

DATE: April 8, 2014
TO: Honorable Mayor & City Council
FROM: Richard Grady, Chairman, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of April 7, 2014

**AGENDA ITEM NO. 6A - PUBLIC HEARING
ZONING CASE 2014-02
APPLICANT: CATALYST URBAN DEVELOPMENT**

Request to amend Planned Development-20-Mixed-Use on 135.3± acres located at the northeast corner of Preston Road and Rasor Boulevard to modify the development standards related to Multifamily Residence. Zoned Planned Development-20-Mixed-Use/Preston Road Overlay District. Neighborhood #1. Tabled March 17, 2014.

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

LETTERS RECEIVED WITHIN 200 FOOT NOTICE AREA: **SUPPORT:** 2 **OPPOSE:** 1

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

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

STIPULATIONS:

Recommended for approval as follows: (Additions are shown as underlined text; deletions are indicated by strikethrough text). The PD-20-MU district includes exhibits that are being retained by this proposed ordinance amendment.

1. Sub-Area A (Preston Rd. Mixed-Use)

a. Uses Permitted

- i. By Right: All those uses permitted in the Retail, Office-2 districts, one regional theater and single-family attached residences. South of Towne Square Drive, a maximum of 350 multifamily residential units are permitted, and are exempt from the requirements stated in 1.a.ii.
- ii. By Specific Use Permit: All those uses permitted by specific use permit in the Retail and Office-2 districts, plus multifamily. Multifamily residential units are limited to the second floor and above and may not exceed 10% of total floor area in Sub-Area A.

6. Architecture and Landscape Design - General Requirements

h. Building Design

- i. Except for a flat roof screened by a parapet, the minimum pitch of the primary roof shall be 6:12 or greater. Roof extensions over doorways, balconies, and porches may be of any pitch, except as noted below:

1. The minimum pitch of the primary roof shall be 3:12 or greater for multifamily buildings in Sub-Area A, south of Towne Square Drive.

FOR CITY COUNCIL MEETING OF: April 28, 2014 (To view the agenda for this meeting, see www.planotx.gov)

PUBLIC HEARING - ORDINANCE

RA/av

xc: Paris Rutherford, Catalyst Urban Development
Wayne Snell, Permit Services Manager

<http://goo.gl/maps/Do7S8>

CITY OF PLANO
PLANNING & ZONING COMMISSION

April 7, 2014

Agenda Item No. 6A

Public Hearing: Zoning Case 2014-02

Applicant: Catalyst Urban Development

DESCRIPTION:

Request to amend Planned Development-20-Mixed-Use on 135.3± acres located at the northeast corner of Preston Road and Rasor Boulevard to modify the development standards related to Multifamily Residence. Zoned Planned Development-20-Mixed-Use/Preston Road Overlay District. Neighborhood #1. Tabled March 17, 2014.

REMARKS:

This item was tabled at the March 17, 2014 Planning & Zoning Commission meeting. It must be removed from the table.

The purpose for this request is to amend Planned Development-20-Mixed-Use (PD-20-MU) zoning district regulations related to multifamily residence uses. PD-20-MU is a 135.3± acre district bounded by Preston Road, Rasor Boulevard, Ohio Drive, and McDermott Road. PD-20-MU has some remaining undeveloped land, and areas that have developed with residential, retail, and office uses.

On February 17, 2014, the Commission called a public hearing to consider amending the development standards for PD-20-MU. PD-20-MU is intended to encourage the development of two or more land uses that are integrated together within a pedestrian-oriented environment. A PD district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both offsite and onsite conditions.

The requested zoning is to amend PD-20-MU, to allow a maximum of 350 multifamily residential units by right within Sub-Area A (Preston Rd. Mixed-Use), south of Towne Square Drive, and to modify the regulations relating to the minimum roof pitch.

A concept plan, Headquarters Village, Block A, Lot 2, accompanies this request as Agenda Item No. 6B.

PD-20-MU is divided into four Sub-Areas: Sub-Areas A, B, C, and D (see attached map). Currently within Sub-Area A, the uses permitted by right include all those uses permitted in the Retail (R) and General Office (O-2) districts, one regional theater and single-family attached residences. The uses permitted by Specific Use Permit (SUP) include all those uses permitted by SUP in the R and O-2 districts, plus multifamily. Multifamily residential units, permitted by SUP, are limited to the second floor and above, and may not exceed 10% of the total floor area in Sub-Area A.

The architecture and landscape design general requirements associated with building design require that except for a flat roof screened by a parapet, the minimum pitch of the primary roof shall be 6:12 or greater. Roof extensions over doorways, balconies, and porches may be of any pitch.

Surrounding Land Uses and Zoning

To the west, across Preston Road is a hotel and vacant tract of land zoned Commercial Employment (CE). To the north are retail uses zoned Regional Commercial (RC). To the east is vacant land zoned R and Planned Development-213-Single-Family Residence-6 (PD-213-SF-6), and existing residential uses zoned Planned Development-155-Single-Family Residence-6 (PD-155-SF-6). To the south is vacant land zoned Planned Development-159-General Office (PD-159-O-2), and existing multifamily residential zoned Planned Development-490-Multifamily-2 (PD-490-MF-2).

Proposed Planned Development Stipulations

The requested zoning is to amend PD-20-MU. There are two primary parts to this request: land use and design standards.

Land Use - The applicant is proposing to allow a maximum of 350 multifamily residential units by right within Sub-Area A, south of Towne Square Drive. The PD currently allows multifamily residence by SUP in Sub-Area A and by right in Sub-Areas B, C, and D. Further, multifamily residential units are limited to the second floor and above and may not exceed 10% of the total floor area in Sub-Area A. The current total floor area in Sub-Area A is 274,000± sq. ft. (not including the proposed four story multifamily building or vacant lots).

Design Standards - The applicant is proposing to modify the architecture and landscape design general requirements associated with building design in Sub-Area A, south of Towne Square Drive, by allowing the minimum pitch of the primary roof to be 3:12 or greater. The PD currently requires the minimum pitch of the primary roof to be 6:12 or greater.

Restrictions:

The permitted uses and standards shall be in accordance with the PD-20-MU zoning district unless otherwise specified within.

General Standards

1. Sub-Area A (Preston Rd. Mixed-Use)

a. Uses Permitted

- i. By Right: All those uses permitted in the Retail, Office-2 districts, one regional theater and single-family attached residences. South of Towne Square Drive, a maximum of 350 multifamily residential units are permitted, and are exempt from the requirements stated in 1.a.ii.

Design Standards

6. Architecture and Landscape Design - General Requirements

h. Design

- i. Except for a flat roof screened by a parapet, the minimum pitch of the primary roof shall be 6:12 or greater. Roof extensions over doorways, balconies, and porches may be of any pitch, except as noted below:
 1. The minimum pitch of the primary roof shall be 3:12 or greater for multifamily buildings in Sub-Area A, south of Towne Square Drive.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as Medium Intensity Office (MIO). Development in these areas is expected to include a variety of employment uses, including office towers, medical centers, corporate campuses, and small neighborhood offices. While the existing PD is not wholly consistent with the Future Land Use Plan recommendation, the existing PD does provide for medium intensity development that encourages a mix of uses that supports existing employment uses nearby to the district. Additionally, the proposed amendments enhance the existing mixed-use PD which encourages the development of a variety of uses that are integrated together within a pedestrian-oriented environment.

Adequacy of Public Facilities - Water and sanitary sewer services are available to serve the subject property. The available sanitary sewer capacity is sufficient to handle additional commercial development in the area; however, the applicant may be responsible for making improvements to the sanitary sewer system to increase the system capacity if the property is developed for residential use.

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

School Capacity - The proposed development is located in the Frisco Independent School District (FISD). This area is served by Riddle Elementary, Fowler Middle School, and Liberty High School. At this time, and based upon current boundaries, FISD has determined there are capacity issues at all three schools but they are prepared to amend feeder boundaries if necessary.

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

Access to and Availability of Amenities and Services - There are no park facilities between Preston Road and Ohio Drive north of Rasor Boulevard, and no park facilities are planned in that area because there is no land available to make public park facilities possible in that area. However, there is a green belt (Legacy Trail) that is available on the southeast side of Rasor Road and that is the only public park improvement near the area. Though there are no public park amenities in this area, the PD has an extensive amount of open spaces and amenities to support its residents.

The subject property is located about the same distance from both Parr Library and Davis Library. Parr Library could accommodate the future residences for all library services while Davis Library could also accommodate the additional residents for all activities except for programming.

ISSUES:

Impact on City Services and Availability of Amenities and Services

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

1. All residential rezoning requests should be evaluated to determine the impact on infrastructure, public safety response, school capacity, and access to and availability of amenities and services.

The proposed site does not have nearby parks to serve the development and there are no planned or existing neighborhood park facilities that will serve homes in this location. Additionally, FISD representatives have stated that there are capacity issues at all three schools (Riddle Elementary, Fowler Middle School, and Liberty High School), but FISD is prepared to amend feeder boundaries if necessary. Finally, public safety response times are sufficient to support the proposed 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 applicant is proposing a maximum of 350 multifamily residential units. The subject property does not expand into any existing residential neighborhoods but it does add more residential units into the existing urban mixed-use center. The request is in conformance with this policy recommendation.

3. The 1,200-foot setback for residential uses from the centerline of State Highway 121 should be retained, and applied to the Dallas North Tollway, State Highway 190/President Bush Turnpike, and U.S. Highway 75. Factors including topography, creeks, vegetation, and existing development patterns should be considered in applying this standard.

The existing site does not fall within the 1,200-foot setback from State Highway 121, Dallas North Tollway, State Highway 190/President Bush Turnpike, or U.S. Highway 75.

4. 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.

Although the proposed PD amendments do not specify a minimum density, the proposed concept plan for Headquarters Village, Lot 2, Block A, shows a residential density of 63 units per acre and is proposing a layout which attempts to maximize the property for multifamily uses while preserving access and connectivity to the White Rock Creek greenbelt. The multifamily density proposed by the concept plan is in conformance with this policy recommendation.

SUMMARY:

The applicant is requesting to amend PD-20-MU to allow a maximum of 350 multifamily residential units, by right, in Sub-Area A, south of Towne Square Drive, and to allow the minimum pitch of the primary roof to be 3:12 or greater for those multifamily residential buildings. The proposed PD amendments are consistent with the form and intent of the existing PD. The amendments will allow multifamily residence to occur by right in Sub-Area A where the use is currently permitted by SUP only and is limited to the second floor and above, not exceeding 10% of the total floor area. Currently, 10% of the total floor area in Sub-Area A is 27,400± square feet. The proposed multifamily residence buildings floor area, as shown on the accompanying concept plan, is 111,300 square feet. The proposed minimum roof pitch amendment will allow for architectural relief of roof forms for the multifamily development.

The proposed amendments will enhance the existing mixed-use PD which encourages a variety of integrated uses and architectural designs while supporting existing employment uses and the Future Land Use Plan. Staff recommends approval of the proposed amendments.

RECOMMENDATION:

Recommended for approval as follows: (Additions are shown as underlined text; deletions are indicated by strikethrough text). The PD-20-MU district includes exhibits that are being retained by this proposed ordinance amendment.

1. Sub-Area A (Preston Rd. Mixed-Use)

a. Uses Permitted

- i. By Right: All those uses permitted in the Retail, Office-2 districts, one regional theater and single-family attached residences. South of Towne Square Drive, a maximum of 350 multifamily residential units are permitted, and are exempt from the requirements stated in 1.a.ii.
- ii. By Specific Use Permit: All those uses permitted by specific use permit in the Retail and Office-2 districts, plus multifamily. Multifamily residential units are limited to the second floor and above and may not exceed 10% of total floor area in Sub-Area A.

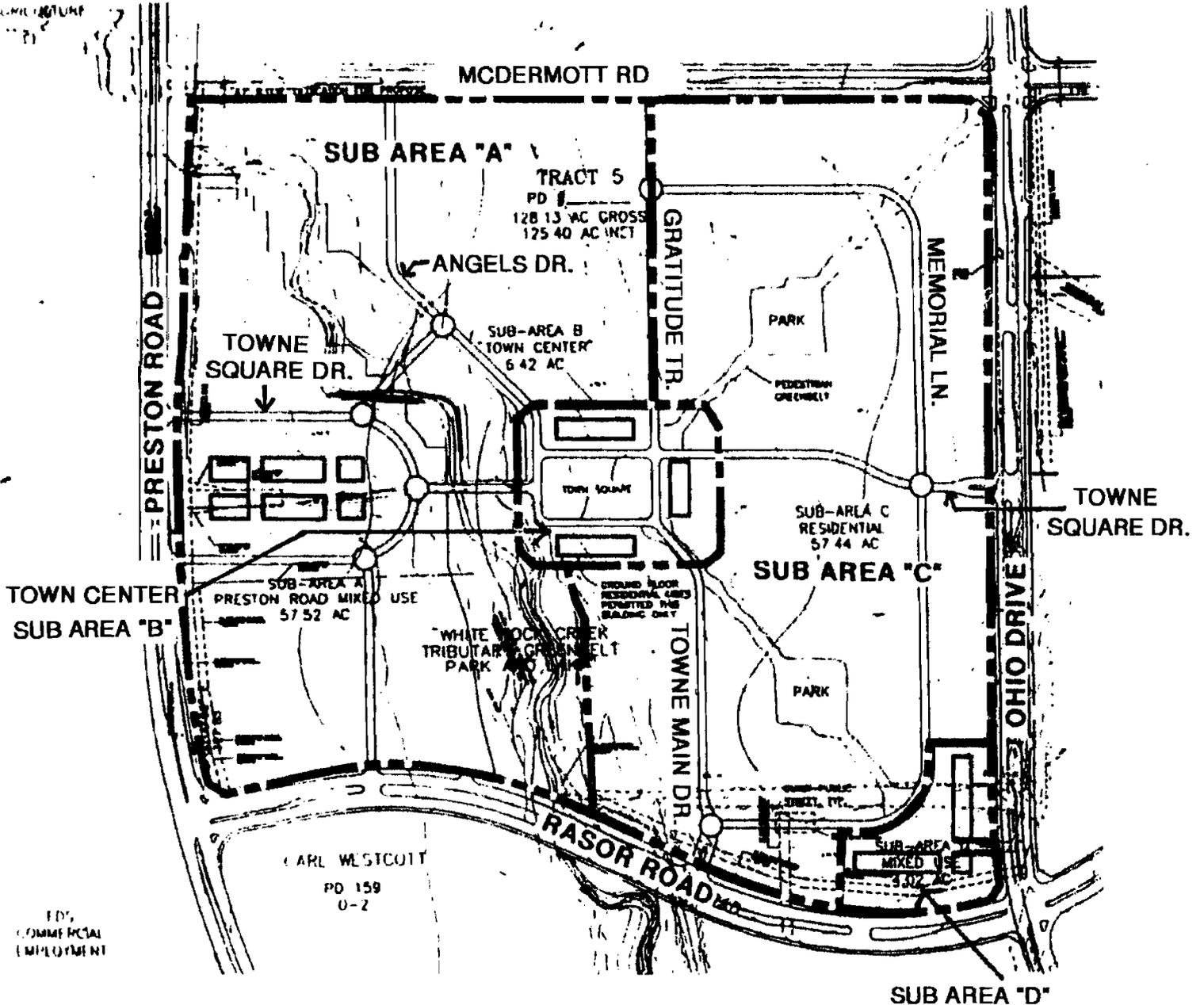
6. Architecture and Landscape Design - General Requirements

h. Building Design

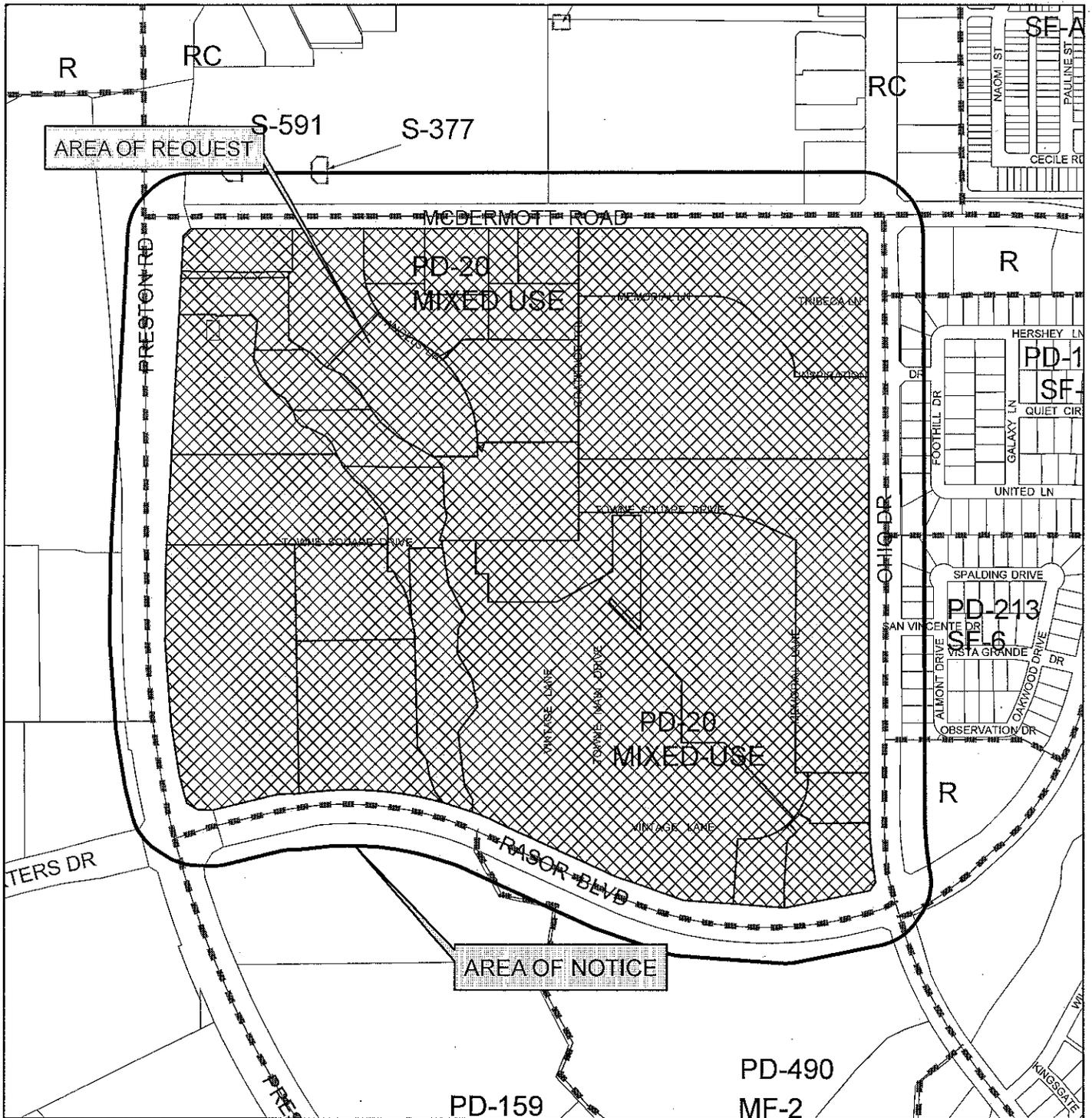
- ii. Except for a flat roof screened by a parapet, the minimum pitch of the primary roof shall be 6:12 or greater. Roof extensions over doorways, balconies, and porches may be of any pitch, except as noted below:
 1. The minimum pitch of the primary roof shall be 3:12 or greater for multifamily buildings in Sub-Area A, south of Towne Square Drive.

PD-20-MU SUBAREA MAP

(FOR INFORMATIONAL PURPOSES ONLY)

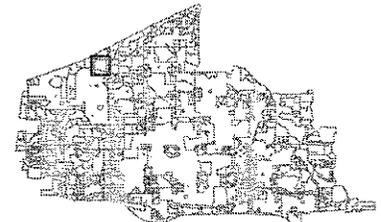


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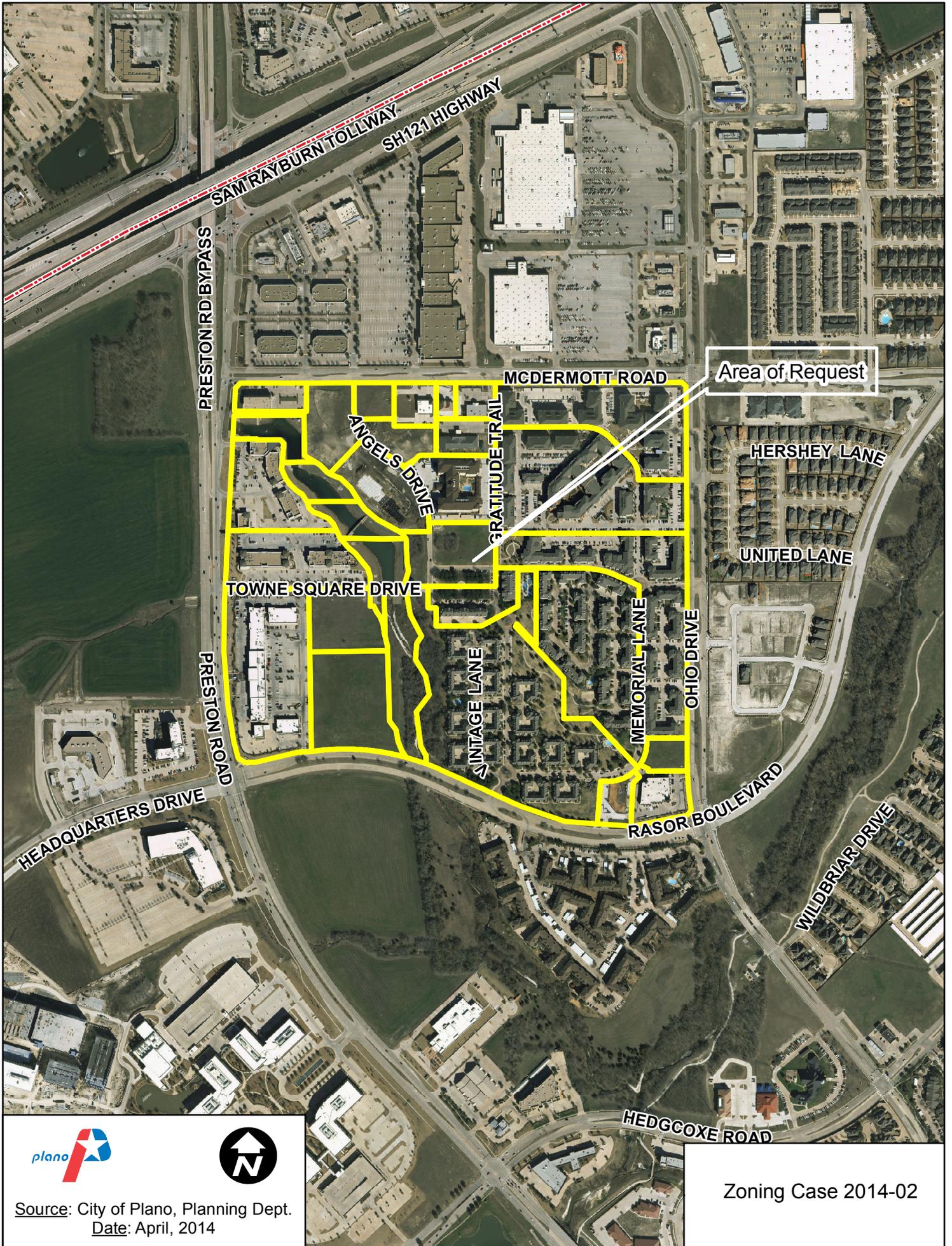


Zoning Case #: 2014-02

Existing Zoning: PLANNED DEVELOPMENT-20-MIXED-USE/
PRESTON ROAD OVERLAY DISTRICT



○ 200' Notification Buffer

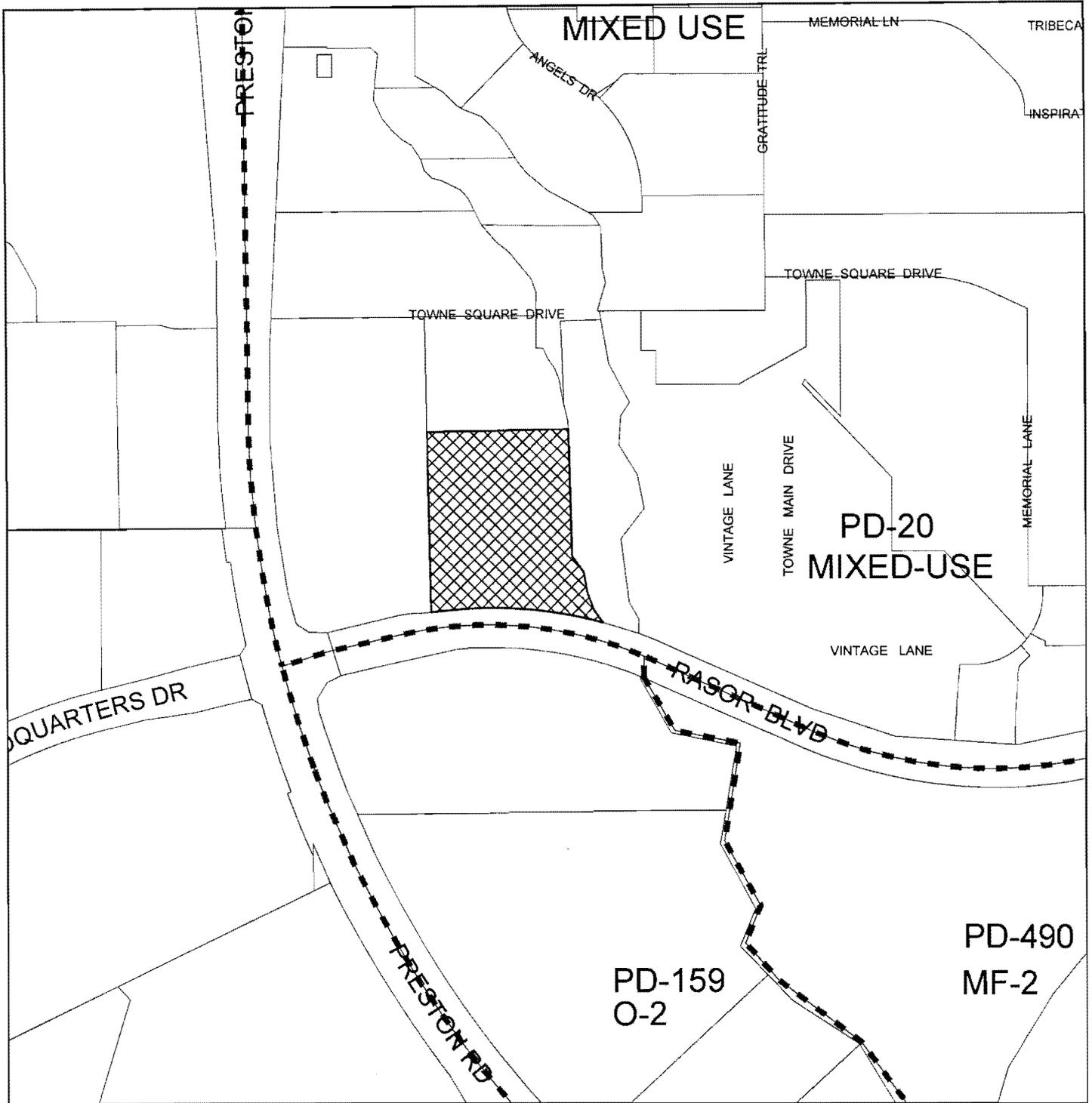


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Source: City of Plano, Planning Dept.
Date: April, 2014

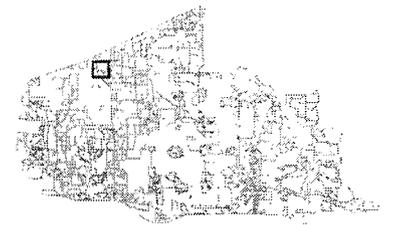
Zoning Case 2014-02



Item Submitted: REVISED CONCEPT PLAN

Title: HEADQUARTERS VILLAGE
BLOCK A, LOT 2

Zoning: PLANNED DEVELOPMENT-20-MIXED-USE/
PRESTON ROAD OVERLAY DISTRICT



○ 200' Notification Buffer



Zoning Case 2014-02

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 amend Planned Development-20-Mixed-Use on 135.3± acres of land out of the William Brown Survey, Abstract No. 66, located at the northeast corner of Preston Road and Rasor Boulevard, in the City of Plano, Collin County, Texas, to modify the development standards related to Multifamily Residence; 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 28th day of April, 2014, for the purpose of considering amending Planned Development-20-Mixed-Use on 135.3± acres of land out of the William Brown Survey, Abstract No. 66, located at the northeast corner of Preston Road and Rasor Boulevard, in the City of Plano, Collin County, Texas, to modify the development standards related to Multifamily Residence, in the City of Plano, Collin County, Texas; 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 28th day of April, 2014; and

WHEREAS, the City Council is of the opinion and finds that such amendment 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 amend Planned Development-20-Mixed-Use on 135.3± acres of land out of the William Brown Survey, Abstract No. 66, located at the northeast corner of Preston Road and Rasor Boulevard, in the City of Plano, Collin County, Texas, to modify the development standards related

to Multifamily Residence, 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 map attached hereto as Exhibit B, as amended by Exhibits C and D is hereby adopted as part of this ordinance.

1. Sub-Area A (Preston Rd. Mixed-Use)
 - a. Uses Permitted
 - i. By Right: All those uses permitted in the Retail and Office-2 districts, 1 regional theater and single-family attached residences. South of Town Square Drive, a maximum of 350 multifamily residential units are permitted, and are exempt from the requirements stated in 1.a.ii.
 - ii. By Specific Use Permit: All those uses permitted by specific use permit in the Retail and Office-2 districts, plus multifamily. Multifamily residential units are limited to the second floor and above and may not exceed 10% of total floor area in Sub-Area A.
 - b. Standards for Retail, Office-2 districts and 1 regional theater
 - i. Minimum Front Yard: 50 feet; however, this distance may be reduced to 30 feet if no parking or drive aisles are located between the building face and the street.
 - ii. Minimum Side Yard: None, except as required by building or fire codes.
 - iii. Minimum Rear Yard: None, except as required by building or fire codes.
 - iv. Maximum Height: 8 stories. Maximum height for parking structures is 3 levels above grade.
 - v. Parking Requirements: As required by Section 3.1100 of the Comprehensive Zoning Ordinance, except multifamily residence, which shall be parked at 1 space per bedroom.
 - vi. A minimum of 12.0± acres of land along the White Rock Creek shall be maintained as open space and shall be open to the public at all times.

- vii. Landscaping: As required by Section 3.1200, (Landscaping Requirements), and Section 4.500 (Preston Road Overlay District), of the Comprehensive Zoning Ordinance

- c. Standards for Single-Family Residence Attached (SF-A) development

Single-Family Residence Attached shall be developed according to Subsection 2.809 (Single-Family Residence Attached) of Article 2 (Zoning Districts and Uses) of the Comprehensive Zoning Ordinance except for the following.

- i. Single-family residence attached lots shall abut a quasi-public street or private mews street as the only point of street frontage and access. Mews streets shall be provided in accordance with the following:

Private mews streets are designed to provide garage and service access to individual lots. The minimum design standard for mews streets is 28 feet of easement with a minimum 22 feet of paved drive lane. Parkways must be paved with a contrasting material. No parking is allowed on mews streets unless additional easement width is provided. Private mews streets shall not be gated.

- ii. Front Yard: Minimum 10 feet and maximum 20 feet measured from the back of curb of the quasi-public streets, private mews streets or fire lanes.
- iii. Side Yard (Corner Lot): Minimum 10 feet and maximum 20 feet measured from the back of curb of the quasi-public streets, private mews streets or fire lanes.
- iv. Rear Yard: There shall be no minimum setback except for garages. Rear entry garages shall be required; no front entry garages shall be allowed. Individual garages shall access private mews streets. The distance from the garage to the private mews street pavement shall be 3 or less feet in length from the pavement or shall be 20 feet or greater in length from the pavement.
- v. Lot Depth: Minimum 70 feet.
- vi. Single-family attached uses shall be exempt from the usable open space requirements in Subsections 2.809.3 and 2.809.5 of the Comprehensive Zoning Ordinance.

- vii. Height: Minimum height shall be 2 stories; there shall be no maximum height.
 - viii. Maximum Lot Coverage: 100%
 - d. Phasing
 - i. A Certificate of Occupancy shall not be issued until the White Rock Creek tributary greenbelt park and lake are completed and available for public access.
 - ii. A Certificate of Occupancy shall not be issued for a regional theater or any property abutting the proposed Type D thoroughfare between Preston Rd. and Ohio Dr. until the southern half of the street is completed.
- 2. Sub-Area B (Town Center)
 - a. Uses Permitted
 - i. Multifamily residences and single-family attached residences
 - ii. Recreation center (public and private)
 - iii. Post office
 - iv. Private club
 - v. All office uses
 - vi. All uses permitted in the Retail district except the following:
 - 1. Dry cleaning plant
 - 2. Indoor commercial amusement
 - 3. Mortuary/funeral parlor
 - 4. Motel/hotel
 - 5. Residence hotel
 - 6. Small engine repair shop
 - 7. Theater

8. Tool rental shop
 9. Veterinary clinic/kennel
 10. Automotive parts sales
 11. Automobile repair-minor/service station
 12. Car wash
 13. Building materials and hardware
 14. Tire dealer
- vii. No single occupancy may exceed 7,500 square feet except as permitted by specific use permit.

b. Standards for Single-Family Residence Attached (SF-A) development

Single-Family Residence Attached shall be developed according to Subsection 2.809 (Single-Family Residence Attached) of Article 2 (Zoning Districts and Uses) of the Comprehensive Zoning Ordinance except for the following:

- i. Single-family residence attached lots shall abut a quasi-public street or private mews street as the only point of street frontage and access. Mews streets shall be provided in accordance with the following:

Private mews streets are designed to provide garage and service access to individual lots. The minimum design standard for mews streets is 28 feet of easement with a minimum of 22 feet of paved drive lane. Parkways must be paved with a contrasting material. No parking is allowed on mews streets unless additional easement width is provided. Private mews streets shall not be gated.
- ii. Front Yard: Minimum 10 feet and maximum 20 feet measured from the back of curb of the quasi-public streets, private mews streets or fire lanes.
- iii. Side Yard (Corner Lot): Minimum 10 feet and maximum 20 feet measured from the back of curb of the quasi-public streets, private mews streets or fire lanes.
- iv. Rear Yard: There shall be no minimum setback except for garages. Rear entry garages shall be required; no front entry garages shall

be allowed. Individual garages shall access private mews streets. The distance from the garage to the private mews street pavement shall be 3 or less feet in length from the pavement or shall be 20 feet or greater in length from the pavement.

- v. Lot Depth: Minimum 70 feet.
 - vi. Single-family attached uses shall be exempt from the usable open space requirements in Subsections 2.809.3 and 2.809.5 of the Comprehensive Zoning Ordinance.
 - vii. Height: Minimum height shall be two stories; there shall be no maximum height.
 - viii. Maximum Lot Coverage: 100%
- c. Standards for Multifamily Residences and Nonresidential Uses:
- i. Minimum Nonresidential Floor Area: The ground floor of any building fronting on Town Square may be a nonresidential use to a minimum depth of 50 feet back from the facade facing Town Square. Buildings facing Town Square may also be developed entirely for residential uses and shall be developed as single-family residence attached.
 - ii. Maximum Multifamily Density: 35 units per acre
 - iii. Required Front Yard (Town Square): Building facades must be constructed such that 80% of the building face is no less than 10 feet and no more than 20 feet from the parking curb line at Town Square.
 - iv. Minimum Interior Side Yard: None, except as required by building or fire codes.
 - v. Required Rear Yard: Building facades must be constructed such that there is 20 feet from the face of enclosed garage doors to the nearest line of a private way, if a tandem parking space is desired; otherwise a 10 foot setback for the garage from the aisle is required.
 - vi. Minimum Floor Area per Dwelling Unit: 400 square feet; in addition, no more than 10% of the units may be less than 550 square feet in size.
 - vii. Maximum Lot Coverage: None

- viii. Maximum Height: 4 story (65 feet)
- ix. Minimum Height: Two-and-one-half story for the southern building. Three story for the northern and eastern buildings; however, loft or multilevel space may be included in these buildings.
- x. Parking Requirements
 - 1. Multifamily: 1 parking space per bedroom (Tandem parking space permitted in 20 feet behind enclosed garage doors.)
 - 2. Nonresidential Uses: 1 space per 300 square feet
 - 3. Community Facilities: No parking required
 - 4. Parking is restricted to quasi-public streets, parking garages, or tandem spaces provided for the multifamily residential units. Parking lots are prohibited within this sub-area. Additional parking, if necessary, must be provided offsite, as required by Section 3.1100 of the Comprehensive Zoning Ordinance.
- xi. Landscaping: As required by Section 3.1200 (Landscaping Requirements) and Section 4.500 (Preston Road Overlay District) of the Comprehensive Zoning Ordinance.

3. Sub-Area C (Multifamily Residential)

- a. Uses Permitted: Multifamily residences, retirement housing, and single-family attached.
- b. Residential Density
 - i. Minimum Residential Density: 28 units per acre. Residential units developed in Town Center shall be included in the density. Quasi-public streets, required open space areas and the 30-foot landscape edge required along public streets shall be excluded from the density calculation. A minimum of 15 acres, not to exceed 25 acres, shall be developed at a density of 8-12 units per acre. The minimum site area is 5 acres for density of 8-12 units per acre.
 - ii. Maximum Residential Density: 50 units per acre, not to exceed 1,450 units.

- c. Required Front Yard
 - i. Public Street: 30 feet
 - ii. Quasi-public Street: Building facades must be constructed such that 80% of the building face is no less than 10 feet and no more than 20 feet from a quasi-public street or the parking curb line on quasi-public streets.
- d. Minimum Side Yard: None, except as required by building and fire codes.
- e. Required Rear Yard: Building facades must be constructed such that there is 20 feet from the face of enclosed garage doors to the nearest line of a private way, if a tandem parking space is desired; otherwise a 10 foot setback for the garage from the aisle is required.
- f. Minimum Floor Area per Dwelling Unit: 400 square feet; in addition, no more than 10% of the units may be less than 550 square feet in size.
- g. Maximum Lot Coverage: None
- h. Maximum Height: 7 story
- i. Minimum Height: 2 story for densities at 8-12 units per acre. Three story for higher density development.
- j. Minimum Usable Open Space
 - i. A minimum of 3 acres of public open space shall be configured to link Sub-Area C to Sub-Area B (Town Center) and Sub-Area D.
 - ii. An illuminated, pedestrian pathway shall be constructed and paved to connect the sub-areas.
 - iii. At least 1 active recreation area shall be created along each pathway containing a minimum contiguous area of 30,000 square feet.
 - iv. One hundred square feet per unit as defined by Section 1.600 of the Comprehensive Zoning Ordinance. Excluded are the required landscaping and the 3 acres of required open space referenced in j.i. above. The open space shall have a minimum width of 15 feet.

- k. Landscaping: As required by Section 3.1200 (Landscaping Requirements) and Section 4.500 (Preston Road Overlay District) of the Comprehensive Zoning Ordinance.
- l. Parking Requirements for Multifamily Residential: One parking space per bedroom. (Tandem parking space permitted in 20 feet behind enclosed garage doors may be counted toward this requirement.)
- m. Architectural and signage requirements shall be adopted by ordinance prior to approval of any plans.
- n. Phasing: A Certificate of Occupancy shall not be issued for any phase until:
 - i. The entire pedestrian greenbelt abutting a particular phase is completed from Town Square to either Sub-Area D or Ohio Dr. and opens to the public.
 - ii. The southern and eastern buildings fronting Town Square have been substantially completed.

4. Sub-Area D

- a. Uses Permitted: Same as Sub-Area B, except veterinary clinics are allowed by right and gasoline sales are allowed as an accessory use. Single-family attached residence is prohibited.
- b. Development Options - This property may develop as any one of the following:
 - i. Entirely Nonresidential - A minimum of 30,000 square feet of nonresidential uses must be developed. This requirement may be phased, with the first phase containing a minimum of 15,000 square feet of nonresidential development. Each retail building must have storefronts on at least 2 sides.
 - ii. Mixed-Use - A minimum of 30,000 square feet of nonresidential uses must be developed. This requirement may be phased, with the first phase containing a minimum of 15,000 square feet of nonresidential development. Each retail building must have storefronts on at least 2 sides. A maximum of 200 residential units may be developed.
 - iii. Entirely Residential - Residential development shall be constructed in accordance with the regulations contained within this sub-area

and the approved preliminary site plan which is attached as a part of this ordinance. A maximum of 120 residential units may be developed.

- c. Maximum Residential Density: 80 units per acre
 - d. Minimum Front Yard (Public Streets): 50 feet. This distance may be reduced to 30 feet if no drive aisles or parking areas are located between the street and the building face.
 - e. Minimum Setback (Quasi-public Streets): 10 feet from the curb line
 - f. Minimum Side Yard: None, except as required by building and fire codes
 - g. Minimum Rear Yard: None, except as required by building and fire codes
 - h. Minimum Floor Area per Dwelling Unit: Same as Sub-Area B
 - i. Maximum Lot Coverage: None
 - j. Maximum Height: Same as Sub-Area B
 - k. Parking Requirements
 - i. Multifamily Residential: 1 parking space per bedroom
 - ii. Nonresidential Uses: 1 space per 250 square feet
 - l. Landscaping: As required by Section 3.1200 (Landscaping Requirements) and Section 4.500 (Preston Road Overlay District) of the Comprehensive Zoning Ordinance
 - m. Architectural and signage requirements shall be adopted by ordinance prior to approval of any plans.
5. Urban Design Standards (Applicable to Sub-Areas A through D)
- a. Quasi-public Streets: 22 feet in width. Within Sub-Area A, the width of the quasi-public streets may be increased to 28 feet. Parking is limited to parallel spaces with angle parking allowed only in the Town Center area and Sub-Area A.
 - i. Open for the use of the public (not gated).

- ii. Parking permitted on both sides of street with no more than 4 spaces contiguous without a break for street tree and planting island.
- iii. Sidewalk 6 feet in width required on both sides of street.
- b. Private Ways: 22 feet in width. Can be gated/secured for private use of residents. Twenty foot required setback from edge of private way to face of enclosed garages, if tandem parking space desired, otherwise a 10 foot setback is required. Private ways does not include private mews streets.

6. Architecture and Landscape Design - General Requirements

a. Definitions:

- i. Diagonal Greenbelts - Greenbelts located in Sub-Area C connecting to Town Center.
- ii. Dormer Windows - Windows projecting from a pitched roof.
- iii. Masonry - Stone, clay-fired brick or tile, exterior plasters, or a combination of these materials.
- iv. Promenade - An east/west oriented walkway and open space located in Sub-Area A.
- v. Primary Roof - The roof covering enclosed building space.
- vi. Pathway - A paved walkway within a usable open space connecting a building to a street or greenbelt.
- vii. Quasi-public Streets - Quasi-public streets are privately owned and maintained drives open to public access. Required quasi-public streets are designated on the zoning exhibit as amended by Exhibits C and D. Additional quasi-public streets proposed by the developer may be designed on subsequent plans approved by the city. A fire lane shall be located within all quasi-public streets. Lots may be platted to quasi-public streets.
- viii. Streets - A public street or quasi-public street unless otherwise specified.
- ix. Town Center - All of Sub-Area B.
- x. Town Square - The public open space and plaza in Sub-Area B.

- xi. White Rock Creek Greenbelt - The open space area and related facilities in Sub-Area A along White Rock Creek.

- b. Site Plan Review: The procedures and standards contained in Article 5 of the Comprehensive Zoning Ordinance pertaining to site, landscape, and facade plans shall apply unless otherwise specified within this ordinance. The submittal and approval of plans may be phased in accordance with the planned development conditions.

- c. Street Trees: Along quasi-public streets, trees (4-inch minimum diameter) shall be required at a rate of one per 50 linear feet per side. Exact spacing and location of street trees shall be determined at the time of site plan approval. Along public streets, landscaping requirements shall be those contained in Section 3.1200 of the Comprehensive Zoning Ordinance or those contained within the Preston Road Overlay District as applicable.

- d. Telecommunications Plan: A plan for providing telecommunications service within the district and wireless antenna sites serving the larger area shall be completed by the property owners within one year of the approval of this ordinance.

- e. Parking: Except as otherwise provided, parking requirements shall be in accordance with Section 3.1100 of the Comprehensive Zoning Ordinance.
 - i. Parking shall be permitted on both sides of quasi-public streets, except where prohibited for vehicular, fire, or pedestrian safety. (See sub-area requirements.)
 - ii. Tandem parking spaces are permitted in front of a multifamily-residential garage door provided that the space is assigned to the same unit as is the garage.
 - iii. Parking lot landscaping shall conform to Section 3.1200 of the Comprehensive Zoning Ordinance.

- f. Screening
 - i. The rear and service sides of nonresidential buildings oriented toward residential development or greenbelts and open space shall be screened as provided in Section 3.1000 of the Comprehensive Zoning Ordinance.
 - ii. Roof-mounted equipment, including telecommunication antennas, shall be screened in accordance with Section 3.1000 of the Comprehensive Zoning Ordinance. Telecommunication antennas

are permitted (public and private) but must be screened from view or integrated with the architectural detailing of buildings.

- iii. Where permitted, roof-mounted and ground-mounted mechanical units must be screened from public view. Landscaping may be used to provide screening. Ground-mounted mechanical units may not be placed along the front of a building located in Sub-Areas A, B, or D.
- iv. Dumpsters shall not be located within 30 feet of a street and shall otherwise be screened from view from streets and greenbelts in accordance with Section 3.1000 of the Comprehensive Zoning Ordinance.

g. Street Naming and Addressing

- i. All quasi-public streets shall be named.
- ii. Except in Sub-Area A, all buildings shall have an individual address and may be named (e.g. The Bentley) but not numbered (e.g. Building 1 or B). Single-family residence attached shall be individually addressed.
- iii. These requirements are subject to the regulations of the U.S. Postal Service, Plano Fire Department, and other applicable agencies and jurisdictions.

h. Building Design

- i. Except for a flat roof screened by a parapet, the minimum pitch of the primary roof shall be 6:12 or greater. Roof extensions over doorways, balconies, and porches may be of any pitch-, except as noted below:
 - 1. The minimum pitch of the primary roof shall be 3:12 or greater for multifamily buildings in Sub-Area A, south of Towne Square Drive.
- ii. Roofing materials on sloped roofs shall be limited to masonry, metal, or composition shingles of a minimum weight of 225 lb./square.
- iii. Unless specified, the exterior surface of a building may be any material allowed by the building and fire codes.

- iv. No residential garage may face or directly access a street. Garage doors shall be of steel construction.
- i. Miscellaneous: Outdoor storage of consumer goods shall comply with Subsection 3.902.2. of the Comprehensive Zoning Ordinance.

7. Sub-Area A

a. Building Arrangement

- i. Buildings located along the promenade west of Town Square shall be arranged in a pattern generally consistent with that illustrated in Exhibit B, as amended by Exhibits C and D.
- ii. For buildings within (including a portion thereof) 200 feet of the White Rock Creek greenbelt, the following regulations shall apply:
 - 1. Buildings must connect to the greenbelt by a direct or shared entrance or walkway.
 - 2. No more than 10% of the required parking may be provided between the rear or service side of a building and the greenbelt.
 - 3. Buildings less than 10,000 square feet in size shall be placed adjacent to the greenbelt and may not be separated from the greenbelt by a vehicular driveway, service area, or fire lane. Plazas, patios, and open space may be used to connect buildings to the greenbelt. Single-family residence attached uses shall be exempt from this provision.
 - 4. Freestanding restaurants shall provide an outdoor patio dining area equal to or larger than 20% of the restaurant's gross floor area.

b. Building Design

- i. A minimum of 80% of any exposed exterior wall shall consist of glass or masonry.
- ii. Where visible to the public, the rear of buildings and/or service areas shall be of the same material and finish as the rest of the building.
- iii. The Planning & Zoning Commission may allow concrete, concrete block, or tile to be used on exterior walls that are not visible from

streets with site plan approval. Where permitted, alternative finishes must be consistent in color with the remainder of the building, and may be used for the walls of service courts and other facilities that are secluded from view by the specific design of a building or group of buildings.

iv. The following shall apply to buildings intended for retail occupancy (including restaurants):

1. A minimum of 50% of the surface area of the first level of the front facade and 25% of the side facades must be glass windows, doors, or display windows. The surface area shall be calculated by multiplying the length of the facade by 15 feet.
2. Covered walkways must be provided along a minimum of 50% of the length of the front facade and a minimum of 25% of the length of all side facades. This may be done through the use of awnings, arcades, roof overhangs, or similar architectural features.
3. The rear facades of buildings fronting quasi-public streets shall have rear entrances and shall comply with the glass windows, doors, or display windows and covered walkway standards for front facades in iv.1. and iv.2. above.

v. The following shall apply to buildings adjacent to the promenade regardless of use:

1. A minimum of 50% of the surface area of the first level of the facade adjacent to the promenade and 25% of the side facades must be glass windows, doors, or display windows. The surface area shall be calculated by multiplying the length of the facade by 15 feet.
2. Covered walkways must be provided along a minimum of 50% of the length of the facade adjacent to the promenade and a minimum of 25% of the length of all side facades. This may be done through the use of awnings, arcades, roof overhangs, or similar architectural features.

8. Sub-Area B (Town Center)

a. Building Arrangement

- i. The buildings in Town Center shall be arranged in a pattern generally consistent with that illustrated in Exhibit B, as amended by Exhibits C and D.
- ii. The northern and southern buildings shall be no less than 250 feet in length; the eastern building no less than 150 feet in length. Single-family residence attached uses shall be exempt from this provision.

b. Building Design

- i. Except for windows, doors, and garage doors, the exterior of all building elevations shall be 80% masonry.
- ii. The rear or service side of buildings shall be of the same material and finish as the rest of the building.
- iii. All sloped roofs in Town Center shall utilize the same material, except for roofs over towers or cupolas and accents over doorways, balconies, and porches.
- iv. Windows and glass doors shall comprise 60% of the surface area of the ground floor nonresidential building elevations facing Town Square. Windows shall comprise 30% of all other building elevations.
- v. Except for decorative windows, all residential windows shall be operable. All living area and bedroom windows, except for dormer windows, shall be a minimum of 15 square feet in size.
- vi. All residential units and nonresidential lease space shall have direct or shared access to a street along Town Square.
- vii. All buildings must use 3 or more of the following architectural features: balconies, window awnings, entry stairs and stoops, bay windows or dormer windows.
- viii. The main entrance of each commercial lease space and shared entrances shall be covered or protected in some manner such as an awning, recessed entry, or arcade walkway.

- ix. Outdoor patio or sidewalk dining is allowed. An unrestricted sidewalk, a minimum of 5 feet in width, must be maintained. These areas shall not be included in parking calculations.
 - c. Streets: Streets shall have a one-way traffic flow in a counter-clockwise direction around Town Center; however, two-way traffic shall be permitted along the west side of Town Center. On-street parking is limited to angled parking.
9. Sub-Area C
- a. Building Arrangement
 - i. Buildings shall be placed square to streets and diagonal greenbelts illustrated in Exhibit B, as amended by Exhibits C and D. Where a building abuts 2 or more streets or a greenbelt, the primary quasi-public street shall take priority in determining building orientation.
 - ii. Buildings shall be arranged in rows, squares, and similar geometric patterns to create corridors and courtyards.
 - iii. Along streets, buildings shall not be separated by more than 40 feet, unless they are separated by an intersecting street, in which case they may be separated by no more than 75 feet.
 - b. Building Design
 - i. Except for windows, doors, and garage doors, the exterior of all building elevations shall be 80% masonry.
 - ii. Flat primary roofs are prohibited in this sub-area.
 - iii. All building elevations facing streets, greenbelts, and pathways shall contain windows occupying 30% or more of the elevation.
 - iv. Except for decorative windows, all residential windows shall be operable. The windows in living areas and bedrooms, except for dormer windows, shall be a minimum of 15 square feet in size.
 - v. All units must have either direct or shared access to a quasi-public street, greenbelt, or pathway.
 - vi. All stairs (except entry stairs and stoops to individual units and shared hallways) and elevated walkways shall be substantially screened from view from streets and open space pathways.

- vii. All buildings must use 3 or more of the following architectural features: balconies, window awnings, entry stairs and stoops, bay windows, or dormer windows.
 - viii. A minimum of 3 architectural styles shall be developed within Sub-Area C. Each style shall include a set of common elements such as massing and articulation, materials, doors, windows, etc. Any one phase may consist of a single architectural style.
 - ix. Each building within a specific style group must use architectural detailing, as listed in viii. above, to achieve a unique identity; however, basic building dimensions may remain the same.
 - x. A facade plan illustrating the compliance of the prototypical design of each building style with these provisions shall be submitted concurrent with the site plan for each phase.
- c. Parking
- i. Parking on quasi-public streets is limited to parallel parking. No more than 4 parking spaces may be placed in a row without a break (minimum 6 feet wide).
 - ii. Parking lots, garages, carports, and parking structures must be screened from streets and greenbelts by buildings, walls, or landscaping, or a combination of the three.
10. Sub-Area D
- a. Building Arrangement
- i. The buildings in Sub-Area D shall be arranged in a pattern generally consistent with that illustrated in Exhibit B, as amended by Exhibits C and D.
 - ii. Building entries and storefronts shall be arranged to access both public streets and the adjacent quasi-public street in Sub-Area C.
- b. Building Design
- i. Except for windows, doors, and garage doors, the exterior of all building elevations shall be 80% masonry.
 - ii. Where visible to the public, the rear of buildings and/or service areas shall be of the same material and finish as the rest of the building.

- iii. All sloped roofs in Sub-Area D shall utilize the same material, except for roofs over towers or cupolas and accents over doorways, balconies, and porches.
- iv. Windows and glass doors shall comprise 60% of the ground floor building elevations facing Robinson Rd. and Ohio Dr. Windows shall comprise 30% of the remaining elevations.
- v. Except for decorative windows, all residential windows shall be operable. All living area and bedroom windows, except for dormer windows, shall be a minimum of 15 square feet in size.
- vi. All buildings must use 3 or more of the following architectural features: balconies, window awnings, entry stairs and stoops, bay windows, or dormer windows.
- vii. A special building element such as a tower, cupola, spire, or taller roof form shall be constructed to terminate the diagonal open space axis originating in Town Center. This building element shall extend a minimum of 10 feet above the height of the adjacent building(s).
- viii. The main entrance of each commercial lease space or shared entrance shall be covered or protected in some manner such as an awning, recessed entry, or arcade walkway.
- ix. Outdoor patio or sidewalk dining is allowed. An unrestricted sidewalk, a minimum of 5 feet in width, must be maintained. These areas shall not be included in parking calculations.

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 28TH DAY OF APRIL, 2014.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2014-02

BEING a 5.5542 acre tract of land, more or less, out of the William Brown Survey, Abstract No. 66, Lot 2, Block A of Headquarters Village, an addition to the City of Plano, Collin County, Texas, according to the Plat thereof recorded in Volume 2007, Page 308, Map Records, Collin County, Texas.

BEGINNING at a 5/8-inch iron rod set at the southwest corner of Lot 2, Block A, of said Headquarters Village;

THENCE North, $00^{\circ} 23' 16''$ West, a distance of 547.03 feet to a point for corner;

South, $89^{\circ} 36' 44''$ West, a distance of 428.06 feet to a point for corner;

South, $00^{\circ} 46' 07''$ East, a distance of 387.21 feet to a 1/2-inch iron rod found for corner;

South, $35^{\circ} 18' 25''$ East, a distance of 59.83 feet to a 1/2-inch iron rod found for corner;

South, $09^{\circ} 23' 08''$ East, a distance of 64.51 feet to a 5/8-inch iron rod set for corner;

South, $20^{\circ} 31' 54''$ East, a distance of 55.11 feet to a 5/8-inch iron rod set for corner;

South, $35^{\circ} 02' 23''$ East, a distance of 45.61 feet to a 5/8-inch iron rod set for corner in the north right-of-line of said Razor Road (120-foot right-of-way at this point) for the beginning of a non-tangent curve to the left with a radius of 1,260.00 feet, a central angle of $22^{\circ} 42' 50''$, and a chord bearing and distance of North, $85^{\circ} 14' 22''$ West, 496.24 feet;

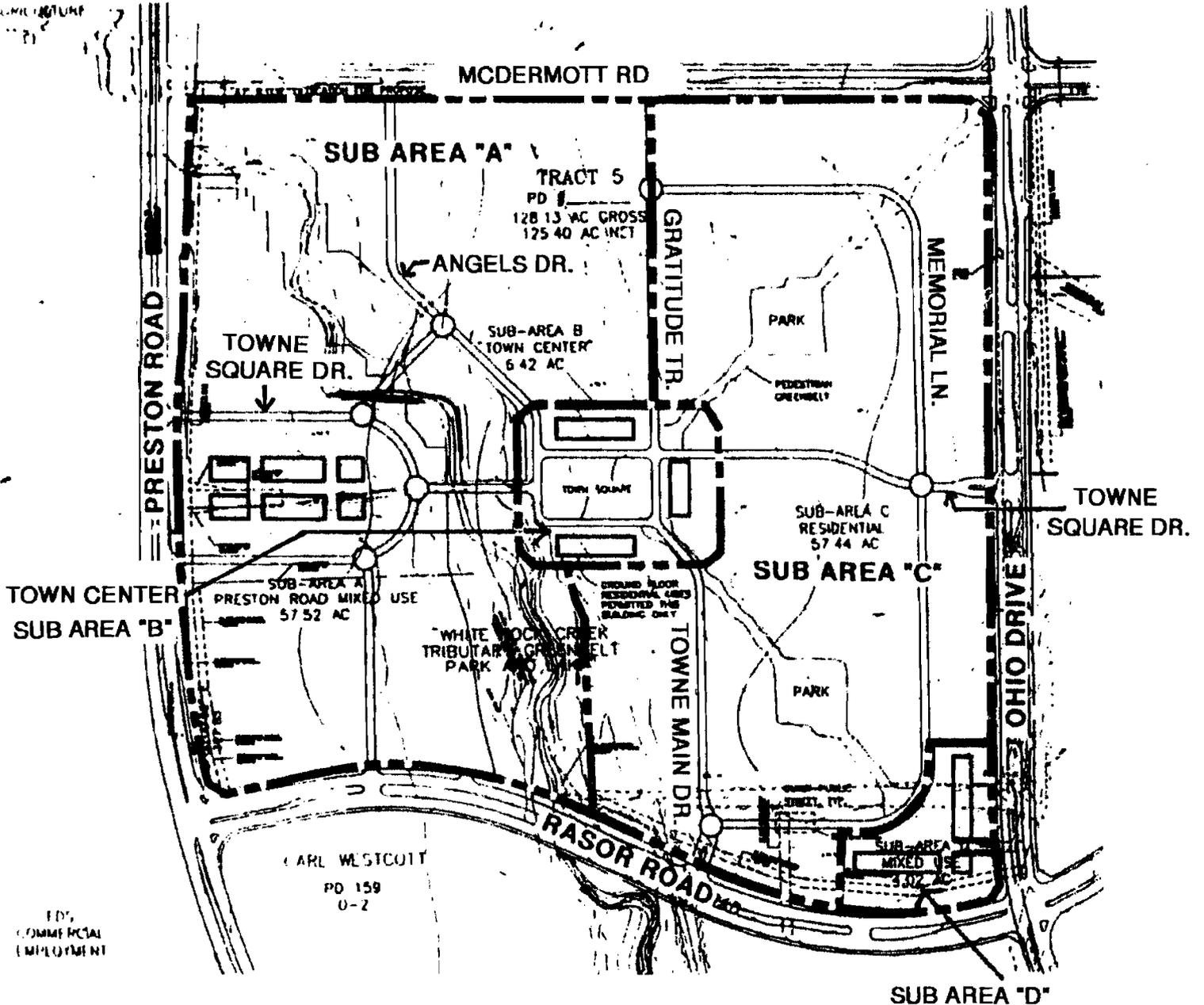
THENCE with said north right-of-way line, the following courses and distances to wit:

Northwesterly, with said curve, an arc distance of 499.50 feet to a 5/8-inch iron rod set for corner;

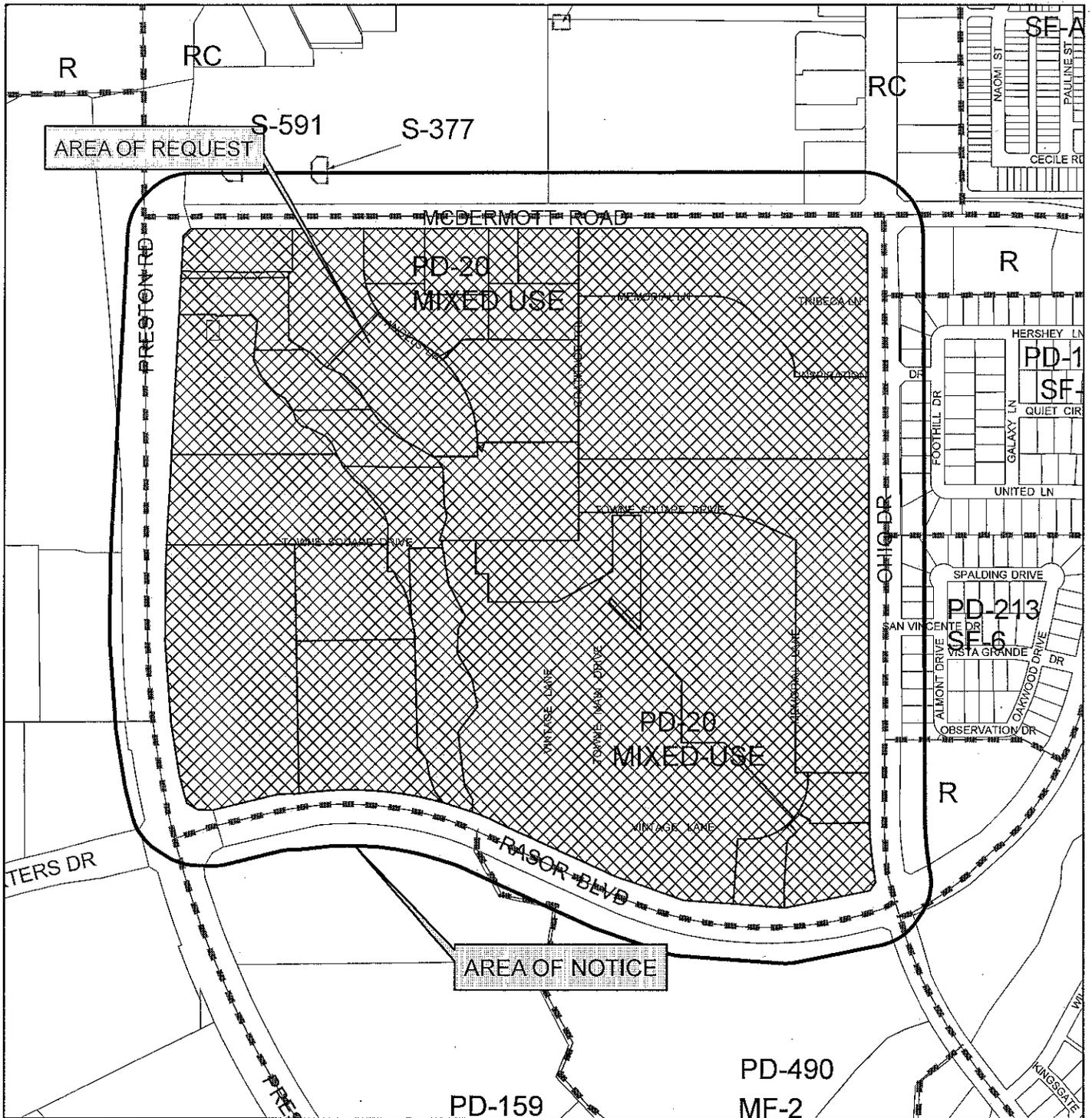
South, $84^{\circ} 26' 01''$ West, a distance of 25.75 feet to the POINT OF BEGINNING and CONTAINING 5.5542 acres of land.

PD-20-MU SUBAREA MAP

(FOR INFORMATIONAL PURPOSES ONLY)

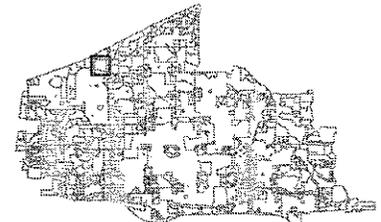


ED,
COMMERCIAL
EMPLOYMENT



Zoning Case #: 2014-02

Existing Zoning: PLANNED DEVELOPMENT-20-MIXED-USE/
PRESTON ROAD OVERLAY DISTRICT



○ 200' Notification Buffer