

DATE: February 4, 2014
TO: Honorable Mayor & City Council
FROM: Richard Grady, Chairman, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of February 3, 2014

**AGENDA ITEM NO. 6A - PUBLIC HEARING
ZONING CASE 2013-34
APPLICANT: ONALP, L.P.**

Request to rezone 16.8± acres located at the southeast corner of Plano Parkway and Executive Drive **from** Corridor Commercial **to** Planned Development-Corridor Commercial. Zoned Corridor Commercial. Tabled December 16, 2013 and January 21, 2014.

APPROVED: 5-1 **DENIED:** _____ **TABLED:** _____

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

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

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

The Commissioner voting in opposition did not state a reason for their opposition.

STIPULATIONS:

Approved as follows:

Restrictions:

The permitted uses and standards shall be in accordance with the Corridor Commercial (CC) zoning district unless otherwise specified within this planned development.

Multifamily Residential Development Standards

1. Multifamily residential is an additional permitted use.
2. Maximum Floor to Area Ratio: 1.75:1
3. Minimum Rear Yard: None, except as required by building or fire codes
4. Required Parking:
 - a. One Bedroom or Less: One space per unit

- b. Two Bedrooms: 1.5 spaces per unit
 - c. Three Bedrooms or More: Two spaces per unit
5. Maximum Density: 100 dwelling units per acre
 6. Minimum Density: 35 dwelling units per acre
 7. Multifamily development shall be exempt from the supplemental regulations of Subsection 3.104 (Multifamily Residence).
 8. Minimum Floor Area Per Dwelling Unit: None

Multifamily Residential Design Standards

1. Streetscape

Street trees shall be provided at a rate of one tree per 50 linear feet of street.

2. Building Design

- a. Canopies, balconies, stoops, bay windows, awnings, and other building projections may encroach up to five feet into setbacks provided accessible pathways are maintained.
- b. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right-of-way line, with the following exceptions:
 - i. Buildings fronting Plano Parkway have a minimum front yard setback of 30 feet and must be constructed so that a minimum of 60% of the facade falls within 40 feet of the right-of-way line.
 - ii. Where easements are present, a minimum of 60% of each facade must be built within 15 feet of the easement line.

3. Landscaping and Open Space

- a. Minimum contiguous open space of at least 25,000 square feet will be provided along the eastern property line, in which at least 50% of the caliper inches of trees on site will be preserved.
- b. Except as stated below, landscaping shall be provided per Section 3.1200 (Landscaping Requirements) and Subsection 4.704 (190 Tollway/Plano Parkway Overlay District) except as follows:
 - i. No landscape edge is required along Executive Drive and Crawford Road.

- ii. Landscape edge width may be reduced to 20 feet along State Highway 190 and Plano Parkway.
 - iii. If easement areas fall within the landscape edge, no shade trees will be required, only grass, shrubs and ornamentals.
- 4. Fencing: Fencing not more than six feet in height is allowed between buildings, must be 50% open, and may not be placed between the front building façade and the street right-of-way. Fencing along the east property line (DART right-of-way) may be up to eight feet in height and may be of solid construction.
- 5. Masonry: No minimum masonry requirements.
- 6. Signage: Except as stated below, signage shall be provided per Section 3.1600 (Sign Regulations), and Section 4.700 (190 Tollway/Plano Parkway Overlay District):
 - a. One monument sign or projecting sign is allowed along each frontage.
 - b. Monument signs will be limited to a maximum height of 10 feet and a maximum size of 100 square feet.

FOR CITY COUNCIL MEETING OF: February 24, 2014 (To view the agenda for this meeting, see www.planotx.org)

PUBLIC HEARING - ORDINANCE

EH/av

xc: Richard Singer, ONALP, L.P.
Adam Brown, Trinsic Acquisition Company, LLC

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

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 3, 2014

Agenda Item No. 6A

Public Hearing: Zoning Case 2013-34

Applicant: Onalp, L.P.

DESCRIPTION:

Request to rezone 16.8± acres located at the southeast corner of Plano Parkway and Executive Drive **from** Corridor Commercial **to** Planned Development-Corridor Commercial. Zoned Corridor Commercial. Tabled December 16, 2013 and January 21, 2014.

REMARKS:

This item was tabled at the January 21, 2014 Planning & Zoning Commission meeting. It must be removed from the table.

The purpose of this request is to rezone 16.8± acres located at the southeast corner of Plano Parkway and Executive Drive from Corridor Commercial (CC) to Planned Development-Corridor Commercial (PD-CC). The CC district is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors. The regulations and standards of this district are reflective of the high traffic volumes and high visibility of these regional highways.

The requested zoning is PD-CC to allow for multifamily residential use with modified building setbacks. A PD 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.

A concept plan, Aura Plano Addition, accompanies this request as Agenda Item No. 6B.

Surrounding Land Use and Zoning

The area of the request is currently undeveloped. To the north, across Plano Parkway, the land is developed as general and medical offices and is zoned CC. The property to the west is zoned CC and is developed as a retail superstore. To the south, State Highway 190 has elevated main lanes and there are at-grade frontage roads between which is public parking for DART's Bush Turnpike Station. The Bush Turnpike Station is

located in a multi-use development, including general offices, a hotel, retail, restaurants, medical office, multifamily residences and a 3.5 acre park with trails, currently under construction within the city of Richardson. To the east, across the DART railroad tracks, the property is zoned Light Commercial (LC) and is developed as service contractor and major automotive repair uses.

Proposed Planned Development Stipulations

The requested zoning is PD-CC. There are two primary parts to this request: land use and design standards.

Land Use - The applicant is proposing to retain CC as the base zoning district with the additional use of multifamily. The request proposes multifamily standards which would enable the construction of multifamily units.

Design Standards - The language in the proposed PD district would allow this site to be developed as multifamily residential in an urban form or solely as nonresidential uses built to comply with the existing CC zoning district's area, yard, and bulk requirements.

Restrictions:

The permitted uses and standards shall be in accordance with the CC zoning district unless otherwise specified within this PD.

Multifamily Residential Development Standards

1. Multifamily residential is an additional permitted use.
2. Maximum Floor to Area Ratio: 1.75:1
3. Minimum Rear Yard: None, except as required by building or fire codes
4. Required Parking:
 - a. One Bedroom or Less: One space per unit
 - b. Two Bedrooms: 1.5 spaces per unit
 - c. Three Bedrooms or More: Two spaces per unit
5. Maximum Density: 100 dwelling units per acre
6. Minimum Density: 35 dwelling units per acre
7. Multifamily development shall be exempt from the supplementary regulations of Subsection 3.104 (Multifamily Residence).
8. Minimum Floor Area Per Dwelling Unit: None

Multifamily Residential Design Standards

1. Streetscape

Street trees shall be provided at a rate of one tree per 50 linear feet of street.

2. Building Design

- a. Canopies, balconies, stoops, bay windows, awnings, and other building projections may encroach up to five feet into setbacks provided accessible pathways are maintained.
- b. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right-of-way line, with the following exceptions:
 - i. Buildings fronting Plano Parkway have a minimum front yard setback of 30 feet and must be constructed so that a minimum of 60% of the facade falls within 40 feet of the right-of-way line.
 - ii. Where easements are present, a minimum of 60% of each facade must be built within 15 feet of the easement line.

3. Landscaping and Open Space

- a. Minimum contiguous open space of at least 25,000 square feet will be provided along the eastern property line, in which at least 50% of the caliper inches of trees on site shall be preserved.
- b. Except as stated below, landscaping shall be provided per Section 3.1200 (Landscaping Requirements) and Subsection 4.704 (190 Tollway/Plano Parkway Overlay District) except as follows:
 - i. No landscape edge is required along Executive Drive and Crawford Road.
 - ii. Landscape edge width may be reduced to 20 feet along State Highway 190 and Plano Parkway.
 - iii. If easement areas fall within the landscape edge, no shade trees will be required, only grass, shrubs and ornamentals.

4. Fencing: Fencing not more than six feet in height is allowed between buildings, must be 50% open, and may not be placed between the front building façade and the street right-of-way. Fencing along the east property line (DART right-of-way) may be up to eight feet in height and may be of solid construction.

5. Masonry: No minimum masonry requirements.

6. Signage: Except as stated below, signage shall be provided per Section 3.1600 (Sign Regulations), and Section 4.700 (190 Tollway/Plano Parkway Overlay District):
 - a. One monument sign or projecting sign is allowed along each frontage.
 - b. Monument signs will be limited to a maximum height of 10 feet and a maximum size of 100 square feet.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as Freeway Commercial (FC). The city's current land use policies recommend that land along expressway corridors be reserved for economic development and employment opportunities. However, 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, provided that residential uses are set back a minimum of 1,200 feet from the centerline of State Highway 190, or are a part of an urban center development. This request is not in conformance with the 1,200-foot residential setback from expressways. The proposed PD retains flexibility for the applicant to develop nonresidential uses.

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 is developed for residential use.

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

School Capacity - The proposed development is located in the Plano Independent School District (PISD). This area is served by Mendenhall Elementary, Douglas Otto Middle School, Williams High School and Plano East Senior High. At this time and based upon current boundaries, PISD has determined that this request, coupled with future multifamily development proposed within the city of Richardson, may cause capacity issues at Mendenhall.

Public Safety Response Time - Based upon existing personnel, equipment and facilities, fire emergency response times will be sufficient to serve the site. 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 not within a Park Fee service area. There are no existing neighborhood parks or linear parks to serve this area and the Park Master Plan does not identify any proposed parks to be located within this area of the city. Private open space will serve the residents of this area.

The subject property is located within the Harrington Library's service area, and service to future residents would be possible with the current library resources.

ISSUES:

Economic Development Element and Land Use Element

The Economic Development Element and the Land Use Element policies of the Comprehensive Plan discourage rezoning properties for residential uses in prime economic development areas of the city. The intent of both policies is to ensure land that is located along the expressway corridors and in the major employment centers is developed in accordance with the Future Land Use Plan recommendations and supporting zoning districts, and to take advantage of future nonresidential development opportunities which would increase the tax base and provide employment opportunities for Plano residents.

This property is uniquely situated in close proximity to the DART transit station, and has limited visibility and access from State Highway 190. The limited visibility of the site, existing easements and irregular shape provide development challenges, despite its location within the State Highway 190 corridor.

Housing Element

The Housing Element of the Comprehensive Plan specifically discusses alternative neighborhood formats, since the amount of land available for future residential development is limited. Much of it lies outside of typical neighborhood settings and is separated by major thoroughfares, natural features such as floodplains, and nonresidential development from existing neighborhoods. Some land zoned for nonresidential uses is not in a prime location for development and lack the access and visibility required for commercial uses. The element specifically states that "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 like a typical neighborhood project." The alternative neighborhood format concept is appropriate for this site.

Multifamily Residential Density

In April 2012, the City Council adopted interim amendments to the Comprehensive Plan which included recommendations pertaining to the use of the city's undeveloped land. The following recommendation is notably applicable to this zoning request:

- 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 and neighborhood mixed-use zoning districts could be exceptions to this minimum density requirement.

The applicant is proposing a minimum residential density of 35 units per acre. Although this request is not in conformance with this recommendation, the site is hindered by existing easements and its irregular shape. The applicant is proposing a layout, as shown in the concept plan, which attempts to capture a large amount of the property for multifamily uses, while also proposing a two-story parking structure and retaining a majority of existing tree cover.

SUMMARY:

The applicant is requesting to rezone 16.8± acres located at the southeast corner of Plano Parkway and Executive Drive from CC to PD-CC. The request is not in conformance with the Future Land Use Plan designation Freeway Commercial, and recently adopted interim amendments to the Land Use Element of the Comprehensive Plan as it relates to the minimum 40 dwelling units per acre for multifamily residential uses and minimum 1,200 foot setback for residential uses as measured from the centerline of State Highway 190. However, staff believes this is an appropriate location for multifamily residential as an alternative neighborhood format as recommended by the Housing Element since the subject property is uniquely situated with direct access to a DART transit station and has some development challenges due to the irregular shape, existing easements, and visibility of the site. Finally, the property is surrounded by streets and the DART right-of-way which would serve to buffer this moderately dense multifamily residential use from adjacent nonresidential uses. Therefore, staff recommends approval of the zoning case.

RECOMMENDATION:

Recommended for approval as follows:

Restrictions:

The permitted uses and standards shall be in accordance with the Corridor Commercial (CC) zoning district unless otherwise specified within this planned development.

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8. Minimum Floor Area Per Dwelling Unit: None

Multifamily Residential Design Standards

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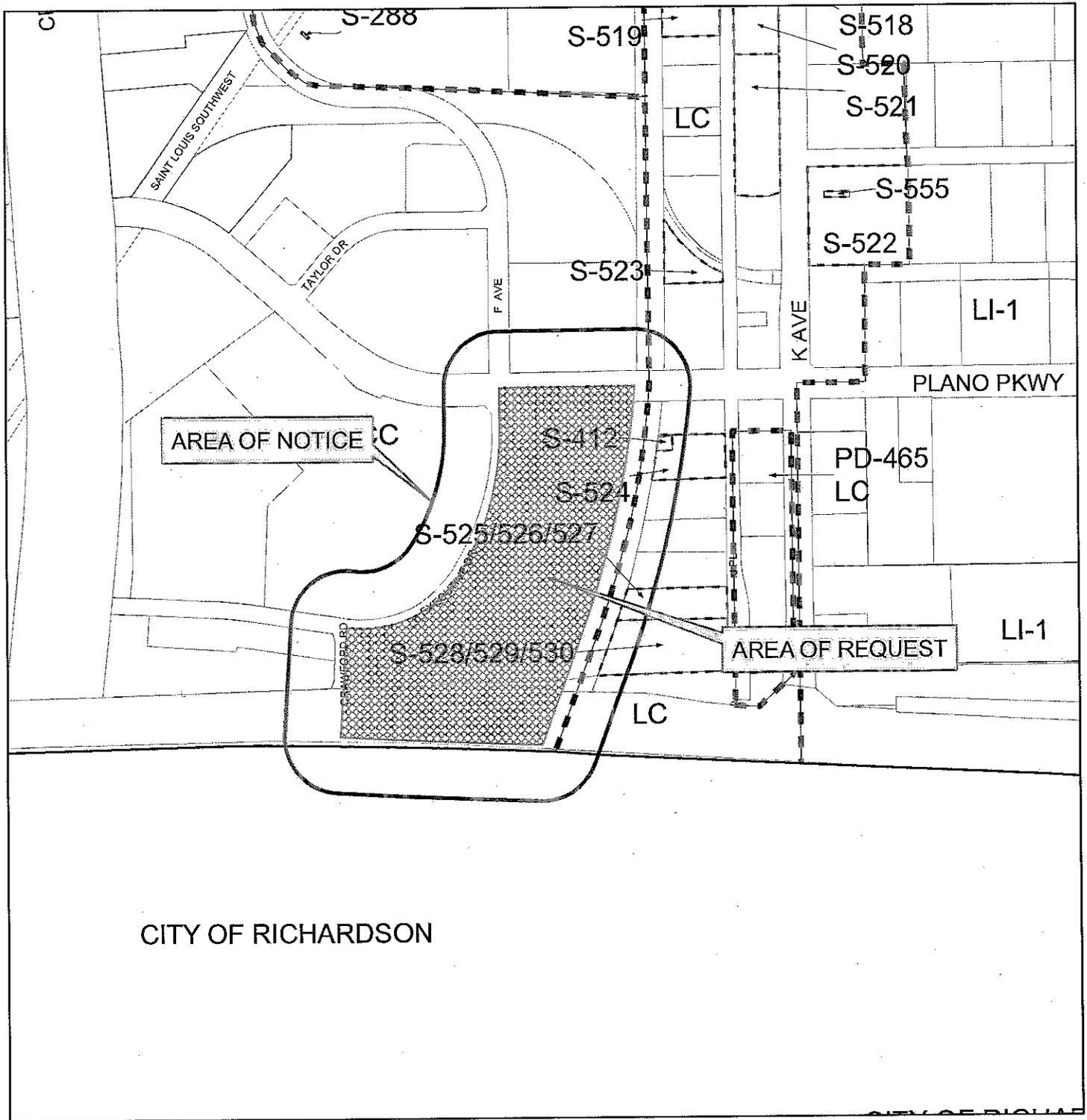
2. Building Design

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- b. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right-of-way line, with the following exceptions:
 - i. Buildings fronting Plano Parkway have a minimum front yard setback of 30 feet and must be constructed so that a minimum of 60% of the facade falls within 40 feet of the right-of-way line.
 - ii. Where easements are present, a minimum of 60% of each facade must be built within 15 feet of the easement line.

3. Landscaping and Open Space

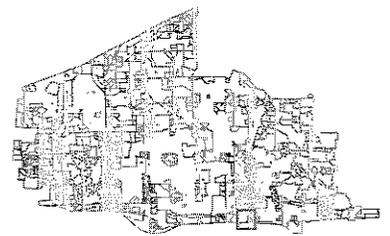
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- b. Except as stated below, landscaping shall be provided per Section 3.1200 (Landscaping Requirements) and Subsection 4.704 (190 Tollway/Plano Parkway Overlay District) except as follows:
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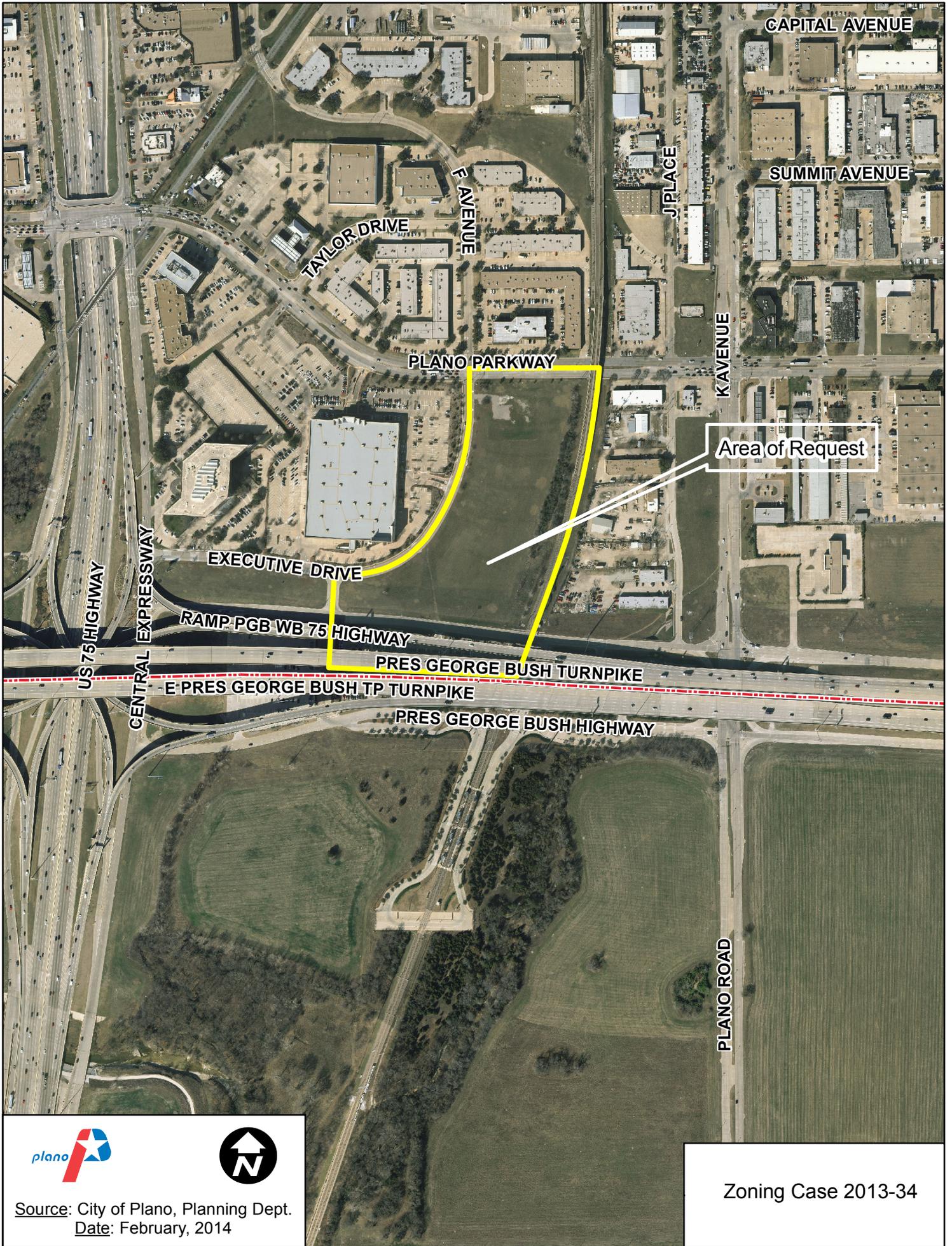
Zoning Case #: 2013-34

Existing Zoning: CORRIDOR COMMERCIAL/
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT



○ 200' Notification Buffer





CAPITAL AVENUE

SUMMIT AVENUE

J PLACE

E AVENUE

TAYLOR DRIVE

KA VENUE

PLANO PARKWAY

Area of Request

EXECUTIVE DRIVE

US 75 HIGHWAY

CENTRAL EXPRESSWAY

RAMP PGB WB 75 HIGHWAY

PRES GEORGE BUSH TURNPIKE

E PRES GEORGE BUSH TP TURNPIKE

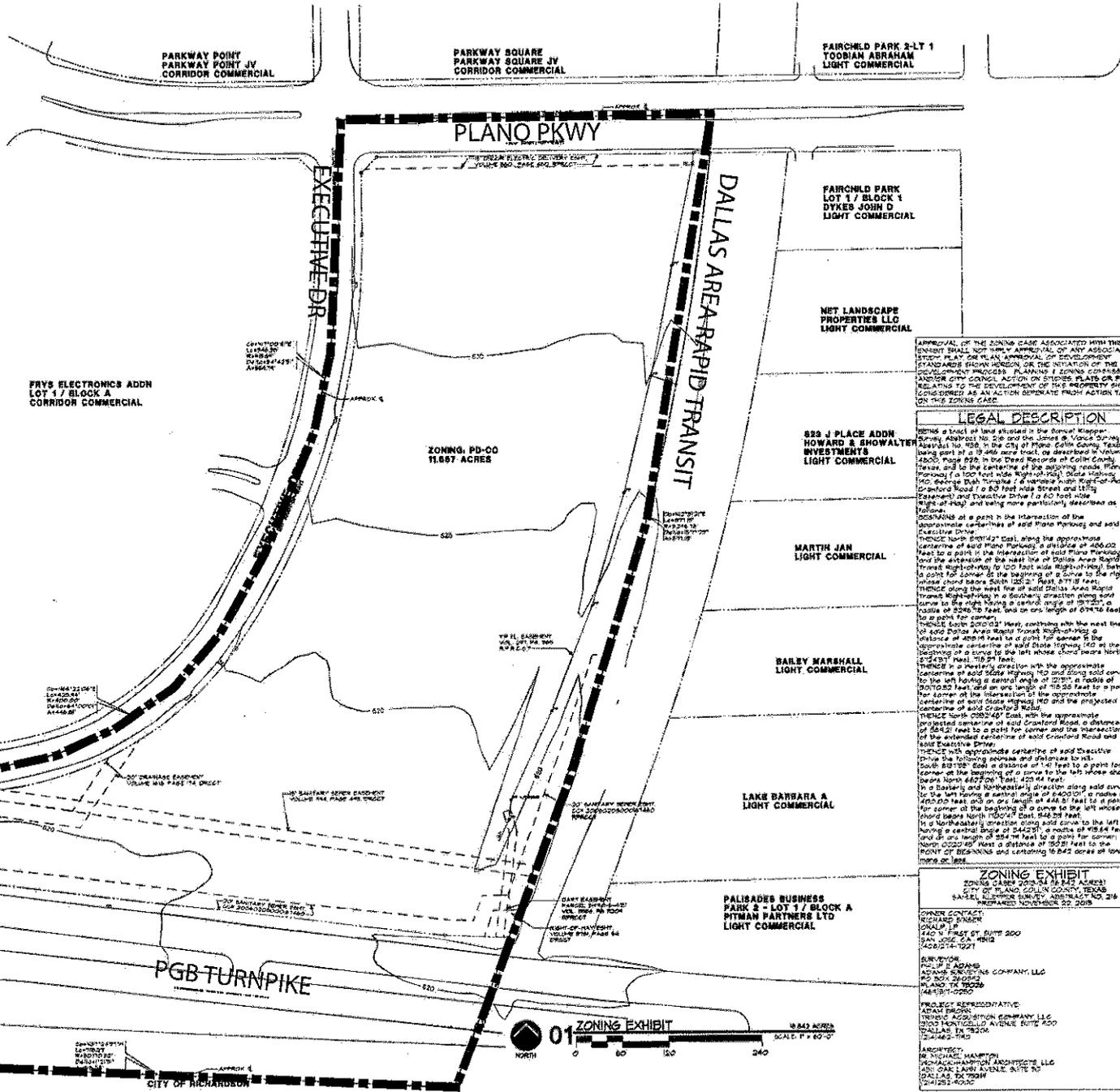
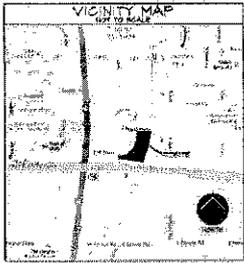
PRES GEORGE BUSH HIGHWAY

PLANO ROAD



Source: City of Plano, Planning Dept.
Date: February, 2014

Zoning Case 2013-34



APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT BE AN APPROVAL OF ANY ASSOCIATED PROJECT THAT MAY BE AN APPROVAL OF DEVELOPMENT PLANS AND/OR PERMITS FROM THE CITY OF RICHARDSON, TEXAS. THE CITY OF RICHARDSON, TEXAS, IS AWARE THAT THE CITY COUNCIL ACTION ON EXHIBITS PLANS OR PERMITS RELATING TO THE DEVELOPMENT OF THE PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

LEGAL DESCRIPTION

BEING a tract of land situated in the former Klappert Survey, Abstract No. 218 and the James G. Van Curen Survey, Abstract No. 102, in the City of Plano, Dallas County, Texas, being part of a 19.466 acre tract, or described in Volume 14000, Page 218, in the Deed Records of Collin County, Texas, and to the centerline of the adjoining road (Dove Runway) (a 100-foot wide Right-of-Way) (Dove Runway) (McGeorge Bush Turnpike) (a 40-foot wide Right-of-Way) (Dove Runway) (a 40-foot wide Street and 15' Right-of-Way) (Dove Runway) (a 40-foot wide Street and 15' Right-of-Way) and being more particularly described as follows:

BEINGING at a point in the intersection of the approximate centerlines of said Dove Runway and said Executive Drive.

THENCE North 02°12' East, along the approximate centerline of said Plano Parkway, a distance of 406.00 feet to a point in the intersection of said Plano Parkway and the extension of the next line of Dallas Area Rapid Transit Right-of-Way to 100-foot wide Right-of-Way, being a point for corner in the beginning of a curve to the right whose chord bears South 125°21' East, 877.10 feet.

THENCE along the next line of said Dallas Area Rapid Transit Right-of-Way in a southerly direction along said curve to the next corner in central angle of 102°01', a chord of 2246.70 feet, and on a length of 1747.60 feet to a point for corner.

THENCE North 20°02' West, continuing with the next line of said Dallas Area Rapid Transit Right-of-Way a distance of 489.4 feet to a point for corner in the approximate centerline of said State Highway 102 at the beginning of a curve to the left whose chord bears North 22°31' East, 718.21 feet.

THENCE in a westerly direction with the approximate centerline of said State Highway 102 and along said curve to the left having a central angle of 22°01', a radius of 1070.82 feet, and on a length of 118.58 feet to a point for corner at the intersection of the approximate centerline of said State Highway 102 and the projected centerline of said Crawford Road.

THENCE North 03°24' East, with the approximate projected centerline of said Crawford Road, a distance of 584.07 feet to a point for corner and the intersection of the extended centerline of said Crawford Road and said Executive Drive.

THENCE with approximate centerline of said Executive Drive the following distance and distances to vertices: South 83°10' East, a distance of 141 feet to a point for corner at the beginning of a curve to the left whose chord bears North 64°27' East, 423.44 feet.

In a southerly and northwesterly direction along said curve to the left having a central angle of 64°27', a radius of 490.00 feet, and on a length of 448.81 feet to a point for corner at the beginning of a curve to the left whose chord bears North 100°47' East, 846.28 feet.

In a northwesterly direction along said curve to the left having a central angle of 24°27', a radius of 118.14 feet, and on a length of 134.76 feet to a point for corner.

North 02°20' West, a distance of 152.81 feet to the POINT OF BEGINNING and containing 0.842 acres of land, more or less.

ZONING EXHIBIT

ZONING CASE NO. 2014-18-02-0001
 ZONING DISTRICT: PD-00
 SALES: 10/20/14
 SALES: 10/20/14
 SALES: 10/20/14

OWNER CONTACT:
 RICHARD BAKER
 140 N. FIRST ST. SUITE 200
 RICHARDSON, TX 75081
 (972) 774-1021

AUTHORITY:
 POLLY DE ADAMS
 ADAMS ENGINEERING COMPANY, LLC
 1600 W. WYOMING
 RICHARDSON, TX 75081
 (972) 971-0200

PROJECT REPRESENTATIVE:
 ADAM BROWN
 TRINIS RESIDENTIAL GROUP, LLC
 1900 HORTON AVENUE SUITE 200
 DALLAS, TX 75204
 (214) 462-7100

ARCHITECT:
 Womack + Hampton
 Womack + Hampton Architects, L.L.C.
 10101 JARVIS AVENUE, SUITE 200
 DALLAS, TX 75244
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Project No. 180M
 Drawn By: DPB
 CONCEPT PLAN
 JANUARY 28, 2014

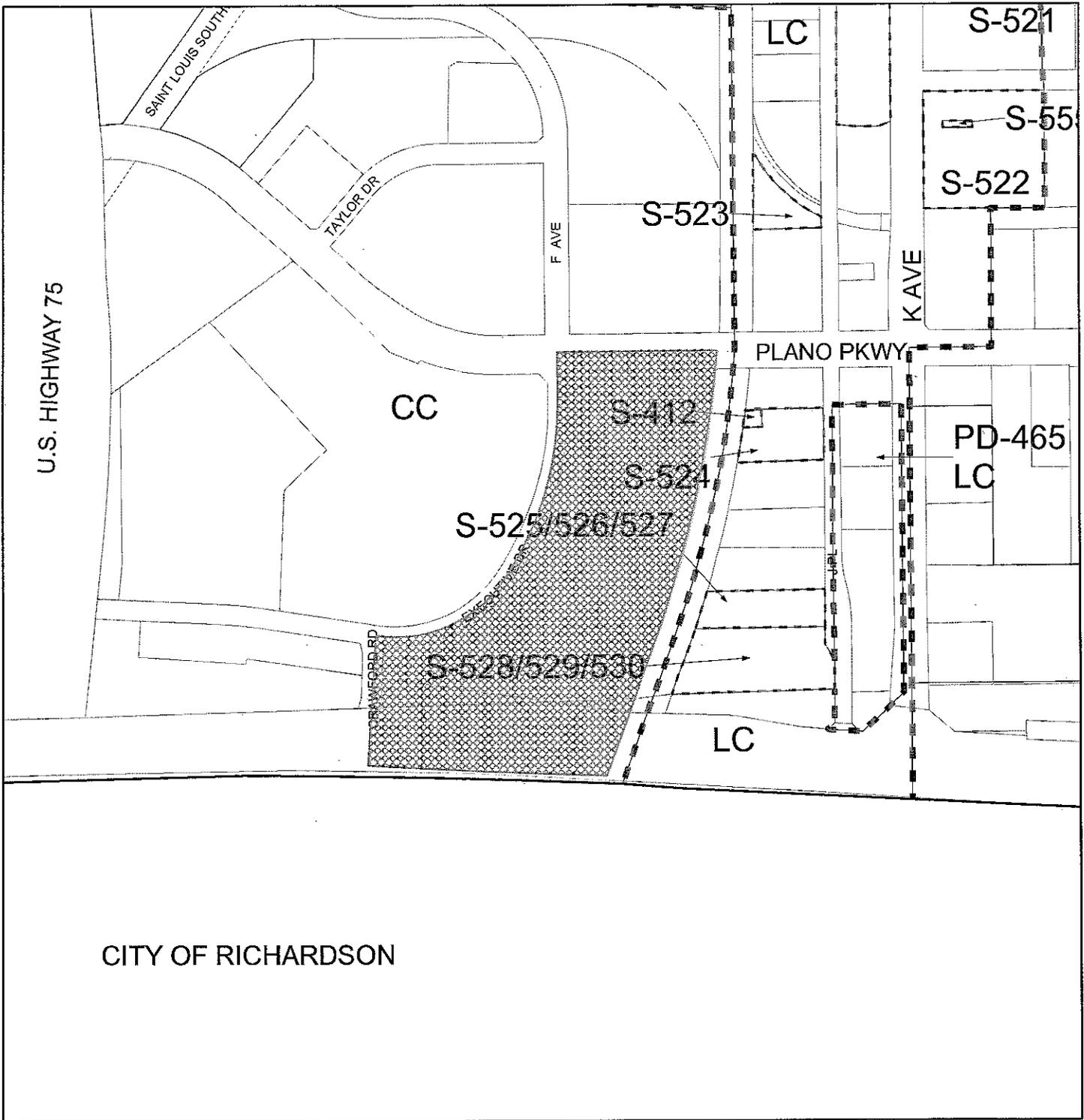
Revisions:

AURA PLANO
 PLANO, TEXAS
TRINIS
 RESIDENTIAL GROUP

Womack + Hampton
 ARCHITECTS, L.L.C.
 10101 JARVIS AVENUE, SUITE 200
 DALLAS, TEXAS 75244
 (214) 251-0000



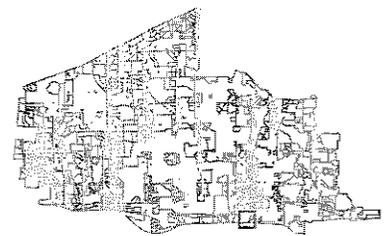
Sheet: A1.2
 ZONING EXHIBIT



Item Submitted: CONCEPT PLAN

Title: AURA PLANO ADDITION
BLOCK A, LOT 1

Zoning: CORRIDOR COMMERCIAL/
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT



○ 200' Notification Buffer



Zoning Case 2013-34

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 16.8± acres of land out of the Samuel Klepper Survey, Abstract No. 216, and the James G. Vance Survey, Abstract No. 938, located at the southeast corner of Plano Parkway and Executive Drive, in the City of Plano, Collin County, Texas, from Corridor Commercial to Planned Development-491-Corridor Commercial; 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 24th day of February, 2014, for the purpose of considering rezoning 16.8± acres of land out of the Samuel Klepper Survey, Abstract No. 216, and the James G. Vance Survey, Abstract No. 938, located at the southeast corner of Plano Parkway and Executive Drive, in the City of Plano, Collin County, Texas, from Corridor Commercial to Planned Development-491-Corridor Commercial; 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 24th day of February, 2014; 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 16.8± acres of land out of the Samuel Klepper Survey, Abstract No. 216, and the James G. Vance Survey, Abstract No. 938, located at the southeast corner of Plano Parkway and Executive Drive, in the City of Plano, Collin County, Texas, from Corridor Commercial to Planned Development-491-Corridor Commercial, 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:

Restrictions:

The permitted uses and standards shall be in accordance with the Corridor Commercial (CC) zoning district unless otherwise specified within this planned development.

Multifamily Residential Development Standards

1. Multifamily residential is an additional permitted use.
2. Maximum Floor to Area Ratio: 1.75:1
3. Minimum Rear Yard: None, except as required by building or fire codes
4. Required Parking:
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7. Multifamily development shall be exempt from the supplemental regulations of Subsection 3.104 (Multifamily Residence).
8. Minimum Floor Area Per Dwelling Unit: None

Multifamily Residential Design Standards

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2. Building Design

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- b. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right-of-way line, with the following exceptions:

- i. Buildings fronting Plano Parkway have a minimum front yard setback of 30 feet and must be constructed so that a minimum of 60% of the facade falls within 40 feet of the right-of-way line.
- ii. Where easements are present, a minimum of 60% of each facade must be built within 15 feet of the easement line.

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 - b. Except as stated below, landscaping shall be provided per Section 3.1200 (Landscaping Requirements) and Subsection 4.704 (190 Tollway/Plano Parkway Overlay District) except as follows:
 - i. No landscape edge is required along Executive Drive and Crawford Road.
 - ii. Landscape edge width may be reduced to 20 feet along State Highway 190 and Plano Parkway.
 - iii. If easement areas fall within the landscape edge, no shade trees will be required, only grass, shrubs and ornamentals.
4. Fencing: Fencing not more than six feet in height is allowed between buildings, must be 50% open, and may not be placed between the front building façade and the street right-of-way. Fencing along the east property line (DART right-of-way) may be up to eight feet in height and may be of solid construction.
5. Masonry: No minimum masonry requirements.
6. Signage: Except as stated below, signage shall be provided per Section 3.1600 (Sign Regulations), and Section 4.700 (190 Tollway/Plano Parkway Overlay District):
- a. One monument sign or projecting sign is allowed along each frontage.
 - b. Monument signs will be limited to a maximum height of 10 feet and a maximum size of 100 square feet.

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 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 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 24TH DAY OF FEBRUARY, 2014.

Harry LaRosiliere, MAYOR

ATTEST:

Alice D. Snyder, INTERIM CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2013-34

BEING a tract of land situated in the Samuel Klepper Survey, Abstract No. 216 and the James G. Vance Survey, Abstract No. 938, in the City of Plano, Collin County, Texas, being part of a 13.496 acre tract, as described in Volume 4800, Page 828, in the Deed Records of Collin County, Texas, and to the centerline of the adjoining roads, Plano Parkway (a 100 foot wide right-of-way), State Highway 190, George Bush Turnpike (a variable width right-of-way), Crawford Road (a 60-foot wide street and utility easement), and Executive Drive (a 60-foot wide right-of-way), and being more particularly described as follows:

BEGINNING at a point in the intersection of the approximate centerlines of said Plano Parkway and said Executive Drive;

THENCE North, $89^{\circ} 31' 42''$ East, along the approximate centerline of said Plano Parkway, a distance of 486.02 feet to a point in the intersection of said Plano Parkway and the extension of the west line of Dallas Area Rapid Transit Right-of-Way (a 100-foot wide right-of-way), being a point for corner at the beginning of a curve to the right whose chord bears South, $12^{\circ} 31' 21''$ West, 877.15 feet;

THENCE along the west line of said Dallas Area Rapid Transit Right-of-Way in a southerly direction along said curve to the right having a central angle of $15^{\circ} 17' 23''$, a radius of 3,296.78 feet, and an arc length of 879.76 feet to a point for corner;

THENCE South, $20^{\circ} 10' 02''$ West, continuing with the west line of said Dallas Area Rapid Transit Right-of-Way, a distance of 438.19 feet to a point for corner in the approximate centerline of said State Highway 190 at the beginning of a curve to the left whose chord bears North, $87^{\circ} 24' 37''$ West, 718.27 feet;

THENCE in a westerly direction with the approximate centerline of said State Highway 190 and along said curve to the left having a central angle of $01^{\circ} 21' 51''$, a radius of 30,170.52 feet, and an arc length of 718.28 feet to a point for corner at the intersection of the approximate centerline of said State Highway 190 and the projected centerline of said Crawford Road;

THENCE North, $03^{\circ} 32' 48''$ East, with the approximate projected centerline of said Crawford Road, a distance of 389.21 feet to a point for corner and the intersection of the extended centerline of said Crawford Road and said Executive Drive;

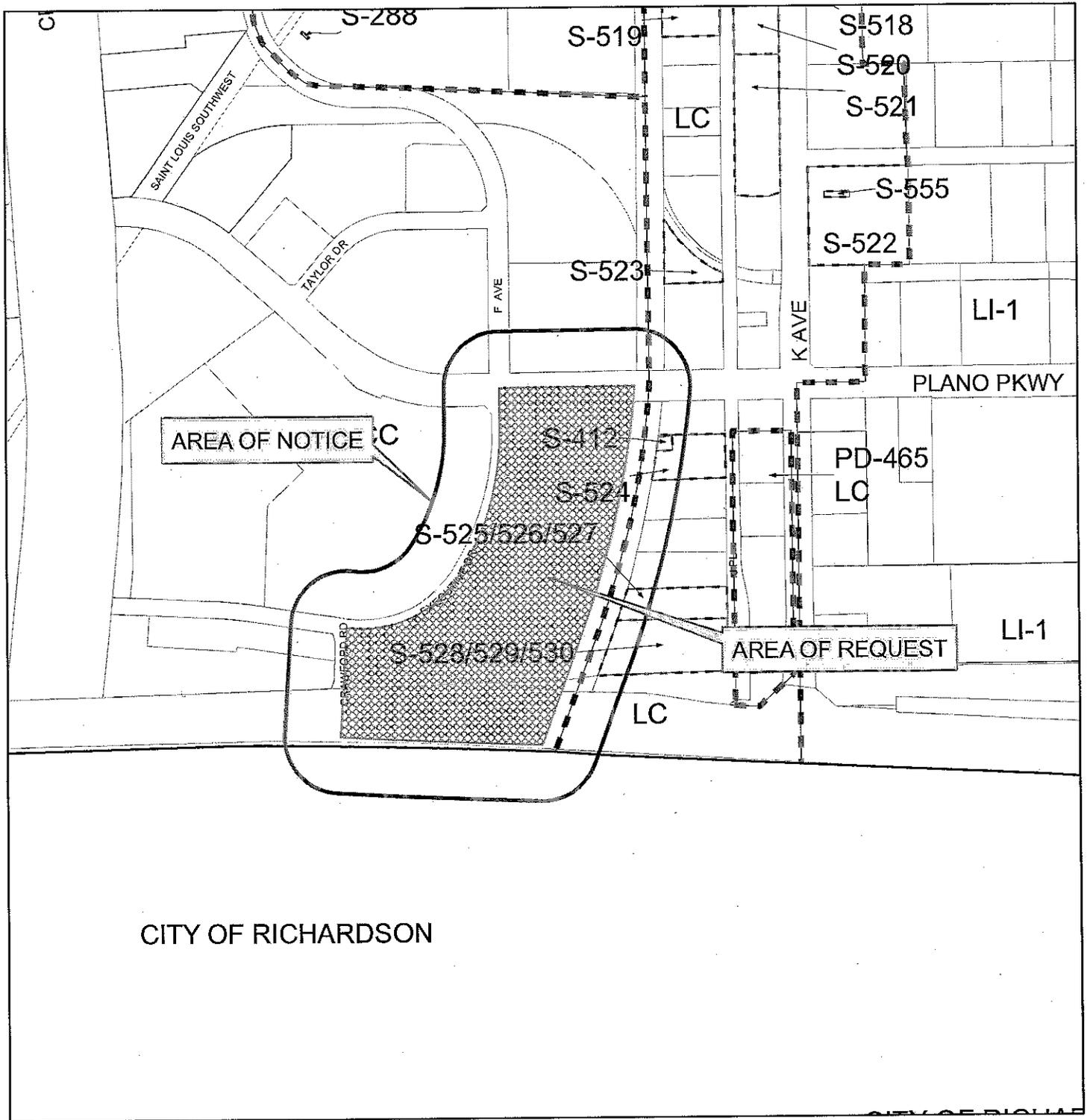
THENCE with approximate centerline of said Executive Drive the following courses and distances to wit;

South, $81^{\circ} 37' 53''$ East, a distance of 1.41 feet to a point for corner at the beginning of a curve to the left whose chord bears North, $66^{\circ} 22' 06''$ East, 423.94 feet;

In an easterly and northeasterly direction along said curve to the left having a central angle of $64^{\circ} 00' 01''$, a radius of 400.00 feet, and an arc length of 446.81 feet to a point for corner at the beginning of a curve to the left whose chord bears North, $17^{\circ} 00' 41''$ East, 546.35 feet;

In a northeasterly direction along said curve to the left having a central angle of $34^{\circ} 42' 51''$, a radius of 915.69 feet, and an arc length of 554.79 feet to a point for corner;

North, $00^{\circ} 20' 45''$ West, a distance of 150.51 feet to the POINT OF BEGINNING and CONTAINING 16.842 acres of land, more or less.

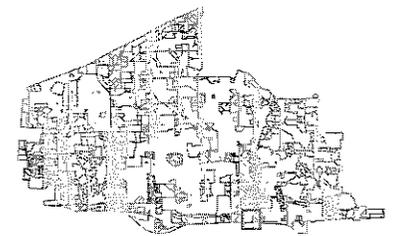


CITY OF RICHARDSON



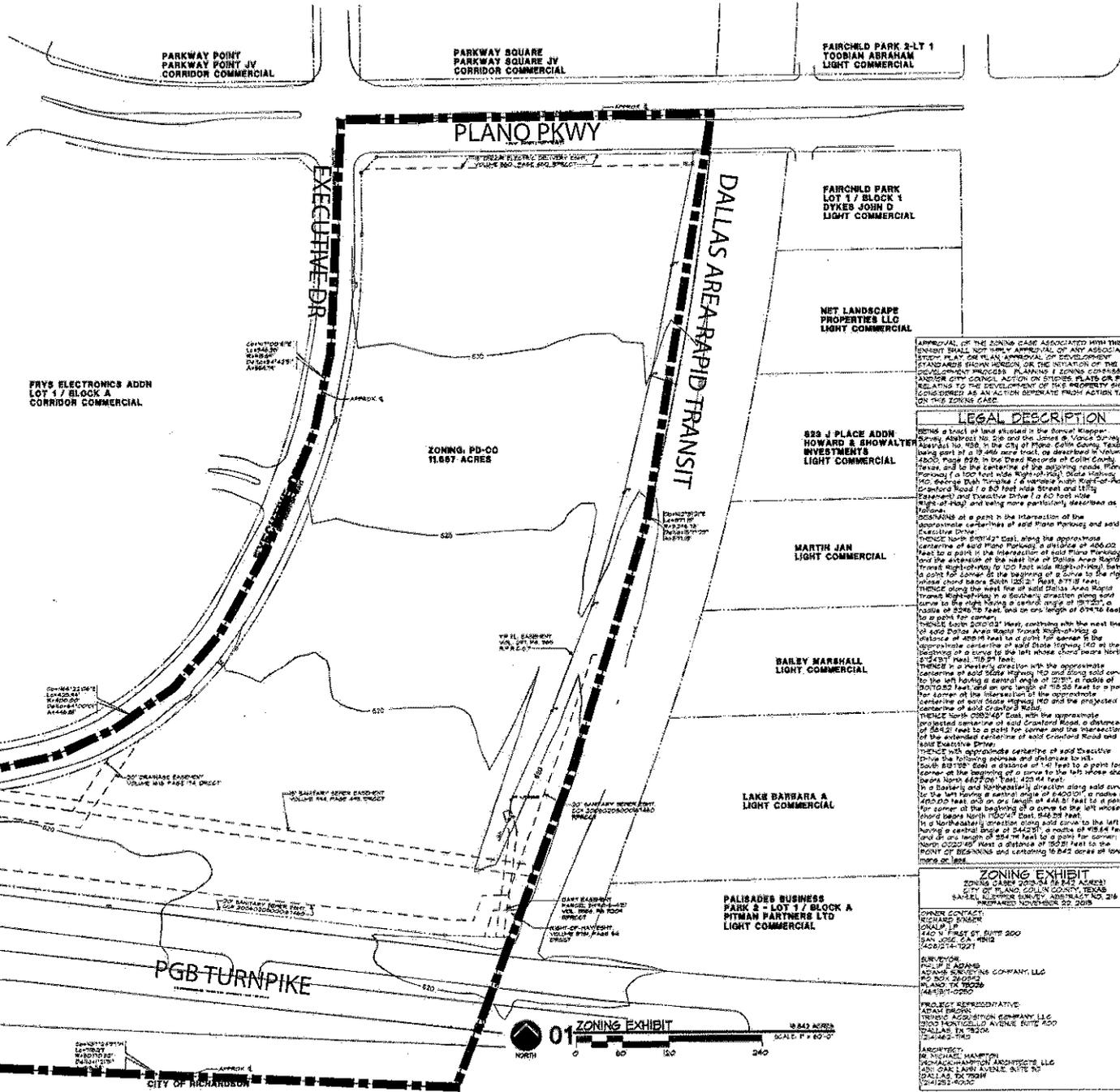
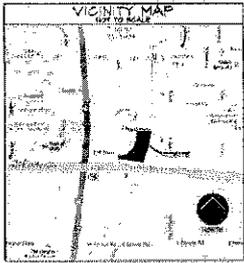
Zoning Case #: 2013-34

Existing Zoning: CORRIDOR COMMERCIAL/
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT



○ 200' Notification Buffer





APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT BE AN APPROVAL OF ANY ASSOCIATED EXHIBIT THAT MAY BE REQUIRED FOR DEVELOPMENT OF LANDS IDEAS FROM HEREON OR THE INITIATION OF THE DEVELOPMENT PROCESS. IN ADOPTING A ZONING ORDINANCE AND/OR CITY COUNCIL ACTION ON EXHIBITS PLATS OR PLANS RELATING TO THE DEVELOPMENT OF THE PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

LEGAL DESCRIPTION

BEING a tract of land situated in the former Klappert Survey, Abstract No. 218 and the James G. Van Curen Survey, Abstract No. 102, in the City of Plano, Dallas County, Texas, being part of a 19.466 acre tract or described in Volume 14000, Page 218, in the Deed Records of Collin County, Texas, and to the centerline of the adjoining road (Dove Runway) (a 100-foot wide Right-of-Way) (Dove Runway) (McGeorge Bush Turnpike) (a 40-foot wide Right-of-Way) (Spartan Road) (a 60-foot wide Street and 15-foot Right-of-Way) and being more particularly described as follows:

BEHAVING at a point in the intersection of the approximate centerlines of said Dove Runway and said Executive Drive.

THENCE North 89°42' East, along the approximate centerline of said Plano Parkway, a distance of 406.00 feet to a point in the intersection of said Plano Parkway and the extension of the east line of Dallas Area Rapid Transit Right-of-Way to 100-foot wide Right-of-Way, being a point for corner in the beginning of a curve to the right whose chord bears South 125°21' West, 877.10 feet.

THENCE along the west line of said Dallas Area Rapid Transit Right-of-Way in a southerly direction along said curve to the right having a central angle of 102°01', a radius of 3246.76 feet, and on an arc length of 1747.62 feet to a point for corner.

THENCE South 20°02' West, continuing with the next line of said Dallas Area Rapid Transit Right-of-Way a distance of 484.44 feet to a point for corner in the approximate centerline of said State Highway 102 at the beginning of a curve to the left whose chord bears North 22°31' West, 718.21 feet.

THENCE in a westerly direction with the approximate centerline of said State Highway 102 and along said curve to the left having a central angle of 22°01', a radius of 1670.82 feet, and an arc length of 718.20 feet to a point for corner at the intersection of the approximate centerline of said State Highway 102 and the projected centerline of said Crawford Road.

THENCE North 03°24' East, with the approximate projected centerline of said Crawford Road, a distance of 564.07 feet to a point for corner and the intersection of the extended centerline of said Crawford Road and said Executive Drive.

THENCE with approximate centerline of said Executive Drive the following distance and distances to vertices: South 83°10' East, a distance of 141 feet to a point for corner at the beginning of a curve to the left whose chord bears North 64°22' West, 423.44 feet.

In a southerly and northwesterly direction along said curve to the left having a central angle of 64°22', a radius of 490.00 feet, and on an arc length of 444.81 feet to a point for corner at the beginning of a curve to the left whose chord bears North 10°04' East, 846.28 feet.

In a northwesterly direction along said curve to the left having a central angle of 24°23', a radius of 118.14 feet, and on an arc length of 254.76 feet to a point for corner.

North 02°20' West, a distance of 152.81 feet to the POINT OF BEGINNING and containing 0.842 acres of land more or less.

ZONING EXHIBIT

ZONING CASE NO. 2014-18-042 ACRES
 ZONING DISTRICT PD-00 COMMERCIAL DISTRICT
 SAHEL, KENNEDY AND COMPANY ARCHITECTS, L.L.C. NO. 218
 140 N. FIRST ST. SUITE 200
 DALLAS, TEXAS 75201
 214-462-1100

OWNER CONTACT:
 RICHARD BENDER
 140 N. FIRST ST. SUITE 200
 DALLAS, TEXAS 75201
 214-462-1100

AUTHORITY:
 POLY & ADAMS
 ADAMS ENGINEERING COMPANY, LLC
 140 N. FIRST ST. SUITE 200
 DALLAS, TEXAS 75201
 214-462-1100

PROJECT REPRESENTATIVE:
 ADAM BROWN
 TRINIS RESIDENTIAL GROUP, L.L.C.
 1900 HORTON AVENUE SUITE 400
 DALLAS, TEXAS 75201
 214-462-1100

ARCHITECT:
 WOMACK+HAMPTON ARCHITECTS, L.L.C.
 10100 LANTANA AVENUE, SUITE 300
 DALLAS, TEXAS 75243
 214-252-0000



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Project No. _____
 IBCOM
 Drawn By: DPB

 CONCEPT PLAN
 JANUARY 28, 2014

Revisions: _____

AURA PLANO
 PLANO, TEXAS
TRINIS
 RESIDENTIAL GROUP

Womack+Hampton
 ARCHITECTS, L.L.C.
 10100 LANTANA AVENUE, SUITE 300
 DALLAS, TEXAS 75243
 TEL: 214-252-0000
 FAX: 214-252-0000



Sheet: _____ Number: _____
A1.2
 ZONING EXHIBIT