

**DATE:** June 2, 2015  
**TO:** Honorable Mayor & City Council  
**FROM:** Doug Bender, Chairman, Planning & Zoning Commission  
**SUBJECT:** Results of Planning & Zoning Commission Meeting of June 1, 2015

**AGENDA ITEM NO. 7A - PUBLIC HEARING  
ZONING CASE 2015-03  
APPLICANTS: FM 544/PARK VISTA LTD**

Request to rezone 31.6± acres located on the east and west sides of Park Vista Road, 750± feet south of 14th Street **from** Agricultural **to** Planned Development-Multifamily Residence-3 to allow for an independent living facility with modified development standards. Zoned Agricultural.

**APPROVED:** 6-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**LETTERS RECEIVED WITHIN 200 FOOT NOTICE AREA:** **SUPPORT:** 2 **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 approval subject to the following:

Restrictions:

The permitted uses and standards shall be in accordance with the Multifamily Residence-3 (MF-3) zoning district unless otherwise specified herein:

1. Multifamily residence is prohibited.
2. Minimum Front, Side, and Rear Yard: 10 feet

**FOR CITY COUNCIL MEETING OF:** June 22, 2015 (To view the agenda for this meeting, see [www.plano.gov](http://www.plano.gov))

**PUBLIC HEARING – ORDINANCE**

ST/ks

xc: Richard Shaw, FM 544/Park Vista Ltd  
Wayne Snell, Permit Services Manager

<https://www.google.com/maps/@33.0088836,-96.6321124,17z/data=!3m1!1e3>

CITY OF PLANO  
PLANNING & ZONING COMMISSION

June 1, 2015

**Agenda Item No. 7A**

**Public Hearing:** Zoning Case 2015-03

**Applicants:** FM 544/Park Vista Ltd

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**DESCRIPTION:**

Request to rezone 31.6± acres located on the east and west sides of Park Vista Road, 750± feet south of 14th Street **from** Agricultural **to** Planned Development-Multifamily Residence-3 to allow for an independent living facility with modified development standards. Zoned Agricultural. Tabled May 18, 2015.

**REMARKS:**

This item was tabled at the May 18, 2015 Planning & Zoning Commission meeting. It must be removed from the table.

The purpose of this request is to rezone the subject property from Agricultural (A) to Planned Development-Multifamily Residence-3 (PD-MF-3). The A district is intended to provide for farming, dairying, pasturage, horticulture, animal husbandry, and the necessary accessory uses for the packing, treating, or storing of produce. It is anticipated that all A districts will be changed to other zoning classifications as the city proceeds toward full development.

The requested zoning is PD-MF-3 to allow for independent living facility with modified development standards. 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 off- and onsite conditions.

A preliminary site plan, Brigemoor Plano Addition, Block A, Lots 1 and 2 accompanies this request as Agenda Item No. 7B.

**Surrounding Land Use and Zoning**

The area of the request is currently undeveloped. To the north is vacant property zoned A and an existing convenience store with gas pumps development zoned Light Industrial-1. To the south and east, across the DART railroad right-of-way, is a religious facility zoned A, and an existing residential subdivision zoned Single-Family Residence-

7. The property to the west is vacant and is zoned Planned Development-202-Research/Technology Center.

### **Proposed Planned Development Stipulations**

The requested zoning is PD-MF-3. There are two primary parts to this request: land use and design standards.

**Land Use** - The applicant is proposing Multifamily Residence-3 (MF-3) as the base zoning district to allow for Independent Living Facility. The applicant is also proposing to prohibit multifamily residence.

**Design Standards** - The language in the proposed PD district would allow this site to be developed as Independent Living Facility with modified Multifamily Residence-3 (MF-3) development standards.

Restrictions:

The permitted uses and standards shall be in accordance with the Multifamily Residence-3 (MF-3) zoning district unless otherwise specified herein:

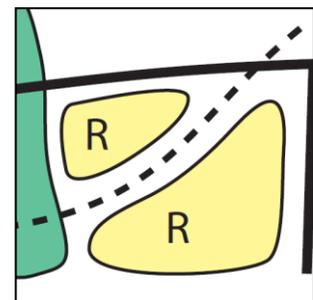
1. Multifamily residence is prohibited.
2. Minimum Front, Side, and Rear Yard: 10 feet
3. Maximum Height: 5 story, 55 feet

### **Conformance to the Comprehensive Plan**

**Future Land Use Plan** - The Future Land Use Plan designates this property as Residential (R). This request is in conformance with the Future Land Use Plan.

**Adequacy of Public Facilities** - Water and sanitary sewer services are available to serve the subject property.

**Housing Element** - The Housing Element of the Comprehensive Plan recommends allowing a variety of housing options for prospective Plano residents. The Element also states that senior housing is an example of an alternative neighborhood development which may be built in non-traditional settings, such as commercial areas. Although this is not a commercial area, it is a unique property that is adjacent to nonresidential zoning on the west and north, and a railroad, religious facility, and residential subdivision on the south and east. Additionally, retirement housing is identified as an exception to the city's density policies because of its reduced impact on traffic and schools. For these reasons, staff believes the request is in conformance with the Housing Element.



## **ISSUES:**

### **Uses**

The applicant is requesting MF-3 zoning which allows for independent living as a permitted use. At staff's request, the applicant is proposing to prohibit multifamily residence as a permitted use in order to address concerns about rezoning additional land for multifamily uses. In addition to independent living facility and other senior housing uses, the requested MF-3 zoning would also permit religious facilities and public schools to be developed by right as well as other uses which would require a specific use permit, such as a day care center or household care institution.

Given the limited visibility from 14th Street, the subject property is not a "prime location" for commercial uses. Residential uses may be appropriate for the site in an alternative neighborhood format such as an independent living facility. Staff believes the requested MF-3 zoning district with a prohibition on multifamily is complimentary to the existing residential subdivision and religious facility.

### **Setbacks and Height**

The PD request also includes reductions to building setbacks and an allowance for increased height. As shown by the companion preliminary site plan, the developer intends to construct multiple single-story buildings and one five story, 55-foot building with a wrapped parking garage. The subject property includes a large amount of floodplain as well as a proposed right-of-way dedication which reduces the amount of developable area. Although the applicant could design a plan which meets the existing MF-3 standards, staff believes that allowing for reduced setbacks may be appropriate in order to allow for greater flexibility in site design.

The MF-3 zoning district restricts building heights to a maximum of three stories, 45 feet. Staff is concerned that the proposed increased height will create a dense urban presence in an area adjacent to a single-family subdivision. In lieu of one large five story building, it is possible for the applicant to design the site with several multi-story buildings, while potentially maintaining the same number of proposed units. If MF-3 zoning is appropriate for this area, staff believes the applicant should comply with the MF-3 height restrictions.

## **SUMMARY:**

The applicant is requesting to rezone 31.6± acres located on the east and west sides of Park Vista Road, 750± feet south of 14th Street from Agricultural to Planned Development-Multifamily Residence-3 to allow for independent living facility with modified development standards. The request is in conformance with the Future Land Use Plan designation of Residential. Although staff is concerned regarding the proposed increased building height, we believe the subject property is appropriate for MF-3 zoning with reduced building setbacks while prohibiting multifamily residential as a permitted use.

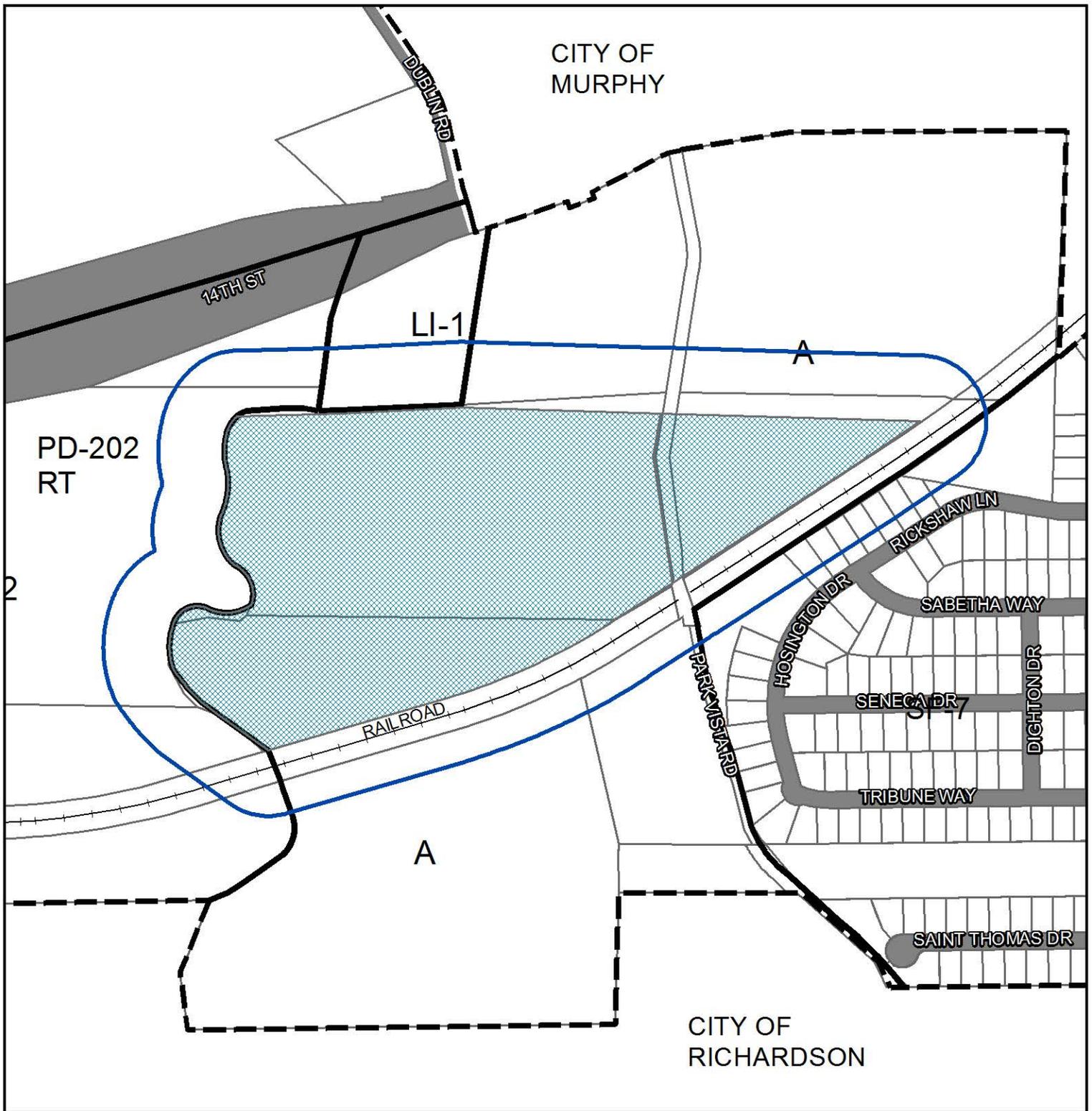
**RECOMMENDATION:**

Recommended for approval as follows:

Restrictions:

The permitted uses and standards shall be in accordance with the Multifamily Residence-3 (MF-3) zoning district unless otherwise specified herein:

1. Multifamily residence is prohibited.
2. Minimum Front, Side, and Rear Yard: 10 feet

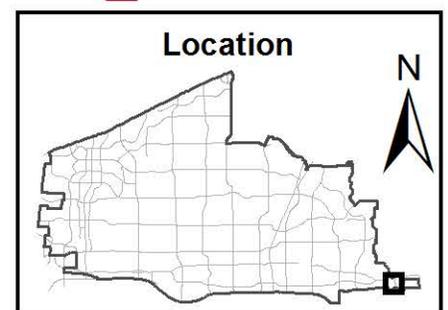


Zoning Case #: 2015-03

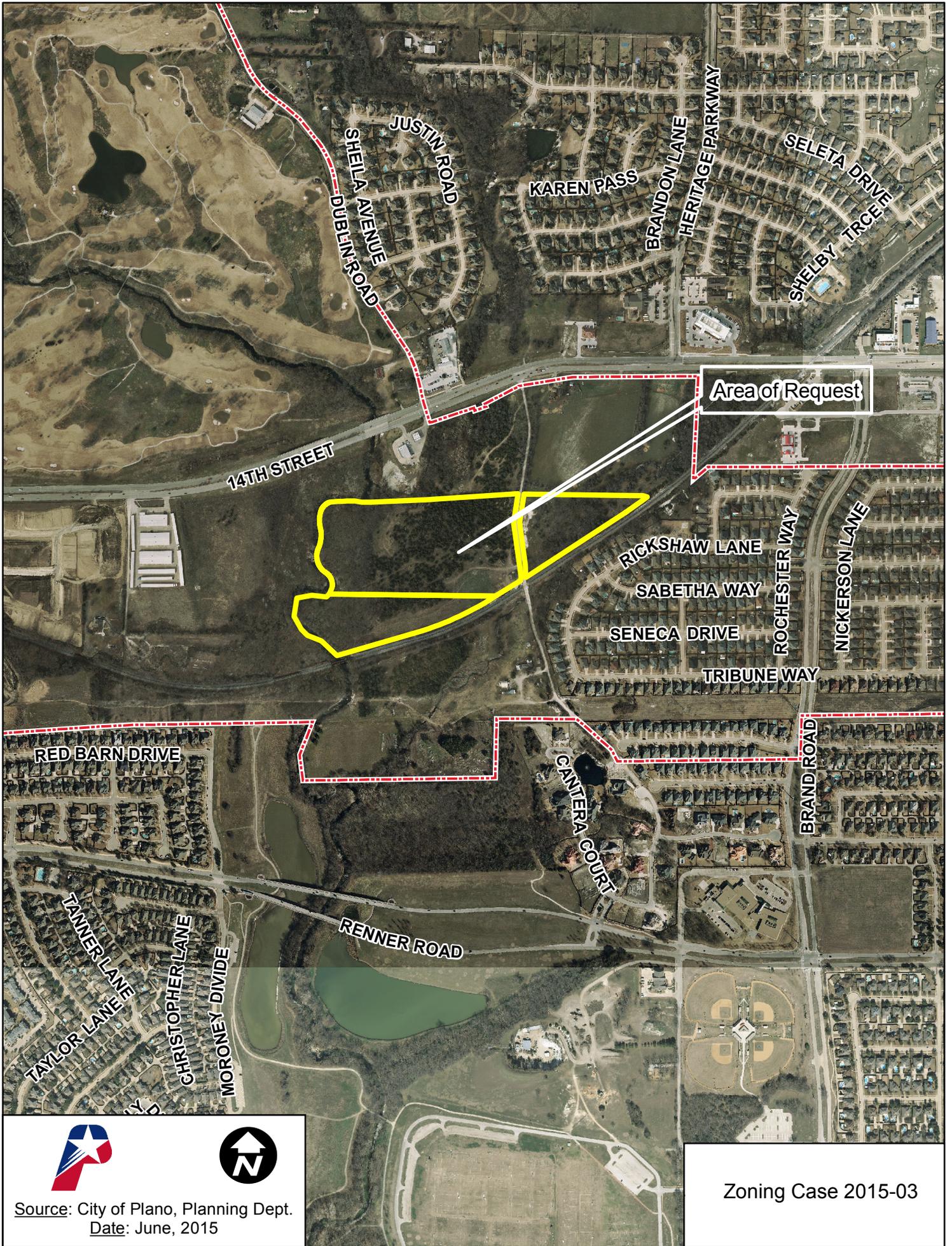
Existing Zoning: Agricultural (A)

Proposed Zoning: Planned Development-Multifamily Residence-3 (PD-MF-3) to allow for an independent living facility with modified development standards

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



Source: City of Plano Planning Department

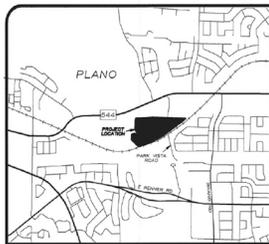


Area of Request

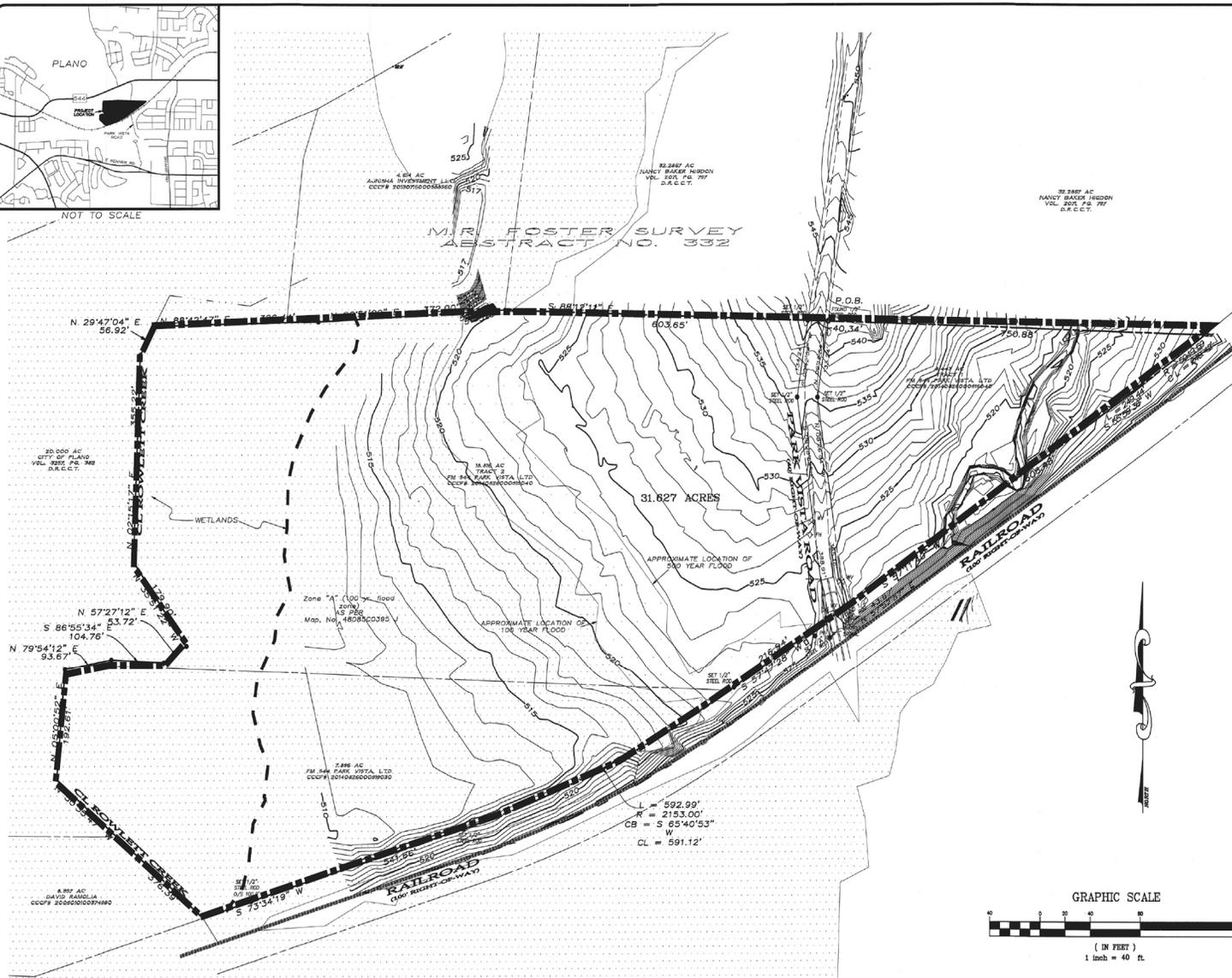


Source: City of Plano, Planning Dept.  
Date: June, 2015

Zoning Case 2015-03



NOT TO SCALE



**LEGAL DESCRIPTION**

Situated in the County of Collin, State of Texas, being a part of the M. R. Foster Survey, Abstract No. 332 and being Tract One as conveyed to FM 544 PARK VISTA, LTD., Document Number 2014082800918040, Official Public Records, Collin County, Texas and being Tract Two as conveyed to FM 544 PARK VISTA, LTD., Document Number 2014082800918040, Official Public Records, Collin County, Texas and that 2.856 acre tract of land conveyed to FM 544 PARK VISTA, LTD., Document Number 2014082800918030, of said Official Public Records, and being a portion of Park Vista Road, and being described by metes and bounds as follows:

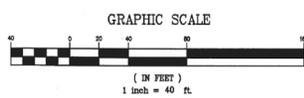
- Beginning at a found 1/2" steel rod at the northwest corner of said Tract 1, said rod also being in the east line of Park Vista Road, a 40 foot roadway, and being the southwest corner of Tract 1-B as conveyed to Nancy Baker Higdon as recorded in Volume 207, Page 787 of said Deed Records;
- Thence South 88°12'11" East with the south line of said Tract 1-B, a distance of 750.88 feet to a set 1/2" steel rod set in the northerly right-of-way line of the Dallas Area Rapid Transit Rail Line, a 100' right-of-way;
- Thence with said right-of-way line and a non tangent curve to the right having a radius of 5945.59 feet (chord bears South 55°59'36" West, 249.42 feet) an arc length of 249.44 feet to a set 1/2" steel rod;
- Thence South 57°11'40" West and continuing with said right-of-way line, a distance of 608.48 feet to a set 1/2" steel rod in the east line of said Park Vista Road;
- Thence South 57°52'57" West over and across said Park Vista Road, a distance of 43.67 feet to a 1/2" steel rod set in the west line of said Park Vista Road;
- Thence South 57°47'28" West and with said right-of-way line, a distance of 216.94 feet to a set 1/2" steel rod;
- Thence continuing with said right-of-way line and a curve to the right having a radius of 2,123.00 feet (chord bears South 65°40'53" West, 591.12 feet) an arc distance of 592.59 feet to a point;
- Thence South 73°34'19" West with said right-of-way line, passing a 1/2" steel rod set at a distance of 441.66 feet, in all a distance of 541.66 feet to a point in the center of Rowlett Creek;
- Thence with the center of Rowlett Creek the following calls and distances:  
 North 50°55'57" West, a distance of 376.35 feet to a point;  
 North 05°00'02" East, a distance of 192.61 feet to a point;  
 North 79°54'12" East, a distance of 83.67 feet to a point;  
 South 86°35'34" East, a distance of 104.76 feet to a point;  
 North 57°27'12" East, a distance of 53.72 feet to a point;  
 North 35°51'22" West, a distance of 179.90 feet to a point;  
 North 02°15'17" East, a distance of 355.22 feet to a point;  
 North 29°47'04" East, a distance of 56.92 feet to a point;
- Thence North 88°42'47" East, a distance of 326.44 to set 1/2" steel rod at an angle point in the southerly line of Lot 1, Block A, of the S44 Addition, an addition to Collin County, as recorded in Volume K, Page 84, Map Records, Collin County, Texas;
- Thence North 86°51'29" East with the south line of said Lot 1, a distance of 372.00 feet to a found 1/2" steel rod at the southeast corner of said Lot 1;
- Thence South 88°12'11" East, passing a 1/2" steel rod set at a distance of 603.65 feet in the west right of way line of Park Vista Road and continuing for a total distance of 643.99 feet to the Point-of-Beginning and containing 31.827 acres of land.

**CERTIFICATION**

The Underigned, being a registered surveyor of the State of Texas certifies that FM544/Park Vista Ltd. Chicago Title Mutual of Omaha Bank, and their successor assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 16, 18, and 21 of Table A thereof. The field work was completed on May 26, 2014.  
 Date of Plat or Map: May 2, 2015

Douglas W. Underwood  
 R.P.L.S. No. 4709  
 State of Texas



**ZONING NOTES**

The subject tract is located in an area designated as "A" (Agriculture) by the City of Plano Zoning Department

- Setbacks:
- Minimum Front - 10'
  - Minimum Rear - 10'
  - Minimum Side - 10'
- Max. Building Height - 5 stories; 55 feet

Multifamily is a prohibited use

\*\*Zoning Information obtained from the City of Plano Planning & Zoning Dept.

Submittal has been made to rezone as PD-MF-3

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

**FLOOD ZONE NOTES**

By graphic plotting only, this property lies partially within Zone "A" (100 yr. flood zone) and partially within Zone "X" (areas of minimal flooding) as defined by FEMA Flood Insurance Rate Map, No. 48085C0395 J, which bears an effective date of June 2, 2009.

**SCHEDULE "B" ITEMS**

- (f) Easement granted by Harold Mitchell to American Liberty Pipe Line Company, filed 02/08/1962, recorded in Vol. 593, Pg. 24, of Real Property Records, Collin County. Unable to determine location.

**LEGEND**

- P.O.B. POINT OF BEGINNING
- R.P.R.&G.C.T. REAL PROPERTY RECORDS, GRAYSON COUNTY, TX
- D.R.G.C.I. DEED RECORDS, GRAYSON COUNTY, TX
- VOL. VOLUME
- PG. PAGE
- ROW RIGHT-OF-WAY
- 1/2" STEEL ROD SET
- 1/2" STEEL ROD FOUND
- WM WATER METER
- IN SANITARY SEWER MANHOLE
- IN FIRE HYDRANT
- IN WATER VALVE
- IN POWER POLE
- IN TELEPHONE PEDESTAL
- IN CLEANOUT
- IN HANDICAP PARKING
- OVERHEAD ELECTRIC
- CHAINLINK FENCE
- STOCKADE FENCE
- BARBED WIRE FENCE

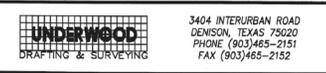
**GENERAL NOTES**

1. The property has an area of 193,702 sq. ft. or 4.447 acres of land in TRACT 1 & 819,623 sq. ft. or 18.816 acres of land in TRACT 2.
2. Basis of bearings is Grid North, NAD 83, Texas State Plane Coordinate System, North Central Zone.
3. There was no visible evidence of the use of the subject property as a solid waste dump, sump or sanitary landfill at the time of survey.
4. There are no visible signs of cemeteries.
5. All visible above ground indications of utilities are depicted hereon.

Sheet 1 of 1

Date	Revisions	Date
05/2/15		
Drawn By JCC		
Apprv. By DWJ		
Eng. No. 15030169		
Scale 1" = 100'		

**ZONING CASE 2015-03**  
**ALTA/ACSM LAND TITLE SURVEY**

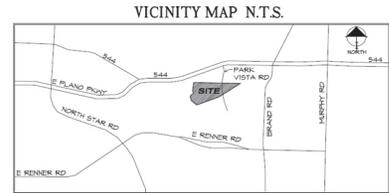
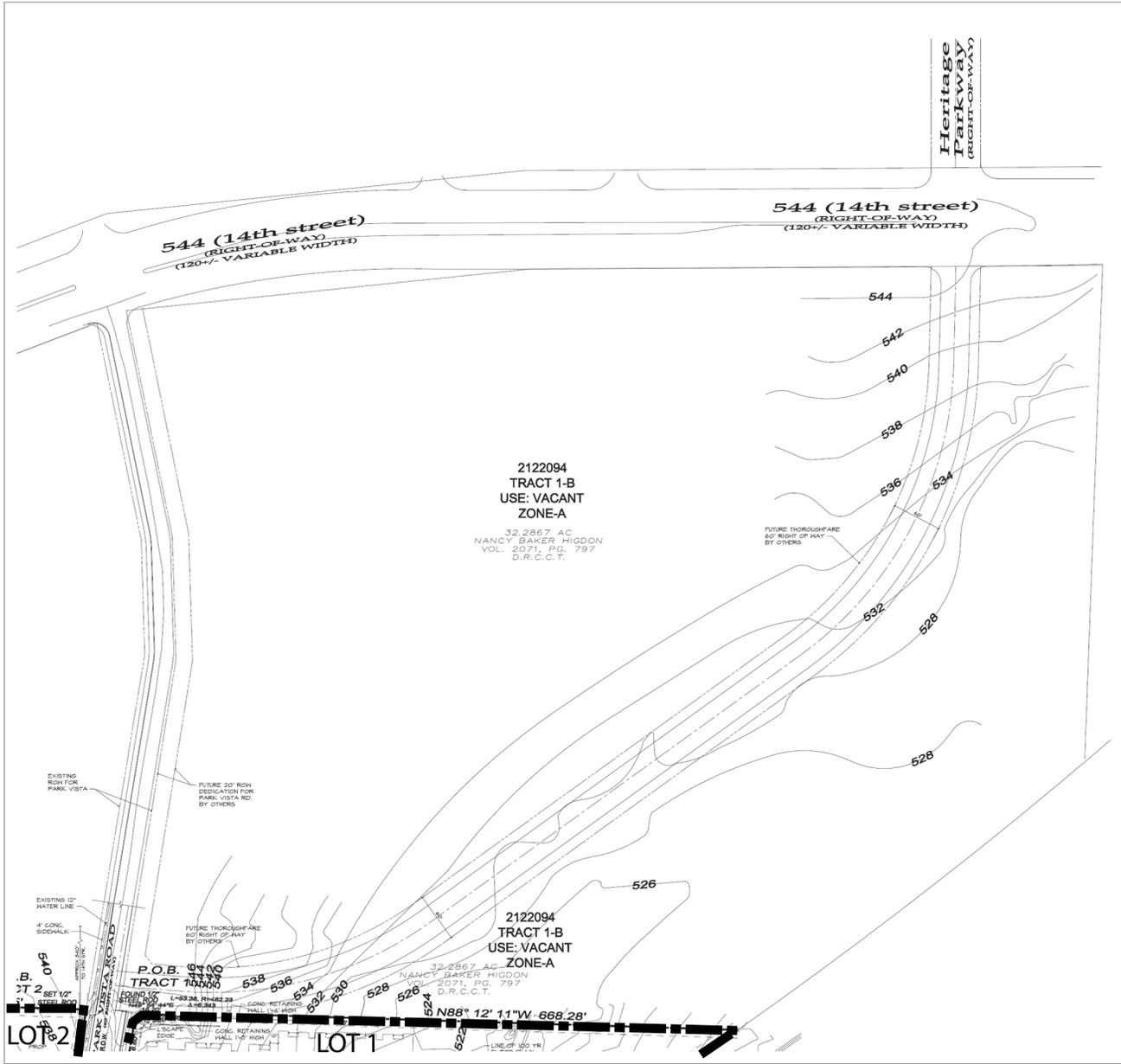


<b>Project Location</b> PLANO, TEXAS	<b>Prepared For:</b> CIVIL POINT ENGINEERS 3102 MAPLE AVENUE SUITE 404 DALLAS, TX 75201
<b>Project Address</b> PARK VISTA ROAD	
<b>Project Name</b> FANOUS TRACT	<b>Job Number:</b> 15030169

3404 INTERURBAN ROAD  
 DENISON, TEXAS 75020  
 PHONE (903)465-2151  
 FAX (903)465-2152

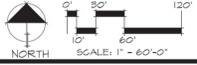






OWNER / DEVELOPER  
 FM544/Park Vista, Ltd.  
 RICHARD SHAW  
 481 KELLER SPRINGS RD, SUITE 209  
 ADDISON TX 75001  
 PH. 972-733-0096 / FX. 972-733-1864

PRELIMINARY SITE PLAN  
 BRIGEMOOR PLANO ADDITION  
 BLOCK A, LOTS 1 & 2  
 CITY OF PLANO, COLLIN COUNTY TX  
 TRACT 1, 2, & 3  
 31.159 ACRES  
 M.R. FOSTER SURVEY, ABSTRACT 332



DATE  
 05-22-2015  
 SHEET 3

**IKEMIRE ARCHITECTS**  
 ARCHITECTURE PLANNING INTERIORS  
 1600 DALLAS HWY, SUITE 300 DALLAS, TX 75246-3408 FAX 972-348-1557  
 BOSS BEAUME, ARCHITECT

FUTURE THOROUGHFARE PLAN (IN N.E. ADJACENT PROPERTY)  
 SCALE: 1"=60'-0"

## Zoning Case 2015-03

**An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to rezone 31.6± acres of land out of the M. R. Foster Survey, Abstract No. 332, located on the east and west sides of Park Vista Road, 750± feet south of 14th Street, in the City of Plano, Collin County, Texas, from Agricultural to Planned Development-498-Multifamily Residence-3 to allow for Independent Living Facility with modified development standards; 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 22nd day of June, 2015, for the purpose of considering rezoning 31.6± acres of land out of the M. R. Foster Survey, Abstract No. 332, located on the east and west sides of Park Vista Road, 750± feet south of 14th Street, in the City of Plano, Collin County, Texas, from Agricultural to Planned Development-498-Multifamily Residence-3 to allow for Independent Living Facility with modified development standards; 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 22nd day of June, 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. 2015-5-2, as the same has been heretofore amended, is hereby further amended so as to rezone 31.6± acres of land out of the M. R. Foster Survey, Abstract No. 332, located on the east and west

sides of Park Vista Road, 750± feet south of 14th Street, in the City of Plano, Collin County, Texas, from Agricultural to Planned Development-498-Multifamily Residence-3 to allow for Independent Living Facility with modified development standards, 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 Multifamily Residence-3 (MF-3) zoning district unless otherwise specified herein:

1. Multifamily residence is prohibited.
2. Minimum Front, Side, and Rear yard: 10 feet

**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 22ND DAY OF JUNE, 2015.**

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Harry LaRosiliere, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

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Paige Mims, CITY ATTORNEY

Zoning Case 2015-03

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BEGINNING at a found 1/2-inch steel rod at the northwest corner of said Tract 1, said rod also being in the east line of Park Vista Road, a 40 foot roadway and being the southwest corner of Tract 1-B as conveyed to Nancy Baker Higdon as recorded in Volume 207, Page 797 of said Deed Records;

THENCE South 88°12'11" East with the south line of said Tract 1-B, a distance of 750.88 feet to a set 1/2-inch steel rod set in the northerly right-of-way line of the Dallas Area Rapid Transit Rail Line, a 100' right-of-way;

THENCE with said right-of-way line and a nontangent curve to the right having a radius of 5,949.59 feet (chord bears South 55°59'36" West, 249.42 feet) an arc length of 249.44 feet to a set 1/2-inch steel rod;

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THENCE South 57°47'28" West and with said right-of-way line, a distance of 216.94 feet to a set 1/2-inch steel rod;

THENCE continuing with said right-of-way line and a curve to the right having a radius of 2,153.00 feet, (chord bears South 65°40'53" West, 591.12 feet) an arc distance of 592.99 feet to a point;

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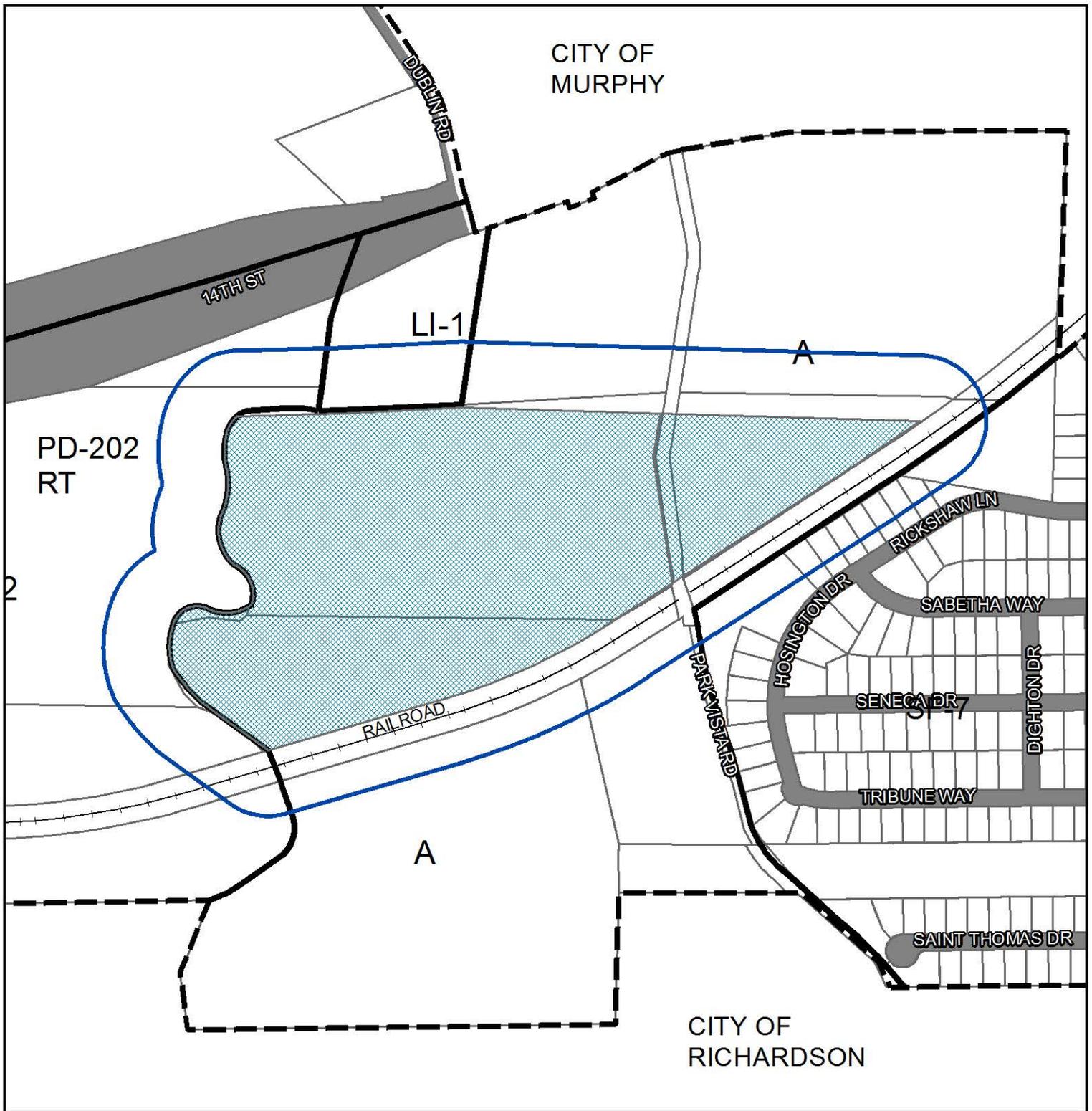
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THENCE North 86°51'29" East with the south line of said Lot 1, a distance of 372.00 feet to a found 1/2-inch steel rod at the southeast corner of said Lot 1;

THENCE South 88°12'11" East, passing a 1/2-inch steel rod set at a distance of 603.65 feet in the west right-of-way line of Park Vista Road and continuing for a total distance of 643.99 feet to the POINT-OF-BEGINNING and CONTAINING 31.627 acres of land.

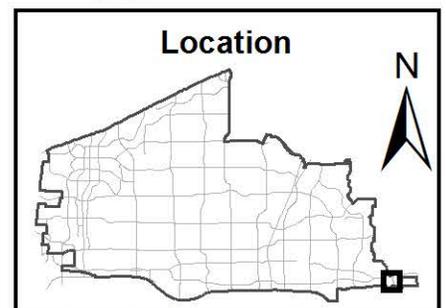


Zoning Case #: 2015-03

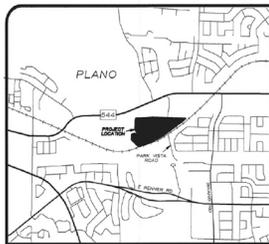
Existing Zoning: Agricultural (A)

Proposed Zoning: Planned Development-Multifamily Residence-3 (PD-MF-3) to allow for an independent living facility with modified development standards

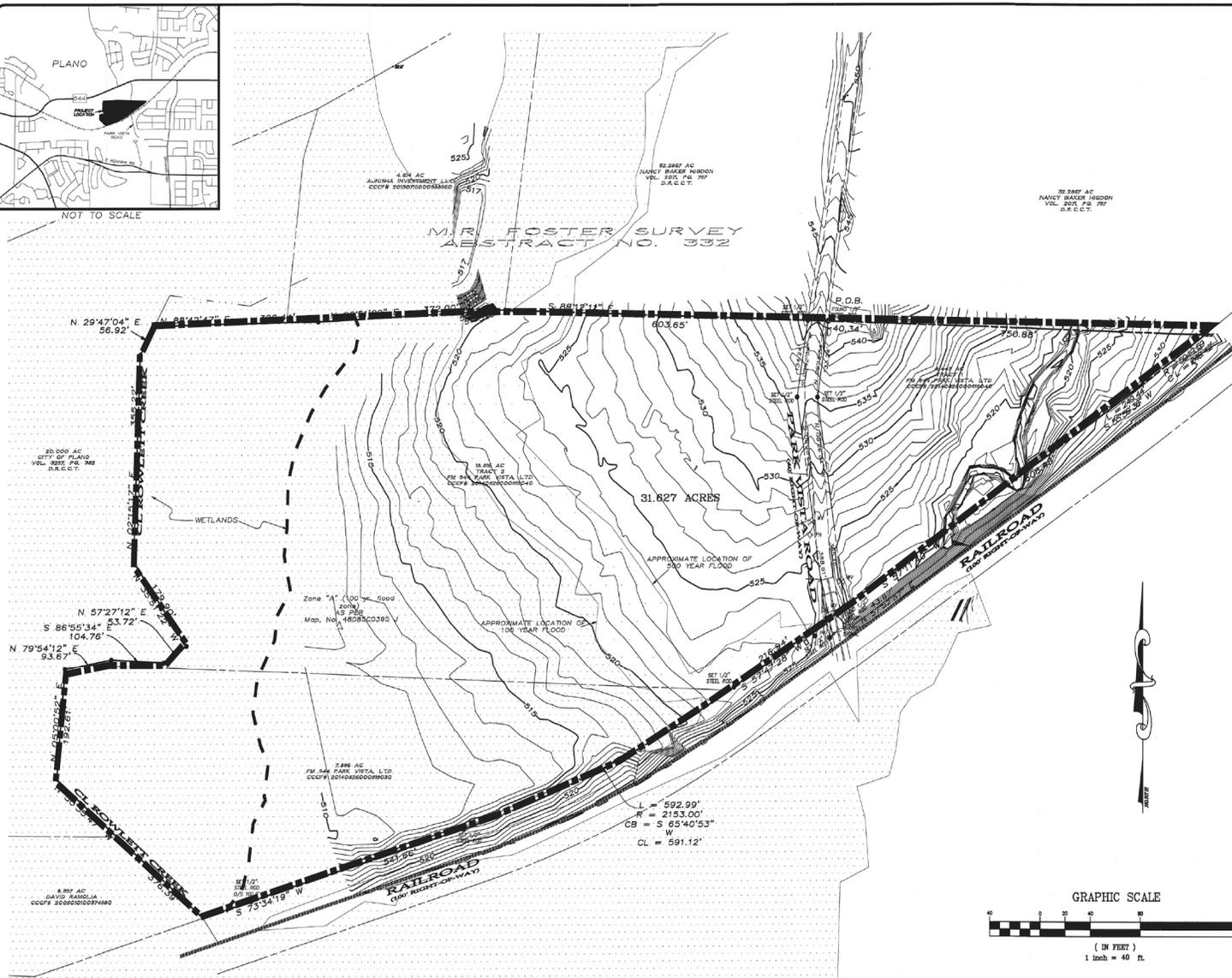
- 200' Notification Buffer
- Subject Property
- Zoning Boundary
- City Limits
- Specific Use Permit
- Right-of-Way



Source: City of Plano Planning Department



NOT TO SCALE



**LEGAL DESCRIPTION**

Situated in the County of Collin, State of Texas, being a part of the M. R. Foster Survey, Abstract No. 332 and being Tract One as conveyed to FM 544 PARK VISTA, LTD., Document Number 2014082800918040, Official Public Records, Collin County, Texas and being Tract Two as conveyed to FM 544 PARK VISTA, LTD., Document Number 2014082800918040, Official Public Records, Collin County, Texas and that 2.656 acre tract of land conveyed to FM 544 PARK VISTA, LTD., Document Number 2014082800918030, of said Official Public Records, and being a portion of Park Vista Road, and being described by metes and bounds as follows:

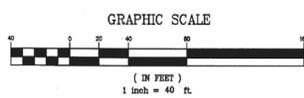
- Beginning at a found 1/2" steel rod at the northwest corner of said Tract 1, said rod also being in the east line of Park Vista Road, a 40 foot roadway, and being the southwest corner of Tract 1-B as conveyed to Nancy Baker Higdon as recorded in Volume 207, Page 787 of said Deed Records;
- Thence South 88°12'11" East with the south line of said Tract 1-B, a distance of 750.88 feet to a set 1/2" steel rod set in the northerly right-of-way line of the Dallas Area Rapid Transit Rail Line, a 100' right-of-way;
- Thence with said right-of-way line and a non tangent curve to the right having a radius of 594.59 feet (chord bears South 55°59'36" West, 249.42 feet) an arc length of 249.44 feet to a set 1/2" steel rod;
- Thence South 57°11'40" West and continuing with said right-of-way line, a distance of 608.48 feet to a set 1/2" steel rod in the east line of said Park Vista Road;
- Thence South 57°52'57" West over and across said Park Vista Road, a distance of 43.67 feet to a 1/2" steel rod set in the west line of said Park Vista Road;
- Thence South 57°47'28" West and with said right-of-way line, a distance of 216.94 feet to a set 1/2" steel rod;
- Thence continuing with said right-of-way line and a curve to the right having a radius of 2,123.00 feet (chord bears South 65°40'53" West, 591.12 feet) an arc distance of 592.59 feet to a point;
- Thence South 73°34'19" West with said right-of-way line, passing a 1/2" steel rod set at a distance of 441.66 feet, in all a distance of 541.66 feet to a point in the center of Rowlett Creek;
- Thence with the center of Rowlett Creek the following calls and distances:  
 North 59°55'57" West, a distance of 376.39 feet to a point;  
 North 05°09'02" East, a distance of 192.61 feet to a point;  
 North 79°54'12" East, a distance of 83.67 feet to a point;  
 South 86°35'34" East, a distance of 104.76 feet to a point;  
 North 57°27'12" East, a distance of 53.72 feet to a point;  
 North 35°51'22" West, a distance of 179.90 feet to a point;  
 North 02°15'17" East, a distance of 355.22 feet to a point;  
 North 29°47'04" East, a distance of 56.92 feet to a point;
- Thence North 88°42'47" East, a distance of 326.44 to set 1/2" steel rod at an angle point in the southerly line of Lot 1, Block A, of the S44 Addition, an addition to Collin County, as recorded in Volume K, Page 84, Map Records, Collin County, Texas;
- Thence North 86°51'29" East with the south line of said Lot 1, a distance of 372.00 feet to a found 1/2" steel rod at the southeast corner of said Lot 1;
- Thence South 88°12'11" East, passing a 1/2" steel rod set at a distance of 603.65 feet in the west right of way line of Park Vista Road and continuing for a total distance of 643.99 feet to the Point-of-Beginning and containing 31.827 acres of land.

**CERTIFICATION**

The Underigned, being a registered surveyor of the State of Texas certifies that: FM544/Park Vista Ltd. Chicago Title Mutual of Omaha Bank, and their successor assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 16, 18, and 21 of Table A thereof. The field work was completed on May 26, 2014.  
 Date of Plat or Map: May 2, 2015

Douglas W. Underwood  
 R.P.L.S. No. 4709  
 State of Texas



**ZONING NOTES**

The subject tract is located in an area designated as "A" (Agriculture) by the City of Plano Zoning Department

- Setbacks:
- Minimum Front - 10'
  - Minimum Rear - 10'
  - Minimum Side - 10'
- Max. Building Height - 5 stories; 55 feet

Multifamily is a prohibited use  
 \*\*Zoning Information obtained from the City of Plano Planning & Zoning Dept.  
 Submittal has been made to rezone as PD-MF-3

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

**FLOOD ZONE NOTES**

By graphic plotting only, this property lies partially within Zone "A" (100 yr. flood zone) and partially within Zone "X" (areas of minimal flooding) as defined by FEMA Flood Insurance Rate Map, No. 48085C0395 J, which bears an effective date of June 2, 2009.

**SCHEDULE "B" ITEMS**

- (f) Easement granted by Harold Mitchell to American Liberty Pipe Line Company, filed 02/08/1962, recorded in Vol. 593, Pg. 24, of Real Property Records, Collin County. Unable to determine location.

**LEGEND**

- P.O.B. POINT OF BEGINNING
- R.P.R.&G.C.T. REAL PROPERTY RECORDS, GRAYSON COUNTY, TX
- D.R.G.C.I. DEED RECORDS, GRAYSON COUNTY, TX
- VOL. VOLUME
- PG. PAGE
- ROW RIGHT-OF-WAY
- 1/2" STEEL ROD SET
- 1/2" STEEL ROD FOUND
- WM WATER METER
- IN SANITARY SEWER MANHOLE
- IN FIRE HYDRANT
- IN WATER VALVE
- IN POWER POLE
- IN TELEPHONE PEDESTAL
- IN CLEANOUT
- IN HANDICAP PARKING
- OVERHEAD ELECTRIC
- CHAINLINK FENCE
- STOCKADE FENCE
- BARBED WIRE FENCE

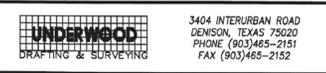
**GENERAL NOTES**

1. The property has an area of 193,702 sq. ft. or 4.447 acres of land in TRACT 1 & 819,623 sq. ft. or 18.816 acres of land in TRACT 2.
2. Basis of bearings is Grid North, NAD 83, Texas State Plane Coordinate System, North Central Zone.
3. There was no visible evidence of the use of the subject property as a solid waste dump, sump or sanitary landfill at the time of survey.
4. There are no visible signs of cemeteries.
5. All visible above ground indications of utilities are depicted hereon.

Sheet 1 of 1

Date	Revisions	Date
05/2/15		
Drawn By JCC		
Apprv. By DWJ		
Eng. No. 15030169		
Scale 1" = 100'		

**ZONING CASE 2015-03**  
**ALTA/ACSM LAND TITLE SURVEY**



<b>Project Location</b> PLANO, TEXAS	<b>Prepared For:</b> CIVIL POINT ENGINEERS 3102 MAPLE AVENUE SUITE 404 DALLAS, TX 75201
<b>Project Address</b> PARK VISTA ROAD	<b>Job Number:</b> 15030169
<b>Project Name</b> FANOUS TRACT	

3404 INTERURBAN ROAD  
 DENISON, TEXAS 75020  
 PHONE (903)465-2151  
 FAX (903)465-2152