CITY OF PLANO
COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY	
☐ Consent ☐ Regular ☐ Statutory	

Council Meeting Date:	April 27, 2015
Department:	Planning
Department Head	Christina Day
Agenda Coordinator (include phone #):	**Tammy Stuckey, ext 7156**

CAPTION

Public Hearing and consideration of an Appeal of the Planning & Zoning Commission's Denial of Zoning Case 2014-32 - Request to rezone 11.5± acres located on the north side of Mapleshade Lane, 1,425± feet west of Coit Road from Corridor Commercial to Planned Development-Corridor Commercial. Zoned Corridor Commercial/190 Tollway/Plano Parkway Overlay District. Applicant: Coit 190 L.P. and Harkins Plano L.P. Tabled December 8, 2014, January 26, 2015, and February 23, 2015.

FINANCIAL SUMMARY

☒ NOT APPLICABLE ☐ OPERATING EXPENSE ☐ REVENUE ☐ CIP

FISCAL YEAR: **2014-15**	**Prior Year (CIP Only)**	**Current Year**	**Future Years**	**TOTALS**
Budget	0	0	0	**0**
Encumbered/Expended Amount	0	0	0	**0**
This Item	0	0	0	**0**
BALANCE	0	0	0	**0**

FUND(S): N/A

COMMENTS: This item has no fiscal impact.

STRATEGIC PLAN GOAL: Holding a Public Hearing for a request for rezoning relates to the City's Goal of Great Neighborhoods – 1st Choice to Live.

SUMMARY OF ITEM

At its October 20, 2014 meeting, the Planning & Zoning Commission denied this request by a vote of 7-0. The applicant has appealed the Commission's denial. This item was tabled at the December 8, 2014, January 26, 2015, and the February 23, 2015, City Council meeting. The applicant is now requesting Zoning Case 2014-32 be withdrawn. Staff recommends the Council accept the applicant's request to withdraw the zoning case. Should the Council not accept the applicant's request to withdraw and proceed with consideration of the zoning case, a 3/4 vote, or 6 of the 8 City Council members, is required for approval of the request due to the Commission's denial of this zoning case. No changes have been made to this request.

List of Supporting Documents:	Other Departments, Boards, Commissions or Agencies
Letter to Request Withdraw from Applicant	Planning & Zoning Commission
Letter of Appeal from Applicant	
Second Vice Chair Report	
P&Z Follow-up Memo	
Staff Report	
Locator Map	
Aerial Map	
Zoning Exhibit	
Concept Plan	

Taylor Land Investment Company

April 20, 2015

Mr. Ross Altobelli
Planning Department
City of Plano
1520 Avenue K, Suite 250
Plano, Texas 75074

Re: Daltex Mapleshade Addition, Block 1, Lot 1
Zoning Case No. 2014-32, Plano, Texas

Dear Ross:

We are withdrawing our request for a zoning change, with respect to the above-mentioned property.

If you have any questions, please contact me at 972-292-7656.

Sincerely,

Jeff Lindsey

Taylor Land Investment Company

November 6, 2014

Ms. Christina Day
Director of Planning
City of Plano
1520 Avenue K, Suite 250
Plano, Texas 75074

Re: Daltex Mapleshade Addition, Block 1, Lot 1
Zoning Case No. 2014-32, Plano, Texas
City Council Appeal Request

Dear Ms. Day:

As you are aware, on October 20, 2014, the Planning and Zoning Commission denied our zoning and concept plan request for Daltex Mapleshade Addition, Block 1, Lot 1.

Therefore, on behalf of Taylor Land Investment Company and Daltex Mapleshade, Inc., we respectfully request our zoning case (Case No. 2014-32) be appealed to the City Council of Plano at the earliest possible date.

We appreciate your willingness to help us with this request. If you have any questions, please contact me at your convenience.

Sincerely,

Jeff Lindsey

Recommendation of the Planning & Zoning Commission

Zoning Case 2014-32

October 20, 2014

Second Vice Chairman's Report

Zoning Case 2014-32, Agenda Items No. 7A, and 7B – Public Hearing. Items heard together, but voted separately. Seven of eight Commissioners were present. Commissioner Pittman was absent.

Applicant: Coit 190, L.P. and Harkins Plano, L.P.

Zoning Case 2014-32 Agenda Item No. 7A– Request to rezone 11.5 acres located on the north side of Mapleshade, 1,425+/- feet west of Coit Road From Corridor Commercial (CC) to Planned Development-Corridor Commercial (PD-CC). Zoned Corridor Commercial/190 Plano Parkway Overlay District.

Staff Recommendation: The Staff recommended denial of the zoning change for the following reasons:

1. The request is not in conformance with the Future Land Use Plan which recommends this property be developed as Corridor Commercial (CC), intended to provide for retail, service, office and limited manufacturing uses within major regional transportation corridors. This PD-CC development proposal provides for no other use than residential.
2. This request is not consistent with the Future Land Use Plan regarding the 1,200-foot residential setback from expressways.
3. The request is not in conformance with the 2012 Interim Amendments to the Land Use Element of the Comprehensive Plan related to isolated residential development.
4. The subject property is not proposed to be integrated with the recent mixed-use (UMU) development to the north as required by the Economic Development Element.

Commission Action:

Comments made in Support of the issue 7A included:

- There were no speakers, other than the applicant, in support of this issue.
- Property is located within the Haggard library service areas.
- Water and sanitary sewer services are available to serve the property.
- PISD has confirmed that there is available capacity at all four of the schools serving this area.
- Public safety response times are sufficient to serve this site.

Comments made in Denial of issue 7A included:

- While the roadway on the north side of the proposed development is not integrated with the UMU development to the north, the developer indicated willingness to do so should the requirement arise, and subsequent plan indicates access streets to the commercial section of the UMU development.

- The proposed solitary residential use is within the 650 feet of the centerline of State Highway 190.
- The closest existing residential uses in the area are on the east side of Coit Road, 1,500 +/- feet from the subject property.
- One speaker indicated that the project is not in conformance with the Future Land Use Plan which designates the property as Major Corridor Development (MCD), and "that there are too many apartments already."
- The subject property is not within a Park Fee service area. There are no existing neighborhood parks or linear parks to serve this area, and no proposed parks have been identified by the Park Master Plan.

A motion was made to for the denial of the Zoning Case 2014-32, Issue 7A, according to staff recommendation. (Denial was approved unanimously by the Commission.)

Zoning Case 2014-32 Agenda Item No. 7B – Concept Plan for 464 multifamily residential units on one 10.1 +/- acres located on the north side of Mapleshade, 1,425+/- feet west of Coit Road. Zoned Corridor Commercial/190 Tollway/Plano Parkway Overlay District, neighborhood #71.

Staff Recommendation: The Staff recommended denial of the Concept Plan for the following reasons:

This application is contingent upon approval of Zoning Case 2014-32 (Agenda Item No 7A).

A motion was made for the denial of the Case 2014-32 Agenda Item No. 7B – Concept Plan, based on the denial of the zoning case. (Denial was approved unanimously by the Commission.)

Respectfully Submitted,

William Hilburn

Second Vice-Chair

Planning & Zoning Commission

DATE: October 21, 2014

TO: Applicants with Items before the Planning & Zoning Commission

FROM: Richard Grady, Chairman, Planning & Zoning Commission

SUBJECT: Results of Planning & Zoning Commission Meeting of October 20, 2014

AGENDA ITEM NO. 7A - PUBLIC HEARING
ZONING CASE 2014-32
APPLICANT: COIT 190, L.P. AND HARKINS PLANO, L.P.

Request to rezone 11.5± acres located on the north side of Mapleshade Lane, 1,425± feet west of Coit Road **from** Corridor Commercial **to** Planned Development-Corridor Commercial. Zoned Corridor Commercial/190 Tollway/Plano Parkway Overlay District.

APPROVED: _____ **DENIED:** 7-0 **TABLED:** _____

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

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

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

STIPULATIONS:

Recommended for denial.

RA/dc

xc: Frederick Peter Jones, Daltex Mapleshade
Jeff Lindley, Westwood Residential

http://goo.gl/maps/sXbjq

CITY OF PLANO

PLANNING & ZONING COMMISSION

October 20, 2014

Agenda Item No. 7A

Public Hearing: Zoning Case 2014-32

Applicant: Coit 190, L.P. and Harkins Plano, L.P.

DESCRIPTION:

Request to rezone 11.5± acres located on the north side of Mapleshade Lane, 1,425± feet west of Coit Road **from** Corridor Commercial **to** Planned Development-Corridor Commercial. Zoned Corridor Commercial/190 Tollway/Plano Parkway Overlay District.

REMARKS:

The purpose for this request is to rezone 11.5± acres located on the north side of Mapleshade Lane, 1,425± feet west of Coit Road from Corridor Commercial (CC) to Planned Development-Corridor Commercial (PD-CC). The CC district is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors. The regulations and standards of this district are reflective of the high traffic volumes and high visibility of these regional highways.

The requested zoning is PD-CC to allow for multifamily residential use with modified building setbacks and 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, Daltex-Mapleshade Addition, Block 1, Lot 1, accompanies this request as Agenda Item No. 7B.

<u>Surrounding Land Use and Zoning</u>

The area of the request is currently undeveloped. To the east, the property is zoned CC and is developed as a retail superstore (Walmart). The properties to the south, across Mapleshade Lane, are zoned CC and consist of vacant tracts, general office, and medical office uses. To the west, the property is zoned CC and is developed as a hospital. The property to the north is zoned CC and is part of the Zoning Case 2014-25 request to rezone to Urban Mixed-Use (UMU) zoning district.

Proposed Planned Development Stipulations

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

Land Use - The applicant is proposing to retain CC as the base zoning district with the additional use of multifamily.

Design Standards - The language in the proposed PD district would allow this site to be developed as multifamily residential with modified development standards or as nonresidential uses built to comply with the existing CC zoning district's area, yard, and bulk requirements. The applicant is also proposing language intended to mitigate the impact of the existing service area of the superstore use to the east.

This request is for a PD-CC zoning district with the stipulations provided below.

Restrictions:

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

Multifamily residential is an additional permitted use subject to the following standards:

1. Maximum Floor to Area Ratio: 2:1

2. Minimum Density: 40 dwelling units per acre

3. Minimum Front Yard Setback: 30 feet

4. Minimum Floor Area Per Dwelling Unit: 500 square feet

5. Required Parking:

    a. One bedroom or less: One and one half spaces

    b. Two bedrooms or more: Two spaces

6. Multifamily development shall be exempt from the supplemental regulations of Subsection 3.104 (Multifamily Residence) and Subsection 3.117 (Usable Open Space).

7. Units shall not face the eastern property line.

8. An irrigated living screen shall be installed along the eastern property line at a minimum of eight feet in height at installation. Plants must be placed so as to create a solid screen within two years of installation.

9. A 10-foot landscape edge shall be required along the entire eastern property line.

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 190.

   This request is not consistent with the Future Land Use Plan and it is not in conformance with the 1,200-foot residential setback from expressways. The proposed PD retains flexibility for the applicant to still potentially develop nonresidential uses.

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 does not expand into any existing residential neighborhoods; however, an Urban Mixed-Use (UMU) zoning request is proposed north of the subject property which includes 1,215 multifamily residential units. The subject property is not integrated into the proposed UMU district, and it is separated by nonresidential uses from the proposed residential core. Although the proposed UMU development plan allows for a shared street between properties, the applicant has decided not to integrate the street into their design further isolating the subject property.

3. New multifamily zoning should require a minimum density of 40 dwelling units per acre on the project site. Phased development should have a minimum average density of 40 dwelling units per acre. However, no phase having less than 40 units per acre may be constructed, unless preceded by or concurrently built with a phase which maintains the minimum 40 dwelling units for the overall project. Additionally, mid-rise multifamily development and neighborhood mixed-use zoning districts could be exceptions to this minimum density requirement.

   The zoning request includes a minimum residential density of 40 units per acre.

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 were rezoned for residential uses.

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

School Capacity - This area is served by Jackson Elementary School, Frankford Middle School, Shepton High School, and Plano West Senior High School. Based upon the current projections and feeder alignments Plano Independent School District (PISD) has determined that all four schools have capacity to serve the development.

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. There are no existing neighborhood parks or linear parks to serve this area and the Park Master Plan does not identify any proposed parks to be located within this area of the city. Private open space will serve the residents of this area.

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

ISSUES:

<u>Economic Development Element and Land Use Element</u>

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

Residential uses may be appropriate in some portions of the general area, but the city's policies state that they should be integrated into a mixed-use urban center or located in an alternative neighborhood setting such as a transit-oriented development. This site has good visibility from State Highway 190 and frontage on Mapleshade Lane. Properties to the west and south have recently developed with hospital and medical office uses. Staff believes this property should be reserved for economic development uses.

<u>Residential Use in a Major Corridor</u>

The Comprehensive Plan recommends prohibiting residential development within 1,200 feet of major expressways. Similarly, the Infill Housing Policy Statement states that residential development within expressway corridors should be avoided except for mixed-use pedestrian-oriented developments. The setback allows for commercial development to serve as a buffer for residential uses located beyond the 1,200 foot

distance. The proposed multifamily residential is only 650± feet from the centerline of State Highway 190 and is separated from the expressway by vacant land and a two-story general office building and one-story hospital building. Staff is concerned that the minimal existing commercial development may not provide an effective buffer for future residents.

Isolated Residential Development

The subject property is adjacent to the service area of an existing superstore to the east, a hospital development to the west, and vacant, nonresidential zoned property to the north. The property is not integrated into the requested UMU zoning to the north, and it is separated from the residential core of the district by proposed nonresidential uses. The closest existing residential uses in the area are on the east side of Coit Road, 1,500± feet from the subject property. Staff is concerned that the adjacent nonresidential uses and zoning will create an isolated environment for residents. Furthermore, the intensity of the service area to the east is not compatible with residential living.

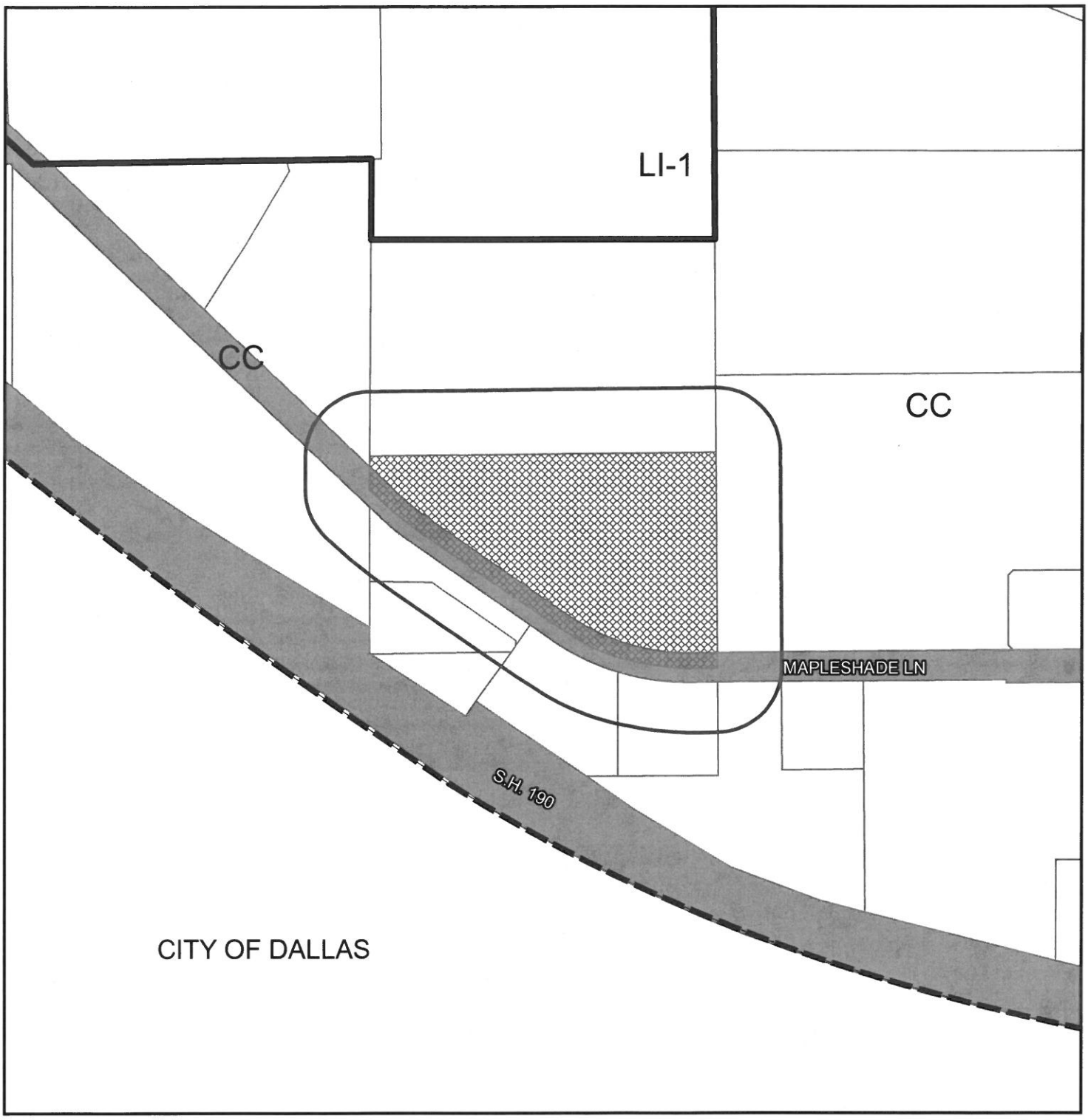
SUMMARY:

The applicant is requesting to rezone 11.5± acres located on the north side of Mapleshade Lane, 1,425± feet west of Coit Road from CC to PD-CC to allow for multifamily residential with modified development standards. The request is not in conformance with the Future Land Use Plan and violates the adopted interim amendments to the Land Use Element of the Comprehensive Plan for residential use in a major corridor and isolated residential development. The subject property is also not proposed to be integrated into a mixed-use development or an alternative neighborhood setting as required by the Economic Development Element. For these reasons, staff believes that rezoning the property for residential would not further the city's goals as established in the Comprehensive Plan.

The subject property has visibility from State Highway 190 and access to Mapleshade Lane which will encourage potential economic development and employment opportunities as envisioned in the Future Land Use Plan. Also, the current CC zoning provides numerous commercial uses that are more suitable at this location than the multifamily residential being proposed. Therefore, staff recommends denial of the zoning request.

RECOMMENDATION:

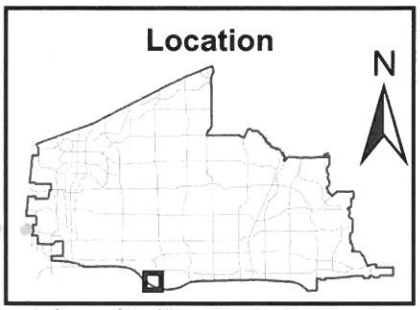
Recommended for denial.



Plano

Zoning Case #: 2014-32

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



Source: City of Plano Planning Department

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

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

Zoning Case 2014-32

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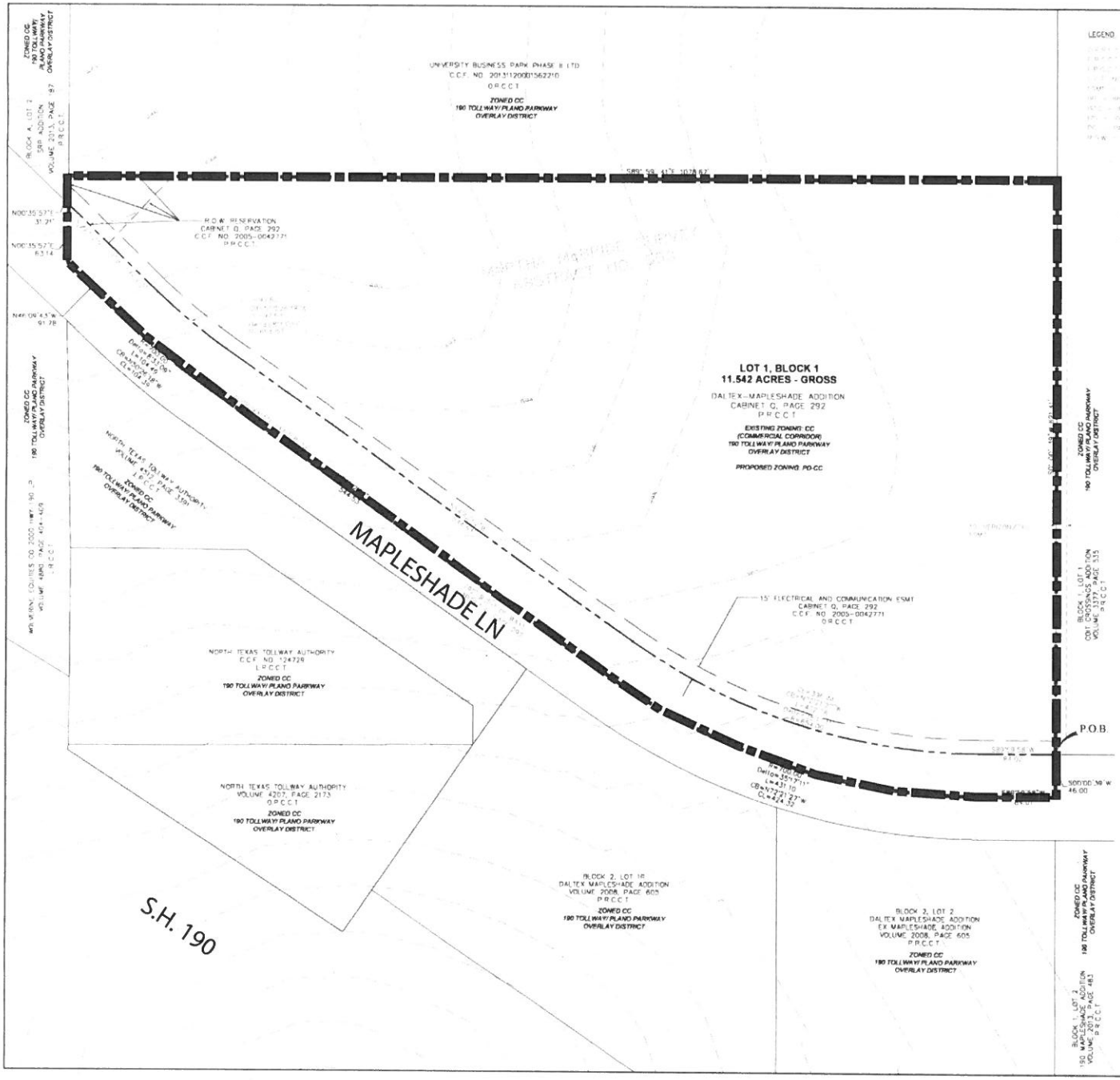
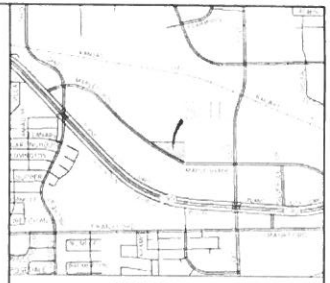


LEGEND



VICINITY MAP

BEING a tract or parcel of land situated in the Martha McBride Survey, Abstract Number 553, in the City of Plano, Collin County, Texas, and being all of Lot 1, Block 1 of Daltex-Mapleshade Addition, an addition to the City of Plano according to the plat recorded in Cabinet Q, Page 292 of the Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with yellow cap stamped "Brown & Gay" set for corner at the southeast corner of said Lot 1, Block 1 of Daltex-Mapleshade Addition and of the southwest corner of Lot 1, Block 1 of Coit Crossing Addition, an addition to the City of Plano according to the plat recorded in Cabinet N, Page 813 of the Plat Records of Collin County, Texas, said point being in the northerly right-of-way line of Mapleshade Lane (a 92 foot right-of-way);

THENCE South 0 deg. 0 min. 39 sec. West departing the northerly right-of-way line of said Mapleshade Lane a distance of 46.00 feet to a point for corner in the approximate centerline of said Mapleshade Lane;

THENCE in a westerly direction following the approximate centerline of said Mapleshade Lane the following courses and distances:

South 89 deg. 59 min. 58 sec. West a distance of 84.01 feet to a point for corner at the beginning of a tangent curve to the right whose chord bears North 72 deg. 21 min. 27 sec. West, a distance of 424.32 feet;

Along said curve to the right having a central angle of 35 deg. 17 min. 11 sec., a radius of 700.00 feet, and an arc length of 431.10 feet to a point for corner;

North 54 deg. 42 min. 52 sec. West a distance of 544.53 to a point for corner at the beginning of a tangent curve to the right whose chord bears North 50 deg. 26 min. 18 sec. West, a distance of 104.39 feet;

Along said curve to the right having a central angle of 8 deg. 33 min. 9 sec., a radius of 700.00 feet, and an arc length of 104.49 feet to a point for corner;

North 46 deg. 09 min. 43 sec. West a distance of 91.78 feet to a point for corner;

THENCE North 0 deg. 35 min. 57 sec. East departing the approximate centerline of said Mapleshade Lane a distance of 63.14 feet to a 5/8 inch iron rod with yellow cap stamped "Brown & Gay" set for corner in the northerly line of said Mapleshade Lane, said point being a northwest corner of said Lot 1, Block 1 of Daltex-Mapleshade Addition and the southeast corner of Lot 2, Block A of SRP Addition, an addition to the City of Plano according to the plat recorded in Volume 2013, Page 187 of the Plat Records of Collin County, Texas;

THENCE North 0 deg. 35 min. 57 sec. East departing the northerly line of said Mapleshade Lane and following the west line of said Lot 1, Block 1 of Daltex-Mapleshade Addition and the east line of said Lot 2, Block A a distance of 31.21 feet to a 5/8 inch iron rod with yellow cap stamped "Brown & Gay" set for corner, said point being the northwest corner of said Lot 1, Block 1 of Daltex-Mapleshade Addition and being the southwest corner of a tract of land described in a deed to University Business Park Phase II, LTD as recorded in County Clerk File Number 20131200015622 10 in the Official Public Records, Collin County, Texas;

THENCE South 89 deg. 59 min. 41 sec. East departing the east line of said Lot 2, Block A, following the north line of said Lot 1, Block 1 of Daltex-Mapleshade Addition and the south line of said University Business Park Phase II, LTD tract a distance of 1078.67 feet to a 5/8 inch iron rod with yellow cap stamped "Brown & Gay" set for corner in the west line of said Lot 1, Block 1 of Coit Crossings Addition, said point being the northeast corner of said Lot 1, Block 1 of Daltex-Mapleshade Addition and the southeast corner of said University Business Park Phase II, LTD tract;

THENCE South 0 deg. 0 min. 39 sec. West departing the south line of said University Business Park Phase II, LTD tract, following the east line of said Lot 1, Block 1 of Daltex-Mapleshade Addition and the west line of said Lot 1, Block 1 of Coit Crossings Addition a distance of 621.41 feet to the POINT OF BEGINNING and containing 11.5 acres more or less.

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

FLOOD NOTE:

INHERENT INACCURACIES OF FEMA DFIRM FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.

ALL FLOODPLAIN INFORMATION ON THIS SURVEY IS FOR GRAPHICAL DEPICTION ONLY, AS SCALED OFF OF FIRM PANEL MAP #48085C0370J FOR DALLAS COUNTY, TEXAS.

SUBJECT PROPERTY APPEAR TO BE SITUATED WITHIN FEMA ZONE (X), DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

BGE

Brown & Gay Engineers, Inc.
2595 Dallas Pkwy, Suite 204
Frisco, TX 75034
Tel: 972.464.4800 • www.browngay.com
TBPE Registration No. F-1046
Contact: Seth Reichenau
Tel: 972.464.4832

WESTWOOD COMPANIES

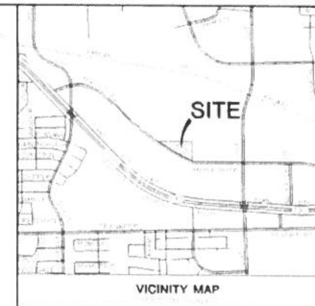
DEVELOPER
Westwood Residential
3198 Parkwood Boulevard Suite 11076
Frisco, TX 75034
Contact: Jeff Lindsey
Tel: 972.292.7656

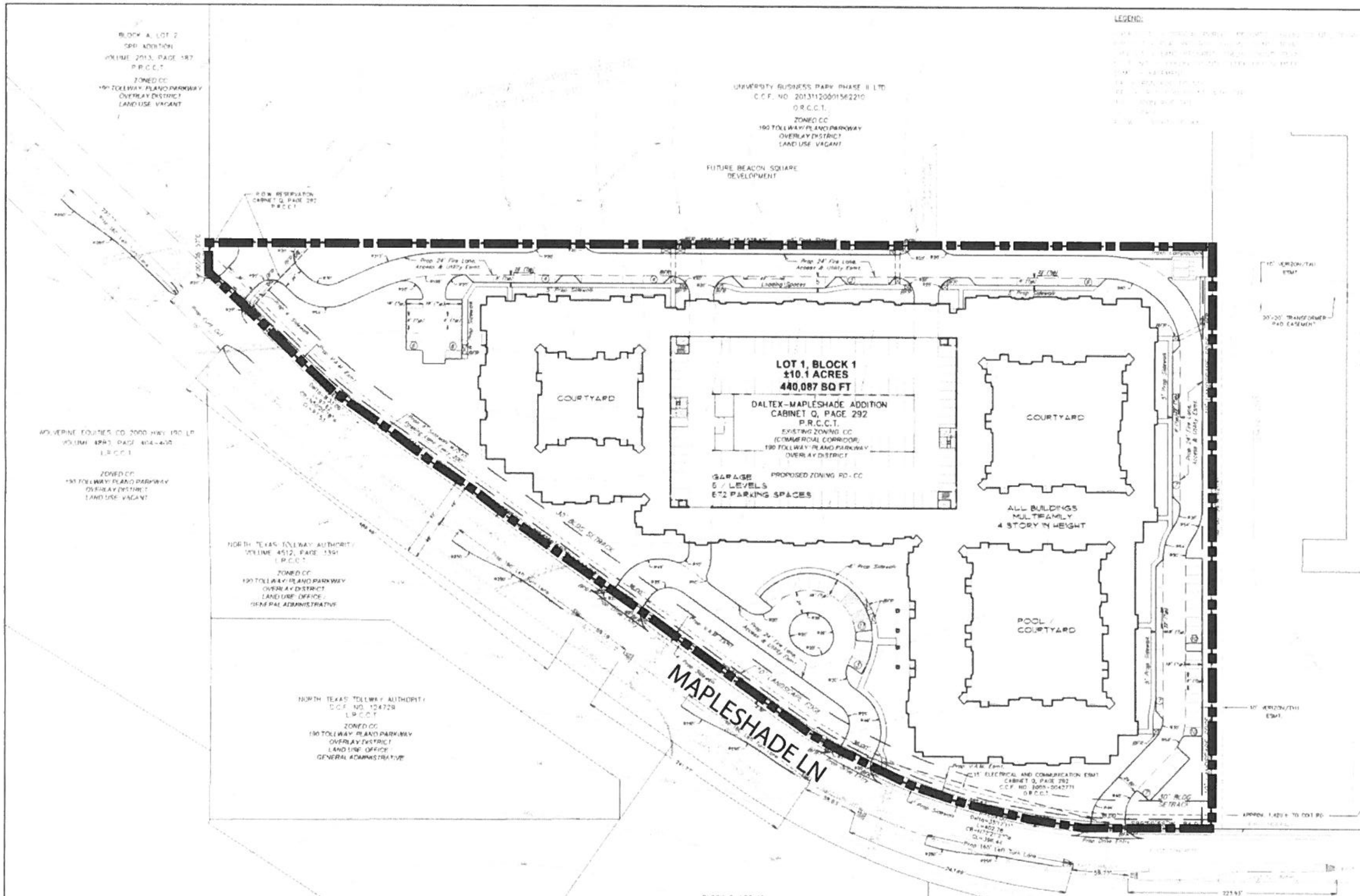
ARCHITECT
Archon Corporation
2929 Carlisle Street Suite 130
Dallas, TX 75204
Contact: Rick Kitelson
Tel: 214.526.0731

OWNER
Daltex Mapleshade, Inc.
5949 Sherry Lane Suite 900
Dallas, TX 75225
Contact: Frederick Peter Jones
Tel: 214.369.5696

ZONING EXHIBIT
ZONING CASE #2014-32

11.542 ACRES IN THE MARTHA McBRIDE SURVEY, ABSTRACT NO. 553
CITY OF PLANO, COLLIN COUNTY, TEXAS
SEPTEMBER 2014





General Site Data	Lot 1
Zoning (from zoning map)	PD-CC
Land Use (from zoning ordinance)	Multifamily Residence
Lot Area (square feet & acres)	10.1 Acres, 440,087 Sq Ft
Building Footprint Area (square feet)	177,776
Total Building Area (square feet)	765,356
Building Height (# stories)	5
Building Height (feet - distance to tallest building element)	55
Lot Coverage (percent)	62%
Floor Area Ratio (ratio)	1.74:1
Parking	
Provided Parking	755 Spaces (1.5 Sp/1 Bd; 2 Sp/2 Bd)
Units	
1 Bedroom	348 (75%)
2 Bedroom	118 (25%)
Total Units	464
Density	45.9 Units/Acre

Brown & Gay Engineers, Inc.
2595 Dallas Pkwy, Suite 204
Frisco, TX 75034
Tel: 972-464-4800 • www.browngay.com
TBPE Registration No. F-1046
Contact: Seth Reichenau
Tel: 972-464-4832

DEVELOPER
Westwood Residential
3198 Parkwood Boulevard, Suite 11076
Frisco, TX 75034
Contact: Jeff Lindsey
Tel: 972-292-7656

ARCHITECT
Archon Corporation
2929 Carlisle Street, Suite 130
Dallas, TX 75204
Contact: Rick Kittelson
Tel: 214-526-0731

OWNER
Daltex Mapleshade, Inc.
5949 Sherry Lane, Suite 950
Dallas, TX 75225
Contact: Frederick Peter Jones
Tel: 214-369-5695

CONCEPT PLAN
DALTEX-MAPLESHADE ADDITION
LOT 1, BLOCK 1
±10.1 ACRES IN THE MARTHA McBRIDE SURVEY,
ABSTRACT NO. 553
CITY OF PLANO, COLLIN COUNTY, TEXAS
OCTOBER 2014