

DATE: March 22, 2016

TO: Honorable Mayor & City Council

FROM: John Muns, Chairman, Planning & Zoning Commission

SUBJECT: Results of Planning & Zoning Commission Meeting of March 21, 2016

**AGENDA ITEM NO. 2A - PUBLIC HEARING
ZONING CASE 2016-004
APPLICANT: PLANO HOUSING CORPORATION**

Request to rezone 6.5± acres located at the northwest corner of G Avenue and 13th/14th Connector **from** Corridor Commercial **to** Planned Development-123-Downtown Business/Government. Zoned Corridor Commercial.

APPROVED: 6-2 **DENIED:** _____ **TABLED:** _____

Speaker Cards Received at Meeting: **Support:** 5 **Oppose:** 0 **Neutral:** 0

Letters Received Within 200 Foot Notice Area: **Support:** 2 **Oppose:** 0 **Neutral:** 0

Letters Received Outside 200 Foot Notice Area: **Support:** 0 **Oppose:** 60 **Neutral:** 0

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

STIPULATIONS:

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 conformance with the Downtown Business/Government (BG) zoning district unless otherwise specified herein.

General Provisions of the Planned Development

1. Three and 4-story multifamily uses shall be exempt from the minimum 200-foot setback requirement from single-family and two-family residential zoning districts.
2. Multifamily uses shall be exempt from Section 15.800 (Multifamily Residence).

3. Multifamily uses shall be set back a minimum of 400 feet from the centerline of U.S. Highway 75. Residential structures within 750 feet of the centerline of U.S. Highway 75 shall be screened by a minimum 10-foot wide landscape buffer with evergreen shrubs used to create at least an 8-foot tall solid screen within 2 years of their installation, placed between any building and the western property line.

The commissioners voting in opposition to the motion did not state a reason for their opposition.

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

PUBLIC HEARING - ORDINANCE

EM/ks

xc: Raymond James, Holy Temple Church of God in Christ
Steve Brown, Plano Housing Corporation
Wayne Snell, Permit Services Manager

<https://goo.gl/maps/xeRFPjuMcpK2>

CITY OF PLANO
PLANNING & ZONING COMMISSION

March 21, 2016

Agenda Item No. 2A

Public Hearing: Zoning Case 2016-004

Applicant: Plano Housing Corporation

DESCRIPTION:

Request to rezone 6.5± acres located at the northwest corner of G Avenue and 13th/14th Connector **from** Corridor Commercial **to** Planned Development-123-Downtown Business/Government. Zoned Corridor Commercial.

REMARKS:

The applicant is requesting to rezone the subject property by expanding Planned Development-123-Downtown Business/Government (PD-123-BG) to allow multifamily residence with modified development standards. The existing zoning is Corridor Commercial (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 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. A Planned Development (PD) district provides the ability to amend uses, 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.

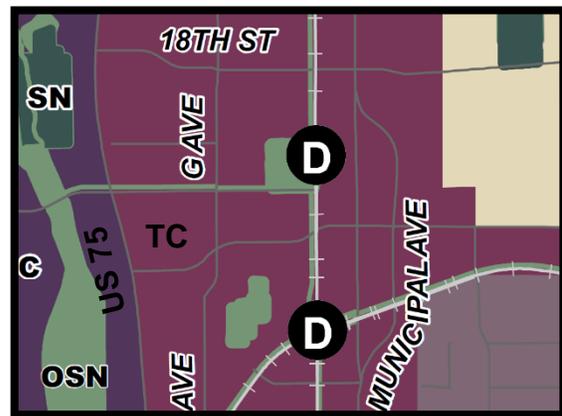
The applicant is requesting to expand PD-123-BG from the adjacent 1.5± acres at the southwest corner of 14th Street and G Avenue to the subject property. The original PD-123-BG was rezoned in 2012 to accommodate multifamily residences. A concept plan, Artist Lofts, Block A, Lot 1, accompanies this rezoning request as Agenda Item 2B.

Surrounding Land Use and Zoning

To the north of the subject property, across 14th Street, is a restaurant zoned CC, and multifamily and single-family residence attached uses zoned BG. To the north, immediately adjacent to the subject property, is a general office building zoned CC, and vacant property zoned PD-123-BG. To the east, across G Avenue, are general office, automobile parts sales, and retail uses zoned BG. To the south are single-family detached residences zoned General Residential (GR) and a retail superstore zoned Planned Development-472-Corridor Commercial (PD-472-CC) with Specific Use Permit #618 for Truck/Bus Leasing. Although a narrow portion of this property abuts the U.S. Highway 75 frontage road on the west, the majority of the western property line is adjacent to medical office, restaurants, and a used car dealer zoned CC with Specific Use Permit 388 for Used Car Dealer.

Conformance to the Plano Tomorrow Comprehensive Plan

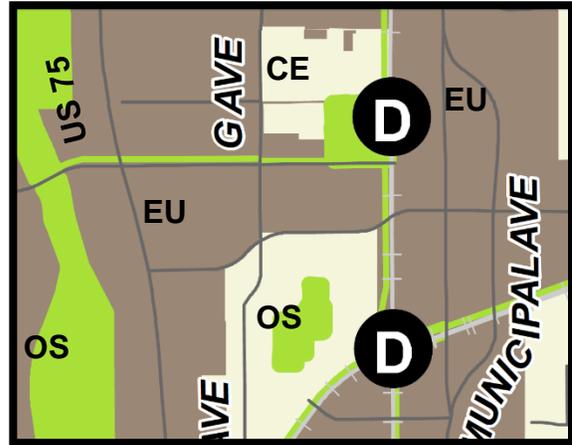
Future Land Use Map - The Future Land Use Map designates this property as Transit Corridor (TC). The Transit Corridor category applies to the Downtown Plano core and the adjoining rail corridor linking the Dallas Area Rapid Transit (DART) red/orange line and the future Cotton Belt line. It is the intention 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.



The subject property is less than a half mile (approximately 2,100 feet) as measured along the streets from the Downtown Plano Transit Center. This distance is consistent with the TC recommendations by accommodating residential uses within one-quarter to one-half mile walking distance of a transit stop. Furthermore, the TC district identifies housing as a supported land use. Surrounding properties are also designated as TC. For these reasons, this request is consistent with the Future Land Use Map.

Land Use Policy - This policy states, "Plano will support a system of organized land uses to provide greater housing and employment choices, where new and redevelopment areas respect existing neighborhoods and businesses." This zoning request will provide additional multifamily housing within walking distance to the Downtown Plano Transit Center. Except for the adjacent single-family house, the request is separated from nearby neighborhoods by existing thoroughfares. Rezoning the subject property will still allow for nonresidential development to occur on the existing lots adjacent to the U.S. Highway 75 frontage road, as well as maintain the allowance for multifamily uses on the existing PD-123-BG zoned property. For these reasons, this request is in conformance with the Land Use Policy.

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 Growth and Change Map designates the subject property as Evolve Urban (EU). These existing areas are expected to experience extensive large-scale change through major redevelopment projects that evolve into distinct walkable districts. The requested expansion of PD-123-BG will create new urban housing opportunities. Rezoning the subject property



will also encourage future reinvestment and enhancement of adjacent properties, supporting the area's continued evolution as a transit-oriented district. For these reasons, staff believes the zoning request is consistent with the EU designation.

Undeveloped Land Policy - This policy recommends that new housing growth be situated adjacent to existing residential neighborhoods. The property to the north, across 14th Street, and to the south across 13th/14th Connector are existing residential neighborhoods with multifamily and single-family uses. This request is in conformance with the Undeveloped Land Policy.

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." This policy also recommends rezoning property within one-half mile of transit stations to encourage urban design and increase development opportunities. The requested PD is less than a half mile from the Downtown Plano Transit Station with existing sidewalks to accommodate pedestrian traffic. This zoning request is consistent with the Transit Oriented Development Policy.

Transportation Demand Management Policy - This policy states that "Plano will utilize Transportation Demand Management to improve air quality, reduce journey to work trips, and mitigate traffic congestion." Plano is experiencing growth and increased redevelopment resulting in increased traffic volume. Developments within the area will need to consider transportation demand concerns as development within and adjacent to Plano's downtown continues. Additional housing opportunities located in proximity to transit, retail, and restaurants encourage the use of alternative modes of travel. This request is in conformance with the Transportation Demand Management Policy.

Downtown 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 Update identifies the need for additional residential uses in the transit corridor. Furthermore, the City Council has designated

downtown and the surrounding area as an arts district. The applicant is intending to create spaces for artists to utilize as a part of this development. This zoning request meets the recommendations of the Update.

Adequacy of Public Facilities - Water and sanitary sewer services are currently in place to serve residential uses on 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 were rezoned for residential uses.

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:

Multifamily Residence Use

The subject property is primarily undeveloped except for three vacant single-family residences. The applicant's request would allow future residents to benefit from the open space, retail, restaurants, employment opportunities, and transit found within Downtown Plano. The request is an extension of the existing multifamily zoning to the northeast, and continues the historically residential use of the property. As noted below, the applicant is proposing PD language which includes setbacks and landscaping to buffer residences from U.S. Highway 75. Lastly, the requested multifamily use is in conformance with the recommendations of the Comprehensive Plan. For these reasons, staff believes multifamily is an appropriate use for the subject property.

PD Stipulations

The existing PD stipulations were established in 2012 to accommodate multifamily development in proximity to adjacent single-family zoning districts. Section 15.800 (Multifamily Residence) of Article 15 (Use-specific Regulations) of the Zoning Ordinance requires building setbacks and minimum separations between apartment buildings that conflict with the pedestrian-oriented and compact development standards of the BG district. The PD stipulations will allow for multi-story residential buildings in proximity to single-family residences, as is common in the BG district.

The developable portions of the subject property are an average of 430 feet from the centerline of U.S. Highway 75. The proposed residential development is situated similarly to other multifamily and single-family development in the general area. The applicant is including a minimum setback of 400 feet from the centerline of U.S. Highway 75 and requiring a 10-foot landscape edge with an irrigated living screen to separate residences from the frontage road. Furthermore, the existing commercial properties on the frontage road will provide some buffer for future residents. Staff is in support of the existing and proposed PD language.

SUMMARY:

The applicant is requesting to rezone the subject property from CC to PD-123-BG to allow for multifamily residences. The proposed rezoning request is in conformance with the recommendations of the Comprehensive Plan and will provide new housing on an underutilized property within walking distance to Downtown Plano. Multifamily uses on the subject property are an extension of existing zoning to the north and continues the historically residential nature of the property. The requested PD language will require setbacks and screening from U.S. Highway 75. For these reasons, staff is in support of the zoning case.

RECOMMENDATION:

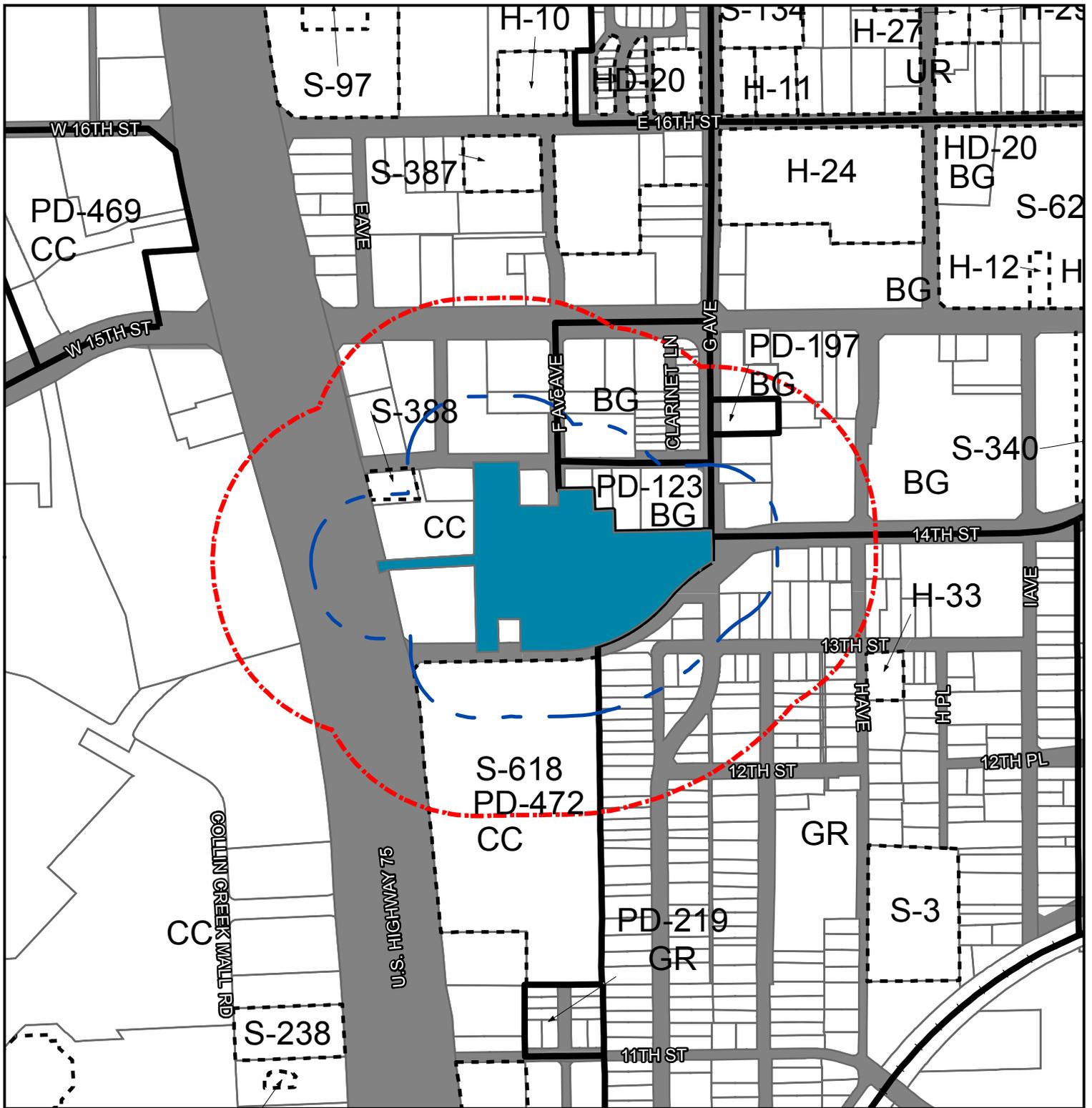
Recommended for approval as submitted.

Restrictions:

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

General Provisions of the Planned Development

1. Three and 4-story multifamily uses shall be exempt from the minimum 200-foot setback requirement from single-family and two-family residential zoning districts.
2. Multifamily uses shall be exempt from Section 15.800 (Multifamily Residence).
3. Multifamily uses shall be set back a minimum of 400 feet from the centerline of U.S. Highway 75. Residential structures within 750 feet of the centerline of U.S. Highway 75 shall be screened by a minimum 10-foot wide landscape buffer with evergreen shrubs used to create at least a 6-foot tall solid screen within 2 years of their installation, placed between any building and the western property line.



Zoning Case #: 2016-004

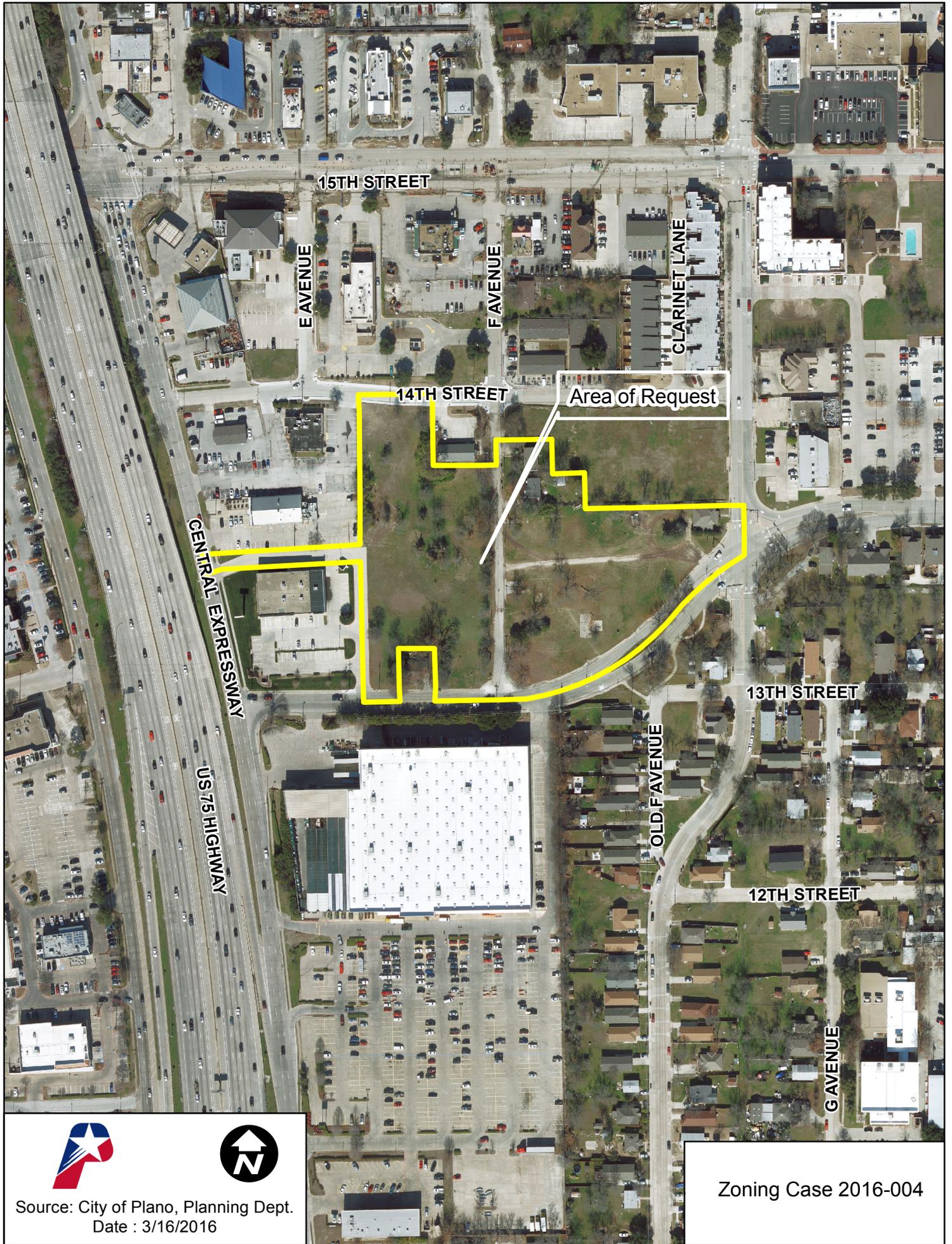
Existing Zoning: Corridor Commercial (CC)

Proposed Zoning: Planned Development-123-Downtown Business/Government (PD-123-BG)

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



Source: City of Plano Planning Department

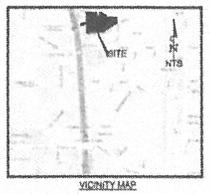
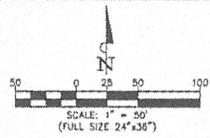
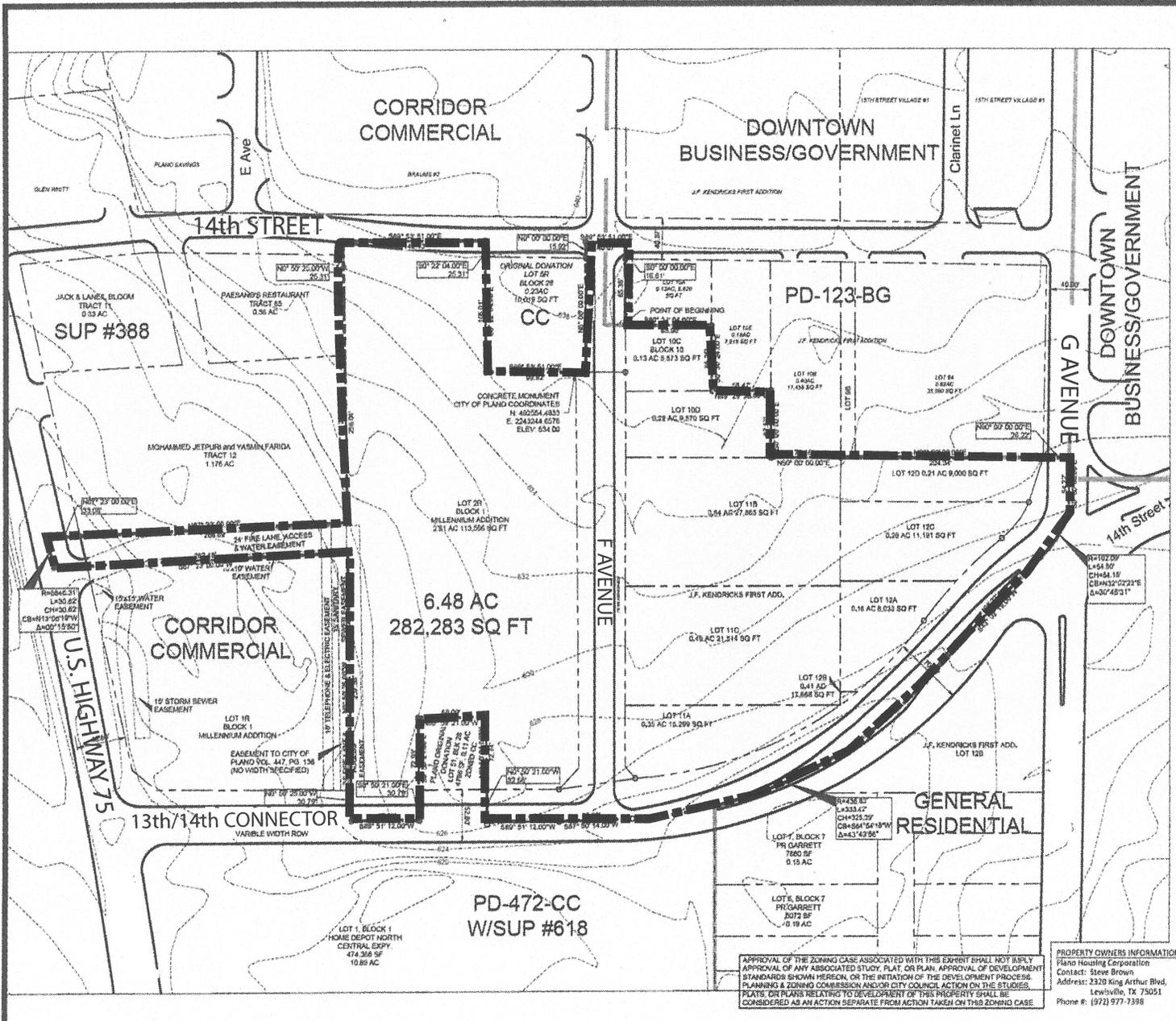


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Source: City of Plano, Planning Dept.
Date : 3/16/2016

Zoning Case 2016-004



- PLANNED DEVELOPMENT STIPULATIONS:**
1. NO PERIMETER FENCING OR GATES.
 2. LANDSCAPING, LIGHTING, AND SIDEWALKS ARE REQUIRED ALONG 13TH/14TH CONNECTOR.
 3. MORE PUBLIC ART VISIBLE FROM THE ADJACENT ROW.

ZC # : 2016-004

ZONING EXHIBIT

ARTIST LOFTS
BLOCK A, LOT 1

ALL OF LOTS 10C, 10D, 11A, 11B, 11C, 12A, 12C, 12D & A PORTION OF 12, BLOCK 10, J. F. KENDRICKS 1st ADD. & LOT 2R, BLOCK 1, MILLENNIUM ADD.

JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213

GROSS ACREAGE: 6.48 AC

CITY OF PLANO, COLLIN COUNTY, TEXAS

March 14, 2018

PREPARED BY: PAUL J. PADILLA (617)-877-8571



2021 WEST 7TH STREET SUITE 400
FORT WORTH, TEXAS 76107

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

PROPERTY OWNERS INFORMATION
Plano Housing Corporation
Contact: Steve Brown
Address: 2320 King Arthur Blvd,
Lewisville, TX 75051
Phone #: (972) 977-7396

March 10, 2016

City of Plano
Erica Marohnic, Planning Department
1520 Avenue K, Suite 250
Plano, Texas 75074

RE: ZC 2016-004

Dear Ms. Marohnic:

You have inquired as to the capacities and enrollment projections for schools that would be impacted by ZC 2016-004. The following table provides both enrollment and capacity figures for those schools:

School	2015/16 Enrollment (Actual)	2016/17 Enrollment (Projected)	2017/18 Enrollment (Projected)	2018/19 Enrollment (Projected)	2019/20 Enrollment (Projected)	2020/21 Enrollment (Projected)	Program Capacity	Functional Capacity
Sigler Elementary	434	434	450	451	431	442	720	612
Wilson Middle	910	909	889	910	943	977	1470	1249
Vines High	1068	1062	1029	1040	1073	1052	2165	1841
Plano Senior High	2860	2763	2677	2647	2460	2466	3494	2970

The enrollment figures are derived from our most recent demographer's report. The 2015/16 column represents actual enrollment as of the October 2015 snapshot date. All other enrollment figures are projected and are based on zoning as it existed in the fall of 2015. The impact of zoning changes since that time (including this requested rezoning) are not yet factored into the projections.

Program capacity figures are based on current building floor plans, and the application of the District's maximum class size to every standard classroom - 22 students max for Kindergarten and Grades 1 through 4, 26 max for Grade 5, and 28 max at the Secondary level.

RE: ZC 2016-004 (continued)

Functional capacity figures recognize there will always be inherent/uncontrollable inefficiencies in classroom utilization. For instance, as mentioned above, the District limits class sizes in kindergarten through grade 4 to a maximum of 22 students. If a building has three first grade classrooms, it can accommodate up to 66 students (Program Capacity). However, if only 54 students are enrolled in first grade, each class will actually only serve 18 students. The additional capacity of 12 students (66-54) is not utilized as it is not available to other grades or other campuses. In recognition of this and other variables, the functional capacity is calculated at 85% of the program capacity.

If you have further questions, please feel free to call.

Sincerely,



Stephen Fortenberry
Chief Financial Officer
Plano Independent School District

Zoning Case 2016-004

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 6.5± acres of land out of the Joseph Klepper Survey, Abstract No. 213, located at the northwest corner of G Avenue and 13th/14th Connector in the City of Plano, Collin County, Texas, from Corridor Commercial to Planned Development-123-Downtown Business/Government; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date.

WHEREAS, the City Secretary of Plano, Texas, directed that notices of a hearing be issued, as required by the Zoning Ordinance of the City of Plano and laws of the State of Texas, at a meeting of the City Council, to be held on the 11th day of April, 2016, for the purpose of considering rezoning 6.5± acres of land out of the Joseph Klepper Survey, Abstract No. 213, located at the northwest corner of G Avenue and 13th/14th Connector in the City of Plano, Collin County, Texas, from Corridor Commercial to Planned Development-123-Downtown Business/Government; and

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

WHEREAS, the City Council of said City, pursuant to such notice, held its public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Zoning Ordinance, on the 11th day of April, 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 6.5± acres of land out of the Joseph Klepper Survey, Abstract No. 213, located at the northwest corner of G Avenue and 13th/14th Connector in the City of Plano, Collin County, Texas, from Corridor Commercial to Planned Development-123-Downtown Business/Government, 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 Downtown Business/Government (BG) zoning district unless otherwise specified herein.

General Provisions of the Planned Development:

1. Three and 4-story multifamily uses shall be exempt from the minimum 200-foot setback requirement from single-family and two-family residential zoning districts.
2. Multifamily uses shall be exempt from Section 15.800 (Multifamily Residence).
3. Multifamily uses shall be set back a minimum of 400 feet from the centerline of U.S. Highway 75. Residential structures within 750 feet of the centerline of U.S. Highway 75 shall be screened by a minimum 10-foot wide landscape buffer with evergreen shrubs used to create at least an 8-foot tall solid screen within 2 years of their installation, placed between any building and the western property line.

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 11TH DAY OF APRIL, 2016.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2016-004

Being all of Lot 2R, Block 1, final replat of Millennium Addition, an addition to the City of Plano, Collin County, Texas and all of Lots 10C, 10D, 11A, 11B, 11C, 12A, 12C, 12D and a portion of Lot 12B, Block 10, J.F. Kendrick 1st Addition, an addition to the City of Plano, Collin County, Texas as recorded in Volume 23, Page 494 of the Collin County Deed Records and a portion of "F" Avenue (to be vacated). Being a part of the Joseph Klepper Survey, Abstract No. 213 and being more particularly described as follows:

Beginning at a point in the east right-of-way line of "F" Avenue, south 66.67 feet from the south right-of-way line of 14th Street; thence with the south line of Lot 10A and the north line of Lot 10C, Block 10, J.F. Kendrick 1st Addition, South 89°34'04" East a distance of 85.96 feet to a point on the west line of Lot 10E;

Thence with the east line of Lot 10C and the west line of Lot 10E, South 00°30'24" East a distance of 65.25 feet to a point on the north line of Lot 10D;

Thence with the north line of Lot 10D and the south line of Lot 10E, North 89°29'36" East a distance of 58.47 feet to a point on the west line of Lot 10B;

Thence with the east line of Lot 10D and the west line of Lot 10B, South 00°00'00" East a distance of 67.57 feet to a point on the north line of Lot 11B and the south line of Lot 10B;

Thence with the north line of Lot 11B and the south line of Lot 10B, North 90°00'00" East a distance of 70.16 feet to a point at the northeast corner of Lot 11B and the northwest corner of Lot 12D;

Thence with the north line of Lot 12D and the south line of Lot 9A, North 90°00'00" East a distance of 204.34 feet to a point at the northeast corner of Lot 12D being on the west right-of-way of 13th and 14th Street Connector;

Thence with the northeast corner of Lot 12D and the west right-of-way line of G Avenue, North 90°00'00" East a distance of 26.22 feet to the centerline of the right-of-way of G Avenue.

Thence with the centerline of G Avenue, South 00°00'00" East a distance of 54.22 feet to the intersection of the right-of-way centerline of G Avenue and the 14th Street and the centerline right-of-way of 13th and 14th Street Connector (a variable width right-of-way).

Thence with the centerline right-of-way of 13th and 14th Street Connector, 54.80 feet along the arc of said curve to the left, having a radius of 102.09 feet, a central angle of 30°45'31" and a chord bearing North 32°02'22" East a distance of 54.15 feet to the point of tangency.

Thence with the centerline right-of-way of 13th and 14th Street Connector, South 43°02'19" West a distance of 168.32 feet along the centerline right-of-way of 13th and 14th Street Connector to the point of curvature to the left.

Thence with the centerline right-of-way of 13th and 14th Street Connector, 333.42 feet along the arc of said curve to the right, having a radius of 436.83 feet, a central angle of 43°43'56" and a chord bearing South 64°54'18" West a distance of 325.39 feet to the point of tangency.

Thence with the centerline right-of-way of 13th and 14th Street Connector, South 87°50'14" West a distance of 73.99 feet along the centerline right-of-way of 13th and 14th Street Connector to the point of tangency to the left.

Thence with the centerline right-of-way of 13th and 14th Street Connector, South 89°51'12" West a distance of 71.92 feet along the centerline right-of-way of 13th and 14th Street Connector to the point of tangency to the left.

Thence with the centerline right-of-way of 13th and 14th Street Connector, North 00°50'21" West a distance of 32.66 feet to a point on the southeast corner of Lot 51 Block 28 Silerio L. Ray.

Thence departing said north right-of-way line North 00°50'21" West a distance of 72.74 feet to a point;

Thence North 89°59'21" West a distance of 68.00 feet to a point;

Thence South 00°50'21" East a distance of 72.93 feet to a point on the north right-of-way line of 13th Street;

Thence South 00°50'21" East a distance of 30.79 feet to a point on the centerline right-of-way line of 13th Street;

Thence with said centerline right-of-way line of 13th Street South 89°51'12" West a distance of 67.99 feet to a point;

Thence North 00°50'25" West a distance of 30.79 feet to a point being the southwest corner of said Lot 2R, Block 1, Millennium Addition and the southeast corner of Lot 1R, Block 1, Millennium Addition;

Thence with the west line of said Lot 2R and the east line of Lot 1R, North 00°50'25" West a distance of 237.38 feet to a point being the northeast corner of Lot 1R, Block 1, Millennium Addition;

Thence with the north line of Lot 1R, South 87°23'00" West a distance of 262.18 feet to a point on the east right-of-way line of U.S. Highway No. 75 and being the point of curvature of a non-tangent curve to the left;

Thence with the east right-of-way line of U.S. Highway No 75, South 87°23'00" West a distance of 33.09 feet to a point on the centerline of the northbound frontage road of U.S. Highway No 75 and being the point of curvature of a non-tangent curve to the left;

Thence with said centerline right-of-way line of U.S. Highway No. 75, 30.61 feet along the arc of said curve to the left, having a radius of 6,646.31 feet, a central angle of 00°15'50" and a chord bearing North 13°06'19" West a distance of 30.62 feet to a point;

Thence departing said centerline right-of-way line of U.S. Highway No. 75, North 87°23'00" East a distance of 33.06 feet to a point on the east right-of-way line of U.S. Highway No. 75;

Thence departing said east right-of-way line of U.S. Highway No. 75, North 87°23'00" East a distance of 268.69 feet to a point;

Thence North 00°50'25" West a distance of 256.04 feet to a point on the south right-of-way line of 14th Street;

Thence North 00°50'25" West a distance of 25.31 feet to a point on the centerline right-of-way line of 14th Street;

Thence with the centerline right-of-way of 14th Street, South 89°53'51" East a distance of 142.13 feet to a point;

Thence with the centerline right-of-way of 14th Street, South 00°22'04" East a distance of 25.31 feet to a point on the south right-of-way line of 14th Street;

Thence departing said south right-of-way line of 14th Street, South 00°22'04" East a distance of 105.01 feet to a point;

Thence South 89°53'51" East passing a concrete monument at 89.96 feet on the west right-of-way line of "F" Avenue (City of Plano coordinates: North 492,554.4833, East 2,243,244.6576) for a total distance of 99.92 feet to a point on the west right-of-way line of "F" Avenue;

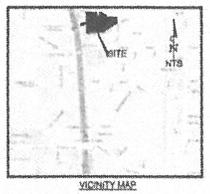
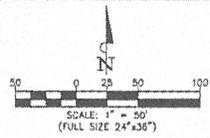
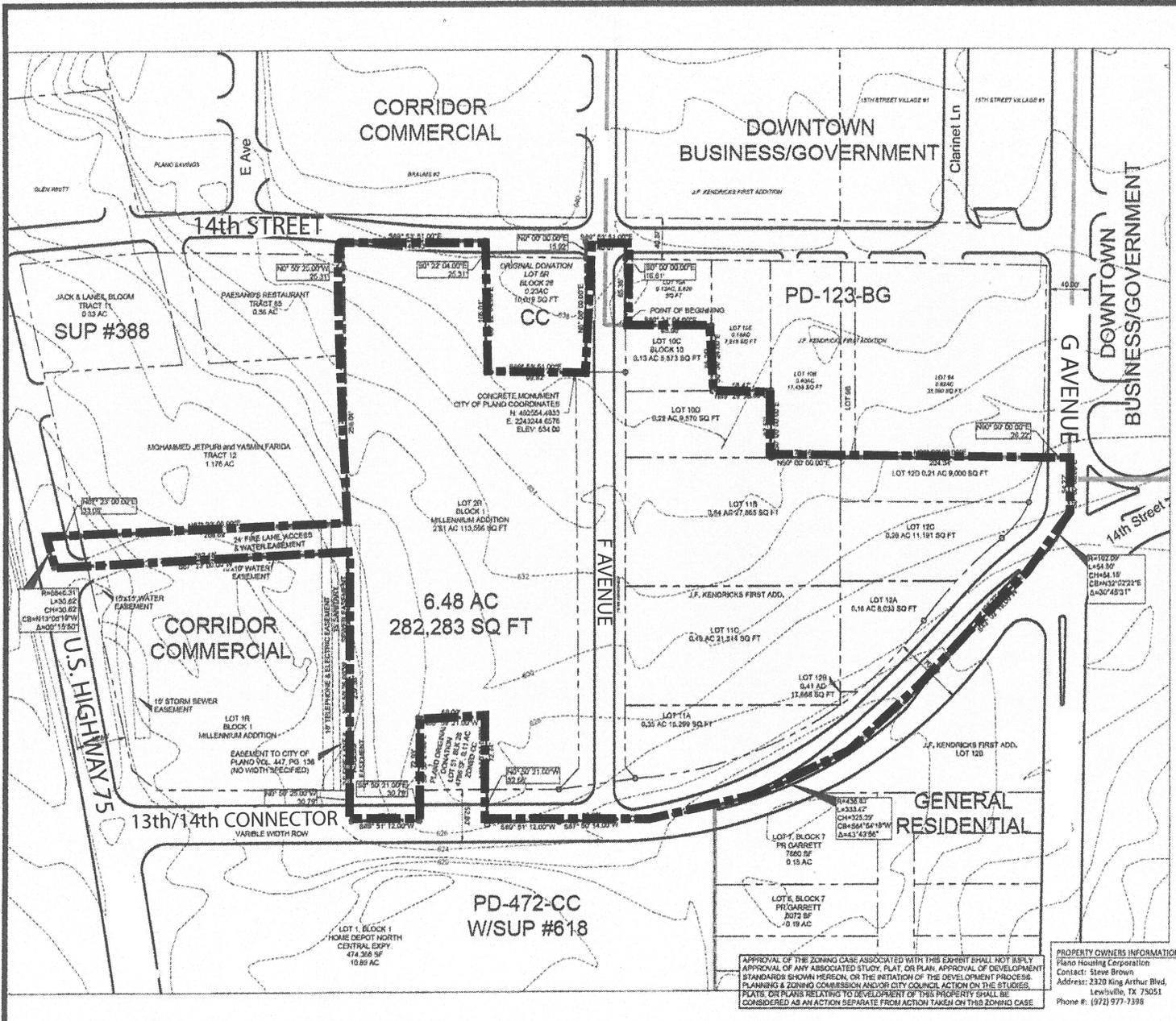
Thence with the west right-of-way line of F Avenue, North 00°00'00" East a distance of 113.05 feet to a point on the south right-of-way line of 14th Street;

Thence with the south right-of-way line of 14th Street, North 00°00'00" East a distance of 15.92 feet to a point on the centerline right-of-way line of 14th Street;

Thence with the centerline of right-of-way of 14th Street, South 89°53'51" East a distance of 40.07 feet to a point being the projection of the east right-of-way of "F" Avenue;

Thence from the centerline right-of-way line of 14th Street, South 00°00'00" East a distance of 16.81 feet to a point on the south right-of-way line of 14th Street;

Thence with the south right-of-way of 14th Street and the east right-of-way of "F" Avenue, South 00°00'00" East a distance of 65.36 feet to the POINT OF BEGINNING and CONTAINING 6.48 acres or 283,878.8716 square feet of land.



- PLANNED DEVELOPMENT STIPULATIONS:**
1. NO PERIMETER FENCING OR GATES.
 2. LANDSCAPING, LIGHTING, AND SIDEWALKS ARE REQUIRED ALONG 13TH/14TH CONNECTOR.
 3. MORE PUBLIC ART VISIBLE FROM THE ADJACENT ROW.

ZC # : 2016-004

ZONING EXHIBIT

ARTIST LOFTS
BLOCK A, LOT 1

ALL OF LOTS 10C, 10D, 11A, 11B, 11C, 12A, 12C, 12D & A PORTION OF 12, BLOCK 10, J. F. KENDRICKS 1st ADD. & LOT 2R, BLOCK 1, MILLENNIUM ADD. JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213

GROSS ACREAGE: 6.48 AC

CITY OF PLANO, COLLIN COUNTY, TEXAS

March 14, 2018

PREPARED BY: PAUL J. PADILLA (617)-877-8571



PROPERTY OWNERS INFORMATION

Plano Housing Corporation
Contact: Steve Brown
Address: 2320 King Arthur Blvd,
Lewisville, TX 75051
Phone #: (972) 977-7396

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