

DATE: March 8, 2016
TO: Honorable Mayor & City Council
FROM: John Muns, Chair, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of March 7, 2016

**AGENDA ITEM NO. 1A - PUBLIC HEARING
ZONING CASE 2015-27
APPLICANT: CARL FRANKLIN HOMES, L.C.**

Request to rezone 1.4± acres located on the west side of K Avenue, 135± feet south of 18th Street from Downtown Business/Government to Planned Development-Downtown Business/Government to modify development standards related to single-family residence attached.

APPROVED: 6-0 **DENIED:** _____ **TABLED:** _____

Letters Received Within 200 Foot Notice Area: Support: 1 **Oppose:** 0 **Neutral:** 0

Letters Received Outside 200 Foot Notice Area: Support: 0 **Oppose:** 0 **Neutral:** 0

Petition(s) Received: 0 **# Of Signatures:** 0

STIPULATIONS:

Recommended for approval as follows:

Restrictions:

The permitted uses and standards shall be in conformance with the Downtown Business/Government (BG) zoning district unless otherwise specified herein.

Single-Family Residence Attached is subject to the following additional standards:

1. All lots may abut a mews street as the only point of street frontage and access.
2. Minimum Lot Width: Maximum of 50% of the lots may have a minimum lot width of 18 feet.
3. Minimum Front Yard Setback along K Avenue: 25 feet
4. Maximum Front Yard Setback along K Avenue: 30 feet
5. A maximum of 50% of the dwelling units may have a garage with a minimum of one parking space.
6. Onsite surface parking may be placed in the required front yard along J Avenue.

FOR CITY COUNCIL MEETING OF: March 14, 2016 (To view the agenda for this meeting, see www.plano.gov)

EM/amf

xc: Steve Brown, Carl Franklin Homes, L.C.
Wayne Snell, Building Inspections

<https://goo.gl/maps/8wGBxJeu8ZF2>

CITY OF PLANO
PLANNING & ZONING COMMISSION

March 7, 2016

Agenda Item No. 1A

Public Hearing: Zoning Case 2015-27

Applicant: Carl Franklin Homes, L.C.

DESCRIPTION:

Request to rezone 1.4± acres located on the west side of K Avenue, 135± feet south of 18th Street **from** Downtown Business/Government **to** Planned Development-Downtown Business/Government to modify development standards related to single-family residence attached.

REMARKS:

The applicant is requesting to rezone the subject property in order to make several amendments to standards for single-family residence attached use. The Downtown Business/Government (BG) zoning district is intended to serve as a pedestrian-oriented center for retail, office, governmental, cultural, entertainment, and residential uses. It is designed to ensure that development, redevelopment, and renovation within the district are consistent with the historical character of Plano's original business district and the surrounding area. The standards of this district apply to specific characteristics of Plano's downtown area and are not appropriate for other locations and districts.

The requested zoning is Planned Development-Downtown Business/Government. A Planned Development (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, 17th Street Townhomes, accompanies this rezoning request as Agenda Item 1B.

Surrounding Land Use and Zoning

The area of the request is partially developed as a single-family residence which was recently used as a general office. The property to the north is zoned BG and is developed with general office and retail uses. The property to the east, across K Avenue, is zoned BG and is developed as retail, restaurant, and general office. The property to the south is zoned BG and is developed as general office and a kennel. The

property to the west is the DART rail line, beyond which the properties are zoned Urban Residential (UR) and Retail (R) with Haggard Park Heritage Resource District (H-20) and are developed as general office and single-family residences.

Proposed Planned Development Stipulations

The purpose for the request is to modify design standards related to single-family residence attached development. The applicant's proposed PD stipulations are as follows:

Restrictions:

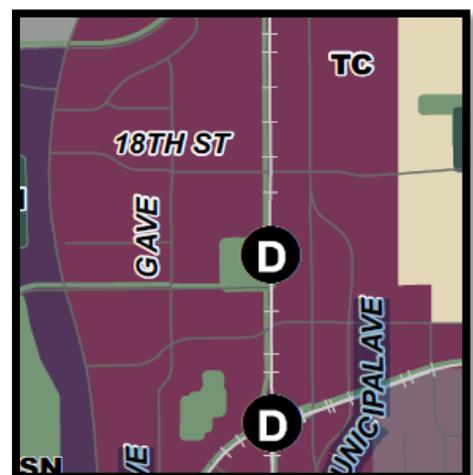
The permitted uses and standards shall be in conformance with the Downtown Business/Government (BG) zoning district unless otherwise specified herein.

Single-Family Residence Attached is subject to the following additional standards:

1. All lots may abut a mews street as the only point of street frontage and access.
2. Minimum Lot Width: Maximum of 50% of the lots may have a minimum lot width of 18 feet.
3. Minimum Front Yard Setback along K Avenue: 25 feet
4. Maximum Front Yard Setback along K Avenue: 30 feet
5. A maximum of 50% of the dwelling units may have a garage with a minimum of one parking space.
6. Onsite surface parking may be placed in the required front yard along J Avenue.

Conformance to the Plano Tomorrow Comprehensive Plan

Future Land Use Map - The Future Land Use Map designates this property as Transit Corridor (TC). The Transit Corridor category applies to the Downtown Plano core and the adjoining rail corridor linking the Dallas Area Rapid Transit (DART) red/orange line and the future Cotton Belt line. It is the intention to continue the transformation of the Downtown Plano core into a distinct and authentic urban center and expand the vision for transit-oriented development within the entire corridor. Land uses which are supported within the Transit Corridor category include housing, retail, cultural facilities, hotels, and government offices.



Single-family residence attached uses are permitted in the BG zoning district. The requested PD language would allow for an urban style of development within 550± feet of the Downtown Plano Transit Station. This zoning request is consistent with the Future Land Use Map because it would transform an infill property into an urban residential development within walking distance to public transit.

Growth and Change Map - The purpose of the Growth and Change Map is to describe the level of change that is expected to occur on sites around the city and provide general direction for new development and redevelopment projects. The subject property is designated as Evolve Urban (EU). These areas are expected to experience extensive large-scale change through major redevelopment projects that evolve into distinct walkable districts. Although the subject property is small, this zoning request will allow for redevelopment of an older single-family residence which was recently utilized as a general office and new development of a vacant infill property. Rezoning the subject property will also encourage future development opportunities for reinvestment and enhancement of the general area. For these reasons, this request is consistent with the Growth and Change Map.



Transit Oriented Development Policy - The Transit Oriented Development Policy states: “Plano will proactively encourage and incentivize development within walking distance of existing and future rail stations or bus transit centers to create an integrated mix of uses including residential, employment, retail, and civic spaces.” The requested PD is within a tenth of a mile of the Downtown Plano Transit Station. This zoning request is consistent with the Transit Oriented Development Policy.

Downtown Plano Vision and Strategy Update - This request is within the study area of the Downtown Plano Vision and Strategy Update, which contains downtown’s historic commercial core and locations with the greatest potential for redevelopment along the two and a half mile DART corridor. The subject property is located within an area identified for redevelopment at the southwest corner of K Avenue and 18th Street. The Update recommends that this area be assembled and redeveloped as a master planned mixed-use development with a possible parking garage and municipal use. This request is in conformance with the redevelopment efforts recommended within the Update.

Adequacy of Public Facilities - Water and sanitary sewer services are currently in place to serve residential uses on the subject property.

School Capacity - Plano Independent School District has provided a letter regarding school capacity which staff has included as an attachment.

Public Safety Response Time - Based upon existing personnel, equipment, and facilities, fire emergency response times will be sufficient to serve the site.

Access to and Availability of Amenities and Services - Future residents would be served by Harrington Library, which has sufficient capacity to serve the development. The nearest park facility is Haggard Park which is at capacity with the existing residential developments downtown. No additional parks are planned to serve this area.

ISSUES:

Rezoning Smaller Parcels for Individual Uses

Section 12.400 (Minimum District Size) of Article 12 (Planned Development District) of the Zoning Ordinance states, “no PD can be established smaller than 5 acres unless a specific finding is made by the City Council that the establishment of the district is required to implement the Comprehensive Plan or related study.” The subject property is approximately 1.4 acres in size. Although this is significantly smaller than the five acre limit, the requested PD is necessary to accommodate the applicant’s proposed urban townhome development on the small lots existing in this area.

Additionally, as stated previously, the request implements the goals of the Comprehensive Plan through providing new housing in walking distance to the Downtown Plano Transit Station and Downtown Plano Vision and Strategy Update. For these reasons, staff believes the subject property is appropriate for PD zoning. Furthermore, as this area continues to redevelop, there may be future opportunities to expand the proposed residential subdivision to adjacent properties.

PD Stipulations

The applicant is requesting PD stipulations to accommodate their proposed development. Within BG, up to 50% of single-family residence attached lots are permitted to abut a mews street as the only point of street frontage or access. The purpose for this standard is to encourage homes to be oriented towards public streets, consistent with urban development. The subject property is not wide enough to accommodate a typical public street layout, and the proposed mews street will allow for all of the lots to gain their required access and frontage while still providing sufficient area to develop residential lots. Staff believes this request is appropriate due to the property’s unique geography.

The PD request also includes language to allow for reduced lot width, an increased front yard setback on K Avenue, and changes to parking standards. Staff believes the lot modifications are necessary to allow for the requested development on the subject property. The purpose for the increased setback on K Avenue is intended to continue the building line which is currently in place for adjacent developed properties. The proposed parking standards will allow for the lots to have a single car garage and provide for public parking along J Avenue fronting on the DART rail line. Staff believes the requested PD standards will allow for this infill property to develop with an urban single-family residence attached product.

SUMMARY:

This is a request to rezone 1.4± acres located on the west side of K Avenue, 135± feet south of 18th Street from Downtown Business/Government to Planned Development-Downtown Business/Government to modify development standards related to single-family residence attached development. The proposed zoning request is in conformance with the city’s Comprehensive Plan policies. The requested PD stipulations will allow for a unique single-family residence attached development to be

constructed on an infill and redevelopment property within walking distance of the Downtown Plano Transit Center. Furthermore, rezoning the property would contribute to future redevelopment opportunities for the adjacent properties. For these reasons, staff supports the zoning request.

RECOMMENDATION:

Recommended for approval as noted below:

Restrictions:

The permitted uses and standards shall be in conformance with the Downtown Business/Government (BG) zoning district unless otherwise specified herein.

Single-Family Residence Attached is subject to the following additional standards:

1. All lots may abut a mews street as the only point of street frontage and access.
2. Minimum Lot Width: Maximum of 50% of the lots may have a minimum lot width of 18 feet.
3. Minimum Front Yard Setback along K Avenue: 25 feet
4. Maximum Front Yard Setback along K Avenue: 30 feet
5. A maximum of 50% of the dwelling units may have a garage with a minimum of one parking space.
6. Onsite surface parking may be placed in the required front yard along J Avenue.



19TH STREET

18TH PLACE

18TH STREET

Area of Request

I AVENUE

J AVENUE

K AVENUE

L AVENUE

17TH STREET

MUNICIPAL AVENUE

MUNICIPAL AND L AVENUE

16TH STREET

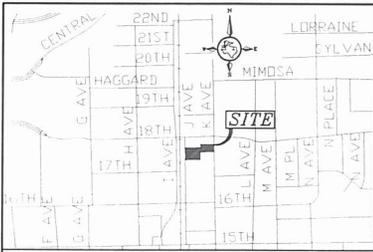
J PLACE

15TH PLACE

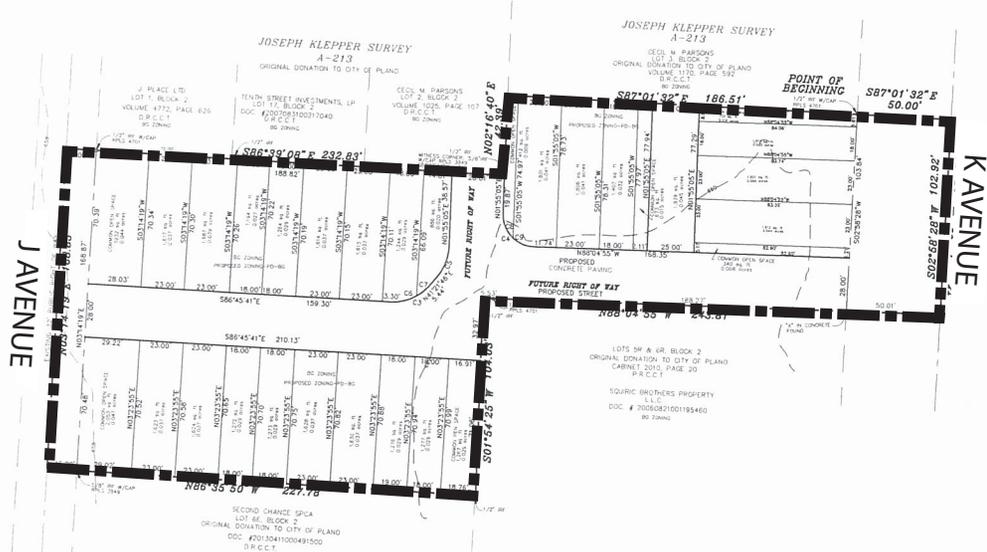
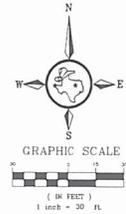


Source: City of Plano, Planning Dept.
Date: 2/24/2016

Zoning Case 2015-27



LOCATION MAP
NOT TO SCALE



NOTE: APPROVAL OF THE ZONING FINAL ASSOCIATED WITH THIS EXHIBIT SHALL NOT APPLY APPROVAL OF ANY ASSOCIATED SUBDIVISION OR PLAN APPROVAL OF DEVELOPMENT STANDARDS, ZONING ORDINANCES, OR THE REGULATION OF THE DEVELOPMENT PROCESS, PLANNING & ZONING, COMMERCIAL AND/OR CITY COUNCIL ACTION, STUDIES, PLATS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION ON THIS ZONING CASE.

LEGEND

- WF IRON ROD FOUND
- P.P.C.C.T. PLAT RECORDS COLLIN COUNTY, TEXAS
- D.R.C.C.T. DEED RECORDS COLLIN COUNTY, TEXAS
- W.P.L. REGISTERED PROFESSIONAL LAND SURVEYOR
- W/ WITH
- W/ WITH

PROPERTY DESCRIPTION

SITUATED IN THE CITY OF PLANO IN THE JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213 OF COLLIN COUNTY, TEXAS AND BEING ALL OF LOTS 4 AND 6A, BLOCK 2, OF THE ORIGINAL DONATION TO THE CITY OF PLANO AND ALSO BEING THAT SAME TRACT OF LAND DESCRIBED AS TRACT 2 AND TRACT 3 IN A WARRANTY DEED TO FIRST ONE PROPERTIES, L.L.C. DATED DECEMBER 9, 2005, AND RECORDED IN VOLUME 6962, PAGE 2141 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS (D.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD, TOPPED WITH A RED PLASTIC CAP, STAMPED "WPLS 4701", FOUND ON THE WEST RIGHT OF WAY LINE OF K AVENUE (100' WIDE R.O.W.) FOR THE NORTHEAST CORNER OF SAID LOT 4 AND THE SAME BEING THE SOUTH-EAST CORNER OF LOT 3, BLOCK 2 AS DESCRIBED IN A DEED TO DEED M. PARSONS, RECORDED IN VOLUME 1170, PAGE 592, D.D.C.T.

THENCE, SOUTH 87°01'32" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE CENTERLINE OF K AVENUE, A DISTANCE OF 102.92 FEET TO A POINT

THENCE, SOUTH 02°58'28" WEST, ALONG THE SAID CENTERLINE OF SAID K AVENUE, A DISTANCE OF 102.92 FEET TO A POINT

THENCE, NORTH 88°45'51" WEST (INTERFERE BEARING) DEPARTING FROM SAID K AVENUE, A DISTANCE OF 50.01 FEET PASSING A "X" IN CONCRETE FOUND FOR THE SOUTHWEST CORNER OF LOT 4 AND THENCE ALONG THE SOUTH LINE OF SAID LOT 4 AND THE NORTH LINE OF LOT 56, BLOCK 2, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2003, PAGE 20 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, A DISTANCE OF 188.37 FEET PASSING A 1/2" IRON ROD CORNERED WITH A RED PLASTIC CAP, STAMPED "WPLS 4701", FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 4 AND BEING ON THE EAST LINE OF LOT 5, BLOCK 2, DESCRIBED AS TRACT 3 IN A WARRANTY DEED TO FIRST ONE PROPERTIES, L.L.C. RECORDED IN VOLUME 6962, PAGE 2141, D.R.C.C.T., CONTINUING ALONG THE COMMON LINE OF LOT 4A AND 2P FOR A TOTAL DISTANCE OF 244.30 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 4R, BLOCK 2.

THENCE, SOUTH 09°42'25" WEST (INTERFERE BEARING), ALONG THE OCCUPIED WEST LINE OF SAID LOT 5H, A DISTANCE OF 104.03 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 4A AND THE NORTHEAST CORNER OF LOT 61, BLOCK 2 AS DESCRIBED IN A DEED TO SECOND CHANCE SPICA, RECORDED IN DOCUMENT NO. 2015041000491500, D.R.C.C.T.

THENCE, NORTH 87°35'02" WEST, ALONG THE COMMON LINE OF SAID LOT 6A AND LOT 6E, A DISTANCE OF 211.78 FEET PASSING A 5/8" IRON ROD, TOPPED WITH A YELLOW PLAT IN SAID STAMPED "WPLS 3847", FOUND ON THE EAST RIGHT OF WAY LINE OF J AVENUE AND D A B T RAILWAY FOR THE SOUTHWEST CORNER OF SAID LOT 6E AND THENCE ALONG THE SAME BEING THE NORTHEAST CORNER OF THE ABOVE DESCRIBED LOT 6E, BLOCK 2 TO THE CENTERLINE OF SAID J AVENUE FOR A TOTAL DISTANCE OF 227.78 FEET.

THENCE, NORTH 03°43'43" EAST, ALONG THE CENTERLINE OF J AVENUE, A DISTANCE OF 188.85 FEET TO A POINT.

THENCE, DEPARTING SAID CENTERLINE SOUTH 80°39'08" EAST, ALONG THE COMMON LINE OF SAID LOT 6A AND LOT 1, AT A DISTANCE OF 72.00 FEET PASSING A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF LOT 17, BLOCK 2 AS DESCRIBED IN A DEED TO TENTH STREET INVESTMENTS, LP, RECORDED IN DOCUMENT NO. 2007030100171040, D.R.C.C.T., CONTINUING ALONG THE COMMON LINE OF SAID LOT 6A AND LOT 17, AT 147 FEET PASSING A WELT FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 17 AND THE SOUTHWEST CORNER OF LOT 2, BLOCK 2 AS DESCRIBED IN A DEED TO DEED M. PARSONS, RECORDED IN VOLUME 1025, PAGE 107, D.R.C.C.T., CONTINUING ALONG THE COMMON LINE OF SAID LOT 6A AND LOT 2 FOR A TOTAL DISTANCE OF 232.63 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 6A AND THE SOUTHWEST CORNER OF SAID LOT 2 ON THE WEST LINE OF LOT 4, BLOCK 2, DESCRIBED AS TRACT 3 IN THE ABOVE MENTIONED WARRANTY DEED TO FIRST ONE PROPERTIES, L.L.C. RECORDED IN VOLUME 6962, PAGE 2141, D.R.C.C.T. AND SAID POINT BEING NORTH 80°32'22" EAST 119.84 FEET FROM A 5/8" IRON ROD FOUND WITH A YELLOW PLASTIC CAP, STAMPED "WPLS 3849".

THENCE, NORTH 02°19'40" EAST, ALONG THE COMMON LINE OF SAID LOT 4 AND LOT 2, A DISTANCE OF 42.39 FEET TO A CHAIN LINK FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF SAID LOT 4 AND THE SOUTHWEST CORNER OF SAID LOT 3.

THENCE, SOUTH 87°01'32" EAST, ALONG THE COMMON LINE OF SAID LOT 4 AND LOT 3, A DISTANCE OF 186.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 63,510 SQUARE FEET OF 1.458 ACRES OF LAND.

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	36.22	40.00	19.46	34.99	N67°18'02"E	81°52'33"
C2	29.47	30.00	14.17	26.52	N63°38'25"E	52°33'18"
C3	24.38	28.00	13.17	23.50	N63°14'48"E	60°17'20"
C4	28.70	17.00	13.00	24.04	N43°04'55"E	50°00'00"
C5	18.59	27.00	9.88	18.12	N21°38'25"E	35°28'41"
C6	18.47	26.00	7.97	15.28	N19°03'22"E	34°44'57"
C7	8.92	26.00	4.50	8.57	N51°11'20"E	19°39'08"
C8	14.58	17.00	7.77	14.11	S22°38'47"E	49°07'43"
C9	12.12	17.00	6.33	11.87	S07°36'41"E	49°22'17"

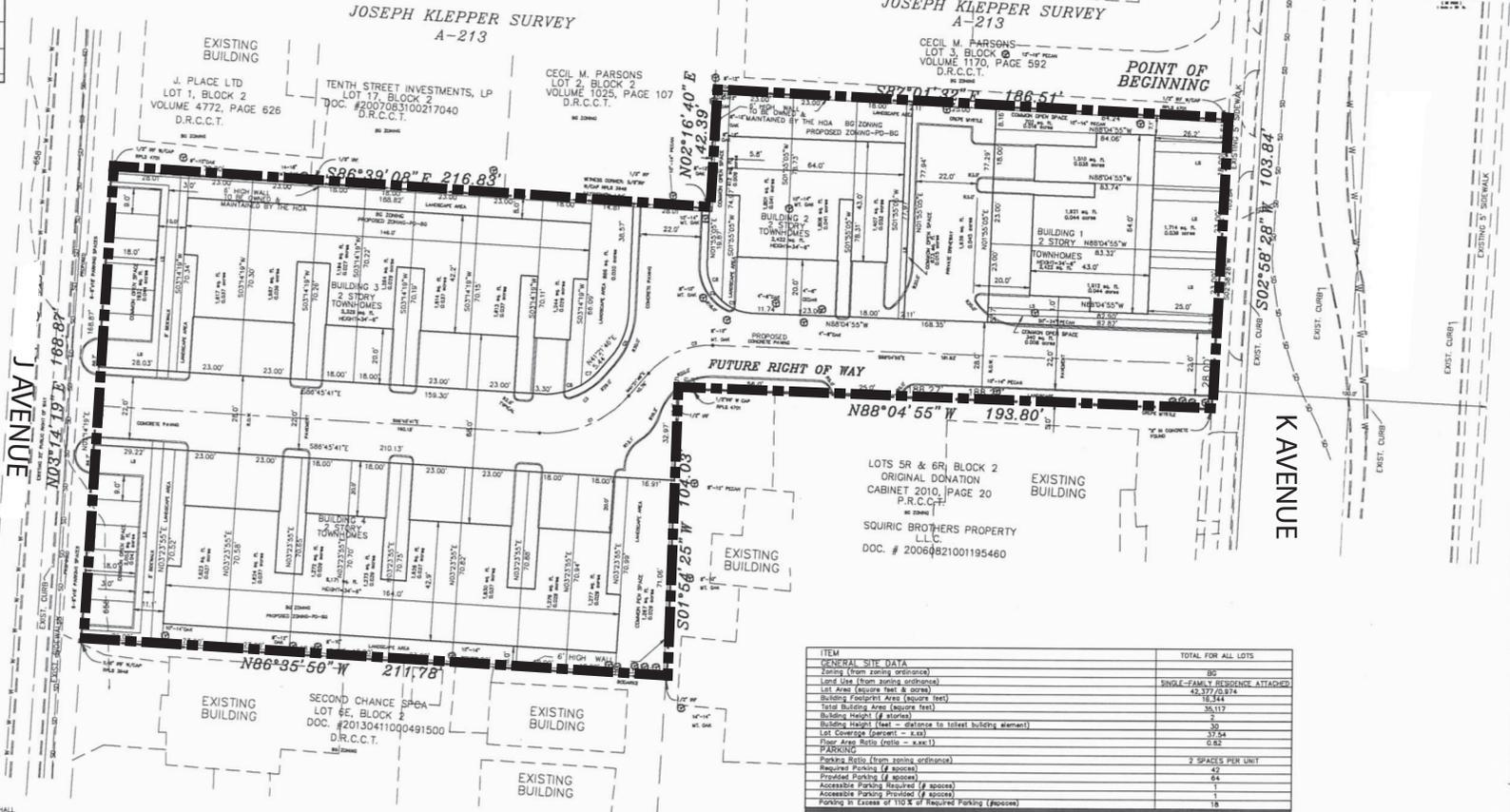
OWNER/DEVELOPER
 STEVE W. BURTON
 CARL FRANKLIN HOMES, L.L.C.
 GREEN EXTREME HOMES, DDC
 972-977-1338

KISTENMACHER ENGINEERING COMPANY
 CONSULTING ENGINEERING LAND PLANNING SURVEYING
 1774 N. WILSON ROAD, SUITE 400 • D. F. ROAD 17445, 75045 • (972) 734-4474
 8004 DORTCHVILLE, #2 SUITE 100 • DALLAS, TEXAS 75226 • (214) 734-0011
 CONTACT NAME: G. GLEN KISTENMACHER

ZONING EXHIBIT
 ZONING CASE NO. ZC 2015-27
 LOTS 4 & 6A, BLOCK 2
 ORIGINAL DONATION TO THE CITY OF PLANO
LOTS 1 & 2, BLOCK 1
1774 STREET TOWNHOUSES
 AN ADDITION TO THE CITY OF PLANO
 COLLIN COUNTY, TEXAS
 OUT OF THE JOSEPH KLEPPER SURVEY ABSTRACT 213
 1.458 ACRES OR 63,510 SQUARE FEET
 PREPARED: NOVEMBER 5, 2015



LOCATION MAP
NOT TO SCALE



LEGEND

IRF IRON ROD FOUND
P.R.C.C.T. PLAT RECORDS COLLIN COUNTY, TEXAS
D.R.C.C.T. DEED RECORDS COLLIN COUNTY, TEXAS
R.P.S. REGISTERED PROFESSIONAL LAND SURVEYOR
M.D. METEOROLOGICAL DATA
DOC. DOCUMENT
@ DOCUMENT

FLOOD NOTE

THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON FIRM FLOOD INSURANCE RATE MAPS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NO. 48060C0300 DATED: JUNE 2, 2009

SITE PLAN GENERAL NOTES

- BUILDING 6,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
- FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
- HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
- FOUR-FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OFF OF THE PROPERTY LINE WITHIN THE RIGHT-OF-WAY UNLESS A SIDEWALK FACEDMENT IS PROVIDED FOR A MEANDERING SIDEWALK ON AN ALTERNATIVE DESIGN IS APPROVED BY THE CITY. BARRIER-FREE RAMPS, PER CITY STANDARDS, SHALL BE PROVIDED ON SIDEWALKS AT ALL CURB CROSSINGS.
- MECHANICAL UNITS, COMPACTORS, AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- ALL SIGNAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTIONS DEPARTMENT.
- APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE, AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES.
- OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 6-466 OF THE CODE OF ORDINANCES.
- PLEASE CONTACT THE BUILDING INSPECTIONS DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
- ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES MUST BE UNDERGROUND.
- USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN ARTICLE 24 OF THE ZONING ORDINANCE, NOISE, SMOKE AND PARTICULATE MATTER, CORROSIVE MATTER, FIRE OR EXPLOSIVE HAZARDOUS MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	36.33'	42.00'	19.46'	14.93'	N47°02'00"	81°32'34"
C2	28.47'	30.00'	14.17'	11.15'	S65°35'23"	50°33'19"
C3	24.36'	26.00'	13.17'	10.30'	N88°37'48"	101°17'20"
C4	26.10'	11.00'	17.00'	24.04'	S43°34'53"	90°00'00"
C5	18.50'	27.00'	8.68'	18.22'	N21°38'23"	39°29'41"
C6	15.47'	28.00'	7.37'	15.74'	N30°32'14"	34°04'33"
C7	8.92'	28.00'	4.50'	8.87'	N31°11'00"	19°39'08"
C8	14.58'	17.00'	7.77'	14.13'	S21°38'47"	48°07'43"
C9	12.15'	17.00'	6.30'	11.87'	S57°28'47"	45°33'17"

ITEM	TOTAL FOR ALL LOTS
GENERAL SITE DATA	
Zoning (from zoning ordinance)	RS
Land Use (from zoning ordinance)	SINGLE-FAMILY RESIDENCE ATTACHED
Lot Area (square feet & acres)	42,377/0.974
Building Footprint Area (square feet)	18,244
Total Building Area (square feet)	36,117
Building Height (feet - distance to tallest building element)	30
Lot Coverage (percent - %)	37.54
Front Area Ratio (feet - x = 1)	0.82
PARKING	
Parking Ratio (from zoning ordinance)	2 SPACES PER UNIT
Required Parking (# spaces)	42
Proposed Parking (# spaces)	84
Accessible Parking Required (# spaces)	8
Accessible Parking Provided (# spaces)	1
Parking in Excess of 10% of Required Parking (spaces)	18
LANDSCAPE AREA (Including turf areas)	
Landscape Edge Area Provided (square feet)	12,834
Required interior landscape area (Planting soil landscaping (square feet))	0
Other Landscape Area within the lot including Storm Water Conservation Areas (square feet)	0
Total Landscape Area (square feet)	12,834
PERMEABLE AREA (not including landscaping or turf areas)	
Pavement (square feet)	0
Other Permeable Area within the lot not including landscaping or turf areas (square feet)	0
Total Permeable Area (square feet)	0
IMPERVIOUS AREA	
Building Footprint Area (square feet)	16,344
Area of Sidewalk, Pavement & other impervious (square feet)	13,379
Other impervious Area (square feet)	0
Total Impervious Area	29,723
Sum of Total Landscape Area + Total Permeable Area + Total Impervious Area	
(square feet) Note: Sum must equal Lot Area	42,377
Total Impervious Area	29,723
Less Imp. Impervious Area Credit	0
Billable Impervious Area	29,723

OWNER/DEVELOPER
STEVE G. BROWN
CARL FRANKLIN HOMES, L.C.
GREEN EXTREME HOMES, CDC
972-877-7386

PRELIMINARY SITE PLAN & GENERAL TREE SURVEY
10-00 STANDARDS & 10 OPEN SPACE LOTS
PROJECT NO. PSP2015-004
LOTS 4 & 6A, BLOCK 2
ORIGINAL DONATION TO THE CITY OF PLANO
17TH STREET TOWNHOMES
AN ADDITION TO THE CITY OF PLANO
COLLIN COUNTY, TEXAS
OUT OF THE JOSEPH KLEPPER SURVEY ABSTRACT 213
1.277 ACRES OR 54,639 SQUARE FEET
PREPARED: NOVEMBER 3, 2015

K KISTENWACHER ENGINEERING COMPANY
CONSULTING ENGINEERING • LAND PLANNING • SURVEYING
8044 SHERRY EAST BLVD, SUITE 800 • EL PASO, TEXAS 79907 • TEL: 798-4745
8304 ORIENTAL AVE, SUITE C • DALLAS, TEXAS 75241 • (214) 348-0001
CONTACT NAME: G. GLEN KISTENWACHER

Zoning Case 2015-27

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 rezone 1.4± acres of land out of the Joseph Klepper Survey, Abstract No. 213, located on the west side of K Avenue, 135± feet south of 18th Street in the City of Plano, Collin County, Texas, from Downtown Business/Government to Planned Development-7-Downtown Business/Government to modify development standards related to single-family residence attached; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date.

WHEREAS, the City Secretary of Plano, Texas, directed that notices of a hearing be issued, as required by the Zoning Ordinance of the City of Plano and laws of the State of Texas, at a meeting of the City Council, to be held on the 14th day of March, 2016, for the purpose of considering rezoning 1.4± acres of land out of the Joseph Klepper Survey, Abstract No. 213, located on the west side of K Avenue, 135± feet south of 18th Street in the City of Plano, Collin County, Texas, from Downtown Business/Government to Planned Development-7-Downtown Business/Government to modify development standards related to single-family residence attached; and

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

WHEREAS, the City Council of said City, pursuant to such notice, held its public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Zoning Ordinance, on the 14th day of March, 2016; 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. 2015-5-2, as the same has been heretofore amended, is hereby further amended so as to rezone 1.4± acres of land out of the Joseph Klepper Survey, Abstract No. 213, located on the west side of

K Avenue, 135± feet south of 18th Street in the City of Plano, Collin County, Texas, from Downtown Business/Government to Planned Development-7-Downtown Business/Government to modify development standards related to single-family residence attached, 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 conformance with the Downtown Business/Government (BG) zoning district unless otherwise specified herein.

Single-Family Residence Attached is subject to the following additional standards:

1. All lots may abut a news street as the only point of street frontage and access.
2. Minimum Lot Width: Maximum of 50% of the lots may have a minimum lot width of 18 feet.
3. Minimum Front Yard Setback along K Avenue: 25 feet
4. Maximum Front Yard Setback along K Avenue: 30 feet
5. A maximum of 50% of the dwelling units may have a garage with a minimum of one parking space.
6. Onsite surface parking may be placed in the required front yard along J Avenue.

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 14TH DAY OF MARCH, 2016.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

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SITUATED in the City of Plano, in the Joseph Klepper Survey, Abstract No. 213, of Collin County, Texas, and being all of Lots 4 and 6A, Block 2 of the Original Donation to the City of Plano and also being that same tract of land described as "Tract 2 and Tract 3" in a Warranty Deed to First CMC Properties, L.L.C., dated December 9, 2005 and recorded in Volume 6062, Page 2141 of the Deed Records of Collin County, Texas (DRCCT) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod, topped with a red plastic cap, stamped "RPLS 4701" found on the west right-of-way line of Avenue 'K' (100 feet wide right-of-way) for the northeast corner of said Lot 4 and the same being the southeast corner of Lot 3, Block 2, as described in a deed to Cecil M. Parsons, recorded in Volume 1170, Page 592, DTCCT;

THENCE, South 87°01'32" East a distance of 50.00 feet to a point on the centerline of Avenue K;

THENCE, South 02°58'28" West along the said centerline of said Avenue K, a distance of 102.92 feet to a point;

THENCE, North 88°04'55" West, (reference bearing) departing from said Avenue K, a distance of 50.01 feet passing an "X" in concrete found for the southeast corner of Lot 4, and THENCE along the south line of said Lot 4 and the north line of Lot 5R, Block 2, according to the Plat thereof recorded in Cabinet 2010, Page 20 of the Plat Records of Collin County, Texas, a distance of 188.27 feet passing a 1/2-inch iron rod topped with a red plastic cap stamped "RPLS 4701" found for the southwest corner of said Lot 4 and being on the east line of Lot 6, Block 2, described as "Tract 3" in a warranty deed to First CMC Properties, L.L.C., recorded in Volume 6062, Page 2,141, DRCCT, continuing along the common line of Lot 6A and 5R for a total distance of 243.81 feet to a 1/2-inch rod found for the northwest corner of said Lot 5R, Block 2;

THENCE, South 01°54'25" West, (reference bearing) along the occupied west line of said Lot 5R, a distance of 104.03 feet to a 1/2-inch rod found for the southeast corner of said Lot 6A and the northeast corner of Lot 6E, Block 2 as described in a deed to Second Chance SPCA, recorded in Document No. 20130411000491500, DRCCT;

THENCE, North 86°35'50" West, along the common line of said Lot 6A and Lot 6E, a distance of 211.78 feet passing a 5/8-inch iron rod topped with a yellow plastic cap stamped "RPLS 3949" found on the east right-of-way line of Avenue J and D.A.R.T. Railway for the southwest corner of said Lot 6A and the same being the northwest corner of the above described Lot 6E, Block 2 to the centerline of said Avenue J for a total distance of 227.78 feet;

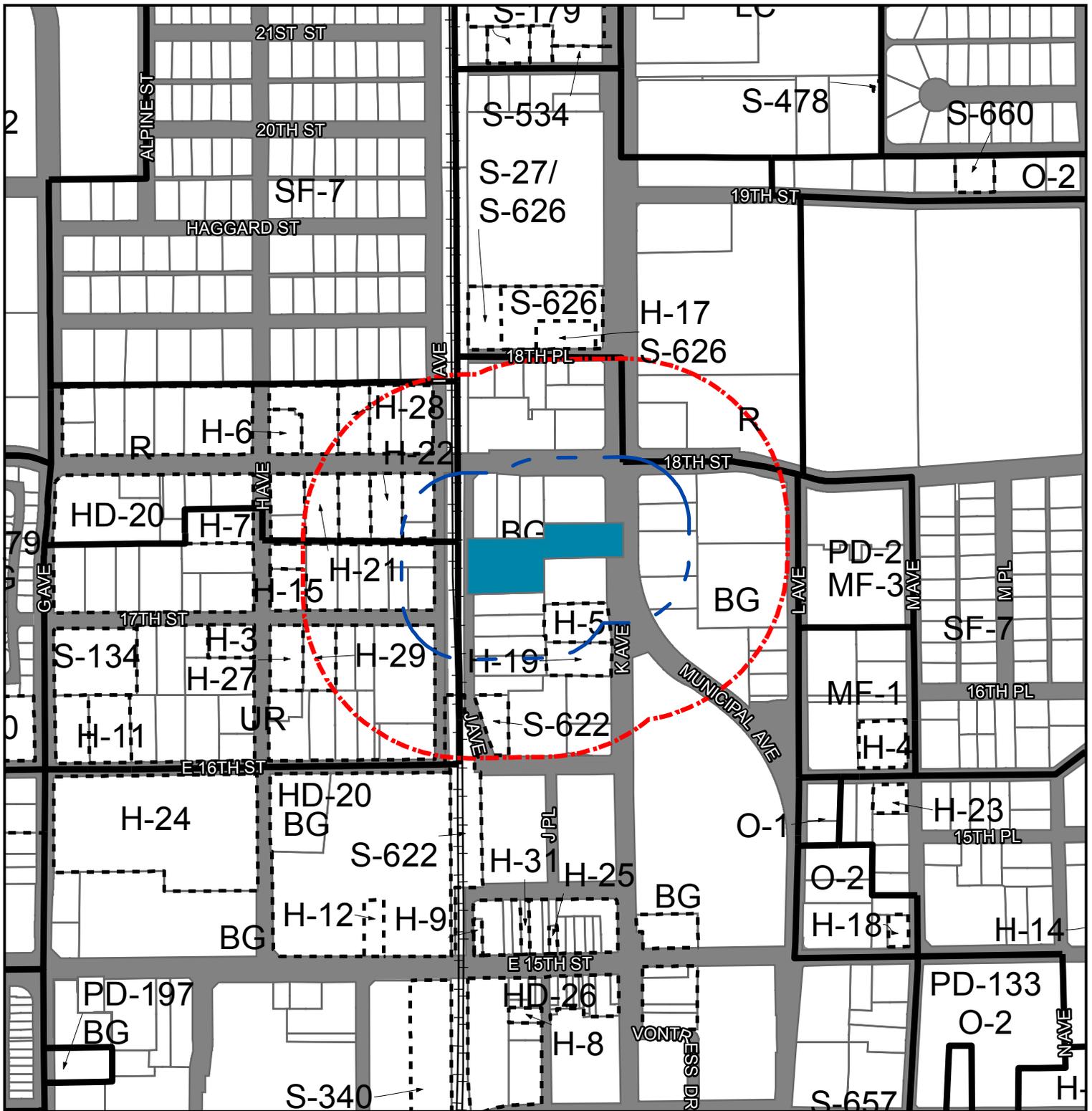
THENCE, North 03°14'19" East, along the centerline of Avenue J, a distance of 168.85 feet to a point;

THENCE, departing said centerline South 86°39'08" East, along the common line of said Lot 6A and Lot 1, at a distance of 72.00 feet passing a 1/2-inch rod found for the southeast corner of said Lot 1 and the southwest corner of Lot 17, Block 2, as described in a deed to Tenth Street Investments, L.P., recorded in Document No. 20070831001217040, DRCCT, continuing along

the common line of said Lot 6A and Lot 17, at 142.00 feet passing a tree found for the southeast corner of said Lot 17 and the southwest corner of Lot 2, Block 2, as described in a deed to Cecil M. Parsons, recorded in Volume 1025, Page 107, DRCCT, continuing along the common line of said Lot 6A and Lot 2, for a total distance of 232.83 feet to a 1/2-inch iron rod found for the northeast corner of Lot 6A and the southeast corner of said Lot 2, on the west line of Lot 4, Block 2, described as "Tract 2" in the above mentioned warranty deed to First CMC Properties, L.L.C., recorded in Volume 6,062, Page 2,141, DRCCT and said point being North 83°32'22" East a distance of 1.84 feet from a 5/8-inch iron rod found topped with a yellow plastic cap stamped "RPLS 3949";

THENCE, North 02°16'40" East, along the common line of said Lot 4 and Lot 2, a distance of 42.39 feet to a chain link fence corner post found for the northwest corner of said Lot 4 and the southwest corner of said Lot 3;

THENCE, South 87°01'32" East, along the common line of said Lot 4 and Lot 3, a distance of 186.51 feet to the POINT OF BEGINNING and CONTAINING 63,510 square feet or 1.458 acres of land.

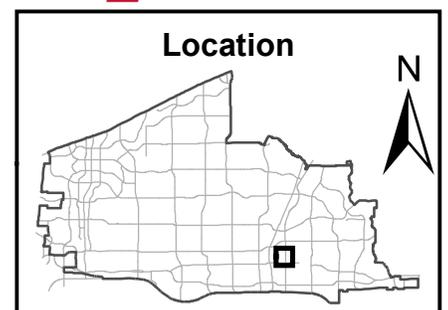


Zoning Case #: 2015-27

Existing Zoning: Downtown Business/Government (BG)

Proposed Zoning: Planned Development-Downtown Business/Government (PD-BG)

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



Source: City of Plano Planning Department

