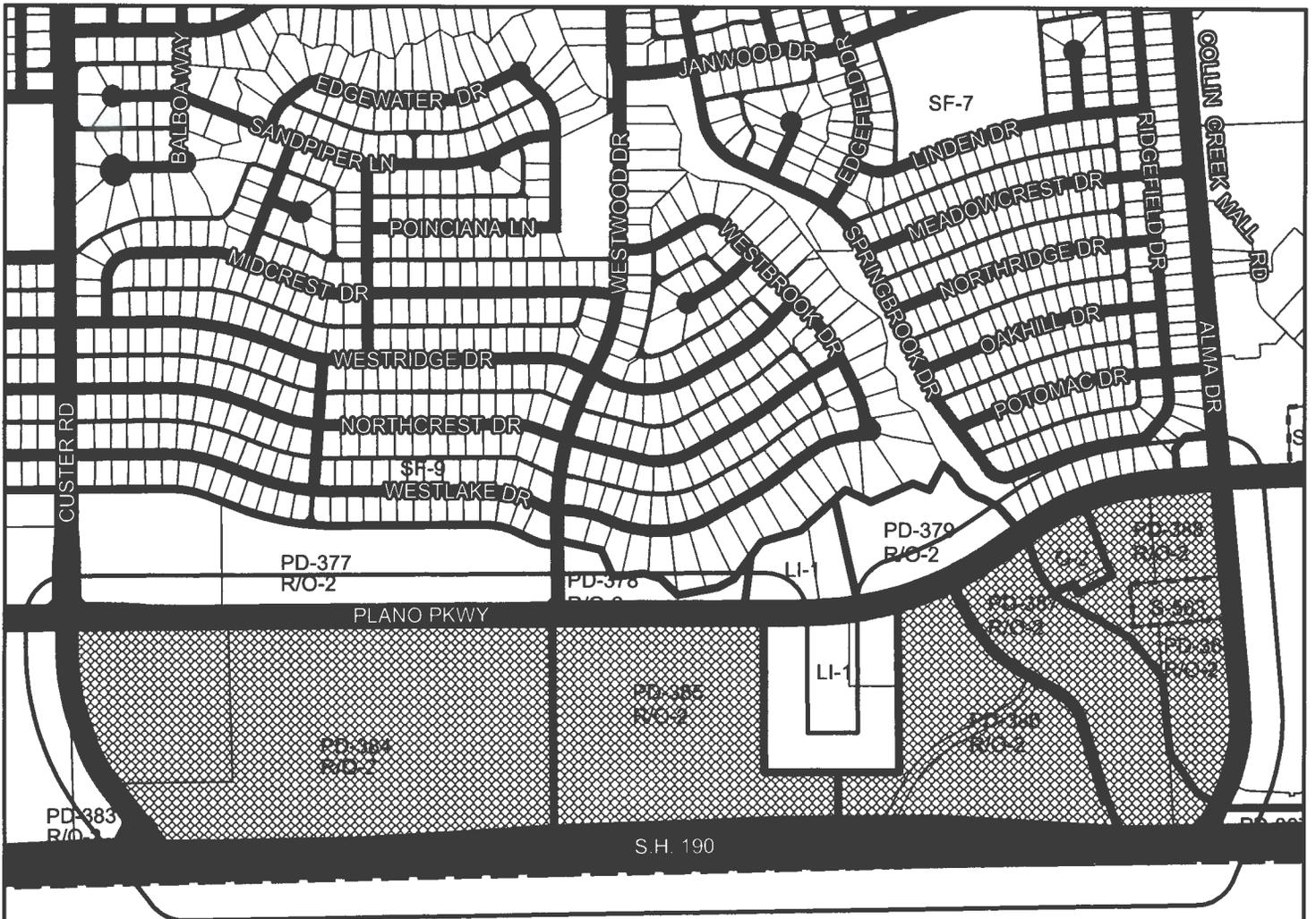




CITY OF PLANO COUNCIL AGENDA ITEM

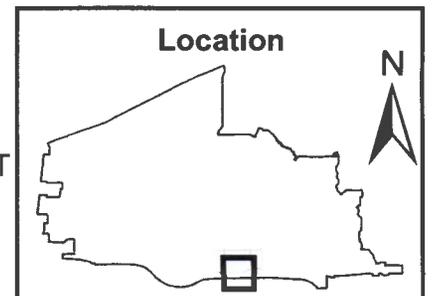
CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		August 10, 2015		
Department:	Planning			
Department Head	Christina Day			
Agenda Coordinator (include phone #): Tammy Stuckey, Ext 7156				
CAPTION				
An Ordinance of the City of Plano, Texas, amending Item 5 of Section II of Ordinance No. 2014-10-22 to correct a clerical error; and providing, a repealer clause, a savings clause, a severability clause, and an effective date.				
FINANCIAL SUMMARY				
<input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> 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 financial impact.				
STRATEGIC PLAN GOAL: Reviewing and deciding upon Planning & Zoning cases relates to the City's goals of a Financially Strong City with Service Excellence and Great Neighborhoods – 1 st Choice to Live.				
SUMMARY OF ITEM				
At the October 27, 2014 City Council meeting this item was approved. Changes were made to the block numbering that were not reflected in the approved Ordinance, 2014-10-22. This item is to correct block numbering for Zoning Case 2014-31.				
List of Supporting Documents:		Other Departments, Boards, Commissions or Agencies		
Locator Map Zoning Exhibit Development Plan Ordinance				



CITY OF RICHARDSON

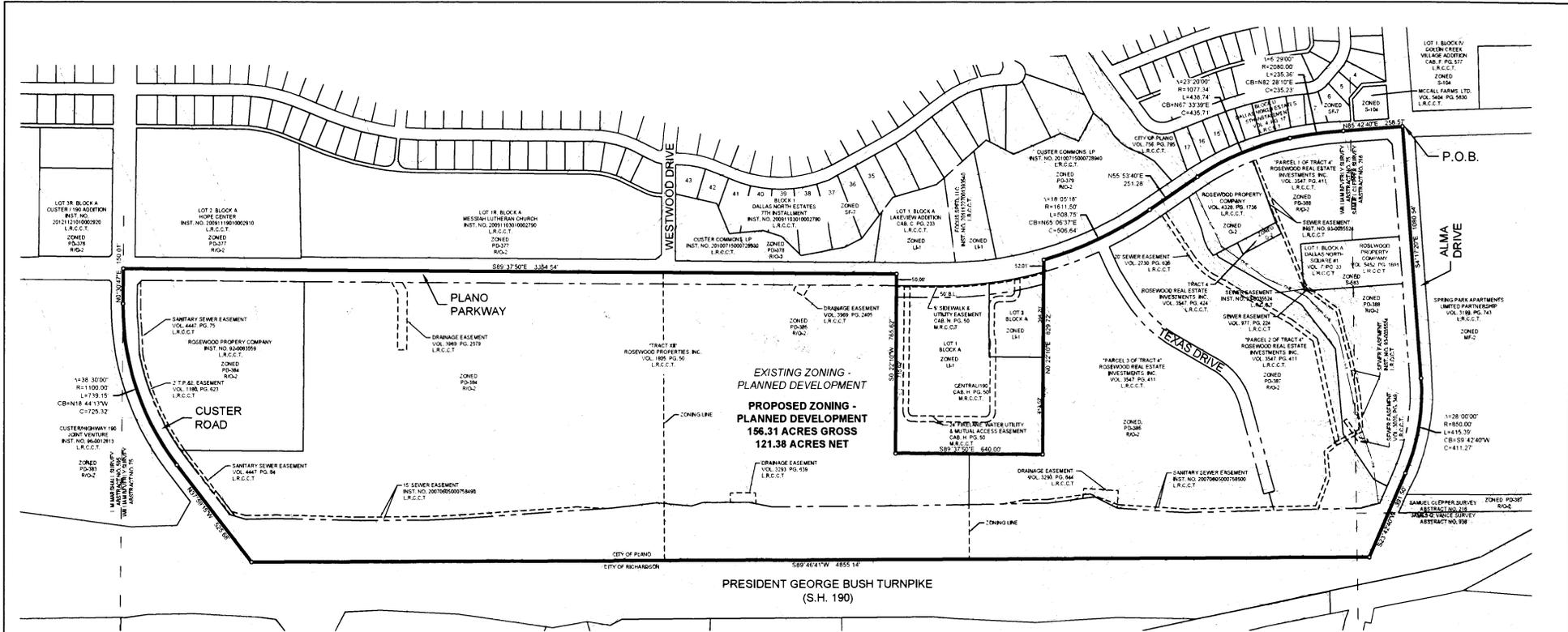
Zoning Case #: 2014-31

Existing Zoning: PLANNED DEVELOPMENT-384, 385, 386, 387, & 388
 RETAIL/GENERAL OFFICE, &
 GENERAL OFFICE w/SPECIFIC USE PERMIT #563/
 190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT



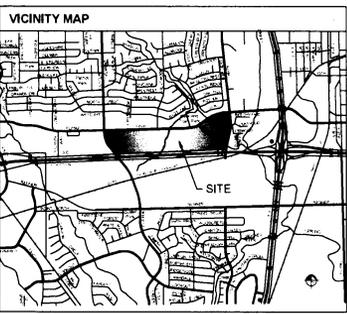
- 200' Notification Buffer
- Subject Property
- Zoning Boundary
- City Limits
- - - Specific Use Permit
- Right-of-Way

Source: City of Plano Planning Department



EXISTING ZONING -
PLANNED DEVELOPMENT
PROPOSED ZONING -
PLANNED DEVELOPMENT
156.31 ACRES GROSS
121.38 ACRES NET

PRESIDENT GEORGE BUSH TURNPIKE
(S.H. 190)



LEGAL DESCRIPTION

BEGINNING at the intersection of the centerline of Alma Drive a 100-foot wide right-of-way and the centerline of Plano Parkway a 100-foot wide right-of-way;

THENCE with said centerline of Alma Drive the following courses and distances:

South 4 17'20" East a distance of 198.54 feet to a point at the beginning of a tangent curve to the right having a central angle of 28 00'00" a radius of 850.00 feet a chord bearing and distance of South 9 42'42" West 411.27 feet;

In a southeasterly direction with said curve to the right an arc distance of 415.39 feet to a point at the end of said curve;

South 23 47'42" West a distance of 391.50 feet to the intersection of said centerline of Alma Drive and the centerline of President George Bush Turnpike State Highway 190 a variable width right-of-way;

THENCE with said centerline of President George Bush Turnpike South 89 46'41" West a distance of 485.14 feet to the intersection of said centerline of President George Bush Turnpike and the centerline of Custer Road a 100-foot wide right-of-way;

THENCE with said centerline of Custer Road the following courses and distances:

North 37 59'15" West a distance of 525.68 feet to a point at the beginning of a tangent curve to the right having a central angle of 38 30'00" a radius of 1100.00 feet a chord bearing and distance of North 19 44'13" West 725.32 feet;

In a northerly direction with said curve to the right an arc distance of 739.15 feet to a point at the end of said curve;

North 0 30'47" East a distance of 150.01 feet to the intersection of said centerline of Custer Road and said centerline of Plano Parkway;

THENCE with said centerline of Plano Parkway South 89 37'50" East a distance of 335.54 feet to a point at corner;

THENCE departing said centerline of Plano Parkway South 22 10' West passing at a distance of 50.00 feet the northeast corner of Lot 1 Block A Central/190 an addition to the City of Plano according to the plat recorded in Cabinet H Page 50 of said Land Records continuing with the west line of said Lot 1 in all a total distance of 165.62 feet to the southwest corner of said Lot 1

LEGAL DESCRIPTION (CONTINUED)

THENCE with the south line of said Lot 1 South 89 37'50" East a distance of 640.00 feet to the southeast corner of said Lot 1

THENCE with the west line of said Lot 1 North 0 22'10" East passing at a distance of 413.52 feet the eastmost northeast corner of said Lot 1 and the southeast corner of Lot 2 Block A of said Central/190 addition continuing with the west line of said Lot 2 passing at a combined distance of 777.72 feet to the northeast corner of said Lot 2 continuing in all a total distance of 825.72 feet to a point for corner in said centerline of Plano Parkway and being the beginning of a non-tangent curve to the left having a central angle of 18 05'18" a radius of 1611.50 feet a chord bearing and distance of North 65 06'37" East 106.64 feet;

THENCE with said centerline of Plano Parkway the following courses and distances:

In a northeasterly direction with said curve to the left an arc distance of 508.75 feet to a point at the end of said curve;

North 55 53'40" East a distance of 251.28 feet to a point at the beginning of a tangent curve to the right having a central angle of 23 20'00" a radius of 1077.34 feet a chord bearing and distance of North 67 33'29" East 435.71 feet;

In a northeasterly direction with said curve to the right an arc distance of 438.74 feet to a point at the beginning of a compound curve to the right having a central angle of 6 29'00" a radius of 1200.00 feet a chord bearing and distance of North 82 28'10" East 235.23 feet;

In a northeasterly direction with said curve to the right an arc distance of 235.36 feet to a point at the end of said curve;

North 85 42'40" East a distance of 254.57 feet to the **POINT OF BEGINNING** and containing 156.31 acres of land.

This document was prepared under 22 TAC §663.21 does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

NOTES:

Approval of the zoning case associated with the exhibit shall not imply approval of any associated study, plan, or plan approval of development standards shown hereon, at the initiation of the development process. Planning & Zoning Commission and City Council action on studies, plans or plans relating to development of this property shall be considered as an action separate from action taken on this zoning case.

This document was prepared under 22 TAC §663.21 does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



ZONING CASE # 2014-31

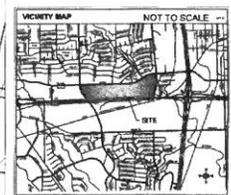
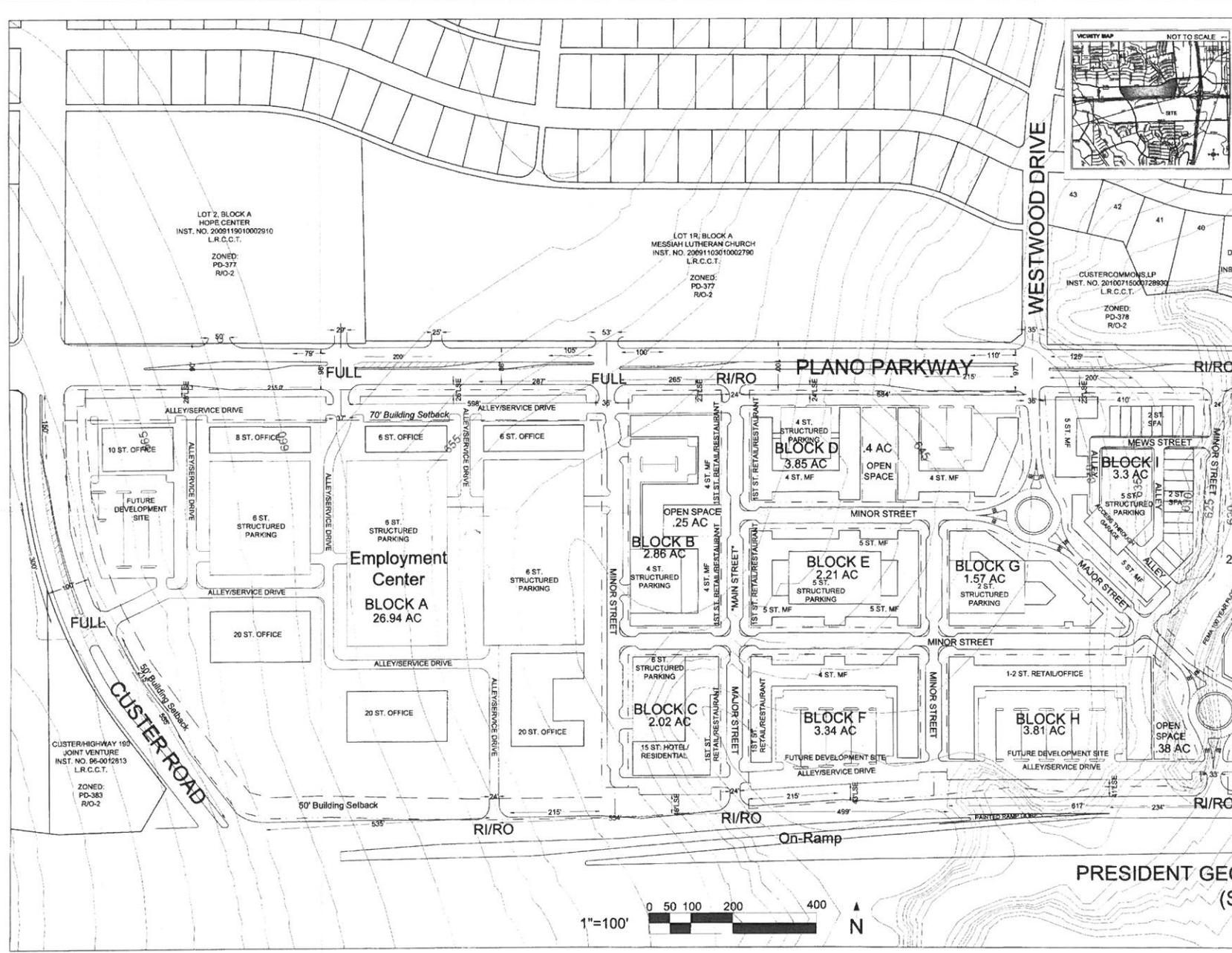
ZONING EXHIBIT
156.31 GROSS ACRES
WILLIAM BEVERLY SURVEY, ABSTRACT NO. 75
SAMUEL CLEPPER SURVEY, ABSTRACT NO. 216
CITY OF PLANO, COLLIN COUNTY, TEXAS

Kimley»Horn

12750 Merit Drive, Suite 1000 Dallas, Texas 75221 FIRM # 10115550 Tel. No. (972) 770-1300 Fax No. (972) 228-8020

DATE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
11-2-2009	JAD	DAB	AUG. 2014	063977963	1 OF 1

HERITAGE 190



UMU ZONING DISTRICT SUMMARY

GROSS ZONING EXHIBIT AREA	156.31 AC
PROPERTY AREA	121.45 AC
BLOCK AREA	88.79 AC
EASEMENT AREA	34.66 AC
MF UNIT COUNT	1,300 UNITS - 1,626,726 SF
NET PH 1 MF DENSITY	50 UNITS/AC
NET PH 2 MF DENSITY	58.33 UNITS/AC
NET TOTAL MF DENSITY	56.16 UNITS/AC
LAND AREA TOTAL	23.49 AC
OFFICE USE TOTAL	2,367,782 SF
LAND AREA TOTAL	30.42 AC
RETAIL/RESTAURANT USE TOTAL	238,858 SF
LAND AREA TOTAL	13.88 AC
HOTEL USE TOTAL	238,800 SF
LAND AREA TOTAL	2.02 AC
SPAS/FO UNITS	173 UNITS/348,000 SF
LAND AREA TOTAL	17.53 AC
AVG SF DENSITY	9.87 UNITS/AC
% of MEWS STREET SF LOTS	48%
MAIN STREET	
LIVE/WORK FLEX TOTAL	73,000 SF
RETAIL/RESTAURANT MIN.	20,000 SF
PREVARY/SECONDARY GRA USE %	75.2%
PARKING	
SURFACE PARKING TOTAL	1,638 SPACES
STRUCTURED PARKING TOTAL	11,328 SPACES
ON-STREET PARKING TOTAL	871 SPACES
PARKING TOTAL	14,027 SPACES
TOTAL OPEN SPACE	7.57 AC

UMU USE SUMMARY

PRIMARY USE	OFFICE 49.16%
PRIMARY USE	RESIDENTIAL 40.55%
TERTIARY USE	RETAIL/RESTAURANT 4.36%
TERTIARY USE	HOTEL 4.91%

LEGEND

- BLOCK BOUNDARY
- - - - MULTI-USE TRAIL

All streets, drives, median openings, turn lanes, and associated improvements will be constructed in accordance with the City of Plano's Urban Mixed-Use zoning district, Thoroughfare Standards, Rules and Regulations and TxDOT requirements.

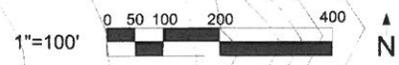
HERITAGE 190 DEVELOPMENT PLAN

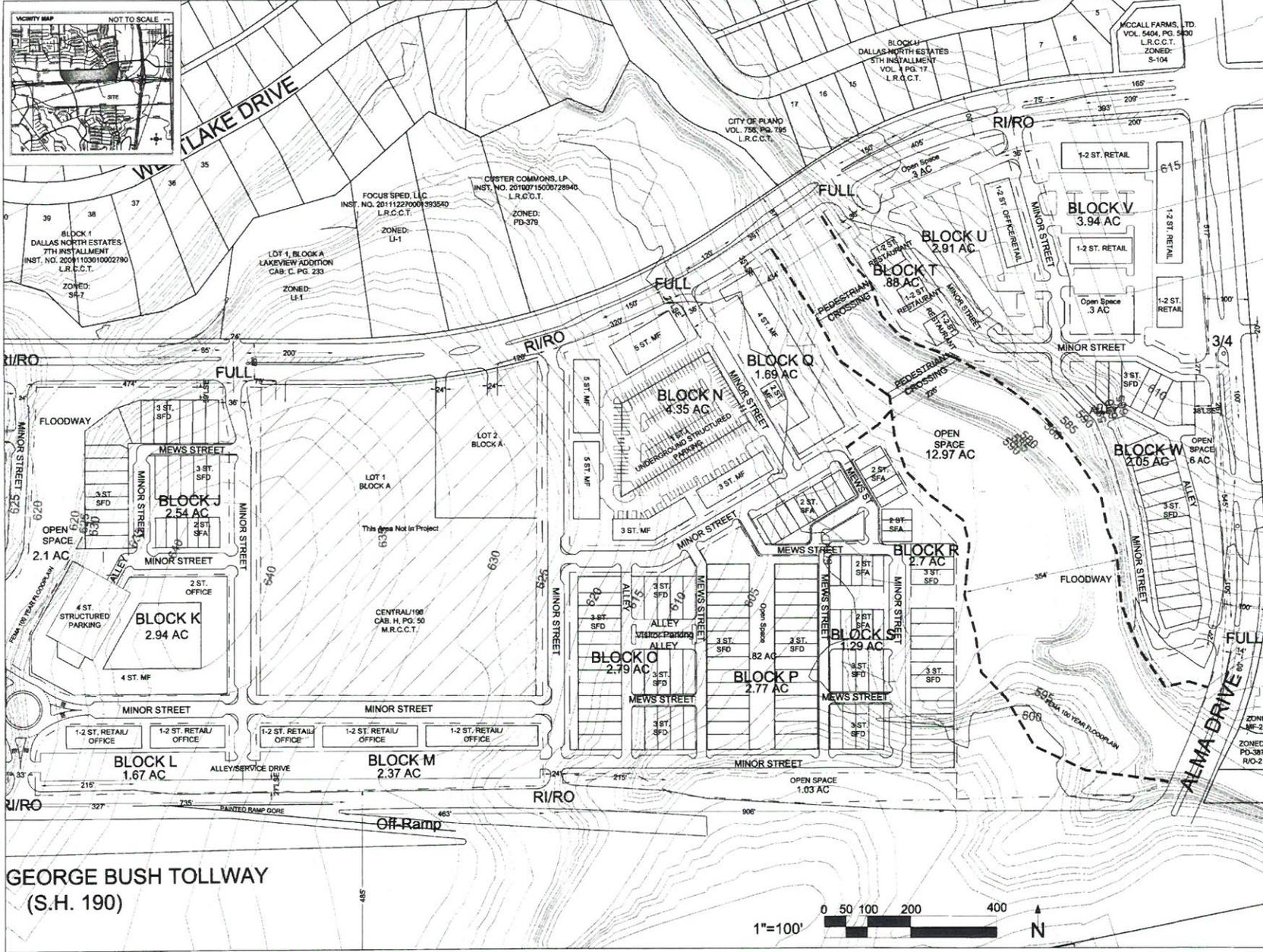
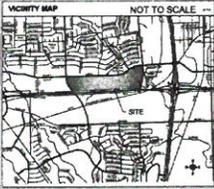
RPC HERITAGE 190, LLC	OWNER
2101 CEDAR SPRINGS RD, STE. 1500	214.849.9017
DALLAS, TX 75201	
GATEWAY PLANNING	TOWN PLANNER
3100 MCKINNON ST. 7TH FLOOR	817.348.9500
DALLAS, TX 75201	
KIMBLEY HORN	ENGINEER
12700 MERT DR. SUITE 1000	972.770.1300
DALLAS, TX 75251	
WILLIAM DAHLSTROM	APPLICANT
JACKSON WALKER, L.L.P.	REPRESENTATIVE
801 MAIN ST. SUITE 8000	214.865.9532
DALLAS, TX 75202	

RPC HERITAGE 190, LLC
PLANO, TX
121.45 ACRES 5,290,445 SF
WILLIAM BEVERLY SURVEY ABSTRACT NO.838

CITY OF PLANO DEVELOPMENT PLAN

APPROVED
OCT 02 2015
CITY OF PLANO
P.L.C. COMMISSION





UMU ZONING DISTRICT SUMMARY

GROSS ZONING EXHIBIT AREA	158.31 AC
PROPERTY AREA	121.45 AC
BLOCK AREA	86.79 AC
ASSESSMENT AREA	94.96 AC
MF UNIT COUNT	1,300 UNITS - 1,626,728 SF
NET PH 1 MF DENSITY	50 UNITS/AC
NET PH 2 MF DENSITY	56.53 UNITS/AC
NET TOTAL MF DENSITY	58.18 UNITS/AC
LAND AREA TOTAL	23,49 AC
OFFICE USE TOTAL	2,297,785 SF
LAND AREA TOTAL	30.42 AC
RETAIL/RESTAURANT USE TOTAL	239,858 SF
LAND AREA TOTAL	13.68 AC
HOTEL USE TOTAL	236,000 SF
LAND AREA TOTAL	3.62 AC
SFA/SFD UNITS	173 UNITS/345,000 SF
LAND AREA TOTAL	17.53 AC
AUG SP DENSITY	9.87 UNITS/AC
% OF MEWS STREET SF LOTS	48%
MAIN STREET	73,000 SF
LIVABLEWORK FLEX TOTAL	30,000 SF
RETAIL/RESTAURANT MIN.	30,000 SF
PRIMARY/SECONDARY GFA USE %	75.2%
PARKING	
SURFACE PARKING TOTAL	1,828 SPACES
STRUCTURED PARKING TOTAL	11,328 SPACES
ON-STREET PARKING TOTAL	671 SPACES
PARKING TOTAL	14,027 SPACES
TOTAL OPEN SPACE	7.57 AC

UMU USE SUMMARY

PRIMARY USE	OFFICE 48.18%
PRIMARY USE	RESIDENTIAL 40.96%
TERTIARY USE	RETAIL/RESTAURANT 4.96%
TERTIARY USE	HOTEL 4.91%

LEGEND

- BLOCK BOUNDARY
- - - - - MULTI-USE TRAIL

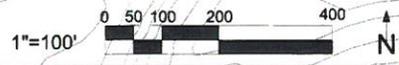
All streets, drives, median openings, turn lanes, and associated improvements will be constructed in accordance with the City of Plano's Urban Mid-Use Zoning District, Thoroughfare Standards Rules and Regulations and TxDOT requirements.

HERITAGE 190 DEVELOPMENT PLAN

RPC HERITAGE 190, LLC	OWNER
2101 CEDAR SPRINGS RD. STE. 1600	214.849.9017
DALLAS, TX 75201	
GATEWAY PLANNING	TOWN PLANNER
2100 MCCOY BLVD. 7TH FLOOR	917.348.9600
DALLAS, TX 75201	
KUILLEY HORN	ENGINEER
12750 MERT DR. SUITE 1000	972.770.1300
DALLAS, TX 75251	
WILLIAM DARLINGTON	APPLICANT
JACKSON WALKER, L.L.P.	REPRESENTATIVE
901 MAIN ST. SUITE 8000	214.939.932
DALLAS, TX 75202	

RPC HERITAGE 190 LLC
PLANO, TX
121.451 ACRES 5,290,448 SF
WILLIAM BEVERLY SURVEY ABSTRACT NO.938

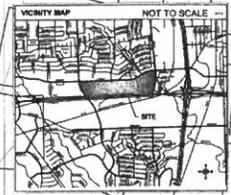
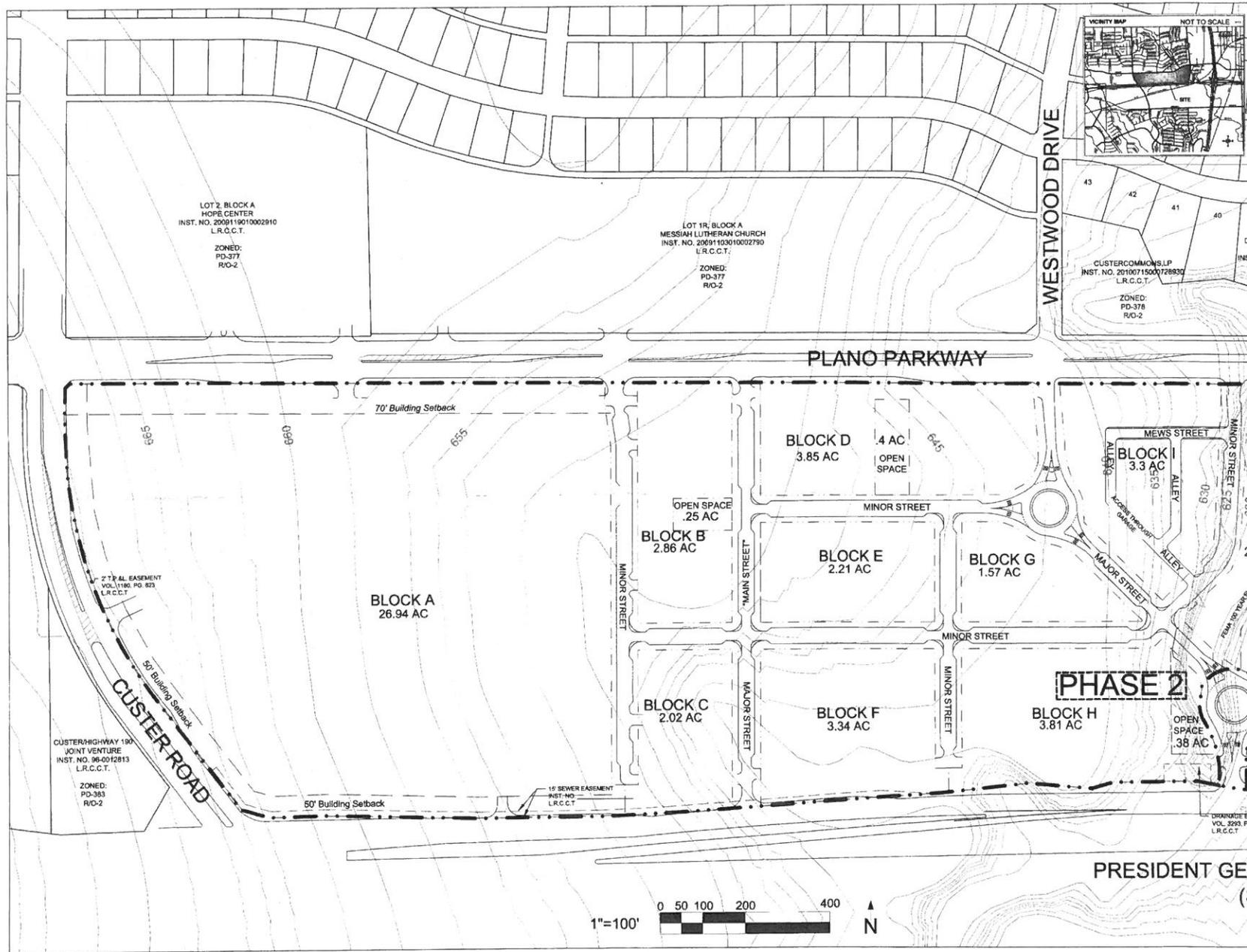
APPROVED
OCT 15 2014
CITY OF PLANO
PLANNING DEPARTMENT
Date: 10/15/2014



GEORGE BUSH TOLLWAY
(S.H. 190)

HERITAGE 190

HERITAGE 190



LOT 2, BLOCK A
HOPE CENTER
INST. NO. 2009119010002810
L.R.C.C.T.
ZONED:
PD-377
R/O-2

LOT 1R, BLOCK A
MESSIAH LUTHERAN CHURCH
INST. NO. 20091103010002790
L.R.C.C.T.
ZONED:
PD-377
R/O-2

CUSTER COMMONS LP
INST. NO. 20100715000728830
L.R.C.C.T.
ZONED:
PD-376
R/O-2

CUSTER HIGHWAY 190
JOINT VENTURE
INST. NO. 96-0012813
L.R.C.C.T.
ZONED:
PD-383
R/O-2

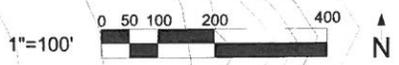
15' SEWER EASEMENT
INST. NO.
L.R.C.C.T.

PLANO PARKWAY

WESTWOOD DRIVE

CLUSTER ROAD

PRESIDENT GEORGE HW BUSH FREEWAY

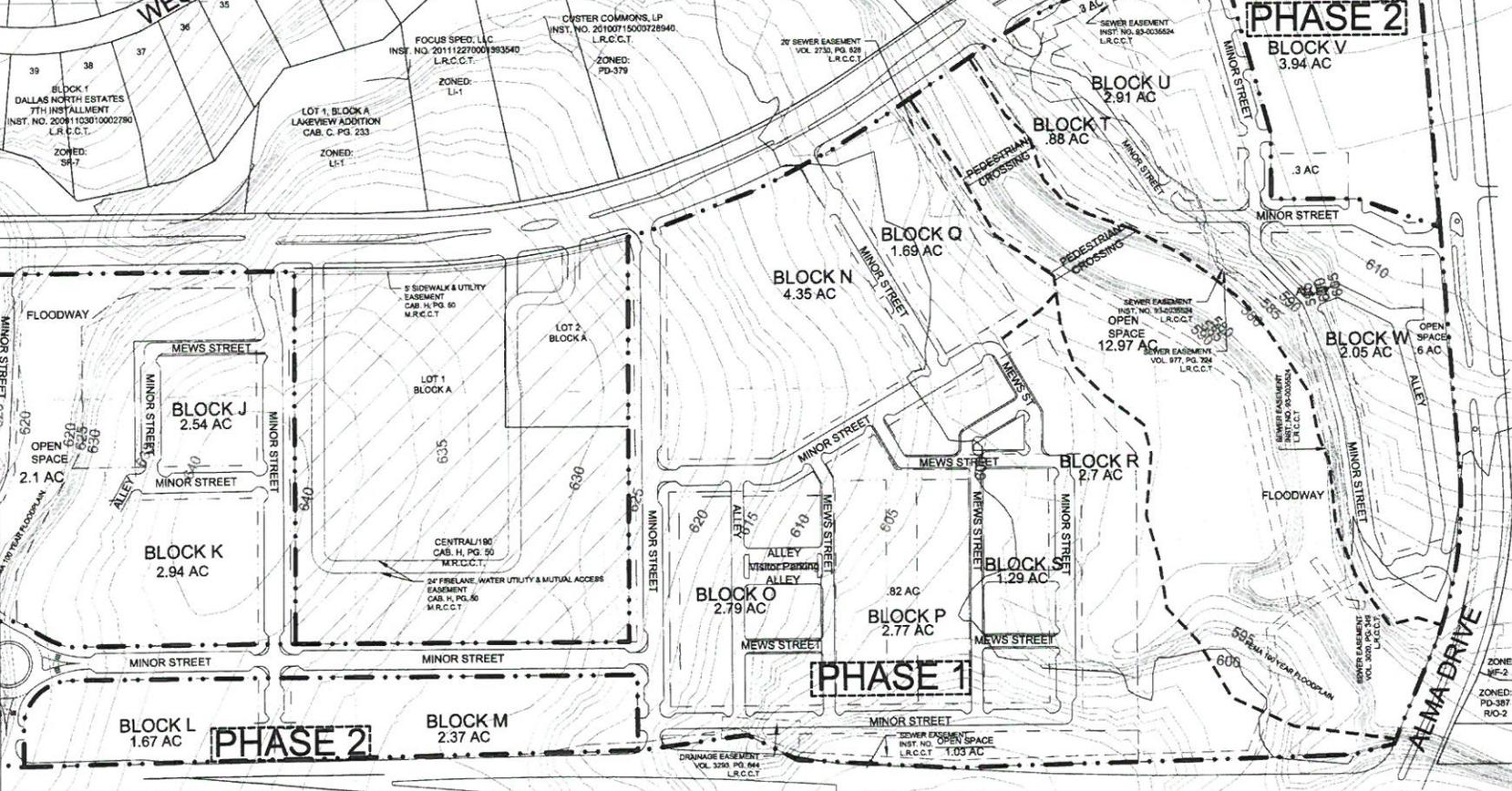
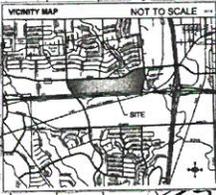


A	26.94 AC/1,173,306 SF 20-ST OFFICE 2,211,818 SF OFFICE FAR: 1.88 PARKING: 9,312 SPACES
B	2.86 AC/124,862 SF 4-ST MF 175 UNITS - 217,498 SF MAIN STREET USE FRONTAGE PARKING: 319
C	2.82 AC/87,981 SF 15-ST HOTELS/RES 303 ROOMS MAIN STREET USE FRONTAGE PARKING: 396 SPACES
D	3.85 AC/167,706 SF 4-ST MF 150 UNITS - 232,499 SF MAIN STREET USE FRONTAGE PARKING: 373
E	2.21 AC/96,268 SF 5-ST MF 180 UNITS - 228,306 SF MAIN STREET USE FRONTAGE PARKING: 320
F	3.34 AC/144,490 SF 4-ST MF 125 UNITS - 161,949 SF MAIN STREET USE FRONTAGE PARKING: 255
G	1.57 AC/68,389 SF 2-ST OFFICE 92,000 SF OFFICE FAR: .91 PARKING: 250 SPACES
H	3.81 AC/165,964 SF 1-2 ST RET./OFFC 186,311 SF RETAIL/OFFICE FAR: 1.13 PARKING: 289 SPACES
I	3.3 AC/143,748 SF 4-ST MF/SFA 123 UNITS - 154,650 SF 15 UNITS/508,000 SF S.F. ATTACHED PARKING: 215 SPACES
J	2.54 AC/110,642 SF SFA/SFD 5 UNITS/12,000 SF S.F. ATTACHED 21 UNITS/843,000 SF S.F. DETACHED
K	3.64 AC/156,066 SF 4-ST MF 213 UNITS - 262,416 SF PARKING: 390 1.67 AC/72,745 SF/1-2 ST. RETAIL/OFC. 18,625 SF RETAIL
L	FAR: .95 PARKING: 113 SPACES 2.37 AC/102,375 SF/1-2 ST. RETAIL/OFC. 27,206 SF RETAIL
M	FAR: .26 PARKING: 165 SPACES 4.35 AC/181,422 SF 3.5-ST MF 134 UNITS MF - 181,422 SF
N	PARKING: 483 SPACES 2.79/12,152 SF SFD 28 UNITS/966,000 SF SINGLE FAMILY DETACHED
O	2.77 AC/120,061 SF SFD 28 UNITS/966,000 SF SINGLE FAMILY DETACHED
P	1.69 AC/72,816 SF 4-ST MF 166 UNITS MF - 187,871 SF PARKING: ON ADJACENT BLOCK N
Q	2.7 AC/117,812 SF SFA/SFD 17 UNITS/504,000 SF S.F. ATTACHED 15 UNITS/930,000 SF S.F. DETACHED
R	3.26/143,312 SF SFA/SFD 10 UNITS/200,000 SF S.F. ATTACHED 8 UNITS/16,000 SF S.F. DETACHED
S	88 AC/26,333 SF RESTAURANT 10,803 SF RETAIL/RESTAURANT FAR: .28 PARKING: ON ADJACENT BLOCK U 2,691 AC/126,760 SF/1-2 ST. RETAIL/OFC. 12,000 SF RETAIL
T	FAR: .29 PARKING: 162 SPACES 3.94 AC/171,626 SF/1-2 ST. RETAIL/OFC. 48,819 SF RETAIL
U	FAR: .27 PARKING: 148 SPACES 2.05 AC/89,296 SF SFD 21 UNITS/42,000 SF SINGLE FAMILY DETACHED
V	
W	

HERITAGE 190 BLOCK PLAN

RPC HERITAGE 190 LLC
PLANO, TX
121.451 ACRES 5,290,445 SF
WILLIAM BEVELLY SURVEY ABSTRACT NO.938
3035 SURVEY

LEGEND
 - BLOCK BOUNDARY
 - BLOCK PHASE LINE
 - MULTI-USE TRAIL



A	29.94 AC/1,173,004 SF	20-ST OFFICE
	2,211,814 SF OFFICE	
	FAR 1.88	
	PARKING: 9,312 SPACES	
B	2.86 AC/124,582 SF	4-ST MF
	175 UNITS - 217,498 SF	
	MAIN STREET USE FRONTAGE	
	PARKING: 319	
	232 AC/1,961 SF	145-ST HOTEL/RES
	300 ROOM	
C	MAIN STREET USE FRONTAGE	
	PARKING: 398 SPACES	
	3.85 AC/167,706 SF	4-ST MF
	180 UNITS - 222,498 SF	
D	MAIN STREET USE FRONTAGE	
	PARKING: 373	
	2.71 AC/1,208 SF	5-ST MF
	180 UNITS - 228,398 SF	
	MAIN STREET USE FRONTAGE	
	PARKING: 325	
	3.34 AC/145,480 SF	4-ST MF
	125 UNITS - 161,848 SF	
	MAIN STREET USE FRONTAGE	
E	MAIN STREET USE FRONTAGE	
	PARKING: 284	
	1.87 AC/389,389 SF	2-ST OFFICE
	62,000 SF OFFICE	
F	MAIN STREET USE FRONTAGE	
	FAR: 91	
	PARKING: 250 SPACES	
	3.81 AC/185,984 SF	1-2 ST RET./OFF.
	198,511 SF RETAIL/OFC.	
	FAR: 1.13	
G	PARKING: 285 SPACES	
	2.3 AC/143,748 SF	4-ST MF/SFA
	125 UNITS - 154,850 SF	
	13 UNITS/30,000 SF S.F. ATTACHED	
	PARKING: 215 SPACES	
	2.24 AC/110,842 SF	8PARSFD
	21 UNITS/42,000 SF S.F. ATTACHED	
	21 UNITS/42,000 S.F. DETACHED	
H	2.84 AC/128,068 SF	4-ST MF
	213 UNITS - 282,446 SF	
I	PARKING: 350	
	1.87 AC/72,745 SF	1-2 ST. RETAIL/OFC.
	18,835 SF RETAIL	
J	FAR: 25	
	PARKING: 113 SPACES	
	2.37 AC/103,237 SF	1-2 ST. RETAIL/OFC.
	27,288 SF RETAIL	
K	FAR: 28	
	PARKING: 165 SPACES	
	2.70 AC/112,532 SF	3-5 ST. MF.
	134 UNITS - 181,442 SF	
L	PARKING: 483 SPACES	SFD
	2.70 AC/125,861 SF	
	28 UNITS/56,000 SF SINGLE FAMILY	
M	2.77 AC/120,861 SF	SFD
	21 UNITS/42,000 SF SINGLE FAMILY	
N	1.69 AC/73,816 SF	4 ST. MF
	158 UNITS MF - 187,821 SF	
	PARKING ON ADJACENT BLOCK N	
O	2.7 AC/117,812 SF	SFA/SFD
	17 UNITS/34,000 SF S.F. ATTACHED	
	15 UNITS/30,000 SF S.F. DETACHED	
P	3.26/143,312 SF	SFA/SFD
	10 UNITS/20,000 SF S.F. ATTACHED	
	8 UNITS/16,000 SF S.F. DETACHED	
Q	88 AC/38,333 SF	RESTAURANT
	10,800 SF RETAIL/RESTAURANT	
R	FAR: 28	
	PARKING: ON ADJACENT BLOCK U	
	2.91 AC/126,780 SPS-2 ST. RETAIL/OFC.	
	13,000 SF RETAIL	
S	FAR: 28	
	PARKING: 162 SPACES	
	1.94 AC/171,026 SPS-2 ST. RETAIL/OFC.	
T	48,818 SF RETAIL	
U	FAR: 27	
	PARKING: 149 SPACES	
	2.05 AC/89,298 SF	SFD
	21 UNITS/42,000 SF SINGLE FAMILY	
V	DETACHED	
W	DETACHED	

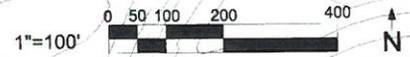
HERITAGE 190 BLOCK PLAN

RPC HERITAGE 190, LLC
 PLANO, TX
 121.451 ACRES 5,290,445 SF
 WILLIAM BEVERLY SURVEY ABSTRACT NO.936

LEGEND

- SOLID LINE: BLOCK BOUNDARY
- DASHED LINE: PHASE LINE
- DOTTED LINE: MULTI-USE TRAIL

GEORGE BUSH TOLLWAY
(S.H. 190)



- LEGEND**
- MAJOR STREET
 - MINOR STREET
 - MEWS STREET
 - R/I/O - Right-In/Right-Out turns
 - FULL - Right/Left turns allowed
 - 3/4 - RI/O and 1 Direction Left
 - X - # of Parking Spaces
 - x- - Dimensions
 - X, LSE - Landscape Edge Dimension

All streets, drives, median openings, turn lanes, and associated improvements will be constructed in accordance with the City of Plano's Urban Mixed-Use zoning district, Thoroughfare Standards Rules and Regulations and TxDOT requirements.

STREET TYPE PLAN

RPC HERITAGE 190, LLC
 2101 CEDAR SPRINGS RD, STE. 1000 DALLAS, TX 75201
 OWNER

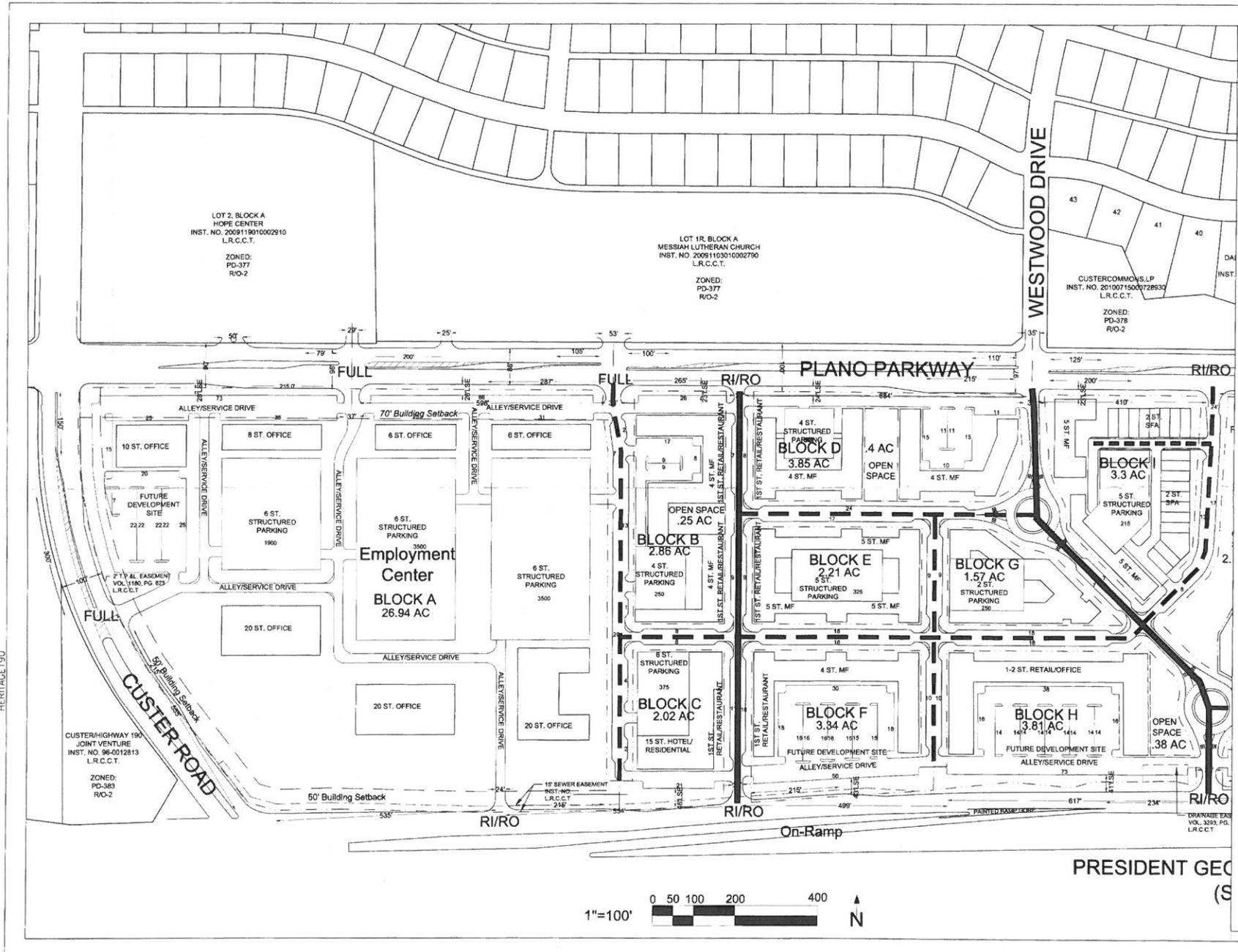
GATEWAY PLANNING
 3100 MCKINNON ST, 7TH FLOOR DALLAS, TX 75201
 TOWN PLANNER

KIMLEY HORNE
 17705 WEST DR, SUITE 1000 DALLAS, TX 75251
 ENGINEER

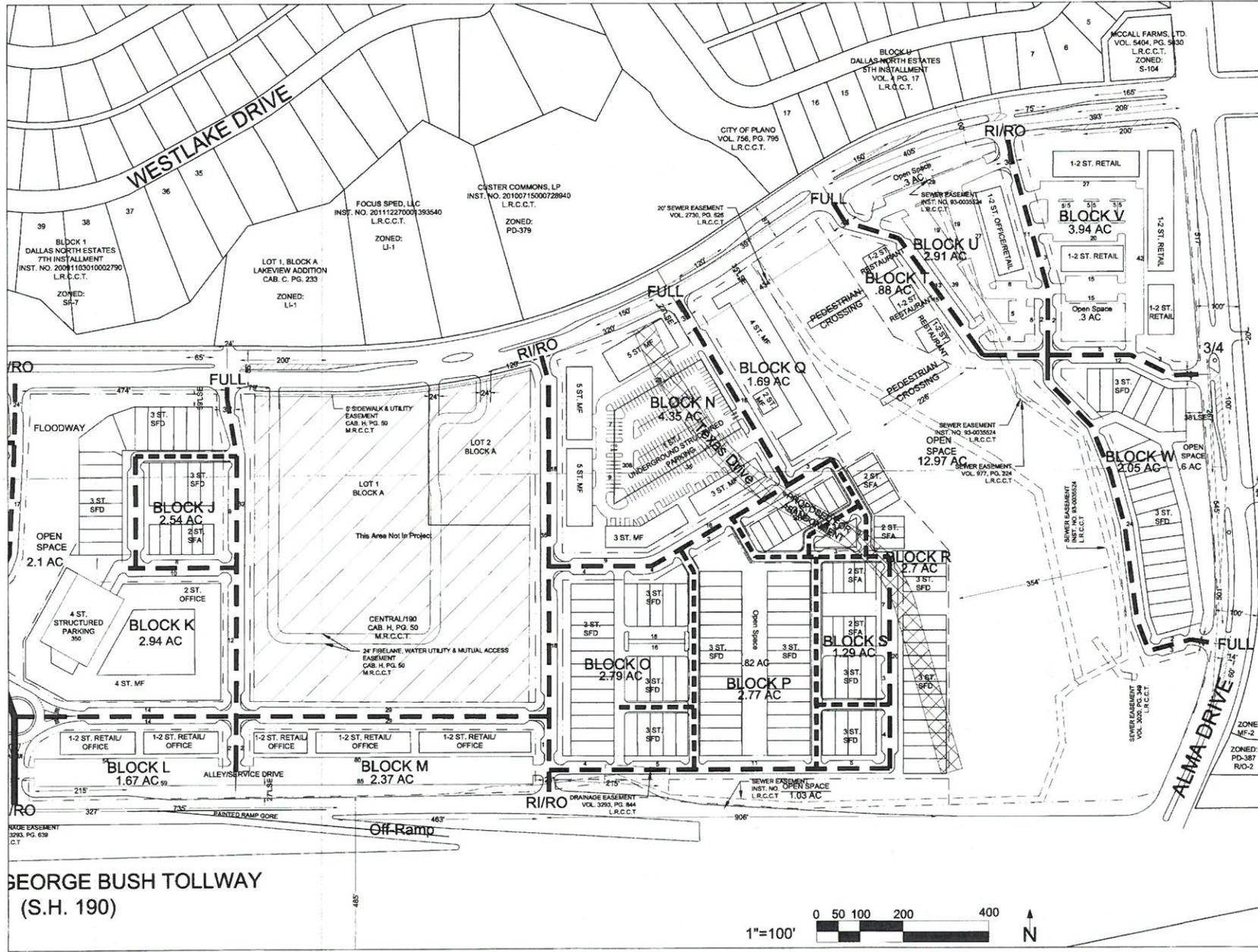
WILLIAM DANLSTROM
 JACKSON WALKER, L.L.P. 801 MARK ST, SUITE 6000 DALLAS, TX 75202
 APPLICANT REPRESENTATIVE

RPC HERITAGE 190, LLC
 PLANO, TX
 121.451 ACRES 5,290,445 SF
 WILLIAM BEVELLY SURVEY ABSTRACT NO. 938

APPROVED
 OCT 30 2014
 CITY OF PLANO
 PLANNING & ZONING DEPARTMENT
 CITY COUNCIL, CITY OF PLANO
 Approved Date: 10/27/14



PRESIDENT GE...
 (S)



LEGEND

- MAJOR STREET
- MINOR STREET
- MEWS STREET
- R/I/O - Right-In/Right-Out turns
- FULL - Right/Left turns allowed
- 3/4 - RI/RO and 1 Direction Left
- X - # of Parking Spaces
- x- - Dimensions
- xLM- - Landscape Edge Dimension

All streets, drives, median openings, turn lanes, and associated improvements will be constructed in accordance with the City of Plano's Urban Mixed-Use zoning district, Thoroughfare Standards Rules and Regulations and TxDOT requirements.

STREET TYPE PLAN

RPC HERITAGE 190, LLC 2151 CEDAR SPRINGS RD. STE. 1600 DALLAS, TX 75201	OWNER 214.649.9017
GATEWAY PLANNING 3100 MCKINNON ST. 7TH FLOOR DALLAS, TX 75201	TOWN PLANNER 817.348.9500
KIMLEY HORN 12700 MERT DR. SUITE 1000 DALLAS, TX 75251	ENGINEER 972.770.1300
WILLIAM DAHLSTROM JACKSON WALKER, L.L.P. 901 MAIN ST. SUITE 8000 DALLAS, TX 75202	APPLICANT REPRESENTATIVE 214.9539932

RPC HERITAGE 190, LLC PLANO, TX 121.455 ACRES S.290.445 SF WILLIAM BEVERLY SURVEY ABSTRACT NO. 838

APPROVED

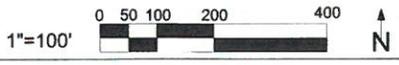
10/15/2014

CITY OF PLANO
P & Z COMMISSION

PLANNING DEPT. CITY OF PLANO

10/2/14

GEORGE BUSH TOLLWAY
(S.H. 190)



HERITAGE 190

An Ordinance of the City of Plano, Texas, amending Item 5 of Section II of Ordinance No. 2014-10-22 to correct a clerical error; and providing a repealer clause, a savings clause, a severability clause, and an effective date.

WHEREAS, on October 27, 2014, the City Council of the City of Plano enacted Ordinance No. 2014-10-22; to amend the Comprehensive Zoning Ordinance and the official zoning map of the City in certain respects; and

WHEREAS, staff recommends amending Item 5 of Section II of such Ordinance to correct a clerical error; and

WHEREAS, the City Council, after all things considered, deems it is in the best interest of the citizens of the City of Plano that Item 5 of Section II of Ordinance No. 2014-10-22 be amended.

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

Section I. Item 5 of Section II of Ordinance No. 2014-10-22, is hereby amended to read in its entirety as follows:

5. Increase maximum block size to four acres for Blocks D, F, H, I, and V.
Increase maximum block size to five acres for Block N.

Section II. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, clause, sentence, or section of this Ordinance shall be declared unconstitutional or invalid by any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any other remaining phrase, clause, sentence, paragraph or section of this Ordinance.

Section III. All provisions of the Code of Ordinances of the City of Plano, codified or uncodified, in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Code of Ordinances of the City of Plano, codified or uncodified, not in conflict with the provisions of this Ordinance shall remain in full force and effect.

Section IV. The repeal of any Ordinance or part of Ordinances effectuated 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 at the time of passage of this ordinance.

Section V. This Ordinance shall become effective immediately upon its passage.

DULY PASSED AND APPROVED THIS THE 10TH DAY OF AUGUST, 2015.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY