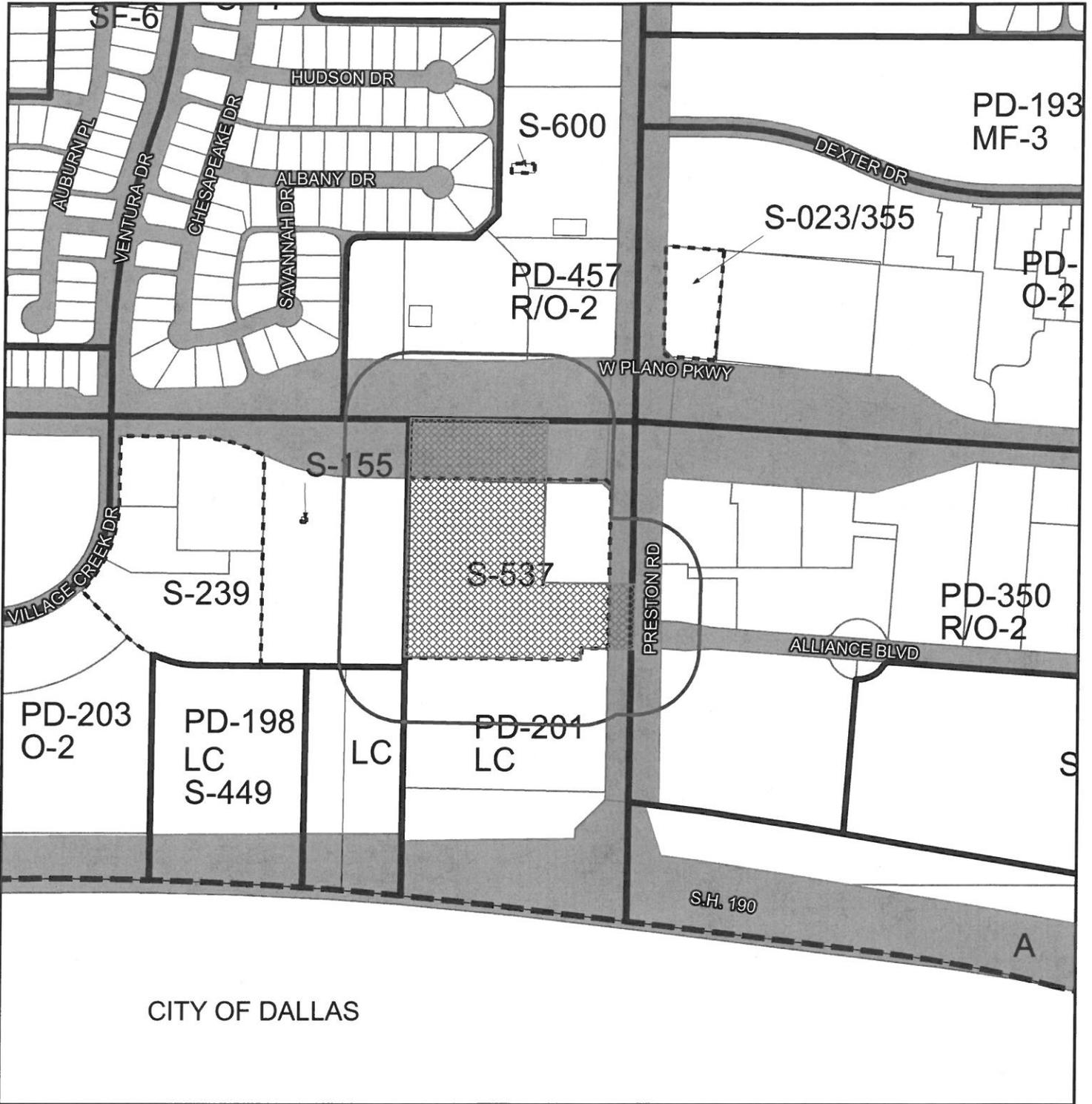
THENCE South 01° 04' 45" West along the West right-of-way of said Preston Road a distance of 199.69 feet to a "X" cut set for corner, being the Southeast corner of said Lot 1R, also being the Northeast corner of Lot 1, Block A of the Performance Addition recorded in Cabinet G, Page 770 of the Plat Records of Collin County, Texas;

THENCE North 88° 55' 15" West leaving the West right-of-way of said Preston Road a distance of 80.00 feet to an "X" cut set for corner of said Lot 1R Block 1, and said Lot 1, Block A;

THENCE South 01° 04' 45" West a distance of 35.00 feet to an "X" cut found for corner of said Lot 1R and said Lot 1;

THENCE North 88° 55' 15" West along the North line of said Lot 1, Block A, a distance of 540.00 feet to a 1/2-inch iron rod found with cap for the Southwest corner of said Lot 1R, Block 1, also being the Northwest corner of said Lot 1, Block A, and being in the East line of said Lot 1, Block 1 Parkway Commons;

THENCE North 01° 04' 45" East along the East line of said Lot 1, Block 1, Parkway Commons a distance of 549.80 feet to the POINT OF BEGINNING and containing 6.314 acres or 275,031 square feet of land, more or less.



Zoning Case #: 2014-42

Existing Zoning: PLANNED DEVELOPMENT-201-LIGHT COMMERCIAL/  
 PRESTON ROAD OVERLAY DISTRICT  
 w/SPECIFIC USE PERMIT #537



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



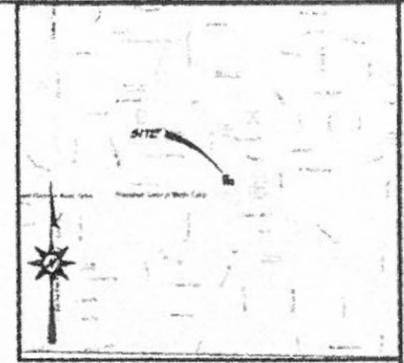
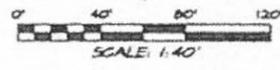
Source: City of Plano Planning Department

**PLANO PKWY**

Approximate Center Line

P.O.B.

S 88°54'00" E 120.00'



VICINITY MAP  
NOT TO SCALE

**Adams**  
surveying company, LLC

Web site : adamssurveyingcompany.com

P.O. Box 260392  
Plano, Texas 75026  
Phone (469) 311-0250  
Fax (214) 245-9844

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, PLATS OR PLANS RELATING TO THE DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

OWNER:  
CAR PARK PL TX LLC  
8570 BREENBORO DRIVE, SUITE 450  
HOLBEAN, VIRGINIA 22102

PROJECT REPRESENTATIVE:  
TOMMY HANN  
KINSTEAD PC  
500 PENSTEAD BUILDING  
2128 N. HARWOOD STREET  
DALLAS, TEXAS 75201  
(214) 749-9124

PLAN PREPARER:  
JERRY LOWERY  
ARCHITECTURE DENAREST  
2520 VALDINA STREET  
DALLAS, TEXAS 75207  
(214) 749-6659

Zoning: PD-550 R/O-2

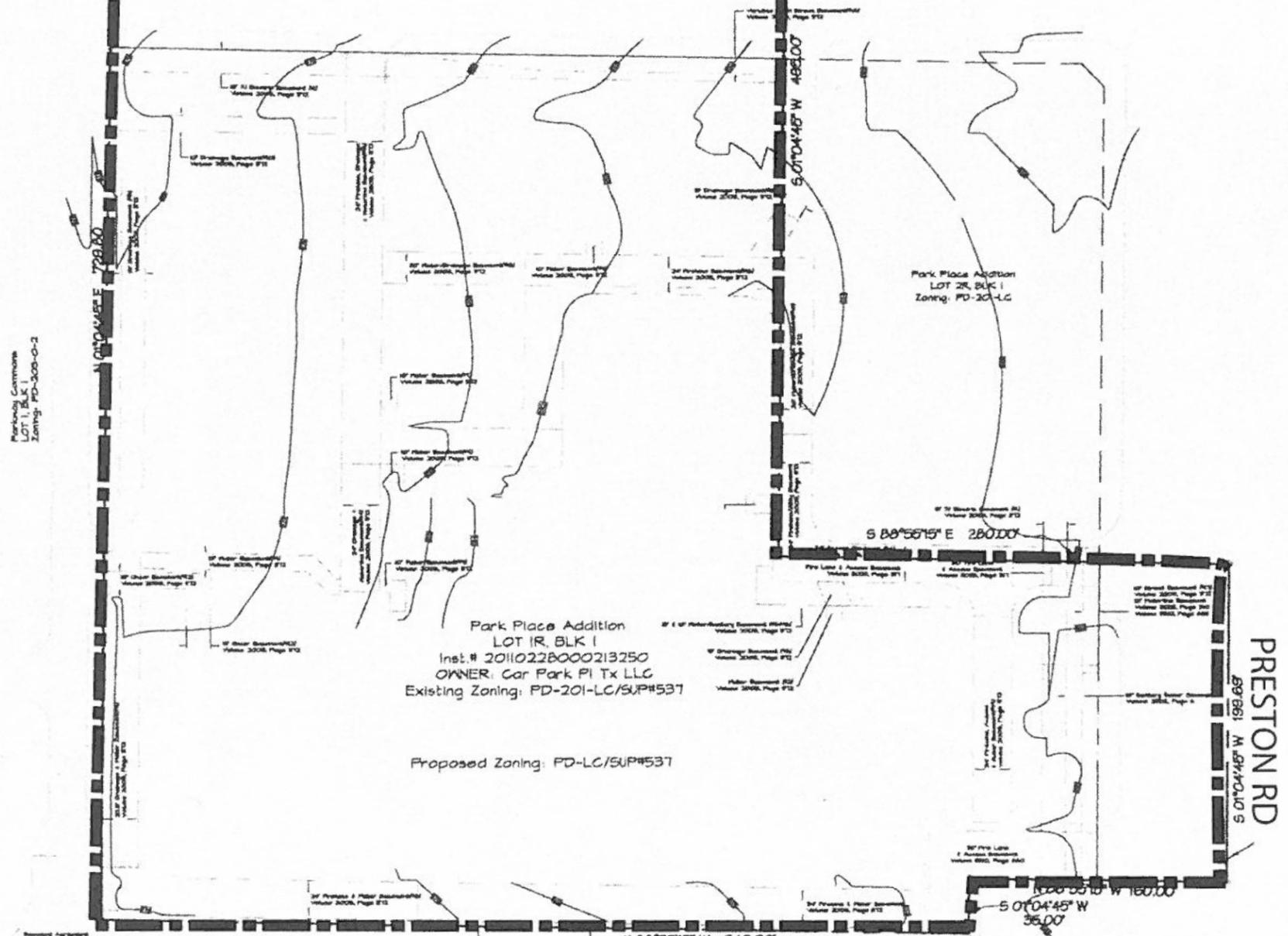
Zoning: PD-550 R/O-2

ALLIANCE BLVD.

Zoning: PD-550 R/O-2

Parkway Commons  
LOT 1, BLK 1  
Zoning: PD-308-O-2

Park Place Lente  
LOT 1, BLK A  
Zoning: LC



PRESTON RD  
89°56' W 8740.10 S

ZC #2014-42  
Zoning Exhibit  
6.3 Acres

Lewis Wetzel Survey, Ab. No. 971  
City of Plano, Collin County, Texas

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Revision	Date
1	
2	
3	
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5	
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Issue Dates:
November 5, 2014
November 5, 2014
November 18, 2014
November 19, 2014
December 10, 2014
December 23, 2014