

DATE: March 17, 2015
TO: Honorable Mayor & City Council
FROM: Doug Bender, Chairman, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of March 16, 2015

**AGENDA ITEM NO. 6A - PUBLIC HEARING
ZONING CASE 2014-40
APPLICANT: HEADQUARTERS 121 VENTURE, LTD.**

Request to rezone 50.6± acres located at the southwest corner of State Highway 121 and future Ridgeview Drive **from** Regional Employment and Regional Commercial **to** Planned Development-Single-Family Residence Attached with modified development standards. Zoned Regional Employment and Regional Commercial/State Highway 121 Overlay District. Tabled February 16, 2015 and March 2, 2015.

APPROVED: 5-2 **DENIED:** _____ **TABLED:** _____

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

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

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

STIPULATIONS:

The Commissioners voting in opposition discouraged rezoning properties for residential uses in prime economic development areas of the city. In addition, concerns were raised regarding proposed improvements intended to mitigate the effects of State Highway 121.

Recommended for approval as follows:

Restrictions:

The permitted uses and standards shall be in accordance with the Single-Family Residence Attached (SF-A) zoning district unless otherwise specified herein.

1. Residential lots adjacent to State Highway 121 must be set back a minimum of 550 feet.

2. A minimum 100-foot wide irrigated landscape edge (as measured from the front property line), to be owned and maintained by the HOA, shall be provided adjacent to State Highway 121. The landscape edge shall include a landscaped berm with a minimum height of 6 feet and a minimum slope of 4:1 consisting of trees, shrubs, groundcover, and related elements. A minimum of one 3-inch caliper shade tree and one 3-inch caliper ornamental tree (7-foot planted height) shall be placed per 50 feet of frontage.
3. Prior to preliminary site plan approval, the applicant must submit an Environmental Noise Study to verify that residential lots will be in conformance with the City of Plano's Performance Standards.
4. A minimum 6-foot ornamental iron fence to be owned and maintained by the Homeowner's Association is required along the rear property line of all residential lots adjacent to State Highway 121.

FOR CITY COUNCIL MEETING OF: April 13, 2015 (To view the agenda for this meeting, see www.planotx.gov)

PUBLIC HEARING - ORDINANCE

RA/ks

xc: Headquarters 121 Venture, Ltd.
Bryan Klein, ION Design

<http://goo.gl/maps/d3zP9>

CITY OF PLANO
PLANNING & ZONING COMMISSION

March 16, 2015

Agenda Item No. 6A

Public Hearing: Zoning Case 2014-40

Applicant: Headquarters 121 Venture, Ltd.

DESCRIPTION:

Request to rezone 50.6± acres located at the southwest corner of State Highway 121 and future Ridgeview Drive **from** Regional Employment and Regional Commercial **to** Planned Development-Single-Family Residence Attached with modified development standards. Zoned Regional Employment and Regional Commercial/State Highway 121 Overlay District. Tabled February 16, 2015 and March 2, 2015.

REMARKS:

This item was tabled at the March 2, 2015 Planning & Zoning Commission meeting. It must be removed from the table.

The purpose for this request is to rezone 50.6± acres from Regional Employment (RE) and Regional Commercial (RC) to Planned Development-Single-Family Residence Attached (PD-SF-A). The RE district is intended to provide for office and limited manufacturing uses that are consistent with the regional status of certain tollways and expressways serving Plano and surrounding communities. Some retail uses are also appropriate when developed in conjunction with the primary uses. The district's standards are designed to ensure compatibility between the various uses within a corridor and surrounding residential neighborhoods. The RC district is intended for use in conjunction with an RE district. It provides for retail and service uses at appropriate nodes within the corridor of specified tollways and expressways serving Plano and surrounding communities, in addition to office and limited manufacturing uses. The district's standards are designed to ensure compatibility between various uses within a corridor and surrounding residential neighborhoods.

The requested zoning is PD-SF-A to allow for single-family residence attached and patio homes with modified development standards. 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 to both off- and onsite conditions.

A concept plan, Villages of Prairie Commons West, accompanies this request as Agenda Item No. 6B.

Surrounding Land Use and Zoning

The area of the request is currently undeveloped. To the east of the subject property, north of Ridgeview Drive, is undeveloped land zoned RE and is associated with Zoning Case 2014-34, and south of Ridgeview Drive are existing residences zoned Single-Family Residence-6 (SF-6). To the south of the subject property are existing residences zoned SF-6. To the west, the property is zoned RC and is undeveloped. To the north, across State Highway 121, the property is undeveloped and is located within the city of Frisco.

Proposed Planned Development Stipulations

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

Land Use - The applicant is proposing to rezone to PD-SF-A to allow for townhome and patio home residences.

Design Standards - The language in the proposed PD would allow this site to be developed as townhomes and patio homes built to comply with development standards of the SF-A and Patio Home (PH) zoning districts including stipulations intended to mitigate the impacts of State Highway 121 to the north.

The requested PD language is as follows:

Restrictions:

The permitted uses and standards shall be in accordance with the Single-Family Residence Attached (SF-A) zoning district unless otherwise specified herein.

1. Residential lots adjacent to State Highway 121;
 - a. Must be set back an average of 550 feet from the centerline of State Highway 121; and
 - b. Must not be closer than 450 feet.
2. A minimum 100-foot wide irrigated landscape edge (as measured from the front property line), to be owned and maintained by the HOA, shall be provided adjacent to State Highway 121. The landscape edge shall include a landscaped berm with a minimum height of 6 feet and a minimum slope of 4:1 consisting of trees, shrubs, groundcover, and related elements. A minimum of one 3-inch caliper shade tree and one 3-inch caliper ornamental tree (7-foot planted height) shall be placed per 50 feet of frontage.

3. Prior to preliminary site plan approval, the applicant must submit an Environmental Noise Study to verify that residential lots will be in conformance with the City of Plano's Performance Standards.
4. A minimum 6-foot ornamental iron fence to be owned and maintained by the Home Owners Association is required along the rear property line of all residential lots adjacent to State Highway 121.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as Major Corridor Development (MCD). 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. The policies that apply to this request include:



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

The applicant is proposing an average of 550-foot setback for residential lots from the right-of-way of State Highway 121, with landscaping to serve as screening. Although this request is not consistent with the recommended setback, the property has significant development challenges due to existing frontage, topography, and vegetation which limit its viability for commercial development.

2. Isolated residential development should not be permitted; residential rezoning requests need to establish a complete neighborhood or expand an existing neighborhood or an urban mixed-use center. Mid-rise multifamily development (5 to 12 stories) and special needs housing (i.e., senior housing) could be an exception if the surrounding land uses are compatible.

The zoning request is an expansion of the existing residential neighborhood immediately adjacent to the south and east.

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 rezoned for residential uses.

Traffic Impact Analysis (TIA) - A TIA is not required for this rezoning request. However, in considering the traffic impact of the proposed residential development, using the average Institute of Traffic Engineers (ITE) trip generation rates, staff compared the proposed residential development with the potential build-out of the subject property as office. Using comparable developments on other properties within

the city, staff estimated that 240,000± square feet of office could develop on the property. The table below shows the estimated traffic generation during peak hours (7:00-9:00 a.m. and 4:00-6:00 p.m.):

	AM	PM
SF-A (46 units)	20	24
PATIO HOME (148 units)	114	151
TOTAL RESIDENTIAL	134	175
OFFICE	372	358

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

School Capacity - This is provided for informational purposes only. The subject property is within the Frisco Independent School District (FISD) and is served by the following schools:

Elementary School	Borchardt
Middle School	Fowler
High School	Liberty

Based upon the current projections and feeder alignments FISD has determined that current elementary facilities in Plano would be sufficient, but the middle and high school zone increases would all need to be accommodated by campuses located north of State Highway 121. FISD has stated that there may be capacity issues at Liberty High School.

Public Safety Response Time - Based upon existing personnel, equipment, and facilities, fire emergency response times will be sufficient to serve the site. Additional residential units in this area will increase EMS and fire calls for service and may impact future staffing levels and the type of equipment assigned to area fire stations.

Access to and Availability of Amenities and Services - The subject property is not within a Park Fee service area. The W.H. “Buzz” Razor Park is located along the southern property boundary and the 2012 Park Master Plan identifies a future trail connection and proposed park along the entire western portion of the site within the floodplain. Private open space, as required by the SF-A district, will also serve the residents of this area.

The subject property is located within the Davis Library’s service area. Although Davis Library is at service capacity, Schimelpfenig Library has capacity to serve additional patrons.

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.

In addition, the Economic Development Element of the Comprehensive Plan encourages the preservation of land in expressway corridors, such as the RE area, for future economic development. The element states that:

“Rezoning requests must be carefully examined to ensure that proposed locations are suitable for residential development and that Plano’s economic viability is not being jeopardized in order to accommodate short-term demand. The availability of undeveloped “greenfield” sites is vital to encourage expansion and relocation of businesses. Therefore, the City should preserve land along the expressway corridors and in the employment centers for future economic development opportunities.”

Although this property has frontage on State Highway 121, it has topographical challenges which make it difficult for future economic development potential. The property has 1,401± feet of frontage on State Highway 121, however 935± feet are adjacent to the floodplain which limits opportunity for direct access to the frontage road due to TxDOT spacing requirements for drives. The floodplain located along the entire western property boundary reduces the developable area and is planned as future city park land consistent with the Park Master Plan. The property is slightly depressed with vegetation in the floodplain which limits visibility from State Highway 121. For these reasons, staff believes that this property has limited viability for commercial development.

ISSUES:

Residential Use in a Major Corridor

Although the request is not in conformance with some elements of the Comprehensive Plan, it is consistent with other recommendations of the plan and it is an extension of residential uses on adjacent properties. The applicant is proposing PD language intended to mitigate future residences from the effects of the highway through setbacks, berming, and landscaping. Furthermore, the existing floodplain vegetation along the western property boundary serves as a natural barrier from State Highway 121.

Additionally, the applicant is proposing to require an Environmental Noise Study in order to verify that residential lots will meet the city’s performance standards for sound levels due to noise from State Highway 121. If the study determines that the sound levels exceed the performance standards, the developer would be required to provide additional screening or setbacks for sound mitigation.

Although the property is not ideal for residential development, staff believes its unique topography, with a large amount of floodplain and limited access and visibility create difficulties for future economic development.

SUMMARY:

The applicant is requesting to rezone 50.6± acres located at the southwest corner of State Highway 121 and future Ridgeview Drive from RE and RC to PD-SF-A to allow for single-family residences with modified development standards. The request is not in conformance with the Future Land Use Plan designation; however, the subject property has limited visibility and access, which makes it less suitable for commercial development. The requested zoning is in compliance with some of the adopted interim amendments to the Land Use Element of the Comprehensive Plan and is an extension of the existing neighborhoods to the south and east. Furthermore, the applicant is proposing to mitigate residences from State Highway 121 through required setbacks and landscaping. For these reasons, staff recommends approval of the rezoning request.

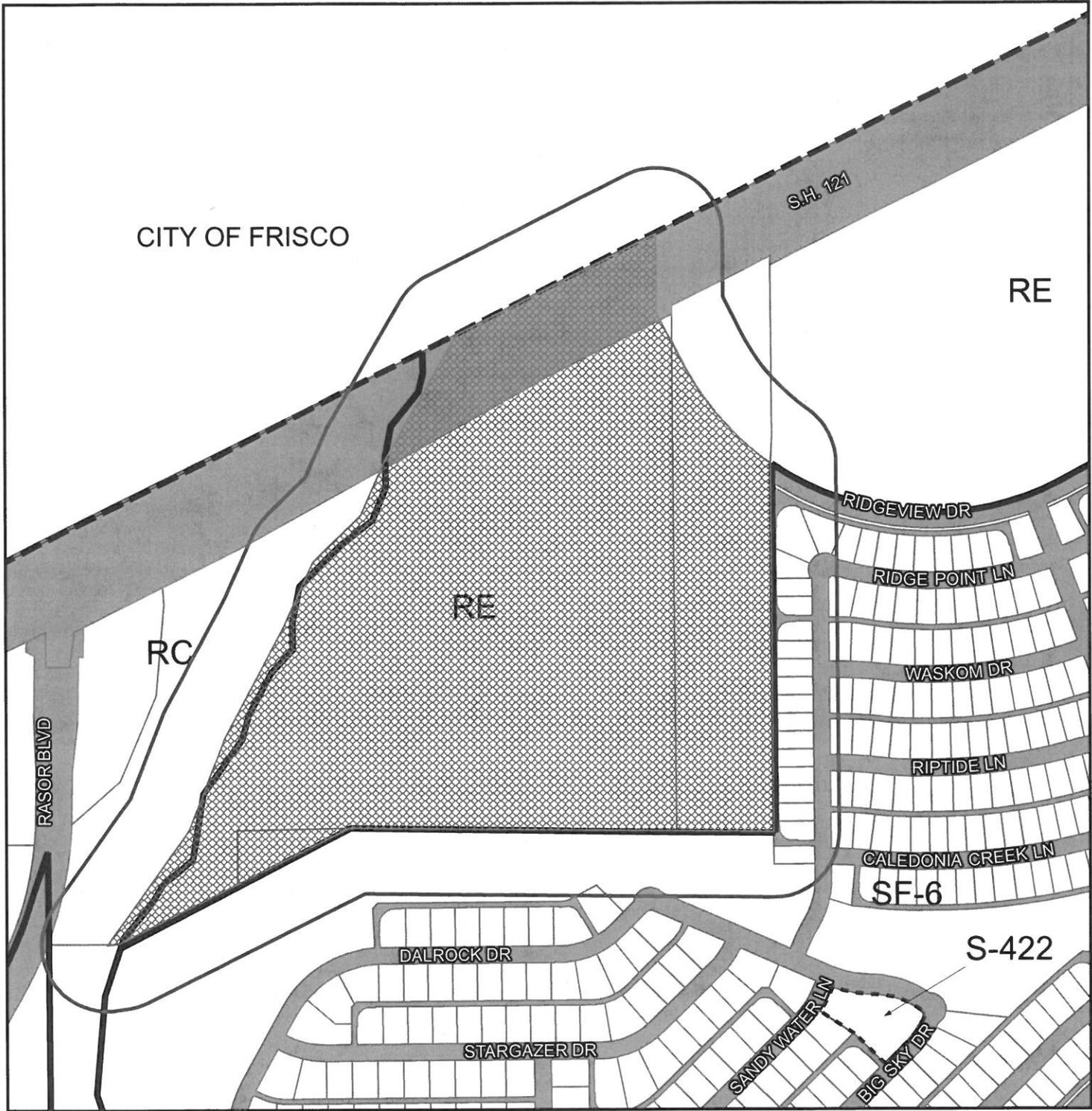
RECOMMENDATION:

Recommended for approval as follows:

Restrictions:

The permitted uses and standards shall be in accordance with the Single-Family Residence Attached (SF-A) zoning district unless otherwise specified herein.

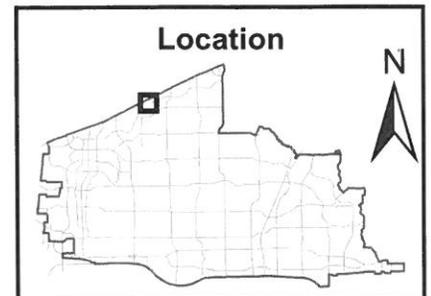
1. Residential lots adjacent to State Highway 121;
 - a. Must be set back an average of 550 feet from the centerline of State Highway 121; and
 - b. Must not be closer than 450 feet.
2. A minimum 100-foot wide irrigated landscape edge (as measured from the front property line), to be owned and maintained by the HOA, shall be provided adjacent to State Highway 121. The landscape edge shall include a landscaped berm with a minimum height of 6 feet and a minimum slope of 4:1 consisting of trees, shrubs, groundcover, and related elements. A minimum of one 3-inch caliper shade tree and one 3-inch caliper ornamental tree (7-foot planted height) shall be placed per 50 feet of frontage.
3. Prior to preliminary site plan approval, the applicant must submit an Environmental Noise Study to verify that residential lots will be in conformance with the City of Plano's Performance Standards.
4. A minimum 6-foot ornamental iron fence to be owned and maintained by the Home Owners Association is required along the rear property line of all residential lots adjacent to State Highway 121.



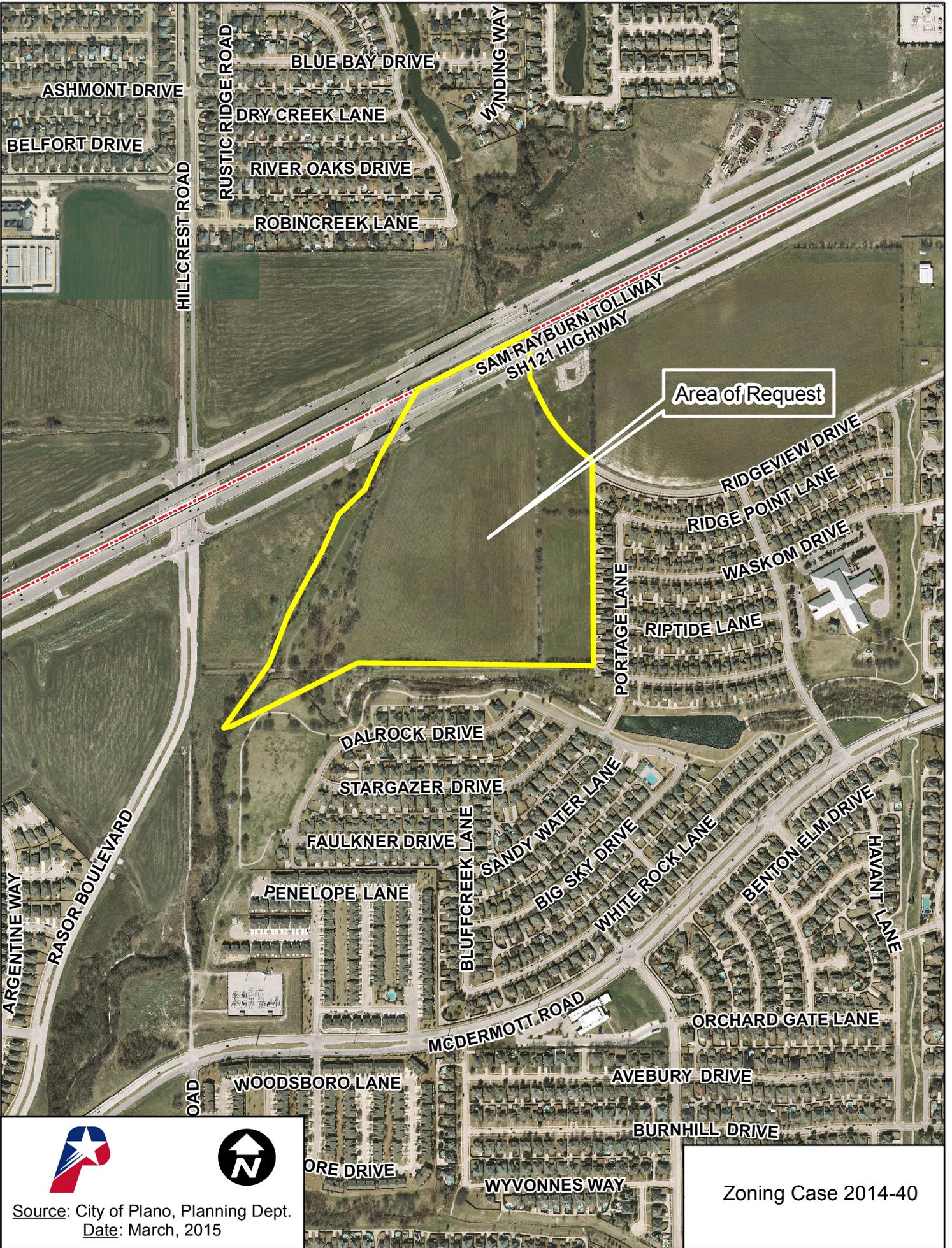
Zoning Case #: 2014-40

Existing Zoning: REGIONAL EMPLOYMENT &
REGIONAL COMMERCIAL/
STATE HIGHWAY 121 OVERLAY DISTRICT

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



Source: City of Plano Planning Department

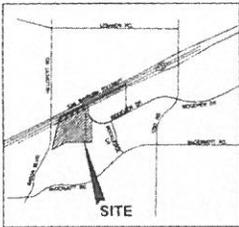


Area of Request



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

Zoning Case 2014-40



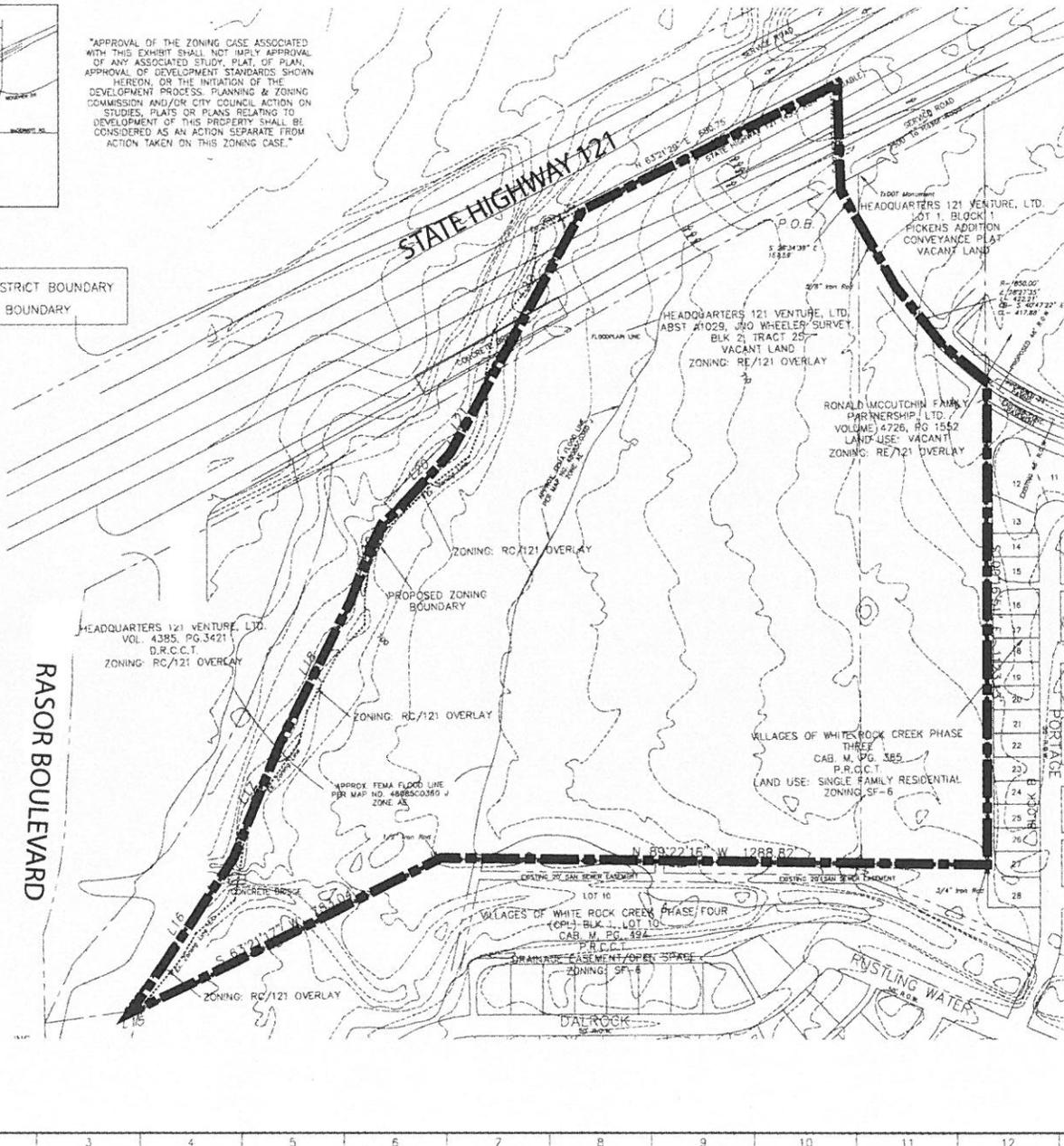
VICINITY MAP
NOT TO SCALE

LEGEND

- ZONING DISTRICT BOUNDARY
- PROPERTY BOUNDARY

"APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAT OF PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS, PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE."

RASOR BOULEVARD



LINE	BEARING	DISTANCE
113	S 81°37'49" W	34.67
116	N 82°25'50" E	426.76
117	N 27°26'57" E	296.18
118	N 10°27'14" E	369.31
119	N 54°12'12" E	215.26
120	N 45°27'21" E	204.11
121	N 23°38'01" E	186.75
122	N 29°47'45" E	426.05

FIELD NOTES WEST TRACT

FIELD NOTES
 BEING a tract of land situated in the John Wheeler Survey, Abstract Number: 1029, Collin County, Texas and being all of a tract of land to Headquarters 121 Venture, Ltd., Incorporated Volume 481A, Page 335 of the Deed Records of Collin County, Texas, a portion of Pickens Addition an addition in The City of Plano as recorded in Collin Co. Page 18 of the Plat Records of Collin County, Texas, and a portion of State Highway Number 121 and being more particularly described by metes and bounds as follows:
 COMMENCING as a T.J.D.O.T. monument found for the northwest corner of said Pickens Addition, same being the northeast corner of said Headquarters tract and also lying on the southerly right-of-way line of State Highway Number 121 to outside with R.O.W.S.
 THENCE South 63 degrees 11 minutes 43 seconds West along said right-of-way a distance of 46.59 feet to the POINT OF BEGINNING of the herein described tract.
 THENCE South 70 degrees 34 minutes 38 seconds East through the interior of said Pickens Addition, Headquarters tract and along the rear center of a 92 feet wide right-of-way transmission, a distance of 157.54 to a 6-6 inch iron rod found at the beginning of a curve to the left.
 THENCE with said curve to the left and along said rear center having a radius of 450.00 feet, a central angle of 28 degrees 27 minutes 25 seconds, an arc length of 422.21 feet, a chord bearing of South 40 degrees 47 minutes 72 seconds East, a distance of 417.58 feet to a point on the east line of said Pickens Addition.
 THENCE South 00 degrees 16 minutes 51 seconds East along the common line of said Pickens Addition, said McCutchin tract, and Villages of White Rock Creek Phase Three, an addition in The City of Plano as recorded in Collin Co. Page 395 of said Plat Records a distance of 1122.13 to a 3/4 inch iron rod found at the southeast corner of said Pickens Addition.
 THENCE North 39 degrees 27 minutes 18 seconds West along the south line of said Pickens Addition and the south line of said Headquarters tract, a distance of 1253.92 to a 1/2 inch iron rod found.
 THENCE South 63 degrees 21 minutes 17 seconds West along the south line of said Headquarters tract, a distance of 783.04 to a point.
 THENCE through the interior of said Headquarters tract the following courses and distances:
 South 81 degrees 37 minutes 48 seconds West a distance of 34.67 feet to a point for corner.
 North 35 degrees 23 minutes 50 seconds East a distance of 426.76 feet to a point for corner.
 North 20 degrees 58 minutes 52 seconds East a distance of 296.18 feet to a point for corner.
 North 28 degrees 07 minutes 14 seconds East a distance of 369.31 feet to a point for corner.
 North 24 degrees 12 minutes 12 seconds East a distance of 215.26 feet to a point for corner.
 North 45 degrees 32 minutes 21 seconds East a distance of 304.11 feet to a point for corner.
 North 23 degrees 55 minutes 01 seconds East a distance of 186.75 feet to a point for corner.
 THENCE North 29 degrees 47 minutes 45 seconds East curving through the interior of said Headquarters tract a distance of 235.85 feet to a point near the developed curve of said State Highway.
 THENCE North 83 degrees 21 minutes 29 seconds East along said over developments center of said State Highway, a distance of 660.73 to a point.
 THENCE South 00 degrees 16 minutes 23 seconds East a distance of 240.53 to the POINT OF BEGINNING containing 2,203.605 square feet or 50.568 acres of land.

OWNER
 HEADQUARTERS 121
 VENTURE, LTD.
 16690 Detlev Pkwy
 Suite 120
 Dallas, TX 75248
 Phone: 972.333.3994
 Contact: John Pappas

APPLICANT
 MEGALOX HOMES
 5312 W. Plano Pkwy
 Suite 300
 Plano, TX 75093
 Phone: 469.556.2552
 Contact: Zach Gaur, J.J. Singh

SURVEYOR
 MADDOX SURVEYING INC.
 P.O. Box 2109
 Farmers, TX 75128
 Phone: 972.554.4416
 Contact: Brian Maddox

PLANNER/ENGINEER
 ION DESIGN GROUP, LLC
 F-6701
 7075 Two Hills Ave
 Suite 350
 Dallas, Texas 75231
 Ph: 214.372.2470
 Contact: Bryan Klein

ZONING EXHIBIT, VILLAGES OF PRAIRIE COMMONS WEST	
ZONING CASE # 2014-40	
ABST 11029, John Wheeler Survey, Blk 2, Tract 20	
Pickens (CPL) Blk A, Lot 1 - 00.568 Acres	
CITY OF PLANO, COLLIN COUNTY, TEXAS	
2275 Twin Hills Avenue Suite 350 Dallas, Texas 75231 4709 214.370.3470 Ph	
DESIGN	DATE
DRWN	DATE
CHKD	DATE
DATE	SCALE
DATE	JOB
DATE	SHEET

Zoning Case 2014-40

An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, so as to rezone 50.6± acres of land out of the John Wheeler Survey, Abstract No. 1029, located at the southwest corner of State Highway 121 and future Ridgeview Drive in the City of Plano, Collin County, Texas, from Regional Employment and Regional Commercial to Planned Development-497-Single-Family Residence Attached; 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 13th day of April, 2015, for the purpose of considering rezoning 50.6± acres of land out of the John Wheeler Survey, Abstract No. 1029, located at the southwest corner of State Highway 121 and future Ridgeview Drive in the City of Plano, Collin County, Texas, from Regional Employment and Regional Commercial to Planned Development-497-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 13th day of April, 2015; and

WHEREAS, the City Council is of the opinion and finds that such rezoning would not be detrimental to the public health, safety, or general welfare, and will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Plano, and as well, the owners and occupants thereof, and the City generally.

IT IS, THEREFORE, ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. The Comprehensive Zoning Ordinance No. 2006-4-24, as the same has been heretofore amended, is hereby further amended so as to rezone 50.6± acres of land out of the John Wheeler Survey, Abstract No. 1029, located at the southwest corner of State Highway 121 and future Ridgeview Drive in the City of Plano, Collin

County, Texas, from Regional Employment and Regional Commercial to Planned Development-497-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 accordance with the Single-Family Residence Attached (SF-A) zoning district unless otherwise specified herein.

1. Residential lots adjacent to State Highway 121 must be set back a minimum of 550 feet.
2. A minimum 100-foot wide irrigated landscape edge (as measured from the front property line), to be owned and maintained by the HOA, shall be provided adjacent to State Highway 121. The landscape edge shall include a landscaped berm with a minimum height of 6 feet and a minimum slope of 4:1 consisting of trees, shrubs, groundcover, and related elements. A minimum of one 3-inch caliper shade tree and one 3-inch caliper ornamental tree (7-foot planted height) shall be placed per 50 feet of frontage.
3. Prior to preliminary site plan approval, the applicant must submit an Environmental Noise Study to verify that residential lots will be in conformance with the City of Plano's Performance Standards.
4. A minimum 6-foot ornamental iron fence to be owned and maintained by the HOA is required along the rear property line of all residential lots adjacent to State Highway 121.

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 13TH DAY OF APRIL, 2015.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2014-40

BEING a tract of land situated in the John Wheeler Survey, Abstract Number 1029, Collin County, Texas and being all of a tract of land to Headquarters 121 Venture, LTD. recorded in Volume 4638, Page 3389 of the Deed Records of Collin County, Texas, a portion of Pickens Addition an addition to the City of Plano as recorded in Cabinet Q, Page 88 of the Plat Records of Collin County, Texas, and a portion of State Highway Number 121, and being more particularly described by metes and bounds as follows;

COMMENCING at a T.X.D.O.T. monument found for the northwest corner of said Pickens Addition, same being the northeast corner of said Headquarters tract, said point also lying on the southerly right-of-way line of State Highway Number 121, (a variable width R.O.W.);

THENCE South $63^{\circ}11'43''$ West along said right-of-way a distance of 46.59 feet to the point of beginning of the herein described tract;

THENCE South $26^{\circ}34'39''$ East through the interior of said Pickens Addition, Headquarters tract and along the near center of a 92 feet wide right-of-way reservation, a distance of 157.59 feet to a 5/8-inch iron rod found at the beginning of a curve to the left;

THENCE with said curve to the left and along said near center having a radius of 850.00 feet, a central angle of $28^{\circ}27'35''$, an arc length of 422.21 feet, a chord bearing of South $40^{\circ}47'22''$ East, a distance of 417.88 feet to a point on the east line of said Pickens Addition;

THENCE South $00^{\circ}16'51''$ East along the common line of said Pickens Addition, said McCutchin tract, and Villages of White Rock Creek Phase Three, an addition to the City of Plano as recorded in Cabinet M, Page 385 of said Plat Records, a distance of 1,123.13 to a 3/4-inch iron rod found at the southeast corner of said Pickens Addition;

THENCE North $89^{\circ}22'16''$ West along the south line of said Pickens Addition and the south line of said Headquarters tract, a distance of 1,288.82 feet to a 1/2-inch iron rod found;

THENCE South $63^{\circ}21'17''$ West along the south line of said Headquarters tract, a distance of 783.04 feet to a point;

THENCE through the interior of said Headquarters tract the following courses and distances;

South $81^{\circ}37'49''$ West a distance of 34.67 feet to a point for corner;

North $35^{\circ}23'50''$ East a distance of 429.76 feet to a point for corner;

North 20°58'52" East a distance of 296.38 feet to a point for corner;

North 28°07'14" East a distance of 388.31 feet to a point for corner;

North 24°12'12" East a distance of 215.26 feet to a point for corner;

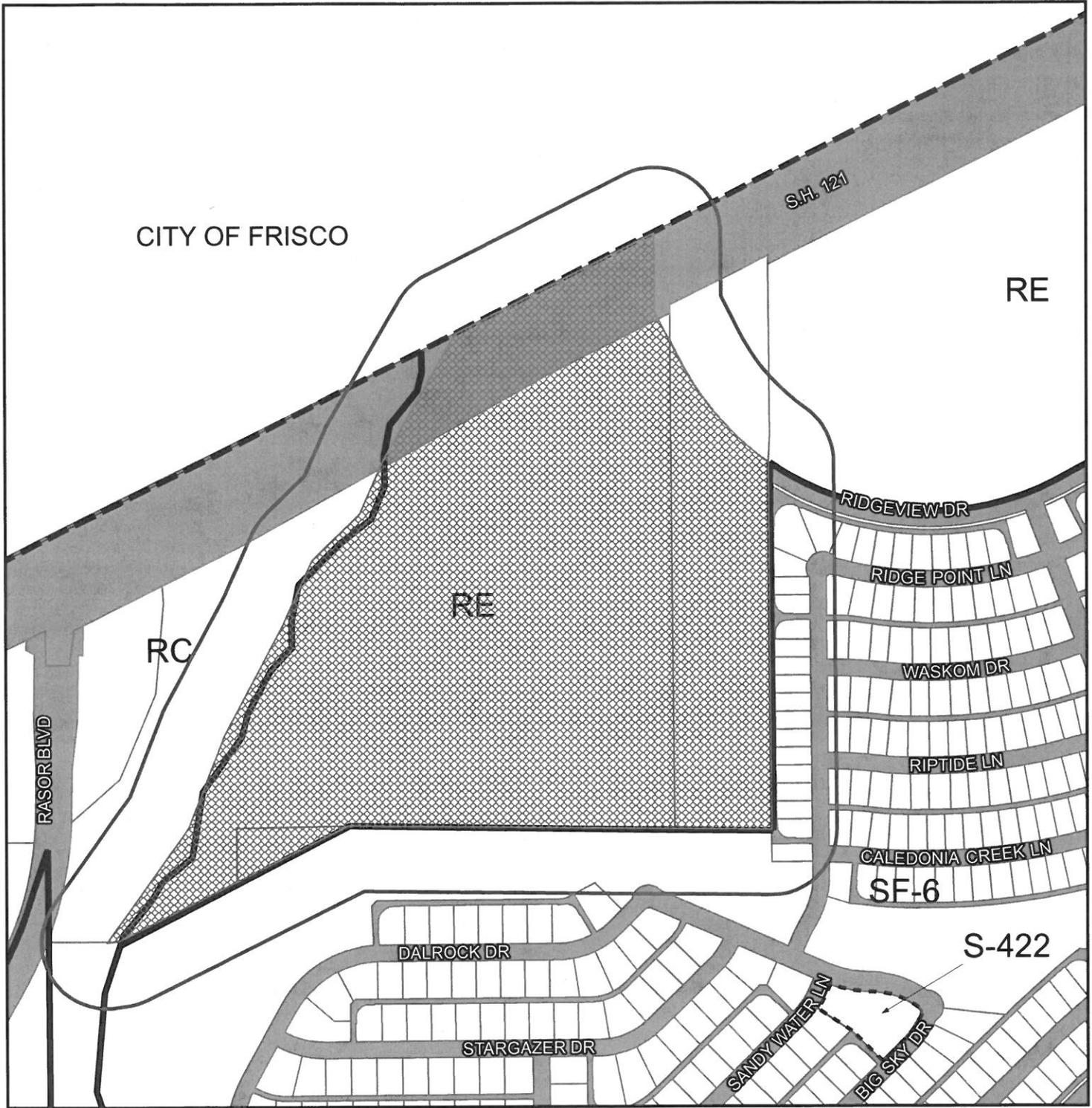
North 45°32'21" East a distance of 204.11 feet to a point for corner;

North 23°55'01" East a distance of 186.75 feet to a point for corner;

THENCE North 29°47'45" East continuing through the interior of said Headquarters tract a distance of 435.85 feet to a point near the developed center of said State Highway;

THENCE North 63°21'29" East along said near developed center of said State Highway, a distance of 680.75 feet to a point;

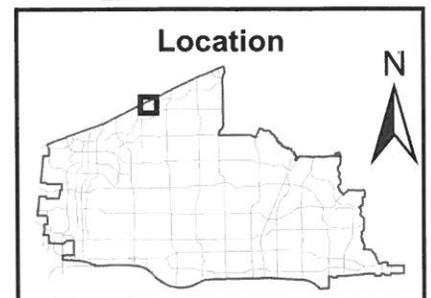
THENCE South 00°16'23" East a distance of 240.53 feet to the POINT OF BEGINNING and CONTAINING 2,203,609 square feet, or 50.588 acres of land.



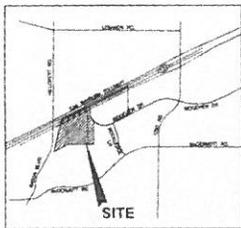
Zoning Case #: 2014-40

Existing Zoning: REGIONAL EMPLOYMENT &
REGIONAL COMMERCIAL/
STATE HIGHWAY 121 OVERLAY DISTRICT

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



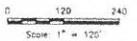
Source: City of Plano Planning Department



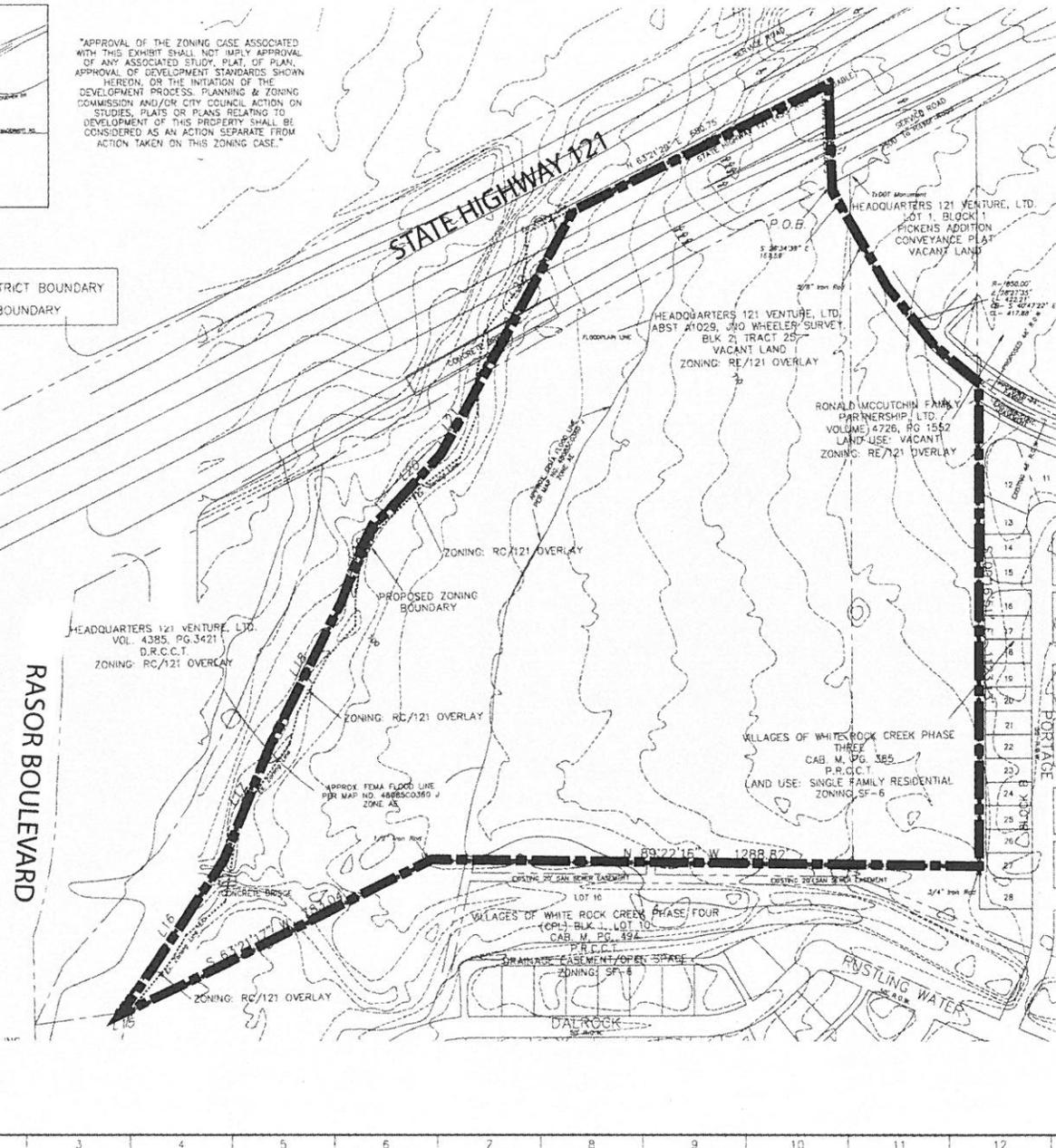
"APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAN, OF PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS, PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLANS OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE."

VICINITY MAP
NOT TO SCALE

LEGEND
 - - - - - ZONING DISTRICT BOUNDARY
 - - - - - PROPERTY BOUNDARY



LINE	BEARING	DISTANCE
113	S 81°37'49" W	34.67
116	N 82°25'50" E	426.76
117	N 20°26'57" E	296.18
118	N 10°27'14" E	369.31
119	N 54°12'12" E	215.26
120	N 45°27'21" E	204.11
121	N 23°38'01" E	186.75
122	N 29°47'45" E	435.05



FIELD NOTES WEST TRACT

FIELD NOTES
 BEING a tract of land situated in the John Wheeler Survey, Abstract Number 1029, Collin County, Texas and being all of a tract of land to Headquarters 121 Venture, Ltd., Incorporated Volume 481A, Page 335 of the Deed Records of Collin County, Texas, a portion of Pickens Addition an addition to The City of Plano as recorded in Collin Co. Page 18 of the Plat Records of Collin County, Texas, and a portion of State Highway Number 121 and being more particularly described by metes and bounds as follows:
 COMMENCING as a T.J.D.O.T. monument found for the northwest corner of said Pickens Addition, same being the northeast corner of said Headquarters tract and also lying on the southerly right-of-way line of State Highway Number 121 to outside with R.O.W.S.
 THENCE South 63 degrees 11 minutes 43 seconds West along said right-of-way a distance of 46.53 feet to the POINT OF BEGINNING of the herein described tract.
 THENCE South 70 degrees 34 minutes 38 seconds East through the interior of said Pickens Addition, Headquarters tract and along the rear center of a 92 feet wide right-of-way transmission, a distance of 157.54 to a 6-6 inch iron rod found at the beginning of a curve to the left.
 THENCE with said curve to the left and along said rear center having a radius of 450.00 feet, a central angle of 28 degrees 27 minutes 25 seconds, an arc length of 422.21 feet, a chord bearing of South 40 degrees 47 minutes 72 seconds East, a distance of 417.58 feet to a point on the east line of said Pickens Addition.
 THENCE South 00 degrees 16 minutes 51 seconds East along the common line of said Pickens Addition, said McCutchin tract, and Villages of White Rock Creek Phase Three, an addition to The City of Plano as recorded in Collin Co. Page 355 of said Plat Records a distance of 1122.13 to a 3/4 inch iron rod found at the southeast corner of said Pickens Addition.
 THENCE North 39 degrees 27 minutes 18 seconds West along the south line of said Pickens Addition and the south line of said Headquarters tract, a distance of 1253.92 to a 1/2 inch iron rod found.
 THENCE South 63 degrees 21 minutes 17 seconds West along the south line of said Headquarters tract, a distance of 783.04 to a point.
 THENCE through the interior of said Headquarters tract the following courses and distances:
 South 81 degrees 37 minutes 48 seconds West a distance of 34.67 feet to a point for corner.
 North 35 degrees 23 minutes 50 seconds East a distance of 426.76 feet to a point for corner.
 North 20 degrees 56 minutes 52 seconds East a distance of 296.18 feet to a point for corner.
 North 28 degrees 07 minutes 14 seconds East a distance of 359.31 feet to a point for corner.
 North 24 degrees 12 minutes 12 seconds East a distance of 215.26 feet to a point for corner.
 North 45 degrees 32 minutes 21 seconds East a distance of 304.11 feet to a point for corner.
 North 23 degrees 55 minutes 01 seconds East a distance of 186.75 feet to a point for corner.
 THENCE North 29 degrees 47 minutes 45 seconds East curving through the interior of said Headquarters tract a distance of 435.05 feet to a point near the developed curve of said State Highway.
 THENCE North 63 degrees 21 minutes 29 seconds East along said rear sidewalk center of said State Highway, a distance of 660.73 to a point.
 THENCE South 00 degrees 16 minutes 23 seconds East a distance of 240.53 to the POINT OF BEGINNING containing 2,203.605 square feet or 50.568 acres of land.

OWNER
 HEADQUARTERS 121
 VENTURE, LTD.
 16690 Detlev Pkwy
 Suite 120
 Dallas, TX 75248
 Phone: 972.333.3994
 Contact: John Pappas

APPLICANT
 MEGALOX HOMES
 5312 W. Plano Pkwy
 Suite 300
 Plano, TX 75093
 Phone: 469.556.2552
 Contact: Zach Gaur, J.J. Singh

SURVEYOR
 MADDOX SURVEYING INC.
 P.O. Box 2109
 Farmers, TX 75128
 Phone: 972.554.4416
 Contact: Brian Maddox

PLANNER/ENGINEER
 ION DESIGN GROUP, LLC
 F-6701
 7075 Two Hills Ave
 Suite 350
 Dallas, Texas 75231
 Ph: 214.372.2470
 Contact: Bryan Klein

ZONING EXHIBIT, VILLAGES OF PRAIRIE COMMONS WEST
 ZONING CASE # 2014-40

ABST 11029, John Wheeler Survey, Blk 2, Tract 20

Pickens (CPL) Blk A, Lot 1 - 00.568 Acres

CITY OF PLANO, COLLIN COUNTY, TEXAS

2275 Twin Hills Avenue
 Suite 350
 Dallas, Texas 75231
 469.556.2470
 214.372.2470

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
IM	FW	JT	01/12/2015	1"=120'	700	3

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