

DATE: August 5, 2014
TO: Honorable Mayor & City Council
FROM: Richard Grady, Chairman, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of August 4, 2014

**AGENDA ITEM NO. 7A - PUBLIC HEARING
ZONING CASE 2014-17
APPLICANT: CDDR PROPERTIES, LLC**

Request to amend Planned Development-179-Downtown Business/Government on 8.1± acres located at the southwest corner of 18th Street and G Avenue in order to modify the development standards of the district. Zoned Planned Development-179-Downtown Business/Government with Heritage Resource Designation #20.

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

LETTERS RECEIVED WITHIN 200 FOOT NOTICE AREA: **SUPPORT:** 6 **OPPOSE:** 1

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

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

STIPULATIONS:

Approved as follows: (Additions are shown as underlined text; deletions are indicated by strikethrough text).

Restrictions:

General Standards

1. Maintenance of all open space, landscaping, retaining walls, and common amenities shall be the responsibility of a homeowners association. Homeowners association's documents must be approved by the City Attorney.
2. The zoning exhibit shall be adopted as a part of the ordinance.
3. Stoops, balconies, bay windows, box windows, and awnings shall not extend into the right-of-way of mews streets or alleys.
4. The Heritage Commission shall approve the building configuration, street tree, and sidewalk design for the portion of the property within the Haggard Park Heritage Resource District.

Standards Specific to Tract 1

1. Only single-family residence attached dwelling units ~~as shown in the attached concept plan~~ and home occupations operated in accordance with Subsection 3.110 of the Zoning Ordinance are permitted ~~on~~ within Tract 1 as the ~~area~~ defined by the zoning exhibit concept plan, Rice Field Redevelopment; however, the existing office property at the northwest corner of G Ave. and 16th St. (Bridgeman's Office Addition, Block 1, Lot 1) may be used and developed in accordance with the BG zoning district.
2. The total number of residential units shall be not less than 1490 ~~or more than 110~~.
3. ~~Public access to the common open space serving residential development shall be allowed and shall not be restricted by gates, barriers, or signage.~~
4. ~~Maintenance of all open space, landscaping, and common amenities shall be the responsibility of a homeowners association. Homeowners association's documents must be approved by the City Attorney.~~
5. ~~The concept plan shall be adopted as part of the ordinance. Minor amendments in accordance with Section 5.500 of the Zoning Ordinance shall be permitted.~~
6. Single-family residence attached development shall conform to the requirements of the BG district with the following exceptions:
 - a. ~~Sixty percent~~ 100% of single-family residence attached lots may abut a mews street or alley as the only point of street frontage and access.
 - b. The building setbacks shall be as follows:
 - i. From minor streets with on-street parking: 16th St. and other minor streets within the Haggard Park Heritage Resource District - The building setbacks shall conform to the guidelines for the Haggard Park Heritage Resource District.
 - ii. From mews streets: Garages - Maximum 10 feet as measured from the right-of-way line of the mews street. The minimum setback from the property line shall be zero feet.
 - c. ~~Stoops, balconies, bay windows, box windows, and awnings shall not extend into the right-of-way of mews streets.~~
 - d. ~~The Heritage Commission shall approve the building configuration, street tree, and sidewalk design for the portion of the property within the Haggard Park Heritage Resource District~~

Standards Specific to Tract 2

1. Single-family residence detached is permitted by right.
2. Maximum number of single-family residential units: 61
3. Single-family residence detached dwelling units shall conform to the single-family residence attached requirements of the BG zoning district with the following exceptions:
 - a. 100% of single-family residence detached lots may abut a mews street or alley as the only point of street access.
 - b. 75% of single-family residence detached lots may abut a mews street or alley as the only point of street frontage.
 - c. Front yard setbacks adjacent to G Ave. and 18th St.: Minimum of 5 feet as measured from the property line. Maximum of 10 feet.
 - d. Front yard setbacks adjacent to Mews Streets: No minimum. Maximum of 15 feet.
 - e. Side yard setback: None; however, a minimum of 6 feet must be provided between single-family residence detached structures.
 - f. Rear yard setback: None
 - g. Maximum height: 3 stories, 50 feet
 - h. Minimum Lot Depth: None
 - i. Minimum Lot Area: None
 - j. Maximum lot coverage: None
4. Alleys shall be a minimum of 20 feet in width with a minimum of 20 feet of paving.
5. Mews streets shall consist of a 28 foot right-of-way with a minimum of 22 feet of paving and one 4 foot sidewalk.
6. Single-family residences abutting G Ave. or 18th St. shall provide front entrances oriented towards G Ave. or 18th St.
7. Stoops, balconies, bay windows, box windows, and awnings shall not extend into the right-of-way of mews streets, alleys, or easements.

8. Fencing along G Ave. and 18th St. shall not exceed 40 inches in height and shall be a minimum of 50% open.

FOR CITY COUNCIL MEETING OF: August 25, 2014 (To view the agenda for this meeting, see www.planotx.org)

PUBLIC HEARING - ORDINANCE

RA/av

xc: Bruce Shilcutt, CDDR Properties, LLC
Audra Buckley, Permitted Development

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

CITY OF PLANO
PLANNING & ZONING COMMISSION

August 4, 2014

Agenda Item No. 7A

Public Hearing: Zoning Case 2014-17

Applicant: CDDR Properties, LLC

DESCRIPTION:

Request to amend Planned Development-179-Downtown Business/Government on 8.1± acres located at the southwest corner of 18th Street and G Avenue in order to modify the development standards of the district. Zoned Planned Development-179-Downtown Business/Government with Heritage Resource Designation #20.

REMARKS:

The applicant is requesting to amend Planned Development-179-Downtown Business/Government with Heritage Resource Designation #20 (PD-179-BG with H-20) to allow single-family residence detached dwelling units as an additional permitted use within the PD and to modify the development standards to accommodate a unique housing product. The BG district is intended to serve as a pedestrian-oriented center for retail, office, governmental, cultural, entertainment, and residential uses. It is designed to ensure that development, redevelopment, and renovation within the district are consistent with the historical character of Plano's original business district and the surrounding area. The standards of this district apply to specific characteristics of Plano's downtown area and are not appropriate for other locations and districts. 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 to both off and onsite conditions.

PD-179-BG was originally created in 2005 to allow for a 98 unit urban density Single-Family Residence Attached (SF-A) development. The initial developer constructed 14 townhome units, the streets, and other infrastructure prior to stopping construction.

Currently the PD consists of 14 existing SF-A lots, two open space lots, and a medical office building. There are 5.2 acres of undeveloped land located at the southwest corner of 18th Street and G Avenue although there are streets and infrastructure in place. The applicant is proposing to amend PD-179-BG in order to allow single-family residence detached dwelling units as a permitted use, and to modify the area, yard and bulk requirements within the PD to allow for additional flexibility in building placement.

A preliminary site plan, Rice Field Addition, accompanies this request as Agenda Item No. 7B.

Surrounding Land Use and Zoning

The property to the north, across 18th Street, is zoned Corridor Commercial (CC) and is developed as retail uses. The property to the east, across G Avenue, is zoned Retail (R) and Urban Residential (UR), and is developed as general office, religious facility, and single-family residences. The property to the south, across 16th Street, is zoned CC and is developed as single-family residences. The property to the west is zoned CC and is developed as multifamily residences.

Proposed Planned Development Stipulations

The requested zoning is to amend PD-179-BG to modify the development standards. There are two primary parts to this request: land use and design standards.

Land Use - The applicant is proposing to allow single-family residence detached as an additional permitted use by right with modified development standards. The PD currently allows only urban density SF-A dwelling units.

Design Standards - The applicant is proposing to develop single family detached dwelling units with modified area, yard and bulk requirements as noted below:

- Minimum front yard setback along Minor Streets: 5 feet
 - Current requirement: minimum of 10 feet
- Minimum front yard setback along Mews Streets: 0 feet
 - Current requirement: minimum of 3 feet.
- Maximum percentage of lots abutting a mews street as the only point of street frontage and access: 75% frontage and 100% access
 - Current requirement: maximum 50% frontage and access.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as Freeway Commercial (FC). The existing and requested zoning do not comply with this recommendation. However, the city has set a goal, through the adoption of “Downtown Plan: A Vision and Strategy for Creating a Transit Village”, of adding at least 1,000 dwelling units within close proximity to the DART rail station and 3,500 dwelling units within half a mile of the station. Residential development on the property supports this goal and the city’s larger goals of creating a walkable, pedestrian-oriented transit village served by the DART station. Additionally, this property is currently zoned to allow for residential development.

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

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

School Capacity - The proposed development is located in the Plano Independent School District (PISD). This area is served by Mendenhall Elementary, Bowman Middle School, and Williams High School and Plano East High School. At this time all four campuses have available capacity.

Public Safety Response Time - Based upon existing personnel, equipment and facilities, fire emergency response times will be sufficient to serve the site.

Access to and Availability of Amenities and Services - The subject property is within close proximity to Haggard Park which will serve the development.

Libraries - The property is located within the Harrington Library service area. The library has the capacity to serve the proposed additional residents.

ISSUES

Area, Yard and Bulk Requirements

Currently, only single-family attached dwelling units are allowed within PD-179-BG, except for the existing office property at the northwest corner of G Avenue and 16th Street. For reference, the previously approved site plan is attached. The applicant is proposing that the subject property be divided into two tracts as shown on the zoning exhibit. Tract 1 will contain the existing townhome units developed at the current PD-179-BG standards and the existing medical office building. Tract 2 will contain the future single-family detached dwelling units developed at the existing single-family attached regulations with several modifications.

Within the BG district, front yard setbacks are measured from the outside of curb or outside of lane marking where there is no curb. The existing setbacks are as follows:

	Designated on-street parking spaces are provided between the street and the building		No designated on-street parking spaces are provided between the street and the building	
Setback	<u>Minimum</u>	<u>Maximum</u>	<u>Minimum</u>	<u>Maximum</u>
Mews Street	3	20	3	20
Minor Street	5	20	10	20
Major Street	10	20	15	20

The applicant is proposing the following setbacks:

- Front yard setbacks adjacent to G Avenue and 18th Street: Minimum of 5 feet as measured from the property line. Maximum of 10 feet.
- Front yard setbacks adjacent to Mews Streets: No minimum. Maximum of 15 feet.
- Side yard setback: None; however, a minimum of 6 feet must be provided between single-family residence detached structures.
- Rear yard setback: None.

Additionally, the current PD regulations allow only 50% of the lots in a particular development to have their only point of access and frontage on a mews street. The proposed development will have 100% of the units deriving access from mews streets or alleys and 75% of the units deriving frontage from mews streets. The restriction was placed into the BG district to prevent development from being internalized and isolated with no public street access or frontage. The concept plan shows residences abutting G Avenue and 18th Street with the front of the homes oriented towards these streets. This design intends to provide residential development oriented towards the exterior streets and interacting with surrounding neighborhoods.

Heritage District

A portion of the property is located within the Haggard Park Heritage Resource District (H-20). PD-179-BG authorizes the Heritage Commission to approve building configuration, street tree, and sidewalk design for the portion of the property located within H-20. Furthermore, the district limits building height to a maximum of two stories and 45 feet and waives the masonry requirement associated with exterior wall construction for residential structures. There are ten lots that are located within the H-20 District. As part of the development review process, the applicant will be required to submit the preliminary site plan to the Heritage Commission for their approval.

SUMMARY

The applicant is requesting to amend PD-179-BG to allow single-family residence detached as an additional permitted use with modified development standards. The request is not in conformance with the Future Land Use Plan which recommends this property be developed as Freeway Commercial (FC); however, the additional units will enhance the residential nature of the BG zoning district and provide more housing within proximity to the existing DART rail line. Additionally, existing zoning currently allows for residential uses. The proposed development is also an extension of the existing townhome subdivision. Furthermore, the proposed PD amendments will provide an alternative housing type which is suitable for the BG zoning district. Staff recommends approval of the PD-179-BG modifications for this property.

RECOMMENDATION:

Recommended for approval as follows: (Additions are shown as underlined text; deletions are indicated by strikethrough text).

Restrictions:

General Standards

1. Maintenance of all open space, landscaping, retaining walls, and common amenities shall be the responsibility of a homeowners association. Homeowners association's documents must be approved by the City Attorney.
2. The zoning exhibit shall be adopted as a part of the ordinance.
3. Stoops, balconies, bay windows, box windows, and awnings shall not extend into the right-of-way of mews streets or alleys.
4. The Heritage Commission shall approve the building configuration, street tree, and sidewalk design for the portion of the property within the Haggard Park Heritage Resource District.

Standards Specific to Tract 1

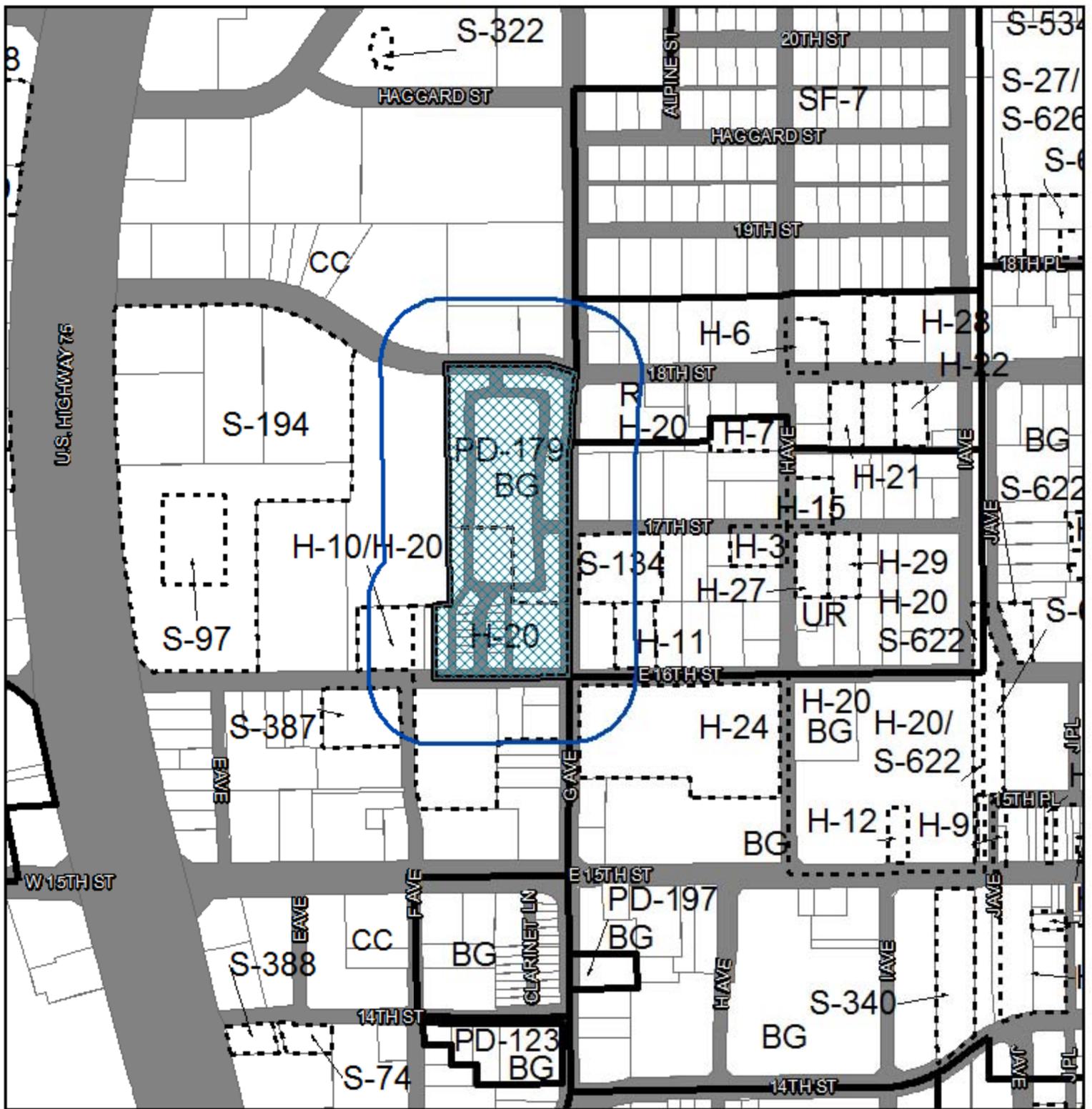
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2. The total number of residential units shall be not less than 1490 ~~or more than 440.~~
3. ~~Public access to the common open space serving residential development shall be allowed and shall not be restricted by gates, barriers, or signage.~~
4. ~~Maintenance of all open space, landscaping, and common amenities shall be the responsibility of a homeowners association. Homeowners association's documents must be approved by the City Attorney.~~
5. ~~The concept plan shall be adopted as part of the ordinance. Minor amendments in accordance with Section 5.500 of the Zoning Ordinance shall be permitted.~~

6. Single-family residence attached development shall conform to the requirements of the BG district with the following exceptions:
 - a. ~~Sixty percent~~ 100% of single-family residence attached lots may abut a mews street or alley as the only point of street frontage and access.
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 - i. From minor streets with on-street parking: 16th St. and other minor streets within the Haggard Park Heritage Resource District - The building setbacks shall conform to the guidelines for the Haggard Park Heritage Resource District.
 - ii. From mews streets: Garages - Maximum 10 feet as measured from the right-of-way line of the mews street. The minimum setback from the property line shall be zero feet.
 - c. ~~Stoops, balconies, bay windows, box windows, and awnings shall not extend into the right-of-way of mews streets.~~
 - d. ~~The Heritage Commission shall approve the building configuration, street tree, and sidewalk design for the portion of the property within the Haggard Park Heritage Resource District~~

Standards Specific to Tract 2

1. Single-family residence detached is permitted by right.
2. Maximum number of single-family residential units: 61
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 - a. 100% of single-family residence detached lots may abut a mews street or alley as the only point of street access.
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 - c. Front yard setbacks adjacent to G Ave. and 18th St.: Minimum of 5 feet as measured from the property line. Maximum of 10 feet.
 - d. Front yard setbacks adjacent to Mews Streets: No minimum. Maximum of 15 feet.
 - e. Side yard setback: None; however, a minimum of 6 feet must be provided between single-family residence detached structures.

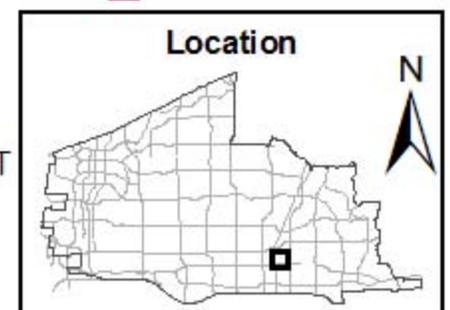
- f. Rear yard setback: None
 - g. Maximum height: 3 stories, 50 feet
 - h. Minimum Lot Depth: None
 - i. Minimum Lot Area: None
 - j. Maximum lot coverage: None
4. Alleys shall be a minimum of 20 feet in width with a minimum of 20 feet of paving.
 5. Mews streets shall consist of a 28 foot right-of-way with a minimum of 22 feet of paving and one 4 foot sidewalk.
 6. Single-family residences abutting G Ave. or 18th St. shall provide front entrances oriented towards G Ave. or 18th St.
 7. Stoops, balconies, bay windows, box windows, and awnings shall not extend into the right-of-way of mews streets, alleys, or easements.
 8. Fencing along G Ave. and 18th St. shall not exceed 40 inches in height and shall be a minimum of 50% open.



Zoning Case #: 2014-17

Existing Zoning: PLANNED DEVELOPMENT-179-
 DOWNTOWN BUSINESS/GOVERNMENT/
 HAGGARD PARK HERITAGE RESOURCE DISTRICT

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



Source: City of Plano Planning Department



19TH STREET

18TH STREET

Area of Request

MILLSAP LANE

WOFFORD LANE

G AVENUE

17TH STREET

H AVENUE

16TH STREET

E AVENUE

F AVENUE

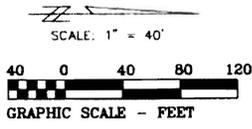
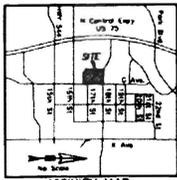
15TH STREET

CLARINET LANE



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

Zoning Case 2014-17



LEGAL DESCRIPTION

Being a tract of land situated in the Joseph Klepper Survey, Abstract No. 213, City of Plano, Collin County, Texas, said tract being all of Lot 1, Block 1, Lot 1, Block 2, Lot 1, Block 3 and Lot 1, Block 6 of Livingston Park Addition, Phase 2, as recorded in Volume 2012, Page 333, Map Records of Collin County, Texas and the right of way of Willsap Lane, Wooster Lane, Wofford Lane, Rice Field Drive and parts of the right of way of Wolfford Lane, 17th Street, 18th Street, Avenue G and 16th Street, and being more particularly described as follows:

BEGINNING at the intersection of the center line of 18th Street with the center line of Avenue G

THENCE the following courses and distances with the center line of Avenue G:

- S 00°33'50" E, a distance of 85.85 feet to the beginning of a non-tangent curve to the right with a central angle of 04°30'30", a radius of 518.58 feet, a short bearing of 8 02°56'53" W, and a chord distance of 143.15 feet;
- Southwesterly along said curve, an arc distance of 143.15 feet to the beginning of a reverse curve to the left with a central angle of 00°51'52", a radius of 1633.78 feet, a short bearing of 8 02°15'24" W and a chord distance of 152.87 feet;
- Southwesterly along said curve, an arc distance of 152.73 feet to a point of tangency;
- S 00°17'38" E, a distance of 188.85 feet to an angle point;
- S 00°28'24" E, a distance of 378.85 feet to a point for a corner, said point being the intersection of the centerline of Avenue G and extension of 16th Street

THENCE S 89°04'38" W, with the center line of 16th Street, a distance of 389.75 feet to a point for a corner;

THENCE N 01°29'23" W, departing the center line of 16th Street, passing the intersection of the south line of 16th Street with the west line of an Alley, right of way and the southeast corner of a tract of land conveyed to Information and Reference Center of Collin Co. as recorded in Volume 4484, Page 2577, Deed Records of Collin County, Texas, commencing in a distance of 228.60 feet to a point for a corner, said point being in the south line of Lot 1, Block 1 of North Center Addition as recorded in Volume 6, Page 74, Map Records of Collin County, Texas;

THENCE S 88°18'37" E, with the south line of said Lot 1, Block 1, a distance of 7.84 feet to a point for a corner, said point being the southeast corner of said Lot 1, Block 1;

THENCE N 00°28'38" W, with the west line of said Lot 1, Block 1 of North Center Addition, a distance of 238.38 feet to an angle point;

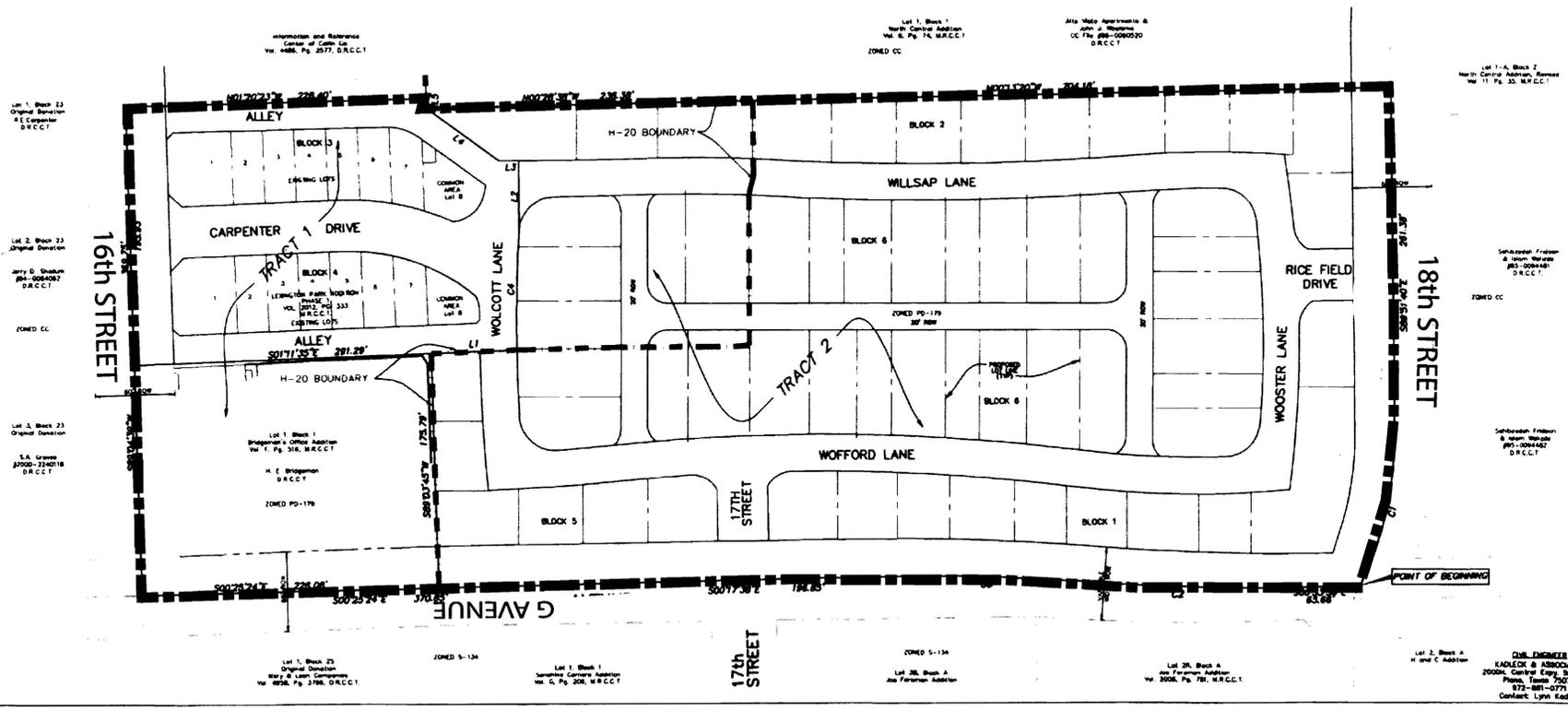
THENCE N 02°13'20" W, continuing with the east line of said Lot 1, Block 1, passing at a distance of 487.84 feet the south line of 16th Street and the northeast corner of said Lot 1, Block 1, continuing at a distance of 487.84 feet to a point for a corner in the center line of 16th Street;

THENCE the following courses and distance with the center line of 16th Street:

- S 88°51'45" E, a distance of 281.38 feet to the beginning of a curve to the right with a central angle of 28°44'28", a radius of 254.83 feet, a chord bearing of 8 78°29'27" E and a chord distance of 117.86 feet;
- Southwesterly along said curve, an arc distance of 118.93 feet the Point of Beginning and Continuing 290.880 square feet or 8 08.7 acres of land.

NUM	BEARING	DISTANCE
L1	N01°11'35" W	65.23'
L2	N89°41'33" E	52.80'
L3	N07°18'27" W	14.49'
L4	S36°45'37" W	68.03'
L5	S89°18'37" E	7.84'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	26°44'03"	118.93'	254.83'	S78°29'27" E	117.86'
C2	4°30'39"	143.15'	1618.68'	S2°36'53" W	143.15'
C3	52°12'22"	152.73'	1633.78'	S2°15'24" W	152.67'
C4	4°30'04"	90.98'	1157.79'	N87°53'24" W	90.93'

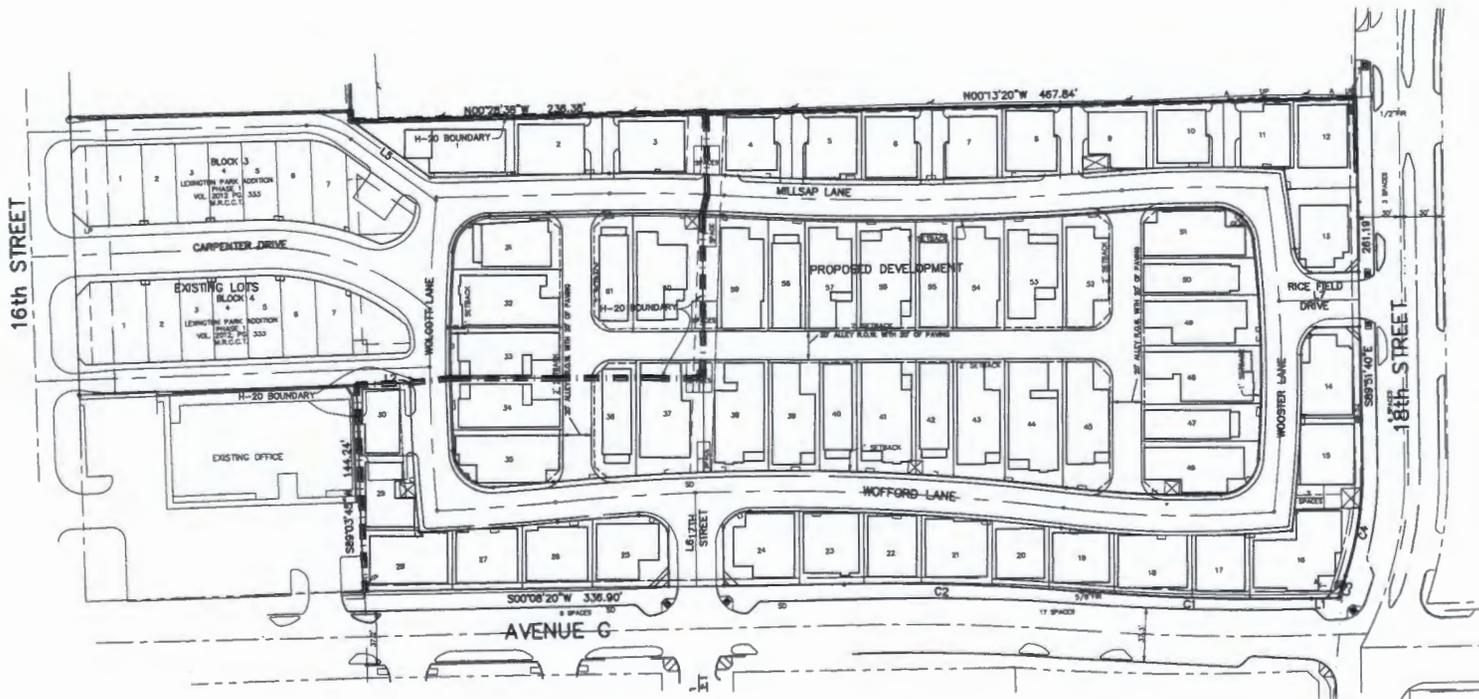
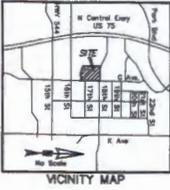
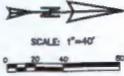


ZONING EXHIBIT
ZONING CASE 2014-17
FOR RICE FIELD ADDITION
 BEING LIVINGSTON PARK ADDITION PHASE 2 (A-D)
 JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
 PLANO, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER
 TEXAS INFORMATIONER, LLC
 1350 Oliver Street
 Houston, Texas 77003
 Contact: Brian East
 Phone: 713-853-3708

DATE ENGINEER
 MADLOCK & ASSOCIATES
 2000A Central Express, Suite 113
 Houston, Texas 77074
 872-881-0771
 Contact: Lynn Kodack

DATE JULY 15, 2014



2/2

SEE PRELIMINARY SITE PLAN FOR LOT DIMENSIONS AND EASEMENTS.

**PRELIMINARY SITE PLAN
UNIT LAYOUT**

61 SINGLE FAMILY RESIDENTIAL LOTS

RICE FIELD ADDITION
BLOCKS 1, 2, 3, & 6

JOSEPH KLEPPER SURVEY ABSTRACT NO. 213

CITY OF PLANO, COLLIN COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
KBA	KBA	JUNE 2014	1"=40'			

OWNER/DEVELOPER
TEXAS INTOWNHOMES, LLC
1520 Oliver Street
Houston, Texas 77007
Contact: Brian East
Phone: 713-653-3708

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF L. Lynn Rodbeck, P.E. 47230 Date: JULY 11, 2014

PREPARED BY:
KADLECK & ASSOCIATES
Surveyors, Engineers, Planners, Architects
15000 North Loop West, Suite 1000
Houston, Texas 77040
Phone: 281-465-1100
Fax: 281-465-1101
Website: www.kadleck.com
K&A #14713

Zoning Case 2014-17

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-179-Downtown Business/Government on 8.1± acres of land out of the Joseph Klepper Survey, Abstract No. 213, located at the southwest corner of 18th Street and G Avenue, in the City of Plano, Collin County, Texas, to modify the development standards of the district; 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 25th day of August, 2014, for the purpose of considering amending Planned Development-179-Downtown Business/Government on 8.1± acres of land out of the Joseph Klepper Survey, Abstract No. 213, located at the southwest corner of 18th Street and G Avenue, in the City of Plano, Collin County, Texas, to modify the development standards of the district; 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 25th day of August, 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-179-Downtown Business/Government on 8.1± acres of land out of the Joseph Klepper Survey, Abstract No. 213, located at the southwest corner of 18th Street and G Avenue in the City of Plano, Collin County, Texas, to modify the development standards of the district, 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:

General Standards

1. Maintenance of all open space, landscaping, retaining walls, and common amenities shall be the responsibility of a homeowners association. Homeowners association's documents must be approved by the City Attorney.
2. The zoning exhibit shall be adopted as a part of the ordinance.
3. Stoops, balconies, bay windows, box windows, and awnings shall not extend into the right-of-way of mews streets or alleys.
4. The Heritage Commission shall approve the building configuration, street tree, and sidewalk design for the portion of the property within the Haggard Park Heritage Resource District.

Standards Specific to Tract 1

1. Only single-family residence attached dwelling units and home occupations operated in accordance with Subsection 3.110 of the Zoning Ordinance are permitted within Tract 1 as defined by the zoning exhibit; however, the existing office property at the northwest corner of G Ave. and 16th St. (Bridgeman's Office Addition, Block 1, Lot 1) may be used and developed in accordance with the BG zoning district.
2. The total number of residential units shall be not less than 14.
3. Single-family residence attached development shall conform to the requirements of the BG district with the following exceptions:
 - a. 100% of single-family residence attached lots may abut a mews street or alley as the only point of street frontage and access.

- b. The building setbacks shall be as follows:
 - i. From minor streets with on-street parking: 16th St. and other minor streets within the Haggard Park Heritage Resource District - The building setbacks shall conform to the guidelines for the Haggard Park Heritage Resource District.
 - ii. From mews streets: Garages - Maximum 10 feet as measured from the right-of-way line of the mews street. The minimum setback from the property line shall be zero feet.

Standards Specific to Tract 2

1. Single-family residence detached is permitted by right.
2. Maximum number of single-family residential units: 61
3. Single-family residence detached dwelling units shall conform to the single-family residence attached requirements of the BG zoning district with the following exceptions:
 - a. 100% of single-family residence detached lots may abut a mews street or alley as the only point of street access.
 - b. 75% of single-family residence detached lots may abut a mews street or alley as the only point of street frontage.
 - c. Front yard setbacks adjacent to G Ave. and 18th St.: Minimum of 5 feet as measured from the property line. Maximum of 10 feet.
 - d. Front yard setbacks adjacent to Mews Streets: No minimum. Maximum of 15 feet.
 - e. Side yard setback: None; however, a minimum of 6 feet must be provided between single-family residence detached structures.
 - f. Rear yard setback: None
 - g. Maximum height: 3 stories, 50 feet
 - h. Minimum Lot Depth: None
 - i. Minimum Lot Area: None
 - j. Maximum lot coverage: None

4. Alleys shall be a minimum of 20 feet in width with a minimum of 20 feet of paving.
5. Mews streets shall consist of a 28 foot right-of-way with a minimum of 22 feet of paving and one 4 foot sidewalk.
6. Single-family residences abutting G Ave. or 18th St. shall provide front entrances oriented towards G Ave. or 18th St.
7. Stoops, balconies, bay windows, box windows, and awnings shall not extend into the right-of-way of mews streets, alleys, or easements.
8. Fencing along G Ave. and 18th St. shall not exceed 40 inches in height and shall be a minimum of 50% open.

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 25TH DAY OF AUGUST, 2014.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

ZONING CASE 2014-17

BEING a tract of land situated in the Joseph Klepper Survey, Abstract No. 213, City of Plano, Collin County, Texas, said tract being all of Lot 1, Block 1, Lot 1, Block 2, Lot 1, Block 5, and Lot 1, Block 6 of Lexington Park Addition, Phase 2, as recorded in Volume 2012, Page 331, Map Records of Collin County, Texas and the right of way of Milsap Lane, Wooster Lane, Wofford Lane, Rice Field Drive, and parts of the right-of-way of Wolcott Lane, 17th Street, 18th Street, Avenue G and 16th Street, and being more particularly described as follows:

BEGINNING at the intersection of the center line of 18th Street with the center line of Avenue G;

THENCE the following courses and distances with the center line of Avenue G;

South, $00^{\circ} 33' 56''$ East, a distance of 65.66 feet to the beginning of a non-tangent curve to the right with a central angle $04^{\circ} 30' 39''$, a radius of 1,818.68 feet, a chord bearing of South, $02^{\circ} 56' 53''$ West, and a chord distance of 143.15 feet;

Southwesterly, along said curve, an arc distance of 143.19 feet to the beginning of a reverse curvet to the left with a central angle of $05^{\circ} 21' 22''$, a radius of 1,633.78 feet, a chord bearing of South, $02^{\circ} 15' 24''$ West, and a chord distance of 152.67 feet;

Southwesterly, along said curve, an arc distance of 152.73 feet to the point of tangency;

South, $00^{\circ} 17' 38''$ East, a distance of 196.85 feet to an angle point;

South, $00^{\circ} 25' 24''$ East, a distance of 370.85 feet to a point for a corner, said point being the intersection of the centerline of Avenue G and centerline of 16th Street;

THENCE South, $89^{\circ} 04' 39''$ West, with the center line of 16th Street, a distance of 369.75 feet to a point for corner;

THENCE North, $01^{\circ} 20' 23''$ West, departing the center line of 16th Street, passing the intersection of the north line of 16th Street with the west line of an alley right-of-way and the southeast corner of a tract of land conveyed to Information and Reference Center of Collin County as recorded in Volume 4486, Page 2577, Deed Records of Collin County, Texas, continuing in all a distance of 228.40 feet to a point for corner, said being point in the south line of Lot 1, Block 1 of North Central Addition, as recorded in Volume 6, Page 74, Map Records of Collin County, Texas;

THENCE South, $89^{\circ} 18' 37''$ East, with the south line of said Lot 1, Block 1, a distance of 7.84 feet to a point for a corner, said point being the southeast corner of said Lot 1, Block 1;

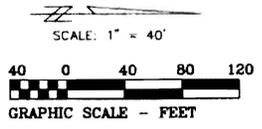
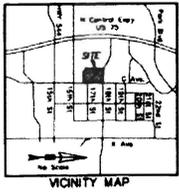
THENCE, North, $00^{\circ} 28' 38''$ West, with the east line of said Lot 1, Block 1 of North Central Addition, a distance of 236.38 feet to an angle point;

THENCE, North, $00^{\circ} 13' 20''$ West, continuing with the east line of said Lot 1, Block 1, passing at a distance of 467.84 feet the south line of 18th Street and the northeast corner of said Lot 1, Block 1, continuing in all a distance of 497.84 feet to a point for corner in the center line of 18th Street;

THENCE the following courses and distance with the center line of 18th Street:

South, $89^{\circ} 51' 40''$ East, a distance of 261.38 feet to the beginning of a curve to the right with a central angle of $26^{\circ} 44' 26''$, a radius of 254.83 feet, a chord bearing of South, $76^{\circ} 29' 27''$ East, and a chord distance of 117.86 feet;

Southeaster, along said curve, an arc distance of 118.93 feet to the POINT OF BEGINNING and CONTAINING 350.960 square feet or 8.057 acres of land.



LEGAL DESCRIPTION

being a part of land situated in the Joseph Klepper Survey, Abstract No. 213, City of Plano, Collin County, Texas, said land being as of Lot 1, Block 1, Lot 1, Block 2, Lot 1, Block 3 and Lot 1, Block 4 of Leighton Park Addition, Phase 2, as recorded in Volume 2012, Page 331, Map Records of Collin County, Texas and the right of way of Wilcox Lane, Wooster Lane, Wofford Lane, Rice Field Drive and parts of the right of way of Willsap Lane, 17th Street, 18th Street, Avenue G and 16th Street, and being more particularly described as follows:

BEGINNING at the intersection of the center line of 16th Street with the center line of Avenue G.

THENCE the following courses and distances with the center line of Avenue G:

- S 00°33'50" E, a distance of 80.66 feet to the beginning of a non-tangent curve to the right with a central angle of 04°30'30", a radius of 1016.06 feet, a chord bearing of S 02°56'53" W, and a chord distance of 143.15 feet.
- Southwesterly, along said curve, an arc distance of 143.16 feet to the beginning of a reverse curve to the left with a central angle of 55°21'22", a radius of 1633.79 feet, a chord bearing of S 02°15'24" W and a chord distance of 132.67 feet.
- Southwesterly, along said curve, an arc distance of 132.73 feet to a point of tangency.
- S 02°17'38" E, a distance of 198.85 feet to an angle point.
- S 02°28'24" E, a distance of 378.85 feet to a point for a corner, said point being the intersection of the centerline of Avenue G and extension of 16th Street.

THENCE S 80°04'30" W, with the center line of 16th Street, a distance of 389.73 feet to a point for a corner.

THENCE N 01°20'22" W, departing the center line of 16th Street, passing the intersection of the north line of 16th Street with the west line of an alley right of way and the southeast corner of a block of land conveyed to Information and Reference Center of Collin Co, as recorded in Volume 4480, Page 2577, Deed Records of Collin County, Texas, continuing in an arc distance of 228.40 feet to a point for a corner, said point being in the south line of Lot 1, Block 1 of North Center Addition as recorded in Volume 6, Page 74, Map Records of Collin County, Texas.

THENCE S 88°18'33" E, with the south line of said Lot 1, Block 1, a distance of 7.84 feet to a point for a corner, said point being the southeast corner of said Lot 1, Block 1.

THENCE N 02°28'24" W, with the west line of said Lot 1, Block 1 of North Center Addition, a distance of 238.26 feet to an angle point.

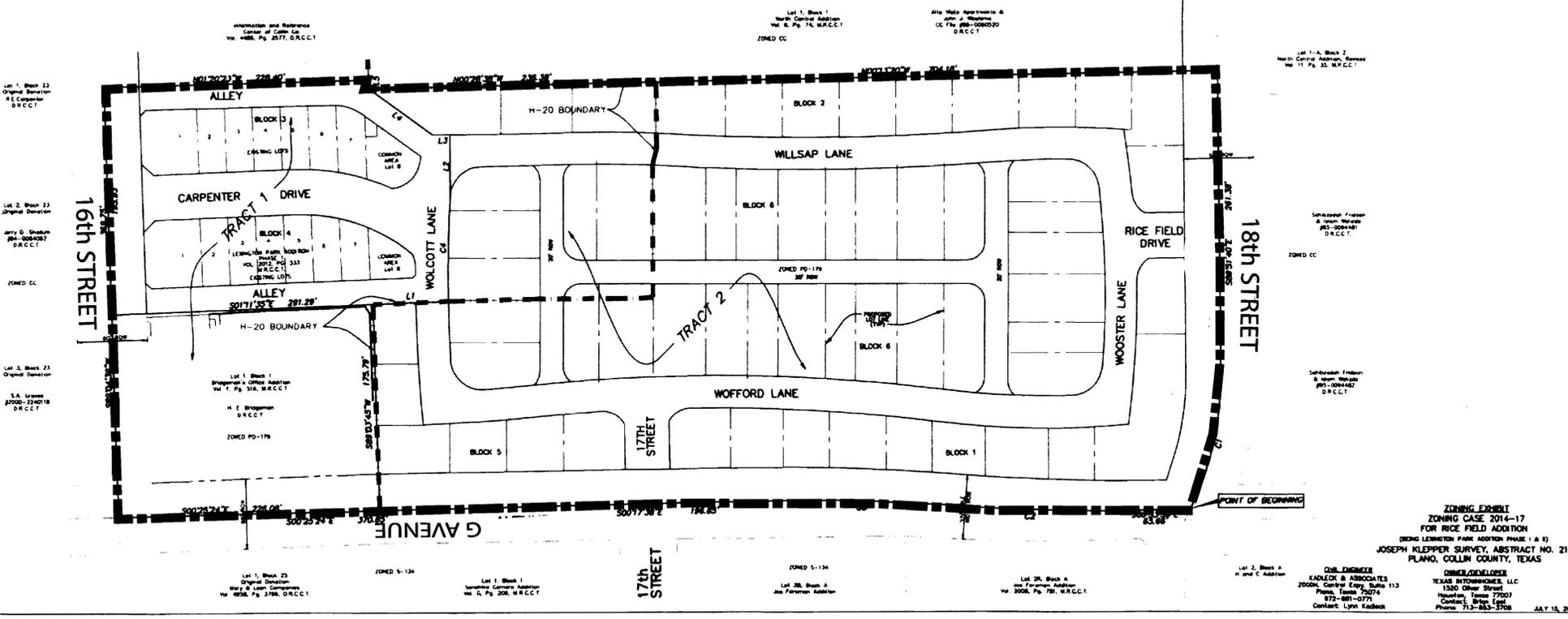
THENCE N 02°13'20" W, continuing with the west line of said Lot 1, Block 1, passing a distance of 467.84 feet the south line of 16th Street and the northeast corner of said Lot 1, Block 1, continuing in an arc distance of 437.84 feet to a point for a corner in the center line of 16th Street.

THENCE the following courses and distances with the center line of 16th Street:

- S 82°51'45" E, a distance of 261.33 feet to the beginning of a curve to the right with a central angle of 28°44'20", a radius of 254.83 feet, a chord bearing of S 78°29'27" E and a chord distance of 117.66 feet.
- Southwesterly, along said curve, an arc distance of 118.93 feet the Point of Beginning and Containing 350,960 square feet to a 9.56' curve of land.

NUM	BEARING	DISTANCE
L1	N01°11'35" W	65.23'
L2	N09°41'53" E	52.80'
L3	N01°18'27" W	74.49'
L4	S34°45'57" W	68.02'
L5	S89°18'37" E	7.84'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	26°44'09"	118.93'	254.83'	S78°29'27" E	117.66'
C2	4°50'39"	143.19'	1618.66'	S2°56'53" W	143.15'
C3	52°21'22"	132.73'	1633.79'	S2°15'24" W	132.67'
C4	4°50'04"	30.96'	1157.79'	N87°53'24" W	90.93'



ZONING EXHIBIT
ZONING CASE 2014-17
FOR RICE FIELD ADDITION
 BEING LEASTWATER FROM ABSTRACT PHASE 1 & 2
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
PLANO, COLLIN COUNTY, TEXAS

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 972-481-0775
 Contact: Lynn Kadach

OWNER/DEVELOPER
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 1300 Oliver Street
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 Contact: Brian Leal
 Phone: 713-853-3708

JULY 16, 2014